



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 6, 2011

Date: September 29, 2011
Case No. 2010.0394D
Project Address: 2853-2857 Broderick Street
Permit Application: 2011.03.25.2839
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0947/002
Project Sponsor: Stephen Antonaros, Architect
2261 Market Street, #324
San Francisco, CA 94114
Staff Contact: Glenn Cabreros – (415) 588-6620
glenn.cabreros@sfgov.org
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

The proposal is to raise the existing three-story-over-basement, two-unit building 3 feet to insert a two-car garage within the basement level.

SITE DESCRIPTION AND PRESENT USE

The project site contains a three-story-over-basement building containing two dwelling units. The first floor above the basement level contains one dwelling unit with an entry along the south side façade. The second and third floors are occupied by the second dwelling unit with its own entry on the northern side of the front façade. The project lot measures approximately 34.5 feet wide by 80 feet deep with an area of 2,760 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The circa 1900 subject building is one of a group of four detached buildings that have similar massing, scale, side setbacks and architectural expression. The adjacent building to the north is a three-story-over-basement, two-unit building at the intersection of Broderick and Filbert Streets with a two-car garage accessed from Filbert Street. The adjacent building to the south (the DR Requestor's building) is a two-story-plus-attic-over-basement, two-unit building. In general, the subject blockface is characterized by three-story-over-basement/garage buildings, while the opposite blockface is characterized by four-story structures (two, two-story building do exist on the opposite block face, but closer towards Union Street). The subject blockface is within the RH-2 Zoning District, while the most of the opposite block face is within the RH-1 Zoning District. The subject property is within the Cow Hollow neighborhood and subject to the Cow Hollow Design Guidelines.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 14, 2011 – July 13, 2011*	July 1, 2011	October 6, 2011	96 days

*The project was re-noticed per Section 311 from August 8, 2011 to September 6, 2011 to correct an error regarding the height limit as depicted on the plans in the original notice. The project scope-of-work was not revised from the initial notice for the re-notice.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 26, 2011	September 26, 2011	10 days
Mailed Notice	10 days	September 26, 2011	September 26, 2011	10 days

PUBLIC COMMENT

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

DR REQUESTOR

Irving Zaretsky, owner of 2845-2847 Broderick Street, directly south and adjacent to the project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 1, 2011.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 14, 2011.

ENVIRONMENTAL REVIEW

On July 3, 2011, the Department 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

This project complies with the Cow Hollow Neighborhood Design Guidelines. The Residential Design Team (RDT) found no design issues with the project. The RDT found that the project would essentially maintain the existing relationship of the subject building to the DR Requestor's building with regard to the DR Requestor's concerns.

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:

Parcel Map

Sanborn Map

Aerial Photographs

Zoning Map

Context Photographs

Categorical Exemption

Section 311 Notice and Re-Notice

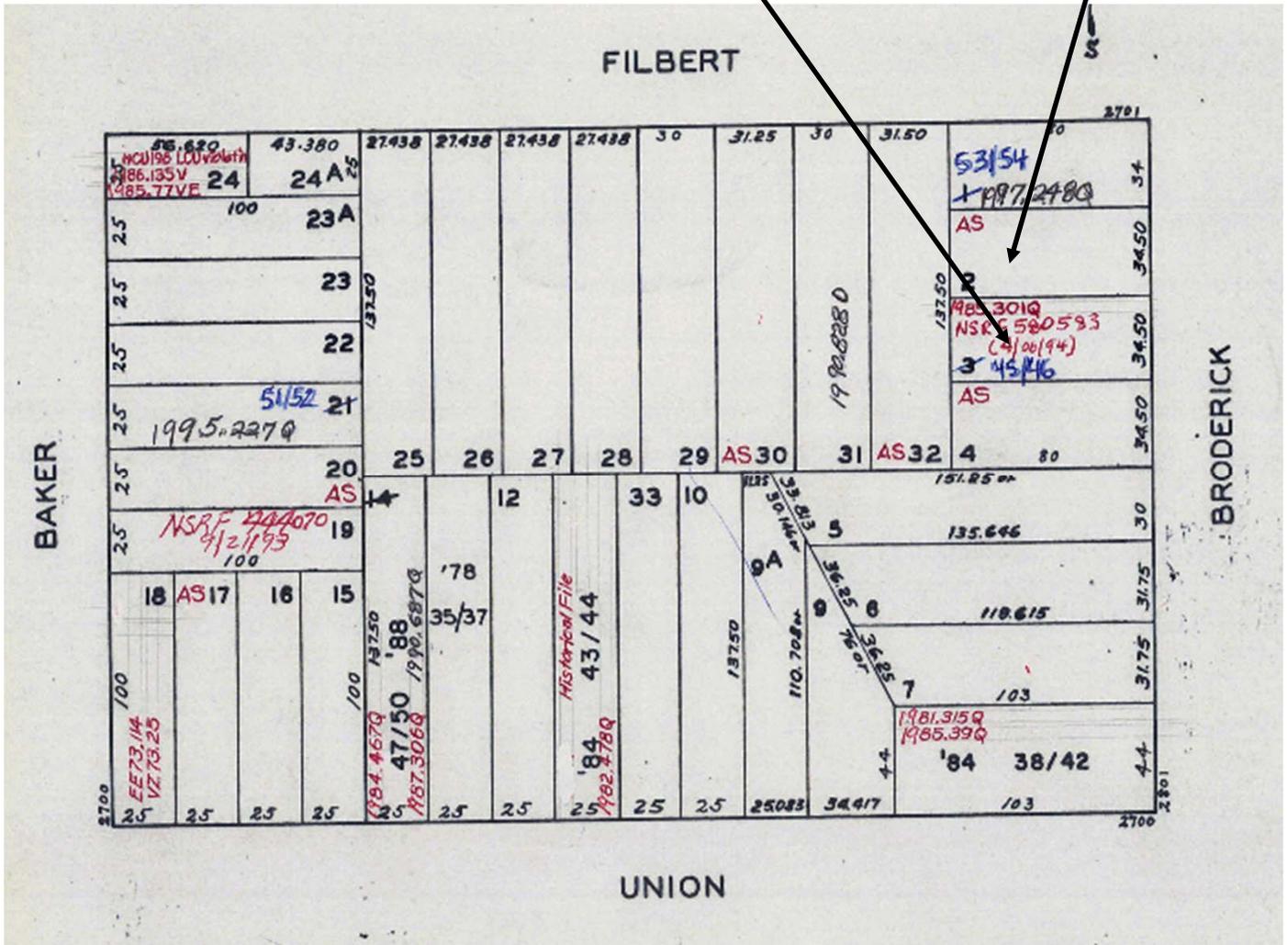
DR Application

Project Sponsor Submittal: Response to Discretionary Review and Reduced Plans

Parcel Map

DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY

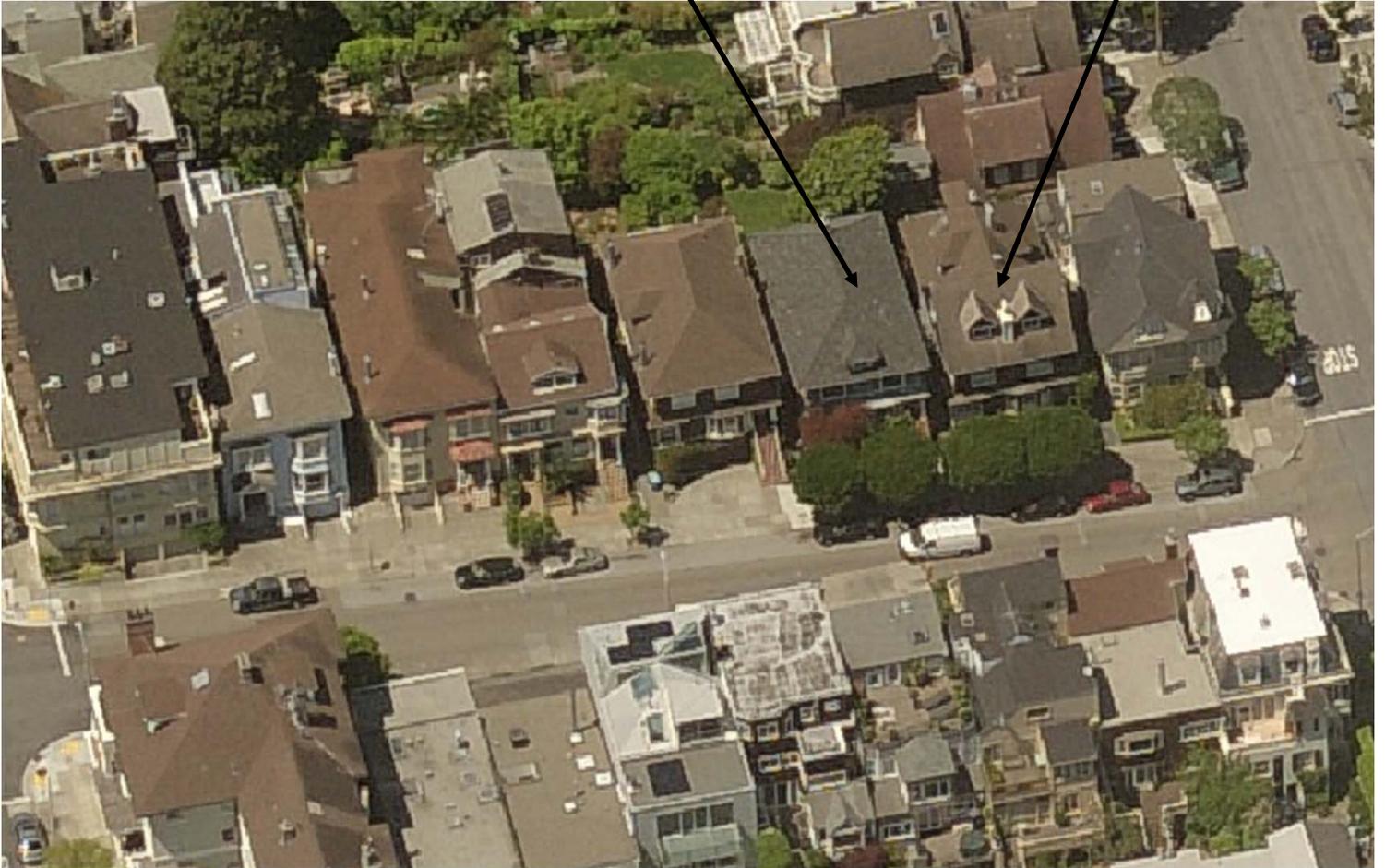


Discretionary Review Hearing
Case Number 2010.0394D
2853-2857 Broderick Street

Aerial Photo 1

REQUESTOR'S PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.0394D
2853-2857 Broderick Street

Aerial Photo 2

REQUESTOR'S PROPERTY

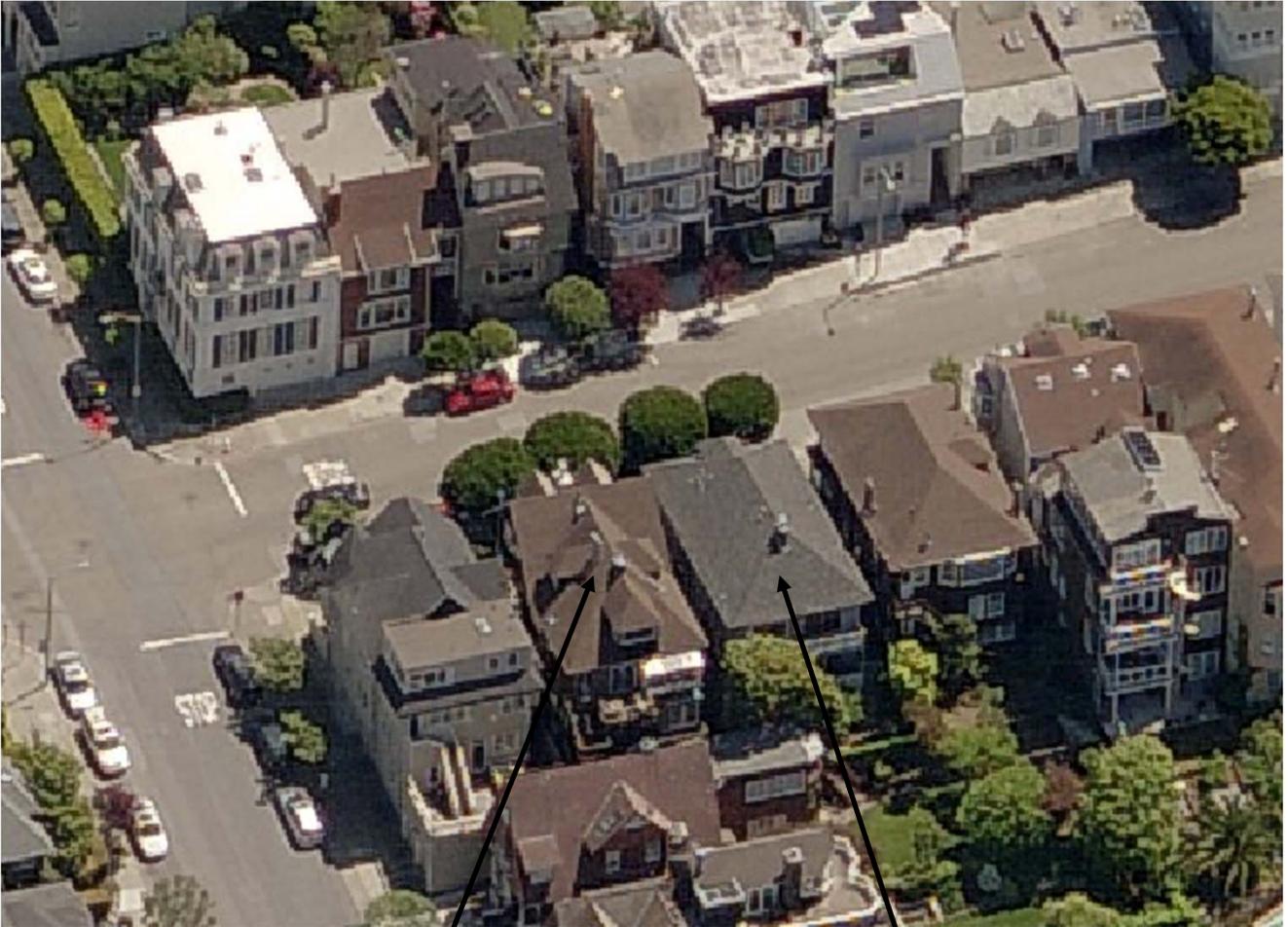


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.0394D
2853-2857 Broderick Street

Aerial Photo 3

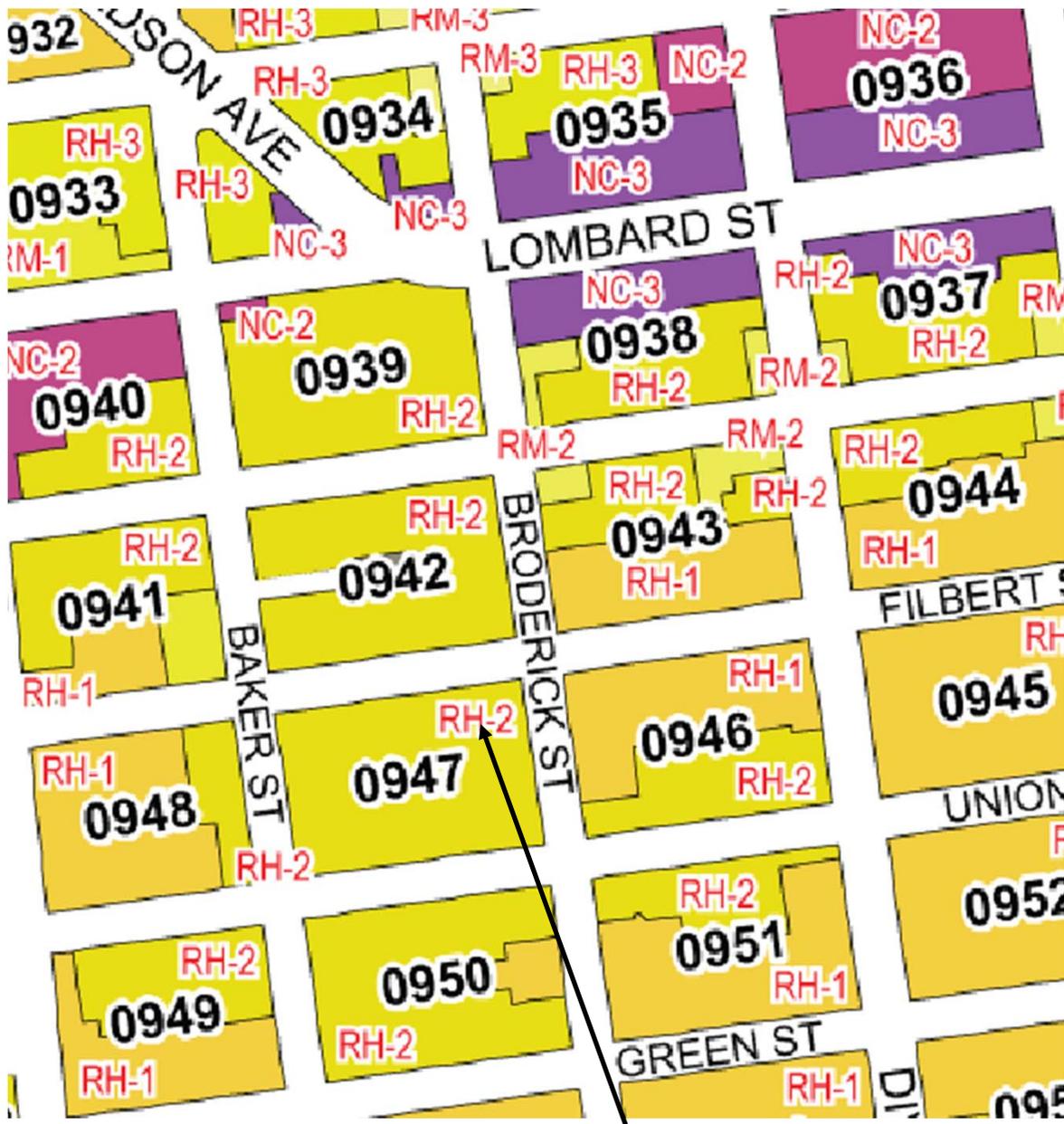


SUBJECT PROPERTY

REQUESTOR'S PROPERTY



Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.0394D
2853-2857 Broderick Street



Neighbor to the South
(DR Requestor)



2853 & 2857 Broderick Street



Property line
location
between houses
(same for 4 lots)



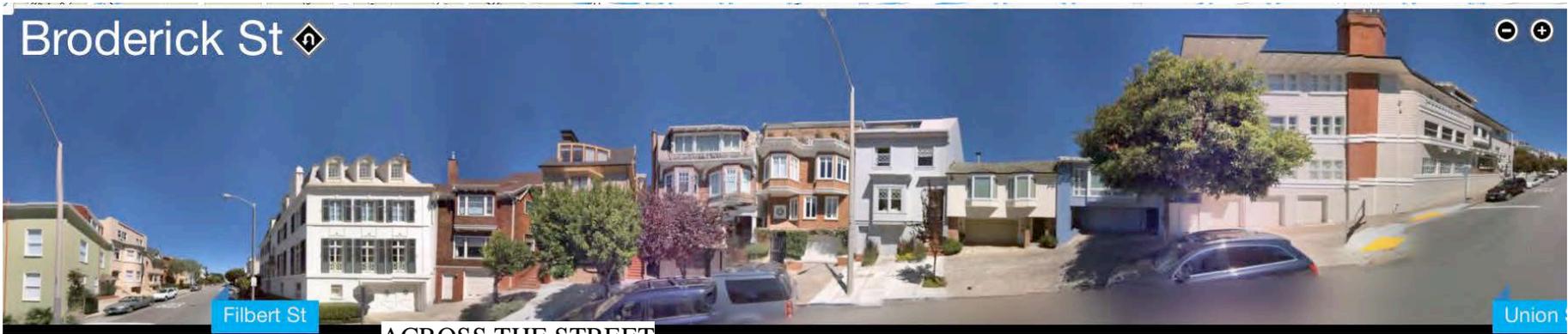
24"

Similar House
Raised Higher than
proposed



Neighbor to the North

10.0349D



ACROSS THE STREET



Similar House
Raised w/new
Entry stairs

DR Requestor

Subject Lot

10.0349D



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0394E
Project Title: 2853-2857 Broderick Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0947/002
Lot Size: 2,757 square feet
Project Sponsor: Stephen Antonaros, Architect
(415) 864-2261
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

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

Reception:
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Fax:
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Information:
415.558.6377

PROJECT DESCRIPTION:

The proposal involves raising the building by approximately three (3) feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet (sf) of residential space to the existing 3,774-sf building resulting in 4,454 total sf. The project site is located on a block bounded by Filbert Street, Union Street, Broderick Street, and Baker Street in the Cow Hollow neighborhood.

EXEMPT STATUS:

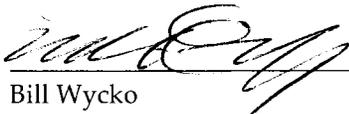
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

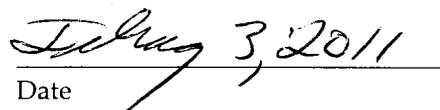
See next page.

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: Stephen Antonaros, Architect, Project Sponsor
Inger Conrad, Property Owner
Shelley Caltagirone, Preservation Planner
Supervisor Farrell (via Clerk of the Board)

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

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 buildings located on the project site are historical resources. The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1" and was listed as a contributor to a historic district in the National and California Registers in 1983 according to the Planning Department's Parcel Information Database (register form cannot be located). Under the Planning Department's CEQA Review Procedures for Historic Resources, the property is considered a "Category A" known historic resource.

As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 2853-2857 Broderick Street property is listed on the National Register as a contributing building within a historic district. The register form could not be located; however, based upon a review of the surrounding architecture, the district appears to be significant under Criterion 3 (Architecture) as a collection of late 19th- and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding historic district. Furthermore, the property retains sufficient historic integrity to convey their historic significance. As such, the property is considered a historic resource for the purposes of CEQA.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project's potential to impact the historic resource.

- The proposed project would retain the historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. While the height of the ground floor level will be increased by approximately three (3) feet, the change would not significantly impact the overall proportions of the three-story façade. The new garage door opening would occur at the new raised portion of the building and would not cause the removal of historic material. Although the entry stairs would be extended to accommodate the new height, they are not original to the building so that their replacement would not remove historic material.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, January 14, 2011.

- The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way. The proposed garage door at the front façade would be placed flush with the plane of the façade so as to retain the volume of the building at its base. The door would also be constructed of solid wood and details to be compatible with the historic design.

The proposed project would involve the addition of approximately 680 sf of residential space to the existing 3,774-sf-building resulting in 4,454 total sf. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided that the addition would not result more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would make alterations to an existing structure and add approximately 680 sf to the existing 3,774-sf of building area. The proposed project therefore meets the criteria of Class 1.

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 Section 15301(e), or Class 1, 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

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

MEA Planner: Brett Bollinger
Project Address: 2853-2857 Broderick Street
Block/Lot: 0947/002
Case No.: 2010.0394E
Date of Review: January 14, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

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PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The proposal involves raising the building by approximately 3 feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet of residential space to the existing 3,774-square-foot-building resulting in 4,454 total square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the Planning Department’s 1976 Architectural Survey with a rating of “1” and was listed as a contributor to a historic district in the National and California Registers in 1983 according to the Planning Department’s Parcel Information Database (register form cannot be located). The property is considered a “Category A” (Known Historic Resource) property for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,757-square-foot parcel is located on Broderick Street between Filbert and Union Streets. The property is located within the Pacific Heights/Cow Hollow neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The area includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles dating from the late 19th -and early 20th-century, which reflect the various stages of development within the neighborhood. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood’s proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City’s most fashionable neighborhood. This notoriety attracted many of the

City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

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: 1870-1930

According to the Planning Department's records, the subject property is listed on the National Register as a contributing building within a historic district. The register form could not be located; however, based upon a review of the surrounding architecture, the district appears to be significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development.

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;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the late 19th century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

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

The information provided by the Project Sponsor and a review of the City Directories indicate that William Hammond Hall briefly owned the property circa 1930. Hall was a significant person in San Francisco's history as the designer of Golden Gate Park and the first state civil engineer. Hall is listed in the directories as living at 3855 Jackson Street between 1905-1932 and he died in 1934. Therefore, it does not appear that he resided at the subject property. According to the oral history collected by the

Project Sponsor, Hall's daughters lived at the subject property as late as 1954, so it is presumed that the property was purchased for their use. The property is not historically significant as it is not associated with the Hall's career as an engineer. No other significant persons are associated with the subject building. The subject building is therefore determined not to be eligible under this criterion.

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;

The subject building and district appear to be listed on the National Register for embodying the distinctive characteristics of a period of architectural development in Pacific Heights/Cow Hollow. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition-style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does contribute to a collection of late 19th - and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The concentration of buildings on the immediate block faces represents a variety of regional architectural styles of this period. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding historic district.

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

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
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: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

The subject building does not appear to have been significantly altered beyond the replacement of the front stair. It retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow/Pacific Heights neighborhood.

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

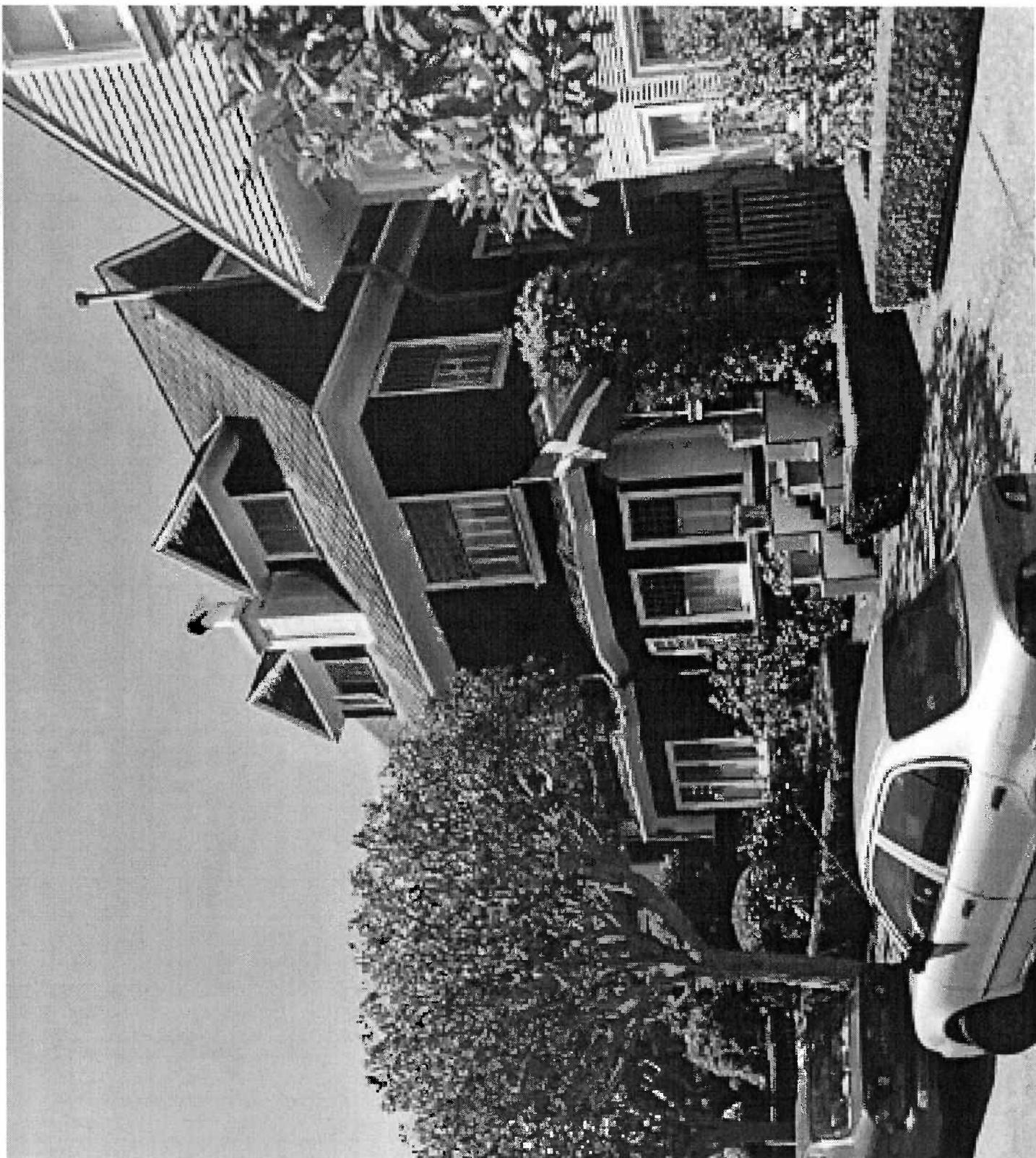
- No Resource Present (*Go to 6 below.*) Historical Resource Present (*Continue to 4.*)
-

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.*)

Staff has reviewed the project proposal and finds that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. While the height of the ground floor level will be increased by approximately 3 feet, the change will not significantly impact the overall proportions of the three-story façade. The new garage door opening will occur at the new raised portion of the building and will not cause the removal of historic material. Although the entry stairs will be extended to accommodate the new height, they are not original to the building so that their replacement will not remove historic material.
- The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way. The proposed garage door at the front façade will be placed flush with the plane of the façade so as to retain the volume of the building at its base. The door will also be constructed of solid wood and details to be compatible with the historic design.





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 25, 2011, the Applicant named below filed Building Permit Application No. 2011.03.25.2839 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Stephen Antonaros, Architect	Project Address:	2853-2857 Broderick Street
Address:	2261 Market Street, #324	Cross Streets:	Filbert/Union Streets
City, State:	San Francisco, CA 94114	Assessor's Block /Lot No.:	0947/002
Telephone:	(415) 864-2261	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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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 type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two Family Dwelling	No Change
FRONT SETBACK	10 feet	No Change
SIDE SETBACKS	6 ft @ south / 2 ft @ north	No Change
BUILDING DEPTH	57 feet (to edge of rear deck)	No Change
REAR YARD	13 feet	No Change
HEIGHT OF BUILDING	34 feet to ridge	37 feet to ridge
NUMBER OF STORIES	3 over basement	3 over garage
NUMBER OF DWELLING UNITS	2	No Change
NUMBER OF OFF-STREET PARKING SPACES	0	2

PROJECT DESCRIPTION

The proposal is to raise the existing building 3 feet to insert a two-car garage within the basement level. The project also includes various interior alterations and the extension of the existing front and rear stairs to provide continued access to the building entries/exits affected by raising the building. See attached plans.

PLANNER'S NAME: Glenn Cabreros
 PHONE NUMBER: (415) 558-6169
 EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE: 6-14-11
 EXPIRATION DATE: 7-13-11



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

RE-NOTICE* OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 25, 2011, the Applicant named below filed Building Permit Application No. 2011.03.25.2839 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Stephen Antonaros, Architect	Project Address:	2853-2857 Broderick Street
Address:	2261 Market Street, #324	Cross Streets:	Filbert/Union Streets
City, State:	San Francisco, CA 94114	Assessor's Block /Lot No.:	0947/002
Telephone:	(415) 864-2261	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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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 type="checkbox"/> HORIZ. EXTENSION (REAR)	

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two Family Dwelling	No Change
FRONT SETBACK	10 feet	No Change
SIDE SETBACKS	6 ft @ south / 2 ft @ north	No Change
BUILDING DEPTH	57 feet (to edge of rear deck)	No Change
REAR YARD	13 feet	No Change
HEIGHT OF BUILDING	34 feet to ridge	37 feet to ridge
NUMBER OF STORIES	3 over basement	3 over garage
NUMBER OF DWELLING UNITS	2	No Change
NUMBER OF OFF-STREET PARKING SPACES	0	2

PROJECT DESCRIPTION

The proposal is to raise the existing building 3 feet to insert a two-car garage within the basement level. The project also includes various interior alterations and the extension of the existing front and rear stairs to provide continued access to the building entries/exits affected by raising the building. See attached plans.

***NOTE:** This project was initially noticed per Planning Code Section 311 from June 14, 2011 to July 13, 2011. The project is being re-noticed to show the correct height limit (the information above remains unchanged from the initial notice). During the initial notice period, a request for Discretionary Review (DR) before the Planning Commission was filed by a member of the public, and a tentative hearing date has been scheduled for Thursday, October 6, 2011 at 12 noon in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, San Francisco. The required notice for the DR hearing will occur under a separate cover.

PLANNER'S NAME: Glenn Cabreros
 PHONE NUMBER: (415) 558-6169
 EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE: 8-8-11
 EXPIRATION DATE: 9-6-11

CASE NUMBER:
For Staff Use only

10.0394D

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Irving Zaretsky - ~~Jeena Kardas~~ 9/7/11

DR APPLICANT'S ADDRESS: 3111 Jackson Street, SF ZIP CODE: 94115 TELEPHONE: (415) 922-7609
cell: 415-559-6875

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

MRS. Inger Conrad

ADDRESS: 2857 Broderick Street ZIP CODE: 94123 TELEPHONE: ()

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS: 3111 Jackson Street ZIP CODE: 94115 TELEPHONE: (415) 922-7609

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT: 2853-2857 Broderick Street ZIP CODE: 94123

CROSS STREETS: Filbert St. and Union St.

ASSESSORS BLOCK/LOT: <u>09471002</u>	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
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3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Building Permit Application No. 2011.03.25.2893 Date Filed: 6/14/11

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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

PROPOSED PROJECT FORCES ALL TRAFFIC TO ITS REAR YARD TO TRESPASS ON MY PROPERTY NEXT DOOR 2845-2847 BRODERICK AND FORCES ME TO GIVE PERMANENT EASEMENT ON MY PROPERTY.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

My property at 2845-2847 BRODERICK would lose its SIDE GARDEN and I would be forced to give PERMANENT EASEMENT to the project owner which would result in adverse possession of portion of my LAND.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Move proposed staircase for 2853 (2853) BRODERICK west into the existing portico and/or create stairs FROM existing portico west to the back yard of project.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 7/1/11

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

Irving Zaretsky
Owner / Authorized Agent (circle one)
owner

RESPONSE TO DISCRETIONARY REVIEW

for Hearing on October 06, 2011

Case No.: **10.0394D**

Building Permit No.: **2011.0325.2893**

Address: **2853 & 2857 BRODERICK STREET**

Project Sponsor's Name: Inger Conrad Family Trust

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

The DR Requestor asks for an unreasonable change to be made which will make no difference to the concern he has expressed and only create hardship for the project sponsor

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties?

After listening to and considering the DR requester's suggested changes the project sponsor is not willing to add additional expense to the project in order to address his concern.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties.

The DR requestor's alternative would involve altering the historic entry porch and main entry door and leaded glass window to the lower dwelling unit. Since this building has been deemed an historic resource this proposal is not acceptable. In any case, the short run of five new steps up to the newly raised entry cannot reasonably be seen as impacting the neighbor's property rights. Any access the neighbor has to his 24" wide side yard will remain as it has for the past 100 years.

Number of	Existing	Proposed
Dwelling Units.....	2	2
Occupied stories (all levels with habitable rooms) ...	3	4
Basement levels (may include garage or windowless storage rooms)	1	0
Parking spaces (Off-Street)	0	1
Bedrooms	6	7
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	3808	4303
Height	34 feet	37 feet
Building Depth.....	59.5'	59.5'
Most recent rent received (if any)	-0-	
Projected rents after completion of project.....		unk
Current value of property.....	unk	unk
Projected value (sale price) after completion of project (if known)	unk	unk

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

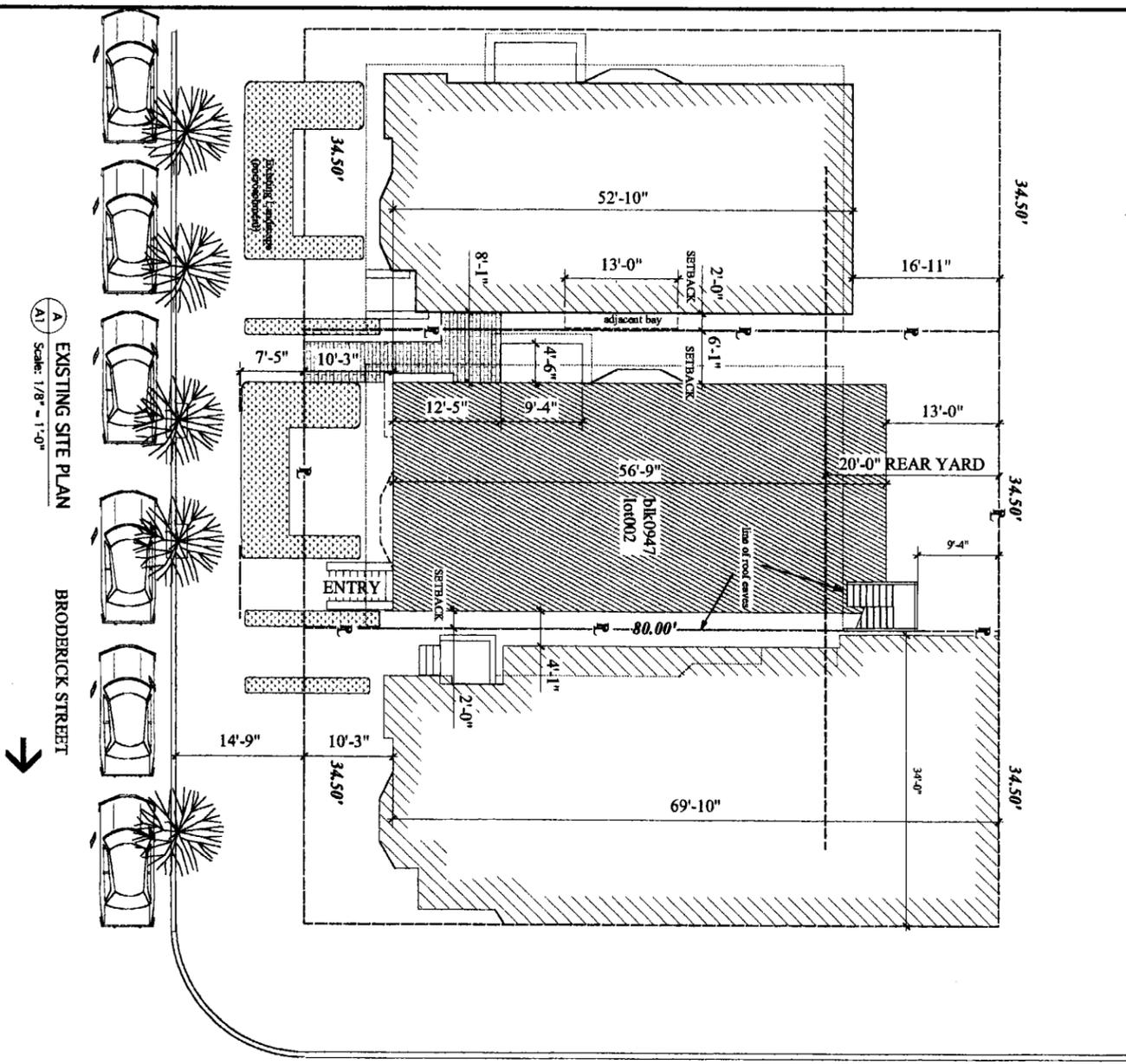


Signature Date

9/14/2011

Stephen Antonaros, architect for project sponsor

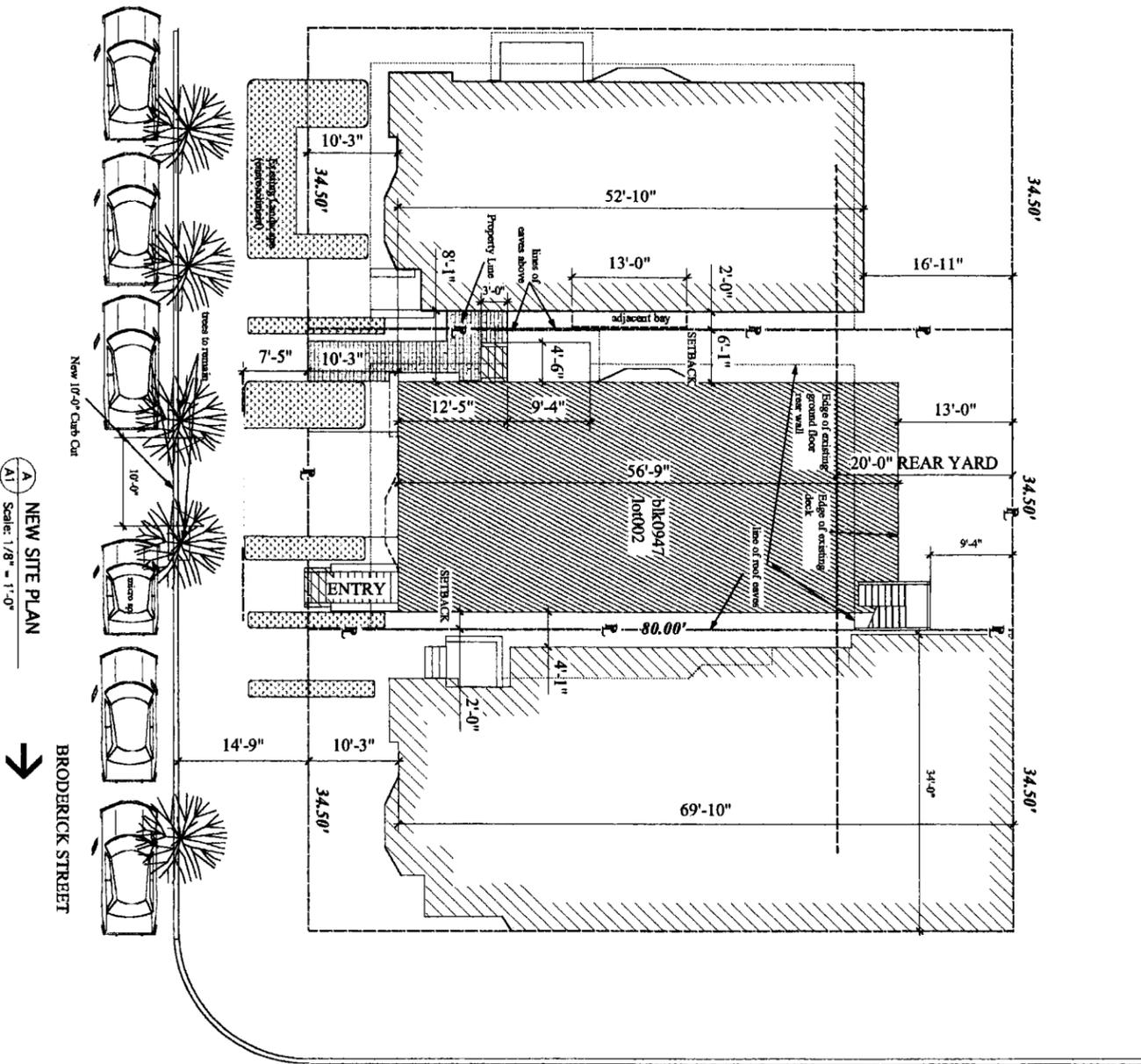
Name (please print)



EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

BRODERICK STREET

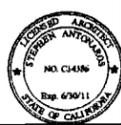
FILBERT STREET



NEW SITE PLAN
Scale: 1/8" = 1'-0"

BRODERICK STREET

FILBERT STREET



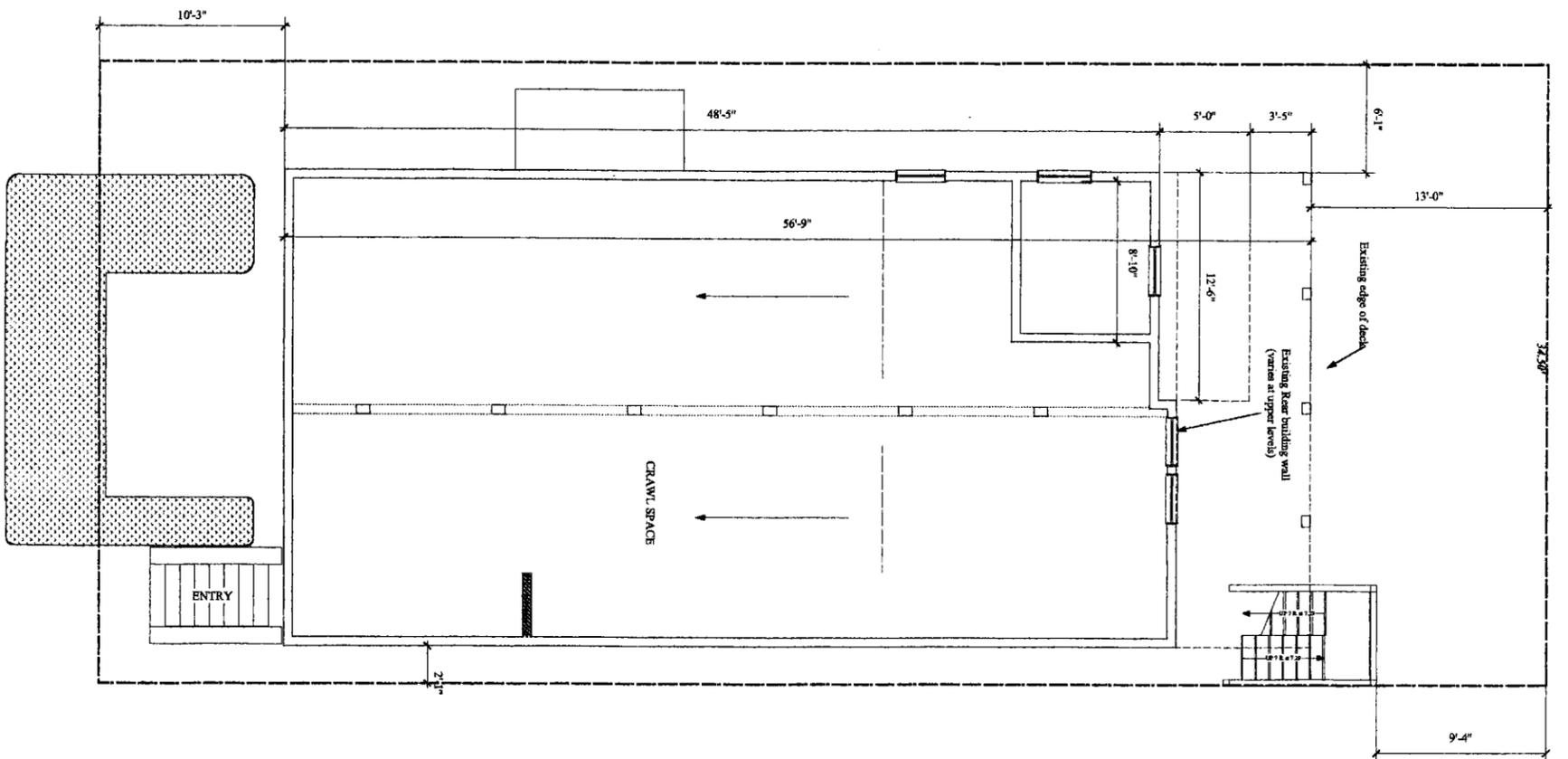
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Drawn	SA
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ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

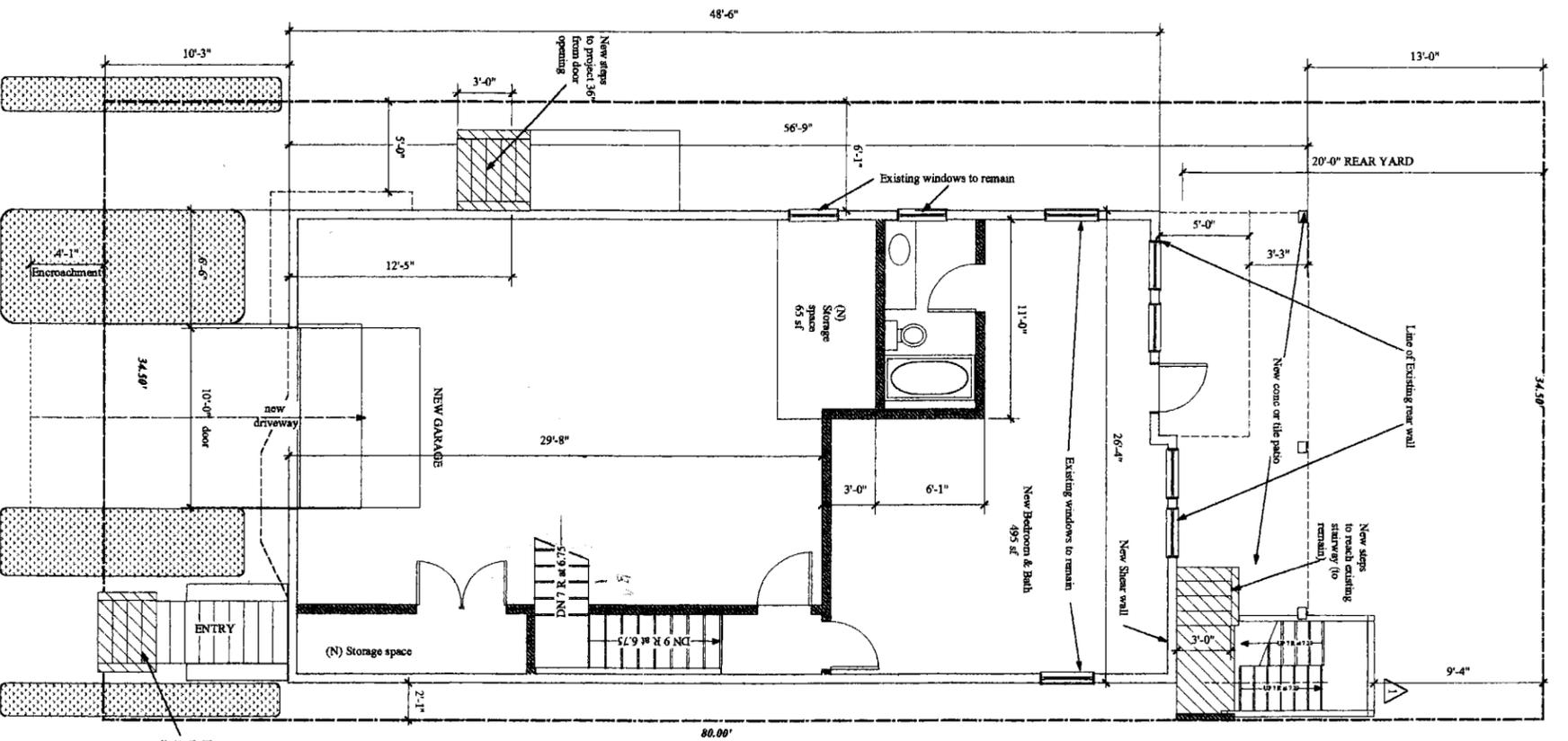
for Inger Conrad
& Mari LeMaire
(707) 939-2968

STEPHEN ANTONAROS ARCHITECT
2261 Market Street #324
San Francisco, California 94114
(415) 864 2261
www.antonaros.com antonaros@cbglobe.com fax 883-0961

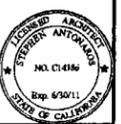
REVISIONS	BY
Apr 05, 2011	
Apr 26, 2011	
May 06, 2011	
May 19, 2011	
July 11, 2011	



(A) EXISTING Basement PLAN
Scale: 1/4" = 1'-0"



(B) ALTERED Basement - New FIRST FLOOR PLAN
495 sq ft (new living area)
Scale: 1/4" = 1'-0"



ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

STEPHEN ANTONAROS
ARCHITECT

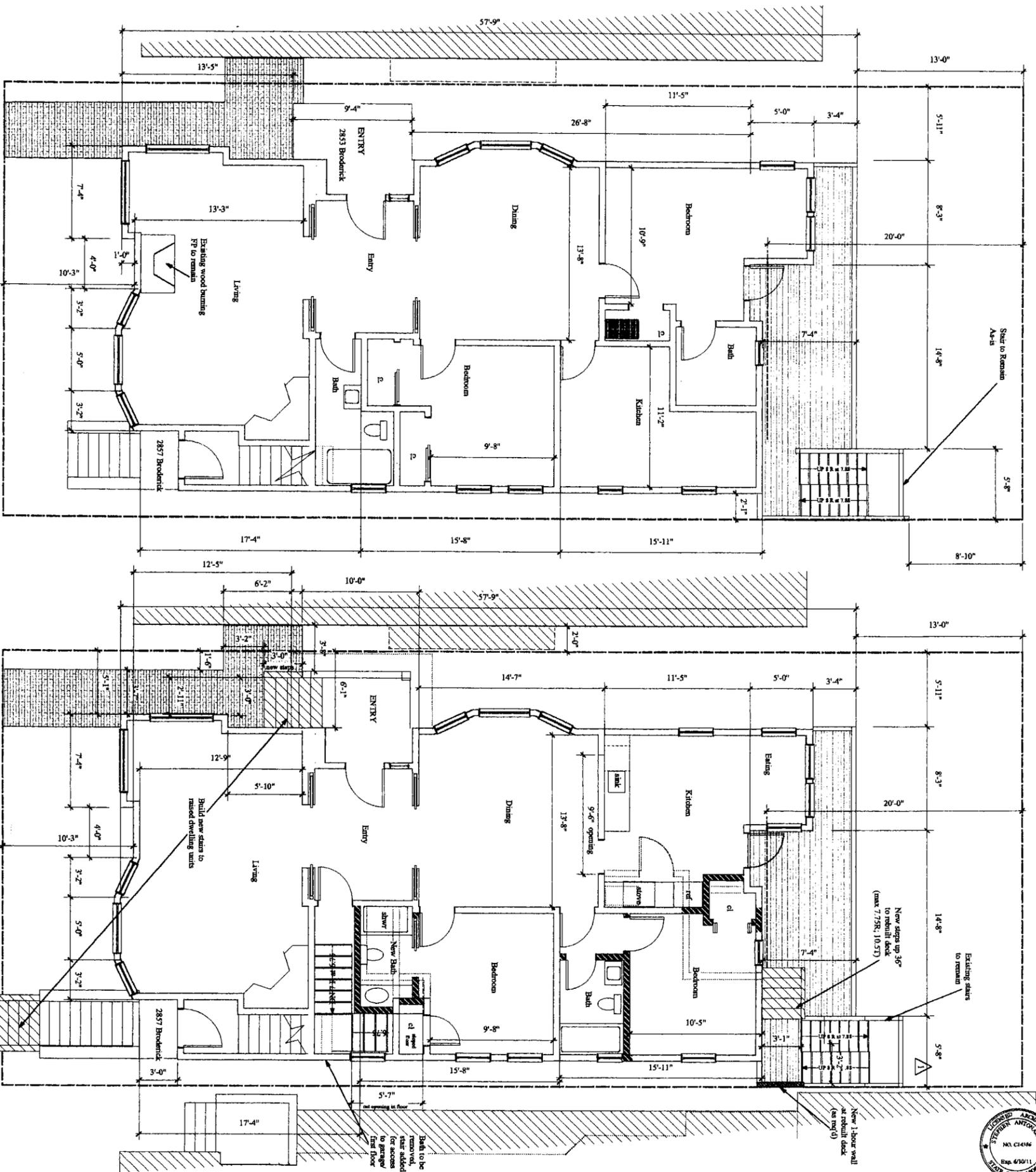
for Inger Conrad
& Marti LeMaire
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fax 883-0961

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May 19, 2011	
July 11, 2011	

Sheet
A2
of
Spaces



B EXISTING SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 2853 Broderick
 1290 sq. ft.

B1 ALTERED 2nd Fl. - NEW THIRD FLOOR PLAN
 Scale: 1/4" = 1'-0"
 2853 Broderick
 1290 sq. ft.



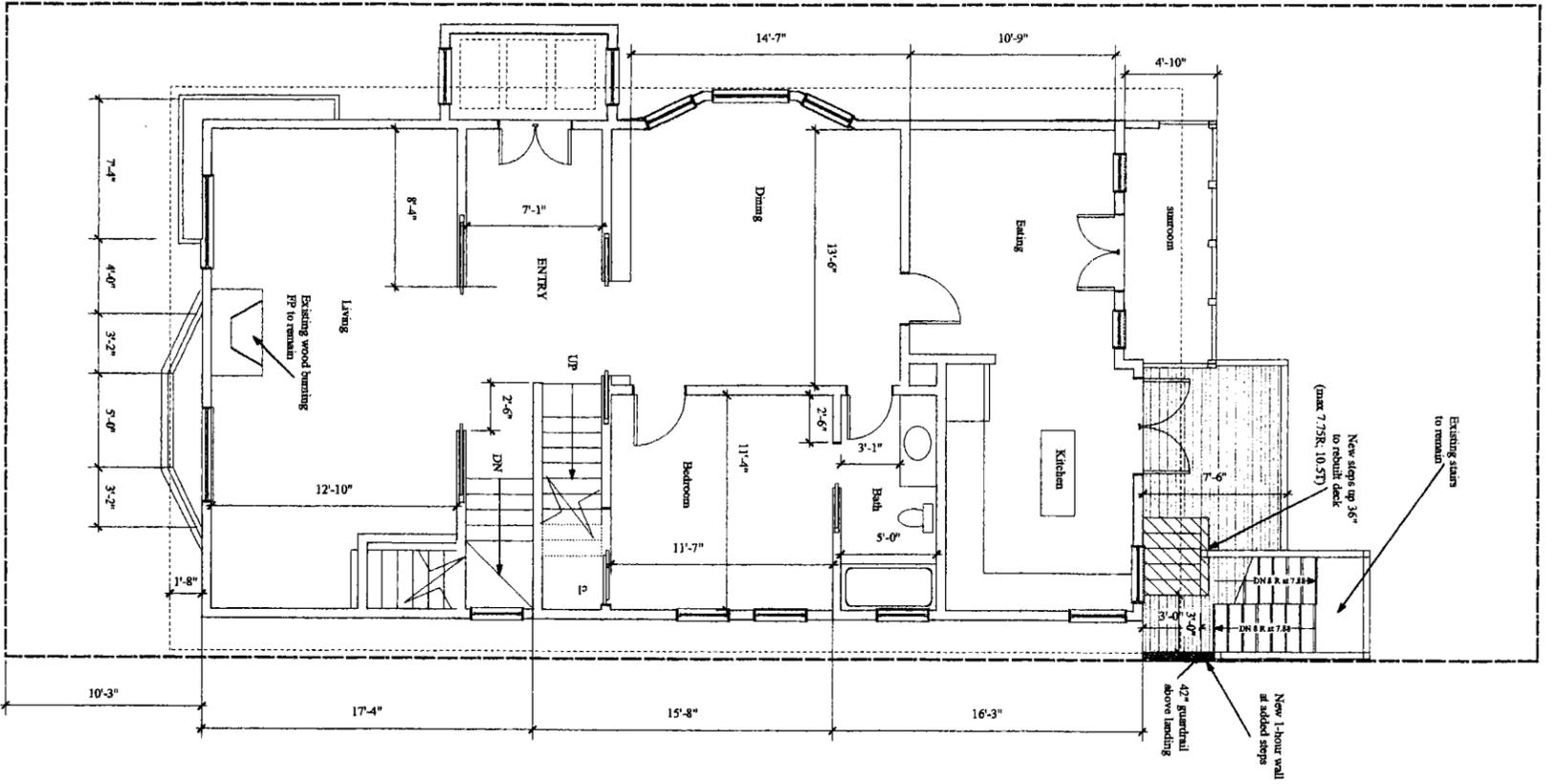
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May 19, 2011	
July 11, 2011	

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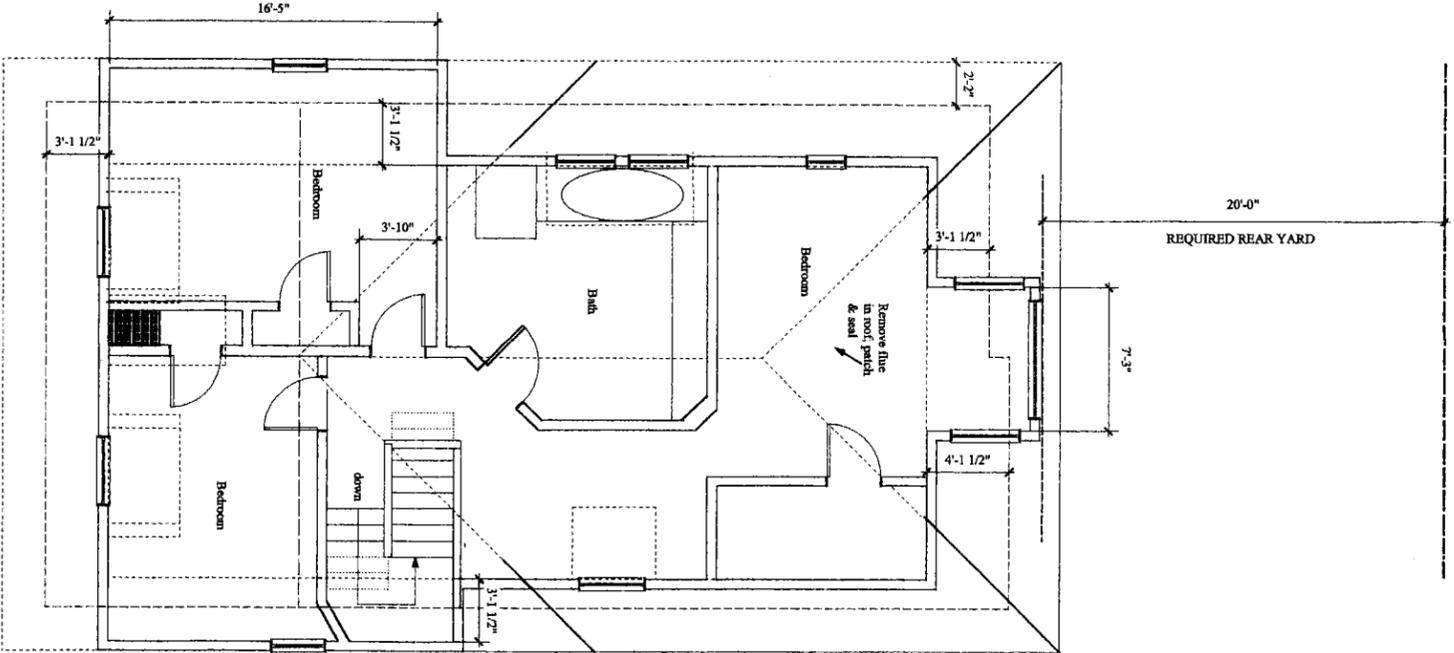
for Inger Conrad
 & Mari LeMaire
 (707) 939-2968

ALTERATION & VARIANCE
 2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002

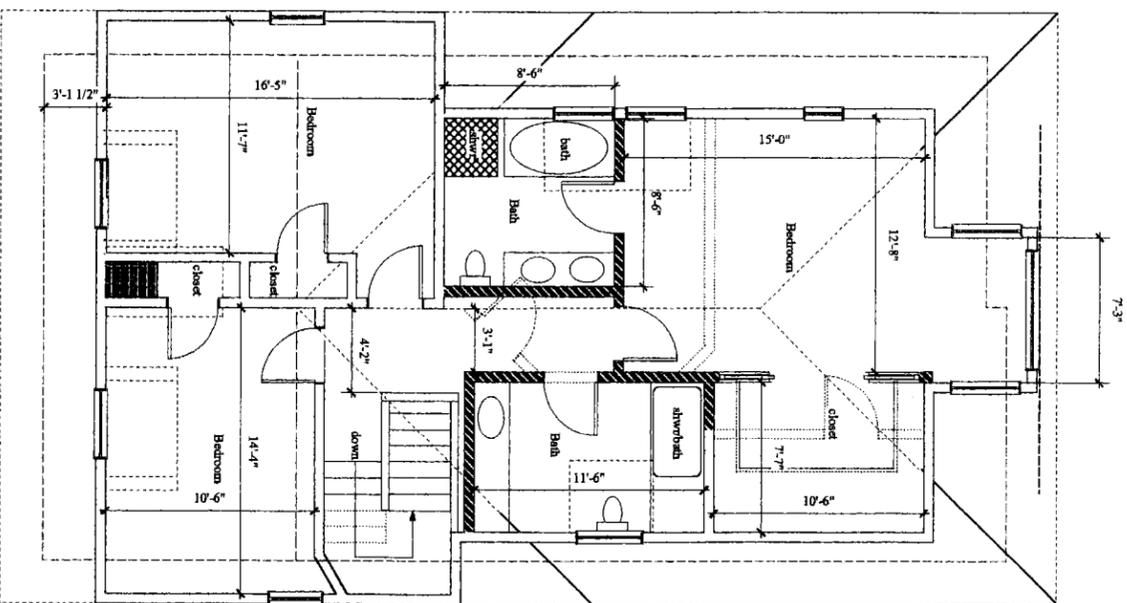
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 U.O.B.
 Design: SA
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 of Sheets



C EXISTING 2nd FLR-NEW THIRD FLOOR PLAN
 Scale: 1/4" = 1'-0"
 2857 Broderick
 1393 sq ft

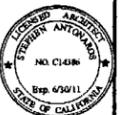


D EXISTING THIRD FLR PLAN
 Scale: 1/4" = 1'-0"
 2857 Broderick
 1096 sq ft



D1 ALTERED 3rd FLR- NEW FOURTH FLR PLAN
 Scale: 1/4" = 1'-0"
 2857 Broderick
 1096 sq ft

new partition
 old partition (to be removed)



ALTERATION & VARIANCE
 2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002

for Inger Conrad
 & Marri LeMaire
 (707) 939-2968

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May 19, 2011	
July 11, 2011	

Date	August 10
Scale	1/8" = 1'-0"
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Job	
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of	3



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Apr 05, 2011	
Apr 26, 2011	
May 06, 2011	
May 19, 2011	
July 22, 2011	

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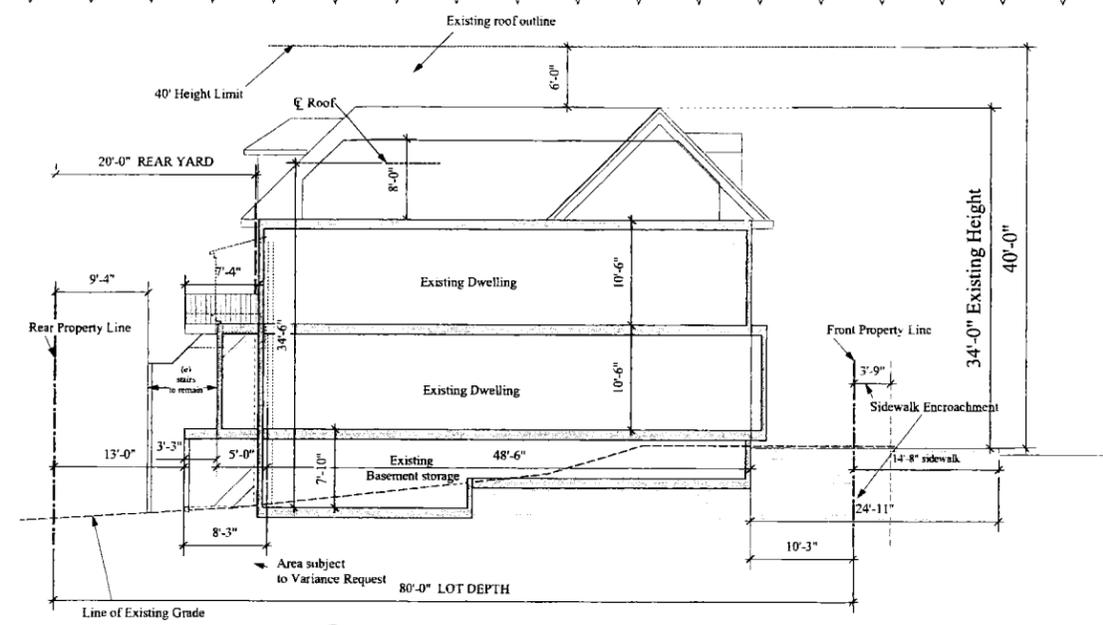
for Roger Conrad
& Mari LeMaire
(707) 939-2968

ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

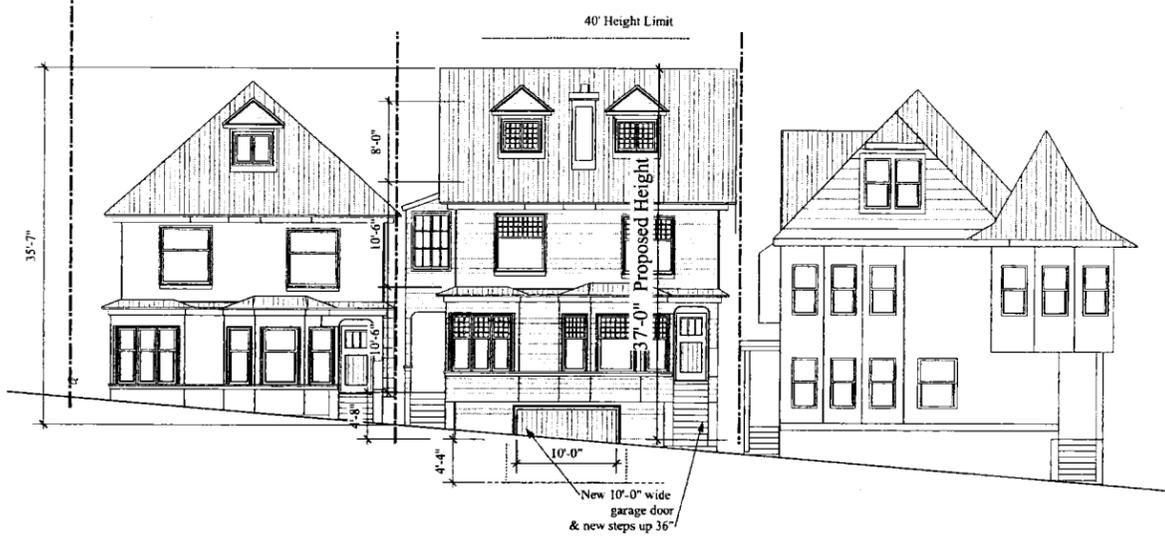
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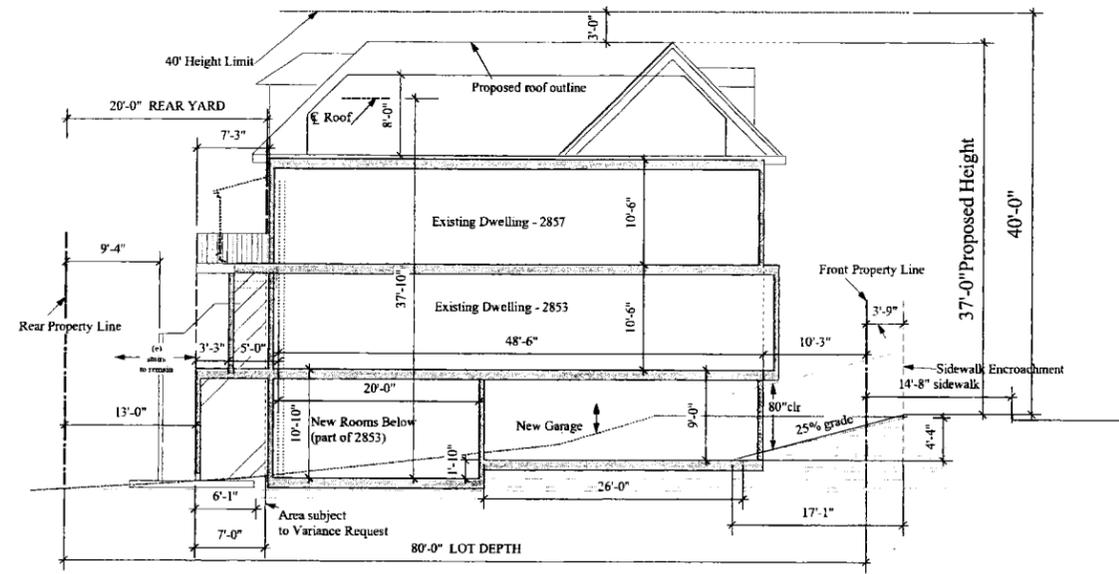
A EXISTING ELEVATION- 2853 & 2857 BRODERICK
A5 Scale: 1/8" = 1'-0"



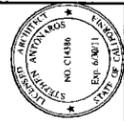
C Existing Building Section
A5 Scale: 1/8" = 1'-0"



B NEW ELEVATION- 2853 & 2857 BRODERICK (raised 36")
A5 Scale: 1/8" = 1'-0"



D New Building Section- RAISED
A5 Scale: 1/8" = 1'-0"



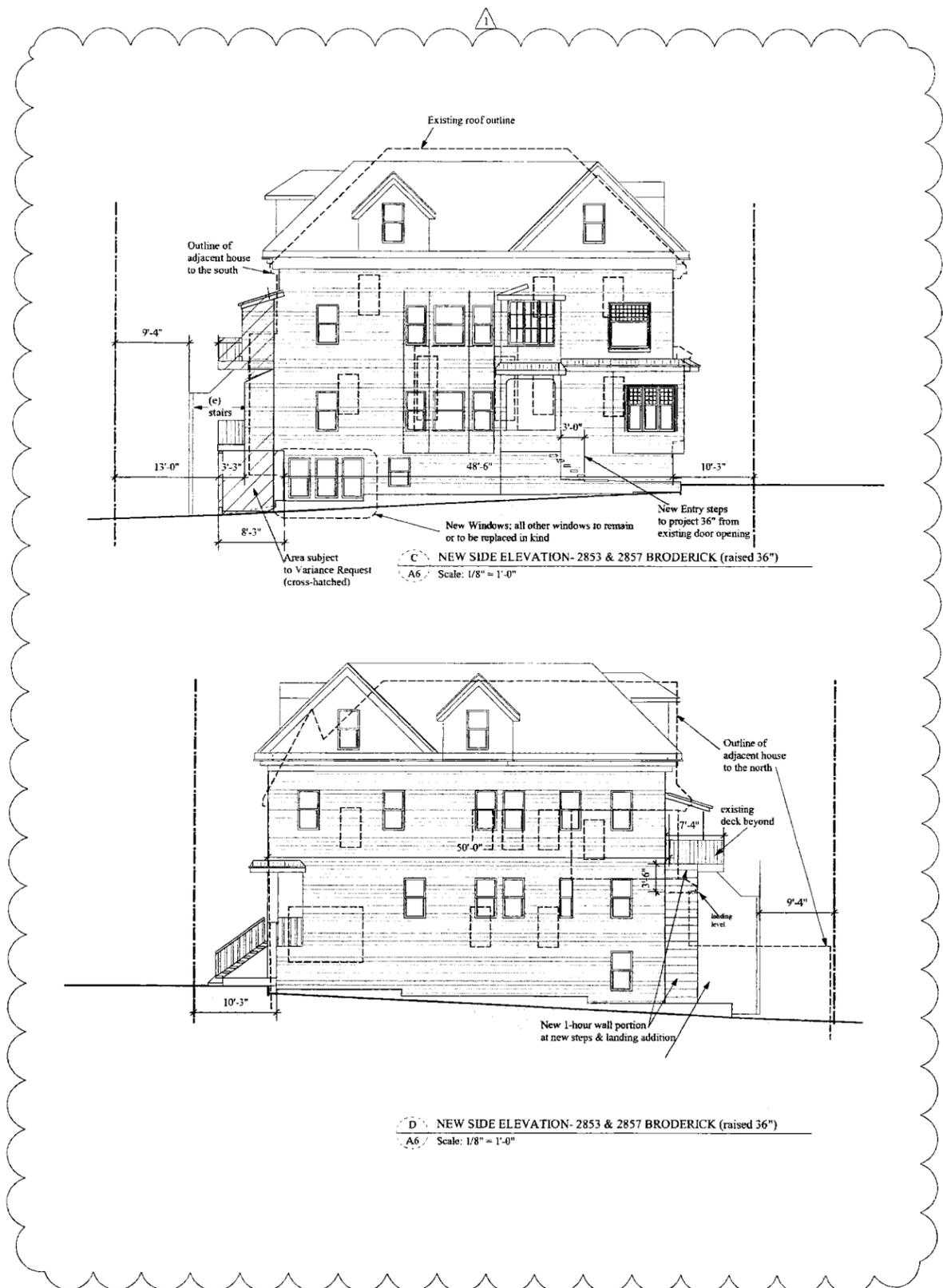
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May 06, 2011	
May 19, 2011	
July 22, 2011	▲



A EXISTING REAR ELEVATION- 2853 & 2857 BRODERICK
 A6 Scale: 1/8" = 1'-0"



B NEW REAR ELEVATION- 2853 & 2857 BRODERICK (raised 36")
 A6 Scale: 1/8" = 1'-0"



C NEW SIDE ELEVATION- 2853 & 2857 BRODERICK (raised 36")
 A6 Scale: 1/8" = 1'-0"

D NEW SIDE ELEVATION- 2853 & 2857 BRODERICK (raised 36")
 A6 Scale: 1/8" = 1'-0"

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 & Mari LeMaire
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ALTERATION & VARIANCE

2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002

Date	August '10
Scale	1/8"=1'-0"
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Job	
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07	Sheets