



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 4, 2013

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*Date:* March 28, 2013  
*Case No.:* 2012.0266DDDDDE  
*Project Address:* 535 El Camino Del Mar  
*Permit Application:* 2011.12.12.0456  
*Zoning:* RH-1(D) [Residential, House: One-Family, Detached]  
40-X Height and Bulk District  
*Block/Lot:* 1326/019  
*Project Sponsor:* Elmer Lin, Architect  
Kuth-Ranieri Architects  
725 Greenwich Street, 4th Floor  
San Francisco, California 94133  
*Staff Contact:* Elizabeth Watty – (415) 588-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project proposes an approximately 516 square-foot expansion of the existing 3,580 square-foot single-family residence; a change to the shape of the roof over the kitchen, making it match the sloped roof over the living room; enclosure of the front entry vestibule with sliding glass doors; replacement of all windows with double glazed windows within the existing window openings; insertion of a new window behind the trellis on the front façade; and various interior alterations. The addition would primarily expand the existing partial second floor addition, which is located above the garage, forward, toward the north.

### SITE DESCRIPTION AND PRESENT USE

535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28<sup>th</sup> Avenues in the Sea Cliff neighborhood of San Francisco. 535 El Camino Del Mar is located on an irregular-shaped corner lot measuring 107 feet x 103 feet within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District. The building sits on a terraced promontory facing north and west towards the Pacific Ocean along El Camino Del Mar.

The property contains a one-story, single-family residence constructed in 1951. Above the one-story garage at the rear of the property is a small second floor that consists of a bedroom and bathroom; the bedroom and bathroom are accessible from within the garage and from the exterior of the home, and together measure approximately 23 feet by 15 feet. The residence is designed in a Modern Ranch architectural style, with a low-slung one-story massing, U-shaped floor plan, central courtyard, floor to ceiling glazed openings to provide views, large three-part picture windows on the primary facade, redwood siding and stucco materials, and a combination of flat and hip roofs.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is a corner lot located on El Camino Del Mar, which is situated along the northern edge of the Sea Cliff neighborhood, at the northwest corner of San Francisco overlooking the Pacific Ocean and the Golden Gate Bridge. The property to the east consists of a tall two-story detached single-family home built in 1948, and the adjacent building to the south consists of a three-story detached single-family home built in 1924. The property abuts to the rear an easement, from which properties fronting El Camino Del Mar and 28<sup>th</sup> Avenue access their garages.

Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco. The Sea Cliff neighborhood is distinguished by its Garden City-inspired planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and most of the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1930, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood. The subject property appears to have remained vacant until the existing building was constructed in 1951.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 24, 2012 – January 22, 2013	January 22, 2013	April 4, 2013	72 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 25, 2013	March 25, 2013	10 days
Mailed Notice	10 days	March 25, 2013	March 25, 2013	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	0
Other neighbors on the block or directly across the street	2	4	0
Neighborhood groups	2	0	0

The five DR Requestors (one of whom is an adjacent neighbor, the other four are located behind the property fronting 28<sup>th</sup> Avenue) expressed concerns about the project. The Department also received support for the project from PAR (Planning Association of the Richmond), Lincoln Park Homeowners Association, and five other individuals – one of whom is the adjacent neighbor to the east. Two of the other supporters live across the street on the north side of El Camino Del Mar.

### **DR REQUESTOR #1**

Arnold and Doreen Greenberg, 125 – 28<sup>th</sup> Avenue, San Francisco, CA 94121. The DR Requestor's property is behind the subject property, and three properties to the south.

### **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated January 22, 2013, along with supplemental materials submitted by Stephen Williams, dated March 25, 2013, and Joseph Butler, dated March 25, 2013.

### **PROJECT SPONSOR'S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated March 04, 2013, along with a brief submitted by Daniel Frattin of Reuben, Junius & Rose, LLP, dated March 27, 2013.

### **DR REQUESTOR #2**

Daniel and Constance Neustein, 119 – 28<sup>th</sup> Avenue, San Francisco, CA 94121. The DR Requestor's property is behind the subject property, and two properties to the south.

### **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated January 22, 2013, along with supplemental materials submitted by Stephen Williams, dated March 25, 2013, and Joseph Butler, dated March 25, 2013.

### **PROJECT SPONSOR'S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated March 04, 2013, along with a brief submitted by Daniel Frattin of Reuben, Junius & Rose, LLP, dated March 27, 2013.

### **DR REQUESTOR #3**

Joe Peta and Caitlin Sims, 109 – 28<sup>th</sup> Avenue, San Francisco, CA 94121. The DR Requestor's property is directly behind the subject property.

### **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated January 22, 2013, along with supplemental materials submitted by Stephen Williams, dated March 25, 2013, and Joseph Butler, dated March 25, 2013.

### **PROJECT SPONSOR'S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated March 04, 2013, along with a brief submitted by Daniel Frattin of Reuben, Junius & Rose, LLP, dated March 27, 2013.

#### **DR REQUESTOR #4**

Jesse Ma and Emily Wang, 549 El Camino Del Mar, San Francisco, CA 94121. The DR Requestor's property is the adjacent property to the south.

#### **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated January 22, 2013, along with supplemental materials submitted by Stephen Williams, dated March 25, 2013, and Joseph Butler, dated March 25, 2013.

#### **PROJECT SPONSOR'S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated March 04, 2013, along with a brief submitted by Daniel Frattin of Reuben, Junius & Rose, LLP, dated March 27, 2013.

#### **DR REQUESTOR #5**

Martin and Nancy Feldman, 115 – 28<sup>th</sup> Avenue, San Francisco, CA 94121. The DR Requestor's property is behind the subject property, and one property to the south.

#### **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated January 22, 2013, along with supplemental materials submitted by Stephen Williams, dated March 25, 2013, and Joseph Butler, dated March 25, 2013.

#### **PROJECT SPONSOR'S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated March 04, 2013, along with a brief submitted by Daniel Frattin of Reuben, Junius & Rose, LLP, dated March 27, 2013.

#### **ENVIRONMENTAL REVIEW**

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

#### **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Team (RDT) reviewed this project upon the filing of the five DRs and concluded that the project was appropriate as designed. The main issues raised in the DR Requests include the project's adverse effect on a historic structure, its incompatibility with the neighborhood character, including the prevailing heights and roof forms; its effect on neighboring properties' access to light, privacy, and midblock open space; and the invasion of nonnative species caused by the green roof.

Primarily, the RDT felt that the project is approvable and consistent with the Residential Design Guidelines (RDGs) because the existing house is a one-story structure surrounded by two and three-story structures. The addition of a small second-story addition set back approximately 18 feet from the closest front building wall (approximately 35 feet from the front property line) is a very modest addition that remains consistent with the varied heights and architectural styles of adjacent structures, in addition to the character of buildings within the surrounding Sea Cliff neighborhood.

The concerns about the project's adverse effect on neighboring properties light, air, privacy, and mid-block open space are unfounded, since the project is located a significant distance from most of the DR Requestors' properties (ranging from between approximately 40 feet and 135 feet). The addition is separated by a private easement (at the rear) from four of the DR Requestors' properties. There is also no expansion to the existing building footprint; therefore, the project will not adversely affect the existing pattern of open space.

Furthermore, the addition has been sensitively designed to be an appropriate addition to a historic resource, and has been reviewed and approved by the Department's historic preservation staff. Although the subject building was determined to be a historic resource, an impact analysis was conducted by a preservation planner and the project was determined to be consistent with the Secretary's Standards and to not have a significant impact.

Lastly, the Department supports living roofs as a positive green building feature and encourages them wherever feasible. The addition of a green roof does not create an "exceptional or extraordinary circumstance" that would warrant changes to the project.

**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.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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**Attachments:**

- CEQA Documents
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Applications
- DR Requestors' briefs, dated March 25, 2013
- Letters of Support
- Response to DR Application dated March 4, 2013, March 27, 2013
- Reduced Plans

*EW: G:\Documents\DRs\535 El Camino del Mar\PC Packet\DR - Abbreviated Analysis.doc*



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS

535 El Camino del Mar

BLOCK/LOT(S)

1326/019

CASE NO.

2012.0266E

PERMIT NO.

2011.1212.0456

PLANS DATED

10/24/2012

Addition/ Alteration (detailed below)

Demolition (requires HRER if over 50 years old)

New Construction

### STEP 1 EXEMPTION CLASS

**Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

**Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

#### NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

**Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

**Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

**Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

**Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

**Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

#### NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP  
11/20/12

**STEP 3** PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource** ( over 50 years of age ) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible** ( under 50 years of age ) **GO TO STEP 6**

**STEP 4** PROPOSED WORK CHECKLIST ( To be completed by Project Planner )

If condition applies, please initial.

- 1. **Change of Use and New Construction** (tenant improvements not included).
- 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**NOTE:**  
Project Planner must check box below before proceeding.

- Project is **not listed:**  
**GO TO STEP 5**
- Project **does not conform** to the scopes of work:  
**GO TO STEP 5**
- Project involves **4 or more** work descriptions:  
**GO TO STEP 5**
- Project involves **less than 4** work descriptions:  
**GO TO STEP 6**

**STEP 5** CEQA IMPACTS - ADVANCED HISTORICAL REVIEW ( To be completed by Preservation Planner )

If condition applies, please initial.

- 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- 2. **Interior alterations to publicly-accessible spaces.**

\_\_\_\_\_ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

*gah* 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

\_\_\_\_\_ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

\_\_\_\_\_ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

*gah* 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

\_\_\_\_\_ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: \_\_\_\_\_  
\_\_\_\_\_

\* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: \_\_\_\_\_  
\* Attach *Historic Resource Evaluation Report*

b. Other, please specify: \_\_\_\_\_

\* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**  
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

\_\_\_\_\_  
*Preservation Planner Initials*

**Project Can Proceed With Categorical Exemption Review.**

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

**GO TO STEP 6**

*gah*  
\_\_\_\_\_  
*Preservation Planner Initials*

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION** ( To be completed by Project Planner )

**Further Environmental Review Required.**  
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*. \_\_\_\_\_

**No Further Environmental Review Required.** Project is categorically exempt under CEQA.

*Gretchen A. Hilgard*  
\_\_\_\_\_  
Planner's Signature  
*Gretchen A. Hilgard*  
\_\_\_\_\_  
Print Name

*11/21/12*  
\_\_\_\_\_  
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



## **Historic Resource Evaluation Response REVISED PART II ANALYSIS**

*Preservation Planner:* Gretchen Hilyard  
(415) 575-9109  
[gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)

*Project Address:* **535 El Camino Del Mar**

*Block/Lot:* 1326/019

*Case No.:* **2012.0266E**

*Date of Review:* August 14, 2012 (Part I)  
September 21, 2012 (Part II)  
November 2, 2012 (Revised Part II)

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### **PART II: REVISED PROJECT EVALUATION**

**Proposed Project:**  Demolition  Alteration

**Per Drawings Dated:** 10/24/2012 by Gene Schnair, FAIA

#### **Project Description:**

The proposed project associated with Building Permit Application No. 2011.1212.0456 has been revised and the scope of work entails the following changes to the historic resource:

- Remodel the existing second story bedroom/bathroom over garage to serve as a bathroom/closet for a new 3<sup>rd</sup> bedroom over the existing study. This alteration will involve the construction of an approximately 516-square-foot addition to the existing 3,580-square-foot single family residence for a total of 4,096 square feet. The existing one-story addition at the northeast corner of the roof will be extended approximately 20 feet to the north and the new addition will rise approximately 12 feet above the existing first floor roofline. The resulting addition will be setback 10 feet south of the ridgeline and approximately 20 feet from the face of the north façade. The addition features a flat roof detailed in stucco with full-height, double-paned metal windows;
- Remove the existing access stairs to the 2<sup>nd</sup> story addition accessed through the garage and replace with a new stair providing access through the main house;
- Replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room;
- Add a green roof over the new stair;
- Remodel the kitchen, bathroom, and interior finishes;

- Replace all windows with double glazed windows within the existing window openings;
- Insert a single casement window behind the trellis on the primary façade to provide a second means of egress from the bedroom to meet life safety requirements;
- Enclose the front entry vestibule with sliding glass doors within the existing opening;
- Replace roof materials.

**Project Evaluation:**

**Subject Property/Historic Resource:**

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

**California Register-eligible Historic District or Context:**

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRER) dated September 21, 2012. The proposed work will retain the character-defining features of the historic resource, including the low-slung, one-story massing; fenestration pattern of the primary façade, horizontal wood louvers; redwood siding and stucco; and other features.

In addition to the scope of work evaluated in the Part II HRER, the insertion of the casement window on the primary façade and enclosure of the front entry vestibule were not evaluated as part of the original proposal. These changes were found to conform to the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* for the following reasons:

- The insertion of a single casement window on the primary façade is required for life safety as a second means of egress for the front bedroom. The window is simply detailed and matches the overall dimensions, configuration, materials and type of the existing windows. This window will blend in with the character of the historic façade and the location of the window behind the trellis minimizes visibility of this feature from the public right-of-way. The insertion of the window will not alter the essential form and integrity of the historic property and will be understood as a contemporary alteration. The project is found to conform to Standards 3, 9 and 10 for these reasons.
- The enclosure of the front entry vestibule with sliding glass doors within the existing opening will maintain the existing form and dimensions of the vestibule. The glass doors will allow for transparency and will not disrupt the view or character of the primary façade. The insertion of the doors will not result in the loss of historic fabric, will not alter the essential form and integrity

of the historic property, and will be understood as a contemporary alteration. The project is found to conform to Standards 3, 9 and 10 for these reasons.

The enclosure of the front entry vestibule, insertion of a single casement window and construction of a rooftop addition will not have an adverse impact to the historic resource as proposed. The proposed project complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

*Please note that any revisions to the project will require further CEQA review.*

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## PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:   
Tina Tam, Senior Preservation Planner

Date: 11-16-2016

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File  
Elizabeth Watty, Project Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date* September 21, 2012  
*Case No.:* **2012.0266E**  
*Project Address:* **535 El Camino Del Mar**  
*Zoning:* RH-1 (Residential – House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1326/019  
*Date of Review:* August 14, 2012 (Part I)  
September 21, 2012 (Part II)  
*Staff Contact:* Gretchen Hilyard (Preservation Planner)  
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### PART II: PROJECT EVALUATION

#### PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1951, the subject building at 535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28<sup>th</sup> Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated August 14, 2012), the Department has determined that the subject property is eligible for inclusion on the California Register as an individual resource under Criterion 3 as a rare example of the ranch house typology in San Francisco. 535 El Camino Del Mar is therefore changed to a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character-defining features of 535 El Camino Del Mar include:

- Low-slung, one-story massing,
- U-shaped floor plan,
- Central courtyard,
- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Vertical wood plank trellis,
- Decorative wood planter box,
- Terra cotta entry stairs with metal railings,
- Brick stairs providing access from street (public property, not owned by project sponsor),

- Redwood siding and stucco,
- Combination of flat and hip roofs,
- Low-scale shrubs and foundation plantings along the primary façade.

535 El Camino Del Mar is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

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**Proposed Project**

Demolition

Alteration

**Per Drawings Dated:** December 6, 2011 by Gene Schnair, FAIA

**Project Description**

535 El Camino Del Mar is a one-story, single-family, wood-frame residence constructed in 1951. The residence is designed in a Modern Ranch architectural style. The proposal includes the construction of an approximately 535-square-foot addition on the roof, replacement of all windows, addition of terra cotta cassette louvers around window surrounds, alteration of select areas of exterior cladding, and interior remodeling.

In detail, 535 El Camino Del Mar would be altered as follows:

- Remodel the existing second story bedroom/bathroom over garage to serve as a bathroom/closet for a new 3<sup>rd</sup> bedroom over the existing study. This alteration will involve the construction of an approximately 535-square-foot addition to the existing 3,580-square-foot single family residence for a total of 4,115 square feet. The existing one-story addition at the northeast corner of the roof will be extended approximately 20 feet to the north and the new addition will rise approximately 12 feet above the existing roofline. The resulting addition will be setback 10 feet south of the ridgeline and approximately 22 feet from the face of the north façade. The addition features a shed roof detailed in stucco with full-height, double-paned metals windows;
- Remove the existing access stairs to the 2<sup>nd</sup> story addition accessed through the garage and replace with a new stair providing access through the main house;
- Replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room;
- Add a green roof over the new stair;
- Remodel the kitchen, bathroom, and interior finishes;
- Replace all windows with double glazed windows (some within existing window openings, and some new openings);
- Add a new terra cotta cassette louvers in painted structural steel frames around windows; and
- Replace roof materials.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

#### California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the alteration and removal of character-defining façade materials such that the resulting project would materially impair the significance of the eligible historic resource by altering its character-defining features.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

#### **Standard 2.**

*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include the replacement of all existing windows with new double-glazed windows with terra cotta cassette louvers, alteration of existing window and door openings, addition of new windows, and removal of some exterior horizontal wood cladding. The project will result in a major change to the historic character of the facades from their original appearance.

The proposed project will result in the alteration of the following character-defining features of the property:

- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Redwood siding and stucco.

These changes will result in the loss of distinctive materials and will alter the features that characterize a property.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

**Standard 3**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the addition of terra cotta cassette louvers to the top and bottom of the windows on the north, east and west facades, which are visible from the public right-of-way of this large corner lot. Historically, the building featured horizontal wood louvers below 1-2 windows on the north and west facades, which were functional elements that also provided visual accents to the exterior. The number, style, materials and character of the proposed terra cotta cassette louvers would overwhelm the exterior facades and contrast drastically with the historic appearance. These elements are conjectural in nature and would create a false sense of historical development at the property.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

**Standard 5.**

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

The proposed project includes the removal of the existing horizontal wood louvers, alteration of the existing windows through the introduction of non-compatible terra cotta cassette louvers, and the removal of portions of the exterior horizontal wood cladding. These changes will alter the distinctive materials, features, finishes and craftsmanship of the property.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

**Standard 9.**

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

The proposed project includes the expansion of the existing second-story addition to the north. The existing addition was a previous alteration to the property and is not considered character-defining. The new addition is one-story in height and set back from the primary façade. It includes full-height windows with a stucco frame and shed roof. The addition rises approximately 12 feet above the existing roofline and will alter the overall proportion, massing and scale of the historic resource as this feature may be visible from the public right-of-way. The use of glazing will differentiate the addition from the historic main house.

The materials and general design of the addition maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials and features and spatial relationships. However, the height of the addition is out of scale with the overall scale, proportion and massing of the property such that the spatial relationship that characterize the property would be impacted.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

**Standard 10.**

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

The proposed addition expands the existing addition, which is a previous alteration and not considered a character-defining portion of the property. The addition is relatively small scale and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves the addition of terra cotta cassette louvers to the top and bottom of the windows on the north and west facades, which are visible from the public right-of-way of this large corner lot. Historically, the building featured horizontal wood louvers below 1-2 windows on the north and west facades, which were functional elements that also provided visual accents to the exterior. The number, style, materials and character of the proposed terra cotta cassette louvers would overwhelm the exterior facades and contrast drastically with the historic appearance. These elements will alter the essential form and integrity of the historic property by altering the appearance of the publically visible façades.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

**Summary**

Overall, the Department finds that the project is not consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 535 El Camino Del Mar will have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed alteration of the windows and façade materials of the building are incompatible alterations that will impair the property's significance. Alternately, the height of the proposed second-story addition results in an impact to the overall massing, proportion and scale of the building.

In order to not have a significant adverse impact on the historic resource, the proposed project should be revised as follows:

1. Remove the proposed terra cotta cassette louvers from the project scope;
2. Where window replacement is required, replace windows in-kind, with the same material, type, operation, and profile dimension as the existing windows, within the existing window openings;
3. Retain all original exterior cladding materials.
4. Simplify the roof form of the proposed addition by flattening out the roof at the approximate center of the proposed shed roof. This change will minimize the visibility of the addition from the public right-of-way and this roof form is more consistent with the existing roof plan. Please provide visibility studies of the revised design to show where the addition will be visible from vantages across the street.

**PART II: SENIOR PRESERVATION PLANNER REVIEW**

Signature:   
Tina Tam, *Senior Preservation Planner*

Date: 10-11-2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File  
Elizabeth Watty, Project Planner

*GH: G:\Documents\HRER\535 El Camino del Mar\535 El Camino del Mar HRER\_Part II.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date* August 14, 2012  
*Case No.:* 2012.0266E  
*Project Address:* 535 El Camino Del Mar  
*Zoning:* RH-1 (Residential – House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1326/019  
*Date of Review:* August 14, 2012 (Part 1)  
*Staff Contact:* Gretchen Hilyard (Preservation Planner)  
(415) 575-9109  
[gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28<sup>th</sup> Avenues in the Sea Cliff neighborhood of San Francisco. 535 El Camino Del Mar is located on an irregular-shaped corner lot measuring 107 ft. x 103 ft. within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The building sits on a terraced promontory facing north and west towards the Pacific Ocean along El Camino Del Mar.

The subject property contains a one-story, single-family, wood-frame residence constructed in 1951. The residence is designed in a Modern Ranch architectural style and notable historic features include: low-slung one-story massing, U-shaped floor plan, central courtyard, floor to ceiling glazed openings to provide views, large three-part picture windows on primary facade, awning and casement windows, horizontal wood louvers, terra cotta entry stairs, brick stairs providing access from street, redwood siding and stucco materials, combination of flat and hip roofs and other decorative details.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1951).

#### Neighborhood Context and Description

The subject property is located along the northern edge of the Sea Cliff neighborhood, at the northeast corner of San Francisco overlooking the Pacific Ocean and the Golden Gate. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco. The earliest subdivisions of the neighborhood were in 1906, 1908, and 1913. The

sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.<sup>1</sup> Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in a neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes.

The Sea Cliff neighborhood is distinguished by its Garden City-inspired planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1930, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood.<sup>2</sup> The subject parcel appears to have remained vacant until the existing building was constructed in 1951. There are several notable examples of architect-designed modern single-family residences in Sea Cliff, a few of these include: 535 El Camino Del Mar (1951, J. Lloyd Conrich), 890 El Camino Del Mar (1963, Joseph Esherick), 100 32<sup>nd</sup> Avenue (1963, Joseph Esherick), and 850 EL Camino Del Mar (1958, William Wurster, altered).

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1951	Period of Significance: 1906 - 1930

<sup>1</sup> Kelley & VerPlanck Historical Resources Consulting, LLC. Lowe Residence: Historic Resource Evaluation. March 25, 2009, 19-20.

<sup>2</sup> Ibid, 36.

<input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor
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Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by the property owner, Gene Schnair, and found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 3.

**Criterion 1: Property 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.**

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

535 El Camino Del Mar was constructed 1951 and designed by J. Lloyd Conrich. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under this Criterion.

The development period of the Sea Cliff neighborhood spans approximately 25 years (1906 – 1930) and is represented by a variety of architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. While the development of Sea Cliff as a residential neighborhood after the 1906 Earthquake and Fire contributes to the City's post-disaster development history (along with many of the western neighborhoods), it is the Department's conclusion that there does not appear to be a collection of buildings from this period that represents a significant event or series of events. If a potential historic district of post-disaster development were to be identified, constructed in 1951, 535 EL Camino Del Mar would fall outside of the period of significance.

It is therefore determined that there is no California Register-eligible historic district in Sea Cliff under Criterion 1 or an individually eligible resource under this Criterion.

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

Building permit records indicate that original owner of 535 El Camino Del Mar was Milton Meyer. Meyer commissioned the construction of the property in 1951 and owned it until 1960. Ernest and Mariedi Anders purchased the property in 1960 and Mrs. Anders lived there as a widow until her death in 2009. During that time, Mrs. Anders operated a small business out of the home as a concert manager and agent for concert musicians. Upon her death, the property was transferred into a family estate and purchased by the current owners, Abby and Gene Schnair, in 2010. Records show that none of the persons associated with the building are important to local, regional or national past. Therefore, 535 El Camino Del Mar is not eligible under Criterion 2.

**Criterion 3: Property 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.**

535 El Camino Del Mar consists of a one-story single-family residence constructed in 1951. The building is a rare example of a Modern Ranch style residence in San Francisco. The property is a unique interpretation of the western ranch house form, first introduced by architect Cliff May in 1945 and popularized throughout California in the Post-World War II era. "Although widely adopted across California, the ranch house typology is rare in San Francisco, in part because the City's suburban areas were largely built up by the mid-1950s. Also, sprawling ranch houses consumed more land than was feasible in this dense, expensive and vertically oriented city."<sup>3</sup> The low slung house at 535 El Camino Del Mar also incorporates principles of the post-war period with its emphasis on indoor/outdoor living characteristic of California residential architecture during this period. The house was planned around a central courtyard and window and door openings were oriented to provide ventilation and views through the house to the outdoors (here with views to the Pacific Ocean). The property embodies the characteristics of a type, period and style and is a rare example in San Francisco. The design of the building is a distinct local interpretation of the western Ranch typology widely constructed throughout California. Therefore, 535 El Camino Del Mar appears to be eligible for listing in the California Register as an individual resource under Criterion 3 as a rare example of the ranch house typology in San Francisco.

Insufficient information was found about architect J. Lloyd Conrich's (b. 1903- d. 1983) body of work to conclusively determine if he should be considered a master architect and to place 535 El Camino Del Mar within his career. Conrich is mentioned in the list of architects outlined in the *San Francisco Architecture and Landscape Design (1935-1970) Context Statement*, which lists the apartment building at 566 Vallejo Street (1956) as an example of his work. He worked under the influential firm Hyman & Appleton from 1924-1927 and Bakewell & Brown from 1930-1932. Online research revealed that Conrich designed at least 31 theaters and over 200 projects throughout his career. According to the Supplemental Information Form prepared by the property owner, other examples of Conrich's work include: Telegraph Hill Tower, a double deck parking garage on Broadway and Montgomery Streets, San Francisco Produce Terminal, KPIX Radio and TV Station on Van Ness Avenue, Zanzibar Cocktail Lounge on Ocean Avenue, and the City of Vallejo Bowling Alley. His commissions included banks, gas stations, theaters, warehouses, stores, apartment buildings and San Francisco row houses, for which he was recognized as an expert for adapting residential designs to small lots. Conrich's papers are held at the University of California Berkeley, Environmental Design Archives and the California Historical Society. In order to qualify for listing as the work of a master architect, the property must express a particular phase in the development of the master's career, an aspect of his/her work, or an important idea or theme in the master's craft. In order to make a determination if the subject property should also be considered eligible under this criteria as the work of a master, a review of Conrich's other work would need to occur to place 535 El Camino Del Mar within the canon of his larger body of work.

The subject building is located within the potential Sea Cliff Historic District, roughly bounded by Sea Cliff Avenue to the north, 32<sup>nd</sup> Avenue to the west, California Street to the south, 27<sup>th</sup> Avenue to the east

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<sup>3</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, San Francisco Planning Department, 121.

with a jog east along El Camino Del Mar and north along to 25<sup>th</sup> Avenue. The historic district appears to be eligible for listing in the California Register under Criterion 3 (Architecture) as an example of a City-Beautiful inspired planned residential development in San Francisco. The period of significance would extend from 1906, the date the first Sea Cliff Subdivision was created until 1930, by which time the majority of the lots were occupied. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER Response, the subject property at 535 El Camino Del Mar was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

535 El Camino Del Mar was constructed in 1951 as a modern ranch house and is not associated with the context of the potential historic district. Therefore, 535 El Camino Del Mar would be considered a non-contributing property within the boundaries of the potential district. The building is individually eligible for listing under this Criterion according to the analysis above.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

Since its initial construction in 1951 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: construction of a second story addition over the garage to create a Maid's Room (1958, architect J. Lloyd Conrich), expansion of the Maid's Room several feet into the outer courtyard (1961, designer Gus Friedman). A glazed wind canopy also appears to have been constructed in the 1950s, but no documentation exists for this alteration.

Overall, 535 El Camino Del Mar retains sufficient integrity to convey its significance as a rare local example of the Western Ranch house such that would qualify the property for listing on the California Register as an individual resource under Criterion 3.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of 535 El Camino Del Mar include:

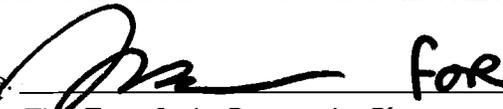
- Low-slung, one-story massing,
- U-shaped floor plan,
- Central courtyard,
- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Vertical wood plank trellises,
- Decorative wood planter boxes,
- Terra cotta entry stairs with metal railings,
- Brick stairs providing access from street,
- Redwood siding and stucco,
- Combination of flat and hip roofs,
- Low-scale shrubs and foundation plantings along the primary façade.

**CEQA Historic Resource Determination**

- Historical Resource Present
  - Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District

No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature:  for \_\_\_\_\_  
Tiffa Tam, Senior Preservation Planner

Date: 8/15/12

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\535 El Camino del Mar\535 El Camino del Mar HRER.doc

IMAGES



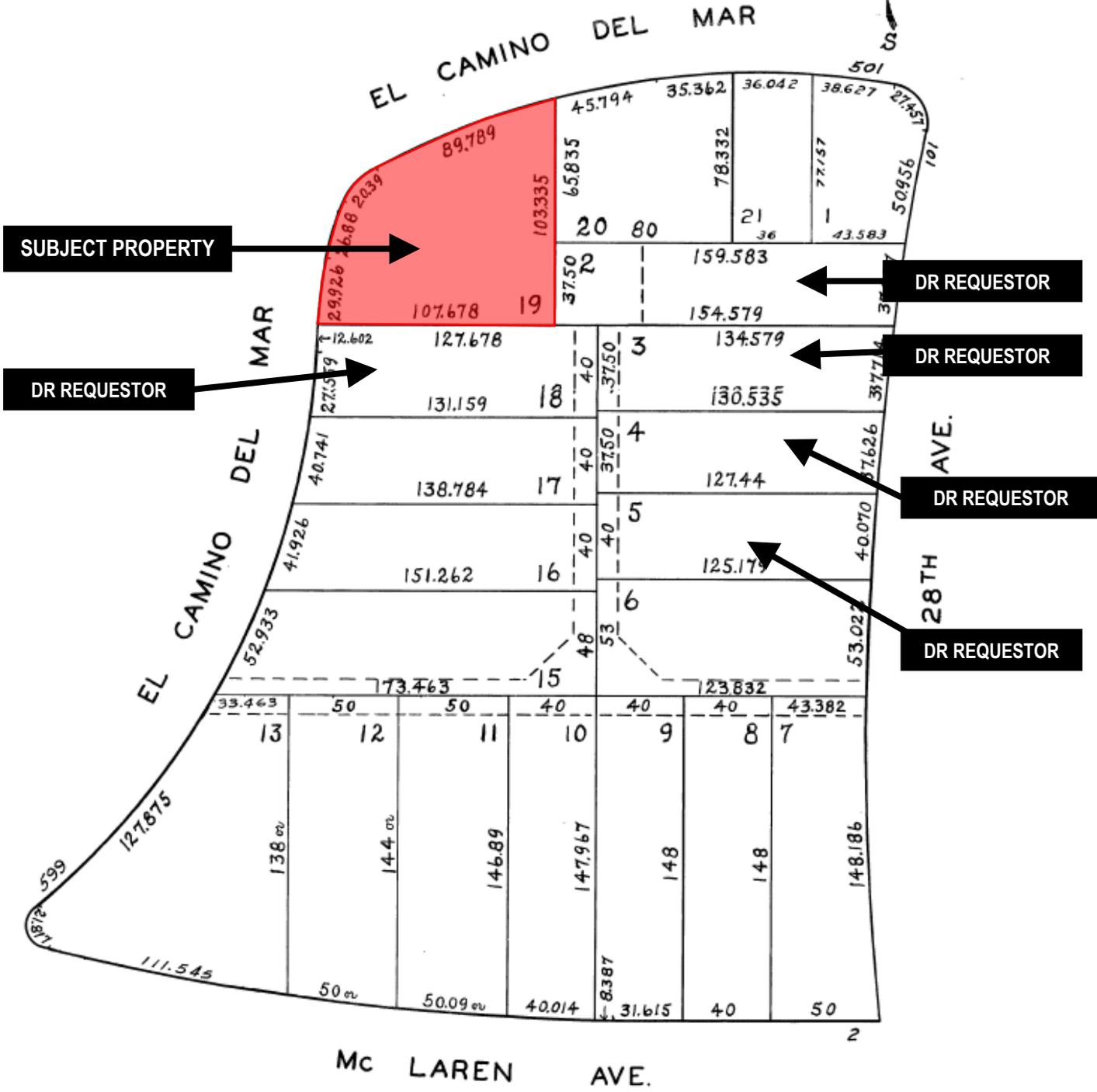
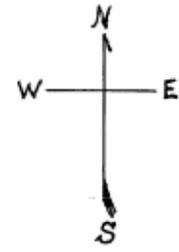
View of 535 El Camino Del Mar looking southeast, 2012. Image courtesy of Google Street View.



535 El Camino Del Mar looking southeast, 1957. Image courtesy of property owner.

# Block Book Map

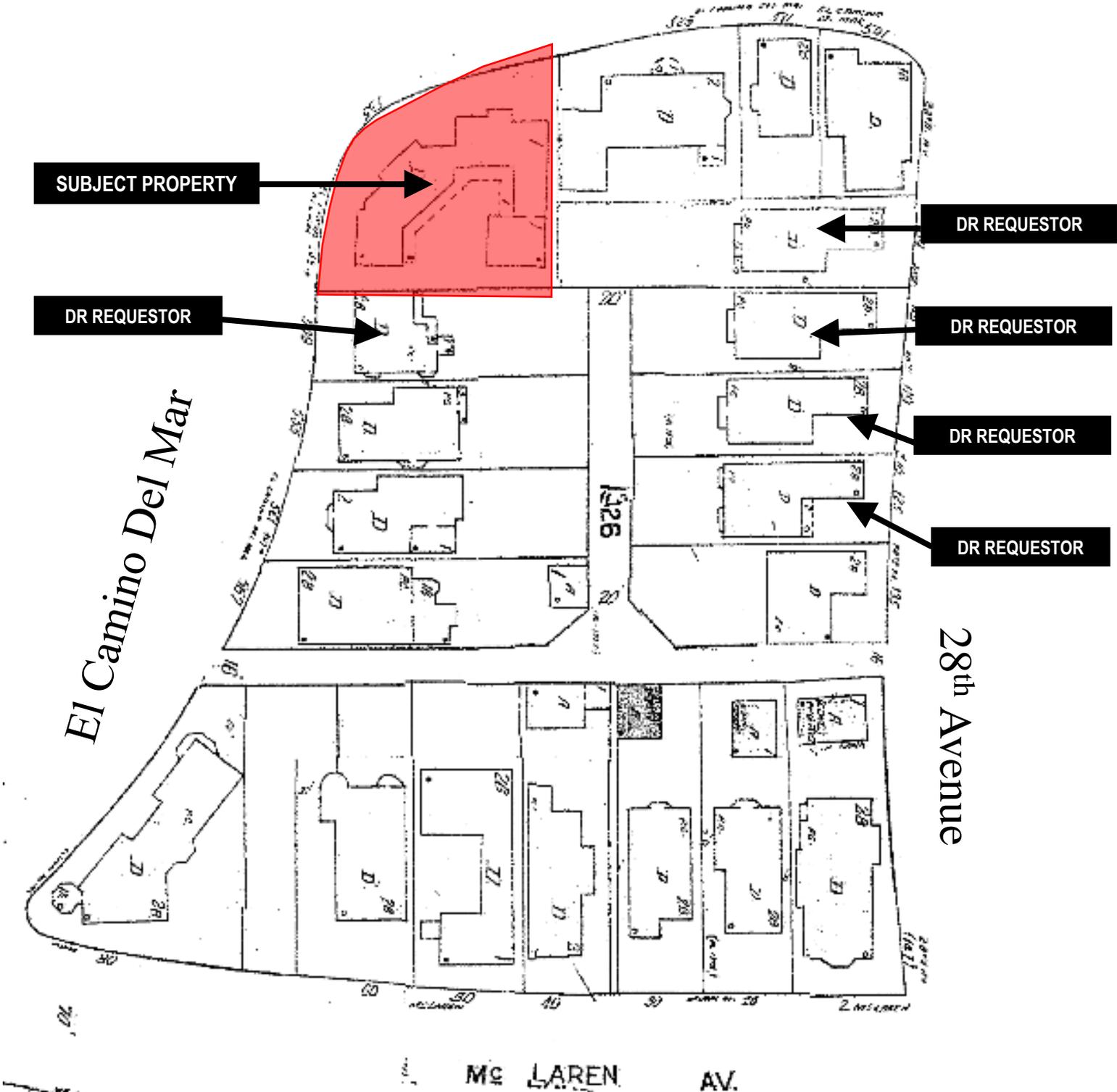
4 merged into lot 13-'51'



Abbreviated DR  
Vertical Addition  
Case Number 2012.0266DDDDDE  
535 El Camino Del Mar

# Sanborn Map\*

## El Camino Del Mar

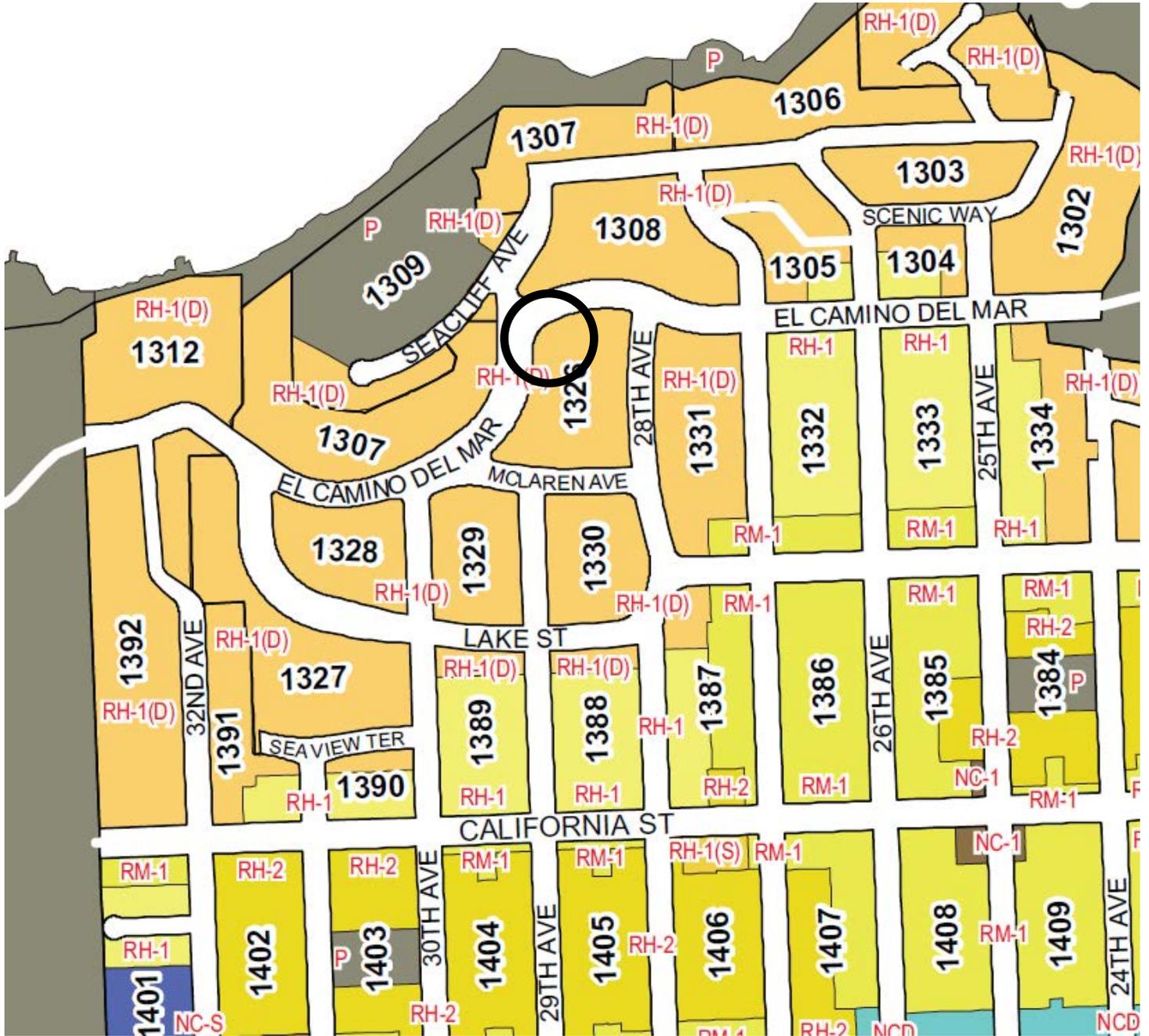


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



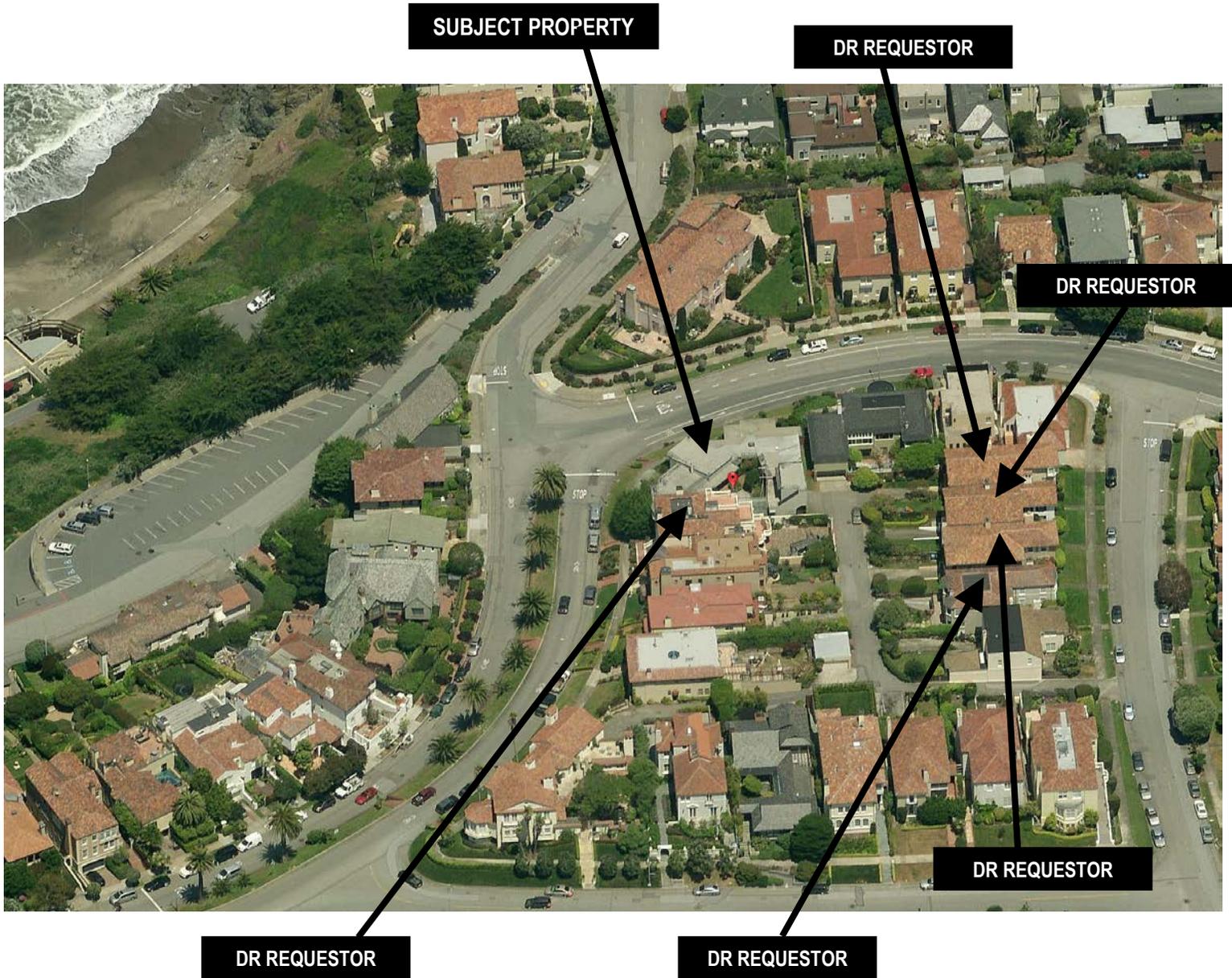
Abbreviated DR  
Vertical Addition  
Case Number 2012.0266DDDDDE  
535 El Camino Del Mar

# Zoning Map



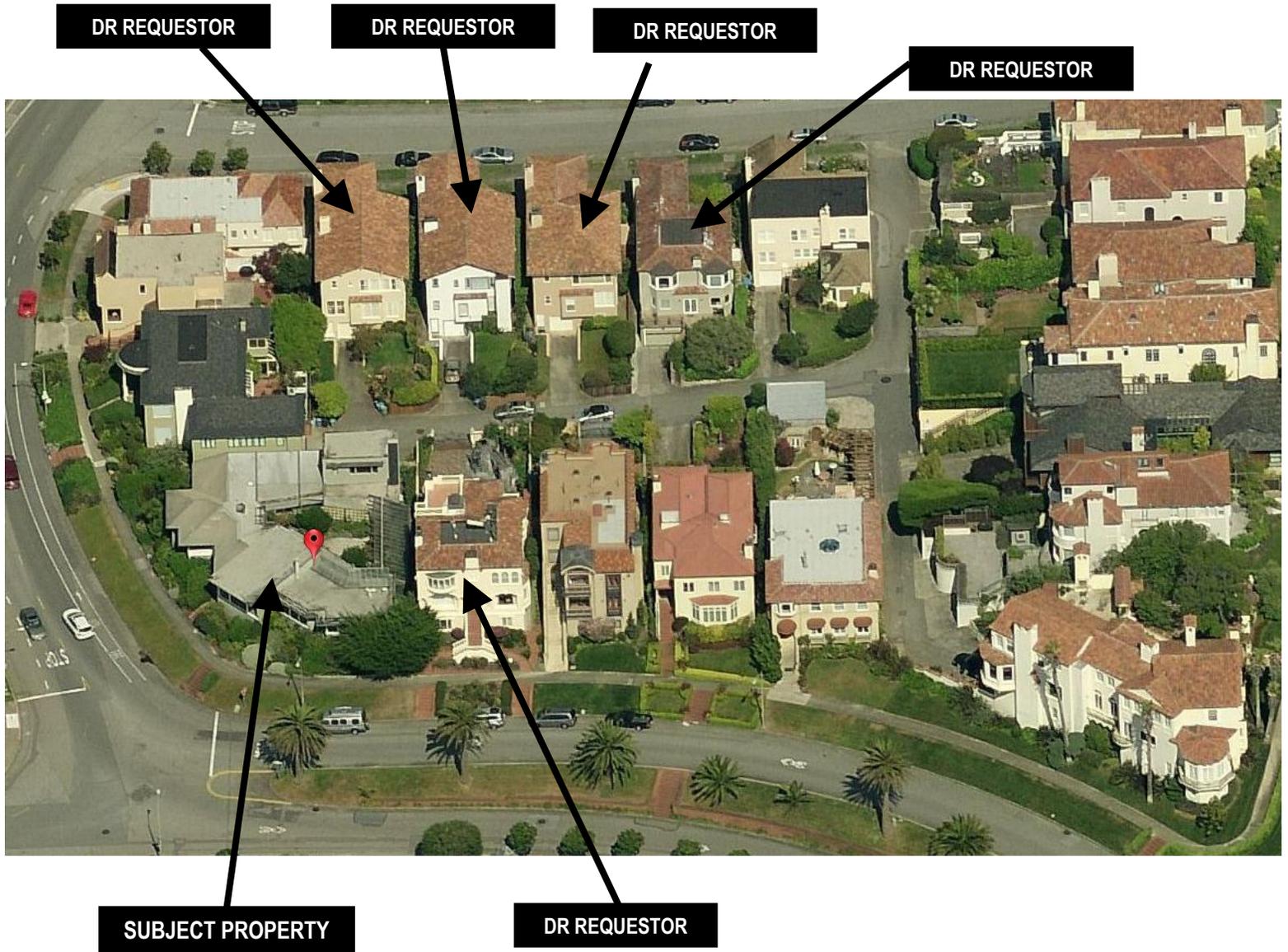
Abbreviated DR  
 Vertical Addition  
 Case Number 2012.0266DDDDDE  
 535 El Camino Del Mar

# Aerial Photo



Abbreviated DR  
Vertical Addition  
Case Number 2012.0266DDDDDE  
535 El Camino Del Mar

# Aerial Photo



# Aerial Photo



# Aerial Photo



# Site Photo



**SUBJECT PROPERTY**



Abbreviated DR  
Vertical Addition  
**Case Number 2012.0266DDDDDE**  
535 El Camino Del Mar



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 12, 2011**, the Applicant named below filed Building Permit Application No. **2011.12.12.0456** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant: <b>Elmer Lin / Kuth Ranieri Architects</b>	Project Address: <b>535 El Camino Del Mar</b>	Cross Streets: <b>Mc Laren &amp; 28<sup>th</sup> Avenues</b>	Assessor's Block /Lot No.: <b>1326/019</b>
Address: <b>725 Greenwich St. #400</b>	Zoning Districts: <b>RH-1(D)/40-X</b>		
City, State: <b>San Francisco, CA 94133</b>			
Telephone: <b>(415) 544-9880</b>			

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, unless otherwise specified below.

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 .....	Residential.....	No Change
FRONT SETBACK .....	+7'-6" (to eave).....	No Change
SIDE SETBACK (South) .....	+6'-0".....	No Change
SIDE SETBACKS (East) .....	+ 4'-0".....	No Change
BUILDING DEPTH (Maximum).....	+79'-0".....	No Change
REAR YARD .....	+4'-6".....	+6'-0"
HEIGHT OF BUILDING .....	+21'-0".....	+23'-1-1/2"
NUMBER OF STORIES .....	2.....	No Change
NUMBER OF DWELLING UNITS .....	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	2 spaces.....	No Change

The proposal includes the construction of vertical addition along the east side of the property. The addition will expand the existing partial second floor that is located at the southeast corner of the property north by approximately 18'-0", retaining an approximately 35'-0" setback from the front property line. The project also includes interior and exterior alterations throughout. The project is Code-complying and is located in the RH-1(D) Zoning District.

For more information about the project, please contact the staff planner listed below.

PLANNER'S NAME: **Elizabeth Watty**

PHONE NUMBER: **(415) 558-6620**

EMAIL: **Elizabeth.Watty@sfgov.org**

DATE OF THIS NOTICE: **December 24, 2012**

EXPIRATION DATE: **January 22, 2013**

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor**, or **on-line at [www.sfplanning.org](http://www.sfplanning.org)**). You must submit the application to the **Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check, **for each Discretionary Review request payable to the Planning Department.** To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

Application for **Discretionary Review**

CASE NUMBER: **12-02660**  
For Staff Use only

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>Arnold and Doreen Greenberg</b>		
DR APPLICANT'S ADDRESS: <b>125 28th Avenue San Francisco CA</b>	ZIP CODE: <b>94121</b>	TELEPHONE: <b>(415 ) 933-8827</b>

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>Gene and Abbey Schnair</b>		
ADDRESS: <b>535 El Camino Del Mar San Francisco, CA</b>	ZIP CODE: <b>94121</b>	TELEPHONE: <b>(415)516-6716</b>

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: <b>greenber@ix.netcom.com</b>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>535 El Camino Del Mar San Francisco, CA</b>	ZIP CODE: <b>94121</b>
CROSS STREETS: <b>28th Avenue</b>	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
<b>1326 /019</b>		<b>8331</b>	<b>RH-1 (D)</b>	<b>40-X</b>

## 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: **Single Family Residence**

Proposed Use: **Single Family Residence**

Building Permit Application No. **2011.12.12.0456** Date Filed: **12-12-2011**

12.0266D

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 type="checkbox"/>	<input checked="" 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.

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See attached.

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## 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.

[Redacted]

See attached.

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:

[Redacted]

See attached.

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?

[Redacted]

See attached.

12.02660

## 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: 01/21/2013

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

Doreen Greenberg  
 Owner  Authorized Agent (circle one)



# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

**NOTES:**

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Arnold Greenberg/Doreen Greenberg**  
**Supplement to DR Application**

**Item 5 – Mediation (page 8)**

*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.*

Over the period of time that the project's sponsors have been seeking a permit, they have invited neighbors to two informational meetings.

A year ago, through our representative, we requested copies of plans for the project, but the sponsors' architect responded that they would "defer any requests from the neighbors for information until a later date...." As a result, we did not receive any plans until they were mailed to us by the Department on December 24, 2012.

But the plans we received from the Department are incomplete. The December 24, 2012 311 Notice included copies of several drawings. On January 16, 2012, the sponsors held an informational meeting for neighbors at which they referred to a set of plans containing additional drawings that have not been made available to us. Copies of these drawings were requested from the sponsors; they responded that we should obtain them from the Department. The omitted drawings include critical measurement details that do not appear in the drawings that were furnished with the 311 Notice. We would like to discuss with the sponsors how the project might be revised to meet neighbors' concerns, but in order to do so we need access/copies of all drawings.

**Page 9 – Supporting Facts**

*1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the planning code. What are the exceptional or 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 cite specific sections of the Residential Design Guidelines.*

**Summary:** The existing residence is an historic building, a unique example of a California modernist single story ranch style home. The proposed project contemplates adding a large and high second story addition close to the front of the existing structure that would dramatically alter and impair the appearance of the building, and so its historical significance. The proposed project would also be inconsistent with the character of the neighborhood and

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Arnold Greenberg/Doreen Greenberg**  
**Supplement to DR Application**

would have a direct adverse effect on nearby property owners, and so would fail to conform to the Planning Code's Priority Policies, the General Plan, and the Residential Design Guidelines in additional ways that would injure neighbors and the public. Specifically:

**General Plan.** The project conflicts with the **Priority Policies** of the General Plan, including

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods, and
- (7) That landmarks and historic buildings be preserved, and
- (8) That open space and access to sunlight and vistas be protected from development.

The proposed project conflicts with the following **specific provisions** of the General Plan:

Element 11 mandates that projects support and respect the diverse and distinct character of San Francisco's neighborhoods. The ***existing character***, design context (including neighborhood specific design guidelines), historic and cultural context, and land use ***patterns of each neighborhood shall inform and define*** the specific application of Housing Element policies and programs.

11.2 For all new buildings and major additions, the fundamentals of good urban design should be followed, ***respecting the existing neighborhood character***, while allowing for freedom of architectural expression. A variety of architectural styles (e.g. Victorian, Edwardian, Modern) can perform equally well. ***Proposed buildings should relate well to the street and to other buildings, regardless of style. New and substantially altered buildings should be designed in a manner that conserves and respects neighborhood character.*** The proposed project is inconsistent with, and fails to conserve and respect, the neighborhood character.

11.3 ***Accommodation of growth should be achieved without damaging existing residential neighborhood character.*** In community plan areas, this means development projects should adhere to adopted policies, design guidelines and community review procedures. In existing residential neighborhoods, this means

12.0266D

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Arnold Greenberg/Doreen Greenberg**  
**Supplement to DR Application**

*development projects should defer to the prevailing height and bulk of the area.* The proposed project is inconsistent with prevailing height and bulk in the area.

**Residential Design Guidelines:** The project conflicts with the Residential Design Guidelines in the following respects:

II. Neighborhood Character. The project is not responsive to the overall neighborhood context and does not preserve the existing visual character of the neighborhood

III. Site Design. The project does not respond to the topography of the site, its position on the bloc, and the placement of the surrounding buildings. The project is not articulated to minimize impacts on light and privacy to adjacent properties.

IV. Building Scale and Form. The project's scale and form are not compatible with that of surrounding buildings and would disrupt the neighborhood character. Roofline of the proposed new structure would be incompatible with the roofline of surrounding homes.

*2. The Residential Design Guidelines assumes 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.*

The proposed project would result in a significant loss of light for neighbors.

The proposed project would result in a significant loss of privacy for neighbors.

The proposed project would have a negative impact on mid-block open space.

The topography would make the proposed addition incompatible with the neighborhood character.

The green roof for the proposed project would encourage invasion by nonnative species.

*3. What alternatives or changes to the proposed project, beyond the*

12-0266D

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Arnold Greenberg/Doreen Greenberg**  
**Supplement to DR Application**

*changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question 1.*

Interior living space could be augmented by expanding in a horizontal direction rather than vertically as in the proposal.

12-0266D

**Arnold and Doreen Greenberg**  
**125-28<sup>th</sup> Avenue, San Francisco, CA 94121**  
**415-933-8827**

January 20, 2013

City and County of San Francisco  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: Discretionary Review Application – 535 El Camino Del Mar**

To Whom It May Concern:

As neighbors of the referenced property, we hereby authorize *Karen Mendelsohn Gould* to submit an application for Discretionary Review on our behalf and to act on our behalf in all matters pertaining to the application. Please let us know if you have any questions. Thank you.

Very truly yours,

Arnold and Doreen Greenberg

By: 



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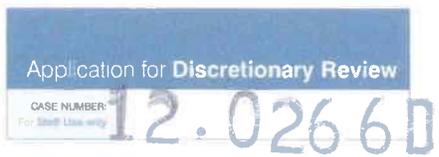




12.0266D



12.02660



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <del>XXXXXXXXXXXXXXXX</del> Daniel and Constance Neustein		
DR APPLICANT'S ADDRESS: 119 28th Avenue	San Francisco CA	ZIP CODE: 94121
		TELEPHONE: (415 )387-3526
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gene and Abbey Schnair		
ADDRESS: 535 El Camino Del Mar	San Francisco CA	ZIP CODE: 94121
		TELEPHONE: (415) 516-6716
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: <del>XXXXXXXXXXXXXXXX</del> cneustein@fugazitavel.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 535 El Camino Del Mar		San Francisco, CA	ZIP CODE: 94121
CROSS STREETS: 28th Avenue			
ASSESSORS BLOCK/LOT: 1326 /019	LOT DIMENSIONS:	LOT AREA (SQ FT): 8331	ZONING DISTRICT: RH-1 (D)
		HEIGHT/BULK DISTRICT: 40-X	

## 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: Single Family Residence

Proposed Use: Single Family Residence

Building Permit Application No. 2011.12.12.0456 Date Filed: 12-12-2011

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 type="checkbox"/>	<input checked="" 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.

See attached.

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## 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.

[REDACTED]

See attached.

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:

[REDACTED]

See attached.

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?

[REDACTED]

See attached.

## 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: \_\_\_\_\_

*Daniel Neustein*

Date: \_\_\_\_\_

*1/21/13*

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

DANIEL H. NEUSTEIN

Owner / Authorized Agent (circle one)

*Kurt H*

## Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

**NOTES:**

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Daniel H. Neustein/Connie Neustein**  
**Supplement to DR Application**

**Item 5 – Mediation (page 8)**

*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.*

Over the period of time that the project's sponsors have been seeking a permit, they have invited neighbors to two informational meetings.

A year ago, through our representative, we requested copies of plans for the project, but the sponsors' architect responded that they would "defer any requests from the neighbors for information until a later date..." As a result, we did not receive any plans until they were mailed to us by the Department on December 24, 2012.

But the plans we received from the Department are incomplete. The December 24, 2012 311 Notice included copies of several drawings. On January 16, 2012, the sponsors held an informational meeting for neighbors at which they referred to a set of plans containing additional drawings that have not been made available to us. Copies of these drawings were requested from the sponsors; they responded that we should obtain them from the Department. The omitted drawings include critical measurement details that do not appear in the drawings that were furnished with the 311 Notice. We would like to discuss with the sponsors how the project might be revised to meet neighbors' concerns, but in order to do so we need access/copies of all drawings.

**Page 9 – Supporting Facts**

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**Summary:** The existing residence is an historic building, a unique example of a California modernist single story ranch style home. The proposed project contemplates adding a large and high second story addition close to the front of the existing structure that would dramatically alter and impair the appearance of the building, and so its historical significance. The proposed project would also be inconsistent with the character of the neighborhood and

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Daniel H. Neustein/Connie Neustein**  
**Supplement to DR Application**

would have a direct adverse effect on nearby property owners, and so would fail to conform to the Planning Code's Priority Policies, the General Plan, and the Residential Design Guidelines in additional ways that would injure neighbors and the public. Specifically:

**General Plan.** The project conflicts with the **Priority Policies** of the General Plan, including

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods, and
- (7) That landmarks and historic buildings be preserved, and
- (8) That open space and access to sunlight and vistas be protected from development.

The proposed project conflicts with the following **specific provisions** of the General Plan:

Element 11 mandates that projects support and respect the diverse and distinct character of San Francisco's neighborhoods. The ***existing character***, design context (including neighborhood specific design guidelines), historic and cultural context, and land use ***patterns of each neighborhood shall inform and define*** the specific application of Housing Element policies and programs.

11.2 For all new buildings and major additions, the fundamentals of good urban design should be followed, ***respecting the existing neighborhood character***, while allowing for freedom of architectural expression. A variety of architectural styles (e.g. Victorian, Edwardian, Modern) can perform equally well. ***Proposed buildings should relate well to the street and to other buildings, regardless of style. New and substantially altered buildings should be designed in a manner that conserves and respects neighborhood character.*** The proposed project is inconsistent with, and fails to conserve and respect, the neighborhood character.

11.3 ***Accommodation of growth should be achieved without damaging existing residential neighborhood character.*** In community plan areas, this means development projects should adhere to adopted policies, design guidelines and community review procedures. In existing residential neighborhoods, this means

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Daniel H. Neustein/Connie Neustein**  
**Supplement to DR Application**

*development projects should defer to the prevailing height and bulk of the area.* The proposed project is inconsistent with prevailing height and bulk in the area.

**Residential Design Guidelines:** The project conflicts with the Residential Design Guidelines in the following respects:

II. Neighborhood Character. The project is not responsive to the overall neighborhood context and does not preserve the existing visual character of the neighborhood

III. Site Design. The project does not respond to the topography of the site, its position on the bloc, and the placement of the surrounding buildings. The project is not articulated to minimize impacts on light and privacy to adjacent properties.

IV. Building Scale and Form. The project's scale and form are not compatible with that of surrounding buildings and would disrupt the neighborhood character. Roofline of the proposed new structure would be incompatible with the roofline of surrounding homes.

*2. The Residential Design Guidelines assumes 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.*

The proposed project would result in a significant loss of light for neighbors.

The proposed project would result in a significant loss of privacy for neighbors.

The proposed project would have a negative impact on mid-block open space.

The topography would make the proposed addition incompatible with the neighborhood character.

The green roof for the proposed project would encourage invasion by nonnative species.

*3. What alternatives or changes to the proposed project, beyond the*

12.0266D

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Daniel H. Neustein/Connie Neustein**  
**Supplement to DR Application**

*changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question 1.*

Interior living space could be augmented by expanding in a horizontal direction rather than vertically as in the proposal.

12.02660

**Daniel and Constance Neustein**  
**119 28<sup>th</sup> Avenue, San Francisco, CA 94121**  
**415-387-3526**

January 20, 2013

City and County of San Francisco  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: Discretionary Review Application – 535 El Camino Del Mar**

To Whom It May Concern:

As neighbors of the referenced property, we hereby authorize ***Karen Mendelsohn Gould*** to submit an application for Discretionary Review on our behalf and to act on our behalf in all matters pertaining to the application. Please let us know if you have any questions. Thank you.

Very truly yours,

Daniel and Constance Neustein

By: 

DANIEL H. NEUSTEIN  
CONSTANCE J. NEUSTEIN  
119-28TH AVE  
SAN FRANCISCO, CA 94121

12.02660

3353  
11-35/1210  
280

1/20/13 Date

Pay to the Order of SAN FRANCISCO PLANNING DEPARTMENT \$ 521.00  
Five hundred + Twenty one <sup>00</sup>/<sub>100</sub> Dollars

Bank of America

VALUED  
Customer Since  
1985

ACH R/T 121000358

For Secretary Review [Signature] MP

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12.0266D



12.0266D



(3)



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Joe Peta and Caitlin Sims		
DR APPLICANT'S ADDRESS: 109 28th Avenue San Francisco, CA	ZIP CODE: 94121	TELEPHONE: (415) 750-1761

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gene and Abbey Schnair		
ADDRESS: 535 El Camino Del Mar San Francisco, CA	ZIP CODE: 94121	TELEPHONE: (415) 516-6716

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: joepeta@gmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 535 El Camino Del Mar San Francisco, CA	ZIP CODE: 94121
CROSS STREETS: 28th Avenue	

ASSESSORS BLOCK/LOT: 1326 /019	LOT DIMENSIONS:	LOT AREA (SQ FT): 8331	ZONING DISTRICT: RH-1 (D)	HEIGHT/BULK DISTRICT: 40-X
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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   
~~Residence~~ Single Family Residence

Present or Previous Use: \_\_\_\_\_

Proposed Use: Single Family Residence

Building Permit Application No. 2011.12.12.0456 Date Filed: 12-12-2011

12.0266D

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 type="checkbox"/>	<input checked="" 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.

See attached.

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## 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.

[Redacted]

See attached.

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:

[Redacted]

See attached.

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?

[Redacted]

See attached.

12.0266D

## 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: Caitlin Sims

Date: 1/21/13

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

Caitlin Sims  
 Owner /  Authorized Agent (circle one)

*Caitlin Sims*

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

**NOTES:**

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only  
Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Joe Peta/Caitlin Sims**  
**Supplement to DR Application**

### **Item 5 – Mediation (page 8)**

*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.*

Over the period of time that the project's sponsors have been seeking a permit, they have invited neighbors to two informational meetings.

A year ago, through our representative, we requested copies of plans for the project, but the sponsors' architect responded that they would "defer any requests from the neighbors for information until a later date..." As a result, we did not receive any plans until they were mailed to us by the Department on December 24, 2012.

But the plans we received from the Department are incomplete. The December 24, 2012 311 Notice included copies of several drawings. On January 16, 2012, the sponsors held an informational meeting for neighbors at which they referred to a set of plans containing additional drawings that have not been made available to us. Copies of these drawings were requested from the sponsors; they responded that we should obtain them from the Department. The omitted drawings include critical measurement details that do not appear in the drawings that were furnished with the 311 Notice. We would like to discuss with the sponsors how the project might be revised to meet neighbors' concerns, but in order to do so we need access/ copies of all drawings.

### **Page 9 – Supporting Facts**

*1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the planning code. What are the exceptional or 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 cite specific sections of the Residential Design Guidelines.*

**Summary:** The existing residence is an historic building, a unique example of a California modernist single story ranch style home. The proposed project contemplates adding a large and high second story addition close to the front of the existing structure that would dramatically alter and impair the appearance of the building, and so its historical significance. The proposed project would also be inconsistent with the character of the neighborhood and would have a direct adverse effect on nearby property owners, and so would

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Joe Peta/Caitlin Sims**  
**Supplement to DR Application**

fail to conform to the Planning Code's Priority Policies, the General Plan, and the Residential Design Guidelines in additional ways that would injure neighbors and the public. Specifically:

**General Plan.** The project conflicts with the **Priority Policies** of the General Plan, including

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods, and
- (7) That landmarks and historic buildings be preserved, and
- (8) That open space and access to sunlight and vistas be protected from development.

The proposed project conflicts with the following **specific provisions** of the General Plan:

Element 11 mandates that projects support and respect the diverse and distinct character of San Francisco's neighborhoods. The **existing character**, design context (including neighborhood specific design guidelines), historic and cultural context, and land use **patterns of each neighborhood shall inform and define** the specific application of Housing Element policies and programs.

11.2 For all new buildings and major additions, the fundamentals of good urban design should be followed, **respecting the existing neighborhood character**, while allowing for freedom of architectural expression. A variety of architectural styles (e.g. Victorian, Edwardian, Modern) can perform equally well. **Proposed buildings should relate well to the street and to other buildings, regardless of style. New and substantially altered buildings should be designed in a manner that conserves and respects neighborhood character.** The proposed project is inconsistent with, and fails to conserve and respect, the neighborhood character.

11.3 **Accommodation of growth should be achieved without damaging existing residential neighborhood character.** In community plan areas, this means development projects should adhere to adopted policies, design guidelines and community review procedures. In existing residential neighborhoods, this means **development projects should defer to the prevailing height and**

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
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**Supplement to DR Application**

***bulk of the area.*** The proposed project is inconsistent with prevailing height and bulk in the area.

**Residential Design Guidelines:** The project conflicts with the Residential Design Guidelines in the following respects:

II. Neighborhood Character. The project is not responsive to the overall neighborhood context and does not preserve the existing visual character of the neighborhood

III. Site Design. The project does not respond to the topography of the site, its position on the bloc, and the placement of the surrounding buildings. The project is not articulated to minimize impacts on light and privacy to adjacent properties.

IV. Building Scale and Form. The project's scale and form are not compatible with that of surrounding buildings and would disrupt the neighborhood character. Roofline of the proposed new structure would be incompatible with the roofline of surrounding homes.

*2. The Residential Design Guidelines assumes 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.*

The proposed project would result in a significant loss of light for neighbors.

The proposed project would result in a significant loss of privacy for neighbors.

The proposed project would have a negative impact on mid-block open space.

The topography would make the proposed addition incompatible with the neighborhood character.

The green roof for the proposed project would encourage invasion by nonnative species.

*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*

12.02660

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Joe Peta/Caitlin Sims**  
**Supplement to DR Application**

*in question 1.*

Interior living space could be augmented by expanding in a horizontal direction rather than vertically as in the proposal.

12.0266D

**Joe Peta and Caitlin Sims**  
**109-28<sup>th</sup> Avenue, San Francisco, CA 94121**  
**415-668-5424**

January 20, 2013

City and County of San Francisco  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: Discretionary Review Application – 535 El Camino Del Mar**

To Whom It May Concern:

As neighbors of the referenced property, we hereby authorize ***Karen Mendelsohn Gould*** to submit an application for Discretionary Review on our behalf and to act on our behalf in all matters pertaining to the application. Please let us know if you have any questions. Thank you.

Very truly yours,

Joe Peta and Caitlin Sims

By: 

12.02660



12.02660





12.02660

12.0266D



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <del>Jesse Ma and Emily Wang</del> Jesse Ma and Emily Wang		
DR APPLICANT'S ADDRESS: 549 El Camino Del Mar San Francisco CA	ZIP CODE: 94121	TELEPHONE: (707 )592-6399

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gene and Abbey Schnair		
ADDRESS: 535 El Camino Del Mar San Francisco CA	ZIP CODE: 94121	TELEPHONE: (415)16-6716

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: jesse77989@yahoo.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 535 El Camino Del Mar San Francisco CA	ZIP CODE: 94121
CROSS STREETS: 28th Avenue	

ASSESSORS BLOCK/LOT: 1326 /019	LOT DIMENSIONS:	LOT AREA (SQ FT): 8331	ZONING DISTRICT: RH-1 (D)	HEIGHT/BULK DISTRICT: 40-X
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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: Single Family Residence

Proposed Use: Single Family Residence

Building Permit Application No. 2011.12.12.0456 Date Filed: 12-12-2011

12.0266D

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 type="checkbox"/>	<input checked="" 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.

See attached.

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## 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.

  
See attached.

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:

  
See attached.

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?

  
See attached.

12.0266D

## 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: 1/21/13

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

Jesse R. Ma  
 Owner / Authorized Agent (circle one)



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NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Jesse Ma/Emily Wang**  
**Supplement to DR Application**

**Item 5 – Mediation (page 8)**

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**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Jesse Ma/Emily Wang**  
**Supplement to DR Application**

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**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
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**Supplement to DR Application**

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12.0266D

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Jesse Ma/Emily Wang**  
**Supplement to DR Application**

*changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question 1.*

Interior living space could be augmented by expanding in a horizontal direction rather than vertically as in the proposal.

12.0266D

**Jesse Ma and Emily Wang**  
**549 El Camino Del Mar, San Francisco, CA 94121**  
**707—628-7736**

January 20, 2013

City and County of San Francisco  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: Discretionary Review Application – 535 El Camino Del Mar**

To Whom It May Concern:

As neighbors of the referenced property, we hereby authorize ***Karen Mendelsohn Gould*** to submit an application for Discretionary Review on our behalf and to act on our behalf in all matters pertaining to the application. Please let us know if you have any questions. Thank you.

Very truly yours,

Jesse Ma and Emily Wang

By: \_\_\_\_\_



12.02660



12.0266D



12.0266D



12.0266D



Application for Discretionary Review

CASE NUMBER: 12-02660  
For Staff Use only

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Martin and Nancy Feldman			
DR APPLICANT'S ADDRESS: 115 28th Avenue	San Francisco, CA	ZIP CODE: 94121	TELEPHONE: (415 )668-5424

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gene and Abbey Schnair			
ADDRESS: 535 El Camino Del Mar	San Francisco, CA	ZIP CODE: 94121	TELEPHONE: ( 415 )516-6716

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>			
ADDRESS:		ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: cantorfeldman@aol.com			

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 535 El Camino Del Mar		San Francisco, CA	ZIP CODE: 94121
CROSS STREETS: 28th Avenue			

ASSESSORS BLOCK/LOT: 1326 /019	LOT DIMENSIONS:	LOT AREA (SQ FT): 8331	ZONING DISTRICT: RH-1 (D)	HEIGHT/BULK DISTRICT: 40-X
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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: Single Family Residence

Proposed Use: Single Family Residence

Building Permit Application No. 2011.12.12.0456 Date Filed: 12-12-2011

12.0266D

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 type="checkbox"/>	<input checked="" 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

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See attached.

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## Discretionary Review Request

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[Redacted]

See attached.

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:

[Redacted]

See attached.

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?

[Redacted]

See attached.

12.0266D

## 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: Nancy H. Feldman

Date: 11/21/2013

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

NANCY H. FELDMAN  
Owner / Authorized Agent (circle one)

*[Handwritten signature]*

# Discretionary Review Application Submittal Checklist

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For Department Use Only

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Date: \_\_\_\_\_

**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
**DR Applicant: Martin Feldman/Nancy Feldman**  
**Supplement to DR Application**

**Item 5 – Mediation (page 8)**

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**Discretionary Review Application**  
**Subject Address: 535 El Camino Del Mar**  
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**Supplement to DR Application**

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**Subject Address: 535 El Camino Del Mar**  
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**Supplement to DR Application**

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12.0266D

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Martin and Nancy Feldman

By: 

12.02660



12.0266D



12.02660



12.0266D



F. JOSEPH BUTLER  
ARCHITECT

25 March 2012

President Rodney Fong  
San Francisco Planning Commission  
1650 Mission Street 4th Floor  
San Francisco, CA 94103

324 Chestnut Street  
San Francisco  
California 94133

Re: 535 El Camino Del Mar, 2012.01.21.0266E

Dear President Fong;

415 533 1048  
fjosephbutler@hotmail.com

The Planning Department accepts my experience and education as meeting the Secretary of the Interior qualifications to allow me to make evaluations. Our firm was hired to review the alteration plans for 535 El Camino Del Mar initially submitted, and to follow the plans through the environmental review process.

The Planning Staff and the project sponsor have been engaged in a year's negotiation over the changes necessary to qualify this project as exempt categorically from environmental review, but the negotiation itself points out the sensitive nature of this site, and that environmental review is ongoing. The requirement to conduct a more thorough environmental review, to mitigate impacts from the proposed addition and alterations to this mid-century modern ranch style home, is still apparent even after the current concessions by the owners.

#### Significance

We agree with Staff that 535 El Camino Del Mar is individually eligible for the California Register under Criterion 3, architecture. We also find that it is important both for its architecture, as an early example of its type, and as a rare San Francisco example of the ranch style.

We also believe that the property is significant for its association with the lives of persons important in our local regional or national past, namely Milton Meyer, a San Francisco realtor, developer including portions of the Sea Cliff Subdivision where 535 ECDM is located. Thus Criterion 2; should also be used to judge the eligibility of this house and the appropriateness of the alterations as proposed.

#### Milton Meyer

Milton and Gertrude Meyer both worked at Milton Meyer & Co. at 39 Sutter Street, in 1951 when this home was built. One of San Francisco's top realtors, Milton served in many religious and community positions of responsibility as well, including as a San Francisco Planning Commissioner in the 1940's.

The Meyers first lived in a stucco home from the 1920's on 29th Street in Sea Cliff. Leaving it to their daughter and son in law, they moved in 1951 to the new home designed in Sea Cliff for them by J. Lloyd Conrich, AIA.

The realty firm Allen&Co. developed Sea Cliff in the teens and 1920's and were the exclusive agents. They did not develop all the homes in Sea Cliff, but Allen & Co. did develop the homes on 111-119 28th Avenue, immediately southeast of the house. The Meyers were real estate agents in Sea Cliff and experienced builders as they also developed some homes in the 1920's. According to their grand daughter: "Milton Meyer was a realtor in San Francisco, owner of Milton Meyer & Co., and is known for developing the Sea Cliff Neighborhood."

The Meyers gave a young Walter Shorenstein his first job after the war and in 1951 the year they finished 535 ECDM, a partnership in Milton Meyer & Co. Shorenstein eventually inherited the business after Meyer's early death in 1960. Milton Meyer & Co. still owned the International Hotel in San Francisco's Manilla Town when the 1977 evictions took place.

Meyer played an important civic and business role in the development of mid century San Francisco. He was a Planning Commissioner, vice president and finance chairman of the San Francisco Boy's Club, a Director of Mt. Zion Hospital, and vice president of the Congregation Sherith Israel.

This Site and its Conrich design

The one-story ranch style house on this upsloping wedge of a site was a perfect design for this "leftover" site with its panoramic views, and in its discretion for the views of its neighbors. Though Meyer did not develop the surrounding homes, he was an active real estate agent and developer in the area.

When Conrich designed 535 ECDM, inserting a daringly modern home into an established neighborhood pattern of Mediterranean homes, Meyer was able to be careful on this upsloping parcel which afforded privacy from views from the street, about not taking away value from his neighbors/clients homes, while building his own low slung one story house.

Context

The modernism of its time sought to dissolve the boundaries between the interior and the exterior worlds, and in the moderate climate of the Bay Area that dream was possible in a physical sense as well. The ranch house type opened the interior to its surroundings, usually a carefully

composed interior court, or rear yard, but in this case 535 ECDM the property, also looked out to its stupendous views.

This house is perched above the street at a circular bend, and looks over its neighbors down the hill. The design of the home projects you out into the Ocean, beyond the end of the continent. An interior south facing court yields a sunlit garden behind, in a contemplative way, the house acting as the filter and presenter of both those worlds, the inner private world, as well as the outer public one.

When Meyer's grand daughter wrote of the house (Exhibit 1) she could not describe the house as much as its surroundings, as the structure becomes minimalized yielding to the much desired transparency still engaging architects today:

*The photograph was taken in the living room of the home of my grand parents, Milton and Gertrude Meyer. Milton Meyer was a realtor in San Francisco, owner of Milton Meyer & Co., and is known for developing the Sea Cliff neighborhood.*

*Regarding the photo, behind us, in the dark, is a lovely enclosed garden, protected from the ocean breezes by a windbreak visible at top of picture. We are facing the main living room windows, which have spectacular views of Mile Rock Lighthouse and Pt. Lobos, Marin.*

As an early example of this modern ranch house building type, and without the need to block the views and noise from the street, as in say an Eichler ranch style home, 535 ECDM was an even more ideal site for the open modern ranch. The moderate climate of the Bay Area and the inside outside aspect of the ranch house is today understood as a regional response to the wider academic tradition of modernism.

Topping all of that is the site's exposure to the Golden Gate, from the Bridge at its narrow point along the Marin Headlands to the Bonita Light and across the wider opening of the Gate to Mile Rock. Every room in the house has some view of the ocean, and leaves behind those same views over its low slung forms, from the homes of the neighbors above.

*"During the 1920s and '30s, ranches remained a regional house type. After World War II, when civilian residential construction resumed, they became a nationwide phenomenon, but not immediately. As with any change in the home-building industry, it started with a few pioneers whose success was quickly copied.*

*The successes of the California builders and of William Levitt, who developed a similar assembly-line approach on the East Coast, were soon copied by builders across the country. For the next 30 years, from the late 1940s to the end of the 1970s, the ranch was the dominant house form in*

*the United States.*

*But the essential features of the scrappy little postwar ranch live on in the eat-in kitchen/family room that is the heart of almost every house built today, in the orientation of these light-filled spaces toward a private back yard rather than the street, and in the informal lifestyle that has become the national norm."*

--Washington Post, Katherine Salant, 2006--

The updated modern ranch was characterized by an L-shaped one story configuration, or a U shaped plan, whose rooms opened onto an interior court. The living room was combined with other rooms and was given a separate taller roof line to communicate its spaciousness and importance to the rest of the house.

This revolution in American house architecture was home grown, and in the late 1940's was poised to capitalize on the coming post war housing boom. Placement of slabs on grade saved the expense of excavation and basements, and pre-cut lumber and materials made labor to produce the house less expensive by its standardization. The industrialized construction lessons of the war years and the pent up demand for housing meant that the ranch house was made to order in the rush to build in the post war years.

And now with the passing of half a century these homes come up for alteration and the question is asked about their significance. In this case the early aspect of its construction, and the significance of its builder (Meyer) in the area where the home is constructed, is as important historically as the architecture itself.

*Alongside the fussiness is a growing preservationist movement. "The ranch house is the next emerging residential preservation issue," says Ken Bernstein, director of preservation issues for the Los Angeles Conservancy. "And while some have come to accept the high-end Modernist home, the ranch house is only now gaining recognition and acceptance." In 2002, the conservancy fought to save a Cliff May Experimental House in Sullivan Canyon. And the chair of the group's Modern Committee, Adriene Biondo, lives in a Joseph Eichler ranch house.*

*THE ranch house, because of the era in which it developed, had its meaning made largely by the mass media. It was one of the first all-American architectural forms and, arguably, the first form that developed alongside its own mirror image.*

--Scott Timberg Los Angeles Times, October 20th, 2005--

## Conclusion

In our opinion to add to the 1958 second story addition made to the house will have a significant adverse effect on the integrity of this ranch style house. Its one story configuration is the first rule of ranch houses, and expansion of the after thought (to the design) of a maid's room above the garage should not now mar this otherwise set piece.

The placement of the stair in the required side yard, access to the room only from the garage, and the Sea Cliff CC&R's requirement for one story garages seemed to suggest that the vertical addition was a temporary arrangement to the house, perhaps owing to the heart condition of Mr. Meyer.

We do not believe that his project as proposed is categorically exempt from environmental review. The effects have been well vetted and the conclusion is correct from the September 21 2012 HRER, that "The Project will cause a significant adverse impact to the historic resource as proposed." The HRER stated that the Secretary of the Interior Standards for the Rehabilitation of historic buildings numbers 2,3,5,9, and 10 were not met by the project.

The largest issue was the scale of the second floor and the addition to the non original second floor. The scale and height of the addition are not found to comply, but when the HRER is revised in November 2, 2012, the issue is not discussed, without any change to the earlier objections as stated. It would appear that even within the Planning Department's own staff, opinions as to the substantial adverse effect may differ.

Sincerely,



F. Joseph Butler, AIA

cc: President Rodney Fong  
Members of the San Francisco Planning Commission  
David Lindsay  
Steve Williams

Appendix:

From Walter Shorenstein's Obituary:

...The son of a clothier, Shorenstein was born Feb. 23, 1915, in Glen Cove, N.Y. He attended Pennsylvania State University and the University of Pennsylvania before serving in the Army Air Forces during World War II.

After his discharge as a major, Shorenstein began his career in commercial real estate when he joined the brokerage firm Milton Meyer & Co. in property sales and management.

He became a partner in 1951, and two years later Time magazine named him a "Leader of Tomorrow." In 1960, he became president and sole owner of the company, which later took his name.

Shorenstein, who stepped down as chairman and chief executive about 10 years ago, was ranked No. 371 on Forbes magazine's list of the "400 Richest Americans" in 2009 with a net worth of \$1 billion.

Phyllis, Shorenstein's wife of 49 years, died in 1994.

He is survived by his children, Douglas Shorenstein and Carole Shorenstein Hays, and six grandchildren.  
--dennis.mclellan@latimes.com--

#### Bibliography

SF City directory  
SF Tax records  
L.A. Times, Obituary, Walter Shorenstein  
SF Chronicle Obituary Jan 21 1960, Milton Meyer (Exhibit 3)  
Encyclopedia of San Francisco article on architect Earl Bertz (an architect with Allen&Co).  
Bay Area Houses, 1988, edited by Sally Woodbridge  
An Everyday Modernism, The Houses of William Wurster, edited by Marc Treib  
Katherine Salant, The Washington Post  
Scott Timberg, Los Angeles Times  
Dennis McLellan, Los Angeles Times  
[http://harveyparkmodern.com/Clifford May Ranch style, one story L shaped interior court, in a Denver Development named Harvey Park. \(EXHIBIT 2\)](http://harveyparkmodern.com/Clifford May Ranch style, one story L shaped interior court, in a Denver Development named Harvey Park. (EXHIBIT 2))

June 19, 2011  
Santa Cruz, Ca.

EXHIBIT ONE

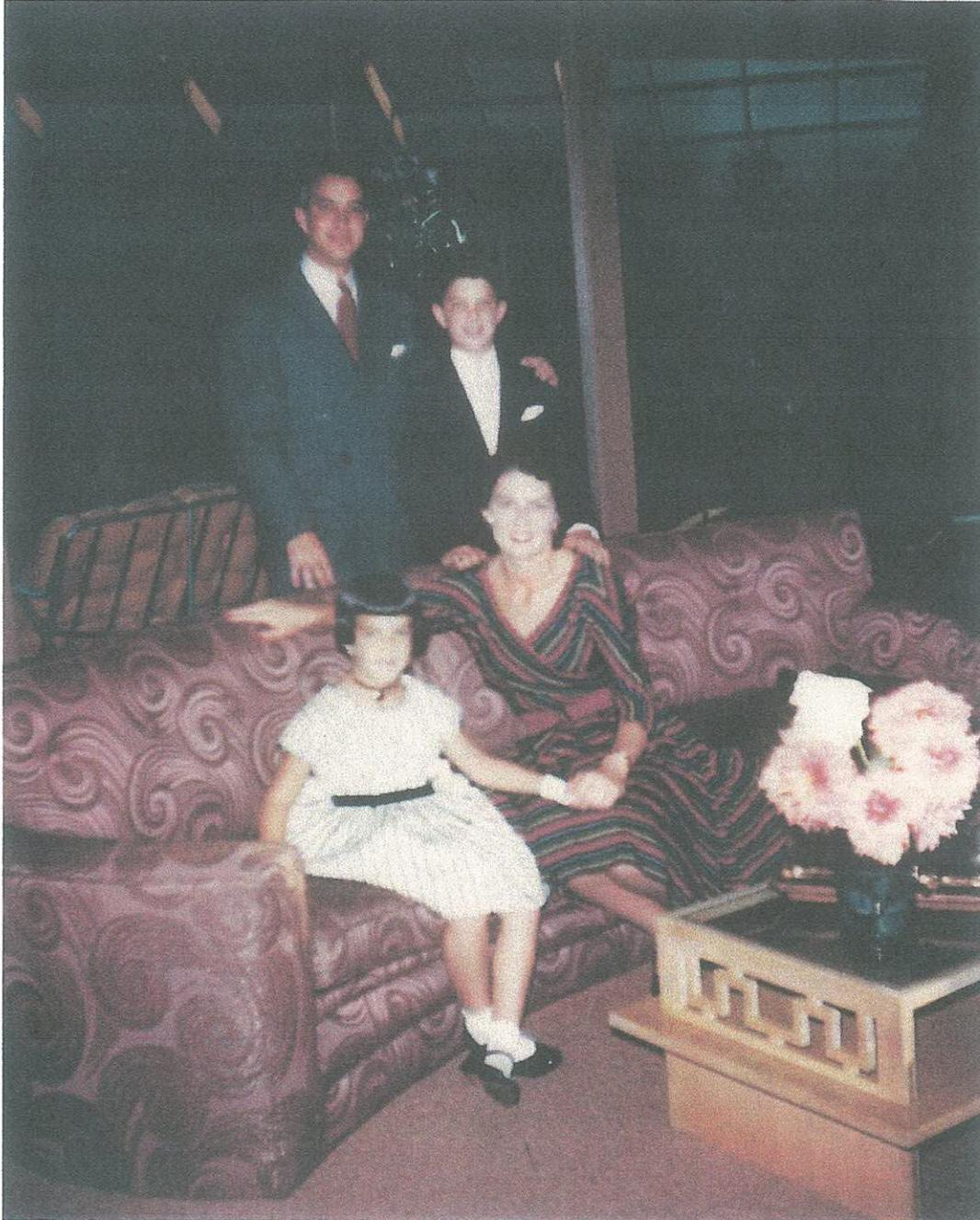
This photo was taken at 535 El Camino del Mar, San Francisco, California. It is dated on the back: "January 18<sup>th</sup>, 1954".

**Pictured:**

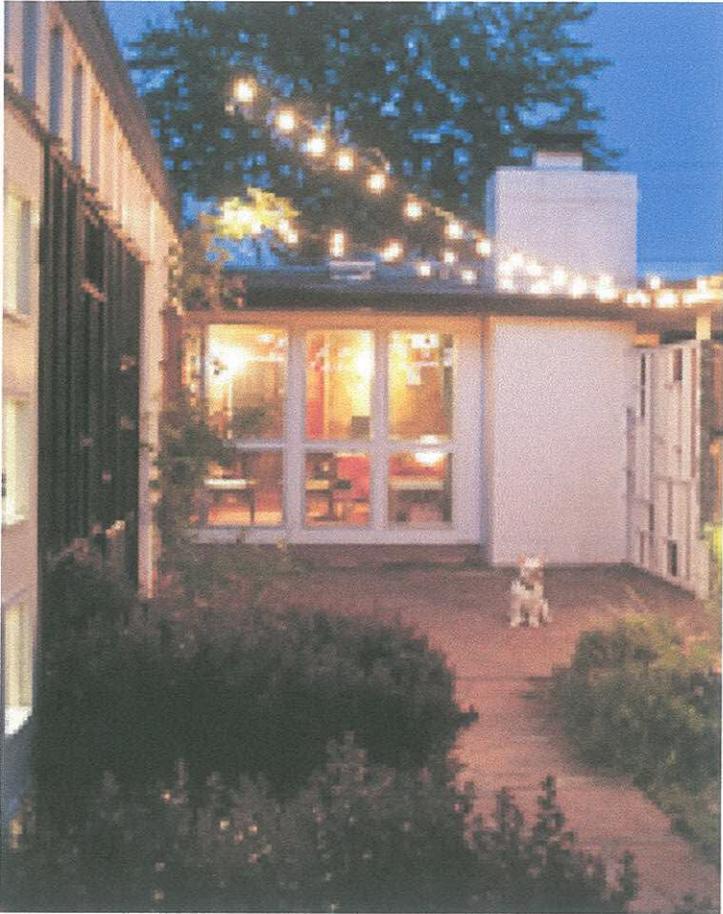
Standing, my dad, Charles Brant Silberstein, ca. 42 yrs, myself, Gary, age 12 yrs.  
Seated, my sister Carla, age 7 yrs and my mom, Maxine Meyer Silberstein, 34 yrs.

The photograph was taken in the living room of the home of my grand parents, Milton and Gertrude Meyer. Milton Meyer was a realtor in San Francisco, owner of Milton Meyer & Co., and is known for developing the Sea Cliff neighborhood.

Regarding the photo, behind us, in the dark, is a lovely enclosed garden, protected from the ocean breezes by a windbreak visible at top of picture. We are facing the main living room windows, which have spectacular views of Mile Rock Lighthouse and Pt. Lobos, Marin.



## EXHIBIT TWO



CLIFFORD MAY RANCH STYLE ;  
ONE STORY , L - SHAPED  
INTERIOR COURT.  
HARVEY PARK , DENVER , CO .

Obituaries

Milton Meyer Dies ---Top S. F. Realtor

Milton Meyer, 68, one of the city's best-known real estate brokers, suffered a heart attack and died yesterday while speaking on behalf of one of his favorite philanthropies, the San Francisco Boys Club.

Mr. Meyer, a partner in the firm at 39 Sutter street which bears his name, was reporting to the San Francisco United Crusade Finance Study Committee at the Crusade offices, 2015 Steiner street.

He stopped suddenly, said, "Oh, pardon me," to his listeners, and almost over a table, Dr. Oscar Daniels, attending the meeting, attempted to help him, but he was pronounced dead a few minutes later.

S. F. NATIVE A native of San Francisco, Mr. Meyer attended high school here and then began his business career. For more than 45 years he was in the real estate and insurance fields.

In the early 1940s he served as a member of the City Planning Commission. He was vice president and finance chairman of the San Francisco Boys Club and had also given time and work to Mt. Zion Hospital, where he served as a member of the board of directors.

He was vice president of Congregation Sherah Israel and was a member of the Concordia-Arگونat Club, the Lake Merced Club, Starr King Lodge No. 344, F.A.M. San Francisco Scottish Rite Bodies and Islam Temple of the Shrine.

He had recently been under medical care for a heart condition, which his doctor



MILTON MEYER Heart attack victim

said was responsible for his death. Before his fatal attack, however, Mr. Meyer had worked a normal day at his Sutter street offices.

HEART CONDITION Funeral services will be held at 10 a. m. tomorrow (Friday) at Sinai Memorial Chapel at Divisadero and Geary streets. Entombment will follow at the Portals of Eternity, Colma.

Mr. Meyer is survived by his widow, Gertrude; two daughters, Mrs. Nancy Constantine and Mrs. Maxine Silberstein, both of San Francisco, and six grandchildren. The family home is at 835 El Comino Del Mar.

Col. Oliver Hazard Colonel Oliver P. M. Hazard, a veteran of both the Spanish American War and World War I, died at a rest home here yesterday. He was 83.

Colonel Hazard, who retired in 1931, had spent most of his Army years in the Second Cavalry in the Philippines. He was a native of Indiana.

He was a captain stationed at Fort Mason during the 1906 earthquake and fire and helped direct emergency operations.

Colonel Hazard was a member of the Soljourner and the Bohemian Club. Graveyard services will be held at 11 a. m. tomorrow (Friday) at the Presidio National Cemetery. Funeral arrangements are under the direction of Martin & Brown, 2200 Sutter street.

Alfred Garrison Alfred S. Garrison, manager of the 111 Sutter Building from its construction in 1927 until his retirement in 1956, died early yesterday at Mills Memorial Hospital, San Mateo. He was 75.

Born at Monkton, Md., he was a 1909 graduate from Lehigh University. He was an engineer on the Panama Canal project before coming to San Francisco.

Mr. Garrison belonged to the Panama Canal Society and the Kiwanis and Commonwealth clubs.

The family home was at 522 West Poplar avenue, San Mateo. Surviving are his wife, Helen, and his daughter, Mrs. Benjamin Page, of San Mateo.

Private funeral services will be held today.

Mrs. Eugene Buchanan, maid, 1208 Hyde street:

We have not argued for about 13 years. We don't try to avoid arguments. We're both just going and happen to agree in liking the same things and the same people. When we first married, we had lots of arguments. But we found out that we both had to

keep quiet and say nothing. You might have to leave the room for a while to avoid getting involved. Keep quiet until you calm down and can think about it, and you often find you were wrong in the first place.

Alma Michell, voice teacher, 1506 Lombard street:

You have to think things over if you think for just a second before you speak, you acquire a little horse sense and you avoid lots of arguments. It's worked

me. I just go out and give her time to cool off before I come back.

Smuggling Conviction Reversed

The U. S. Court of Ap...

Weather Forecast

United States Department of Commerce, Weather Bureau, Forecast for San Francisco, California, Jan. 21, 1950.

SAN FRANCISCO BAY REGION: Rain Thursday night and Friday morning, with 20 to 30 m.p.h. gusts. Clearing Saturday morning, with 10 to 20 m.p.h. gusts. High 50, low 35, with 10 to 20 m.p.h. gusts. Clearing Saturday morning, with 10 to 20 m.p.h. gusts. High 50, low 35, with 10 to 20 m.p.h. gusts.

NEVADA: Clear, occasional light or snow northeast portion Thursday and Friday. Clearing Saturday morning, with 10 to 20 m.p.h. gusts. High 50, low 35, with 10 to 20 m.p.h. gusts.

SACRAMENTO VALLEY: Rain Thursday night and Friday morning, with 10 to 20 m.p.h. gusts. Clearing Saturday morning, with 10 to 20 m.p.h. gusts. High 50, low 35, with 10 to 20 m.p.h. gusts.

MOUNT SHASTA-SISKIYOU AREA: Rain Thursday night and Friday morning, with 10 to 20 m.p.h. gusts. Clearing Saturday morning, with 10 to 20 m.p.h. gusts. High 50, low 35, with 10 to 20 m.p.h. gusts.

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Vital Statistics

Born to Mr. and Mrs. ARNDSON-Mary, 133 S. Hayes St., San Francisco, Jan. 20, 1950. A daughter.

BORN TO MR. AND MRS. J. H. BROWN - Robert, 1234 S. Hayes St., San Francisco, Jan. 20, 1950. A son.

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Funeral Notices

BARBER, Anna Elizabeth, Jan. 19, 1950. Funeral services at 10 a. m. at St. Mary's Church, 1234 S. Hayes St., San Francisco, Jan. 21, 1950.

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Divorcee Buys Transit Company

SANTA BARBARA, Jan. 20 — The management of the Santa Barbara Transit Co. announced today the firm has been sold for more than \$500,000.

The buyer is Mrs. Janice M. Stone of Atherton, divorced wife of Thomas G. Stone, known in the Bay Area at one time as the "boy wonder of real estate" and reputed to be worth \$100 million.

Mrs. Stone, who lives at 113 Atherton avenue, could not be reached for comment. But Henry Todd, San Francisco attorney who will be president of the transit company, said she is the buyer.

Announcement of the sale came from Mrs. May Marton, president of the firm, and widow of Henry Spreitz, who founded it in 1915.

She said the company now serves the city of Santa Barbara and coastal areas of Santa Barbara county, with 16 city buses, 40 school buses and two charter coaches.

Todd said the new ownership plans to change the color of the buses from yellow to shocking pink and charcoal.

J. W. R. Stewart Captain James W. R. Stewart, a member of a pioneer Berkeley family who was a successful inventor and artist as well as a merchant marine skipper, died Tuesday night in an Oakland hospital after a brief illness.

An inventor he patented and successfully sold a spray gun for insecticides, and as an artist he specialized in seascapes in the style of the Japanese brush painters, as well as working in wood.

He leaves his widow, the former Lucille Crow; a son, James W. R. Stewart Jr.; and four sisters, Seta, Gordon and Marion Stewart of Berkeley and Mrs. Russell Ward Miller of Washington, D.C.

The family home is at 2917 Ashby avenue. Services will be private.

CHRONICLE WANT ADS ANNOUNCEMENTS

11 LOST AND FOUND

BEAGLE, 3 mo. male, mostly black and white, lost. Call 4877.

BLUEBIRD, round neck, lost. Call 4877.

DOG, black and white, lost. Call 4877.

110th YEAR

Serving families of all faiths and financial circumstances

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Rodney Fong, President  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

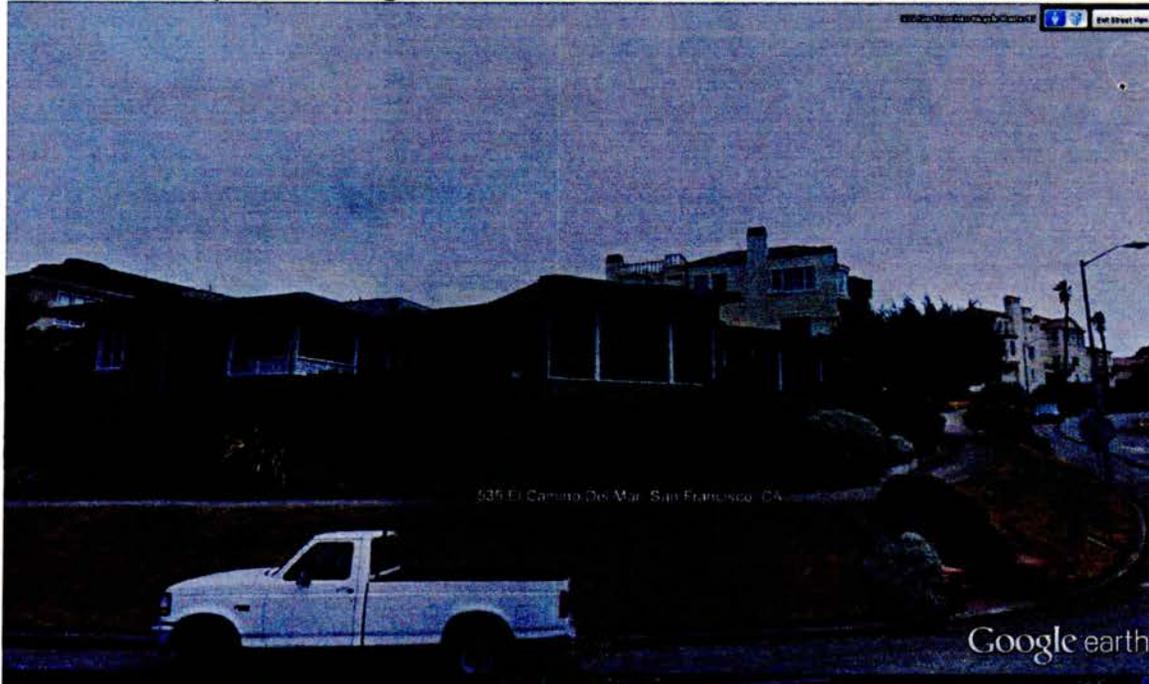
March 25, 2013

RE: **535 El Camino Del Mar** Hearing Date: April 4, 2013  
2012.0266DDDDD; BPA No. 2011.12.12.0456  
In Support of Requests for Discretionary Review from Neighbors

President Fong and Members of the Commission:

I. **Introduction**

This office was recently retained to represent the surrounding neighbors of the proposed project including the five Discretionary Review Requestors. The Neighbors object to the proposed project because it violates the spirit and underlying policies of the Planning Code and will impose an unfair burden and impacts on numerous surrounding homes. The calculation of the rear yard for the proposed project has led to a situation where the project seeks approval for a project that will provide less than 10% of the land area of the lot for the required minimum rear yard---without variance. Obviously, reducing the rear yard to such a size, in any residential neighborhood, would create extraordinary and exceptional negative impacts on surrounding homes. The calculation method chosen for the rear yard ignores a specific Planning Code Interpretation and past practices at the Planning Department for similarly configured lots. The *result*, (a rear yard of less than 10% in an RH-1(D) Zoned neighborhood) in and of its self, cries out for an intervention and correction by the Planning Commission. There is a better alternative available.



**The Site is in the Heart of the Sea Cliff Neighborhood on El Camino Del Mar**

Additionally, the proposal to double the size of the upper floor of the subject site creates an addition that is highly visible from anywhere on El Camino Del Mar and will negatively impact the subject building, which is a recognized historic resource. The project will also disrupt the “feel” of this prominent corner and the neighborhood. The original design of the subject building did not include an upper floor. The building was constructed as a classic “*California Ranch House*” and doubling the size of the later added upper floor and pushing it towards the streetscape and the façade is a design error and should not be approved. The addition is a glass box. Because of the status of the building as a historic resource, the design should not be altered to this level.

The current building, with its enclosed court-yard covers nearly the entire site (See Photos Attached as Exhibit 1) and provides no rear yard at all. The proposed project takes the worse (least code-compliant) existing aspects of the subject site and building and exacerbates the issues by using a rear yard measurement calculation that creates an absurdly small code minimum rear yard (approx 800 square feet—less than 10%). The use of this measurement for the rear yard in turn allows the worst aspects of the building to be emphasized at the expense of the entire block. The manner in which the rear yard is calculated on an oddly shaped lot such as this is discretionary and other options are available and better suited for the site.

The non-conforming upper floor is being expanded to twice its size and increased in height but no aspect of the existing building is being brought into compliance with the Code. The subject building violates numerous aspects of the Planning Code and the Residential Design Guidelines as it provides no rear yard (on a lot of 8,331 square feet) and presents a two story façade to the rear where all the other buildings on the block have open space and rear yards. The project, without mitigation or any correction to bring the building closer to code compliance, simply adds insult to the existing injury by doubling the size of the offending upper floor structure while maintaining the existing lack of rear yard or open space. This is bad policy and bad application of the Code.

## II. Subject Site and Neighborhood Character

The subject site is located in Sea Cliff, a well-established and up-scale neighborhood where people come and settle for a lifetime. Many of the surrounding neighbors have been in their homes for decades although a number of them are new to the neighborhood just starting to raise families on this wonderful block in Sea Cliff. The DR Requestors represent the existing neighborhood. Connie and Daniel Neustein M.D. have lived in their home at 119- 28<sup>th</sup> Avenue for nearly 40 years. Raised their two, now-grown children in the neighborhood and are active in the community and the neighborhood watch. Doreen and Arnold Greenberg, M.D. have lived at 125 28<sup>th</sup> Avenue for nearly 10 years, raised their daughter in the neighborhood and also participate in the neighborhood watch. Catlin Sims and Joe Peta have lived at 109 28<sup>th</sup> Avenue with their two daughters for the past eight years. Jessie and Emily Ma are relative new comers to the block having arrived three years ago. They live directly adjacent and south of the subject site at 549 El Camino Del Mar with their two children ages 8 and 13.

The Sea Cliff neighborhood has been recognized as a potential historic district by the Planning Department for many years and most of the buildings dates from the period immediately following the First World War and were constructed between 1920 and 1940. The subject building is one of the more modern on the block and was constructed in 1951. Its neighbor to the south at 549 El Camino Del Mar was built in 1924. The building adjacent to the subject site to the east at 525 El Camino del Mar was built in 1948. The Department's environmental review recognized the subject building as a valuable historic resource which would contribute to a future historic district.

As shown on the Sanborn Map attached as Exhibit 2, the block and the neighborhood is remarkably consistent and all the homes (except the subject site) provide an ample rear yard and side setbacks typical of an RH-1(D) zoned area. Although the homes on the block have parking and garages at the rear of the buildings and some have detached garages in the required rear yard, the subject building is the only building that provides no rear yard at all and is constructed directly up to the property line at the rear. There is a very strong pattern of code compliant rear yards and the Planning Department's Website shows the block with the midblock open space and the buildings' massing on the outside of the block.(Exhibit 3) With no rear yard at all, the Department has also recognized that the building is an existing non-complying structure that covers the required minimum rear yard. Attached as Exhibit 4 are photograph of the rear of the subject site showing the two-story structure directly at the rear property line.

Although the proposed project is relatively modest at approximately 525 square feet of addition to the upper floor of the structure—the proposed location is troublesome. The proposal is to partially demolish the existing non-conforming upper floor rear structure and expand forward into what has been determined to be the “buildable area” of the subject lot. The neighbors object to the proposal because the determination of the “buildable area” and “minimum required rear yard” to allow the subject project to move forward is unfair and violates the spirit and intent of the Code. According to the Department and the Project Sponsor, the required rear yard is less than 10% of the area of the subject lot—the Code mandates that the percentage be 25%.

### **III. An Alternative Method of Measurement Should be Used for the Required Rear Yard to Bring the Project Closer to Code Compliance**

The calculation supplied by the Project Sponsor for the minimum rear yard is attached hereto as Exhibit 5 and it provides a startling result. The area of the required rear yard as determined by the Project Sponsor's calculation is approximately 800 square feet. As can be seen from Exhibit 5, the Project Sponsor contends that the far southeast corner of the lot is the extent of the mandatory minimum rear yard. This result, no matter how reached, violates the underlying policies and the spirit of the Planning Code.

As provided in Section 134 of the Planning Code, the base *minimum* requirement for a rear yard in a RH-1(D) zoned neighborhood is 25% of the lot depth. Planning Code Section 134(a) (1) provides:

*“The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet.”*

The subject lot is large; at 8,331 square feet (Assessor’s Records), it is far larger than the surrounding lots which average 4000-6,000 square feet in size. Providing a rear yard of approximately 800 square feet means that only 9.6% of the square footage of the subject lot will be provided for the mandatory minimum rear yard. This is an incongruent and disturbing result. Taken strictly as a percentage calculation, 25% of the lot area is 2082 square feet. Further, the subject site provides no rear yard, so the calculation is merely a way of further expanding the “buildable area” and foisting greater negative impacts on the neighbors.

The calculation relied upon by the Project Sponsor is especially disturbing when this lot is compared to every other development lot on the block and generally, in the entire surrounding area. The result is that this determination is granting a special privilege to this particular lot at the expense of other development lots on the block. The difficulty of this case is how to measure the depth of the subject lot in order to obtain a fair calculation of the required rear yard. The required rear yard for this one lot should not be so far out of proportion with all other development lots on this block.

The Department has allowed the Project sponsor to apply a “triangle” lot analysis and to use Section 130(d), but this lot is not a true triangle and the curved line of El Camino Del Mar prevents the five foot long line at the rear of the lot from ever truly being “parallel to the front lot line,” as it would with a true triangle lot. The front lot line for this lot is actually broken down to four straight-line segments, as may be seen in the Assessor’s Map attached as Exhibit 6.

The result of applying this method of rear yard calculation and measurement to the subject lot results in a completely inequitable and incongruent result. The subject lot, which is very large, supplies by far the smallest rear yard to the collective, shared mid-block green space. As represented by Exhibit 7, the result speaks for itself and the result speaks volumes.

The subject lot is 8,331 total square feet and is only required to provide a 10% rear yard or approximately 800 square feet as its rear yard open space. The adjacent structure at 549 El Camino Del Mar has a total lot size of 5,180 square feet and a minimum required rear yard of approximately 1,300 square feet. The adjacent structure at 525 El Camino Del Mar has a total lot size of 5,760 square feet and a required rear yard of approximately 1,400 square feet. Both of those buildings provide more than the code minimum as do nearly all other buildings on the block. Not only does the non-conforming structure on the subject lot deprive the neighbors of the code mandated rear yard, the rear yard calculation provided by the project now allows for additional expansion in the rear yard far greater than that allowed by any of the surrounding lots. This makes little sense especially given the over arching policy that all such non-conforming structures and uses are to eventually disappear over time and that only new conforming structures and uses will be approved.

IV. **There is a Specific Planning Code Interpretation Which is Better Applied in This Situation to Create a More Reasonable and Equitable Result**

The Planning Code rules and dimensions were generally written for “normal,” rectangular lots. The Department has struggled over the years to apply these rules and limits to odd shaped lots and especially lots in the general configuration of a triangle such as the subject lot. There are hosts of Zoning Administrator Planning Code Interpretations issued over the years to attempt to bring some predictability to these situations and to create parity of development opportunities for all residents. Equal protection, if you will, under the Planning Code.

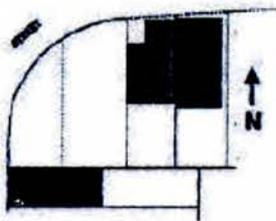
This issue has come up on many occasions and as a result there is a Planning Code Interpretation which is directly applicable to the subject case. Because of the curved line and different frontages on El Camino Del Mar, and to require a bit more of a rear yard on the subject lot, it makes more sense to apply the interpretation in this situation.

**Code Section 134--Subject: Lot depth calculation**

**Effective Date:** 12/86

**Interpretation:**

*“A lot (2872/13) is defined by two straight lines at right angles to each other and one convex curved line connecting the two ends of the straight lines. The curved line is the street. The shorter straight line was considered to be the rear property line and the longer straight line was considered to be one of the side lot lines. A straight line extending from the midpoint of and at right angles to the rear property line until it joins the curved street line is the average depth of this lot (the dashed line in the illustration). Sometimes lots with this general configuration are treated as triangular lots but this lot has a definite narrow axis (which is normally chosen as the lot depth). Further, this decision continued the open space pattern of the lots to the east while the lots to the south are deep so that a house adjoins the subject lot's rear yard.”*



As can be seen from the illustration attached from the Interpretation, the present case is nearly identical to that in the interpretation and it would require the subject building to respect the rear yard setback of the homes beside it on El Camino Del Mar rather than creating a complete anomaly for this one individual lot.

The Interpretation arose from a proposed project at the property at 2 Dawnview Way and as can be seen in the Google map attached below, the configuration of the lot is nearly identical to that in the present case on El Camino Del Mar. Just as in the present case,

the lot is on a curved street (Dawnview Way) with two straight lines at right angles forming the subject lot. By applying the interpretation, any new construction on the lot is required to continue the existing open space pattern on the block and found on the adjacent lots. The project at 2 Dawnview Way was required to match the rear yard pattern of its neighbors and to contribute some open space for the benefit of all the development lots on the block.

In the present case, the Project defines the required rear yard as far too small to create a compatible building pattern with the other homes on the block. It is little wonder that five neighbors have filed for discretionary review of the project. The near complete build out on the subject lot is an intrusion and anomaly on this quiet block of Sea Cliff. The development potential on the subject lot should be reasonably and sensitively controlled because of the historic violations that cover nearly the entire lot. At 2 Dawnview Way the proposed project there was designed to be sensitive to the existing conditions of the lot and the neighboring buildings and that same logic and reasonable restraint should be applied in this case.



Just as this Interpretation was applied to the development at 2 Dawnview Way it could be applied in the present situation to continue the open space pattern on the block and to require the subject lot to provide at least a semblance of the code-mandated minimum rear yard as is provided by all other development lots on the entire block.

The resulting new rear yard for the subject lot could be placed along the property line to the south next to 549 El Camino Del Mar or to the east along the property line with 525 El Camino Del Mar. The Project Sponsors could then locate the proposed expansion in this new buildable area and some level of equity would be achieved in the development rights obtained by the lots on the subject block. Attached hereto as Exhibit 8 is a

depiction of the minimum required rear yard for the subject lot if the Interpretation from December 1986 were applied to the present situation. The required rear yard could also be moved to the south side under this measurement and calculation to match the rear yard pattern of the buildings to the south of the subject site. (Second page of Exhibit 8 shows approximate location of both options)

In this case the Department should require the option that will most closely support the block pattern of rear yards and the Planning Code's required configuration for the lot. The proposed decision in this case serves neither purpose and allows the expansion of the non-conforming structure and does not respect the surrounding lots. The decision should favor creating *greater* rear yard and open space (this is a priority policy) because this lot is already so far out of compliance with its historical structure. The neighbors request that the Planning Code Interpretation above be applied in this case to avoid further negative impacts to the rear yard pattern of the block or, request that the Commission find a reasonable alternative which better meets the 25% MINIMUM rear yard requirement for this block. What is proposed is not reasonable or equitable to the surrounding neighbors.

V. **The Project Appears to Violate Section 188 and Existing Non-complying Structures are Being Removed and Rebuilt**

The reduced plans are difficult to understand and short on detail, but it appears that a rear stair and wall is being removed and internalized and that the roof of the existing rear portion of the upper floor is also be replaced. Under Section 188, absence a variance, this is not permitted absent a showing of life safety or necessity. This non-conforming use is being intensified in an area that the Project claims is the buildable area but the small area identified as rear yard cannot be intensified or increased.

VI. **The Proposed Addition Will Be Highly Visible, Has a Negative Impact on the Historic Resource and is Out of Character for the Neighborhood**

The Department has awarded the Project a categorical exemption from environmental review under the provisions of the California Environmental Quality Act ("CEQA"). The project site is acknowledged by the Department as the work of an important architect and a historic resource. Doubling the size of the upper floor addition, "may cause a significant adverse change in the significance of a historic resource." Although appeals of such matters are taken to the Board of Supervisors, the Commission has the right to comment upon or even reject or request further review of the design or the environmental review. In this instance, the Neighbors hope the Commission will agree that doubling the size of the upper floor and turning it into a loft-like glass box is out of character not only with the original *California Ranch House* design, but also of the entire neighborhood.

Attached hereto as Exhibit 9 are photographs taken from the sidewalk and across the street in front of the subject property. The current upper floor addition is *already visible* from anywhere on the street. The photographs of the site are substantial evidence

to support a “fair argument” under CEQA that the proposed new floor addition to the building at 535 El Camino del Mar, not only may, but certainly will materially impair the potential historic significance of the building and negatively impact the surrounding buildings and potential historic district. Further, the Department afforded completely different treatment to other similar properties having the exact same designation and status elsewhere in Sea Cliff. The proposed project should be returned to the Department for further review and for an assessment of the potential impacts of the proposed project and its clearly visible new addition.

This building is a recognized historic resource because of its design, its architect and the former residents of the house. This project changes the impact and importance of the façades designed by Architect Lloyd Conrich. This project changes the window configuration by adding the glass box on top and other exterior dimensions and designs and negatively impacts its value as a product of this important architect and of the California Ranch House Design. The original design of the building did not include an upper floor. There is no mention in the Dept materials or the HRER that the addition of a visible upper floor negates one of the defining features of a California Ranch House, which is that it has to be a single story tall. Ranch Houses don't have upper floors. This is not discussed or reviewed in any of the materials.

The Department's own internal documentation clearly demonstrates that (1) The Department acknowledged the building is a historical resource; (2) No visibility studies are provided for the new upper floor addition; (3) The Dept simply states a conclusion (no impacts) and new upper floor not visible, but fails to demonstrate how building out the upper floor and thereby creating new visible façades of a resource could ever be appropriate. The Department has done nothing to reduce the visibility of the project. The neighbors requested that the project be reduced in size to reduce its visibility from the public streets. The new addition will be prominent and visible from every street in the surrounding area and from public spaces nearby.

### **Conclusion**

The proposed project relies upon a specific finding that the rear yard is a fraction of what the Code requires. The result is an unreasonable impact on the surrounding development lots and neighbors. A code alternative exist which creates a far more equitable and reasonable required rear yard. Any expansion at the site should be required to provide at least a reasonable and code mandated setback from the rear property line. We respectfully request on behalf of the long time neighbors that the Commission take Discretionary Review and apply an alternative measurement and calculation for the minimum required rear yard.

VERY TRULY YOURS,

STEPHEN M. WILLIAMS

# EXHIBIT 1



The Existing Structure  
Covers Nearly the Entire  
Lot at 535 El Camino Del Mar  
Unlike Any of the Surrounding  
Buildings



# EXHIBIT 2



The Subject Site is the Only Building on the Block and in the Surrounding Area which Provides No Rear Yard. Other Than the Subject Site There is a Strong Pattern of Code Compliant Rear Yards.

# EXHIBIT 3



# San Francisco Property Information Map

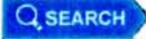
Public Access to Useful Property Information & Resources at the Click of a Mouse

[Link](#) [Disclaimer](#)

## Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0787/001  
Mission and Van Ness 2011.0218  
Ferry Building

535 el camino del mar



[Measure Distance](#) | [Street View](#) | [Map Legend](#) | [Clear Map](#)

Maps



© 2013 San Francisco Planning Department

## Step 2: Review Property Information

Click tabs below to view property or parcel information

- Property
- Zoning
- Preservation
- Projects
- Building Permits
- Other Permits
- Complaints
- Appeals
- Property Report: Latitude: 37.78831 Longitude: -122.4905**

General information related to properties at this location.

Subject Site

**PARCELS (Block/Lot):**

1309/001

**ADDRESSES:**

None

**NEIGHBORHOOD:**

Seacliff

Strong Mid-Block Open Space

**CURRENT PLANNING TEAM:**

[NW Team](#)

**SUPERVISOR DISTRICT:**

[District 2 \(Mark Farrell\)](#)

**CENSUS TRACTS:**

2010 Census Tract [042800](#)

**TRAFFIC ANALYSIS ZONE:**

Traffic Analysis Zone: 758

**ASSESSOR'S REPORT:**

[Send Feedback to the Assessors Office](#)

**Address:**

Select Language  Powered by [Mapbox](#) Translate [SAN FRANCISCO](#) [POLYGLITCH](#) [REPRESENTATION](#)

**Assessed Values:**

Land:	-
Improvements:	-
Fixtures:	-
Personal Property:	-
Taxable:	-
Year Built:	1900
Building Area:	-
Parcel Area:	193,219 sq ft
Units:	-
Stories:	-

[View Assessor's Block Map](#)

# EXHIBIT 4



The Subject Site Provides No Rear Yard and Has a Two Story Structure Built Out to the Rear Property Line

The Site Provides No Rear  
Yard or Open Space



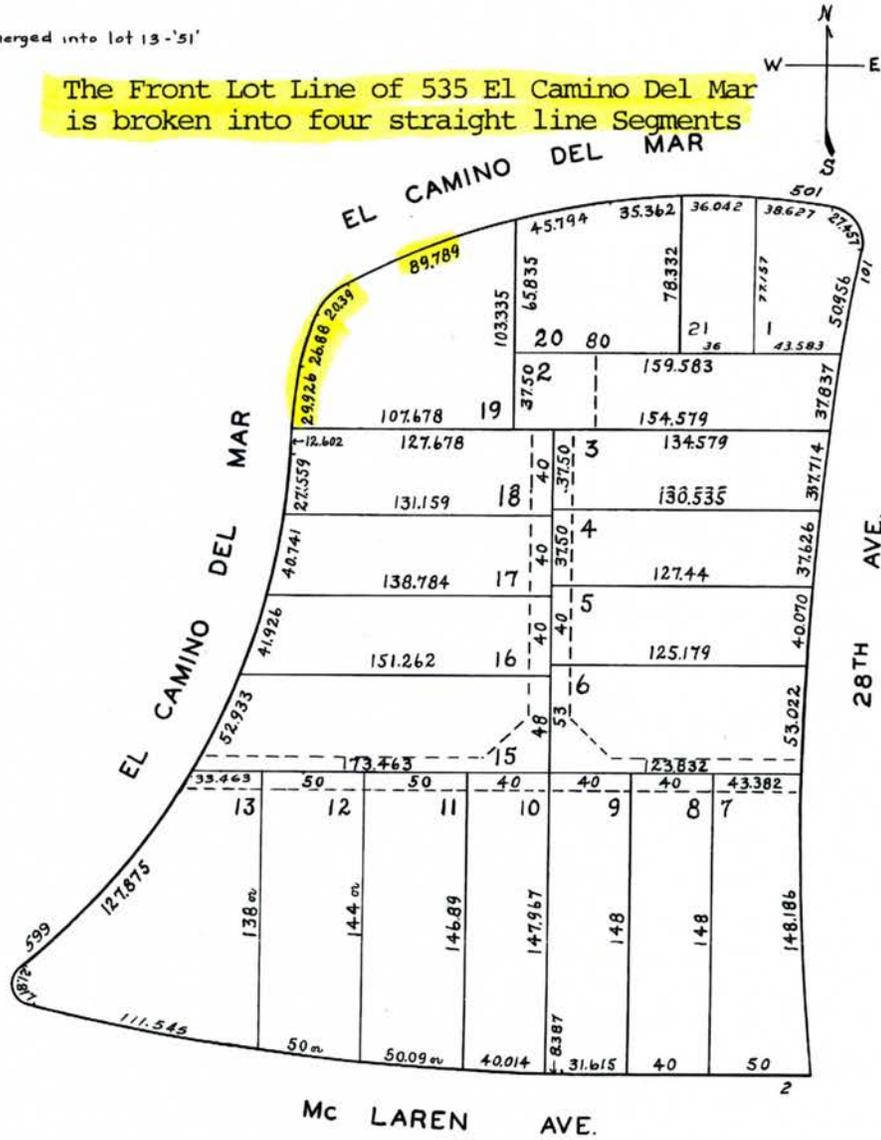
# EXHIBIT 5



# EXHIBIT 6

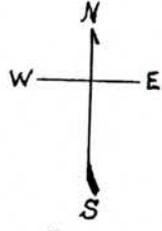
Lot 14 merged into lot 13 - '51'

The Front Lot Line of 535 El Camino Del Mar  
is broken into four straight line Segments



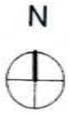
# EXHIBIT 7

- of 14 merged into lot 13 - '51'



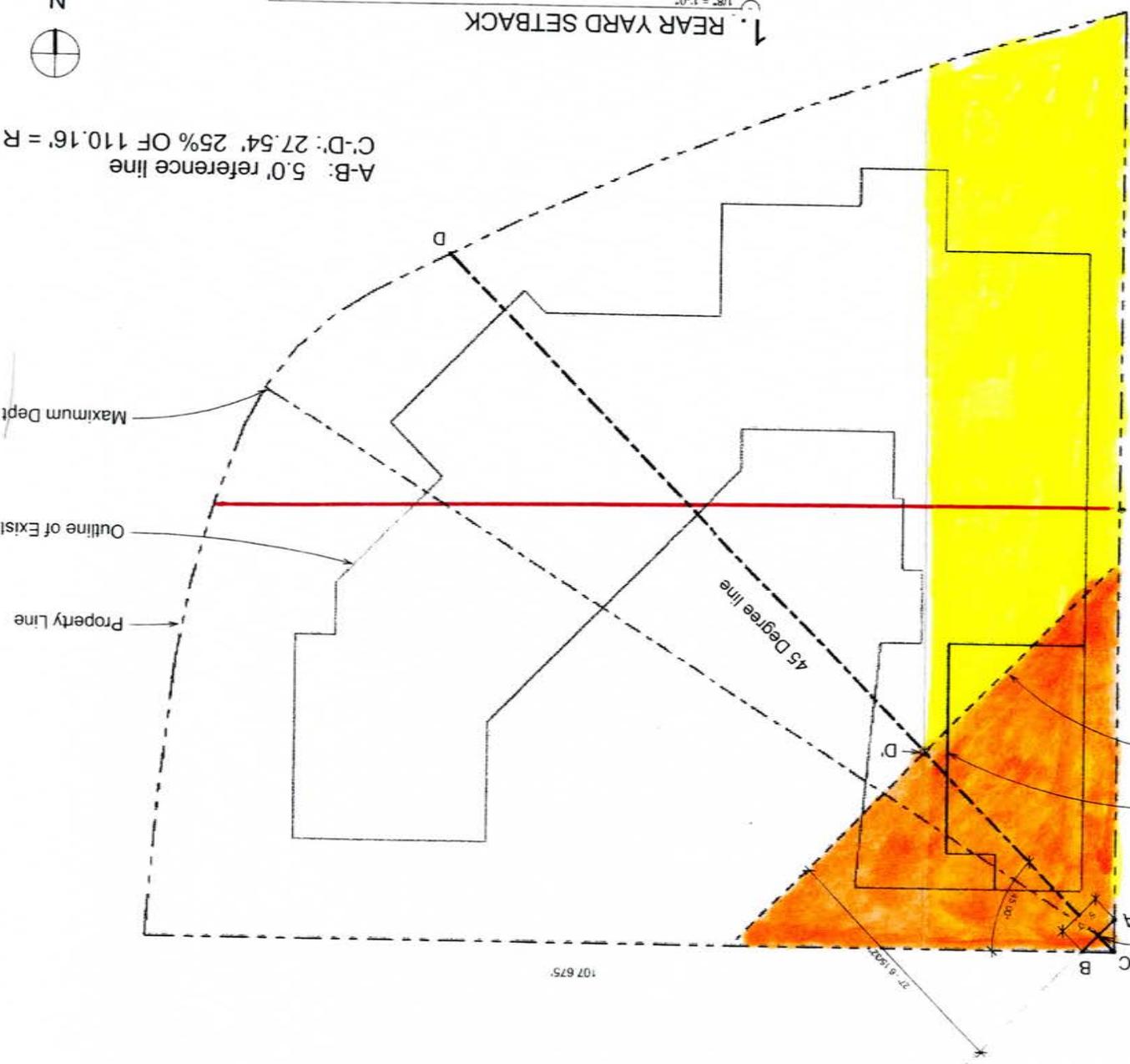
-  Code Required Rear Yard Provided By Subject Site
-  Code Required Rear Yard Provided By All Other Lots on the Block

# EXHIBIT 8



A-B: 5.0' reference line  
C-D: 27.54' 25% OF 110.16' = R

Property Line  
Outline of Exist  
Maximum Dept



1. REAR YARD SETBACK

107.675'

27.5402'

A  
B  
C  
D

45 Degree line

Yellow Shaded Area Shows  
Alternative Rear Yard

103.3'

Proposed 600 s.f. Rear Yard

Outline of Existing Two Story  
Building  
Rear Yard Setback 27.54'

C  
D



# EXHIBIT 9



The Upper Floor Addition is Visible From the Street





**From:** [Boris Dramov](#)  
**To:** [Watty, Elizabeth](#)  
**Subject:** 535 El Camino Del Mar, San Francisco  
**Date:** Wednesday, February 27, 2013 5:50:12 AM

---

Dear Ms. Watty;

As longtime residents of San Francisco and as planners and design professionals, we are always encouraged when we see well conceived reinvestment into the urban environment and into our neighborhoods, which are at the core of the city's livability. We have reviewed the plans for 535 Camino Del Mar and believe that they are well fitted to the neighborhood and are in keeping with the architectural integrity of the existing structure. We are writing to you to say that, in our professional opinion, the proposed project at 535 Camino Del Mar deserves approval and that we enthusiastically support it.

Sincerely, Boris Dramov, FAIA, FAICP  
Bonnie Fisher, FASLA, LEED AP

Bonnie Fisher, FASLA, LEED AP  
Principal  
ROMA Design Group  
1527 Stockton Street  
San Francisco, CA 94133  
(415) 616-9900 ext. 239  
(415) 788-8728 fax  
[www.roma.com](http://www.roma.com)

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Agreement for Use of Electronic Files: Recipient shall treat this e-mail and any files transmitted with it as confidential and privileged. ROMA is providing the Recipient with the enclosed electronic files, if any, for the sole purpose of the Recipient's obtaining reference information for the project. Recipient understands and agrees that the documentation provided are instruments of professional service, containing proprietary information, and shall remain the property of ROMA. By receiving or accessing the electronic files, Recipient agrees to be bound by ROMA's written policy governing copyright and the use of its electronic files. A copy of ROMA's policy may be obtained at any time upon request.

Boris Dramov, FAIA, FAICP  
President  
ROMA Design Group  
1527 Stockton Street  
San Francisco, CA 94133  
(415) 616-9900 ext. 227  
(415) 788-8728 fax  
[www.roma.com](http://www.roma.com)

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Agreement for Use of Electronic Files: Recipient shall treat this e-mail and any files transmitted with it as confidential and privileged. ROMA is providing the Recipient with the enclosed electronic files, if any, for the sole purpose of the Recipient's obtaining reference information for the project. Recipient understands and agrees that the documentation provided are instruments of professional service, containing proprietary information, and shall remain the property of ROMA. By receiving or accessing the electronic files, Recipient agrees to be bound by ROMA's written policy governing copyright and the use of its electronic files. A copy of ROMA's policy may be obtained at any time upon request.

**From:** [Sanford Gallanter](#)  
**To:** [Watty, Elizabeth](#)  
**Cc:** [aschnair@comcast.net](mailto:aschnair@comcast.net)  
**Subject:** 535 El Camino Del Mar, San Francisco  
**Date:** Thursday, January 10, 2013 12:46:23 PM

---

Dear Ms Watty,

We live at 525 El Camino Del Mar, the adjoining property to that of Mr and Mrs Schnair. My wife Linda and I have reviewed the plans of construction on several occasions with the Schnairs and very much appreciate their open and candid discussion of the changes they plan to make to their new home at 535 El Camino Del Mar.

The changes they plan seem to us very appropriate to their needs but do not, in our opinion, detract from the overall community plan nor adversely impact either us or our neighbors.

We urge approval of the Schnair's application and permits for the improvement of their home.

Sanford and Linda Gallanter

**From:** [Nina Anne M. Greeley](mailto:Nina Anne M. Greeley)  
**To:** [Watty, Elizabeth](mailto:Watty, Elizabeth)  
**Cc:** [aschnair@comcast.net](mailto:aschnair@comcast.net)  
**Subject:** Plans for 535 El Camino del Mar  
**Date:** Wednesday, March 06, 2013 8:17:49 PM

---

Dear Ms Watty,

My elderly mother, Helen Anne Greeley, lives at 550 El Camino Del Mar, across the street from the property of Mr and Mrs Schnair, 535 El Camino Del Mar. I am my mother's primary caretaker and have power of attorney over her affairs.

My mother and I have reviewed the Schnairs' plans of construction for their new home at 535 El Camino Del Mar and have discussed those plans with the Schnairs on several occasions. The Schnairs have been very open and helpful in making their plans accessible and clear to us.

The changes that the Schnairs seek to make to their property appear entirely reasonable to us. Those changes will not adversely impact our property in anyway. My mother and I enthusiastically support the Schnairs' plans.

We respectfully urge approval of the Schnairs' application and permits for the improvement of their home. If you have any questions or concerns, please call me at 415-310-5696.

Thank you for your consideration.

Very truly yours,

Nina Anne M. Greeley and Helen Anne Greeley  
550 El Camino del Mar, San Francisco, CA 94121



5758 Geary Blvd., # 356 - San Francisco CA 94121-2112  
Voice Mails & Faxes-(415) 541-5652 –Direct & Voice Mails (415) 668-8914  
Email: [president@sfpar.org](mailto:president@sfpar.org) Web Site: [www.sfpar.org](http://www.sfpar.org)

February 27, 2013

President Rodney Fong  
Honorable Commissioners  
San Francisco Planning Commission  
1650 Mission Street, Fourth Floor  
San Francisco CA 94103

Re: 535 El Camino del Mar

Dear President Fong and Honorable Commissioners:

I am Chair of The Planning Association of the Richmond (PAR) Land Use Committee and have reviewed the Discretionary Review applications for this project. I have also visited the site and met with the project sponsor. In our opinion the DR requests are without merit and the proposed project is well within the applicable requirements and guidelines for the proposed addition to the dwelling. PAR supports the sponsor's position and recommends that you deny Discretionary Review.

I have reviewed the project sponsor's response to the DRs and I am in agreement with his responses. The proposed addition is relatively minor, is set back from the street frontage and is in character with the dwelling. It will not affect anyone's light and air, particularly as the Dr requestors, except one of them, live between 90 and 160 feet away and cannot be affected by the proposed addition. The home of the immediate neighbor's DR is substantially larger and higher than the sponsor and therefore will also not be materially affected by the proposed addition.

I note that the project sponsor has met several times with the neighbors and have made modifications to accommodate their concerns, such as changing window openings to preserve privacy. The only concern of the neighbors that the proposed addition will not satisfy will be the loss of a small amount of private views which, of course, in San Francisco is not protected.

Sincerely,

Peter Winkelstein FAIA

**From:** [Barbara 66](#)  
**To:** [Watty, Elizabeth](#)  
**Cc:** ["Abby Schnair"](#)  
**Subject:** 535 El Camino del Mar - Schnair Residence  
**Date:** Wednesday, February 20, 2013 8:19:42 PM

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Elizabeth,

My husband and I have lived at 130 El Camino del Mar for 27 years. Sea Cliff is a wonderful, family neighborhood, We raised our two boys here. One of them, and our two grandchildren, now live a 15 minute walk away.

One of the wonderful transformations we have seen during our residency is the rejuvenation of the neighborhood as new families have moved in. Most of the housing stock is seriously out of date. The neighborhood will only retain its vitality if new owners move in and renovate their residences to meet today's life style.

The Schnairs have designed a very appropriate update to an unconventional, dissonant property that does not meet today's needs. Their project can only enhance the life of the entire community. They have been open and responsive to the concerns of the neighbors. Gene Schnair is a principal in one of the country's most admired architectural firms. His design talents will benefit us all.

Bob and I believe they should be allowed to build the project they have designed.

Barbara Scavullo  
130 El Camino del Mar

# REUBEN, JUNIUS & ROSE, LLP

March 27, 2013

## DELIVERED BY MESSENGER

President Rodney Fong  
Planning Commission  
1650 Mission St., 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: 535 El Camino Del Mar (Block 1326, Lot 019)**  
**Planning Case No. 2012.0266**  
**Hearing Date: April 4, 2013**  
Our File No.: 7612.01

Dear President Fong and Commissioners:

We are working with Gene and Abby Schnair (“Schnairs”), who own, and following the proposed renovations, will reside at 535 El Camino Del Mar (the “Property”). The Schnairs seek approval to expand their existing second floor by 516 square feet, and a height increase of only two feet. The project is designed by the owner, Gene Schnair, FAIA, who is a partner in the internationally renowned, award winning architecture firm of Skidmore, Owings and Merrill, LLP. The project will add a bathroom, internal staircase, small deck, and more living space to an existing third bedroom (the “Project” or the “Addition”). The Property is currently one of the smaller homes in the area, and will remain so after the Addition.

The owners<sup>1</sup> (collectively, “the DR Requesters”) of five homes—the closest of which is at least 25 feet from the Addition—have requested discretionary review (“DR”). Although a number of “issues” are raised in the DR requests, the real objections to the Addition are based upon the partial loss of private views. The Project will not impact any public views, and DR Requesters’ private views are unprotected as a matter of policy and do not justify modification of the code-compliant Project. The Planning Department Staff supports this Project and joins the Schnairs in the belief that the issues raised in the DR requests are frivolous. We look forward to presenting the Project to you on April 4th.

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<sup>1</sup> The DR Requestors are Caitlyn and Joe Peta of 109 28th Avenue, Nancy and Martin Feldman of 115 28th Avenue, Constance and Daniel Neustein of 119 28th Avenue, Doreen and Arnold Greenberg of 125 28th Avenue, and Jessie Ma and Emily Wang (the “Wangs”) of 549 El Camino Del Mar

## A. Executive Summary

As proposed, the Project is consistent with the Residential Design Guidelines and the character of the neighborhood. The Discretionary Review Applications (“DR Applications”) do not identify any exceptional or extraordinary circumstances that justify modification. We request that the Commission decline to take Discretionary Review and approve the Project as proposed for the following reasons:

- **Reasonable Scope of Work.** The Addition would expand the existing second floor by 516 square feet to add a bathroom, internal stair, and more living space to the third bedroom. At present, the third bedroom is accessible only through the garage to an outboard stair. The Addition would maintain the home’s historically significant attributes—most notably its central courtyard and its appearance from the street. (See pp. 3-5 & Exhibits A, C & G.)
- **Compatible with Neighborhood Scale. The Schnairs’ home is one of the smallest in the neighborhood, and will remain so, even after the proposed addition, despite the fact that it is on one of the largest lots in the area.** The majority of homes in the area are two to three stories, as seen from the street, and most occupy lots ranging from 4,000 to 6,000 square feet. In contrast, the Schnairs’ lot at 8,331 square feet is the second largest in the immediate area and about one-and-a-half times larger than the typical lot. Even with the Addition, the Property will have a lower floor area ratio than its neighbors. Because the Addition will be setback 20 feet from the street, the home will continue to appear as a low-slung, one-story building from most vantages. (See p. 9.)
- **Private Views Are Not Protected.** Though not raised in the DR Requests, the DR Requesters principal concern has been the partial loss of views the Addition would cause. Though these views are not protected as a matter of city policy, the Schnairs have nonetheless modified the Addition to reduce loss of views. Furthermore, private views from certain vantage points will actually be improved by the Project, due to the removal of several trees, and the existing outboard staircase. (See pp. 7-8 & Exhibit F.)
- **Minimal Loss of Light to DR Requesters.** The nearest DR Requesters’ home is 25 feet to the south of the Addition—the equivalent distance of a typical City parcel. The other DR Requesters’ homes are at least 90 feet away. At such distances, any

loss of light from an extension of the existing second floor would be minimal. (See pp. 4 and 10-11.)

- **Minimal Effect on Privacy.** Again, the Addition is at least 90 feet—more than the width of Market Street—from the homes of four of the five DR requesters. The Addition is at least 25 feet from the closest DR Requesters at 549 El Camino Del Mar (“Ma/Wang Home”). The Ma/Wang Home was expanded and renovated to install a wall of side-facing picture windows that look over the Schnairs’ home and courtyard. The Mas/Wangs have assumed the risk of a certain degree of loss of privacy, as these windows compromise privacy in exchange for dramatic views. Although the configuration of windows in the Ma/Wang Home makes it nearly impossible to avoid privacy impacts completely, the Addition incorporates slot windows, screens, and landscaping to minimize privacy impacts on neighbors. (See pp. 10-11 & **Exhibit E.**)
- **Outreach, Support & Concessions.** Over the course of several meetings, the Schnairs’ have made many changes to the Project, including lowering the profile of the Addition. They have received letters of support from the neighbor closest to the Addition, the Planning Association for the Richmond, and the Lincoln Park Homeowner’s Association. (See pp. 5-6 & **Exhibit D.**)

## **B. Neighborhood Context and Project Description**

### **1. Property Description & Neighborhood Context**

The Property is an 8,331 square foot, irregularly shaped corner lot on El Camino Del Mar between McLaren Street, and 28th Avenue in Seacliff. It is zoned RH-1(D) and has a height and bulk designation of 40-X. The home is a one-story, single-family, wood framed, mid-century ranch style home. It has a U-shaped floor plan around a central courtyard, and a small second floor addition over the garage that is not currently accessible from the interior of the home.

The home is individually recognized as an historic resource for its modern ranch-style architecture, a rarity in San Francisco. Built in 1951, its defining characteristics include a low-slung design and a central courtyard. The Property does not contribute to the potential Seacliff Historic District, which would be notable for its Mediterranean-style homes built between 1906 and 1930. Historic Resource Evaluations are attached as **Exhibit A.**

The majority of homes along the block where the Property is located are either two- or three-story Mediterranean style homes. The adjacent property to the east of the Property, 525 El Camino Del Mar, is developed with a two-story home situated at the front of the lot. The adjacent home to the southwest of the Property, 549 El Camino Del Mar, is developed with a three-story home situated at the front of the lot. Photographs of the Property and surrounding buildings are attached to this application as **Exhibit B**.

## 2. Project Description

The Project would remedy the space deficiencies in the existing home through a modest Addition, adding a total of 516 sq. ft of usable space to the existing 3,491 sq. ft. home, and two feet in height to the existing 20 foot tall addition over the garage. The Project would remodel the existing second story bedroom and bathroom over the garage to serve as a bathroom/closet for a new third bedroom over the existing work /utility room. The existing stairway, which is currently accessible only through the garage, would be removed, and a new stairway, accessible through the main house would be built to connect it to the new bedroom. There would also be a deck located on the west elevation. To minimize its apparent size, the Addition will be set back 20 feet from the front façade. The stairway portion of the Addition is designed with a flat green roof that will be covered with sustainable plants.

The proposed Addition would be located a minimum of 90 feet from the homes of the DR Requester's to the east of the Property, on 28th Avenue, and would be at least 25 feet from the Ma/Wang Home to south. The map below illustrates the positions of the DR Requester's homes with respect to the Schnair home.



Note: Map and distances obtained from San Francisco Property Information Map  
on February 26, 2013.  
<http://sfpim2.sfgov.org/17-237-182?module=1&ms27aaws.com/PIM/?address&id=485v17#searchbox>

Proposed Plans and Renderings are attached as **Exhibit C**.

## **C. Neighborhood Outreach, Design Concessions, and Community Support**

### **1. Outreach & Support**

The Schnairs have made every effort to communicate with their neighbors and be responsive to them. In addition to the required pre-application meeting held on September 7, 2011 the Schnairs held an informational meeting on January 16, 2013, to update their neighbors on the changes that had been made to the plans over the course of the past year. They also had email communication with their neighbors throughout the process, to keep them apprised of developments. The Schnairs reached out to the Planning Association of the Richmond and the Lincoln Park Homeowner's Association, both of which support the Project. Several of the Schnairs' neighbors have also submitted letters of support expressing their support for the Project, and their appreciation for the Schnairs' openness and candor regarding their plans for the Addition. Letters of support are attached as **Exhibit D**.

### **2. Design Concessions**

Since developing the first set of drawings, the Schnairs have made several revisions to the Project to minimize its effect on neighboring properties. Following is a summary of those revisions and other efforts to alleviate neighbor's concerns:

- **Reduced Staircase Height.** Before presenting the plans to their neighbors, the Schnairs reduced the height of the proposed new stairway in order to minimize the visual impact of the Addition.
- **Flat Roof.** To lower the Addition's profile, the Schnairs replaced the Addition's sloped roof with a lower, flat roof. At its highest point, the roof height was reduced from 24.5 feet to approximately 22 feet—only two feet higher than the existing structure, well below the 35 feet permitted in the district, and still lower than the adjacent Properties.
- **Privacy Concessions.** The Addition would be at least 25 feet from the Ma/Wang Home, and its side-wall of north-west facing picture windows. In spite of the distances involved, numerous steps have been taken in the design of the Addition, to preserve privacy. The south-facing windows in the bathroom have been changed to slot windows, the clerestory windows in the bathroom have been reduced in size, the courtyard windscreen will be semi-transparent, and the deck will be screened by a

glass railing and plants. A Photograph of the view of the Ma/Wang Home from the Schnairs' courtyard, demonstrating existing privacy issues is attached as **Exhibit E**.

**D. The DR Request Fails to Demonstrate Exceptional or Extraordinary Circumstances.**

The Planning Commission's authority to review permits on a case-by-case basis under "Discretionary Review" (Municipal Code of the City and County of San Francisco, Part III, Section 26(a)<sup>2</sup> must be carefully exercised. In 1943, the California Supreme Court held that the San Francisco Board of Permit Appeals, pursuant to the above-referenced Section 26(a), had the authority to exercise its "sound discretion" in granting or denying building permits (See *Lindell Co. v. Board of Permit Appeals* (1943) 23 Cal.2d 303). In 1954, then San Francisco City Attorney Dion R. Holm issued Opinion No. 845, in which he opined that the Planning Commission has similar discretion to grant or deny building permits. However, the City Attorney cautioned the Planning Commission with respect to the judicious exercise of this discretion. In his opinion, the City Attorney stated as follows:

I think it is entirely plain, on the authority of the above-enunciated general principles, that the reservation of authority in the present ordinances to deal in a special manner with exceptional cases is unassailable upon constitutional grounds . . . this is, however, a sensitive discretion and one which must be exercised with the utmost restraint. (*City Attorney Opinion No. 845, p. 8, emphasis in original*).

The discretionary review handout provided to the public by the Planning Department reiterates this underlying foundation of the discretionary review power. That publication provides that "discretionary review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with utmost constraint."

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<sup>2</sup> Section 26(a) provides that "[I]n the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling upon surrounding property and upon its residents and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked."

In this case, the Planning Commission should exercise such constraint by approving the Project. The Project would moderately expand the house to meet the needs of the Schnairs. It would not have any significant detrimental impacts on the neighborhood, rehabilitates an historic resource, and is within the standards of the Planning Code and Residential Design Guidelines.

There are no exceptional and extraordinary circumstances in this case that would justify the Planning Commission's exercise of its discretionary review powers. The DR's raised several issues: loss of views; the Project's compatibility with the General Plan and Residential Design Guidelines (the "Guidelines"); preservation of cultural and economic diversity, the destruction of the significance of an historic building; the Project's compatibility with the scale and character of the neighborhood; the effect of the Project on scenic views; potential loss of natural light; and privacy impacts. However, the majority of these issues are purely speculative and completely unfounded. The few legitimate issues are greatly exaggerated. In reality, the DR's do not raise any exceptional or extraordinary circumstances that warrant modification of the Project. The DR requesters have failed to meet their burden of proof to trigger a discretionary review by the Planning Commission.

1. The Project is in full compliance with the requirements of the General Plan. The DR Requesters specifically expressed concern over the following issues:

- **Preservation of Neighborhood Character, Landmarks and Historic Buildings, and Cultural and Economic Diversity.** The Project is not in violation of the General Plan with respect to any of these issues. The Project has been specifically designed to rehabilitate and preserve an historic resource, and to preserve the character, cultural, and economic diversity of the neighborhood. The Historical resource Evaluation for the Property concluded that the Project complies with the Secretary of the Interior's Standards for Rehabilitation, and is therefore exempt from CEQA. (See **Exhibit A.**) One of the most notable historically significant features of the home is the rear central courtyard. The project has been specially designed to preserve this feature of the home. The modest size and scale of this Project allow the Schnairs to create more usable space within their home while improving the character and cultural diversity of the neighborhood through the rehabilitation of an historic resource.
- **Loss of Views.** The DR Requesters incorrectly claim that the Project is not in compliance with Priority Policy 8, which states that, "parks and open space and their access to sunlight and vistas [should] be protected from development". The DR

Requesters' claims are based on concern for loss of private views, which are expressly not protected by the General Plan. The Residential Design Guidelines<sup>3</sup> clearly state that, "The General Plan, Planning Code, and these Guidelines do not provide for protecting views from private property." The project will have no impact on any public views, and any claims regarding private views are invalid and should be disregarded. The project will partially block the minimal ocean views that the 28th Avenue DR Requesters may currently have from the rear second stories of their homes, these views are not protected by the General Plan. Similarly, the Ma/Wangs may have a partial view of one tower of the Golden Gate Bridge, that is visible from one panel of a group of windows, obstructed by the north-east corner of the second story addition, however this view is very minimal, and is not protected by the General Plan. Furthermore, some private views will be improved by the Project, due to the removal of several trees, and the existing outbound stairway. A rendering of views over the Addition from the rear second story of the 28th Avenue DR Requester's home is attached as **Exhibit F**.

This Project serves to further the goals of the General Plan by creating housing that can better accommodate families in the City. The DR Requesters claim that the Project is in violation of the General Plan, but fail to provide any concrete evidence, and at times have completely misstated the objectives of the General Plan

2. The Project is in full Compliance with the Residential Design Guidelines. The DR Requesters expressed concern with respect to the Project's impact on: neighborhood character, site design, building scale and form, loss of light and privacy, mid-block open space, and invasion of non-native species. The project is in compliance with the Residential Design Guidelines with respect to all of these issues.

- **Neighborhood Character.** The addition to the Schnair home would be very modest, adding only 516 sq. ft., and two feet in height to the existing 3,491 sq. ft., 20 foot tall building, in order to create a livable three-bedroom home. It would be set back approximately 20 feet in order to preserve the appearance of the existing facade. It would be only minimally visible from the public right of way, thus preserving the neighborhoods existing character. Rendering of street views of the Addition are attached as **Exhibit G**.

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<sup>3</sup> Guidelines p. 18

- **Site Design, Building Scale and Form.** The Project is not in violation of the Residential Design Guidelines with respect to any of these issues. The proposed Addition would be located over an existing second floor along the east lot line, and set back from the face of the building by about 20 feet so as to preserve the character defining features of the original facade. Because of this, the original character and scale of the building is maintained when viewed from the public right of way, and spacing between buildings remains consistent with other homes in the neighborhood. Furthermore as one of the largest and least developed lots in the neighborhood, the scale of the project is completely appropriate. (See **Exhibit G.**)
- **FAR.** The Property currently has an FAR of 0.4-to-1. The majority of surrounding homes—including those of the DR Requesters—have an FAR between 0.5-to-1 and 0.9-to-1. The Addition would bring the FAR for the Schnairs’ home up to 0.48-to-1, which is still below the average for the neighborhood.

**Floor Area Ratios in Seacliff Neighborhood**

<b>Property Address</b>	<b>FAR</b>
<b>535 El Camino Del Mar</b>	<b>0.4 to 1</b>
525 El Camino Del Mar	0.7 to 1
549 El Camino Del Mar*	0.9 to 1
540 El Camino Del Mar	0.5 to 1
530 El Camino Del Mar	0.8 to 1
520 El Camino Del Mar	0.7 to 1
511 El Camino Del Mar	0.8 to 1

501 El Camino Del Mar	0.6 to 1
109 28 <sup>th</sup> Avenue*	0.5 to 1
115 28 <sup>th</sup> Avenue*	0.7 to 1
119 28 <sup>th</sup> Avenue*	0.6 to 1
125 28 <sup>th</sup> Avenue*	0.6 to 1

\* DR Requester's Property

- **Loss of Light.** The building Addition will have an overall height of approximately 22 feet—a four-foot increase from the existing condition and well below the 35-foot height limit. The DR Requester's homes on 28th Avenue are between 90 feet and 160 feet to the southeast of the Addition. At such a distance, any change in light would be insignificant. The Ma/Wang Home is closer (at least 25 feet away) but due south of the Addition where no loss of light would occur.
- **Loss of Privacy.** Four of the five DR Requesters homes are more than 90 feet from the Addition. (See Diagram on p. 4.) Privacy impacts would simply not occur at this distance. The closest DR Requester, the Ma/Wang Home, is at least 25 feet from the Addition to the south. The majority of the Project's windows are on the west elevation, i.e. they do not directly face the Ma/Wang Home or its expansive property-line windows. Although the configuration of windows in the Ma/Wang Home makes it nearly impossible to avoid privacy impacts completely, the Addition incorporates slot windows, screens, and landscaping to minimize privacy impacts on neighbors. To the limited extent that there is visibility from the Addition into the Ma/Wang Home and vice versa, it is not exceptional in an urban environment. For that matter, it is not a new circumstance created by the Project, but an existing condition created by the configuration of the side- windows that were added to the Ma/Wang Home during the expansive additions that were made to the home in the 1980's and 1990's. (See **Exhibit E.**)

The proposed deck and a few windows face south toward the Ma/Wang Home, however they have been designed to minimize any potential privacy impacts. The Project would replace an existing picture window facing the Ma/Wang Home with smaller slot windows. The windows along the new stairway, which look over the central courtyard of the Property, have glazing and are over 25 feet from the Ma/Wang Home's side lot windows. The proposed deck is also at least 25 feet from the Ma/Wang Homes side lot windows which is a distance equivalent to the lot width of a typical City parcel, and should not pose any significant loss of Privacy. The Guidelines recognize that "some minor loss of privacy can be expected with a building expansion."<sup>4</sup> To mitigate privacy impact, the Guidelines recommend design "configurations that break the line of sight between houses."<sup>5</sup> As described above, the Project creates only minor privacy impacts and incorporates the exact mitigations recommended by the Guidelines. The DR process is not intended to protect against typical and reasonable impacts, but against unreasonable and extraordinary ones. No such impacts are present here.

- **Midblock Open Space.** Mid-block open space is defined in the Residential Design Guidelines as rear yard open space. The proposed Addition does not expand into the rear yard of the lot. It is constructed over the existing building's ground floor footprint, within the buildable area, conforming to the rear yard set-back. A diagram of the rear yard set-back and buildable area is attached as **Exhibit H**.
- **Invasion of non-native species.** The Project calls for sustainable native plant species to be used in the green roof design. It is difficult to conceive of a situation in which native plant species could trigger an invasion of non-native plant species. Furthermore, sustainability and design innovation are specifically called for in the General Plan. The green roof design specifically promotes these objectives. The Schnairs believe that the use of native plant species will prevent any invasion of non-native species, however they will be happy to consult with experts for recommendations for appropriate plant species for the roof, to avoid any possible negative impacts that this sustainable, green design element could cause.

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<sup>4</sup> Guidelines p. 17

<sup>5</sup> Id.

**E. The Alternatives Proposed by the DR Requesters Do Not Satisfy the Project Sponsor's Goals for the Project and are in Direct Violation of the Planning Code, General Plan and Residential Design Guidelines.**

The DR Requesters have suggested that an alternative to the current plans for the Project would be to build a horizontal addition instead of a vertical one (the "Alternative"). This Alternative contradicts the positions the DR Requesters have taken in their DR Applications, and is unacceptable for the following reasons:

1. Historic Significance

This alternative would require building into the central courtyard of the Schnairs' home, destroying one of the most prominent historical features of the Property. The DR Requesters claim that their DR Applications are, in part, based on a concern for the historic significance of the Property, however the proposal of an alternative that would destroy an historically significant feature of the property suggests that they have no real concern for the historical significance of the Property, and their true motives are to prevent the loss of their partial ocean views caused by a vertical Addition.

2. Rear Yard/Open Space

Building a horizontal addition, instead of a vertical one would be in violation of the open space requirements in the Planning Code, and would force the Schnairs to build into the rear yard of their property, which would require them to obtain variances for their Project. As is, the Project is completely code compliant. (See **Exhibit H.**)

3. Does not meet needs of Project Sponsors

One of the main objectives of the Project is to eliminate the unreasonable inconvenience that the Schnair family now faces, by being forced to exit their home to access the existing second story bedroom. While a horizontal addition may provide a bedroom that is accessible from the interior of the home, the existing bedroom over the garage would still be cut-off from the rest of the building, severely limiting its usefulness as a part of the home. The proposed Project allows the Schnairs to utilize existing space to meet their needs without creating a significant impact on the neighborhood.

The Schnairs have carefully designed the Project to increase the usefulness of the existing space in their home through a modest Addition. Great time and attention has been given to ensuring the preservation of the historical significance of their property, code compliance, and the reduction of impacts on the neighborhood. Implementing the Alternative suggested by the DR Requesters would destroy the historical significance of the Schnairs'

Property, reducing the cultural diversity of the neighborhood. It would also create much greater impacts on the neighborhood. Furthermore, implementing this alternative would likely require the Schnairs to obtain variances, as the Project would no longer be code compliant. The Alternative would also hinder one of the major goals of the project - to efficiently remodel existing space to make the second story a more usable and integrated part of the home. In all respects the existing plans for the Project are superior to the Alternative suggested by the DR Requesters.

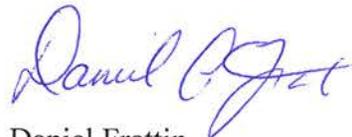
**F. Conclusion**

The Project is a modest Addition to an existing single family home on a large lot. The family is currently forced to access an important portion of their home (the third bedroom) from the exterior of their house. This significantly reduces the usefulness of the bedroom, and reduces the amount of actual usable space in the home. This Project will meet this family's space needs, preserving the historical significance of their home, without creating significant impacts on the neighborhood.

The Project has been revised many times in response to input from neighbors and the Planning Department: to reduce roof height; put in smaller windows, put in a flat roof, and others. The DR-requesters have failed to establish that there are exceptional or extraordinary circumstances that apply to the Project, and have proposed an alternative that would destroy the significance of an historic resource, and create greater impacts in the neighborhood. For all of the above reasons, the Project Sponsors respectfully requests that the Planning Commission approve the Project as proposed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Daniel Frattin

Attachments: Exhibits A - H

## **List of Exhibits**

<b>Exhibit A</b>	<b>Historic Resource Evaluation Responses</b>
<b>Exhibit B</b>	<b>Photographs of Site and Surrounding Properties</b>
<b>Exhibit C</b>	<b>Project Plans and Renderings</b>
<b>Exhibit D</b>	<b>Letters of Support</b>
<b>Exhibit E</b>	<b>Existing Views of Wang Home from Courtyard</b>
<b>Exhibit F</b>	<b>Views over Subject Property from 28<sup>th</sup> Avenue Homes</b>
<b>Exhibit G</b>	<b>View of Addition from Street</b>
<b>Exhibit H</b>	<b>Diagram of Rear Yard/Buildable Space</b>

EXHIBIT A



## Historic Resource Evaluation Response REVISED PART II ANALYSIS

*Preservation Planner:* Gretchen Hilyard  
(415) 575-9109  
[gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)

*Project Address:* 535 El Camino Del Mar  
*Block/Lot:* 1326/019  
*Case No.:* 2012.0266E  
*Date of Review:* August 14, 2012 (Part I)  
September 21, 2012 (Part II)  
November 2, 2012 (Revised Part II)

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### PART II: REVISED PROJECT EVALUATION

**Proposed Project:**  Demolition  Alteration

**Per Drawings Dated:** 10/24/2012 by Gene Schnair, FAIA

#### Project Description:

The proposed project associated with Building Permit Application No. 2011.1212.0456 has been revised and the scope of work entails the following changes to the historic resource:

- Remodel the existing second story bedroom/bathroom over garage to serve as a bathroom/closet for a new 3<sup>rd</sup> bedroom over the existing study. This alteration will involve the construction of an approximately 516-square-foot addition to the existing 3,580-square-foot single family residence for a total of 4,096 square feet. The existing one-story addition at the northeast corner of the roof will be extended approximately 20 feet to the north and the new addition will rise approximately 12 feet above the existing first floor roofline. The resulting addition will be setback 10 feet south of the ridgeline and approximately 20 feet from the face of the north façade. The addition features a flat roof detailed in stucco with full-height, double-paned metal windows;
- Remove the existing access stairs to the 2<sup>nd</sup> story addition accessed through the garage and replace with a new stair providing access through the main house;
- Replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room;
- Add a green roof over the new stair;
- Remodel the kitchen, bathroom, and interior finishes;

- Replace all windows with double glazed windows within the existing window openings;
- Insert a single casement window behind the trellis on the primary façade to provide a second means of egress from the bedroom to meet life safety requirements;
- Enclose the front entry vestibule with sliding glass doors within the existing opening;
- Replace roof materials.

**Project Evaluation:**

**Subject Property/Historic Resource:**

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

**California Register-eligible Historic District or Context:**

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRER) dated September 21, 2012. The proposed work will retain the character-defining features of the historic resource, including the low-slung, one-story massing; fenestration pattern of the primary façade, horizontal wood louvers; redwood siding and stucco; and other features.

In addition to the scope of work evaluated in the Part II HRER, the insertion of the casement window on the primary façade and enclosure of the front entry vestibule were not evaluated as part of the original proposal. These changes were found to conform to the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* for the following reasons:

- The insertion of a single casement window on the primary façade is required for life safety as a second means of egress for the front bedroom. The window is simply detailed and matches the overall dimensions, configuration, materials and type of the existing windows. This window will blend in with the character of the historic façade and the location of the window behind the trellis minimizes visibility of this feature from the public right-of-way. The insertion of the window will not alter the essential form and integrity of the historic property and will be understood as a contemporary alteration. The project is found to conform to Standards 3, 9 and 10 for these reasons.
- The enclosure of the front entry vestibule with sliding glass doors within the existing opening will maintain the existing form and dimensions of the vestibule. The glass doors will allow for transparency and will not disrupt the view or character of the primary façade. The insertion of the doors will not result in the loss of historic fabric, will not alter the essential form and integrity

of the historic property, and will be understood as a contemporary alteration. The project is found to conform to Standards 3, 9 and 10 for these reasons.

The enclosure of the front entry vestibule, insertion of a single casement window and construction of a rooftop addition will not have an adverse impact to the historic resource as proposed. The proposed project complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

*Please note that any revisions to the project will require further CEQA review.*

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## PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:   
Tina Tam, Senior Preservation Planner

Date: 11-16-2016

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File  
Elizabeth Watty, Project Planner



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* September 21, 2012  
*Case No.:* 2012.0266E  
*Project Address:* 535 El Camino Del Mar  
*Zoning:* RH-1 (Residential – House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1326/019  
*Date of Review:* August 14, 2012 (Part I)  
September 21, 2012 (Part II)  
*Staff Contact:* Gretchen Hilyard (Preservation Planner)  
(415) 575-9109  
[gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)

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Planning  
Information:  
415.558.6377

### PART II: PROJECT EVALUATION

#### PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1951, the subject building at 535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28<sup>th</sup> Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated August 14, 2012), the Department has determined that the subject property is eligible for inclusion on the California Register as an individual resource under Criterion 3 as a rare example of the ranch house typology in San Francisco. 535 El Camino Del Mar is therefore changed to a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character-defining features of 535 El Camino Del Mar include:

- Low-slung, one-story massing,
- U-shaped floor plan,
- Central courtyard,
- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Vertical wood plank trellises,
- Decorative wood planter boxes,
- Terra cotta entry stairs with metal railings,
- Brick stairs providing access from street,

- Redwood siding and stucco,
- Combination of flat and hip roofs,
- Low-scale shrubs and foundation plantings along the primary façade.

535 El Camino Del Mar is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

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Proposed Project

Demolition

Alteration

Per Drawings Dated: December 6, 2012 by Gene Schnair, FAIA

### Project Description

535 El Camino Del Mar is a one-story, single-family, wood-frame residence constructed in 1951. The residence is designed in a Modern Ranch architectural style. The proposal includes the construction of an approximately 535-square-foot addition on the roof, replacement of all windows, addition of terra cotta cassette louvers around window surrounds, alteration of select areas of exterior cladding, and interior remodeling.

In detail, 535 El Camino Del Mar would be altered as follows:

- Remodel the existing second story bedroom/bathroom over garage to serve as a bathroom/closet for a new 3<sup>rd</sup> bedroom over the existing study. This alteration will involve the construction of an approximately 535-square-foot addition to the existing 3,580-square-foot single family residence for a total of 4,115 square feet. The existing one-story addition at the northeast corner of the roof will be extended approximately 20 feet to the north and the new addition will rise approximately 12 feet above the existing roofline. The resulting addition will be setback 10 feet south of the ridgeline and approximately 22 feet from the face of the north façade. The addition features a shed roof detailed in stucco with full-height, double-paned metals windows;
- Remove the existing access stairs to the 2<sup>nd</sup> story addition accessed through the garage and replace with a new stair providing access through the main house;
- Replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room;
- Add a green roof over the new stair;
- Remodel the kitchen, bathroom, and interior finishes;
- Replace all windows with double glazed windows (some within existing window openings, and some new openings);
- Add a new terra cotta cassette louvers in painted structural steel frames around windows;
- Replace roof materials.

### Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

#### Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

#### California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the alteration and removal of character-defining façade materials such that the resulting project would materially impair the significance of the eligible historic resource by altering its character-defining features.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

#### *Standard 2.*

*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include the replacement of all existing windows with new double-glazed windows with terra cotta cassette louvers, alteration of existing window and door openings, addition of new windows, and removal of some exterior horizontal wood cladding. The project will result in a major change to the historic character of the facades from their original appearance.

The proposed project will result in the alteration of the following character-defining features of the property:

- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Redwood siding and stucco.

These changes will result in the loss of distinctive materials and will alter the features that characterize a property.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

**Standard 3**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the addition of terra cotta cassette louvers to the top and bottom of the windows on the north, east and west facades, which are visible from the public right-of-way of this large corner lot. Historically, the building featured horizontal wood louvers below 1-2 windows on the north, east and west facades, which were functional elements that also provided visual accents to the exterior. The number, style, materials and character of the proposed terra cotta cassette louvers would overwhelm the exterior facades and contrast drastically with the historic appearance. These elements are conjectural in nature and would create a false sense of historical development at the property.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

**Standard 5.**

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

The proposed project includes the removal of the existing horizontal wood louvers, alteration of the existing windows through the introduction of non-compatible terra cotta cassette louvers, and the removal of portions of the exterior horizontal wood cladding. These changes will alter the distinctive materials, features, finishes and craftsmanship of the property.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

**Standard 9.**

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

The proposed project includes the expansion of the existing second-story addition to the north. The existing addition was a previous alteration to the property and is not considered character-defining. The new addition is one-story in height and set back from the primary façade. It includes full-height windows with a stucco frame and shed roof. The addition rises approximately 12 feet above the existing roofline and will alter the overall proportion, massing and scale of the historic resource as this feature may be visible from the public right-of-way. The use of glazing will differentiate the addition from the historic main house.

The materials and general design of the addition maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials and features and spatial relationships. However, the height of the addition is out of scale with the overall scale, proportion and massing of the property such that the spatial relationship that characterize the property would be impacted.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

**Standard 10.**

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

The proposed addition expands the existing addition, which is a previous alteration and not considered a character-defining portion of the property. The addition is relatively small scale and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves the addition of terra cotta cassette louvers to the top and bottom of the windows on the north, east and west facades, which are visible from the public right-of-way of this large corner lot. Historically, the building featured horizontal wood louvers below 1-2 windows on the north, east and west facades, which were functional elements that also provided visual accents to the exterior. The number, style, materials and character of the proposed terra cotta cassette louvers would overwhelm the exterior facades and contrast drastically with the historic appearance. These elements will alter the essential form and integrity of the historic property by altering the appearance of the publically visible façades.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

**Summary**

Overall, the Department finds that the project is not consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 535 El Camino Del Mar will have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed alteration of the windows and façade materials of the building are incompatible alterations that will impair the property's significance. Alternately, the height of the proposed second-story addition results in an impact to the overall massing, proportion and scale of the building.

In order to not have a significant adverse impact on the historic resource, the proposed project should be revised as follows:

1. Remove the proposed terra cotta cassette louvers from the project scope;
2. Where window replacement is required, replace windows in-kind, with the same material, type, operation, and profile dimension as the existing windows, within the existing window openings;
3. Retain all original exterior cladding materials.
4. Simplify the roof form of the proposed addition by flattening out the roof at the approximate center of the proposed shed roof. This change will minimize the visibility of the addition from the public right-of-way and this roof form is more consistent with the existing roof plan. Please provide visibility studies of the revised design to show where the addition will be visible from vantages across the street.





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* August 14, 2012  
*Case No.:* 2012.0266E  
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*Zoning:* RH-1 (Residential – House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1326/019  
*Date of Review:* August 14, 2012 (Part 1)  
*Staff Contact:* Gretchen Hilyard (Preservation Planner)  
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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

535 El Camino Del Mar is located on the south side of El Camino Del Mar between McLaren and 28<sup>th</sup> Avenues in the Sea Cliff neighborhood of San Francisco. 535 El Camino Del Mar is located on an irregular-shaped corner lot measuring 107 ft. x 103 ft. within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The building sits on a terraced promontory facing north and west towards the Pacific Ocean along El Camino Del Mar.

The subject property contains a one-story, single-family, wood-frame residence constructed in 1951. The residence is designed in a Modern Ranch architectural style and notable historic features include: low-slung one-story massing, U-shaped floor plan, central courtyard, floor to ceiling glazed openings to provide views, large three-part picture windows on primary facade, awning and casement windows, horizontal wood louvers, terra cotta entry stairs, brick stairs providing access from street, redwood siding and stucco materials, combination of flat and hip roofs and other decorative details.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1951).

#### Neighborhood Context and Description

The subject property is located along the northern edge of the Sea Cliff neighborhood, at the northeast corner of San Francisco overlooking the Pacific Ocean and the Golden Gate. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco. The earliest subdivisions of the neighborhood were in 1906, 1908, and 1913. The

sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.<sup>1</sup> Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in a neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes.

The Sea Cliff neighborhood is distinguished by its Garden City-inspired planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1930, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood.<sup>2</sup> The subject parcel appears to have remained vacant until the existing building was constructed in 1951. There are several notable examples of architect-designed modern single-family residences in Sea Cliff, a few of these include: 535 El Camino Del Mar (1951, J. Lloyd Conrich), 890 El Camino Del Mar (1963, Joseph Esherick), 100 32<sup>nd</sup> Avenue (1963, Joseph Esherick), and 850 EL Camino Del Mar (1958, William Wurster, altered).

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:  Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Period of Significance: 1951	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:  Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Period of Significance: 1906 - 1930

<sup>1</sup> Kelley & VerPlanck Historical Resources Consulting, LLC. Lowe Residence: Historic Resource Evaluation. March 25, 2009, 19-20.

<sup>2</sup> Ibid, 36.

<input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor
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Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by the property owner, Gene Schnair, and found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 3.

**Criterion 1: Property 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.**

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

535 El Camino Del Mar was constructed 1951 and designed by J. Lloyd Conrich. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under this Criterion.

The development period of the Sea Cliff neighborhood spans approximately 25 years (1906 – 1930) and is represented by a variety of architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. While the development of Sea Cliff as a residential neighborhood after the 1906 Earthquake and Fire contributes to the City's post-disaster development history (along with many of the western neighborhoods), it is the Department's conclusion that there does not appear to be a collection of buildings from this period that represents a significant event or series of events. If a potential historic district of post-disaster development were to be identified, constructed in 1951, 535 EL Camino Del Mar would fall outside of the period of significance.

It is therefore determined that there is no California Register-eligible historic district in Sea Cliff under Criterion 1 or an individually eligible resource under this Criterion.

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

Building permit records indicate that original owner of 535 El Camino Del Mar was Milton Meyer. Meyer commissioned the construction of the property in 1951 and owned it until 1960. Ernest and Mariedi Anders purchased the property in 1960 and Mrs. Anders lived there as a widow until her death in 2009. During that time, Mrs. Anders operated a small business out of the home as a concert manager and agent for concert musicians. Upon her death, the property was transferred into a family estate and purchased by the current owners, Abby and Gene Schnair, in 2010. Records show that none of the persons associated with the building are important to local, regional or national past. Therefore, 535 El Camino Del Mar is not eligible under Criterion 2.

**Criterion 3: Property 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.**

535 El Camino Del Mar consists of a one-story single-family residence constructed in 1951. The building is a rare example of a Modern Ranch style residence in San Francisco. The property is a unique interpretation of the western ranch house form, first introduced by architect Cliff May in 1945 and popularized throughout California in the Post-World War II era. "Although widely adopted across California, the ranch house typology is rare in San Francisco, in part because the City's suburban areas were largely built up by the mid-1950s. Also, sprawling ranch houses consumed more land than was feasible in this dense, expensive and vertically oriented city."<sup>3</sup> The low slung house at 535 El Camino Del Mar also incorporates principles of the post-war period with its emphasis on indoor/outdoor living characteristic of California residential architecture during this period. The house was planned around a central courtyard and window and door openings were oriented to provide ventilation and views through the house to the outdoors (here with views to the Pacific Ocean). The property embodies the characteristics of a type, period and style and is a rare example in San Francisco. The design of the building is a distinct local interpretation of the western Ranch typology widely constructed throughout California. Therefore, 535 El Camino Del Mar appears to be eligible for listing in the California Register as an individual resource under Criterion 3 as a rare example of the ranch house typology in San Francisco.

Insufficient information was found about architect J. Lloyd Conrich's (b. 1903- d. 1983) body of work to conclusively determine if he should be considered a master architect and to place 535 EL Camino Del Mar within his career. Conrich is mentioned in the list of architects outlined in the *San Francisco Architecture and Landscape Design (1935-1970) Context Statement*, which lists the apartment building at 566 Vallejo Street (1956) as an example of his work. He worked under the influential firm Hyman & Appleton from 1924-1927 and Bakewell & Brown from 1930-1932. Online research revealed that Conrich designed at least 31 theaters and over 200 projects throughout his career. According to the Supplemental Information Form prepared by the property owner, other examples of Conrich's work include: Telegraph Hill Tower, a double deck parking garage on Broadway and Montgomery Streets, San Francisco Produce Terminal, KPIX Radio and TV Station on Van Ness Avenue, Zanzibar Cocktail Lounge on Ocean Avenue, and the City of Vallejo Bowling Alley. His commissions included banks, gas stations, theaters, warehouses, stores, apartment buildings and San Francisco row houses, for which he was recognized as an expert for adapting residential designs to small lots. Conrich's papers are held at the University of California Berkeley, Environmental Design Archives and the California Historical Society. In order to qualify for listing as the work of a master architect, the property must express a particular phase in the development of the master's career, an aspect of his/her work, or an important idea or theme in the master's craft. In order to make a determination if the subject property should also be considered eligible under this criteria as the work of a master, a review of Conrich's other work would need to occur to place 535 El Camino Del Mar within the canon of his larger body of work.

The subject building is located within the potential Sea Cliff Historic District, roughly bounded by Sea Cliff Avenue to the north, 32<sup>nd</sup> Avenue to the west, California Street to the south, 27<sup>th</sup> Avenue to the east

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<sup>3</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, San Francisco Planning Department, 121.

with a jog east along El Camino Del Mar and north along to 25<sup>th</sup> Avenue. The historic district appears to be eligible for listing in the California Register under Criterion 3 (Architecture) as an example of a City-Beautiful inspired planned residential development in San Francisco. The period of significance would extend from 1906, the date the first Sea Cliff Subdivision was created until 1930, by which time the majority of the lots were occupied. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER Response, the subject property at 535 El Camino Del Mar was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

535 El Camino Del Mar was constructed in 1951 as a modern ranch house and is not associated with the context of the potential historic district. Therefore, 535 El Camino Del Mar would be considered a non-contributing property within the boundaries of the potential district. The building is individually eligible for listing under this Criterion according to the analysis above.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

Since its initial construction in 1951 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: construction of a second story addition over the garage to create a Maid's Room (1958, architect J. Lloyd Conrich), expansion of the Maid's Room several feet into the outer courtyard (1961, designer Gus Friedman). A glazed wind canopy also appears to have been constructed in the 1950s, but no documentation exists for this alteration.

Overall, 535 El Camino Del Mar retains sufficient integrity to convey its significance as a rare local example of the Western Ranch house such that would qualify the property for listing on the California Register as an individual resource under Criterion 3.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of 535 El Camino Del Mar include:

- Low-slung, one-story massing,
- U-shaped floor plan,
- Central courtyard,
- Floor to ceiling glazed openings to provide views,
- Large three-part wood-sash picture windows on primary facade,
- Wood-sash awning and casement windows,
- Horizontal wood louvers,
- Vertical wood plank trellises,
- Decorative wood planter boxes,
- Terra cotta entry stairs with metal railings,
- Brick stairs providing access from street,
- Redwood siding and stucco,
- Combination of flat and hip roofs,
- Low-scale shrubs and foundation plantings along the primary façade.

**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District

No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: \_\_\_\_\_

Tiffa Tam, Senior Preservation Planner

for

Date: \_\_\_\_\_

8/15/12

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\535 El Camino del Mar\535 El Camino del Mar HRER.doc

IMAGES



View of 535 El Camino Del Mar looking southeast, 2012. Image courtesy of Google Street View.



535 El Camino Del Mar looking southeast, 1957. Image courtesy of property owner.

# EXHIBIT B



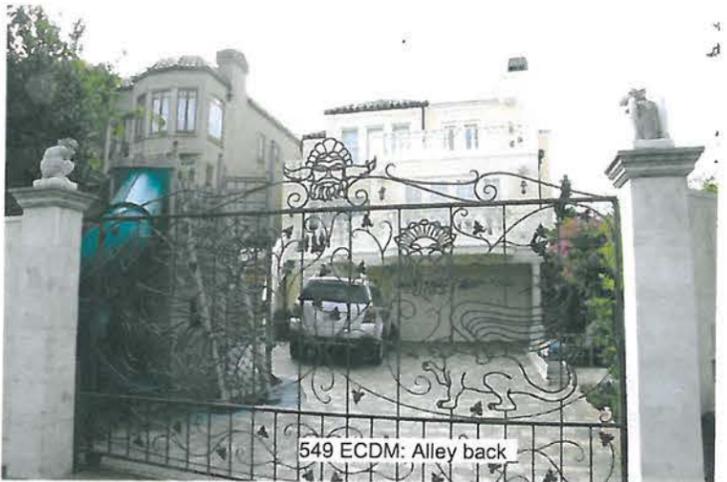
525 El Camino del Mar: Front



535 El Camino del Mar  
Subject Property Front



549 El Camino del Mar: Front



549 ECDM: Alley back



535 ECDM  
Subject Property Alley



525 ECDM Alley back



570 ECDM

550 ECDM

540 ECDM

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
**Jan O'Brien, AIA**  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
**Yu Strandberg Engineering**  
David Strandberg, Principal  
98 Jack London Alley  
San Francisco, CA 94107  
T: 415-778-8726  
F: 510-763-0476

535 El Camino Del Mar Residence  
San Francisco, CA

No.	Description	Date
1		10/11

Permit Application  
311 Notice  
Cover Photos  
Neighborhood Context

Project Number: 10-4  
Date: 12/11  
Drawn by: Author  
Checked by: Checker

A1.0a



View along Living Room towards Entry



View towards Study  
Internal Courtyard Views



View towards 2nd floor Bedroom



Side entry by Kitchen



Stair



Subject Property Street Views

Architect:  
Gene Schnair, FAIA

Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera CA 94925  
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Structural Engineer:  
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535 El Camino Del Mar Residence  
San Francisco, CA

No.	Description	Date
1	Photographed	5-29-12

Permit Application  
311 Notice  
Cover Photos  
Subject Property

Project Number: 10-4  
Date: 12-6-11  
Drawn by: Author  
Checked by: Checker

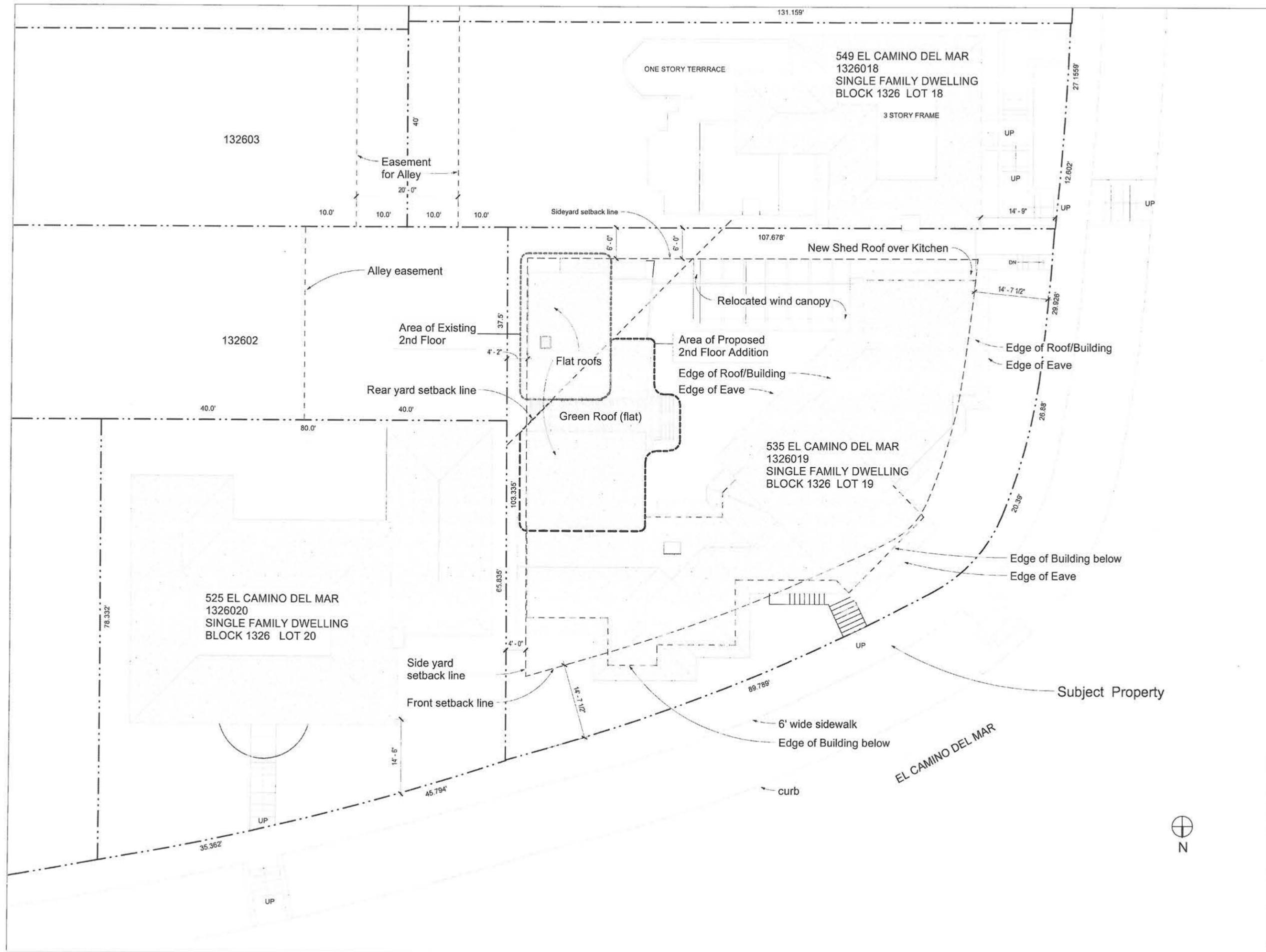
A1.0a-2

Scale:

2012.05.15.10.11 PM

# EXHIBIT C





Architect:  
**Gene Schnair, FAIA**

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 F: 510-763-0476

**535 El Camino Del Mar Residence**  
**San Francisco, CA**

Description		
1	311	12/4/11
2	311/ Revised	3/14/12
3	311/ Revised BT	6/1/12
4	Added roof, deleted porch and covers	10/24/12

**Permit Application**  
**311 Notice**  
**Site Plan Proposed**

Project number: 10-4  
 Date: 12/4/12  
 Drawn by: JO  
 Checked by: EL

**A1.0c**

Scale: 1/8" = 1'-0"

12/26/2012 4:37:24 PM

Architect:  
Gene Schnair, FAIA

Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
Yu Strandberg Engineering  
David Strandberg, Principal  
98 Jack London Alley  
San Francisco, CA 94107  
T: 415-778-8726  
F: 510-763-0476

535 El Camino Del Mar Residence  
San Francisco, CA

Revision	Description	Date
1	311	10/30/11
2	311/Revised	5/14/12
3	311/Revised BT	6/13/12
4	Addition, delete proposed louvers	10/24/12

Permit Application  
311 Notice

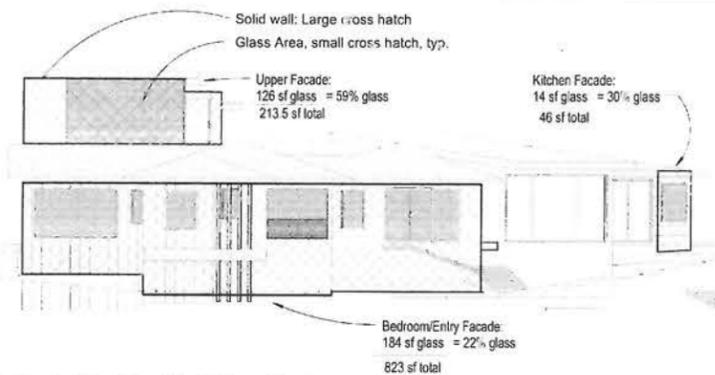
Cover

Project number: 10-4  
Date: 12/4/12  
Drawn by: JO  
Checked by: Checker

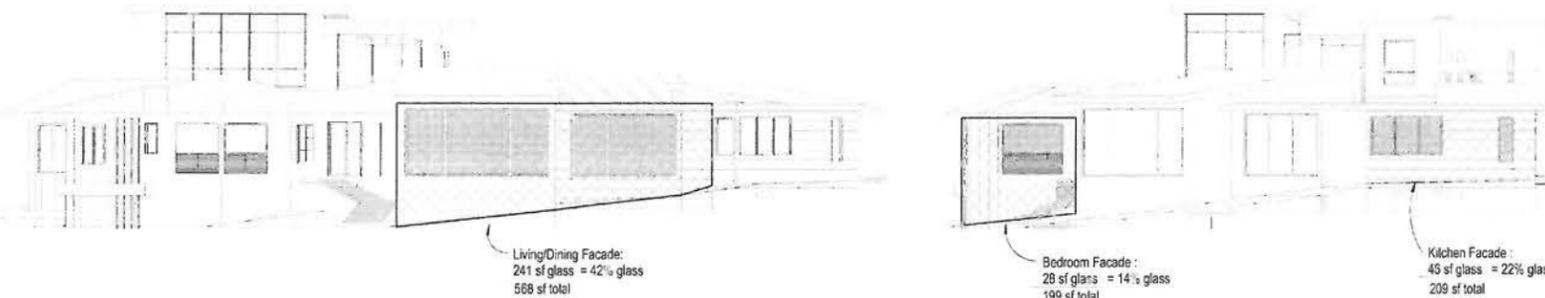
A1

Scale: NOTE: 11x17 set NTS 3/32" = 1'-0"

12/4/2012 4:35:07 PM

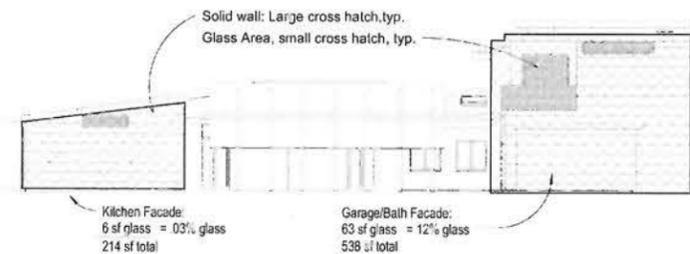


1 North Elevation Bird Glass Study  
SCALE: 3/32" = 1'-0"

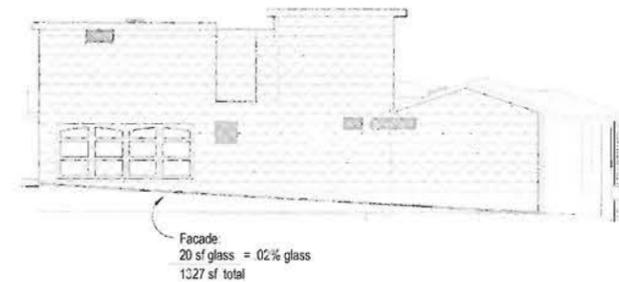


2 Northwest Elevation Bird Glass Study  
SCALE: 3/32" = 1'-0"

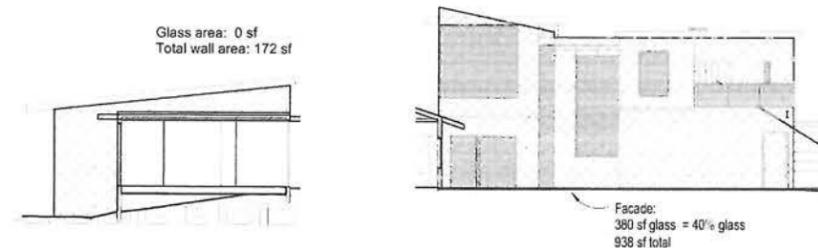
3 West Elevation Bird Glass Study  
SCALE: 3/32" = 1'-0"



4 South Elevation Bird Glass Study  
SCALE: 3/32" = 1'-0"



5 East Elevation, Garage Bird Glass Study  
SCALE: 3/32" = 1'-0"



6 Living Room Side Elevation  
SCALE: 3/32" = 1'-0"

7 West Elevation from Courtyard Bird Glass Study  
SCALE: 3/32" = 1'-0"

**BIRD SAFE GLASS CONCLUSIONS:**

No facade is composed of 50% or more of glass area.  
Exemption: Section 139 C(3)(A)(i). Residential buildings within R-Districts that are less than 45 feet in height and have an exposed facade comprised of less than 50% glass are exempt from new or replacement facade glazing requirements included in Section 139 C(1) Location Related Standards.

On the building addition, areas of uninterrupted glass greater than 24sf will have bird safe glass treatment consisting of fitted glass with horizontal patterns 1/8" wide at 2" intervals."

**San Francisco Building Code:**

Section 801. Exits

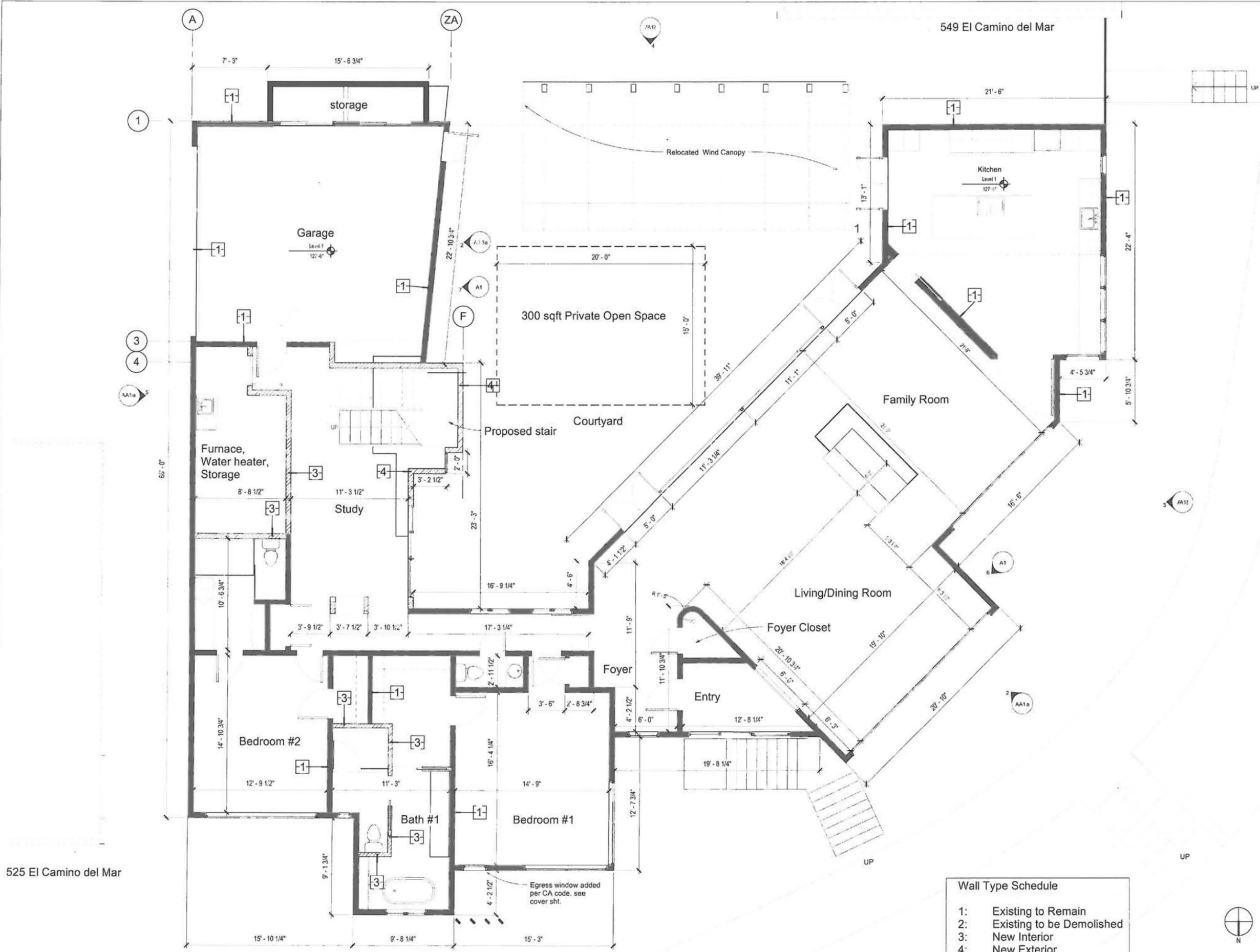
(4) In all buildings, in basements, dwelling units, and sleeping units below the fourth story, said sleeping rooms shall have an emergency egress of 5.7 square feet with minimum of 20-inch width and 24-inch height and a finished height sill not more than 44 inches above the floor. See Building Code Section 1026.

(5) Sleeping rooms below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools. Buildings with additional stories shall provide egress per Chapter 10 of the Building Code.

PROJECT DESCRIPTION:		DRAWING LIST																
		DWG NO.	DRAWING NAME															
<p>The Proposal is to remodel the existing second story bedroom/bathroom over the garage to serve as a bathroom/closet for a new third bedroom over the existing study. We propose to remove the existing stair, that is accessible through the garage, with a new stair accessible through the main house. The added square footage is 535 sqft. We shall replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room. We propose to add a green roof (low ground cover) over the new stair. We plan to remodel the existing kitchen, bathroom, interior finishes, replace windows with double glazing, upgrade the rocs and some exterior treatments.</p> <p>Square Footage breakdown:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Removed</th> <th>Added</th> </tr> </thead> <tbody> <tr> <td>First Floor:</td> <td>68.25</td> <td>84</td> </tr> <tr> <td>Second Floor:</td> <td>23.37</td> <td>524</td> </tr> <tr> <td>subtotal:</td> <td>91.62</td> <td>608</td> </tr> <tr> <td>Total:</td> <td></td> <td>516.00 sqft added</td> </tr> </tbody> </table> <p>Added sqft is 14.4% of total existing building</p>		Floor	Removed	Added	First Floor:	68.25	84	Second Floor:	23.37	524	subtotal:	91.62	608	Total:		516.00 sqft added	A1	Cover
		Floor	Removed	Added														
		First Floor:	68.25	84														
		Second Floor:	23.37	524														
		subtotal:	91.62	608														
		Total:		516.00 sqft added														
		A1.0a	Cover Photos Neighborhood Context															
		A1.0a-2	Cover Photos Subject Property															
		A1.0b	Existing Site Plan															
		A1.0c	Site Plan Proposed															
		A1.1	1st Fl Plan Existing/Demolition															
		A1.2	2nd Floor Plan Existing/ Demolition															
		A2.0	1st Floor Plan Proposed															
		A2.1	2nd Floor Plan Proposed															
A3.0	Exterior Elevations Existing																	
A3.1	Exterior Elevations Proposed																	
A3.01	Exterior Elevations Existing																	
A3.1a	Exterior Elevation Proposed																	
A3.2	Exterior Elevations Proposed																	
A3.3	Exterior Elevations Existing																	
A3.3a	Exterior Elevations Proposed																	
A3.4	Sections through proposed Addition																	
A5.2	Master Bath-Enlarged Elevations																	
A5.3	Living Room																	
A6.0	Interior Elevations																	
A6.1	Interior Elevations																	
A6.2	Not Included																	
A6.3	Interior Elevations																	
A6.4	Interior Elevations																	
A6.5	Interior Elevations																	
A6.6	Interior Elevations																	
A x	Master Bedroom Windows																	







Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
**Jan O'Brien, AIA**  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
**Yu Strandberg Engineering**  
David Strandberg, Principal  
98 Jack London Alley  
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T: 415-778-8726  
F: 510-763-0476

**535 El Camino Del Mar Residence  
San Francisco, CA**

Description		
2	311	10/6/11
3	311 Revised BT	5/14/12
4	Addition roof, delete proposed louvers	10/24/12

**Permit Application  
311 Notice**

**1st Floor Plan  
Proposed**

Project number: 10-4  
Date: 12/6/11  
Drawn by: JO  
Checked by:

**A2.0**

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

**Wall Type Schedule**

1:	Existing to Remain
2:	Existing to be Demolished
3:	New Interior
4:	New Exterior

525 El Camino del Mar

549 El Camino del Mar

Architect:  
Gene Schnair, FAIA

Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
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535 El Camino Del Mar Residence  
San Francisco, CA

No.	Description	Date
1	311	12/6/11
2	311/ Revised	3/11/12
3	311/ Revised BT	6/13/12

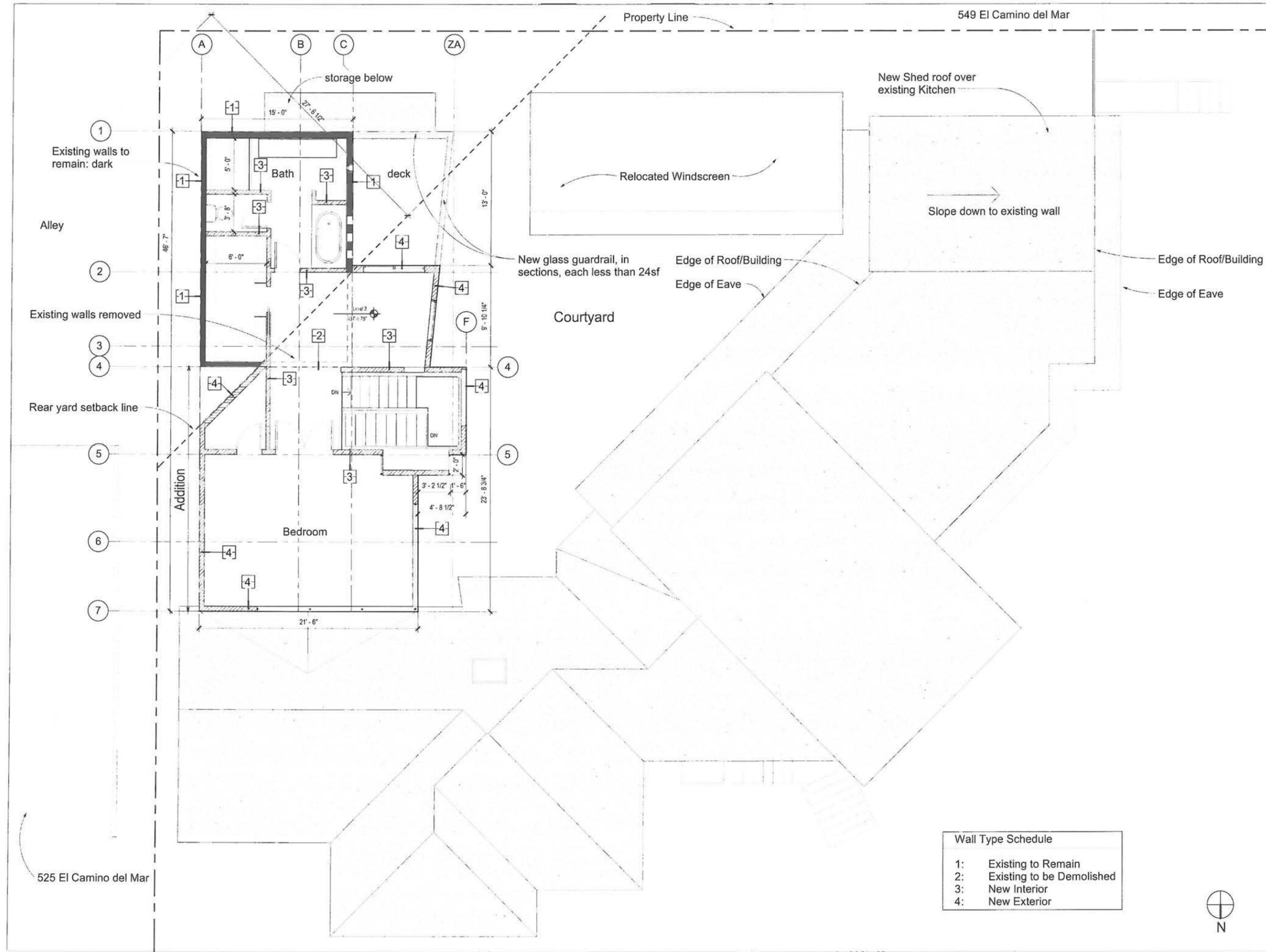
Permit Application  
311 Notice

2nd Floor Plan  
Proposed

Project number: 10-4  
Date: 12/6/11  
Drawn by: Author  
Checked by: Checker

A2.1

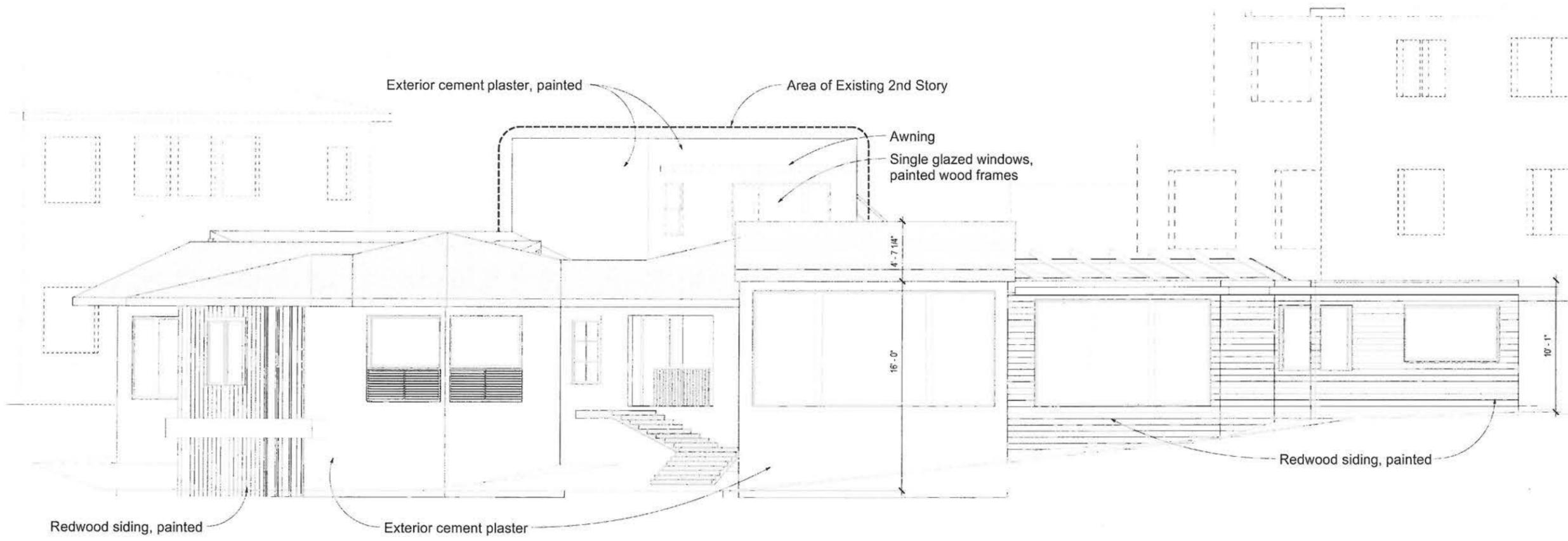
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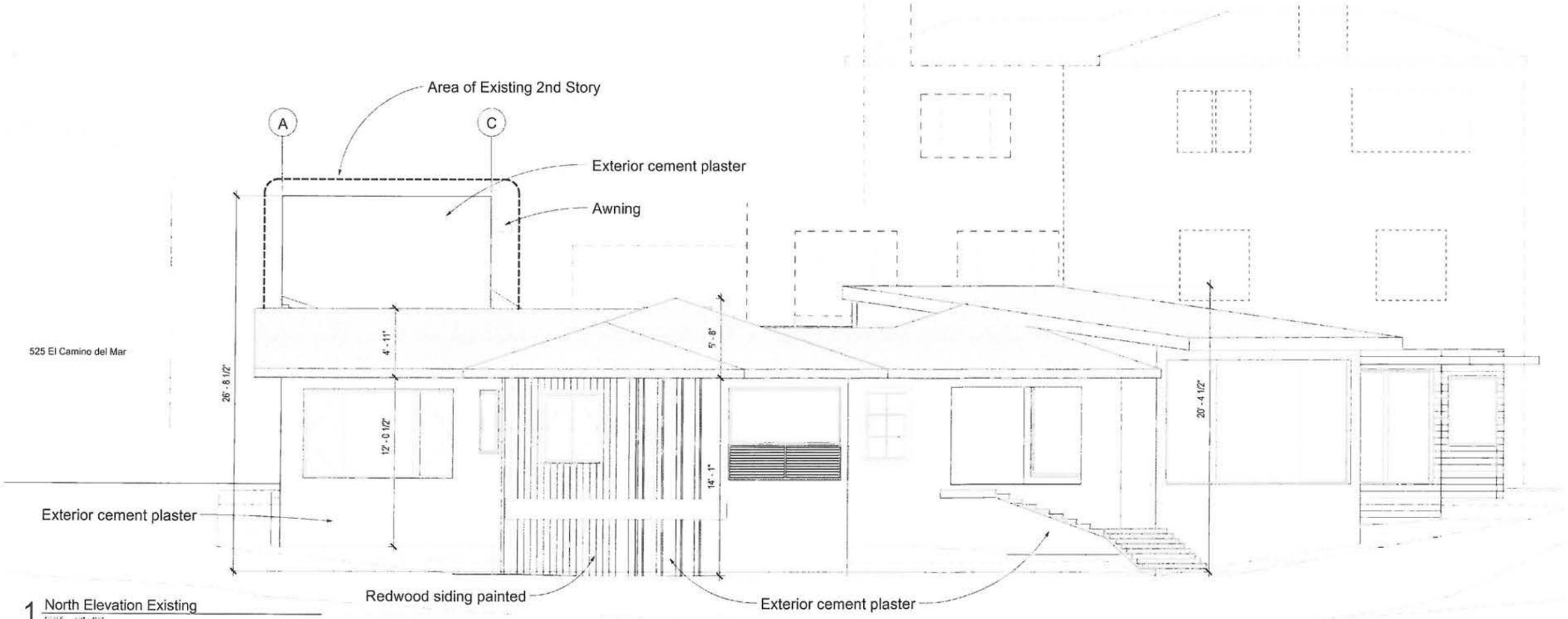
Wall Type Schedule

1:	Existing to Remain
2:	Existing to be Demolished
3:	New Interior
4:	New Exterior





2 Northwest Elevation Existing  
SCALE: 1/4" = 1'-0"



1 North Elevation Existing  
SCALE: 1/4" = 1'-0"

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
**Jan O'Brien, AIA**  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
**Yu Strandberg Engineering**  
David Strandberg, Principal  
98 Jack London Alley  
San Francisco, CA 94107  
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F: 510-763-0476

535 El Camino Del Mar Residence  
San Francisco, CA

Description		
1	111	12/1/11
2	311 Revised	5/16/12
3	311 Revised BT	6/13/12
4	Adds unit, delete proposed townhouse	10/24/12

Permit Application  
311 Notice

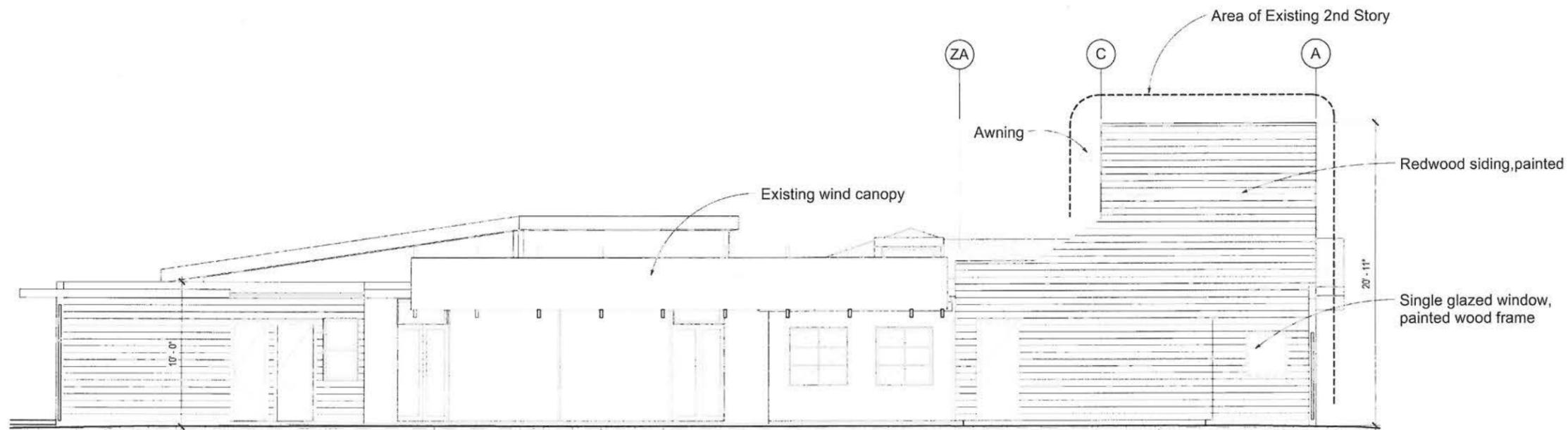
Exterior Elevations  
Existing

Project number	10-4
Date	12/6/11
Drawn by	Author
Checked by	Checker

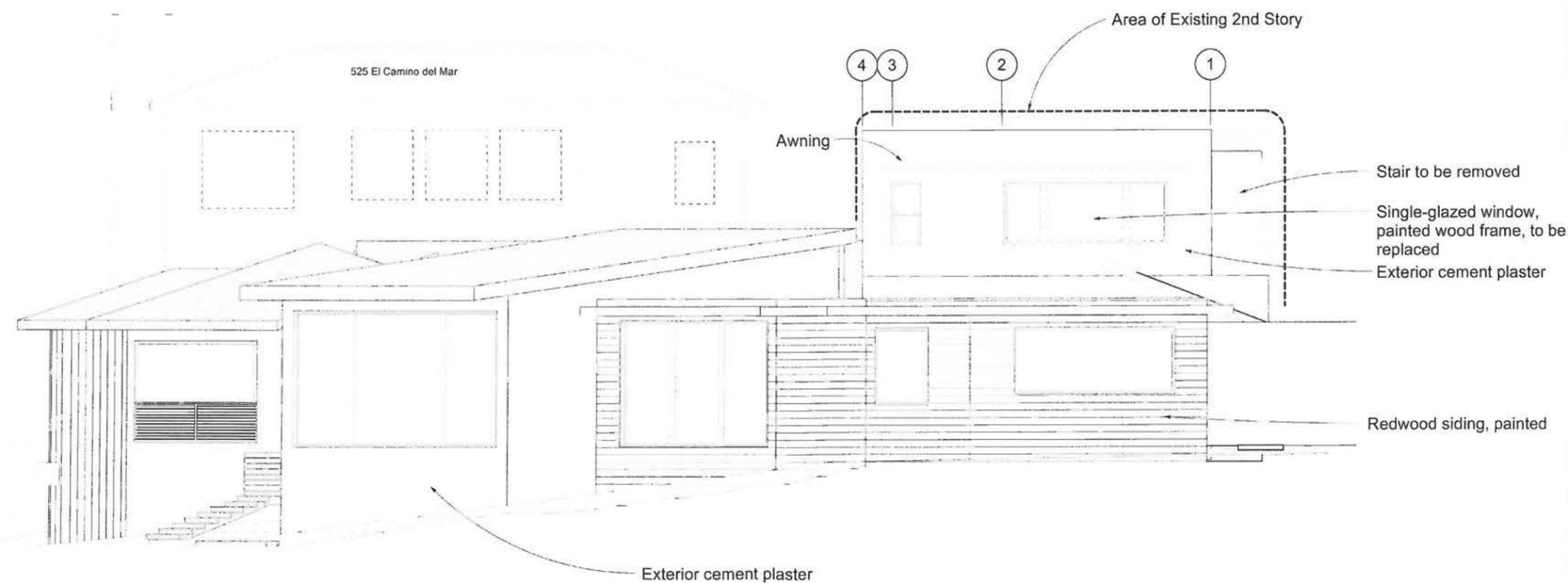
**A3.0**

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

12/16/2012 1:34:04 AM



**2** South Elevation Existing  
SCALE 1/4" = 1'-0"



**1** West Elevation Existing  
SCALE 1/4" = 1'-0"

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
**Jan O'Brien, AIA**  
77 Granada Drive  
Corte Madera, CA 94925  
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Structural Engineer:  
**Yu Strandberg Engineering**  
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F: 510-763-0476

535 El Camino Del Mar Residence  
San Francisco, CA

	Description	Date
	311	12/11
2	311 Revised	3/14/12
3	311 Revised BT	8/13/12
4	Add in roof, delete previous louvers	10/24/12

Permit Application  
311 Notice

Exterior Elevations  
Existing

Project number: 10-4  
Date: 12/6/11  
Drawn by: Author  
Checked by: Checker

**A3.01**

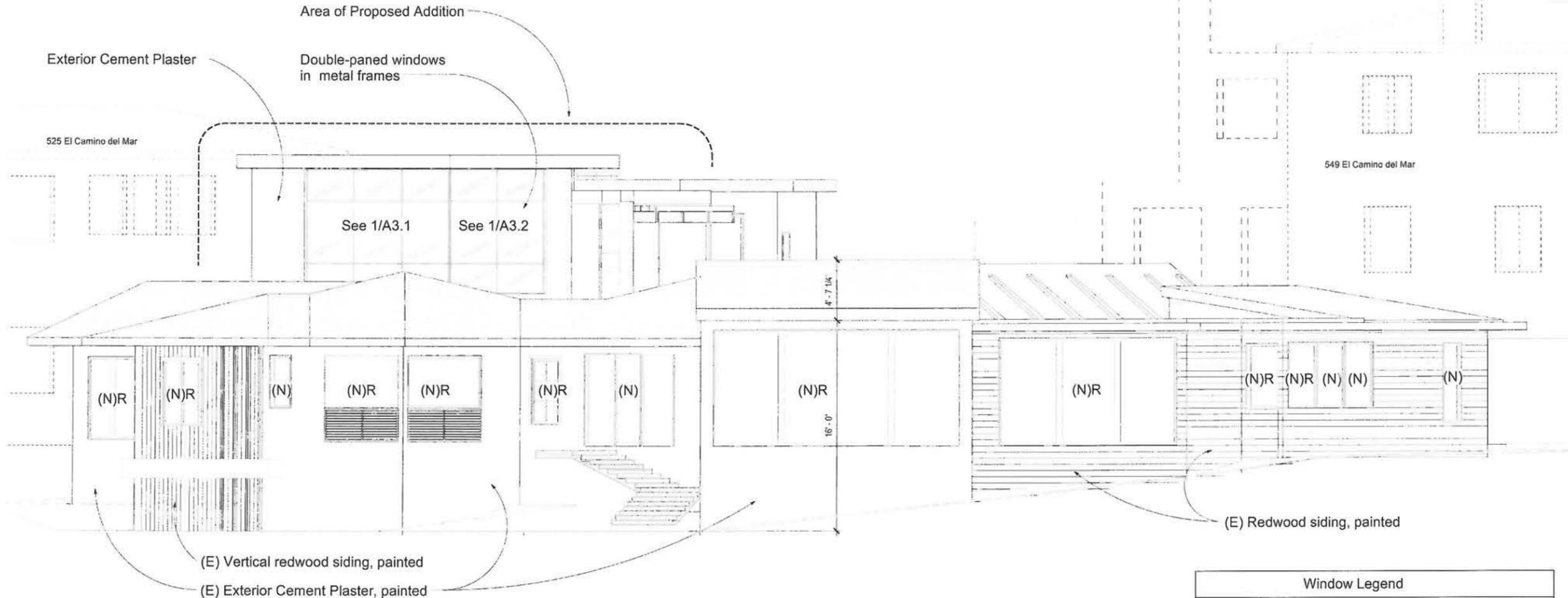
Scale: 1/4" = 1'-0"

Architect:  
Gene Schnair, FAIA

Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
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David Strandberg, Principal  
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535 El Camino Del Mar Residence  
San Francisco, CA



Northwest Elevation

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment

Description		
1	311	12/9/11
2	311 Revised	5/14/12
3	111 Revised BT	6/12/12
4	Addition roof, delete proposed louvers	11/24/12

Permit Application  
311 Notice

Exterior Elevation  
Proposed

Project number: 10-4  
Date: 12/4/12  
Drawn by: JO  
Checked by: Checker

A3.1a

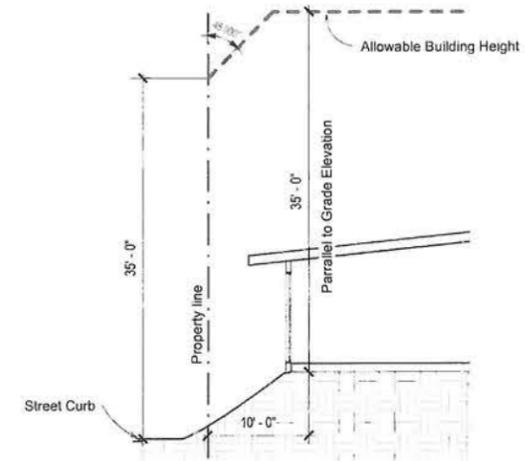
Scale: 1/4" = 1'-0"

Architect:  
Gene Schnair, FAIA

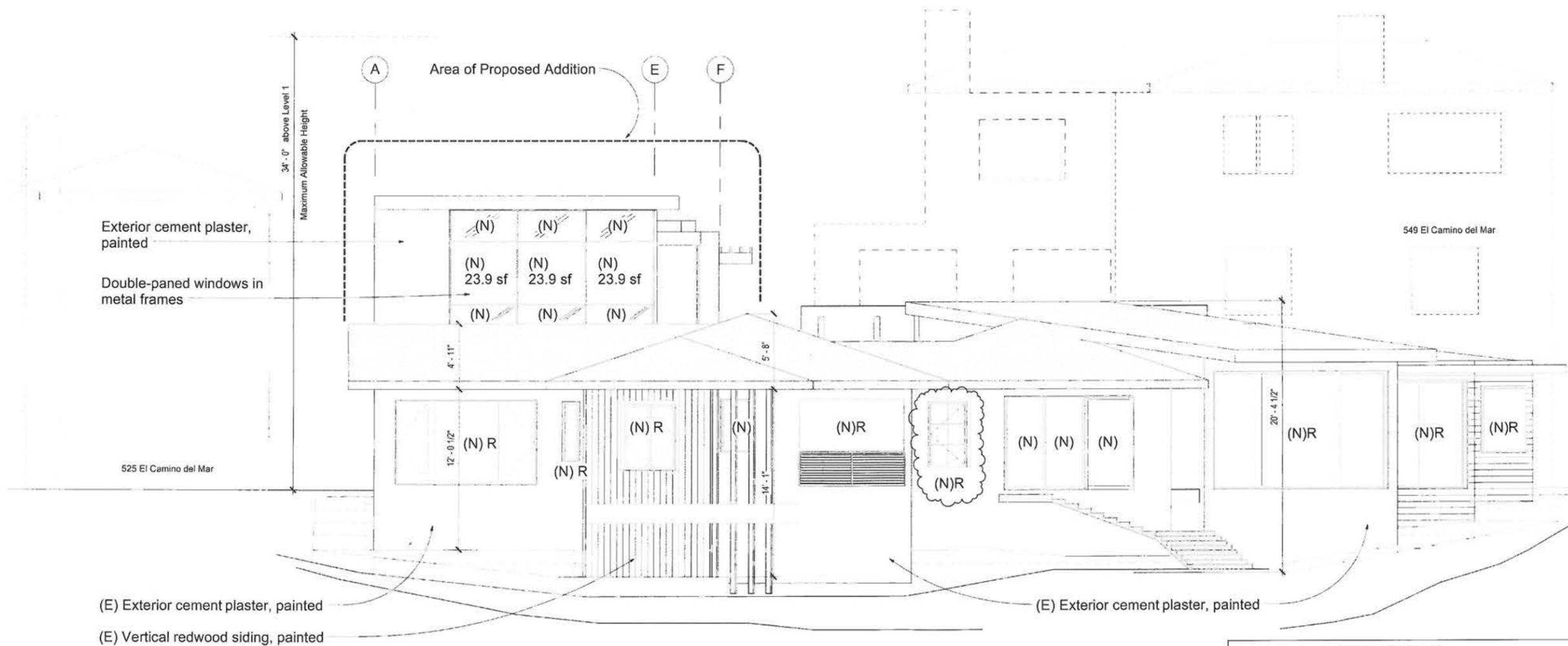
Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
Yu Strandberg Engineering  
David Strandberg, Principal  
98 Jack London Alley  
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F: 510-763-0476

535 El Camino Del Mar Residence  
San Francisco, CA



2 Cross Section of Building Height  
SCALE: 1/8" = 1'-0"



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

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment

Revision	Description	Date
1	311	12/6/11
2	311/ Revised	3/14/12
3	311/ Revised BT	6/1/12
4	Addition roof, delete proposed louvers	10/2/12

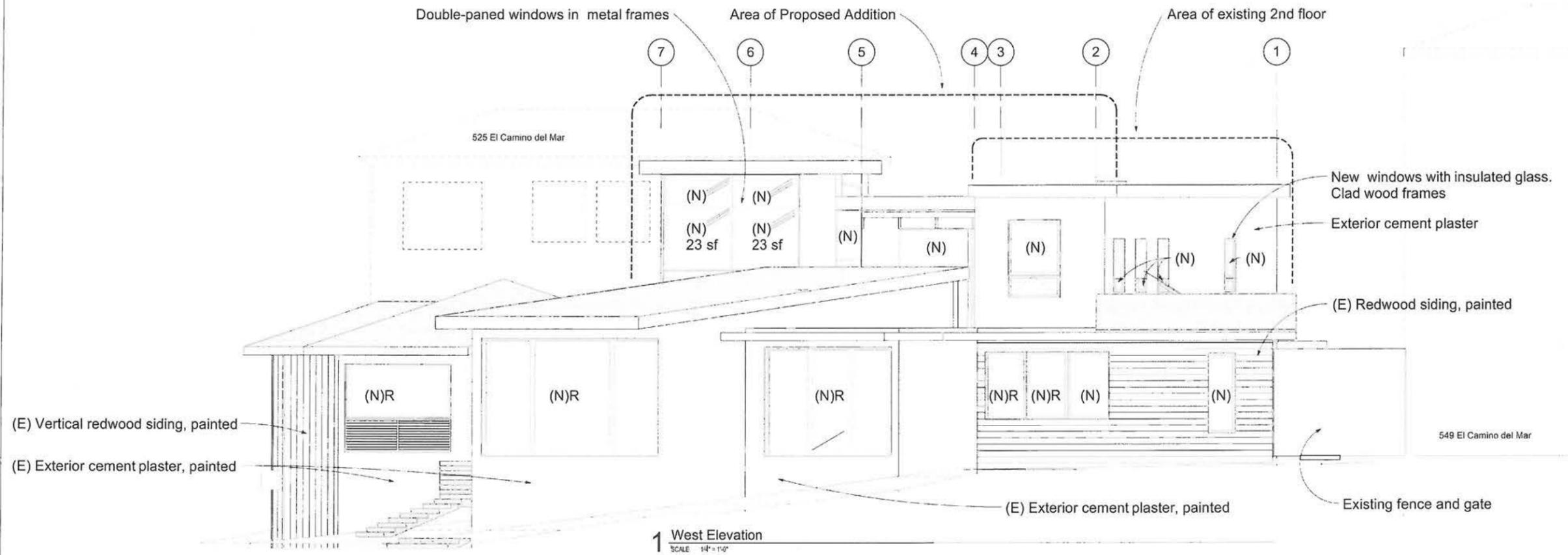
Permit Application  
311 Notice

Exterior Elevations  
Proposed

Project number: 10-4  
Date: 12/4/12  
Drawn by: JO  
Checked by:

A3.1

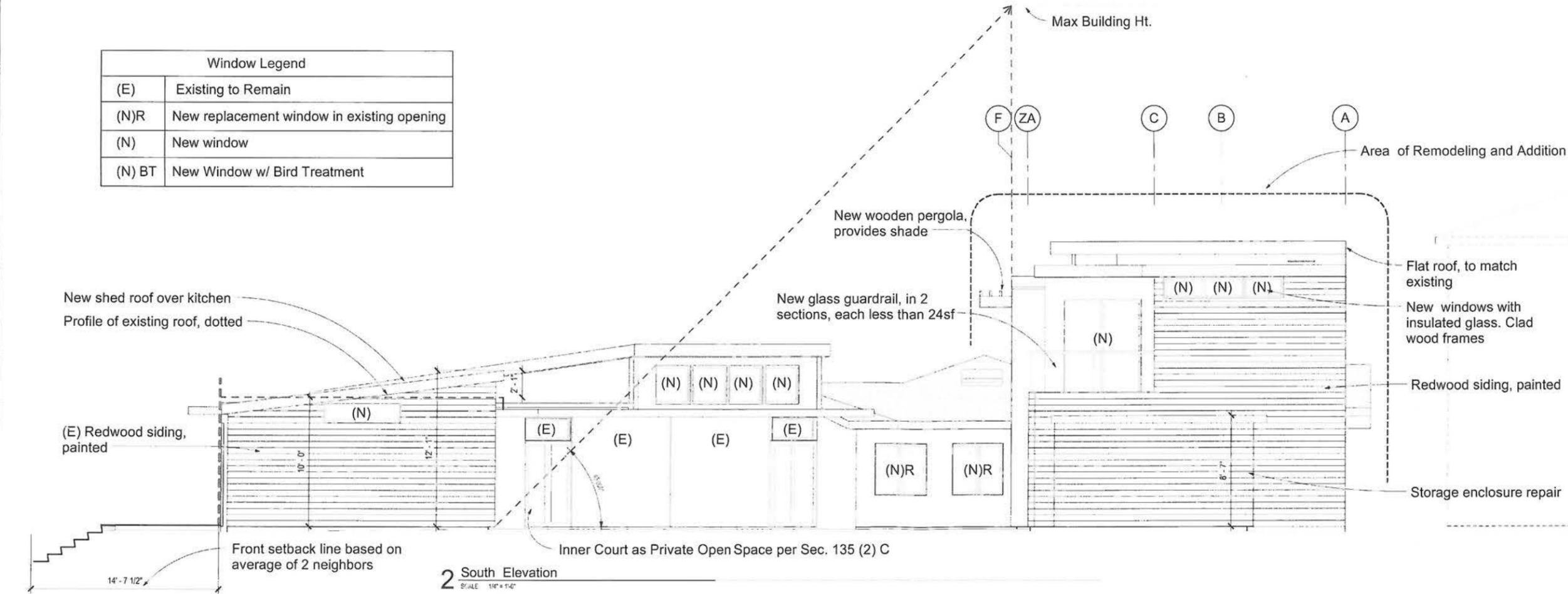
Scale: As indicated



(E) Vertical redwood siding, painted  
 (E) Exterior cement plaster, painted

**1 West Elevation**  
 SCALE 1/4" = 1'-0"

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment



New shed roof over kitchen  
 Profile of existing roof, dotted

(E) Redwood siding, painted

Front setback line based on average of 2 neighbors

**2 South Elevation**  
 SCALE 1/4" = 1'-0"

Inner Court as Private Open Space per Sec. 135 (2) C

Max Building Ht.

Area of Remodeling and Addition

New wooden pergola, provides shade

New glass guardrail, in 2 sections, each less than 24sf

Flat roof, to match existing

New windows with insulated glass. Clad wood frames

Redwood siding, painted

Storage enclosure repair

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
**Jan O'Brien, AIA**  
 77 Granada Drive  
 Corte Madera, CA 94925  
 415-724-5929

Structural Engineer:  
**Yu Strandberg Engineering**  
 David Strandberg, Principal  
 98 Jack London Alley  
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**535 El Camino Del Mar Residence**  
**San Francisco, CA**

Description	10/6/11	3/14/12	6/13/12	10/24/12
311				
311/ Revised				
311/ Revised BT				
Addition roof, delete proposed louvers				

Permit Application  
 311 Notice

Exterior Elevations  
 Proposed

Project number	10-4
Date	12/4/12
Drawn by	JO
Checked by	

**A3.2**

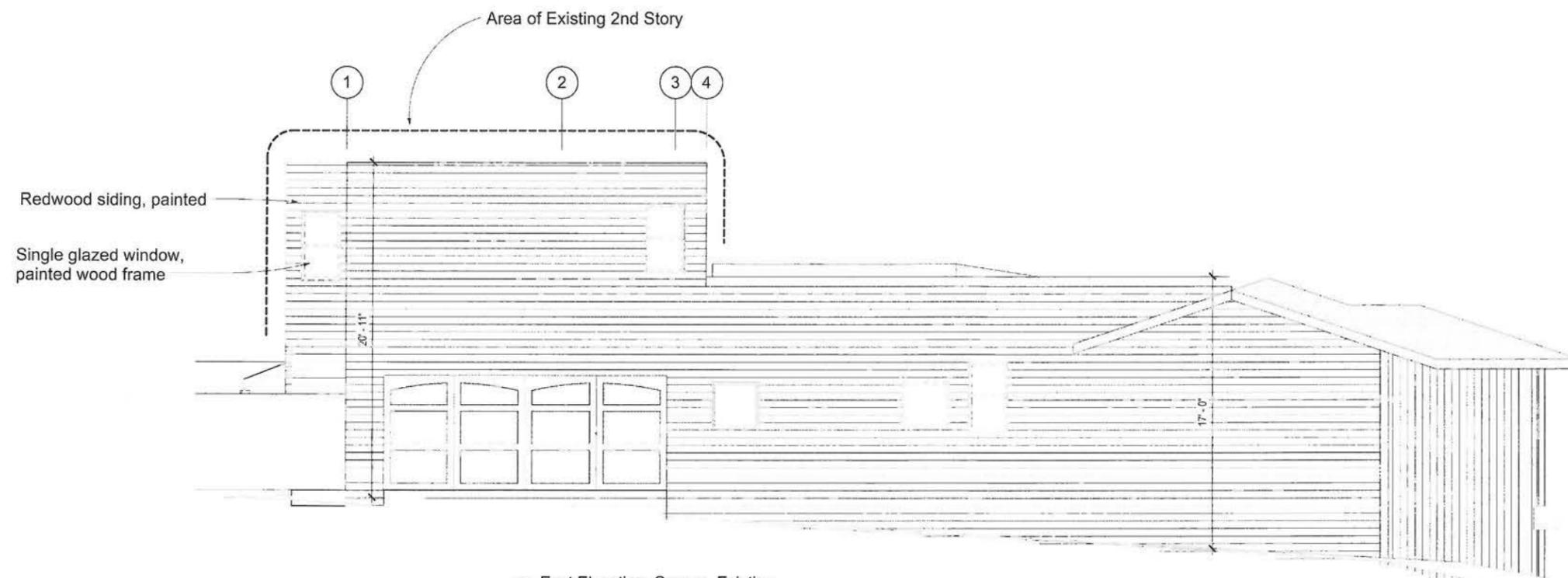
Scale 1/4" = 1'-0"

Architect:  
Gene Schnair, FAIA

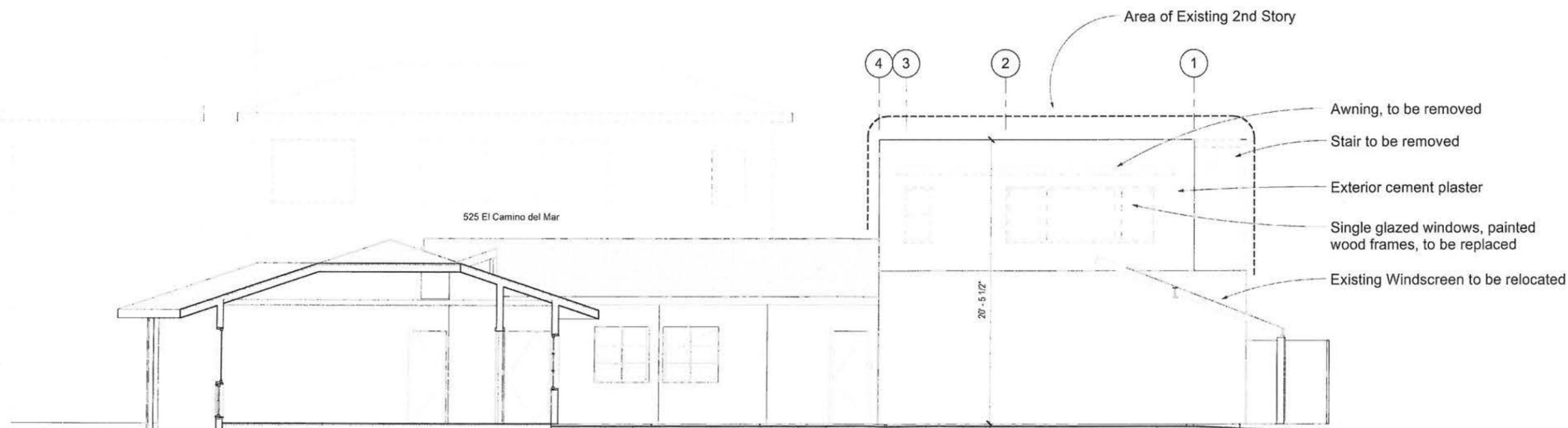
Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
Yu Strandberg Engineering  
David Strandberg, Principal  
98 Jack London Alley  
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535 El Camino Del Mar Residence  
San Francisco, CA



2 East Elevation, Garage, Existing  
SCALE 1/4" = 1'-0"



1 West Elevation from Courtyard, Existing  
SCALE 1/4" = 1'-0"

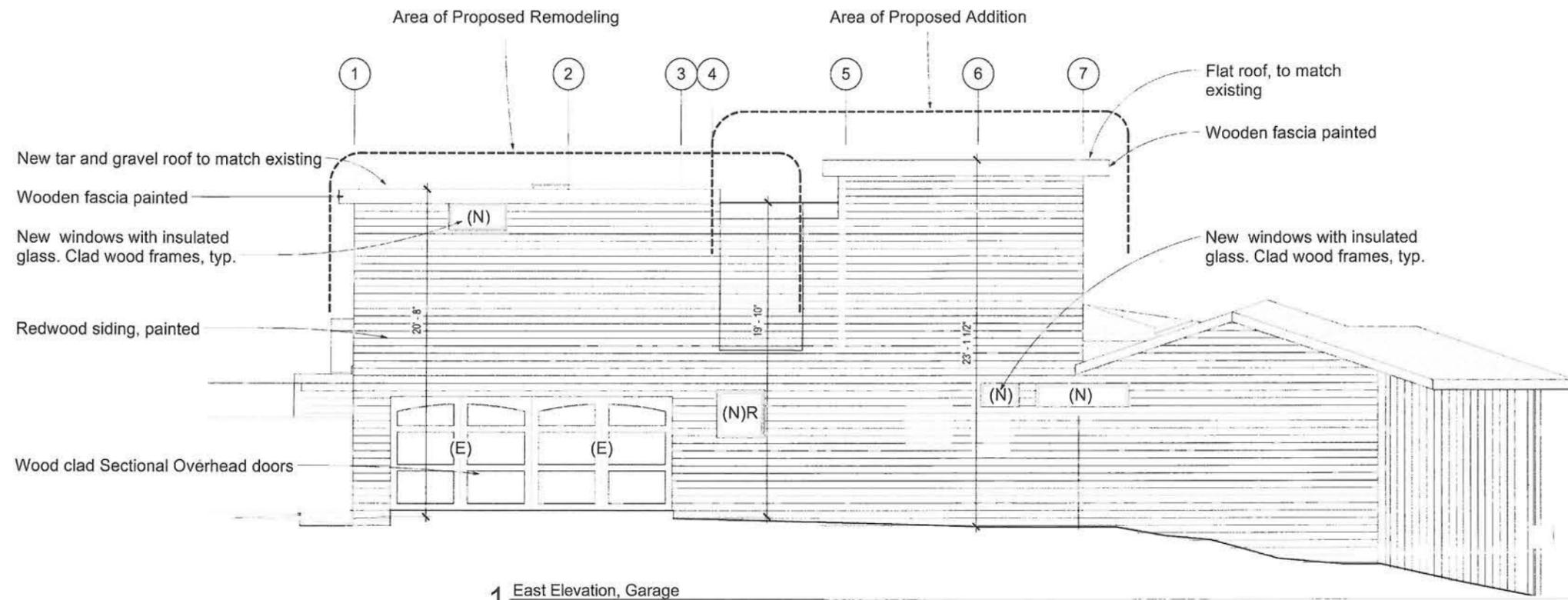
Description		
2	311 Revised	3/14/12
3	311 Revised BT	4/13/12
4	Addition incl. delete proposed louvers	10/24/12

Permit Application  
311 Notice  
Exterior Elevations  
Existing

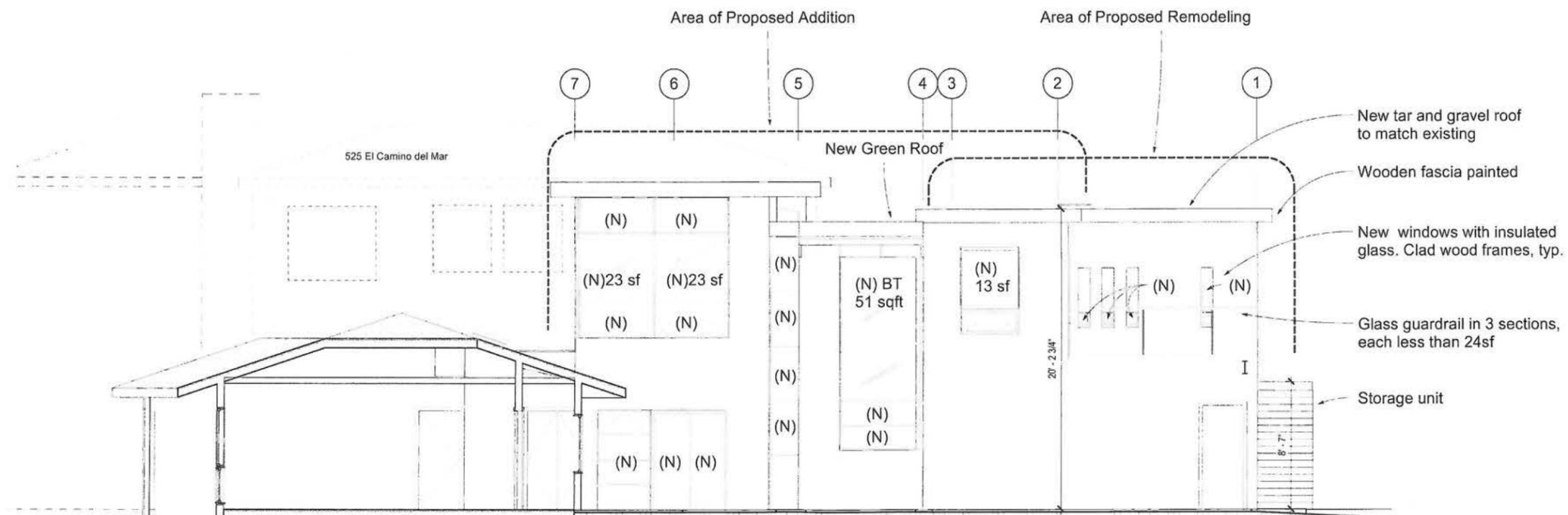
Project number 10-4  
Date 12/6/11  
Drawn by JO  
Checked by Checker

A3.3

Scale 1/4" = 1'-0"



1 East Elevation, Garage  
SCALE: 1/4" = 1'-0"



2 West Elevation from Courtyard  
SCALE: 1/4" = 1'-0"

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
**Jan O'Brien, AIA**  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
**Yu Strandberg Engineering**

David Strandberg, Principal  
98 Jack London Alley  
San Francisco, CA 94107  
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535 El Camino Del Mar Residence  
San Francisco, CA

Description	Date
311	12/1/11
311 Revised	3/14/12
311/Revised BT	6/15/12
Addition roof, delete proposed lighting	10/24/12

Permit Application  
311 Notice

Exterior Elevations  
Proposed

Project number: 10-4  
Date: 12/6/11  
Drawn by: EJA  
Checked by:

A3.3a

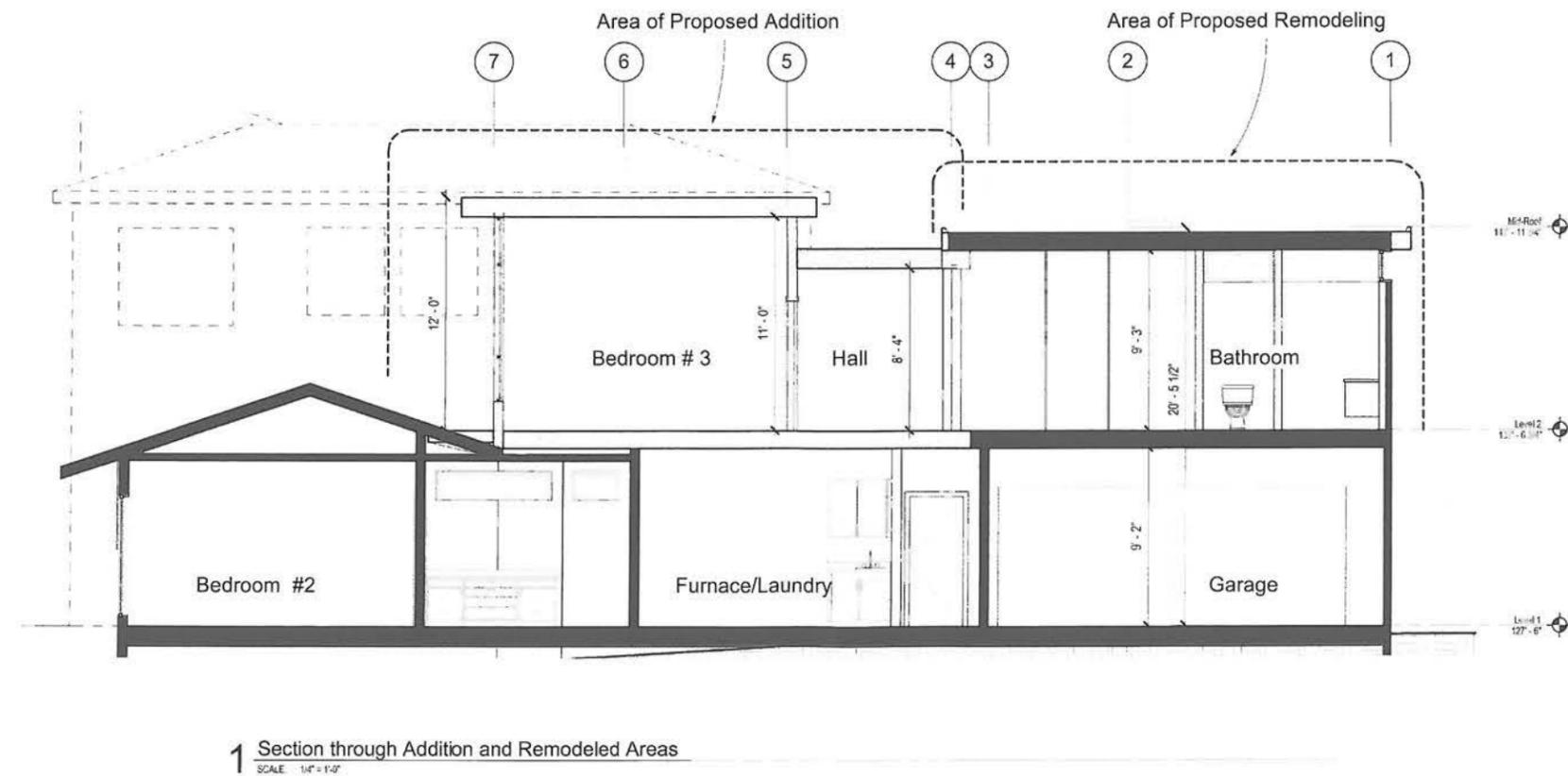
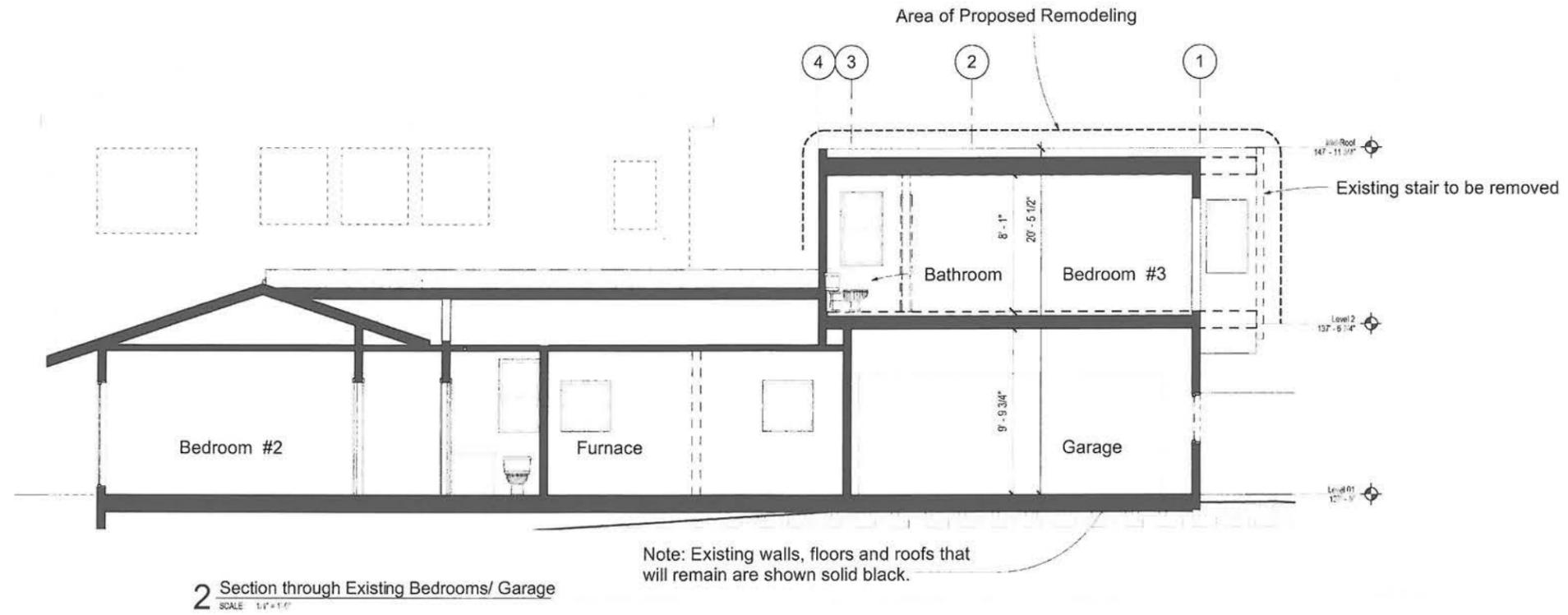
Scale: 1/4" = 1'-0"

Architect:  
Gene Schnair, FAIA

Architect/CD's:  
Jan O'Brien, AIA  
77 Granada Drive  
Corte Madera, CA 94925  
415-924-5929

Structural Engineer:  
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David Strandberg, Principal  
98 Jack London Alley  
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535 El Camino Del Mar Residence  
San Francisco, CA



Description		
	311	12/8/11
2	311 Revised	5/14/12
3	311 Revised BT	6/15/12
4	Adjust in roof, delete proposed louvers	10/24/12

Permit Application  
311 Notice

Sections through  
proposed Addition

Project number	10-4
Date	12/8/11
Drawn by	Author
Checked by	Checker

A3.4

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

## EXHIBIT D



5758 Geary Blvd., # 356 - San Francisco CA 94121-2112  
Voice Mails & Faxes-(415) 541-5652 –Direct & Voice Mails (415) 668-8914  
Email: [president@sfparr.org](mailto:president@sfparr.org) Web Site: [www.sfparr.org](http://www.sfparr.org)

February 27, 2013

President Rodney Fong  
Honorable Commissioners  
San Francisco Planning Commission  
1650 Mission Street, Fourth Floor  
San Francisco CA 94103

Re: 535 El Camino del Mar

Dear President Fong and Honorable Commissioners:

I am Chair of The Planning Association of the Richmond (PAR) Land Use Committee and have reviewed the Discretionary Review applications for this project. I have also visited the site and met with the project sponsor. In our opinion the DR requests are without merit and the proposed project is well within the applicable requirements and guidelines for the proposed addition to the dwelling. PAR supports the sponsor's position and recommends that you deny Discretionary Review.

I have reviewed the project sponsor's response to the DRs and I am in agreement with his responses. The proposed addition is relatively minor, is set back from the street frontage and is in character with the dwelling. It will not affect anyone's light and air, particularly as the Dr requestors, except one of them, live between 90 and 160 feet away and cannot be affected by the proposed addition. The home of the immediate neighbor's DR is substantially larger and higher than the sponsor and therefore will also not be materially affected by the proposed addition.

I note that the project sponsor has met several times with the neighbors and have made modifications to accommodate their concerns, such as changing window openings to preserve privacy. The only concern of the neighbors that the proposed addition will not satisfy will be the loss of a small amount of private views which, of course, in San Francisco is not protected.

Sincerely,

Peter Winkelstein FAIA

## LETTER OF SUPPORT

**From:** Sanford Gallanter [<mailto:gsandy@pacbell.net>]  
**Sent:** Thursday, January 10, 2013 12:46 PM  
**To:** Watty, Elizabeth  
**Cc:** [aschnair@comcast.net](mailto:aschnair@comcast.net)  
**Subject:** 535 El Camino Del Mar, San Francisco

Dear Ms Watty,

We live at 525 El Camino Del Mar, the adjoining property to that of Mr and Mrs Schnair. My wife Linda and I have reviewed the plans of construction on several occasions with the Schnairs and very much appreciate their open and candid discussion of the changes they plan to make to their new home at 535 El Camino Del Mar.

The changes they plan seem to us very appropriate to their needs but do not, in our opinion, detract from the overall community plan nor adversely impact either us or our neighbors.

We urge approval of the Schnair's application and permits for the improvement of their home.

Sanford and Linda Gallanter

**From:** Barbara 66 [<mailto:beswellesley66@gmail.com>]  
**Sent:** Wednesday, February 20, 2013 8:11 PM  
**To:** Watty, Elizabeth  
**Cc:** 'Abby Schnair'  
**Subject:** 535 El Camino del Mar - Schnair Residence

Elizabeth,

My husband and I have lived at 130 El Camino del Mar for 27 years. Sea Cliff is a wonderful, family neighborhood, We raised our two boys here. One of them, and our two grandchildren, now live a 15 minute walk away.

One of the wonderful transformations we have seen during our residency is the rejuvenation of the neighborhood as new families have moved in. Most of the housing stock is seriously out of date. The neighborhood will only retain its vitality if new owners move in and renovate their residences to meet today's life style.

The Schnairs have designed a very appropriate update to an unconventional, dissonant property that does not meet today's needs. Their project can only enhance the life of the entire community. They have been open and responsive to the concerns of the neighbors. Gene Schnair is a principal in one of the country's most admired architectural firms. His design talents will benefit us all.

Bob and I believe they should be allowed to build the project they have designed.

Barbara Scavullo  
130 El Camino del Mar

Dear Ms Watty,

My elderly mother, Helen Anne Greeley, lives at 550 El Camino Del Mar, across the street from the property of Mr and Mrs Schnair, 535 El Camino Del Mar. I am my mother's primary caretaker and have power of attorney over her affairs. My mother and I have reviewed the Schnairs' plans of construction for their new home at 535 El Camino Del Mar and have discussed those plans with the Schnairs on several occasions. The Schnairs have been very open and helpful in making their plans accessible and clear to us.

The changes that the Schnairs seek to make to their property appear entirely reasonable to us. Those changes will not adversely impact our property in anyway. My mother and I enthusiastically support the Schnairs' plans.

We respectfully urge approval of the Schnairs' application and permits for the improvement of their home. If you have any questions or concerns, please call me at 415-310-5696.

Thank you for your consideration.

Very truly yours,

Nina Anne M. Greeley and Helen Anne Greeley  
550 El Camino del Mar, San Francisco, CA 94121

# EXHIBIT E

## EXHIBIT E

### Existing View of Ma/Wang Home's Windows from Courtyard



# EXHIBIT F



549 El Camino

535 El Camino  
Subject Property

525 El Camino

View from the second story of 28th Avenue houses across alley: existing



View from the second story of 28th Avenue houses across alley: original proposal



View from the second story of 28th Avenue houses across alley: Reduced Height proposal

# EXHIBIT G

**EXISTING STREET VIEW**

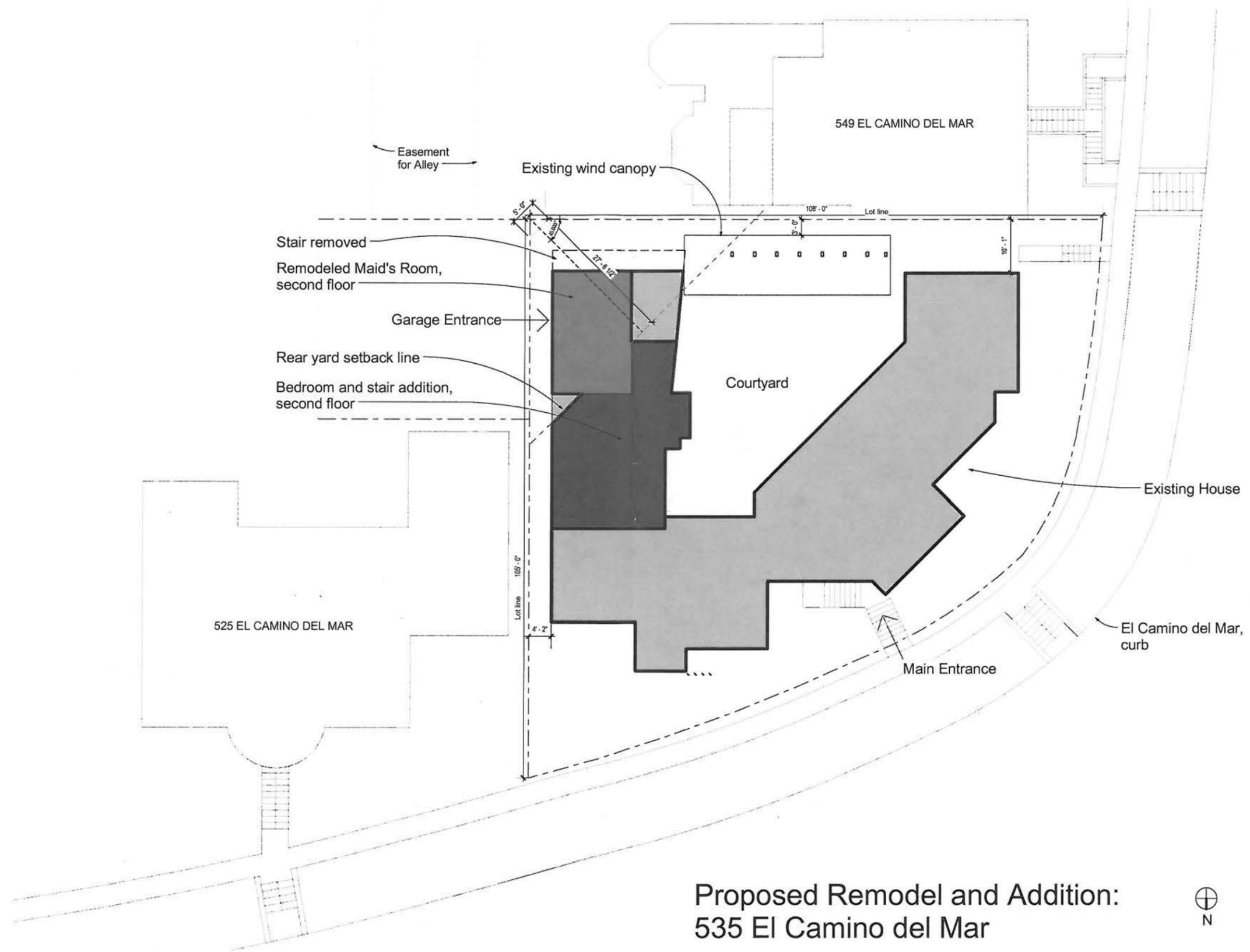


535 El Camino Del Mar



**Proposed Street View**

## EXHIBIT H



Proposed Remodel and Addition:  
535 El Camino del Mar



Rear Yard/Existing Footprint



# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.:   
Building Permit No.:   
Address:

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Project Sponsor's Name:

Telephone No.:  (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

See Insert 1. (next page)

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? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

See Insert 2. (next page)

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The comments made by the DR Requester are not consistent with the findings of the HRE. For example, the rear ground story of the house (garage, workroom and maid's room) is not a character defining feature as the workroom and 2<sup>nd</sup> story maid's room over the garage were added in the late 1950's without retaining the character of the main portion of the house. The proposed project is to build a third bedroom over the rear ground story which is setback from the front elevation by approximately 20ft. The Sponsor also needs internal stair access to the second level inboard of the garage. It is a hardship to walk through the garage to an outboard stair to the existing second story room. The DR Requester is suggesting a horizontal expansion in the central courtyard which would destroy a character defining feature of the site plan and house as identified in the HRE.

Insert 1.

Sponsor Response to Question 1.

The project fully complies with the General Plan, Priority Policies, and Residential Design Guidelines. Although the DR requesters' claim that the project is not in compliance, they have failed to provide any examples or support for these claims. The second-story addition is more than 25 feet—the width of a standard city lot—from the home of the nearest DR requestor, and more than 90 feet from the other DR requesters' homes. It will not meaningfully affect light, air, privacy, neighborhood or historic character. The only meaningful change that the project will have on the 28<sup>th</sup> Ave. DR requesters' homes is a partial loss of their ocean views from their 2<sup>nd</sup> story rear rooms. Protection of private views is not an accepted policy basis for requiring modifications to a code-compliant project.

The proposed project does not create the adverse impacts asserted by the DR requester. Our ("Project Sponsor") comments are noted in the supplemental attachment responding to each of the DR requesters' claims. In short, the proposed project objectives are: (1) rehabilitate a historic resource (in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Properties) which will be a cultural asset to the neighborhood, (2) convert the existing two bedroom home to a three bedroom home with the addition of a third bedroom over an existing first story, which will enable a family to live comfortably in this neighborhood, (3) relocate a stairway making the second story accessible from the interior of the house, so that the residents are no longer forced to walk through the garage and outdoors to access this portion of their home.

The project has been designed in full compliance with the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Properties. The new addition will not alter any of the character defining features of the mid-century modern architecture, and it has been designed to preserve the existing central courtyard which is one of the distinctive elements of this property noted in the 2012 Historic Resource Evaluation.

Insert 2.

Sponsor Response to Question 2.

Several changes have been made in response to the neighborhood and/or Planning Department feedback. The height of the new stairway has been reduced (changed before filing). The shed roof over the bedroom addition has been redesigned to incorporate a flat roof, which is characteristic of similar building type in the neighborhood, and the overall height of the roof has been reduced (changed after filing). Windows in the bathroom have been revised to slot windows (changed after filing). Clerestory windows in the bathroom have been reduced (changed after filing). A triangular notch at the second story addition was made to avoid any encroachment in the rear yard setback (changed after filing). A pergola and privacy screen on the garage roof deck was eliminated to avoid encroachment in the rear yard setback (changed after filing).

These reasonable efforts have not been acknowledged by the DR requesters, who announced their commitment to oppose modifications to our home before we even purchased it. Shortly after the death of the home's prior owner, four of the five DR requesters sent a letter (attached) to her family stating:

- "We believe 535 El Camino Del Mar is a historic resource which should be preserved and unchanged; and
- We would contest any proposed changes to the structure that may interfere or infringe with the light our homes currently have available."

We do not expect further changes will alter these DR requesters unequivocal opposition to any alteration of our home.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form. See Supplemental Attachment.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) .....	1	1
Occupied stories (all levels with habitable rooms) ...	2	2
Basement levels (may include garage or windowless storage rooms) .....	None	None
Parking spaces (Off-Street) .....	2	2
Bedrooms .....	2	3
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	3580sf	4096sf
Height .....	20'-5.5"	23'-1.5"
Building Depth .....	66 ft	66ft
Most recent rent received (if any) .....	NA	NA
Projected rents after completion of project .....	NA	NA
Current value of property .....	\$2.5-3.0 m	\$2.7-3.2m
Projected value (sale price) after completion of project (if known) .....		

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

 Signature	27 Feb 2013 Date	Gene Schnair Name (please print)
--	---------------------	-------------------------------------

27 Feb 2013

## SUPPLEMENTAL ATTACHMENT

Additional information prepared by SPONSOR in response to "Request for Discretionary Review" applications

Reference: Supplement to DR Requester Application

### SPONSOR COMMENT 1.

Response to DR Requester's Item 5 - Mediation

The DR Requester(s) have misrepresented the events surrounding their request for project plans in 2011. At the first informational meeting, held on Sept 7, 2011, and in e-mails following the meeting, the Sponsor informed the neighbors and attendees that plans and drawings would not be available until after a meeting that the Sponsor had planned with the Planning Department staff to discuss the project and ascertain various interpretations of the code. On November 21, 2011 the Sponsor notified the neighbors by e-mail that a 311 application would be submitted to the Planning Department before the end of the calendar year. The Sponsor also advised the neighbors that it would wait for direction from the Planning Department before making any of the design changes that were suggested at the informational meeting. As requested by the neighbors, the Sponsor provided a set of 311 application documents to the neighbors' representative, Mr. Joseph Butler, on January 26, 2012 receipt of which was acknowledged by Butler in an e-mail on the same date (copy enclosed for reference). Subsequently the Sponsor revised the plans several times based on comments from the Planning Department staff, and a historic resource specialist, which were received between April and November of 2012. The final revisions were submitted on December 6, 2012 with the Section 311 application. We assume that the Planning Department mailed out the required information to the neighbors. The Sponsor suggested to the neighbors at the second information meeting, held on January 16, 2013, that any information or "additional drawings" that the neighbors referred to as being missing from the 311 notice mailed by City Planning, be requested from the Planning Department staff. We do not know what "critical measurement details", if any, referred to by the Requesters, were not furnished with the 311 Notice.

Furthermore, with respect to the Feldman DR Application; the Requester incorrectly represents that they have met with the Project Sponsor. In fact, the "Requester" Feldman never attended either of the informational meetings conducted by the Sponsor.

### SPONSOR COMMENT 2.

The project complies with the Planning Code, the Residential Design Guidelines; the real issue is the DR requestors' partial loss of unprotected private views..

DR Requester claims that the project is not in compliance with the General Plan, Priority Policies, and the Residential Design Guidelines, and will, "injure the neighbors and the public", but fails to provide any examples or evidence of injury. The only meaningful change for the neighbors along 28<sup>th</sup> Ave. -- whose homes are more than 90 feet from the project -- is that a portion of their ocean views would be lost. However, this is not a valid basis for discretionary review. The Residential Design Guidelines (page 18) explicitly state: "*The General Plan, Planning Code and these Guidelines do not provide for protecting views from private property.*"

27 Feb 2013

While the neighbor owning the adjacent property to the south of the project had some valid privacy concerns in the early stages of this project, these were all addressed and remedied in the plan revisions. In all other respects, this project will have no negative impact on the neighborhood, and has been designed to enhance it by rehabilitating a historic building, implementing green and sustainable elements, and preserving its overall character.

#### SPONSOR COMMENT 3.

The SPONSOR objects to the DR Requester's claim that the project is not in compliance with Priority Policy number 2.

- DR Requester claims that the project conflicts with Priority Policy (2) which states that, "The existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods". The DR Requester does not provide any examples of evidence of how this project will violate this policy. The project is a modest addition of 516 sq ft consisting of a stairway and second story bedroom over an existing ground floor. The addition is set back from the public right of way by over 50 feet. The set back from the face of the existing residence (which faces the public right of way) is approx. 20 feet. The addition will create a third bedroom for the existing residence and maintain with interior improvements the character and scale of the existing house and courtyard. The setback (20 ft.) of the second story addition from the face of the front façade will minimize the potential impact with respect to the historic character of the front elevation. Most homes in this area have at least 3 bedrooms or more, the Sponsor's home currently has two bedrooms, and adding another would not disrupt the character of the neighborhood
- The proposed improvements are consistent with the cultural and economic diversity of this neighborhood particularly because the Sponsor will maintain the property as a historic resource as defined by the Secretary of the Interior's Standards for Rehabilitation. As confirmed by the Historic Resource Evaluation approved by the Planning Dept., the proposed addition of a third bedroom and interior improvements will conserve a historic resource consistent with the Secretary of Interior's Standards for Rehabilitation. This will enhance the "cultural diversity" of the neighborhood.

#### SPONSOR COMMENT 4.

The SPONSOR objects to DR Requester's claim that the project is in violation of Priority Policy number 7.

- With respect to the Requester's citing of Priority Policy (7), the proposed project does not conflict with the preservation of landmarks and historic buildings. As noted above, a Historic Resource Evaluation concluded that the project is an acceptable rehabilitation of an historic

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resource based upon the Secretary of Interior's Standards for Rehabilitation, and is therefore categorically exempt from CEQA.

#### SPONSOR COMMENT 5.

The SPONSOR objects to the DR Requester's assertion that the proposed project "conflicts with the specific provisions of the General Plan" for development projects, new construction and substantial alterations.

- With respect to the DR Requester's reference to Objective 11 of the General Plan, the modest scale of the proposed project (516 sf) consisting of a bedroom addition, new stairway, and interior improvements, does not alter the existing neighborhood character or any of the historical character defining features of the existing house as defined by the HRE. The second story addition is in character with a vast majority of homes in the neighborhood which are two to three stories. The height of the proposed addition will not exceed the height of the adjacent property directly to the east and will be a full story lower than the three story property directly to the south (549 El Camino Del Mar). The modest addition is scaled to complement the surrounding context, prevailing height and bulk, and neighborhood character. Additionally, the neighborhood plan for the Seacliff area as indicated in historic Sanborn maps clearly identifies homes on this block to be 2 stories.
- The DR Requester cites Objective 11.3 which refers to "development projects." The Sponsor's project is not a "development project" it is a modest second story addition.

#### SPONSOR COMMENT 4.

The SPONSOR objects to the DR Requester's assertion "that the project conflicts with the Residential Design Guidelines" with respect to Neighborhood Character, Site Design and Building Scale and Form.

- With respect to Neighborhood Character the Residential Guidelines state that "*In evaluating a project's compatibility with neighborhood character, the buildings on the same block face are analyzed.*" The DR requesters' homes are not located on the same block face as the Property, and so their homes should not be considered in evaluation of the project's compatibility with the neighborhood character. The proposed second story building addition is located along the east lot line and is set back from the face of the building. The building addition will not be seen from the public sidewalk along the Block Face and will only be partially visible from the public right of way. The setback from the block face is around 20 feet to preserve the character defining features of the original façade. The Sponsor has worked this out to the satisfaction of the adjacent property owners to the east at 525 El Camino Del Mar. These neighbors have written to the Planning Department in support of the Project. .
- With respect to Site Design, the addition does respond to site topography by its setback from and step-down to the block face so it does not substantially alter the character of the block.

27 Feb 2013

- With respect to Building Scale and Form, the setback of the building addition from the front face of the building creates a visual step down which retains the original character and scale of the house when viewed from public right of way. In addition the side spacing between buildings is consistent with the existing pattern of side spacing along the block.
- With respect to the Requester's comment concerning "the roofline being incompatible with surrounding homes", the addition was originally designed with a shed roof, however upon suggestion by the DR Requesters, the current design of the addition incorporates a flat roof, which is consistent with the style of mid-century modern architecture. Furthermore the flat roof minimizes the visual scale of the addition, and its height is in alignment with the roofline of the house on the adjacent parcel to the east..

#### SPONSOR COMMENT 6.

The SPONSOR objects to the DR Requester's assertion that, "the project would cause unreasonable impacts and the property of others or the neighborhood would be adversely affected", thus violating the Residential Design Guidelines

- The SPONSOR objects to the assertion that the "project would result in a significant loss of light for neighbors." The building addition is an overall height of approximately 24 feet (the height and bulk district allows up to 35ft). The DR Requesters' homes on 28<sup>th</sup> Ave are between 90 feet to 160 feet away from the addition. At such a distance, there is no risk of any significant loss of light to these properties.
- The SPONSOR objects to the assertion that "the project would result in significant loss of privacy for neighbors." The east building elevation has a negligible amount of vision glass which faces 4 of the 5 DR Requesters. This does not cause a loss of privacy. As far as the DR Requester property to the south (549 El Camino Del Mar), the SPONSOR has redesigned the project to incorporate slot windows to replace a large picture window in the existing second story room. The new stairway will have glazing that overlooks the central courtyard. This should not create a privacy issue for the neighbor to the south, particularly because the neighbor's side lot windows are over 25 feet away from the addition. This separation is equivalent to the lot width of a typical city parcel. The windows for the second story bedroom face west and north which should not cause any significant loss of privacy for any of the DR Requesters .
- The SPONSOR objects to the assertion that "the proposed addition would have a negative impact on mid-block open space." Based on the Residential Design Guidelines, mid-block open space is defined as rear yard open space. The proposed addition does not expand into the rear yard. It is principally constructed above the existing building's ground floor footprint and does not infringe on the rear yard of the property.

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- The SPONSOR objects to the assertion that “the topography would make the proposed addition incompatible with the neighborhood character.” The building addition is set back from the block face by approx. 20 ft to account for the “step down” topography along El Camino Del Mar. The addition is at the same approximate height as the adjacent property at 525 El Camino Del Mar. The addition is set further back from the block face than the existing adjacent house. The character of the addition reflects a modern architectural style which is compatible with the mid-century modern character of the existing house.
- The SPONSOR objects to the assertion that “the green roof... would encourage invasion by nonnative species.” The General Plan calls for innovation in the design of our communities and sustainability is an important principal now incorporated in city policy. The Sponsor is happy to consult with experts for recommendations for appropriate plant species for the roof, so as to avoid any possible negative impacts that this sustainable green design element could cause.

SPONSOR COMMENT 6.

Reference: Supporting Facts

DR Requester’s Question 3 Comments

The SPONSOR objects to the assertion that “interior living space could be augmented by expanding in a horizontal direction rather than vertically as in the proposal.” A horizontal expansion would irreversibly alter the character defining element of the central courtyard which is a primary feature of the historic resource. Furthermore, the area required for a bedroom located in the central courtyard would infringe on the required open space for the parcel. This solution would be in violation of the open space requirements in the San Francisco Planning Code, would not be in compliance with the General Plan and Priority Policies, and would damage one of the building’s defining historical features, and therefore is not a viable design option.



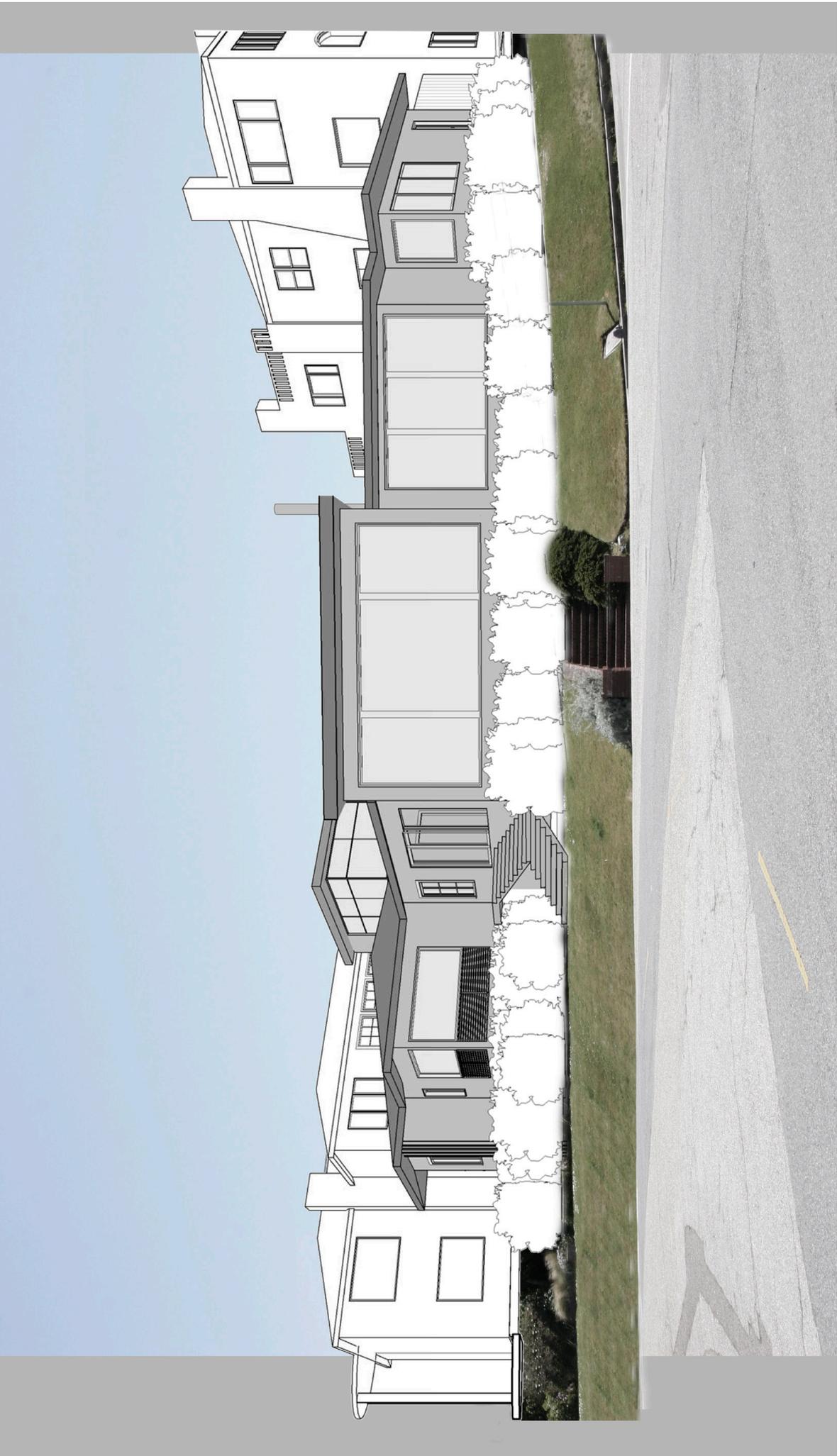
View from the second story of 28th Avenue houses across alley: existing



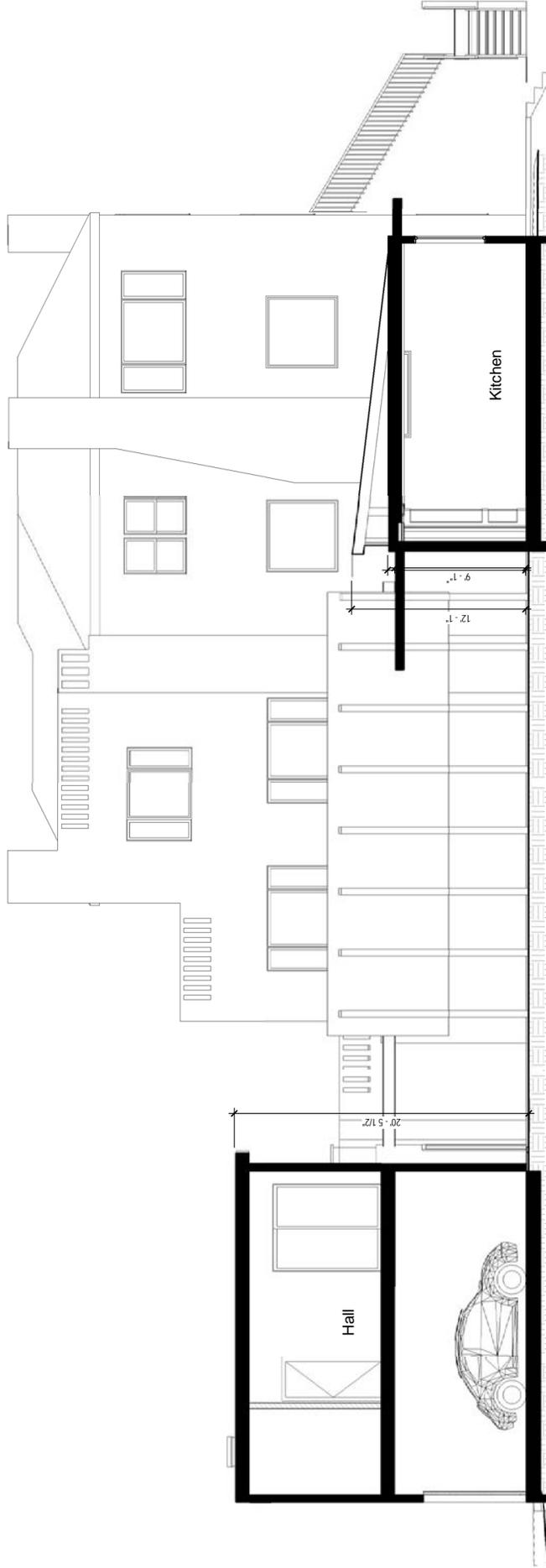
View from the second story of 28th Avenue houses across alley: original proposal



View from the second story of 28th Avenue houses across alley: Reduced Height proposal



549 El Camino del Mar

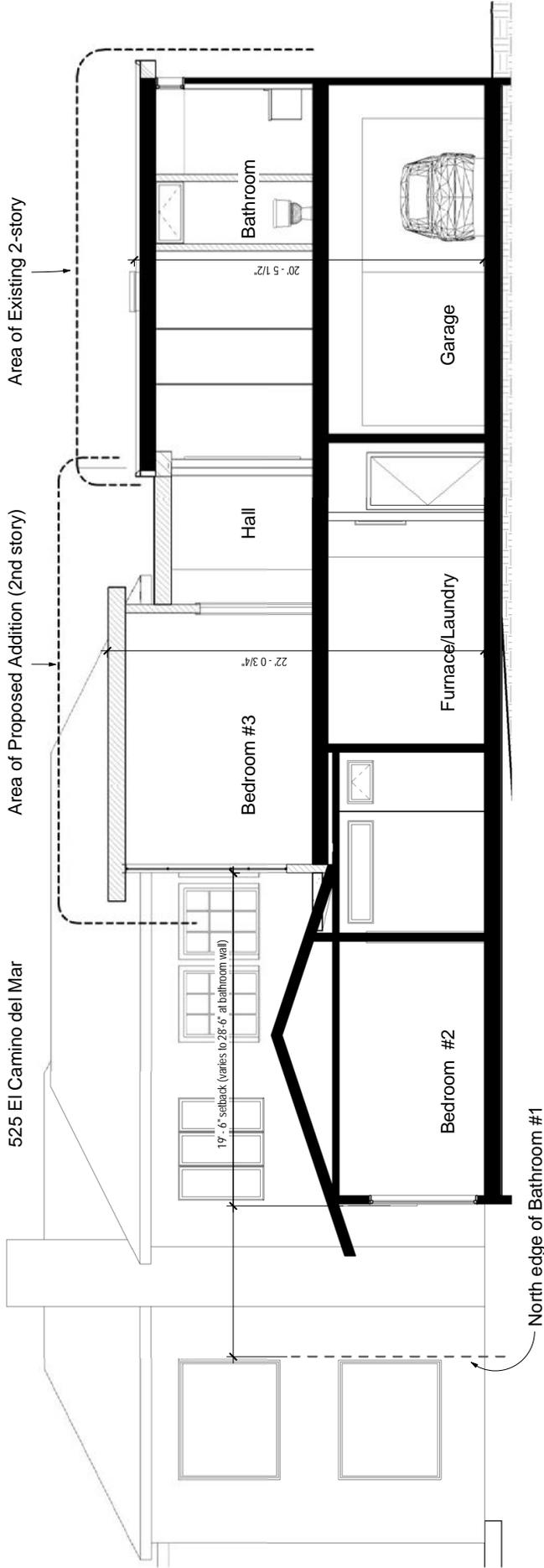


Remodeled 2-story

Central Courtyard with Windscreen beyond

Existing 1-story

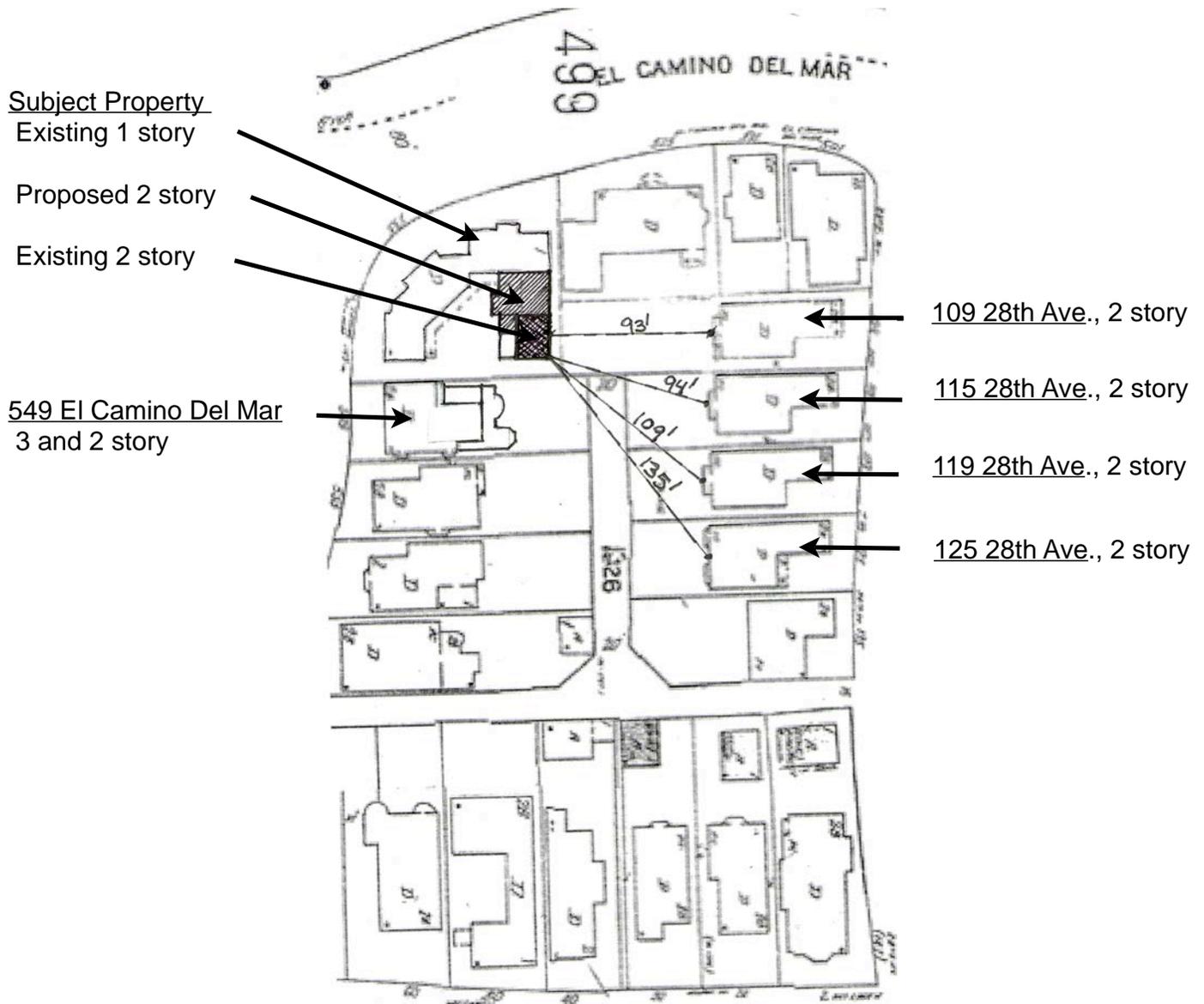
Section looking South through addition and remodeling



Section looking East through addition and remodeling

# San Francisco Sanborn Map

showing Subject Property and locations of DR requestors



Note: Map and distances obtained from San Francisco Property Information Map on February 26, 2013.

<http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/?address=&x=44&y=17#searchbox>



5758 Geary Blvd., # 356 - San Francisco CA 94121-2112  
Voice Mails & Faxes-(415) 541-5652 –Direct & Voice Mails (415) 668-8914  
Email: [president@sfparr.org](mailto:president@sfparr.org) Web Site: [www.sfparr.org](http://www.sfparr.org)

February 27, 2013

President Rodney Fong  
Honorable Commissioners  
San Francisco Planning Commission  
1650 Mission Street, Fourth Floor  
San Francisco CA 94103

Re: 535 El Camino del Mar

Dear President Fong and Honorable Commissioners:

I am Chair of The Planning Association of the Richmond (PAR) Land Use Committee and have reviewed the Discretionary Review applications for this project. I have also visited the site and met with the project sponsor. In our opinion the DR requests are without merit and the proposed project is well within the applicable requirements and guidelines for the proposed addition to the dwelling. PAR supports the sponsor's position and recommends that you deny Discretionary Review.

I have reviewed the project sponsor's response to the DRs and I am in agreement with his responses. The proposed addition is relatively minor, is set back from the street frontage and is in character with the dwelling. It will not affect anyone's light and air, particularly as the Dr requestors, except one of them, live between 90 and 160 feet away and cannot be affected by the proposed addition. The home of the immediate neighbor's DR is substantially larger and higher than the sponsor and therefore will also not be materially affected by the proposed addition.

I note that the project sponsor has met several times with the neighbors and have made modifications to accommodate their concerns, such as changing window openings to preserve privacy. The only concern of the neighbors that the proposed addition will not satisfy will be the loss of a small amount of private views which, of course, in San Francisco is not protected.

Sincerely,

Peter Winkelstein FAIA

Neighboring Home Owners of 535 El Camino Del Mar  
San Francisco, CA 94121

April 3, 2010

We the neighboring homeowners of the late Mariedi Anders wish to send our regrets to the family.

We understand that the house will be for sale and want to use this letter as a notification that:

1. We believe 535 El Camino Del Mar is a historic resource which should be preserved and unchanged; and
2. We would contest any proposed changes to the structure that may interfere or infringe with the light our homes currently have available.

Sincerely,

Constance and Daniel Neustein, 119-28<sup>th</sup> Avenue



Nancy and Martin Feldman, 115-28<sup>th</sup> Avenue



Caitlin and Joe Peta, 109- 28<sup>th</sup> Avenue



Doreen and Arnold Greenberg, 125 28<sup>th</sup> Avenue



Ornig and Emma Mirasian, 135-28<sup>th</sup> Ave



## Summary of discussion from the Pre-Application Meeting

Meeting Date: Sept. 7, 2011  
 Meeting Time: 7pm  
 Meeting Address: 535 El Camino Del Mar  
 Project Address: " " " " "  
 Property Owner Name: Gene & Abby Schnair  
 Project Sponsor/Representative: Gene Schnair, FAIA

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): 28<sup>th</sup> Ave neighbors  
we concerned about losing their pacific ocean views because of our 2nd flr addition of internal stair & bedroom

Project Sponsor Response: review height of the roof as it relates to their views from rear of their houses, across the alley

Question/Concern #2: Dan Neustein wanted to know if we can reduce the height of the vegetation on our green roof. Would vegetation attract animals

Project Sponsor Response: We are willing to study height of vegetation on roof and its impact on their view. We will research about vegetation attracting animals.

Question/Concern #3: Jesse Ma & Emily Wang concerned about the projection of the stair & bedroom walls blocking ~~the~~ a portion of their views towards NE (C.G.B) from their kitchen window

Project Sponsor Response: we will consider the request

Question/Concern #4: Dan Neustein wanted to know if we would consider a flat roof instead of a pitched roof over the addition bedroom

Project Sponsor Response: we will consider the request

Q#4: What is the roof material & will existing roof materials remain Emily Wang, Jesse Ma & Doreen Greenber

response: showed a sample of photos of a standing seam metal roof that we are considering for the pitched & hip roofs. Flat roofs will remain asphalt tar.

Q#5: What is the siding material for rear of garage when ext stair is removed? Devin McAndrews - lives on McLaren - Also, can we use spanish tiles on our flat roofs.

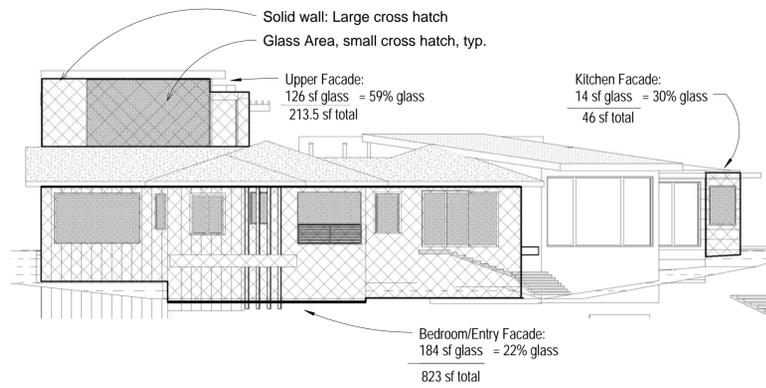
response: We will be matching existing siding & repainting. no spanish; is planned

## Pre-Application Meeting Sign-in Sheet

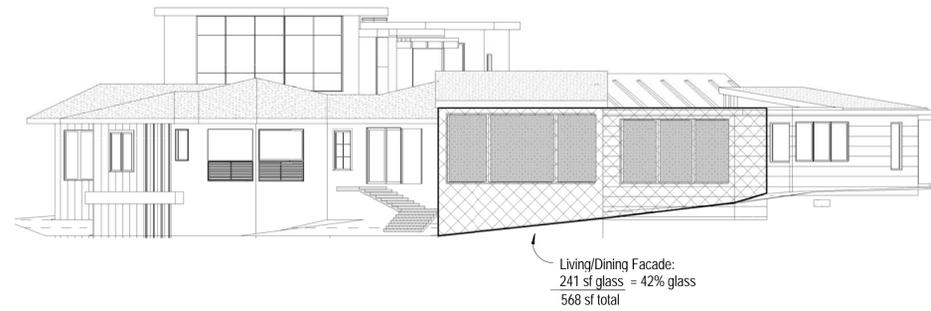
Meeting Date: Sept. 7, 2011  
 Meeting Time: 7 pm  
 Meeting Address: 535 El Camino Del Mar  
 Project Address: 535 El Camino Del Mar  
 Property Owner Name: Gene & Abby Schnair  
 Project Sponsor/Representative: Gene Schnair, FAIA

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

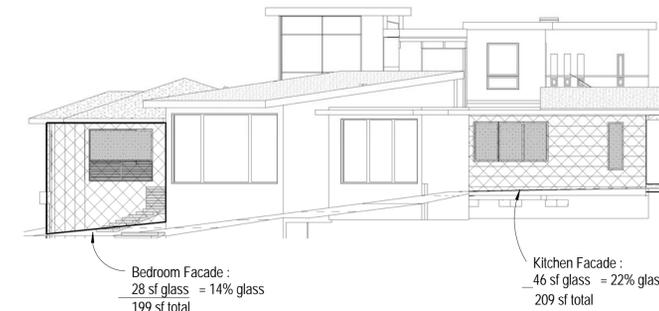
NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Cyndi Margolis	540 El Camino	668-6900		<input checked="" type="checkbox"/>
2. DAVIN McANDREWS	40 McLAREN AVE.	221-8487		<input checked="" type="checkbox"/> DAVIN@ALUM.MIT.EDU
3. Doreen & Arnold Greeubus	125 28 <sup>th</sup> Ave	933-8827		<input checked="" type="checkbox"/>
4. Cosme + Dan Neustein	<del>405</del> 119-28			<input checked="" type="checkbox"/>
5. Joe & Caitlin Peta	109 28 <sup>th</sup> Ave	750-1761		<input checked="" type="checkbox"/> caitlinsims@comcast.net
6. Linda and Sandy Gollenter	525 El Camino			<input checked="" type="checkbox"/> Del Mar
7. NMMN Kmdy	LPHA			<input type="checkbox"/>
8. JOE TOMEL		725-7165 (M)		<input type="checkbox"/>
9. Jesse Ma & Emily Wang		707-628-7736		<input checked="" type="checkbox"/> (M)
10. Elizabeth Mitchell		455-357-0329		<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
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17.				<input type="checkbox"/>
18.				<input type="checkbox"/>



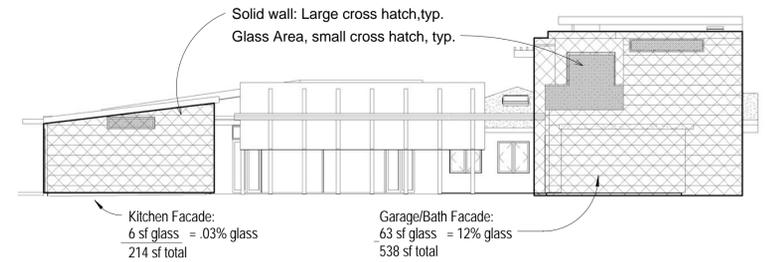
**1 North Elevation Bird Glass Study**  
SCALE: 3/32" = 1'-0"



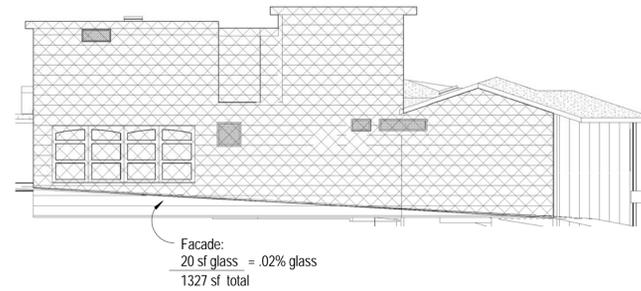
**2 Northwest Elevation Bird Glass Study**  
SCALE: 3/32" = 1'-0"



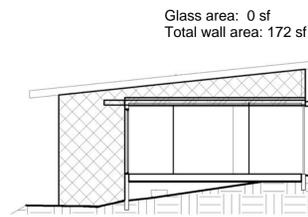
**3 West Elevation Bird Glass Study**  
SCALE: 3/32" = 1'-0"



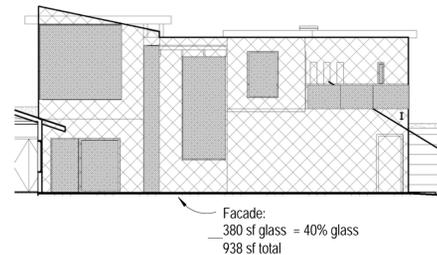
**4 South Elevation Bird Glass Study**  
SCALE: 3/32" = 1'-0"



**5 East Elevation, Garage Bird Glass Study**  
SCALE: 3/32" = 1'-0"



**6 Living Room Side Elevation**  
SCALE: 3/32" = 1'-0"



**7 West Elevation from Courtyard Bird Glass Study**  
SCALE: 3/32" = 1'-0"

**BIRD SAFE GLASS CONCLUSIONS:**

No facade is composed of 50% or more of glass area.  
Exemption: Section 139 C(3)(A)(i): Residential buildings within R-Districts that are less than 45 feet in height and have an exposed facade comprised of less than 50% glass are exempt from new or replacement facade glazing requirements included in Section 139(c)(1) Location Related Standards.

On the building addition, areas of uninterrupted glass greater than 24sf will have bird safe glass treatment consisting of fritted glass with horizontal patterns 1/8" wide at 2" intervals."

**San Francisco Building Code:**

**Section 801. Exits**

(4) In all buildings, in basements, dwelling units, and sleeping units below the fourth story, said sleeping rooms shall have an emergency egress of 5.7 square feet with minimum of 20-inch width and 24-inch height and a finished height sill not more than 44 inches above the floor. See Building Code Section 1026.

(5) Sleeping rooms below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools. Buildings with additional stories shall provide egress per Chapter 10 of the Building Code.



PROJECT DESCRIPTION:	DRAWING LIST																
	DWG NO.	DRAWING NAME															
<p>The Proposal is to remodel the existing second story bedroom/bathroom over the garage to serve as a bathroom/closet for a new third bedroom over the existing study. We propose to remove the existing stair, that is accessible through the garage, with a new stair accessible through the main house. The added square footage is 535 sqft. We shall replace the existing flat roof over the existing kitchen with a sloped roof similar to the existing sloped roof over the living room. We propose to add a green roof (low ground cover) over the new stair. We plan to remodel the existing kitchen, bathroom, interior finishes, replace windows with double glazing, upgrade the roofs and some exterior treatments.</p> <p>Square Footage breakdown:</p> <p>Existing Building (not including attached Garage) 3580 sqft</p> <table border="1"> <tr> <td>First Floor:</td> <td>Removed</td> <td>Added</td> </tr> <tr> <td></td> <td>68.25</td> <td>84</td> </tr> <tr> <td>Second Floor:</td> <td>23.37</td> <td>524</td> </tr> <tr> <td>subtotal:</td> <td>91.62</td> <td>608</td> </tr> <tr> <td>Total:</td> <td></td> <td>516.00 sqft added</td> </tr> </table> <p>Added sqft is 14.4% of total existing building</p>	First Floor:	Removed	Added		68.25	84	Second Floor:	23.37	524	subtotal:	91.62	608	Total:		516.00 sqft added	A1	Cover
	First Floor:	Removed	Added														
		68.25	84														
	Second Floor:	23.37	524														
	subtotal:	91.62	608														
	Total:		516.00 sqft added														
	A1.0a	Cover Photos	Neighborhood Context														
	A1.0a-2	Cover Photos	Subject Property														
	A1.0b	Existing Site Plan															
	A1.0c	Site Plan Proposed															
	A1.1	1st Fl Plan Existing/Demolition															
	A1.2	2nd Floor Plan Existing/ Demolition															
	A2.0	1st Floor Plan Proposed															
	A2.1	2nd Floor Plan Proposed															
	A3.0	Exterior Elevations Existing															
A3.1	Exterior Elevations Proposed																
A3.01	Exterior Elevations Existing																
A3.1a	Exterior Elevation Proposed																
A3.2	Exterior Elevations Proposed																
A3.3	Exterior Elevations Existing																
A3.3a	Exterior Elevations Proposed																
A3.4	Sections through proposed Addition																
A5.2	Master Bath Enlarged Elevations																
A5.3	Living Room																
A6.0	Interior Elevations																
A6.1	Interior Elevations																
A6.2	Interior Elevations	Not Included															
A6.3	Interior Elevations																
A6.4	Interior Elevations																
A6.5	Interior Elevations																
A6.6	Interior Elevations																
A x	Master Bedroom Windows																

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
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415-924-5929

Structural Engineer:  
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David Strandberg, Principal  
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**535 El Camino Del Mar Residence  
San Francisco, CA**

Description	Date
311	12/6/11
311/ Revised	3/14/12
311/Revised BT	6/13/12
Addition roof, delete proposed louvers	10/24/12

**Permit Application  
311 Notice**

**Cover**

Project number	10-4
Date	12/4/12
Drawn by	JO
Checked by	Checker

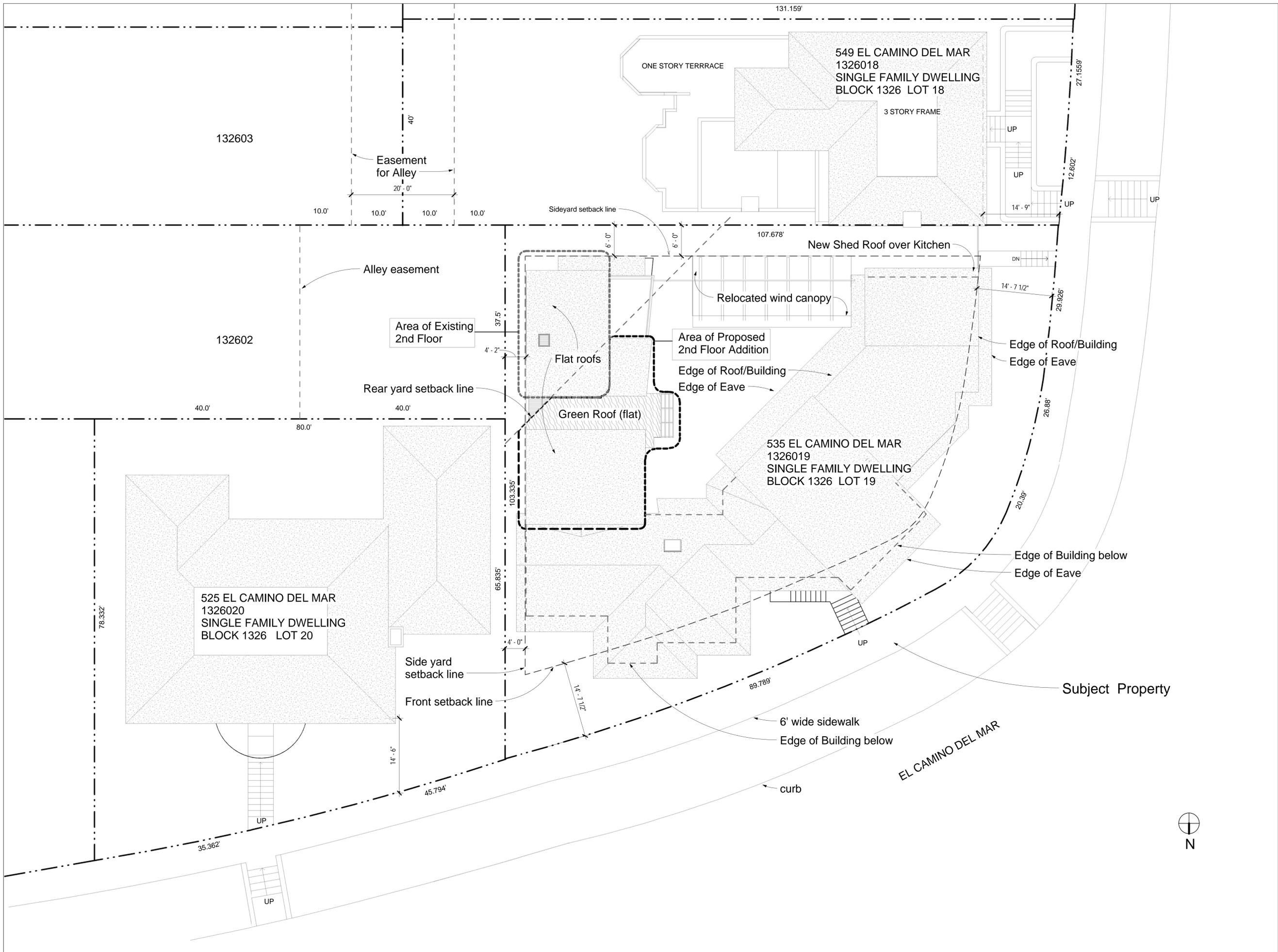
**A1**

Scale NOTE: 11x17 set NTS 3/32" = 1'-0"









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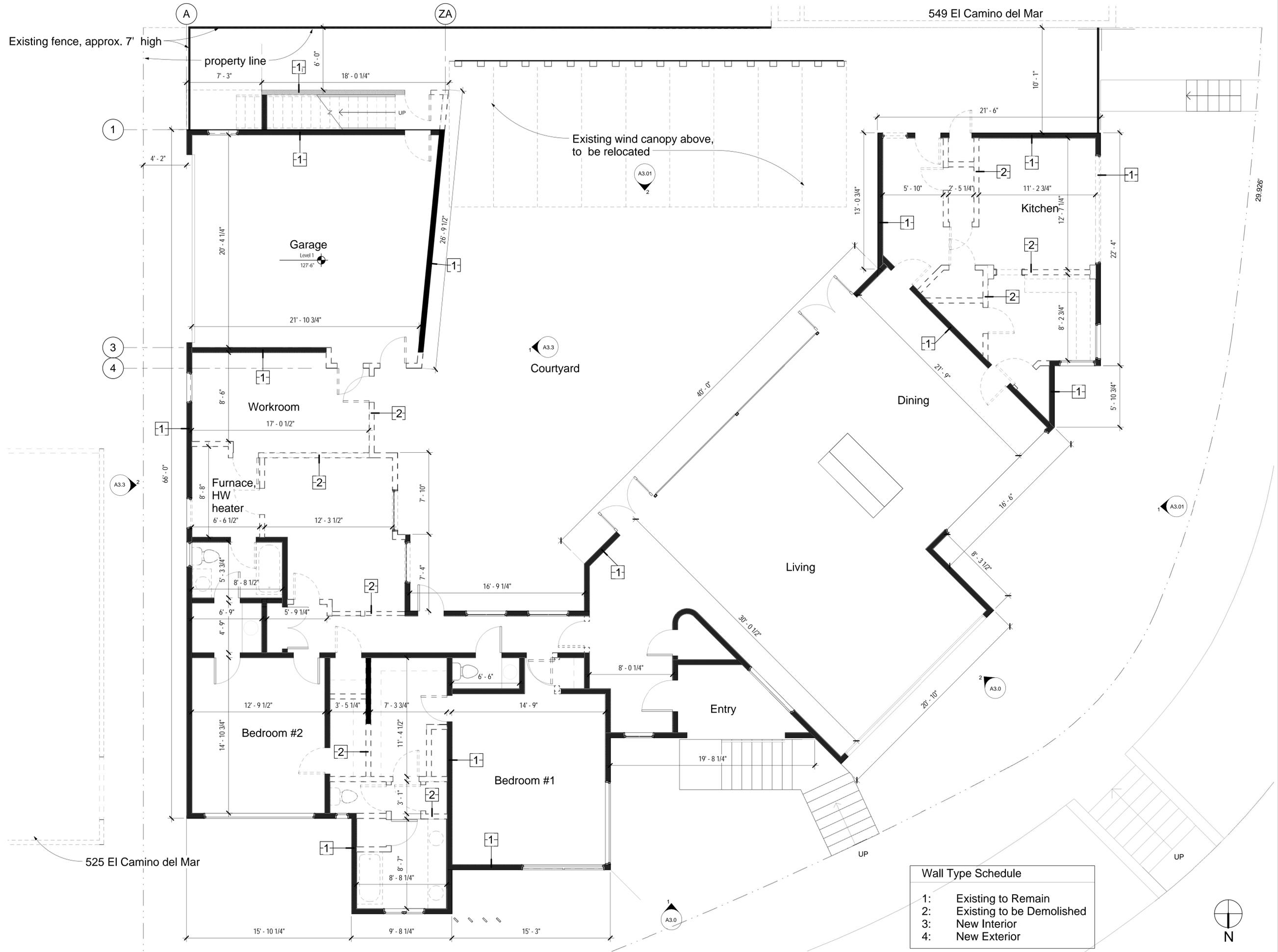
**535 El Camino Del Mar Residence  
San Francisco, CA**

Description		
1	311	12/6/11
2	311/ Revised	3/14/12
3	311/Revised BT	6/13/12
4	Addition roof, delete proposed louvers	10/24/12

Permit Application  
311 Notice  
Site Plan Proposed

Project number	10-4
Date	12/4/12
Drawn by	JO
Checked by	EL

**A1.0c**  
Scale 1/8" = 1'-0"



Architect:  
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Permit Application  
311 Notice

1st FI Plan  
Existing/Demolition

Project number	10-4
Date	12/6/11
Drawn by	Author
Checked by	Checker

**A1.1**

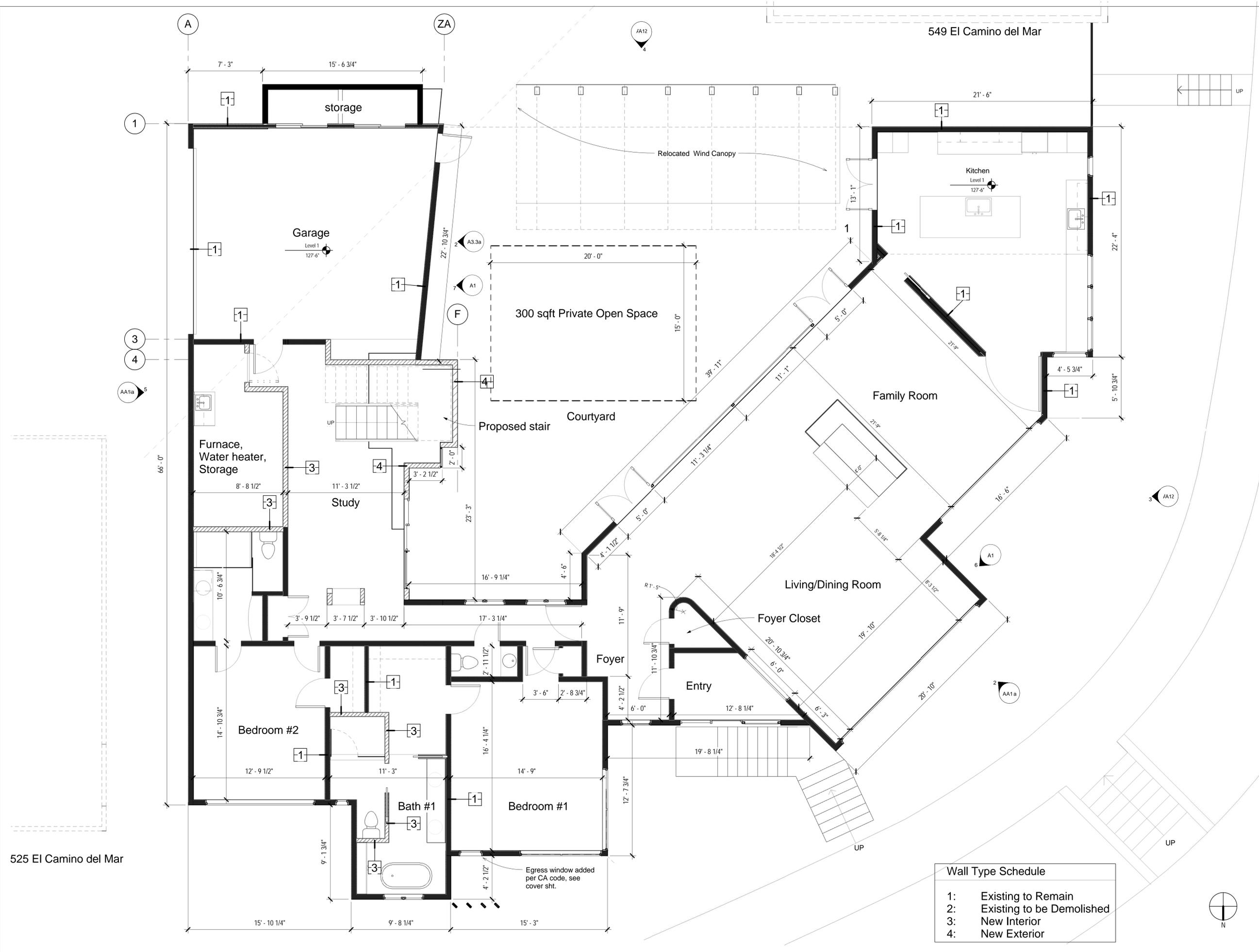
Scale 1/4" = 1'-0"

**Wall Type Schedule**

1:	Existing to Remain
2:	Existing to be Demolished
3:	New Interior
4:	New Exterior







Architect:  
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**535 El Camino Del Mar Residence  
San Francisco, CA**

Description		
2	311	12/6/11
3	311/ Revised	3/14/12
3	311/Revised BT	6/13/12
4	Addition roof, delete proposed louvers	10/24/12

**Permit Application  
311 Notice**

**1st Floor Plan  
Proposed**

Project number: 10-4  
Date: 12/6/11  
Drawn by: JO  
Checked by:

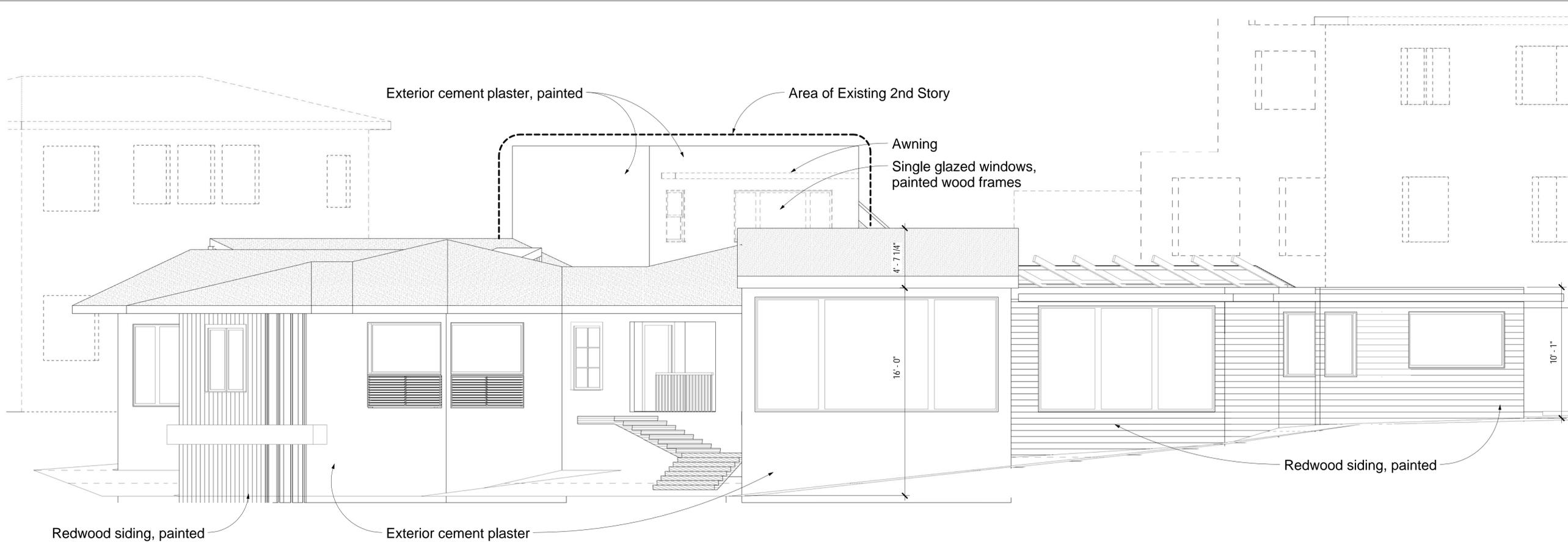
**A2.0**

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

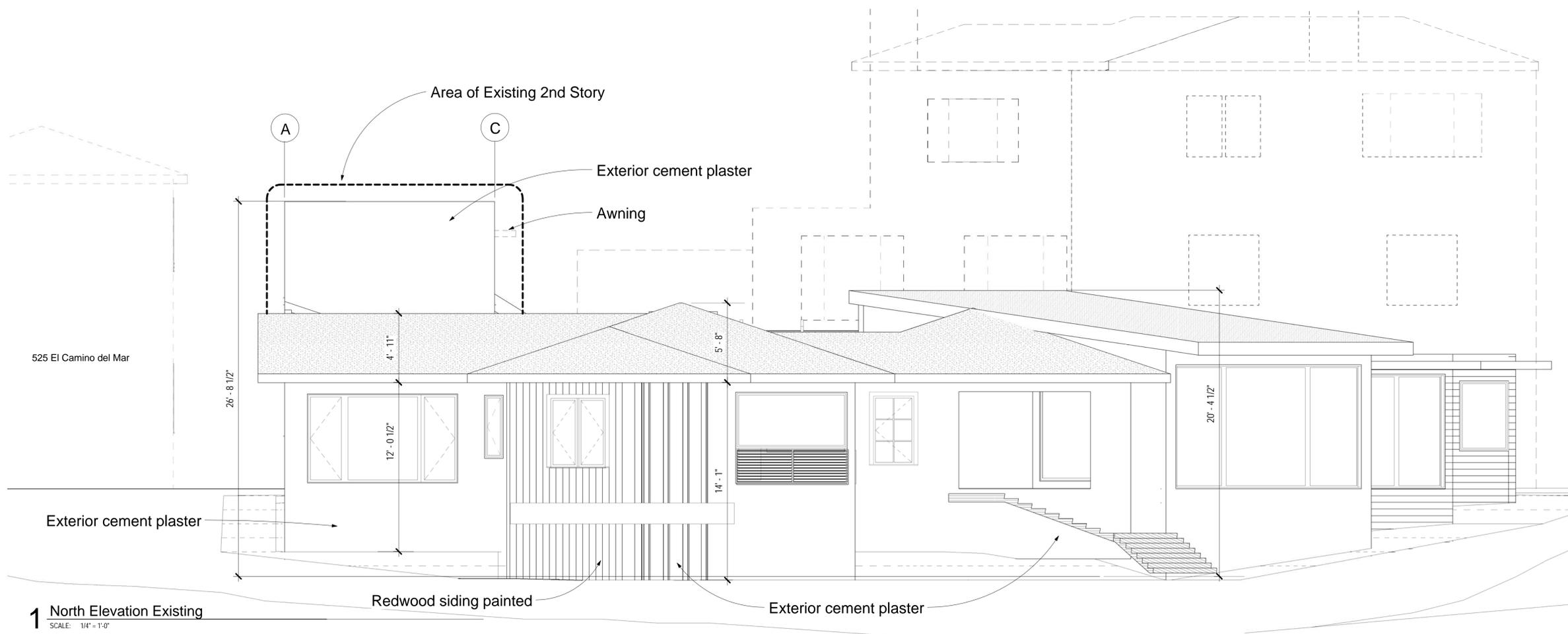
**Wall Type Schedule**

1:	Existing to Remain
2:	Existing to be Demolished
3:	New Interior
4:	New Exterior





**2 Northwest Elevation Existing**  
SCALE: 1/4" = 1'-0"



**1 North Elevation Existing**  
SCALE: 1/4" = 1'-0"

Architect:  
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Architect/CD's:  
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Permit Application  
311 Notice  
Exterior Elevations  
Existing

Project number	10-4
Date	12/6/11
Drawn by	Author
Checked by	Checker

**A3.0**

Scale 1/4" = 1'-0"

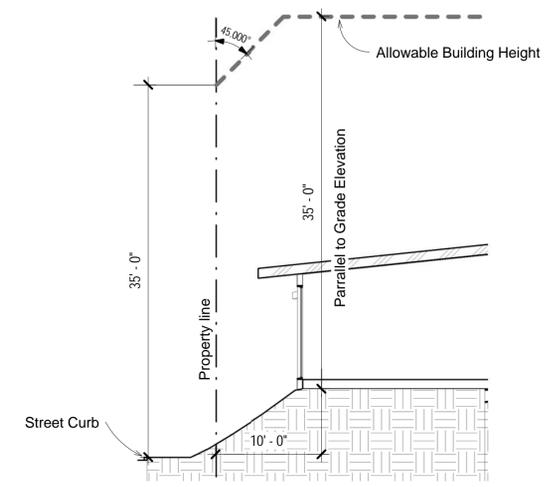


Architect:  
**Gene Schnair, FAIA**

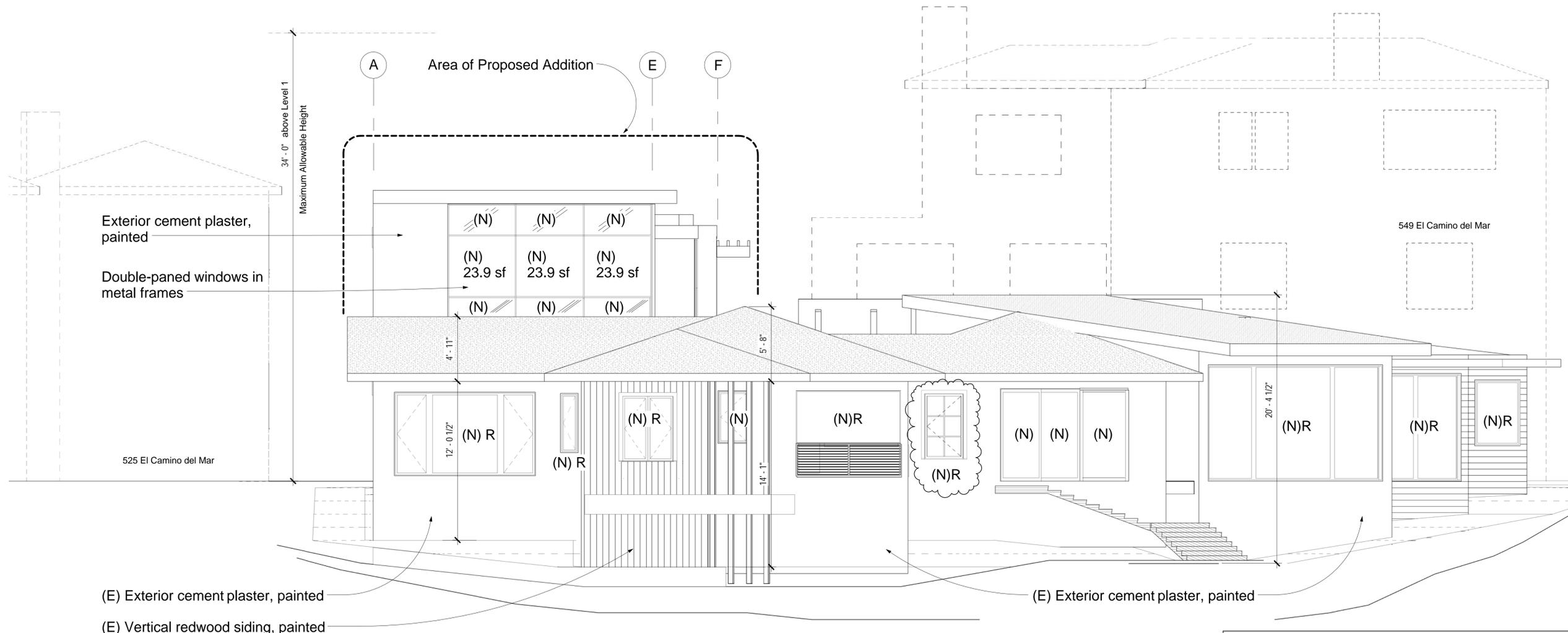
Architect/CD's:  
**Jan O'Brien, AIA**  
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**535 El Camino Del Mar Residence**  
**San Francisco, CA**



**2 Cross Section of Building Height**  
SCALE: 1/8" = 1'-0"



**1 North Elevation**  
SCALE: 1/4" = 1'-0"

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment

Revision	Description	Date
1	311	12/6/11
2	311/ Revised	3/14/12
3	311/Revised BT	6/13/12
4	Addition roof, delete proposed louvers	10/24/12

**Permit Application**  
**311 Notice**

**Exterior Elevations**  
**Proposed**

Project number	10-4
Date	12/4/12
Drawn by	JO
Checked by	

**A3.1**

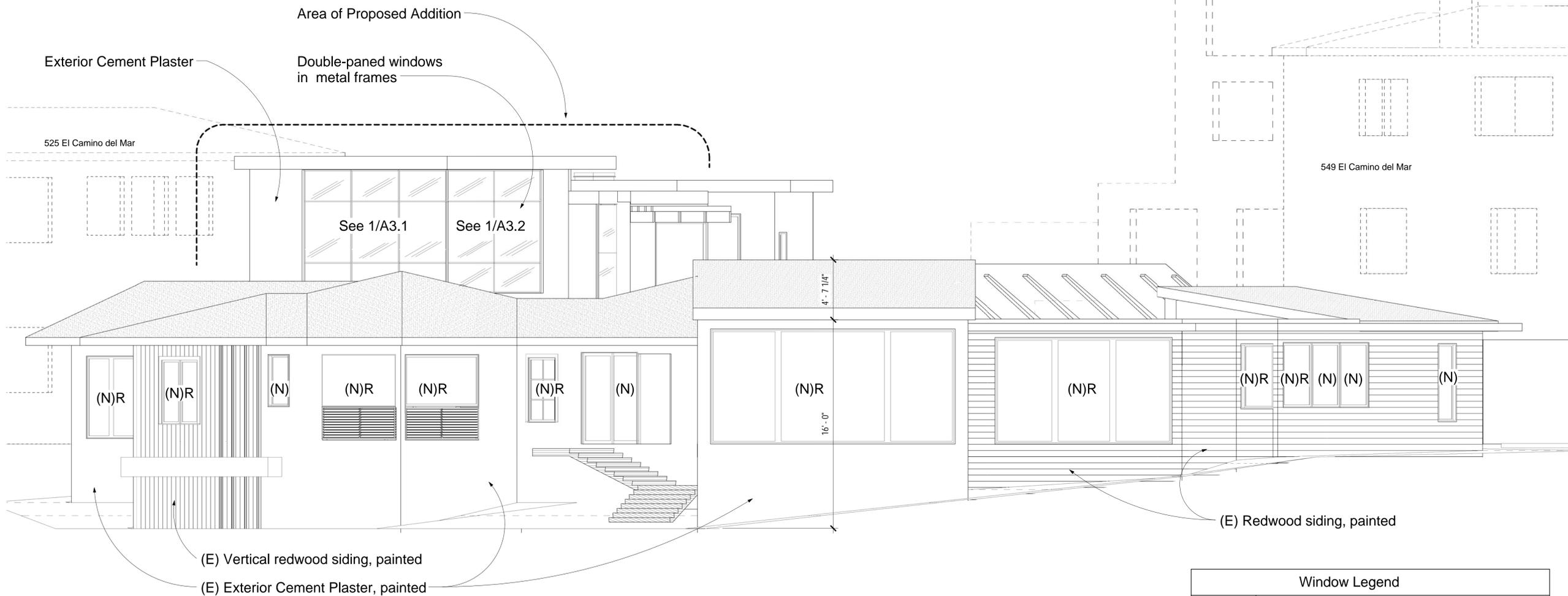
Scale: As indicated

Architect:  
**Gene Schnair, FAIA**

Architect/CD's:  
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**535 El Camino Del Mar Residence  
San Francisco, CA**



Northwest Elevation

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment

Description		
311		12/6/11
311/ Revised		3/14/12
311/Revised BT		6/13/12
4 Addition roof, delete proposed louvers		10/24/12

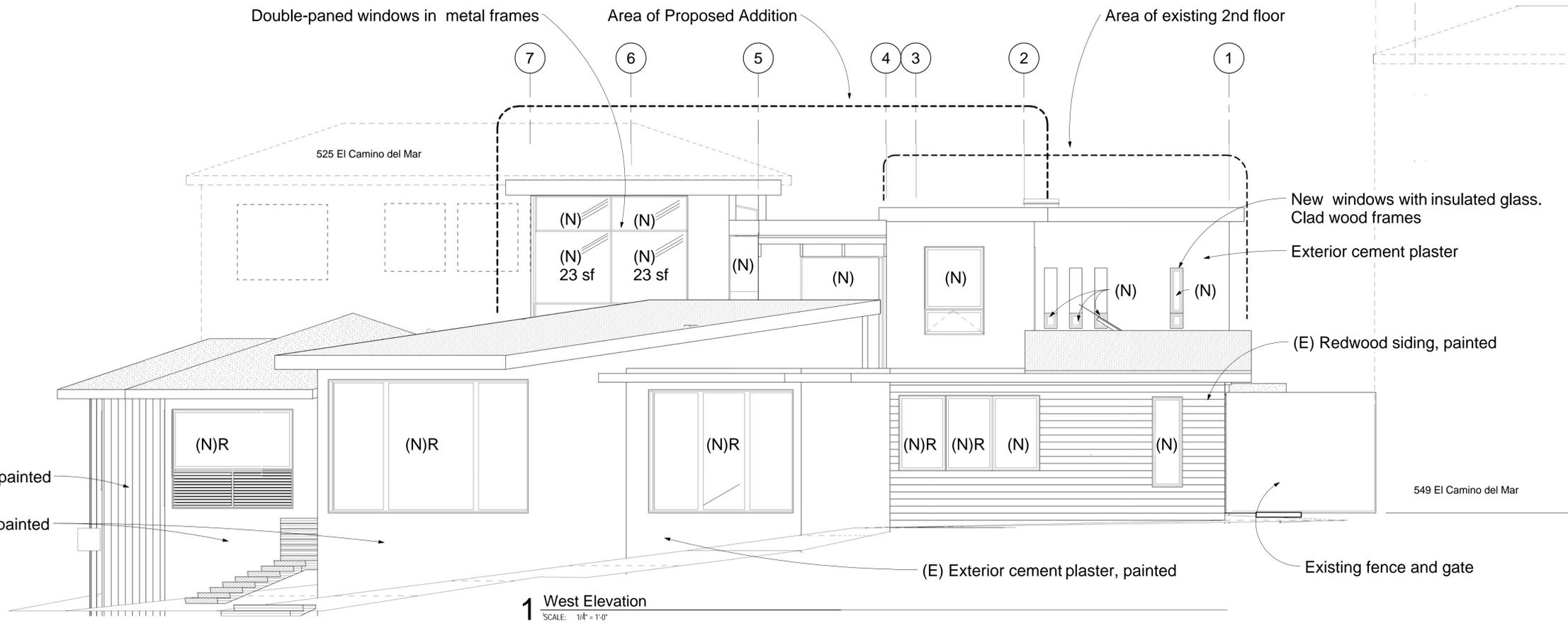
Permit Application  
311 Notice

Exterior Elevation  
Proposed

Project number	10-4
Date	12/4/12
Drawn by	JO
Checked by	Checker

**A3.1a**

Scale 1/4" = 1'-0"



(E) Vertical redwood siding, painted  
 (E) Exterior cement plaster, painted

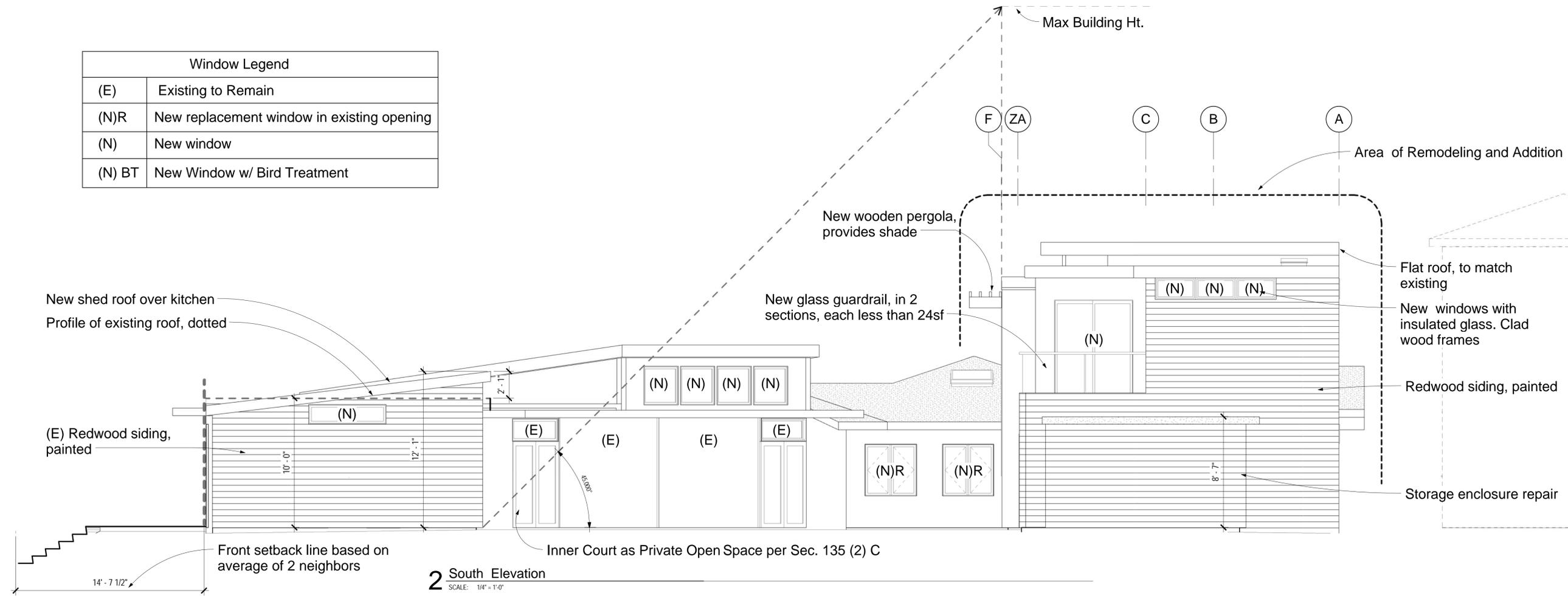
New windows with insulated glass. Clad wood frames  
 Exterior cement plaster  
 (E) Redwood siding, painted

(E) Exterior cement plaster, painted

Existing fence and gate

**1 West Elevation**  
 SCALE: 1/4" = 1'-0"

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment



New shed roof over kitchen  
 Profile of existing roof, dotted

(E) Redwood siding, painted

Front setback line based on average of 2 neighbors

**2 South Elevation**  
 SCALE: 1/4" = 1'-0"

New glass guardrail, in 2 sections, each less than 24sf

New wooden pergola, provides shade

Inner Court as Private Open Space per Sec. 135 (2) C

Max Building Ht.

Area of Remodeling and Addition

Flat roof, to match existing  
 New windows with insulated glass. Clad wood frames

Redwood siding, painted

Storage enclosure repair

Architect:  
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Permit Application  
 311 Notice

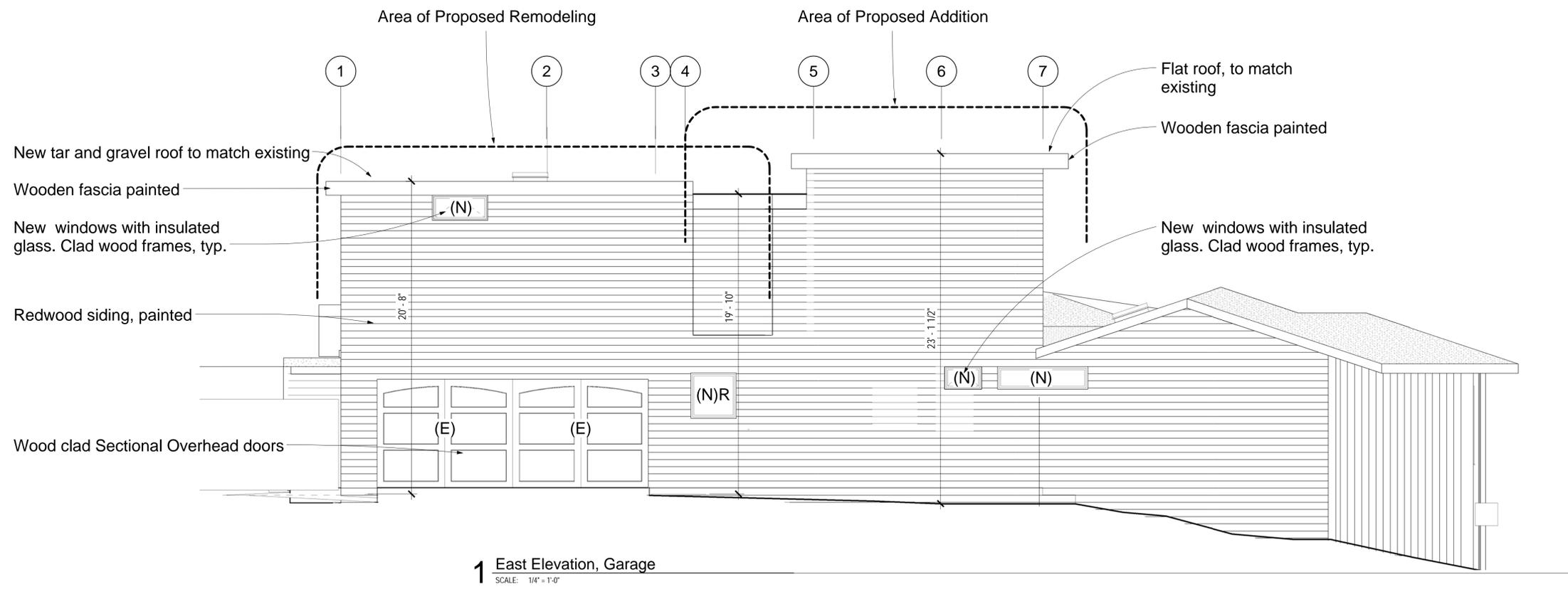
Exterior Elevations  
 Proposed

Project number	10-4
Date	12/4/12
Drawn by	JO
Checked by	

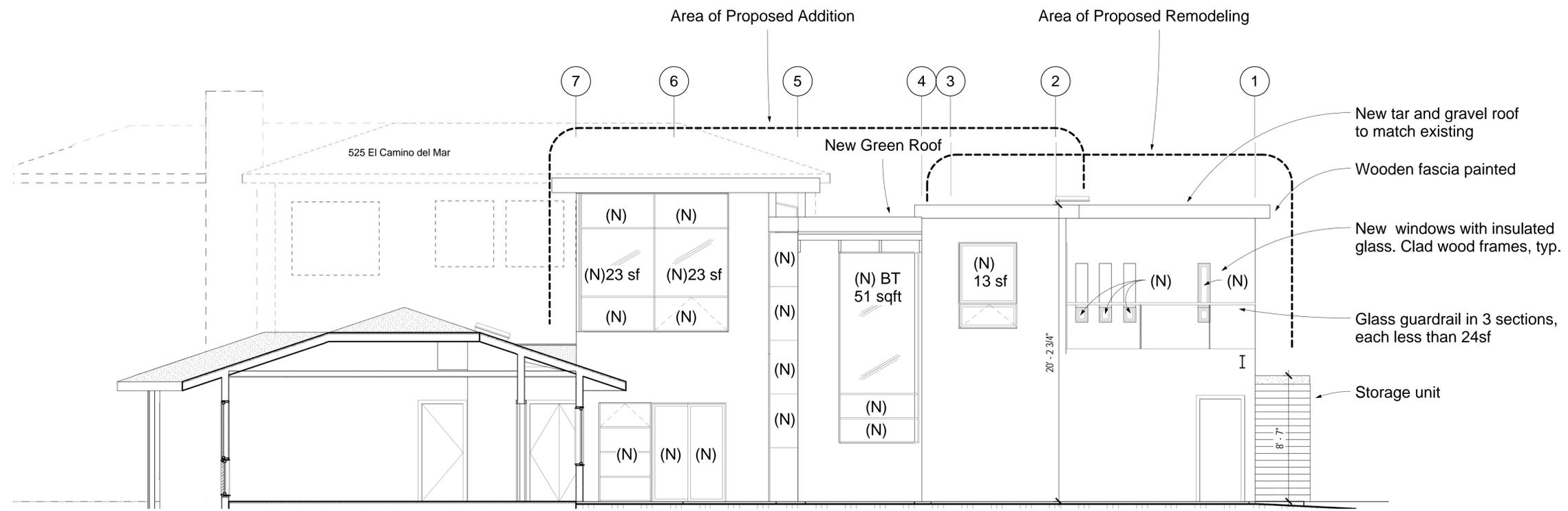
**A3.2**

Scale 1/4" = 1'-0"





**1 East Elevation, Garage**  
SCALE: 1/4" = 1'-0"



**2 West Elevation from Courtyard**  
SCALE: 1/4" = 1'-0"

Window Legend	
(E)	Existing to Remain
(N)R	New replacement window in existing opening
(N)	New window
(N) BT	New Window w/ Bird Treatment

Architect:  
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Permit Application  
311 Notice

Exterior Elevations  
Proposed

Project number	10-4
Date	12/6/11
Drawn by	EJA
Checked by	

**A3.3a**

Scale 1/4" = 1'-0"

