

File No. 210927

Committee Item No. \_\_\_\_\_

Board Item No. 17

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

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

Board of Supervisors Meeting

Date: November 9, 2021

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence                        |

#### OTHER

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter - 8/30/21</u>                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Withdrawal Letter - 11/3/21</u>    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Project Sponsor Response Brief - 10/1/21</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Response Brief - 9/30/21</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Supplemental Info - 9/24/21</u>    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Response - 9/24/21</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Project Sponsor Brief - 9/24/21</u>          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Clerical Documents</u>                       |

Prepared by: Jocelyn Wong

Date: November 4, 2021

Prepared by: \_\_\_\_\_

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

# ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

601 Montgomery Street, Suite 400  
San Francisco, California 94111  
Telephone (415) 956-8100  
Facsimile (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

August 30, 2021

**VIA E-MAIL**

President Shamann Walton and Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, Ca. 94102-4689

Re: 35 Ventura Avenue  
Case No. 2016-013505ENV  
California Environmental Quality Act (CEQA) Categorical Exemption Appeal

Dear President Walton and Supervisors:

Our office represents Tom and Kari Rocca, 15-year residents of the California Register-Eligible Forest Hill Historic District. We submit this letter pursuant to Administrative Code Section 31.16(e) to appeal the Categorical Exemption (CatEx) determination for the proposed project at 35 Ventura Avenue (Case No. 2016-013505ENV). The proposed project includes a new vertical addition that will double the massing and destroy the character defining features of a 1938 single-story Mediterranean cottage that was identified as a contributor to the Forest Hill Historic District by the project sponsor's own consultant. Even though the building is listed as a "Category A" historic resource and was identified as a contributor, the Planning Department concluded, without evidence, that the property was not a contributor. As a result, the Department did not adequately evaluate the project impacts on historic resources as required by law. Moreover, the Department's determination that the property is not a contributor is partially based on unpermitted alterations by the project sponsor that should have been reversed and the property restored before the permit was approved.

CEQA guidelines state that a CatEx "shall not be used for a project which *may* cause a substantial adverse change in the significance of a historical resource." (See CEQA Guidelines § 15300.2(f).) A CatEx is not legally adequate in this case because there is a fair argument that the project may cause a substantial adverse change to a historic resource. The Appellants therefore

respectfully request that the Board of Supervisors revoke the CatEx and require further environmental review.

**1. There is Substantial Evidence that the Property is a Historic Resource and a Contributor to the Forest Hills Historic District**

The dwelling at 35 Ventura was constructed in 1938, which was during the period of significance for the Forest Hill Historic District, and remained largely unchanged until the project sponsor completed several remodeling projects starting in the 1990s. Much of the permitted renovations were interior improvements and additions at the rear of the house that are not visible to the public. The façade alterations that are visible to the public were largely unpermitted, including the application of flagstones to the original stucco chimney, construction of a nonhistorical portico at the front entrance, removal of decorative window grilles, replacement of original windows, and replacement of a wood casement window with French doors. The Historic Resource Evaluation (HRE) for the project explained that although the alterations appeared to make the property individually ineligible for listing in the California Register, the property still is “generally in keeping with the cottage’s original Mediterranean styling and the character of Forest Hill, *meaning that it is still a contributor.*” (Emphasis added.)

The property is also listed as a “Category A” Historic Resource, and Preservation Bulletin 16 states that Category A properties shall be presumed to be a historic resource unless there is a preponderance of evidence demonstrating otherwise. All available evidence, including the property’s location within the core of the California Register-eligible Forest Hill Historic District, the structure’s construction during the District’s period of significance, and the HRE that was completed for the project establish the presumption that the project site is a historic resource. There is no evidence in the record demonstrating otherwise.

The Department, however, reached the opposite conclusion. The Department’s HRE Response (HRER) concluded, without any corroborating evidence, that the project was not individually eligible and not a contributor to the Forest Hill Historic District. The HRER simply states that the project is not individually eligible or a contributor because the property underwent “extensive alterations.” However, the project sponsor’s own historic consultant studied the property and determined that the project is a contributor, even accounting for these past

alterations. There is simply no evidence to support a conclusion that the property is not a historic resource.

Additionally, the façade alterations that actually convey the historicity of the structure and are visible to the public were completed without permits. The HRER recognized that the application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors all occurred without permits. The Department concluded that the project was not individually eligible as a historic structure based on these unpermitted alterations.

These non-historic unpermitted alterations are all easily reversible, and the property restored to its original design, which is typically required by the City when unpermitted work to a historic structure is discovered. The complete opposite approach was taken here. Rather than requiring the unpermitted work to be reversed and the historic elements restored, the Department instead deemed the property non-historic because of these unpermitted alterations. This sets a dangerous precedent of essentially rewarding a project sponsor who completes unpermitted work that destroys the historicity of their property. At a minimum, the Department should have reviewed the cumulative historic impacts of the unpermitted work in addition to the proposed project, rather than simply accepting that the unpermitted alteration had already caused the property to no longer qualify as historic.

In sum, the record is clear that the property is a historic resource as a contributor to the Forest Hill Historic District and may be individually eligible if the unpermitted work were removed and the structure restores. Because the property is a historic resource, the City must ensure that the project will not cause a substantial adverse change in the significance of the resource.

**2. The Review of the Project's Impacts to Historic Resources was Not Adequate and Constitutes a Failure to Proceed in the Manner Required by Law**

The CEQA guidelines state that a CatEx “shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” (See CEQA Guidelines § 15300.2(f).) To determine whether a project may have a substantial adverse impact to a historic

resource, an agency must necessarily at least identify and discuss the potential impacts. Courts are clear that the failure to adequately discuss potential impacts is a procedural error and the “omission of required information constitutes a failure to proceed in the manner required by law.” (See *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502.) Procedural failures must be overturned in order to “scrupulously enforce all legislatively mandated CEQA requirements.” (See *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.)

Here, the Department did not evaluate or discuss the potential impacts of the project to historic resources because the Department failed to even recognize the presence of a historic resource at all. The Preservation Team Review Form noted that the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings were “not applicable” to the project. As a result, the Department did not review, discuss, or evaluate whether the project was consistent with the Secretary of Interior’s Standards. The Department’s complete lack of discussion and evaluation of the historic impacts of the project is simply inadequate, and this omission constitutes a failure to proceed in the manner required by law.

In addition, neither the HRE nor the Department adequately analyzed the surrounding context and impact to the Forst Hill Historic District. While the HRE did provide a cursory discussion of the history of the District, the document failed to analyze the number of remaining historic properties and how this specific project will impact the continuity of the neighborhood and the context of the surrounding properties. The HRER similarly gave little discussion to the impacts to the Forest Hill Historic District, including because the Department failed to even identify the property as a contributor.

The Department failed to discuss or analyze the potential impacts of the project on historic resources, despite substantial evidence that the property is a historic resource and a contributor to the Forest Hill Historic District. The failure to adequately discuss potential impacts constitutes a failure to proceed in the manner required by law, and therefore the CatEx must be revoked.

**3. There is a Fair Argument that the Project May Cause a Substantial Adverse Change in the Significance of a Historical Resource**

“The foremost principle under CEQA is that the Legislature intended the act to be interpreted in such manner as to afford the fullest possible protection to the environment within

the reasonable scope of the statutory language.” (*Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 390.) With narrow exceptions, CEQA requires an Environmental Impact Report whenever a public agency proposes to approve or to carry out a project that “may have a significant effect on the environment.” (See CEQA Guidelines § 15002(f).) To that end, a CatEx shall not be used if there is a “fair argument” that the proposed project may cause a substantial adverse change in the significance of an historical resource. (See *Valley Advocates v. City of Fresno*, (2008) 160 Cal.App.4th 1039, 1072.)

As discussed above, the HRE found that the existing building is a contributor and is consistent with the character of the Forest Hill Historic District. According to the HRE, the character defining features of 35 Ventura are “its 15-foot setback from Ventura Avenue, *its height*, and a portion of its fenestration pattern on Ventura Avenue.”

Secretary of the Interior Standard 2 states that the “alteration of features, spaces and spatial relationships that characterize the property will be avoided.” In addition, Secretary of the Interior Standard 9 requires that projects “shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property.”

The proposed project would increase the building height by ten feet and increase living space by approximately 80%. The 350 square feet of new covered decks around the vertical addition doubles the massing of the historic cottage. The HRE states that the proposed project “would certainly make *substantial changes* to the dwelling by adding a second floor onto what was originally a one-story-over-basement cottage.” (Emphasis added.) In other words, this project would **completely eliminate** one of the remaining character-defining features of this contributor building: its height. Doubling the building’s mass is wholly inconsistent with Secretary of the Interior Standard 9, which requires a building’s massing, size, and scale to be protected. The HRE also found that “[t]he construction of a vertical addition will *undeniably alter the subject property’s spatial relationships*,” which is inconsistent with the Secretary of the Interior Standard 2, which protects a building’s spatial relationships.

Moreover, the property is located in the heart of the Forest Hill Historic District and was built during the District’s period of significance. The Forest Hill Historic District was designed with a curvilinear street and block arrangement that responds to the hilly topography in order to distinguish it from the typical grid pattern found elsewhere in the City. Development in the

Forest Hill Historic District is deliberately more varied, as most houses were custom designed in a variety of styles and heights. However, certain character-defining features are present throughout the neighborhood. The HRE describes one of the character-defining features of the district as “picturesquely sited single-family homes that rarely exceed two stories in height.”

This project would significantly and adversely impact the California Register-eligible Forest Hill Historic District by constructing a vertical addition that appears larger than a typical two story home due to the unique slope of the site. The project is located at the top of a hill, which already causes the home to appear larger than its listed height. The proposed project would bring the house up to almost 30 feet tall from street level to the top of the roof, already large for a “two-story” home, which appears even larger due to its location on the top of the hill. Not only does the project destroy the character-defining height of this specific structure, but it is out of scale with Forest Hill Historic District’s pattern of “picturesquely sited single-family homes that rarely exceed two stories in height.”

The project sponsor has previously argued that the project is not out of scale with the Forest Hill Historic District because the project will “bring the home to the same height” as many other homes in the area. First, even if this statement were true, the project would still appear out of scale with the neighborhood due its location on the top of a hill. Moreover, one of the character defining features of the Forest Hill Historic District is the varied pattern of building designs and heights, meaning that bringing the existing home into line with other homes would eliminate one of the character-defining features of the neighborhood. The project sponsor admits as much, remarking on the neighborhood’s “undulating levels of homes, which is part of its unique charm and beauty.” This project destroys the varied pattern of development that makes the Forest Hill Historic District special.

The HRE identified the building height as a character defining feature of the structure and explained that the project would cause “substantial changes” to this feature. The HRE also admits the project would “undeniably alter” the property’s spatial relationship, which is a character defining feature of the Forest Hill Historic District. In sum, there is substantial evidence to support a “fair argument” that the proposed project may cause a substantial adverse change in the significance of a historic resource. Therefore, the CatEx must be revoked.

**Conclusion**

For unknown reasons and without supporting evidence, the existing cottage was not identified as a contributor to the Forest Hill Historic District – despite the HRE identifying it as a contributor. Therefore, the project’s adverse impacts to historic resources were not adequately identified or evaluated, which constitutes a failure to proceed in the manner required by law. The project completely eliminates one of the character-defining features of the property and is inconsistent with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings, which will cause substantial adverse impacts to the Forest Hill Historic District. There is substantial evidence in the record to support a fair argument that the project may cause a substantial adverse change in the significance of a historical resource, and therefore the CatEx must be revoked.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



---

Ryan J. Patterson

August 23, 2021

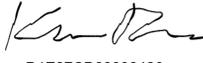
*Re: 35 Ventura Avenue (Case No. 2016-013505ENV)  
Letter of Authorization for Agent*

To Whom It May Concern:

We hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a California Environmental Quality Act Exemption Determination Appeal to the Board of Supervisors for 35 Ventura Avenue (Case No. 2016-013505ENV) on our behalf.

Very truly yours,

DocuSigned by:  
  
57A9E8FE803A448  
\_\_\_\_\_  
Tom Rocca

DocuSigned by:  
  
D4E27CD80908426...  
\_\_\_\_\_  
Kari Rocca



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

**If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

**Comments and Planner Signature (optional):** Laura Lynch

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):      Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle A Taylor	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/08/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



# 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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	10/26/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	35 Ventura Avenue	
Block/Lot:	Cross Streets:	
2816/008	Linares Avenue and Castenada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2016-013505ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/28/2016
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated October 1, 2018).</p> <p>Project scope: 2nd floor addition: Add master bedroom &amp; master bathroom, family room, den, 2nd bathroom, &amp; laundry room, add 2 front decks. New construction overlays previous remodel under permit 2003.1203.1546: (add to exist house at rear of the property-deck addition on east side-terrace at front of property.</p>	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
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 checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input 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:	1912-1939	
		<input type="radio"/> Contributor <input checked="" 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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

**PRESERVATION TEAM COMMENTS:**

According to Planning Department records and the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, 35 Ventura Avenue is a single-family residence in the California Register-eligible Forest Hill Historic District. Constructed in 1938, the building was designed by local architect Edmund H. Denke in the Mediterranean Revival style. The subject property is located on a downward sloping lot and presents as a one-story building at the street and a two-story building at the rear. The building is clad in smooth stucco and features cross-gable red tile roof. The building is located on a large triangular lot with a deep front setback. The front (southwest) portion of the property is dominated by heavy vegetation and a low seat wall with a pedestrian gate. A flagstone walkway at the gate provides access to an entry portico with metal-clad square columns and a red clay-tile hip roof. Fenestration at the primary elevations includes two casement windows in historic openings, one of which retains an original decorative security grille. East of the portico is a French door with sidelights. The east elevation is partially visible from the public right of way and features an original chimney re-clad with flagstones. A long sloping driveway east of the building wraps around to a garage on the rear elevation.

According to the permit history, the subject building has undergone several alterations including installation of three aluminum-frame windows at the rear of the building (1977), interior remodel at basement level (1990), construction of two horizontal additions to accommodate a porch from living room and a porch from bedroom (1990), interior remodel at basement and seismic retrofit (1992-1996), interior remodel of bedroom and bathroom (1994-1996), re-roofing (1998), construction of a horizontal addition on the east elevation and terracing at the front of the property (2004), reconfiguration of existing deck and installation of a skylight (2004), landscaping and extension of existing deck (2005), and installation of wrought iron gates at pedestrian and driveway entrances in addition to legalization of existing side yard fence, front garden walls, and garden/storage shed in rear yard (2008). A visual inspection of the building suggests additional undocumented alterations occurred after 1977 including, application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<b>Allison K. Vanderslice</b> Digitally signed by Allison K. Vanderslice Date: 2018.11.08 11:47:07 -08'00'	

**35 Ventura Street, San Francisco  
Preservation Team Review Form, Comments**

(continued)

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a modest design that has undergone extensive alterations since construction. Although architect Edmund H. Denke is credited with designing several notable buildings throughout the city, including contributors to the National Register Uptown Tenderloin Historic District, 35 Ventura has undergone significant alterations and therefore the building is not eligible for listing under criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is located within the boundaries of the Forest Hill California Register-eligible Historic District (see Case No. 2016-004294ENV). Although the building exhibits elements common among buildings within the district, staff finds that the subject property is not a contributor to the eligible district. The eligible district is significant under Criteria 1 (events) and 3 (architecture) as a middle class planned community that exhibits a high level of architectural cohesion, typically expressed with Revival styles. Although, the subject property was constructed in the Mediterranean Revival style in 1938, during the eligible district's proposed Period of Significance of 1912-1939, the building has undergone extensive alterations. It is therefore determined that the subject building lacks the integrity to be considered a contributor California Register-eligible Historic District under Criteria 1 or 3.



NORTHERN CALIFORNIA  
LEGAL SUPPORT SERVICES, INC.  
200 WEBSTER STREET, SUITE 201  
OAKLAND, CA 94607

81383

8/30 20 21

11-35/1210

PAY  
TO THE  
ORDER OF

SF PLANNING DEPARTMENT

\$ 081.<sup>00</sup>

SIX HUNDRED EIGHTY ONE <sup>100</sup>/<sub>100</sub>

DOLLARS

Security features  
are included.  
Details on back.

BANK OF AMERICA

NOT TO EXCEED \$2500  
OR DEPOSIT ONLY

W

FOR

35 VENTURA CEQA APPEAL

MP

**From:** [Brian O'Neill](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#)  
**Subject:** Appeal Withdrawal - 35 Ventura Avenue (Case No. 2016-013505ENV)  
**Date:** Thursday, November 4, 2021 2:30:03 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Sir or Madam,

Our office represents the appellants, Tom and Kari Rocca, in the California Environmental Quality Act appeal of the Categorical Exemption determination for the project at 35 Ventura Avenue (Case No. 2016-013505ENV). The appellants have reached an agreement with the project sponsors and hereby withdraw their appeal. Please confirm receipt of this withdrawal request.

Thank you,  
Brian

Brian O'Neill  
Zacks, Freedman & Patterson, PC  
**Please note our new address:**  
601 Montgomery Street, Suite 400  
San Francisco, CA 94111  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
Email: [brian@zfplaw.com](mailto:brian@zfplaw.com)  
[www.zfplaw.com](http://www.zfplaw.com)

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "Ryan Patterson"; [memiranda\\_wong@yahoo.com](mailto:memiranda_wong@yahoo.com); [Denise Leadbetter](#); [Leadbetter Law](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Taylor, Michelle \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** PROJECT SPONSOR RESPONSE BRIEF: Appeal of CEQA Determination of Exemption from Environmental Review - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Friday, October 1, 2021 5:13:32 PM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has received the following response brief from Denise A. Leadbetter of Law Offices of Denise A. Leadbetter, on behalf of the project sponsors Jennifer Wong and Michael Miranda for the appeal of CEQA Determination of Exemption from Environmental Review for the proposed 35 Ventura Avenue project. The brief was received after the compilation of, and is not included in, the hearing's agenda packet for the October 5, 2021, Board meeting

[Project Sponsor Response Brief – September 30, 2021](#)

**The hearing for this matter is scheduled for 3:00 p.m. special order before the Board on October 5, 2021.**

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



**From:** [Leadbetter Law](#)  
**To:** [Board of Supervisors, \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Cc:** [Denise Leadbetter](#)  
**Subject:** Case No. 2016-013505APL - Respondents" Reply Brief  
**Date:** Friday, October 1, 2021 5:03:58 PM  
**Attachments:** [2021.10.01 RESPONDENT"S REPLY BRIEF.pdf](#)

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Clerk of the Board of Supervisors,

Attached please find Respondents' Reply Brief in opposition to the above-titled appeal. If you have any issues opening or downloading the document, please let me know.

Best,

Shoshana Raphael, Esq.  
Law Offices of Denise A. Leadbetter  
The Flood Building  
870 Market Street, Suite 450  
San Francisco, CA 94102  
Tel: 415.408.6044  
Fax: 415.449.3670  
[Email: shoshana@leadbetterlaw.com](mailto:shoshana@leadbetterlaw.com)

Website: <https://avanan.url-protection.com/v1/url?o=www.LeadbetterLaw.com&g=M2VmYTdiMzUxMjAyOWQ4NQ==&h=MTEwMGEwMDhkODJlMTQ2YmYwOTUyYTk0YTgyNWMyZmVlZWwNjhjYmU3ODY3NTJhMGIxMzI0ZmYxNWY2MjQ0MQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvOmJmNGNkYjUyMTIxMjBhYTVkMTcwZWZmODIxZmVlZmUzOnYx>

The information contained in this e-mail message may be privileged, confidential, and protected from disclosure. If you are not the intended recipient, any further disclosure or use, dissemination, distribution or copying of this message or any attachment is strictly prohibited. If you think that you have received this e-mail message in error, please e-mail the sender at the above address, and delete the e-mail. Thank you very much.

Denise A. Leadbetter, Esq.  
Law Offices of Denise A. Leadbetter  
870 Market Street, Suite 450  
San Francisco, CA 94102  
Tel: (415) 713.8680  
Fax: (415) 449.3670  
Email: Denise@LeadbetterLaw.com

October 1, 2021

President Shamann Walton and Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102  
Via Clerk of the Board of Supervisors  
bos.legislation@sfgov.org  
bos@sfgov.org

Re: 35 Ventura Avenue  
Case No.: 2016-013505APL  
Respondent's Reply to Additional Materials Submitted by Appellants

Dear President Walton and Supervisors:

This office represents Respondents Jennifer Wong and Michael Miranda (“Respondents”), long-time residents of 35 Ventura Avenue (the “Subject Property”). Please allow this letter to serve as a response to Appellants Tom and Kari Rocca’s Supplemental Materials.

Appellants have taken great pains to expound on their claims that Planning Department, through a lack of diligence, failed to recognize the Subject Project as a contributor to the Forest Hills Historic District. This is deliberate misdirection on Appellants’ part in order to utilize public resources to stop their next-door neighbor’s modest addition because Appellants simply do not like it.

#### I. Appellants’ Allegations of Unpermitted Work Are False.

In furtherance of what can only be described as personal animosity against my clients, Appellants have repeatedly claimed that Respondents have performed unpermitted work at the Property resulting in a loss of status as a contributor. They further contend that Respondents should be punished for performing unpermitted work to discourage developers from deliberately removing historic elements without permits in order to destroy historic status. They even claim that the Planning Department turned a blind eye, alleging that “The Department also failed to analyze the cumulative impact of past unpermitted development that occurred at the property.” (Response, p. 1.) However, it is not the responsibility of the Planning Department now to analyze construction from the past.

It is not the role of CEQA to punish unpermitted work. CEQA analysis does not give preference to permitted work versus unpermitted work; it considers only existing conditions. Regardless, **the work here was permitted**. Plans from 2003, attached hereto at Exhibit H, clearly show the addition of the portico to the front entry – the most impactful of the allegedly unpermitted alterations. The corresponding permit, attached hereto as Exhibit I, shows that the Planning

Department approved of the issuance of the permit “per plans”. The addition of the portico was indeed permitted and approved by the Planning Department (among other changes to the street-facing side of the Subject Property).

Appellants simply did not do their homework. Plans associated with the permitted remodels at the Subject Property over the course of the last 35 years are publicly available from the Department of Building Inspection. If they chose, Appellants could have requested the plans and confirmed for themselves whether the alterations they complain of were permitted. They chose not to do so, assumed the worst, and thus needlessly accuse Respondents of malfeasance. Appellants’ allegations to the contrary are an attempt confuse the issues. Certainly, developers performing unpermitted work on historic houses is certainly a hot topic in our City at the moment. But it is wholly irrelevant and inapt here.

Similarly, Appellants rather audaciously attempt to raise issues of social equity with regard to this Project. They claim that the Forest Hills Historic District “is a group of middle-class dwellings, not a group of homes for wealthy persons” and imply that Forest Hills is or was “a working-class neighborhood.” (Supplemental Information, p. 5.) Nothing could be further from the truth. The HRE notes, “Forest Hill is an affluent residential neighborhood” and always has been. “According to the original permit application, the cost of the house was \$7,400 – a relatively high amount for the Depression, but not all that high for affluent Forest Hill.” (HRE, pp. 17 and 22.) This is another red herring. This appeal is about Appellants and their own personal interests in the home they purchased next to Respondents.<sup>1</sup>

## II. The Relevant Resource for Analysis is the Forest Hills Historic District.

Appellants devote much attention to the Subject Property’s status as a contributor. Certainly, the Planning Department adequately analyzed the data to determine that the subject property is not a contributor to the Forest Hills Historic District. The Respondents and the Planning Department itself have highlighted in earlier submission to the Board why alterations to the Subject Property could lead the HRE to conclude that the Subject Property is a contributor and simultaneously the Planning Department could reasonably find otherwise on the basis of the same facts. (Not to mention that that the Planning Department is not bound by the findings of any HRE.) However, the determinative issue is not whether the Subject Property is a contributor; it is ***whether the Project is compatible with the historic district.***

Appellants’ contention that the Planning Department did not consider the Project’s impact on the Forest Hills Historic District is unsupported. The CatEx itself clearly states:

The proposed project is in conformance with the Secretary of the Interior’s Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be would be [sic] of its own time and is consistent with the size, scale, massing, and materials of the existing [structure].

Appellants may not like the Department’s conclusion, but that does not mean it did not conduct an analysis of the Project.

Appellants further assert that “The Department also failed to analyze the cumulative impact of past unpermitted development that occurred at the property.” (Response, p. 1.) They cite to

---

<sup>1</sup> It should be noted that Appellants purchased their home for \$2,155,000 in 2013, before performing extensive renovations.

Section 15300.2(b) of the CEQA guidelines which, states that a CatEx is “inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” (Response, p. 5.) The Department was not required to do so. The permitted changes to the Subject Property were not of the same type and were not closely related in time. It is a logical leap to contend, as Appellants do, that two separate remodel projects from thirty and fifteen years ago respectively must be included in the analysis of the current Project under CEQA.

Appellants have argued that the Project “may” have an impact on the historic district, citing to Secretary of the Interior’s Standards for Rehabilitation. (Appeal Letter, p. 3.) As the HRE notes,

Conformance with the Rehabilitation Standards does not determine whether a project would cause a substantial adverse change in the significance of a historical resource under CEQA. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than significant adverse impact on a historical resource. (HRE, p. 34.)

These are guidelines, not rules, and are not determinative. Overall, the HRE (and the Department) found that the Project would not have a substantial adverse impact on the Forest Hills Historic District because Forest Hills is a large historic district (650 homes) and the Project is consistent with the district.<sup>2</sup>

### III. Conclusion

Appellants’ arguments are misdirection. Respondents have proposed a thoughtful Project, in keeping with their beloved historic neighborhood. Appellants have personal reasons to oppose this Project; they used enough of the City’s resources to accomplish their personal goals. Respondents respectfully request that the Board of Supervisors deny this appeal and allow the Project to proceed forward.

Respectfully submitted,

*Denise A. Leadbetter*

Denise A. Leadbetter

### Exhibits:

H) Plans associated to Permit #200312031546 (excerpts from complete plan set)

I) Permit #200312031546

---

<sup>2</sup> All properties within Forest Hill are also subject to the Forest Hills CC&Rs, clearly requiring compliance of further Architectural Design review. Appellants are aware of these restrictions; Tom Rocca is the currently the Pr3sident of the Forest Hills Homeowners’ Association.

-- EXHIBIT H --

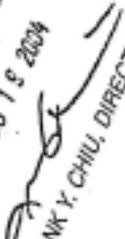
-- EXHIBIT H --

COPY

STRUCTURAL CALCULATION FOR:

ADDITION  
35 VENTURA AVENUE  
SAN FRANCISCO, CA

**APPROVED**  
DEPARTMENT OF BUILDING INSPECTION  
AUG 18 2004

  
FRANK Y. CHIU, DIRECTOR

FINAL PLANS  
REVISION

JUL 19 2004

SITE PERMIT ADDENDUM  
FOR CONSTRUCTION OF:  
SINGLE ADDENDUM (S1)

REPORT PREPARED BY:  
SANTOS & URRUTIA, INC.  
STRUCTURAL ENGINEERS  
2451 HARRISON STREET  
SAN FRANCISCO, CA 94110  
Phone (415) 642-7722  
Fax (415) 642-7590



REVISION: July 6, 2004

APPLICATION # 2003/12/03/1540  
ADDITIONAL PGS: 36 & 37 S1/R1

S & U JOB#: 5329

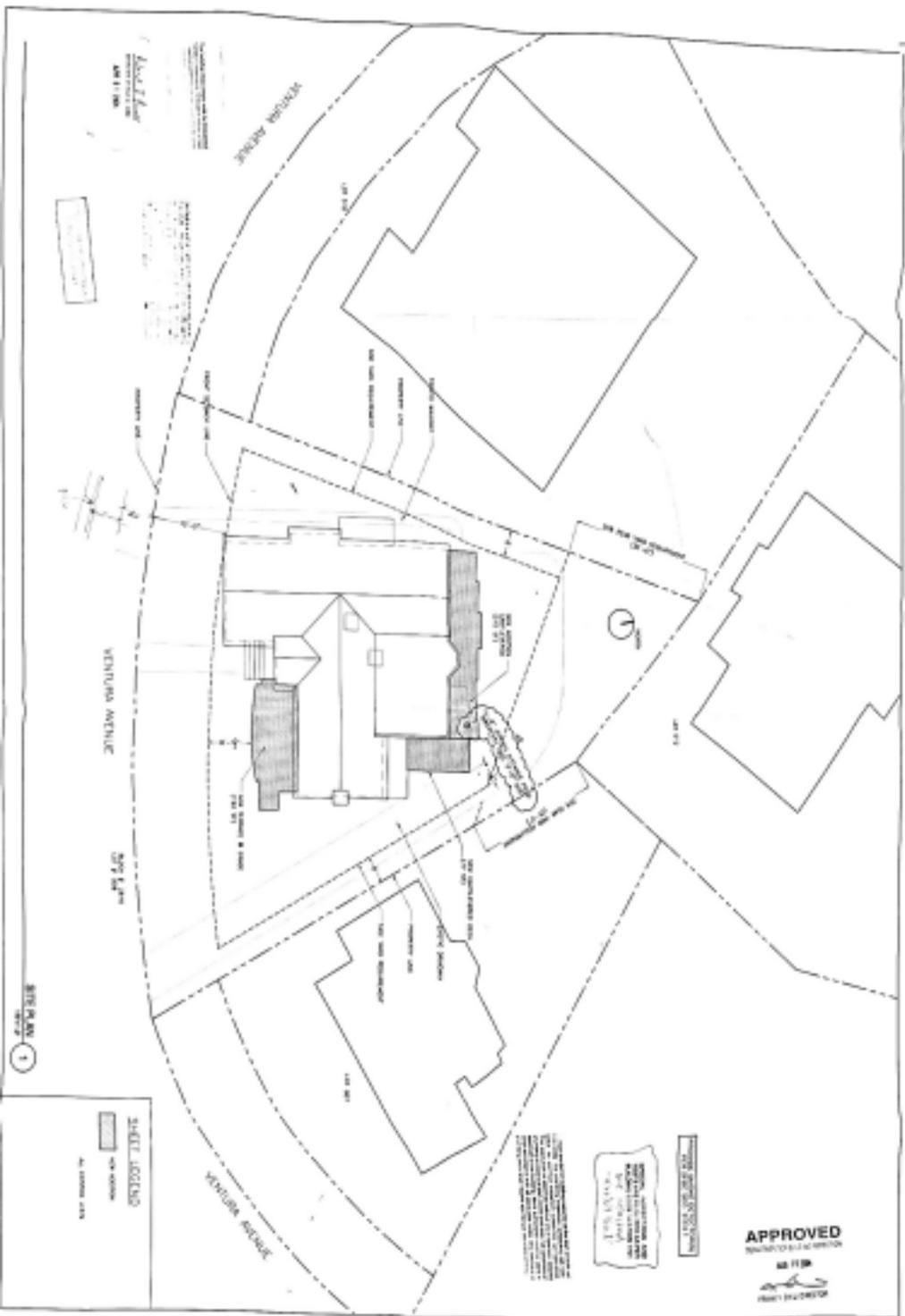
DATE: July 6, 2004

PAGES: 37

APPROVED: July 13, 2004

ADDITIONAL PG. 38

2003/12/03/1540-S1-R3



SHEET PLAN 1

**SHEET LEGEND**

EXISTING  
 PROPOSED  
 AS SHOWN ON THIS SHEET

SITE PLAN  
10

**WONG RESISTANCE**

**Kid & Power**

20 AMERICAN STREET  
 SAN FRANCISCO, CA 94104  
 (415) 774-1111  
 WWW.KIDANDPOWER.COM

**PERMITS**

1. CITY OF SAN FRANCISCO  
 2. COUNTY OF SAN FRANCISCO  
 3. STATE OF CALIFORNIA  
 4. FEDERAL GOVERNMENT

DATE: 12/03/15  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**APPROVED**

SUBMITTED TO THE BOARD OF SUPERVISORS  
 12/03/15  
 [Signature]  
 COUNTY ENGINEER

[Stamp: PUBLIC WORKS DEPARTMENT]  
 [Stamp: SAN FRANCISCO]

2003/12/03/1546/5/





**APPROVED**  
 DEPARTMENT OF BUILDING INSPECTION  
 AUG 19 2004  
 FRANK Y. CHIU, DIRECTOR

**FINAL PLANS**  
 MAR 31 2004  
 SITE PERMIT ADDENDUM FOR CONSTRUCTION OF: SINGLE ADDENDUM (S1)

REV.	DATE	DESCRIPTION	BY	CHK.
3/31/04		RESPONSE TO PLANCHECK #1	TK	KCS
12/02/03		SUBMITTED - SITE PLANNING PERMIT	TK	KCS



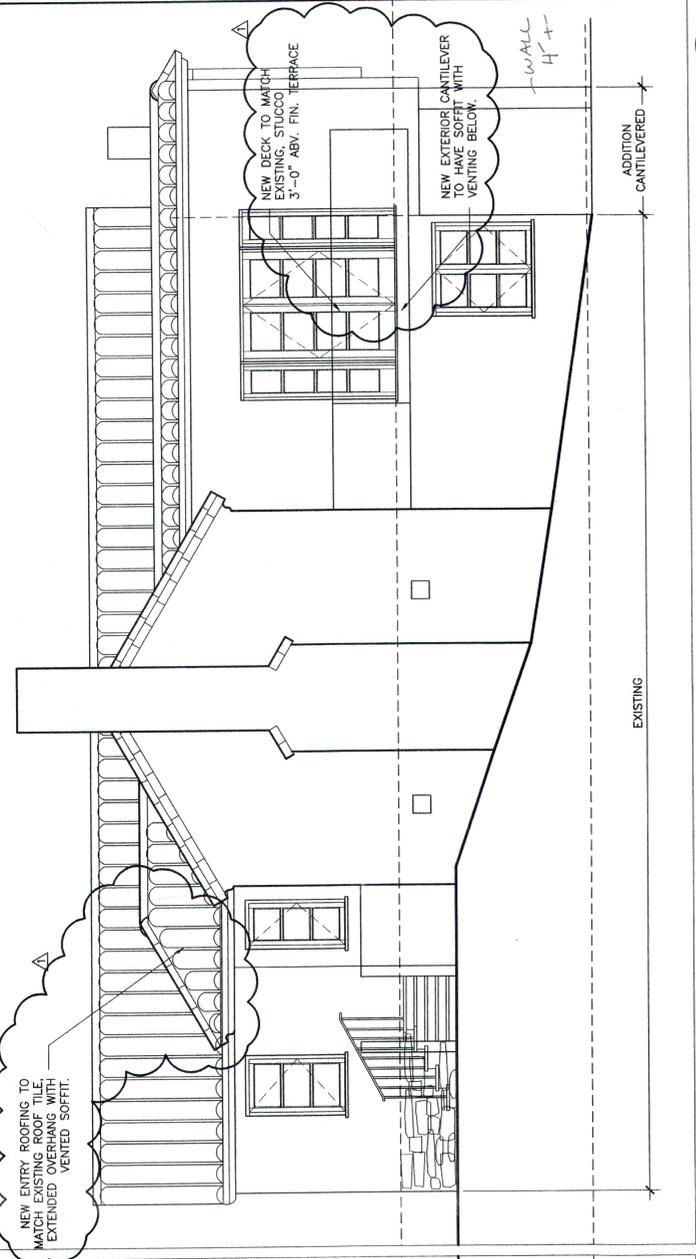
*Karl G. Smith*

WONG RESIDENCE  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CA 94116

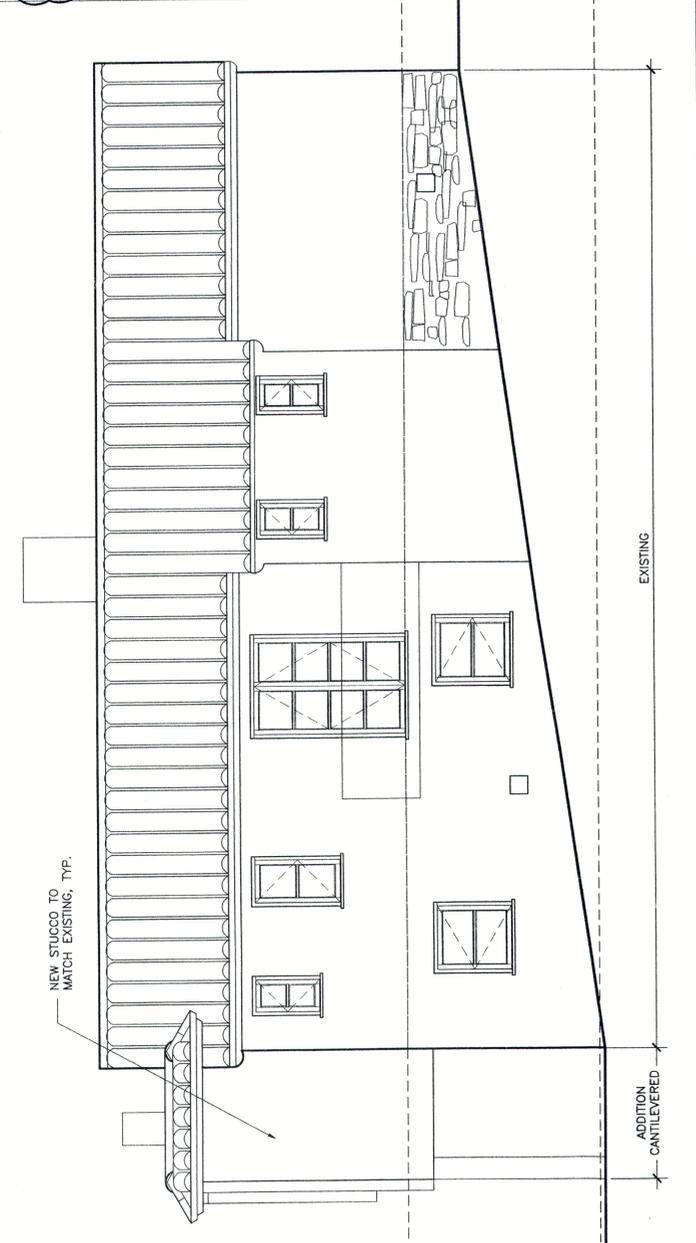
APPROVED:  
 CHECKED BY:  
 DRAWN:  
 JOB: 200338  
 SCALE: 1/4" = 1'-0"

ELEVATIONS

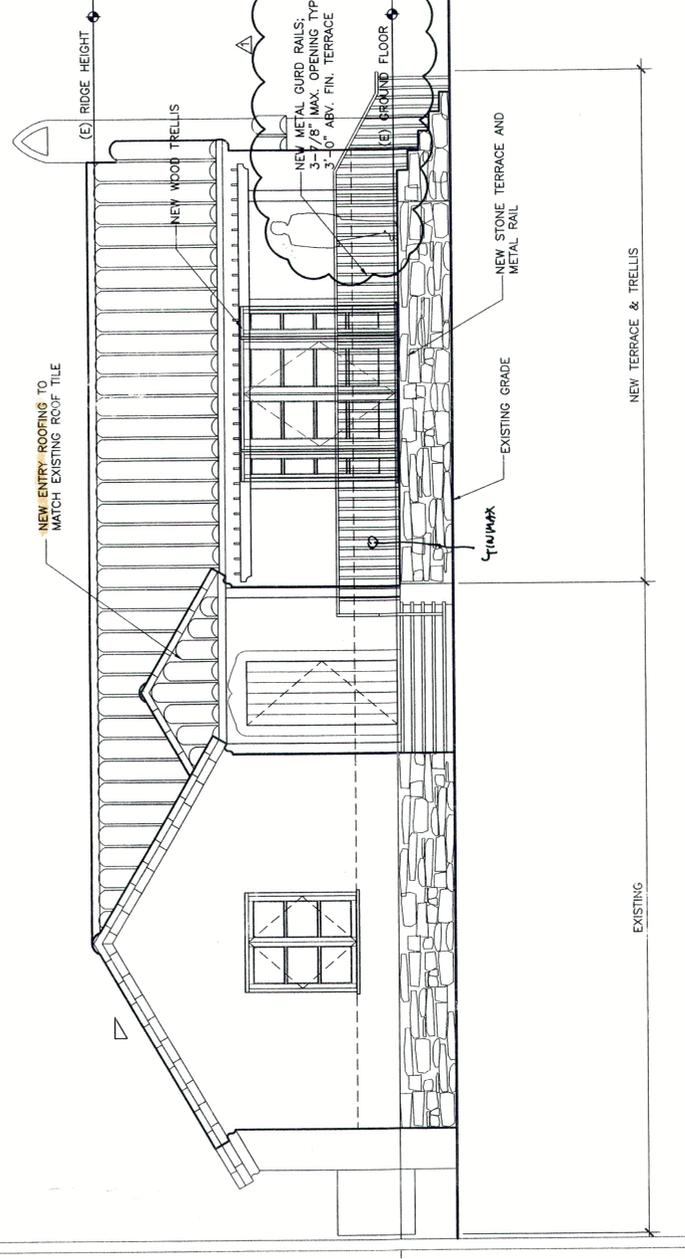
**A-8.01**



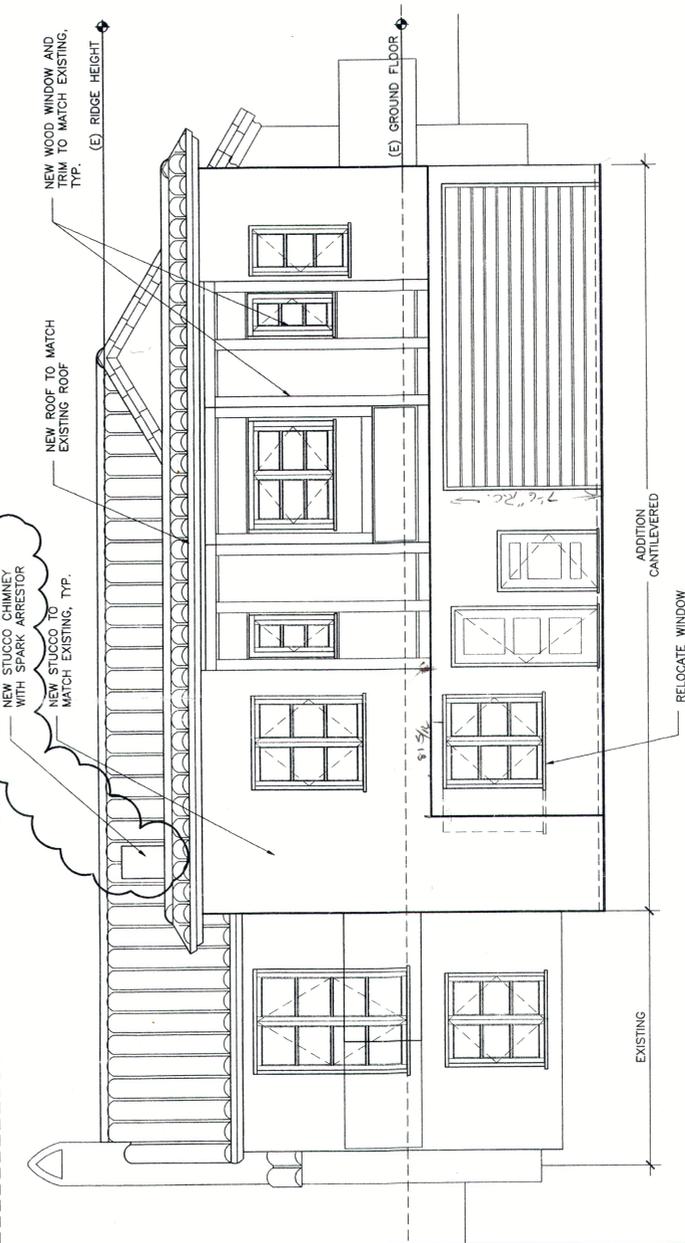
**ELEVATION EAST**  
 1/4"=1'-0"  
 3



**ELEVATION WEST**  
 1/4"=1'-0"  
 4



**ELEVATION SOUTH**  
 1/4"=1'-0"  
 1



**ELEVATION NORTH**  
 1/4"=1'-0"  
 2

ELEVATION NOTES SHEET NOTES



-- EXHIBIT I --

-- EXHIBIT I --

OFFICIAL COPY



BUILDING ENLARGEMENT APPROVED DEPARTMENT OF BUILDING INSPECTION AUG 19 2004

SITE PERMIT DEC 02 2003 THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK SHALL BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

BLDG. FORM 318 AUG 1 2004 NOV 23 2004 APPLICATION NUMBER 2003/12/03/154455 APPROVAL NUMBER: OSHA APPROVAL RECORD

APPLICATION FOR BUILDING PERMIT, ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 8 [ ] OVER-THE-COUNTER ISSUANCE

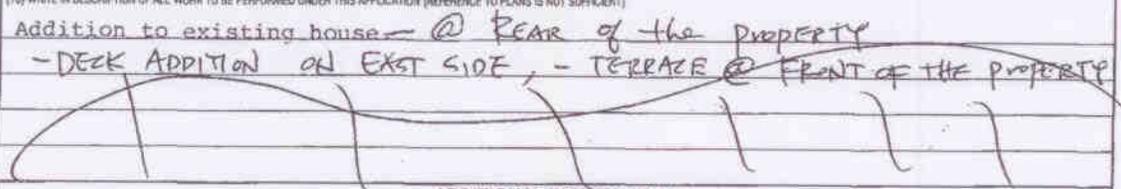
2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 12/02/2003 FILING FEE RECEIPT NO. 341493 (33 FEE) (1) STREET ADDRESS OF JOB 35 Ventura Ave. BLOCK & LOT 2816 & 008 PERMIT NO. D33696 ISSUED 8-19-04 (2A) ESTIMATED COST OF JOB \$100,000. (2B) REVISED COST: \$120,000.00 DATE 1/1/04

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING (14) TYPE OF CONSTR. 5 (15) NO. OF STORIES OF OCCUPANCY 1 (16) NO. OF BASEMENTS AND CELLARS 1 (17) PRESENT USE: Single/residential (18) OCCUP. CLASS R-3 (19) NO. OF DWELLING UNITS 1 DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (14) TYPE OF CONSTR. 5 (15) NO. OF STORIES OF OCCUPANCY 1 (16) NO. OF BASEMENTS AND CELLARS 1 (17) PROPOSED USE (LEGAL USE) Single Residential (18) OCCUP. CLASS R-3 (19) NO. OF DWELLING UNITS 1 (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES [ ] NO [X] (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [ ] NO [X] (12) ELECTRICAL WORK TO BE PERFORMED? YES [ ] NO [X] (13) PLUMBING WORK TO BE PERFORMED? YES [ ] NO [X] (14) GENERAL CONTRACTOR Unknown at this time (15) OWNER - LESSEE (CROSS OUT ONE) Jennifer Wong 35 Ventura Ave. SF, CA. 94116 BTRC# 415.661.3768 (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Addition to existing house - @ REAR of the property - DECK ADDITION ON EAST SIDE, - TERRACE @ FRONT of the property



ADDITIONAL INFORMATION (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [ ] NO [X] (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES [X] NO [ ] (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA 484 SQ. FT. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [ ] NO [X] (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [ ] NO [X] (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES [ ] NO [X] (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [ ] NO [X] (25) ARCHITECT OR ENGINEER (DESIGN [ ] CONSTRUCTION [ ]) Brayton Hughes + Smith Architectural Studio 639 Howard St. C8835 (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 60" in any wire containing more than 750 volts See Sec 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to the department for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX: [ ] OWNER- [X] ARCHITECT [ ] LESSEE [ ] AGENT [ ] CONTRACTOR [ ] ENGINEER APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. ( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: Policy Number: ( ) III. The cost of the work to be done is \$100 or less. (X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau. Signature of Applicant or Agent: Karl G Smith Date: 12/2/03

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

PROVIDE SMOKE DETECTOR(S) PER SFBC SEC. 310.9.1

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: [Signature] DATE: APR 01 2004  
REASON: [Blank]  
NOTIFIED MR. [Blank]

Robert J Power  
ROBERT POWER, DBI  
APR 01 2004

APPROVED: [Signature] DATE: [Blank]  
REASON: [Blank]  
NOTIFIED MR. [Blank]

FOR SINGLE FAMILY USE ONLY

Sara Velhe 2/17/04

DEPARTMENT OF CITY PLANNING

APPROVED: [Blank]

N/A

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: [Blank]

[Signature]  
By JAMES ZHANG, DBI

Wood

AUG 13 2004

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

APPROVED: [Blank]

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701

[Signature]  
DAVID PANG, DBI

JUN 08 2004

[Signature]  
DAVID PANG, DBI

AUG 02 2004

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED: [Blank]

N/A; Applicant refused Street Space; All Construction Staging shall be inside the property. EPT 8/13/04

BUREAU OF ENGINEERING

APPROVED: [Blank]

N/A

DEPARTMENT OF PUBLIC HEALTH

APPROVED: [Blank]

REDEVELOPMENT AGENCY

APPROVED: [Blank]

[Signature]

HOUSING INSPECTION DIVISION

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments [Blank]

OWNER'S AUTHORIZED AGENT [Signature]

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.			
35 VENTURA AV		2816/008	200312031546			
OWNER NAME			TELEPHONE			
WONG JENNIFER			(415)661-3768			
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRATION DATE	
\$100,000	12/03/03	ISSUED	08/19/04	200312031546	08/19/05	
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3	5	R-3	2	1	1	13
CONTACT NAME			TELEPHONE			
			13 BID-INSP			
DESCRIPTION/BLDG. USE			OTHER DESCRIPTION			
1 FAMILY DWELLING			ADD TO EXIST HOUSE AT REAR OF THE PROPER TY-DECK ADDITION ON EAST SIDE-TERRACE AT			
SPECIAL INSPECTIONS?	YES	FIRE ZONE	NO			
SPECIAL USE DISTRICT		TIDF	NO			
		PENALTY	NO			
NOTES:			COMPLIANCE WITH REPORTS			

9003-15

PERMIT INSPECTION RECORD  
DEPARTMENT OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO  
- BUILDING INSPECTION JOB CARD

OFFICIAL COPY



DATE	BUILDING INSPECTORS JOB RECORD
1/04/05	ok to pour by C.S.
4/14/05	shear wall ok by C.S.
6/28/05	mechanical ok by C.S.
8/08/05	R/F ok to cover by C.S.
8/31/05	S/R wall ok by C.S.
11/10/05	ok to pour by C.S.
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
7/20/06	<input checked="" type="checkbox"/> FINAL EXPIRE 106.4.4
/ /	
/ /	By
/ /	Darlene Hartley, DBI

WORK COMPLETED. FINAL CERTIFICATE ISSUED

APP. NO. 200312031546

BUILDING INSPECTOR

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "Ryan Patterson"; [memiranda\\_wong@yahoo.com](mailto:memiranda_wong@yahoo.com); [Denise Leadbetter](#); [Leadbetter Law](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Taylor, Michelle \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** APPELLANT RESPONSE BRIEF: Appeal of CEQA Determination of Exemption from Environmental Review - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Thursday, September 30, 2021 4:36:38 PM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has received the following supplemental information from Ryan Patterson of Zacks, Freedman & Patterson PC, on behalf of the appellants Tom and Kari Rocca for the appeal of CEQA Determination of Exemption from Environmental Review for the proposed 35 Ventura Avenue project.

[Appellant Response Brief – September 30, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



**From:** [Chandni Mistry](#)  
**To:** [BOS Legislation](#), (BOS); [ChanStaff](#) (BOS); [Haney, Matt](#) (BOS); [MandelmanStaff](#), (BOS); [Mandelman, Rafael](#) (BOS); [Mar, Gordon](#) (BOS); [MelgarStaff](#) (BOS); [Peskin, Aaron](#) (BOS); [Preston, Dean](#) (BOS); [Ronen, Hillary](#); [Safai, Ahsha](#) (BOS); [Stefani, Catherine](#) (BOS); [Walton, Shamann](#) (BOS)  
**Cc:** [Ryan Patterson](#); [Brian O'Neill](#); [Lew, Lisa](#) (BOS); [Wong, Jocelyn](#) (BOS); [Calvillo, Angela](#) (BOS)  
**Subject:** 35 Ventura (Case No. 2016-013505ENV) Appellant's Response Brief  
**Date:** Thursday, September 30, 2021 4:15:42 PM  
**Attachments:** [2021.09.30 35 Ventura Response Brief - Executed.pdf](#)

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

Please find attached Appellant's Response Brief for Case No. 2016-013505ENV (35 Ventura). Kindly confirm receipt of this submission.

Kind regards,

Chandni Mistry  
Administrative Assistant  
Zacks, Freedman & Patterson, PC  
601 Montgomery Street, Suite 400  
San Francisco, CA 94111  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

**PLEASE NOTE THAT ZACKS, FREEDMAN & PATTERSON HAS MOVED. EFFECTIVE MARCH 9, 2021, OUR NEW ADDRESS IS:  
ZACKS, FREEDMAN & PATTERSON, PC  
601 MONTGOMERY STREET, SUITE 400  
SAN FRANCISCO, CA 94111  
PHONE, FAX AND EMAIL ADDRESSES REMAIN THE SAME.**

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

# ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

601 Montgomery Street, Suite 400  
San Francisco, California 94111  
Telephone (415) 956-8100  
Facsimile (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

September 30, 2021

**VIA E-MAIL**

President Shamann Walton and Supervisors  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, Ca. 94102-4689

Re: Appellant's Response Brief  
35 Ventura Avenue (Case No. 2016-013505ENV)  
California Environmental Quality Act (CEQA) Categorical Exemption Appeal

Dear President Walton and Supervisors:

Our office represents Tom and Kari Rocca, fourth generation San Francisco natives and 15-year residents of the California Register-Eligible Forest Hill Historic District. We submit this letter in response to the project sponsor's brief in the Categorical Exemption (CatEx) appeal for the proposed project at 35 Ventura Avenue (Case No. 2016-013505ENV).

The project sponsor erroneously asserts that there is no supporting evidence to suggest the subject property is a historical resource and therefore no CEQA review is necessary. To the contrary, the Planning Department previously identified the property as a "Category A" historical resource, and the project sponsor's own preservation expert concluded that "as a contributor to the Forest Hill Historic District, 35 Ventura Avenue is by definition a 'historical resource' under Section 15064.5(a) of CEQA." (HRE, p. 34.) The property was also recently reviewed by preservationist architect Michael Garavaglia, who concurs with the project sponsor's own preservationist that 35 Ventura is a contributor and therefore a historical resource governed by CEQA. (Exhibit A, p. 1.)

The Department, however, failed to identify the subject property as a historical resource and, because of this fundamental flaw, did not evaluate the project's impacts to a historical resource as required by law. The Department also failed to analyze the cumulative impact of past unpermitted development that occurred at the property. The Appellants therefore respectfully

request that the Board of Supervisors revoke the CatEx and require further environmental review.

**1. There is Substantial Evidence Demonstrating the Property is a Historical Resource.**

The project sponsor argues that the subject property is not a historical resource subject to CEQA review and therefore a CatEx cannot be revoked based on potential impacts to historical resources.<sup>1</sup> To the contrary, all evidence available to the Department confirms that the property is a historical resource, and section 1500.2 of the CEQA Guidelines states that that a CatEx “shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”

The Department previously identified the property as a “Category A” Historic Resource, and Preservation Bulletin 16 states that Category A properties *shall be presumed* to be a historical resource unless there is a preponderance of evidence demonstrating otherwise. All available evidence, including the property’s location within the core of the California Register-eligible Forest Hill Historic District, the structure’s construction during the District’s period of significance, and the HRE that was completed for the project, establish the presumption that the project site is a historical resource. The project sponsor incorrectly states that the HRE was “equivocal” in whether the subject property is a contributor to the Forest Hill Historic District. The HRE repeatedly confirms the property is a contributor<sup>2</sup> and specifically states that “35

---

<sup>1</sup> The project sponsor appears to suggest that contributors are not historical resources within the meaning of CEQA. Section 15064.5(a) of the CEQA Guidelines defines a historical resource to include resources listed in, or determined to be eligible for listing in, the California Register of Historical Resources. With respect to contributors, the protected historical resource is the Historic District, and all contributors within a Historic District are analyzed under CEQA as part of the Historic District resource. (See Preservation Bulletin No. 16.) In this case, the historical resource is the California Register-eligible Forest Hill Historic District, and all contributors to the district, including 35 Ventura, must be evaluated pursuant to CEQA.

<sup>2</sup> The HRE states the following: “35 Ventura Avenue appears ineligible for individual listing in the California Register in part because it has been so heavily altered. On the other hand, the alterations are generally in keeping with the cottage’s original Mediterranean styling and the character of Forest Hill, meaning that it is still a contributor.” (HRE, p. 1); “35 Ventura Avenue is not a City Landmark but it is a contributor to the California Register-eligible Forest Hill Historic District.” (HRE, p. 3); “According to the Planning Department, 35 Ventura Avenue is a Category A “Known Historic Resource” as a contributor to the California Register-eligible

Ventura Avenue is by definition a “historical resource” under Section 15064.5(a) of CEQA.” (HRE, p. 34.) Preservationist architect Michael Garavaglia concurs with the project sponsor’s preservationist that 35 Ventura is a contributor and therefore a historical resource governed by CEQA. (Exhibit A, p. 1.) In sum, all available evidence confirms that the property is a historical resource.

## **2. The Planning Department Lacked Any Evidence to Determine the Property is Not Historical Resource**

Despite all available evidence demonstrating that the property is a contributor and therefore a historical resource, the Planning Department reached the opposite conclusion, without corroborating evidence. Mr. Garavaglia confirmed that the Department’s conclusions lacked proper analysis and that “it is difficult to determine how City Planning reached its determination that the HRE was incorrect.” (Exhibit A, p. 1.) The Department’s conclusions were based on the past alterations, but “[n]o further analysis regarding the nature or scope of the alterations, and their relation to the character-defining features, was provided in the HRER to support City Planning’s conclusions.” (*Id.*)

Both the project sponsor’s preservation expert and Mr. Garavaglia confirm that the past alterations retain the home’s original Mediterranean styling, reflect the character of Forest Hill, and therefore maintained the property’s contributor status. (HRE, p. 1; Exhibit A, p. 1.) Mr. Garavaglia further explains that the past permitted alterations were located at the rear low-impact area of the property, are not noticeable from the street, and the home still presents a one-story dwelling that reflects the range of representational types of the Forest Hill Historic District. (Exhibit A, p. 2.) Thus, even if the Department had thoroughly explained its analysis, the Department’s conclusion is not supported by the evidence.

---

Forest Hill Historic District. The analysis in this HRE upholds these findings but does not find the property individually eligible for the California Register” (HRE, p. 34); “Nonetheless, as a contributor to the Forest Hill Historic District, 35 Ventura Avenue is by definition a “historical resource” under Section 15064.5(a) of CEQA” (HRE, p. 34).

**3. The Department Did Not Evaluate the Project’s Impacts to Historical Resources and Constitutes a Failure to Proceed in the Manner Required by Law.**

Courts are clear that the failure to adequately discuss potential impacts is a procedural error, and the “omission of required information constitutes a failure to proceed in the manner required by law.” (See *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502.) Preservation Bulletin No. 16 states that there are two steps in the CEQA review process regarding potential historical resources. Step 1 is to determine whether the property is a historical resource, and Step 2 is to determine whether the project will have a substantial adverse change to the resource.

Here, the Department did not evaluate or discuss the potential impacts to historical resources because the Department failed to recognize the presence of a historical resource at all, despite all available evidence confirming the property is in fact a historical resource. The Department’s fundamental flaw in Step 1 of the CEQA process led to a failure to complete Step 2. The Department provided no discussion regarding the impact of the project to the Forest Hill Historic District. Mr. Garavaglia concluded the analysis was lacking, “leaving many questions about how a development project influences areas of the resource as a district.” (Exhibit A, p. 4.) The project doubles the massing and size of the existing dwelling within a historically working-class district where a “range of Middle-class homes must exist . . . to fully represent the wealth and design range of the District” and therefore “the loss of one of the more modest dwellings should be noted in the analysis.” (*Id.*)

The project sponsor incorrectly asserts that the Department did evaluate the potential impacts to the project because the Department concluded the project would not have an impact on the Forest Hill Historic District. But the reason the Department reached this conclusion is that it determined, without evidence, that the property is not a historical resource. The Department’s two-page analysis in the HRER focuses exclusively on Step 1 of the CEQA process (determining whether the property is a historical resource), and erroneously concludes that the property is not a historical resource. Therefore, the Department never reached Step 2 in the CEQA review process and failed to provide any analysis of the project’s potential impacts.

The Department failed to discuss or analyze the potential impacts of the project on historical resources, despite substantial evidence that the property is a historical resource, which

constitutes a failure to proceed in the manner required by law. Therefore, the CatEx must be revoked.

**4. The Planning Department Failed to Analyze the Cumulative Impact of Past Unpermitted Alterations.**

The past façade alterations that convey the historicity of the structure and are visible to the public were all completed without permits, including the application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of decorative window grilles, replacement of original windows, and replacement of a wood casement window with French doors. The project sponsors admit that they completed these significant unpermitted alterations “over time, in a manner consistent with the needs of a growing family.” (Response Brief, p. 5.) However, they argue that these unpermitted alterations to a historical resource should be ignored because the project sponsors, Jennifer Wong and general contractor Michael E. Miranda (Owner of MEMGC Construction Solutions, License #919055), did not perform the unpermitted alterations to “ ‘flip’ the home for profit.” (*Id.*)

Regardless of their motivations, Mr. Garavaglia confirms that, in his decades of experience, unpermitted work to historical resources are typically not ignored but “scrutinized by Planning and Building for the disposition of the work - whether it should remain or be removed.” (Exhibit A, p. 3.) In this case, he concludes that the unpermitted alterations should have received more scrutiny, and their removal should have been considered because the work is “easily reversible” and adversely impacted the original front porch that was a “premier character defining features of this home.” (*Id.*)

At a minimum, the Department was required to review the cumulative impacts of the unpermitted work, in addition to the proposed project. Section 15300.2(b) states that a CatEx is “inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” Section 15355 of the CEQA Guidelines defines a cumulative impact as “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.”

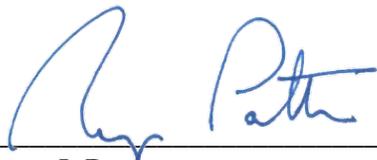
The impacts of the past unpermitted work at 35 Ventura were never evaluated pursuant to CEQA. Rather than evaluate the incremental impact of this past unpermitted work in conjunction with the current project as legally required, the Department instead concluded that the project was not a historical resource based on past unpermitted alterations. The Department's acceptance of these past unpermitted alterations and failure to analyze the cumulative impact constitutes a failure to proceed in the manner required by law. Therefore, the CatEx must be revoked.

### **Conclusion**

For unknown reasons and without supporting evidence, the existing cottage was not identified as a contributor to the Forest Hill Historic District – despite the HRE identifying it as a contributor. Therefore, the Department never completed Step 2 in the CEQA review process, and the project's adverse impacts to historical resources were not identified or evaluated. Additionally, the Department failed to analyze the cumulative impacts of past unpermitted alterations that adversely impacted one of the premier character-defining features of this historical resource. The Department's lack of analysis constitutes a failure to proceed in the manner required by law, and the CatEx must be revoked.

Respectfully Submitted,

ZACKS, FREEDMAN & PATTERSON, PC



---

Ryan J. Patterson

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "Ryan Patterson"; [memiranda\\_wong@yahoo.com](mailto:memiranda_wong@yahoo.com); [Denise Leadbetter](#); [Leadbetter Law](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Taylor, Michelle \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Determination of Exemption from Environmental Review - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Monday, September 27, 2021 11:11:45 AM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has received the following supplemental information from Ryan Patterson of Zacks, Freedman & Patterson PC, on behalf of the appellants Tom and Kari Rocca for the appeal of CEQA Determination of Exemption from Environmental Review for the proposed 35 Ventura Avenue project.

[Appellant Supplemental Information - September 24, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: BoS Hearing Supporting Materials - 35 Ventura  
**Date:** Monday, September 27, 2021 10:53:33 AM  
**Attachments:** [21.09.24 35 Ventura Appeal Lettter.pdf](#)

---

**From:** Chandni Mistry <chandni@zfplaw.com>  
**Sent:** Friday, September 24, 2021 4:14 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Brian O'Neill <brian@zfplaw.com>; Ryan Patterson <ryan@zfplaw.com>  
**Subject:** BoS Hearing Supporting Materials - 35 Ventura

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

Please find attached supporting documents to add to the file for Ventura. This is for the hearing that is scheduled for October 5<sup>th</sup>.

Thank you,

Chandni Mistry  
Administrative Assistant  
Zacks, Freedman & Patterson, PC  
601 Montgomery Street, Suite 400  
San Francisco, CA 94111  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

**PLEASE NOTE THAT ZACKS, FREEDMAN & PATTERSON HAS MOVED. EFFECTIVE MARCH 9, 2021, OUR NEW ADDRESS IS:  
ZACKS, FREEDMAN & PATTERSON, PC  
601 MONTGOMERY STREET, SUITE 400  
SAN FRANCISCO, CA 94111  
PHONE, FAX AND EMAIL ADDRESSES REMAIN THE SAME.**

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.



582 MARKET ST. SUITE 1800  
SAN FRANCISCO, CA 94104

T: 415.391.9633  
F: 415.391.9647

[www.garavaglia.com](http://www.garavaglia.com)

September 22, 2021

President Shamann Walton and Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, Ca. 94102-4689

Re: 35 Ventura Avenue  
Case No. 2016-013505ENV  
California Environmental Quality Act (CEQA) Categorical Exemption Appeal

Dear President Walton and Supervisors:

To date the review of this project includes a Historic Resource Evaluation (HRE) authored by VerPlank Historic Preservation Consulting, dated 10/1/18, with further analysis presented in the 11/8/18 Historic Resource Evaluation Response (HRER) prepared by the City of San Francisco's Planning Department. While the original architectural historian concluded that 35 Ventura maintained contributor status to the California Register eligible Forest Hill Historic District (FHHD), SF Planning disagreed and provided a Categorical Exemption for the proposed project - primarily a vertical and horizontal addition and other facade alterations. In our review we believe that 35 Ventura retains enough historical integrity of the original character defining features to maintain its contributor status. Therefore, we believe there were oversights on the part of the HRE and HRER and that further consideration should be given to two items. These include a justification of the basis for City Planning's determination that the property is no longer a contributing resource to the FHHD, and the review of the project in the HRE and HRER failed to thoroughly evaluate the impact of the loss of a contributing structure on the District.

#### **Reduction of Historical Integrity Resulting in Loss of Contributor Status**

The argument has been raised by City Planning that due to the number of remodeling projects that have occurred at the property over the years, the analysis in the Historic Resource Evaluation dated 10/01/18 incorrectly concluded that the home was still a contributor to the eligible Forest Hills Historic District. Planning states that "Most of the original character-defining features of 35 Ventura Avenue have been removed and/or modified in recent decades...". No further analysis regarding the nature or scope of the alterations, and their relation to the character-defining features, was provided in the HRER to support City Planning's conclusions. Therefore, it is difficult to determine how City Planning reached its determination that the HRE was incorrect and the property was longer a contributor.

The portions of the building and character-defining features that have not been altered include:  
Overall massing as seen from the street  
Stucco cladding and rolled cornice at gutterline

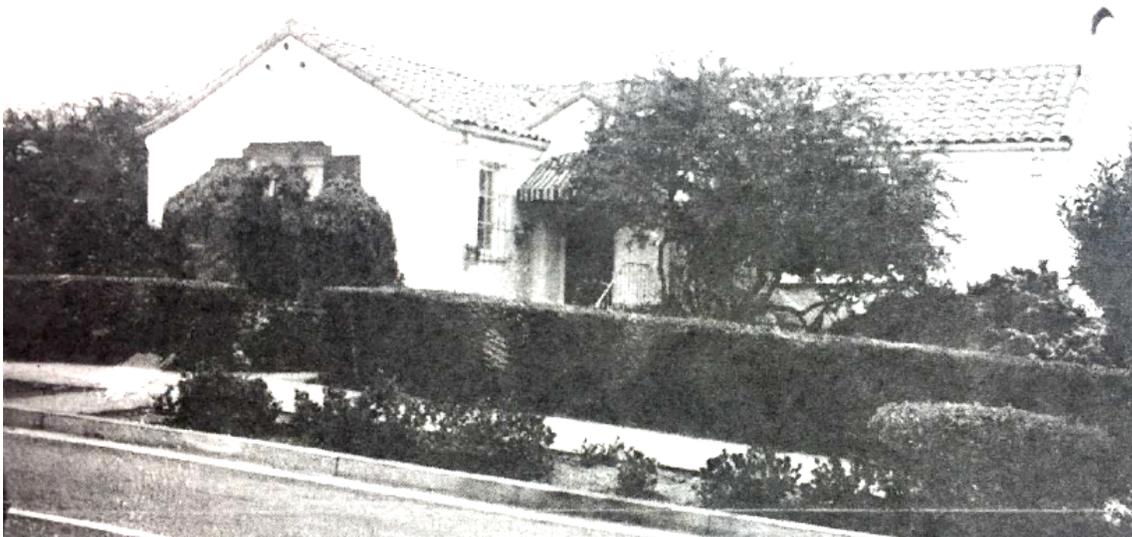
Chimney w/ reversible stone cladding (unpermitted)  
Window openings / decorative hoods  
Metal gutters and rain water leaders  
Original porch / entry (behind unpermitted reversible porch cover)  
Original front door  
Siting of the home in relation to the street  
Lush landscaping

A more complete evaluation of the changes that occurred to the property, especially the unpermitted work that is reversible, should be considered in the determination of contributor status of the property.

The property presents itself as a one story "cottage" but is in fact a two-story structure on a down-slope lot. The district has many up and down-slope lots with homes being placed on the lots to maximize floor area and to limit grading. The major exterior additions that have occurred to the home were located in the rear yard and are on the down-slope portion of the property. Additions implemented in this manner are generally compliant with the Secretary of the Interiors Standards for Rehabilitation as the addition is placed in a low impact area (tertiary facade) and not noticeable from the street. Also the major addition is generally compatible with the Mediterranean style of the home in shape, material, and fenestration. The home still presents as a one-story home from the street. We agree with the conclusions of the original architectural historian that the property still retains the cottage's original Mediterranean styling and reflects the character of Forest Hill and maintains its contributor status.

There was also work that was completed without planning review or building permits. This work was categorized by City Planning as "additional undocumented alterations occurred after 1977 including, application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors."

One of the premier character defining features of this home was its front porch and cover. Note in the photo the gable end of the original porch structure. A fabric awning provided cover from the elements before entering the front door.



The current home has an extended porch roof cover, hiding the original entry feature and focal point of this particular character-defining feature of this Mediterranean design. As seen in the following photo, the original entry, including the stucco clad gable end, is still present and unaltered. The inset front door also appears to be original and in keeping with the style. This roof extension is one of the items noted as being constructed without a permit. In our experience, most unpermitted work is scrutinized by Planning and Building for the disposition of the work - whether it should remain or be removed. Being this is an easily reversible condition (the original porch feature is present and undamaged) and premier character defining feature of this home, Planning should consider having the owner remove the constructed porch cover and return the Premier feature to its former condition.



Other projects that were completed without permits can be required to be reversed to their original configuration and can be reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation. Assuming that the Department's review and resulting determination of these reversal projects are in compliance is accurate, the building should still be eligible as a contributor to the FHHD.

The skylight is only visible from above the house and would not be a consideration for reduction of historical integrity nor would a garden shed at the rear of the property. The low walls and gates that were installed without a permit are minimally intrusive to the historic character of the site. Other properties in the district have similar site wall and gate features, which are also similar to the public way's landscape features such as entry gates, retaining walls, pedestrian stairs, etc.

Interior remodeling projects including code compliance and structural strengthening work are not relevant to the nature of the contributor status of this type of historic resource, especially as CEQA interpretations are applied - the work is either out of public view or minimally observed. Under proper review, the types of projects that have occurred to the home with permits can generally be considered compliant with the Standards for Rehabilitation and should not have affected the character-defining features of the resource.

Modifications of previous contemporary changes did not affect historic fabric so there was no further reduction of the historical integrity of the home from those projects.

### **Analysis of the Impact of the Development Project in the Eligible Forest Hills Historic District**

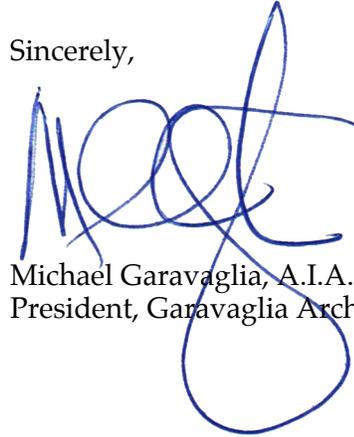
Another missing component of the impact analysis in both the HRE and the HRER for the project is THOROUGH consideration and analysis of the development project's effect on the larger historic resource - the Forest Hill Historic District. Only a topical and insufficient analysis was performed, leaving many questions about how a development project influences areas of the resource as a district. Having been determined eligible for the California Register under Criterion 1 Events and Criterion 3 Architecture, the FHHD is important as a middle-class community and an assembly of period revival homes of a variety of styles, eras, and sizes.

"Forest Hill is a historic district eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Architecture) at the local level as an early middle class community in San Francisco, as an example of the distinctive characteristics of a type and period, and as an area that possesses high artistic values (see draft Historic Context Statement, Gardens in the City: San Francisco Residence Parks, 1906- 1940, dated May 1, 2016.) Specifically, this eligible historic district is notable for the high concentration of early twentieth-century residences that were designed mostly in Revival architectural styles. The period of significance ranges from 1912 (earliest date of construction) to 1939 (latest date of construction related to Lang Realty Company)."

Consideration of the loss of one of the more modest dwellings should be noted in the analysis. The FHHD is a group of middle class dwellings, not a group of homes for wealthy persons. Thus there would be inclusion of more modest structures representing the range of wealth within the middle class. Imagine not finding homes in a working-class district to be potentially historic because they were too modest. The whole point of eligibility to a working class historic district is that it represents that segment of society. Thus a range of Middle-class homes must exist in the FHHD to fully represent the wealth and design range of the District.

A full review of the relevant information results in 35 Ventura still being a contributor to the FHHD. Thus we request that the project be re-reviewed for contributor status and that a full evaluation of the effects of the proposed project be completed for both the project's impacts to the contributor status of the home, and the development project's impact on the surrounding historic district.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Garavaglia', with a large, stylized flourish at the end.

Michael Garavaglia, A.I.A. LEED AP BD+C  
President, Garavaglia Architecture, Inc.

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "Ryan Patterson"; [memiranda\\_wong@yahoo.com](mailto:memiranda_wong@yahoo.com); [Denise Leadbetter](#); [Leadbetter Law](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Taylor, Michelle \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** PLANNING DEPARTMENT RESPONSE: Appeal of CEQA Determination of Exemption from Environmental Review - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Friday, September 24, 2021 4:21:15 PM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has received the following response from the Planning Department for the appeal of CEQA Determination of Exemption from Environmental Review for the proposed 35 Ventura Avenue project.

[Planning Department Response - September 24, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Best regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



# CATEGORICAL EXEMPTION APPEAL

## 35 Ventura Avenue

**Date:** September 24, 2021  
**To:** Angela Calvillo, Clerk of the Board of Supervisors  
**From:** Lisa Gibson, Environmental Review Officer – (628) 652-7571  
Michelle Taylor – michelle.taylor@sfgov.org - (628) 652-7352

**RE:** **Planning Case No. 2016-013505APL**  
**Appeal of Categorical Exemption for 35 Ventura Avenue**

**Hearing Date:** October 5, 2021  
**Attachment(s):** A - 35 Ventura Avenue Categorical Exemption and Preservation Team Review, dated November 8, 2018

**Project Sponsor:** Jennifer Wong  
**Appellant(s):** Ryan J. Patterson of Zacks, Freedman & Patterson, PC, on behalf of Tom and Kari Rocca.

## Introduction

This memorandum is a response to the letter of appeal to the Board of Supervisors (Board) regarding the Planning Department's (Department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA) for the proposed 35 Ventura Avenue Project (Proposed Project).

The Department, pursuant to Article 19 of the CEQA Guidelines, issued a categorical exemption for the Proposed Project on November 8, 2018 finding that the Proposed Project is exempt from CEQA as a Class 1 categorical exemption.

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 Proposed Project to the Department staff for additional environmental review.

## Site Description and Existing Use

The approximately 7,174 sq ft-square-foot Proposed Project site (Assessor's Block 2816 and Lot 008) is located on an irregularly shaped block bounded by Linares Avenue to the north and Castenada Avenue to the south, and Laguna Street to the west, and to the east a green space which separates the neighborhood from Laguna Honda

Boulevard. The property is in the Forest Hills neighborhood in the West of Twin Peaks area. The site is an irregular wedge-shaped lateral and down sloping lot approximately 114' wide x 107'-10" deep containing an existing one-story-over-garage, single family home. The Proposed Project site is within the Residential House, One-Family Detached (RH-1(D)) Zoning District and a 40-X Height and Bulk District.

The existing building was constructed in 1938 and is located within the boundaries of the California Register-eligible Forest Hills Historic District.

## **Project Description**

The Proposed Project proposes to construct a 1,453 square foot, second story vertical addition, a new covered deck and a bay window to an existing one-story-over-basement single-family home. The addition will result in a single-family residence measuring approximately 3,271 square feet.

## **Background**

The following is a brief summary of the relevant project background for the appeal of the categorical exemption issued on November 8, 2018 for the 35 Ventura Avenue Project.

On August 5, 2016, the Project Sponsor, Jennifer Wong, filed a building permit application for the Proposed Project with the Department of Building Inspection (DBI).

On October 18, 2016, the Project Sponsor filed a Project Application with the Department for its review of the Proposed Project described above.

On November 8, 2018, the Department issued a categorical exemption determination finding that the Proposed Project was categorically exempt under CEQA Class 1 - Alteration and Addition to an Existing Structure, and that no further environmental review was required.

On March 16, 2021, the Department issued neighborhood notification pursuant to Planning Code Section 311 for the Proposed Project under Building Permit Application #2016.0805.4402.

On April 15, 2021, Tom Rocca of 1 Ventura Avenue filed a request for discretionary review with the Department on the Proposed Project.

On July 29, 2021, the Planning Commission (Commission) denied the request for discretionary review at a public hearing (Planning Department Case No. 2016-013505DRP), which constituted the approval action for the Proposed Project under section 31.04(h) of the San Francisco Administrative Code.

On August 30, 2021, Ryan J. Patterson of Zacks, Freedman & Patterson, PC, on behalf of Tom and Kari Rocca, timely filed an appeal of the November 8, 2018 categorical exemption to the Board.

On September 3, 2021, the Office of the Clerk of the Board scheduled a hearing before the Board to hear the appeal on October 5, 2021.

## CEQA Guidelines

### Categorical Exemptions

In accordance with CEQA Section 21084(a), categorical exemptions apply to a list of classes of projects that were determined by the Secretary of the Natural Resources Agency not to have a significant effect on the environment. Projects that fit within the classes of projects defined in CEQA Guidelines sections 15300 to 15333 are exempt from further environmental review under CEQA.

CEQA Guidelines Section 15301:Existing Facilities, or Class 1, consists of the operation, repair, or minor alteration of existing public or private structures and facilities, including additions to an existing structure, provided that the addition will not increase by more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. (CEQA Guidelines Section 15301(e)).

The Proposed Project would add 1,453 square feet vertical addition to the existing 1,818 square foot single-family residence, and therefore fits within the scope of a Class 1 Categorical Exemption. Projects that may cause a substantial adverse change in the significance of a historical resource, however, cannot be exempted from CEQA (CEQA Sections 21084(e) and 21084.1; CEQA Guidelines Section 15300.2(f)). Per CEQA section 21084.1, a historical resource for the purposes of CEQA includes, among other things, a historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, as well as a resource included in a local register of historical resources, or determined to be a historic resource by the lead agency. As stated in CEQA Section 21084 and CEQA Guidelines Section 15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A substantial adverse change is defined as follows:

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project: (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing

Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Secretary Standards, 1995)<sup>1</sup>, Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

In determining the significance of environmental effects caused by a project, CEQA 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 Guidelines section 15064(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." The Guidelines further state that "substantial evidence" means "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (CEQA Guidelines Section 15384).

## Planning Department Responses

The concerns raised in the appeal letter are addressed in the responses below.

**Response 1: There is substantial evidence that the subject property is not an individually eligible historic resource and is not a Contributor to the Forest Hills Historic District.**

*The Department's conclusion that the subject property is not an individually eligible historic resource is supported by substantial evidence.*

The Appellant does not dispute the Department's finding that the subject property is not an individually eligible historic resource for inclusion in the California Register. In fact, the Appellant implies that significant alterations to the front of the property make it ineligible for individual listing on the California Register and acknowledges in the Appeal letter that the building is highly altered. Specifically, the Appellant notes that: "(t)he façade alterations... are visible to the public" and include "the application of flagstones to the original stucco chimney, construction of a nonhistorical portico at the front entrance, removal of decorative window grilles, replacement of original windows, and replacement of a wood casement window with French doors."

The information included below is a summary of the Department's evaluation process and context for the Department's findings.

The Proposed Project site is located on the east side of Ventura Avenue, in the northern portion of the Forest Hills neighborhood. The surrounding neighborhood consists of detached single-family homes predominantly constructed between 1910 and 1930s. The building located at 35 Ventura Avenue (existing building) was designed by local architect Edmund H. Denke in the Mediterranean Revival style and constructed in 1938. Since

---

<sup>1</sup>The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards) are federal standards used in the evaluation of projects proposed for historic properties in accordance with federal regulations. The Secretary Standards are used in making decisions about the identification, evaluation, registration, and treatment of historic properties. The list of 10 Rehabilitation Standards, published as the Secretary of the Interior's Standards, is aimed at retaining and preserving those features and materials that are important in defining the historic character of a resource. (Adapted from San Francisco Planning Department Bulletin No. 17.)

constructed, the subject property has undergone significant alterations, including (but not limited to) construction of two horizontal additions to accommodate a porch from the living room and a porch from the bedroom (1990), construction of a horizontal addition on the east elevation and terracing at the front of the property (2004), reconfiguration of the existing deck and installation of a skylight (2004), landscaping and extension of the existing deck (2005), and installation of wrought iron gates at pedestrian and driveway entrances in addition to legalization of the existing side yard fence, front garden walls, and garden/storage shed in the rear yard (2008). A visual inspection of the building suggests additional alterations include application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors.

The property information and history provided above is from Planning Department files and on research provided in the Historic Resource Evaluation (HRE) prepared by VerPlanck Historic Preservation Consulting (dated October 1, 2018). A consultant prepared HRE is required by the Planning Department when a project proposes a substantial change to an age-eligible property that has not been individually evaluated. The HRE provides information about a property's history and context to assist in the determination of whether that property is an historical resource for purposes of CEQA and to aid in the evaluation of the effects a proposed project may have on an historical resource, such as an eligible historic district.

Based on Department records and the HRE, Department staff prepared a Preservation Team Review (PTR) form, a formal evaluation document which determines whether a property is a historic resource and the potential impacts of a proposed project. In the PTR form for 35 Ventura Avenue, staff determined that the subject property is not individually eligible for inclusion in the California Register.<sup>2</sup> For a property to be considered eligible for listing in the California Register, it must be found significant under one or more of these four criteria: Criterion 1 (Events); Criterion 2 (Persons); Criterion 3 (Architecture); Criterion 4 (Information Potential). As outlined in the PTR form, Department staff determined that the subject property is not individually eligible under any of the four criteria, as it is not associated with any qualifying events or persons. Although designed by noted architect Edmund H. Denke, the building features a modest design that has undergone extensive alterations since construction. The review under Criterion 4, which applies mostly to archeological sites, was completed by the Department's archeological staff and the subject property was not considered eligible under this criterion. As such, the property is not a historic resource under CEQA, and the Proposed Project would not result in a significant impact to an individual historic resource. Therefore, the Proposed Project would not trigger an exception to the use of a categorical exemption under CEQA Section 15300.2 (e), Historical Resources.

*The Department's conclusion that the subject property is not a contributor to the Forest Hills Historic District is supported by substantial evidence.*

The Appellant contends that the Department has not provided sufficient evidence to justify its finding that the property is not a contributor to the California Register-eligible Forest Hills Historic District.

The information provided below substantiates the Department's conclusion that the subject property is not a contributor to the Forest Hills Historic District.

---

<sup>2</sup> Case No. 2016-013505ENV, 35 Ventura Avenue Preservation Team Review, dated November 8, 2018.

35 Ventura Avenue is located within the boundaries of the California Register-eligible Forest Hills Historic District, which the Department initially identified in 2016 as an architecturally cohesive collection of single-family homes that is part of an early twentieth century residential park development.<sup>3</sup> The District is distinguished by its residential park planning, including the curvilinear street pattern and cohesive architectural character, predominately in the Revival styles.

The information included below is a summary of the Department's evaluation process and it provides context for the Department's findings. Discussion of the Forest Hill neighborhood below is excerpted and adapted from the Historic Resource Evaluation for 68 Ventura Avenue and the *Draft Historic Context Statement, Gardens in the City: San Francisco Residence Parks, 1906-1940*:

Forest Hill was developed on part of the holdings of Adolph Sutro, whose heirs sold the land to the Residential Development Company (RDC) in 1910. RDC soon sold the tract to the Newell-Murdoch Realty Company. Construction began in 1912 in Forest Hill (north of Dewey Boulevard) and building began on Forest Hill Extension (south of Dewey Boulevard) on May 8, 1913. The land for Forest Hill was owned by the Newell-Murdoch Company. Newell-Murdoch actively advertised the creation and early sales of Forest Hill, claiming that they would incorporate the best features found in the residence parks in Chicago, Cleveland, Detroit, Boston, and New York, as well as artistic features from England and the Riviera. The Newell-Murdoch Realty Company was a partnership of Robert C. Newell and William C. Murdoch. Robert C. Newell (1878-1963).

Hoping to capitalize on their successful residential development of Thousand Oaks, Newell-Murdock hired the same architect, Mark Daniels, to design the new community of Forest Hill. Daniels had recently completed the master plan for Sea Cliff and Bel-Air in Beverly Hills. Rather than attempting to grid the streets over the hilly terrain, Daniels opted to allow the streets to wind naturally around the land's contours, using retaining walls as necessary. Daniels acknowledged that the winding streets were misleading to visitors but countered that the residents had no objections. Two arteries were provided (Pacheco and Magellan), with winding secondary streets adding a picturesque effect with the benefit of slowing traffic. Bernard Maybeck designed three houses within Forest Hill as well as the Forest Hill clubhouse during the 1910s. However, by March 1919, the residents of Forest Hill proved so dissatisfied with Newell-Murdoch's oversight of the tract that they took over the management of streets, sewers, and lighting from the company. The following year, the Lang Realty Company bought out the disengaging Newell-Murdoch Company and began planning, financing, and constructing new houses in Forest Hill. Lang Realty Company was a prolific, family-run development firm active in the Bay Area from 1915 through the 1950s. Throughout the 1920s, Lang Realty used Forest Hill to highlight their work, and opened a "San Francisco Model House" in the tract to showcase design features.

Marketed as "Real Estate, Insurance, and Home Builders," in the mid-1920s, during a peak period of construction, Lang Realty consisted of August Lang, sons August, Jr., William, and Rudolph Lang, and hired in-house architects, including W. E. Hughson and Harold G. Stoner, who designed whimsical houses in a range of Period Revival styles. Other homes were designed by individually commissioned architects in a variety of revival styles including Italian Renaissance Revival, French Renaissance Revival, Colonial Revival, Tudor Revival, Spanish-Colonial Revival, Moorish Revival, and Roman Beaux-Arts

---

<sup>3</sup> Case No. 2016-004294ENV, 68 Ventura Avenue Historic Resource Evaluation Response, dated November 28, 2016.

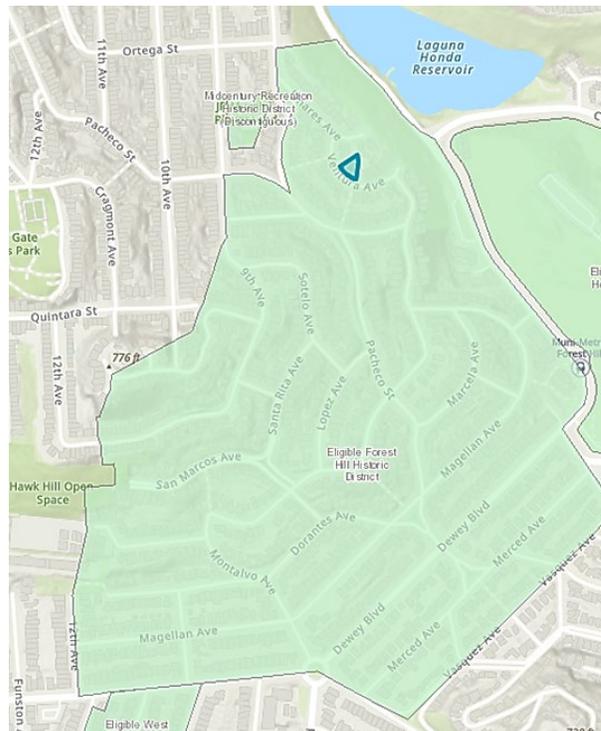
Revival. Morrow and Morrow designed what many consider to be the first Modern (International) Style house in San Francisco in 1933 at 171 San Marcos Avenue. During the 1920s and early 1930s, the Lang Realty Company constructed and sold several of the remaining lots within the Forest Hill neighborhood.

Forest Hill is a historic district eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Architecture) at the local level as an early middle-class community in San Francisco, as an example of the distinctive characteristics of a type and period, and as an area that possesses high artistic values. Specifically, this eligible historic district is notable for the high concentration of early twentieth-century residences that were designed mostly in Revival architectural styles. The period of significance ranges from 1912 (earliest date of construction) to 1939 (latest date of construction related to Lang Realty Company).

Character Defining Features associated with the California Register-eligible Forest Hills Historic District include:

- Single-family residence on large lots
- One- or two-story form and massing
- Front and side setbacks (landscaped)
- Stucco, brick or wood cladding
- Multi-lite, wood-sash windows
- Plaster or wood ornamentation
- Raised/open entryways
- Articulated roof form and
- Architectural features that contribute to the district's "picturesque" character.

The boundaries of the California Register-eligible Forest Hills Historic District identified through the CEQA historic preservation review process are roughly bounded by Laguna Honda Boulevard, Vasquez Avenue, Garcia Avenue, Kensington Way, Taraval Street, and 12th Avenue. The District boundaries are closely aligned with the original Forest Hills and Forest Hills Extension developments. The figure below shows the large size of the District and the location of the subject property in the District in teal.



After reviewing the HRE, permit history, and other supporting documents, the Department made the following determination in the PTR form:

*Although the building exhibits elements common among buildings within the district...[and] the subject property was constructed in the Mediterranean Revival style in 1938, during the eligible district's proposed Period of Significance of 1912-1939, the building has undergone extensive alterations. It is therefore determined that the subject building lacks the integrity to be considered a contributor California Register-eligible Historic District under Criteria 1 or 3.<sup>4</sup>*

Per CEQA Guidelines Section 15064.5 (b)(2) character-defining features [physical characteristics] of a historic resource are those characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources. While the subject property retains elements common to the district such as stucco cladding, siting, and generally massing, the change in materials (flagstones, windows), removal of details (grilles), extensive alterations to opening size, materials, and operation (doors and windows), and form (portico addition) diminish the property's ability to truthfully convey its connection to the historic district. A historic resource must possess historic significance and historic integrity. According to federal guidelines, Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. When properties retain integrity, they are able to convey their association with the significance of a historic resource, such as events, people, architecture, and information potential. Given the number of façade and material alterations to the building, Department staff finds that the building lacks historic integrity, specifically it no longer retains integrity of design, materials, and workmanship, and therefore would not be considered a contributor to the district. Therefore, as noted in the Preservation Team Response,

<sup>4</sup> Case No. 2016-013505ENV, 35 Ventura Avenue Preservation Team Review, dated November 8, 2018.

because of those extensive alterations and the resulting lack of integrity, Department staff has determined that the building is neither an individually eligible historic resource nor a contributor to the California Register-eligible Forest Hills Historic District.

Although the consultant-prepared HRE differs with Department staff's conclusions in the PTR form regarding whether the amount of alterations performed at the subject property resulted in a lack of integrity, the HRE does not dispute the number of changes to the building. In fact, the HRE does not definitively identify the subject property as a contributor to the Forest Hills Historic District, but rather notes that a case *could be made* that the property be considered a contributor despite significant alterations to the property:

*Designed by architect Edmund H. Denke and built in 1938, 35 Ventura Avenue appears at first glance to be an obvious district contributor. However, a careful analysis of the building's physical fabric and a review of building permit applications reveal that the original Mediterranean-style cottage was substantially rebuilt and expanded during the 1990s and 2000s. The changes were by and large harmonious with the house's original styling and the surrounding district, but what exists today is more of a contemporary dwelling than a 1930s-era cottage. Because of these changes, 35 Ventura Avenue does not appear individually eligible for listing in the California Register. On the other hand, it does not detract from the district, and an argument could be made that it is still a contributor to the district on the basis of its legible Mediterranean styling.<sup>5</sup>*

Department staff agrees with the HRE that the legible Mediterranean styling of alterations performed in the 1990s do not detract from the district. Staff also agrees with the HRE's finding that the existing property is consistent with the character of this district; however, compatibility does not equate eligibility. As such, Department staff arrived at the opposite conclusion in their PTR form that the alterations, even if compatible, are such that the property could no longer be considered a contributor to the historic district. The building lacks integrity and no longer appears as it did during the district's period of significance; and therefore, Department staff determined that the altered building could not be considered a contributor to that district. As noted in staff's PTR form:

*The subject property is located within the boundaries of the Forest Hill California Register eligible Historic District (see Case No. 2016-004294ENV). Although the building exhibits elements common among buildings within the district, staff finds that the subject property is not a contributor to the eligible district. . . Although, the subject property was constructed in the Mediterranean Revival style in 1938, during the eligible district's proposed Period of Significance of 1912-1939, the building has undergone extensive alterations. It is therefore determined that the subject building lacks the integrity to be considered a contributor California Register-eligible Historic District under Criteria 1 or 3.<sup>6</sup>*

Department protocols for consultant-prepared environmental review documents explicitly notes that disagreement may occur between consultants and Department staff on the analysis of the Proposed Project.<sup>7</sup> Ultimately, though, the final decision on how to proceed rests with the Department and the Environmental Review Officer (ERO). Therefore, Department staff do not find a divergent opinion between professionals to be sufficient evidence that Department staff did not adequately evaluate the historic status of the property. The question of whether a property is a historic resource is subject to substantial evidence standard. Here, the

<sup>5</sup> Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, dated October 1, 2018; page 33.

<sup>6</sup> Case No. 2016-013505ENV, 35 Ventura Avenue Preservation Team Review, dated November 8, 2018.

<sup>7</sup> San Francisco Planning Department Memo: Protocols to Ensure Objectivity in Consultant-Prepared Materials, dated February 11, 2019. This memo is publicly available on Planning Department's website.

Department has based its conclusion in substantial evidence based on the whole record. (CEQA Guidelines Section 15384).

**Response 2:** The Department adequately analyzed the Proposed Project's effect on the historic resource (the Forest Hills Historic District), and correctly found that the Proposed Project would meet the Secretary Standards and would not have an impact on the historic resource.

The Appellant contends that Department staff did not evaluate the Proposed Project's impacts on the California Register-eligible Forest Hills Historic District (historic resource). Further, the Appellant argues that the Department "failed to even recognize the presence of a historic resource at all" and "did not review, discuss, or evaluate whether the project was consistent with the Secretary of Interior's Standards."

As noted above, staff determined that the subject building is not individually eligible for the California Register of Historical Resources, nor is it a contributor to the California Register-eligible Forest Hill Historic District. 35 Ventura Avenue is a non-contributing resource located in the eligible Forest Hill Historic District. Therefore, staff evaluated the Proposed Project design for compatibility within the surrounding context and for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards). After reviewing the Proposed Project and the character-defining features of the California Register-eligible Forest Hills Historic District, the Department determined that the Proposed Project would meet the Secretary Standards and that the proposed alterations to the subject property would not result in a significant impact to the California Register-eligible Forest Hill Historic District.

Contrary to Appellant's claims, the Department both acknowledged the presence of the historic resource (the historic district) and considered impacts to the historic resource in the Categorical Exemption document under Step 5, Section 8: *Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties*, with the following statement:

*35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The Proposed Project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be would be [sic] of its own time and is consistent with the size, scale, massing, and materials of the existing [development along Ventura Avenue and the CR-eligible Historic District. The project would not physically impact nearby buildings.]<sup>8</sup>*

Specifically, staff finds that the Proposed Project conforms to applicable Secretary Standards, such as maintaining its historic use as a residential property within a planned residential district (Standard 1) and avoiding removal of historic features or elements (Standard 2). In conformance with Standard 9, which is related specifically to additions and new construction, the proposed alterations are compatible with character defining features of this historic district without being conjectural, or falsely appearing as historic, and new work at the subject property is differentiated from original architectural features. Additionally, the proposed work will not diminish the integrity of the California Register-eligible Forest Hills District because the Proposed Project is compatible with the massing, size, scale, and architectural features of the California Register-eligible Forest Hills District. For example, the Proposed Project will maintain features common to the neighborhood and will not

---

<sup>8</sup> The bracketed form of staff's analysis did not display correctly on the published Categorical Exemption due to a formatting error:

deviate from the neighborhood's pattern of development, including materials (stucco) and setting (a detached home on a large lot). Further the proposed additive elements to the existing building will be in keeping with other features associated with the neighborhood and surrounding context such as scale (two stories), roof form (varied), windows (wood, multi-lite, casement), and style (Mediterranean Revival-inspired). In accordance, with Standard 10, future removal of the Proposed Project elements would not impair or impact the integrity of the historic district. As a result, the Proposed Project meets the Secretary Standards and would continue to function as a compatible and non-contributing property to the Forest Hills Historic District; therefore, there is no material change, let alone material impairment, to the historic resource, the California Register-eligible Forest Hill Historic District.

In addition to the CEQA review process, the Proposed Project underwent the Department's design review process. The application of the Department's Residential Design Guidelines is intended to result in building designs that are compatible with the patterns of existing context, such that a contemporary building can fit aesthetically with the context of older buildings. When evaluating conformance with applicable design guidelines, Department staff determined that the massing, composition, materials, proportions, and details of the proposed building at 35 Ventura Avenue would be consistent with and compatible with the other buildings in the surrounding neighborhood.

The Department finds that CEQA review adequately analyzed the Proposed Project's effect on the historic resource, the California Register-eligible Forest Hill Historic District. As stated above, under CEQA, projects that meet the Secretary Standards are presumed not to have an impact on historic resources. (CEQA Guidelines Section 15064.5(b)(3)). Therefore, the Proposed Project would not have a significant impact on the historic resource. As such, the Department found that the Proposed Project would not trigger the need for further environmental review or an Environmental Impact Report (EIR) per CEQA Guidelines Section 15064 and 15064.5.

**Response 3: No Substantial Evidence has been Provided to Support a Fair Argument that the Project May Cause a Substantial Adverse Change in the Significance of a Historical Resource**

Where the historic resource is a California Register-eligible Historic District, as here, a significant impact would exist if the Proposed Project would result in a substantial adverse change to the district. As explained in Response #1 above, the Proposed Project would not cause a substantial adverse change in the significance of a historic resource because the existing building on the Proposed Project site is not, individually, a historic resource. Second, the proposed alteration to this single building would not result in a substantial adverse change to the California Register-eligible Forest Hills Historic District. This finding is based on the Department's determination of the overall compatibility of the Proposed Project with the historic district, the location of the existing residence on the Proposed Project site in relation to other nearby historic resources, and the overall size of the district.

The Appellant disputes the finding that the Proposed Project development would not result in a significant impact to the California Register-eligible Forest Hills Historic District. Under CEQA, an EIR is required if substantial evidence supports a fair argument that a project may have a significant effect on the environment. (Pub. Res. Code Secs. 2100, 21151, 21080, 21082.2.) A "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." (CEQA Guidelines Section 15064.5(b).) In this case, the "historic resource" is the California Register-eligible Forest Hills Historic District.

A substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired.” (CEQA Guidelines Section 15064.5(b)(1).) The significance of a historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify or account for its inclusion in, or eligibility for inclusion in a local register of historical resources pursuant to local ordinance or resolution.” Thus, a project may cause a change in a historic resource, but still not have a significant adverse effect on the environment as defined by CEQA, as long as the impact of the change on the historic resource is determined to be less than significant, negligible, neutral or even beneficial.

The Appellant does not provide a fair argument based on substantial evidence that the Proposed Project would result in the inability of the California Register-eligible Forest Hill Historic District to express its historical significance. The Proposed Project proposes to alter a non-contributing building in an architecturally compatible manner that meets the Secretary Standards (as outlined above in Response #2); therefore, after project completion, the Forest Hill Historic District would remain eligible for the California Register as a significant example of early twentieth century residential park design. Ultimately, the proposed alteration of one building in a large historic district (see map above in Response #1 for extent of the district), particularly if those proposed building alterations meet the Secretary Standards, does not meet the threshold for a significant impact to the historic resource (the Forest Hill Historic District). It is also important to note that even in cases where a project involves the alteration or even removal of a contributor to a historic district, there may still be no impact on the district. In such cases, the size and overall integrity of a district is considered when determining whether removal or modification of one part of a district would diminish historic integrity to the extent that a district is no longer able to convey its significance as a whole.<sup>9</sup> Additionally, the Proposed Project does not propose to remove any contributing properties, and as such, the collection of similar buildings, including types, periods, and styles, would still be strongly represented in the Forest Hill Historic District. Further, the proposed construction on the detached single-family home at the Proposed Project site allows for physical separation between the new construction and neighboring buildings, which further reduces the potential for direct impacts to adjacent potential historic resources. As such, the Department determined that the District would still express its historical significance as an excellent example of early twentieth century residential park design. In other words, the physical characteristics of the historic district (the historical resource at issue here) that convey its historical significance would remain intact and would not be materially impaired by the Proposed Project, within the meaning of CEQA. (CEQA Guidelines Section 15074.5(b)(2)(A)).

Based on the evidence summarized above, the Department continues to find that project development would not result in a substantial adverse change in the significance of a historic resource, and as such would not trigger an exception to the use of a categorical exemption under CEQA Guidelines Section 15300.2.

## **Conclusion**

The Department has determined that the Proposed Project is categorically exempt from environmental review under CEQA on the basis that: (1) the Proposed Project meets the definition of one or more of the classes of

---

<sup>9</sup> One recent example in support of this finding is the case involving the removal of the Early Days Statue in the Civic Center Historic District (Planning Department Case No. 2017-015491COA).

projects that the Secretary of Resources has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the Proposed Project.<sup>10</sup> The Appellant has not demonstrated that the Department's historic resource determination is not supported by substantial evidence in the record. Nor has the appellant presented a fair argument based on substantial evidence that the Proposed Project would result in a substantial adverse change to a historic resource, which is the California Register-eligible Forest Hill Historic District in this case.

For the reasons stated above and, in the November 8, 2018 categorical exemption determination, the CEQA determination complies with the requirements of CEQA, and the Proposed Project is appropriately exempt from environmental review pursuant to the cited exemption. The Department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

---

<sup>10</sup> The Appellant only raises one of the exceptions (related to historic resources) specified in CEQA Guidelines Section 15300.2 that prohibits the use of a categorical exemption; all the other exceptions specified in CEQA Guidelines Section 15300.2 are inapplicable to this project's environmental review.

## **Attachment A**

35 Ventura Avenue Categorical Exemption and  
Preservation Team Review, dated November 8,  
2018



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Laura Lynch</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):      Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle A Taylor	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/08/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



# 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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	10/26/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	35 Ventura Avenue	
Block/Lot:	Cross Streets:	
2816/008	Linares Avenue and Castenada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2016-013505ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/28/2016
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated October 1, 2018).</p> <p>Project scope: 2nd floor addition: Add master bedroom &amp; master bathroom, family room, den, 2nd bathroom, &amp; laundry room, add 2 front decks. New construction overlays previous remodel under permit 2003.1203.1546: (add to exist house at rear of the property-deck addition on east side-terrace at front of property.</p>	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
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 checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input 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:	1912-1939	
		<input type="radio"/> Contributor <input checked="" 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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

**PRESERVATION TEAM COMMENTS:**

According to Planning Department records and the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, 35 Ventura Avenue is a single-family residence in the California Register-eligible Forest Hill Historic District. Constructed in 1938, the building was designed by local architect Edmund H. Denke in the Mediterranean Revival style. The subject property is located on a downward sloping lot and presents as a one-story building at the street and a two-story building at the rear. The building is clad in smooth stucco and features cross-gable red tile roof. The building is located on a large triangular lot with a deep front setback. The front (southwest) portion of the property is dominated by heavy vegetation and a low seat wall with a pedestrian gate. A flagstone walkway at the gate provides access to an entry portico with metal-clad square columns and a red clay-tile hip roof. Fenestration at the primary elevations includes two casement windows in historic openings, one of which retains an original decorative security grille. East of the portico is a French door with sidelights. The east elevation is partially visible from the public right of way and features an original chimney re-clad with flagstones. A long sloping driveway east of the building wraps around to a garage on the rear elevation.

According to the permit history, the subject building has undergone several alterations including installation of three aluminum-frame windows at the rear of the building (1977), interior remodel at basement level (1990), construction of two horizontal additions to accommodate a porch from living room and a porch from bedroom (1990), interior remodel at basement and seismic retrofit (1992-1996), interior remodel of bedroom and bathroom (1994-1996), re-roofing (1998), construction of a horizontal addition on the east elevation and terracing at the front of the property (2004), reconfiguration of existing deck and installation of a skylight (2004), landscaping and extension of existing deck (2005), and installation of wrought iron gates at pedestrian and driveway entrances in addition to legalization of existing side yard fence, front garden walls, and garden/storage shed in rear yard (2008). A visual inspection of the building suggests additional undocumented alterations occurred after 1977 including, application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<b>Allison K. Vanderslice</b> Digitally signed by Allison K. Vanderslice Date: 2018.11.08 11:47:07 -08'00'	

**35 Ventura Street, San Francisco  
Preservation Team Review Form, Comments**

(continued)

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a modest design that has undergone extensive alterations since construction. Although architect Edmund H. Denke is credited with designing several notable buildings throughout the city, including contributors to the National Register Uptown Tenderloin Historic District, 35 Ventura has undergone significant alterations and therefore the building is not eligible for listing under criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is located within the boundaries of the Forest Hill California Register-eligible Historic District (see Case No. 2016-004294ENV). Although the building exhibits elements common among buildings within the district, staff finds that the subject property is not a contributor to the eligible district. The eligible district is significant under Criteria 1 (events) and 3 (architecture) as a middle class planned community that exhibits a high level of architectural cohesion, typically expressed with Revival styles. Although, the subject property was constructed in the Mediterranean Revival style in 1938, during the eligible district's proposed Period of Significance of 1912-1939, the building has undergone extensive alterations. It is therefore determined that the subject building lacks the integrity to be considered a contributor California Register-eligible Historic District under Criteria 1 or 3.



**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "Ryan Patterson"; [memiranda\\_wong@yahoo.com](mailto:memiranda_wong@yahoo.com); [Denise Leadbetter](#); [Leadbetter Law](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Taylor, Michelle \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** PROJECT SPONSOR RESPONSE: Appeal of CEQA Determination of Exemption from Environmental Review - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Friday, September 24, 2021 1:02:08 PM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has received the following response brief from Denise A. Leadbetter of Law Offices of Denise A. Leadbetter, on behalf of the project sponsors Jennifer Wong and Michael Miranda for the appeal of CEQA Determination of Exemption from Environmental Review for the proposed 35 Ventura Avenue project.

[Project Sponsor Response Brief – September 24, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



Denise A. Leadbetter, Esq.  
Law Offices of Denise A. Leadbetter  
870 Market Street, Suite 450  
San Francisco, CA 94102  
Tel: (415) 713.8680  
Fax: (415) 449.3670  
Email: Denise@LeadbetterLaw.com

September 24, 2021

President Shamann Walton and Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102  
Via Clerk of the Board of Supervisors  
bos.legislation@sfgov.org  
bos@sfgov.org

Re: 35 Ventura Avenue  
Case No.: 2016-013505APL  
Project Sponsor's Response to Appeal of Categorical Exemption Approval under CEQA

Dear President Walton and Supervisors:

This office represents Project Sponsors Jennifer Wong and Michael Miranda ("Respondents"), long-time residents of 35 Ventura Avenue (the "Subject Property"). Please allow this letter to serve as a response to Appellants Tom and Kari Rocca's Appeal Letter dated August 30, 2021.

Contrary to Appellants' assertions, this appeal is not about the historic nature of the Subject Premises; nor is it about the effect of the Project on the environment as a whole. It is about adjacent neighbors exploiting CEQA as a sword for their own personal use and wasting public resources to do so. Adequate analysis and review of the Project and the Subject property have already been completed by the Planning Department, Planning Commission, and a licensed preservation architect. Any further efforts are extraneous, duplicative, and serve only to delay Respondents' interest in expanding their home for the comfort of their family.

### I. Background

Ms. Wong has resided in this home for more than 35 years and raised her (now adult) daughter in the Subject Property. Ms. Wong is only the second owner since the home's construction in 1938. The Project consists of simply adding a second story to the Subject Property. Respondents' daughter and son-in-law have recently relocated from the East Coast in order to work as university professors on the Peninsula. They are now a family of four as Respondents have been blessed with two young granddaughters. Respondents' home currently consists of only one bedroom. Respondents are simply adding a floor to their home in order to accommodate

frequent visits to the home in which their (now) university professor daughter grew up in, with the additional story including two more bedrooms and a shared bath. The family is thrilled that everyone now is “back home”.

Unlike Mr. Rocca, a self-professed developer, Respondents are longstanding San Francisco residents who have resided in their one home for the past 38 years. They are not developers; this is the only home they own. Ms. Wong has resided in the home, continuously, since 1985. Respondents began this process of a single floor addition in 2016 and a Historic Resource Evaluation (“HRE”, enclosed here as Exhibit A<sup>1</sup>) was completed on October 1, 2018. In addition to the usual procedural hurdles, Respondents have overcome frivolous challenges to the Project from Appellant Tom Rocca a well-known commercial real estate developer, and President of the Forest Hills Homeowner’s Association, who resides in the adjacent property at 1 Ventura Avenue.

Just three days ago, on September 22, 2021, Respondents received a visit from a DBI inspector on the basis of an anonymous complaint alleging construction activity (rather coincidentally) exactly as described in the HRE as unpermitted alterations. The Inspector investigated the complaint and appeared very confused because there was obviously no work being done on the building elements reported. A copy of the Complaint, now abated, is enclosed as Exhibit B hereto.

On April 15, 2021, Appellants filed a Discretionary Review (“DR”) request opposing Respondents’ expansion of their family home. In their request for DR, Appellants claimed that the Project is too tall and too close to their own home, immediately adjacent to the 35 Ventura Avenue project. The Appellants requested that a Historic Resource Evaluation be completed and analyzed in connection with the Project (although one had been completed three years prior). Appellants also proposed a modified Project that did not reduce the height of the Project, instead focusing on the removal of covered decks at the rear of the Project, not visible from the street (but on the side of the Property closest to his own property); “shoving over” the entire floor to the *other* adjacent neighbor’s home; and removing more than 35% of the proposed new floor. This “compromise” makes clear that Appellants’ motivation for appealing the Project was the minimal impact on their own property, and not concern for historic integrity.

On July 29, 2021, the Planning Commission rejected Appellants’ request with minimal comment and did not take discretionary review. The vote was five to one in favor of Respondents. Respondents’ Brief to the Planning Commission is enclosed here as Exhibit C, solely to answer any questions you may have regarding the plans for the Subject Property, to provide photos of homes in the immediate area and answer any other questions you may have of what has transpired thus far via agency reviews.

In appealing the Project’s Categorical Exemption (“CatEx”) from the California Environmental Quality Act (“CEQA”), Appellants reiterate the majority of their arguments from the previous DR request. Primarily, Appellants argue that the Project requires further study, such as an environmental impact report, to delay and add expense to the Project and to win an explicitly

---

<sup>1</sup> Respondents include comprehensive exhibits not to inundate the Supervisors, but simply to preserve the record should Appellant choose to escalate this matter with litigation, as he has threatened to do. PDF bookmarks are included to guide to cited material.

communicated verbal promise of a war of attrition against Respondents.

## II. The Subject Property is Not a Historic Resource.

Appellants cite to the CEQA Guidelines for the proposition that the Subject Property requires additional review and analysis. This cited section provides:

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. (Cal. Code Regs. tit. 14, § 15300.2(f).)

Appellants first argue that the Subject Property itself is a historical resource that the Project may substantially change. This is unsupported, despite the Planning Department's earlier determination that the Subject Property is a Category A historic resource. As clearly stated in the HRE:

The analysis in this HRE up-holds these findings but does not find the property individually eligible for the California Register, in part due to extensive alterations that have transformed the humble cottage[.] (HRE, p. 34.)

Significant alterations were made to the Subject Property – with permits – during the 1990's and 2000's, which alters the historic analysis today. That the Subject Property is not a historic resource on its own is not reasonably in dispute. Thus, §15300.2(f) cannot apply to the Subject Property alone, and issuance of a CatEx is not precluded on that basis.

Appellants next argue that the Subject Property is a contributor to the Forest Hill Historic District, relying in part on equivocal language in the HRE. Appellants state, “the property still is ‘generally in keeping with the cottage’s original Mediterranean styling and the character of Forest Hill, *meaning that it is still a contributor.*’” (Appeal Letter, p.1, emph. in orig.) This cherry-picked quotation omits the first part of the sentence, however:

On the other hand, the alterations are generally in keeping with the cottage’s original Mediterranean styling and the character of Forest Hill, meaning that it is still a contributor. (HRE, p. 1, emph. added.)

The HRE also states, later on:

On the other hand, it does not detract from the district, and **an argument could be made** that it is still a contributor to the district on the basis of its legible Mediterranean styling. (HRE, p. 33, emph. added.)

It appears the HRE considers both analyses, that the Subject Property could be a contributor, and also that it could not be a contributor. The very learned and diligent members of the Planning Department considered the HRE, and both analyses, finding that “Although the building exhibits elements common among buildings within the district, staff finds that the subject

property is not a contributor to the eligible district.” (Preservation Team Review Form, p. 3.) Ultimately, the Department was within its purview in determining that the Subject Property is a “non-contributor to the California Register-Eligible Forest Hill Historic District” on the basis of those findings. (CEQA CatEx Determination, p. 4.) Thus, the Planning Department did not err in issuing the CatEx on this basis.

### III. The Project has been Adequately Analyzed and is Compliant.

Appellants next argue that the Project may cause a substantial adverse change in the significance of the Subject Property as a contributor to the Forest Hills Historic District, justifying a full environmental impact report. Appellants further argue that the height of the existing structure is a historic element of the Property *that makes it a contributor* and therefore must be preserved.

This is unsurprising given Appellants’ particular concerns about the Subject Property’s height relative to their own home. They claim that the proposed vertical addition will appear “larger than a typical two story home due to the unique slope of the site.” (Appeal Letter, p. 6.) The addition *might* appear larger from Appellants’ home, downslope from the Subject Property; but it certainly will not from the public right of way, Ventura Avenue. (Appellants then blithely argue that that the height of the Project will blend in *too well* with the surrounding neighborhood. (Appeal Letter, p. 6.) A review of photos included in Respondents’ Response to Appellants DR Request (Exhibit C) may assist in confirming the unique architecture, undulating elevations, and other conditions of the Forest Hills neighborhood in which the Subject Property is located.

However, Appellants do not acknowledge the Project’s materiality, massing, and attention to detail (such as utilizing the existing roof), which are in keeping with the neighborhood. This is consistent with the Planning Department’s findings that “The proposed design at would be would [sic] be of its own time and is consistent with the size, scale, massing, and materials of the existing [building].” (CEQA CatEx Checklist, p. 4.) As the HRE goes on to say, “The proposed project complies with all 10 Rehabilitation Standards in regard to the subject property and to the Forest Hill Historic District.” (HRE, p. 1, *emph. added.*) Mere existence within a historic district does not mean that a home cannot be altered in any way, indefinitely. As Appellants note, “Secretary of the Interior Standard 9 requires that projects “shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property.” (Appeal Letter, p. 5.)

Ultimately, irrespective of the inference by Appellants, Planning Staff and the Department did indeed “do their job” and analyzed the effect of the Project on the historic district and expressly found that the Project “would not have a significant impact on the historic district or of any off-site historical resources.” (Staff Report, p. 3 (Exhibit H).) No more can be required, and an environmental impact report is unnecessary.

### IV. Respondents Should Not Be Required to Restore the Subject Property’s Erstwhile Building Elements Prior to Proceeding with the Project.

Appellants argue that the Planning Department should require Respondents to undo unpermitted work performed at the Subject Property “sometime after 1977” and only then can the Subject Property be accurately analyzed for historic significance. (Appeal Letter, p.3.) They argue that allowing the Project to proceed “sets a dangerous precedent” of rewarding project sponsors

for performing unpermitted work. (Appeal Letter, p. 3.)

First, Appellants appear to assume that only unpermitted work at the Subject Property made it ineligible for the California register. This is not so. Permitted work performed at the Subject Property 20-30 years ago is mainly responsible. The HRE opines:

35 Ventura Avenue appears at first glance to be an obvious district contributor. However, a careful analysis of the building's physical fabric and a review of building permit applications reveal that the original Mediterranean-style cottage was substantially rebuilt and expanded during the 1990s and 2000s. The changes were by and large harmonious with the house's original styling and the surrounding district, but what exists today is more of a contemporary dwelling than a 1930s-era cottage. (HRE, p. 33.)

Second, the "slippery slope" argument that CatEx creates a precedent that will encourage developers to deliberately destroy historic resource status is inapplicable here. It is unknown when the unpermitted alterations<sup>2</sup> were performed, or whether permits would have been required for the work at the time it was done. These alterations were done over time, in a manner consistent with the needs of a growing family occupying the space. Certainly, Respondents did not perform unpermitted work for the *express purpose* of removing CEQA restrictions. Nor are Respondents unsavory developers seeking to "flip" the home for profit. They intend to enjoy the company and presence of their children and grandchildren in the home Ms. Wong has lived in for over 35 years.

Punishing Respondents would not deter developers. In fact, Appellants' approach would encourage long-term owners of properties in San Francisco to sell to developers and speculators if they cannot make functional use of their homes.

## V. Conclusion

Respondents have proposed a thoughtful, long-planned yet straightforward project to accommodate their growing extended family. The Project has been adequately studied and the Planning Department's issuance of a CatEx is justified. An environmental impact report for a project of this size is unwarranted, and Appellant's personal objections to the Project do not constitute justification to revoke a properly issued CatEx. For these reasons, Respondents respectfully request that the Board of Supervisors deny this appeal and allow the Project to proceed forward.

Sincerely,

*Denise A. Leadbetter*

Denise A. Leadbetter

---

<sup>2</sup> These alterations consist of window replacement, removal of decorative window grilles, construction of a portico at the front entrance, and the addition of flagstones to the chimney. These are minor in light of the permitted changes made in the 1990's and 2000's.

Exhibits:

- A) HRE
- B) Complaint to DBI dated September 21, 2021
- C) Project Sponsor's Response to DR Request by Appellant
- D) CEQA CatEx Exemption Determination
- E) Preservation Team Review Form
- F) 311 Plans
- G) Staff Report

-- EXHIBIT A --

-- EXHIBIT A --

# HISTORIC RESOURCE EVALUATION

## 35 Ventura Avenue

San Francisco, California



October 1, 2018

Prepared by

 **Ver**Planck  
HISTORIC PRESERVATION CONSULTING

## TABLE OF CONTENTS

I. Introduction .....	1
II. Methods .....	2
III. Regulatory Framework .....	2
IV. Property Description .....	4
V. Historical Contexts.....	15
VI. Determination of Eligibility.....	31
VII. Evaluation of Project-specific Impacts .....	33
VIII. Conclusion .....	38
IX. Bibliography .....	39
X. Appendix.....	42
A. Building permits on file for 35 Ventura Avenue	

## I. Introduction

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation (HRE) for Jennifer Wong, owner of a one-story-over-basement, wood-frame, single-family dwelling at 35 Ventura Avenue in San Francisco's Forest Hill neighborhood (**Figure 1**). The dwelling was designed in the Mediterranean style by architect Edmund H. Denke and constructed for Louis B. and Uarda Krieger in 1938. Louis, who was 30 years older than Uarda, died in 1947, leaving the property to his widow. Uarda lived at 35 Ventura Avenue for the rest of her life, dying in 1985. The current owner bought the property in 1986, and over the next 20 years she has extensively remodeled it, including converting a portion of the basement into an entertainment room and office, adding four horizontal additions, reconfiguring and/or replacing all windows; constructing a skylight on the roof; building a second fireplace; adding a portico and changing one of the windows on the front façade into French doors; recladding the chimney in flagstone; building new fences, garden walls, and gates; and redoing the landscaping. 35 Ventura Avenue appears ineligible for individual listing in the California Register in part because it has been so heavily altered. On the other hand, the alterations are generally in keeping with the cottage's original Mediterranean styling and the character of Forest Hill, meaning that it is still a contributor. The current owner plans to build a vertical addition to provide additional living space. The proposed project complies with all 10 Rehabilitation Standards in regard to the subject property and to the Forest Hill Historic District.

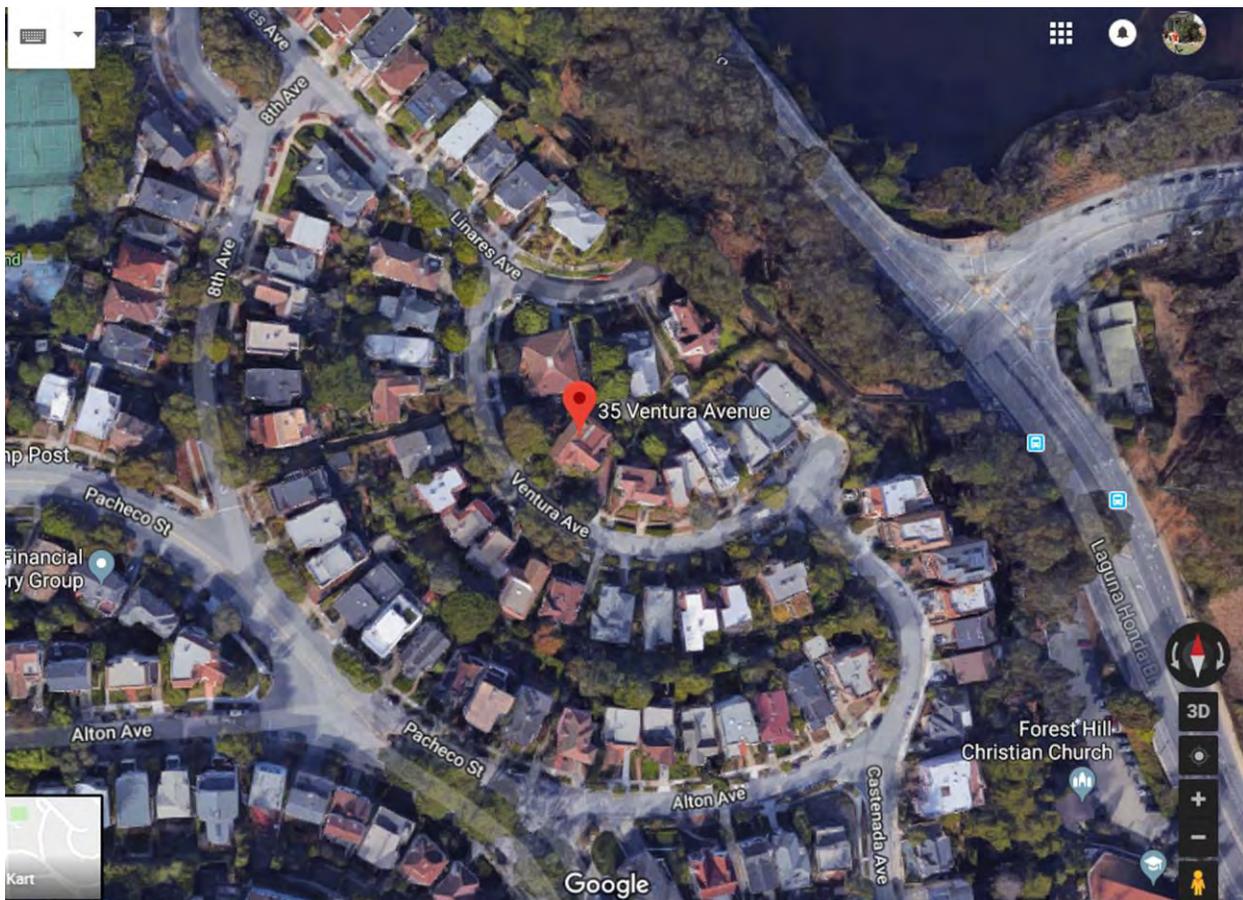


Figure 1. Aerial photograph showing location of 35 Ventura Avenue.  
Source: Google Maps

## II. Methods

Christopher VerPlanck, the author of this report, has over 20 years of experience evaluating historical resources throughout California. In compliance with the San Francisco Planning Department's *CEQA Review Procedures for Historic Resources*, this HRE provides a description and history of the property. VerPlanck visited 35 Ventura Avenue on September 6, 2018 to photograph and survey the property and the surrounding neighborhood. Over the next week, VerPlanck conducted primary research at the following government offices, libraries, and repositories: San Francisco Department of Building Inspection, San Francisco Office of the Assessor-Recorder, San Francisco Public Library, and the California Historical Society. VerPlanck performed additional research using on-line resources, including Sanborn Fire Insurance Maps available through San Francisco Public Library; historical newspaper databases, including the San Francisco *Call*, *Examiner*, and *Chronicle*; Census and military records from Ancestry.com; and historical maps and aerial photographs available in David Rumsey's Map Collection.

## III. Regulatory Framework

VerPlanck Historic Preservation Consulting searched federal, state, and local records to determine the property's development parameters and existing historical status. The specific regulations and surveys are summarized below:

### A. Allowable Land Uses

35 Ventura Avenue is located in an RH-1(D) (Residential-House, One-family-Detached) zoning district and a 40-X height and bulk district.

### B. Here Today Survey

Published in 1968 by the San Francisco Junior League, *Here Today: San Francisco's Architectural Heritage*, is San Francisco's earliest official historical resource inventory. Prepared by volunteers, the survey provides a photograph and concise historical data for approximately 2,500 properties located throughout San Francisco, San Mateo, and Marin Counties. The San Francisco Board of Supervisors adopted the survey in 1970 under Resolution No. 268-70. The survey files are archived at the Koshland History Center at San Francisco Public Library.

35 Ventura Avenue is not mentioned in *Here Today*—either in the book or the accompanying survey files.

### C. Department of City Planning Architectural Quality Survey

Between 1974 and 1976, the San Francisco Planning Department completed an inventory of architecturally significant buildings in San Francisco. An advisory committee including both architects and architectural historians assisted in the final assignment of ratings to the roughly 10,000 buildings surveyed. Planning Department staff assigned each surveyed building a numerical rating ranging from "0" (contextual importance) to "5" (individual significance of the highest degree). The inventory assessed only architectural significance, which was defined as a combination of the following characteristics: design features, urban design context, and overall environmental significance. When completed, the Architectural Quality Survey (AQS) was believed to include the top 10 percent of the city's building stock.<sup>1</sup> Furthermore, in the estimation of survey participants, buildings rated "3" or higher represented approximately

---

<sup>1</sup> San Francisco Planning Department, *San Francisco Preservation Bulletin No. 11 – Historic Resource Surveys* (San Francisco: n.d.), 3.

the top 2 percent of the city's building stock. The San Francisco Board of Supervisors adopted the survey in 1978 under Resolution No. 78-31. The Planning Department has been directed to consult the survey, although the methodology is inconsistent with CEQA Guidelines PRC 5024.1(g).

35 Ventura Avenue is not listed in the 1976 Architectural Quality Survey.

#### *D. San Francisco Heritage Surveys*

San Francisco Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness of, and advocating for, the preservation of San Francisco's unique architectural and cultural heritage. Heritage has completed several historical resource inventories in San Francisco, including Downtown, the South of Market Area, the Richmond District, Chinatown, the Van Ness Corridor, the Northeast Waterfront, and Dogpatch. Heritage ratings range from "D" (minor or no importance) to "A" (highest importance). Survey ratings are based on a combination of architectural and historical significance.

San Francisco Heritage has not surveyed Forest Hill and it does not have a file for 35 Ventura Avenue in its research library.

#### *E. Article 10 of the San Francisco Planning Code*

San Francisco City Landmarks are buildings, structures, sites, districts, and objects of "special character or special historical, architectural or aesthetic interest or value and (that) are an important part of the City's historical and architectural heritage."<sup>2</sup> Adopted in 1967 as Article 10 of the Planning Code, the San Francisco City Landmark program recognizes significant buildings and districts and protects them from inappropriate alterations or demolition through review by the San Francisco Historic Preservation Commission. As of 2017, there were 273 landmarked properties and 13 designated historic districts that are subject to Article 10. The Article 10 designation process originally used the Kalman Methodology, a qualitative and quantitative method for evaluating the significance of historic properties. In 2000 Article 10 was amended to use National Register criteria.

35 Ventura Avenue is not a City Landmark but it is a contributor to the California Register-eligible Forest Hill Historic District.

---

<sup>2</sup> San Francisco Planning Department, *San Francisco Preservation Bulletin No. 9 – Landmarks* (San Francisco: January 2003).

## IV. Property Description

### A. Context

35 Ventura Avenue is located on the east side of Ventura Avenue, between Castenada and Linares Avenues, in San Francisco's Forest Hill neighborhood. Forest Hill is an affluent residential neighborhood on San Francisco's West Side. The real estate development firm of Newell-Murdoch purchased the land from the Residential Development Corporation in 1912 and hired landscape architect Mark Daniels to lay out a City Beautiful-inspired "residence park" on the thickly forested slopes of an unnamed hill on Adolph Sutro's Rancho San Miguel. Modeled on Newell-Murdoch's successful Thousand Oaks development in Berkeley, Forest Hill consists of several hundred single-family homes on generous lots, with a small commercial district near the Laguna Honda (Forest Hill) Muni station. The subdivision makes use of contour-hugging streets to provide views over the surrounding cityscape. Mark Daniels' intention was to make Forest Hill feel like a bit of the "country in the city" with large lots, ample common open space, and a mature tree canopy. The Newell-Murdoch Co. oversaw the subdivision of the property, installation of utilities, and the construction of all roads and other infrastructure, including stairs, footpaths, retaining walls, and public open spaces. It also established strict design guidelines requiring front, side, and rear yard setbacks and minimum construction costs. Because of these guidelines, Forest Hill, which was largely developed between 1912 and 1939, has a cohesive architectural aesthetic in spite of the participation of multiple architects and contractors. After 1940, the aesthetic cohesion of Forest Hill began to erode, as Modern and Minimal Traditional houses were built on the remaining vacant lots.

Ventura Avenue is a crescent-shaped, one-block long lane connecting Castenada and Linares Avenues. In terms of its layout, landscaping, and architecture, Ventura Avenue resembles the rest of Forest Hill. The lightly traveled street is shaded by a thick canopy of trees and shrubs which create a lush – almost tropical – atmosphere, including palms, dracaena, firecracker eucalyptus, magnolia, Japanese maple, and other species. Unlike most San Francisco neighborhoods, Forest Hill has curbside planting strips, which enhance the block's lush landscaping (**Figures 2-3**). The block begins and ends at cul-de-sacs that overlook a steep wooded bank that descends to Laguna Honda Reservoir (**Figure 4**). The block also connects to Pacheco Street via two pedestrian footpaths. The entry points to these paths are marked by consoles, urns, and other classical architectural features designed by landscape architect Mark Daniels (**Figure 5**).



Figure 2. Ventura Avenue; view west from Castenada Avenue.

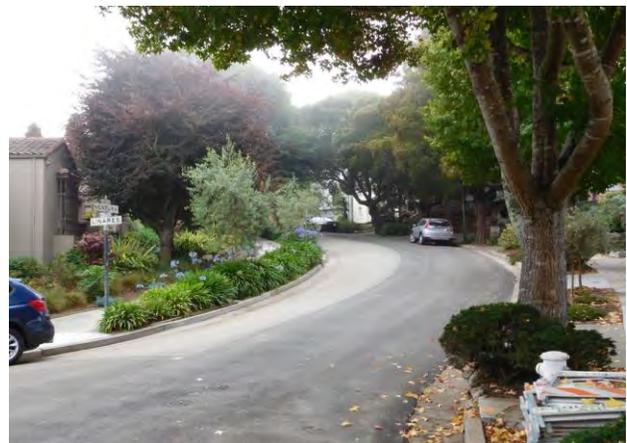


Figure 3. Ventura Avenue; view southeast from Linares Avenue.



Figure 4. Cul-de-sac at Castenada and Ventura Avenues; view toward east.



Figure 5. Pedestrian footpath between Ventura Avenue and Pacheco Street.

The south and west sides of Ventura Avenue, which are opposite the subject property, consist of 15 properties. All but two were built in the 1920s-era building boom, including 2 Castenada Avenue, a two-story, wood-frame dwelling designed in the Pueblo Revival style (**Figure 6**). Most of the dwellings on the south and west sides of the street are designed in a conservative interpretation of common Period Revival styles, including the Mediterranean, Jacobethan, and Classical Revival styles. All are stuccoed and most have red clay tiled roofing. Examples include 55 Linares Avenue and 10 Ventura Avenue (**Figure 7**), as well as 74 and 80 Ventura Avenue (**Figure 8**). There are also two mid-century properties on Ventura Avenue, including 30 (**Figure 9**) and 64 Ventura Avenue.



Figure 6. 2 Castenada Avenue.



Figure 7. 55 Linares Avenue (right) and 10 Ventura Avenue (right).



Figure 8. 74 Ventura (right) and 80 Ventura Avenue (left).



Figure 9. 30 Ventura Avenue.

On a block primarily characterized by conservative, middle-of-the-road designs, the most unusual property is located right across the street from the subject property. Clad in hollow clay tile and designed in a blend of the Mediterranean and Craftsman styles, 50 Ventura Avenue is quite daring in its use of materials, color palette, and expressive architectural vocabulary (**Figure 10**). More typical of the block, is another property located across the street from the subject property: 40 Ventura Avenue. Built in 1927, 40 Ventura Avenue is a large dwelling designed in an unremarkable blend of the Mediterranean and Craftsman styles (**Figure 11**).



Figure 10. 50 Ventura Avenue.



Figure 11. 40 Ventura Avenue.

Because it forms the interior radius of Ventura Avenue, the side of the street that contains the subject property has far fewer properties than opposite side described above. Indeed, it contains only eight. These properties have more frontage on Ventura Avenue, and they also tend to be larger. 1 Ventura Avenue, which is located next-door to the subject property, occupies the largest lot on the block. Built in 1935, it is designed in the Mediterranean style. Its resemblance to 35 Ventura suggests that it may have been designed by the same architect, Edmund H. Denke (**Figure 12**). The other adjoining property at 55 Ventura Avenue, which was built in 1926, is designed in the more ornate Spanish Colonial Revival style (**Figure 13**). Continuing east, the next property at 77 Ventura Avenue was built in 1924. It is designed in the Mediterranean style, although it appears to have been enlarged and altered in recent years (**Figure 14**). The remainder of the block contains three postwar speculative dwellings at 85, 89, and 95 Ventura Avenue. Built in 1954, all three are designed in the Minimal Traditional style (**Figure 15**).



Figure 12. 1 Ventura Avenue.



Figure 13. 55 Ventura Avenue.



Figure 14. 77 Ventura Avenue.



Figure 15. 85 (left), 89 (center), and 95 (right) Ventura Avenue.

*B. Site Description*

35 Ventura Avenue occupies approximately 50 percent of its irregularly shaped lot. The parcel is roughly triangular, with 114 feet of frontage on Ventura Avenue and tapering down to 39 feet at the rear. The parcel slopes downhill toward the northeast. Similar to other properties in Forest Hill, the subject property has a planting strip between the street and the sidewalk. Two pairs of stucco-finished pylons frame both the driveway and the pedestrian entrance to the property. These features are not original to the property, although they are in keeping with its Mediterranean character (**Figures 16-17**). The driveway enters the property at the southeast corner and wraps around the northeast corner of the house to the garage, which is in the basement. The rest of the property is lushly landscaped with a profusion of exotic subtropical and native plantings, including jade trees, tree ferns, birds of paradise, several varieties of palms, Japanese maples, redwoods, and many other plantings (**Figures 18-19**). At the rear of the property are a small *ramada* and a fire pit (**Figure 20**).



Figure 16. Pedestrian entrance.



Figure 17. Driveway entrance.



Figure 18. Landscaping in front of 35 Ventura Avenue.



Figure 19. Landscaping in front yard.



Figure 20. Ramada in back yard.

### C. Architectural Description

#### General Description

35 Ventura Avenue is a one-story-over-basement, wood-frame, single-family dwelling designed in the Mediterranean style (Figure 20). It contains 2,193 square feet of space per City records. The dwelling has a concrete perimeter foundation and a combination gable, hipped, and flat roof clad in red clay tiles. Its exterior is finished in stucco with a minimal amount of ornament. All of the original wood windows have been replaced with contemporary wood casements and double-hung sashes. Most of the doors have also been replaced, although the front door appears to be original. The interior has two floor levels, including a partial basement level, which contains a two-car garage, an entertainment room, and an office. The first floor level contains a living room, dining room, kitchen, two bedrooms, a master bathroom, and a half-bath. 35 Ventura Avenue has undergone several major alterations in recent years, including a complete remodel of the basement, the construction of four horizontal additions along the northeast, southeast, northwest, and southwest façades; two extensive interior remodels; the addition of a skylight in the kitchen; the construction of a portico in front of the main entrance; the reconfiguration and replacement of all windows; recladding the chimney in flagstone; construction of new garden walls and gates; and new landscaping. The extensively altered house appears to be in good condition.

#### Southwest (Primary) Façade

It is impossible to photograph the southwest (primary) façade in one section because the lush landscaping at the front of the property all but obscures it. Indeed, only a small portion of the roof is visible from the street (Figure 21). The primary façade is roughly L-shaped in plan, with a projecting bedroom wing to the left, the primary entrance at the center, and the living room wing to the right. The bedroom wing is articulated by a pair of wood casement windows enclosed behind a wrought iron balcony (Figure 22). The center bay contains the main entrance, which is sheltered beneath a non-historic portico that is

supported by a pair of metal-clad columns; its hipped roof is clad in red clay tiles. The main entrance contains the original door with non-historic strap hinges (**Figure 23**). The right bay is articulated by a pair of French doors (originally a window) flanked by sidelights (**Figure 24**).



Figure 21. Primary façade of 35 Ventura from street.



Figure 22. Primary façade of bedroom wing.



Figure 23. Primary entrance.



Figure 24. Living room wing.

### Northeast (Rear) Façade

The northeast façade of 35 Ventura Avenue faces the rear yard and the ample mid-block open space. Due to the grade change between the front and rear of the property, the basement is fully exposed at the back of the house. The basement level is divided into three bays, with a pair of casement windows in the left and center bays and a contemporary garage door in the right bay (**Figure 25**). All of the fenestration is new, dating to various remodels that took place in the 1990s and 2000s. The first floor level is similarly altered, having been expanded and rebuilt in the 2000s. The left bay, which is part of one of these additions, consists of a pair of French doors that opens onto a balcony. The next bay contains a pair of casement windows and an individual casement window. The right bay, which is also part of an addition that cantilevers out over the garage, contains a pair of casement windows, as well as two individual casement windows (**Figures 26-27**).



Figure 25. Basement level of northeast façade.



Figure 26. Northeast façade; left side of first floor level.



Figure 27. Northeast façade; right side of first floor level.

### Southeast Façade

The southeast façade of 35 Ventura Avenue faces the driveway, and a portion of it is also visible from the street. The southeast façade includes the bedroom wing to the left of the main entrance, which is articulated by a pair of casement windows. The central portion of the southeast façade forms the end of the living room wing. It is windowless, although it is articulated by the chimney, which is clad in flagstone added during a recent remodel (**Figure 28**). The right portion of the southeast façade is an addition built in recent years. The basement level, which is partially exposed, includes a row of three rectangular windows that illuminate the basement. The first floor level comprises a pair of French doors flanked by sidelights that open onto a large balcony overlooking the driveway (**Figure 29**).



Figure 28. Portion of southeast façade visible from Ventura Avenue.



Figure 29. Right side of southeast façade.

### Northwest Façade

The northwest façade of 35 Ventura Avenue is barely visible from the street, cloaked as it is behind trees and shrubs (**Figure 30**). Divided into three sections, it roughly mirrors the southeast façade, although the fenestration pattern is random, as befitting its status as the utilitarian “back-of-house” elevation. The basement level is only visible from the rear of the property; this part of the building contains a pair of windows that face a service court. Above these windows, at the first floor level, is a pair of casement windows and a pair of French doors that open onto a non-historic balcony added in the 2000s. To the right of the balcony is a projecting wing articulated by a small window at the basement level and a pair of casement windows at the first floor level. The right section of the northwest façade corresponds to the bedroom wing; it is finished in stucco and is without any openings.



Figure 30. Northwest façade.

### Interior

As mentioned previously, the interior of 35 Ventura Avenue contains a garage, an office, and an entertainment room in the basement. Meanwhile, the first floor room contains five rooms: a living room, a dining room, a kitchen, two bedrooms, and two bathrooms (including a full bath and a half bath). Although there are a few original walls and doors here and there, the interior was substantially rebuilt in recent decades. In addition to expanding the footprint outward in four horizontal additions, the work including installing a second fireplace, a new skylight, new flooring, new and/or reconfigured gypsum board walls and ceilings, new kitchen cabinetry and built-ins; and new light fixtures.

## V. Historical Contexts

This section provides an overview of San Francisco's Forest Hill neighborhood, a construction and ownership chronology of 35 Ventura Avenue, information on all owners and occupants of the property, and a brief biography of the original architect, Edmund H. Denke.

### A. Forest Hill

Forest Hill is an affluent residential neighborhood in San Francisco's West of Twin Peaks area (**Figure 31**). It is one of eight contiguous "residence parks" established during the first quarter of the twentieth century on the old Sutro Ranch. Forest Hill is bounded by Laguna Honda Boulevard to the east, Pacheco Street to the north, 9<sup>th</sup> Avenue and Hawk Hill Park to the west, and Dewey Boulevard and Taraval Street to the south. Adjoining Forest Hill on the south side of Dewey Boulevard is Forest Hill Extension, a separate subdivision developed by the Newell-Murdoch Co. from 1913 onward, and Laguna Honda Terrace. To the west are West Portal and the Inner Parkside District. To the north is Golden Gate Heights and Merritt Terrace and to the east are the SF Water Department watershed lands surrounding the Laguna Honda Reservoir.

The term "residence park" refers to early twentieth-century subdivisions laid out and designed according to the principles of the City Beautiful Movement. In San Francisco, residence parks run the gamut, ranging from no-frills Miraloma Park to elaborately landscaped and semi-private enclaves like Forest Hill and St. Francis Wood. Common characteristics of nearly all residence parks include contour-hugging streets; generous front and side yard setbacks, landscaped public open spaces—sometimes with sculptural features like benches, stairs, urns, and entrance pylons; lots graded to take advantage of views, utilities and garages placed in mid-block easements; and a cohesive built environment ensured by design guidelines and covenants.



Figure 31. Map showing Forest Hill and other neighborhoods in the West of Twin Peaks area of San Francisco.

Source: Paragon Real Estate

Many of San Francisco's residence parks were established on the former Sutro Ranch, which was opened to development in 1912. Residence parks were intended to provide upper-middle-class San Franciscans with attractive housing options so that they did not feel the need to move to Alameda or San Mateo Counties, where residence parks had been a familiar part of the suburban landscape since 1900. San Francisco's residence parks were made possible by two events: the opening of the vast Sutro Ranch to development after 1912, and the opening of the Twin Peaks Tunnel in 1918, which facilitated commuting to downtown San Francisco on San Francisco's newly opened Municipal Railway (Muni).

The Sutro Ranch was the single-largest remnant of Rancho de San Miguel, one of several huge ranches granted by the Mexican government to veterans of the Mexican War of Independence in and around what is now San Francisco. The largest remnant of Rancho San Miguel belonged to Adolph Sutro, a Prussian mining engineer who had made his fortune in the Comstock Lode. He arrived in San Francisco in 1879 and began investing in real estate, including the 1,200-acre remnant of Rancho San Miguel, which he bought in 1880 from a French bank.<sup>3</sup> This tract extended from present-day Parnassus Avenue near UCSF on the north to what is now the intersection of Junipero Serra Boulevard and Brotherhood Way in the Merced Heights neighborhood.

At first Sutro did very little with the Sutro Ranch. When he bought it, the tract had been used for cattle ranching for almost 50 years, and he continued to lease tracts out to ranchers, as well as the low-lying bottomlands surrounding what is now the Laguna Honda (Forest Hill) Muni station to Italian truck farmers. With no immediate plans to develop this vast property, Sutro hired laborers to plant its steep hillsides with pine, ash, cypress, elms, and other European and eastern tree species. To protect them from the harsh onshore winds, Sutro planted fast-growing blue gum eucalypti. Once the ash, elms, etc. had matured, Sutro's plan was to cut down the eucalyptus trees, but following his death in 1898, his heirs abandoned the project, allowing the eucalypti to take hold and shade out most of the other species. By the time of Sutro's death, a young and vigorous eucalyptus plantation, mixed in with some Monterey cypresses and pines, covered most of Sutro's holdings, including what is now Forest Hill.<sup>4</sup>

Adolph Sutro died on August 8, 1898 at the age of 68, leaving an estate valued at \$3 million, nearly all of which was in real estate.<sup>5</sup> It seems that Adolph Sutro wanted to see the Sutro Ranch preserved as open space because his will stated that it could not be sold until ten years after the death of his last immediate heir, at which point the proceeds would be turned over to charity. Sutro's children were clearly not happy with this arrangement and they sued to overturn their father's will. They were ultimately successful, convincing the California Supreme Court to invalidate Adolph Sutro's will in 1909.<sup>6</sup>

In 1910, one year after the Supreme Court decision, Sutro's heirs hired San Francisco realtor Archibald S. Baldwin to survey the Sutro Ranch and assess its development potential. Baldwin was co-owner of the real estate firm of Baldwin & Howell, developer of San Francisco's first two residence parks: Presidio Terrace (1904) and Jordan Park (1906). Baldwin's report, profusely illustrated with maps and photographs, assessed each part of the ranch for its development potential. He recommended reserving the hilly tract north of Dewey Boulevard (what is now Forest Hill) for large "villa" lots, the area south of Corbett Road (now Miraloma Park and St. Francis Wood) for smaller villa lots, and the area between Corbett Road and Dewey Boulevard (what are now Forest Hill Extension and Laguna Honda Terrace) for commercial uses to support the other proposed residential developments.

At the time that Baldwin completed his survey, San Francisco was still recovering from the 1906 Earthquake and Fire. Seeking to stem an exodus of better-off residents to the suburbs, the city's leaders wanted to open up the Sutro Ranch to high-end residential development. They took as their model the sophisticated residence parks of Berkeley, including Claremont Court and Thousand Oaks, and Burlin-

---

<sup>3</sup> Christopher VerPlanck and Denise Bradley, *Cultural Landscape Evaluation Report: UCSF Mount Sutro Open Space Preserve* (San Francisco: 2013), 23.

<sup>4</sup> *Ibid.*, 24.

<sup>5</sup> *Ibid.*, 34.

<sup>6</sup> *Ibid.*

game Park in San Mateo County. All three are artfully designed residence parks developed according to the principles of the City Beautiful movement. The City Beautiful movement emerged in the U.S. in the 1890s as an antidote to the disorderly growth that had come to characterize most American cities. The City Beautiful doctrine expressed a renewed interest in the formal principles of Renaissance and Baroque-era planning, encapsulating these principles in master plans designed to beautify a community through the use of thoughtful zoning, provision of ample open space, the establishment of hierarchical street networks to highlight natural features and vistas, and the construction of monumental buildings and high-quality housing stock.

Nearly all of San Francisco had been laid out in the nineteenth century as a monotonous gridiron, leaving only the Sutro Ranch and a few other large rural tracts where it would even be possible to lay out a City Beautiful-inspired subdivision. Although it was not far as the crow flies from downtown San Francisco, most of the Sutro Ranch was marooned behind Twin Peaks, making it essentially inaccessible by commuters from San Francisco's most important employment centers. Before it could be developed, transit links would have to be built to connect the area with downtown. San Francisco's business leaders and West Side property owners took the lead in solving the problem by advocating for a streetcar tunnel beneath Twin Peaks. Paid for with assessments on adjoining real estate holdings, the City hired Robert C. Storrie & Co. to build the \$3.5 million, 12,000-foot-long tunnel. Construction got underway in 1914 and was completed three years later. The City took possession of the tunnel in 1917 and spent the next seven months installing streetcar tracks and building three stations at Eureka Valley (Castro), Laguna Honda (Forest Hill), and West Portal.<sup>7</sup>

With plans to build the Twin Peaks Tunnel certain, in 1912, the Residential Development Corporation (headed by Baldwin & Howell) purchased the Sutro Ranch. It then subdivided the ranch into smaller subdivision-sized tracts and sold them off to other real estate firms experienced in developing residence parks. The first to be sold was the land that would become St. Francis Wood, which was subdivided in 1912 by Mason-McDuffie, the firm that had done Claremont Court in Berkeley in 1907.<sup>8</sup> Not long after, the Newell-Murdoch Co. bought the hilly tract north of Dewey Boulevard to develop Forest Hill. As mentioned, the Newell-Murdoch Co. had developed Thousand Oaks in Berkeley.<sup>9</sup>

The 225 acres of land that Newell-Murdoch acquired was cloaked in a thick forest of Monterey pines, Monterey cypress, and eucalypti. The 1915 Chevalier Map of San Francisco shows the wooded area concentrated on the south slope of the unnamed 760-foot hill. The rest of the land was probably pasture or treeless coastal sage scrub (**Figure 32**). The land rose steeply uphill from Taraval Avenue and Laguna Honda Boulevard. The terrain rose more gently from Dewey Boulevard, leading Newell-Murdoch to place the main entrance at Pacheco Street and Dewey Boulevard. In 1913, Forest Hill was enlarged by 23 acres north of Alton Avenue and Pacheco Street, with a new subdivision that Newell-Murdoch dubbed "Forest Hill Court." Later that year, the Newell-Murdoch Company laid out Forest Hill Extension on farmland south of Dewey Boulevard. Laid out in smaller lots with fewer amenities, Forest Hill Extension was marketed toward people of slightly lower means.<sup>10</sup>

<sup>7</sup> Kevin Wallace, "The City's Tunnels," *San Francisco Chronicle* (March 1949).

<sup>8</sup> "Guide to the Baldwin & Howell Records, held by the San Francisco Public Library: San Francisco History Center, accessed online at <http://www.oac.cdlib.org/findaid/ark:/13030/kt7t1nd5xt/admin/?query=claremont#bioghist-1.2.7> on October 21, 2015.

<sup>9</sup> "Another Park is Opened," *San Francisco Chronicle*, October 12, 1912.

<sup>10</sup> "Street Improvement in Forest Hill Advanced," *San Francisco Chronicle* (April 26, 1913), 9.

The Newell-Murdoch Co. hired Mark Daniels, a landscape architect and partner in the firm of Daniels & Osmont, to lay out Forest Hill. He planned a network of curvilinear streets and blocks designed to make the most of the tract's hilly terrain and enhance views over the surrounding countryside. As he had done in Berkeley with Thousand Oaks, Daniels tried to preserve as many of the existing trees as possible so that each house lot would have several mature trees on it. This had never been done before in San Francisco, the intent being to give Forest Hill the flavor of "the country in the city."<sup>11</sup>

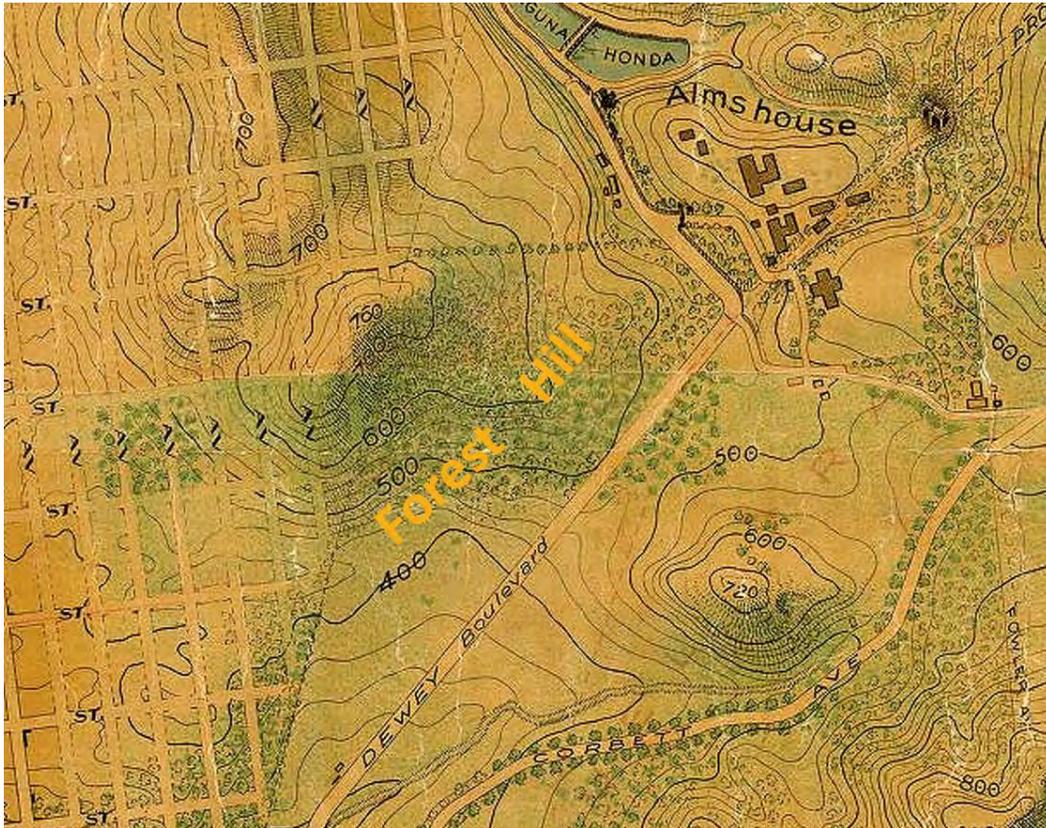


Figure 32. 1915 Chevalier Map of San Francisco showing Forest Hill.  
Source: David Rumsey Map Collection; annotated by Christopher VerPlanck

By fall 1912, the Newell-Murdoch Co. had graded most of the streets and lots in Forest Hill and had begun street paving and installing curbs, sidewalks, stairs, and utilities. It had also started laying sod and planting geraniums and other flowering shrubs on the many small "parks" and common areas sprinkled throughout the subdivision. Perhaps more than any other residence park of its time, Forest Hill was best known for its extensively landscaped common areas, most of which were embellished with decorative concrete planters, fountains, benches, and stairs (**Figure 33**). By early 1913, the Newell-Murdoch Co. had sold most of the house lots. Three-quarters of the lots were bought by speculators and homebuilders, presumably to be developed in the future once property values had risen, with the remainder going to private individuals who planned to build right away.<sup>12</sup> Most of the early residence parks were developed the same way, with the developer taking charge of everything except for building the houses. The

<sup>11</sup> "Plans for Forest Hill Home Park Completed," *San Francisco Chronicle* (June 15, 1912), 11.

<sup>12</sup> "Events Moving Fast at Forest Hill Park," *San Francisco Chronicle* (September 28, 1912), 11.

first residence park in San Francisco where the developer also built the houses was Westwood Highlands (1925), soon followed by Miraloma Park (1926).

Although Forest Hill was a residential community, it also included a compact commercial district next to the Laguna Honda (Forest Hill) Muni station. This area consisted of a small Mission Revival-style commercial block at 400 Dewey Boulevard. Built in 1923, this building originally housed a Safeway grocery store. It was later subdivided into five commercial spaces. The commercial district also contained one 12-unit apartment building at 350 Laguna Honda Boulevard. Constructed in 1928, this 12-unit, three-story building is designed in the Tudor Revival style. The developers also donated land for several churches in Forest Hill and Forest Hill Extension, although none were built until the 1950s.



Figure 33. Main entrance to Forest Hill at Pacheco Street and Dewey Boulevard, 1913.  
Source: San Francisco Historical Photograph Collection, San Francisco Public Library, AAB-8664

According to Robert Newell, “When a man purchases a home site in Forest Hill he can feel assured that his investment, his home and his family are protected from unsightly buildings and undesirable neighbors.”<sup>13</sup> What Newell was saying was that Forest Hill was a “restricted” subdivision, meaning that each deed carried a series of covenants, conditions, and restrictions (CCRs) that were passed on to each new owner. Buyers of lots in Forest Hill were bound by these CCRs, including prohibitions on non-single-family residential uses in the vast majority of the tract, as well as mandatory front, side, and rear yard setbacks. Minimum lot sizes kept development density very low – about seven homes per acre. In addition, builders had to submit their architectural plans to the Newell-Murdoch Co. for approval before construction could begin. No house could cost less than \$4,000, but according to Newell, the average cost was closer to \$7,500, a considerable sum for the day.<sup>14</sup> Like most of the other residence parks in

<sup>13</sup> “Sales in Forest Hill now Aggregate \$600,000,” *San Francisco Chronicle* (October 19, 1912), 9.

<sup>14</sup> “Will soon Build on Forest Hill,” *San Francisco Chronicle* (May 3, 1913), 12.

San Francisco, Forest Hill's CCRs forbade the sale or rental of any property to African Americans or Asian Americans. Neither Jews nor Latinos were excluded. Although racial covenants were outlawed by the courts in the early 1950s, they were informally maintained in Forest Hill and many other neighborhoods well into the late 1960s.

Home construction in Forest Hill began in 1913 and continued at a moderate pace until the U.S. entered the First World War in 1917. Though most of the lots had been sold by 1913, many homebuilders had bought property with the intention of sitting on it until the Twin Peaks Tunnel was completed, which did not occur until 1918. Nonetheless, a post-war recession kept building starts low until 1922. The heyday of home construction in Forest Hill was the 1920s-era building boom of 1922-29. By the end of the decade, just before the Stock Market crash, homebuilders had built on most of lots in the tract. Although builders mainly either designed their houses in-house or hired production architects like Harold Stoner, some individual Forest Hill residents hired prestigious architects to design their houses, including Bernard Maybeck, Samuel Heiman, and several others. Forest Hill has at least three buildings by Bernard Maybeck, including the E. C. Young House at 51 Sotelo Avenue (1913), the Erlanger House at 270 Castenada Avenue (1916) (**Figure 34**), and the Forest Hill Clubhouse (1919) at 381 Magellan Avenue.

By the late 1930s, when Harrison Ryker took his well-known aerial photograph series of San Francisco, Forest Hill had been largely built out. The only areas that remained undeveloped were several dozen steep lots overlooking Laguna Honda Reservoir and an area near the intersection of Ninth Avenue and Mendosa Street. In addition, there were several dozen vacant lots randomly scattered throughout the tract, including some that were part of larger estates and others that were owned by family trusts or long-term investors. In contrast, Forest Hill Extension was almost entirely built out by the late 1930s.



Figure 34. Erlanger House, 270 Castenada Avenue.

Forest Hill would not be fully built-out until the early 1960s, when the last vacant lots were developed, including several notable Modernist houses by architects like William Wurster. Today, Forest Hill remains, along with St. Francis Wood, the most prestigious and desirable address in the West of Twin Peaks area. With its large lots, ample tree cover, and impressive housing stock, Forest Hill stands apart from the much denser rowhouse development that characterizes the surrounding neighborhoods.

## B. Development of 35 Ventura Avenue

## Pre-development: 1913 to 1938

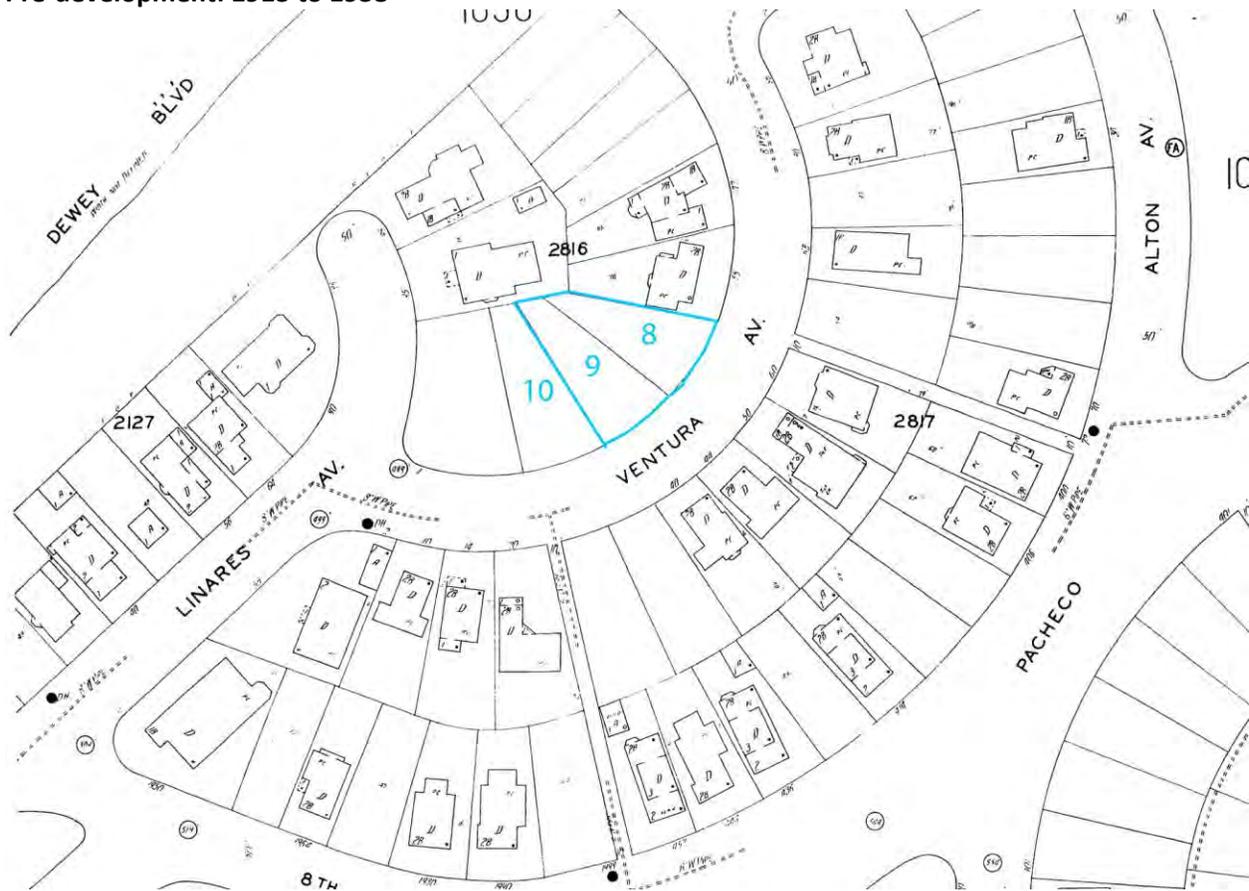


Figure 35. 1928 Sanborn Maps showing subject property (Lots 8 and 9) in blue.  
Source: Sanborn Fire Insurance Map Co., San Francisco Public Library

According to the 1913 subdivision map for Forest Hill Court, Block 2816 consisted of 13 parcels of varying sizes. Forest Hill Court was part of the larger Forest Hill subdivision, although it was subdivided slightly later. Forest Hill Court, which bordered Spring Valley Water Company watershed lands to the north and east, the future Golden Gate Heights subdivision to the west, and the rest of Forest Hill to the south, consisted of two large crescent-shaped blocks (Blocks 2817 and 2818), as well as nine fractional blocks along the perimeter. Block 2816, which bordered the Spring Valley Water Company lands to the northeast, was one of these smaller fractional blocks. On July 6, 1922, the Newell-Murdoch Co. sold Lots 8, 9, and 10 of Block 2816 to W. D. and Estelle S. Fennimore.<sup>15</sup> Like many early buyers in Forest Hill, the Fennimores purchased the lots as an investment, and they applied for no building permits during the 16 years that they owned the land. On June 30, 1938, they sold two of the three lots (8 and 9) to Louis B. and Uarda Krieger. The Fennimores had already sold Lot 10.<sup>16</sup> 1928 Sanborn Maps, the first to cover Forest Hill, indicate that Lots 8, 9, and 10 all remained vacant. Indeed, only four of the parcels on Block 2816 had been developed (**Figure 35**).

<sup>15</sup> San Francisco Office of the Assessor-Recorder, Sales Ledger Records and Deeds on file for 35 Ventura Avenue.

<sup>16</sup> San Francisco Office of the Assessor-Recorder, Sales Ledger Records and Deeds on file for 35 Ventura Avenue.

Louis and Uarda Krieger, who were then living in an apartment house at 350 Laguna Honda Boulevard, hired architect Edmond H. Denke to design a house for the land they had just purchased. In response to the childless couple's modest requirements, Denke designed a one-story, wood-frame, single-family dwelling containing five rooms, including a living room, dining room, kitchen, two bedrooms, and a bathroom. According to the original permit application, the cost of the house was \$7,400 – a relatively high amount for the Depression, but not all that high for affluent Forest Hill.<sup>17</sup>

### **Louis B. and Uarda Krieger: 1938 to 1985**

Louis Barnhardt Krieger was born September 12, 1871 in Indiana to German immigrant parents.<sup>18</sup> As a young man he moved to San Francisco, where he met his first wife, Lily, a native Californian, in 1903. Ca. 1904, he took a job as a draftsman with the Pacific Fire Extinguisher Co.<sup>19</sup> Louis and Lily lived at 155 Noe Street in Duboce Triangle from 1903 until 1909.<sup>20</sup> In 1905, the couple had their first child, Reginald. That same year, Louis took a job as a civil engineer with the San Francisco Fire Department. According to the 1910 Census, the Kriegers had moved around the corner to 91 Henry Street. The household in that year consisted of Louis (age 39), Lily (age 34), Reginald (age 5), and Eleanor (age one month). Henry was still a civil engineer with the SFFD.<sup>21</sup>

A decade later, according to the 1920 Census, the Kriegers were living at 95 Henry Street, in the same building where they had lived in 1910, although in a different flat. The composition of the household remained mostly the same, including Louis (age 48), Lily (age 44), and Reginald (age 15). Eleanor had apparently died as a young child, but in 1920 the couple had had a second daughter named Lois (age 7). By 1920, Louis had left his civil engineering job with the SFFD and resumed working for his old employer, Pacific Fire Extinguisher Co.<sup>22</sup>

Lily Krieger died in January 1928, and two years later, Louis Krieger (age 59) was living in an apartment building at 350 Laguna Honda Boulevard in Forest Hill with his daughter Lois (age 21) and a 24-year-old lodger named Gladys Kilgore.<sup>23</sup> Both Lois and Gladys were employed as stenographers, suggesting that they were friends and/or workmates. Louis was general manager of Pacific Fire Extinguisher Co.<sup>24</sup> Five years later, Louis had been promoted to the post of vice-president.<sup>25</sup> He had also gotten remarried, to a woman 30 younger than himself. Louis' new wife, Uarda (née, Johnson) Krieger, was born March 31, 1901 in Spring Valley, Minnesota.<sup>26</sup> Nothing is known about her upbringing, early life, or how she met Louis, but the couple eloped to Vancouver, Washington, where they married on August 15, 1932.<sup>27</sup> Initially, after they married, the Kriegers lived in Louis' apartment at 350 Laguna Honda Boulevard, but within a year or two they had decided to build a house in the adjoining Forest Hill tract. Their new house appears to have been designed for a couple who enjoyed entertaining, with a large formal living room

<sup>17</sup> San Francisco Department of Building Inspection, Plans and permit applications on file for 35 Ventura Avenue.

<sup>18</sup> California Death Index, for Louis B. Krieger.

<sup>19</sup> 1904 San Francisco City Directory.

<sup>20</sup> 1904 to 1909 San Francisco City Directories.

<sup>21</sup> 1910 U.S. Census for San Francisco, CA, Enumeration District 88, Sheet 5A.

<sup>22</sup> 1920 U.S. Census for San Francisco, CA, Enumeration District 102, Sheet 12B.

<sup>23</sup> There is a discrepancy in Lois' age on the 1920 and 1930 Census schedules. If Lois was 7 in 1920, she should have been 17 on the 1930 Census, although she is recorded as being 21.

<sup>24</sup> 1930 U.S. Census for San Francisco, CA, Enumeration District 38-206, Sheet 1A.

<sup>25</sup> 1935 San Francisco City Directory.

<sup>26</sup> U.S. Social Security Death Index, for Uarda N. Krieger.

<sup>27</sup> Washington Marriage Records.

that flows into the adjoining dining room and kitchen. The non-public part of the house simply consisted of a pair of adjoining bedrooms flanking a bathroom. According to the 1940 Census, the Krieger household, which had been living at 35 Ventura Avenue for two years, consisted of Louis (age 69) and Uarda (age 39). Louis was still vice-president of the Pacific Fire Extinguisher Co.<sup>28</sup> Louis earned more than \$5,000 a year in his job, making him one of the best-paid executives in the census tract. However, unlike many of their neighbors, the Kriegers had no live-in servants or other household staff.

Louis and Uarda Krieger lived together at 35 Ventura Avenue for almost a decade, until Louis' death on January 30, 1947.<sup>29</sup> Three months later, on March 12, 1947, Uarda inherited Louis' interest in 35 Ventura Avenue, becoming the property's sole owner.<sup>30</sup> Uarda, who was only 46 when her husband died, lived at 35 Ventura Avenue for the rest of her life.

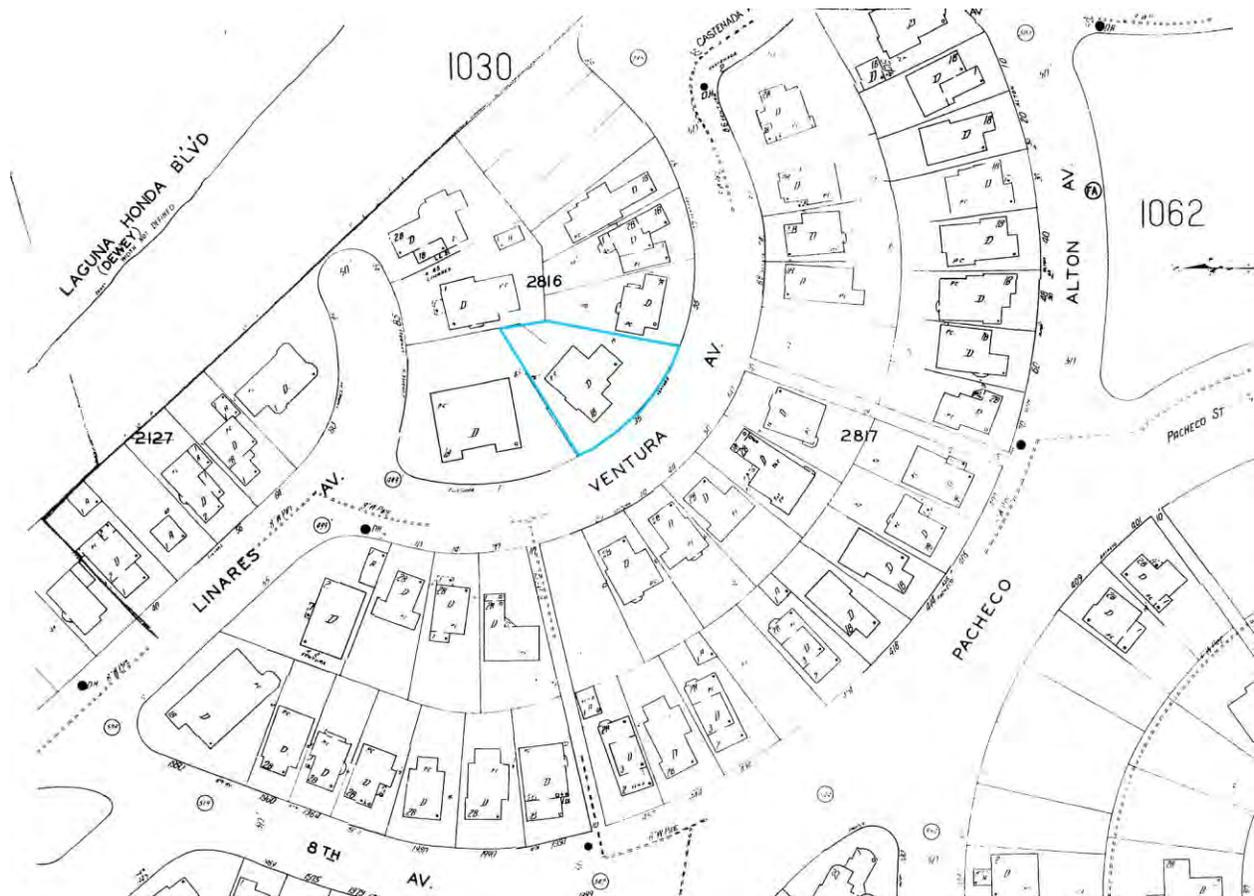


Figure 36. 1950 Sanborn Map showing 35 Ventura Avenue outlined in blue.

Source: Sanborn Fire Insurance Company; San Francisco Public Library

35 Ventura Avenue first appears on the 1950 Sanborn Maps about 12 years after it was built. The 1950 Sanborn Maps show the one-story-over-basement, wood-frame, single-family dwelling at the center of Lots 8 and 9. Aside from three smaller house lots near Castaneda Avenue, Block 2816 had been entirely built out (Figure 36).

<sup>28</sup> 1940 U.S. Census for San Francisco, CA, Enumeration District 38-385, Sheet 64A.

<sup>29</sup> California Death Index, for Louis B. Krieger.

<sup>30</sup> San Francisco Office of the Assessor-Recorder, Sales Ledger Records and Deeds on file for 35 Ventura Avenue.

Little is known about Uarda Krieger's life following her husband's death. According to San Francisco City Directories published between 1948 and 1980, when local directories ceased publication, Uarda (sometimes spelled Warda) Krieger was consistently listed as the sole occupant of 35 Ventura Avenue until her death in February 1985.<sup>31</sup> In the almost four decades that she owned it, Uarda Krieger made only one permitted change to 35 Ventura Avenue, when in February 1977 she applied for a permit to install three aluminum windows in the kitchen.<sup>32</sup>

An undated photograph at the Office of the Assessor-Recorder shows the original appearance of 35 Ventura Avenue while Uarda Krieger owned it. Although obscured by a hedge and several mature shrubs, the primary façade of the house is much more visible than it is now. The photograph indicates that at least superficially, the house resembles existing conditions, with stucco cladding and wood casement windows with decorative wrought iron grilles, circular *canales* in the street-facing gable, wood plank door, stucco-finished chimney, and red clay tile roof (**Figure 37**). But in other ways it is different. The photograph shows what the main entrance looked like before the portico was built, as well as the chimney before it was clad in flagstone, and the large window in the living room wing before it was converted into French doors.

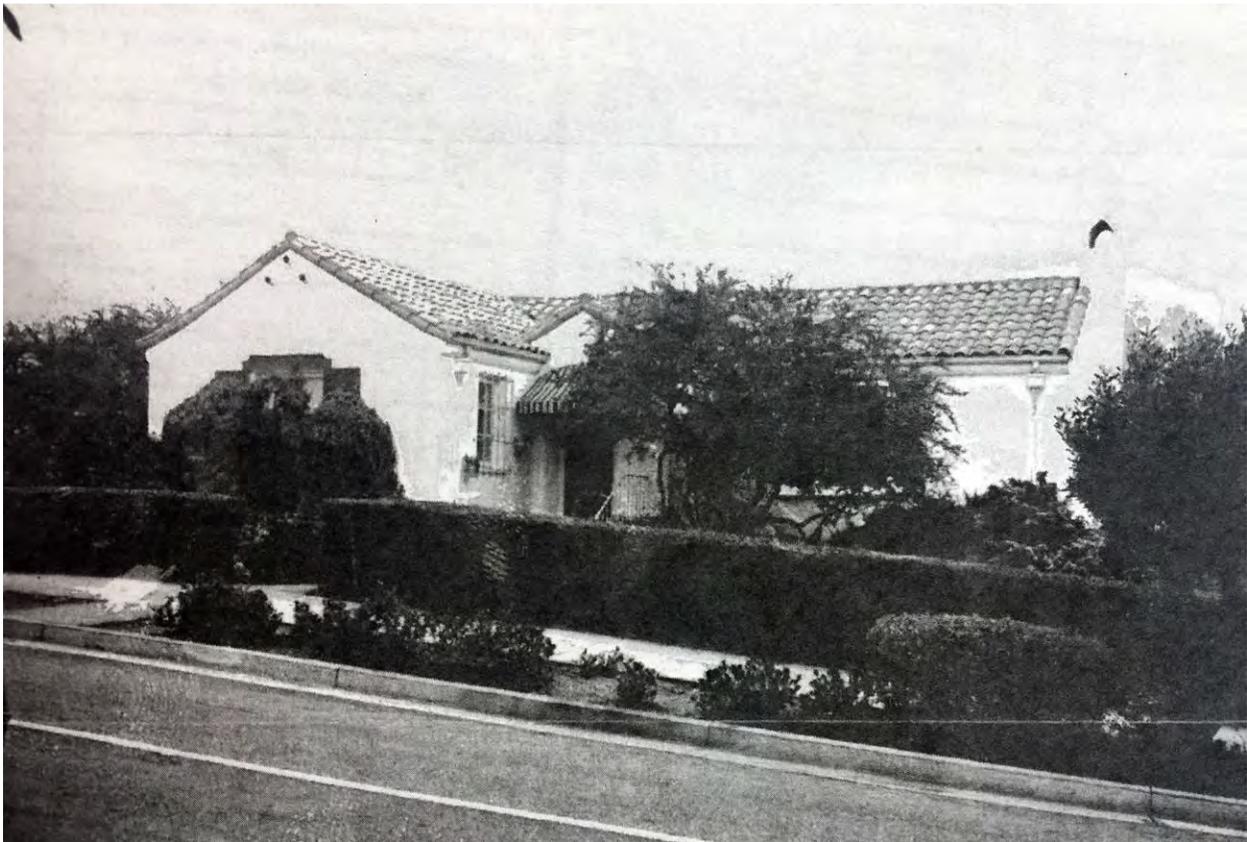


Figure 37. 35 Ventura Avenue, ca. 1960.  
Source: San Francisco Office of the Assessor-Recorder

<sup>31</sup> California Death Index, for Uarda N. Krieger.

<sup>32</sup> San Francisco Department of Building Inspection, Plans and permit applications on file for 35 Ventura Avenue.

Upon Uarda Krieger's death, her estate, including 35 Ventura Avenue, went to her niece and nephew, Randall M. Johnson (and his wife Kimberly) and Oriz Johnson, who took formal possession of the property on September 5, 1985. The Johnsons only owned it for a little over six months, selling it to Michael R. Parodi and Jennifer Y. Wong on April 7, 1986.<sup>33</sup>

### Jennifer Y. Wong: 1986 to Present

Jennifer Y. Wong has owned 35 Ventura Avenue since 1986. Born May 1, 1953, Jennifer Wong holds an MA in counseling psychology and an MBA in business administration. She is Chief Financial Officer and a major shareholder in CRI, a dealer of Herman Miller office furnishings in San Francisco. From 1986 until 2003, Jennifer Wong co-owned 35 Ventura Avenue with her husband, Michael Parodi, a contractor. During this time Parodi extensively remodeled the house. In August 2003, Wong and Parodi divorced and Michael deeded his interest in 35 Ventura Avenue to Jennifer, who has remained the sole owner of the property ever since.<sup>34</sup> She now lives there with her husband Michael Miranda, who is also a contractor.

35 Ventura Avenue appears on the ca. 1995 Sanborn Maps maintained by the San Francisco Planning Department. These maps show no changes to the subject property since the 1950 Sanborn Maps were made, although they indicate that the subject block had been entirely built-out (**Figure 38**).



Figure 38. Ca. 1995 Sanborn Maps showing the subject property outlined in blue.

Source: Sanborn Fire Insurance Map Company; San Francisco Public Library

<sup>33</sup> San Francisco Office of the Assessor-Recorder, Sales Ledger Records and Deeds on file for 35 Ventura Avenue.

<sup>34</sup> San Francisco Office of the Assessor-Recorder, Sales Ledger Records and Deeds on file for 35 Ventura Avenue.

A full chain of title for 35 Ventura Avenue is provided below in **Table 1**.

**Table 1. Chain of Title for 35 Ventura Avenue<sup>35</sup>**

Document Reference	Date	Grantor	Grantee
SF Office of the Assessor-Recorder, Sales Ledgers – Grant Deed	June 12, 2015	Jennifer May Yee Wong	Jennifer May Yee Wong, Trustee of Jennifer Wong Trust
SF Office of the Assessor-Recorder, Sales Ledgers – Interspousal Transfer	September 25, 2012	Michael Miranda	Jennifer May Yee Wong
SF Office of the Assessor-Recorder, Sales Ledgers – Division of Assets	August 27, 2003	Michael R. Parodi	Jennifer May Yee Wong
SF Office of the Assessor-Recorder, Sales Ledgers – Grant Deed	April 7, 1986	Randall M. Johnson and Kimberly K. Wilson (50%) Oriz Johnson (50%)	Michael R. Parodi and Jennifer May Yee Wong
SF Office of the Assessor-Recorder, Sales Ledgers – Final Distribution	September 5, 1985	Estate of Uarda N. Krieger	Randall M. Johnson and Kimberly K. Wilson (50%) Oriz Johnson (50%)
SF Office of the Assessor-Recorder, Sales Ledgers – Joint Tenancy Termination	March 12, 1947	Estate of Louis B. Krieger	Uarda N. Krieger
SF Office of the Assessor-Recorder, Sales Ledgers – Grant Deed	June 30, 1938	W. D. and E. S. Fennimore	Louis B. and Uarda N. Krieger

*C. Alterations*

In the almost half-century that Uarda Krieger owned 35 Ventura Avenue, the only change she made was to replace three windows on the rear façade with aluminum counterparts in 1977. After buying the property in 1986, Jennifer Wong has undertaken several substantial remodeling projects, and even though the changes have, by and large, remained in keeping with the architectural character of the property, they have resulted in the reconfiguration of much of the exterior and nearly the entire interior. The first major remodel project started in 1990 and was completed in 1996. The scope of work included rebuilding the partially excavated basement into a home office, entertainment room, bathroom, and wine cellar. As part of this work, all of the interior finish materials were installed and all electrical and plumbing systems replaced. The project also included two horizontal extensions to the first floor level of the house, including a porch off the living room and another off the master bedroom. The second major remodel started in 2004 and was completed in 2006. This project included constructing an addition to the living room, installing a new fireplace, building a portico in front of the main entrance, replacement of all of the windows, construction of a skylight in the ceiling of the kitchen, and remodeling the interior of the first floor level. At the same time, the yard was regraded and replanted, including new fencing, new garden walls, and gates. A full inventory of building permit applications for 35 Ventura Avenue is provided in **Table 2**. Copies of all permits are attached in **Appendix Item A**.

<sup>35</sup> This chain of title is abbreviated and does not record a series of transactions back and forth between Jennifer May Yee Wong and the Jennifer May Yee Wong Trust.

**Table 2: Building Permit Applications on File for 35 Ventura Avenue**

Application No.	Date Approved	Applicant	Scope/Cost/Builder
38008	September 19, 1938	Louis and Uarda Krieger	Original construction: construct one-story-over-basement, wood-frame, single-family dwelling costing \$7,400. Architect: Edmund H. Denke Contractor: Unknown
7701132	February 3, 1977	Uarda Krieger	Install three aluminum windows in existing frames, costing \$367.95. Contractor: Ames Billingsley, Inc.
900728	April 10, 1990	Michael Parodi	Remodel basement with new sheetrock walls, new electrical, and new plumbing, costing \$8,500. Contractor: Michael Parodi
9010907	July 12, 1990	Michael Parodi	Construct two horizontal additions, including extending porch from living room and porch from bedroom, costing \$5,000. Contractor: Michael Parodi
9122911	October 26, 1992	Michael Parodi	Remodel basement interior with office, entertainment center, and wine cellar, and complete seismic retrofit, costing \$25,000. Contractor: Michael Parodi
9419165	November 21, 1994	Michael Parodi	Finish work from permit application 9122911 and remodel bedroom and bathroom, costing \$5,000. Contractor: Michael Parodi
9601310	January 25, 1996	Michael Parodi	Extend existing permit applications 9122911 and 9419165. Contractor: Michael Parodi
9820180	October 5, 1998	Michael Parodi	Reroof house, costing \$2,242. Contractor: Service Concrete Co.
200312031546	August 19, 2004	Jennifer Wong	Construct horizontal addition on east side of house and terrace front of property, costing \$100,000. Contractor: Unknown
200410015708	October 1, 2004	Jennifer Wong	Revisions to permit application 200312031546, including adding new fireplace, new skylight in kitchen, relocation of washer and dryer, and reconfiguration of deck, costing \$30,000. Contractor: Unknown
200507127458	July 12, 2005	Jennifer Wong	Revisions to permit applications 200312031546 and 200410015708, including extending rear deck and reconfiguring landscaping, costing \$8,000. Contractor: Unknown
200603217138	March 21, 2006	Jennifer Wong	Renew permit application 200312031546 for final inspection. Contractor: Parodi Construction
200603217170	March 21, 2006	Jennifer Wong	Renew permit application 200410015708 for final inspection. Contractor: Parodi Construction

Application No.	Date Approved	Applicant	Scope/Cost/Builder
200612260504	December 26, 2006	Jennifer Wong	Renew permit applications 200603217170 and 200603217138. Contractor: Unknown
200804078962	April 7, 2008	Jennifer Wong	Legalize existing side yard fence, front garden walls, and garden/storage shed in rear yard by reducing height to meet code, as well as install wrought iron gates in driveway and main pedestrian entrance, costing \$40,000. Contractor: Unknown

D. Mediterranean Style

The Mediterranean style is an eclectic stylistic category that is at its core a loose adaptation of the sixteenth-century Italian villa to middle-class tract housing. Growing interest in Mediterranean architecture after 1900 was fueled by publications about Italian villas, including the works of architect Guy Lowell, as well as longstanding comparisons of California’s landscape and climate with both Italy and Spain. More closely focused on evoking a romantic atmosphere, the Mediterranean style is less archaeological than its contemporary regional styles: the Mission Revival and the Spanish Colonial Revival. In contrast to these styles, which often explicitly reference specific buildings in Spain and/or its colonies, architects employing the Mediterranean style drew upon elements from the entire Mediterranean basin, including Spain, Italy, Greece, the south of France, and North Africa. Popular in California, the American Southwest, Texas, and Florida, the Mediterranean style’s heyday were the 1920s, when merchant builders converted tracts of vacant land on the edges of many cities into subdivisions of similar stucco-finished homes capped with red clay tile roofs and embellished with wrought-iron grilles and tile detailing. In San Francisco, the Mediterranean style was popular in most 1920s-era neighborhoods, ranging from the humble rowhouses of Mission Terrace and the Outer Sunset, to the middle-class bungalows of Ingleside Terraces, and the mansions of Sea Cliff and St. Francis Wood (Figure 39).



Figure 39. 330 Seacliff Avenue, Sea Cliff.

The Mediterranean style’s defining characteristics include a two-story (often symmetrical) façade composition; rectangular footprint (sometimes with a *piano nobile*, or formal living room perched above the basement); façade cladding of smooth-textured stucco; and molded plaster detailing, including pilasters, quoins, cartouches, swags, arches, and corbels; flat or hipped roofs clad in red clay tiles; shaped or stepped parapets; wrought iron balconies and/or window grilles; and tiled parapets, balconies, and door surrounds. Although superficially similar to the contemporary Spanish Colonial Revival style, Mediterranean style buildings are more likely to have molded plaster ornament and arched

openings reminiscent of the vernacular architecture of Italy.

*E. Edmund H. Denke*

Edmund (E. H.) Denke was the architect who designed 35 Ventura Avenue. Edmund H. Denke was born on April 8, 1872 in Illinois.<sup>36</sup> It is not known when he came to the Bay Area, but Alameda County city directories place him in Oakland as early as 1894, where he was listed as an architect. Very little is known about Denke's training, but it seems likely that he learned on the job – perhaps as a contractor – because he does not appear to have attended university or earned an architect's license. According to the 1910 Census, Edmund Denke – then 38 years old – lived and worked at 1317 Hyde Street, a three-story Tudor Revival apartment building that he had designed and built himself in 1909.<sup>37</sup> In 1910, Edmund Denke lived there with his wife Ella and their son Robert. Edmund Denke's career took off during the 1920s building boom. Like many of his contemporaries, Denke did not specialize at first, taking on commissions for apartment buildings, flats, single-family dwellings, and commercial buildings alike. During the heyday of his career, Denke designed several significant buildings, including a two-story, reinforced-concrete commercial building at 520 Montgomery Street. Built in 1920, this compact Classical Revival-style building is part of a row of historic banking temples (**Figure 40**). Another prominent building from this time is the Bell Garage, a six-story, reinforced-concrete garage at 175 Turk Street in the Tenderloin. Designed in the Gothic Revival style and built in 1925, this large



**Figure 40. 520 Montgomery Street.**  
Source: Google Maps



**Figure 41. Bell Garage, 175 Turk Street.**  
Source: Google Maps

<sup>36</sup> California Death Index, 1940-1997.

<sup>37</sup> U.S. Bureau of the Census, 1910 U.S. Census for Edmund H. Denke, Enumeration District 288, Page 7B.

building was designed to house 1,000 cars in what was then San Francisco's primary entertainment district (**Figure 41**). Denke was a business partner of the Bells on this project, and he went on to develop three other garages with them. He also belonged to a business group called the Fifty Vara Improvement Association, which among other things, advocated building garages throughout downtown and the surrounding neighborhoods.<sup>38</sup>

Throughout the 1920s, Edmund Denke designed several apartment buildings in several close-in neighborhoods, including the Tenderloin, Nob Hill, and Russian Hill. A selection of some of Denke's multi-family residential projects from this period include: the Carlton Apartments at 237 Leavenworth Street (1924), the Palace Court Apartments at 555 O'Farrell Street (1924), and Hotel Lafayette at 236-42 Hyde Street (1929).<sup>39</sup> One of his grandest multi-family buildings was a 35-unit apartment building at the northeast corner of Webster and Green Streets. Designed for Matthias & Gale and built in 1925, the building is clad in an ochre brick veneer and designed in the Renaissance Revival style.<sup>40</sup>

According to the 1930 Census, Edmund H. Denke and his family still lived at 1317 Hyde Street. In that year the household included Edmund (age 57), Ella (age 57), and their three children: Robert (age 22), Paul (age 14), and Laura (age 12). Edmund was listed as an architect and Robert as a draughtsman, suggesting that Edmund's son had joined the family business. The Denke household's property was valued at \$30,000, suggesting that the family was quite prosperous, even during the Depression.<sup>41</sup> Nonetheless, based on the number of times that his name is mentioned in local newspapers, Edmund Denke's business declined rapidly during the 1930s, as the Depression set in. By the end of the decade, San Francisco's economy had begun to revive, in part due to several New Deal programs that incentivized private construction, as well as a tremendous influx of defense industry workers, which spurred on the development of tract housing in the Outer Sunset and Parkside districts. The ever-versatile Denke got involved with the speculative housing sector, designing tract houses for Ray Galli, including, in 1937, a row of six single-family rowhouses on 21<sup>st</sup> Avenue near Ortega Street.<sup>42</sup> In 1938, he designed a single-family dwelling in the Mediterranean style for Louis B. and Uarda N. Krieger in Forest Hill. This property is Denke's last known commission, although it is highly likely he did more.

Edmund Denke continued to be listed in San Francisco City Directories as an architect through the early 1940s, although it appears he completed very little following the Japanese attacks on Pearl Harbor and the U.S. entry into the Second World War. Edmund H. Denke died in San Francisco on May 19, 1944 at the age of 72.<sup>43</sup> When he died, Denke and his wife Ella still lived at the family's beloved 1317 Hyde Street, which still stands on Russian Hill.

Not one of San Francisco's top-tier architects, Edmund H. Denke is today primarily known for his work designing garages, residential hotels, and apartment buildings in the Tenderloin, Nob Hill, and the South of Market Area. He was very versatile, working on a variety of building types and in several popular architectural styles.

---

<sup>38</sup> "550,000 Car Shelter for Mason Street," *San Francisco Chronicle* (April 1, 1929), 3.

<sup>39</sup> Michael Corbett, *National Register of Historic Places Nomination: "Uptown Tenderloin Historic District* (San Francisco: 2009).

<sup>40</sup> "\$100,000 Building under Construction," *San Francisco Chronicle* (January 31, 1925), 9.

<sup>41</sup> U.S. Bureau of the Census, 1930 U.S. Census for Edmund H. Denke, Enumeration District 38-352, Page 3A.

<sup>42</sup> "31 New Homes Started in S.F. during Week," *San Francisco Chronicle* (October 9, 1937), 14.

<sup>43</sup> California Death Index, 1940-1997.

## VI. Determination of Eligibility

VerPlanck Historic Preservation Consulting evaluated potential eligibility of 35 Ventura Avenue for listing in the California Register of Historical Resources (California Register).

### A. California Register of Historical Resources

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. The California Register also includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks in city and county ordinances. Properties can also be nominated to the California Register by local governments, organizations, or private citizens. The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

**Criterion 1 (Events):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

**Criterion 2 (Persons):** Resources that are associated with the lives of persons important to local, California, or national history.

**Criterion 3 (Design/Construction):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

**Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

In addition to meeting at least one of the four criteria, to qualify for listing in the California Register a property must retain integrity, meaning that it must look essentially the way it did when it achieved significance, which for most properties is when it was built.

#### Criterion 1

35 Ventura Avenue does not appear eligible for listing in the California Register under Criterion 1 (Events). Built in 1938 as an infill dwelling after much of the subject block had already been developed, the building does not embody any important historical patterns within Forest Hill or San Francisco at large. Furthermore, the property is not associated with any events or patterns of events significant to local or regional history, or the cultural heritage of California or the United States.

#### Criterion 2

35 Ventura Avenue does not appear eligible for listing in the California Register under Criterion 2 (Persons). Built in 1938 by Louis B. and Uarda N. Krieger, 35 Ventura Avenue is associated with a prosperous but not especially well-known San Francisco businessman. Very little is known about his wife, Uarda, who lived there for the rest of her life. No other later owners or occupants of 35 Ventura Avenue are known to have made any lasting contributions to local, state, nor national history; or to the cultural heritage of California or the United States.

**Criterion 3**

35 Ventura Avenue does not appear eligible for listing in the California Register under Criterion 3 (Design/Construction). Designed in the Mediterranean style, 35 Ventura Avenue was built as a smaller single-family house for a San Francisco business executive and his second wife. Completed in 1938, 35 Ventura Avenue is an infill dwelling that was constructed about a decade or so after much of the surrounding Forest Hill neighborhood had been built. Its generous setbacks and modest Mediterranean vocabulary are in keeping with the architectural character of Forest Hill, whose older dwellings are mostly designed in the Mediterranean and various other Period Revival styles. The house was designed by Edmund H. Denke, a design/build professional who specialized in parking garages and multi-family apartment buildings and residential hotels in the Tenderloin and Nob Hill. 35 Ventura Avenue appears to be one of his last commissions, and as a single-family dwelling it is somewhat idiosyncratic. Although 35 Ventura Avenue is certainly compatible in terms of its design with its older neighbors, the dwelling has been significantly altered since the early 1990s. In addition to an extensive interior remodel, the exterior has been extensively changed, with four horizontal additions, including the construction of an entry portico; the construction of a skylight on the roof, the reconfiguration and/or replacement of all original windows, as well as several major changes to the site.

**Criterion 4**

Analysis of 35 Ventura Avenue for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report. Criterion 4 mainly deals with archaeological resources, which requires the expertise of a qualified archaeologist.

*B. Integrity*

As previously mentioned, 35 Ventura Avenue has undergone several significant alterations over its 80 years of existence. The most notable changes include the reconstruction of the interior, the construction of three horizontal additions, the replacement of all the windows, and several changes to the site.

- **Location:** 35 Ventura Avenue has not been moved; therefore it retains the aspect of location.
- **Design:** 35 Ventura Avenue does not retain the aspect of design because several of its most important characteristics have been changed in the 1990s and 2000s, including its massing, fenestration, and detailing. These changes, although compatible at first glance, changed what was once a very simple and modest cottage into a much more sumptuous house.
- **Setting:** 35 Ventura Avenue does not retain the aspect of setting because its entire landscape has been extensively regraded and replanted, including new fencing, garden walls, and gates.
- **Materials:** 35 Ventura Avenue marginally retains the aspect of materials because it retains the bulk of its original exterior finish materials, including its stucco cladding, and red clay tile roofing. Several new materials have been introduced, including flagstone veneer on the chimney, tile and decorative metal detailing on various parts of the exterior, and all new materials within the interior.
- **Workmanship:** 35 Ventura Avenue does retain the aspect of workmanship. Although largely built of mass-produced, industrially produced materials, the property does embody some handmade finishes, including the stucco exterior moldings.

- **Feeling:** 35 Ventura Avenue does retain the aspect of feeling. Although it has been heavily modified over the last 25 years, the changes are compatible aesthetically – if not historically – with the original design of the house and the Forest Hill neighborhood at large.
- **Association:** 35 Ventura Avenue does not retain the aspect of association because it is not eligible for listing under either California Register Criteria 1 or 2.

In conclusion, 35 Ventura Avenue retains the aspects of location, materials, workmanship, and feeling. It does not retain the aspects of design, setting, or association.

### C. Forest Hill Historic District

35 Ventura Avenue is located inside the boundaries of the California Register-eligible Forest Hill Historic District, which the Planning Department has determined eligible under Criteria 1 and 3 with a period of significance of 1912 to 1939. Forest Hill is significant both for its historical associations with the development of the Sutro Ranch after the 1906 Earthquake, its high-quality planning and urban design features, as well as its individual architect-designed dwellings designed in various Period Revival styles. Designed by architect Edmund H. Denke and built in 1938, 35 Ventura Avenue appears at first glance to be an obvious district contributor. However, a careful analysis of the building's physical fabric and a review of building permit applications reveal that the original Mediterranean-style cottage was substantially rebuilt and expanded during the 1990s and 2000s. The changes were by and large harmonious with the house's original styling and the surrounding district, but what exists today is more of a contemporary dwelling than a 1930s-era cottage. Because of these changes, 35 Ventura Avenue does not appear individually eligible for listing in the California Register. On the other hand, it does not detract from the district, and an argument could be made that it is still a contributor to the district on the basis of its legible Mediterranean styling.

## VII. Evaluation of Project-specific Impacts

### A. Project Description

Jennifer Wong, the owner of 35 Ventura Avenue, proposes to expand and the dwelling with a vertical addition. The addition's designer is Hawk Lee, an engineer. We evaluated a set of drawings prepared by Mr. Lee dated February 28, 2016. The proposed addition, which would be built atop the existing building's footprint, includes a master bedroom suite with an attached master bathroom, family room, den, laundry room, and a bathroom. The addition is designed in the Mediterranean style and uses materials that are compatible with the existing dwelling and the surrounding Forest Hill Historic District, including stucco cladding, red clay tile roofing, wood casement and double-hung windows, and hipped and gable roof forms.

### B. Status of Existing Property as a Historical Resource

According to Section 15064.5 (a) of the California Environmental Quality Act (CEQA), a "historical resource" is defined as property or object belonging to at least one of the following three categories:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.);

- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

According to the Planning Department, 35 Ventura Avenue is a Category A "Known Historic Resource" as a contributor to the California Register-eligible Forest Hill Historic District. The analysis in this HRE upholds these findings but does not find the property individually eligible for the California Register, in part due to extensive alterations that have transformed the humble cottage into a much larger and more sumptuous dwelling in the 1990s and 2000s. Nonetheless, as a contributor to the Forest Hill Historic District, 35 Ventura Avenue is by definition a "historical resource" under Section 15064.5 (a) of CEQA.

### C. Analysis for Compliance with the Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (the Rehabilitation Standards and the Guidelines, respectively) provide guidance for reviewing work to historic properties.<sup>44</sup> Developed by the National Park Service for reviewing certified rehabilitation tax credit projects, local governmental bodies across the country have adopted the Standards to review work to historic properties. The Rehabilitation Standards provide a useful analytical tool for understanding and describing potential changes to historical resources, including new construction inside or adjoining historic districts.

Conformance with the Rehabilitation Standards does not determine whether a project would cause a substantial adverse change in the significance of a historical resource under CEQA. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historical resource.<sup>45</sup> Projects that do not comply with the Rehabilitation Standards may or may not cause a substantial adverse change in the significance of an historical re-

---

<sup>44</sup> U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, 1992. The Standards, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 Standards are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of Standards, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. The Standards in 36 CFR 67.7 are used primarily when property owners are seeking certification for federal tax benefits. The two sets of Standards vary slightly, but the differences are primarily technical and non-substantive in nature. The Guidelines, however, are not codified in the Federal Register.

<sup>45</sup> CEQA Guidelines subsection 15064.5(b) (3).

source and would require further analysis by the Planning Department to determine whether the historical resource would be “materially impaired” by the project under *CEQA Guidelines* 15064.5(b).

Rehabilitation is the *only* one of the four treatments in the Standards (the others are Preservation, Restoration, and Reconstruction) that allows for the construction of an addition or other alteration to accommodate a change in use.<sup>46</sup> The first step in analyzing a project’s compliance with the Rehabilitation Standards is to identify the resource’s character-defining features, including characteristics such as design, materials, detailing, and spatial relationships. Once the property’s character-defining features have been identified, it is essential to devise a project approach that protects and maintains these important materials and features – meaning that the work involves the “least degree of intervention” and that important features and materials are safeguarded throughout the duration of construction.<sup>47</sup> It is critical to ensure that the new work does not result in the permanent removal, destruction, or radical alteration of any significant character-defining features.

Most of the original character-defining features of 35 Ventura Avenue have been removed and/or modified in recent decades, including its massing, which has been altered by adding several horizontal additions, the modification of several window and door openings, changes to the roof, and the complete remodel of the interior. About the only character-defining features that it retains include its 15-foot setback from Ventura Avenue, its height, and a portion of its fenestration pattern on Ventura Avenue. It also retains some of its original materials, including its stucco exterior cladding and modest ornamental program, including the molded stucco eaves, and sculpted headers above some windows. Character-defining features of the Forest Hill Historic District are more varied, in part because most of the houses were custom-designed by an assortment of architects in a variety of styles. Character-defining features of the district include the consistent 15-foot setback from the street, landscaped planting strip between the street and the sidewalk, generous side yard and rear yard setbacks, lush temperate and subtropical plantings, pedestrian footpaths and service alleys with utilities located in midblock easements, and picturesque single-family homes that rarely exceed two stories in height. The following section evaluates the proposed project under each of the 10 Rehabilitation Standards.

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The proposed project complies with Standard 1 in regard to the subject property and to the Forest Hill Historic District. 35 Ventura Avenue would be rehabilitated for continued residential use, a use it has retained since it was built in 1938. The project would not introduce a non-residential use to Forest Hill.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

The proposed project complies with Standard 2 in regard to the subject property and to the Forest Hill Historic District. The proposed project would certainly make substantial changes to the dwelling by adding a second floor onto what was originally a one-story-over-basement cottage. The addition would be finished in stucco and set flush with the perimeter walls on the first floor level and it would have a hipped roof clad in red clay tiles. However, as mentioned, 35 Ventura Avenue has been extensively al-

---

<sup>46</sup> Ibid., 63.

<sup>47</sup> Ibid.

tered in the 1990s and 2000s, including the construction of at least four horizontal additions on each side of the building, the reconfiguration and/or replacement of all of the original windows, including the replacement of the original tripartite window on the primary façade with French doors, and the addition of cosmetic flagstone veneer to the chimney. Because of these changes, 35 Ventura Avenue retains a fairly low degree of integrity, even if the changes are aesthetically compatible with the surrounding historic district. In regard to the district, the proposed alterations would not be out of character because most properties are at least two stories in height. Furthermore, the use of the Mediterranean style is in keeping with Forest Hill because many houses constructed during the period of significance are designed in the style.

**Rehabilitation Standard 3:** *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project complies with Standard 3 in regard to the subject property and the Forest Hill Historic District because it would not add any conjectural features or elements from other historic properties that would create a false sense of historical development. Although the vertical addition is designed in a similar Mediterranean vocabulary as the existing house, it is detailed slightly differently so that it is subtly apparent what is old and what is new.

**Rehabilitation Standard 4:** *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed project complies with Standard 4 because it would not affect any changes to the subject property or the Forest Hill Historic District that have acquired historic significance in their own right. The dwelling was hardly changed between 1938 until the early 1990s, when the current owner began the first of several major interior and exterior remodels. Although generally compatible with the Mediterranean styling of the original cottage, these changes have all taken place within the last 25 years, meaning that they are not “age-eligible.”

**Rehabilitation Standard 5:** *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project complies with Standard 5 because it would not affect any distinctive materials, features, finishes or construction techniques or examples of craftsmanship embodied in the design of the subject property or the Forest Hill Historic District. Indeed, 35 Ventura Avenue is built almost exclusively of mass-produced building and finish materials that do not embody advanced craftsmanship. In fact, it is largely the additions and alterations from the 1990s and 2000s that display high-quality craftsmanship.

**Rehabilitation Standard 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project complies with Standard 6 in regard to the subject property and to the Forest Hill Historic District. Consistently well-maintained, 35 Ventura Avenue appears to be in very good condition, meaning that the repair or replacement of any of its character-defining features is highly unlikely. If during construction it appears that any character-defining feature is missing or damaged, its replacement

feature would be fabricated to match the existing feature based on physical evidence and/or original architectural drawings.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The proposed project complies with Standard 7 in regard to the subject property; Standard 7 is not applicable to the Forest Hill Historic District. Although the exact scope of work is not known at this time, it seems likely that chemical or physical treatments may be used on the exterior of the building. It will likely be repainted, but harmful methods of paint removal, such as sandblasting or heat-based equipment, would not be employed. Instead, hand-sanding and scraping, as well as low-pressure power washing, would be used to remove any delaminated paint and dirt.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project complies with Standard 8 in regard to the subject property; Standard 8 is not applicable to the Forest Hill Historic District. Although it does not appear that any substantial subsurface excavation would be required, if any possible archaeological resources are encountered, construction would be temporarily halted until recovery measures required by the San Francisco Planning Department are put into place.

**Rehabilitation Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project complies with Standard 9 in regard to the subject property and to the Forest Hill Historic District. As mentioned above under Standard 2, 35 Ventura Avenue has been substantially altered already during a series of remodels completed in the 1990s and 2000s. As a result, the subject property is essentially a contemporary building that retains only the general outline and a few details from the original design. The construction of a vertical addition will undeniably alter the subject property's spatial relationships but it will not destroy historic materials or features. In regard to the district as a whole, two-story properties are the norm in Forest Hill and the construction of a vertical addition that is compatible with the original house in terms of design and materials will not harm the district's integrity.

**Rehabilitation Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project complies with Standard 10 in regard to the subject property and the Forest Hill Historic District in that the proposed vertical addition could be removed and the roof rebuilt to match what exists today.

In conclusion, the proposed project complies with all 10 Rehabilitation Standards.

## VIII. Conclusion

35 Ventura Avenue was designed by Edmund H. Denke and built in 1938 for Louis B. and Uarda N. Krieger. Louis Krieger was an executive at the San Francisco Fire Extinguisher Company. A widower since 1928, in 1932, he married Uarda Johnson, a woman 30 years his junior. Following Louis' death in 1947, Uarda lived at 35 Ventura Avenue for the rest of her life, until her death in 1985. She made no major changes to the property during the time she owned it. Jennifer Wong, the current owner, bought 35 Ventura Avenue in 1986. Beginning in the early 1990s, she and her ex-husband, Michael Parodi, embarked on two major multi-year remodeling campaigns that transformed the property from a humble one-story cottage into a larger and more sumptuous house. The changes included converting the partial basement into an entertainment room, office, and bathroom; constructing four horizontal additions to expand the building's square footage; reconfiguration and/or replacement of all of the windows; construction of a skylight in the kitchen; construction of a second fireplace; conversion of one of the front windows into French doors; cladding the chimney in flagstone; and a complete remodel of the first floor level. Based on the analysis in this report, 35 Ventura Avenue appears ineligible for individual listing in the California Register, in part because it retains a low degree of integrity. On the other hand, the alterations that have been made, although extensive, are generally in keeping with the Mediterranean styling of the original cottage and the character of the surrounding Forest Hill Historic District. The owner plans to construct a second floor level on top of the existing house that resembles what has already been done on the site. The construction of the addition will further change the character of the already heavily altered subject property but it will not affect the historic district.

## IX. Bibliography

### A. Published and Unpublished Books, Articles, and Reports

- Bancroft, Hubert H. *History of California, Volume VI*. San Francisco: The History Company, 1886-1890.
- Brown, Mary. *Sunset District Residential Builders, 1925-1950 Historic Context Statement*. San Francisco: 2013.
- Byington, Lewis F. *History of San Francisco*. Chicago: S.J. Clarke Publishing Co., 1931.
- California Office of Historic Preservation. *California Historical Resource Status Codes*. Sacramento: 2003.
- Cerny, Susan D. *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City, UT: Gibbs Smith, 2007.
- Freudenheim, Leslie. *Building with Nature*. Salt Lake City, UT: Gibbs-Smith Publishing, 2005.
- Gebhard, David, Robert Winter, et al. *The Guide to Architecture in San Francisco and Northern California*. Salt Lake City: Peregrine-Smith Books, 1985 Ed.
- Hicks-Judd Company. *The San Francisco Block Book*. San Francisco: 1894, 1901, 1907, 1909.
- Hittell, John S. *A History of San Francisco and Incidentally of the State of California*. San Francisco: A.L. Bancroft, 1878.
- Nolte, Carl. "World War II Reshaped the Bay Area and its People." *San Francisco Chronicle* (May 28, 2012).
- Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.
- San Francisco City Directories: 1869-1981.
- San Francisco Museum of Art. *Domestic Architecture of the San Francisco Bay Region*. San Francisco: 1949.
- San Francisco Planning Department. *CEQA Review Procedures for Historical Resources*. San Francisco: 2005.
- San Francisco Planning Department. *San Francisco Planning Commission: Centennial Celebration, 100 Years of Excellence*. San Francisco: 2017.
- San Francisco Planning Department. *San Francisco Preservation Bulletin No. 9: Landmarks*. San Francisco: 2003.

San Francisco Planning Department. *San Francisco Preservation Bulletin No. 11: Historic Resource Surveys*. San Francisco: n.d.

Sanborn Fire Insurance Company: Sanborn Maps for San Francisco: 1899-1900, 1913-1915, and 1948-1950.

Schwartzter, Mitchell. *Architecture of the San Francisco Bay Area: A History & Guide*. San Francisco: William Stout Publishers, 2007.

Scott, Mel. *The San Francisco Bay Area: A Metropolis in Perspective*. Berkeley: University of California Press, 1959.

Shepard, Susan. *In the Neighborhoods: A Guide to the Joys and Discoveries of San Francisco's Neighborhoods*. San Francisco: Chronicle Books, 1981.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: rev. ed. 1998.

Waldhorn, Judith Lynch and Sally B. Woodbridge. *Victoria's Legacy: Tours of San Francisco Bay Area Architecture*. San Francisco: 101 Productions, 1978.

Whiffen, Marcus. *American Architecture since 1870*. Cambridge, Mass.: The M.I.T. Press, 1969.

Wiley, Peter Booth. *National Trust Guide to San Francisco*. New York: John Wiley & Sons, 2000.

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

Woodbridge, Sally, ed. *Bay Area Houses*. Layton, OH: Gibbs M. Smith Inc., 1988.

Woodbridge, Sally and John Woodbridge. *Buildings of the Bay Area*. New York: Grove Press, 1962.

Woodbridge, Sally and John Woodbridge. *San Francisco Architecture*. San Francisco: Chronicle Books, 1992.

#### *B. Public Records*

California Birth Index, 1905-1995.

California Marriage Index, 1960-1985.

San Francisco Bay Area Funeral Home Records, via [www.ancestry.com](http://www.ancestry.com)

San Francisco Department of Building Inspection, Records Management Division. Building permits on file for 35 Ventura Avenue.

San Francisco Office of the Assessor-Recorder. Property records for 35 Ventura Avenue.

San Francisco Water Department, New Installations Bureau. Spring Valley Water Company Water Tap Records for 35 Ventura Avenue.

U.S. Federal Census for the years 1870, 1880, 1890, 1900, 1910, 1920, 1930, and 1940.

U.S. Military Registers, 1862-1985.

*C. Websites*

San Francisco Planning Department. "San Francisco Neighborhoods Socio-Economic Profiles": <http://empowersf.org/wp-content/uploads/2014/03/SFProfilesByNeighborhood-SF-Planning-Dept.pdf>. Accessed September 21, 2015.

**X. Appendix**

*A. Building permits on file for 35 Ventura Avenue*



BLDG. FORM  
 No. 38008  
 APPLICATION OF  
L. B. Hildebrand Owner

FOR PERMIT TO ERECT

One STORY FRAME BUILDING

Location North side of

Ventura Ave East

of Lincoln Ave.

Cost \$7100

Filed Sept 17 1938

1938  
SEP 19 1938

Approved:

*[Handwritten signature]*  
 SUPERINTENDENT OF THE  
 DEPARTMENT OF BUILDING INSPECTION

Superintendent Bureau of Building Inspection

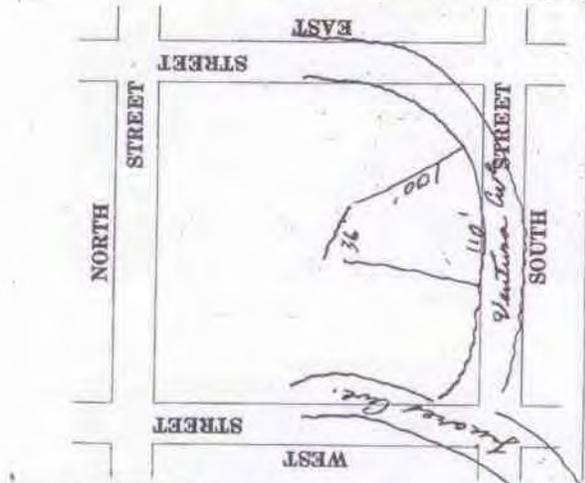
Permit No. 27310

Issued 1938

Certificate of Final Completion

Applied for 1938

Issued 1938 No. 193



*[Handwritten signature]*

Bureau of Fire Prevention and Public Safety

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- F. D. (Dry) Standpipes.....
- Wet Standpipes.....
- Hose Reels.....
- Tanks.....
- Down Pipes.....
- Automatic Fire Pumps.....
- Automatic Sprinkler System.....
- Water Service Connection.....
- Ground Floor Pipe Casings.....
- Refrigeration.....
- Incinerators.....

Approved:

Superintendent Bureau of Building Inspection

9/20/38

*[Handwritten signature]*

City Flaming Commission

15'-0" set-back line  
 GARAGE CHUTE IS NOT LESS THAN 12" FROM FULL FIRE ABOVE ROOF TO RE OF 12' OR. CHUTE IS 1' AWAY FROM WOOD, THEN FLOOR CONSTRUCTION. 2' AWAY FROM WOOD, THEN FLOOR CONSTRUCTION. TO HAVE CH. PLUMBS AT ROOF. ALL WELDED LINE. CAN BE CLOSED TO BE C. L. LINED, INCLUDING BOM. APPROVED: IS RE WATER PROOF PLAT. PROOF.

**J. C. GEIGER**  
 Director of Public Health  
 H. S. 1/20/38

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

Approved:  
*[Handwritten signature]*  
 Bureau of Fire Prevention and Public Safety

Approved:

Fire Marshal

OFFICIAL COPY



Central Permit Bureau—F.No. 434

Write in Ink—File Two Copies

3587

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU

BLDG. FORM

2

APPLICATION FOR BUILDING PERMIT FRAME BUILDING

15'-0" Set-back line IMP.

Sept. 19th 1938

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location of Lot North East Side of Ventura Ave. Street 140 S. East of Linares Lot 8-9 Assessor's St. No. 778 Block No. 2816
(2) Number of Stories One (WITH) Basement.
(3) Total Cost \$ 7400.00 (WITHOUT)
(4) Purpose or Occupancy Residence No. of rooms 5 No. of families 1
(5) Size of lot 114 Ft. Front 36 Ft. Rear 105 Ft. Deep
(6) Any other building on lot at present None
(7) Contractor (DOES) (DOES NOT) carry Workmen's Compensation Insurance.
(8) Supervision of construction by E. H. Douglas
Address 1317 Hyde St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (9) Architect E. H. Douglas
Certificate No. 83 15-87 License No. City and County of San Francisco
State of California
Address 1317 Hyde St.
(10) Engineer
Certificate No. License No.
State of California City and County of San Francisco
Address
(11) Plans and specifications prepared by Other than Architect or Engineer
Address
(12) Contractor Not let
License No. License No.
State of California City and County of San Francisco
Address
(13) Owner J. B. & Vanda Kruger
Address 350 Laguna Honda Blvd.
By E. H. Douglas
Owner's Authorized Agent.

The Department will call up telephone No. Ord 5444 if any alterations or changes are necessary on the plans submitted.

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF BUILDING, PURSUANT TO SEC. 9, ORDINANCE 1008 (N. S.)

DEPARTMENT OF BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY  
FEB 8 1977

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

BLDG. FORM 3  
APPLICATION NO. 770123

A 7920

APPROVED  
FEB 8 1977  
SUPERVISOR  
BUREAU OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

DATE FILED \_\_\_\_\_ FILING FEE RECEIPT NO. \_\_\_\_\_

PERMIT NO. 41911P ISSUED 2-3-77

(1) STREET ADDRESS OF JOB: 35 Ventura  
(2) ESTIMATED COST OF JOB: \$ 367 95

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(14A) TYPE OF CONSTR. 1-4 or 5	(15A) NUMBER OF STORIES OF OCCUPANCY	(14) TYPE OF CONSTR. 1-4 or 5	(15) NUMBER OF STORIES OF OCCUPANCY
1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	1	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	1
(16A) NUMBER OF BASEMENTS AND CELLARS	(17) PROPOSED USE	(16) NUMBER OF BASEMENTS AND CELLARS	(17) PROPOSED USE
1	Swelling	1	Swelling
(18A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING?	(11) IF YES, STATE NEW GROUND FLOOR AREA
NO <input checked="" type="checkbox"/>	FT.	NO <input checked="" type="checkbox"/>	SQ. FT.
(14) WILL SIDEWALK OVER SUB-SIDEWALKS SPACE BE REPAIRED OR ALTERED?	(15) WILL BUILDING EXISTING BEYOND PROPERTY LINE?	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(19) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(21) ELECTRICAL WORK TO BE PERFORMED?	(22) PLUMBING WORK TO BE PERFORMED?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(23) GENERAL CONTRACTOR: AMES BILLINGSLEY INC 418 BAYSHORE BLVD (424-2988) 260873

(24) ARCHITECT OR ENGINEER (FOR DESIGN): \_\_\_\_\_ ADDRESS \_\_\_\_\_ CALIF. LICENSE NO. \_\_\_\_\_

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION): \_\_\_\_\_ ADDRESS \_\_\_\_\_ CALIF. CERTIFICATE NO. \_\_\_\_\_

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION, IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") UNKNOWN ADDRESS \_\_\_\_\_

(27) OWNER - LESSEE (CROSS OUT ONE) Yorda Klyper 35 Ventura PHONE (FOR CONTACT BY BUREAU) 874-2988

(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):  
  
INSTALL ALUMINUM WINDOWS IN EXISTING FRAMES. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOWS DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOR OR HAVE PROTECTIVE RAIL.  
  
Installation of three (3) aluminum windows in the kitchen.

IMPORTANT NOTICES  
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 507, 507.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.  
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 285, California Penal Code.  
Pursuant to Sec. 302A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved signs and application being kept at building site.  
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.  
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY OBTAINED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15), (16), (17), (20), (21), or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION  
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.  
I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.  
I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.  
  
msb C. Delmette  
SIGNATURE OF OWNER OR AUTHORIZED AGENT  
  
CHECK APPROPRIATE BOX:  
 OWNER  ARCHITECT  ENGINEER  
 LESSEE  AGENT WITH POWER OF ATTORNEY  
 CONTRACTOR  ATTORNEY IN FACT

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:	BUILDING INSPECTOR, BUR. OF BLDG. INSP.	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:	CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:	BUREAU OF ENGINEERING	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____
APPROVED:		DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



OWNER OR LESSEE: **Kreger**      JOB LOCATION: **35 Ventura**      APP. NO: **7701132**

OWNER OR LESSEE'S ADDRESS: **Same**      BLOCK - LOT:      HOUSE NO.:

ESTIMATED COST: **\$367.**      DATE APPLICATION: **2-3-77**

PERMIT ISSUED: **2-3-77**      PERMIT NO.: **419118**      INSPECTOR:

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
<b>Alt</b>	<b>5N</b>	<b>I</b>	<b>A.W. Dwg.</b>		<b>1</b>	<b>1</b>

CONTRACTOR ADDRESS:

ARCHITECT ADDRESS:

ENGINEER ADDRESS:

BUILDING INSPECTION JOB CARD      BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE: **Krager**      JOB LOCATION: **35 Ventura**      APP. NO: **7**

OFFICIAL COPY

SAN FRANCISCO  
DATE  
7/11/77  
DEPARTMENT OF  
BUILDING INSPECTION

# BUILDING INSPECTORS JOB RECORD

WORK COMMENCED *Phase 7 of 132*

FOUNDATION FORMS INSPECTED. O.K. TO POUR

/ / LATHING PERMISSION TAG POSTED

/ / FLUES BY \_\_\_\_\_ NO. \_\_\_\_\_

/ / EXTERIOR OR STRUCTURAL PLASTERING OK

/ / ALL SPECIAL INSPECTION REPORTS RECEIVED.

/ / FIRE ESCAPE INSTALLED PER APPROVED PLAN.

/ / *Clear Wood*

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

*7-11-77* WORK COMPLETED. ~~FINAL CERTIFICATE POSTED~~

*R. J. [Signature]*  
BUILDING INSPECTOR

APPROVED  
Dept. of Public Works  
JAN 16 1990

APPROVED  
Dept. of Public Works  
JAN 16 1990

JAN 16 1990

*Michael Parodi*

**APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS**

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE-COUNTER ISSUANCE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREON AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

NUMBER OF PLAN SETS

DATE FILED 4/16/90	PLUMBING RECEIPT NO. 690068	(1) STREET ADDRESS OF JOB 35 Ventura Ave	BOOK & SHEET
FILED NO.	FILED 4/16/90	(2) ESTIMATED COST OF JOB 8,500.00	DATE

APPROVED FOR ISSUANCE  
APR 16 1990  
900728  
APPROVAL NUMBER  
900728

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

DESCRIPTION OF EXISTING BUILDING					
(1) TYPE OF CONSTRUCTION 5N	(2) NO. OF STORIES OF OCCUPANCY 1	(3) NO. OF BASEMENTS AND CELLARS 1	(4) PRESENT USE Residential	(5) OCCUP. CLASS R3	(6) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1) TYPE OF CONSTRUCTION 5N	(2) NO. OF STORIES OF OCCUPANCY 1	(3) NO. OF BASEMENTS AND CELLARS 1	(4) PROPOSED USE (LEGAL USE) Residential	(5) OCCUP. CLASS R3	(6) NO. OF DWELLING UNITS 1
(7) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR Michael Parodi	ADDRESS 35 Ventura Ave	PHONE 861-3219	EXPIRATION DATE 10/92		
(15) OWNER - LESSOR (CHECK ONE) Michael Parodi	ADDRESS 35 Ventura Ave	PHONE FOR CONTACT BY BUREAU 861-3219			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED (REFER TO PLANS IF NOT APPROPRIATE) Replace plaster with sheetrock 500# Replace old electrical with new Replace old plumbing with new (Downstairs room only)					
ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY					
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IS 17' IS YES, STATE NEW HEIGHT AT CHASE LINE OF FRONT	FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SIDEWALK OVER JOB-BORROWER SPACE BE SEPARATED BY ALTERNATE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING BEYOND BROWCH PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) HAS OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLAN.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(24) ARCHITECT OR ENGINEER (CHECK ONE) CONSTRUCTION <input checked="" type="checkbox"/>	ADDRESS				CAMP CERTIFICATE NO.
(18) CONSTRUCTION LESSOR ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO BRANCH CONSTRUCTION LESSOR, ENTER "NONE".					

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be clear than 8'0" to any way containing more than 750 lbs. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and soil loadings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all enclosing materials must have a clearance of not less than two inches from all electrical wires or apparatus.

OWNER APPROPRIATE BOX  
 OWNER  
 ARCHITECT  
 ENGINEER  
 AGENT WITH POWER OF ATTORNEY  
 CONTRACTOR  
 ATTORNEY IN FACT

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE** The Permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate none (IV) or (V) or (VI) below, whichever is applicable. If however, none (IV) is checked that none (V) must be checked on wall. Mark the appropriate method of compliance below.

I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permittee herein applied for shall be deemed negligent.

I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

*Michael Parodi*  
Applicant's Signature

*Michael Parodi*  
Date

DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:

**APPROVED**  
DEPT. OF PUBLIC WORKS

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

0300181

INSPECTION DIVISION IS GRANTING THE REQUEST FOR  
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

NOTIFIED MR. \_\_\_\_\_

APPROVED:

OFFICE COPY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

HOUSING INSPECTION DIVISION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or requirements of the various agencies or departments named on this application, and authorize the agents of said agencies or departments, which are hereby made a part of this application.

Number of applications \_\_\_\_\_

DATE: APPROVED: \_\_\_\_\_

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO	
35 VENTURA AV		2816 /008		9007281	
OWNER NAME				TELEPHONE	
MICHAEL PARODI				861-3219	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$8,500	4/16/90	ISSUED	04/16/90	640068	10/16/90
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5	R-3	0	1	1	BID-INSP 13
CONTACT NAME				TELEPHONE	
STANDARD DESCRIPTION BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			REPLACE PLASTER WITH SHEETROCK , OLD ELECTRICAL, OLD PLUMBING		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO	COMPLIANCE WITH REPORTS	
NOTES					
05					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
9003-15					





8  
9  
6  
0  
0  
0

CONDITIONS AND STIPULATIONS

<p>799 N/A</p> <p>BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>EXEMPT FROM ENVIRONMENTAL REVIEW</p> <p>DEPARTMENT OF CITY PLANNING</p> <p>6/1/90</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: <i>As noted on plans.</i></p> <p><i>Brown</i> 7/3/90</p> <p>PRO-PC</p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>REDEVELOPMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p>HOUSING INSPECTION DIVISION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I hereby certify that all conditions or stipulations of the various bureaus or departments listed on this application, and attached hereto, have been read and understood, and that I agree to accept and comply with all conditions or stipulations, which are hereby made a part of this application.

*[Signature]*  
 CHIEF AUTHORIZED AGENT





OFFICIAL COPY



FD-2010  
CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION

Application Number 9010907

### CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class R-1 occupancy)

Location 35 VENTURA SU  
House Number (Street or Avenue) (Metes & Bounds if Applicable)

Type of Bldg. II Stories 1 Occupancy R23 No. of Apts. \_\_\_\_\_  
(List Floors for B. Occupancy)

Description of Construction HORIZONTAL addition (rear deck)

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 306.C, Article 3, Chapter 1, Part 2 of the San Francisco Municipal Code.

Approved: \_\_\_\_\_ 19\_\_\_\_  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: \_\_\_\_\_ 19\_\_\_\_  
DEPT. OF PUBLIC HEALTH

This certificate posted on

8-22-90  
SUPERINTENDENT, BUREAU OF BUILDING INSPECTION

By R. Tom  
Building Inspector

OFFICIAL COPY



CANCELLED ON: NOTIFIED: MAILED ON: APPROVED: Dept. of Public Works

OCT 26 1992

Vertical stamp area with various codes: SRA, PCD, PARABET, PAD-STR, PAD-FD, PAD-AIC, HEALTH, HID, DCR, CNTR, BE, BID-FP, DIST, TITLE 24-2, EXPLOSION, YES, NO

BUD. FORM 3/8 0912291W APPLICATION NUMBER APPROVAL NUMBER 1-21-92 9/22/91

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS OFFICE COPY

FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE 2 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

Table with columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST. Includes handwritten values: 12-3-91, 233860, 35 Ventura Ave, 25,000, 2816-88P.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for TYPE OF CONSTR., NO. OF STORES, OCCUP. CLASS, and a detailed description of the remodel work: 'Remodel existing rooms and existing Bathroom Basement ground floor. also retro-fit for earthquake'.

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

Form with multiple-choice questions (17-24) regarding alterations, height, deck, and construction lender information.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... No portion of building or structure or scaffolding used during construction, to be closer than 8'0" to any wire containing more than 750 volts...

NOTICE TO APPLICANT

HOLD HARM(LESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit...

- I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
IV. The cost of the work to be performed is \$100 or less.
V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California...

CHECK APPROPRIATE BOX: OWNER, ARCHITECT, ENGINEER, LESSEE, AGENT WITH POWER OF ATTORNEY, CONTRACTOR, ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Applicant's Signature: Michael Parodi, Date: 12/4/91

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS



APPROVED:

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

ANY ELECTRICAL OR PLUMBING WORK WILL REQUIRE APPROPRIATE SEPARATE PERMITS.

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

As per plan in application submitted 2/8/78

NOTICE OF SPECIAL RESTRICTIONS FC 64930 RECORDED 2/14/78

FOR SINGLE FAMILY USE ONLY

DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

N/A

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

AS NOTED ON PLANS

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: 2-14-78

REASON: NO REASON. PLANS REVISION 08/08 50 DAYS. DATE 2/17/78 2-18-78

NOTIFIED MR.

APPROVED:

N/A

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



ADDRESS OF JOB		BLOCK		SECTION	
35	VENTURA	AV	2816 /008	9122911	
OWNER NAME				ELECT. NO.	
MICHAEL PARODI				861-3219	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	EXPIRE DATE
\$25,000	12/03/91	ISSUED	10/26/92	708816	04/26/93
FORM CONST TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 5	R-3	2	1	1	BID-INSP 13
CONTACT NAME				TELEPHONE	
PARODI CONSTRUCTION CO.				861-3219	
STANDARD DESCRIPTION BLDG USE			OTHER DESCRIPTION		
1 FAMILY DWELLING <i>S.R.</i>			REMODEL INTERIOR		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO		
			COMPLIANCE WITH REPORTS		
NOTES					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
800-15					



DEPARTMENT OF BUILDING INSPECTION

APPROVED  
Dept. of Public Works

NOV 21 1994

BIDG FORM 3/8 0949165

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT - CITY AND COUNTY OF SAN FRANCISCO  
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED  
FORM 8 OVER-THE-COUNTER ISSUANCE  
0 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

DATE FILED 11-21-94	PERM. FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 35 VENTURA AVE	BLOCK & LOT 2816 7+8
PERMIT NO. 259209	ISSUED 11-21-94	(2A) ESTIMATED COST OF JOB 5000.00	(2B) REVISED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS					
DESCRIPTION OF EXISTING BUILDING					
(1A) TYPE OF CONGR. 5-N	(2A) NO. OF STOREYS OF OCCUPANCY 1	(3A) NO. OF BASEMENTS AND CELLARS 1	(4A) PRESENT USE SINGLE FAMILY	(5) OCCUP. CLASS R-3	(6) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1B) TYPE OF CONGR. 5-N	(2B) NO. OF STOREYS OF OCCUPANCY 1	(3B) NO. OF BASEMENTS AND CELLARS	(4B) PROPOSED USE (LEGAL USE) SINGLE FAMILY	(5) OCCUP. CLASS R-3	(6) NO. OF DWELLING UNITS 1
(7) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(9) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(10) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) MECHANICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) OTHER WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(13) GENERAL CONTRACTOR MICHAEL PARODI	ADDRESS 35 VENTURA AVE	PHONE #498395	CALIF. LIC. NO.	EXPIRATION DATE 9-30-96	
(14) OWNER - LESSEE (CHECK ONE) MICHAEL PARODI	ADDRESS 35 VENTURA AVE	PHONE 94116	PHONE (FOR CONTACT BY BUREAU) 861-3219		
(15) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) FINISH PLUMBING + ELECTRICAL - RENEW EXISTING PA #9122911 (REMODEL EXISTING ROOM # EXISTING BATH)					

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY					
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(20) WILL SIDEWALK OVER SUB-SURFACE SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) WILL BUILDING EXTERIOR BEYOND FREQUENCY ZONE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION	ADDRESS	CALIF. CERTIFICATE NO.			
(24) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")	ADDRESS				

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 30" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, curb and rim together with complete details of retaining walls and wall footings required must be submitted to this Bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER     ARCHITECT     ENGINEER  
 LESSEE     AGENT WITH POWER OF ATTORNEY  
 CONTRACTOR     ATTORNEY IN FACT

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE:** The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.  
 ( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.  
 ( ) III. An exact copy or duplicate of (II) certified by the Director or (II) certified by the insurer.  
 (X) IV. The cost of the work to be performed is \$100 or less.  
 I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.  
 ( ) V. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

871-53

Michael Parodi 11/21/94  
 Applicant's Signature Date

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:

CONTRACTOR'S NOTE: (SEE PAGE 2) ... APPROVAL OF APPLICATION AT START OF WORK ... THIS APPLICATION IS APPROVED SUBJECT TO INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

PROVIDE SMOKE DETECTOR(S) PER BFPD SEC. 1210 (B)

CHECKED BY: SIMON BROWN, BUREAU OF BUILDING INSPECTION, DATE: 4-21-94

Any electrical or plumbing work will require appropriate separate permits.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attend-meets

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

If the image of this document appears less sharp than this notice, it is due to the quality of the original.





OFFICIAL COPY

SAN FRANCISCO

APPROVED

DEPARTMENT OF BUILDING INSPECTION

JAN 25 1996

Don Bower

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS JAN 25 1996

PERMIT CONTROL ACTIVE COMPLAINTS
STATION H D C B D
BBI PC CHECK ONE
CNT-PC PAD-PC PAD-MAJ SSS PARAPET
ACCEPTED APPROVED\* DATE
CHECK APPLICABLE: PARALLEL SITE PENALTY 9X 2X
TITLE 24 - HC TIDF EXPEDITOR SFUSD BLDG ENLARGEMENT
HAZARDOUS MATERIAL (STAMP APPL)
COMMENT: \*SIGN APPL

JAN 25 1996
BLDG. FORM 3/8
09601310
APPLICATION NUMBER
OSHA APPROVAL REC'D
APPROVAL NUMBER:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 1/25/96
FILING FEE RECEIPT NO.
(1) STREET ADDRESS OF JOB 35 Ventura Ave
BLOCK & LOT 2816 7+3
ISSUED 1-25-96
(3A) ESTIMATED COST OF JOB
(3B) REVISED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR. C-N
(4B) NO. OF STORIES OF OCCUPANCY 1
(4C) NO. OF BASEMENTS AND CELLARS 1
(7A) PRESENT USE SINGLE FAMILY
(8) OCCUP CLASS R-3
(8A) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR. S-N
(4B) NO. OF STORIES OF OCCUPANCY 1
(4C) NO. OF BASEMENTS AND CELLARS 1
(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY
(8) OCCUP CLASS R-3
(8A) NO. OF DWELLING UNITS 1
(10) IS AUTO RUMWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR Michael Parodi 35 Ventura Ave 861329 498395 9/30/96
(15) OWNER LESSEE (CHECK ONE) Michael Parodi 35 Ventura Ave 861329 498395
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Extend existing permit - final - TO RENEW PERMIT APPLICATION NOS. 9122911 & 9419165
VALUE OF REMAINING WORK \$ 1.00 DESCRIPTION OF REMAINING WORK Final inspection
NOTE: INCORRECT DESCRIPTION OF THE REMAINING WORK OR IN DEGREE OF ADDITIONAL INFORMATION FILE AN ADDITIONAL PERMIT APPLICATION TO CORRECT IT.
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO
(18) NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO
(20) SHALL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(21) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN PLANS
(22) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(23) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) NA ADDRESS CALIF. CERTIFICATE NO.
(24) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER UNKNOWN) ADDRESS

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
OWNER ARCHITECT ENGINEER
LESSEE AGENT WITH POWER OF ATTORNEY
CONTRACTOR ATTORNEY IN FACT
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.
9603-03 (REV. 2/95)

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:
I hereby affirm under penalty of perjury one of the following declarations:
( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier
Policy Number
( ) III. The cost of the work to be done is \$100 or less.
( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.
Signature of Applicant or Agent Michael Parodi Date 1/25/96

CONDITIONS AND STIPULATIONS

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

REFER TO:

APPROVED:

Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6034, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits

PROVIDE SMOKE DETECTOR(S) PER SFBC SEC. 1210 (a)

*Kugzy*

JAN 25 1996

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

1310

<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>REDEVELOPMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p> <p>HOUSING INSPECTION DIVISION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

F8-501a

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION

Application Number 960/310

### CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class R-1 occupancy)

Location 35 VENTURA AVE  
House Number (Street or Avenue) (Metes & Bounds if Applicable)

Type of Bldg. 5-1K Stories one Occupancy R-3 No. of Apts. one  
(No. of Floors for R Occupancy)

Description of Construction Ground floor Office & Entertainment  
Monte Carlo Wm. Heller Sauna  
Bath Rm 9122911 & 9819165

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 306.C, Article 3, Chapter 1, Part II of the San Francisco Municipal Code.

Approved: N/A 19       
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: N/A 19       
DEPT. OF PUBLIC HEALTH

This certificate posted on 2-23 96

By Don Brown  
SUPERINTENDENT, BUREAU OF BUILDING INSPECTION  
Building Inspector

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
35 VENTURA		AV		2816 /008 9601310	
OWNER NAME				TELEPHONE	
MICHAEL PARODI				861-3219	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$1	1/25/96	ISSUED	01/25/96	786628	05/25/96
FORM CONST. TYPE	OCCUPANCY CODER	*PLANS	STORIES	UNITS	DISTRICT
8 5	R-3	0	1	1	BID-INSP 13
CONTACT NAME				TELEPHONE	
MICHAEL PARODI				861-3219	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			RENEW EXPIRED APPL #9122911 & #9419165		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO	COMPLIANCE WITH REPORTS	
NOTES:					
107					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
8003-15					



TOP SECTION

APPROVED Dept of Building Insp. OCT 25 1998

REROOFING

WORKERS FOR REQUIRED REROOFING INSPECTION MAY BE MADE BY CALLING 415 555-5291

SEPARATE FIRE PERMIT REQUIRED IF USING LIQUEFIED PETROLEUM GAS (L.P.G.). APPLY AT 250 GOLDEN GATE AVE, RM 327, PHONE 861 8000, EXT 310. APPLICANT RESPONSIBLE FOR STREET USE PERMIT(S).

APPROVED FOR ISSUANCE OCT 26 1998

218 9820180

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

WC 1-1-99 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

OFFICE COPY

DATE FILED: 10/5/98, PERMITS FILE RECEIPT NO., (1) STREET ADDRESS OF JOB: 35 Venture Ave, BLOCK & LOT: 2816 8, PERMIT NO.: 861781, (2) ESTIMATED COST OF JOB: 2242.00, (3) PERMITS RECEIVED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, (1) TYPE OF WORK, (2) NO. OF STORIES OF OCCUPANCY, (3) NO. OF BANDS AND DECKS, (4) OCCUP. CLASS, (5) NO. OF CHIMNEYS, (6) TYPE OF COVER, (7) NO. OF STORIES OF OCCUPANCY, (8) NO. OF BANDS AND DECKS, (9) PROPOSED MIN. EMBL. USE, (10) OCCUP. CLASS, (11) NO. OF CHIMNEYS, (12) IS AND NO. SUMMARY TO BE CONSTRUCTED OR ALTERED, (13) YES/NO, (14) IS WALL STREET SPACE USED DURING CONSTRUCTION, (15) YES/NO, (16) IS STRUCTURAL WORK TO BE REPERFORMED, (17) YES/NO, (18) IS FLOORING, ROOFING OR FLOOR AREA TO BE REPERFORMED, (19) YES/NO, (20) GENERAL CONTRACTOR: Grand Contract Co., 166 - metal way, Dept 404010, (21) OWNER - LESSEE (CHECK ONE), (22) IS THERE AN OCCUPANCY OF ALLOWED TO BE PERFORMED UNDER THIS APPLICATION PERMITS TO PLANS IS NOT SUFFICIENT: partial roof 387 sq ft, 1st floor for about 100 sq ft of metal.

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES/NO, (2) WILL SIGNALL OVER SUB-STRUCTURE BE REQUIRED OR ALTERED? YES/NO, (3) ARCHITECT OR ENGINEER (CHECK ONE) CONSTRUCTION, (4) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"), (5) DOES THIS ALTERATION CREATE CHOK OR HOLE, EXTENSION TO BUILDING? YES/NO, (6) IS THERE AN OCCUPANCY OF ALLOWED TO BE PERFORMED UNDER THIS APPLICATION PERMITS TO PLANS IS NOT SUFFICIENT: YES/NO, (7) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES/NO, (8) GROUP DESIGNATE NO.:

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts... Payment to San Francisco Building Code, the building permit shall be posted on the job... Grade lines as shown on drawings accompanying the application are assumed to be correct... ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED... BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED... APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS... THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED... In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment... CHECK APPROPRIATE BOX: OWNER, ARCHITECT, LESSEE, AGENT, CONTRACTOR, ENGINEER.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit... In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable... I hereby affirm under penalty of perjury one of the following declarations: (I) I have and will maintain a certificate of consent to self-insure for workers' compensation... (II) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code... (III) The cost of the work to be done is \$100 or less... (IV) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California... (V) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Signature of Applicant or Agent: [Signature], Date: 10/5/98

CONDITIONS AND STIPULATIONS

APPROVED: _____ _____ BUILDING INSPECTOR DEPT OF BLDG INSP	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

CONTACT the district building inspector at the start of work on any job. For plumbing inspection scheduling call 558-6030. For electrical inspection scheduling call 558-6030. This application if approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

CHECKED BY:  
MICHAEL K. TSANG  
Department of Building Inspection  
Date: 02-06-83

HOLD SECTION 1 - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED BEFORE PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments:

OWNER'S AUTHORIZED AGENT \_\_\_\_\_

ADDRESS OF JOB		BLOCK LOT		APPLICATION NO	
35	VENTURA	AV	2816 / 008	9820180	
OWNER NAME				TELEPHONE	
PARODI				(415) 681-2206	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO	ISSUE DATE
\$2,242	10/05/98	ISSUED	10/05/98	861781	02/05/99
FORM CONST TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
0	R-3		0		BID-INSP 13
CONTACT NAME				TELEPHONE	
SERVICE CONCRETE COMPANY				(650) 756-2355	
STANDARD DESCRIPTION-BLDG USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			REROOF		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO	COMPLIANCE WITH REPORTS	
NOTES:					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
9003-15					



OFFICIAL COPY



BUILDING ENLARGEMENT APPROVED DEPARTMENT OF BUILDING INSPECTION AUG 19 2004

SITE PERMIT

DEC 02 2003

BLDG. FORM 318 AUG 1 2004 NOV 23 2004

UT-PC

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED FORM 8 [ ] OVER-THE-COUNTER ISSUANCE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 12/02/2003 FILING FEE RECEIPT NO 341493 (33 FEE) (1) STREET ADDRESS OF JOB 35 Ventura Ave. BLOCK & LOT 2816 & 008 PERMIT NO D33696 ISSUED 8-19-04 (2A) ESTIMATED COST OF JOB \$100,000. (2B) REVED COST \$120,000.00 DATE 11/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING (1A) TYPE OF CONSTR 5 (1B) TYPE OF CONSTR 5 (1C) NO. OF STORIES 1 (1D) NO. OF BASEMENTS AND CELLARS 1 (1E) PRESENT USE Single/residential (1F) OCCUP. CLASS R-3 (1G) NO. OF DWELLING UNITS 1 (1H) TYPE OF CONSTR 5 (1I) NO. OF STORIES 1 (1J) NO. OF BASEMENTS AND CELLARS 1 (1K) PROPOSED USE (LEGAL USE) Single Residential (1L) OCCUP. CLASS R-3 (1M) NO. OF DWELLING UNITS 1 (1N) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES [ ] NO [X] (1O) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [ ] NO [X] (1P) ELECTRICAL WORK TO BE PERFORMED? YES [ ] NO [X] (1Q) PLUMBING WORK TO BE PERFORMED? YES [ ] NO [X] (14) GENERAL CONTRACTOR Unknown at this time (15) OWNER - LESSEE (KNOWS OUT-ONE) Jennifer Wong 35 Ventura Ave. SF, CA. 94116 BTRC# 415.661.3768

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Addition to existing house - @ REAR of the property - DECK ADDITION ON EAST SIDE, - TERRACE @ FRONT of the property

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [ ] NO [X] (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT ft. (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES [X] NO [ ] (20) F (19) IS YES, STATE NEW GROUND FLOOR AREA 484 SQ. FT. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [ ] NO [X] (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [ ] NO [X] (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON LOT (IF YES, SHOW ON LOT PLAN) YES [ ] NO [X] (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [ ] NO [X] (25) ARCHITECT OR ENGINEER (DESIGN [ ] CONSTRUCTION [X]) Brayton Hughes + Smith Architectural Studio 639 Howard St. C8835 (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER 'UNKNOWN')

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 60" in any way containing more than 750 volts See Sec 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown reviewed drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to the architect for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX: [ ] OWNER- [X] ARCHITECT [ ] LESSEE [ ] AGENT [ ] CONTRACTOR [ ] ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: ( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. ( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier Policy Number ( ) III. The cost of the work to be done is \$100 or less. (X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Permit Bureau. Signature of Applicant or Agent: Karl G Smith Date: 12/2/03

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO PROVIDE SMOKE DETECTOR(S) IN ADDITIONS AND STIPULATIONS PER SFBC SEC. 310.9.1

DEPARTMENT OF BUILDING INSPECTION  
APPROVED: [Signature] ROBERT J LAW  
ROBERT POWER, DBI  
APR 01 2004

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature] Sara Velwe 2/17/04  
FOR SINGLE FAMILY USE ONLY  
DEPARTMENT OF CITY PLANNING

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature] JAMES ZHANG  
By JAMES ZHANG, DBI  
AUG 13 2004  
MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature] DAVID PANG  
DAVID PANG, DBI  
JUN 08 2004  
CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature] EPT  
N/A; Applicant refused Street Space; All Construction Staging shall be inside the property.  
EPT 8/13/04  
BUREAU OF ENGINEERING

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature] N/A  
DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature]  
REDEVELOPMENT AGENCY

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: [Signature]  
HOUSING INSPECTION DIVISION

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments:

[Signature] OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



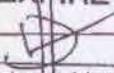
ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.			
35 VENTURA AV		2816/008	200312031546			
OWNER NAME			TELEPHONE			
WONG JENNIFER			(415)661-3768			
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRATION DATE	
\$100,000	12/03/03	ISSUED	08/19/04	200312031546	08/19/05	
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3	5	R-3	2	1	1	13 BID-INSP
CONTACT NAME			TELEPHONE			
DESCRIPTION/BLDG. USE			OTHER DESCRIPTION			
1 FAMILY DWELLING			ADD TO EXIST HOUSE AT REAR OF THE PROPER TY-DECK ADDITION ON EAST SIDE-TERRACE AT			
SPECIAL INSPECTIONS?	YES	FIRE ZONE	NO			
SPECIAL USE DISTRICT		TIDF	NO			
		PENALTY	NO			
NOTES:			COMPLIANCE WITH REPORTS			

9003-15

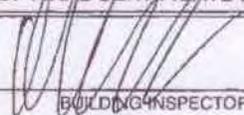
PERMIT INSPECTION RECORD  
 DEPARTMENT OF BUILDING INSPECTION  
 CITY AND COUNTY OF SAN FRANCISCO  
 - BUILDING INSPECTION JOB CARD

OFFICIAL COPY



DATE	BUILDING INSPECTORS JOB RECORD
1/04/05	ok to pour by C.S.
4/14/05	shear wall ok by C.S.
6/28/05	mechanical ok by C.S.
8/08/05	R/F ok to cover by C.S.
8/31/05	S/R nail ok by C.S.
11/10/05	ok to pour by C.S.
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
7/20/06	<input checked="" type="checkbox"/> FINAL EXPIRE 106.4.4
/ /	
/ /	By 
/ /	Darlene Hartley, DBI

WORK COMPLETED. FINAL CERTIFICATE ISSUED

APP. NO.  
 200312031546   
 BUILDING INSPECTOR

OFFICIAL COPY



APPROVED  
Dept. of Building Insp.

OCT - 1 2004

DIRECTOR  
DEPT OF BUILDING INSPECTION

BUILDING ENLARGEMENT  
DESCRIPTION  
 VERTICAL  
 HORIZONTAL

APPROVED FOR ISSUANCE

OCT 01 2004

BLDG. FORM 318

APPLICATION NUMBER  
200410/01/5

APPROVAL NUMBER:  
708

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED

FORM 8  OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DCP FEE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

DATE FILED Oct 1, 2004	PLUMBING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 35 Ventura Avenue, SF	BLOCK & LOT BL 2816 Lot 008
PERMIT NO. 1037431	ISSUED 10/1/04	(2A) ESTIMATED COST OF JOB \$30,000	(2B) REVISED COST: \$30,000 71 HR BKCH

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-lh	(5A) NO. OF STORIES OF OCCUPANCY 1	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: Single Family residential	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1
(4) TYPE OF CONSTR. V-lh	(5) NO. OF STORIES OF OCCUPANCY 1	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE): Single Family Residential	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO	(14) GENERAL CONTRACTOR Unknown	(15) OWNER - LESSEE (CROSS OUT ONE) Jenifer Wong 35 Ventura Ave, San Francisco, CA 415-297-0732

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)  
New fireplace to be zero Clearance. New deck now rectangular in shape. Relocated Washer and Dryer. New Skylight in kitchen. Master closet and bath reconfiguration.

REVISIONS TO PIA 2003 1203 1546

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SERIAL SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LIMIT? NO	(23) ANY OTHER EXISTING BLDG. ON LOT? YES, SHOW (ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) Brayton Hughes + Smith 639 Howard Street, SF, CA 94105	(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") Unknown	ADDRESS (415) 768-2484	CALIF. CERTIFICATE NO. C8835

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all existing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER  
 LESSEE  
 CONTRACTOR  
 ARCHITECT  
 AGENT  
 ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3900 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance number and policy number are:  
Carrier \_\_\_\_\_  
Policy Number \_\_\_\_\_
- ( ) III. The cost of the work to be done is \$100 or less.
- ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3900 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- (X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Karl G. Smith Date: OCT 1, 2004

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED: <input type="checkbox"/>	REFER TO: APPROVED: _____	DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUILDING INSPECTOR, DEPT. OF BLDG. INSP As per plans & applicant to make RH-1(D) revision to approved BPA# 2003.12.03.1546 to increase deck's depth @ rear of bldg. to 9'-6" and to install skylights @ roof level. APPROVED: _____ DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY APPROVED: _____ OCT 01 2004 MECHANICAL ENGINEER, DEPT OF BLDG INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	APPROVED: Special inspection per orientor pls CIVIL ENGINEER DEPT OF BLDG INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUREAU OF ENGINEERING APPROVED: _____	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH APPROVED: _____	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	REDEVELOPMENT AGENCY APPROVED: _____	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	HOUSING INSPECTION DIVISION APPROVED: _____	NOTIFIED MR. _____ DATE: _____ REASON: _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments:  OWNER & AUTHORIZED AGENT

BUILDING ENLARGEMENT DESCRIPTION VERTICAL HORIZONTAL

APPROVED Dept. of Building Insp.

JUL 12 2005

ACTING DIRECTOR DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BUDG. FORM

158

APPLICATION NUMBER

APPROVAL NUMBER:

OSHA APPROVAL RECORD

N/A

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 + PLAN & CALC'S, NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

DO NOT WRITE ABOVE THIS LINE

Table with fields: DATE FILED (7/8/05), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (35 VENTURA AVE), BLOCK & LOT (286/008), PERMIT NO. (106075), ISSUED (7/2005), (2A) ESTIMATED COST OF JOB (10000), (2B) REVISED COST (\$8,000), DATE (7/12/05)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with fields: (4A) TYPE OF CONSTR. (S/N), (5A) NO. OF STORIES OF OCCUPANCY (2), (6A) NO. OF BASEMENTS AND CELLARS (0), (7A) PRESENT USE (SFD), (8A) OCCUP. CLASS (R3), (9A) NO. OF DWELLING UNITS (1)

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with fields: (4) TYPE OF CONSTR. (S/N), (5) NO. OF STORIES OF OCCUPANCY (2), (6) NO. OF BASEMENTS AND CELLARS (0), (7) PROPOSED USE (SFD), (8) OCCUP. CLASS (R3), (9) NO. OF DWELLING UNITS (1)

Table with fields: (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?, (11) WILL STREET SPACE BE USED DURING CONSTRUCTION?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?, (14) GENERAL CONTRACTOR (OWNER/BUILDER), (15) OWNER - LESSEE (CROSS OUT ONE) (OWNER), ADDRESS (35 VENTURA), PHONE (415 310 1208)

Table with fields: (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (UPDATE STRUCTURAL PLAN FOR P.A. 2003/12/03/1546/51 AND 2004/10/01/5708 EXTEND SIDE DECK RECONFIGURE FRONT LANDSCAPE), (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT?, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. (IN LOT? IF YES, SHOW ON PLOT PLAN), (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (DESIGNER) (SANTOS E. URRUTIA), ADDRESS (2451 HARRISON ST.), CALIF. CERTIFICATE NO. (52984)

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change.

No portion of building or structure or scaffolding used during construction, to be closer than 50' to any wire containing more than 750 volts.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY SITUATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX: OWNER, ARCHITECT, LESSEE, AGENT FOR OWNER, CONTRACTOR, ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier:
Policy Number:
The cost of the work to be done is \$100 or less.
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: [Signature] Date: 7/8/05

OFFICIAL COPY

SAN FRANCISCO



CONDITIONS AND STIPULATIONS

Contact the district building inspector at the seat of work call 558-6096. For plumbing inspection scheduling call 558-6094. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

PROVIDE SMOKE DETECTOR(S) REASON: SEC. 310.9.1

CHECKED JUL 12 2005

Table with columns for APPROVED, DEPARTMENT, NOTIFIED MR., DATE, and REASON. Includes handwritten notes and signatures for various departments like City Planning, Fire Prevention, Mechanical Engineering, Civil Engineering, Bureau of Engineering, Department of Public Health, Redevelopment Agency, and Housing Inspection Division.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments [ ]

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



APPROVED
Dept. of Building Insp.

MAR 21 2006

ACTING DIRECTOR

BLDG. FORM 318
MAR 20 2006
APPROVED FOR ISSUANCE

APPLICATION NUMBER
2006/03/21/7138

OSHA APPROVAL REQ.
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
NUMBER OF PLAN SETS 5/E

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 03/21/06
FILING FEE RECEIPT NO.
(1) STREET ADDRESS OF JOB 35 VENTURA AVE
PERMIT NO. 1081998/197012
ISSUED 3/21/06
(2A) ESTIMATED COST OF JOB 100,000
(2B) REVISED COST: 91,000
DATE 3/21/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR. 5
(4B) NO. OF STORIES OF OCCUPANCY 1
(6A) NO. OF BASEMENTS AND CELLARS 1
(7A) PRESENT USE S.F.R.
(8A) OCC. CLASS 1.3
(8B) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR. 5
(4B) NO. OF STORIES OF OCCUPANCY 1
(6) NO. OF BASEMENTS AND CELLARS 1
(7) PROPOSED USE (LEGAL USE) S.F.R.
(8) OCC. CLASS 1.3
(8B) NO. OF DWELLING UNITS 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR: Pardon Construction 914 Ashbury 661-5720
(15) OWNER - LESSEE (CROSS OUT ONE): Jennifer Wong 35 Ventura 9416 661-5720
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
RENEW PERMIT APP. # 2003120315465 FOR FINAL INSPECTION.

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES NO
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES NO
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) ADDRESS
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10), (11), (12), (13), (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
OWNER ARCHITECT
LESSEE AGENT
CONTRACTOR ENGINEER
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier
Policy Number
( ) III. The cost of the work to be done is \$100 or less.
(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent
Date 3/21/06

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO



CONDITIONS AND STIPULATIONS

REFER TO: APP

Contact the district building inspector at the start of work call 558-8096. For plumbing inspection scheduling call 558-8054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate permits. DEPT. OF BLDG. INSP.

3/21/06 [Signature]

<input type="checkbox"/>	APPROVED:	NOTIFIED MR.	DATE: _____
	N/A		REASON: _____
	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	BUREAU OF ENGINEERING	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	REDEVELOPMENT AGENCY	NOTIFIED MR.	DATE: _____
<input type="checkbox"/>	APPROVED:		REASON: _____
	HOUSING INSPECTION DIVISION	NOTIFIED MR.	DATE: _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT \_\_\_\_\_

OFFICIAL COPY



35 VENTURA AV		ADDRESS OF JOB		2818/008	BLOCK/LOT		200603217170	APPLICATION NO.			
WONG JENNIFER MAY YEE							OWNER NAME				
							(415)297-0732			TELEPHONE	
\$1	03/21/06	ISSUED	03/21/06	200603217170	PERMIT NO.		07/21/06			EXPIRATION DATE	
3	B	R-3	0	1	1	13	DISTRICT				
PARODI CONSTRUCTION							CONTACT NAME				
							4153415002				TELEPHONE
L FAMILY DWELLING			RENEW PA#2004100			OTHER DESCRIPTION			FINAL INSPECTION.		
SPECIAL INSPECTIONS?		NO	FIRE ZONE		NO						
SPECIAL USE DISTRICT			TIDF		NO						
			PENALTY		NO		COMPLIANCE WITH REPORTS				

NOTES:

Renewed job card 200507127458

9003-15

PERMIT INSPECTION RECORD  
DEPARTMENT OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO  
BUILDING INSPECTION JOB CARD



OFFICIAL COPY



APPROVED  
Dept. of Building Insp.

MAR 21 2006

ACTING DIRECTOR  
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE  
MAR 21 2006

BLDG. FORM 318  
APPLICATION NUMBER  
2006/03/21/7170

OSHA APPROVAL REQ.   
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED

FORM 8  OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 3

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

DATE FILED 3.21.06	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 35 VENTURA AVE	BLOCK & LOT 2816/008
PERMIT NO. 108204	ISSUED 03/21/06	(2A) ESTIMATED COST OF JOB 30,000.00	(2B) REVISED COST 1.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. I-N	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE SINGLE FAMILY	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4B) TYPE OF CONSTR. I-N	(5B) NO. OF STORIES OF OCCUPANCY 2	(6B) NO. OF BASEMENTS AND CELLARS 0	(7B) PROPOSED USE (LEGAL USE) SINGLE FAMILY	(8B) OCCUP. CLASS R-3	(9B) NO. OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO				
(14) GENERAL CONTRACTOR Parodi Construction 914 Alhambra G 94117 661-580 48395		ADDRESS		PHONE	CALIF. LIC. NO. 498395	EXPIRATION DATE 9 30 06	
(15) OWNER - LESSOR (CROSS OUT ONE) JEMPEL WANG 35 VENTURA AVE SF 94116		ADDRESS		PHONE (FOR CONTACT BY DEPT.) 4152910732			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) RENEW PA. 2004 10 01 5708 FOR FINISH WORK.							

ADDITIONAL INFORMATION							
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.				
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO				
(25) ARCHITECT OR ENGINEER DESIGN Parodi Construction 914 Alhambra G 94117 661-580 48395		ADDRESS		CALIF. CERTIFICATE NO. 498395			
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")							

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER  
 ARCHITECT  
 LICENSEE  
 AGENT  
 CONTRACTOR  
 ENGINEER

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against of such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:  
Carrier \_\_\_\_\_  
Policy Number \_\_\_\_\_

( ) III. The cost of the work to be done is \$100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that this permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Michael Parodi  
Date: 3/21/06

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Consult the district building inspector at the start of work call 558-6098. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

TOM VERIZELOS, DC  
MAR 21 2005

DATE: \_\_\_\_\_  
REASON: (RENEWAL)  
(SERVICE FEE)  
NOTIFIED MR. FEE

APPROVED:  NA  
DEPARTMENT OF CITY PLANNING

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

APPROVED:   
HOUSING INSPECTION DIVISION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments  OWNERS AUTHORIZED AGENT \_\_\_\_\_

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY



35 VENTURA AV		ADDRESS OF JOB		BLOCK/LOT 2816/008		APPLICATION NO 200612260504	
OWNER NAME JENNIFER WONG TRUST						TELEPHONE (415)661-3768	
ESTIMATED COST \$15,000	FILE DATE 12/26/06	DISPOSITION ISSUED	DISPOSITION DATE 12/26/06	PERMIT NO. 200612260504	EXPIRATION DATE 06/26/07		
FORM 8	CONST. TYPE 5	OCCUPANCY CODES R-3	PLANS 0	STORIES 1	UNITS .1	DISTRICT 13 BID-INSE	
CONTACT NAME						TELEPHONE	

UNDECIDED

DESCRIPTION/BLDG. USE 1 FAMILY DWELLING		OTHER DESCRIPTION RENEW APPL#200603217170 & 200603217138	
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO
SPECIAL USE DISTRICT		TIDF	NO
		PENALTY	NO
COMPLIANCE WITH REPORTS			

NOTES:

9003-15

PERMIT INSPECTION RECORD  
DEPARTMENT OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO  
BUILDING INSPECTION JOB CARD

OFFICIAL COPY



DATE	BUILDING INSPECTORS JOB RECORD
X / /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
7 22/08	<input checked="" type="checkbox"/> FINAL EXPIRE
/ /	By <i>[Signature]</i>
/ /	<i>Doris S. [unclear]</i>
WORK COMPLETED FINAL CERTIFICATE ISSUED	
APP. NO.	
200612260504	<i>[Signature]</i>
	BUILDING INSPECTOR

OFFICIAL COPY



APPROVED

Dept. of Building Insp.

DEC 26 2006

Acting Director
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE
DEC 26 2006

BLDG. FORM 3/8

APPLICANT NUMBER
000120504

OSHA APPROVAL REQ'D
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 2 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

0 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
OFFICE COPY
APPLICATION HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

Table with fields: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST, BY, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
ADDITIONAL INFORMATION
IMPORTANT NOTICES
NOTICE TO APPLICANT

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change.

No portion of building or structure or scaffolding used during construction, to be closer than 60' to any wire containing more than 750 volts.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cut and fill together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
OWNER ARCHITECT
LESSEE AGENT
CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:
Policy Number:

( ) III. The cost of the work to be done is \$100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent
Date: 12/26/06

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

Contact the district building inspector at the start of work call 558-6030. For plumbing inspection scheduling call 558-6030. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

DEC 26 2003

*Anthony Greene*

DATE: 12/26/06  
REASON: OK TO ISSUE  
*A Greene*

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

OFFICE COPY

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

FOR INFORMATION - NOTE DATES AND NUMBERS OF ALL PERSONS NOTIFIED DURING PROCESSING

This permit is valid only for the use of the work shown on the plans. It does not constitute an approval of the building. Work authorized must be done in accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

The fee of eight cents

UNLESS AUTHORIZED AGENT

OFFICIAL COPY



APPROVED

APR - 7 2009

APPROVED FOR ISSUANCE APR 07 2009

BLDG FORM 3/8 2008-0407-8962 APPLICATION NUMBER

APPROVAL NUMBER

204850654

Handwritten signature and title: CHIEF BUILDING OFFICIAL DEPT. OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER THE COUNTER ISSUANCE 2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

Table with permit details: DATE FILED (4/7/08), PERMIT NO (147189), FILING FEE RECEIPT NO, ESTD DATE (APR 07 2008), STREET ADDRESS (35 Ventura Ave SF, CA 94116), BLOCK & LOT (2816/008), ESTIMATED COST (\$15000), REVISED COST (40,000), DATE (4/7/08)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING (5B, 2, 0, Single Family, R3, 1). DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (5B, 2, 0, Single Family, R3, 1). ADDITIONAL INFORMATION (17-25) including owner name (Jenn Lee Wong) and address (35 Ventura Avenue SF, CA 94116).

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. Pursuant to San Francisco Building Code the building permit shall be posted on the job. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS.

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit agrees to indemnify and hold harmless the City and County of San Francisco from and against all claims, demands and actions for damages resulting from operations under this permit. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workers compensation laws of California.

APPLICANTS CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Handwritten signature and date: 4/7/08

OFFICE COPY

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

By Irene Wong  
IRENE W'ONG DBI

APR 06 2008

DATE 4/7/08  
REASON OK TO PROCEED  
al

BUILDING INSPECTOR DEPT OF BLDG INSP

NOTIFIED MR \_\_\_\_\_

APPROVED CATEGORICALLY EXEMPT FROM ENVIRONMENTAL  
per plans & application - legal to front, side & rear. (Solid) L or in  
reduction in height n/a < than 3' 0" @ front, 6'-0" w/  
75% open @ front, up to 3' 6" @ side) and storage shed  
no more than 100 sq ft, 8'-0" in height  
DATE 4/7/08  
DEPARTMENT OF CITY PLANNING TINA TAM

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
N/A  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
MECHANICAL ENGINEER DEPT OF BLDG INSPECTION

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
CIVIL ENGINEER DEPT OF BLDG INSPECTION

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
N/A  
LTC  
BUREAU OF ENGINEERING

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
N/A  
DEPARTMENT OF PUBLIC HEALTH

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
REDEVELOPMENT AGENCY

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

APPROVED  
HOUSING INSPECTION DIVISION  
DATE 4/6/08

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

NOTIFIED MR \_\_\_\_\_

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations which are hereby made a part of this application

Number of attachments

OWNER'S AUTHORIZED AGENT \_\_\_\_\_

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.	
35 VENTURA AV		2816/008	200804078962	
OWNER NAME		TELEPHONE		
JENNIFER WONG TRUST		(415)661-3768		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.
\$40,000	04/07/08	ISSUED	04/07/08	200804078962
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES
8	5	R-3	2	2
CONTACT NAME		UNITS	DISTRICT	
		1	13 BID-INSP	
UNDECIDED		OTHER DESCRIPTION		
DESCRIPTION/BLDG. USE		legalize side yard fence, front(masonry) garden walls, gate to comply w/code. Reduce side yard f		
1 FAMILY DWELLING				
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO	
SPECIAL USE DISTRICT		TIDF	NO	
		PENALTY	NO	
NOTES:		COMPLIANCE WITH REPORTS		



-- EXHIBIT B --

-- EXHIBIT B --

**COMPLAINT DATA SHEET**

**Complaint**

**Number:** 202182312

Owner/Agent: OWNER DATA  
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 35 VENTURA AV

Contact Name:

Block: 2816

Contact Phone: --

Lot: 008

Complainant: COMPLAINANT DATA  
SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: Bonnie Kim

Division: BID

Complainant's  
Phone:

Complaint  
Source: 311 INTERNET REFERRAL

Assigned to  
Division: BID

Description: 5 Ventura Ave --- Caller reporting construction beyond what is permitted/unpermitted construction. Caller states that this property has replacing windows without permit, replacing window with French door and installing a covered entryway. (311 SR 14372472)

Instructions:

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	ZENG	6367	13	

**REFERRAL INFORMATION**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/21/21	OTHER BLDG/HOUSING VIOLATION	BID	Zeng	CASE UPDATE	case referred to district inspector. bk for mh
09/21/21	CASE OPENED	BID	Zeng	CASE RECEIVED	
09/22/21	OTHER BLDG/HOUSING VIOLATION	BID	Kappes	CASE ABATED	Spoke with contractor. Jobsite has permit for bathroom remodel. No Rvidence of eork being done to entryway or window to french door conversion.
09/22/21	OTHER BLDG/HOUSING VIOLATION	BID	Kappes	CASE UPDATE	Contractor not on site. Left card with contact info with house keeper

**COMPLAINT ACTION BY DIVISION**

**NOV (HIS):**

**NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

-- EXHIBIT C --

-- EXHIBIT C --



## Response to Discretionary review

### Project Information

Property Address: 35 Ventura Avenue

Zip Code: 94116

Building Permit Application(s): 201608054402

Record Number: 2016-013505PRJ

Discretionary Review Coordinator:

### Project Sponsor

Name: J. Wong M. Miranda c/o Denise Leadbetter, LO of Denise Leadbetter Phone: 415.713.8680

Email: Denise@Leadbetterlaw.com

### Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached.

## Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	2	5
Height	20'	30'
Building Depth	53	53'
Rental Value (monthly)	N/A	N/A
Property Value	Unknown	Unknown

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

Signature: 

Date: June 10, 2021

Printed Name: Denise A. Leadbetter

- Property Owner  
 Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

## 1) Rationale for Project Approval

This Project is very simply described as the addition of a second floor to an existing single-family home.

Since 2016, the only party that brought any concern to the attention of the Project Sponsors is the Applicant. At the time of Neighborhood Notification in 2016, all attendees showed support of the addition of second level to the Project Sponsor's home. The Applicant did not attend the Neighborhood Notification meeting. As the Project Sponsors have lived in the home for many years, with Ms. Wong living in the home for more than 30 years, all neighbors attending confirmed their support for the planned expansion of a second-floor addition to Project Sponsors' single-family home to accommodate their family's needs.

An applicant for Discretionary Review must meet the burden of proof that the Commission should exercise control over an approved project which meets all applicable zoning standards. The Commission will only grant Discretionary Review if the applicant proves that exceptional and extraordinary circumstances exist. "Exceptional and extraordinary circumstances" is defined as follows:

Exceptional and extraordinary circumstances occur where the common-place **application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants.** These circumstances may arise due to complex topography, irregular lot configuration, unusual context or other conditions not addressed in the design standards. [emphasis added]

It is not enough that the applicant merely assert that exceptional and extraordinary circumstances exist – they must provide ample evidence in the application that such circumstances exist. The SF Planning Commission's website clearly describes the high bar that an applicant must meet in order to achieve an "exceptional and extraordinary circumstances" designation, giving credence to a Discretionary Review:

The authority to review permit applications that meet the minimum standards applicable under the Planning Code is set forth by City Attorney Opinion No. 845, dated May 26, 1954. The opinion states that the authority for the exercise of **discretionary review is "a sensitive discretion...which must be exercised with the utmost restraint"** to permit the Commission "to deal in a special manner with exceptional cases." Therefore, discretionary review should be exercised only when exceptional and extraordinary cases apply to the proposed construction, and modifications required **only where the project would result in a significant impact to the public interest.** [emphasis added]

In the present case, not only does Applicant not adequately support his claims with objective evidence that such exceptional and extraordinary circumstances exist in the case of the proposed project at 35 Venture Avenue, but we believe that even if all of Applicant's hyperbolic assertions were taken by the Commission as true (without evidentiary support), Applicant's rationale for a Discretionary Review based on his limited personal inconveniences is inadequate.

And as identified above, considering the support of the Project Sponsors' plans from other neighbors, there does not appear to be the necessary proof of significant impact to the public interest to support the applicant's request that the Planning Commission exercise control of the Project Sponsor's planned second floor addition to the single-family home.

The Applicant has failed to adequately support the request to the Planning Commission Applicant due to both (1) the limited impact the proposed project will have on Applicant's property and the fact that (2) the proposed project would not bring 35 Ventura "out of character" with the surrounding neighborhood – both assertions are debunked below.

Further, all elevations on the plans are properly conveyed, all setbacks on the plans are accurate with no misrepresentation or attempts to depict neither small or larger elements to misdirect the Planning Staff or the public. The second-floor addition of the Project Sponsor's home does not "tower" over homes on either side or any homes in the immediate neighborhood (or elsewhere). No monolithic structure is to be constructed, no significant massing or shading impacts shall result with the addition of the second story to the Project Sponsors' home.

Applicant asserts in his DR Application that the proposed project plans for 35 Ventura (approved in 2016) are deficient yet fails to describe such deficiencies with any detail. This is because there are no material deficiencies or irregularities with the plans. The Planning Department staff supports the project. Despite what the Discretionary Review Application states, the elevations in the plans are accurate for the front, sides, and rear of the home and clearly show the grade of the slope upon which the home is situated. If Applicant wishes to provide more details regarding his concerns with the accuracy of the plans, we respectfully request that information on same be provided so as to bring the details to the attention of the planning staff.

Further, the Applicant claims that the proposed projects lacks a required Historic Resource Evaluation. This is not accurate: Attached as Exhibit A is the 40-page Historic Resource Evaluation that was filed in connection with the Environmental Assessment for this project in 2018. The CEQA Checklist issued by Planning Department on November 8, 2018 [see *Exhibit A*] clearly states that while 35 Ventura Avenue is a "Known Historical Resource" (due to its location in the Forrest Hill Historic District), the property at 35 Ventura Avenue is a non-contributor to the California Register due to the substantial loss of any original character-defining features from renovations over the course of decades. The CEQA Checklist states, in part:

35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. **The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources.** The proposed design [sic] would be would be of its own time and is consistent with the size, scale, massing, and materials of the existing... [the text cuts off at this point] [emphasis added]

The CEQA Checklist also confirms that the permit was approved, and no further review is required.

The Applicant also argues that proposed project will be “out of scale” with the neighborhood and surrounding buildings. The inaccuracy of that statement can be demonstrated in the picture comprising page 22 of the Applicant’s own DR Application [see **Exhibit B for a copy of this photo**]. The photo is titled “Aerial Photo from Google Earth” and depicts the homes of 1 Ventura and 35 Ventura at an angle. While you can see in the image that 35 Ventura is taller than 1 Ventura, you can also see that the home to the other side of 35 Ventura - 55 Ventura - is similarly taller than 35 Ventura. While one might suspect that height difference could be explained by the increasing slope of the hill, in fact, 35 Ventura is situated on the top of the hill. The home at 55 Ventura (as well as the next home down, 77 Ventura, and multiple homes across the street including 40 Ventura and 44 Ventura) is 3 stories tall from street level, whereas 35 Ventura is only 1 story from street level [see **Exhibit C for pictures of these and other comparable homes on the same block**]. It is clear from the permit approvals that the Planning staff concurs with our assessment that adding a 2<sup>nd</sup> level of occupancy (or 3<sup>rd</sup> level onto the home as it is currently one story over garage)’ would not be remotely “out of scale” and would actually bring the home to the same height as many, if not most, homes on the block. The topography of our City allows for undulating levels of homes, which is part of its unique charm and beauty. That any one single family home in our city is one story taller than another does not equate to an exceptional or extraordinary circumstance negating the ability for a homeowner to construct another story of occupancy for their family. This project results in no “monolithic structure”, no “massing”, the deck for the second floor does not impact any neighbors’ privacy in any way, and there is no “towering over the neighboring structures with minimal setbacks”.

Applicant’s assertion that the proposed project will be “1-2 stories taller than many residences in the neighborhood”, while true in fact, is a misrepresentation of the neighborhood as a whole, as explained in the previous paragraph. In addition, the fact that the proposed project will make 35 Ventura appear taller than *some* buildings on its block does not violate the planning or building codes nor does it rise to the level of “exceptional and extraordinary circumstances” to grant a Discretionary Review.

In the DR Application, Applicant repeatedly noted his concern about a lack of privacy and sunlight, particularly from the vantage point of his (unpermitted) outdoor deck<sup>1</sup>, which would be the direct result of the proposed project. While the unpermitted and unlawful deck does not appear to be under review by any governmental agency, at the very least the Planning Commission should not permit Applicant to use the enjoyment of said unlawful deck as a factor in his argument to support a Discretionary Review. Applicant supplied solar projections in the DR Application, which do not demonstrate significant solar impacts on 1 Ventura. Based on our own solar projections, attached as **Exhibit D**, 1 Ventura will experience some additional shade primarily between the months of November and January – as many homes due in our City. The area between 1 Ventura and 35 Ventura contains a significant number of trees and tall plants that already shade much of the home at 1 Ventura during those winter months when the sun is at its lowest angle. Regarding privacy, none of the photos or descriptions provided by Applicant

---

<sup>1</sup> Exhibit F depicts the original modest landing outside the exterior door of the Applicants kitchen which expanded at some point during the construction in c. 2013 or 2014. No permit appears to have been obtained for the construction of this deck, approximately seventy (70) square feet in size.

conclusively show any additional privacy impact from the proposed project. Both the solar and privacy impacts are neither “exceptional and extraordinary” nor are they “unreasonable adverse impacts” (to address Applicant’s abbreviated second grounds for Discretionary Review).

## **2) Proposed Changes**

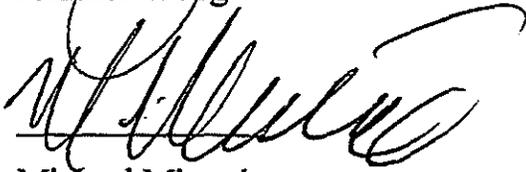
The Project Sponsors have always had very friendly relationships with all previous owners and occupants of the 1 Ventura home and would like to enjoy a harmonious relationship with the Applicant. Toward that end, prior to submission of this Response, the Project Sponsors reached out to meet and discuss with the Applicant proposed changes to plans. The Project Sponsors still await a response from Applicant toward that end. However, so as to not have this matter escalate unduly, in a good faith, neighborly effort to appease Applicant’s concerns of solar obstruction to the (now) deck adjacent to rear door of their kitchen, the Project Sponsors have proposed changes to the roof plans, which can be seen in *Exhibit E*.

June 10, 2021

We hereby authorize the attorneys of Law Office of Denise A. Leadbetter to file a Response to Request for Discretionary Review of BPA No.2016-80854402/Case No. 2016-013505PRJ (35 Ventura Avenue) on our behalf.



Jennifer Wong



Michael Miranda

**Exhibit A**

**CEQA Checklist attached**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b> 35 VENTURA AVE		<b>Block/Lot(s)</b> 2816008
<b>Case No.</b> 2016-013505ENV		<b>Permit No.</b> 201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

**If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

**Comments and Planner Signature (optional):** Laura Lynch

### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

### STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):      Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:                      Michelle A Taylor	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michelle A Taylor 11/08/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

Exhibit B

Google Maps Aerial Photo from DR Application



Exhibit C

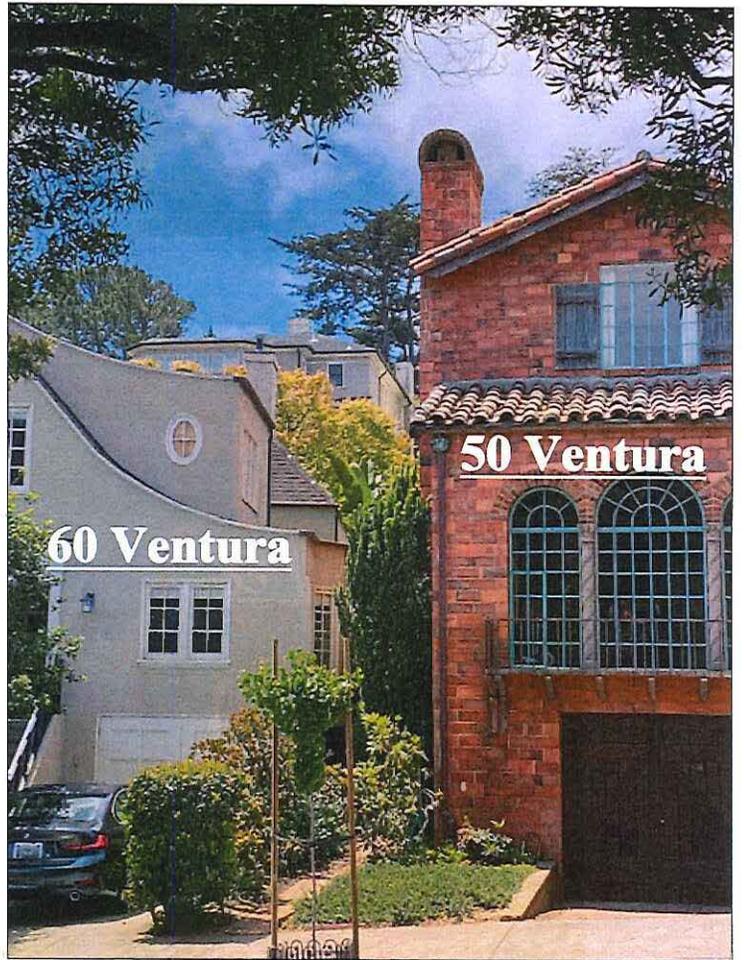
**Pictures of Similar 3-Story Homes on the Same Block**





44 Ventura

40 Ventura



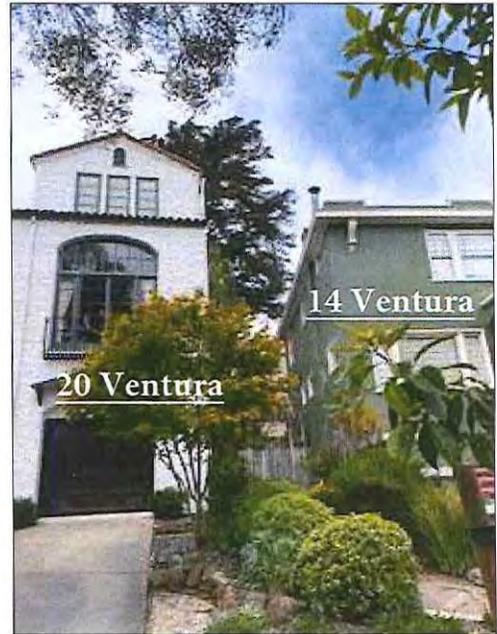
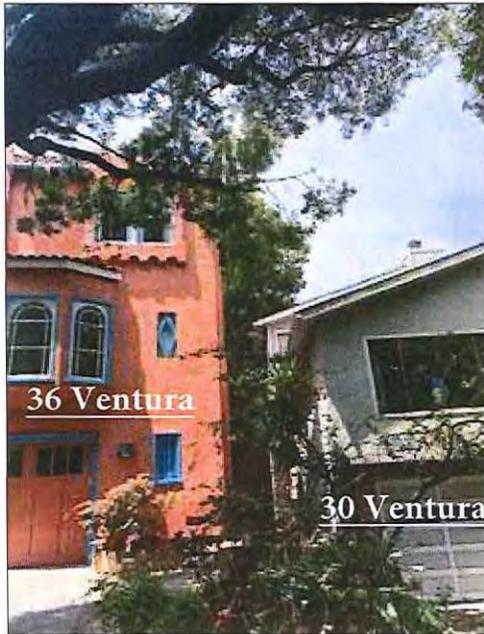
60 Ventura

50 Ventura



55 Ventura

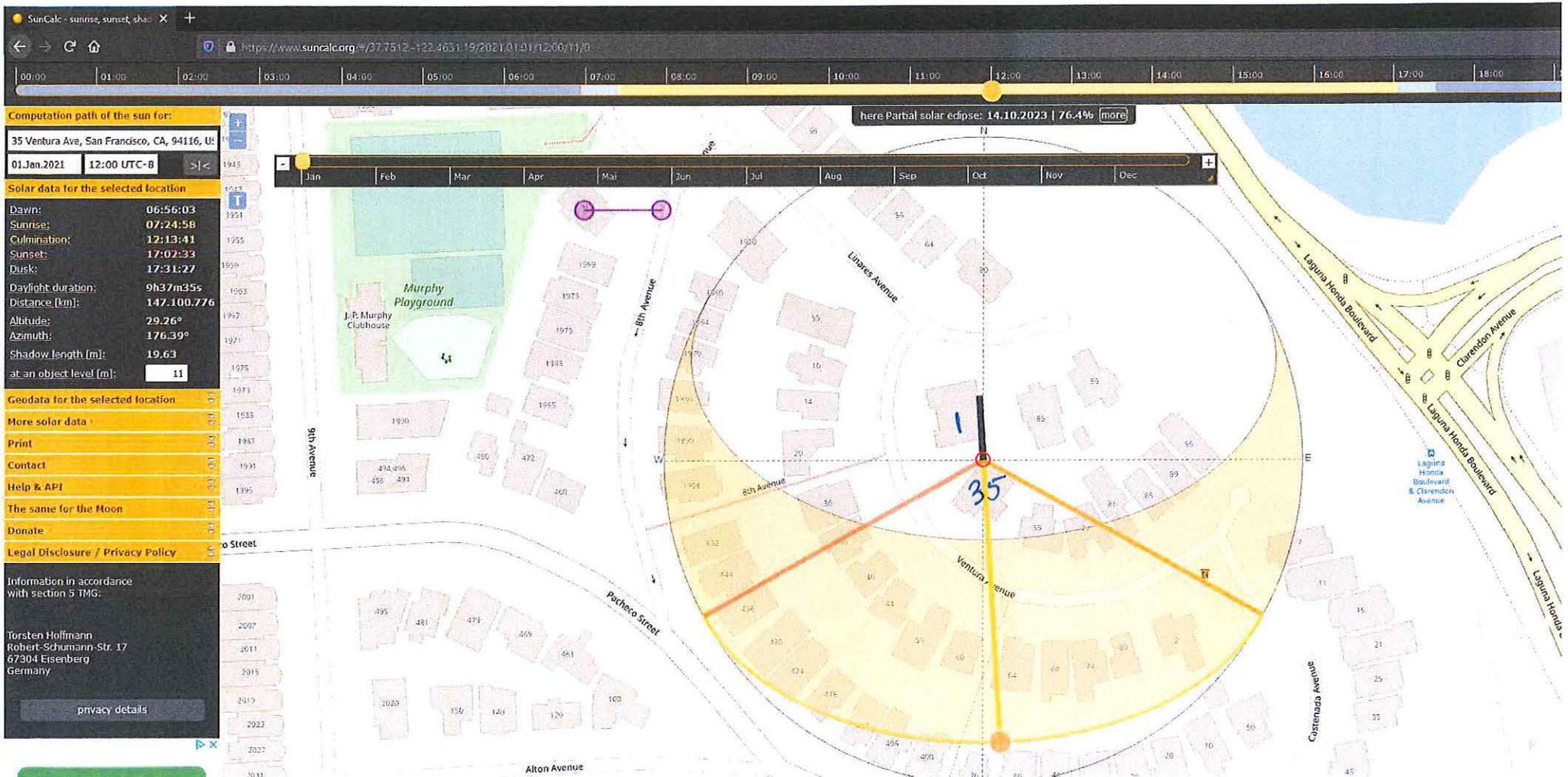
35 Ventura



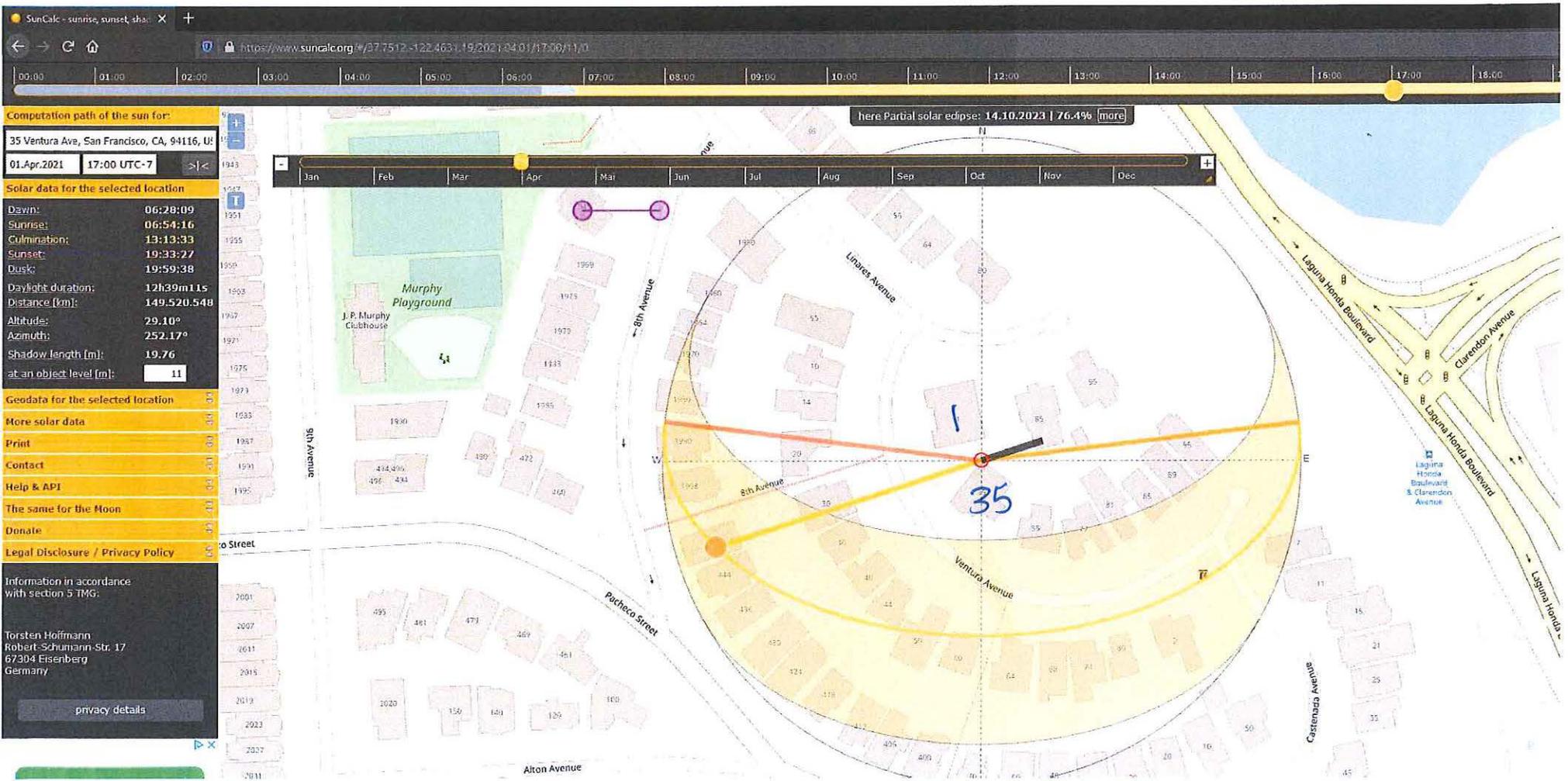
**Exhibit D**

**Project Sponsor's Solar Projections**

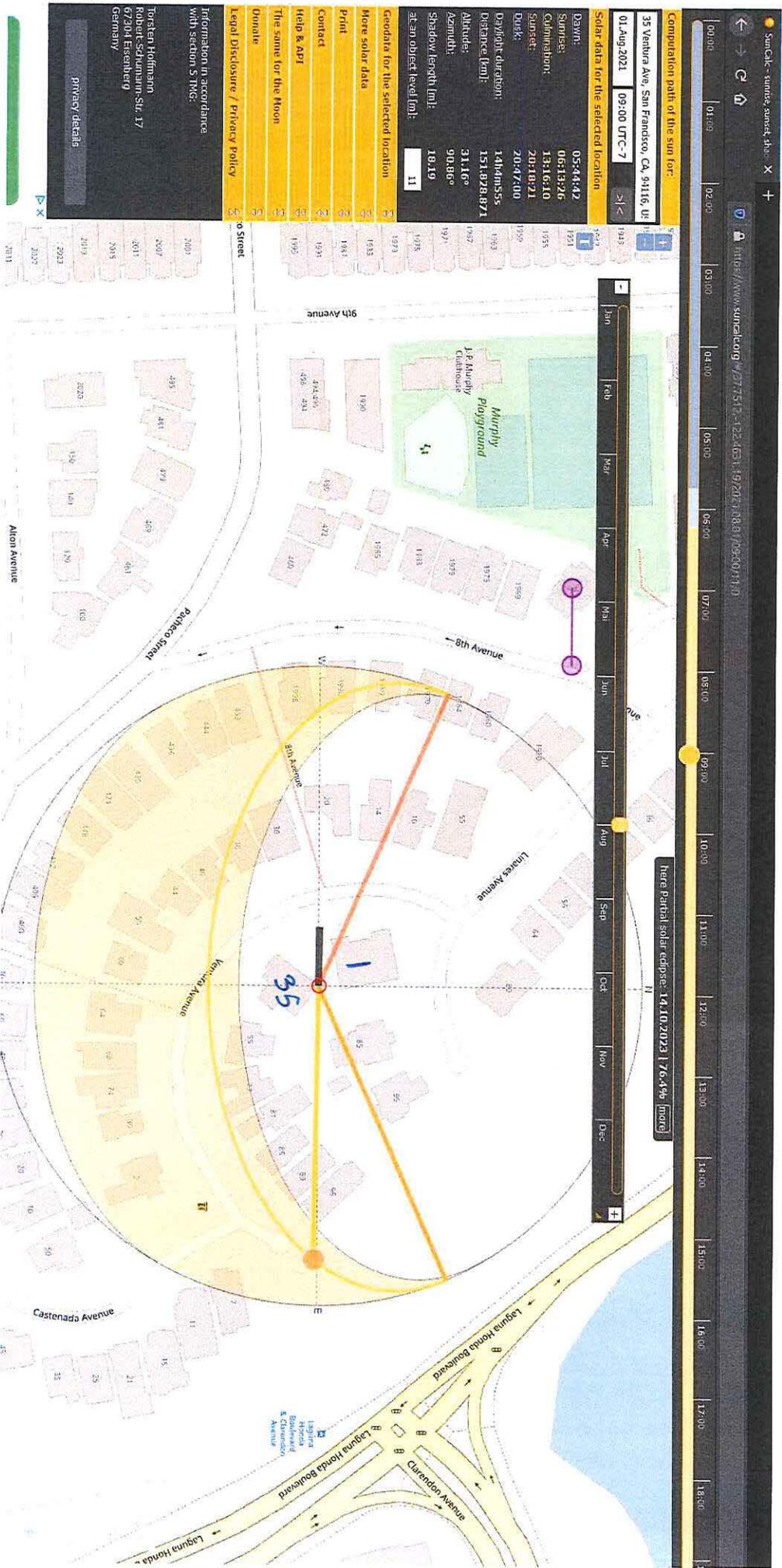
Jan. 2021 Noon



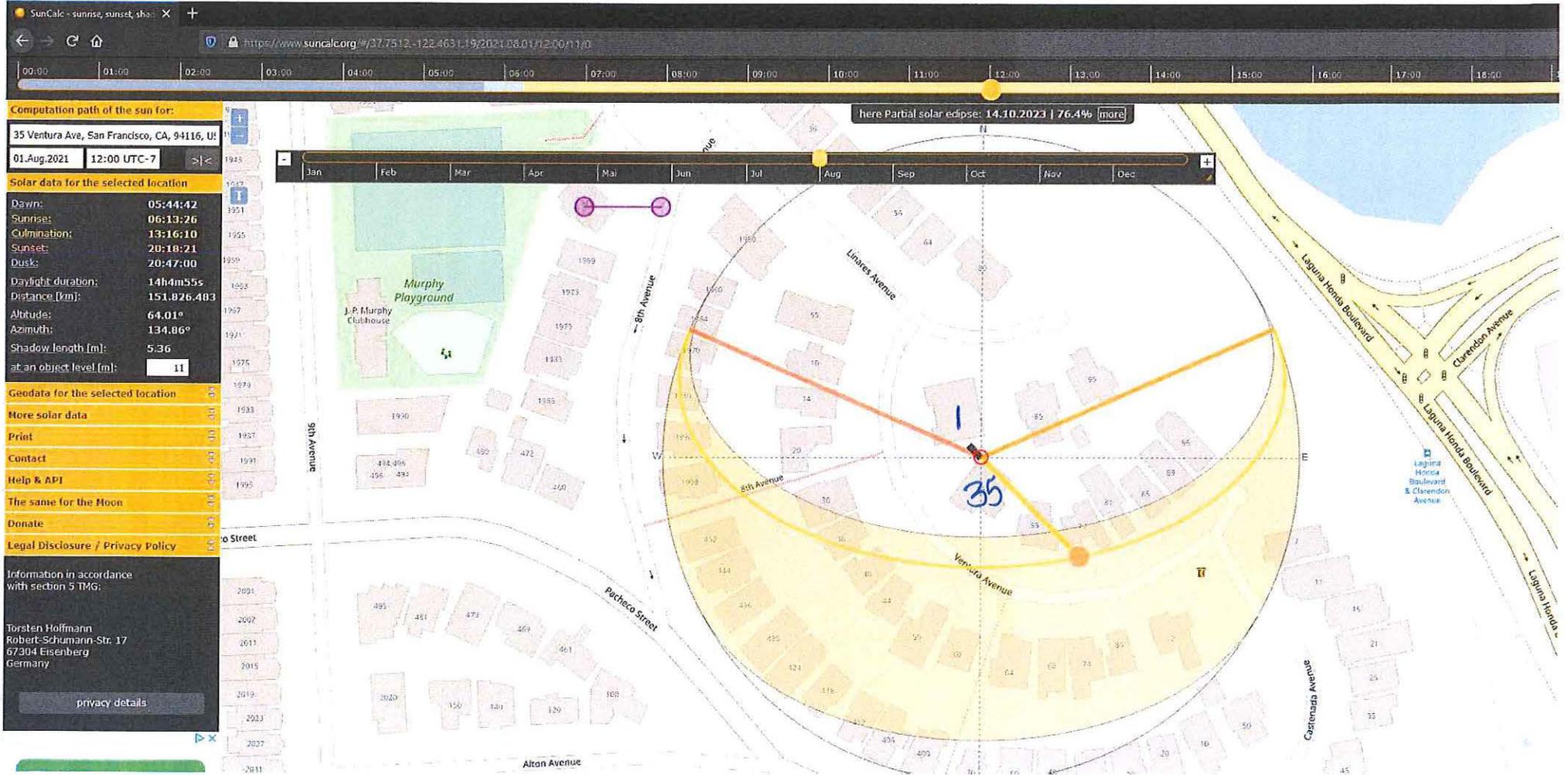
April 2021 5pm



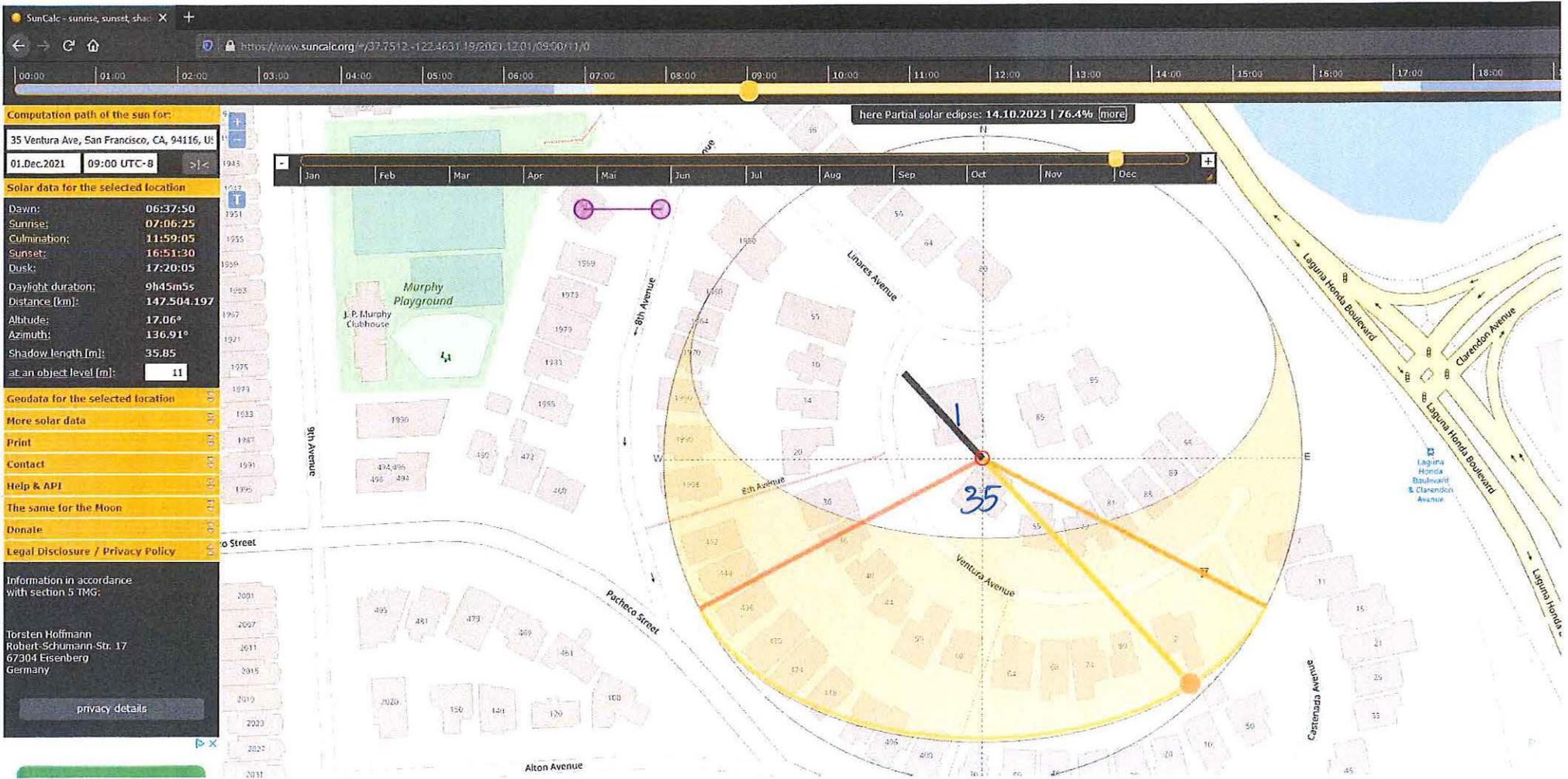
Aug. 2021 9 AM



Aug 2021 Noon



Dec. 2021 9AM



**Exhibit E**

**Proposed Compromise Changes to Plans**



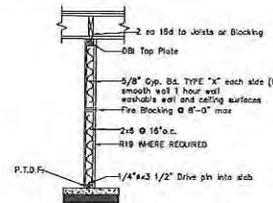
EXISTING REAR ELEVATION  
(1/4" = 1'-0")

2-18-21  
ADD FRONT REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

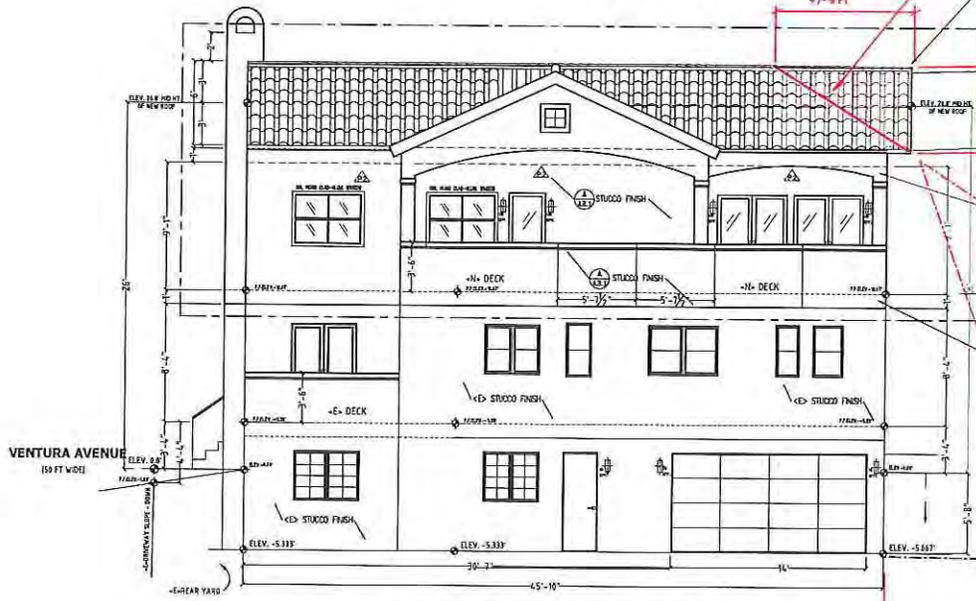
**WINDOW SCHEDULE** (ALL DOUBLE GLAZE WITH U=0.30 MIN.)

WINDOW NO.	LOCATION	TYPE	SIZE
1	2ND FLR M. BATHROOM (NORTH) 2ND FLR M. BEDROOM (NORTH)	DBL HUNG	2'-38" X 48" 2'-38" X 48"
2	FAMILY ROOM (NORTH)	PATIO DOOR	3'-3/8" X 9'0"
3	FAMILY ROOM (WEST)	DBL HUNG	30" X 48"
4	2ND FLR LAUNDRY (WEST)	DBL HUNG	30" X 48"
5	2ND FLR BATHROOM (WEST)	TEMP. AWNING	2'-30" X 24"
6	2ND FLR BATHROOM (WEST)	DBL HUNG	30" X 48"
7	2ND FLR DEN (WEST)	DBL HUNG	30" X 48"
8	2ND FLR DEN (SOUTH)	FRENCH PATIO DOOR	2'-2/8" X 8'0"
9	2ND FLR CLOSET (SOUTH)	DBL HUNG	2'-30" X 48"
10	2ND FLR MASTER BED (SOUTH)	FRENCH PATIO DOOR	2'-2/8" X 8'0" 2'-2/8" X 8'0"
11	SKYLIGHT ROOF	3/8" GLASS PXTL LITE 3/8" FIXED 3/8" DBL HUNG	24" X 24" DBL TEMP. 18" X 54" 48" X 54"
12	GRD FLR <E> BEDROOM-BAYS(SOUTH)	DBL HUNG	48" X 54"

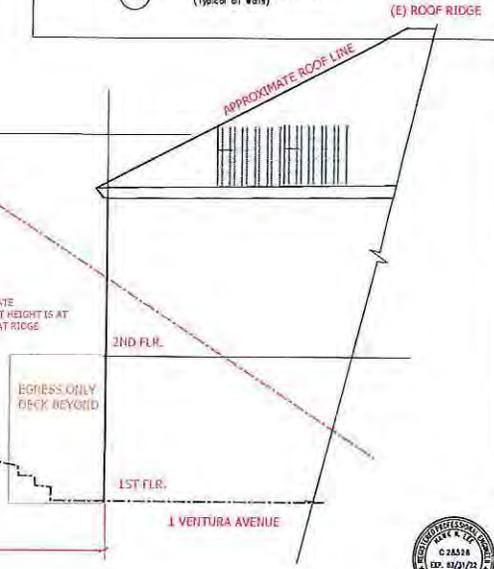
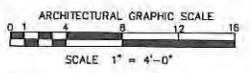
PROVIDE MARVIN OR EQUAL WINDOWS; ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U=0.30.



**1 Hour Wall Assembly**  
(Typical of walls)



PROPOSED REAR ELEVATION  
(1/4" = 1'-0")



REVISIONS	BY
02-28-18	
05-8-16	
A-5-7-19	HL
A-10-2-20	HL
A-2-18-21	HL

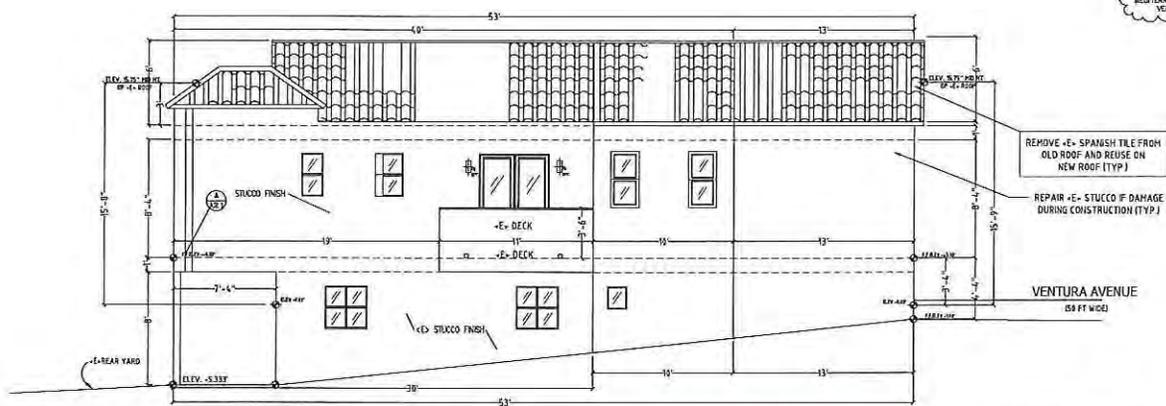
HAWK N. LEE, P. E.  
Consulting Engineer  
6008 Moraga Street, Suite 4422  
San Francisco, CA 94122  
(415) 887-8825 fax (415) 881-1012

Block 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

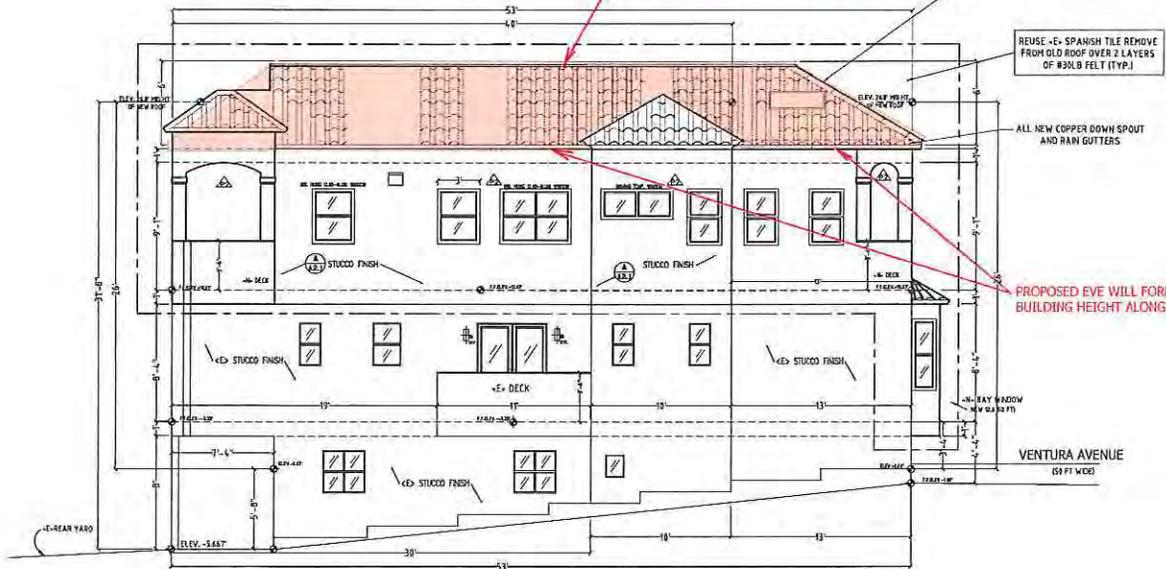
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
3 of 24  
**A2.1**  
Sheet

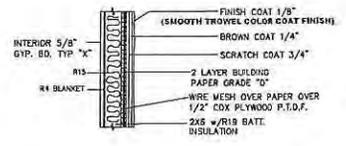
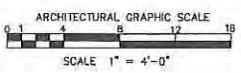




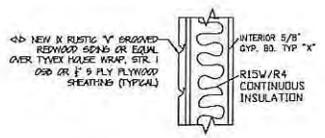
**EXISTING WEST ELEVATION**  
(1/4" = 1'-0")



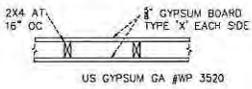
**PROPOSED WEST ELEVATION**  
(1/4" = 1'-0")



**A STUCCO DETAIL (SECTION)**  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



**B SIDING DETAIL (SECTION)**  
NEW X RUSTIC Y GROOVED REDWOOD SIDING OR EQUAL



**C 1HR WALL ASSEMBLY**  
(1/4" = 1'-0")

REVISIONS	BY
02-28-16	
05-8-16	
Δ 3-7-19	HL
Δ 10-2-20	HL
Δ 2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
6500 Noriega Street, Suite 04122  
San Francisco, CA 94122  
(415) 661-6825 fax (415) 661-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

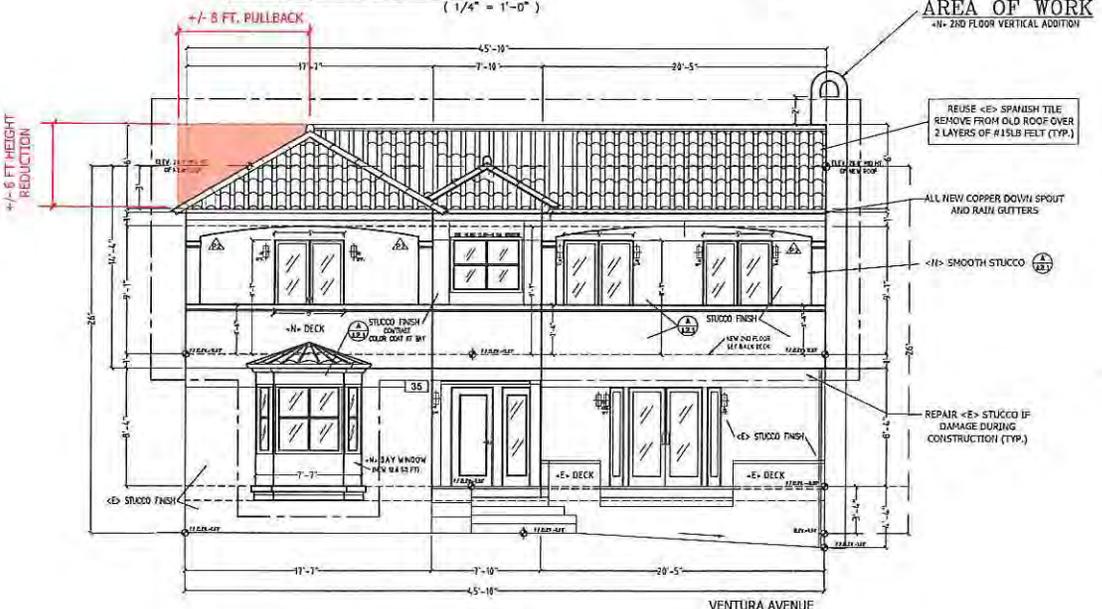
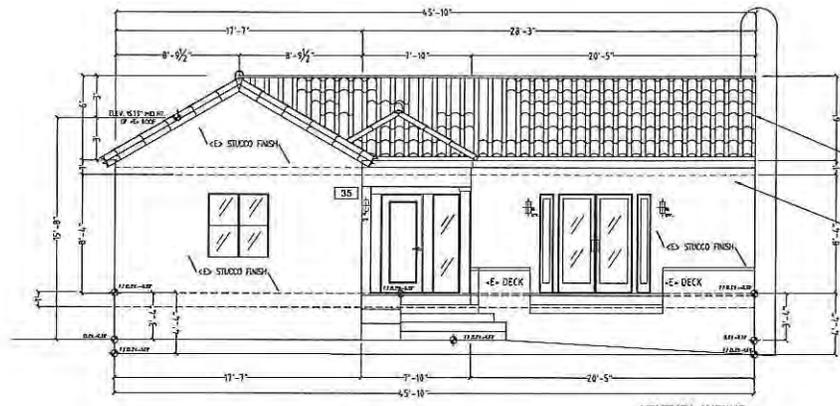
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 01-05-15  
Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
5 of 23  
A2.3  
0124 Sheet





AS 2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
TERMINUS



**ARCHITECTURAL:**

1. DURING BIDDING AND NEGOTIATION PERIOD, THE GENERAL AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING, APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY HAWK N. LEE, P.E. ENGINEER IN WRITING ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
2. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND GENERAL CONTRACTORS WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM HAWK N. LEE, P.E. (ENGINEER) BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
4. GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES. ALIGN AND SAND SMOOTH.
7. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE ENGINEER IN THE FIELD, BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).
10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

**REMODELING NOTES:**

1. CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.
2. PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.
3. NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED. UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.
4. SHUT OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.

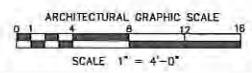
REVISIONS	BY
02-28-18	
05-8-18	
A 5-7-19	HL
A 0-2-20	HL
A 2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
8000 Norcross Street, Suite 04222  
San Francisco, CA 94122  
(415) 681-0835 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE,  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
2 of 24  
A2  
Sheet



**Exhibit F**

**Photos of Expansion  
of  
landing at exterior of kitchen to Large Deck**

1 Ventura Avenue Conversion of egress stairway into functional deck (outdoor living space)  
Source <https://sfplanninggis.org/1938/>

1

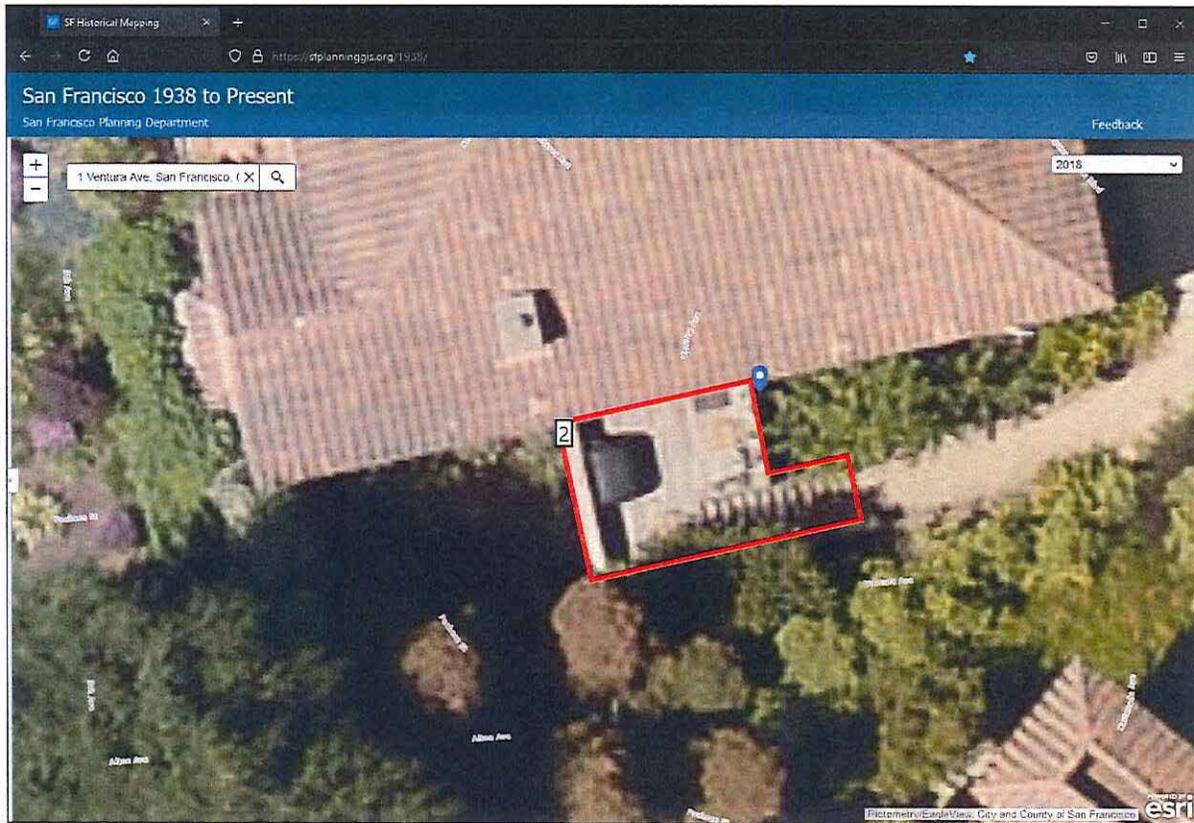


FIG. 1. Completed Deck 2018 3

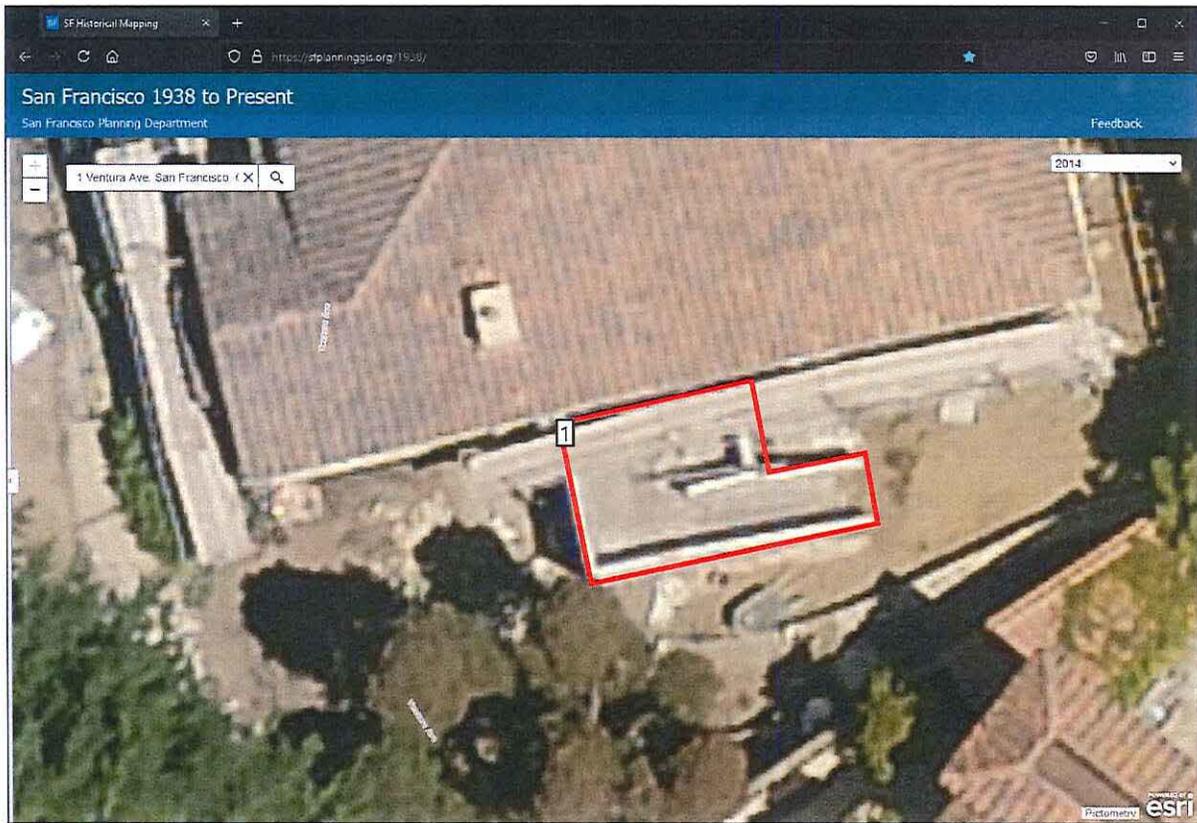


FIG 2. Deck Under Construction 2014 2

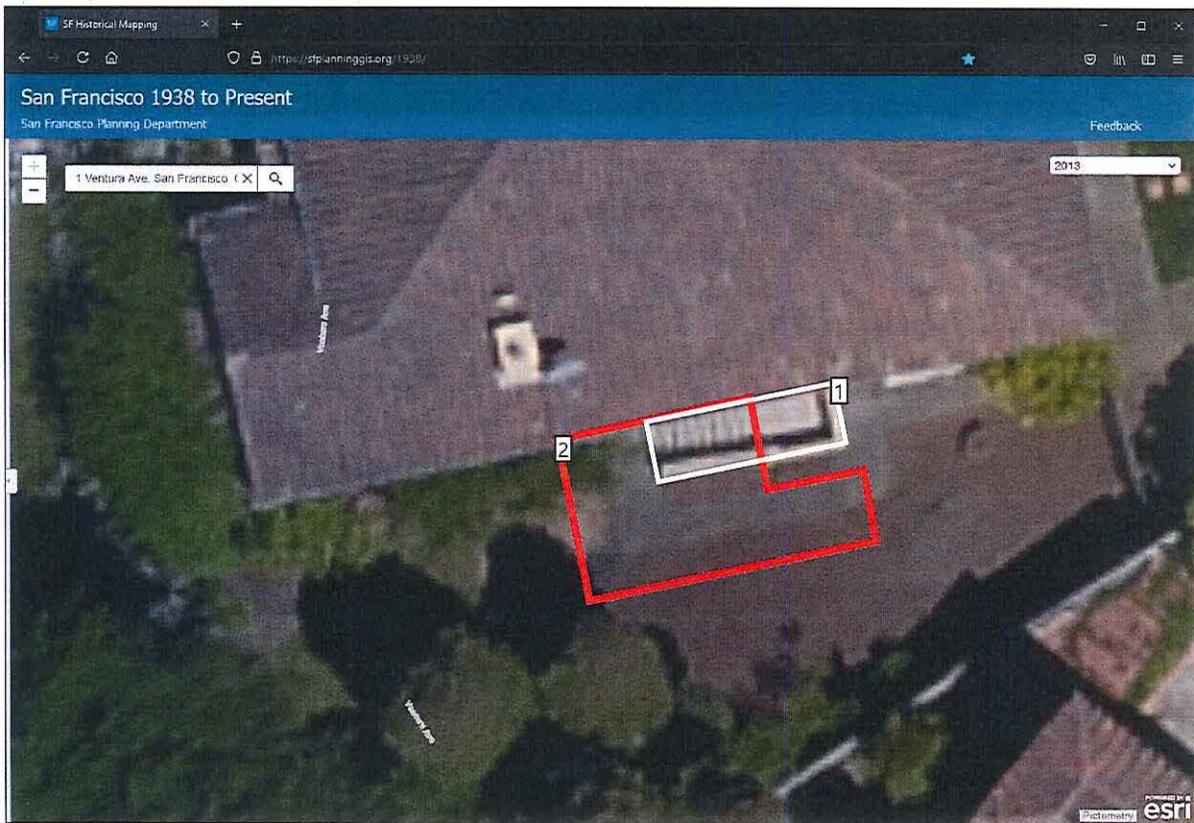


FIG 3. Original Egress Landing (white rectangle) (Note change of direction of steps.)  
2013

3

-- EXHIBIT D --

-- EXHIBIT D --



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Laura Lynch</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):      Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle A Taylor	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/08/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

-- EXHIBIT E --

-- EXHIBIT E --



# 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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	10/26/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	35 Ventura Avenue	
Block/Lot:	Cross Streets:	
2816/008	Linares Avenue and Castenada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2016-013505ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/28/2016
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated October 1, 2018).</p> <p>Project scope: 2nd floor addition: Add master bedroom &amp; master bathroom, family room, den, 2nd bathroom, &amp; laundry room, add 2 front decks. New construction overlays previous remodel under permit 2003.1203.1546: (add to exist house at rear of the property-deck addition on east side-terrace at front of property.</p>	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
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 checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input 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:	1912-1939	
		<input type="radio"/> Contributor <input checked="" 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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

**PRESERVATION TEAM COMMENTS:**

According to Planning Department records and the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, 35 Ventura Avenue is a single-family residence in the California Register-eligible Forest Hill Historic District. Constructed in 1938, the building was designed by local architect Edmund H. Denke in the Mediterranean Revival style. The subject property is located on a downward sloping lot and presents as a one-story building at the street and a two-story building at the rear. The building is clad in smooth stucco and features cross-gable red tile roof. The building is located on a large triangular lot with a deep front setback. The front (southwest) portion of the property is dominated by heavy vegetation and a low seat wall with a pedestrian gate. A flagstone walkway at the gate provides access to an entry portico with metal-clad square columns and a red clay-tile hip roof. Fenestration at the primary elevations includes two casement windows in historic openings, one of which retains an original decorative security grille. East of the portico is a French door with sidelights. The east elevation is partially visible from the public right of way and features an original chimney re-clad with flagstones. A long sloping driveway east of the building wraps around to a garage on the rear elevation.

According to the permit history, the subject building has undergone several alterations including installation of three aluminum-frame windows at the rear of the building (1977), interior remodel at basement level (1990), construction of two horizontal additions to accommodate a porch from living room and a porch from bedroom (1990), interior remodel at basement and seismic retrofit (1992-1996), interior remodel of bedroom and bathroom (1994-1996), re-roofing (1998), construction of a horizontal addition on the east elevation and terracing at the front of the property (2004), reconfiguration of existing deck and installation of a skylight (2004), landscaping and extension of existing deck (2005), and installation of wrought iron gates at pedestrian and driveway entrances in addition to legalization of existing side yard fence, front garden walls, and garden/storage shed in rear yard (2008). A visual inspection of the building suggests additional undocumented alterations occurred after 1977 including, application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<b>Allison K. Vanderslice</b> Digitally signed by Allison K. Vanderslice Date: 2018.11.08 11:47:07 -08'00'	

**35 Ventura Street, San Francisco  
Preservation Team Review Form, Comments**

(continued)

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a modest design that has undergone extensive alterations since construction. Although architect Edmund H. Denke is credited with designing several notable buildings throughout the city, including contributors to the National Register Uptown Tenderloin Historic District, 35 Ventura has undergone significant alterations and therefore the building is not eligible for listing under criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is located within the boundaries of the Forest Hill California Register-eligible Historic District (see Case No. 2016-004294ENV). Although the building exhibits elements common among buildings within the district, staff finds that the subject property is not a contributor to the eligible district. The eligible district is significant under Criteria 1 (events) and 3 (architecture) as a middle class planned community that exhibits a high level of architectural cohesion, typically expressed with Revival styles. Although, the subject property was constructed in the Mediterranean Revival style in 1938, during the eligible district's proposed Period of Significance of 1912-1939, the building has undergone extensive alterations. It is therefore determined that the subject building lacks the integrity to be considered a contributor California Register-eligible Historic District under Criteria 1 or 3.

-- EXHIBIT F --

-- EXHIBIT F --

### BUILDING DATA:

ADDRESS: 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA  
 STORIES: <N> 2 STORIES OVER BASEMENT  
 OCCUPANCY: SINGLE FAMILY R3/U (GARAGE)  
 TYPE: 5B-NON SPRINKLER  
 ZONING: RH-1(D) HEIGHT: 40X  
 BLOCK: 2816 LOT: 008  
 OWNER: JENNIFER Y. WONG  
 PHONE: 1 415 310-1208 (415) 290-3481  
 E-MAIL: memiranda\_wong@yahoo.com



AREA ANALYSIS MATRIX FORMAT					
MARK	INDICATE	EXISTING	PROPOSED NEW	TOTAL	SPACE ID
#	STORIES	ONE	TWO	TWO	
A	BUILDING AREA PER KE>GARAGE	553 SQ FT	0 - SQ FT	553 SQ FT	GARAGE
	CE>BASEMENT	156 SQ FT	0 - SQ FT	156 SQ FT	CE>STORAGE
B	FLOOR KE>GRD FLOOR	1818 SQ FT	12 - SQ FT	1818 SQ FT	CE>LIVABLE
	CE>2ND FLOOR	0 - SQ FT	1463 SQ FT	1463 SQ FT	CE>LIVABLE
C	BUILDING AREA			3271 SQFT	TOTAL LIVABLE
D	OCCUPANT LOAD PER OCCUPANT	200 SQ FT		16.85	

### ABBREVIATIONS:

A/C	AIR CONDITIONING	FIN.	FINISH FLOOR
ADJ.	ADJUSTABLE	FL.	FLOURESCENT FLOOR.
A.F.F.	ABOVE FINISH FLR.	F.O.F.	FACE OF FINISH
ALUM.	ALUMINIUM	F.O.S.	FACE OF STUD
ALT.	ALTERNATE	GA.	GAUGE
APPROX.	APPROXIMATELY	G.C.	GEN. CONTRACTOR
ARCH.	ARCHITECTURAL	GYP. BD.	GYPSUM BOARD
BLDG.	BUILDING	H.B.	HOSE BIB
BLKS.	BLOCKING	H.C.	HANDICAP
BM.	BEAM	HDWR.	HARDWARE
CAB.	CABINET	HP	HIGH POINT
CAR.	COLD AIR RETURN	H.W.	HOT WATER
CL.	CENTER LINE	INSUL.	INSULATION
CLG.	CEILING	INT.	INTERIOR
CLOS.	CLOSET	L.P.	LOW POINT
CLR.	CLEAR	MECH.	MECHANICAL
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	(N)	NOT IN CONTRACT
CONST.	CONSTRUCTION	N.I.C.	NUMBER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CTR.	CENTER	OPP.	OPPOSITE
DET.	DETAIL	P-LAM	PLASTIC LAMINATE
D.F.	DRINKING FOUNTAIN	PLYWD.	PLYWOOD
DI.	DIAMETER	R.D.	ROOF DRAIN
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	S.C.	SOLID CORE
DR.	DOOR	STOR.	STORAGE
D/S	DOWN SPOUT	SHT.	SHEET
DWG.	DRAWING	T + G	TONGUE & GROOVE
(E)	EXISTING	TYP.	TYPICAL
EA.	EACH	U.O.N.	UNLESS OTHERWISE NOTED
EL.	ELEVATION	WD.	WOOD
ELEC.	ELECTRICAL	W.P.	WATERPROOF
EQ.	EQUAL		
EQUIP.	EQUIPMENT		
EXP.	EXPANSION		
EXPOS.	EXPOSED		
EXT.	EXTERIOR FLOOR DRAIN		

### CODE REQUIREMENTS:

ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2016 CALIFORNIA EXISTING BUILDING CODE; 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA ENERGY CODE (2016 BUILDING ENERGY EFFICIENCY STANDARDS); CAL GREEN BUILDING CODE STANDARDS; 2016 CALIFORNIA FIRE CODE; AND 2016 M. BUILDING CODE.

BY USE OF THESE PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ENGINEER FOR ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD ENGINEER HARMLESS. THE ENGINEERS LIABILITY IS LIMITED TO FEES RECEIVED FOR SERVICES RENDERED.

### SCOPE OF WORK:

SECOND FLOOR VERTICAL ADDITION TO EXISTING SINGLE FAMILY RESIDENCE:  
 ADD MASTER BEDROOM, MASTER BATHROOM, FAMILY ROOM, DEN, 2ND BATHROOM, LAUNDRY ROOM AND TWO FRONT DECKS

### ADDENDUM S-SITE PLANS:

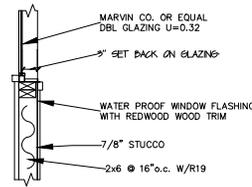
PLANNING AND BUILDING

### INDEX:

- A1.0 SITE PLAN & BUILDING DATA
- A2.0 <E>&<N> FRONT ELEVATIONS
- A2.1 <E>&<N> REAR ELEVATIONS
- A2.2 <E>&<N> EAST ELEVATIONS
- A2.3 <E>&<N> WEST ELEVATIONS
- A3.0 <N> FRONT & REAR ELEVATIONS WITH ADJACENT BUILDINGS
- A4 <E>&<N> BASEMENT FLOOR PLANS
- A4.1 <E>&<N> GROUND FLOOR PLANS
- A5 <N> SECOND FLOOR PLAN
- A6 <N> ROOF PLAN
- A7 SECTION 'A-A', SECTION 'B-B'
- G55. S. F. GREEN BUILDING REQUIREMENTS

### ADDENDUM S1-FINAL PLANS:

FOUNDATION  
 SUPERSTRUCTURE  
 MECHANICAL



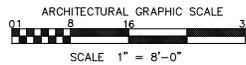
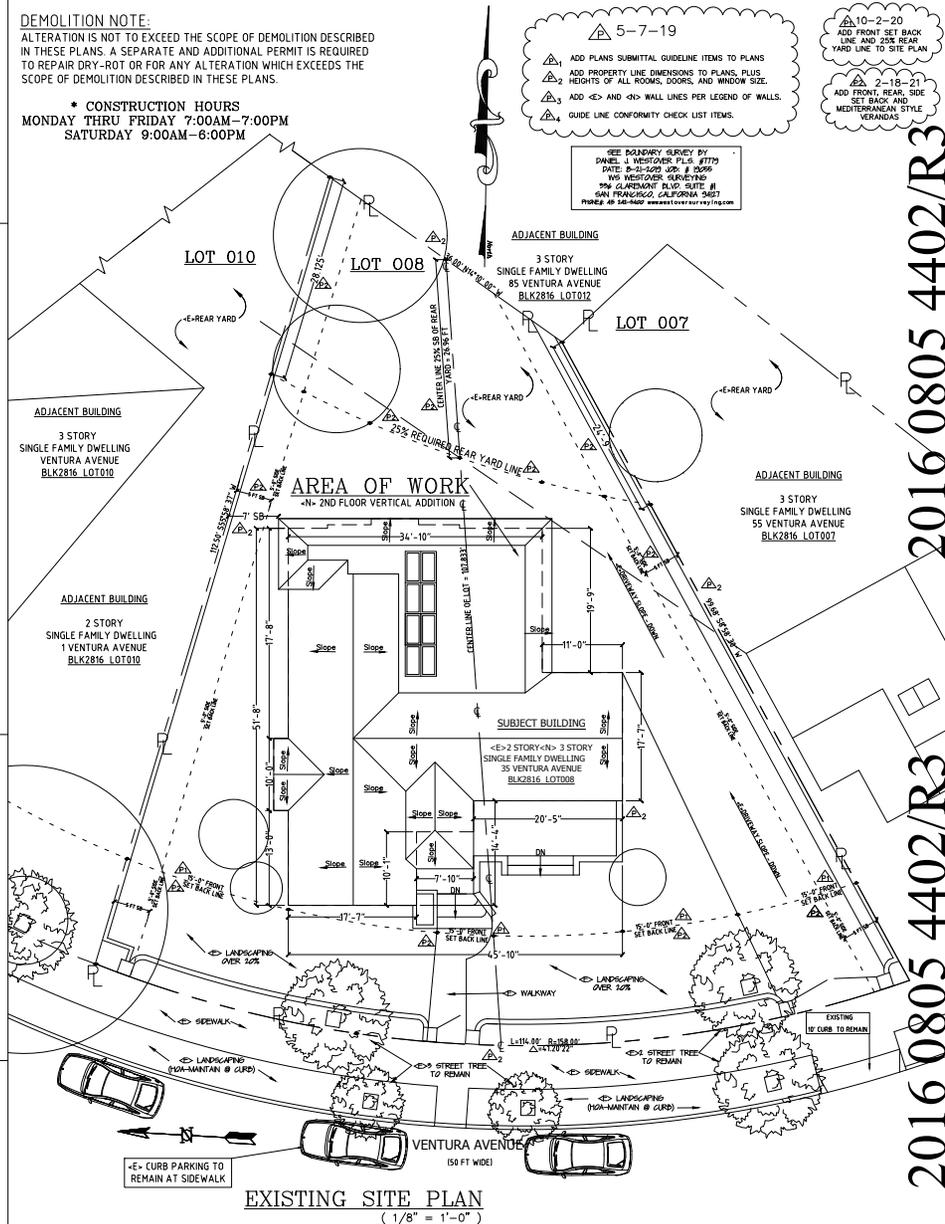
**A WINDOW SILL DETAIL**  
 SCALE 3/4" = 1'-0"

### S.F.P.D. COMPLIANCE REQUIREMENTS: (S. F. FIRE DEPARTMENT NOTES)

- \* MAINTAIN FIRE RATED CONSTRUCTION IN THE AREA OF WORK (HOT WORK REQUIRES A FIRE WATCH)
- \* SEAL ALL PENETRATIONS WITH APPROVED METHODS AND MATERIALS (EQUAL TO THE FIRE RATED CONSTRUCTION)
- \* MAINTAIN ALL REQUIREMENTS FOR EGRESS AT ALL TIMES (LIFE SAFETY AND FIRE SPRINKLES)

**DEMOLITION NOTE:**  
 ALTERATION IS NOT TO EXCEED THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS. A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED TO REPAIR DRY-ROT OR FOR ANY ALTERATION WHICH EXCEEDS THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS.

\* CONSTRUCTION HOURS  
 MONDAY THRU FRIDAY 7:00AM - 7:00PM  
 SATURDAY 9:00AM - 6:00PM



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-0-20	HL
12-18-21	HL

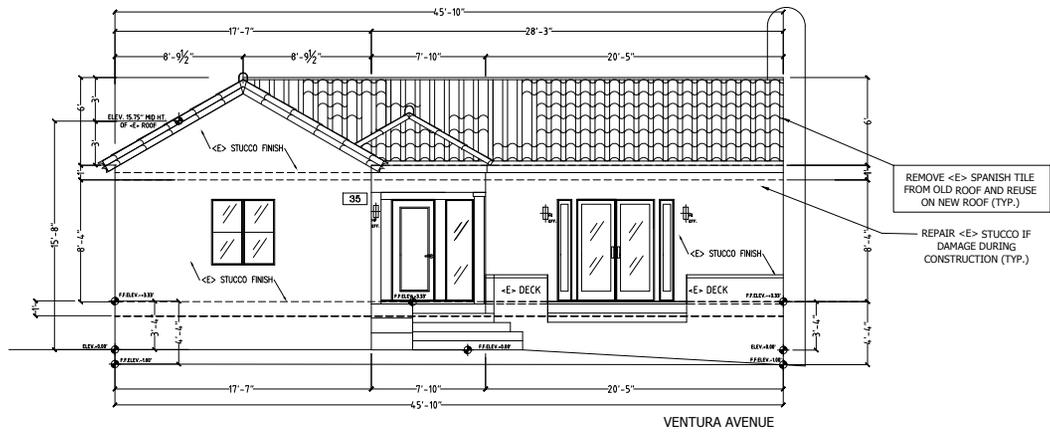
HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Northing Street  
 San Francisco, California 94122  
 (415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

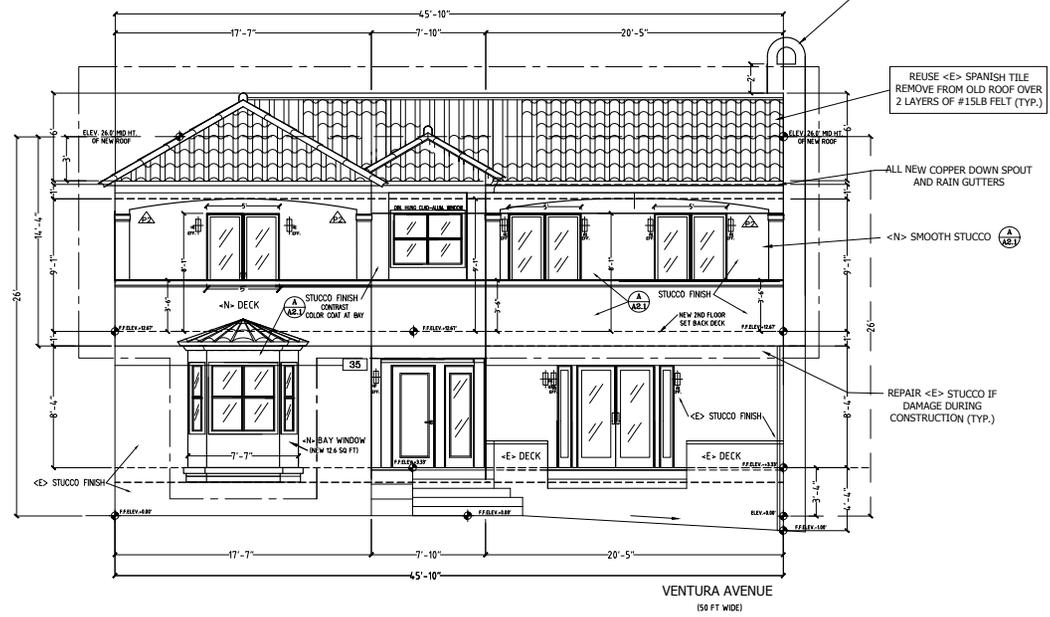
SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

2016 0805 4402  
 2016-013505PRJ  
 Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet  
**A1.0**  
 Of 24 Sheet

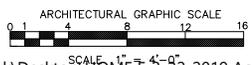
2016 0805 4402/R3



**EXISTING FRONT ELEVATION**  
(1/4" = 1'-0")



**PROPOSED FRONT ELEVATION**  
(1/4" = 1'-0")



2-18-21  
ADD FRONT, REAR SIDE  
SET BACK, AND  
MEDITERRANEAN STYLE  
VERANDAS

**ARCHITECTURAL:**

1. DURING BIDDING AND NEGOTIATION PERIOD, THE GENERAL AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY HAWK N. LEE, P.E. (ENGINEER) IN WRITING, ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
2. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND GENERAL CONTRACTORS WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM HAWK N. LEE, P.E. (ENGINEER) BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
4. GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES. ALIGN AND SAND SMOOTH.
7. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PORTIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE ENGINEER IN THE FIELD, BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).
10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

**REMODELING NOTES:**

1. CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.
2. PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.
3. NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED; UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.
4. STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6955 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

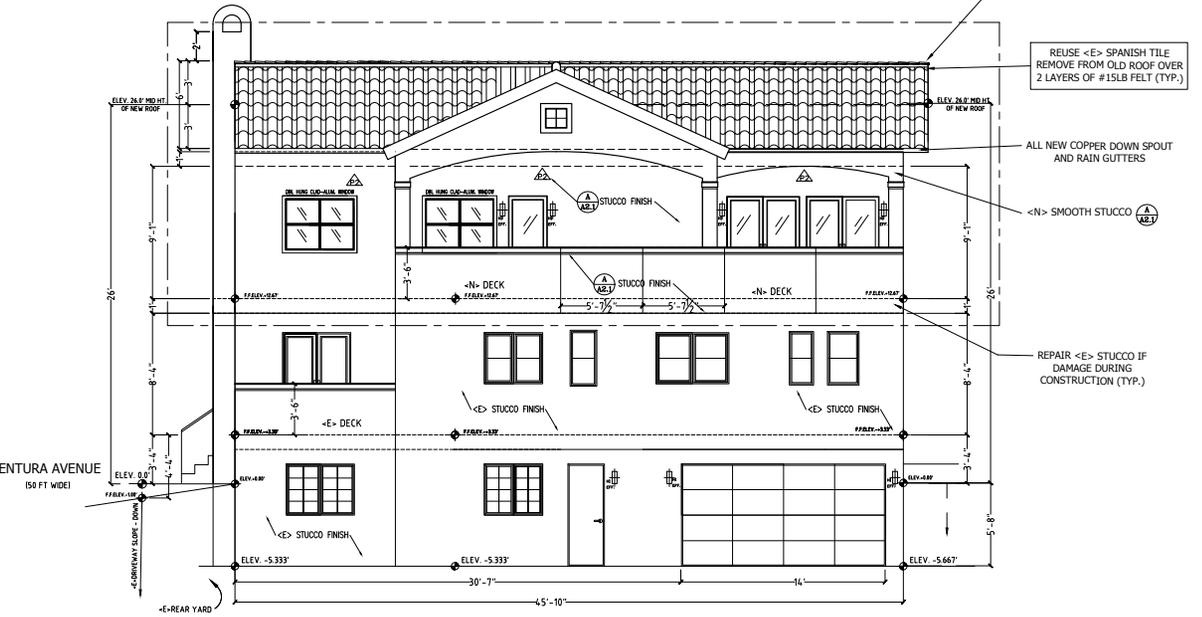
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet 2 of 25





**EXISTING REAR ELEVATION**  
(1/4" = 1'-0")



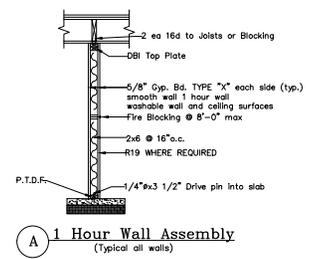
**PROPOSED REAR ELEVATION**  
(1/4" = 1'-0")

2-18-21  
ADD FRONT REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

**WINDOW SCHEDULE** (ALL DOUBLE GLAZE WITH U= 0.30 MIN.)

WINDOW NO.	LOCATION	TYPE	SIZE
1	2ND FLR M. BATHROOM (NORTH) 2ND FLR M. BEDROOM (NORTH)	DBL HUNG DBL HUNG	2-36"x48" 2-36"x48"
2	FAMILY ROOM (NORTH)	PATIO DOOR	3-3'0"x8'0"
3	FAMILY ROOM (WEST)	DBL HUNG	30"x48" DBL HUNG
4	2ND FLR LAUNDRY (WEST)	DBL HUNG	30"x48"
5	2ND FLR BATHROOM (WEST)	TEMP. AWNING	2-30"x24"
6	2ND FLR BATHROOM (WEST)	DBL HUNG	30"x48" DBL HUNG
7	2ND FLR DEN (WEST)	DBL HUNG	30"x48" DBL HUNG
8	2ND FLR DEN (SOUTH)	FRENCH PATIO DOOR	2-2'6"x8'0"
9	2ND FLR CLOSET (SOUTH)	DBL HUNG	2-30"x48"
10	2ND FLR MASTER BED (SOUTH)	FRENCH PATIO DOOR	2-2'6"x8'0" 2-2'6"x8'0"
11	SKYLIGHT ROOF	FIXED GLASS SKYLIGHT ELECT. OPER.	24"x24" DBL TEMP. 24"x48" DBL TEMP.
12	GND FLR <E> BEDROOM-BAY(SOUTH)	FIXED DBL HUNG	16"x54" 48"x54"

PROVIDE MARVIN OR EQUAL WINDOWS: ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U= 0.30.



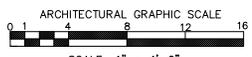
REVISIONS	BY
02-28-16	
05-8-16	
05-7-19	HL
02-20-20	HL
02-18-21	HL

**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6955 fax (415) 681-1012

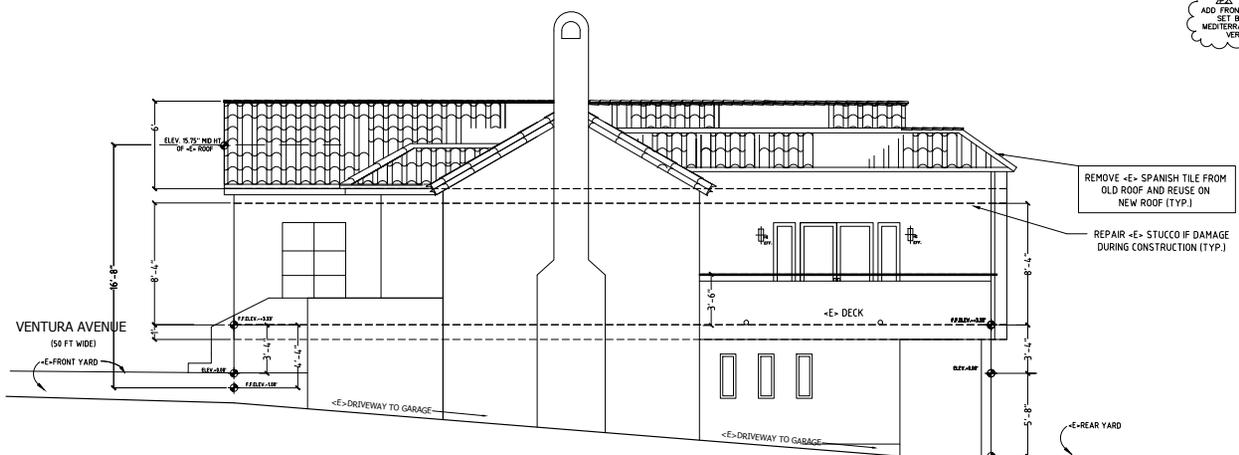
BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
3 of 25  
A2.1  
Sheet

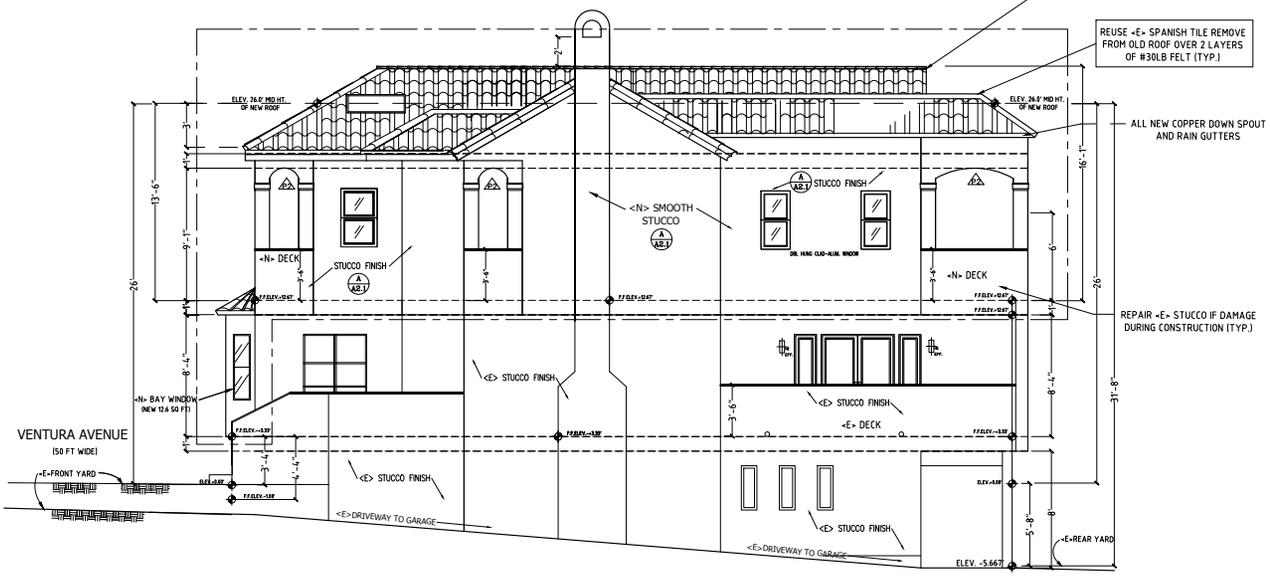


2-18-21  
ADD FRONT, REAR, SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANAHAS



**EXISTING EAST ELEVATION**  
(1/4" = 1'-0")

**BATHROOM FAN REQUIREMENTS:**  
A. FANS SHALL BE ENERGY STAR COMPLIANT  
B. CONTROLLED BY AN ACCESSIBLE HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE BETWEEN 50 AND 80%



**PROPOSED EAST ELEVATION**  
(1/4" = 1'-0")



**CalGreen REQUIREMENTS:**

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1).
2. MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
3. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
4. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION (4.404.1).
5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1).
6. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
7. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
8. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
9. PARTIALBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
10. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
11. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
12. PROVIDE INSULATED LOUVERS/COVERS (MIN R-4.2) WHICH CLOSE WHEN THE FAN IS OFF FOR THE WHOLE HOUSE EXHAUST FANS (4.507.1).

**CALIFORNIA CODE REGULATIONS:**  
TITLE 24, PART 6-ENERGY BUILDING REGULATION

PROVIDE AN INSULATION CERTIFICATE FORM (IC-1) ATTACHED TO PLANS (THIS FORM SHALL BE FILLED OUT BY THE INSULATION CONTRACTOR TO PROVIDE A COPY TO THE BUILDING DIVISION ON THE FINAL INSPECTION) (CEES STD 10-103.B.1).

"WATER HEATER SHALL BE WRAPPED WITH R-12 INSULATION"  
ANY WATER HEATER WITH AN ENERGY FACTOR LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER (CEC 151 (F) 8).

PROVIDE A FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICACY LAMPS OF NOT LESS THAN 40 LUMENS PER WATT FOR GENERAL LIGHTING IN THE KITCHEN. PROVIDE A WIRING LAYOUT SHOWING THE HIGH-EFFICACY LUMINARIES SHALL BE CONTROLLED BY A SWITCH AT THE ENTRANCE TO THE BATHROOM (CEC.STD.150-(K) 1)

REPLACEMENT WINDOWS & ALL NEW WINDOWS SHALL BE U-FACTOR OF 0.32 AT THE PROPOSED ADDITION AND EXISTING BUILDING, AS PER CF-IR SPECIFICATIONS. NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY (CEES.STD.11 (A) 2-B).

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

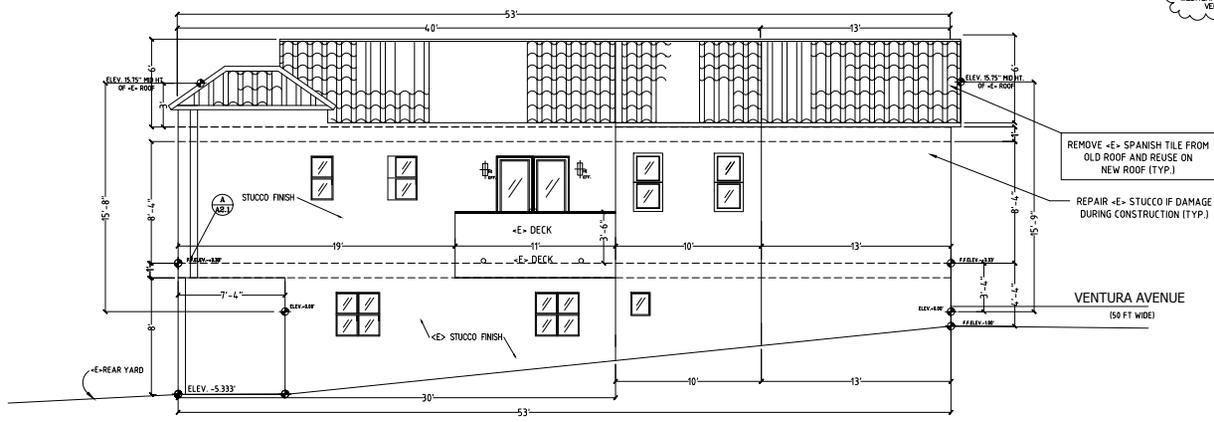
HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

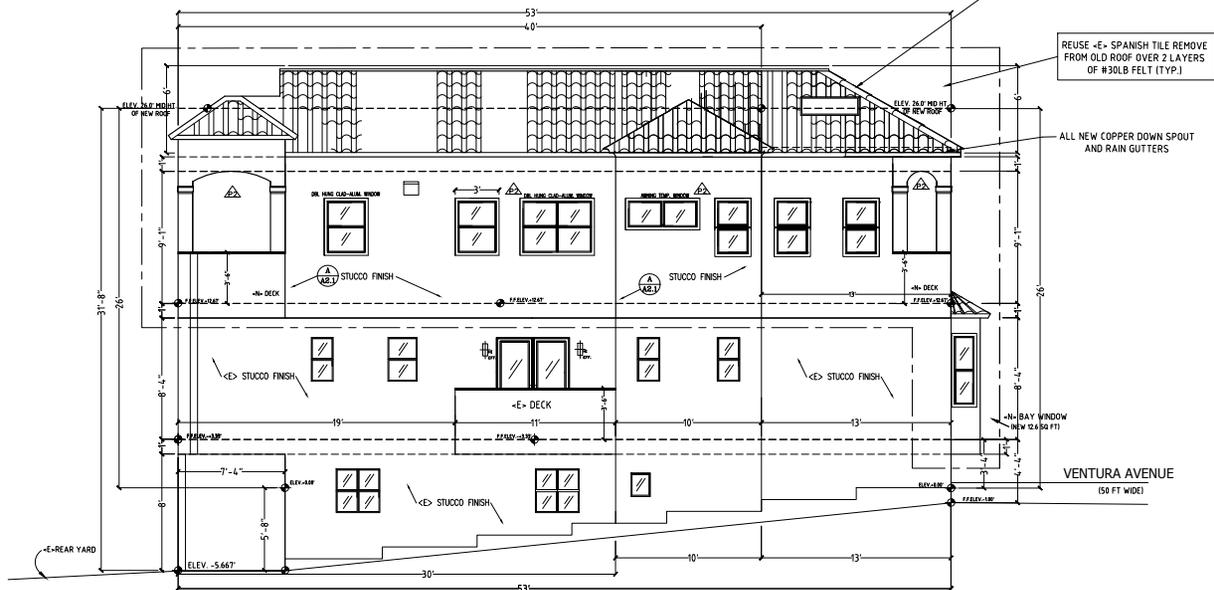
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
A2.2  
Of 25 Sheet



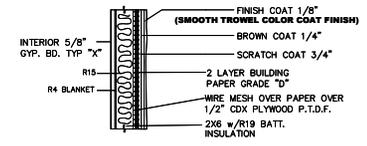


EXISTING WEST ELEVATION  
(1/4" = 1'-0")

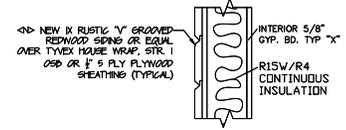


PROPOSED WEST ELEVATION  
(1/4" = 1'-0")

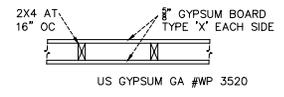
EX. 2-15-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS



(A) STUCCO DETAIL (SECTION)  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



(B) SIDING DETAIL (SECTION)  
NEW 1X RUSTIC 'Y' GROOVED REDWOOD SIDING OR EQUAL



(C) 1HR WALL ASSEMBLY  
(1/4" = 1'-0")



SCALE 1/4" = 1'-0"

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

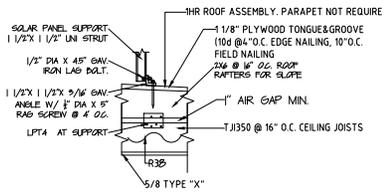
HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

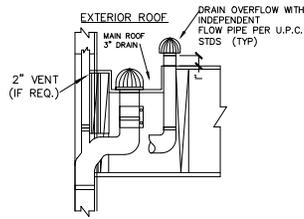
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
5 of 25  
AR.3  
Sheet

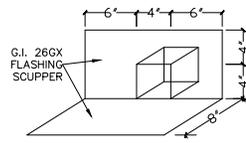




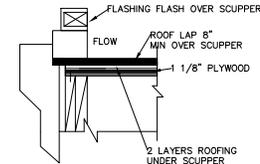
**E SOLAR ROOF ATTACHMENT DETAIL**  
Scale: 1"=1'-0"



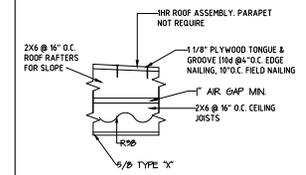
**D ROOF DRAIN**



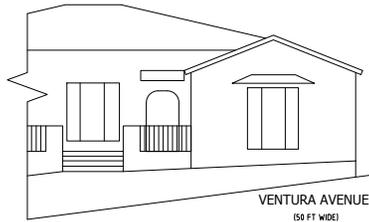
**C SCUPPER DETAIL**



**B SCUPPER DETAIL**



**A 1 HR ROOF ASSEMBLY**



VENTURA AVENUE  
(50 FT WIDE)

**EXISTING REAR ELEVATION ADJACENT BUILDING**  
(1/8" = 1'-0")

**AREA OF WORK**  
-N- 2ND FLOOR VERTICAL ADDITION



VENTURA AVENUE  
(50 FT WIDE)

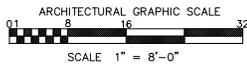
**PROPOSED REAR ELEVATION ADJACENT BUILDING**  
(1/8" = 1'-0")



VENTURA AVENUE  
(50 FT WIDE)



VENTURA AVENUE  
(50 FT WIDE)



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

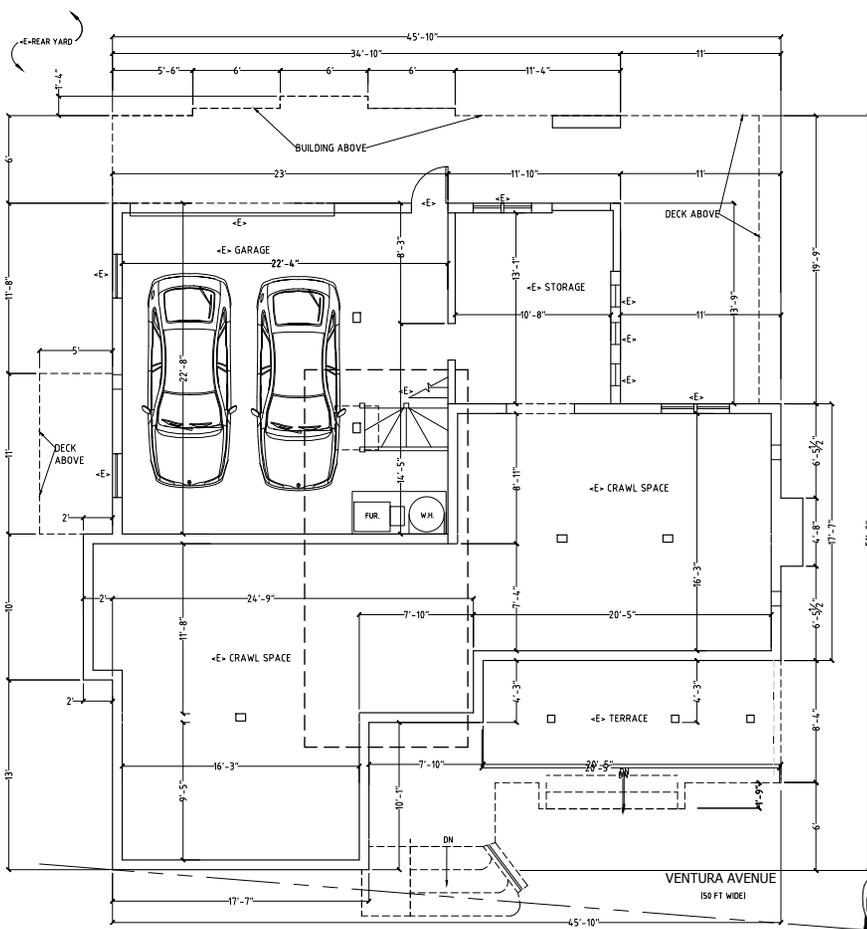
HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

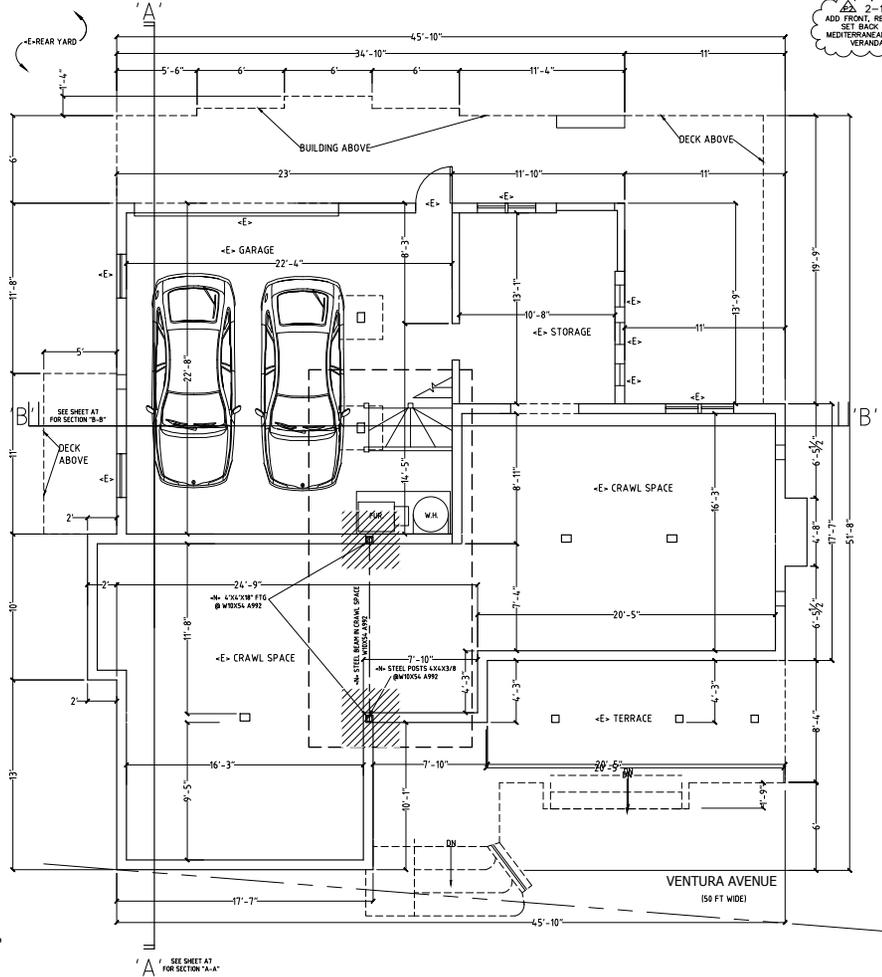
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
6 of 25  
A3.0 Sheet





**EXISTING BASEMENT FLOOR PLAN**

- <E> LIVABLE AREA = -0- SQ FT
- <E> STORAGE AREA = 156.0 SQ FT
- <E> GARAGE AREA = 553 SQ FT
- <E> CRAWL SPACE AREA=806.0 SQ FT

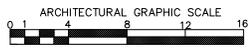


**PROPOSED BASEMENT FLOOR PLAN**

- <E> LIVABLE AREA = -0- SQ FT
- <E> STORAGE AREA = 156.0 SQ FT
- <E> GARAGE AREA = 553 SQ FT
- <E> CRAWL SPACE AREA=806.0 SQ FT

**LEGEND**

- EXISTING WALLS TO REMAIN
- ▨ NEW WALLS
- ▩ NEW 1HR WALL WITH R19
- ▭ DEMO WALL
- ▧ R19 @ EXISTING WALLS
- ⊙ MECHANICAL VENT
- ⊙ SMOKE DETECTOR W/ BATTERY BACKUP
- ⊙ CARBON MONOXIDE AND SMOKE DETECTOR COMBO
- ⊙ HEATING REGISTER
- ⊙ LED LIGHT
- ⊙ ALL NEW WINDOWS ARE DOUBLE GLAZED U=0.32 (TYP.)



2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

REVISIONS	BY
02-28-16	
05-8-16	
05-7-19	HL
10-2-20	HL
18-21	HL

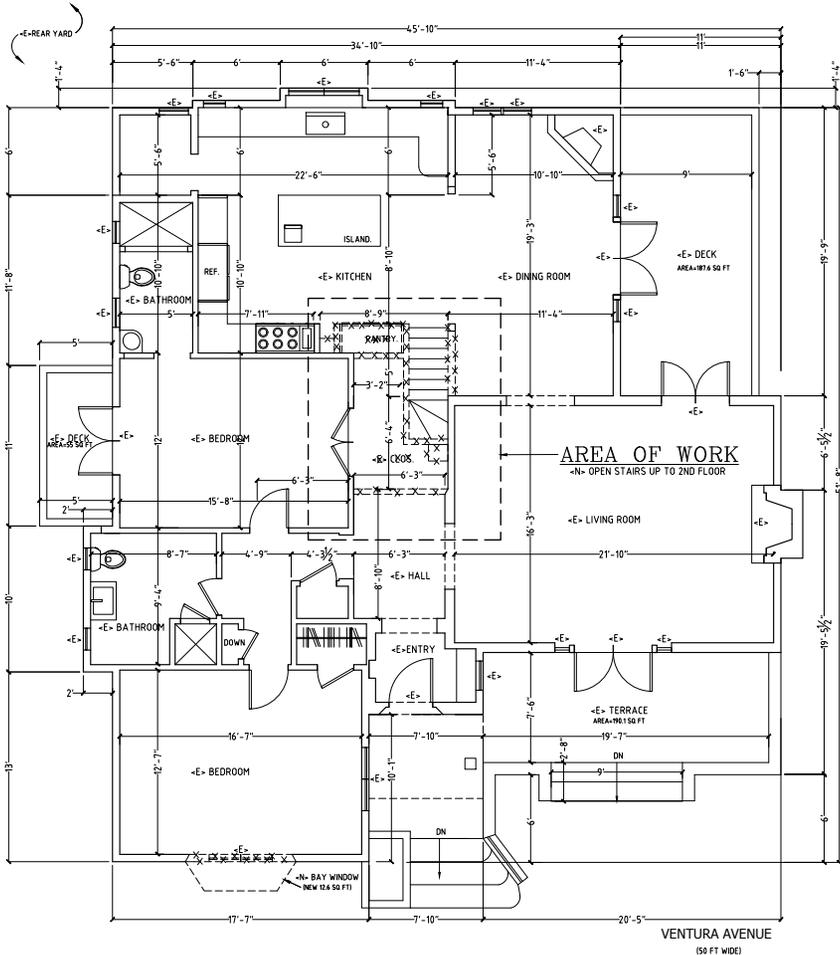
HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

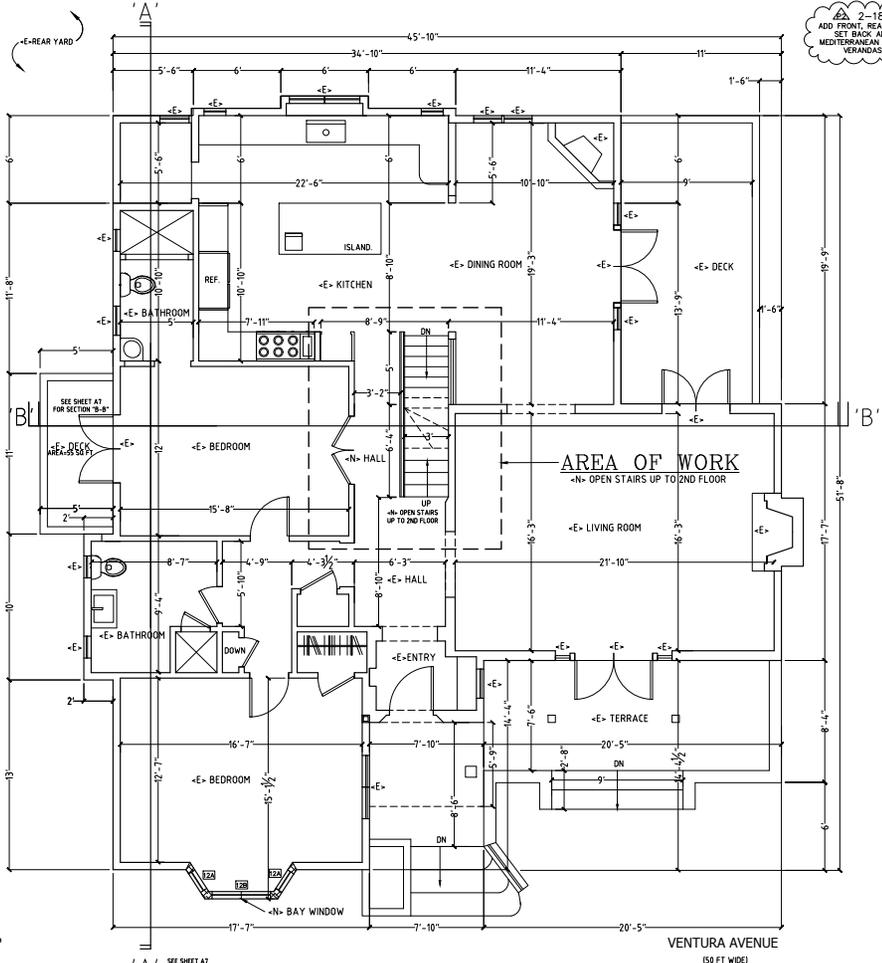
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet 7 of 25  
A4 Sheet





**EXISTING GROUND FLOOR PLAN**  
(1/4" = 1'-0")

<E> LIVABLE AREA=1818 SQ FT  
 <E> ENTRY AREA=65.0 SQ FT  
 <E> DECK AREA=190.1+55+187.6=432.7 SQ FT

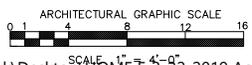


**PROPOSED GROUND FLOOR PLAN**  
(1/4" = 1'-0")

(<N>+<E>) LIVABLE AREA=12+1818=1830 SQ FT  
 <E> ENTRY AREA=65.0 SQ FT  
 <E> DECK AREA=190.1+55+187.6=432.7 SQ FT

\* ALL NEW WINDOWS ARE DOUBLE GLAZED U=0.32 (TYP.)  
 (M) MECHANICAL VENT  
 (SD) SMOKE DETECTOR W/ BATTERY BACKUP  
 (CS) CARBON MONOXIDE AND SMOKE DETECTOR COMBO  
 (HR) HEATING REGISTER  
 (LED) LED LIGHT

**LEGEND**  
 [ ] EXITING WALLS TO REMAIN  
 [ ] NEW WALLS  
 [ ] NEW 1HR WALL WITH R19  
 [ ] DEMO WALL  
 [ ] R19 @ EXISTING WALLS



2-18-21  
 ADD FRONT, REAR SIDE SET BACK AND MEDITERRANEAN STYLE VERANDA

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

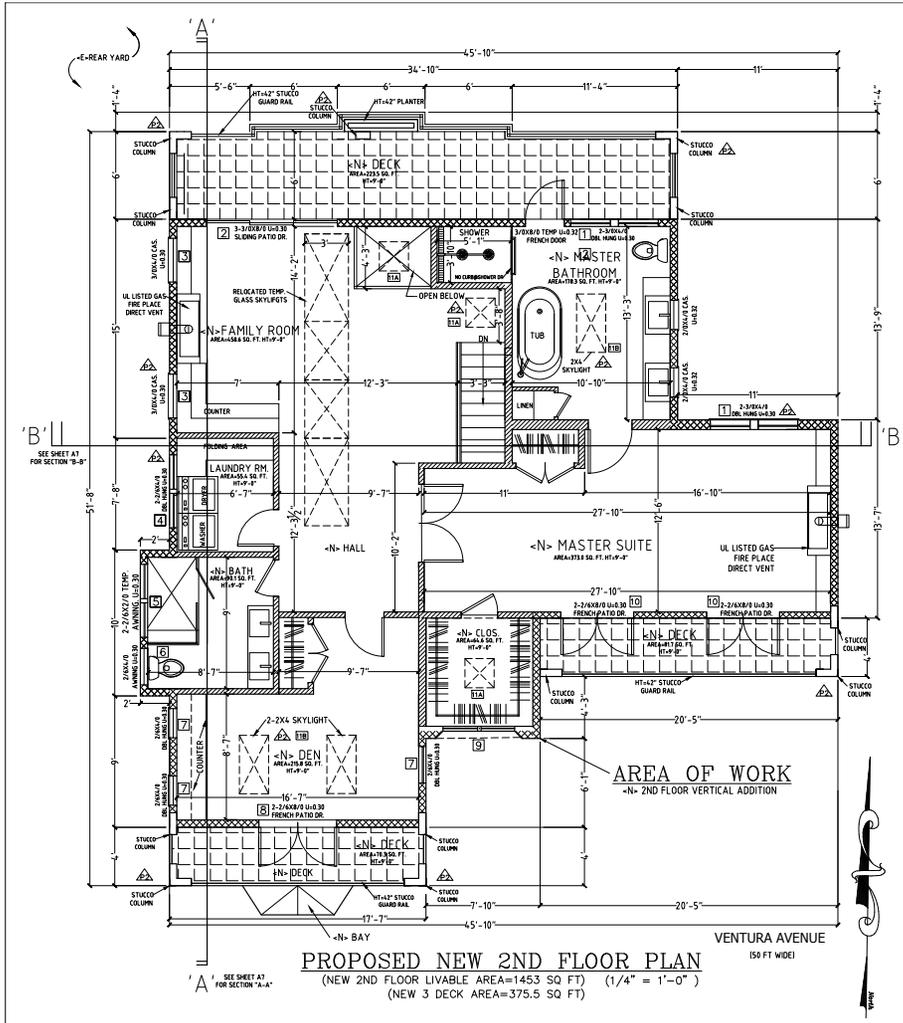
**HAWK N. LEE, P. E.**  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6955 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet  
 A4.1  
 Of 25 Sheet

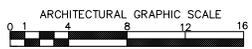




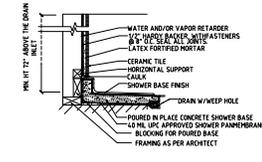
**PROPOSED NEW 2ND FLOOR PLAN**  
 (NEW 2ND FLOOR LIVABLE AREA=1453 SQ FT) (1/4" = 1'-0")  
 (NEW 3 DECK AREA=375.5 SQ FT)

- \* ALL NEW WINDOWS ARE DOUBLE GLAZED U=0.32 (TYP.)
- ⊗ MECHANICAL VENT
- ⊗ SMOKE DETECTOR w/ BATTERY BACKUP
- ⊗ CARBON MONOXIDE AND SMOKE DETECTOR COMBO
- ⊗ HEATING REGISTER
- ⊗ LED LIGHT

- LEGEND**
- ▭ EXITING WALLS TO REMAIN
  - ▨ NEW WALLS
  - ▧ NEW 1HR WALL WITH R19
  - ▤ DEMO WALL
  - ▦ R19 @ EXISTING WALLS



SCALE 1" = 4'-0"



**D SHOWER SECTION**

**STAIRWAY REQUIREMENT:**

- \* PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 12003.3.3.2)
- \* PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
- \* PROVIDE HANDRAILS FOR STAIRWAY. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
- \* PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

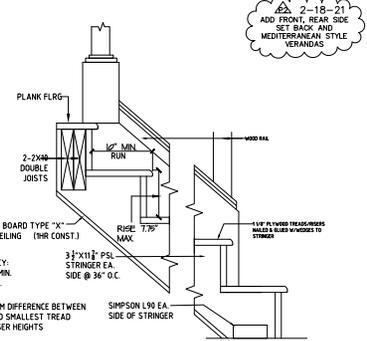
**EMERGENCY ESCAPE OR RESCUE WINDOWS:**

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS, MINIMUM NET CLEAR AREA OF 5.7 SQ. FT. DIMENSIONS: HT. 24" MINIMUM, 20" MINIMUM WIDTH, SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.

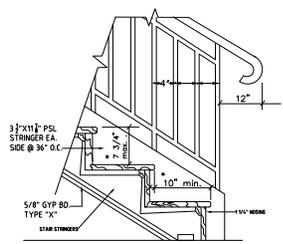
INTERIOR FINISH SCHEDULE		ALL FLOORS		
ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATERPROOF (TYP.)

**GENERAL NOTES:**

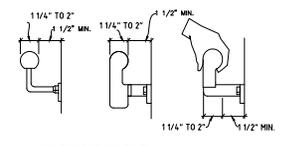
- A. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- B. PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF THE WATER CLOSET.



**A STAIR SECTION**  
Scale: 1/4"=1'-0"



**B STAIR DETAIL**  
NO SCALE



**C HANDRAILS**

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

**HAWK N. LEE, P. E.**  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6895 fax (415) 681-1012

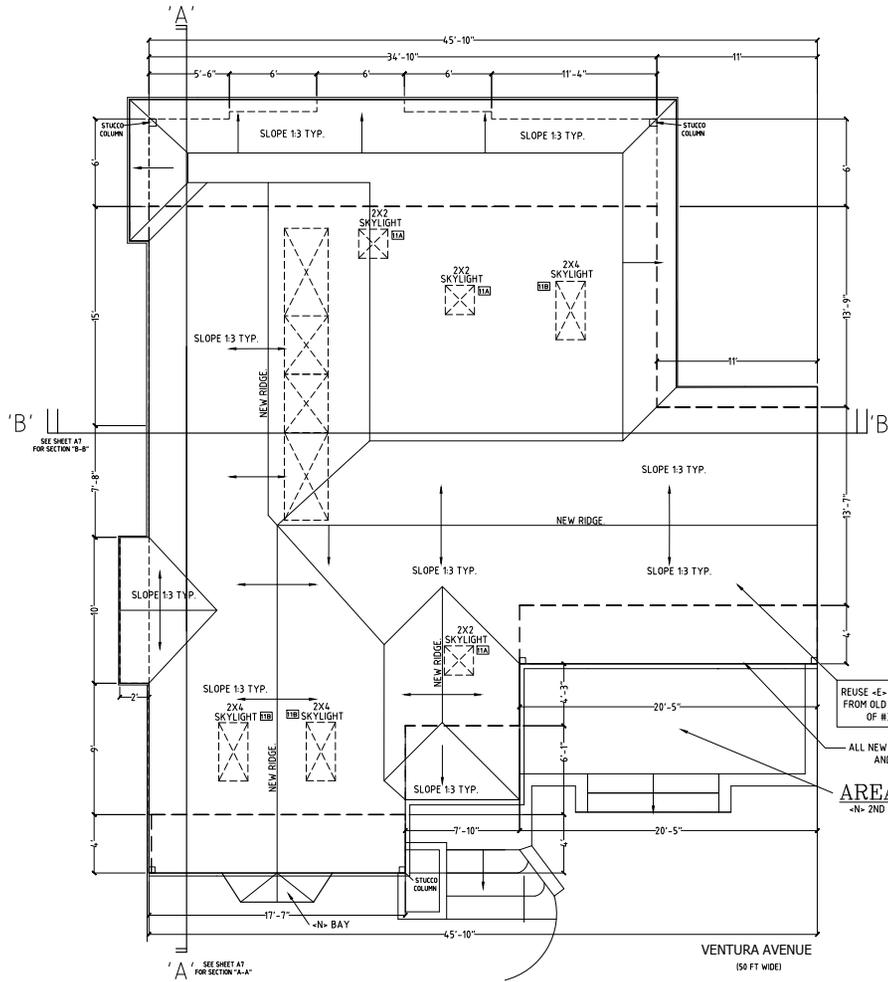
BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet 9 of 25



**A5**  
Sheet



PROPOSED <N> ROOF PLAN  
(1/4" = 1'-0")

**PAINTING SPECIFICATION:**

PRODUCTS SPECIFIED ARE AS MANUFACTURED BY SINCLAIR PAINT CO., UNLESS OTHERWISE INDICATED. EQUIVALENT PRODUCTS MANUFACTURED BY SHERWIN-WILLIAMS, DUNN-EDWARDS, FULLER-O'BRIEN, OR GLIDDEN IN CONFORMANCE WITH MATERIALS LIST ARE ACCEPTABLE.

MATERIALS SELECTED FOR COATING SYSTEMS FOR EACH TYPE SURFACE SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.

**INTERIOR PAINTING:**

FLAT FINISH ON GYPSUM WALLBOARD  
 1 COAT #7  
 1 COAT #6

SEMIGLOSS FINISH ON GYPSUM WALLBOARD  
 1 COAT #7  
 1 COAT #4  
 1 COAT #9

**EXTERIOR PAINTING:**

FLAT FINISH ON CEMENT PLASTER AND CONCRETE 2 COATS #5

- MATERIALS LIST:**
1. RED OXIDE PRIMER
  2. ZINC DUST PRIMER
  3. SASH AND TRIM PRIMER
  4. ENAMEL UNDERCOATER
  5. ACRYLIC MASONRY PAINT
  6. FLAT LATEX WALL FINISH
  7. PVA SEALER
  8. LATEX ENAMEL UNDERCOATER
  9. ALKYD EGGSHELL ENAMEL

**NOTES:**

1. MINIMUM CEILING HEIGHT OF PROPOSED BATHROOM COMPARTMENTS THAT SHALL NOT BE LESS THAN 7'-0".
2. INTERIOR FINISH MATERIALS SHALL HAVE SMOOTH, HARD NON-ABSORBMENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS THAT EXTEND TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
3. NO PLASTIC PLUMBING PIPES ARE ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM.
4. WATER CLOSET SHALL HAVE A MAXIMUM 1.28 GALLONS PER FLUSH.
5. SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.0 GALLONS PER MINUTE.
6. SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE.
7. PROVIDE A 30-INCH MINIMUM CLEAR WIDTH WHERE THE WATER CLOSET IS LOCATED.
8. STRAP WATER HEATER WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. STRAP AT THE LOWER POINT SHALL BE INSTALLED 4 INCHES ABOVE WATER HEATER CONTROLS. RAISE THE WATER HEATER TO 18" FROM THE GARAGE FLOOR TO THE FLAME. ANY WATER HEATER W/ AN ENERGY FACTOR LESS THAN 0.59 MUST BE EXTERNALLY WRAPPED W/ INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE W/ THE FIRST HOUR RATING LISTED IN TABLE 5-1. THE FIRST HOUR RECOVERY RATE SHALL BE 9 GALLONS.
9. BATHROOM OUTLET SHALL BE ON A DEDICATED 20-AMPERE CIRCUIT.
10. PROVIDE AT LEAST ONE GFCI PROTECTED OUTDOOR OUTLET.
11. PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET OR A LIGHT IN EACH PROPOSED ROOM.
12. PROVIDE A LIGHTING OUTLET AT THE STAIRWAY CONTROLLED BY A WALL SWITCH AT EACH LEVEL.
13. PROVIDE ONE SWITCH-CONTROLLED OUTDOOR LIGHT OUTLET AT THE EXTERIOR SIDE OF THE OUTDOOR ENTRANCE OR EXIT AT THE MASTER BEDROOM.
14. UPGRADE THE EXISTING ELECTRICAL SERVICE TO AT LEAST 100 AMPERES DUE TO ADDITIONAL LOAD CREATED BY THE ADDITION.
15. PROVIDE AT LEAST ONE FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICIENCY LAMPS OF 40 LUMENS PER WATT OR GREATER FOR THE BATHROOM.
16. ELECTRICAL OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
17. DUCT CONNECTION AND OPENING SHALL BE SEALED WITH PRESSURE SENSITIVE DUCT TAPE TESTED AND LABELED UL 181, UL 181 A OR UL 181 B.
18. PROVIDE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL HEATING SUPPLY DUCTS BETWEEN (E) MECHANICAL AND (N) BEDROOMS.
19. EXHAUST DUCT DISCHARGE TO THE OUTSIDE OF THE BUILDING LOCATED AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
20. DOMESTIC CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE OUTSIDE OF THE BUILDING AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
21. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING USED IN TABLE 5-1.
22. KITCHEN FAUCET MAXIMUM 1.8 GALLONS PER MINUTE.
23. DISHWASHER SHALL BE ENERGY STAR QUALIFIED.

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
18-21	HL

**HAWK N. LEE, P. E.**  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6935 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date: 03-05-15

Scale: AS SHOWN

Drawn: H. LEE

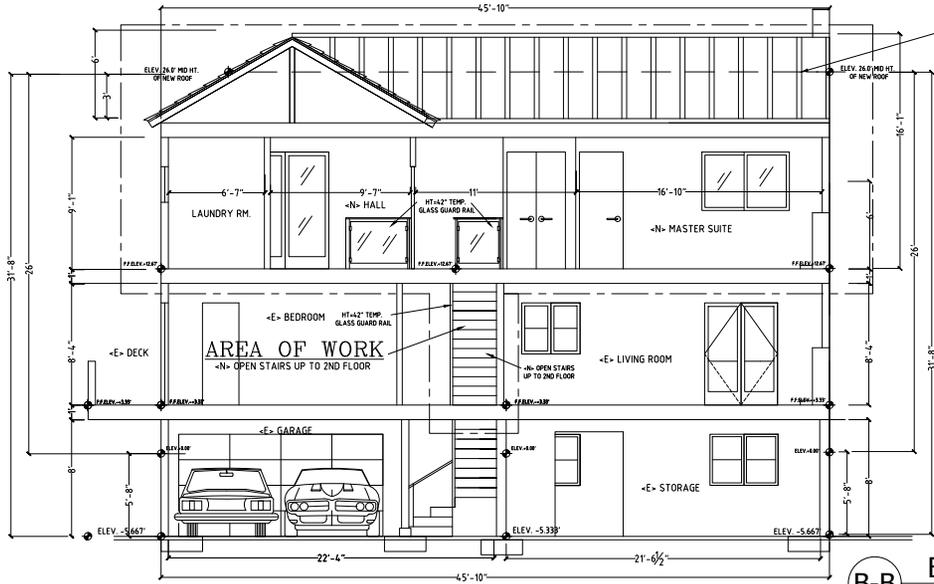
Job: 35V/V

Sheet  
 10 of 25

A6  
 Sheet



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



**B-B** BUILDING SECTION "B-B"  
Scale: 1/4"=1'-0"

2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

**MECHANICAL SPECIFICATIONS:**

- ALL WORK SHALL BE PERFORMED BY MECHANICAL CONTRACTOR IN CONFORMANCE WITH THE SERIES 2019 CALIFORNIA MECHANICAL CODE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED MECHANICAL PERMITS.
- PROVIDE A MIN 200 SQUARE INCHES VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.1.
- PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS AT 1 SQUARE INCHES PER 1000 B.T.U. OF THE RATED CAPACITY OF THE UNITS.
- INSTALL THERMOSTAT W/ NIGHT SET BACK CONTROLLER AT EACH UNIT.
- PROVIDE 18 INCH HIGH PLATFORM FOR ALL WATER HEATERS INSTALLED IN THE GARAGE PER CMC 802.6 & SFMC 802.6.2.
- PROVIDE SEISMIC STRAPS TIE TO THE WALL FOR THE WATER HEATERS AT 4" FROM THE TOP AND BOTTOMS OF THE WATER HEATER.
- ALL OUTLET REGISTER TO BE H & C OR EQUAL UNITS CONNECTED TO THE FURNACE.
- ALL NEW DUCTS IN THE GARAGE SHALL BE 22 GAUGE RIDGED SHEET METAL PIPES.
- DIRECT VENT APPLIANCES PER CMC 802.2.4. (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS) AND SFMC 802.2.4.
- STEEL DUCTS NOT LESS THAN 0.019 in. DUCT IN THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.3.
- ALL JOINTS SHALL BE SEALED WITH AN APPROVED SEALER TO KEEP ALL DUCTS AIR TIGHT. THE DUCT WORK WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. THE DUCTS WILL BE INSTALLED IN CONCEALED SPACE HANGING FROM THE CEILING.
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
- FIRE AND SMOKE DAMPERS SHALL BE INSTALLED WHERE DUCT WORK PENETRATES RATED WALL ASSEMBLIES.
- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2. THROUGH WALL VENT TERMINATION PER SFMC 802.8.
- COMBUSTION AIR SHALL MEET THE REQUIREMENT OF CMC CHAPTER 7.
- TERMINATE GAS VENTS MIN. 4'-0" FROM THE PROPERTY LINE AND 3'-0" ABOVE ANY OPENINGS.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST OUTLETS SHALL TERMINATE OUTSIDE AND 3'-0" MIN. AWAY FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES. TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS. SHALL NOT EXCEED 14'-0" WITHOUT BOOSTER PUMPS. PROVIDE DRYER BOOSTER PUMP WHEN THE LENGTH OF THE DRYER VENT EXCEEDS 14'-0".
- THE CONTRACTOR SHALL REQUEST CLARIFICATION IF CONFLICTS ARISE FROM THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR MAY SUBSTITUTE MATERIALS THAT ARE EQUIVALENT TO SPECIFIED ITEMS ON THESE PLANS FOR THIS CONSTRUCTION PROJECT.
- DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.3 AND COMPLY WITH CMC TABLE 403.7.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1.
- LIGHTING PER EEC 150.0(I) CEC TABLE 150.0-A.
- PROVIDE MECHANICAL VENTILATION SYSTEM FOR BATHROOMS CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR PER SFBC 1203.3. MECHANICAL VENTILATION SHALL ALSO PROVIDE CONTINUOUS VENTILATION AT 30 CFM.

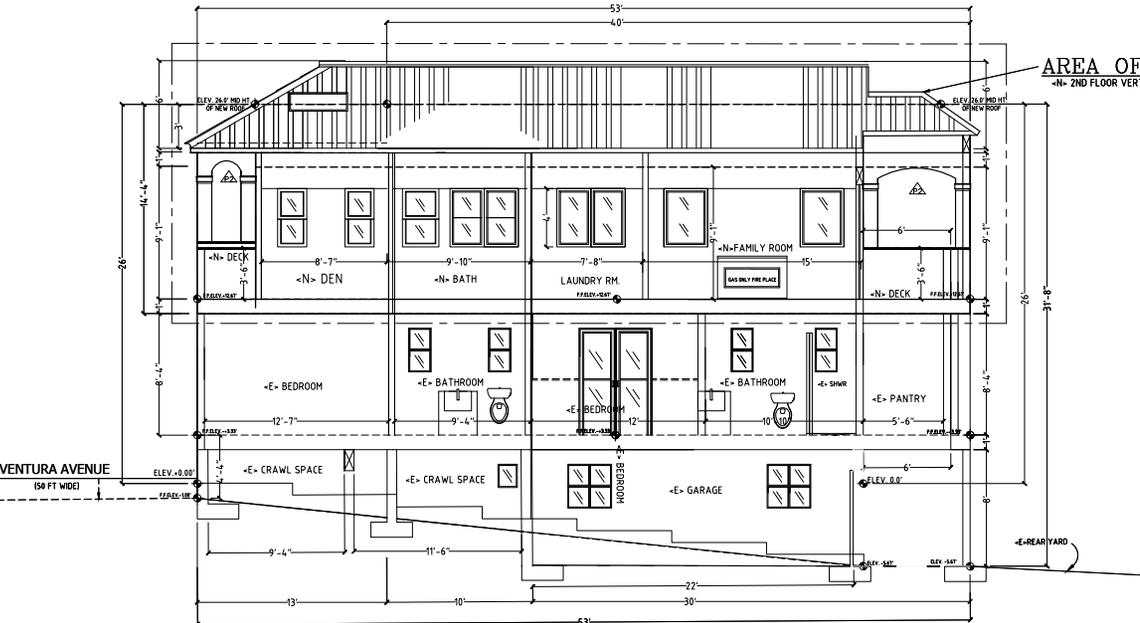
REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
11 of 25



**A-A** BUILDING SECTION "A-A"  
Scale: 1/4"=1'-0"



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

# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (for permit applications January 2017 - December 2019)

INSTRUCTIONS:			OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
1. Fill out the project information in the Verification box at the right. 2. Submittal must be a minimum of 11" x 17". 3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.			Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by >1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder, slab design specified by licensed professional.
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <10% moisture content before enclosure.
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec. 12A10	Meet flush/flow requirements for: toilets (1.28gpf), urinals (0.125gpf wall, 0.5gpf floor), showerheads (2.0gpm), lavatories (1.2gpm private, 0.5gpm public/common), kitchen faucets (1.8gpm), wash fountains (1.8gpm), metering faucets (0.2gpc), food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec. 12A10.
	WATER EFFICIENT IRRIGATION	Administrative Code ch.83	If modified landscape area is >1,000 sq. ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of <=55 or by prescriptive compliance for projects with <=2,500 sq. ft. of landscape area.
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB.089	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec. 139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing >5,000 sq. ft. in combined or separate sewer areas, or replacing >2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.

Indoor Water Efficiency	
Each fixture must not exceed CALGreen 4.303 maximum flow rates:	
FITTURE TYPE	MAXIMUM FLOW RATE
Showerheads	2 gpm @ 80 psi
Lavatory Faucets residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 (no spray) @ 60 psi
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

**Water Efficiency of Existing Non-Compliant Fixtures**

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.

**NON-COMPLIANT PLUMBING FIXTURES INCLUDE:**

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

**FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY**

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by >1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

**35 VENTURA AVENUE**

PROJECT NAME: 2816/008

BLOCK/LOT: 35 VENTURA AVENUE

ADDRESS: R3-SFR

PRIMARY OCCUPANCY: GROSS AREA= 3271 SQ. FT.

GROSS BUILDING AREA: NEW AREA= 1453 SQ. FT.

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for ensuring the compliance of the project with the San Francisco Green Building Code.

*[Signature]* **HAWK N. LEE 5-7-19**  
LICENSED PROFESSIONAL (sign & date)  
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



Projects that increase total conditioned floor area by >1,000 sq. ft.: Green Building Compliance Professional of Record will verify compliance.

**HAWK N. LEE (415) 681-6325**

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

**HAWK N. LEE (415) 681-6325**

I/IRM

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

*[Signature]* **HAWK N. LEE 5-7-2019**  
GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)  
Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

REVISIONS	BY
Δ 5-7-19	HL

**HAWK N. LEE, P. E.**  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6325 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

S. F. GREEN BUILDING REQUIREMENTS

Date: 5-7-19  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet: GS5  
 Of 25 Sheets



-- EXHIBIT G --

-- EXHIBIT G --



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE: July 29, 2021**

**Record No.:** 2016-013505DRP  
**Project Address:** 35 Ventura Avenue  
**Permit Applications:** 2019.1120.7775  
**Zoning:** RH-1(D) [Residential House-Single Family- Detached]  
40-X Height and Bulk District  
**Block/Lot:** 2616/ 008  
**Project Sponsor:** Michael Miranda  
35 Ventura Avenue  
San Francisco, CA 94116  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Do Not Take DR and Approve

## Project Description

The project proposes to construct a 1,453 square foot, second story vertical addition new covered deck and a bay window to an existing 1-story over basement, single-family home. The addition will result in a 2,895 square foot, 3-bedroom, 4-bath home.

## Site Description and Present Use

The site is an irregular wedge-shaped lateral and down sloping lot approximately 114' wide x 107'-10" deep containing an existing 1-story, single family home. The existing building is a Category 'A' historic resource built in 1938.

## Surrounding Properties and Neighborhood

The buildings on this block of Ventura Avenue are predominantly 2-story, detached stucco clad, Mediterranean-style houses setback from the street with tile gable and hip roofs. The houses are surrounded by heavily landscaped, generous front, side, and rear yard setbacks.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	March 16, 2021– April 15, 2021	April 15, 2021	7.29. 2021	105 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	July 9, 2021	July 9, 2021	20 days
Mailed Notice	20 days	July 9, 2021	July 9, 2021	20 days
Online Notice	20 days	July 9, 2021	July 9, 2021	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

## Environmental Review

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

## DR Requestor

Tom Rocca of 1 Ventura Avenue, resident of the adjacent property to the north of the proposed project.

## DR Requestor’s Concerns and Proposed Alternatives

The DR requestor is concerned that the proposed project’s impacts on historical resources have not been adequately assessed and that the project does not protect the historic character of the neighborhood. The steep slope and shape of the lot are unique and extraordinary circumstances that a second story addition will impacts

privacy and light to the neighboring property. The project does not conform to the following Residential Design Guidelines:

*“Design the scale and form of the building to be compatible with the height and depth of surrounding buildings.”*

*“Design the height and depth of the building to be comparable with the existing building scale at the street.”*

*“Articulate buildings to minimize impacts on light and privacy.”*

### **Proposed alternatives:**

1. Provide a Historic Resource Evaluation to understand the potential historic resource impacts.
2. Increase side setbacks and lower the height to reduce noise and privacy impacts.
3. Eliminate the upper deck to reduce noise and privacy impacts.

See attached *Discretionary Review Application*, dated April 15, 2021.

## **Project Sponsor’s Response to DR Application**

The DR applicant has not met the burden of proof by demonstrating any exceptional or extraordinary circumstances. The proposed project has been extensively reviewed by the Department’s preservation and design review staff and been found to be compatible with the surroundings from both a preservation and design guidelines perspective.

See attached Response to Discretionary Review, dated June 10, 2021

## **Department Review**

The Planning Department’s review of this proposal confirms support for this project as it conforms to the Code and the Residential Design Guidelines. The project builds on the existing footprint of the house which maintains greater than 5’ side setbacks, the maximum required for RH-1(D) zoning per Code Section 133. The addition maintains the materiality, articulation, and roof form of the Mediterranean style house. The windows are sized and proportioned to be compatible with the exiting house and surrounding context.

Preservation staff determined the building is a non-contributor to the California Historic Register- eligible Forest Hill Historic District due in part to several alterations. The project is in conformance with the Secretary of the Interior Standards for Historic Resources and would not have a significant impact on the historic district or of any off-site historical resources. It is consistent with the size scale and massing of the surrounding buildings. The size, location, and distance of the project decks from neighboring building do not objectively seem to create exceptional impacts to light or privacy.

Regarding the adequacy of the 311 notification drawings, the Zoning Administrator determined that showing the adjacent properties wouldn’t be realistic given that they are neither immediately adjacent (i.e. there are significant setbacks) and they are not in the same plane (because the lot is almost pie shaped). Given these limitations, the notification is acceptable.

Therefore, staff deems there are no exceptional or extraordinary circumstances.

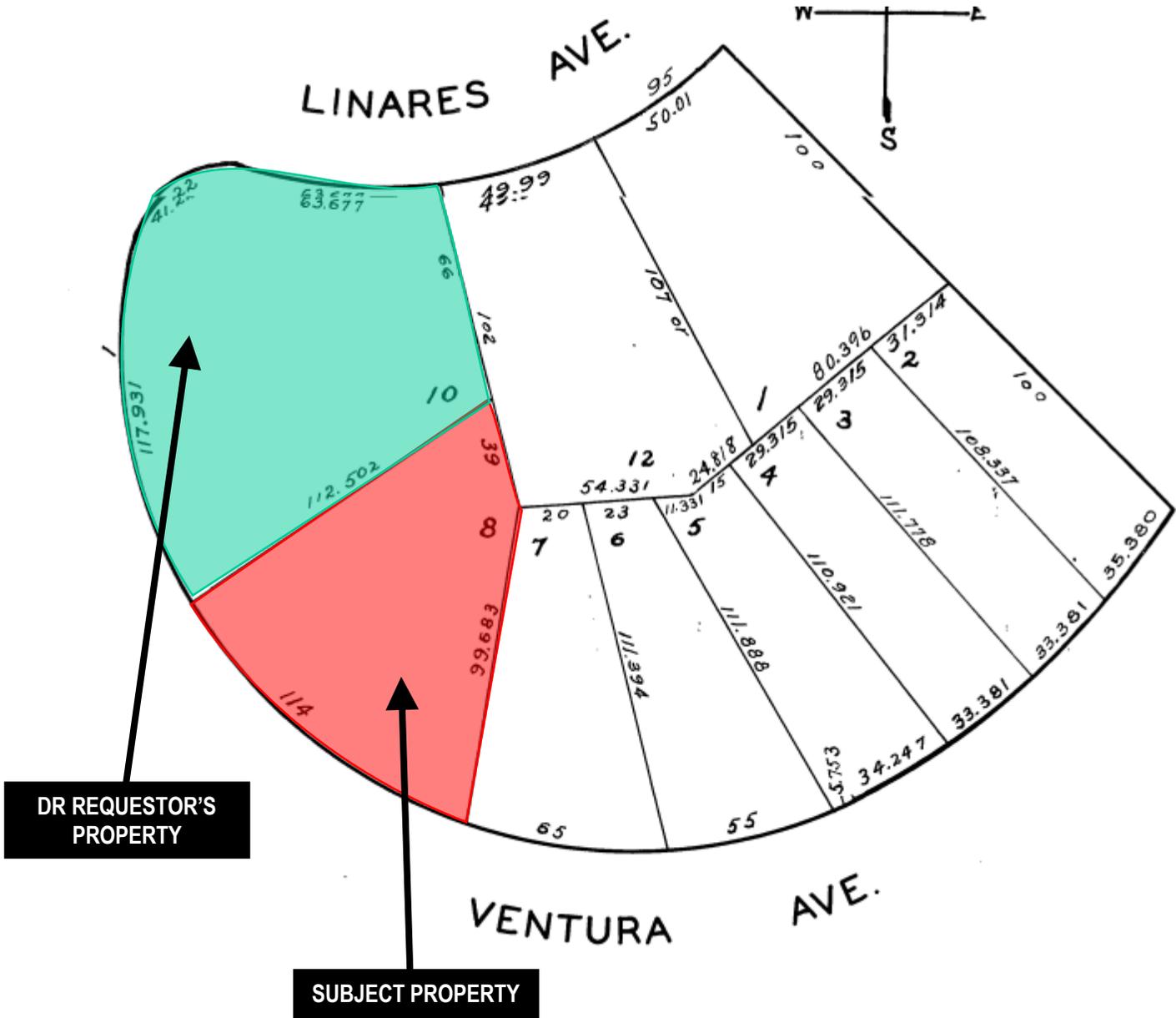
**Recommendation:** Do Not Take DR and Approve

### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated June 10, 2021  
311 plans  
Shadow studies

# Exhibits

# Parcel Map

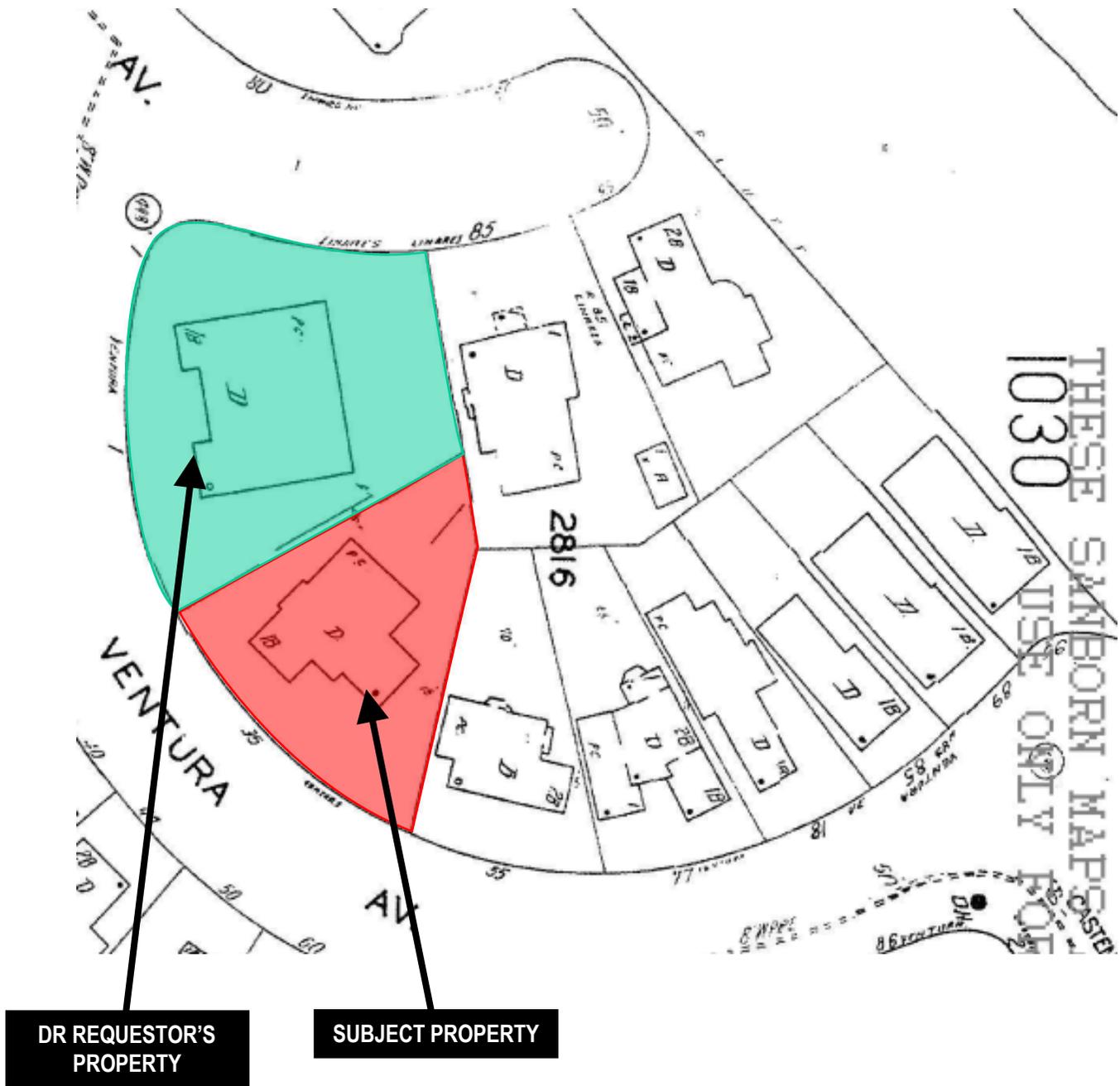


DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY



# Sanborn Map\*

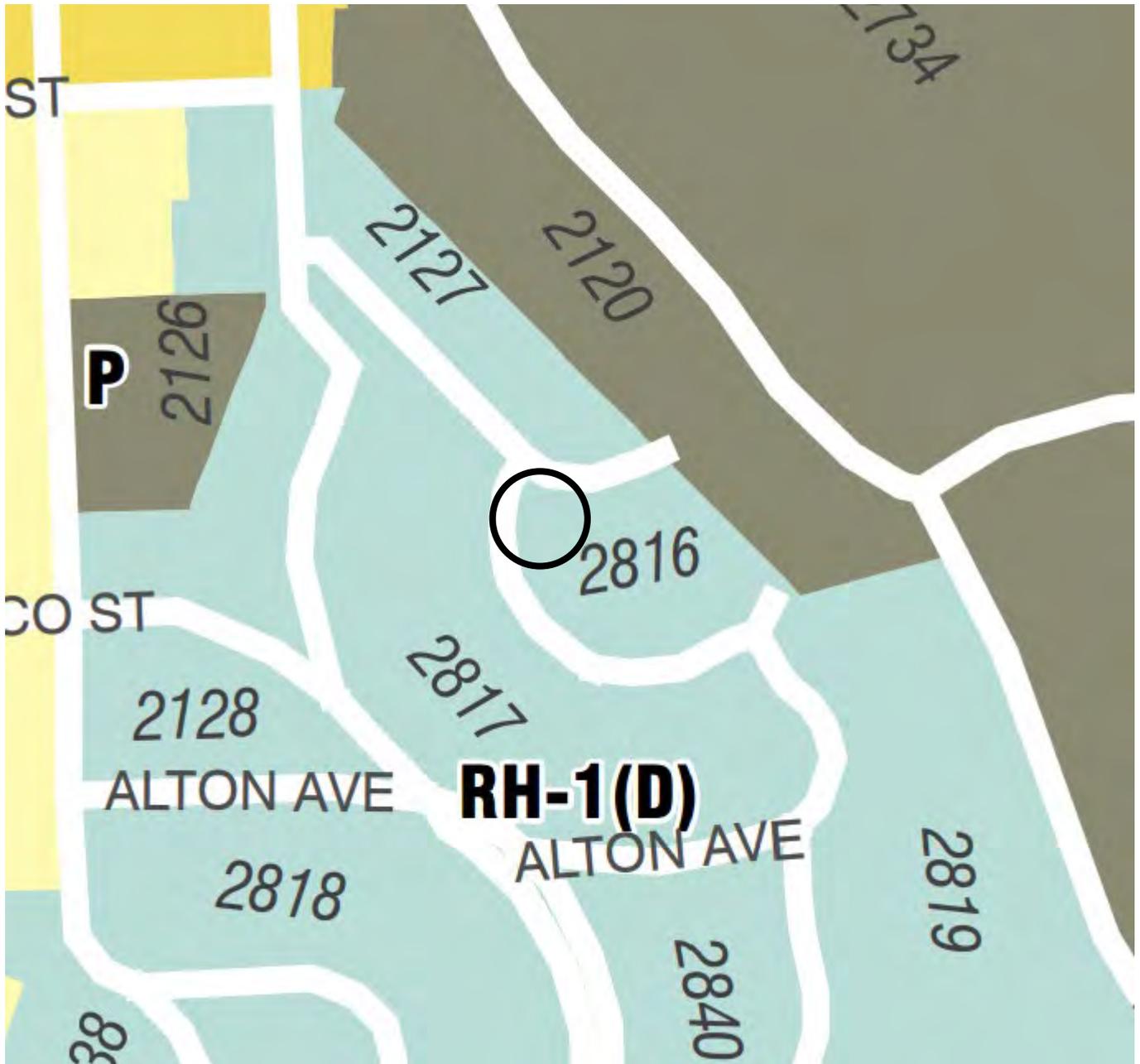


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



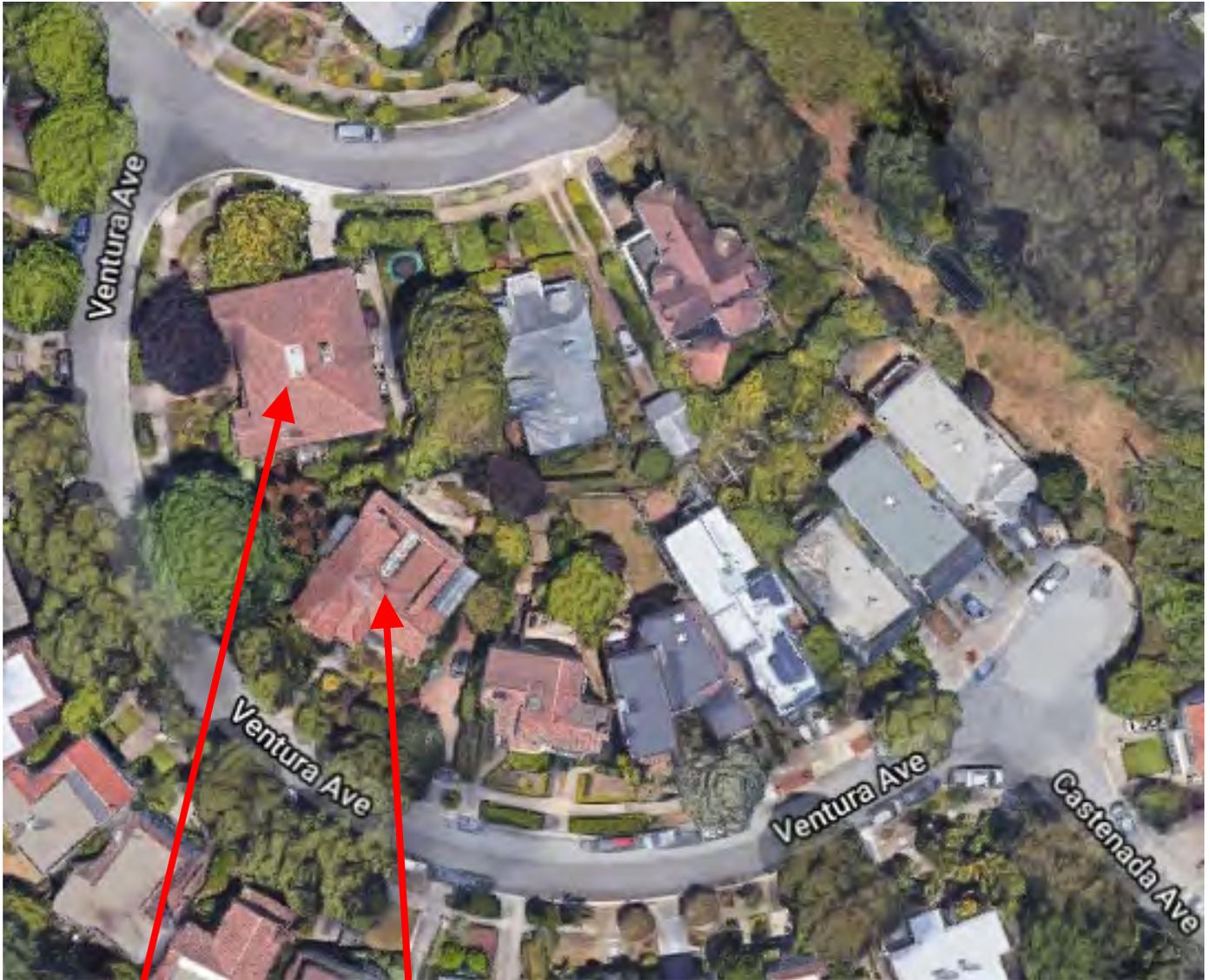
Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



# Aerial Photo



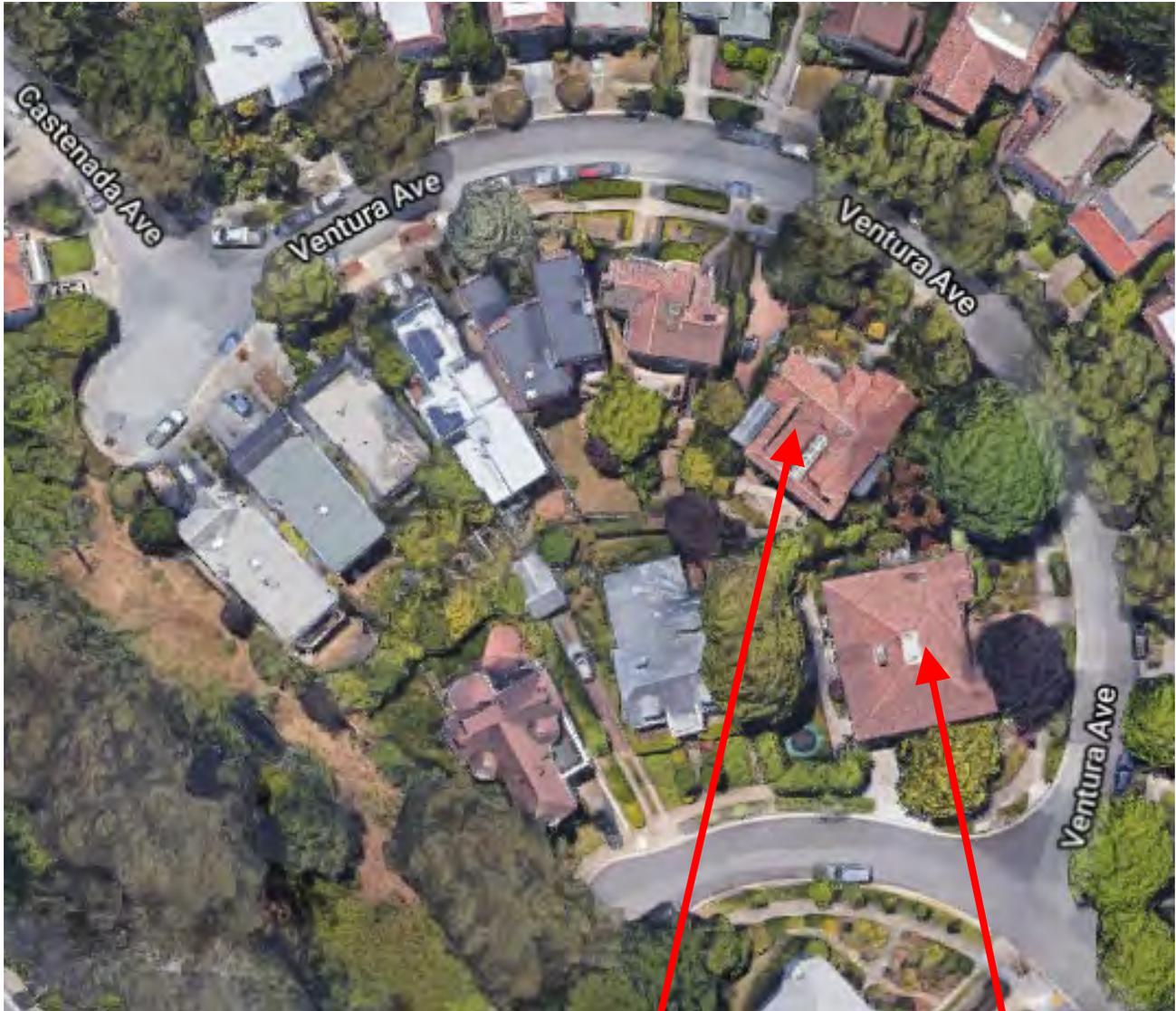
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 5, 2016, Building Permit Application No. 201608054402 was filed for work at the Project Address below.

**Notice Date: 3/16/21      Expiration Date: 4/15/21**

### PROJECT INFORMATION

Project Address: **35 VENTURA AVE**  
Cross Streets: Castenada & Linares Aves  
Block / Lot No.: 2816 / 008  
Zoning District(s): RH-1(D) / 40-X  
Record No.: **2016-013505PRJ**

### APPLICANT INFORMATION

Applicant: Michael Miranda  
Address: 35 Ventura Avenue  
City, State: San Francisco, CA 94116  
Telephone: 415-290-3481  
Email: Memiranda\_wong@yahoo.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	15 feet	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	5 feet each side	No Change
<input type="checkbox"/> New Construction	Building Depth:	51 feet 8 inches	No Change
<input checked="" type="checkbox"/> Façade Alteration(s)	Rear Yard:	38 feet on average	No Change
<input type="checkbox"/> Side Addition	Building Height:	15 feet 8 inches	26 feet
<input type="checkbox"/> Alteration	Number of Stories:	1 over basement	2 over basement
<input type="checkbox"/> Front Addition	Number of Dwelling Units	0	1
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	0

### PROJECT DESCRIPTION

The project includes a second floor vertical addition to an existing one-story over basement single-family home. The addition will add 1453 square feet of habitable space resulting in a three bedroom, four bathroom single family home. The project includes a new bay window at the first floor, façade changes, and new decks off of the new second floor.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit [sfplanning.org/notices](http://sfplanning.org/notices) and search the Project Address listed above.

**For more information, please contact Planning Department staff:**

Planner: **Bridget M. Hicks**      Telephone: **628-652-7528**      Email: **Bridget.Hicks@sfgov.org**

## General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at [pic@sfgov.org](mailto:pic@sfgov.org).

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

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to

[CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

### Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

### Environmental Review

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Laura Lynch</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):      Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle A Taylor	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/08/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



# 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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	10/26/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	35 Ventura Avenue	
Block/Lot:	Cross Streets:	
2816/008	Linares Avenue and Castenada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2016-013505ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/28/2016
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated October 1, 2018).</p> <p>Project scope: 2nd floor addition: Add master bedroom &amp; master bathroom, family room, den, 2nd bathroom, &amp; laundry room, add 2 front decks. New construction overlays previous remodel under permit 2003.1203.1546: (add to exist house at rear of the property-deck addition on east side-terrace at front of property.</p>	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
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 checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input 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:	1912-1939	
		<input type="radio"/> Contributor <input checked="" 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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

**PRESERVATION TEAM COMMENTS:**

According to Planning Department records and the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, 35 Ventura Avenue is a single-family residence in the California Register-eligible Forest Hill Historic District. Constructed in 1938, the building was designed by local architect Edmund H. Denke in the Mediterranean Revival style. The subject property is located on a downward sloping lot and presents as a one-story building at the street and a two-story building at the rear. The building is clad in smooth stucco and features cross-gable red tile roof. The building is located on a large triangular lot with a deep front setback. The front (southwest) portion of the property is dominated by heavy vegetation and a low seat wall with a pedestrian gate. A flagstone walkway at the gate provides access to an entry portico with metal-clad square columns and a red clay-tile hip roof. Fenestration at the primary elevations includes two casement windows in historic openings, one of which retains an original decorative security grille. East of the portico is a French door with sidelights. The east elevation is partially visible from the public right of way and features an original chimney re-clad with flagstones. A long sloping driveway east of the building wraps around to a garage on the rear elevation.

According to the permit history, the subject building has undergone several alterations including installation of three aluminum-frame windows at the rear of the building (1977), interior remodel at basement level (1990), construction of two horizontal additions to accommodate a porch from living room and a porch from bedroom (1990), interior remodel at basement and seismic retrofit (1992-1996), interior remodel of bedroom and bathroom (1994-1996), re-roofing (1998), construction of a horizontal addition on the east elevation and terracing at the front of the property (2004), reconfiguration of existing deck and installation of a skylight (2004), landscaping and extension of existing deck (2005), and installation of wrought iron gates at pedestrian and driveway entrances in addition to legalization of existing side yard fence, front garden walls, and garden/storage shed in rear yard (2008). A visual inspection of the building suggests additional undocumented alterations occurred after 1977 including, application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<b>Allison K. Vanderslice</b> Digitally signed by Allison K. Vanderslice Date: 2018.11.08 11:47:07 -08'00'	





## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

#### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

#### HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to [cpc.intake@sfgov.org](mailto:cpc.intake@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: 601 Montgomery Street, Ste. 400, San Francisco, CA 94111

Telephone: \_\_\_\_\_

Please Select Billing Contact:

Applicant

Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Information on the Owner of the Property Being Developed

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

#### Property Information and Related Applications

Project Address: \_\_\_\_\_

Block/Lot(s): \_\_\_\_\_

Building Permit Application No(s): \_\_\_\_\_

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

Changes Made to the Project as a Result of Mediation.

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

## **DISCRETIONARY REVIEW REQUEST**

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

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

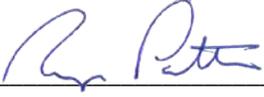
- 
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who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

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

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

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

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

**Project Address:** 35 Ventura Avenue

**Project Description:** “The project includes a second floor vertical addition to an existing one-story over basement single-family home. The addition will add 1,453 square feet of habitable space resulting in a three bedroom, four bathroom single family home. The project includes a new bay window at the first floor, façade changes, and new decks off of the new second floor.”

**DR Requestor:** Tom Rocca – the adjacent neighbor – respectfully requests that the Planning Commission exercise its discretion to deny or substantially revise the proposed project. The Requestor recently remodeled his own home and kept the project modest in scope in order to protect his neighbors. If the subject project is approved as proposed, the Requestor’s home will be unreasonably – and unnecessarily – impacted.

**1. Exceptional and Extraordinary Circumstances:**

The property is located in the California Register-Eligible Forest Hill Historic District, an area of known residences that express high artistic value and were originally designed to evoke specific picturesque imagery. The project’s potential impacts on historic resources have not been thoroughly reviewed. The lack of setbacks, articulation, and visual detail creates a monolithic structure that is out of character with the Forest Hill neighborhood:

- A. The proposed project includes an additional story, but due to the slope of the site presents as a large three-story house at the rear of the building. **The elevations in the submitted plans do not convey the unique grade of the project site in relation to neighboring properties**, both at the front and rear of the building.
- B. **The unique pie shape of the lots on this block is also misrepresented in the plans, as the side setback between neighboring structures is much smaller than depicted** – disguising how the third-story addition towers both in grade and height over neighboring properties.
- C. **The steep slope and unique shape of the site** creates an exceptional and extraordinary circumstance because **the project will cause unique light and shading issues to neighboring properties, as well as provide a direct line of sight into neighboring homes and yards that will greatly reduce privacy.**
- D. The proposed project does **not protect the historic character of the neighborhood, is out of scale with surrounding buildings, and will have significant adverse effects on neighboring properties**, as discussed below.

The proposed project conflicts with the Residential Design Guidelines:

- Guideline: Ensure that the character-defining features of an historic building are maintained.
  - The Forest Hill neighborhood was originally developed in the early 1900s by real estate developers Newell-Murdoch and noted landscape architect Mark Daniels. The Forest Hill neighborhood is significant for its collection of single-family residences that express high artistic values and were designed to evoke specific picturesque imagery. The project was not properly evaluated for its historic resources, and no Historic Resource Evaluation was completed. There is a lack of information regarding how the project may adversely impact historic resources.
  - The project lacks appropriate setbacks and articulation, creating a monolithic structure that does not reflect the character-defining features of the Forest Hill Historic District.

The proposed project conflicts with the General Plan:

- Urban Design Policy 4.15: Protect the livability and character of residential properties from the intrusion of incompatible new buildings.
  - The proposed project is 1-2 stories taller than many residences in the neighborhood, resulting in significant massing and shading impacts. The slope of the site exacerbates this issue, as the rear of the building is significantly taller than a typical two-story house, which were not accurately depicted in the elevation plans.
  - The creation of a large third-story deck will cause a loss of privacy for the neighboring properties and the unique pie shape and grade of the lots causes the proposed structure to tower over the neighboring structures with minimal setbacks.

The proposed project conflicts with the Planning Code's Priority Policies:

- Priority Policy 2: That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
  - The proposed project would add an additional story and does not provide proper setbacks or articulation. The project does not conform to the varied, artistic buildings that the Forest Hill neighborhood is known for.

The proposed project conflicts with the Planning Code's Priority Policies:

- Planning Code Section 101: This City Planning Code is adopted . . . for the following more particularly specified purposes: (c) To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers.
  - The proposed project lacks adequate side setbacks to protect neighboring properties; the unique pie shape of the lots, which were not accurately depicted in the submitted plans, causes the neighboring structures to be very close together.

The proposed project will reduce the light, air, and privacy available to neighboring properties. The third-story decks provide a direct line of sight into neighbors' houses and yards, greatly compromising their privacy.

The proposed project conflicts with the Residential Design Guidelines:

- Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings.
  - The proposed project is incompatible with the height of its surrounding buildings and, due to the slope of the site, is significantly taller than a normal two-story building. The lack of any setbacks or articulation will have significant massing impacts that are incompatible with the existing building scale.
  
- Guideline: Design the height and depth of the building to be compatible with the existing building scale at the street.
  - The proposed project lacks any articulation and appears as a monolithic structure, which is incompatible with the existing building scale.
  
- Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties
  - Due to the slope of the site, the rear of the building is significantly taller than a normal two-story building, and the project will cause the surrounding buildings to be shaded and greatly reduce privacy. The elevations in the submitted plans are misleading, disguising how the third-story addition towers both in grade and height over neighboring properties.

## **2. Unreasonable Adverse Impacts:**

The Requestor and other nearby neighbors will be unreasonably impacted by the project as currently proposed. The Requestor remodeled his house a few years ago and chose not to add an additional story in order to protect others' privacy and keep in character with the neighborhood. The project will specifically impact his home, as it will create shade and provide a direct line of site into his home.

## **3. Alternatives and Changes:**

The Planning Code prohibits this project from being built as proposed. Regardless of the Code, several changes are necessary to preserve historic character and livability:

1. Provide a Historic Resource Evaluation to understand potential historic resource impacts.
2. Increase side setbacks and lower the height to reduce noise and privacy impacts.
3. Eliminate the upper deck to reduce noise and privacy impacts.



EXISTING REAR ELEVATION ADJACENT BUILDING  
 ( 1/8" = 1'-0" )



PROPOSED REAR ELEVATION ADJACENT BUILDING  
 ( 1/8" = 1'-0" )

REVISIONS	BY
02-28-16	

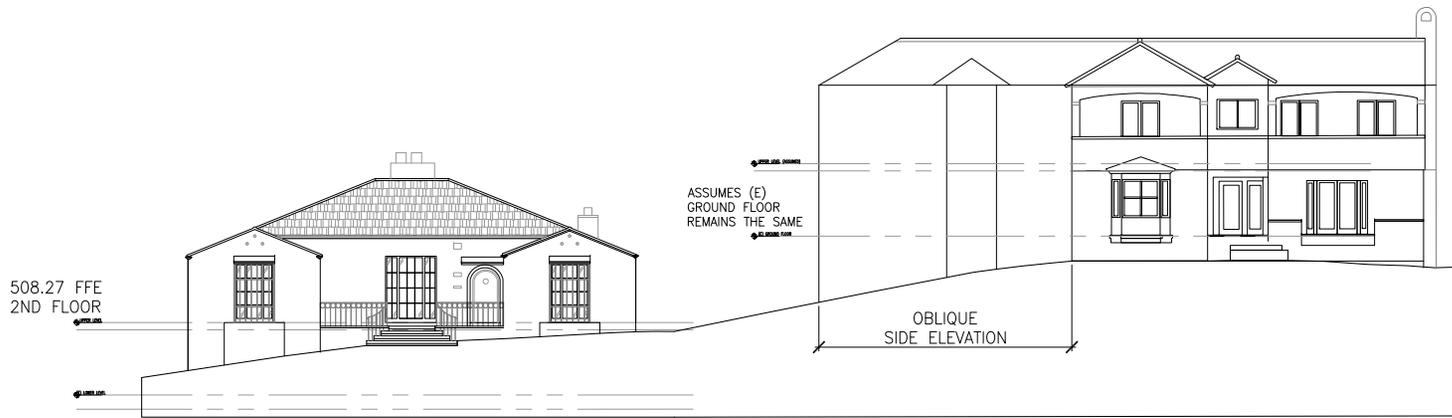
HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 961-0325 fax (415) 881-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR ADDITION

Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V  
 Sheet  
 Of **A8**  
 Sheet

Applicant drawing, downloaded from SF PIM  
 2016-013505ENV Environmental (ENV) 35 VENTURA AVE  
 Does not accurately portray site conditions



VENTURA STREET FRONT ELEVATION



REAR ELEVATION

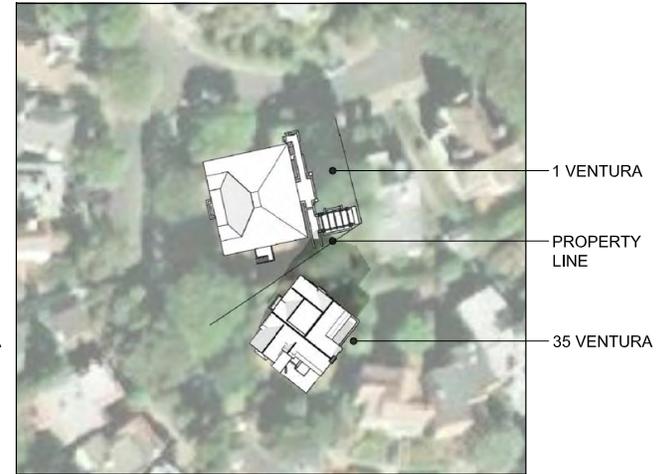
Elevations created to portray actual site conditions



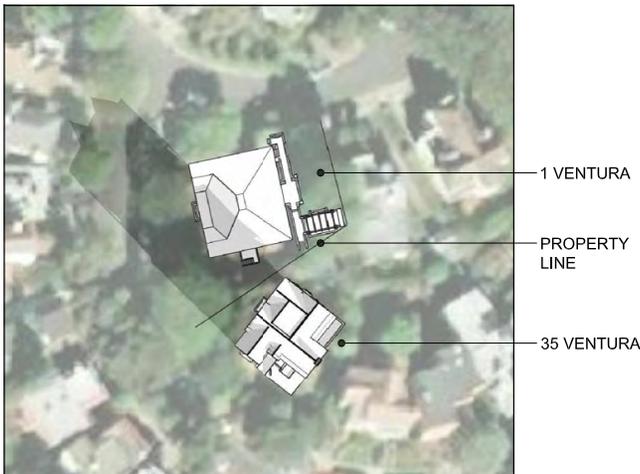
SEPTEMBER 21 - 9AM



SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 1PM



DECEMBER 21 - 9AM

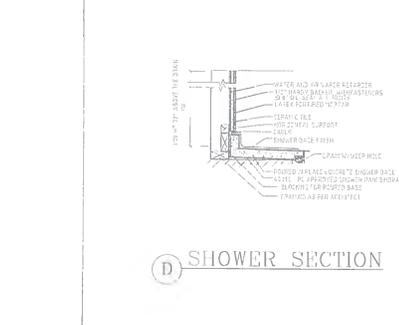
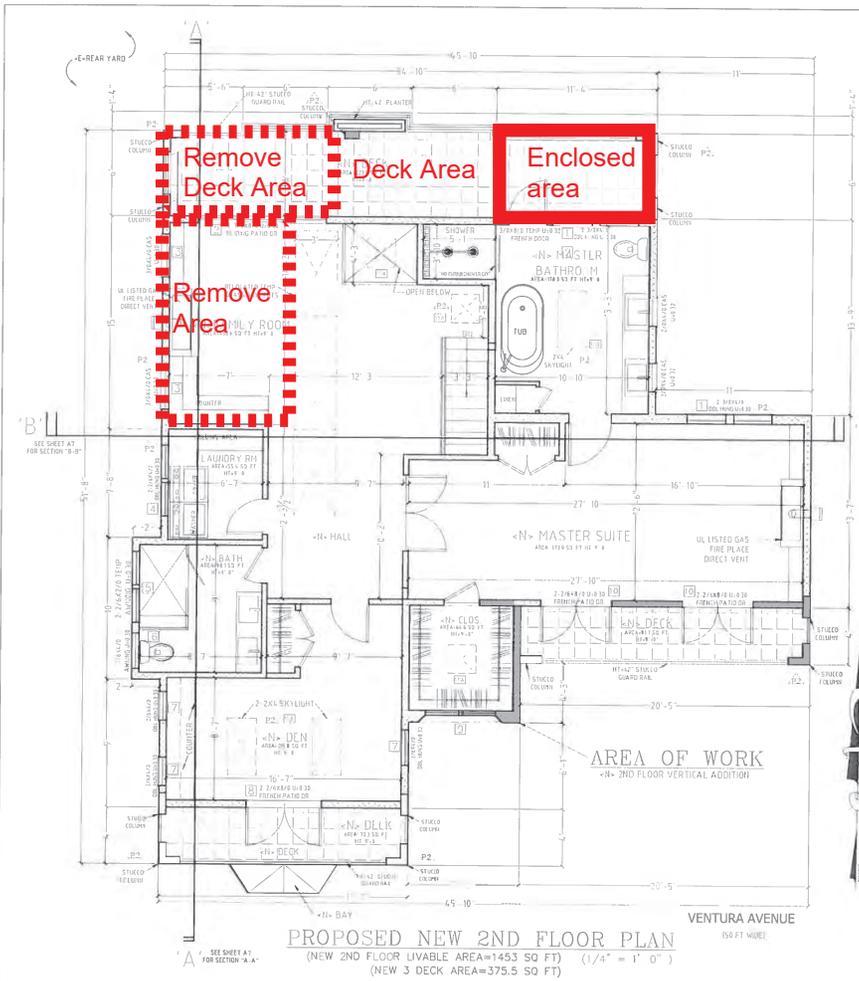


DECEMBER 21 - 12PM



DECEMBER 21 - 1PM

VENTURA SHADOW STUDY  
35 VENTURA SHOWN WITH ADDITION - SHADES SIDE & REAR YARD OF 1 VENTURA



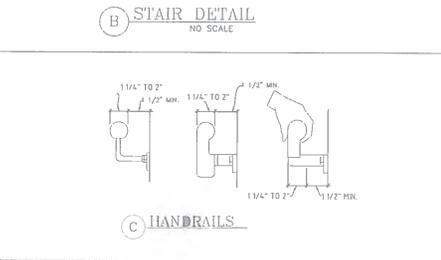
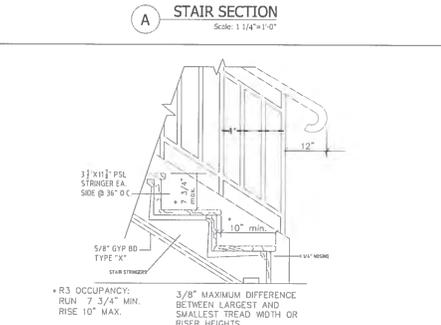
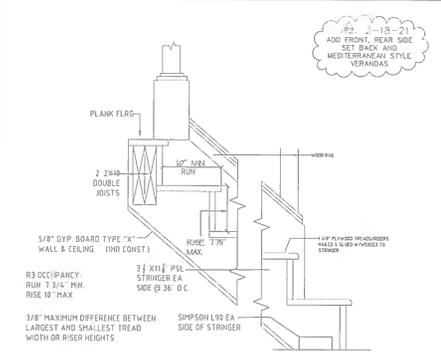
- STAIRWAY REQUIREMENT:**
- PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 1200.3.3.2)
  - PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
  - PROVIDE HANDRAILS FOR STAIRWAY. HANDRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
  - PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

**EMERGENCY ESCAPE OR RESCUE WINDOWS.**

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS. MINIMUM NET CLEAR AREA OF 5.7 SQ. FT. DIMENSIONS HT. 24" MINIMUM, 20" MINIMUM WIDTH. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.

INTERIOR FINISH SCHEDULE		ALL FLOORS		
ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATER/ROOF (TYP.)

- GENERAL NOTES:**
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
  - PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET EXTENDING AT LEAST 24-INCHES IN FRONT OF THE WATER CLOSET.

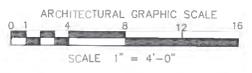


**LEGEND**

EXISTING WALLS TO REMAIN ALL 1/2" WALL  
 NEW 5/8" WALLS  
 5/8" WALLS WITH 5/8" BATT INSULATION PLUS 1/2" PLASTER

NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30

MEDICAL VENT  
 SMOKE DETECTOR (10V W/ 9V BATTERY BACKUP)  
 GARAGE HOOD/CHEF AISD SMOKE DETECTOR (10V W/ 9V BATTERY BACKUP)  
 HEATING REGISTER  
 LED LIGHT (40 EFF.)



REVISIONS	BY
02-28-16	
05-8-16	
8-5-7-10	HL
10-2-20	HL
12-18-21	HL

HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Northpoint  
 San Francisco, California 94122  
 (415) 681-0325 fax (415) 681 1012

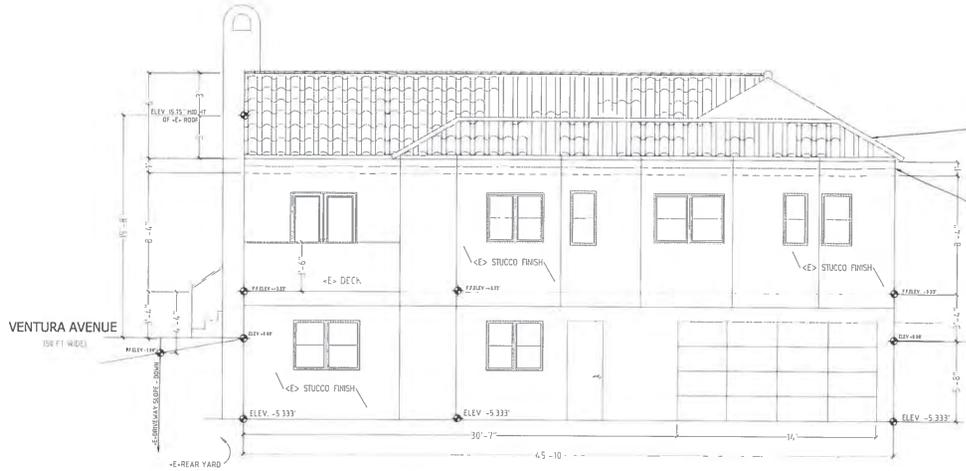
Block 6816  
 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL ADDITION TO RESIDENCE

Date 03 05-15
Scale AS SHOWN
Drawn: H. LEE
Job: 35V/V
Sheet: A5
10 OF 25



**Compromise Proposal**

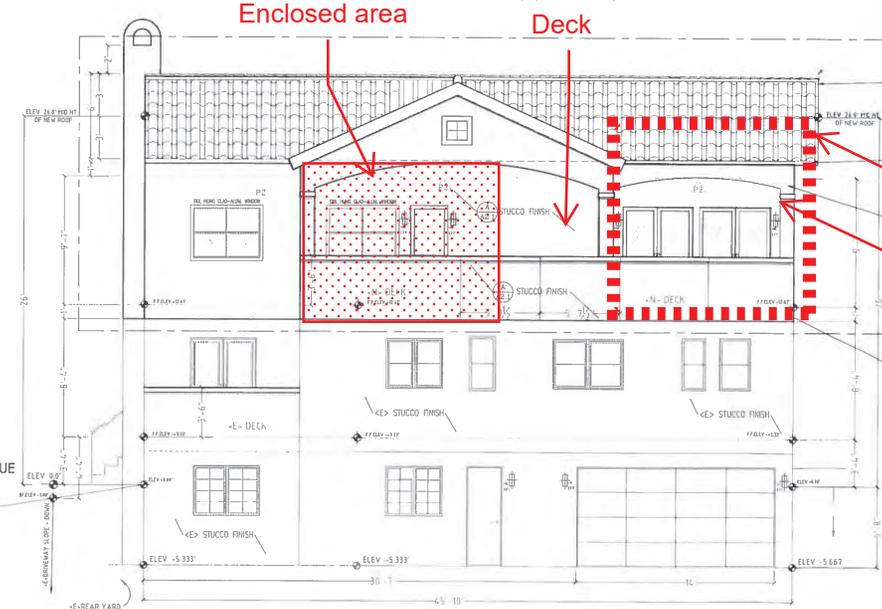
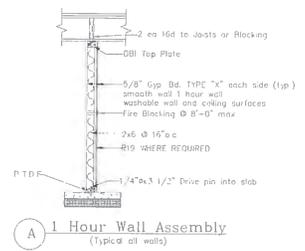


EXISTING REAR ELEVATION  
(1/4" = 1'-0")

WINDOW SCHEDULE (ALL DOUBLE GLAZE WITH U-0.30 MIN)

WINDOW UFG	DESCRIPTION	TYPE	SIZE
1	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
2	FAMILY ROOM WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
3	FAMILY ROOM WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
4	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
5	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
6	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
7	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
8	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
9	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
10	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
11	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"
12	FRONT PORCH WINDOW	DBL. GLAZ.	3'-0" x 4'-0"

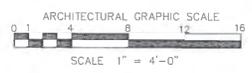
PROVIDE MARVIN OR EQUAL WINDOWS; ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U=0.30.



PROPOSED REAR ELEVATION  
(1/4" = 1'-0")

Cut back roof to reduce mass

Remove deck in this area for privacy



# Compromise Proposal



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
Professional Seal No. 04122  
San Francisco, California  
(415) 681-0325 fax (415) 681-1012

LOT 008  
BLOCK 2816  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

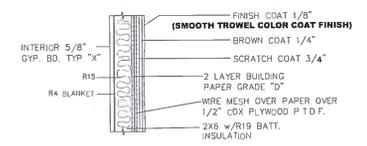
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet: A2.1  
0125

REVISIONS	BY
02-28-16	
05 8 16	
P. 5-7-19	HL
P. 10-2-20	HL
P. 2 18 21	HL

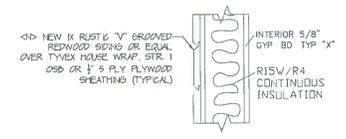
HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94132  
 (415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

Date	05 05 19
Scale	1/4" = 1'-0"
Drawn	H LEE
Job	95V/V
Sheet	A2.3
	6 of 25



**A STUCCO DETAIL (SECTION)**  
 TYPICAL ALL STUCCO SMOOTH SURFACE  
 1 HR FIRE RATED ASSEMBLY

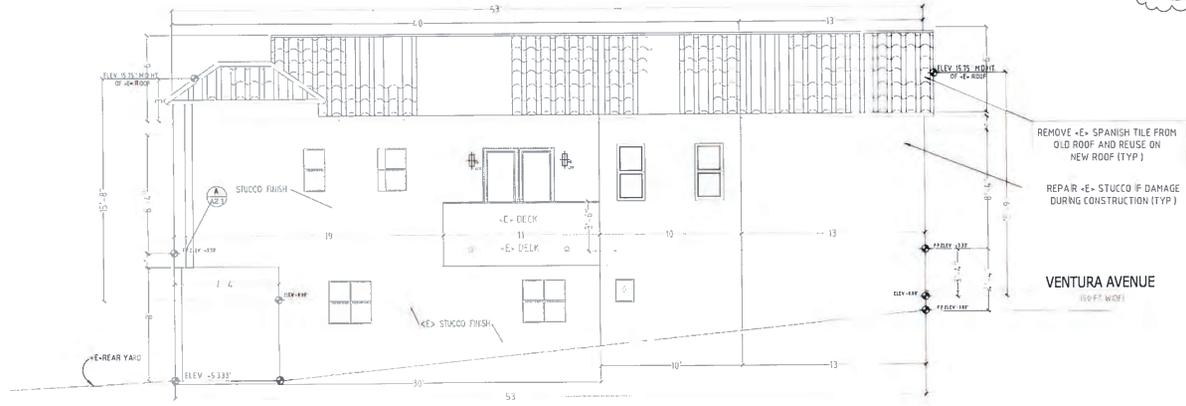


**B SIDING DETAIL (SECTION)**  
 NEW 1X RUSTIC 'Y' GROOVED REDWOOD SIDING OR EQUAL



**C 1HR WALL ASSEMBLY**

P. 2-19-21  
 ADD FRONT, REAR SIDE  
 SET BACK AND  
 WEDGEMAN STYLE  
 VERANDAS



**EXISTING WEST ELEVATION**  
 (1/4" = 1'-0")

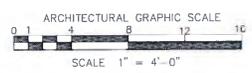
**AREA OF WORK**  
 2ND FLOOR VERTICAL ADDITION



**PROPOSED WEST ELEVATION**  
 (1/4" = 1'-0")

Cut back roof to reduce mass

Remove deck in this area for privacy



**Compromise Proposal**



Photo from Ventura Avenue  
1 Ventura on left, 35 Ventura on right



Photo from Ventura Avenue  
1 Ventura on left, 35 Ventura on right

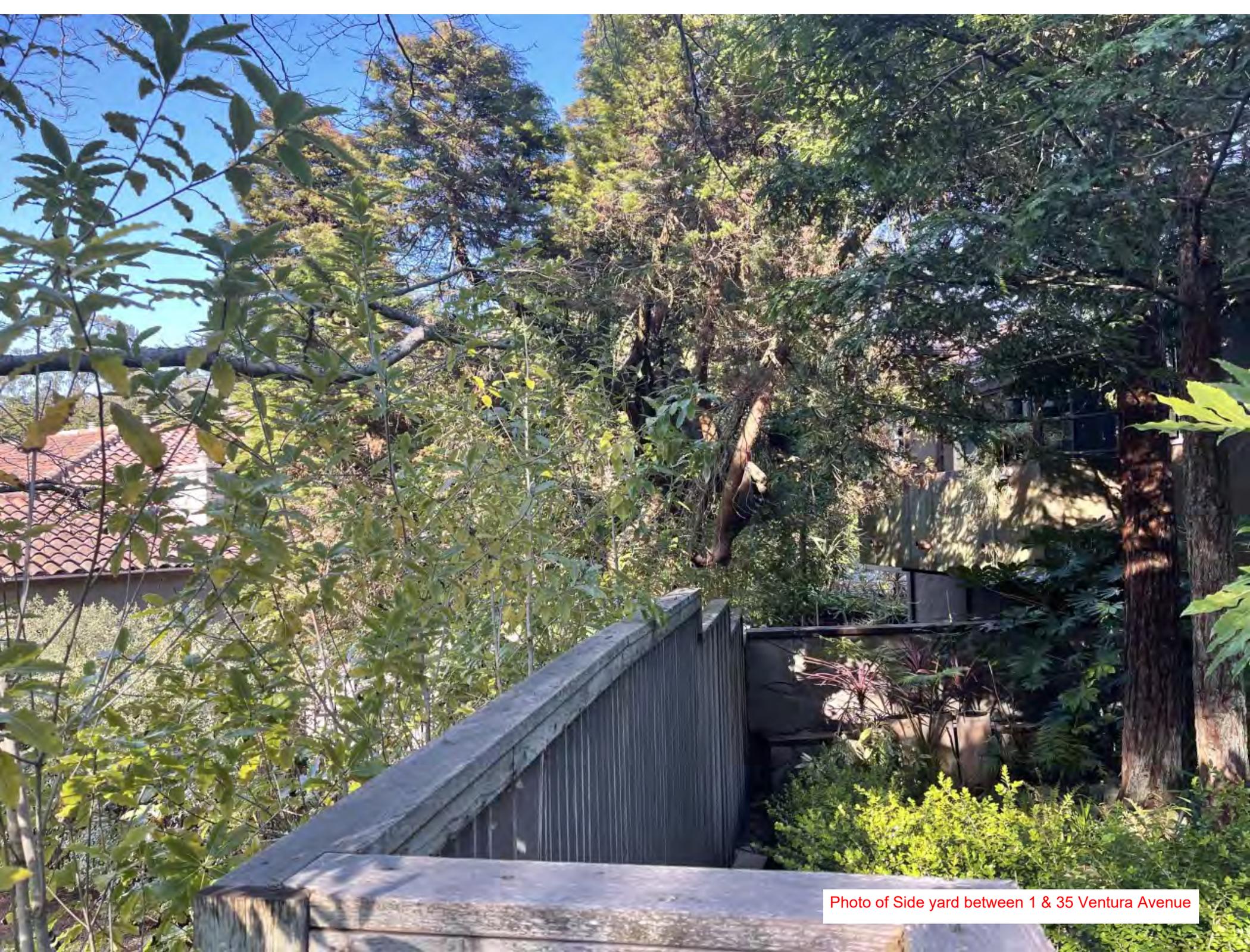


Photo of Side yard between 1 & 35 Ventura Avenue



Photo from back yard of 1 Ventura Avenue  
35 Ventura Avenue beyond



Photo from Side yard of 1 Ventura  
towards 35 Ventura



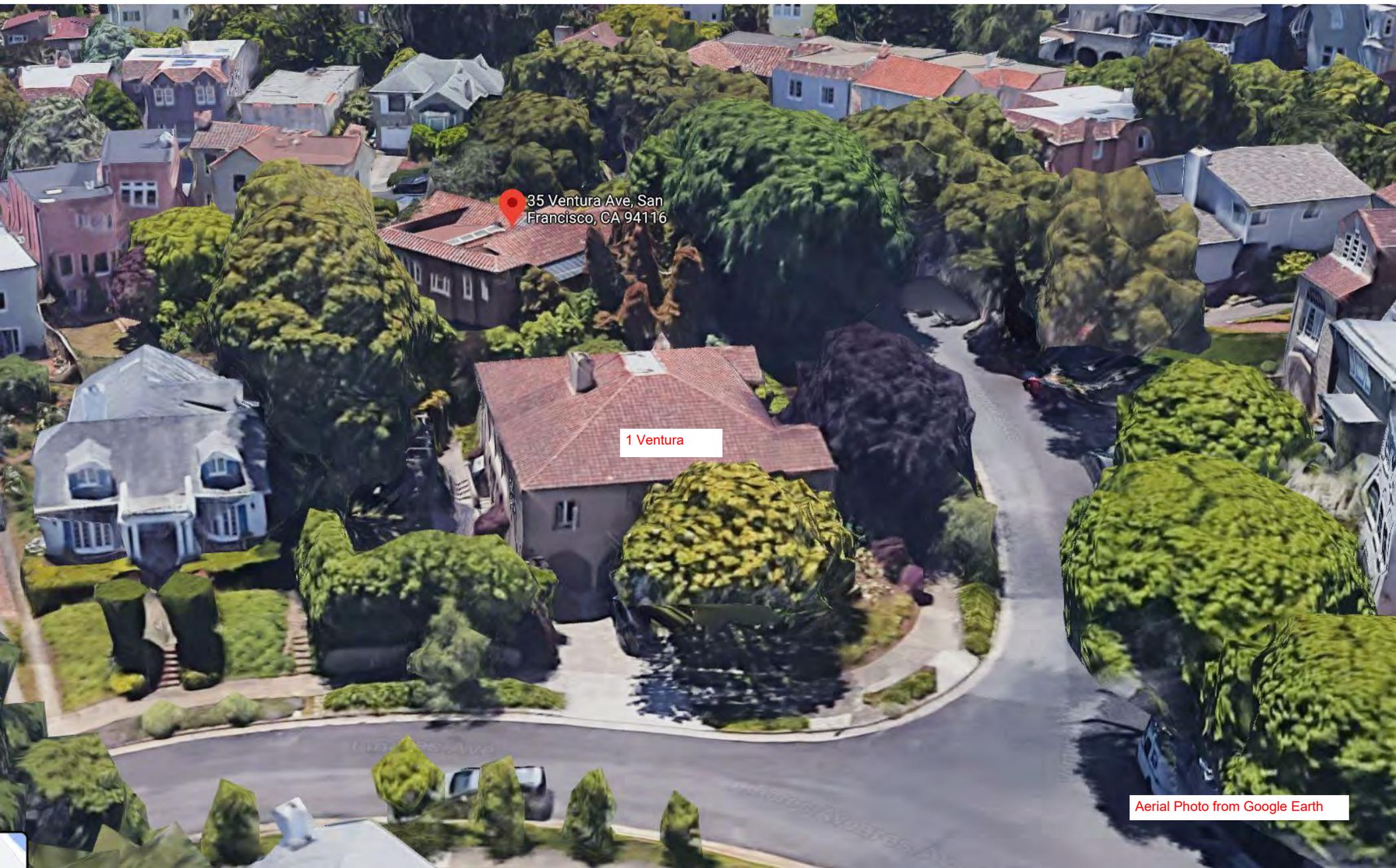
Photo from Side yard of 1 Ventura towards 35 Ventura



Photo from Side yard of 1 Ventura  
towards 35 Ventura



Photo of 35 Ventura  
from Ventura Ave



35 Ventura Ave, San  
Francisco, CA 94116

1 Ventura

Aerial Photo from Google Earth



Ventura Ave

Linares Ave

1 Ventura

35 Ventura

Ventura Ave

Ventura Ave

Ventura Ave

Castenada Ave

Aerial Photo from Google Earth

April 6, 2021

We hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a request for Discretionary Review of BPA No. 201608054402/ Case No. 2016-013505PRJ (35 Ventura Avenue) on our behalf.

Signed,

DocuSigned by:

*Tom Rocca*

D1E27CD09990426...

Tom Rocca

DocuSigned by:

*Kari Rocca*

D1E27CD09990426...

Kari Rocca

# ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

601 Montgomery Street, Suite 400  
San Francisco, California 94111  
Telephone (415) 956-8100  
Facsimile (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

July 21, 2021

**VIA E-MAIL**

President Joel Koppel and Commissioners  
San Francisco Planning Commission  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103

Re: 35 Ventura Avenue  
Case No. 2016-013505DRP  
Discretionary Review Requestor's Brief

Dear President Koppel and Commissioners:

Our office represents DR Requestor Tom Rocca. Tom and Kari Rocca have been residents of the California Register-Eligible Forest Hill Historic District for 15 years, and Mr. Rocca currently serves as the president of the Forest Hill Neighborhood Association. In addition to Mr. Rocca, this DR Request has received support from numerous Forest Hill residents. These neighbors respectfully and collectively request that the Planning Commission grant this DR request to protect the character defining features of the Forest Hill Historic District and ensure consistency with the Planning Code and Residential Design Guidelines.

The proposed project imposes exceptional and extraordinary impacts on the Forest Hill Historic District and violates the Residential Design Guidelines because:

1. The Historic Resource Evaluation (HRE) that was conducted for the project contradicts the Planning Department's conclusion that the subject property is not a contributor to the Forest Hill Historic District. Additional evaluation of the impacts on historic resources is warranted.
2. The project completely eliminates one of the character defining features of the property and is inconsistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and the City's Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.

3. The proposed project does not protect the historic character of the California Register-Eligible Forest Hill Historic District and is out of scale with surrounding neighborhood.
4. The steep slope and unique shape of the site creates an exceptional and extraordinary circumstance because the project will cause unique light, shading, and privacy issues to neighboring properties.
5. The steep slope and unique shape of the site were misrepresented in the project plans and Neighborhood Notification.

**1. The Subject Property is a Contributor to the Forest Hills Historic District**

The dwelling at 35 Ventura was constructed in 1938 and remained largely unchanged until the Project Sponsor extensively remodeled the house starting in the 1990s. Many of façade alterations were unpermitted, including the application of flagstones to the original stucco chimney, construction of a nonhistorical portico at the front entrance, removal of decorative window grilles, replacement of original windows, and replacement of a wood casement window with French doors. The HRE explained that although these alterations appeared to make the property individually ineligible for listing in the California Register, the property still is “generally in keeping with the cottage’s original Mediterranean styling and the character of Forest Hill, *meaning that it is still a contributor.*” (emphasis added).

The property is listed as a “Category A” Historic Resource, and Preservation Bulletin 16 states that Category A properties shall be presumed to be a historic resource unless there is a preponderance of evidence demonstrating otherwise. All available evidence, including the property’s location within the core of the California Register-eligible Forest Hill Historic District and the HRE, establishes a presumption that the project site is a historic resource.

The Planning Department, however, reached the opposite conclusion. The Planning Department stated, without additional evidence, that the project is not a contributor and that no additional review of the historic impacts was necessary. The Planning Department’s evaluation of the historic impacts of the project is simply inadequate. The Planning Commission must grant this DR request to ensure that the historic impacts of the project are properly evaluated and documented. Moreover, the HRE appears to conclude that the project is ineligible for individual

listing due to significant unpermitted construction. The Planning Commission should direct the Planning Department to thoroughly analyze whether the property would be individually eligible for listing if the unpermitted construction were removed and the property restored.

2. **The project is inconsistent with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and the City’s Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.**

As discussed above, the HRE found that the existing building is a contributor and is consistent with the character of the Forest Hill Historic District. According to the HRE, the remaining character defining features of 35 Ventura are “its 15-foot setback from Ventura Avenue, *its height*, and a portion of its fenestration pattern on Ventura Avenue.”

Secretary of the Interior Standard 2 states that the “alteration of features, spaces and spatial relationships that characterize the property will be avoided.” In addition, Secretary of the Interior Standard 9 requires that projects “shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property.” The Residential Design Guidelines also include a section entitled Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit. The purpose of these guidelines is to ensure that the character defining features of potential historic buildings are maintained, including a building’s “overall form” and “relationship to adjacent buildings.”

The proposed project would increase the building height by ten feet and increase living space by approximately 80%. The 350 square feet of new covered decks around the vertical addition doubles the massing of the historic cottage. The HRE states that the proposed project “would certainly make substantial changes to the dwelling by adding a second floor onto what was originally a one-story-over-basement cottage.” In other words, this project would **completely eliminate** one of the remaining character-defining features of this contributor building; its height. Doubling the building’s mass is wholly inconsistent with Secretary of the Interior Standard 9, which requires a building’s massing, size, and scale to be protected, and the City’s Special Guidelines, which protect a building’s overall form. The HRE also found that “[t]he construction of a vertical addition will undeniably alter the subject property’s spatial relationships,” which is inconsistent with the Secretary of the Interior Standard 2 and the City’s Special Guidelines, which protect a building’s spatial relationships.

The Planning Commission must grant this DR request to require a reduction in the project's massing to ensure that the character-defining features are maintained and the project is consistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and the City's Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.

3. **The project would significantly and adversely impact the Forest Hill Historic District.**

The Forest Hill Historic District was designed with a curvilinear street and block arrangement that responds to the hilly topography in order to distinguish it from the typical grid pattern found elsewhere in the City. Development in the Forest Hill Historic District is deliberately more varied, as most houses were custom designed in a variety of styles and heights. However, certain character-defining features are present throughout the neighborhood. The HRE describes one of the character-defining features of the district as "picturesquely sited single-family homes that rarely exceed two stories in height."

This project would significantly and adversely impact the California Register-eligible Forest Hill Historic District by constructing a vertical addition that appears larger than a typical two story home due to the unique slope of the site. The Applicant's response to the DR confirms that "35 Ventura is situated on the top of the hill," which causes the home to appear larger than its listed height. The project would bring the house up to almost 30 feet tall from street level to the top of the roof, already large for a "two-story" home, which appears even larger due to its location on the top of the hill. Not only does the project destroy the character-defining height of this specific structure, as explained above, but it is out of scale with Forest Hill's "picturesquely sited single-family homes that rarely exceed two stories in height."

Moreover, the project sponsor argues that the project is not out of scale with the neighborhood because the project will "bring the home to the same height" as many homes in the area. First, even if this statement were true, the project would still appear out of scale with the neighborhood due its location on the top of a hill. Moreover, one of the character defining features of the Forest Hill Historic District is the varied pattern of building designs and heights, so bringing the existing home into line with other homes would eliminate one of the character-defining features of the neighborhood. The project sponsor admits as much, remarking in its DR response on the

neighborhood's "undulating levels of homes, which is part of its unique charm and beauty." This project destroys the varied pattern of development that makes the Forest Hill Historic District special.

The Planning Commission must grant this DR request to require a reduction in the project's massing that maintains the varied pattern of development, and remains in scale with the surrounding neighborhood.

4. **The steep slope and unique shape of the site will cause significant light, shading, and privacy issues to neighboring properties.**

Planning Code Section 101 states that a principal purpose of the code is to "provide adequate light, air, privacy and convenience of access to property." In addition, the Residential Design Guidelines go beyond mere numerical requirements and articulate expectations regarding the character of the built environment. The guidelines are intended to protect neighborhood character and ensure that the specific context of adjacent properties is taken into consideration. These guidelines protect side spacing, the light and space of adjacent properties, and overall neighborhood context. Such Guidelines include:

- **Guideline:** Respect the topography of the site and the surrounding area.
- **Guideline:** When considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings.
- **Guideline:** Articulate the building to minimize impacts on light and privacy to adjacent properties.

Although the southwest corner at the front of 35 Ventura provides a generous 24-foot side setback, the northwest corner of the house is only seven feet from the property line due to the unique curvilinear street pattern and pie-shaped lot. Additionally, the steep slope of the site and location on the top of a hill causes house to appear much larger and stand significantly taller at the rear of the property.

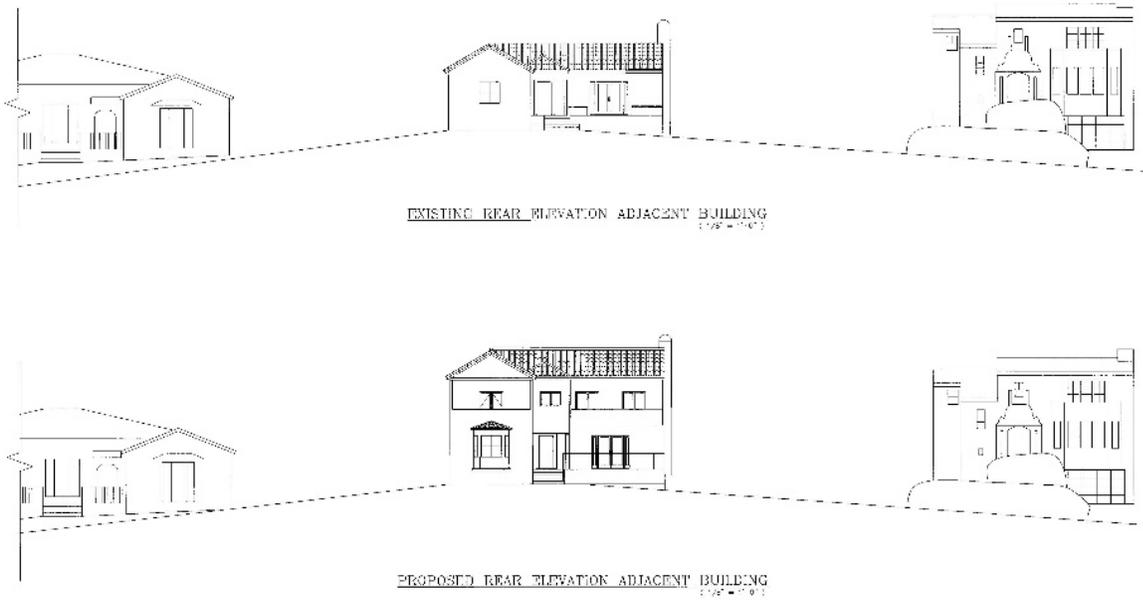
The proposed design ignores, rather than respects, the unique topography of the neighborhood and the project's relation to surrounding buildings. The proposed vertical addition and rear deck are functionally a third story that would tower over the one-story home at 1 Ventura. The project lacks any articulation or stepbacks at the northwest corner of the house

where the impacts on light, shading, and privacy are greatest. As confirmed by the shadow analysis submitted with the DR (see attached), the proposed project will cast a large shadow over 1 Ventura. The northwest corner of the house in particular would block all remaining direct sunlight from reaching the family dining room and kitchen of 1 Ventura. The proposed rear deck looks straight down into neighboring homes and yards. The project is therefore inconsistent with the Residential Design Guidelines that require projects to respect the topography of the site; consider the relation to surrounding building; and minimize impacts to the light, air, and privacy of neighboring properties. The Planning Commission must grant this DR request and require the project to reduce the impacts to neighboring properties.

5. **The steep slope and unique shape of the lots were misrepresented in the plans and Neighborhood Notification.**

The purpose of the Neighborhood Notification requirements of Planning Code Section 311 is to provide accurate information for the public to understand the impacts of a project and determine the compatibility of the proposal with the neighborhood. Planning Code Section 311(d)(7)(E) requires drawings, to scale, that “shall illustrate the existing and proposed conditions in relationship to the adjacent properties.” Subsection (F) states that the site plans “shall illustrate the project including the full lots and structures of the directly adjacent properties.” In addition, subsection (H) requires that the “side elevation shall include the full profile of the adjacent building in the foreground of the project.”

None of the side elevations in the project plans show the adjacent buildings at all. The site plans for the project cut off portions of the adjacent lots and do not show the full outline of the adjacent buildings. In addition, the only drawings that actually show the adjacent buildings are inaccurate and do not reflect the steep slope and curvilinear street pattern. The scale of the project sponsor’s existing and proposed elevation drawings, pasted below, show 35 Ventura approximately 50 feet away from 1 Ventura and almost the same height.



In reality, the northwest corner of 35 Ventura is only about 16 feet away from 1 Ventura, and the proposed project towers over 1 Ventura, as shown in the accurately scaled plans that were created by the DR requestor's architect:



The plans for this project do not meet the requirements of Planning Code Section 311. The plans do not accurately show the relationship of the project to adjacent properties and were insufficient for neighbors to determine whether the project is compatible with the neighborhood. The Planning Commission must grant this DR request, require the project plans to be corrected, and require that the 311 Neighborhood Notification be reissued.

### **Conclusion**

For unknown reasons and without supporting evidence, the existing cottage was not identified as a contributor to the Forest Hill Historic District – despite the HRE identifying it as a contributor. Therefore, the project’s adverse impacts to historic resources were not properly identified and mitigated. The project completely eliminates one of the character-defining features of the property and is inconsistent with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and the City’s Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit. The proposed design ignores the unique topography of the neighborhood, and the project is inconsistent with the Residential Design Guidelines, which require projects to minimize impacts to the light, air, and privacy of neighboring properties. The project plans do not accurately show the relationship to adjacent properties, and the Neighborhood Notification was therefore insufficient. The Planning Commission should therefore take DR and require modifications to protect historic resources and the neighborhood context.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

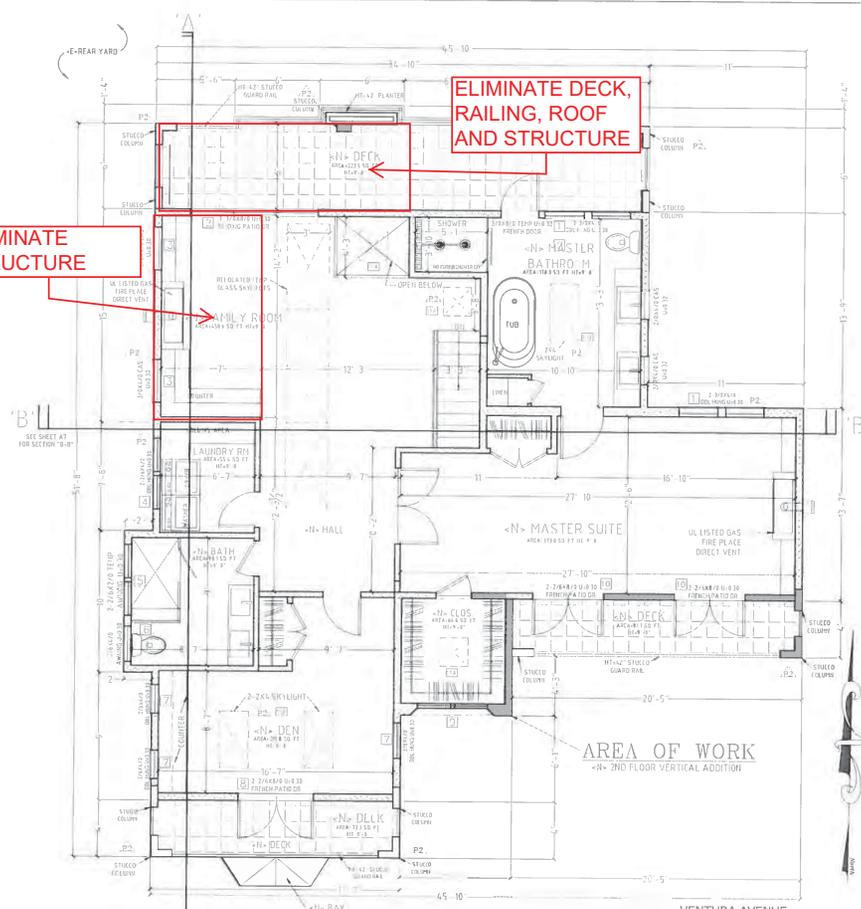


---

Ryan J. Patterson

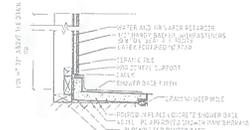
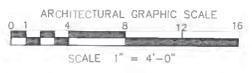
**ELIMINATE STRUCTURE**

**ELIMINATE DECK, RAILING, ROOF AND STRUCTURE**



**PROPOSED NEW 2ND FLOOR PLAN**  
(NEW 2ND FLOOR LIVABLE AREA=1453 SQ FT) (1/4" = 1' 0")  
(NEW 3 DECK AREA=375.5 SQ FT)

LEGEND	
	EXISTING WALLS TO REMAIN ALL 1/2" WALL
	NEW 5/8" WALLS
	2x4 WALL
	1/2" WALLS WITH RIG BATT INSULATION PLUS 1/2" PLASTER
	MECHANICAL VENT
	SMOKE DETECTOR (10W/W) 30 YEAR BATTERY BACKUP
	CARBON MONOXIDE AND SMOKE DETECTOR COORDINATE WITH FIRE RISKER GROUP
	HEATING REGISTER
	LED LIGHT (40 EFF.)



**D SHOWER SECTION**

**STAIRWAY REQUIREMENT:**

- PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 1200.3.3.3.2)
- PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
- PROVIDE HANDRAILS FOR STAIRWAY HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES OR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
- PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

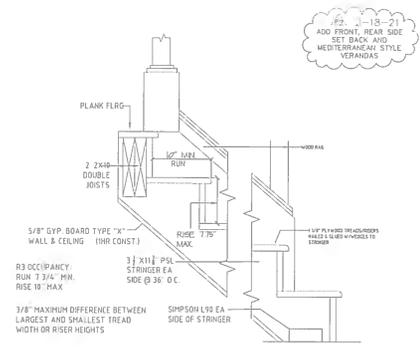
**EMERGENCY ESCAPE OR RESCUE WINDOWS.**

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS. MINIMUM NET CLEAR AREA OF 5.7 SQ. FT. DIMENSIONS HT. 24" MINIMUM, 20" MINIMUM WIDTH. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.

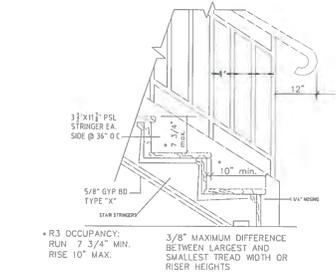
INTERIOR FINISH SCHEDULE ALL FLOORS				
ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATER/ROOF (T.P.)

**GENERAL NOTES:**

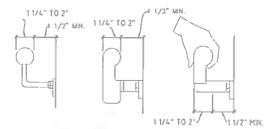
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET EXTENDING AT LEAST 24-INCHES IN FRONT OF THE WATER CLOSET.



**A STAIR SECTION**  
Scale: 1/4"=1' 0"



**B STAIR DETAIL**  
NO SCALE



**C HANDRAILS**

REVISIONS	BY
02-28-16	
05-8-16	
5-7-10	HL
10-2-20	HL
2-18-21	HL

**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 North  
San Francisco, California 94122  
(415) 681-0325 fax (415) 681-1018

Block 8816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date 03 05-15  
Scale A5 SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet: A5  
10 Of 25 Sheet



**DR Requestor's Compromise Proposal**

REVISIONS	BY
02-28-16	
05 8 16	
P 5-7-19	HL
P 10-2-20	HL
P 2 18 21	HL

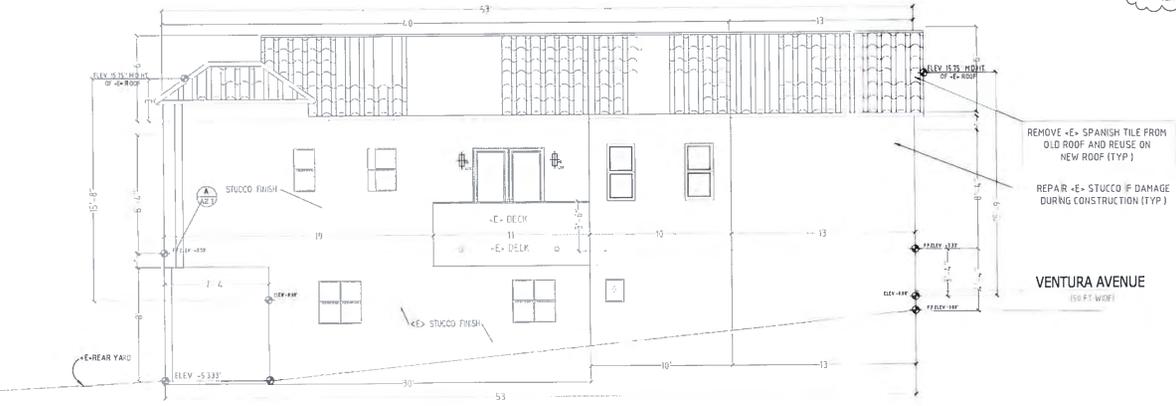
HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date 03 05 19  
 Scale 1/4" = 1'-0"  
 Drawn H LEE  
 Job 95V/V  
 Sheet  
 6 of 25  
 A2.3  
 Sheet

P2 2-18-21  
 ADD FRONT, REAR SIDE  
 SET BACK AND  
 WEDGEMAN STYLE  
 VERANDAS



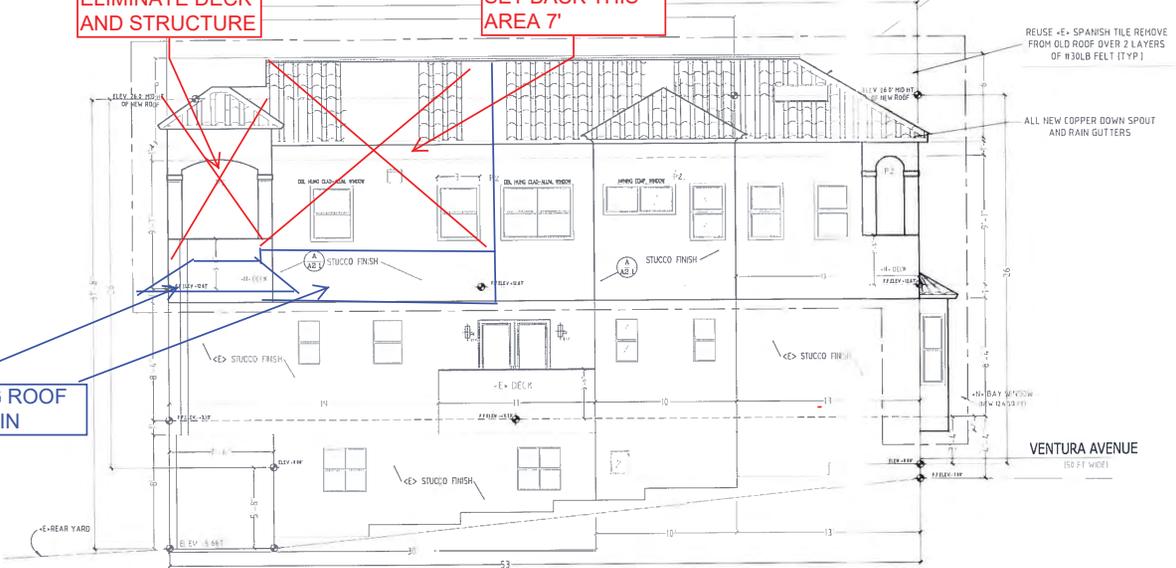
EXISTING WEST ELEVATION  
(1/4" = 1'-0")

AREA OF WORK  
 -1- 2ND FLOOR VERTICAL ADDITION

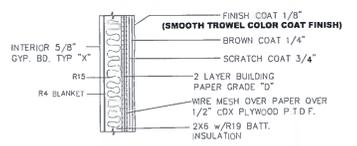
ELIMINATE DECK AND STRUCTURE

SET BACK THIS AREA 7'

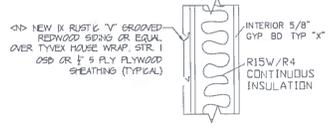
EXISTING ROOF TO REMAIN



PROPOSED WEST ELEVATION  
(1/4" = 1'-0")

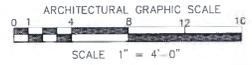


STUCCO DETAIL (SECTION)  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



SIDING DETAIL (SECTION)  
NEW 1X RUSTIC "Y" GROOVED REDWOOD SIDING OR EQUAL

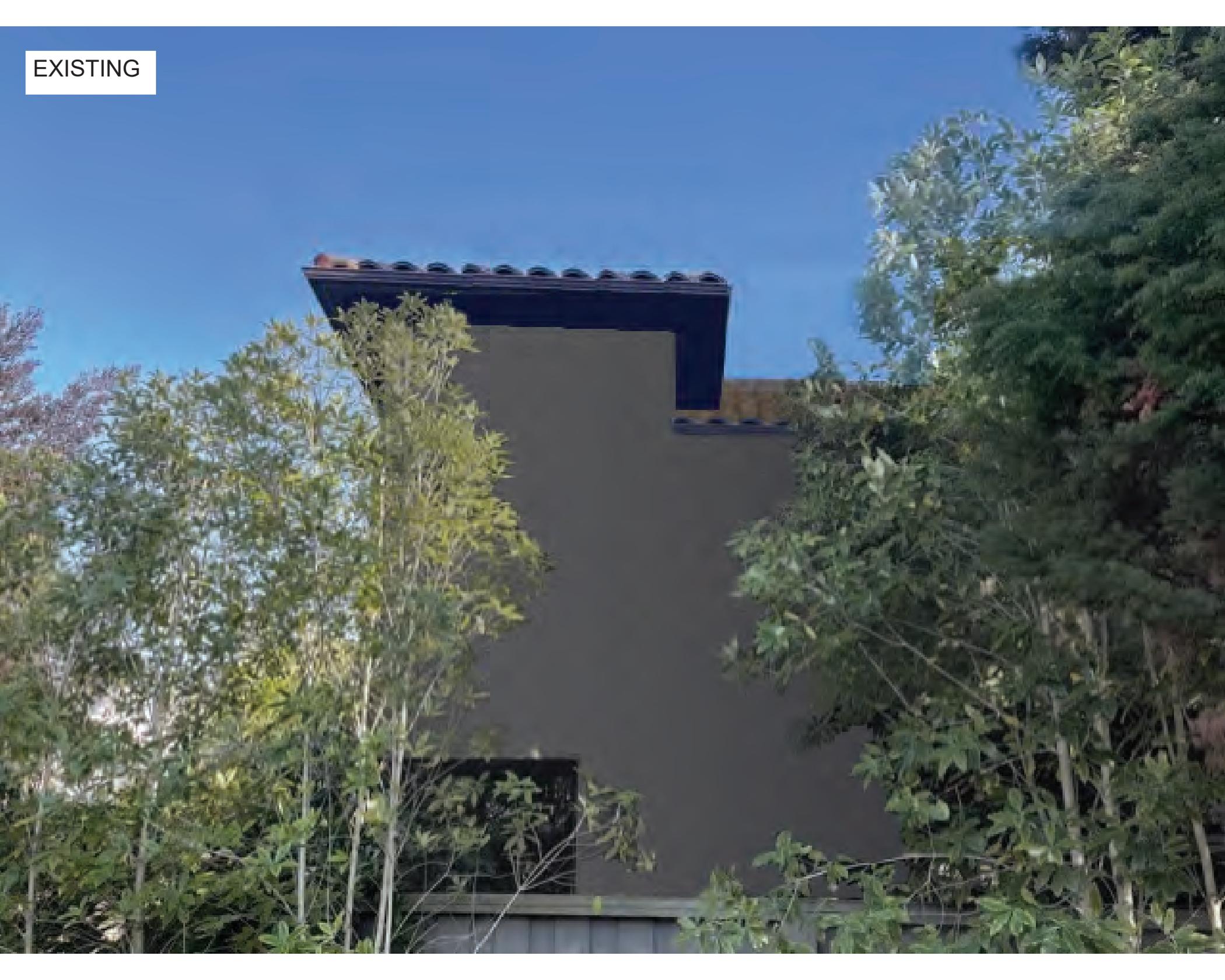
1HR WALL ASSEMBLY



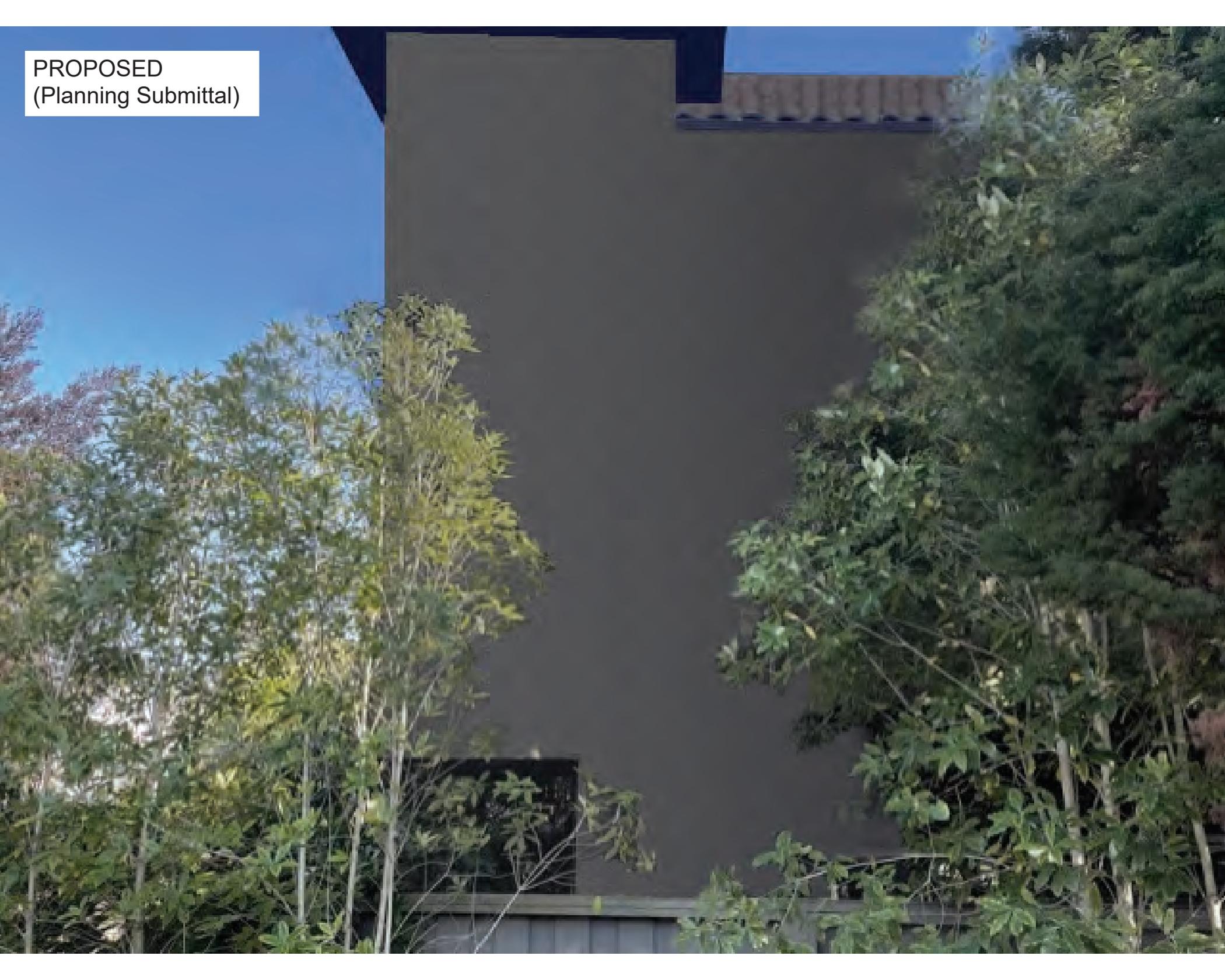
**DR Requestor's Compromise Proposal**



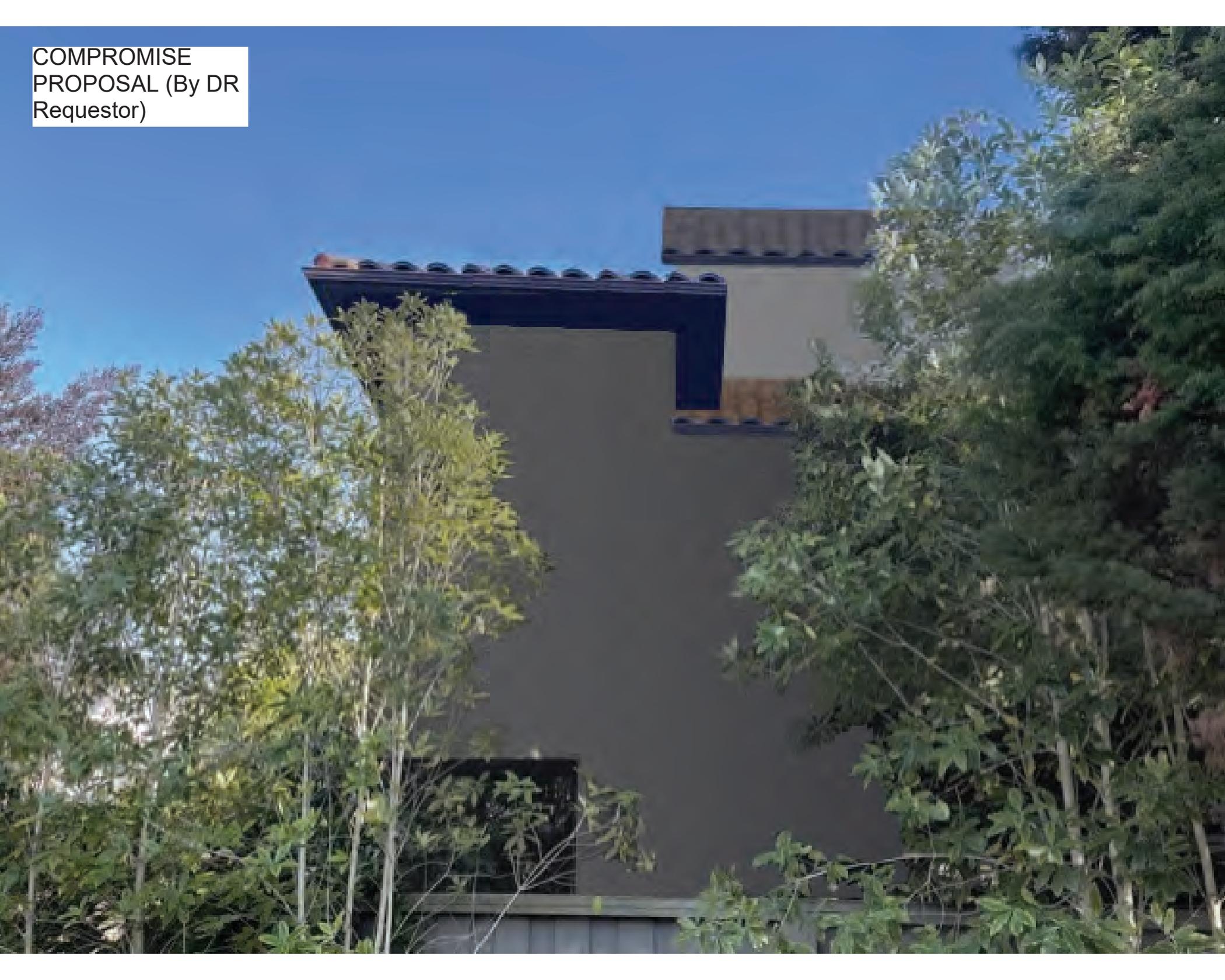
EXISTING



PROPOSED  
(Planning Submittal)



COMPROMISE  
PROPOSAL (By DR  
Requestor)





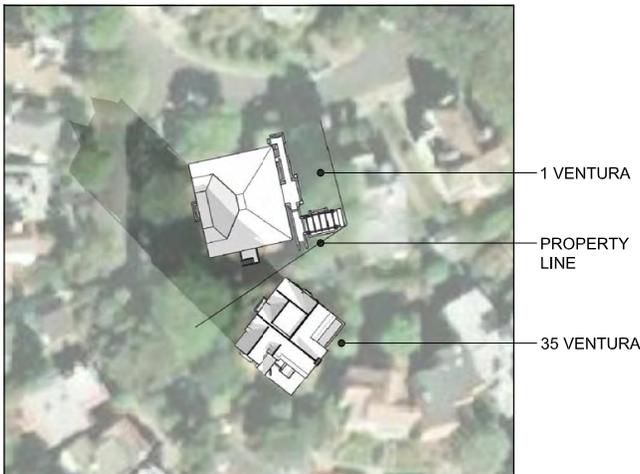
SEPTEMBER 21 - 9AM



SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 1PM



DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 1PM

VENTURA SHADOW STUDY  
35 VENTURA SHOWN WITH ADDITION - SHADES SIDE & REAR YARD OF 1 VENTURA

President Joel Koppel  
Planning Commission  
49 South Van Ness Ave. Suite 1400  
San Francisco, CA 94103

July 19, 2021

Re: 35 Ventura Avenue  
Case No. 2016-013505DRP  
Discretionary Review Date: July 29, 2021

Dear President Koppel and Commissioners:

We are back-yard neighbors of the proposed project at 35 Ventura Avenue. The developers of the project have applied for permits to substantially increase the size of the existing home. The homes in this area of Forest Hills were all designed to respect the area of the hilly topography. The new increased height and over- all size of the project will have a marked environmental effect on my home as well as neighboring homes.

The added height (15 feet) on top of a house presently at the top of the hill will increase shade and will look straight down on to our patio, back and side of our house and severely limit our privacy. We would recommend a Discretionary review be granted with a redesigned modification.

Sincerely,

George H. McGlynn

Ingeborg McGlynn



# Response to Discretionary review

## Project Information

Property Address: 35 Ventura Avenue Zip Code: 94116

Building Permit Application(s): 201608054402

Record Number: 2016-013505PRJ Discretionary Review Coordinator:

## Project Sponsor

Name: J. Wong M. Miranda c/o Denise Leadbetter, LO of Denise Leadbetter Phone: 415.713.8680

Email: Denise@Leadbetterlaw.com

## Required Questions

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached.

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached.

- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached.

## Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	2	5
Height	20'	30'
Building Depth	53	53'
Rental Value (monthly)	N/A	N/A
Property Value	Unknown	Unknown

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

Signature:  Date: June 10, 2021

Printed Name: Denise A. Leadbetter  Property Owner  Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

## 1) Rationale for Project Approval

This Project is very simply described as the addition of a second floor to an existing single-family home.

Since 2016, the only party that brought any concern to the attention of the Project Sponsors is the Applicant. At the time of Neighborhood Notification in 2016, all attendees showed support of the addition of second level to the Project Sponsor's home. The Applicant did not attend the Neighborhood Notification meeting. As the Project Sponsors have lived in the home for many years, with Ms. Wong living in the home for more than 30 years, all neighbors attending confirmed their support for the planned expansion of a second-floor addition to Project Sponsors' single-family home to accommodate their family's needs.

An applicant for Discretionary Review must meet the burden of proof that the Commission should exercise control over an approved project which meets all applicable zoning standards. The Commission will only grant Discretionary Review if the applicant proves that exceptional and extraordinary circumstances exist. "Exceptional and extraordinary circumstances" is defined as follows:

Exceptional and extraordinary circumstances occur where the common-place **application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants.** These circumstances may arise due to complex topography, irregular lot configuration, unusual context or other conditions not addressed in the design standards. [emphasis added]

It is not enough that the applicant merely assert that exceptional and extraordinary circumstances exist – they must provide ample evidence in the application that such circumstances exist. The SF Planning Commission's website clearly describes the high bar that an applicant must meet in order to achieve an "exceptional and extraordinary circumstances" designation, giving credence to a Discretionary Review:

The authority to review permit applications that meet the minimum standards applicable under the Planning Code is set forth by City Attorney Opinion No. 845, dated May 26, 1954. The opinion states that the authority for the exercise of **discretionary review is "a sensitive discretion...which must be exercised with the utmost restraint"** to permit the Commission "to deal in a special manner with exceptional cases." Therefore, discretionary review should be exercised only when exceptional and extraordinary cases apply to the proposed construction, and modifications required **only where the project would result in a significant impact to the public interest.** [emphasis added]

In the present case, not only does Applicant not adequately support his claims with objective evidence that such exceptional and extraordinary circumstances exist in the case of the proposed project at 35 Venture Avenue, but we believe that even if all of Applicant's hyperbolic assertions were taken by the Commission as true (without evidentiary support), Applicant's rationale for a Discretionary Review based on his limited personal inconveniences is inadequate.

And as identified above, considering the support of the Project Sponsors' plans from other neighbors, there does not appear to be the necessary proof of significant impact to the public interest to support the applicant's request that the Planning Commission exercise control of the Project Sponsor's planned second floor addition to the single-family home.

The Applicant has failed to adequately support the request to the Planning Commission Applicant due to both (1) the limited impact the proposed project will have on Applicant's property and the fact that (2) the proposed project would not bring 35 Ventura "out of character" with the surrounding neighborhood – both assertions are debunked below.

Further, all elevations on the plans are properly conveyed, all setbacks on the plans are accurate with no misrepresentation or attempts to depict neither small or larger elements to misdirect the Planning Staff or the public. The second-floor addition of the Project Sponsor's home does not "tower" over homes on either side or any homes in the immediate neighborhood (or elsewhere). No monolithic structure is to be constructed, no significant massing or shading impacts shall result with the addition of the second story to the Project Sponsors' home.

Applicant asserts in his DR Application that the proposed project plans for 35 Ventura (approved in 2016) are deficient yet fails to describe such deficiencies with any detail. This is because there are no material deficiencies or irregularities with the plans. The Planning Department staff supports the project. Despite what the Discretionary Review Application states, the elevations in the plans are accurate for the front, sides, and rear of the home and clearly show the grade of the slope upon which the home is situated. If Applicant wishes to provide more details regarding his concerns with the accuracy of the plans, we respectfully request that information on same be provided so as to bring the details to the attention of the planning staff.

Further, the Applicant claims that the proposed projects lacks a required Historic Resource Evaluation. This is not accurate: Attached as Exhibit A is the 40-page Historic Resource Evaluation that was filed in connection with the Environmental Assessment for this project in 2018. The CEQA Checklist issued by Planning Department on November 8, 2018 [see *Exhibit A*] clearly states that while 35 Ventura Avenue is a "Known Historical Resource" (due to its location in the Forrest Hill Historic District), the property at 35 Ventura Avenue is a non-contributor to the California Register due to the substantial loss of any original character-defining features from renovations over the course of decades. The CEQA Checklist states, in part:

35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. **The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources.** The proposed design [sic] would be would be of its own time and is consistent with the size, scale, massing, and materials of the existing... [the text cuts off at this point] [emphasis added]

The CEQA Checklist also confirms that the permit was approved, and no further review is required.

The Applicant also argues that proposed project will be “out of scale” with the neighborhood and surrounding buildings. The inaccuracy of that statement can be demonstrated in the picture comprising page 22 of the Applicant’s own DR Application [see **Exhibit B for a copy of this photo**]. The photo is titled “Aerial Photo from Google Earth” and depicts the homes of 1 Ventura and 35 Ventura at an angle. While you can see in the image that 35 Ventura is taller than 1 Ventura, you can also see that the home to the other side of 35 Ventura - 55 Ventura - is similarly taller than 35 Ventura. While one might suspect that height difference could be explained by the increasing slope of the hill, in fact, 35 Ventura is situated on the top of the hill. The home at 55 Ventura (as well as the next home down, 77 Ventura, and multiple homes across the street including 40 Ventura and 44 Ventura) is 3 stories tall from street level, whereas 35 Ventura is only 1 story from street level [see **Exhibit C for pictures of these and other comparable homes on the same block**]. It is clear from the permit approvals that the Planning staff concurs with our assessment that adding a 2<sup>nd</sup> level of occupancy (or 3<sup>rd</sup> level onto the home as it is currently one story over garage)’would not be remotely “out of scale” and would actually bring the home to the same height as many, if not most, homes on the block. The topography of our City allows for undulating levels of homes, which is part of its unique charm and beauty. That any one single family home in our city is one story taller than another does not equate to an exceptional or extraordinary circumstance negating the ability for a homeowner to construct another story of occupancy for their family. This project results in no “monolithic structure”, no “massing”, the deck for the second floor does not impact any neighbors’ privacy in any way, and there is no “towering over the neighboring structures with minimal setbacks”.

Applicant’s assertion that the proposed project will be “1-2 stories taller than many residences in the neighborhood”, while true in fact, is a misrepresentation of the neighborhood as a whole, as explained in the previous paragraph. In addition, the fact that the proposed project will make 35 Ventura appear taller than *some* buildings on its block does not violate the planning or building codes nor does it rise to the level of “exceptional and extraordinary circumstances” to grant a Discretionary Review.

In the DR Application, Applicant repeatedly noted his concern about a lack of privacy and sunlight, particularly from the vantage point of his (unpermitted) outdoor deck<sup>1</sup>, which would be the direct result of the proposed project. While the unpermitted and unlawful deck does not appear to be under review by any governmental agency, at the very least the Planning Commission should not permit Applicant to use the enjoyment of said unlawful deck as a factor in his argument to support a Discretionary Review. Applicant supplied solar projections in the DR Application, which do not demonstrate significant solar impacts on 1 Ventura. Based on our own solar projections, attached as **Exhibit D**, 1 Ventura will experience some additional shade primarily between the months of November and January – as many homes due in our City. The area between 1 Ventura and 35 Ventura contains a significant number of trees and tall plants that already shade much of the home at 1 Ventura during those winter months when the sun is at its lowest angle. Regarding privacy, none of the photos or descriptions provided by Applicant

---

<sup>1</sup> Exhibit F depicts the original modest landing outside the exterior door of the Applicants kitchen which expanded at some point during the construction in c. 2013 or 2014. No permit appears to have been obtained for the construction of this deck, approximately seventy (70) square feet in size.

conclusively show any additional privacy impact from the proposed project. Both the solar and privacy impacts are neither “exceptional and extraordinary” nor are they “unreasonable adverse impacts” (to address Applicant’s abbreviated second grounds for Discretionary Review).

## **2) Proposed Changes**

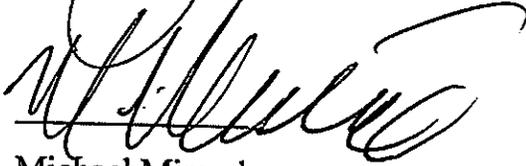
The Project Sponsors have always had very friendly relationships with all previous owners and occupants of the 1 Ventura home and would like to enjoy a harmonious relationship with the Applicant. Toward that end, prior to submission of this Response, the Project Sponsors reached out to meet and discuss with the Applicant proposed changes to plans. The Project Sponsors still await a response from Applicant toward that end. However, so as to not have this matter escalate unduly, in a good faith, neighborly effort to appease Applicant’s concerns of solar obstruction to the (now) deck adjacent to rear door of their kitchen, the Project Sponsors have proposed changes to the roof plans, which can be seen in *Exhibit E*.

June 10, 2021

We hereby authorize the attorneys of Law Office of Denise A. Leadbetter to file a Response to Request for Discretionary Review of BPA No.2016-80854402/Case No. 2016-013505PRJ (35 Ventura Avenue) on our behalf.



Jennifer Wong



Michael Miranda

**Exhibit A**

**CEQA Checklist attached**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

**If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

**Comments and Planner Signature (optional):** Laura Lynch

### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

### STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):      Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
Preservation Planner Signature:                      Michelle A Taylor	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michelle A Taylor  11/08/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

Exhibit B

Google Maps Aerial Photo from DR Application



Exhibit C

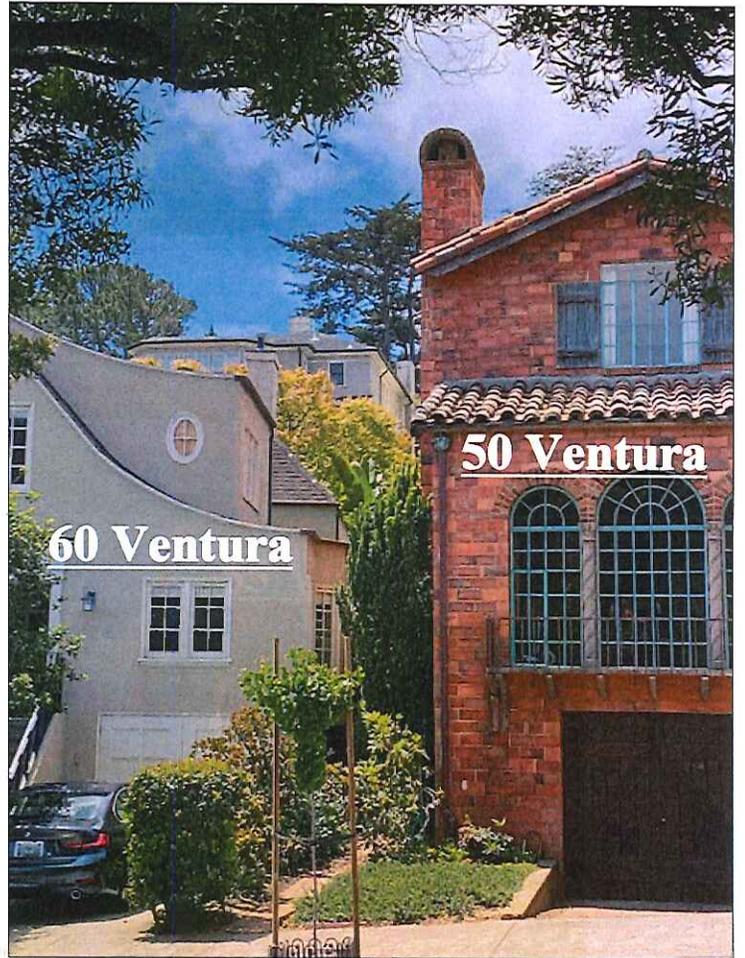
**Pictures of Similar 3-Story Homes on the Same Block**





44 Ventura

40 Ventura



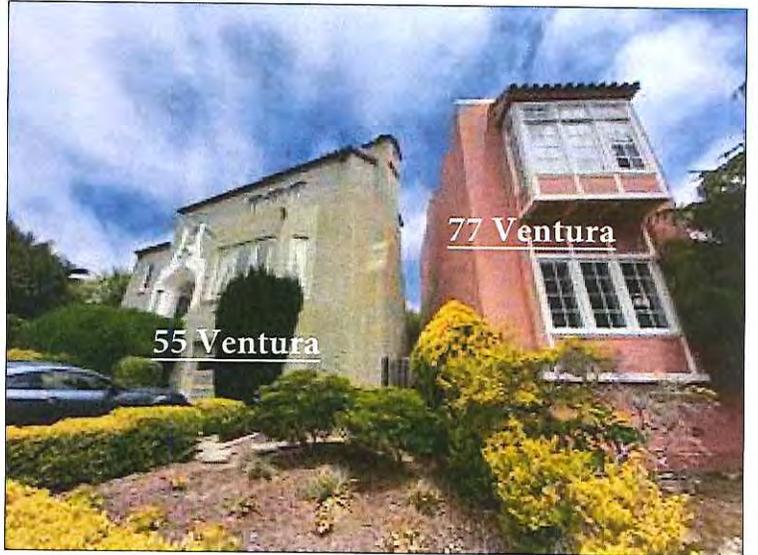
60 Ventura

50 Ventura



35 Ventura

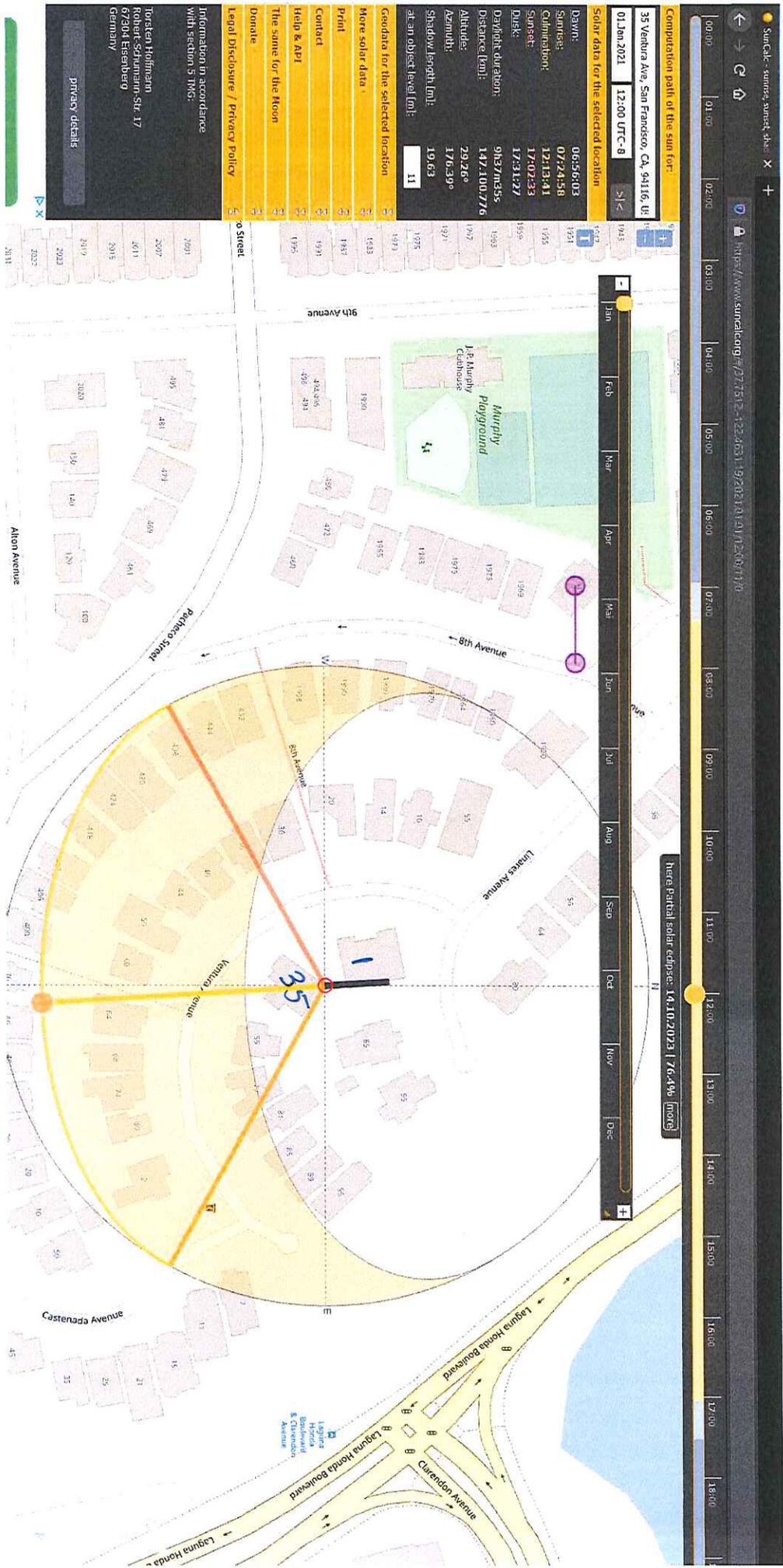
55 Ventura



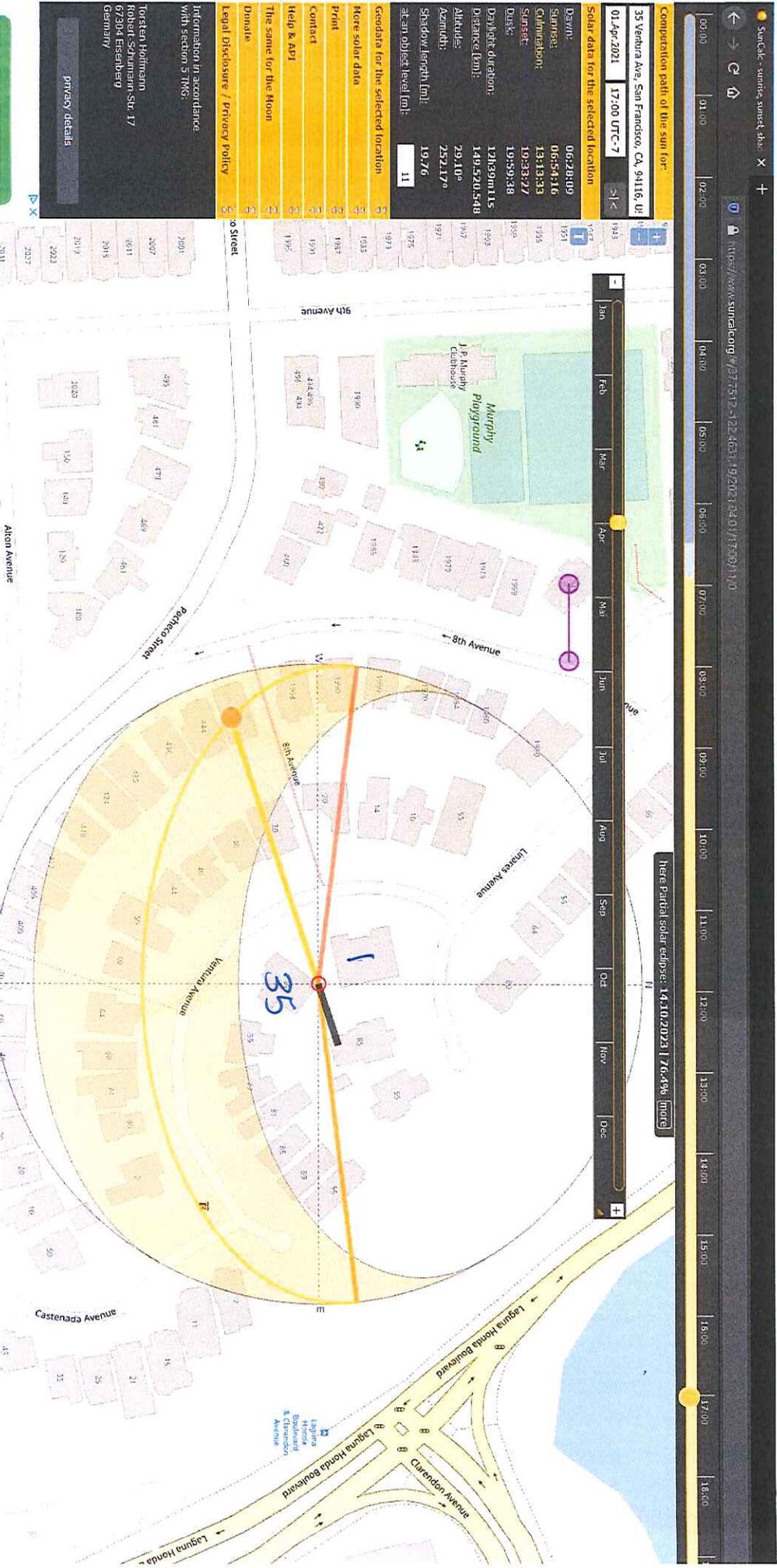
**Exhibit D**

**Project Sponsor's Solar Projections**

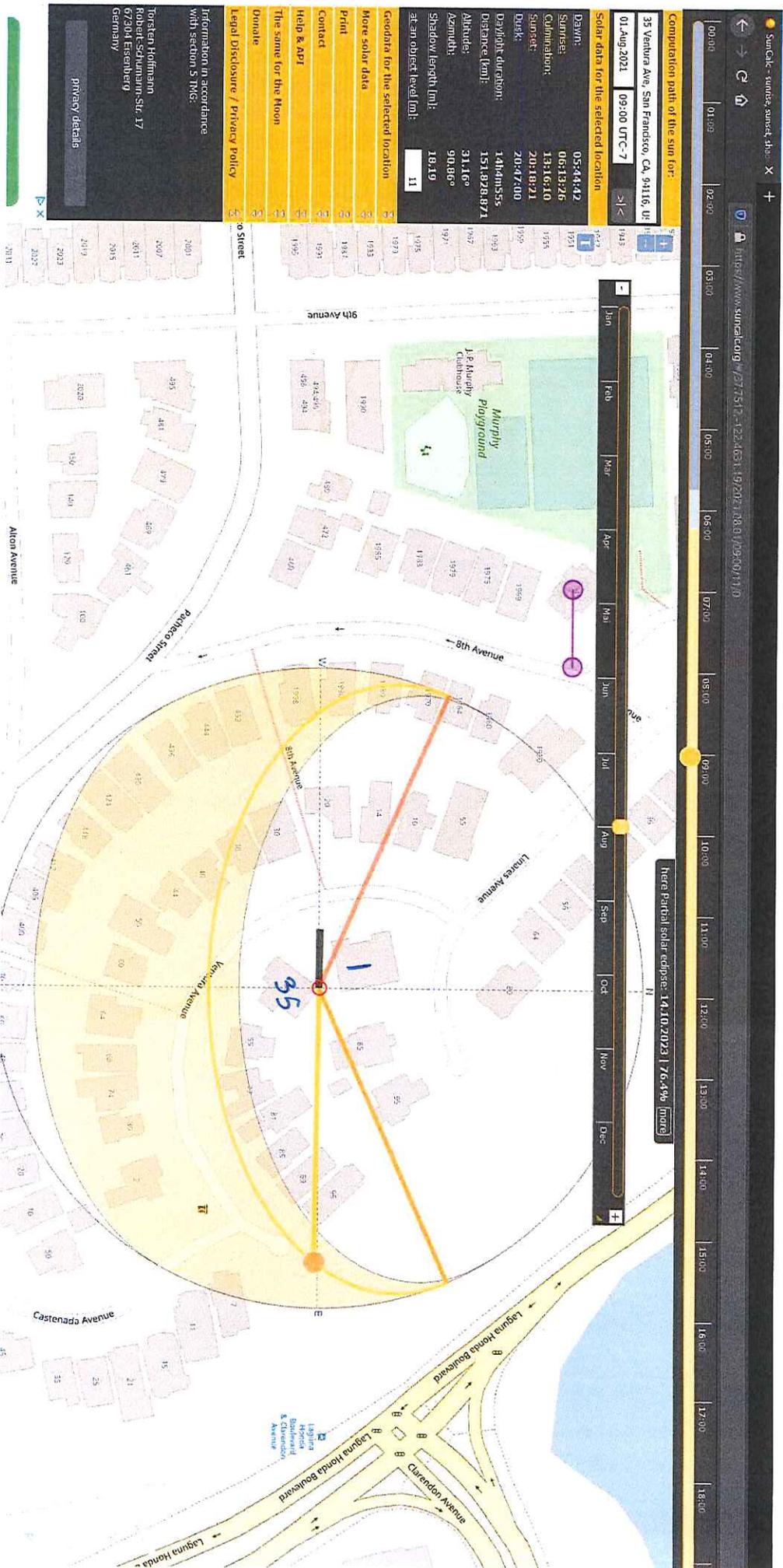
Jan. 2021 Noon



April 2021 5pm



Aug. 2021 9 AM



Aug 2021 Noon

sunCalc - sunrise, sunset, hrs: X +  
https://www.sunCalc.org/#/27.7512,-122.4631,1920210801H200A110

01 Aug 2021 12:00 UTC-7  
35 Ventura Ave, San Francisco, CA, 94116, US

Computation path of the sun for:  
Solar data for the selected location

Dawn:	05:44:42
Sunrise:	06:13:26
Optimization:	13:16:10
Sunset:	20:18:21
Dusk:	20:47:00
Dry-fight duration:	14h4m35s
Distance (km):	151.8276-483
Altitude:	64.01°
Azimuth:	134.86°
Shadow length (m):	5.36
ask an object level (m):	11

More solar data  
Print  
Contact  
Help & API  
The same for the Moon  
Donate  
Legal Disclosure / Privacy Policy

Information in accordance with section 5 TMG:  
Torsten Hoffmann  
Robert Schumann-Str. 17  
07314 Eisenberg  
Germany

Privacy details

here partial solar eclipse: 14.10.2023 | 76.49% [more]

Dec. 2021 9 AM

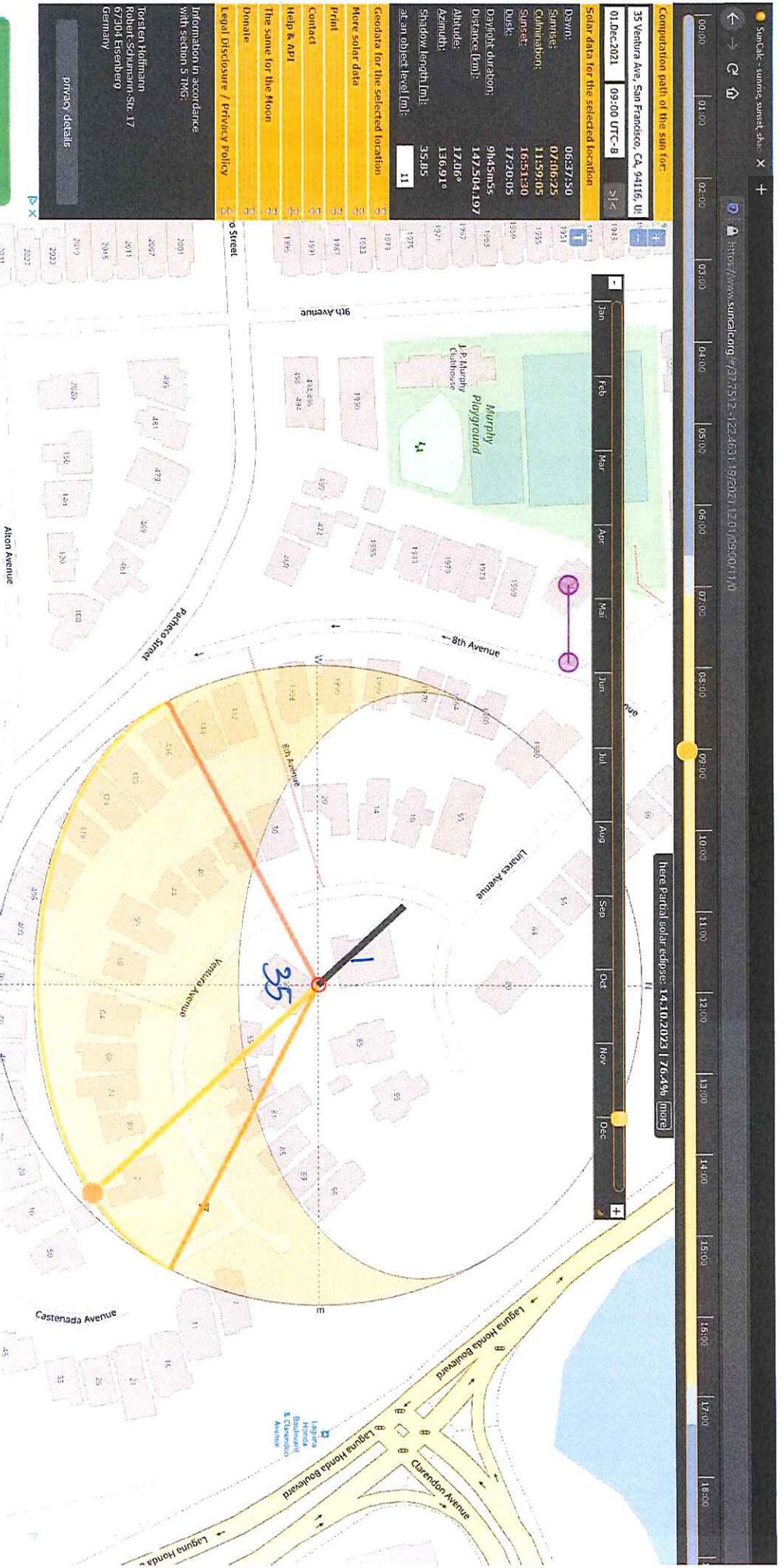
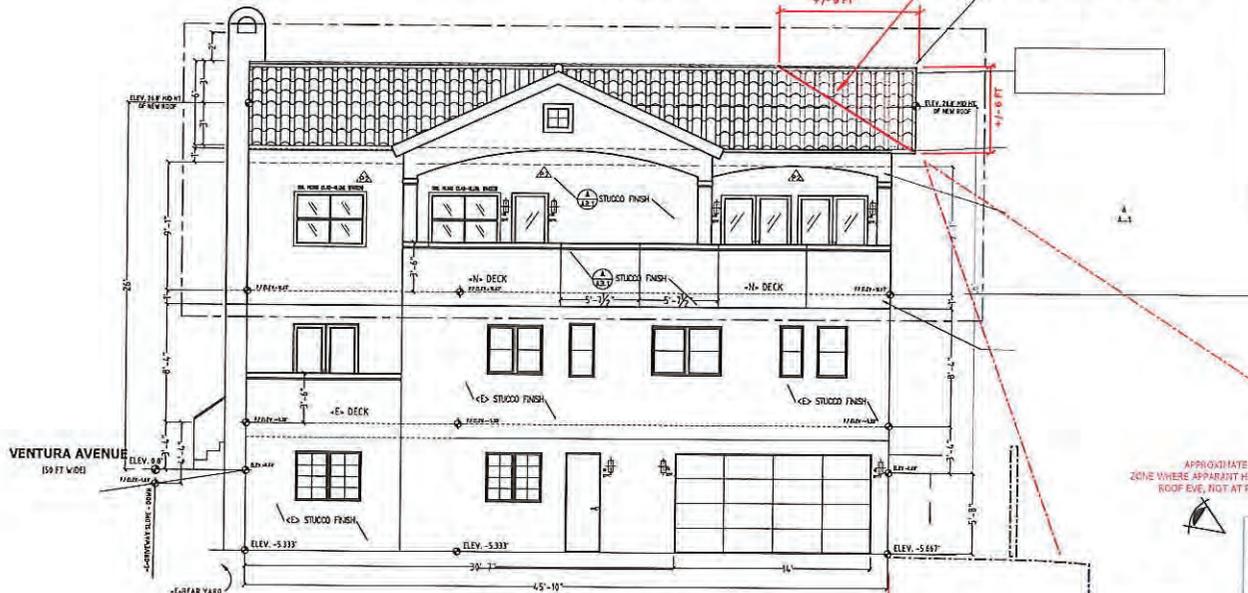


Exhibit E

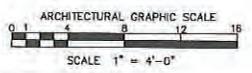
**Proposed Compromise Changes to Plans**



EXISTING REAR ELEVATION  
(1/4" = 1'-0")



PROPOSED REAR ELEVATION  
(1/4" = 1'-0")



EX. 2-18-21  
AND FRONT REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

REMOVE «E» SPANISH  
TILE FROM OLD ROOF  
AND REUSE ON NEW ROOF  
(TYP.)

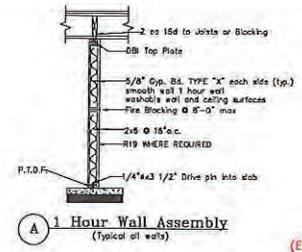
REPAIR «E» STUCCO  
IF DAMAGE DURING  
CONSTRUCTION  
(TYP.)

PULL BACK ROOFLINE AND  
CHANGE TO HIP ROOF  
AREA OF WORK  
«N» 2ND FLOOR VERTICAL ADDITION

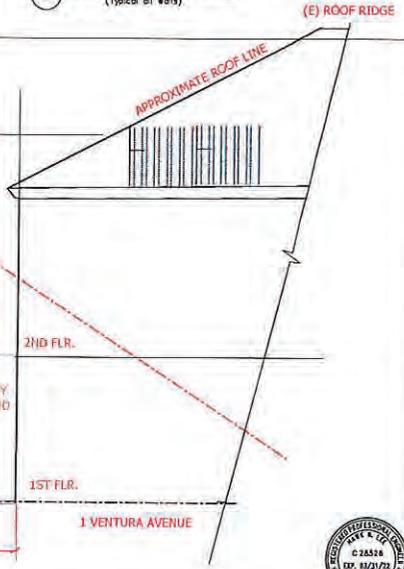
WINDOW SCHEDULE (ALL DOUBLE GLAZE WITH U=0.30 MIN.)

WINDOW NO.	LOCATION	TYPE	SIZE
[1]	2ND FLR W. BATHROOM (NORTH)	DBL HUNG	2'-36" X 48"
[2]	2ND FLR W. BEDROOM (NORTH)	DBL HUNG	2'-36" X 48"
[3]	FAMILY ROOM (NORTH)	PATIO DOOR	3'-3/8" X 9'0"
[4]	FAMILY ROOM (WEST)	DBL HUNG	30" X 48" DBL HUNG
[5]	2ND FLR LAUNDRY (WEST)	DBL HUNG	30" X 48"
[6]	2ND FLR BATHROOM (WEST)	TEMP. AWNING	2'-30" X 24"
[7]	2ND FLR BATHROOM (WEST)	DBL HUNG	30" X 48" DBL HUNG
[8]	2ND FLR DEN (WEST)	DBL HUNG	30" X 48" DBL HUNG
[9]	2ND FLR DEN (SOUTH)	FRENCH PATIO DOOR	2'-2/8" X 9'0"
[10]	2ND FLR CLOSET (SOUTH)	DBL HUNG	2'-30" X 48"
[11]	2ND FLR MASTER BED (SOUTH)	FRENCH PATIO DOOR	2'-2/8" X 9'0"
[12]	SKYLIGHT ROOF	FIXED GLASS SKYLIT. ELEC. OPEN	24" X 24" DBL TEMP. 18" X 34"
[13]	FIXED DBL HUNG	48" X 34"	
[14]	FIXED DBL HUNG	48" X 34"	

PROVIDE MARVIN OR EQUAL WINDOWS; ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U=0.30.



A 1 Hour Wall Assembly  
(Typical all walls)



REVISIONS	BY
02-28-18	
05-8-18	
A.5-7-19	HL
A.10-2-20	HL
A.2-18-21	HL

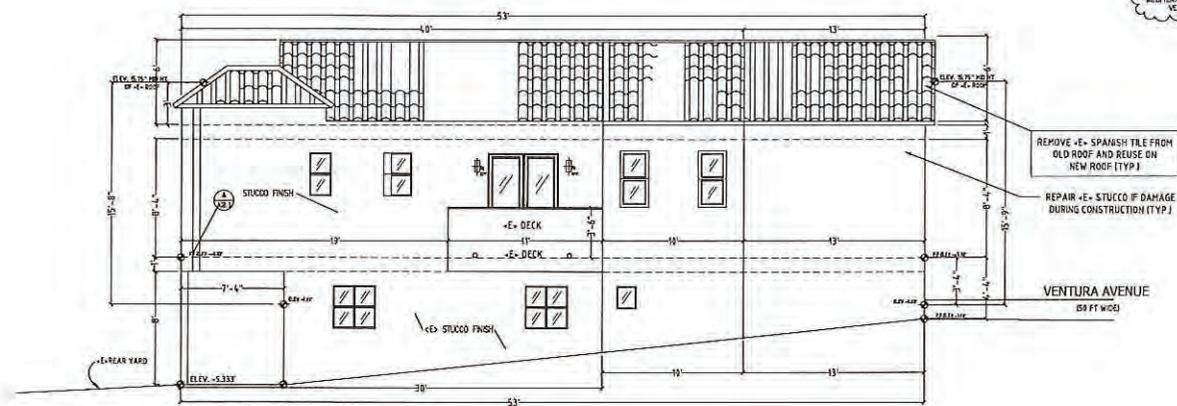
HAWK N. LEE, P. E.  
Consulting Engineer  
8000 Noriega Street, Suite 84128  
San Francisco, California 94128  
(415) 881-8828 fax (415) 881-1812

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

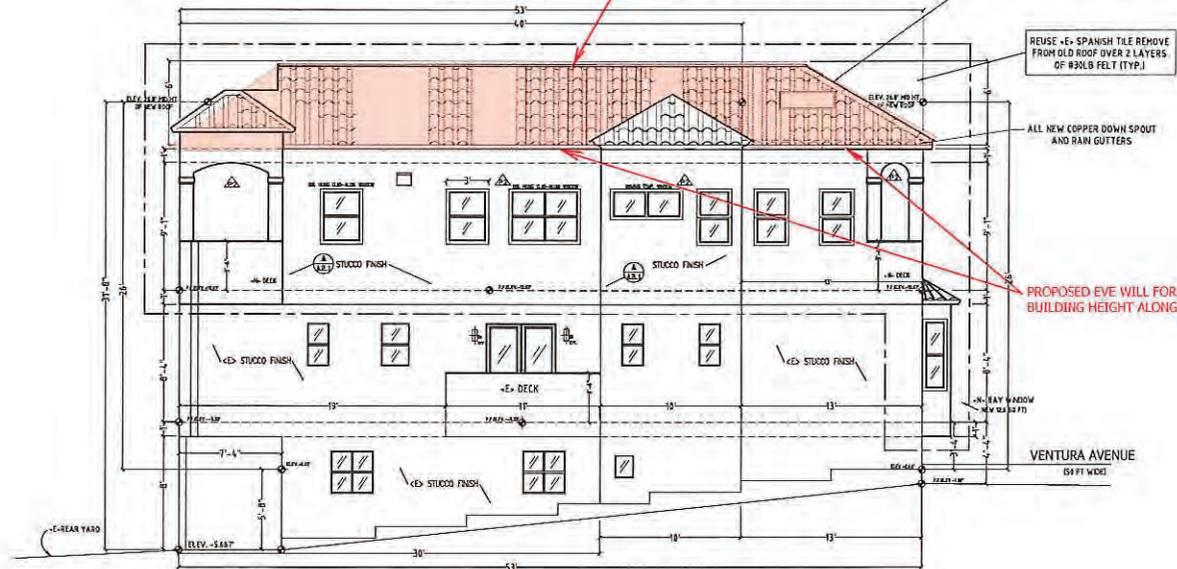
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
3 A2.1  
0124





**EXISTING WEST ELEVATION**  
(1/4" = 1'-0")



**PROPOSED WEST ELEVATION**  
(1/4" = 1'-0")

2-18-21  
ADD FRONT, REAR SIDE  
MEDITERRANEAN STYLE  
VERANDAS

REMOVE -E- SPANISH TILE FROM  
OLD ROOF AND REUSE ON  
NEW ROOF (TYP.)

REPAIR -E- STUCCO IF DAMAGE  
DURING CONSTRUCTION (TYP.)

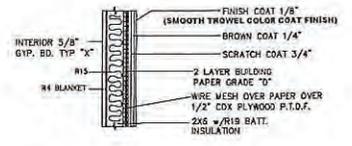
**AREA OF WORK**  
-1- 2ND FLOOR VERTICAL ADDITION

ROOF ALONG ENTIRE WEST EYE SLOPES UP TO  
RIDGE. SLOPE WILL APPEAR AS AN EDGE, **NOT**  
**A FACE**, AS VIEWED FROM 1 VENTURA.

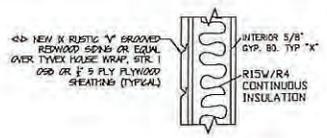
REUSE -E- SPANISH TILE REMOVE  
FROM OLD ROOF OVER 2 LAYERS  
OF #30LB FELT (TYP.)

ALL NEW COPPER DOWN SPOUT  
AND RAIN GUTTERS

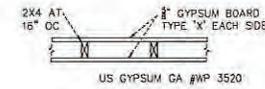
PROPOSED EVE WILL FORM **APPARENT**  
BUILDING HEIGHT ALONG ENTIRE WEST WALL.



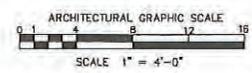
**(A) STUCCO DETAIL (SECTION)**  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



**(B) SIDING DETAIL (SECTION)**  
NEW 1X RUSTIC 1" GROOVED REDWOOD SIDING OR EQUAL



**(C) 1HR WALL ASSEMBLY**  
(1/4" = 1'-0")



REVISIONS	BY
02-28-16	
05-8-16	
B-5-7-19	HL
A-0-2-20	HL
A-2-16-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1600 Noriega Street  
San Francisco, California 94122  
(415) 661-6655 fax (415) 661-1012

BLOCK 2B16 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
5 A2.3  
0124 Sheet

**BUILDING DATA:**

ADDRESS: 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA  
 STORIES: 2 STORIES OVER BASEMENT  
 OCCUPANCY: SINGLE FAMILY R3/U (GARAGE)  
 TYPE: 5B-NON SPRINKLER  
 ZONING: RH-1(CD) HEIGHT: 40X  
 BLOCK: 2915 LOT: 008  
 OWNER: JENNIFER Y. WONG  
 PHONE: 1 415 310-1208 (415) 290-3481  
 E-MAIL: memironda\_wong@yahoo.com

AREA ANALYSIS MATRIX FORMAT

MARK	INTERIATE	EXISTING	ENHANCED	NEW	TOTAL	SPACE TO
#	STORIES	ONE	TWO	TWO		
A	BUILDING AREA PER	CE-GARAGE 553 SQ FT	2-50 FT	553 SQ FT	GARAGE	
	CE-BASEMENT	156 SQ FT	0-50 FT	156 SQ FT	CE-STORAGE	
B	FLOOR	CE-GRD FLOOR 1818 SQ FT	-12-50 FT	1818 SQ FT	CE-LIVABLE	
	CE-2ND FLOOR	0-50 FT	1453 SQ FT	1453 SQ FT	CE-LIVABLE	
C	BUILDING AREA			3271 SQFT	TOTAL LIVABLE	
D	OCCUPANT LOAD	200 SQ FT PER OCCUPANT		16.85		

**ABBREVIATIONS:**

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJACENT	FL.	FLOOR
A.F.F.	ABOVE FINISH FLR.	F.L.	FLOURESCENT
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH
ALT.	ALTERNATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	GA.	GAUGE
ARCH.	ARCHITECTURAL	G.C.	GEN. CONTRACTOR
BLDG.	BUILDING	G.P. BD.	GYP. BD. GYPSUM BOARD
BLCK.	BLOCKING	H.B.	HOSE BIB
BM.	BEAM	H.C.	HANDICAP
CB.	CABINET	H.M.	HARDWARE
CAR.	COLD AIR RETURN	HP.	HIGH POINT
CL.	CENTER LINE	H.W.	HOT WATER
CLG.	CEILING	INSUL.	INSULATION
CLOS.	CLOSET	INT.	INTERIOR
CLR.	CLEAR	LP.	LOW POINT
COL.	COLUMN	MECH.	MECHANICAL
CONC.	CONCRETE	MTL.	METAL
CONST.	CONSTRUCTION	(N)	NEW
C.T.	CERAMIC TILE	N.I.C.	NOT IN CONTRACT
CTR.	CENTER	NO.	NUMBER
DET.	DETAIL	O.C.	ON CENTER
D.F.	DRAINAGE FOUNTAIN	OPP.	OPPOSITE
DA.	DAMETER	P-LAM.	PLASTIC LAMINATE
DN.	DIVENSION	PLYWD.	PLYWOOD
DN.	DOWN	R.D.	ROUGH OPENING
DR.	DOOR	R.O.	ROUGH OPENING
D/S	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	STOR.	STORAGE
(E)	EXISTING	SHT.	SHEET
EA.	EACH	T + G	TONGUE & GROOVE
EL.	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	U.O.N.	UNLESS OTHERWISE
EQ.	EQUAL	NOTED	NOTED
EQUIP.	EQUIPMENT	WD.	WOOD
EXP.	EXPANSION	W.F.	WATERPROOF
EXPOS.	EXPOSED		
EXT.	EXTERIOR		
	FLOOR DRAIN		

**CODE REQUIREMENTS:**

ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2016 CALIFORNIA EXISTING BUILDING CODE, 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA PLUMBING CODE (CPL), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA ENERGY CODE (CEC), 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, CAL GREEN BUILDING CODE STANDARDS, 2016 CALIFORNIA FIRE CODE, AND 2016 CALIFORNIA BUILDING CODE.

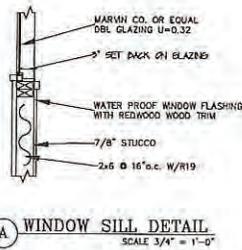
BY USE OF THESE PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ENGINEER FOR ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD ENGINEER HARMLESS. THE ENGINEERS LIABILITY IS LIMITED TO FEES RECEIVED FOR SERVICES RENDERED.

**SCOPE OF WORK:**

SECOND FLOOR VERTICAL ADDITION TO EXISTING SINGLE FAMILY RESIDENCE.  
 ADD MASTER BEDROOM, MASTER BATHROOM, FAMILY ROOM, DEN, 2ND BATHROOM, LAUNDRY ROOM AND TWO FRONT DECKS

**INDEX:**

- A1.0 SITE PLAN & BUILDING DATA
- A2.0 CE&KN REAR ELEVATIONS
- A2.1 CE&KN EAST ELEVATIONS
- A2.2 CE&KN WEST ELEVATIONS
- A2.3 KN FRONT & REAR ELEVATIONS WITH ADJACENT BUILDING
- A3.0 CE&KN BASEMENT FLOOR PLANS
- A4.1 CE&KN GROUND FLOOR PLANS
- A5 KN SECOND FLOOR PLAN
- A6 KN ROOF PLAN
- A7 SECTION 'A-A', SECTION 'B-B'
- E1.0 KN 2ND FLOOR ELECTRICAL PLAN
- E2.0 KE GROUND AND BASEMENT ELECTRICAL PLAN
- S1. FOUNDATION PLAN & SPECIFICATIONS
- S1.1 FOUNDATION DETAILS
- S2. GROUND FLOOR FRAMING PLAN
- S2.1 2ND FLOOR FRAMING PLAN
- S2.2 ROOF FRAMING PLAN
- S3. SPECIFICATIONS & DETAILS
- S4. WOOD FRAMING DETAILS
- S5. SPECIAL INSPECTIONS REQUIREMENTS
- T1. TITLE 24 COMPUTER ENERGY COMPLIANCE
- T1.1 MANDATORY MEASURES
- T2. TITLE 24 COMPLIANCE FORMS
- T2.1 S. F. GREEN BUILDING REQUIREMENTS



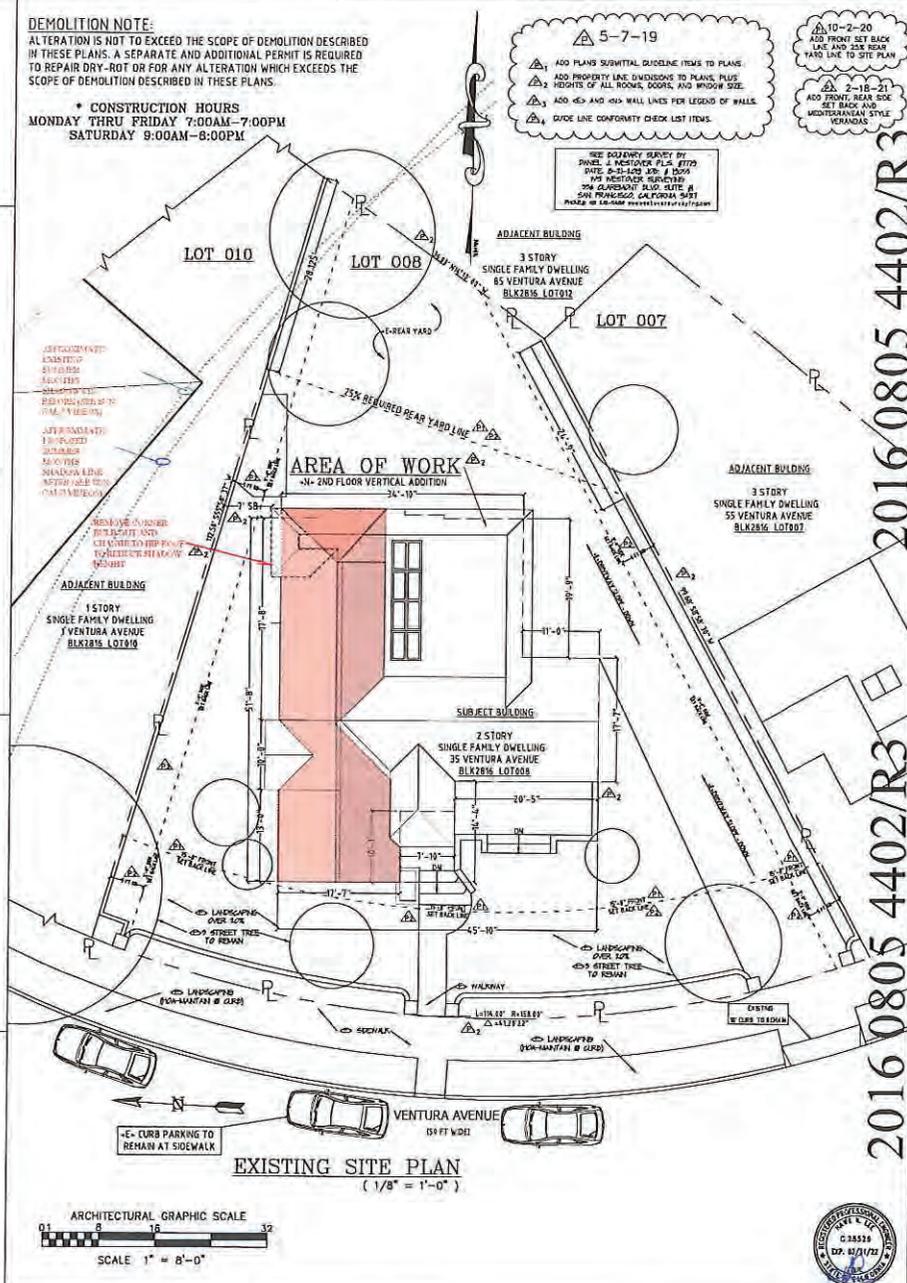
**WINDOW SILL DETAIL**  
 SCALE 3/4" = 1'-0"

**S.F.P.D. COMPLIANCE REQUIREMENTS:**  
 (S. F. FIRE DEPARTMENT NOTES)

- MAINTAIN FIRE RATED CONSTRUCTION IN THE AREA OF WORK (HOT WORK REQUIRES A FIRE WATCH)
- SEAL ALL PENETRATIONS WITH APPROVED METHODS AND MATERIALS EQUAL TO THE FIRE RATED CONSTRUCTION
- MAINTAIN ALL REQUIREMENTS FOR EGRESS AT ALL TIMES (LIFE SAFETY AND FIRE SPRINKLES)

**DEMOLITION NOTE:**  
 ALTERATION IS NOT TO EXCEED THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS. A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED TO REPAIR DRY-ROT OR FOR ANY ALTERATION WHICH EXCEEDS THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS.

**CONSTRUCTION HOURS**  
 MONDAY THRU FRIDAY 7:00AM-7:00PM  
 SATURDAY 9:00AM-8:00PM



REVISIONS BY

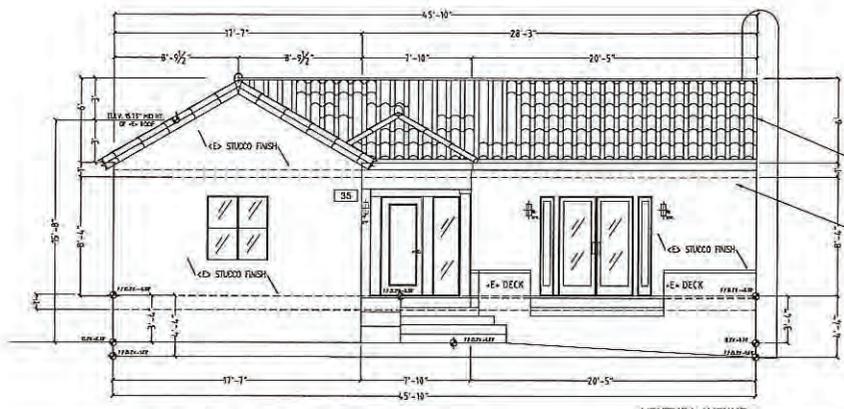
02-28-16	
05-08-16	
05-07-19	HL
10-02-20	HL
02-18-21	HL

HAWK N. LEE, P. E.  
 Consulting Engineer  
 1000 Howard Street, Suite 90422  
 San Francisco, CA 94102  
 (415) 861-8025 fax (415) 861-1012

2016 0805 4402/R3  
 BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL ADDITION TO RESIDENCE

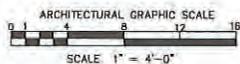
2016 0805 4402  
 2016-013505PR1  
 Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet: A1.0  
 Of 24 Sheets



**EXISTING FRONT ELEVATION**  
( 1/4" = 1'-0" )



**PROPOSED FRONT ELEVATION**  
( 1/4" = 1'-0" )



EX. 2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDA'S

REMOVE «E» SPANISH TILE  
FROM OLD ROOF AND REUSE  
ON NEW ROOF (TYP.)

REPAIR «E» STUCCO IF  
DAMAGE DURING  
CONSTRUCTION (TYP.)

**AREA OF WORK**  
«N» 2ND FLOOR VERTICAL ADDITION

REUSE «E» SPANISH TILE  
REMOVE FROM OLD ROOF OVER  
2 LAYERS OF #15LB FELT (TYP.)

ALL NEW COPPER DOWN SPOUT  
AND RAIN GUTTERS

«H» SMOOTH STUCCO

REPAIR «E» STUCCO IF  
DAMAGE DURING  
CONSTRUCTION (TYP.)

**ARCHITECTURAL:**

1. DURING BIDDING AND NEGOTIATION PERIOD, THE GENERAL AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY HAWK N. LEE, P.E. (ENGINEER) IN WRITING ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
2. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND GENERAL CONTRACTORS WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM HAWK N. LEE, P.E. (ENGINEER) BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
4. GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES. ALIGN AND SAND SMOOTH.
7. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PORTIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE ENGINEER IN THE FIELD, BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).
10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND Sanded SMOOTH WITH NO VISIBLE JOINTS.

**REMODELING NOTES:**

1. CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.
2. PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.
3. NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED; UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.
4. STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.

REVISIONS	BY
02-28-16	
05-8-16	
B.5-7-19	HL
D.0-2-20	HL
D.2-18-21	HL

**HAWK N. LEE, P. E.**  
Consulting Engineer  
1800 Noriega Street #4122  
San Francisco, California 94122  
(415) 661-6655 fax: (415) 661-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/N  
Sheet  
2  
0124



A2  
Sheet

**Exhibit F**

**Photos of Expansion  
of  
landing at exterior of kitchen to Large Deck**

1 Ventura Avenue Conversion of egress stairway into functional deck (outdoor living space)  
Source <https://sfplanninggis.org/1938/>

1

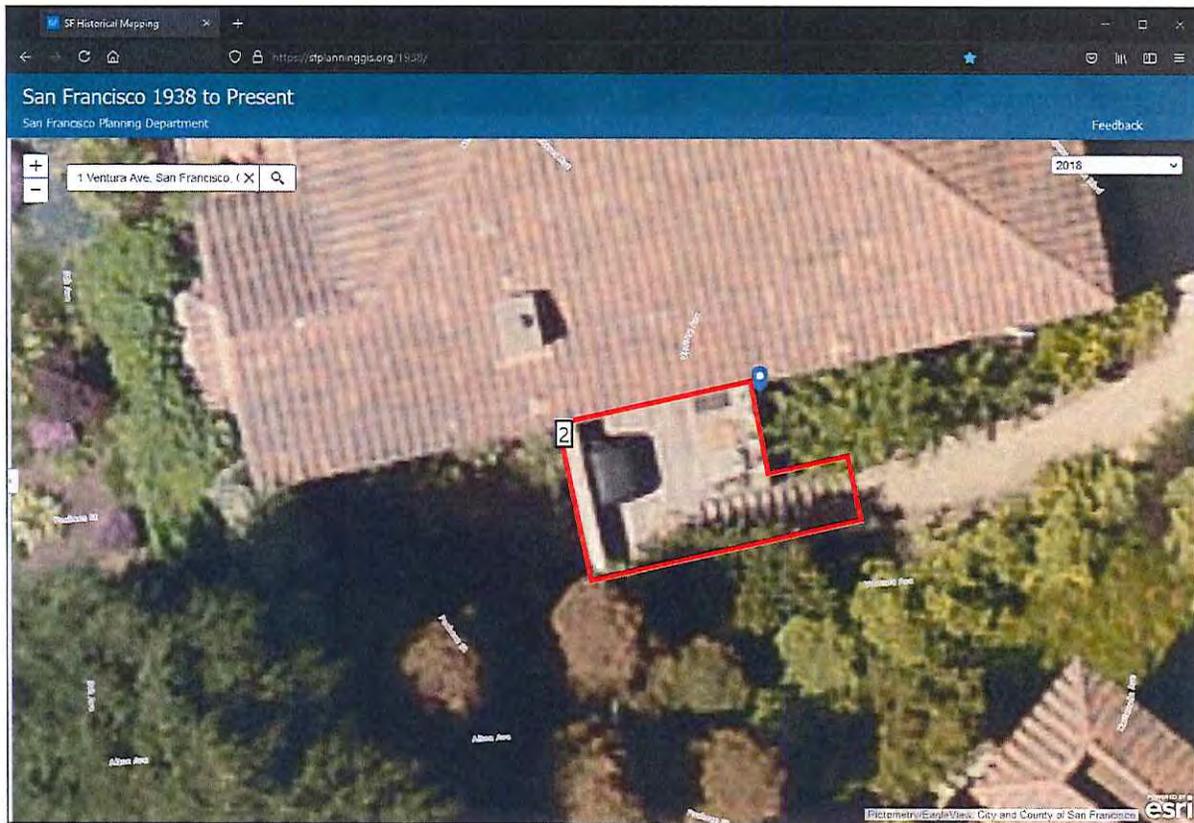


FIG. 1. Completed Deck 2018 3

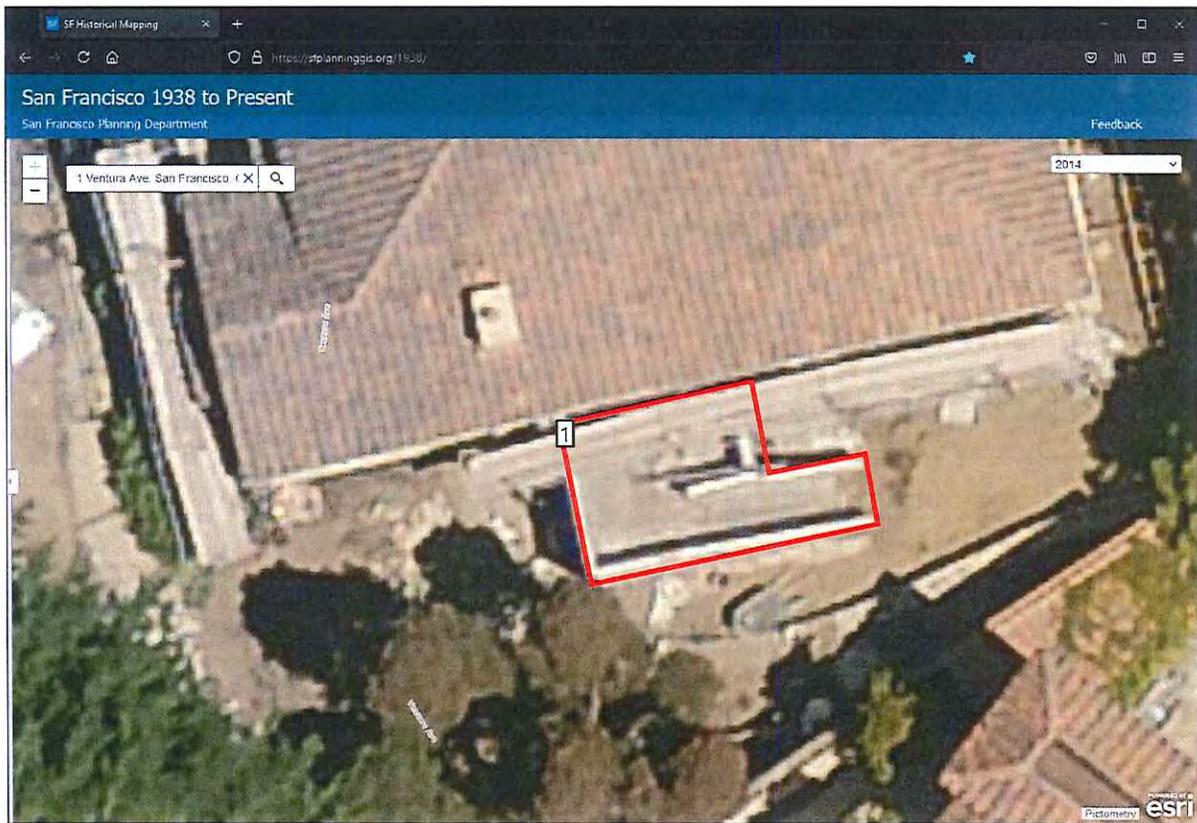


FIG 2. Deck Under Construction 2014 2

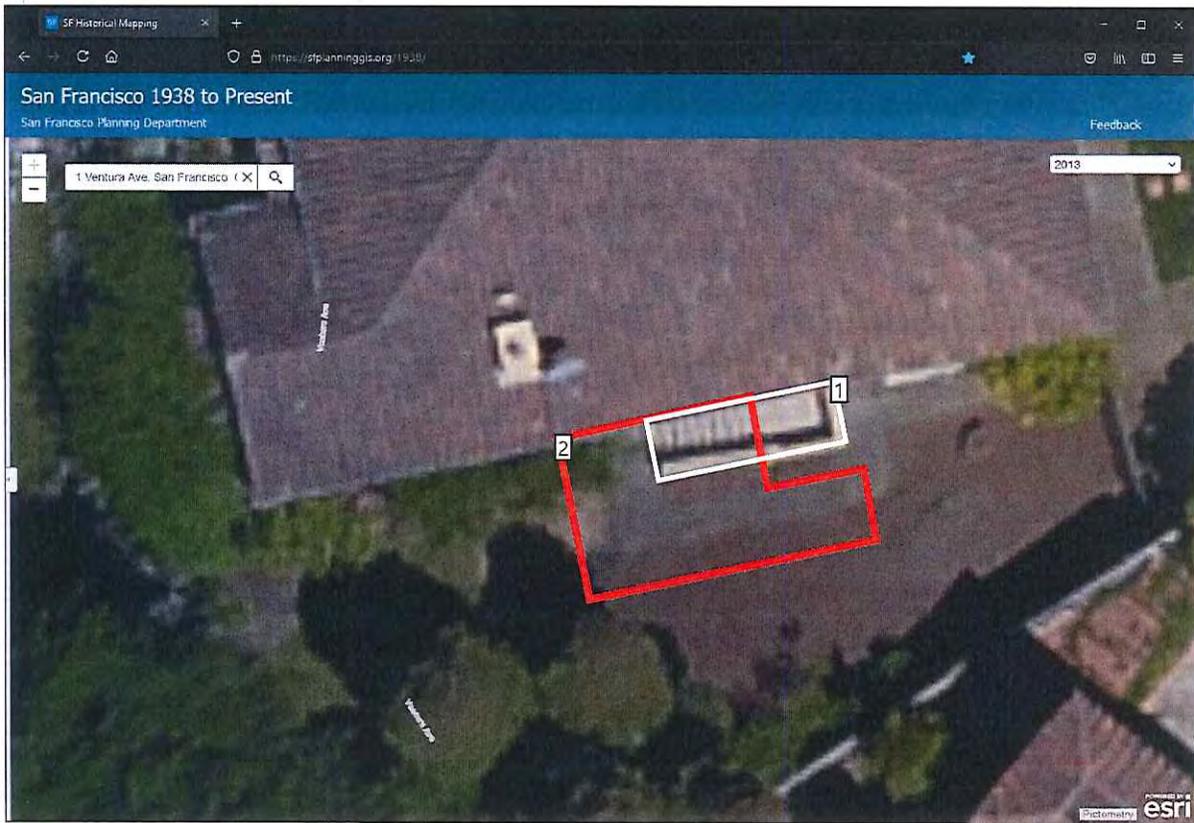


FIG 3. Original Egress Landing (white rectangle) (Note change of direction of steps.)  
2013

3

Suncalc.org shadow data

35 Ventura Avenue

Shadow Length and Azimuth at 11.0 Meters

Month	SL @ 8:00AM	Azimuth	SL @ 10:00 AM	Azimuth	SL @ 12:00 Noon	Azimuth	SL @ 2:00 PM	Azimuth	SL @ 4:00 PM	Azimuth	SL @ 6:00 PM
January	125.49	125.49	27.66	147.04	19.68	178.48	24.33	206.95	66.65	231.19	Dark
February	83.75	118.10	23.12	141.62	15.76	173.18	18.52	207.05	40.11	233.45	Dark
March	43.58	111.16	16.19	135.85	11.08	172.30	13.28	212.29	26.74	240.85	Dark
April	51.90	93.17	15.61	114.38	8.24	148.41	7.54	200.80	13.13	239.70	34.65
May	31.06	85.43	11.70	105.54	5.55	142.04	5.18	211.31	10.67	251.66	26.53
June	25.68	79.20	10.27	97.45	4.29	132.06	3.82	219.50	9.21	259.65	22.10
July	26.53	77.54	10.54	95.32	4.36	127.66	3.52	217.13	8.70	259.53	20.63
August	31.66	81.84	11.78	101.09	5.37	134.96	4.49	208.63	9.55	252.25	22.95
September	41.94	91.10	14.02	112.45	7.35	147.37	6.87	204.08	12.51	243.21	32.80
October	64.59	101.97	17.80	124.44	10.46	158.26	10.51	202.24	18.19	235.81	66.26
November	169.25	111.72	24.84	147.54	14.35	182.00	19.32	215.70	51.81	240.40	Dark
December	76.43	125.61	24.40	149.70	18.81	180.22	24.82	210.67	79.42	234.30	Dark
Winter solstice	113.51	125.15	27.58	148.36	20.00	177.82	25.40	209.71	75.68	231.74	Dark

Time house in partial shadow

23%

8am

12

4

0.33

10am

12

9

0.75

12noon

12

5

0.42

2pm

12

0

0.00

4pm

12

0

0.00

6pm

12

0

0.00

YEAR

78

18

0.23

Maximum elevation (building + grade)

11

meters

Azimuth shadow range (Inclusive)

112 deg

to

175 deg

Shadow length minimum (SL)

6

meters

Closest distance between buildings (at roof eve)

6

meters

Irrelevant data (Light blue)

209.71

**Azimuth**

---

n/a  
n/a  
n/a  
262.61  
272.55  
278.58  
278.50  
273.17  
265.54  
257.90  
n/a  
n/a  
n/a

**BUILDING DATA:**

ADDRESS: 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA  
 STORIES: 2 STORIES OVER BASEMENT  
 OCCUPANCY: SINGLE FAMILY R3/U (GARAGE)  
 TYPE: 5B-NON SPRINKLER  
 ZONING: RH-(1D) HEIGHT: 40X  
 BLOCK: 2816 LOT: 008  
 OWNER: JENNIFER Y. WONG  
 PHONE: 1 415 310-1208 (415) 290-3481  
 E-MAIL: memiranda\_wong@yahoo.com



AREA ANALYSIS MATRIX FORMAT						
MARK	INDICATE	EXISTING	PROPOSED NEW	TOTAL	SPACE ID	
	# STORIES	ONE	TWO	TWO		
A	BUILDING AREA	CE>GARAGE 553 SQ FT	0- SQ FT	553 SQ FT	GARAGE	
B	FLOOR	CE>BASEMENT 156 SQ FT	0- SQ FT	156 SQ FT	CE>STORAGE	
		CE>GRD FLOOR 1818 SQ FT	12- SQ FT	1818 SQ FT	CE>LIVABLE	
C	BUILDING AREA	KN>2ND FLOOR 0- SQ FT	1463 SQ FT	1463 SQ FT	KN>LIVABLE	
D	OCCUPANT LOAD	200 SQ FT PER OCCUPANT		16.85		

**ABBREVIATIONS:**

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJUSTABLE	FL.	FLOOR
A.F.F.	ABOVE FINISH FLR.	F.O.F.	FLOURESCENT
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH
ALT.	ALTERNATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	GA.	GAUGE
ARCH.	ARCHITECTURAL	G.C.	GEN. CONTRACTOR
BLDG.	BUILDING	GYP. BD.	GYP. BOARD
BLKG.	BLOCKING	H.C.	HANDICAP
BM.	BEAM	H.C.	HANDICAP
CAB.	CABINET	H.C.	HANDICAP
CAR.	COLD AIR RETURN	HP.	HIGH POINT
CL.	CENTER LINE	H.W.	HOT WATER
CLG.	CELING	INSUL.	INSULATION
CLOS.	CLOSET	INT.	INTERIOR
CLR.	CLEAR	L.P.	LOW POINT
COL.	COLUMN	MECH.	MECHANICAL
CONC.	CONCRETE	MTL.	METAL
CONST.	CONSTRUCTION	(N)	NEW
C.T.	CERAMIC TILE	N.I.C.	NOT IN CONTRACT
CTR.	CENTER	NO.	NUMBER
DET.	DETAIL	O.C.	ON CENTER
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DI.	DIAMETER	P-LAM	PLASTIC LAMINATE
DM.	DIMENSION	PLYWD.	PLYWOOD
DN.	DOWN	R.D.	ROUGH OPENING
DR.	DOOR	R.O.	ROUGH OPENING
D/S	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	STOR.	STORAGE
(E)	EXISTING	SHT.	SHEET
EA.	EACH	T + G	TONGUE & GROOVE
EL.	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	U.O.N.	UNLESS OTHERWISE
EQ.	EQUAL	NOTED	NOTED
EQUIP.	EQUIPMENT	WD.	WOOD
EXP.	EXPANSION	W.P.	WATERPROOF
EXPOS.	EXPOSED		
EXT.	EXTERIOR		
	FLOOR DRAIN		

**CODE REQUIREMENTS:**

ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2016 CALIFORNIA EXISTING BUILDING CODE, 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA ENERGY CODE (2016 BUILDING ENERGY EFFICIENCY STANDARDS), CAL GREEN BUILDING CODE STANDARDS, 2016 CALIFORNIA FIRE CODE, AND 2016 IBC BUILDING CODE.

BY USE OF THESE PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ENGINEER FOR ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD ENGINEER HARMLESS. THE ENGINEERS LIABILITY IS LIMITED TO FEES RECEIVED FOR SERVICES RENDERED.

**SCOPE OF WORK:**

SECOND FLOOR VERTICAL ADDITION TO EXISTING SINGLE FAMILY RESIDENCE:

ADD MASTER BEDROOM, MASTER BATHROOM, FAMILY ROOM, DEN, 2ND BATHROOM, LAUNDRY ROOM AND TWO FRONT DECKS

**ADDENDUM S-SITE PLANS:**

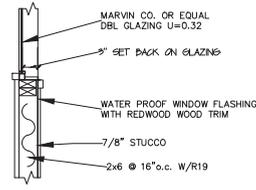
PLANNING AND BUILDING

**INDEX:**

- A10 PROPOSED SITE PLAN & BUILDING DATA
- A11 EXISTING SITE PLAN
- A2.0 CE><ND FRONT ELEVATIONS
- A2.1 CE><ND REAR ELEVATIONS
- A2.2 CE><ND EAST ELEVATIONS
- A2.3 CE><ND WEST ELEVATIONS
- A3.0 CE><ND FRONT & REAR ELEVATIONS WITH ADJACENT BUILDING
- A4 CE><ND BASEMENT FLOOR PLANS
- A4.1 CE><ND GROUND FLOOR PLANS
- A5 CE><ND SECOND FLOOR PLAN
- A6 CE><ND ROOF PLAN
- A7 SECTION 'A-A', SECTION 'B-B'
- G5.5 S. F. GREEN BUILDING REQUIREMENTS

**ADDENDUM S1-FINAL PLANS:**

FOUNDATION  
 SUPERSTRUCTURE  
 MECHANICAL



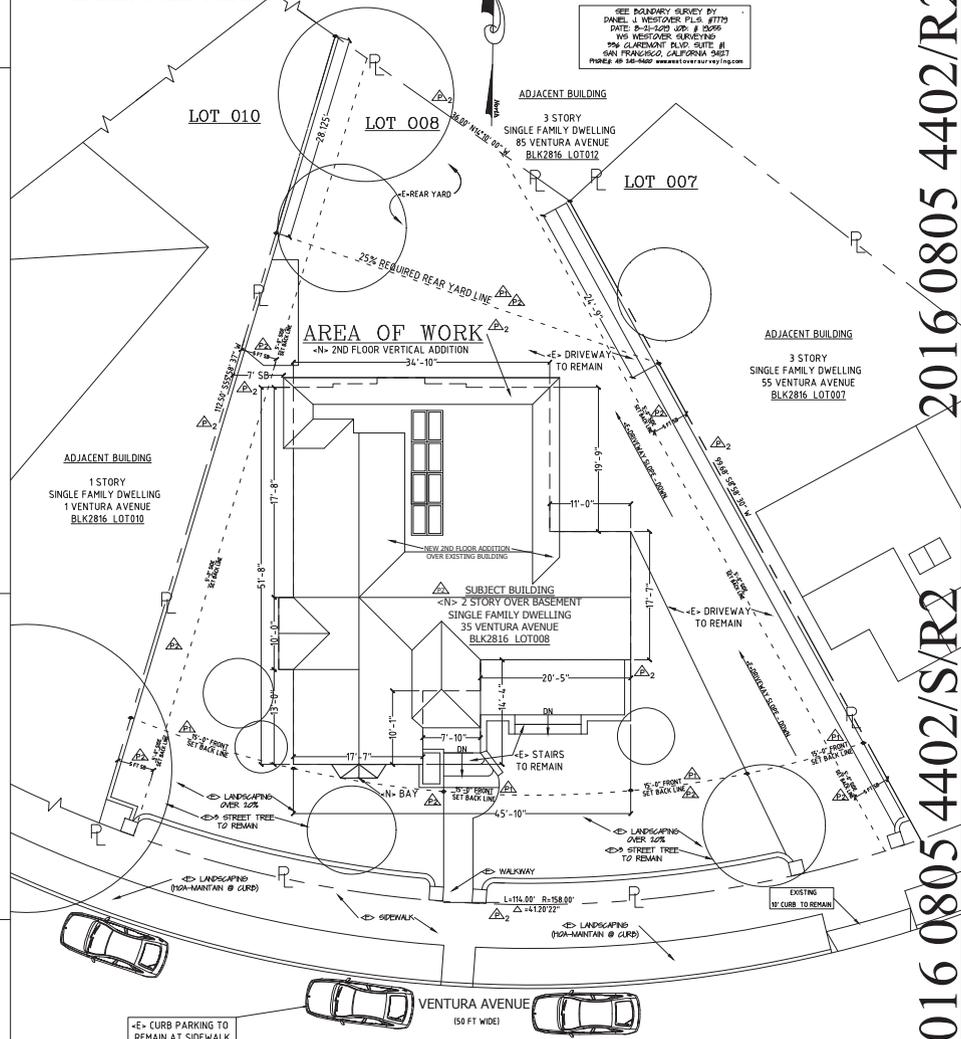
**A WINDOW SILL DETAIL**  
 SCALE 3/4" = 1'-0"

**S.F.P.D. COMPLIANCE REQUIREMENTS:  
 (S. F. FIRE DEPARTMENT NOTES)**

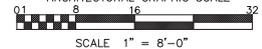
- Maintain fire rated construction in the area of work (hot work requires a fire watch)
- Seal all penetrations with approved methods and materials (equal to the fire rated construction)
- Maintain all requirements for egress at all times (life safety and fire sprinkles)

**DEMOLITION NOTE:**  
 ALTERATION IS NOT TO EXCEED THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS. A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED TO REPAIR DRY-ROT OR FOR ANY ALTERATION WHICH EXCEEDS THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS.

**\* CONSTRUCTION HOURS**  
 MONDAY THRU FRIDAY 7:00AM-7:00PM  
 SATURDAY 9:00AM-6:00PM



**PROPOSED SITE PLAN**  
 (1/8" = 1'-0")



- 5-7-19 ADD PLANS SUBMITTAL GUIDELINE ITEMS TO PLANS
- ADD PROPERTY LINE DIMENSIONS TO PLANS, PLUS HEIGHTS OF ALL ROOMS, DOORS, AND WINDOW SIZE.
- ADD CE> AND CE< WALL LINES PER LEGEND OF WALLS.
- GUIDE LINE CONFORMITY CHECK LIST ITEMS.
- 10-2-20 ADD FRONT SET BACK LINE AND 25% REAR YARD LINE TO SITE PLAN
- 2-18-21 ADD FRONT, REAR SIDE SET BACK AND MEDITERRANEAN STYLE VERANDAS

SEE BOUNDARY SURVEY BY DANIEL J. WESTOVER P.L.S. #7779 DATE: 8-10-2017 100% 1/8"=1'-0" WESTOVER SURVEYED 200 CLARDAY PL. 2ND FLOOR SUITE # SAN FRANCISCO, CALIFORNIA 94122 PHONE # 415-640-3000 www.danwestover.com



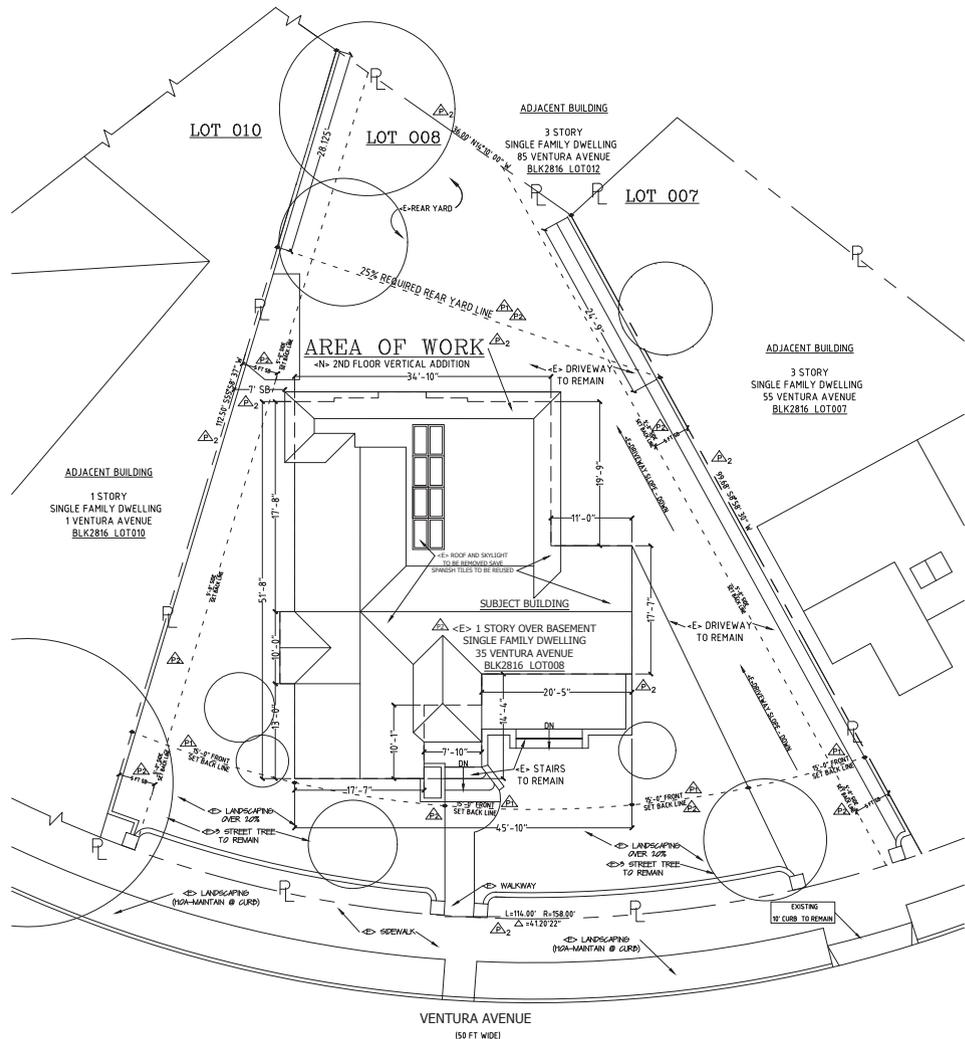
REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6925 fax (415) 681-1012

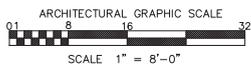
BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

2016 0805 4402/S  
 2016-013505PRJ  
 Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet  
 1 of 25  
 A1.0 Sheet

2016 0805 4402/S/R2



EXISTING SITE PLAN  
(1/8" = 1'-0")



- 10-2-20  
ADD FRONT SET BACK LINE AND 25% REAR YARD LINE TO SITE PLAN
- 5-7-19  
2-18-21  
ADD FRONT, REAR SIDE SET BACK AND MEDITERRANEAN STYLE VERANDAS

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

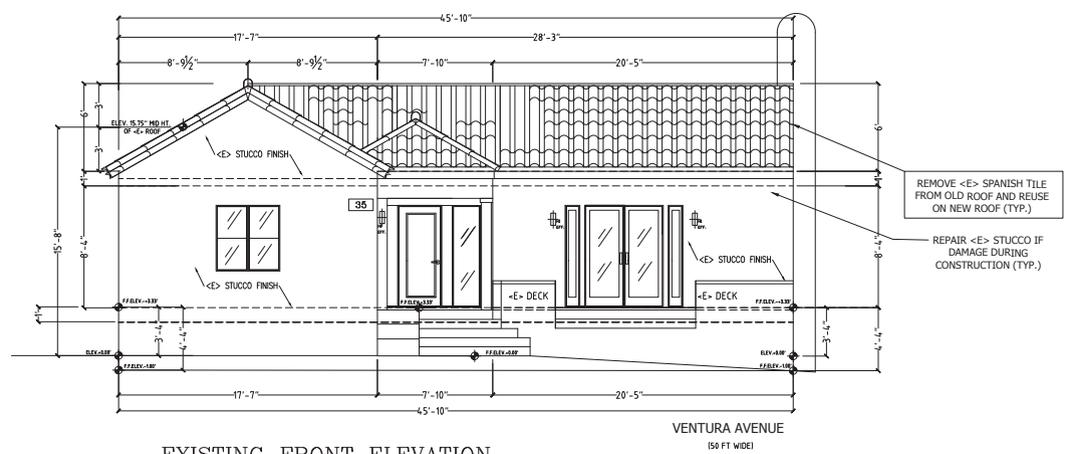
BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

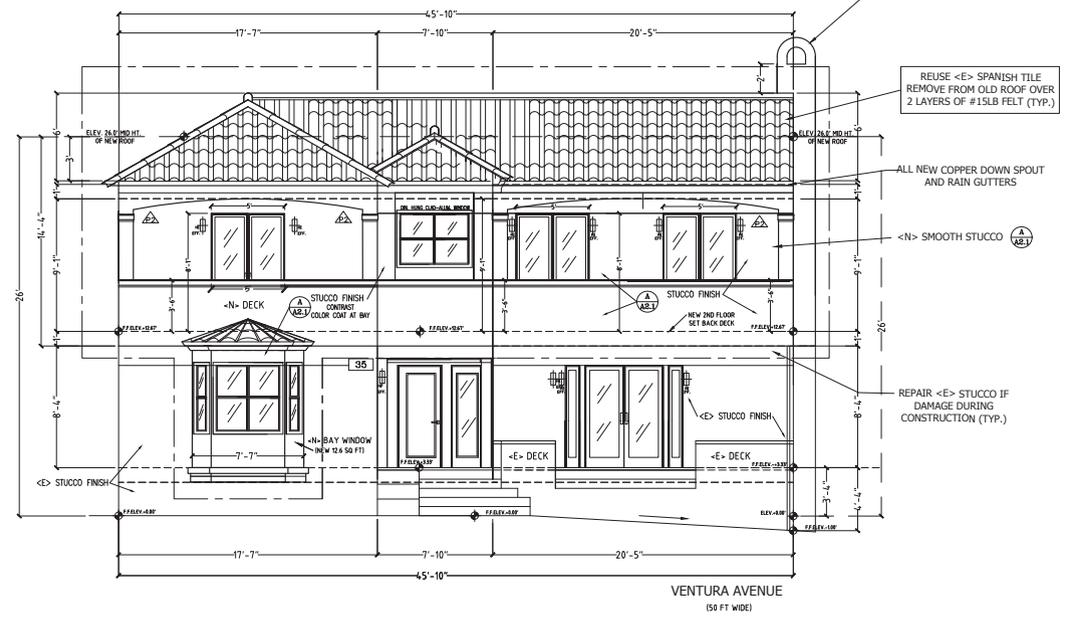
2016 0805 4402/S  
2016-013505PRJ  
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
A1.1  
Of 25 Sheet



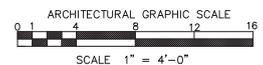
EA 2-18-21  
ADD FRONT, REAR SIDE  
SET BACK, AND  
MEDITERRANEAN STYLE  
VERANDAHS



**EXISTING FRONT ELEVATION**  
(1/4" = 1'-0")



**PROPOSED FRONT ELEVATION**  
(1/4" = 1'-0")



**AREA OF WORK**  
-N- 2ND FLOOR VERTICAL ADDITION

**ARCHITECTURAL:**

1. DURING BIDDING AND NEGOTIATION PERIOD, THE GENERAL AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY HAWK N. LEE, P.E. ENGINEER IN WRITING, ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
2. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND GENERAL CONTRACTORS WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM HAWK N. LEE, P.E. (ENGINEER) BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
4. GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES. ALIGN AND SAND SMOOTH.
7. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PORTIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE ENGINEER IN THE FIELD, BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).
10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

**REMODELING NOTES:**

1. CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.
2. PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.
3. NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED; UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.
4. STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.

REVISIONS	BY
02-28-16	
05-8-16	
A-5-7-19	HL
A-10-2-20	HL
A-2-18-21	HL

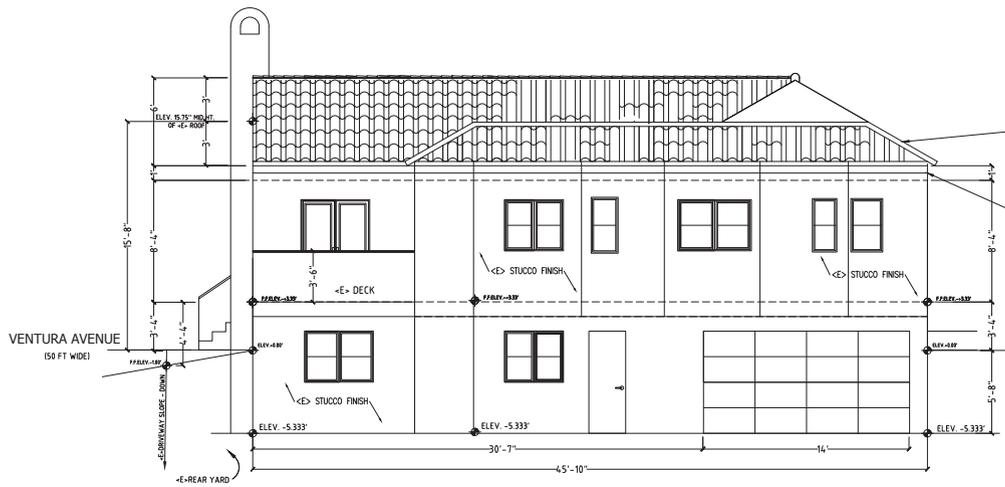
**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6955 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

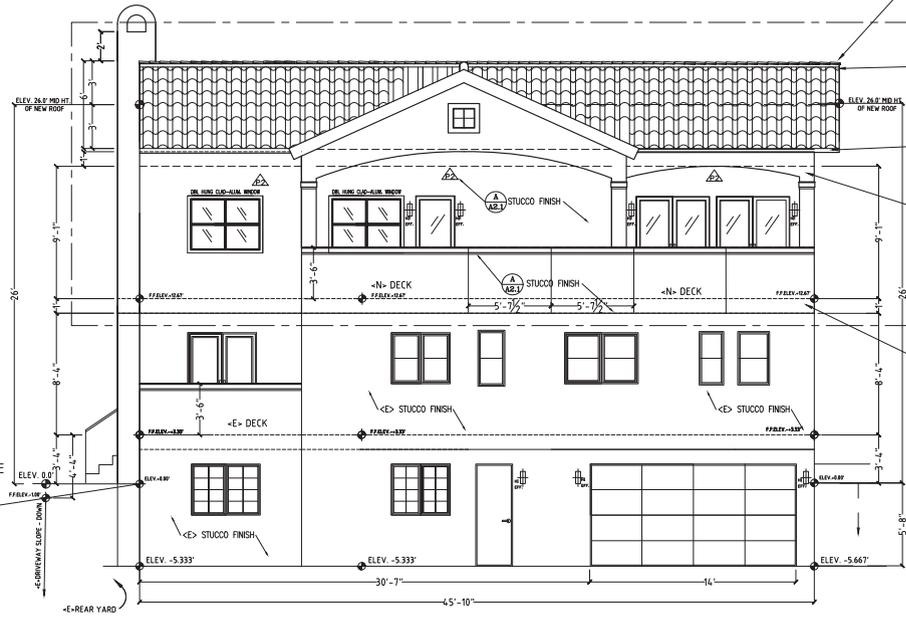
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet 3  
Of 25





**EXISTING REAR ELEVATION**  
(1/4" = 1'-0")



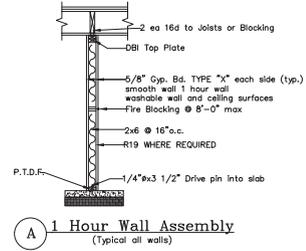
**PROPOSED REAR ELEVATION**  
(1/4" = 1'-0")

2-18-21  
ADD FRONT REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

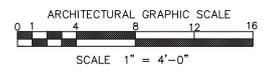
**WINDOW SCHEDULE** (ALL DOUBLE GLAZE WITH U= 0.30 MIN.)

WINDOW NO.	LOCATION	TYPE	SIZE
1	2ND FLR M. BATHROOM (NORTH) 2ND FLR M. BEDROOM (NORTH)	DBL HUNG DBL HUNG	2-36"x48" 2-36"x48"
2	FAMILY ROOM (NORTH)	PATIO DOOR	3-3'0"x8'0"
3	FAMILY ROOM (WEST)	DBL HUNG	30"x48" DBL HUNG
4	2ND FLR LAUNDRY (WEST)	DBL HUNG	30"x48"
5	2ND FLR BATHROOM (WEST)	TEMP. AWNING	2-30"x24"
6	2ND FLR BATHROOM (WEST)	DBL HUNG	30"x48" DBL HUNG
7	2ND FLR DEN (WEST)	DBL HUNG	30"x48" DBL HUNG
8	2ND FLR DEN (SOUTH)	FRENCH PATIO DOOR	2-2'6"x8'0"
9	2ND FLR CLOSET (SOUTH)	DBL HUNG	2-30"x48"
10	2ND FLR MASTER BED (SOUTH)	FRENCH PATIO DOOR	2-2'6"x8'0" 2-2'6"x8'0"
11	SKYLIGHT ROOF	GLASS SKY LT. ELECT. OPENER	24"x24" DBL TEMP. 24"x48" DBL TEMP.
12	GND FLR <E> BEDROOM-BAY(SOUTH)	FIXED DBL HUNG	16"x54" 48"x54"

PROVIDE MARVIN OR EQUAL WINDOWS: ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U= 0.30.



**1 Hour Wall Assembly**  
(Typical all walls)



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

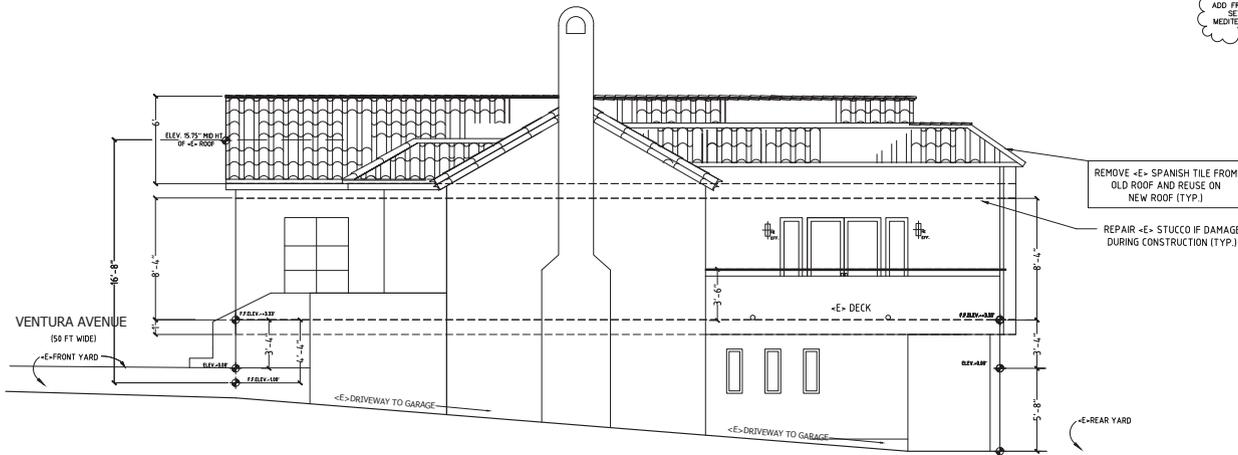
**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

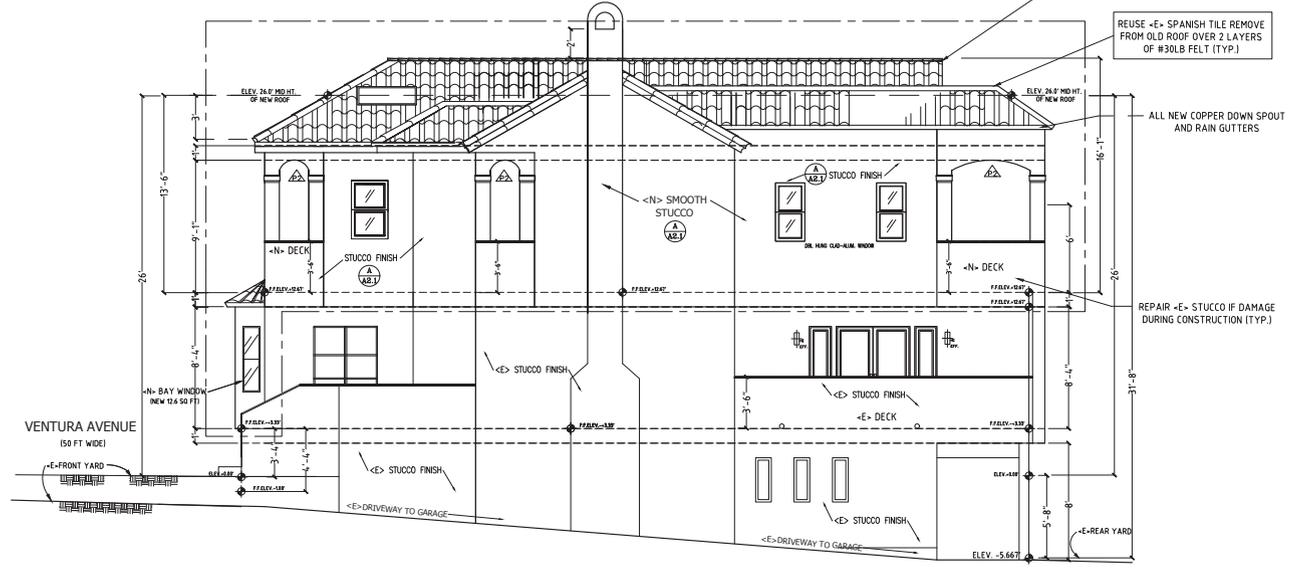
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
A2.1  
Of 25 Sheet





**EXISTING EAST ELEVATION**  
(1/4" = 1'-0")

**BATHROOM FAN REQUIREMENTS:**  
 A. FANS SHALL BE ENERGY STAR COMPLIANT  
 B. CONTROLLED BY AN ACCESSIBLE HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE BETWEEN 50 AND 80%



**PROPOSED EAST ELEVATION**  
(1/4" = 1'-0")

2-18-21  
ADD FRONT, REAR SIDE SET BACK AND MEDITERRANEAN STYLE VERANAHAS

**CalGreen REQUIREMENTS:**

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.504.1).
2. MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
3. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
4. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION (4.404.1).
5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1).
6. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
7. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
8. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
9. PARTIALBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
10. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
11. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
12. PROVIDE INSULATED LOUVERS/COVERS (MIN R-4.2) WHICH CLOSE WHEN THE FAN IS OFF FOR THE WHOLE HOUSE EXHAUST FANS (4.507.1).

**CALIFORNIA CODE REGULATIONS:**  
TITLE 24, PART 6-ENERGY BUILDING REGULATION

PROVIDE AN INSULATION CERTIFICATE FORM (IC-1) ATTACHED TO PLANS (THIS FORM SHALL BE FILLED OUT BY THE INSULATION CONTRACTOR TO PROVIDE A COPY TO THE BUILDING DIVISION ON THE FINAL INSPECTION) (CEES STD 10-103.B.1).

"WATER HEATER SHALL BE WRAPPED WITH R-12 INSULATION"  
 ANY WATER HEATER WITH AN ENERGY FACTOR LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER (CEC 151 (F) 8).

PROVIDE A FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICACY LAMPS OF NOT LESS THAN 40 LUMENS PER WATT FOR GENERAL LIGHTING IN THE KITCHEN. PROVIDE A WIRING LAYOUT SHOWING THE HIGH-EFFICACY LUMINARIES SHALL BE CONTROLLED BY A SWITCH AT THE ENTRANCE TO THE BATHROOM (CEC.STD.150-(K) 1)

REPLACEMENT WINDOWS & ALL NEW WINDOWS SHALL BE U-FACTOR OF 0.32 AT THE PROPOSED ADDITION AND EXISTING BUILDING, AS PER CF-IR SPECIFICATIONS. NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY (CEES.STD.11 (A) 2-B).

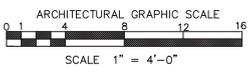
REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

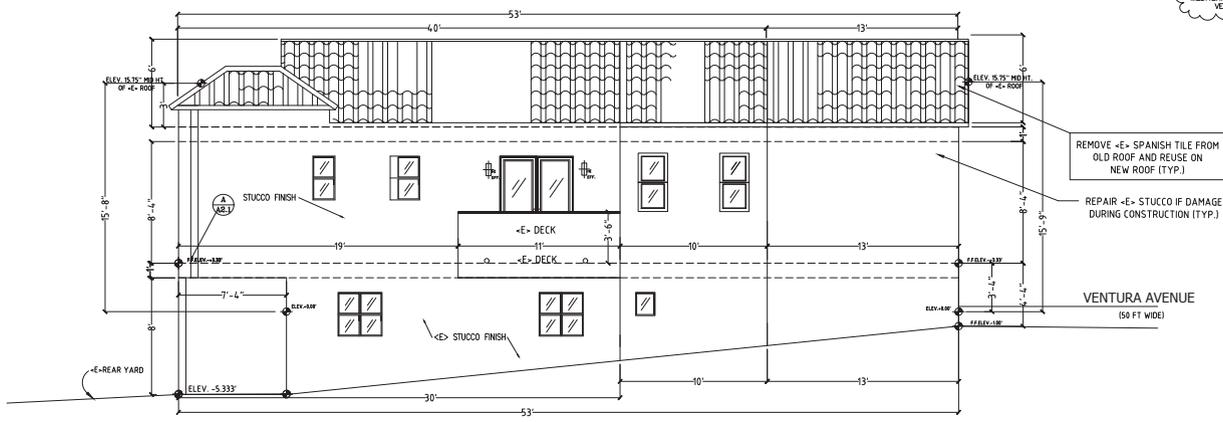
HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

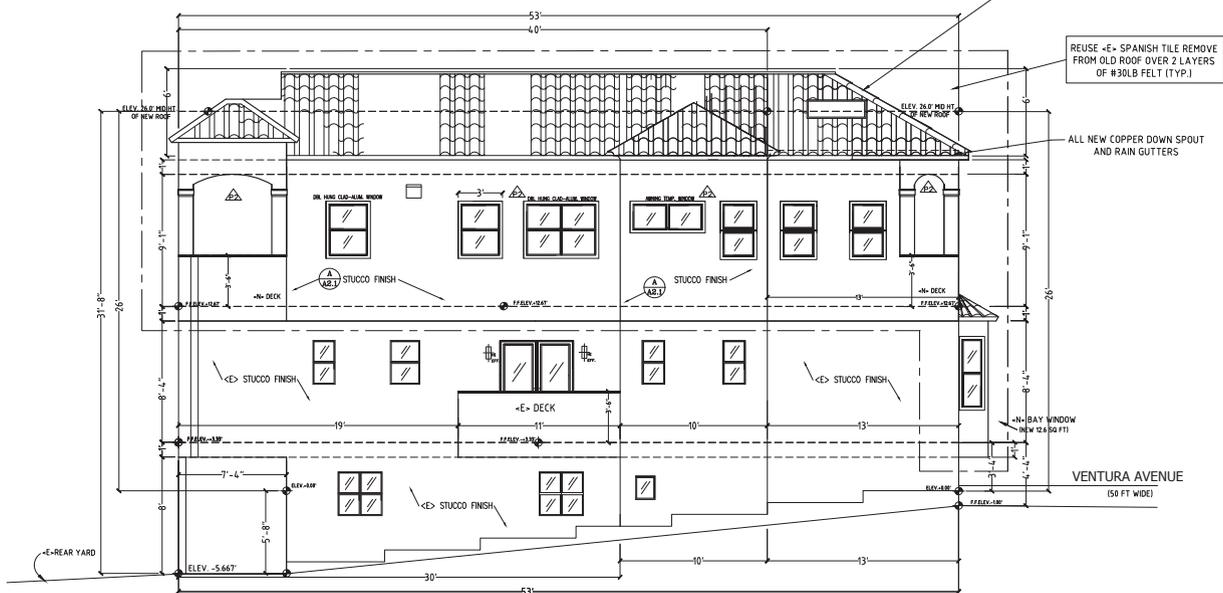
SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date: 03-05-15  
 Scale: 1/4" = 1'-0"  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet  
 5 of 25  
 A2.2  
 Sheet



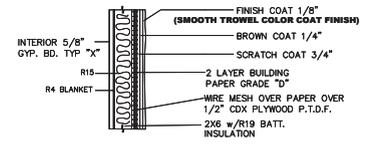


EXISTING WEST ELEVATION  
(1/4" = 1'-0")

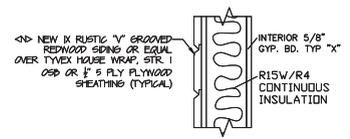


PROPOSED WEST ELEVATION  
(1/4" = 1'-0")

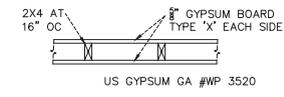
2-15-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS



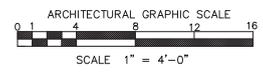
A STUCCO DETAIL (SECTION)  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



B SIDING DETAIL (SECTION)  
NEW 1X RUSTIC 'V' GROOVED REDWOOD SIDING OR EQUAL



C 1HR WALL ASSEMBLY  
(1/4" = 1'-0")



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

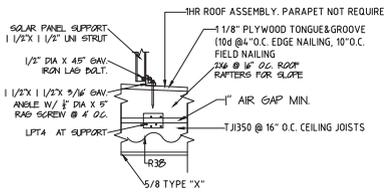
HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

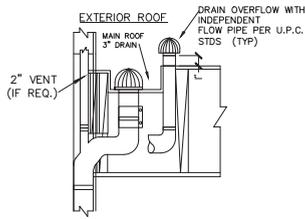
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
6 AR.3  
Of 25 Sheet

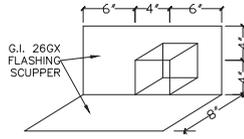




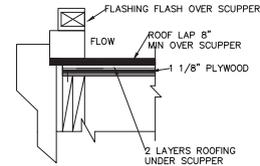
**E SOLAR ROOF ATTACHMENT DETAIL**  
Scale: 1"=1'-0"



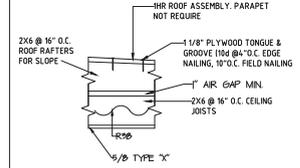
**D ROOF DRAIN**



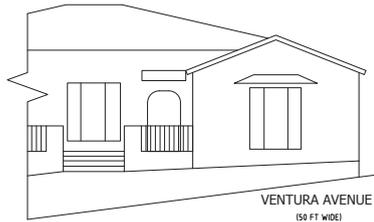
**C SCUPPER DETAIL**



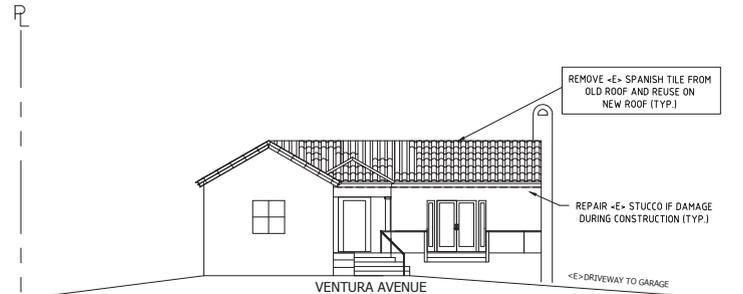
**B SCUPPER DETAIL**



**A 1 HR ROOF ASSEMBLY**



VENTURA AVENUE  
(50 FT WIDE)



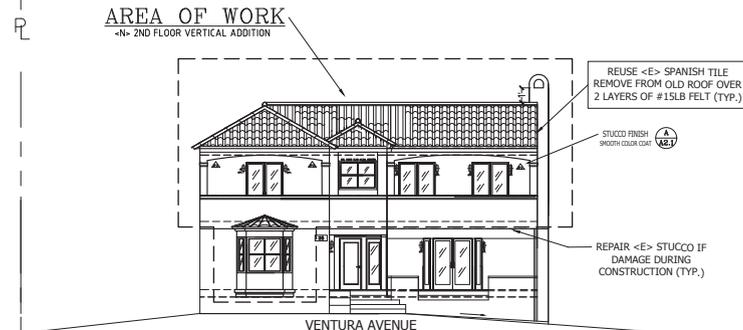
EXISTING REAR ELEVATION ADJACENT BUILDING  
(1/8" = 1'-0")



VENTURA AVENUE  
(50 FT WIDE)



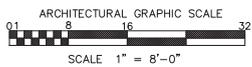
VENTURA AVENUE  
(50 FT WIDE)



PROPOSED REAR ELEVATION ADJACENT BUILDING  
(1/8" = 1'-0")



VENTURA AVENUE  
(50 FT WIDE)



SCALE 1" = 8'-0"

2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Norridge Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15

Scale: AS SHOWN

Drawn: H. LEE

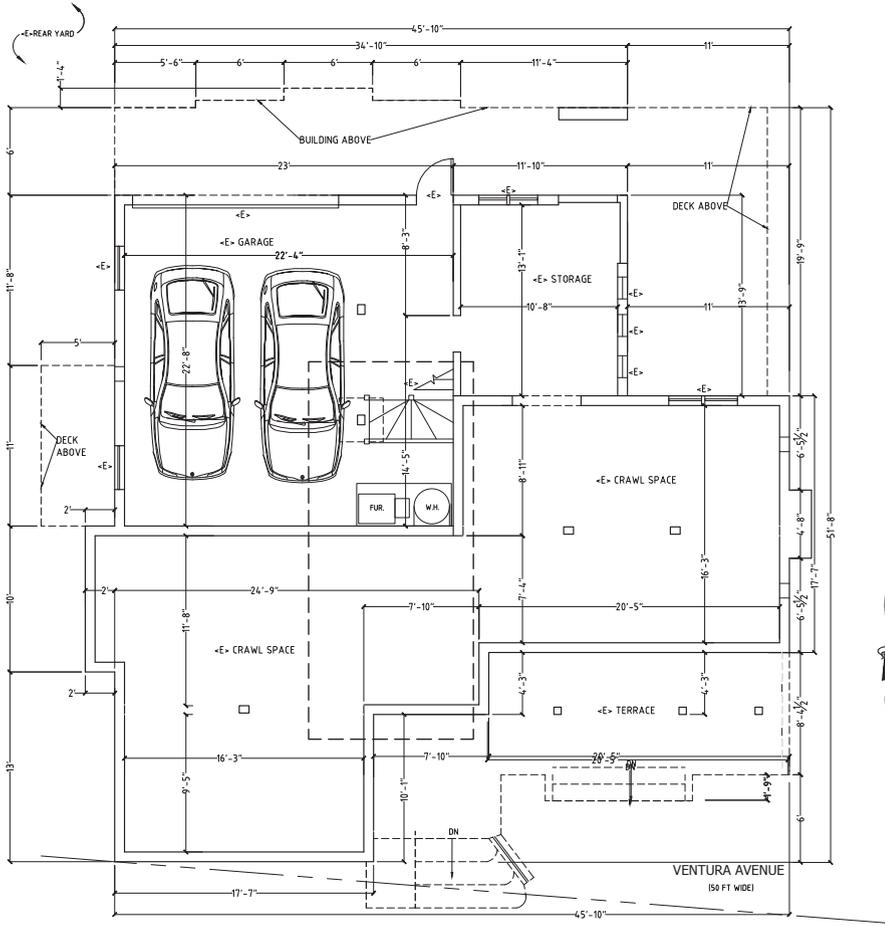
Job: 35V/V

Sheet

7 of 25

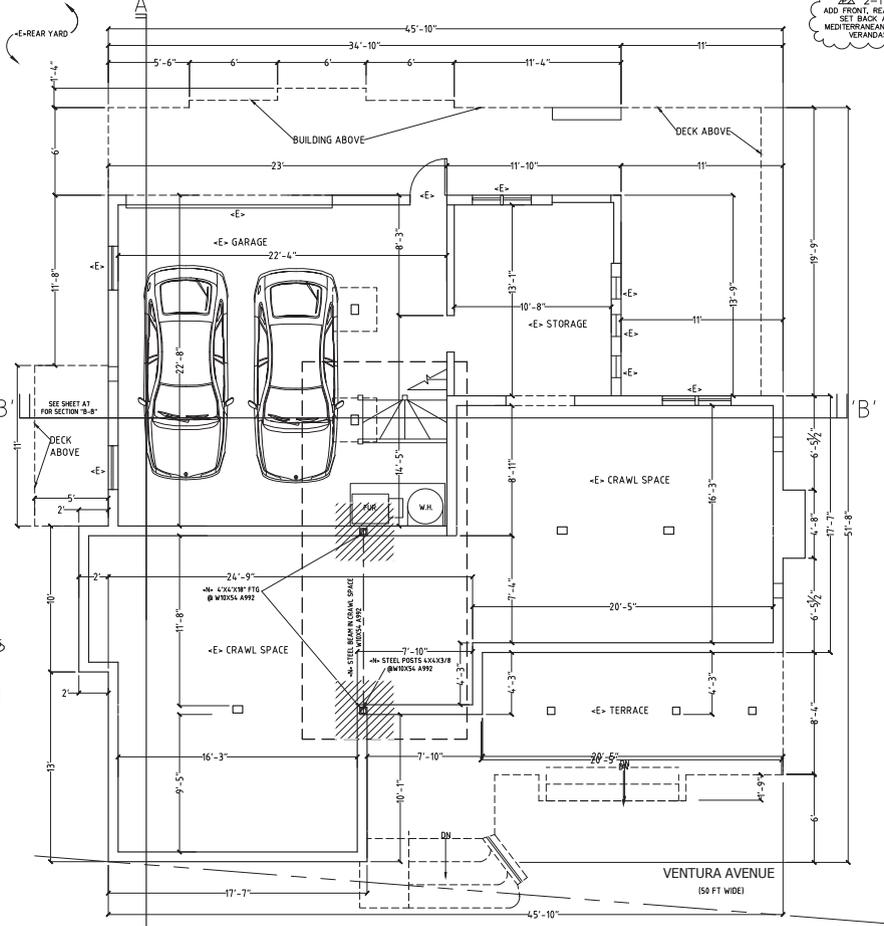
A3.0 Sheet





**EXISTING BASEMENT FLOOR PLAN**  
(1/4" = 1'-0")

- <E> LIVABLE AREA = -0- SQ FT
- <E> STORAGE AREA = 156.0 SQ FT
- <E> GARAGE AREA = 553 SQ FT
- <E> CRAWL SPACE AREA=806.0 SQ FT

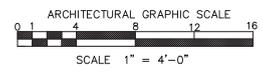


**PROPOSED BASEMENT FLOOR PLAN**  
(1/4" = 1'-0")

- <E> LIVABLE AREA = -0- SQ FT
- <E> STORAGE AREA = 156.0 SQ FT
- <E> GARAGE AREA = 553 SQ FT
- <E> CRAWL SPACE AREA=806.0 SQ FT

**LEGEND**

<ul style="list-style-type: none"> <li>WALL (DARK) WALLS TO BE ONE HOUR RATED (TYPICAL)</li> <li>EXISTING WALLS TO REMAIN ALL 1 HR WALL</li> <li>NEW 1HR WALLS</li> <li>DEMOL WALL</li> <li>1HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET</li> </ul>	<ul style="list-style-type: none"> <li>* NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30</li> <li>MECHANICAL VENT</li> <li>SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP</li> <li>GAS/ENH MONITORING AND SMOKE DETECTOR COMBINATION W/10 YEAR BATTERY BACKUP</li> <li>HEATING REGISTER</li> <li>LED LIGHT (H/E EFF.)</li> </ul>
---	--



22-2-18-21  
ADD FRONT REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

REVISIONS	BY
02-28-16	
05-8-16	
05-7-19	HL
10-2-20	HL
2-18-21	HL

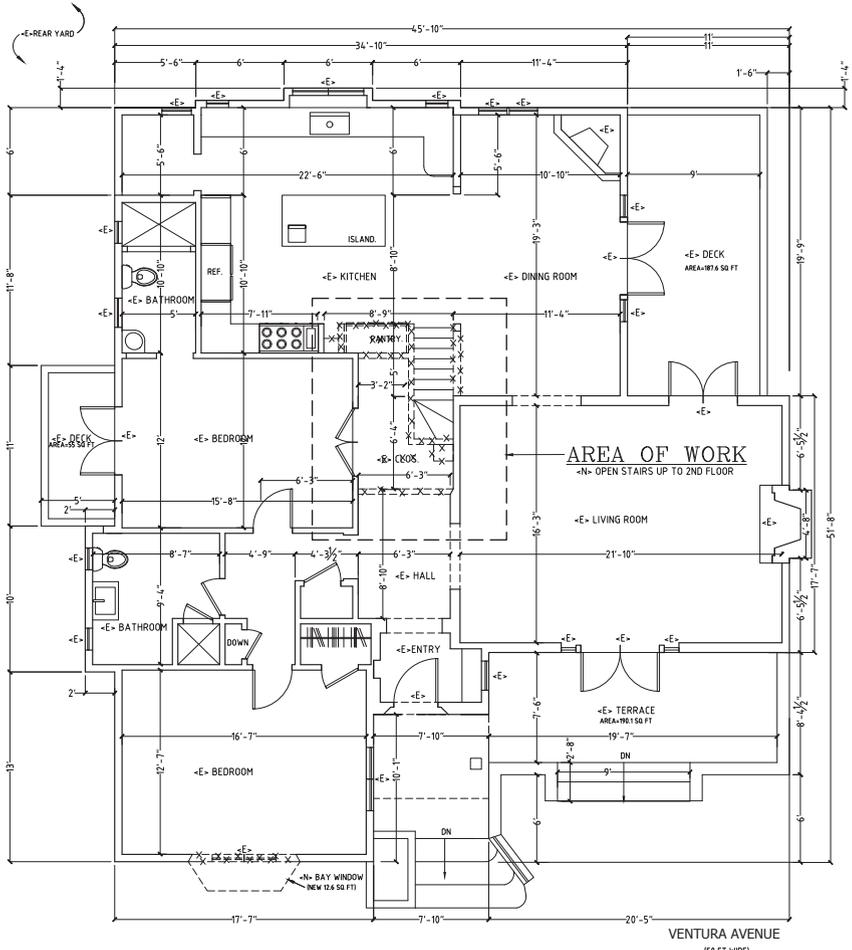
**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

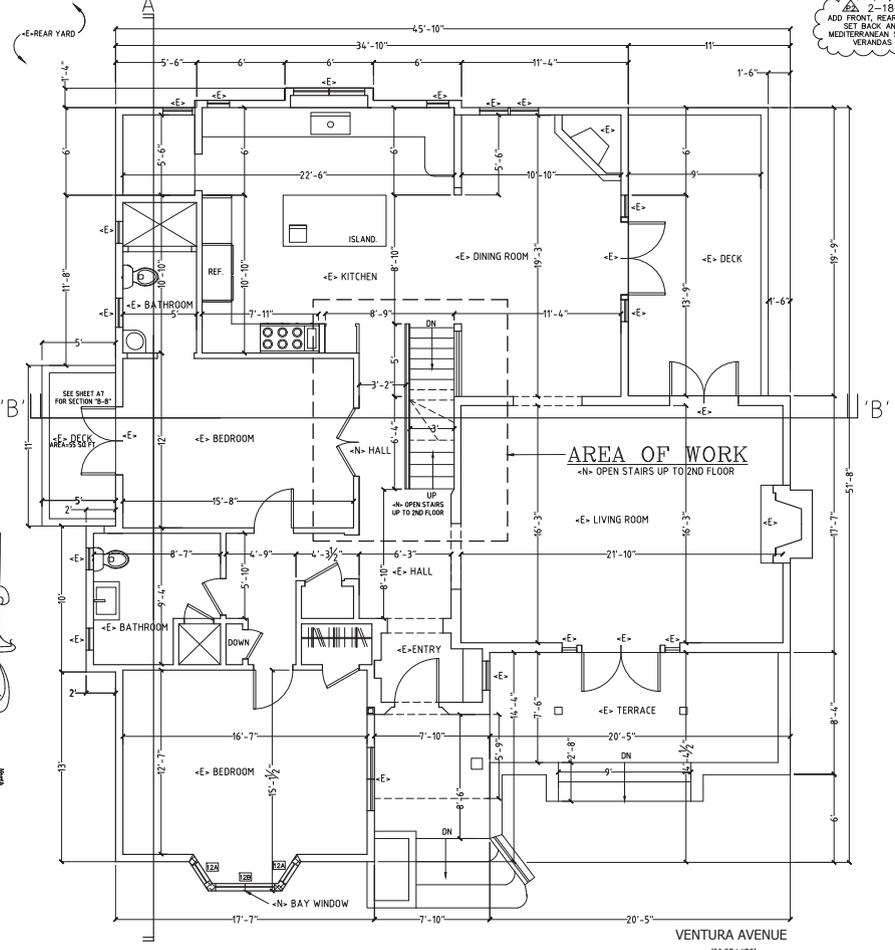
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet 8  
Of 25





**EXISTING GROUND FLOOR PLAN**  
(1/4" = 1'-0")

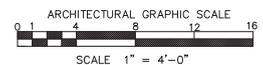
<E> LIVABLE AREA=1818 SQ FT  
<E> ENTRY AREA=65.0 SQ FT  
<E> DECK AREA=190.1+55+187.6=432.7 SQ FT



**PROPOSED GROUND FLOOR PLAN**  
(1/4" = 1'-0")

<N>+<E> LIVABLE AREA=12+1818=1830 SQ FT  
<E> ENTRY AREA=65.0 SQ FT  
<E> DECK AREA=190.1+55+187.6=432.7 SQ FT

LEGEND		* NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30	
	WALL (DARK) WALLS TO BE ONE HOUR RATED (TYPICAL)		MECHANICAL VENT
	EXISTING WALLS TO REMAIN-ALL 1 HR WALL		SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP
	NEW 1 HR WALLS		CARBON MONOXIDE AND SMOKE DETECTOR COMBOW W/10 YEAR BATTERY BACKUP
	DEMO WALL		HEATING REGISTER
	1 HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET		LED LIGHT (HG EFF.)



2-18-21  
ADD FRONT, REAR SIDE SET BACK AND MEDITERRANEAN STYLE VERANDA

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

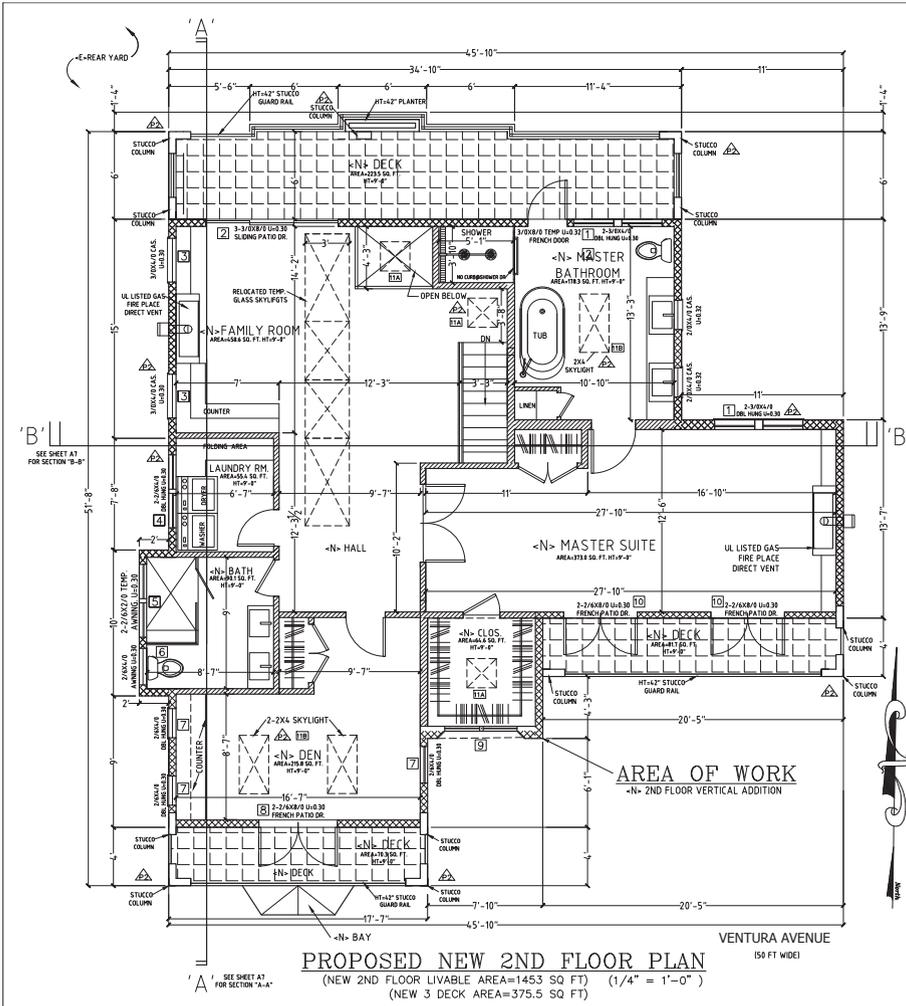
**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

LOT 008  
BLOCK 2816  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

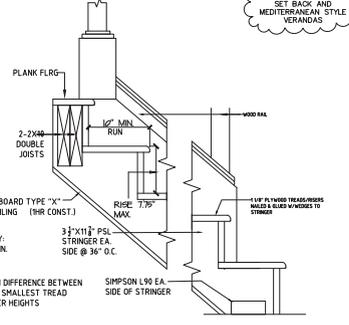
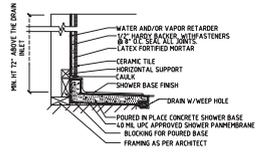
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
9 of 25  
A4.1  
Sheet

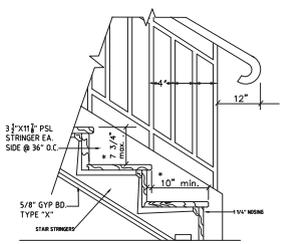




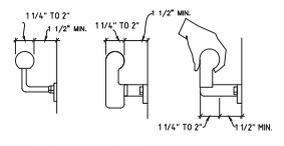
**D SHOWER SECTION**



**A STAIR SECTION**  
Scale: 1/4" = 1'-0"



**B STAIR DETAIL**  
NO SCALE



**C HANDRAILS**

**STAIRWAY REQUIREMENT:**

- PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 12003.3.3.2)
- PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
- PROVIDE HANDRAILS FOR STAIRWAY. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
- PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

**EMERGENCY ESCAPE OR RESCUE WINDOWS:**

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS, MINIMUM NET CLEAR AREA OF 5.7 SQ. FT. DIMENSIONS: HT. 24" MINIMUM, 20" MINIMUM WIDTH, SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.

**INTERIOR FINISH SCHEDULE ALL FLOORS**

ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATERPROOF (TYP.)

**GENERAL NOTES:**

- A. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- B. PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF THE WATER CLOSET.

REVISIONS	BY
02-28-16	
05-8-16	
05-7-19	HL
10-2-20	HL
2-18-21	HL

**HAWK N. LEE, P. E.**  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6955 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet 10 of 25  
**A5** Sheet



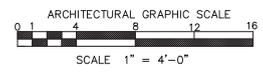
**LEGEND**

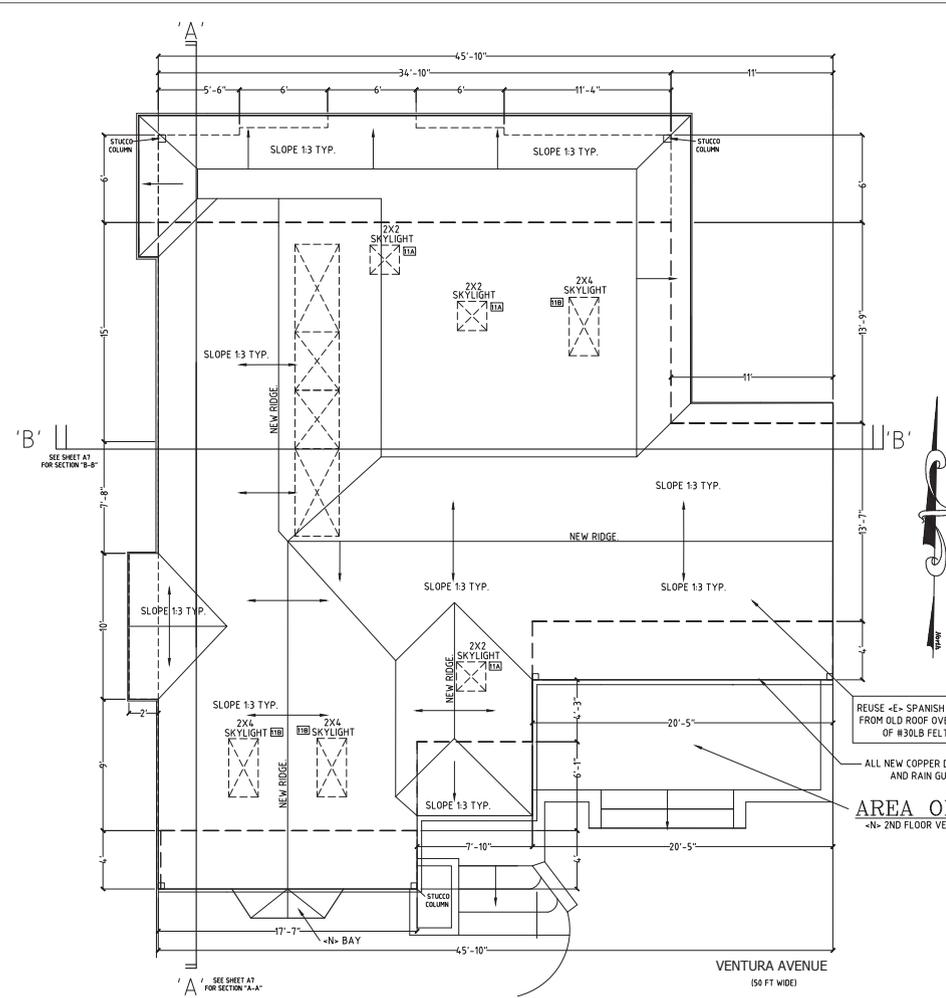
WALL (0N)&(E) WALLS TO BE ONE HOUR RATED (TYPICAL)

- EXISTING WALLS TO REMAIN ALL 1 HR WALL
- NEW 1HR WALLS
- DEMOWALL
- 1HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET

\* NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30

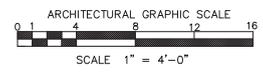
- MECHANICAL VENT
- SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP
- CARBON MONOXIDE AND SMOKE DETECTOR 120V/100LBS 10 YEAR BATTERY BACKUP
- HEATING REGISTER
- LED LIGHT (H EFF.)





PROPOSED <N> ROOF PLAN  
(1/4" = 1'-0")

LEGEND	
	WALL (N) & (E) WALLS TO BE ONE HOUR RATED (TYPICAL)
	EXISTING WALLS TO REMAIN ALL 1 HR WALL
	NEW 1HR WALLS
	DEMO WALL
	1HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET
	MECHANICAL VENT
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP
	CARBON MONOXIDE AND SMOKE DETECTOR 110V/120V W/ 10 YEAR BATTERY BACKUP
	HEATING REGISTER
	LED LIGHT (HI EFF.)



**PAINTING SPECIFICATION:**

PRODUCTS SPECIFIED ARE AS MANUFACTURED BY SINGULAR PAINT CO., UNLESS OTHERWISE INDICATED. EQUIVALENT PRODUCTS MANUFACTURED BY SHERWIN-WILLIAMS, DUNN-EDWARDS, FULLER-O'BRIEN, OR GLIDDEN IN CONFORMANCE WITH MATERIALS LIST ARE ACCEPTABLE.

MATERIALS SELECTED FOR COATING SYSTEMS FOR EACH TYPE SURFACE SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.

**INTERIOR PAINTING:**

FLAT FINISH ON GYPSUM WALLBOARD  
 1 COAT #7  
 1 COAT #6

SEMIGLOSS FINISH ON GYPSUM WALLBOARD  
 1 COAT #7  
 1 COAT #4  
 1 COAT #9

**EXTERIOR PAINTING:**

FLAT FINISH ON CEMENT PLASTER AND CONCRETE 2 COATS #5

- MATERIALS LIST:**
1. RED OXIDE PRIMER
  2. ZINC DUST PRIMER
  3. SASH AND TRIM PRIMER
  4. ENAMEL UNDERCOATER
  5. ACRYLIC MASONRY PAINT
  6. FLAT LATEX WALL FINISH
  7. PVA SEALER
  8. LATEX ENAMEL UNDERCOATER
  9. ALKYD EGGSHELL ENAMEL

**NOTES:**

- MINIMUM CEILING HEIGHT OF PROPOSED BATHROOM COMPARTMENTS THAT SHALL NOT BE LESS THAN 7'-0".
- INTERIOR FINISH MATERIALS SHALL HAVE SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS THAT EXTEND TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
- NO PLASTIC PLUMBING PIPES ARE ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM.
- WATER CLOSET SHALL HAVE A MAXIMUM 1.28 GALLONS PER FLUSH.
- SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.0 GALLONS PER MINUTE.
- SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE.
- PROVIDE A 30-INCH MINIMUM CLEAR WIDTH WHERE THE WATER CLOSET IS LOCATED.
- STRAP WATER HEATER WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. STRAP AT THE LOWER POINT SHALL BE INSTALLED 4 INCHES ABOVE WATER HEATER CONTROLS. RAISE THE WATER HEATER TO 18" FROM THE GARAGE FLOOR TO THE FLAME. ANY WATER HEATER W/ AN ENERGY FACTOR LESS THAN 0.59 MUST BE EXTERNALLY WRAPPED W/ INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE W/ THE FIRST HOUR RATING LISTED IN TABLE 5-1. THE FIRST HOUR RECOVERY RATE SHALL BE 9 GALLONS.
- BATHROOM OUTLET SHALL BE ON A DEDICATED 20-AMPERE CIRCUIT.
- PROVIDE AT LEAST ONE GFCI PROTECTED OUTDOOR OUTLET.
- PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET OR A LIGHT IN EACH PROPOSED ROOM.
- PROVIDE A LIGHTING OUTLET AT THE STAIRWAY CONTROLLED BY A WALL SWITCH AT EACH LEVEL.
- PROVIDE ONE SWITCH-CONTROLLED OUTDOOR LIGHT OUTLET AT THE EXTERIOR SIDE OF THE OUTDOOR ENTRANCE OR EXIT AT THE MASTER BEDROOM.
- UPGRADE THE EXISTING ELECTRICAL SERVICE TO AT LEAST 100 AMPERES DUE TO ADDITIONAL LOAD CREATED BY THE ADDITION.
- PROVIDE AT LEAST ONE FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICIENCY LAMPS OF 40 LUMENS PER WATT OR GREATER FOR THE BATHROOM.
- ELECTRICAL OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
- DUCT CONNECTION AND OPENING SHALL BE SEALED WITH PRESSURE SENSITIVE DUCT TAPE TESTED AND LABELED UL 181, UL 181 A OR UL 181 B.
- PROVIDE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL HEATING SUPPLY DUCTS BETWEEN (E) MECHANICAL AND (N) BEDROOMS.
- EXHAUST DUCT DISCHARGE TO THE OUTSIDE OF THE BUILDING LOCATED AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
- THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING USED IN TABLE 5-1.
- KITCHEN FAUCET MAXIMUM 1.8 GALLONS PER MINUTE.
- DISHWASHER SHALL BE ENERGY STAR QUALIFIED.

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
18-21	HL

HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6925 fax (415) 681-1012

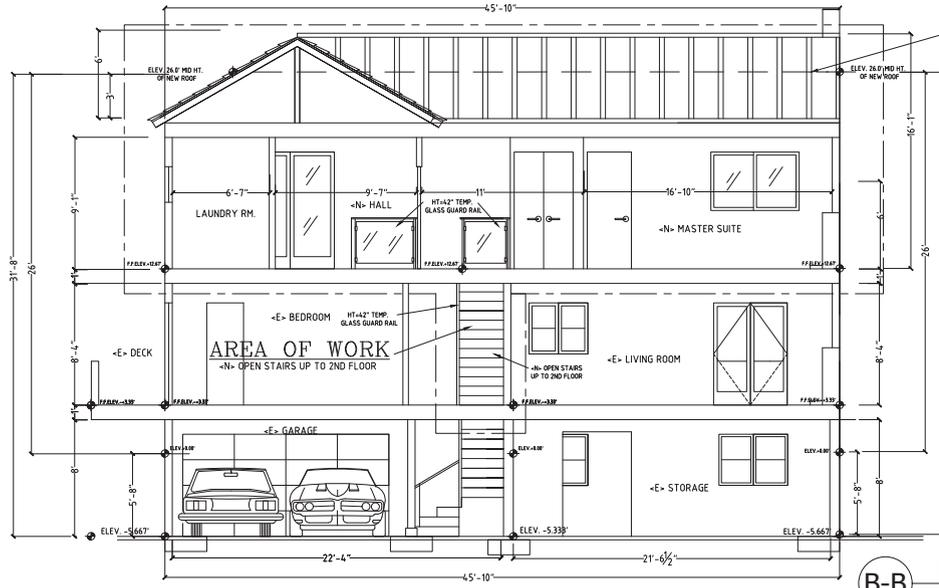
BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
 ADDITION TO RESIDENCE

Date: 03-05-15  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet  
 11 Of 25

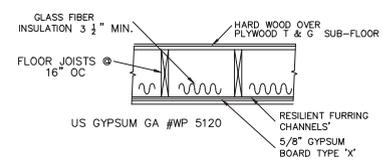


A6  
 Sheet

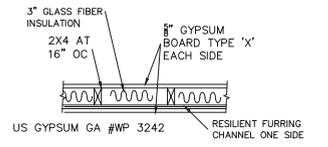


**B-B** BUILDING SECTION "B-B"  
Scale: 1/4"=1'-0"

**AREA OF WORK**  
-N- 2ND FLOOR VERTICAL ADDITION



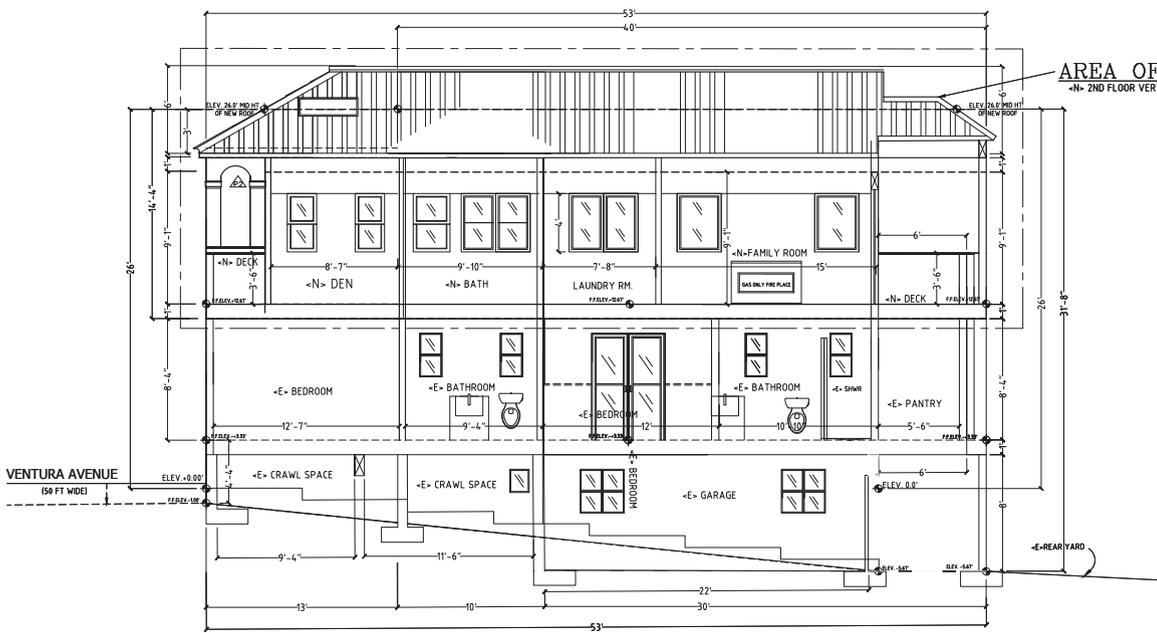
**A** 1HR FLOOR SOUND ASSEMBLY  
STC50 (BETWEEN FLOORS) ( 3/4" = 1'-0" )



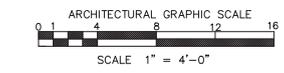
**B** 1HR SOUND WALL ASSEMBLY  
STC50 (BETWEEN BEDROOMS) ( 3/4" = 1'-0" )

**MECHANICAL SPECIFICATIONS:**

- ALL WORK SHALL BE PERFORMED BY MECHANICAL CONTRACTOR IN CONFORMANCE WITH THE SERIES 2019 CALIFORNIA MECHANICAL CODE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED MECHANICAL PERMITS.
- PROVIDE A MIN 200 SQUARE INCHES VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFC 406.3.7.
- PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS AT 1 SQUARE INCHES PER 1000 B.T.U. OF THE RATED CAPACITY OF THE UNITS.
- INSTALL THERMOSTAT W/ NIGHT SET BACK CONTROLLER AT EACH UNIT.
- PROVIDE 18 INCH HIGH PLATFORM FOR ALL WATER HEATERS INSTALLED IN THE GARAGE PER CMC 802.6 & SFC 802.6.2.
- PROVIDE SEISMIC STRAPS TIE TO THE WALL FOR THE WATER HEATERS AT 4" FROM THE TOP AND BOTTOMS OF THE WATER HEATER.
- ALL OUTLET REGISTER TO BE H & C OR EQUAL UNITS CONNECTED TO THE FURNACE.
- ALL NEW DUCTS IN THE GARAGE SHALL BE 22 GAUGE RIDGED SHEET METAL PIPES.
- DIRECT VENT APPLIANCES PER CMC 802.2.4. (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS) AND SFC 802.2.4.
- STEEL DUCTS NOT LESS THAN 0.019 in. DUCT IN THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3.
- ALL JOINTS SHALL BE SEALED WITH AN APPROVED SEALER TO KEEP ALL DUCTS AIR TIGHT. THE DUCT WORK WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. THE DUCTS WILL BE INSTALLED IN CONCEALED SPACE HANGING FROM THE CEILING.
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
- FIRE AND SMOKE DAMPERS SHALL BE INSTALLED WHERE DUCT WORK PENETRATES RATED WALL ASSEMBLIES.
- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFC 802.6.2. THROUGH WALL VENT TERMINATION PER SFC 802.8.
- COMBUSTION AIR SHALL MEET THE REQUIREMENT OF CMC CHAPTER 7.
- TERMINATE GAS VENTS MIN. 4'-0" FROM THE PROPERTY LINE AND 3'-0" ABOVE ANY OPENINGS.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST OUTLETS SHALL TERMINATE OUTSIDE AND 3'-0" MIN. AWAY FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES. TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS. SHALL NOT EXCEED 14'-0" WITHOUT BOOSTER PUMPS. PROVIDE DRYER BOOSTER PUMP WHEN THE LENGTH OF THE DRYER VENT EXCEEDS 14'-0".
- THE CONTRACTOR SHALL REQUEST CLARIFICATION IF CONFLICTS ARISE FROM THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR MAY SUBSTITUTE MATERIALS THAT ARE EQUIVALENT TO SPECIFIED ITEMS ON THESE PLANS FOR THIS CONSTRUCTION PROJECT.
- DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.3 AND COMPLY WITH CMC TABLE 403.7.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1.
- LIGHTING PER EEC 150.0(I) EEC TABLE 150.0-A.
- PROVIDE MECHANICAL VENTILATION SYSTEM FOR BATHROOMS CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR PER SFC 1203.3. MECHANICAL VENTILATION SHALL ALSO PROVIDE CONTINUOUS VENTILATION AT 30 CFM.



**A-A** BUILDING SECTION "A-A"  
Scale: 1/4"=1'-0"



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
18-21	HL

**HAWK N. LEE, P. E.**  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6925 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
12 of 25



A7  
Sheet

# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (for permit applications January 2017 - December 2018)

INSTRUCTIONS:			OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	VERIFICATION
1. Fill out the project information in the Verification box at the right. 2. Submittal must be a minimum of 11" x 17". 3. This form is for permit applications submitted January 2017 through December 2018. The prior version may be submitted until January 1, 2015.			adds any amount of conditioned area, volume, or size  if applicable	Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by >1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below; and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.  <b>35 VENTURA AVENUE</b>  PROJECT NAME: 2816/008  BLOCKLOT: 35 VENTURA AVENUE  ADDRESS: R3-SFR  PRIMARY OCCUPANCY: GROSS AREA= 3271 SQ. FT.  GROSS BUILDING AREA: NEW AREA= 1453 SQ. FT.  INCREASE IN CONDITIONED FLOOR AREA:  I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. If it is my professional opinion that the requirements of the San Francisco Green Building Code will be met, I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements. If I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for ensuring the compliance of the project with the San Francisco Green Building Code.   <b>HAWK N. LEE 5-7-19</b> LICENSED PROFESSIONAL (sign & date) May be signed by applicant when <1,000 sq. ft. is added AFFIX STAMP BELOW:  
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CAI Green 4.505.3	Wall + floor <18% moisture content before enclosure	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
	WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec. 12A10	Meet flush/flow requirements for: toilets (1.28gpf), urinals (0.125gpf wall, 0.5gpf floor), showerheads (2.0gpm), lavatories (1.2gpm private, 0.5gpm public/common), kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc), food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec. 12A10.
WATER	WATER EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.50 or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec. 155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec. 155.1-2.	if applicable
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB.089	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBORHOOD	BIRD-SAFE BUILDINGS	Planning Code sec. 139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art. 19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art. 4.2 sec. 147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art. 4.2 sec. 140	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

**FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY**

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FLOW RATE
Showerheads	2 gpm @ 80 psi
Lavatory Faucets (residential)	1.2 gpm @ 80 psi
Kitchen Faucets	1.8 gpm @ 80 psi (default)
Wash Countertops	1.8 gpm / 20 for every (inch) @ 80 psi
Metering Faucets	20 gallons per cycle
Tank-type water closets	1.28 gallons / flush and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

**NOTES:**

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L).
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 4.303.2.1).

**Water Efficiency of Existing Non-Compliant Fixtures**

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

**NON-COMPLIANT PLUMBING FIXTURES INCLUDE:**

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

REVISIONS	BY
Δ 5-7-19	HL

HAWK N. LEE, P. E.  
 Consulting Engineer  
 1609 Noriega Street  
 San Francisco, California 94122  
 (415) 681-6325 fax (415) 681-1012

BLOCK 2816 LOT 008  
 35 VENTURA AVENUE  
 SAN FRANCISCO, CALIFORNIA

S. F. GREEN BUILDING REQUIREMENTS

Date: 5-7-19  
 Scale: AS SHOWN  
 Drawn: H. LEE  
 Job: 35V/V  
 Sheet: GS5  
 Of 25 Sheets



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2021 SEP 29 PM 4:22

BY JA

Angela Calvillo  
Clerk of the Board, City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA, 94102

September 23, 2021

Subject: File No. 210927, 35 Ventura Avenue

We are back-yard neighbors of the proposed project at 35 Ventura Avenue. The developers of the project have applied for permits to substantially increase the size of the existing home. The homes in this area of Forest Hills were all designed to respect the area of the hilly topography. The new increased height and over- all size of the project will have a marked environmental effect on my home as well as neighboring homes.

The added height (15 feet) on top of a house presently at the top of the hill will increase the shade in our yard, will look straight down onto our patio, back and side of our house windows and severely limit our privacy. Our patio and garden that we have cherished for its quiet privacy for almost fifty years will be severely impaired. In addition the intrusion of the additional height hovering over our property will certainly reduce its value. We respectfully recommend a discretionary review be granted with a redesigned modification.

Enclosed is a recent photo taken from our back-yard with a 15 foot attachment that is planned for 35 Ventura Avenue.

Sincerely,

  
George H. McGlynn

Ingeborg McGlynn



**From:** [BOS Legislation. \(BOS\)](#)  
**To:** "Ryan Patterson"; [memiranda\\_wong@yahoo.com](mailto:memiranda_wong@yahoo.com)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Lonin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Taylor, Michelle \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** HEARING NOTICE: Appeal of CEQA Determination of Exemption from Environmental Review - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Tuesday, September 21, 2021 8:55:32 AM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has scheduled a remote hearing for Special Order before the Board of Supervisors on **October 5, 2021, at 3:00 p.m.**, to hear an appeal of CEQA of Exemption from Environmental Review, for the proposed 35 Ventura Avenue project.

**Please find the following link to the hearing notice for the matter:**

[Public Hearing Notice - September 21, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO  
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Tuesday, October 5, 2021

**Time:** 3:00 p.m.

**Location:** City Hall, Room 250 (Remote Public Participation)

**Watch:** [www.sfgovtv.org](http://www.sfgovtv.org) or SF Cable Channel 26, 78 or 99 (*depending on your provider*) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

**Public Comment Call-In:** <https://sfbos.org/remote-meeting-call>

**Subject:** **File No. 210927.** Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on November 18, 2018, for the proposed project at 35 Ventura Avenue, Assessor's Parcel Block No. 2816, Lot No. 008 to include the second floor addition of 15 feet inches in height for the proposed property that would consist of an approximately 30 foot tall, 3,000 square foot, single family home. (District 7) (Appellant: Ryan Patterson of Zacks, Freedman & Patterson PC, on behalf of Tom and Kari Rocca) (Filed August 30, 2021)

On March 17, 2020, the Board of Supervisors (Board) authorized their Board and Committee meetings to convene remotely and allow remote public comment via teleconference. Effective June 29, 2021, the Board and staff began to reconvene for in-person Board proceedings. Committee meetings will continue to convene remotely until further notice. Visit the SFGovTV website at ([www.sfgovtv.org](http://www.sfgovtv.org)) to stream the live meetings, or to watch meetings on demand.

DATED ~ MAILED ~ EMAILED ~ POSTED: September 21, 2021

**PUBLIC COMMENT CALL-IN**

**WATCH:** SF Cable Channel 26, 78 or 99 (*depending on your provider*) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen; or

**VISIT:** <https://sfbos.org/remote-meeting-call>

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, October 1, 2021.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew ([lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) ~ (415) 554-7718)

Jocelyn Wong ([jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) ~ (415) 554-7702)

**Please Note:** *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

jw:ll:ams

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

**PROOF OF MAILING**

Legislative File No. 210927

Description of Items: Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 35 Ventura Avenue Project - 101 Notices Mailed

I, Lisa Lew, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: September 21, 2021

Time: 10:00 a.m.

USPS Location: Repro Pick-up Box in Building Management's Office (Rm 8)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

A handwritten signature in blue ink that reads "Lisa Lew".

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

Instructions: Upon completion, original must be filed in the above referenced file.

**From:** [BOS Legislation. \(BOS\)](#)  
**To:** [Ko, Yvonne \(CPC\)](#); [Yeung, Tony \(CPC\)](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** APPEAL FILING FEES PICKUP: September 7, 2021  
**Date:** Tuesday, September 7, 2021 9:59:03 AM  
**Attachments:** [210919 469 Stevenson Fee Waiver.pdf](#)  
[210919 Appeal Check Pickup.pdf](#)  
[210923 Appeal Check Pickup.pdf](#)  
[210927 Appeal Check Pickup.pdf](#)  
[image001.png](#)

---

Hi Yvonne and Tony,

We have appeal checks for pick up for the listed appeal projects below, ready to be picked up at the Clerk's Office, Monday through Friday from 8:00 a.m. to 5:00 p.m:

File No.	Check #	Fee Waiver
210919 - Hearing - Appeal of Final Environmental Impact Report Certification - Proposed 469 Stevenson Street Project	#11407 By TODCO	Yes. <a href="#">Fee waiver attached.</a>
210923 - Hearing - Appeal of Final Mitigated Negative Declaration - Proposed 530 Sansome Street Project	#81384 By Northern California Legal Support Services, Inc	None submitted.
210927 - Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 35 Ventura Avenue Project	#81383 By Northern California Legal Support Services, Inc	None submitted.

Ops,

The checks should be in your possession currently. Please have Planning sign the attached pick up forms and scan it to leg clerks when completed. Thank you.

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

September 7, 2021

**File No. 210927-210930**

**Planning Case No. 2016-013505APL**

Received from the Board of Supervisors Clerk's Office one check, one in the amount of Six Hundred Eighty One Dollars (\$681) the filing fee paid by Northern California Legal Support Services, Inc. for the appeal of the Categorical Exemption Determination under CEQA for the proposed 35 Ventura Avenue project:

**Planning Department By:**

*Theo Chen*

\_\_\_\_\_  
Print Name

*Theo Chen* 9/7/2021  
\_\_\_\_\_  
Signature and Date

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "Ryan Patterson"  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Lonin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** Appeal of CEQA Exemption Determination - Proposed 35 Ventura Avenue Project - Appeal Hearing October 5, 2021  
**Date:** Friday, September 3, 2021 4:49:07 PM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on **October 5, 2021, at 3:00 p.m.** Please find linked below an appeal letter regarding the proposed 35 Ventura Avenue project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - August 30, 2021](#)

[Planning Department Memo - September 2, 2021](#)

[Clerk of the Board Letter - September 3, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210927](#)

Regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.





# CATEGORICAL EXEMPTION APPEAL TIMELINESS DETERMINATION

*Date:* September 2, 2021  
*To:* Angela Calvillo, Clerk of the Board of Supervisors  
*From:* Lisa Gibson, Environmental Review Officer – (628) 652-7571

*RE:* **Appeal Timeliness Determination –35 Ventura Avenue Categorical Exemption;  
Planning Department Case No. 2016-013505APL**

On August 30, 2021, Ryan J. Patterson of Zacks, Freedman & Patterson, PC, on behalf of Tom and Kari Rocca (Appellant), filed an appeal with the Office of the Clerk of the Board of Supervisors of the Categorical Exemption for the proposed project at 35 Ventura Avenue. As explained below, the appeal is timely.

Date of Approval Action	30 Days after Approval Action	Appeal Deadline (Must Be Day Clerk of Board’s Office Is Open)	Date of Appeal Filing	Timely?
Thursday, July 29, 2021	Saturday, August 28, 2021	Monday, August 30, 2021	Monday, August 30, 2021	Yes

**Approval Action:** On November 11, 2018, the Planning Department issued a Categorical Exemption for the proposed project. The Approval Action was the Discretionary Review hearing for the project at Planning Commission, which occurred on Thursday, July 29, 2021 (Date of the Approval Action).

**Appeal Deadline:** Sections 31.16(a) and (e) of the San Francisco Administrative Code state that any person or entity may appeal an exemption determination (including a CPE) to the Board of Supervisors during the time period beginning with the date of the exemption determination (including a CPE) and ending 30 days after the Date of the Approval Action. The 30th day after the Date of the Approval Action was Saturday, August 28, 2021. The next day when the Office of the Clerk of the Board of Supervisors was open was Monday, August 30, 2021 (Appeal Deadline).

**Appeal Filing and Timeliness:** The Appellant filed the appeal of the exemption determination Monday, August 30, 2021, prior to the end of the Appeal Deadline. Therefore, the appeal is timely.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

September 3, 2021

Ryan J. Patterson  
Zacks, Freedman & Patterson, PC  
601 Montgomery Street, Suite 400  
San Francisco, CA 94111

**Subject: File No. 210927 - Appeal of California Environmental Quality Act (CEQA)  
Determination of Exemption from Environmental Review - Proposed  
35 Ventura Avenue Project**

Dear Mr. Patterson:

The Office of the Clerk of the Board is in receipt of a memorandum dated September 2, 2021, from the Planning Department regarding their determination on the timely filing of appeal of the Exemption Determination issued by the Planning Department under CEQA for the proposed 35 Ventura Avenue project.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a remote hearing date has been scheduled for **Tuesday, October 5, 2021, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

**20 days prior to the hearing:** names and addresses of interested parties to be  
*Wednesday, Sept. 15, 2021* notified of the hearing, in spreadsheet format; and

**11 days prior to the hearing:** any documentation which you may want available to  
*Friday, Sept. 24, 2021* the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org).

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, or Brent Jalipa at (415) 554-7712.

Very truly yours,



Angela Calvillo  
Clerk of the Board

ll:jw:ams

- c: Anne Pearson, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Rich Hillis, Director, Planning Department  
Corey Teague, Zoning Administrator, Planning Department  
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department  
Lisa Gibson, Environmental Review Officer, Planning Department  
Devyani Jain, Deputy Environmental Review Officer, Planning Department  
Joy Navarrete, Environmental Planning, Planning Department  
Don Lewis, Environmental Planning, Planning Department  
Adam Varat, Acting Director of Citywide Planning, Planning Department  
Dan Sider, Director of Executive Programs, Planning Department  
Aaron Starr, Manager of Legislative Affairs, Planning Department  
Jonas Ionin, Planning Commission Secretary, Planning Department  
David Winslow, Staff Contact, Planning Department  
Julie Rosenberg, Executive Director, Board of Appeals  
Alec Longaway, Legal Process Clerk, Board of Appeals

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** [Hillis, Rich \(CPC\)](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Jonin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** Appeal of CEQA Exemption Determination - Proposed Project 35 Ventura Avenue  
**Date:** Tuesday, August 31, 2021 2:31:00 PM  
**Attachments:** [image001.png](#)  
[Appeal Ltr 083021.pdf](#)  
[COB Ltr - CEQA Det - 35 Ventura Ave.pdf](#)

---

Dear Director Hillis,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Exemption Determination for the proposed project at 35 Ventura Avenue. The appeal was filed by Ryan J. Patterson of Zacks, Freedman & Patterson, PC, on behalf of Tom and Kari Rocca.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination. Thank you.

Regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

August 31, 2021

To: Rich Hillis  
Planning Director

From:  Angela Calvillo  
Clerk of the Board of Supervisors

**Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption from Environmental Review - 35 Ventura Avenue**

An appeal of the CEQA Determination of Exemption from Environmental Review for the proposed 35 Ventura Avenue was filed with the Office of the Clerk of the Board on August 30, 2021, by Ryan J. Patterson of Zacks, Freedman & Patterson, PC, on behalf of Tom and Kari Rocca.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner.

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702 or Brent Jalipa at (415) 554-7712.

c: Anne Pearson, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Corey Teague, Zoning Administrator, Planning Department  
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department  
Lisa Gibson, Environmental Review Officer, Planning Department  
Devyani Jain, Deputy Environmental Review Officer, Planning Department  
Joy Navarrete, Environmental Planning, Planning Department  
Don Lewis, Environmental Planning, Planning Department  
Adam Varat, Acting Director of Citywide Planning, Planning Department  
Dan Sider, Director of Executive Programs, Planning Department  
Aaron Starr, Manager of Legislative Affairs, Planning Department  
Jonas Ionin, Planning Commission Secretary, Planning Department  
David Winslow, Staff Contact, Planning Department  
Julie Rosenberg, Executive Director, Board of Appeals  
Alec Longaway, Legal Process Clerk, Board of Appeals

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date \_\_\_\_\_

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor  inquires"
- 5. City Attorney request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

**Subject:**

**The text is listed below or attached:**

Signature of Sponsoring Supervisor: \_\_\_\_\_

For Clerk's Use Only: