



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: SEPTEMBER 30, 2010

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

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Planning
Information:
415.558.6377

Date: September 23, 2010
Case No.: **2009.0669D**
Project Address: **1269 LOMBARD STREET**
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 0501/023
Project Sponsor: M. Brett Gladstone, Gladstone & Associates
 177 Post Street, Penthouse
 San Francisco, CA 94108
Staff Contact: Shelley Caltagirone – (415) 588-6625
 Shelley.Caltagirone@sfgov.org
Recommendation: **Do not take DR and approve demolition.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2010.0669D	New Building Case Number	2010.0165DD
Recommendation	Do Not Take DR	Recommendation	<i>Approved June 24, 2010</i>
Demolition Application Number	2010.05.20.2877	New Building Application Number	2009.06.09.0028
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	1 (+ 2 tandem)
Number Of Existing Bedrooms	3	Number Of New Bedrooms	6
Existing Building Area	±975 Sq. Ft.	New Building Area	±5,015 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	Yes
311 Expiration Date	9/29/10	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish the existing single-family, two-story building located towards the rear of the lot and construct two new single-family buildings, located at the front and rear of the lot separated by an open yard. The new construction and required variances from Sections 132 and 134 of the Planning Code (front setback and rear yard) were approved by the Commission and Acting Zoning Administrator, respectively, on June 24, 2010.

SITE DESCRIPTION AND PRESENT USE

The property at 1269 Lombard Street is located on the south side of Lombard Street between Polk and Larkin Streets. The Property has approximately 25' of lot frontage along Lombard Street with a lot depth of 112'-6". The lot slopes steeply uphill to the east and south away from the street. The lot currently contains a single-family, two-story, 21'-1"-tall, 975-sf house. The dwelling is placed in the rear half of the lot, set back approximately 55'-6" feet from the front property line and 18'-6" feet from the rear property line. The building rests atop an approximately 31-foot tall retaining wall and is currently inaccessible from the street. The property is within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1904.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Subject Property is located in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.¹ In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. The neighborhood contains a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with fine detailing and traditional compositions.

The neighborhood contains buildings of varying heights and depths. Several of the buildings on the subject block contain front and rear structures, creating a pattern of mid-lot courtyards. The adjacent property to the west contains a four-story building at the front of the lot and a 5-story building in the middle of the lot with an approximately 33'-5" rear yard and a small 2-story building connecting the two buildings. The adjacent property to the east contains a three-story building at the front of the lot and a two-story building at the rear of the lot with an approximately 28'-9" mid-lot courtyard.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 20, 2010	September 20, 2010	10 days
Mailed Notice	10 days	September 20, 2010	September 20, 2010	10 days

PUBLIC COMMENT

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

¹ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

REPLACEMENT STRUCTURE

The replacement structures were approved by the Planning Commission on June 24, 2010. The structures will be located at the front and rear property lines with a 25-foot wide courtyard separating the two buildings. The front building would be a single-family, four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a single-family, three-story, 30-foot-tall, 1,882-square-foot house. Each building would provide three bedrooms. The buildings would share a street entrance, an entry stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift).

The overall scale, design, and materials of the proposed replacement structures were found by the Commission to be compatible with the block-face and complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with wood shingle siding and wood casement windows with wood window trim.

PUBLIC COMMENT

The Department has received no new public comment on the demolition aspect of this Project under the current notification period. However, the Department did receive extensive comment on the Project when it was previously noticed in association with the new construction project in early 2010. At that time, Joe Butler, member of The Little House Committee, filed a Discretionary Review application for the demolition permit application. John and Mary Horvers, tenants of 1265 Lombard Street (the adjacent lot to the east) and members of The Little House Committee, filed a Discretionary Review application for the new construction building permit application. Staff also received verbal and written comments from the property owner of 1249-1251 Lombard Street, Frank Morrow, who was concerned about the size and placement of the proposed development.

ISSUES AND RESPONSES

The issues related to the demolition of the subject property and raised during the previous notification period are summarized below. No new public comment has been received.

Issue 1: The former DR Requestors believe that the cottage is a sound habitable structure.

Response: *The Property has been in a state of suspended construction since 1998. In its current state, the building's soundness prior to the halted construction cannot be assessed. Therefore, the Department has no position on whether or not the Project meets the Department's soundness criteria due to lack of information. The Department does not consider the effects of the halted construction to be a state of unsoundness as claimed in the Soundness Report prepared by Santos & Urrutia, Inc.*

Issue 2: Previous building permit applications entitled work which was exceeded by the sponsor.

Response: *A review of the databases for the Department of Building Inspection and the Planning Department did not show any active enforcement cases or notices of violation for the property. Records show that the two 2001 notices of violations have been abated.*

ENVIRONMENTAL REVIEW

The Project, including both the demolition of the existing structure and the construction of two new single-family houses, was issued a Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a)] on March 11, 2010.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling be approved. The Planning Commission has previously granted approval for the construction of two new structures at the property that require the removal of the existing structure. Furthermore, the Project would meet nine of the eighteen criteria for consideration of demolition under Section 317 of the Planning Code and would be consistent with the Objectives and Policies of the General Plan, the Residential Design Guidelines, and the Planning Code. The Project, including the approved new construction, meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with three bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource and that the project will have no adverse impact on surrounding historic resources.

RECOMMENDATION:

Case No. 2010.0669D – Do not take DR and approve the demolition.

DEMOLITION CRITERIA

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meet Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Criteria Not Applicable to Project

Based on Planning staff's review of the Soundness Report prepared by Santos & Urrutia, Inc. – an independent third party for this Project – the existing structure cannot be evaluated for soundness in its current state. The Property has been in a state of suspended construction since 1998. The Department does not consider the effects of the halted construction to be a state of unsoundness as claimed in the Soundness Report. Neither can the Department consider the cost of completing the halted construction in the calculation of the cost of necessary repairs. Therefore, the Department has no position on whether or not the Project meets the Department's soundness criteria since it cannot determine whether or not the building was sound before the commencement of construction or what the cost of repairing the building would have been at that time.

Existing Building

3. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation. Records show that the two 2001 notices of violations have been abated.

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Does Not Meet Criteria

The prior owner did not maintain the existing building in a decent, safe, and sanitary condition. The prior owner's excavation of the site resulted in the installment of temporary shoring to support the building. The current owner acquired the property in this condition. Since then, the current owner has prevented the deterioration from accelerating by doing the following: boarding the windows, removing graffiti, erecting and maintaining a chain link fence in the front and rear of the property, hauling trash, and removing ivy.

5. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Does Not Meet Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant and uninhabitable. However, it appears that if the building were restored to habitable condition, it would be subject to rent control as the building was constructed prior to 1979.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the overall Project will result in a net gain of housing and thus preserve the quantity of housing. Two family-sized units will replace one single-family home that contains only one bedroom. The creation of these two family-sized units will preserve the cultural and economic diversity within the neighborhood.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing replacement buildings that are compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating compatible new buildings that increase the density by one unit in a neighborhood defined by one- and two-family units, the neighborhood's cultural and economic diversity will be preserved.

11. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

By creating two new dwelling units where one uninhabitable dwelling currently exists, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing. The Project also increases the number of family-sized units in San Francisco, increasing housing supply and, thereby, possibly reducing cost.

12. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of two units does not trigger Section 315 review.

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with two dwelling-units in a neighborhood characterized by one- and two-family dwellings.

14. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create two family-sized units – each with three-bedrooms. The floor plans reflect such new quality, family housing.

15. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and will be constructed of high-quality materials. The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property. The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing. The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings. The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history. Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

17. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project increases the number of dwelling units on the site from one to two.

18. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from three to six.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The subject block is unique in that it contains a cluster of buildings that survived the Earthquake and Fire of 1906. Twelve of its twenty-five parcels contain buildings either listed on the Planning Department's 1976 Survey and/or are published in *Here Today*. The surrounding neighborhood consists of a mixture of two- and three-story buildings, containing mostly one or two residential units. Larger apartment buildings are located at the intersection of Polk and Lombard Streets. The neighborhood contains dwellings of varying heights and depths. Several of the buildings on the subject block contain front and rear structures, creating a pattern of mid-lot courtyards. The adjacent property to the west contains a four-story building at the front of the lot and a 5-story building in the middle of the lot with an approximately 33'-5" rear yard and a small 2-story building connecting the two buildings. The adjacent property to the east contains a three-story building at the front of the lot and a two-story building at the rear of the lot with an approximately 28'-9" mid-lot courtyard.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?	X		

Comments: The Project responds to the topography of the block by stepping down in height from the neighboring uphill buildings. The design also responds to the existing block pattern by continuing the pattern of mid-lot courtyards with front and rear buildings established by the lots to the east of the Subject Property. The Project will create a larger building at the front of the lot, in keeping with the size of the front buildings at the adjacent lots, and a smaller building at the rear of the lot, in keeping with the size of the rear cottages to the east of the Subject Property. The Project will minimize impacts to light and privacy at adjacent properties by providing side setbacks along the east property line and an open courtyard adjacent to the 5-story building to the west. The front building will block three property-line windows at the adjacent building to the east and five property-line windows to the west. The rear building has been designed to minimize impacts to property line windows at the adjacent rear cottage so that only one of four windows will be completely blocked.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The front replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback than the existing building. The height and depth of both new buildings are compatible with the existing block pattern. The form, façade width, proportions, and roofline of both buildings are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	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?	X		
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on	X		

the sidewalk?			
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: There is not a well-established pattern of entrances on the block as it has a mixture of raised entries and grade-level entries. The proposed entrance for the front building will be slightly raised and will be recessed to provide a small porch area. The length and type of the rectangular bay window along the western side of the façade is compatible with the style of bay windows found throughout the neighborhood. The garage door is recessed slightly from the front façade and limited to a width of 10 feet. The rooftop parapets are standard in size and compatible with the parapets found on other flat-roofed buildings in the neighborhood.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	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?	X		

Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings. The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history. Finally, the new construction would replace the existing retaining walls at the front of the site, which detracts from the character of the neighborhood.

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

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

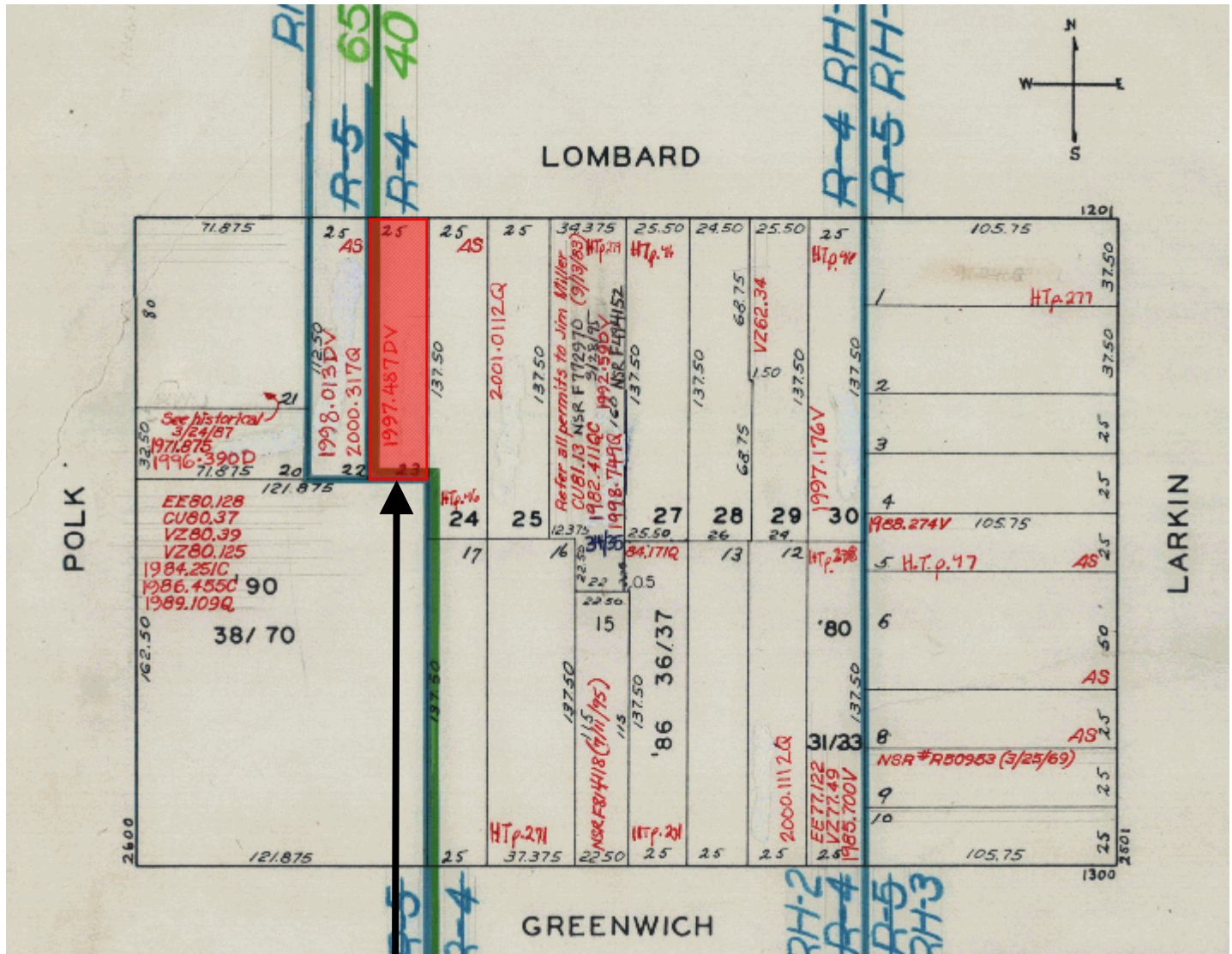
Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

ATTACHMENTS

- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Residential Demolition Application
- Prop M findings
- Environmental Evaluation / Historic Resources Evaluation Response Memo
- Site Plan
- Project Sponsor Submittal
- Soundness Report (available upon request)

Block Book Map

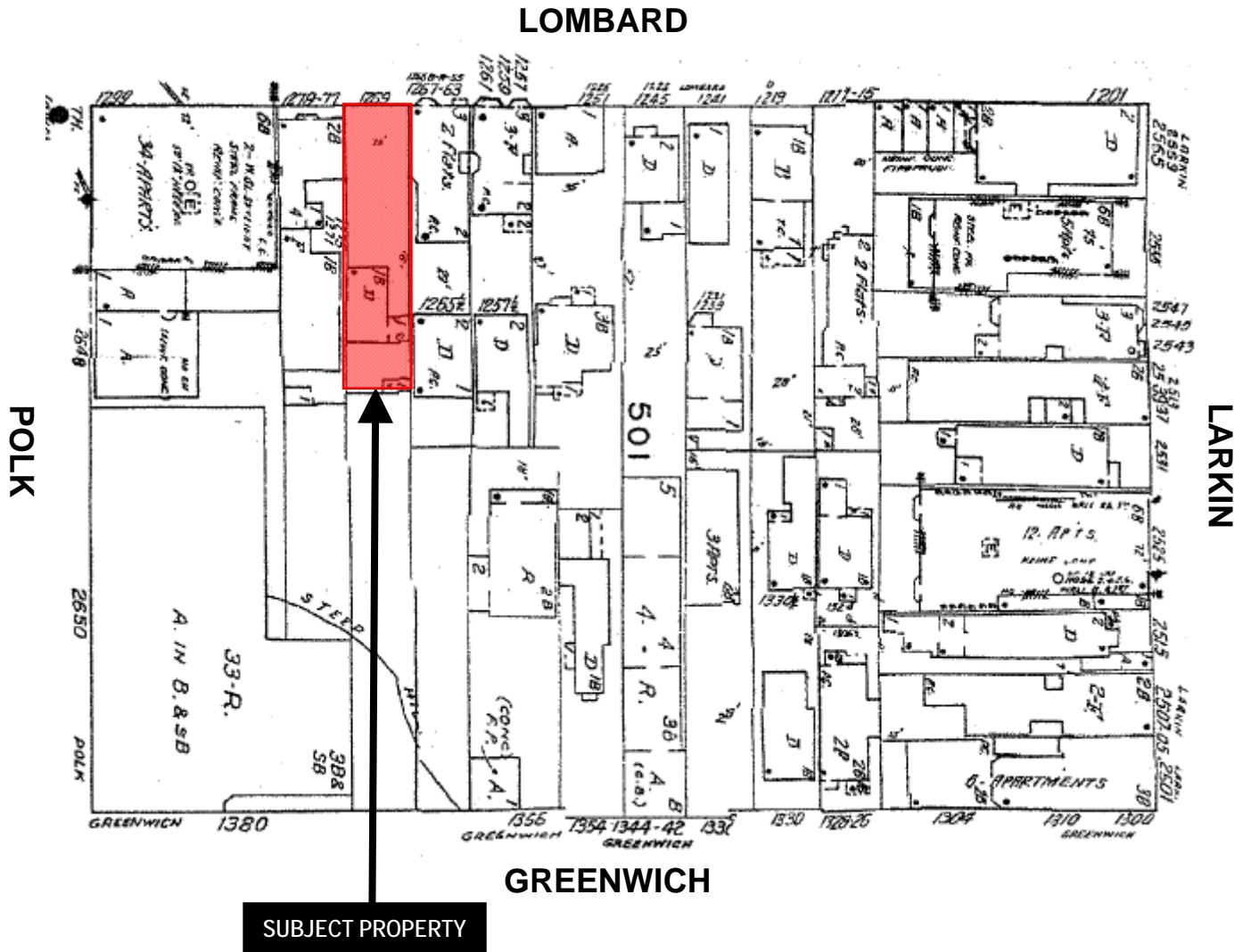


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2010.0669D
 1269 Lombard Street

Sanborn Map*

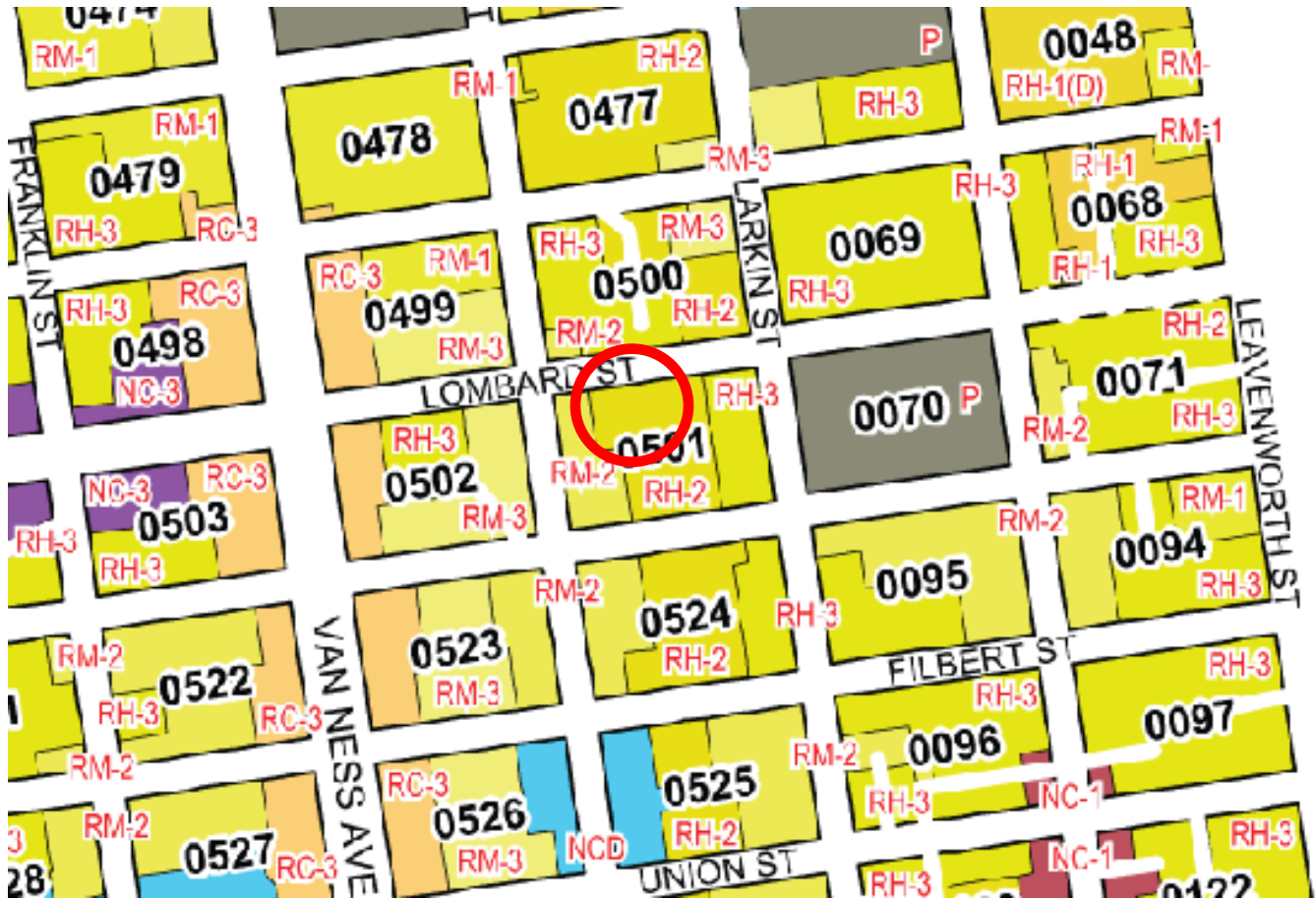


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2010.0669D
1269 Lombard Street

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Discretionary Review Hearing
Case Number 2010.0669D
1269 Lombard Street

Aerial Photograph



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 20, 2010**, the Applicant named below filed Building Permit Application Nos. **2010.05.20.2877** (Demolition) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Brett Gladstone, Gladstone & Assoc.	Project Address:	1269 Lombard Street
Address:	177 Post Street, #910	Cross Streets:	Polk and Larkin Streets
City, State:	San Francisco, CA 94108	Assessor's Block /Lot No.:	0501/0023
Telephone:	(415) 434-9500	Zoning Districts:	RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 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 checked="" type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE.....	Single-Family Dwelling.....	Two Single-Family Dwellings
FRONT SETBACK.....	55'-6"	0'-0"
BUILDING DEPTH.....	38'-6"	56'-4" (Unit 1), 31'-2" (Unit 2)
REAR YARD	18'-6"	25'-0" (between Units 1 and 2)
HEIGHT OF BUILDING	20'-6"	36'-3" (Unit 1), 30'-2" (Unit 2)
NUMBER OF STORIES	2.....	4 (Unit 1), 3 (Unit 2)
NUMBER OF DWELLING UNITS	1.....	2
NUMBER OF OFF-STREET PARKING SPACES	0.....	2
PROJECT DESCRIPTION		

The proposal is to demolish the existing two-story, single-family building and to construct two new buildings at the front and rear of the lot. The new construction was approved by the Planning Commission on April 8, 2010 (Action No. DRA-0146). PLEASE NOTE: Per Section 317 of the Planning Code, the demolition requires a Mandatory Discretionary Review hearing before the Planning Commission. The demolition is tentatively scheduled to be heard as Case No. 2010.0669D at the September 30, 2010 Planning Commission hearing in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place.

PLANNER'S NAME:	Shelley Caltagirone	DATE OF THIS NOTICE:	8/30/10
PHONE NUMBER:	(415) 558-6625	EXPIRATION DATE:	9/29/10
EMAIL:	shelley.caltagirone@sfgov.org		



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

PROJECT ADDRESS: 1269 Lombard Street		NAME: Gladstone & Associates		
BLOCK/LOT: 0501/023		ADDRESS: 177 Post St, #910		
ZONING: RH-2		CITY, STATE: 94108 San Francisco, CA		
LOT AREA 2,780 sf		PHONE: (415) 434-9500		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	+1
2	Total number of parking spaces	0	2	+2
3	Total gross habitable square footage	1,930 sf	2,335 sf 1,866 sf	+2,271 sf
4	Total number of bedrooms	3	6	+3
5	Date of property purchase	2004		
6	Number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	1		
11	Was the building subject to the Ellis Act within the last decade?	Unknown - owner purchased property vacant		
12	Number of owner-occupied units	0	2	+2

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code,

Signature: Brett Gladstone Printed Name: Brett Gladstone Date: 8/6/10

Loss of Dwelling Units through Demolition

(FORM A – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);
Not Applicable because property is located in RH-2 district
2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).
Yes, please see attached Soundness Report.

Existing Building PLEASE SEE ATTACHMENT FOR RESPONSE TO QUESTIONS 1 – 16.

1. Whether the property is free of a history of serious, continuing code violations;
No
2. Whether the housing has been maintained in a decent, safe, and sanitary condition;
No
3. Whether the property is a "historical resource" under CEQA;
No
4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;
Not Applicable

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;
No
6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;
No

Priority Policies

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
No habitable housing exists
- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
Yes, building in character
- 9. Whether the Project protects the relative affordability of existing housing;
N/A uninhabitable building
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
No

Replacement Structure

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
Yes
- 12. Whether the Project creates quality, new family housing;
Yes
- 13. Whether the Project creates new supportive housing;
No
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
Yes
- 15. Whether the Project increases the number of on-site dwelling units;
Yes
- 16. Whether the Project increases the number of on-site bedrooms.
Yes

1269 Lombard Street
Application to Demolish Residential Building

Section 317(d)(3)(C). The Planning Commission shall consider the following additional criteria in the review of applications to demolish Residential Buildings:

(i) *whether the property is free of a history of serious, continuing Code violations;*

Redwood Mortgage Investors, VIII (“RMI”), the current owner, is unaware of any current Notices of Violation against the property; however, the existing building is uninhabitable. RMI made a construction loan to the prior owner/developer who originally had plans to develop the site. We are unaware of how much of the old structure the developer wished to re-use, if any. RMI took possession of the property in September of 2004 and the Trustee’s Deed recorded September 30, 2004 after the previous owner was unsuccessful in his efforts to develop the site.

During the previous owner’s efforts to develop the site, the previous owner rendered the existing rear building uninhabitable by undertaking an excavation at the front of the site. The excavation resulted in the need for temporary shoring, which was intended to be used for less than a year. The temporary shoring has now been in place more than four years longer than intended due primarily to permit and financial troubles the original developer ran into during the approval process resulting in the current owner foreclosing on the property. During the two years between the prior owner stopping work and RMI acquiring ownership, the building severely deteriorated.

The following information is based on our engineer’s Soundness Report:

The temporary shoring was placed too far from the face of the cottage and created an excessive cantilever in the second floor (and roof) joists, which over the prolonged time that the project has been left in this condition, has led to permanent deflection of those members, and extensive warping of joists and posts. To correct the now permanent deflection of those joists and posts would require removing and replacing them, i.e. the entire floor and roof. In addition, the entire west property line wall has been removed at the first floor and approximately one half of the first floor and partition walls have been removed as part of the shoring effort. To adequately restore this building to a safe, functional, and habitable condition would lead to a de facto demolition. Although it appears the original intent was to save the cottage, it was poorly shored and it has been left in that condition for an extended period of time, which has significantly and permanently altered the status of the cottage. It is no longer a viably salvageable structure. Finally, the temporary shoring has been exposed to the elements for all this time, and the steel shoring beam is now rusting and the shoring cribs are rotting. As a result, the shoring system is now compromised as well. (See Soundness Report).

The excavation also removed access to the unit. The stairs providing access were located on the property to the west with a door leading to an area at grade on the subject property. When the property was excavated, the area at grade also was excavated removing the access.

(ii) *whether the housing has been maintained in a decent, safe, and sanitary condition;*

As stated above, the prior owner did not maintain the existing building in a decent, safe and sanitary condition. The prior owner's excavation of the site resulted in the installment of temporary shoring to support the building. The current owner acquired the property in this condition. Since then, the current owner has prevented the deterioration from accelerating by doing the following: boarding the windows, removing graffiti, erecting and maintaining a chain link fence in the front and rear of property, hauling trash, and removing ivy.

(iii) *whether the property is an "historical resource" under CEQA;*

The property is not an historical resource under CEQA. The property is not listed in any local, state or federal survey. The Historic Resource Evaluation Report prepared by Frederic Knapp concludes that the property is not an historic resource because it is not eligible for listing on the California Register, either individually or as a contributory property to a potential historic district. The draft Russian Hill West Slope Historic Resources Survey, which currently is being reviewed by the City, came to the same conclusion.

(iv) *whether the removal of the resource will have a substantial adverse impact under CEQA;*

The property is not an historical resource and therefore, the building's demolition will not have a substantial adverse impact under CEQA.

(v) *whether the project converts rental housing to other forms of tenure or occupancy;*

The building has been uninhabitable and vacant for more than ten years; thus, the demolition will not remove habitable rental housing. The current owner, RMI, has not removed any tenants since it acquired the unit in an uninhabitable condition. The building was last occupied by an owner. The project will construct a replacement single family unit (along with a new single family unit at the front of the lot) that will be ownership housing because the cost of work to create the two units is so great that the level of rent payments could not meet the monthly mortgage payment to a lender who lends to a new owner.

(vi) *whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;*

The demolition proposes to remove an uninhabitable single family dwelling, and therefore will not remove habitable rental housing that is subject to the Rent Stabilization and Arbitration Ordinance. The building has been uninhabitable and vacant for over ten years.

(vii) *whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;*

The project will replace the existing vacant building with two new single family units. The property was previously owner occupied. The project would preserve the cultural and economic diversity of the neighborhood because it creates family-sized housing, which is increasingly difficult to find in San Francisco, and re-establish the residential character of the site.

(viii) *whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;*

The replacement housing is designed to fit within the neighborhood character. The proposed development includes two new houses, one fronting the street and the other at the rear of the lot with a shared open space in between. This disposition of buildings matches the pattern of development that has historically occurred along Lombard Street uphill from the site to the east. Neighboring properties have two houses on each lot, some of which contain more than one unit.

The proposed design is sensitive to the existing neighborhood context both in general massing and in architectural detail. New construction will be built on the existing retaining wall system, since altering the construction of the large retaining walls could have an adverse impact on the adjoining and uphill neighbors' structures.

The new project will have a two car garage and an entrance shared by both houses at the street level along Lombard Street. The front house will be a 3,000 square foot, 3-bedroom unit on three levels above the garage. The upper level will be set back from the street with a landscaped terrace in front to present a façade that will be in scale with neighboring buildings. The façade will be a modern rendition of shingle style architecture, a style prevalent in the neighborhood. The rear house will be a 2,300 square foot, 3-bedroom unit also on three levels.

The two units will share the garage and the Lombard Street entry. Both units are accessible via a shared elevator or stairway connecting the street level to the entry level of the front unit approximately 25 feet above the street. A pathway and exterior stair will lead to the rear unit.

(ix) *whether the project protects the relative affordability of existing housing;*

The project will replace an uninhabitable unit with two single family units. The increase in housing by two habitable units will help protect the relative affordability of existing housing by increasing the number of family sized units in San Francisco, since more supply can reduce housing costs.

(x) *whether the project increases the number of permanently affordable units as governed by Section 315;*

The project is not subject to the requirements of Section 315 and therefore, would not provide permanently affordable units.

(xi) *whether the project locates in-fill housing on appropriate sites in established neighborhoods;*

The project will replace the existing vacant building and construct two new units. One unit will be located at the rear near the location of the existing building proposed for demolition. The second unit will fill in the front that currently is vacant. The neighborhood consists of almost all buildings situated at the sidewalk, so that creating one here is classic urban infill that will lead to conformity of building frontage on the street.

(xii) *whether the project creates quality, new family housing;*

The project creates quality, new family housing. The front unit will contain three bedrooms and the rear unit will contain three bedrooms. The new homes have been designed for families in that they each contain three bedrooms.

(xiii) *whether the project creates new supportive housing;*

The project creates two new single family homes that will support the City's priority of providing family sized housing, but will not have any support services in them.

(xiv) *whether the project promotes construction of well-designed housing to enhance existing neighborhood character;*

The project would create well-designed housing that enhances the neighborhood character. The front of the site has been severely excavated and is currently supported by two massive retaining walls. The rear building is dilapidated and vacant. The property has lost its residential character and is an eye sore in the neighborhood. The project would restore the residential character and remove the blight; thereby enhancing the neighborhood character. As discussed above, the façade is designed as a modern rendition of shingle-style architecture, a style prevalent in the neighborhood, including the immediately neighboring buildings. The density will be increased to be more consistent with the surrounding buildings, which primarily are two units per site and multi-family buildings.

(xv) whether the project increases the number of on-site dwelling units;

The project would increase the number of habitable on-site dwelling units from zero to two units.

(xvi) whether the project increases the number of on-site bedrooms.

The project would result in each unit containing three bedrooms. The existing building contains three bedrooms. Thus, the project will add three bedrooms to the site.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The project site does not contain retail. The site contains a vacant and uninhabitable residential building. The project would demolish the building and construct two new family-sized units on the site. Therefore, neighborhood serving retail uses will be enhanced by two new dwelling units nearby.

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

The site has been severely excavated at the front and is an eyesore in the neighborhood. The site contains a vacant and uninhabitable residential building. The project would construct two new units that are compatible with the surrounding residential buildings in their shingle design. Therefore, the project will conserve and protect the existing neighborhood character. The site has always had one home in an RH-2 district; with two units, the site will be conforming as to permitted density, and will contain a number of units closer to neighboring lots.

3. *That the City's supply of affordable housing be preserved and enhanced;*

The project would demolish a vacant and uninhabitable unit. As a single family dwelling, it is not subject to the City's rent control law and therefore, even if it could be occupied, the unit would not be affordable. As such, there will not be a negative affect on the City's affordable housing supply and no tenants will be displaced as a result of the project.

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighboring parking;*

The project would provide off-street parking for each of the two units. Therefore, the project will not overburden the streets, neighborhood parking or public transit.

5. *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 will not impact any industrial or service sector uses. The property contains a single family house located within the RH-2 zoning district.

6. *That the city achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The project will comply with the most recent seismic codes and any building codes that are applicable.

7. *That landmarks and historic buildings be enhanced and preserved; and*

The building is not listed as a historic building nor a potential contributor to a potential historic district.

8. *That our parks and open space and their access to sunlight and vistas be protected from development;*

The project will not impact public parks, public open space, or access to any park's access to sunlight, nor will it impact any significant public vistas.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0443E
 Project Title: 1269 Lombard Street
 Zoning: RH-2 (Residential, House, Two-Family)
 40-X Height and Bulk District
 Block/Lot: 0501/023
 Lot Size: 2,812.5 square feet
 Project Sponsor: M. Brett Gladstone, Gladstone & Associates
 (415) 434-9500
 Staff Contact: Shelley Caltagirone – (415) 558-6625
 shelley.caltagirone@sfgov.org

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 Suite 400
 San Francisco,
 CA 94103-2479

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PROJECT DESCRIPTION:

The proposed project involves demolition of the existing single-family, two-story, 21-foot-tall, 975-square-foot house and construction of two new single-family residential buildings, located at the front and rear of the lot. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. The two buildings would be separated by a mid-lot, 25-foot-deep courtyard. The buildings would share a street entrance, an entry (See next page.)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a)).

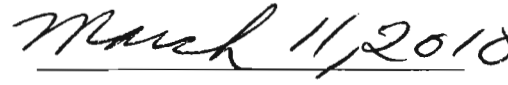
REMARKS:

(See next page.)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 Bill Wycko
 Environmental Review Officer


 Date

cc: Redwood Investors VIII, Owners
 Brett Bollinger, MEA Division
 Shelley Caltagirone, Preservation Planner
 Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.
 Distribution List
 Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift). The project site is located on a block bounded by Polk, Greenwich, Larkin, and Lombard Streets in the Russian Hill neighborhood.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject property contains a single-family, two-story house constructed in 1876. The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1269 Lombard Street property does not appear to be eligible for listing on the California Register. Although the subject building is located within an area that is potentially eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture) as a historic district, the building does not retain sufficient historic integrity of design, workmanship, setting, feeling, or materials to convey its association with the district. Therefore, the building does not contribute to the historic significance of the district and cannot be considered a historic resource.

Since the Planning Department determined that the property is not a historic resource, it was not necessary to assess project impacts to the existing building located at 1269 Lombard Street. The Planning Department did, however, assess whether the proposed project design would materially impair adjacent historic resources, including those associated with the surrounding potential historic district. It was determined that the proposed project would not cause a substantial adverse change to adjacent resources such that the significance of the adjacent buildings or surrounding historic district would be materially impaired. The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 11, 2009.

placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.

- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

The proposed project would demolish an existing single-family, two-story, 21-foot-tall, 975-square-foot house and construct two new single-family residential buildings. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides for demolition and removal of a single-family residence. The proposed project would demolish one single-family residence, and, therefore, meets the criteria of Class 1. CEQA State Guidelines Section 15303(a), or Class 3, provides for the construction of up to three single-family residences in a residential zone in urbanized areas. The proposed project would construct two new single-family residences in an area zoned for residential use within the City of San Francisco. The proposed project, therefore, also meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(l)(1) and 15303(a), or Classes 1 and 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1269 Lombard Street
Block/Lot: 0501/023
Case No.: 2009.0443EV
Date of Review: December 11, 2009
Planning Dept. Reviewer: Shelley Caltagirone
 (415) 558-6625 | shelly.caltagirone@sfgov.org

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 San Francisco,
 CA 94103-2479

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PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project involves demolition of the existing single-family, two-story, 21'-1"-tall, 975-sf house and construction of two new residential buildings, located at the front and rear of the lot. The front building would be a single-family, four-story, 36'-3"-tall 3,133-sf house and the rear building would be a single-family, three-story, 30'-2"-tall, 1,882-sf house. The two buildings would be separated by a mid-lot 25'-deep courtyard. Please see plans dated November 2, 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.¹ The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19th century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. 1269 Lombard is similar in age to the oldest buildings in the area. A substantial number of parcels in the area have both front and rear buildings with mid-block courtyards.

Architectural historian, William Kostura, has identified the West Slope of Russian Hill as a potential

¹ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

historic district containing 28 properties. The boundaries of this potential district are the two blocks that are bounded by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street. Along the subject block of Lombard Street, Kostura has identified five properties that contribute to this district (1215, 1257- 1261, 1263-67, 1271-75, and 1299 Lombard Street). The subject property, 1269 Lombard Street, does not contribute to this district due to its lack of historical integrity (see discussion under Section 2). The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.² This larger district may also contain a smaller historic district composed of properties designed by prominent San Francisco architects (1263-67, 1257-61, and 1239-41 Lombard Street). This potential district is immediately adjacent to the subject property to the east, but does not include 1269 Lombard Street.³

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

- Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1876-1928

The subject building located at 1269 Lombard Street appears to be located within an area that is eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture). Although 1269 Lombard Street was built within the period of significance (1876) for the potential historic district, it no longer retains historical integrity from the period (see discussion under Section 2). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation (HRE) report, dated September 11, 2009, provided by Frederic Knapp Architect (attached). Staff concurs fully with the findings of the Knapp report.

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

Due to the subject building's construction date and role in the development of Russian Hill, the

² Ibid.

³ Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

building would contribute to a historic district significant for its association with pre- and post-1906 development in this area of Russian Hill if it retained historic integrity. The house is one of the oldest surviving structures on the block and pre-dates the 1906 Earthquake and Fire.

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

The subject building has no known associations with significant persons in our local, regional or national past.

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

Due to the subject building's construction date and original form, the building would contribute to a historic district significant for embodying the distinctive characteristics of pre-1906 architecture in San Francisco if it retained historic integrity. The building's small scale, mid-lot placement, and shingle-clad, classically-detailed façade identify it with the early phase of development within the area.

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

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

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

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks			

While the building and site are structurally stable, the building is overall in poor condition and retains little historic integrity.⁴ The building has remained in a state of disrepair and suspended construction since the late 1990s when a large portion of the lot was excavated and shored with concrete retaining walls. At this time portions of the lower floor were also demolished, including the entry stairs.⁵ The building was probably originally clad in horizontal wood cladding and is now clad in wood shingles. An addition was constructed at the front of the house in 1980, changing the location of the original entry altering the "L" shaped plan to a rectangular plan. The hillside setting of the building has been radically altered by the 1990s excavation of the site. The interior appears to

⁴ Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc.: San Francisco, 2009.

⁵ Refer to the Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009 for further information regarding the condition of the site (p. 14-15).

consist of a modern wood floor, gypsum board walls, a new ceiling (1975), and new stairs (1980). While portions of the structure appear to date from the original construction and the building's location and association with the adjacent pre- and post-1906 buildings are intact, the building no longer retains sufficient integrity of design, workmanship, setting, feeling, or materials to convey its historical significance. Furthermore, there does not appear to be sufficient documentary evidence to support restoration of the building.

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

- No Resource Present (*Go to 6 below.*) Historical Resource Present (*Continue to 4.*)

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

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

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

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

- Yes No Unable to determine

The proposed project would not have an adverse effect on off-site historical resources. Because the existing building no longer retains sufficient historical integrity to convey its significance and association with the surrounding pre- and post- 1906 buildings, its proposed demolition would not have an adverse effect on the surrounding potential district. Furthermore, the proposed new construction would not have an adverse effect on either the surrounding district or adjacent resources, such as the smaller potential historic district and individual resources identified in the HRE report.⁶ The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

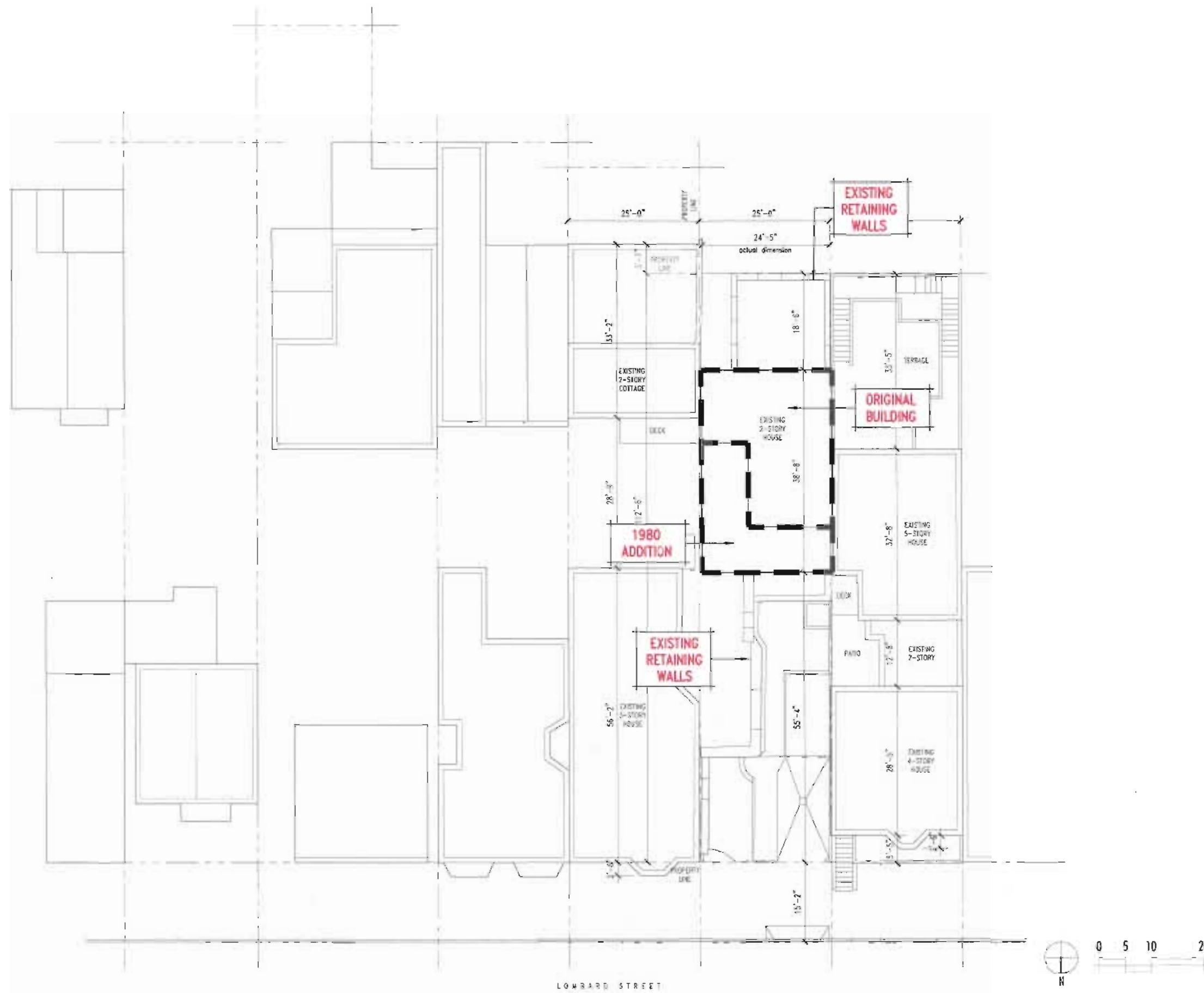
⁶ Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

PROJECT SITE



PROJECT SITE





M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW
PENTHOUSE, 177 POST STREET
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500
FACSIMILE (415) 394-5188
admin@gladstoneassociates.com

September 21, 2010

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

Re: 1269 Lombard Street

Dear President Miguel and Commissioners:

We represent the owner of the referenced property. The owner proposes to demolish the vacant and dilapidated residential building on the property for the new construction of two units. The Russian Hill Neighbors and immediate neighbors have written to you in support of the project. (See Exhibit A.)

Planning Code Section 317 requires a Mandatory Discretionary Review hearing before the Planning Commission on the demolition. The Commission already approved the new units at a hearing on June 24, 2010. (See Exhibit B.) Due to a technical public noticing error, the Commission was unable to approve the demolition of the existing building at that time. The demolition application now is before you, which would allow the construction of the units you already approved.

I. HISTORY.

At a hearing in April 2010, the Planning Commission initially decided to take no action on the permit for the new buildings instead recommending that the Historic Preservation Commission ("HPC") consider whether the property is historic.

The Commission also commented on the design of the new units. In response to these comments, the owner made changes to the proposed rear unit to provide a light well for a tenant residing in the adjacent building.

On June 2, 2010, the revised design was presented to HPC. By a unanimous vote, HPC determined the property does not retain historic integrity and is not a historic resource. (See

Planning Commission
September 21, 2010
Page Two

Exhibit C.) The owner filed a new demolition application with the Building Department (No. 2010/05/20/2877).

On June 24, 2010, the Planning Commission approved the proposed new units. Six Commissioners voted to approve and one Commissioner voted to disapprove the new units. Due to a noticing deficiency, the new demolition application was not before the Commission. The Commission's approval is conditioned on the owner obtaining approval of the new demolition application.

The new demolition application now has been properly noticed under Planning Code Section 311. No discretionary review request was filed as of the date of this letter. The new demolition application is before you.

II. THE BUILDING IS UNSOUND.

The previous owner undertook a massive excavation at the front of the site. The massive excavation resulted in the need for temporary shoring, which was intended to be used for less than a year. The temporary shoring had been in place more than four years longer than intended. The current owner, a mortgage company, eventually foreclosed on the property after the previous owner was unsuccessful in developing the property. The building was rendered uninhabitable and inaccessible by this previous owner's attempt to develop the property.

The temporary shoring was placed too far back from the property line that created an excessive cantilever in the second floor (and roof) joists, which over the prolonged time that the project has been left in this condition, has led to permanent deflection of those members. To correct the now permanent deflection of those members would require removing and replacing the entire floor and roof. In addition, the entire west property line wall has been removed at the first floor and approximately one half of the first floor has been removed as part of the shoring effort.

The excavation also removed access to the rear unit. The stairs providing access were on the property to the north with a door leading to grade on the subject property. This access way was removed.

III. THE HPC BELIEVES THE PROPERTY IS NOT A HISTORIC RESOURCE.

The property is not an historical resource under CEQA. The property is not listed in any local, state or federal survey. The Historic Resource Evaluation Report prepared by Frederic Knapp concludes that the property is not an historic resource because it is not eligible for listing on the California Register, either individually or as a contributory property to a potential historic district. The draft Russian Hill West Slope Historic Resources Survey, which currently is being

Planning Commission
September 21, 2010
Page Three

reviewed by the City, came to the same conclusion. The Historic Preservation Commission concurred in these findings and found the property does not retain historic integrity and is not a historic resource. Thus, the building's demolition will not have a substantial adverse impact under CEQA.

IV. THE DEMOLITION WOULD NOT REMOVE AFFORDABLE OR RENTAL HOUSING OR DISPLACE A TENANT.

The demolition will not remove habitable rental housing. The building has been uninhabitable and inaccessible for over 10 years. The demolition would allow for the replacement of the existing vacant building with two new single family units.

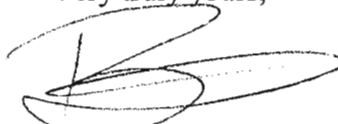
V. THE DEMOLITION WOULD ALLOW FOR INFILL HOUSING THAT WOULD BE CONSISTENT WITH THE ZONING DISTRICT'S DENSITY AS WELL AS THE SURROUNDING NEIGHBORHOOD.

The demolition would allow for the new construction of two family sized units. The existing building would be replaced with one unit at the front and one unit at the rear. Thus, the demolition would allow for infill development. The demolition also would allow for an increase in density from one to two units that is consistent with the density of the property's RH-2 zoning district.

For the foregoing reasons, we request the Planning Commission approve the proposed demolition to allow for the new construction of two residential units, which already have been approved by the Commission.

We appreciate your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'M. Brett Gladstone', written over a set of horizontal lines.

M. Brett Gladstone

Enclosure

cc: Thomas Burwell
Chuck Bloszies
Rodrigo Santos
Kelton Finney

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW

Planning Commission
September 21, 2010
Page Four

Frederic Knapp
Shelley Caltagirone
Tina Moylan
Joseph Butler



RUSSIAN HILL NEIGHBORS

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Tina Moylan

VICE PRESIDENT

Deborah Garofalo
Lydia Pugliese

SECRETARY

Kalon Gutierrez

TREASURER

Harold Wong

PAST PRESIDENT

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Karen Donovan

Mr. David Lindsay
San Francisco Planning Department
1650 Mission Street,
San Francisco, California 94103

Dear Mr. Lindsay,

The Board of Directors of Russian Hill Neighbors held a meeting on Monday, August 3rd and were given a well prepared and excellent presentation on the development of the 1269 Lombard Street. Mr. Thomas Burwell and architect Mr. Chuck Bloszies on behalf of Redwood Mortgage Corporation got unanimous support from our Board. We believe in the correctness of the design for the proposed plans to put a new single family home at the front of the lot and one at the rear of the lot; these homes would be similar to the existing homes in the neighborhood. We are happy to support this plan as it was presented.

Many thanks for your consideration.

Sincerely,

Tina Moylan
President, Russian Hill Neighbors

August 20, 2009

Tim Kasta
1271 Lombard Street
San Francisco CA 94109

July 29, 2009

Planning Commission
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear Planning Commissioners:

I own and reside in the condominium unit located at 1271 Lombard Street, which is immediately adjacent to 1269 Lombard Street.

I have reviewed the plans and had many conversations with the owner about the proposed demolition and construction work on this property. I support the project. It is well-designed and blends in with the surrounding homes. The previous owner abandoned work on the property leaving a large and unsightly excavated site. We are looking forward to work on the site finally being completed and the property restored to a residential character.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Kasta', written over a horizontal line.

Tim Kasta

Rod Handeland
2415 Octavia St.
San Francisco, CA 94109
415-929-8617, rnhand@pacbell.net

April 8, 2009

Mr. Thomas Burwell
Redwood Mortgage Corp.
900 Veterans Blvd, Suite 500
Redwood City CA 94063

RE: 1269 Lombard Street

Dear Tom:

As the owners of the adjacent residences at 1263-67 Lombard, we are writing in support of your plans to construct a home in front of the 1269 Lombard Street property and a smaller home at the rear of the property.

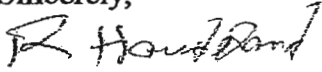

Following our extensive discussions with you and reviews of the plan, we have come to understand what you are proposing. You and your design team have been responsive, and we appreciate some of the changes you have made to protect west wall light and air on our property. Your willingness to work cooperatively with us during the construction in ways that do not add to our expense is also appreciated.

We would prefer to see a front building on your lot, instead of open space and stairs. A building with proper foundations at the front of your lot would result in our building being more stable and secure. Maximizing open space on your lot between the proposed buildings rather than at front or back of your property is also more consistent with other lots on the hill.

After all the long years of delay under previous owners that have left 1269 Lombard as a neighborhood eyesore, we would welcome construction completed as you propose, in a safe and tasteful manner that does not entail risk, threat or cost to our property.

Best wishes as the project progresses.

Sincerely,

Rod and Patricia Handeland

Allan Henning
1275 Lombard Street
San Francisco CA 94109

06/11/2010

Planning Commission
City and County of San Francisco
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1269 Lombard Street

Dear Planning Commissioners:

I am the owner of 1275 Lombard and reside in the condominium unit located at 1275 Lombard Street, which is immediately adjacent to the rear of the lot known as 1269 Lombard Street.

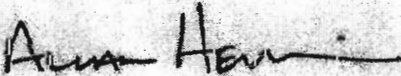
I have reviewed the plans, and have listened to Planning Commission tapes of the hearing of April 8, 2010. It seems there are many more people, both in the immediate neighborhood and on the entire hill, who are in favor of the project than those opposed. I very much like the proposed project as long as it continues to be a plan that does not block any of my views or windows.

It seems with the majority of the neighbors in support, the immediate homeowners in support, and with the new owners of the project willing to improve this property, especially on such a well traveled street that it would make sense to move forward with the plan that has gone through planning department, that does work, is attractive and solves the current problem.

I also feel it will enhance the immediate area and remove the current blight.

Sincerely,

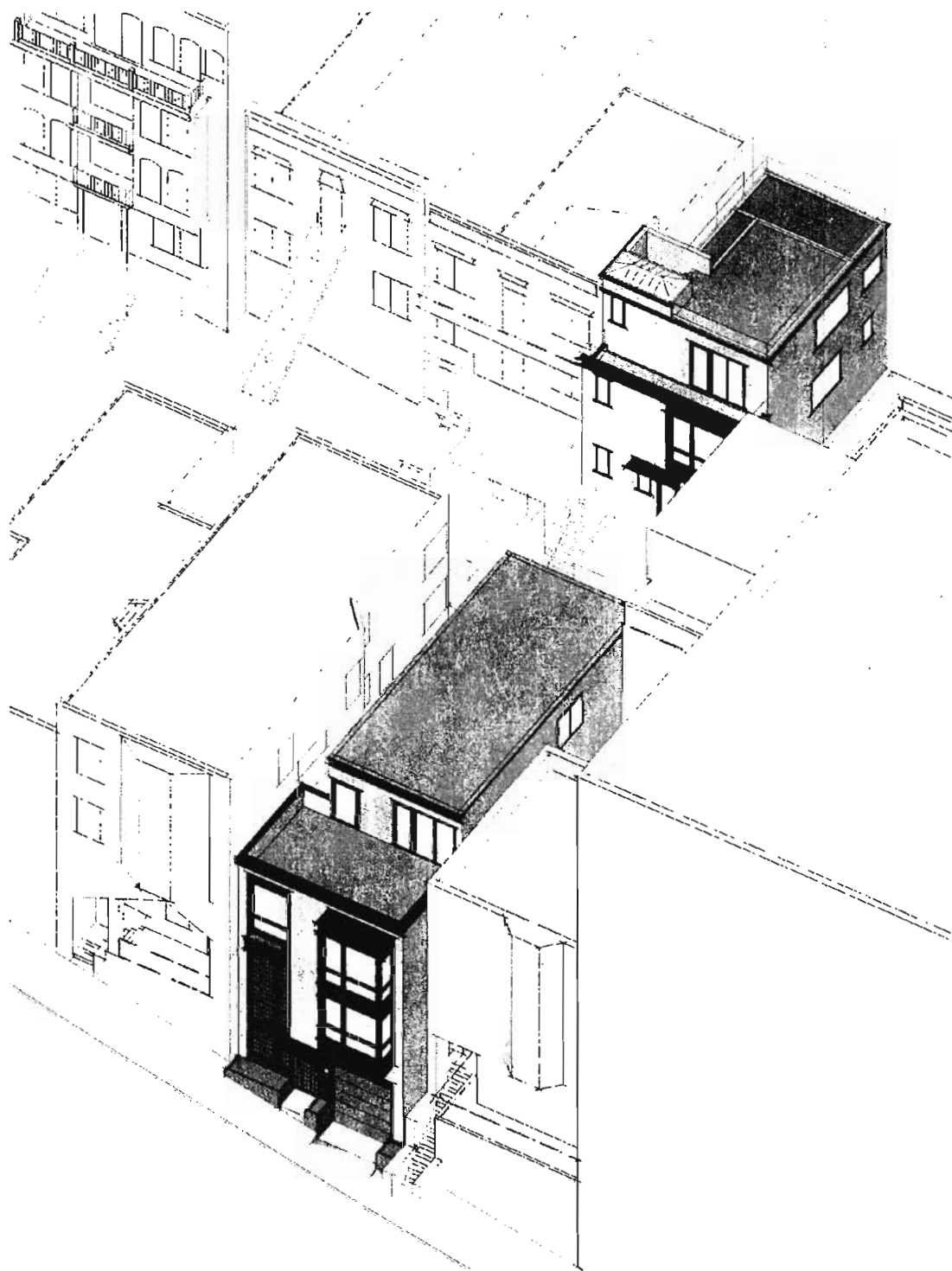
Allan Henning



RESIDENTIAL DEVELOPMENT
1269 Lombard Street

June 2010

Bird's Eye Views





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 23, 2010
TO: Planning Commission
CC: Historic Preservation Commission
FROM: Shelley Caltagirone, Preservation Planner, (415) 558-6625
RE: Meeting Notes from the June 2nd Hearing
1269 Lombard Street
Case No. 2009.0443DD/2010.0165DD

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Below is a summary prepared by Planning Department Preservation Staff of the Historic Preservation Commission (HPC) comments on the proposed project at 1269 Lombard Street.

- The HPC found that the subject property does not retain historic integrity and is not a historic resource.
- The HPC suggested that the spacing of buildings on the subject block could be an important characteristic of the potential historic district and suggested that the *Slope of Russian Hill* historic context statement be reviewed for further description of this characteristic of the district.
- The HPC suggested that that single-property ownership of 1269 Lombard Street and the adjacent properties should be identified as part of the historic significance of the potential historic district.
- The HPC thanked the Planning Commission for requesting their review of this historic resource issue.