

Carroll, John (BOS)

From: Range, Jessica (CPC)
Sent: Monday, November 10, 2014 9:31 AM
To: BOS Legislation (BOS)
Cc: Calvillo, Angela (BOS); Lamug, Joy; Jones, Sarah (CPC); Byrne, Marlena (CAT); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC)
Subject: Planning Department Response- Appeal of Categorical Exemption for 115 Telegraph Hill Boulevard
Attachments: 115 Telegraph Hill Appeal Response Packet.pdf
Categories: 141059

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hearing will be included as part of the official file.)

Notice of Electronic Transmittal

Planning Department Response to the Appeal of Categorical Exemption for 115 Telegraph Hill Boulevard

DATE: November 10, 2014
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Sarah B. Jones, Environmental Review Officer – (415) 575-9034
Jessica Range, Senior Environmental Planner – Planning Department (415) 575-9018
RE: BOS File No. 141059 [Case No. 2013.1375E]
Appeal of Categorical Exemption for 115 Telegraph Hill Boulevard
HEARING DATE: November 18, 2014

In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department has submitted a multi-page response to the Appeal of the Categorical Exemption for 115 Telegraph Hill Boulevard [BF 141059] in digital format. A hard copy of this response is available from the Clerk of the Board. Additional hard copies may be requested by contacting Jessica Range of the Planning Department at 415-575-9018.

Jessica Range
Senior Planner, Environmental Planning

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Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>



Categorical Exemption Appeal

115 Telegraph Hill Boulevard

DATE: November 10, 2014
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Sarah B. Jones, Environmental Review Officer – (415) 558-9034
Jessica Range – (415) 575-9018
RE: Planning Case No. 2013.1375E
Appeal of Categorical Exemption for 115 Telegraph Hill Boulevard
HEARING DATE: November 18, 2014
ATTACHMENTS: A. Categorical Exemption Determination with Preservation Team Review Form
B. Appeal Letter
C. Site Plans and Photographs
D. Letter from Lawrence B. Karp, Geotechnical Engineer, July 16, 2014
E. Letter from H. Allen Gruen, Geotechnical Engineer, November 1, 2014

PROJECT SPONSOR: Daniel Frattin, Rueben, Junius, & Rose, LLP, (415)-567-9000
APPELLANT: Susan Brandt-Hawley on behalf of the Telegraph Hill Dwellers

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the “Board”) regarding the Planning Department’s (the “Department”) issuance of a Categorical Exemption under the California Environmental Quality Act (“CEQA Determination”) for the proposed project at 115 Telegraph Hill Boulevard (the “Project”).

The Department, pursuant to Title 14 of the CEQA Guidelines, issued a Categorical Exemption for the Project on September 3, 2014 finding that the proposed Project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 and 3 categorical exemption.¹

The decision before the Board is whether to uphold the Department’s decision to issue a categorical exemption and deny the appeal, or to overturn the Department’s decision to issue a categorical exemption and return the project to Department staff for additional environmental review.

SITE DESCRIPTION & EXISTING USE

The subject property is located at 115 Telegraph Hill Boulevard on the south side of the Telegraph Hill Boulevard, which provides access to Pioneer Park and Coit Tower in San Francisco’s Telegraph Hill neighborhood. The project site is within the RH-3 (Residential-House, Three Family) Zoning District. The

¹ Two prior categorical exemptions were issued for the proposed project. However, the September 3, 2014 exemption is the exemption relied upon to approve the project.

northern property line of the subject property fronts along the pedestrian-only Filbert Street and to the north is Telegraph Hill Boulevard. The project site is on an approximately 80-foot-wide by 80-foot-deep, downhill sloped lot with a slope from east to west across the lot. In 1993 three lots were merged into the one large lot in existence today. The site previously contained five buildings, but four of the five buildings were demolished circa 1997. Today, the subject lot is mostly undeveloped, with the exception of an existing unfinished, two-story wood frame, 1,000 square foot (sf) cottage constructed in 1906 and located at the southeastern corner of the lot. The remainder of the lot, approximately 6,680 sf, remains undeveloped.

Lots surrounding the subject property south of Telegraph Hill Boulevard are developed with residential uses, with the exception of a vacant lot abutting the project site along the southern extent of the eastern property line. Immediately east of the project site, at 109-111 Telegraph Hill Boulevard is a three-story-over-garage, approximately 6,100 sf wood-frame residential building with three dwelling units. To the west of the project site, at 381-383 Filbert Street is a two-story, approximately 1,250 sf wood-frame building with two dwelling units, followed by a three-story-over-garage single family home at 391 Filbert Street, with frontage along Kearney Street. These two buildings west of the project site are also adjacent to the pedestrian-only portion of Filbert Street,² with 381-383 Filbert Street fronting on Filbert Street. Lots to the south are developed with two- and three-story-over-garage residential buildings. Immediately north of the project site and the adjacent property at 109-111 Telegraph Hill Boulevard is a striped pedestrian crosswalk that extends across Telegraph Hill Boulevard. The crosswalk is protected by two stop signs and provides pedestrian access to Pioneer Park and Coit Tower. A stop for the 39-Coit Muni line is located just before the stop sign to the west of the crosswalk.

PROJECT DESCRIPTION

The proposed project would construct a three-unit residential building and result in an approximately 160 sf demolition and exterior renovation of the existing 1,000-square-foot, two-story cottage constructed in 1906. The existing cottage would be modified to remove an approximately 160-sf addition in the northeast corner of the cottage that was permitted by the granting of a variance, since expired, by the Planning Department's Zoning Administrator in 1995 (Planning Department case file no. 93.180v). Access to the cottage would be provided via a pedestrian walkway from Filbert Street. The three new residential units would be located in a three-story-over-basement building with unit sizes ranging from approximately 3,700 to 4,200 sf. A new curb cut would be provided along Telegraph Hill Boulevard to allow access to a proposed 3,700 sf basement area providing three off-street parking spaces.³ The maximum height of the building would be about 40 feet, as measured in accordance with the San Francisco Planning Code. No change would be made to the height of the existing cottage. The new three-unit building would be constructed at the front of the lot, adjacent to Telegraph Hill Boulevard and the pedestrian-only portion of Filbert Street, while the existing cottage would remain in its current location at the rear of the lot. The project also includes landscaping, repair and, where necessary, replacement in

² This pedestrian-only segment of Filbert Street is separate and geographically distinct from the historic Filbert Street Steps that extend from Sansome to Montgomery streets.

³ Subsequent to preparation of the CEQA Determination, the project was modified to provide a three-vehicle parking garage instead of four. This change in the proposed project does not affect the CEQA Determination.

kind of a portion of the concrete sidewalk, steps, and retaining walls of Filbert Street along the parcel's northern frontage.

BACKGROUND

August 12, 2013- Environmental Evaluation Application Filed

On August 12, 2013, Daniel Frattin on behalf of the project sponsors, Tracy Kirkham and Joe Cooper, care of Jeremy Ricks, (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for CEQA determination for the project described above.

May 9, 2014- CEQA Clearance

The Department determined that the project was categorically exempt under CEQA Class 1 Existing Facilities (CEQA Guidelines Section 15301(d)) and Class 3 New Construction and Conversion of Small Structures (CEQA Guidelines Section 15303(b)), and that no further environmental review was required.

June 10, 2014- CEQA Clearance

The Department clarified the project approvals section of the CEQA exemption and reissued the categorical exemption.

September 3, 2014- CEQA Clearance

The Department corrected the proposed number of parking spaces, updated the project description to reflect removal of the 160 sf addition to the existing cottage that was permitted in 1995, added additional information based on public inquiry, and reissued the categorical exemption.

September 11, 2014- Approval by the Planning Commission

The Planning Commission approved the proposed project by granting a Conditional Use Authorization in accordance with Chapter 31 of the San Francisco Administrative Code.

October 14, 2014- CEQA Appeal Filed

Susan Brandt-Hawley, on behalf of the Telegraph Hill Dwellers (hereinafter "Appellant"), filed an appeal of the Categorical Exemption Determination. The appeal letter was dated October 11, 2014 and filed with the Clerk of the Board on October 14, 2014.

October 16, 2014- CEQA Appeal Timely Filed

The Department determined that the appeal of the CEQA determination was timely filed and advised the Clerk of the Board to schedule the CEQA appeal hearing in compliance with Section 31.16(b)(4) of the San Francisco Administrative Code.

CEQA GUIDELINES

Categorical Exemptions

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the

environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

CEQA State Guidelines Sections 15301 (d), or Class 1 (d), allow for renovations to an existing structure. CEQA State Guidelines Section 15303(b), or Class 3(b), allows for the construction of a multi-family residential structure with up to four dwelling units, or up to six dwelling units in urbanized areas.

In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines 15604(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the October 11, 2014 Appeal Letter are cited below and are followed by the Department's responses.

Issue 1: The Appellant asserts that there are potentially significant environmental impacts of the proposed project due to unusual circumstances. The Appellant provides a list of factors contributing to those significant effects including: the project's location near a sensitive intersection, site topography, potential effects to historic resources, views and inconsistency with the General Plan, and construction details.

Response 1: The Appellant has not provided any evidence that there are unusual circumstances that present a reasonable possibility of a significant effect on the environment.

The determination of whether a project is eligible for a categorical exemption is based on a two-step analysis: (1) determining whether the project meets the requirements of the categorical exemption, and (2) determining whether there are unusual circumstances at the site or with the proposal that would result in a reasonable possibility of a significant effect. The Appellant does not claim that the proposed project does not meet the requirements of either the Class 1 or Class 3 exemptions. Moreover, the Appellant has not established what the unusual circumstances are at the site or with the project proposal. Instead, the Appellant identifies factors contributing to potentially significant environmental effects. These factors are each addressed below:

Sensitive Intersection

The Appellant states that the project site is located at a sensitive intersection because:

- The project driveway is located at the top of the Filbert Steps, a blind curve at Telegraph Hill Boulevard, a bus stop for Muni Route #39, a midblock pedestrian crosswalk and a stop sign;
- The proposed driveway is located in an area frequently visited by tourists that are distracted by scenery and views; and

- Coit Tower/Pioneer Park is an iconic symbol and premier destination in San Francisco and over half of its visitors arrive by foot or bus.

While the Appellant provides statements regarding the project and conditions of the site and vicinity, the Appellant has not established that any of these conditions are unusual and that due to these conditions, a significant environmental effect may result from implementation of the project.

The Department does not dispute the Appellant's claim that the intersection adjacent to the project site experiences a number of vehicle, transit, and pedestrian trips primarily due to daytime tourists travelling to San Francisco's Coit Tower/Pioneer Park. However, in a city where tourism is one of three major industries (together with financial services and technology), many roadways and sidewalks are heavily travelled, whether by commuters or tourists. Thus, the intersection adjacent to the project site is not unusual, but rather commonplace, given the context of San Francisco. The roadways, intersections, and sidewalks used by tourists to access Coit Tower have been designed and constructed to provide safe transportation to this tourist destination, similar to the numerous other streets and intersections serving the many tourist destinations located throughout the City.

The comment regarding tourists being distracted from traffic hazards due to the surrounding scenery and views is not supported by any evidence and is considered speculative. Furthermore, with regards to the proposed driveway, all sidewalks in San Francisco are in fact pedestrian facilities; therefore, all driveways in the City cross the pedestrian path of travel. Thus, it is not unusual for a driveway to cross a pedestrian-only pathway, such as Filbert Street in this location. However, regarding the potential for traffic hazards or pedestrian and vehicle conflicts, the project's proposal for a three vehicle parking garage would result in a low volume of vehicles entering and existing from Telegraph Hill Boulevard. In addition, at the intersection of Filbert Street and Telegraph Hill Boulevard, there is both a stop sign and painted pedestrian cross walk, ensuring that vehicles entering the driveway will be traveling at slow speeds and aware of crossing pedestrians. Furthermore, the garage would be set back from the property line and has been designed to allow cars to face the street when exiting, allowing drivers and pedestrians greater visibility of one another when cars exist the garage. Thus, there is no potential for significant traffic hazard effects as a result of the proposed project.

Site Topography

The Appellant states that the site has a cross slope greater than 20% and the east property line has a 45% slope. The Appellant also notes that Filbert Street in this location comprises over 80% of the northern boundary of the site and correctly notes that there is currently no curb cut at the proposed driveway location.

Slopes greater than 20% are not unusual in San Francisco, a City with up to 48 recognized "hills." Development on such lots is routinely reviewed and construction undertaken in accordance with applicable City regulations. The Appellant has not demonstrated what unusual topographic feature of this approximately 30%-sloped lot would prevent it from being able to be developed in compliance with the geotechnical analysis' recommendations and why in a City with numerous 20% or greater-sloped lots, this lot is so unusual that the site's geotechnical safety requirements could not be adequately addressed through the Department of Building Inspection's (DBI's) permit review process (also discussed in Response to Issue 2, below). Additionally, as discussed above, both developments west of the project site

are also adjacent to this pedestrian-only portion of Filbert Street, and it is commonplace for developments to front along pedestrian facilities and for curb cuts to cross these facilities.

Historic Resources

The Appellant asserts that a factor relevant to potential environmental impacts resulting from the project is that the proposed driveway would require the removal of a portion of the historic stone wall separating Telegraph Hill Boulevard and the Filbert Steps.

The Planning Department's Historic Preservation Staff reviewed the proposed project and Historic Resource Evaluation⁴ prepared for the project and determined that the project would not directly or indirectly involve any historic resources and would not cause a significant adverse impact upon a historic resource as defined by CEQA.⁵ The project will not remove or relocate the stone wall surrounding Telegraph Hill Boulevard. The plans for the project show this feature remaining in place. Furthermore, the Appellant has not provided any evidence that this wall along Telegraph Hill Boulevard meets the criteria of a historic resource under CEQA.

Views and Consistency with the General Plan

The Appellant notes that the Urban Design Element of the General Plan identifies Telegraph Hill as an "Outstanding and Unique Area," and that the public enjoys views from the Filbert Steps⁶ and Pioneer Park that are protected by the Priority Policies of the General Plan that require sunlight and vistas of parks and open spaces be protected. The Appellant also states that the project is inconsistent with the policies of the Urban Design and Housing Elements of the General Plan.

The Department notes and concurs with the Appellant's citation to the Urban Design Element of the General Plan with respect to Telegraph Hill, with the full context of the Appellant's reference included below:

"TELEGRAPH HILL

A hilltop park with the highly visible green of trees from which Coit Tower rises above all else.

Low, small-scale buildings having predominantly flat roofs and light pastel colors, hugging the topography in a highly articulated form which contrasts with the power of downtown construction.

Cliffs and complex stairs and walkways on the east side above the waterfront, with buildings perched precariously along the slope and trees interspersed.

⁴ Page & Turnbull, *115 Telegraph Hill Boulevard Historic Resource Evaluation, San Francisco, California*. February 19, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

⁵ Hilyard, Gretchen, *Preservation Team Review Form for 115 Telegraph Hill Boulevard*. May 1, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

⁶ The Appellant refers to the pedestrian-only portion of Filbert Street that fronts the project site as the Filbert Steps. Therefore, this response uses these terms interchangeably although, as discussed above, this portion of Filbert Street is separate from, and should not be confused with, the historic Filbert Street Steps that extend from Sansome to Montgomery streets.

Intimate pedestrian scale and texture of streets and housing, with sudden and dramatic views of the Bay and downtown through narrow openings.”

This designation of Telegraph Hill does not support any claim that there are unusual circumstances surrounding the project site that may result in significant environmental impacts. The San Francisco Planning Commission is the appointed body charged with evaluating a project’s consistency with this and other relevant General Plan policies during its review. At two public hearings on July 17, 2014 and September 11, 2014, the Planning Commission considered public testimony, deliberated the project’s conformance with the General Plan and other relevant planning policies and guidelines and finally, found the project to be consistent with these policies prior to approving the proposed project’s Conditional Use Authorization.

With regards to the Priority Policies of the General Plan that require sunlight in open spaces be protected, the Appellant has not provided any evidence that Pioneer Park would be substantially affected by shadowing caused by the proposed project. On the contrary, the project site is located at the base of Pioneer Park, below Coit Tower, and would not be expected to substantially affect the use or enjoyment of this park, such that a significant environmental effect would occur.

The Appellant has not provided any indication as to which policies or aspects of the project would make it inconsistent with the Urban Design and Housing Elements of the General Plan. Furthermore, inconsistency with a policy does not in and of itself result in a significant environmental effect. Rather, for projects that are not exempt from CEQA review, inconsistencies with policies are required to be analyzed in order to determine whether the project’s inconsistency with a given policy would result in a physical environmental effect. CEQA State Guidelines Section 15360 defines the environment as the “physical conditions which exist within an area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise and objects of historic or aesthetic significance.” Thus, regardless of the project’s consistency (or stated inconsistency) with the General Plan, the Appellant has not provided any evidence that any such inconsistency would result in a physical environmental effect.

Additionally, with respect to any potentially significant effects on views or visual resources, the proposed project was determined to be consistent with Section 21099 of the Public Resources Code (PRC). Section 21099(d)(1) of the PRC provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.” This means that, effective January 1, 2014, for qualified projects aesthetic impacts, including effects on views and scenic resources, are longer significant under CEQA. The project meets the definition in PRC Section 21099(d)(1) of a residential project located on an infill site and within a transit priority area.⁷ Thus, an inconsistency with a General Plan policy regarding visual resources would not be an environmental effect of the proposed project under CEQA.

⁷ San Francisco Planning Department. Transit-Oriented Infill Project Eligibility Checklist for 115 Telegraph Hill Boulevard. A copy of this document is available for public review at the San Francisco Planning Department as part of Case File No. 2013.1375E.

Construction Details

The Appellant states that the project plans include unstudied construction mitigation measures addressing access of construction equipment, removal of excavated rock and soil and a pedestrian tunnel to be erected over the sidewalk. The Appellant also provides the following site and construction details:

- There is a 3-ton truck limit on Telegraph Hill Boulevard;
- The sidewalk would need to be permanently reconfigured to relocate the stop sign and bus stop;
- The project would require relocation and replacement of portions of the Filbert Steps and retaining walls;
- Pedestrians would have to cross heavy construction traffic; and
- The project would require 4,328.2 tons of dirt to be moved and an estimated 757 cubic yards of concrete to be poured.

The above bulleted items are merely statements, whether factual or not, these statements do not present any evidence that there are unusual circumstances surrounding the site or proposed construction activities. The project description in the CEQA Determination clearly states that portions of the Filbert Street Steps and its retaining walls will be repaired or replaced in kind. The project plans, which the CEQA Determination project description is based upon, show that the stop sign would be relocated slightly (about one foot) to allow for a new curb cut off Telegraph Hill Boulevard, and this is further acknowledged in the "Project Approvals" section of the CEQA Determination. However, the Appellant is incorrect in that the bus stop for Muni Route #39 would not be relocated. With regards to the 3-ton truck limit, Telegraph Hill Boulevard is one of 170 weight-restricted areas in San Francisco identified in Section 501 of the Transportation Code. Construction vehicles, garbage and utility vehicles are exempt from these limits. The statement that the project plans include unstudied construction mitigation measures is not true. Many of the items listed on the project plans are standard measures that would be required as part of the project approval process. For example, in addition to providing a pedestrian tunnel to maintain public access during construction, the project sponsor proposes to permanently station a flag person at the intersection of Filbert Street and Telegraph Hill Boulevard for the duration of construction activities. The Appellant has not provided any evidence that any of the proposed construction activities constitute unusual circumstances or would otherwise result in significant environmental effects.

As explained in the CEQA Determination, the proposed project's construction activities would be coordinated with the San Francisco Department of Public Works (DPW), the San Francisco Municipal Transportation Agency, and the Transportation Advisory Staff Committee to ensure that construction activities are conducted in a manner that maintains circulation on public rights-of-way, to the maximum extent feasible, while also ensuring the public's safety.

Issue 2: Appellant asserts that the proposed project would result in significant geotechnical impacts that could damage downhill neighbor's property. The Appellant cites a letter from Lawrence B. Karp, consulting geotechnical engineer, stating that in his opinion, the project as proposed is likely to result in significant environmental effects during construction and due to impairment of lateral and subjacent support, alterations in groundwater hydrology, and erosion of the shale interbedding.

Response 2: The Appellant has not provided substantial evidence to support a reasonable possibility that the project could result in significant geotechnical impacts. Further, the Appellant's referenced letter from Lawrence B. Karp does not contain substantial evidence that there is a reasonable possibility that the project would damage downhill neighbors' properties, impair lateral and subjacent support, alter groundwater hydrology or erode the shale interbedding, such that a significant environmental effect would occur.

As discussed in the CEQA Determination, a geotechnical report was prepared for the proposed project. The purpose of this report is to identify any geotechnical issues, whether related to the potential for landslides, liquefaction, subsidence or groundshaking as a result of seismic activity and to recommend construction practices and techniques to protect structures and neighboring properties. These recommendations are then taken into account during DBI's permit review process. The geotechnical report found that risks from liquefaction, surface rupture, lateral spreading, densification and landslides to be low at the project site.⁸ Nowhere in the letter from Lawrence B. Karp does he state that there is a possibility of damage "to downhill neighbors' properties." The letter from Lawrence B. Karp opines that cutting into the hillside would result in lateral and subjacent support impairment that would in turn result in groundwater infiltration that would undermine the interbedded shales that support the sandstone blocks on the project site. This letter, however, provides no evidence that this would occur with implementation of the geotechnical report's recommendations, which the project sponsor has agreed to implement, subject to approval by DBI. Furthermore, with regards to the potential to encounter groundwater, the geotechnical report states that the free groundwater table is likely to be below the planned site excavations, but that zones of seepage may be encountered near the ground surface following rain or upslope irrigation. The geotechnical report provides recommendations should groundwater be encountered during pier shaft drilling.

With regards to geotechnical considerations, during the permit review process, DBI would review the geotechnical report to ensure that the potential settlement and subsidence impacts of excavation and dewatering (if required) are appropriately addressed in accordance with Section 1704.15 of the San Francisco Building Code. DBI would also require that the geotechnical report include a determination as to whether a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets during construction. If a monitoring survey were recommended, DBI would require that a Special Inspector be retained by the project sponsor to perform this monitoring. Groundwater observation wells could be required to monitor potential settlement and subsidence during dewatering. If, in the judgment of the Special Inspector, unacceptable movement were to occur during construction, corrective actions would be used to halt this settlement. Further, the final building plans would be reviewed by DBI, which would determine if additional site-specific reports would be required.

Furthermore, the project site is subject to the Slope Protection Act, adopted by the Board of Supervisors (BOS) in 2008. This ordinance created procedures for additional review of slope stability by DBI for properties within certain mapped areas and established a Structural Advisory Committee for review of permit applications within this area. The BOS found that the public health, safety, and welfare would be

⁸ Earth Mechanics Consulting Engineers, *Report Geotechnical Investigation Planned Improvements at 115 Telegraph Hill Boulevard, San Francisco, California*, May 12, 2013. A copy of this document is available for public review at the San Francisco Planning Department as part of Case File No. 2013.1375E.

best protected if the Building Official requires permits for new construction in these areas to undergo additional review for structural integrity and potential effects on slope stability. Adherence to this ordinance has been found to adequately protect the public health, safety, and welfare.

With implementation of the recommendations provided in the geotechnical report, subject to review and approval by DBI, and monitoring by a DBI Special Inspector (if required) as part of DBI's existing regulatory program and the requirements of the Building Code and Slope Protection Act, the proposed project would avoid the potential damage predicted by Lawrence B. Karp and would not result in a significant impact related to the potential for settlement and subsidence due to construction on unstable surfaces.

Issue 3: The Appellant states that the project description is incomplete because it does not describe, in detail, the improvements to the Filbert Steps needed to meet the Department of Public Works' requirements, it does not identify the need for a General Plan Referral and major encroachment permit for the replacement of the Filbert Steps, and does not adequately describe necessary lane closures of Telegraph Hill Boulevard in order to construct the proposed project.

Response 3: The exemption determination provides necessary details required to determine that the project is exempt from CEQA review. The Appellant has not provided any evidence that additional detail is necessary for determining that the project is exempt under CEQA or whether the project or its site constitute circumstances that are so unusual that a significant effect on the environment would occur.

Neither the CEQA Statute nor the Guidelines require a written determination that a project is exempt from CEQA review. Thus, an exemption need not provide information regarding the project description or approvals. However, Chapter 31 of the San Francisco Administrative Code establishes local procedures and requirements necessary to implement CEQA. The CEQA Determination provides the required information in compliance to Section 31.08(1)(a) of the San Francisco Administrative Code, which states that "a project that is determined to be exempt from CEQA must include: (1) a project description in sufficient detail to convey the location, size, nature and other pertinent aspects of the scope of the proposed project as necessary to explain the applicability of the exemption; (2) the type or class of exemption determination applicable to the project; (3) other information, if any, supporting the exemption determination; (4) the Approval Action for the project, as defined in Section 31.04(h); and (5) the date of the exemption." The CEQA Determination contains sufficient detail in the project description for determining that the project is exempt from CEQA, it identifies the class of exemption applicable (CEQA Class 1 Existing Facilities and Class 3 New Construction and Conversion of Small Structures), provides applicable information to support the exemption determination, identifies the Approval Action for the project (approval of a Conditional Use Authorization by the Planning Commission), and includes the date of the exemption (September 3, 2014). The Appellant has not provided any evidence that the exemption determination does not contain the above contents required by the Administrative Code.

The project description in the exemption determination states that the project would result in replacement of a portion of the concrete sidewalk, steps and retaining walls of Filbert Street. Off-site public right-of-way construction details are governed by the San Francisco Department of Public Works Code. The proposed project would be required to adhere to the standards outlined in this code. Furthermore, the proposed off-site changes have been reviewed by DPW staff and found to be feasible.

Final design details are typically prepared as part of the DPW permitting process. However, should the project as proposed be substantially modified through the permit review process, pursuant to Chapter 31.08(i) of the Administrative Code, the Planning Department would determine whether the changes to the approved project require reevaluation under CEQA.

The project originally proposed removal and replacement of the concrete steps and retaining wall, which would require a Major Encroachment Permit. However, the project was subsequently revised to include only repair and replacement of the steps, which could be processed as a Street Improvement/Minor Encroachment Permit and would not require a General Plan Referral.⁹ Regardless, there is no requirement under CEQA or the State CEQA Guidelines that a lead agency need to identify all project approvals when determining a project is exempt from CEQA. Rather, in compliance with Section 31.08(1)(a) of Chapter 31 of the Administrative Code, the environmental determination need only identify the primary project Approval Action, which is identified in the document for the purpose of informing the public when an appeal of the exemption determination can be made. The exemption determination correctly identifies the Conditional Use approval by the Planning Commission as the project Approval Action, and that is the date of project approval that the Planning Department relied on in determining that this appeal was, in fact, timely.

With regards to the potential for lane closures of Telegraph Hill Boulevard during construction, the CEQA Determination describes how construction activities are coordinated in San Francisco to ensure that construction is conducted in a manner that maintains circulation on public rights-of-way, to the maximum extent feasible, while also ensuring the public's safety (again explained above in Response to Issue 1, Construction Details). Temporary lane closures to accommodate construction activities are commonplace in San Francisco where construction staging areas are limited due to the City's built-up condition. The Appellant has not provided any evidence that lane closures (if necessary during construction) would constitute an unusual circumstance or result in a significant environmental effect.

CONCLUSION

No substantial evidence supporting a fair argument that a significant environmental effect may occur as a result of the project has been presented that would warrant preparation of further environmental review. The Department has found that the proposed project is consistent with the cited exemption. The Appellant has not provided any substantial evidence or expert opinion to refute the conclusions of the Department.

For the reasons stated above and in the September 3, 2014 CEQA Categorical Exemption Determination, the CEQA Determination complies with the requirements of CEQA and the Project is appropriately exempt from environmental review pursuant to the cited exemption. The Department therefore recommends that the Board uphold the CEQA Categorical Exemption Determination and deny the appeal of the CEQA Determination.

⁹ Email from Nick Elsner, San Francisco Department of Public Works (DPW) to Gretchen Hilyard, San Francisco Planning Department and Stephen Leung, DPW. April 28, 2014. A copy of this document is available for public review at the San Francisco Planning Department as part of Case File No. 2013.1375E.

Attachment A

Categorical Exemption Determination with Preservation Team Review Form



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1375E
 Project Title: 115 Telegraph Hill Boulevard
 Zoning: RH-3 (Residential – House, Three Family) Use District
 Telegraph Hill – North Beach Residential Special Use District
 40-X Height and Bulk District
 Block/Lot: 0105/065
 Lot Size: 7,517 square feet
 Project Sponsor: Daniel Frattin, Reuben, Junius, & Rose, LLP, (415) 567-9000
 Staff Contact: Jessica Range – (415) 575-9018, Jessica.Range@sfgov.org

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415.558.6377

PROJECT DESCRIPTION:

The proposed project would allow the construction of a three-unit residential building and an approximately 160 square foot (sf) demolition and exterior renovation of an existing 1,000-square-foot, two-story cottage constructed in 1906. The existing cottage would be modified to remove an approximately 160-sf addition in the northeast corner of the cottage that was permitted by the granting of a variance by the Planning Department’s Zoning Administrator in 1995 (Planning Department case file no. 93.180v). Access to the cottage would be provided via a pedestrian walkway along Filbert Street.¹

(Continued on next page.)

EXEMPT STATUS:

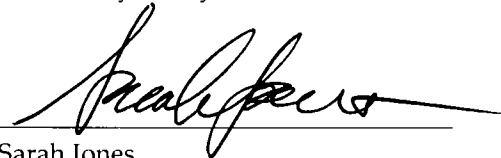
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

REMARKS:

See next page.

DETERMINATION:

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



Sarah Jones
 Environmental Review Officer

September 3, 2014
 Date

cc: Daniel Frattin, Project Sponsor
 Virna Byrd, M. D. F

Supervisor David Chiu, District 3
 Distribution List

¹ This is a separate pedestrian walkway from the Filbert Street Steps that extend from Sansome to Montgomery streets.

PROJECT DESCRIPTION (CONTINUED):

The three new residential units would be located in a three-story over basement building with unit sizes ranging from approximately 3,700 to 4,200 square feet. A new curb cut would be provided along Telegraph Hill Boulevard to allow access to a proposed 3,700 square foot basement area providing four off-street parking spaces. The maximum height of the building would be about 40 feet, as measured in accordance with the San Francisco Planning Code. No change would be made to the height of the existing cottage. The new three-unit building would be constructed at the front of the lot, adjacent to Telegraph Hill Boulevard and the walkway along Filbert Street, while the existing cottage would remain in its current location at the rear of the lot. The project also includes landscaping, repair and, where necessary, replacement in kind of a portion of the concrete sidewalk, steps, and retaining walls of the Filbert Street walkway along the parcel's northern frontage. The project is located within the Telegraph Hill neighborhood on the south side of Telegraph Hill Boulevard between Kearney and Montgomery Streets.

PROJECT APPROVALS:

- Conditional Use Authorization by the Planning Commission for residential density above three units per lot and four off-street parking spaces per Section 151 and the Telegraph Hill – North Beach Residential Special Use District of the San Francisco Planning Code.
- Building Permit from the San Francisco Department of Building Inspection.
- Permits from the Department of Public Works and San Francisco Municipal Transportation Agency (SFMTA) for construction within the public right-of-way.
- Approval from the SFMTA to relocate an existing stop sign.

Approval Action: The proposed project is subject to Planning Commission approval of a conditional use (CU) authorization for the off-street parking spaces and for residential density above three units per lot. The CU is the approval action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resource. The existing cottage was constructed in 1906 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the site is an historic resource or not. In order for a building to be deemed a historic resource for purposes of CEQA Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources.

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull² and subsequent evaluation by the Planning Department Preservation Planning staff,³ the project site was determined to not be

² Page & Turnbull, *115 Telegraph Hill Boulevard Historic Resource Analysis, San Francisco, California*. February 19, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

In order for a project to be deemed eligible for listing in the CRHR, the project must be shown to meet any one of the National Register of Historic Places' four criteria: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential). The Planning Department concurs with the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: no known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building is not architecturally distinct and represents its alteration circa 1997 (Criterion 3). Based upon a review of information in the Department's 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 criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. The surrounding neighborhood contains a mix of architectural styles, building sizes, and a defined period of development; therefore, the project site does not appear to be located in a potential historic district.

Preservation Planning staff determined that the site does not meet any of these four criteria. Therefore, the site was determined to not be eligible for listing individually or as part of a potential or existing historic district in the CRHR and the site is not an historic resource for purposes of CEQA. The proposed modifications to the existing building and new construction project does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.

Geotechnical. The project site is on an approximately 80-foot-wide by 80-foot-deep, downhill-sloped lot with a slope from the east to west side of the lot. The elevation at the highest point along the street (northeast corner) is 251 feet (above sea level) and 214 feet at the rear lot line (southwest corner). The existing cottage is constructed in the southeastern corner of the lot at an elevation of 229 feet. The proposed three-unit residential building would be constructed at the front of the lot along Telegraph Hill Boulevard with its lowest pad elevation at approximately 224 feet. Removal of the approximately 160 sf portion of the existing cottage at the rear of the lot would require minimal alterations to the building foundation to support its new exterior walls. The foundation for the new three-unit building would be constructed using drilled concrete pier and grade beam foundation, requiring excavation up to 25 feet in depth.

³ Hilyard, Gretchen, *Preservation Team Review Form for 115 Telegraph Hill Boulevard*. May 1, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard⁴ and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

The geotechnical report evaluated the project site for potential liquefaction, surface rupture, lateral spreading, densification, and landslides and found the potential for risk to be low. The project site is in an area that would be exposed to strong earthquake shaking, though adherence to the recommendations in the 2013 San Francisco Building Code would reduce potential damage to the structure. The 2013 San Francisco Building Code (Building Code) requires Site Classification and Values of Site Coefficients for the design of earthquake resistant structures to minimize damage from earthquakes. The geotechnical report includes seismic design parameters for use by the structural engineer for the project in complying with the Building Code during the Department of Building Inspection (DBI) building permit plancheck process.

The geotechnical report found that the proposed structure's foundation could be safely supported using a drilled concrete pier and grade beam foundation, provided adherence to site preparation and foundation design recommendations in the project geotechnical report.

The project sponsor has agreed to adhere to the recommendations of the geotechnical report and include the report's design recommendations into the plans submitted for the building permit plancheck process, subject to final review by DBI. Thus, the proposed project would have no significant geotechnical impacts.

Construction. The proposed project would require construction activities within the public right-of-way. These activities would be coordinated with the San Francisco Department of Public Works, SFMTA, and the Transportation Advisory Staff Committee to ensure that construction activities are conducted in a manner that maintains circulation on public rights-of-way, to the maximum extent feasible. The project sponsor is developing a construction plan pursuant to the permitting requirements for construction within the public right-of-way. Any temporary, short-term, delay to vehicular or pedestrian travel would not be a significant impact.

Exemption Class. Under State CEQA Guidelines Section 15301(d), or Class 1(d), exterior renovations to an existing single-family residence that is not a historic resource, as defined for purposes of CEQA, is exempt from environmental review. The proposed project involves the exterior renovation of the existing 1,000-square-foot cottage at the rear of the property. Under State CEQA Guidelines Section 15303(b), or Class 3(b), construction of a multi-family residential structure with up to four dwelling units in a residential zone is exempt from environmental review. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed

⁴ Earth Mechanics Consulting Engineers, *Report Geotechnical Investigation Planned Improvements at 115 Telegraph Hill Boulevard, San Francisco, California*, May 12, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

project includes the construction of three dwelling units in a residential zoning district. Therefore, the proposed project would be exempt from environmental review under Class 1(d) and Class 3(b).

Summary. State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/1/2014
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	115 Telegraph Hill Blvd.	
Block/Lot:	Cross Streets:	
0105/065	Kearny Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1375E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/12/2013
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 115 Telegraph Hill Boulevard prepared by Page & Turnbull, dated February 19, 2014.	
Proposed project: Retention of the existing cottage at the rear of property and construction of three new buildings at the front of the lot.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:	
<p>According to the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (dated February 19, 2014) and information found in the Planning Department files, the subject property at 115 Telegraph Hill Boulevard is set on a steeply sloping lot that once contained five buildings. The existing property contains concrete retaining walls, concrete and wood stairways, fencing and a one-story vernacular cottage that was constructed in 1906 and designed by an unknown architect. The cottage is known as 323D Filbert Street or 367-369 Filbert Street. Known alterations to the property include: demolition of four buildings on the parcel (ca. 1997), and complete renovation/rebuilding of the cottage (ca. 1997). The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original construction in 1906. All materials of the extant building date to its reconstruction in ca. 1997. The Department concurs with the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), and the building is not architecturally distinct and represents its alteration in ca. 1997 (Criterion 3). Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p> <p>The Department agrees with the findings of the HRE that the proposed new construction project does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.</p>	

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>J. MaPa</i>	5-2-2014

Attachment B

Appeal Letter

Brändt-Hawley Law Group

Chauvet House • PO Box 1659
Glen Ellen, California 95442
707.938.3900 • fax 707.938.3200
preservationlawyers.com

October 11, 2014

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Subject: Appeal of Exemption from Environmental Review
115 Telegraph Hill Boulevard
Planning Department Case No. 3013.1375CE

Dear President Chiu and Supervisors,

Telegraph Hill Dwellers appeal the Planning Department's determination that the condominium project proposed at 115 Telegraph Hill Boulevard is exempt from CEQA review. We request that this appeal be heard before and separate from other hearings concerning this project and will not be consolidated with any other matter.

The Planning Department issued a revised categorical exemption on September 3, 2014. The exemption applies solely to minor, environmentally benign projects that normally have no significant environmental impacts. Importantly, categorical exemptions are rebuttable and *shall not be used* for a project if there is a reasonable possibility that it will have a significant impact due to unusual circumstances. (CEQA Guidelines, Section 15300.2(c))

The Planning Commission approved a conditional use (CU) authorization for the project on September 11, 2014. This appeal is timely because it is being filed on the first business day following 30 days after the Commission's action approving the CU based on a categorical exemption.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2014 OCT 14 PM 3:00



As will be explained further at the appeal hearing and in further documentation, factors contributing to potentially significant environmental impacts include:

THE PROJECT SITE

Sensitive intersection:

- Converging at the project driveway are the top of the Filbert Steps, a blind curve of the Telegraph Hill Boulevard, a bus stop for Muni line No. 39, a mid-block pedestrian cross walk from the Filbert steps to Pioneer Park, and a stop sign.
- The driveway is at the heart of a public area frequented by thousands of tourists distracted from traffic hazards by the spectacular scenery and views.
- Over half of annual visitors to Coit Tower/Pioneer Park arrive by foot or bus.
- Coit Tower and Pioneer Park are iconic symbols of San Francisco and are among San Francisco's premier destinations.
- The Urban Design Element of the General Plan recognizes Telegraph Hill as an "Outstanding and Unique Area" that contributes in an extraordinary degree to San Francisco's visual form and character. (Policy 2.7, Urban Design Element of the San Francisco General Plan.)
- The public enjoys extraordinary views from the Filbert Steps and Pioneer Park protected by the Priority Planning Policies of the General Plan that provide: *"That our parks and open space and their access to sunlight and vistas be protected from development."* (Planning Code Sec. 101.1(8))

Topography of the Project Site

- The site has a cross slope exceeding 20% in both directions. The east property line has an elevation difference of approximately 40 feet or a 45% slope.
- The Filbert Steps comprise over 80% of the northern boundary of the site.

- There is no existing curb cut at the proposed driveway because former buildings had no on-site parking.

Geology of the Project Site

In his letter dated July 16, 2014, Dr. Lawrence B. Karp¹ stated that, because of the geologic composition of the steep site, “cutting into the hillside anywhere along the lower reaches of a slope will remove existing lateral and subjacent support for the massive fractured sandstone blocks” that could damage the downhill neighbors’ property during excavation.

THE PROJECT DESCRIPTION IS INCOMPLETE

- Improvements to the Filbert Steps to meet DPW requirements, including a landing at the top of the Filbert Steps, are not described in detail.
- The need for a General Plan referral and major encroachment permit for replacement or relocation of the Filbert Steps is not addressed.
- Construction of a platform at the eastern end of the site is proposed to provide an “on-site” construction staging area. This is the same location as the proposed car elevator and garage that require excavation of at least 33 feet. Construction staging and dirt removal would require undisclosed commandeering of either the sidewalk or a traffic lane of Telegraph Hill Boulevard.

OTHER FACTORS RELEVANT TO ENVIRONMENTAL IMPACTS

- The proposed project driveway will require removal of a portion of the historic stone wall separating Telegraph Hill Boulevard and the Filbert Steps.

¹ Dr. Karp holds a doctorate in civil engineering and an Earthquake Engineering Certificate from UC Berkeley and is a licensed civil engineer, geotechnical engineer, and architect in with over 45 years experience in bay area design and construction with specialization in stability evaluation of excavations and slopes, site development, and construction logistics.

- Dr. Lawrence Karp concluded that in his professional opinion, “the project as proposed is likely to result in significant environmental effects not only during construction, but the impacts will be cumulative in service due to impairment of lateral and subjacent support, alterations in groundwater hydrology, and erosion of the shale interbedding.”
- The sidewalk would have to be permanently reconfigured for relocation of the stop sign and bus stop to accommodate the proposed project driveway.
- New construction will block a public view corridor from the pedestrian stairways and landings of Pioneer Park; and will require relocation or replacement of portions of the Filbert Steps and retaining walls in consultation with DPW, which may result in additional project impacts and conditions that cannot be segmented from the current project approval.
- Inconsistencies with City land use plans and policies, including objectives and policies of the Housing Element and Urban Design Element of the General Plan.
- Due to lack of a landing at the top of the Filbert Steps and the project sponsor’s proposed “tunnel” over them, pedestrians stepping onto the sidewalk would have to cross heavy construction traffic.
- There is a 3-ton truck limit on Telegraph Hill Boulevard.
- An estimated 4,328.2 tons of dirt will have to be removed to build the project, exclusive of rocks, lumber and debris, during excavation phase.
- An estimated 757 cubic yards of concrete will be poured if the project will be of wood frame construction up to the second floor podium level.;
- General Notes on the project plans include unstudied construction mitigation measures addressing access of construction equipment, removal of excavated rocks and soil, and a pedestrian tunnel to be erected over the Filbert Steps.

This project thus has potentially significant environmental impacts due to unusual circumstances. It also requires mitigation. The City’s reliance on a categorical exemption would therefore violate CEQA.

Board of Supervisors
October 11, 2014
Page 5

Please grant this appeal, and require environmental review and compliance with San Francisco's plans and ordinances following submission of a revised project application. City decisionmakers need this information to inform their discretion.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'SBH', written in a cursive style.

Susan Brandt-Hawley

Enc. Certificate of Determination-Exemption from Environmental Review

cc: Sarah Jones, Environmental Review Officer (w/enc.)
<sarah.b.jones@sfgov.org>



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1375E
 Project Title: 115 Telegraph Hill Boulevard
 Zoning: RH-3 (Residential – House, Three Family) Use District
 Telegraph Hill – North Beach Residential Special Use District
 40-X Height and Bulk District
 Block/Lot: 0105/065
 Lot Size: 7,517 square feet
 Project Sponsor: Daniel Frattin, Reuben, Junius, & Rose, LLP, (415) 567-9000
 Staff Contact: Jessica Range – (415) 575-9018, Jessica.Range@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

PROJECT DESCRIPTION:

The proposed project would allow the construction of a three-unit residential building and an approximately 160 square foot (sf) demolition and exterior renovation of an existing 1,000-square-foot, two-story cottage constructed in 1906. The existing cottage would be modified to remove an approximately 160-sf addition in the northeast corner of the cottage that was permitted by the granting of a variance by the Planning Department's Zoning Administrator in 1995 (Planning Department case file no. 93.180v). Access to the cottage would be provided via a pedestrian walkway along Filbert Street.¹

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

REMARKS:

See next page.

DETERMINATION:

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

Sarah Jones
 Environmental Review Officer

September 3, 2014

Date

cc: Daniel Frattin, Project Sponsor
 Virna Byrd, M. D. F

Supervisor David Chiu, District 3
 Distribution List

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PROJECT DESCRIPTION (CONTINUED):

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- Conditional Use Authorization by the Planning Commission for residential density above three units per lot and four off-street parking spaces per Section 151 and the Telegraph Hill – North Beach Residential Special Use District of the San Francisco Planning Code.
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- Permits from the Department of Public Works and San Francisco Municipal Transportation Agency (SFMTA) for construction within the public right-of-way.
- Approval from the SFMTA to relocate an existing stop sign.

Approval Action: The proposed project is subject to Planning Commission approval of a conditional use (CU) authorization for the off-street parking spaces and for residential density above three units per lot. The CU is the approval action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

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Construction. The proposed project would require construction activities within the public right-of-way. These activities would be coordinated with the San Francisco Department of Public Works, SFMTA, and the Transportation Advisory Staff Committee to ensure that construction activities are conducted in a manner that maintains circulation on public rights-of-way, to the maximum extent feasible. The project sponsor is developing a construction plan pursuant to the permitting requirements for construction within the public right-of-way. Any temporary, short-term, delay to vehicular or pedestrian travel would not be a significant impact.

Exemption Class. Under State CEQA Guidelines Section 15301(d), or Class 1(d), exterior renovations to an existing single-family residence that is not a historic resource, as defined for purposes of CEQA, is exempt from environmental review. The proposed project involves the exterior renovation of the existing 1,000-square-foot cottage at the rear of the property. Under State CEQA Guidelines Section 15303(b), or Class 3(b), construction of a multi-family residential structure with up to four dwelling units in a residential zone is exempt from environmental review. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed

⁴ Earth Mechanics Consulting Engineers, *Report Geotechnical Investigation Planned Improvements at 115 Telegraph Hill Boulevard, San Francisco, California*, May 12, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

project includes the construction of three dwelling units in a residential zoning district. Therefore, the proposed project would be exempt from environmental review under Class 1(d) and Class 3(b).

Summary. State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/1/2014
---------------------------------	--	-------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	115 Telegraph Hill Blvd.	
Block/Lot:	Cross Streets:	
0105/065	Kearny Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1375E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/12/2013
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 115 Telegraph Hill Boulevard prepared by Page & Turnbull, dated February 19, 2014.	
Proposed project: Retention of the existing cottage at the rear of property and construction of three new buildings at the front of the lot.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

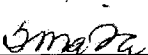
Complies with the Secretary's Standards/Art 10/Art.11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (dated February 19, 2014) and information found in the Planning Department files, the subject property at 115 Telegraph Hill Boulevard is set on a steeply sloping lot that once contained five buildings. The existing property contains concrete retaining walls, concrete and wood stairways, fencing and a one-story vernacular cottage that was constructed in 1906 and designed by an unknown architect. The cottage is known as 323D Filbert Street or 367-369 Filbert Street. Known alterations to the property include: demolition of four buildings on the parcel (ca. 1997), and complete renovation/rebuilding of the cottage (ca. 1997). The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original construction in 1906. All materials of the extant building date to its reconstruction in ca. 1997. The Department concurs with the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), and the building is not architecturally distinct and represents its alteration in ca. 1997 (Criterion 3). Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

The Department agrees with the findings of the HRE that the proposed new construction project does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1375E
 Project Title: 115 Telegraph Hill Boulevard
 Zoning: RH-3 (Residential – House, Two Family) Use District
 Telegraph Hill – North Beach Residential Special Use District
 40-X Height and Bulk District
 Block/Lot: 0105/065
 Lot Size: 7,517 square feet
 Project Sponsor: Daniel Frattin, Reuben, Junius, & Rose, LLP, (415) 567-9000
 Staff Contact: Heidi Kline – (415) 575-9043, Heidi.Kline@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

PROJECT DESCRIPTION:

The proposed project would allow the construction of a three-unit residential building and the exterior renovation (no increase in building area) of an existing 1,000-square-foot, two-story cottage constructed in 1906. The three new residential units would be located in a three-story over basement building with unit sizes ranging from 4,100 to 4,600 square feet. Three off-street parking spaces would be provided for the new units in a 3,000-square-foot area in the basement. The maximum height of the building would be 40 feet, as measured in accordance with the San Francisco Planning Code. No change would be made to the height of the existing cottage. The new three-unit building would be constructed at the front of the lot, adjacent to Telegraph Hill Boulevard, while the existing cottage would remain in its current location at the rear of the lot. A portion of the concrete sidewalk and steps (Filbert Steps) along the parcel's frontage would be replaced in kind. The project is located within the Telegraph Hill neighborhood on the south side of Telegraph Hill Boulevard between Kearney and Montgomery Streets.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

REMARKS:

See next page.

DETERMINATION:

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



Sarah Jones
 Environmental Review Officer

June 10, 2014
 Date

cc: Daniel Frattin, Project Sponsor

Supervisor David Chiu, District 3

PROJECT APPROVALS

- Conditional Use Authorization by the Planning Commission for residential density above three units per lot and the off-street parking spaces per Section 151 and the Telegraph Hill – North Beach Residential Special Use District of the San Francisco Planning Code.
- Building Permit from the San Francisco Department of Building Inspection.
- Permit from the Department of Public Works for construction within the public right-of-way.
- Approval from the San Francisco Municipal Transportation Agency (SFMTA) to relocate an existing stop sign.

Approval Action: The proposed project is subject to Planning Commission approval of a conditional use CU authorization for the off-street parking spaces and for residential density above three units per lot. This CU is the approval action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resource. The existing cottage was constructed in 1906 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the site is an historic resource or not. In order for a building to be deemed a historic resource for purposes of CEQA Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources.

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull¹ and subsequent evaluation by the Planning Department Preservation Planning staff,² the project site was determined to not be eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

In order for a project to be deemed eligible for listing in the CRHR, the project must be shown to meet any one of the National Register of Historic Places' four criteria: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential). The Planning Department concurs with

¹ Page & Turnbull, *115 Telegraph Hill Boulevard Historic Resource Analysis, San Francisco, California*. February 19, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

² Hilyard, Gretchen, *Preservation Team Review Form for 115 Telegraph Hill Boulevard*. May 1, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building is not architecturally distinct and represents its alteration circa 1997 (Criterion 3). 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 criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. The surrounding neighborhood contains a mix of architectural styles, building sizes, and a defined period of development; therefore, it does not appear to be a potential historic district.

Preservation Planning staff determined that the site does not meet any of these four criteria. Therefore, the site was determined to not be eligible for listing individually or as part of a potential or existing historic district in the CRHR and the site is not an historic resource for purposes of CEQA. The proposed new construction project does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.

Geotechnical. The project site is on an approximately 80-foot-wide by 80-foot-deep, downhill-sloped lot with a slope from the east to west side of the lot. The elevation at the highest point along the street (northeast corner) is 251 feet (above sea level) and 214 feet at the rear lot line (southwest corner). The existing cottage is constructed in the southeastern corner of the lot at an elevation of 229 feet. The proposed three-unit residential building would be constructed at the front of the lot along Telegraph Hill Boulevard with a pad elevation at approximately 224 feet. The existing cottage at the rear of the lot would be renovated and no changes made to the existing poured concrete foundation. The foundation for the new building would be constructed using drilled concrete pier and grade beam foundation, requiring excavation up to 25 feet in depth.

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard³ and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

The geotechnical report evaluated the project site for potential liquefaction, surface rupture, lateral spreading, densification, and landslides and found the potential for risk to be low. The project site is in an area that would be exposed to strong earthquake shaking, though adherence to the recommendations in the 2013 San Francisco Building Code would reduce potential damage to the structure. The 2013 San Francisco Building Code (Building Code) requires Site Classification and Values of Site Coefficients for the design of earthquake resistant structures to minimize damage from earthquakes. The geotechnical

³ Earth Mechanics Consulting Engineers, *Report Geotechnical Investigation Planned Improvements at 115 Telegraph Hill Boulevard, San Francisco, California*, May 12, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1375E.

report includes seismic design parameters for use by the structural engineer for the project in complying with the Building Code during the Department of Building Inspection (DBI) building permit plancheck process.

The geotechnical report found that the proposed structure's foundation could be safely supported using a drilled concrete pier and grade beam foundation, provided adherence to site preparation and foundation design recommendations in the project geotechnical report.

The project sponsor has agreed to adhere to the recommendations of the geotechnical report and include the report's design recommendations into the plans submitted for the building permit plancheck process, subject to final review by DBI. Thus, the proposed project would have no significant geotechnical impacts.

Exemption Class. Under CEQA State Guidelines Section 15301(d), or Class 1(d), exterior renovations to an existing single-family residence that is not a historic resource, as defined for purposes of CEQA, is exempt from environmental review. The proposed project involves the exterior renovation of the existing 1,000-square-foot cottage at the rear of the property. Under CEQA State Guidelines Section 15303(b), or Class 3(b), construction of a multi-family residential structure with up to four dwelling units in a residential zone is exempt from environmental review. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project includes the construction of a multi-family residential structure with three dwelling units in a residential zoning district. Therefore, the proposed project would be exempt from environmental review under Class 1(d) and Class 3(b).

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

CASE NUMBER
For Staff Use only

APPLICATION FOR Board of Supervisors Appeal Fee Waiver

1. Applicant and Project Information

APPLICANT NAME:		
Telegraph Hill Dwellers		
APPLICANT ADDRESS:	TELEPHONE:	
c/o Vedica Puri, President, Telegraph Hill Dwellers 600 Montgomery St., 31st Floor San Francisco, CA 94111	(415) 433-8000	
	EMAIL:	
	president@thd.org	
NEIGHBORHOOD ORGANIZATION NAME:		
Telegraph Hill Dwellers		
NEIGHBORHOOD ORGANIZATION ADDRESS:	TELEPHONE:	
c/o Vedica Puri, President, Telegraph Hill Dwellers 600 Montgomery St., 31st Floor San Francisco, CA 94111	(415) 433-8000	
	EMAIL:	
	president@thd.org	
PROJECT ADDRESS:		
115 Telegraph Hill Blvd.		
PLANNING CASE NO.:	BUILDING PERMIT APPLICATION NO.:	DATE OF DECISION (IF ANY):
2013-1375 CE		September 11, 2014

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Attachment C

Site Plans and Photographs

ABBREVIATIONS

&	AND	F.D.	FLOOR DRAIN	P.G.	PAINT GRADE
@	ANGLE	F.F. & E.	FURNITURE, FIXTURES & EQUIP.	PL	PLASTER
○	CENTERLINE	F.F.	FINISH FLOOR	PLYWD.	PLYWOOD
∅	DIAMETER	FIN.	FINISH	PR.	PROPERTY LINE
#	NUMBER	FLR.	FLOOR	PROP.LN.	PRESSURE TREATED
(D)	DEMOLISH	FLVDR.	FLUORSCENT FIXTURE	P.T.	
(E)	EXISTING	F.O.	FACE OF	R.	RISER
(N)	NEW	F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
(R)	REMOVE	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
A.B.	ANCHOR BOLT	F.O.S.	FACE OF STUD	R.D.WD.	REDWOOD
ABV.	ABOVE	FNDN.	FOUNDATION	REF.	REFERENCE
ADJ.	ADJACENT	FT.	FOOT OR FEET	REFR.	REFRIGERATOR
A.F.F.	ABOVE FINISHED FLOOR	FTG.	FOOTING	REINF.	REINFORCED
AGGR.	AGGREGATE	FURR.	FURRING	RESO.	RESINOUS
ALN.	ALIGN	GALV.	GALVANIZED	RESIL.	RESILIENT
ALUM.	ALUMINUM	GAGE	GAGE	R.L.	RAIN LEADER
APPROX.	APPROXIMATE	GA.	GROUND	RM.	ROOM
ARCH.	ARCHITECTURAL	G.F.I.C.	GROUND FAULT INTERCEPTOR CIRCUIT	R.O.	ROUGH OPENING
AV.	AUDIO VISUAL	GL.	GLASS	S.	SOUTH
BD.	BOARD	GR.	GRADE	S.C.	SOLID CORE
BLDG.	BUILDING	GRND.	GROUND	SCHED.	SCHEDULE
BLK.	BLOCK	GSM.	GALVANIZED SHEET METAL	SD	SMOKE DETECTOR
BLKG.	BLOCKING	GYP.	GYPSUM	SECT.	SECTION
BM.	BEAM	H.B.	HOSE BIB	SHR.	SHOWER
B.O.	BOTTOM OF	H.C.	HOLLOW CORE	SHT.	SHEET
B.U.R.	BUILT UP ROOFING	H.D.WD.	HARDWOOD	SIM.	SIMILAR
B/W	BETWEEN	HRDWR.	HARDWARE	SL.	SLOPE
CAB.	CABINET	HT.	HEIGHT	S.L.D.	SEE LANDSCAPE DRAWINGS
CEM.	CEMENT	HRZ.	HORIZONTAL	SPEC.	SPECIFICATION
CER.	CERAMIC	HR.	HOUR	S.S.D.	SEE STRUCTURAL DRAWINGS
CLC.	CEILING	INSUL.	INSULATION	S.S.	STAINLESS STEEL
CLK.	CEILING CAULKING	INT.	INTERIOR	STD.	STANDARD
CLR.	CLEAR	LAM.	LAMINATE	STL.	STEEL
C.M.U.	CONC. MASONRY UNIT	LAV.	LAVATORY	STR.	STORAGE
C.O.	CENTER OF	L.O.	LINE OF	STRUC.	STRUCTURAL
COLS.	COLUMN	LT.	LIGHT	SYM.	SYMMETRICAL
CONC.	CONCRETE	MAX.	MAXIMUM	T.	TREAD
CONT.	CONTINUOUS	MED. CAB.	MEDICINE CABINET	T.B.	TOWEL BAR
DBL.	DOUBLE	MECH.	MECHANICAL	TEL.	TELEPHONE
DTL.	DETAIL	MEMB.	MEMBRANE	T.&G.	TONGUE AND GROVE
DIA.	DIAMETER	METAL	METAL	THK.	THICK
DIM.	DIMENSION	MTD.	MOUNTED	TMPR.	TEMPERED
DN	DOWN	MFR.	MANUFACTURER	T.O.	TOP OF
DR.	DOOR	MIN.	MINIMUM	T.O.P.	TOP OF PAVEMENT
DS.	DOWNSPOUT	MIR.	MIRROR	T.O.W.	TOP OF WALL
DWG.	DRAWING	MISC.	MISCELLANEOUS	T.S.	TUBULAR STEEL
DWR.	DRAWER	N.	NORTH	T.V.	TELEVISION
E.	EAST	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
EA.	EACH	NO.	NUMBER	U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	NOM.	NOMINAL	V.C.T.	VINYL COMPOSITION TILE
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
ENCL.	ENCLOSURE	O.	OVER	V.I.F.	VERIFY IN FIELD
EQUAL.	EQUAL	O.A.	OVERALL	W.	WEST
EQUIP.	EQUIPMENT	OBS.	OBSOLETE	W/.	WITH
EXT.	EXTERIOR	O.C.	ON CENTER	WD.	WOOD
		O.D.	OUTSIDE DIAMETER	W/O.	WITHOUT
		OPNG.	OPENING	W.P.	WATERPROOFING
		OPP.	OPPOSITE	WT.	WEIGHT

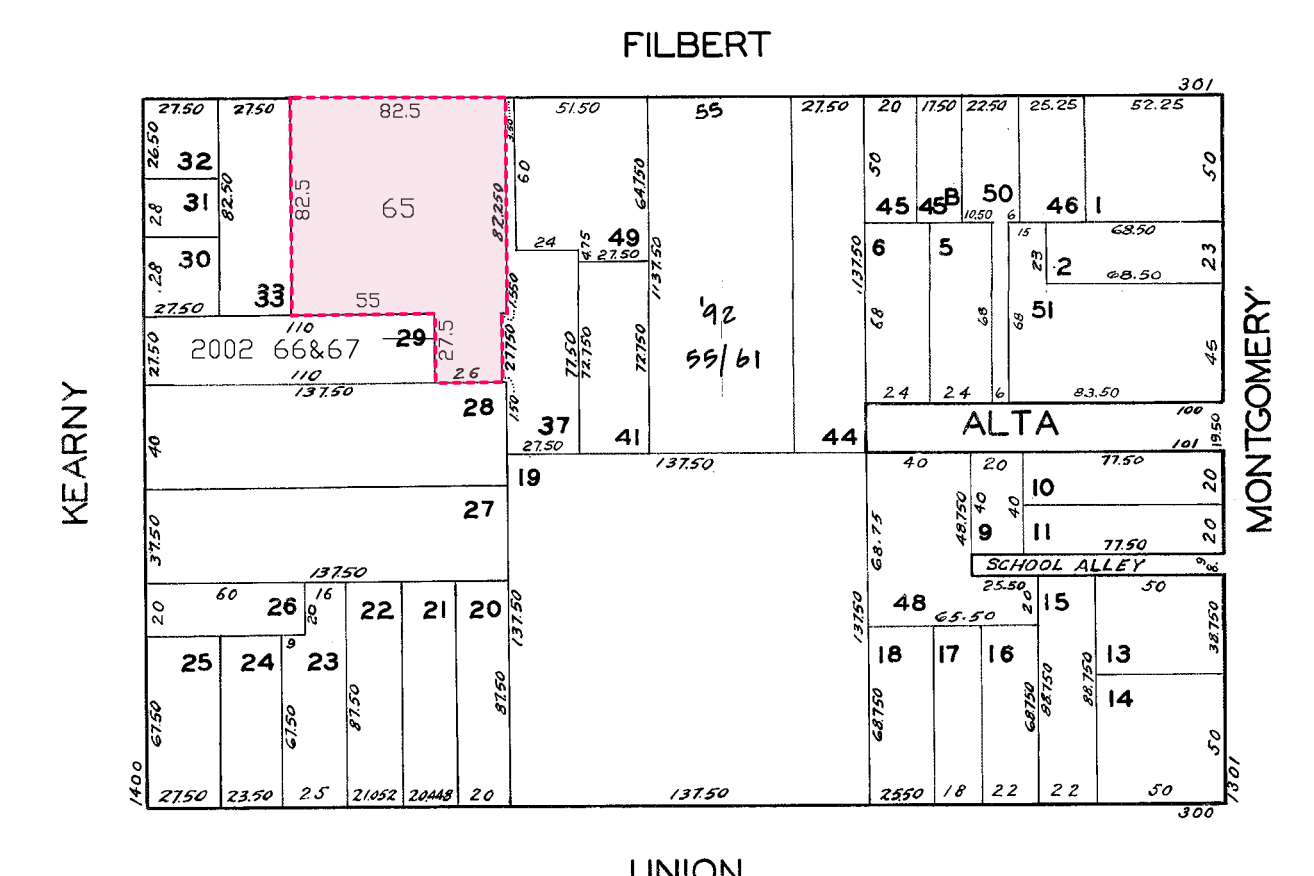
SYMBOLS

	DRAWING/DETAIL REFERENCE TAG DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE TAG BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE TAG INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN
	HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR TAG
	WINDOW TAG
	PLUMBING FIXTURE TAG
	PLUMBING FITTING TAG
	APPLIANCE TAG
	EQUIPMENT TAG
	REVISION TAG
	MATCHLINE
	WORKPOINT OR DATUM
	WALL TYPE TAG
	THRESHOLD

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR SHALL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBJECTS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK TYPE "X", U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE "D" BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.
- ALONG THE FILBERT STREET STAIR FRONTAGE OF THE PROPERTY, A WELL-LIT AND NATURALLY VENTILATED PEDESTRIAN TUNNEL PROVIDING SAFETY TO PERSONS USING THE STAIRS SHALL BE ERRECTED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- A FLAG-PERSON WILL BE PERMANENTLY STATIONED AT THE TOP OF THE FILBERT STAIRS AT THE ENTRY POINT TO THE SITE. THIS PERSON IS RESPONSIBLE FOR MONITORING AND USHERING CONSTRUCTION EQUIPMENT AS WELL AS PEDESTRIAN AND VEHICULAR TRAFFIC TO MINIMIZE POTENTIAL CONFLICTS.
- ALL TRUCKS WAITING TO UNLOAD MATERIAL SHALL BE STAGED AT A LOCATION OFFSITE TO AVOID QUEUING OF CONSTRUCTION TRUCKS ON TELEGRAPH HILL BOULEVARD. DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 7:30 AM AND 5:30 PM ON WEEKDAYS, EXCLUSIVE OF LEGAL HOLIDAYS.
- CONSTRUCTION VEHICLES SHALL USE THE STAGING AREA PROVIDED ON SITE AS A MEANS TO TURN AROUND, AVOIDING USE OF THE COIT TOWER PARKING LOT BY CONSTRUCTION EQUIPMENT AND TRUCKS.
- ALL APPLICABLE WEIGHT LIMITS ON ACCESS ROADS TO AND FROM THE SITE SHALL BE OBSERVED AND ADHERED TO.
- NO CONSTRUCTION ACTIVITY OVER 5 DBA SHALL BE PERMITTED BETWEEN 8:00 PM AND 7:00 AM THE FOLLOWING DAY PER SAN FRANCISCO NOISE CONTROL ORDINANCE.
- NO TRADESPERSON SHALL UTILIZE THE COIT TOWER PARKING LOT FOR PERSONAL USE, AND WILL INSTEAD PARK AT DESIGNATED PARKING GARAGES AND BE SHUTTLED TO AND FROM THE JOB SITE.
- PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR & SPONSOR SHALL COORDINATE WITH TRAFFIC ENGINEERING AND TRANSIT DIVISION OF SFMTA, POLICE DEPARTMENT, FIRE DEPARTMENT, PLANNING DEPARTMENT, AND OTHER CONSTRUCTION CONTRACTORS FOR ANY CONCURRENT NEARBY PROJECTS TO MANAGE TRAFFIC CONGESTION AND PEDESTRIAN CIRCULATION EFFECTS DURING CONSTRUCTION OF THE PROJECT.
- PRIOR TO COMMENCING CONSTRUCTION, THE PROJECT SPONSOR SHALL CONSULT WITH AFFECTED NEIGHBORS ON ASSESSORS' BLOCK 105 BEFORE FINALIZING THE CONSTRUCTION STAGING AND TRAFFIC PLAN, INCLUDING (A) A SCHEDULE OF DELIVERY TIMES AND DATES DURING WHICH CONSTRUCTION MATERIALS ARE EXPECTED TO ARRIVE; AND (B) METHODS TO BE USED TO MONITOR TRUCK MOVEMENT INTO AND OUT OF THE BUILDING SITE SO AS TO MINIMIZE TRAFFIC CONFLICTS ON TELEGRAPH HILL BOULEVARD.
- MUNI ACCESS TO COIT TOWER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- STEWARDSHIP OF LANDSCAPE AREAS IN THE PUBLIC DOMAIN AND THE FILBERT STREET STAIRS ALONG THE PROPERTY FRONTAGE SHALL BE MAINTAINED BY THE SUBJECT PROPERTY, WITH THE PERMISSION OF SF PARKS & RECREATION, DPW, AND DBI.

AREA OF SUBJECT PROPERTY:
115 TELEGRAPH HILL BLVD. / 363 FILBERT STREET
BLOCK 0105 / LOT 065



2 ASSESSOR BLOCK 0105
NOT TO SCALE

PROJECT TEAM

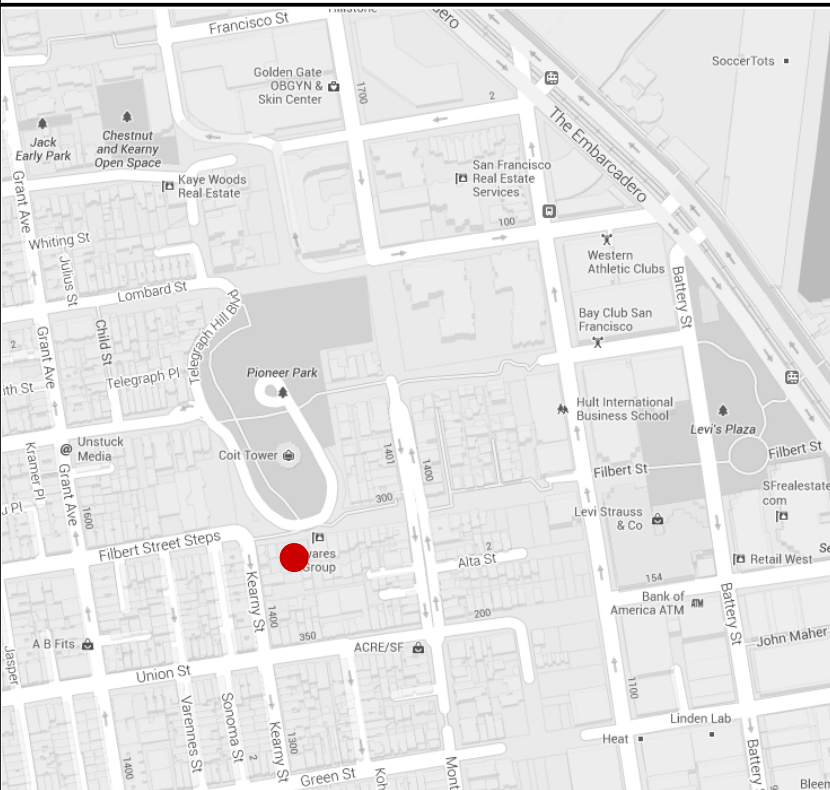
ARCHITECT:
BUTLER ARMSDEN ARCHITECTS
2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
T. 415.674.5554
F. 415.674.5558

PROPERTY ATTORNEY:
REUBEN & JUNIUS, LLP
1 BUSH STREET, SUITE 600
SAN FRANCISCO, CA 94104
T. 415.567.9000
F. 415.399.9480

SURVEYOR:
FORESIGHT LAND SURVEYING
2410 CALIFORNIA STREET, #2
SAN FRANCISCO, CA 94115
T. 415.735.6180

GEOTECHNICAL ENGINEER:
EARTH MECHANICS
360 GRAND AVENUE, SUITE 262
OAKLAND, CA 94610
T. 510.839.0765
F. 510.839.0716

VICINITY MAP



BUTLER ARMSDEN ARCHITECTS

2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

PROJECT DATA

BLOCK: 0105 ZONED: RH-3
LOT: 065 HEIGHT LIMIT: 40'-0"
LOT SIZE: 7,521 sq.ft. OCCUPANCY: R3

	PARKING LEVEL	BASEMENT LEVEL	GROUND LEVEL	SECOND LEVEL	THIRD LEVEL	UNIT TOTAL
UNIT 1	0	1,180	675	735	1,227	3,817
UNIT 2	0	1,151	962	1,081	1,081	4,275
UNIT 3	487	1,036	1,081	1,081	0	3,685
COTTAGE	406	438	0	0	0	844
PARKING	3,137	330	300	0	0	3,767
TOTAL BY LEVEL	4,030	4,135	3,018	2,897	2,308	16,388

5 TOTAL PROJECT SQ.FT.

CONSTRUCTION CLASSIFICATION:
Type V-B

CODES

- 2010 CA BLDG. CODE
- 2010 S.F. BLDG. CODE & AMENDMENTS
- 2010 CA ENERGY CODE
- 2010 S.F. ELECTRICAL CODE
- 2010 S.F. MECHANICAL CODE
- 2010 S.F. PLUMBING CODE
- 2010 S.F. FIRE CODE

SCOPE OF WORK

NEW 3-UNIT RESIDENTIAL DEVELOPMENT, PRIVATE RESIDENTIAL GARAGE, MAINTAIN EXISTING 1-UNIT COTTAGE, SITE GRADING AND DRAINAGE AS REQUIRED

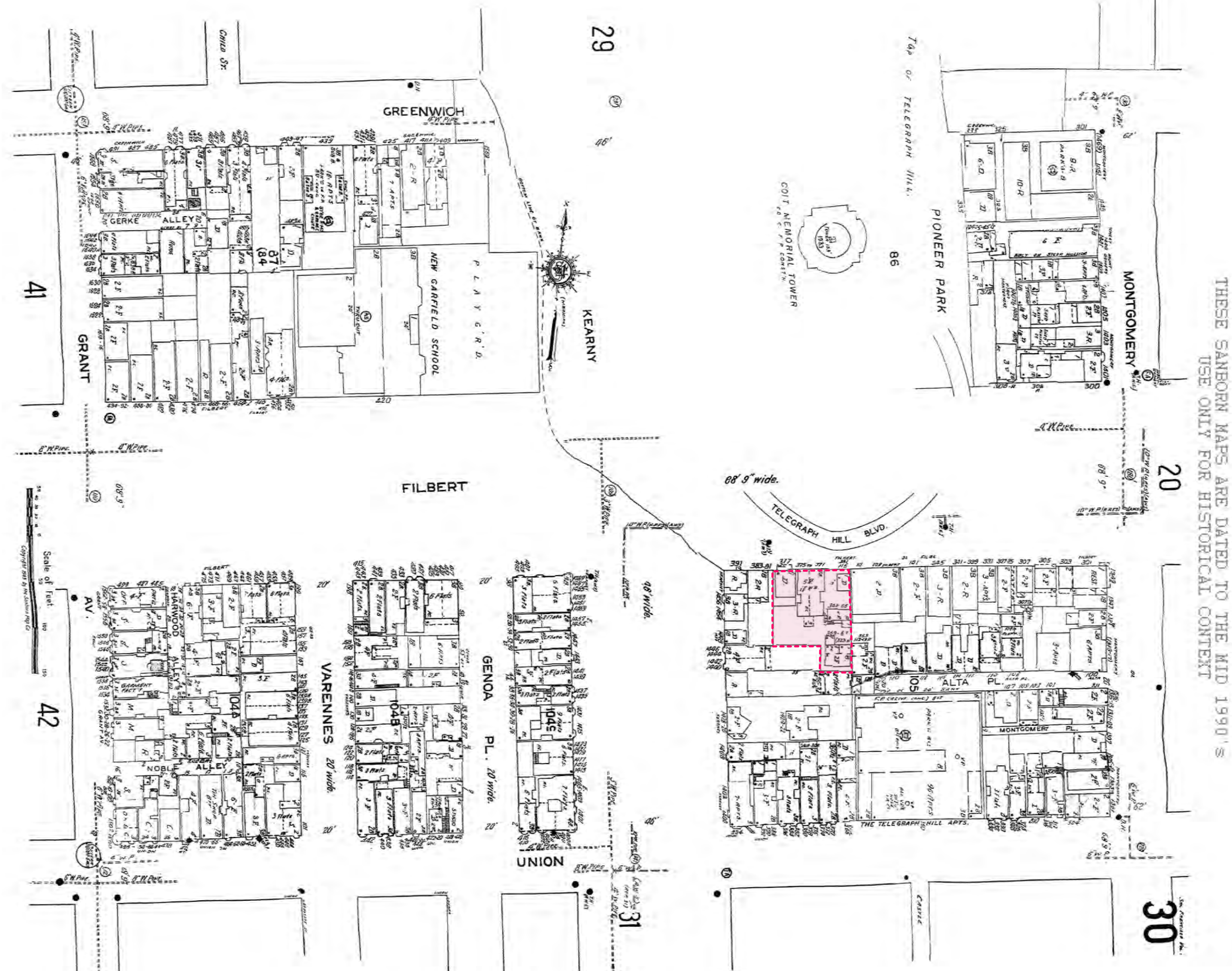
SHEET INDEX

ARCHITECTURAL	08/12/2013	02/12/2014	05/19/2014	07/17/2014	09/02/2014	09/16/2014
A0.0 TITLE SHEET	■	■	■	■	■	■
A0.1 SITE SURVEY	■	■	■	■	■	■
A0.2 SITE PHOTOS	■	■	■	■	■	■
A0.3 SITE PHOTOS	■	■	■	■	■	■
A0.4 SITE PHOTOS	■	■	■	■	■	■
A0.5 EXISTING SITE PLAN	■	■	■	■	■	■
A0.6 PROPOSED SITE PLAN	■	■	■	■	■	■
A2.1 BASEMENT LEVEL	■	■	■	■	■	■
A2.2 PARKING LEVEL	■	■	■	■	■	■
A2.3 MAIN LEVEL	■	■	■	■	■	■
A2.4 SECOND LEVEL	■	■	■	■	■	■
A2.5 THIRD LEVEL	■	■	■	■	■	■
A2.6 ROOF LEVEL	■	■	■	■	■	■
A2.7 COTTAGE: PLANS	■	■	■	■	■	■
A2.8 COTTAGE: ELEVATIONS	■	■	■	■	■	■
A2.9 COTTAGE: EXISTING PHOTOS	■	■	■	■	■	■
A3.1 FRONT ELEVATION	■	■	■	■	■	■
A3.2 REAR ELEVATION	■	■	■	■	■	■
A3.3 WEST ELEVATION: UNIT 3	■	■	■	■	■	■
A3.4 LONGITUDINAL SECTION	■	■	■	■	■	■
A3.5 UNIT 1 LATERAL SECTION	■	■	■	■	■	■
A3.6 UNIT 2 LATERAL SECTION	■	■	■	■	■	■
A3.7 UNIT 3 LATERAL SECTION	■	■	■	■	■	■
A3.8 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.9 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.10 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.11 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.12 CONTEXT VIEWS	■	■	■	■	■	■

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR
2 NOPDR #2 - 05/19/2014	DS / SR
3 REVISION - 07/17/2014	DS / SR
4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

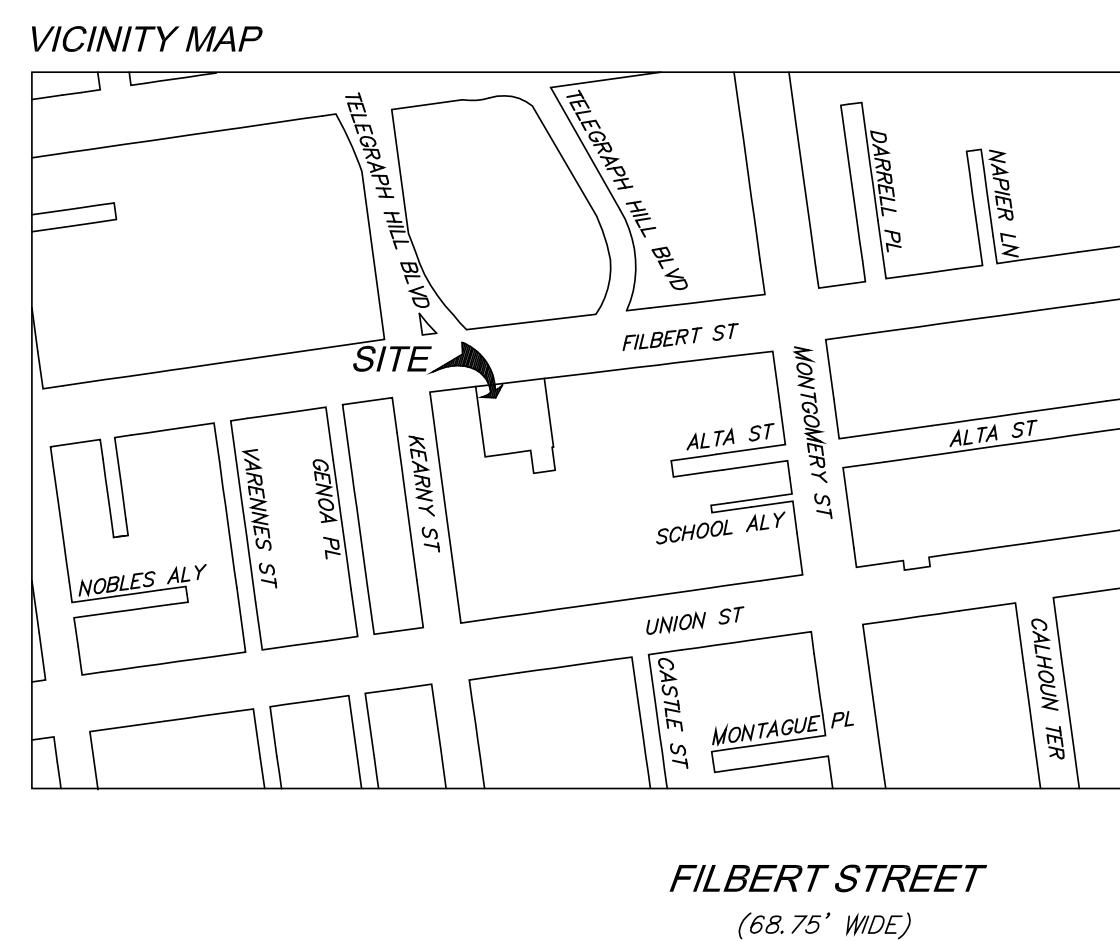
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DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED



1 SANBORN MAP
SCALE: 1:0.78

TITLE SHEET

- GENERAL NOTES**
- ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
 - GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
 - ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
 - SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
 - ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
 - THIS IS A BOUNDARY SURVEY.
 - TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
 - ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
 - THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.



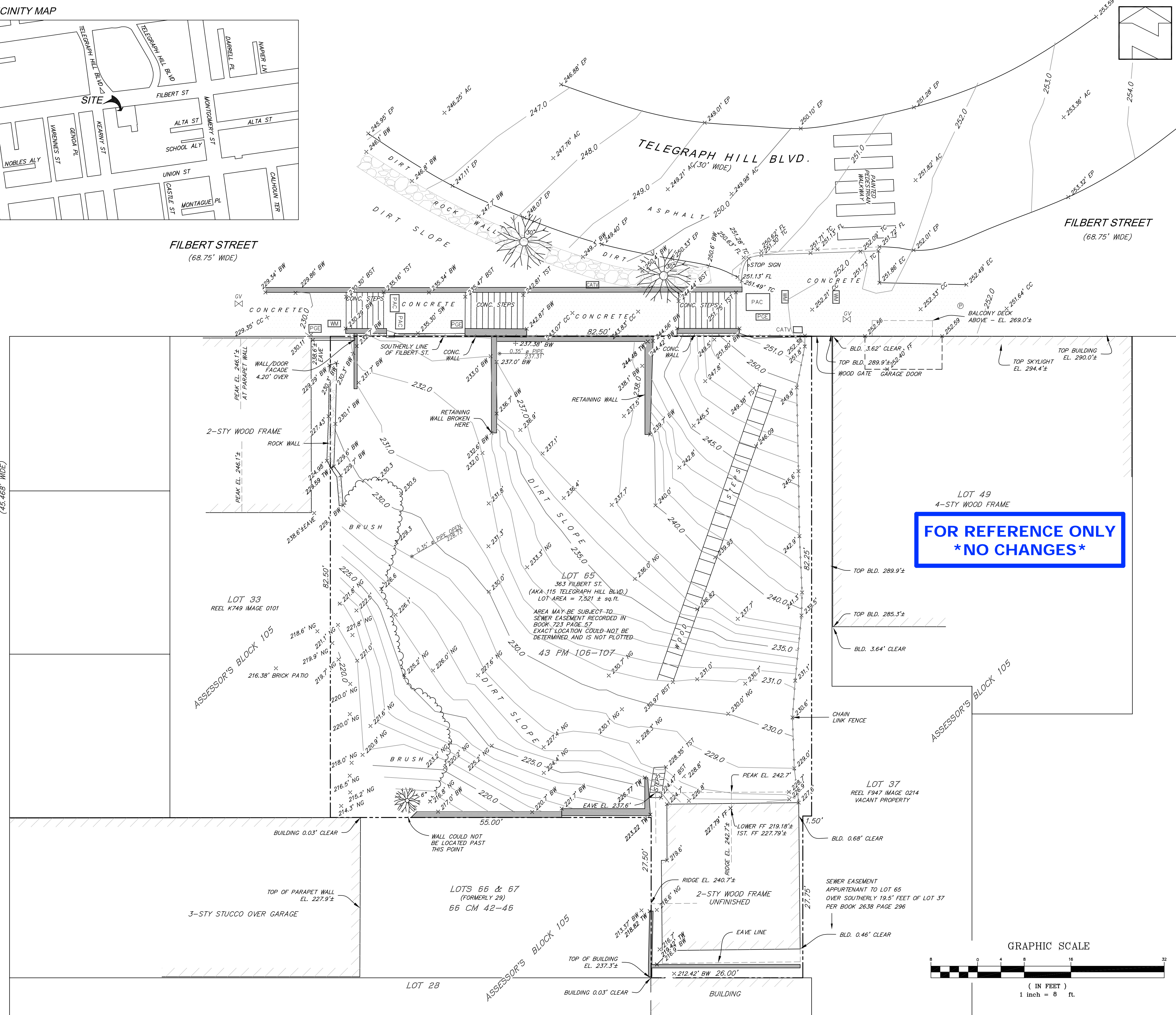
BASIS OF SURVEY
CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER TITLE NO: 09-35507990-J-RM, DATED 10-06-2009

BASIS OF ELEVATION
FOUND + CUT WEST RIM HPFS MH 23' WEST AND 4' NORTH OF THE SOUTH WEST CORNER OF KEARY AND FILBERT STREETS, ELEVATION = 208.828' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

MAP REFERENCES
[A] PARCEL MAP RECORDED IN BOOK 43 OF PARCEL MAPS PAGES 106-107, FRANCISCO
[B] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 4 12 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

AC	ASPHALT CONCRETE
BLD	BUILDING
BW	BOTTOM OF STEP
EW	BOTTOM OF WALL
CATV	CABLE TV
CC	CONCRETE
CONC	CONCRETE
CP	CONTROL POINT
EC	EDGE OF CONCRETE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOWLINE
GV	GAS VALVE
NG	NATURAL GROUND
P	PAC BELL MANHOLE
PAC	PAC BELL BOX
PGE	PGE BOX
SW	SIDEWALK
TC	TOP OF CURB
TST	TOP OF STEP
TW	WATER METER
WM	PROPERTY LINE
OH	OVERHANG
FLW	FLOWLINE
F	FENCE
WM	WATER METER
GV	GAS VALVE
PAC	PAC BELL BOX
PGE	PGE BOX
CP	PAC BELL MANHOLE
STOP	STOP SIGN
xxx.x	SPOT ELEVATION
Tree Symbol	TREE (WITH TRUNK DIAMETER)



DATE: APRIL 12, 2013
SCALE: 1"=8'
DRAWN: P.H.-D.
CHECKED: G.T.I.

DATE	REVISION
4-24-13	

FORESIGHT
LAND SURVEYING
2410 CALIFORNIA STREET, SUITE #2
SAN FRANCISCO, CA 94115
415-735-6180

SITE SURVEY
363 FILBERT STREET
SAN FRANCISCO, CA
BLOCK 105 LOT 65

SHEET 1
OF
1 SHEETS
JOB No.
#13024

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

SITE SURVEY

115 TELEGRAPH HILL
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133.



4 AERIAL VIEW LOOKING NORTH
SCALE: 1:1.17



2 AERIAL VIEW LOOKING EAST
SCALE: 1:1.17



3 AERIAL VIEW LOOKING SOUTH
SCALE: 1:1.17



1 AERIAL VIEW LOOKING WEST
SCALE: 1:1.17

AREA OF SUBJECT PROPERTY:
115 TELEGRAPH HILL BLVD. / 363 FILBERT STREET
LOT AREA = 7,521

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED



4 VIEW SOUTH FROM ACCROSS TELEGRAPH HILL BLVD.



2 VIEW UP FILBERT STREET STEPS
SCALE: 1:3.16



3 VIEW UP TELEGRAPH HILL BLVD. TO SITE
SCALE: 1:1.09



1 PHOTO KEY PLAN
SCALE: 1:246.43

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REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

SITE PHOTOS



8 109/111 TELEGRAPH HILL BLVD.
SCALE: 1" = 1'-0"



6 ADJACENT CONTEXT TO EAST OF SUBJECT PROPERTY
SCALE: 1:0.96



7 STREETScape OPPOSITE OF SUBJECT PROPERTY
SCALE: 1" = 1'-0"



5 VIEW DOWN FILBERT STREET STEPS
SCALE: 1:1.83

PLANNING PERMIT

REVISIONS:	BY:
1 NODR #1 - 02/13/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

SITE PHOTOS

GENERAL DEMOLITION NOTES

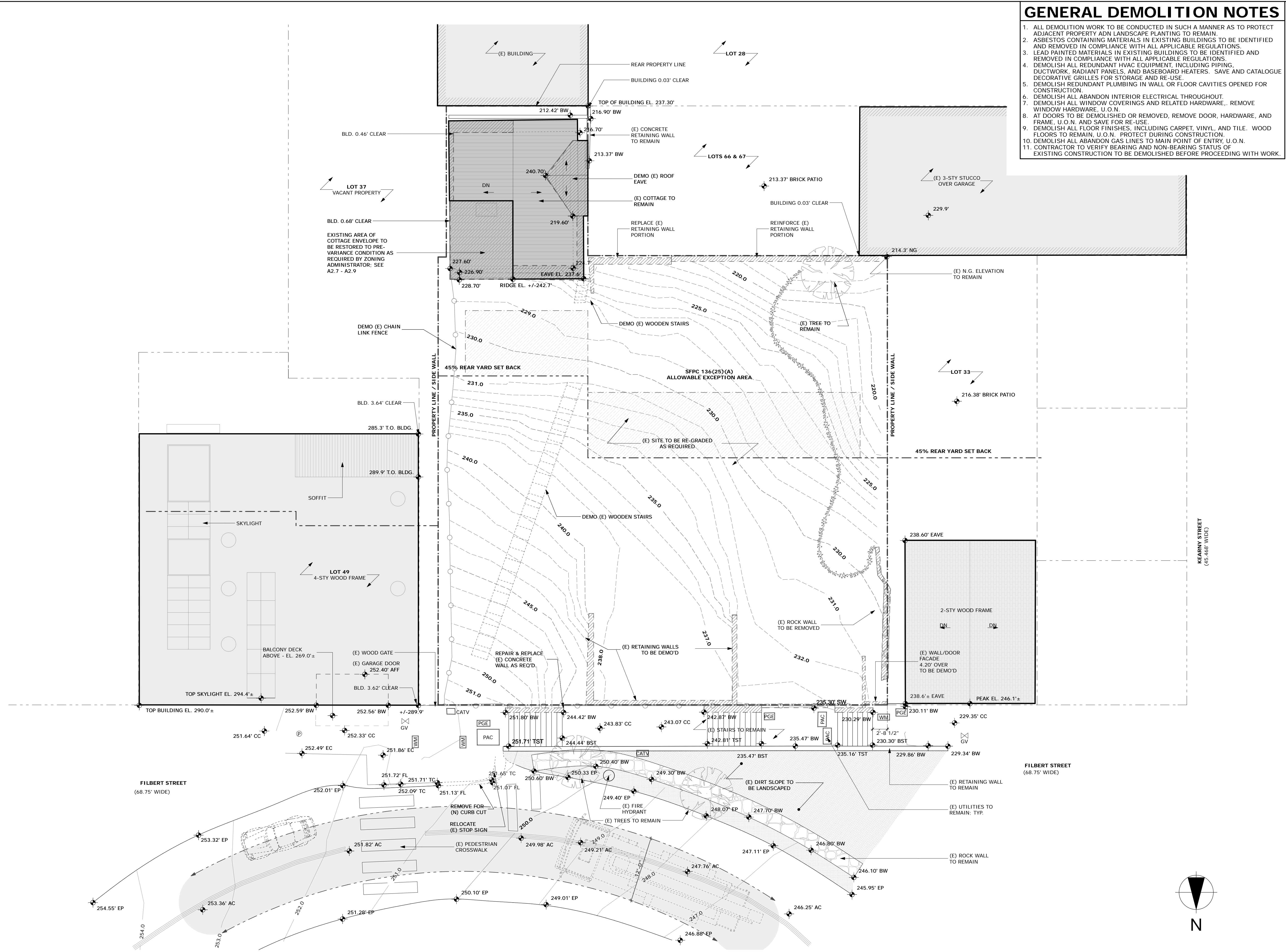
1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

BUTLER ARMSDEN
ARCHITECTS

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115 TELEGRAPH HILL
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133.

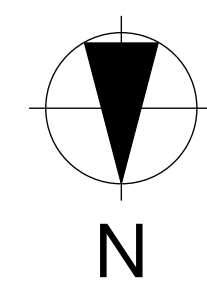


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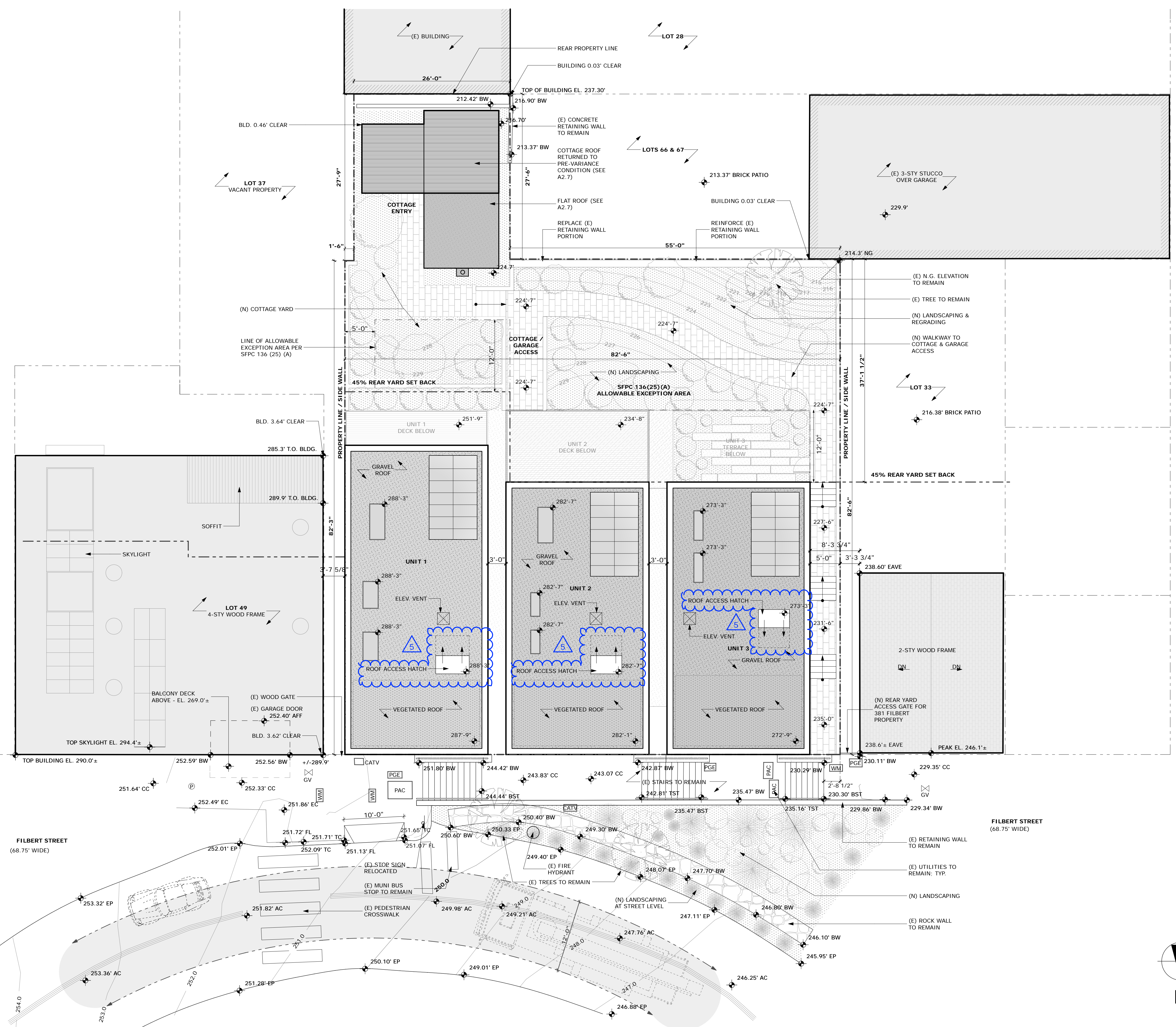
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1 NOPDR #1 - 02/13/2014	DS / SR
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3 REVISION - 07/17/2014	DS / SR
4 REVISION - 09/02/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
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CHECKED:	LB
SCALE:	AS NOTED

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



EXISTING SITE PLAN



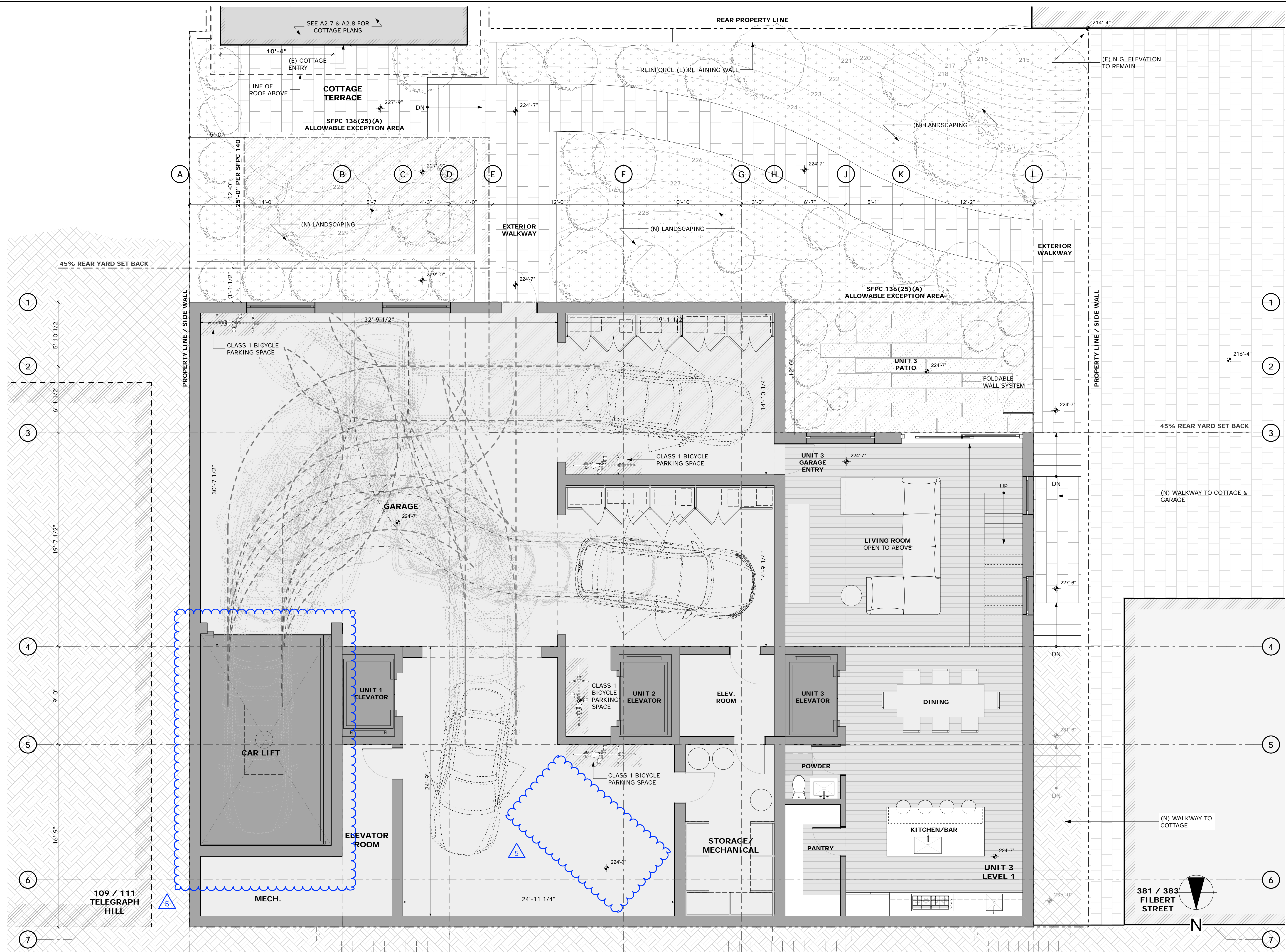
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1 NOPDR #1 - 02/13/2014	DS / SR
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JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN



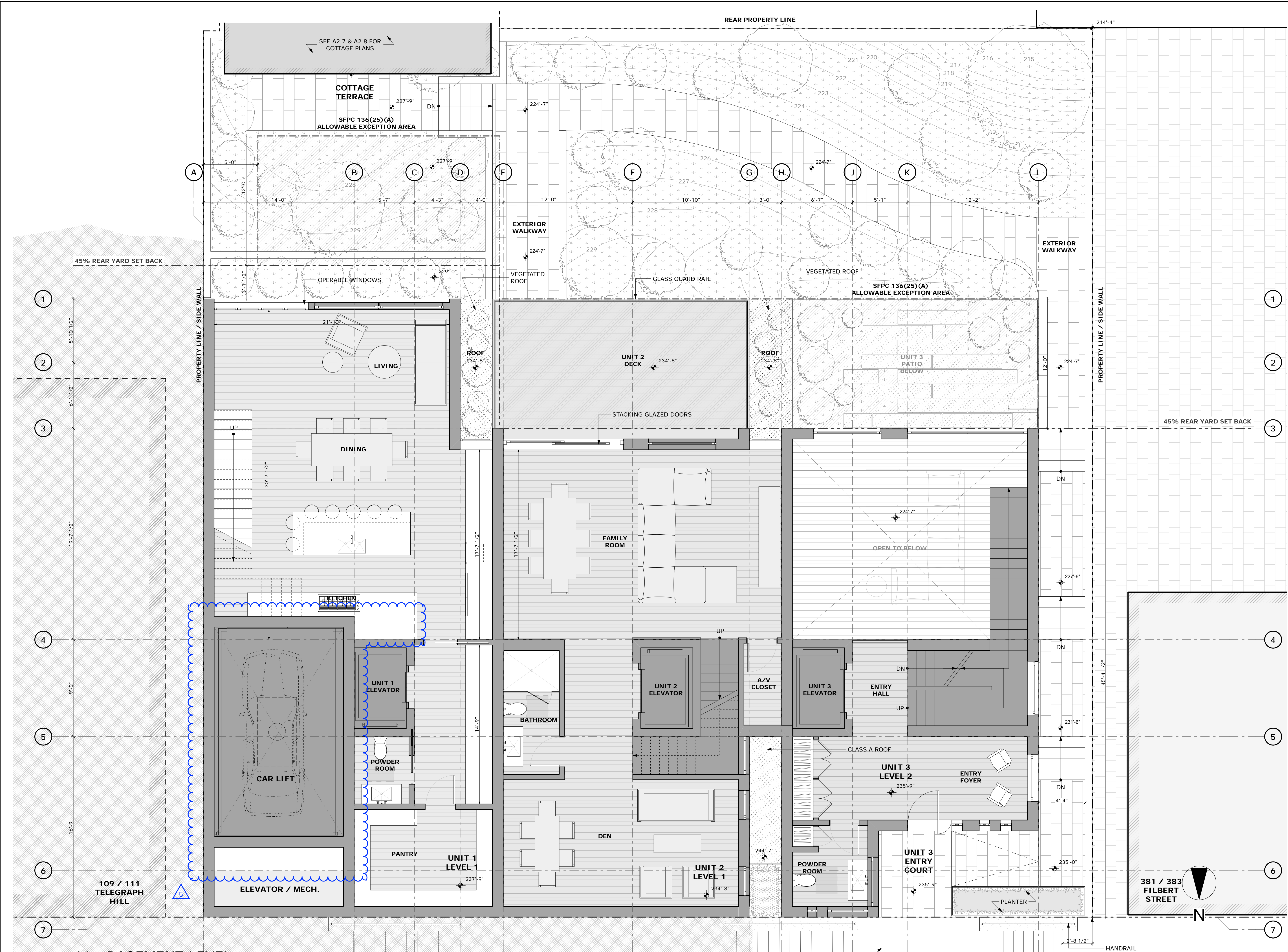
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CHECKED:	LB
SCALE:	AS NOTED

PARKING LEVEL
PROPOSED PLAN

1 PARKING LEVEL
SCALE: 1/4" = 1'-0"



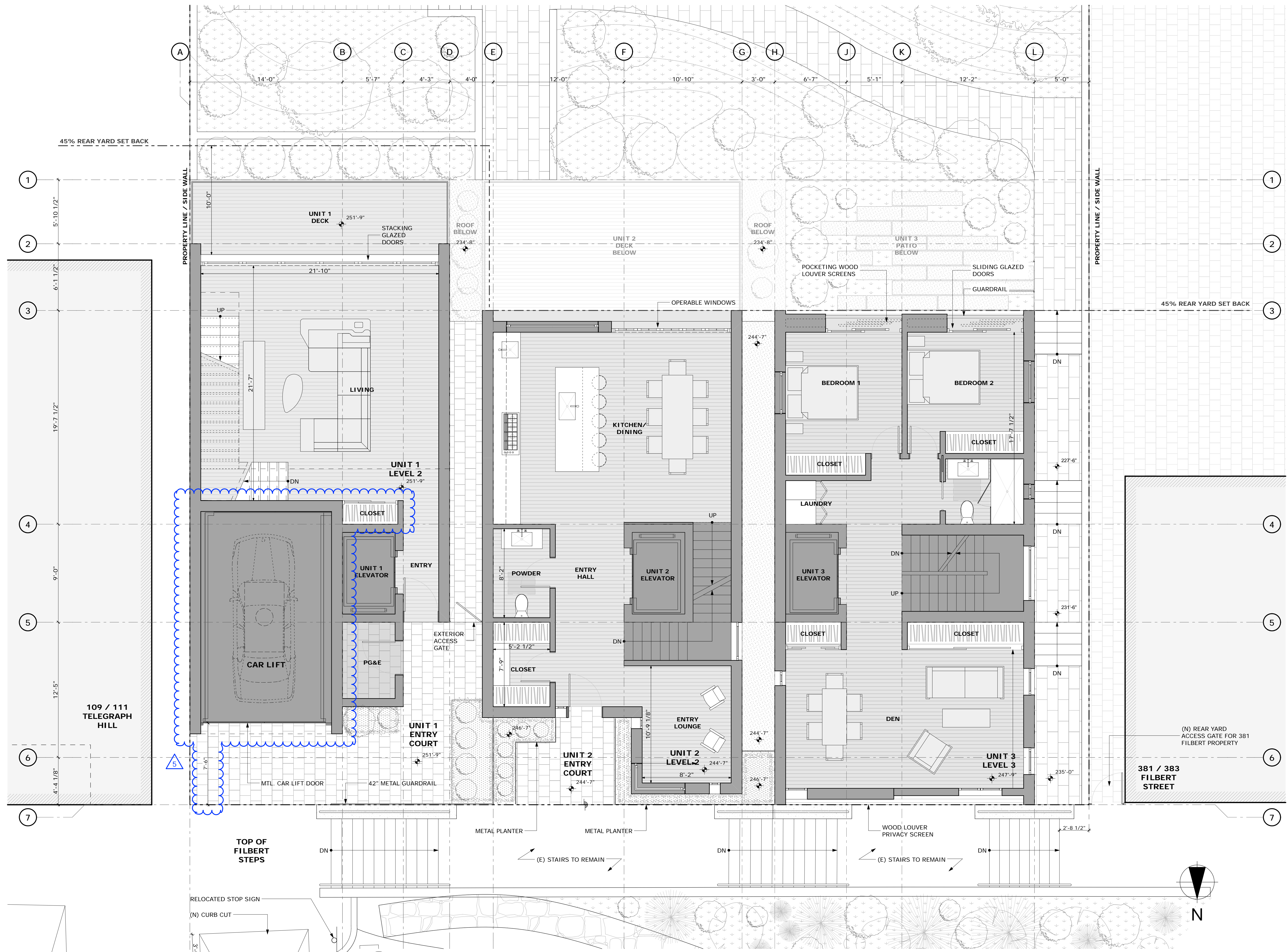
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4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

BASEMENT
LEVEL
PROPOSED PLAN

1 BASEMENT LEVEL
SCALE: 1/4" = 1'-0"



PLANNING PERMIT

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1 NOPDR #1 - 02/13/2014	DS / SR
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5 REVISION - 09/16/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 GROUND LEVEL
SCALE: 1/4" = 1'-0"

GROUND LEVEL PROPOSED PLAN



PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR
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JOB#:	1205
DATE:	AUG. 12, 2013
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CHECKED:	LB
SCALE:	AS NOTED

1 SECOND LEVEL
SCALE: 1/4" = 1'-0"

SECOND LEVEL PROPOSED PLAN



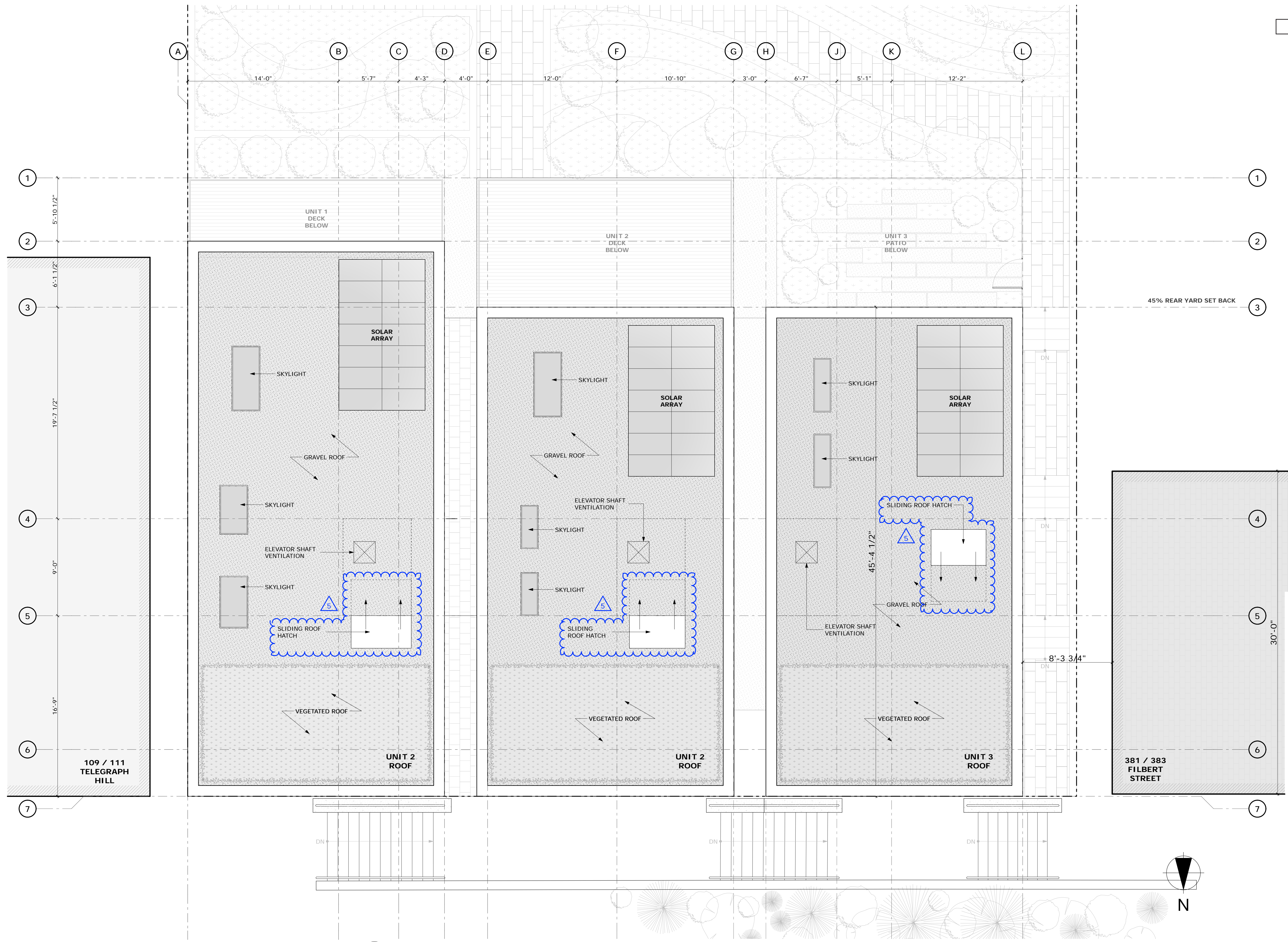
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JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 THIRD LEVEL
SCALE: 1/4" = 1'-0"

**THIRD LEVEL
PROPOSED PLAN**



PLANNING PERMIT

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5 REVISION - 09/16/2014	DS / SR

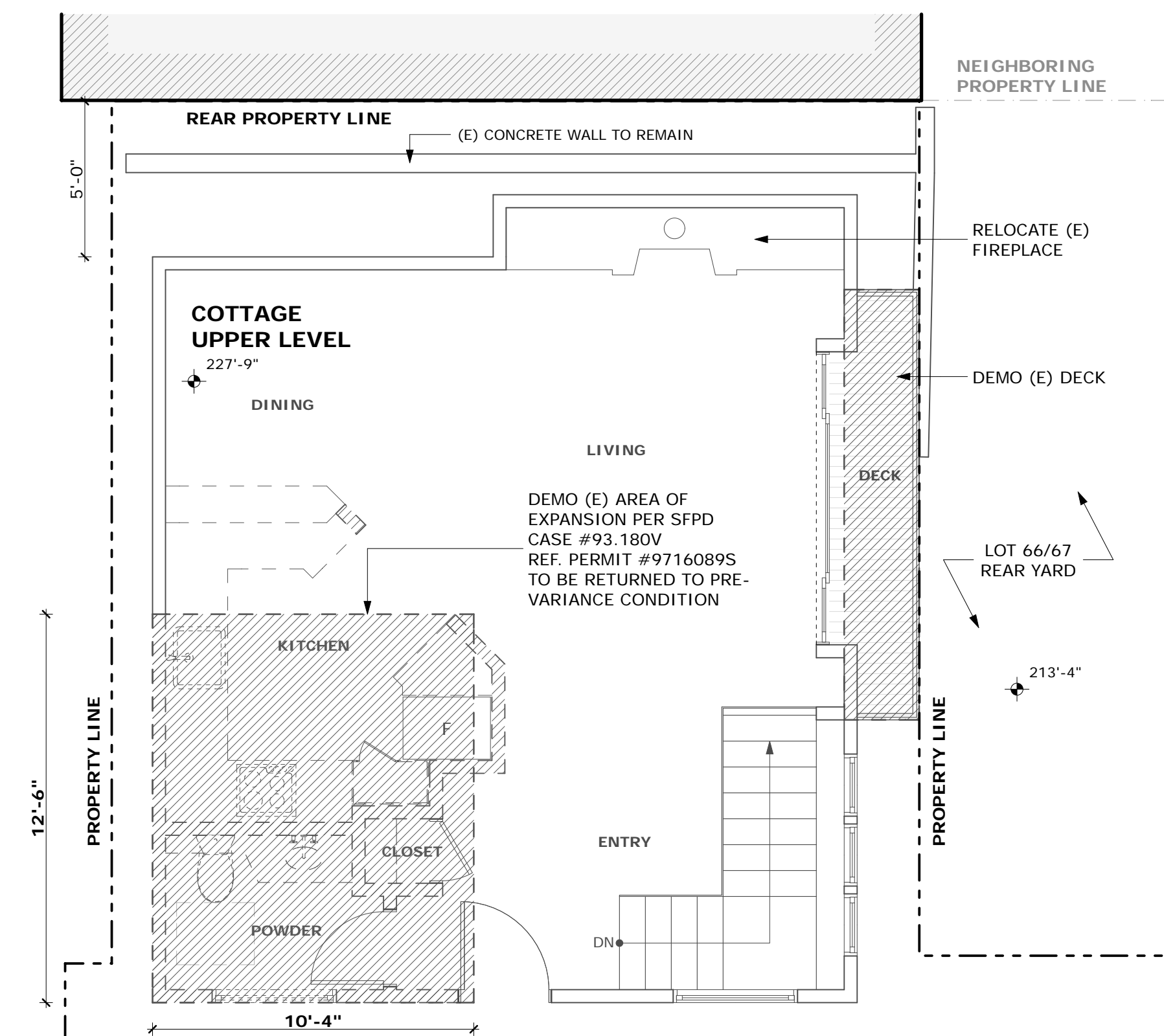
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DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 ROOF LEVEL
SCALE: 1/4" = 1'-0"

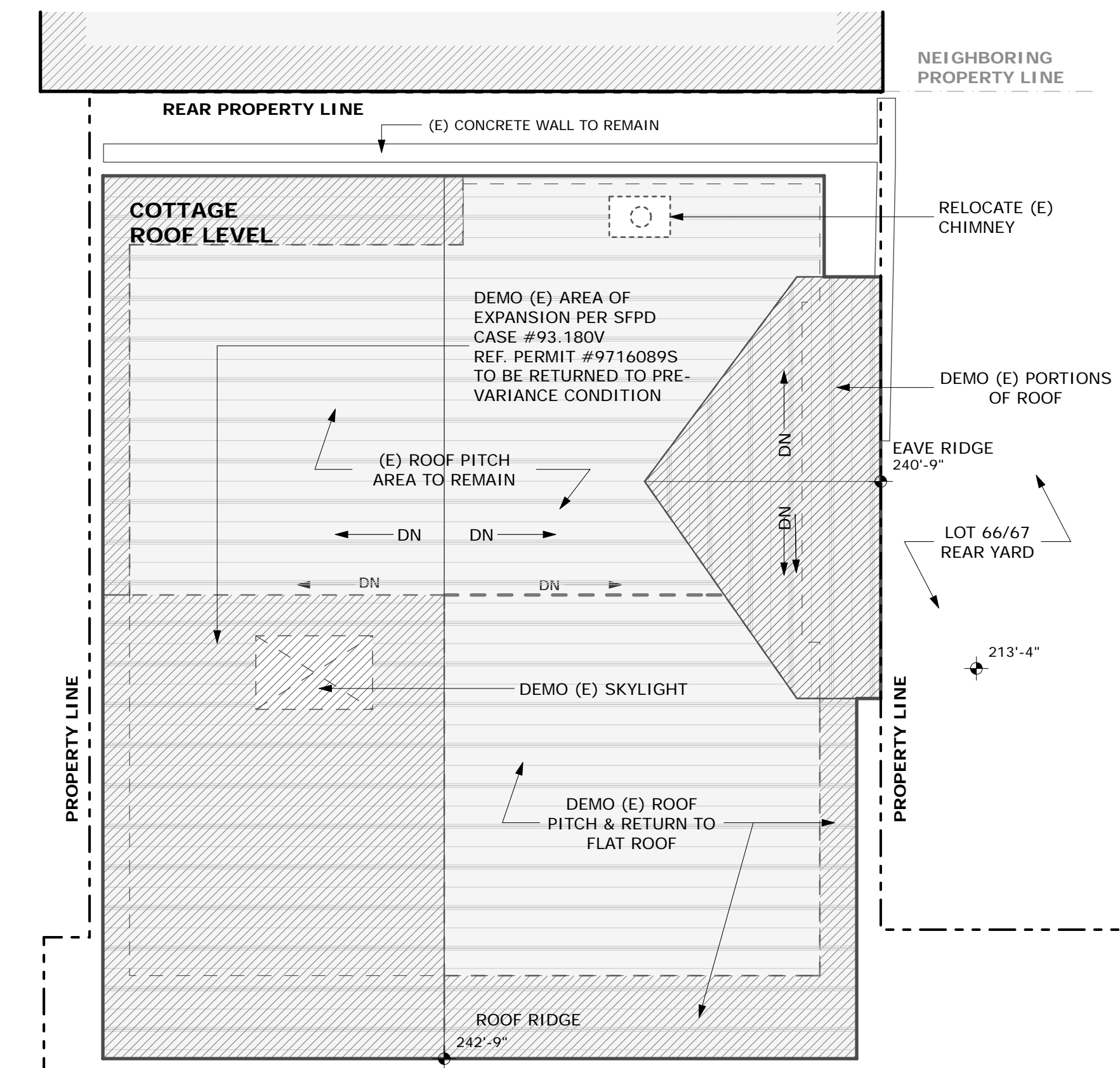
ROOF LEVEL PROPOSED PLAN

GENERAL NOTES

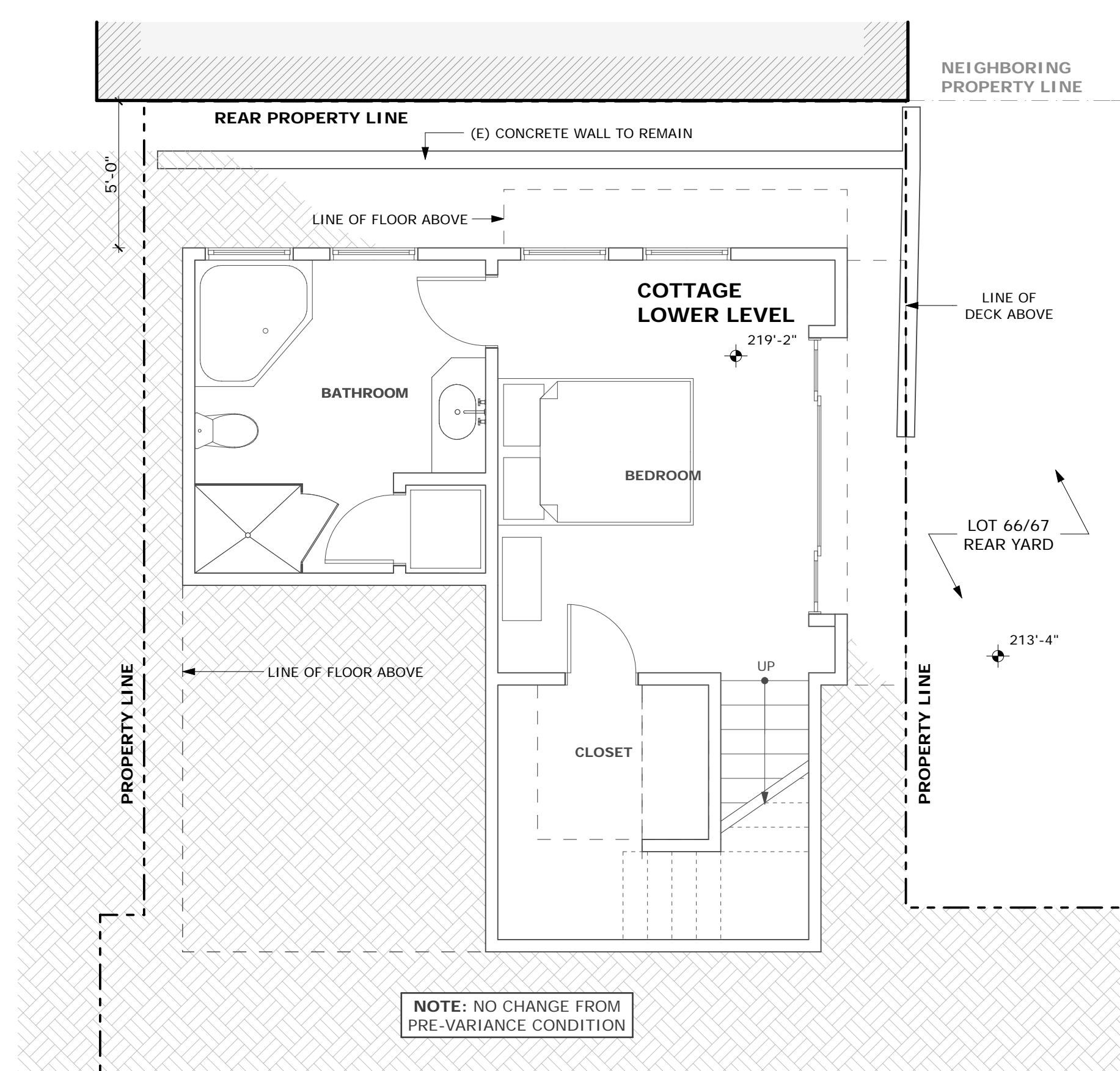
1. REF. PERMIT #9716089S: ORIGINAL REMODELING DESIGN BY THEODORE BROWN & PARTNERS. MODIFICATIONS BY WINKS & ASSOCIATES IN GENERAL CONFORMITY WITH EXHIBIT B TO PLANNING COMMISSION MOTION #1372 (11/12/1997)
2. REF. PERMIT #9925477 FOR UPDATED COTTAGE RENOVATION PLANS & SCOPE OF WORK FROM #9716089S (11/30/1999)
3. REF. SFPC VARIANCE CASE #93.180V



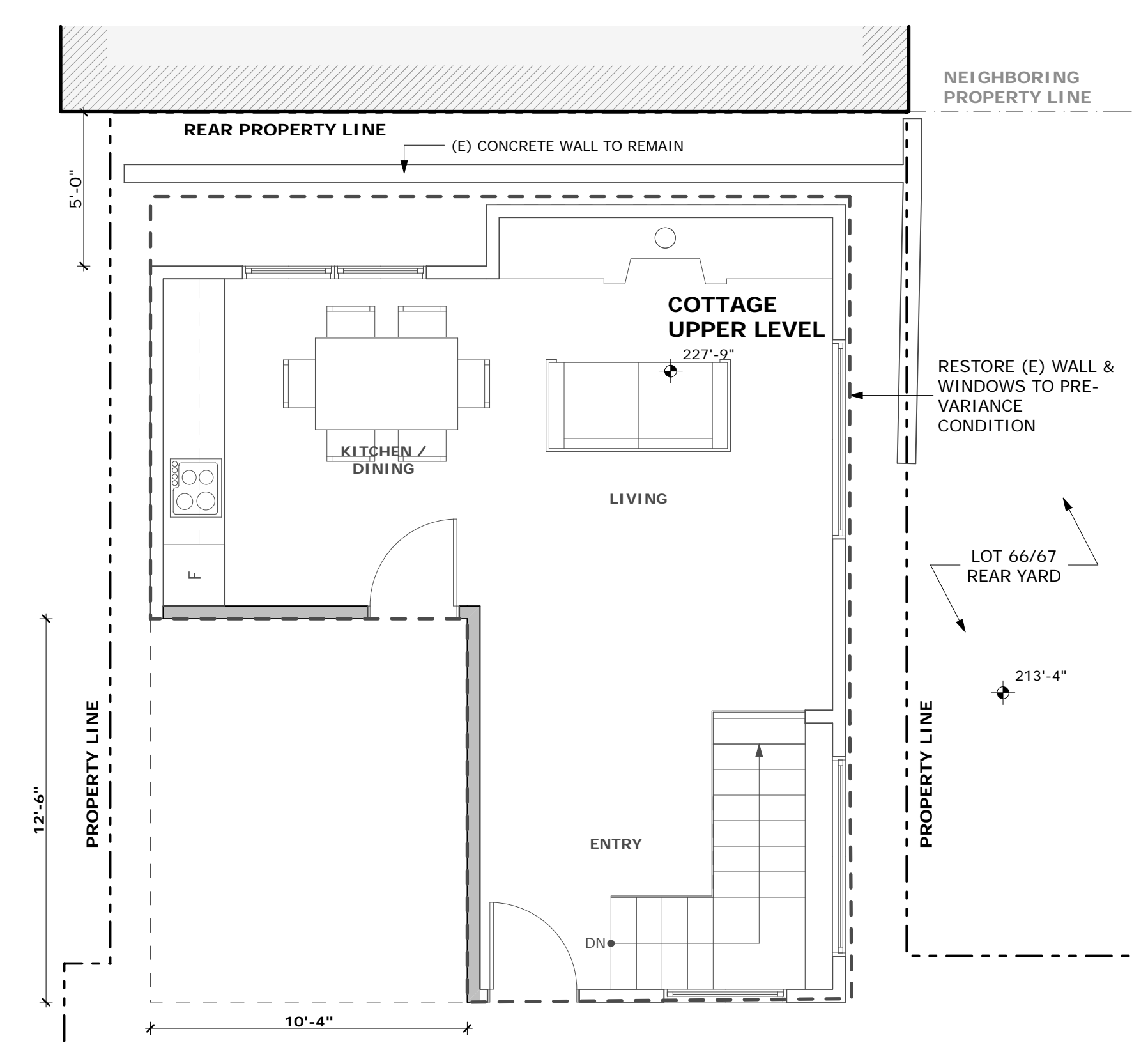
4 DEMO (EXISTING) UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



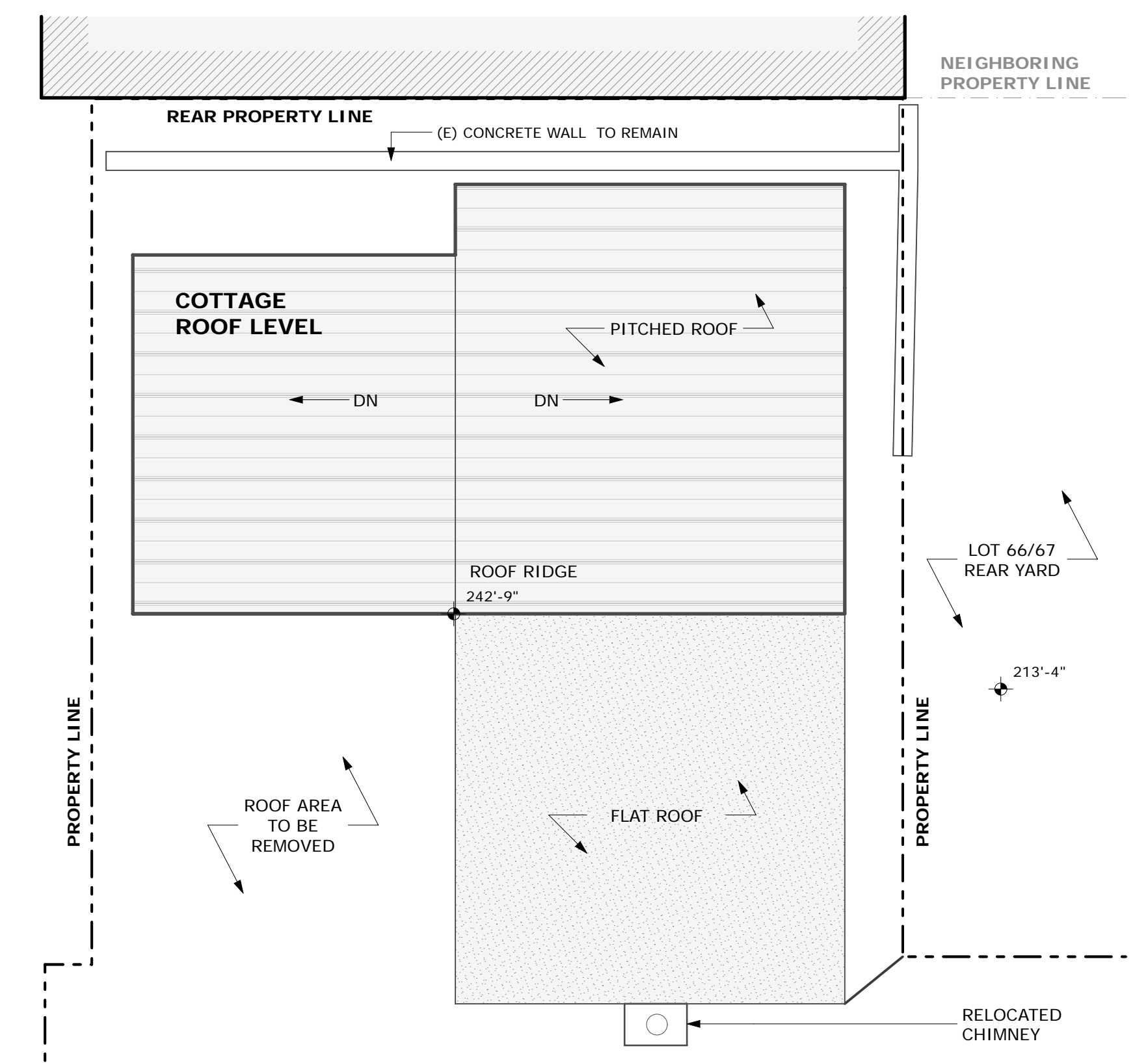
2 DEMO (EXISTING) ROOF PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED (PRE-VARIANCE) LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED (PRE-VARIANCE) UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

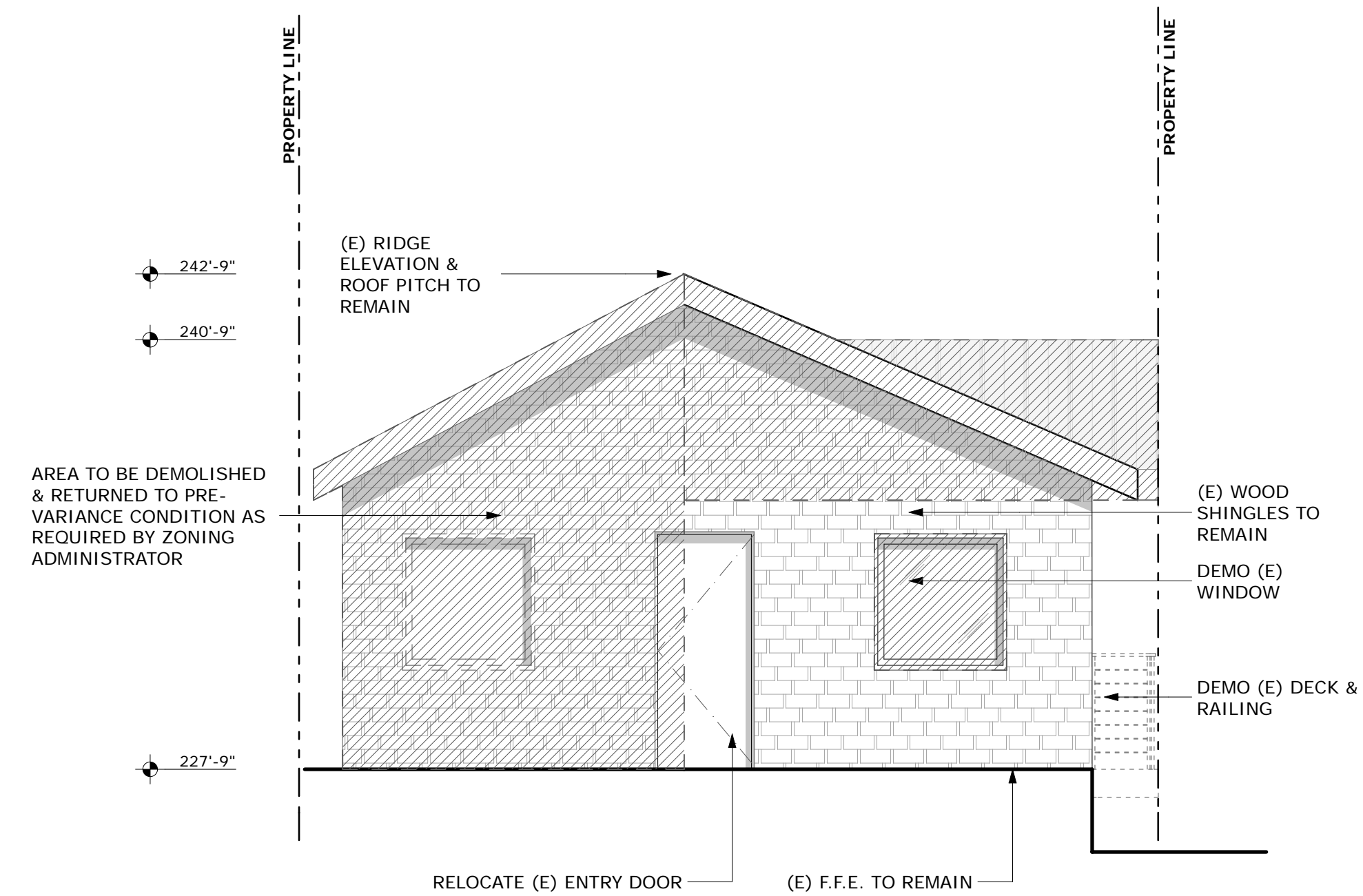


1 PROPOSED (PRE-VARIANCE) ROOF PLAN
SCALE: 1/4" = 1'-0"

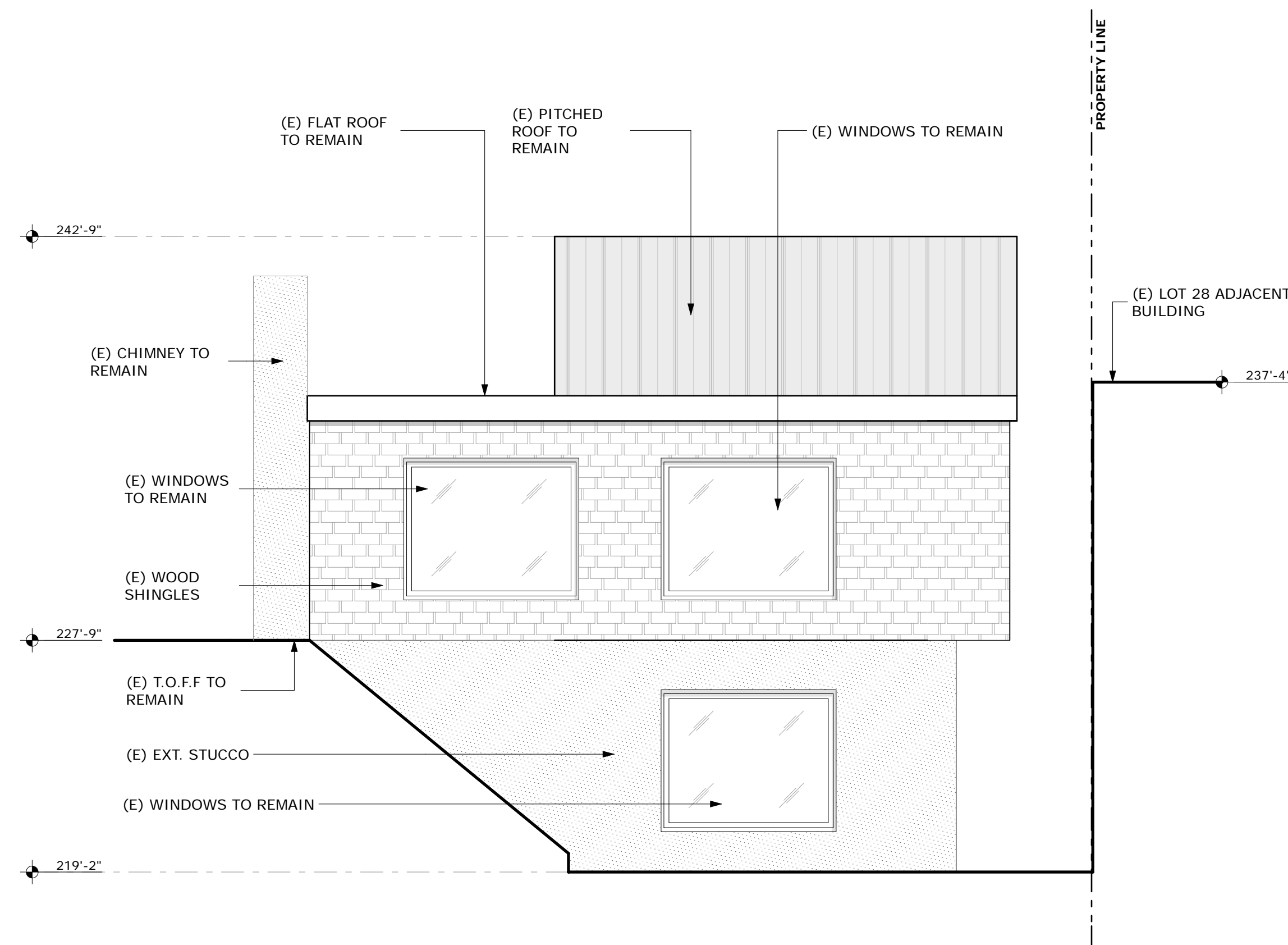
PLANNING PERMIT

REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR

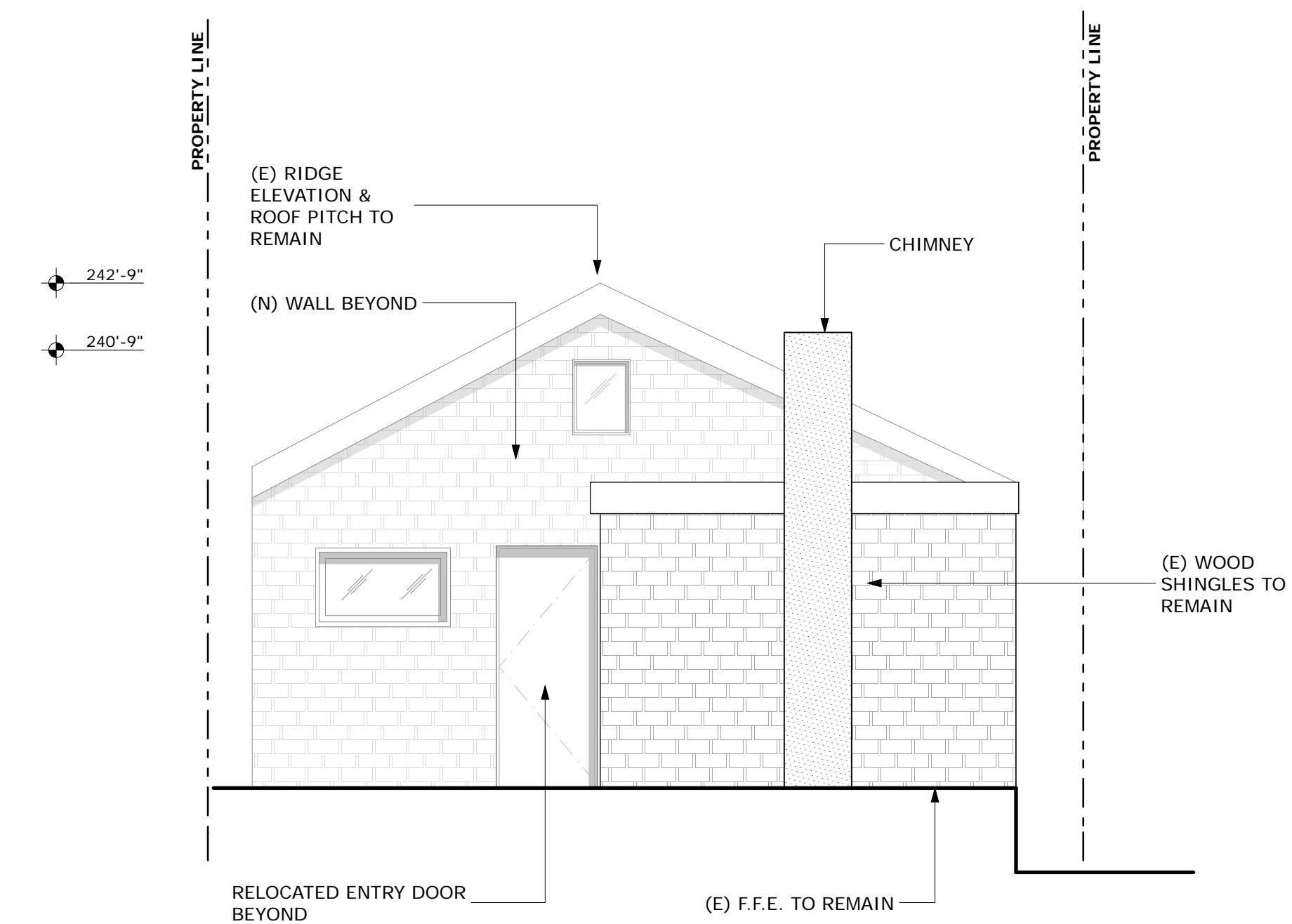
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED



2 DEMO (EXISTING) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED (PRE-VARIANCE) WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED (PRE-VARIANCE) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PLANNING PERMIT

REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

COTTAGE ELEVATIONS



8 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH
NOT TO SCALE



6 COTTAGE: EXISTING UPPER LEVEL LOOKING NORTH
NOT TO SCALE



3 COTTAGE: EXISTING CONDITION
NOT TO SCALE



7 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH
NOT TO SCALE



4 COTTAGE: EXISTING NORTH FACADE
NOT TO SCALE



2 COTTAGE: EXTERIOR VIEW FROM STREET
NOT TO SCALE



1 COTTAGE: EXISTING NORTH FACADE
NOT TO SCALE

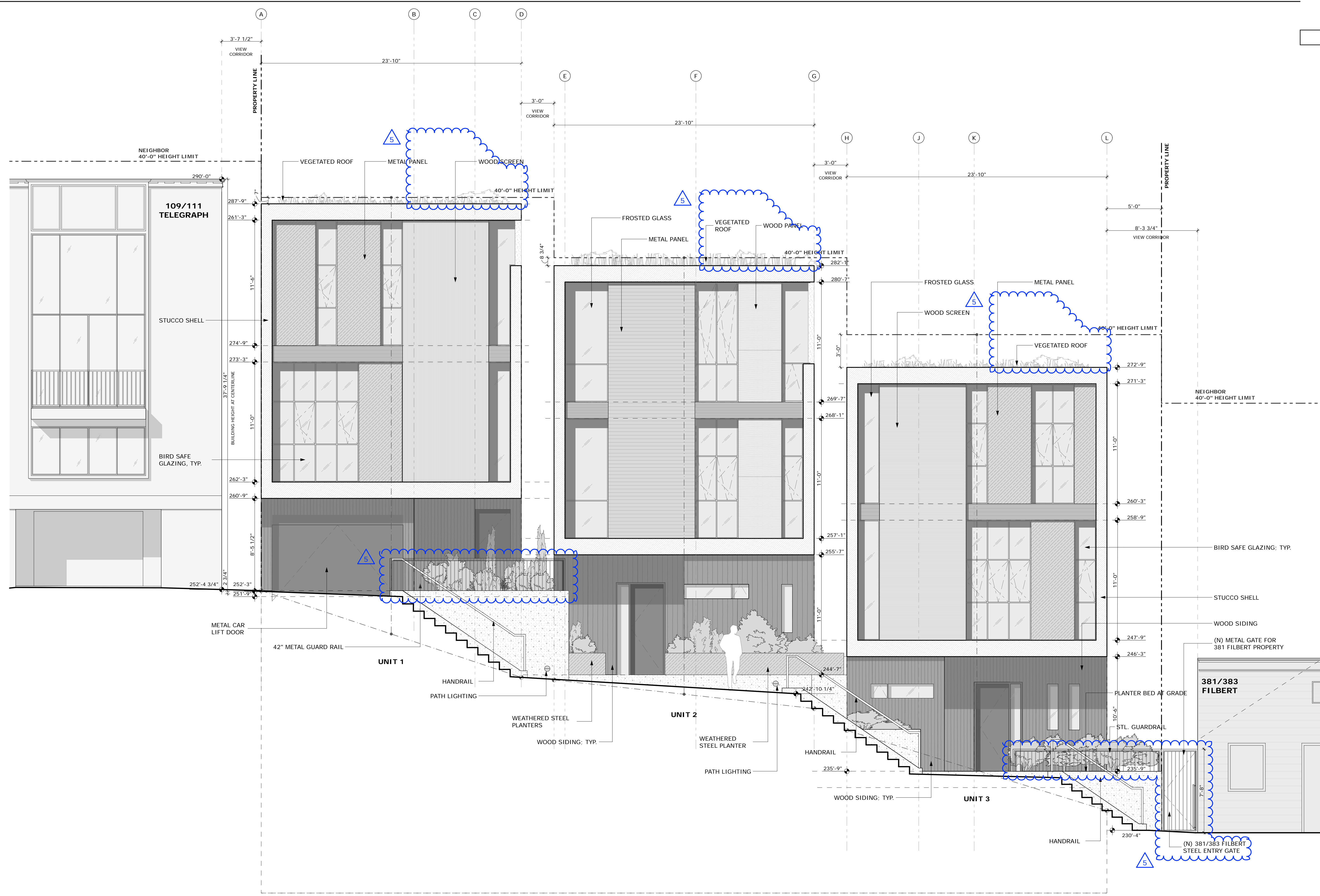
VARIANCE AREA ADDITION TO BE DEMO'D & RETURNED TO PRE-VARIANCE CONDITION (REF. PERMIT #97160895) (REF. 93.180V)

PLANNING PERMIT

REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

**COTTAGE:
EXISTING
CONDITION
PHOTOS**



PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR
2 NOPDR #2 - 05/19/2014	DS / SR
3 REVISION - 07/17/2014	DS / SR
4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION



PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR
2 NOPDR #2 - 05/19/2014	DS / SR
3 REVISION - 07/17/2014	DS / SR
4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION



PLANNING PERMIT

REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

1 WEST ELEVATION: UNIT 3
SCALE: 1/4" = 1'-0"

WEST ELEVATION

Attachment D

Letter from Lawrence B. Karp, July 16, 2014

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

July 16, 2014

Planning Commission
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: 115 Telegraph Hill Boulevard, San Francisco
Case No. 2013.1375CE [Block 0105 - Lot 065]
Geotechnical Engineering for Proposed Project

Dear President Wu and Commissioners,

This correspondence is a critique of the totally inadequate "Geotechnical Investigation" report prepared by Earth Mechanics Consulting Engineers, 6/22/13, used by the Planning Department to evaluate the project for CEQA Categorical Exemption. SFPD's "Certificate of Determination - Exemption from Environmental Review", not written by a civil/geotechnical engineer or architect of other licensed professional, summarizes the report's sufficiency by stating "*The project sponsor has agreed to adhere to the recommendations of the geotechnical report and include the design recommendations into the plans submitted for the building permit plancheck process subject to final review by DBI. Thus, the proposed project would have no significant geotechnical impacts.*" This nonsensical convoluted summary is just as useless as the report in providing any critical information as to defining the characteristics of the ground that, *according to Sheet A3.4 will be excavated, vertically, 33 feet deep at the edge of Telegraph Hill Blvd.* For a site plan ("Map") a box is shown with nothing (no dimensions, no topography, no intended structure, no geology) except targets for "Borings" (B-1, closest to the excavation, was 1 foot deep with a note "*No Free Water Encountered*"). The remainder of the report are wordprocessing boilerplates useless for this project. To wit, nowhere in the report is there any mention of the 33 foot deep excavation for the car lift shaft at the edge of the Telegraph Hill Blvd. below Coit Tower.

The report contains no substance as to the critical aspect, lateral and subjacent support for the deep excavation at the street, shown on the architectural plans prepared after the report, consequently there is no shoring design and no structural plans exist for the project. Not only is there absolutely no physical investigation of the bedrock (bedding, dip, strike, stratification, fractures, etc) that supports the roadway immediately south of Coit Tower, but there is not even an evaluation of the severely weathered bedrock (sandstone with interbedded shale) exposed directly across the street from the proposed project at El. +253 and there is no evaluation of the construction and service effects on the adjacent apartment building at 109-111 Telegraph Hill due to the necessary excavation dewatering to work in the dry.

What seems to have been lost on the reporting engineer as well as SFPD is that stability is a three dimensional problem. The hillside is comprised of clastic sedimentary rocks; blocks of graywacke sandstone (*KJss*) and phyllitic shale separated by reverse faults, and/or is comprised of shale with thin zones of sheared shale (*Kjsh*) interbedded with siltstone. This "Geotechnical Investigation" report comes nowhere near compliance with the standard-of-care for a proper report of geotechnical investigation for the intended project.

Basically, the relatively weak eroding interbedded shales are supporting the sandstone blocks. It is a fundamental civil engineering concept that cutting into a hillside anywhere along the lower reaches of a slope will remove existing lateral and subjacent support to the hillside. In this case, any loss of support will cause yielding of the weaker rocks which will decrease density of those materials. The process is progressive as additional water will infiltrate the raveling thin-bedded shale beds, which dip downslope. The infiltration, yielding, and raveling will lead to increased loss of support for the massive fractured sandstone blocks.

Under CEQA, the project requires environmental review. 14 CCR §15300.2[c] provides "a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." In my professional opinion, the project as proposed is likely to result in significant environmental effects not only during construction, but the impacts will be cumulative in service due to impairment of lateral and subjacent support, alterations in groundwater hydrology, and erosion of the shale interbedding.

Yours truly,



Lawrence B. Karp



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Attachment E

Letter from H. Allen Gruen, November 1, 2014

H. ALLEN GRUEN

Geotechnical Engineer

360 Grand Avenue, # 262
Oakland, CA 94610
Phone (510) 839-0765
H.Allen.Gruen@gmail.com

November 1, 2014
Project Number: 13-3974

Mr. Jeremy Ricks
1283 Greenwich Street
San Francisco, CA 94109

Subject: Geotechnical Consultation
Proposed Development at
115 Telegraph Hill Boulevard
San Francisco, California

Dear Mr. Ricks:

This letter presents geotechnical consultation related to the proposed development at 115 Telegraph Hill Boulevard in San Francisco, California. H. Allen Gruen dba Earth Mechanics Consulting Engineers performed a geotechnical investigation for the project and presented results in the report dated June 22, 2013.

It is my opinion that the June 22, 2013 Geotechnical Investigation Report is currently valid and applicable to the proposed project without the need for revisions or modifications.

I appreciate the opportunity to be of continued service to you on this project. If you have any questions, please call me at (510) 839-0765.

Sincerely,



H. Allen Gruen, C.E., G.E.
Geotechnical Engineer



cc: Mr. Daniel Frattin, Attorney
Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104
dfattin@reubenlaw.com