



First, CEQA Guidelines Section 15300.2(e) provides that a categorical exemption shall not be used for a project located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. According to the “Hazardous Waste – EnviroStor/Geotracker” Database map attached hereto as Exhibit A and the Mediated Investigation of MGP Residues Case Report attached hereto as Exhibit B, the Project site is either located on or immediately adjacent to an identified site listed in Government Code Section 65962.5, which may result in a risk to the proposed Project, construction workers, neighbors and future residents. The Project site is also within a Maher Area, which means that it is on a site with known or suspected soil and/or groundwater contamination. In addition, as indicated in the Project’s Environmental Evaluation, the proposed Project would require the disturbance of more than 50 cubic yards of soil. The Project sponsor should prepare a Phase I Environmental Site Assessment for the Planning Department’s review in order to document the soil and groundwater conditions underlying the Project site, especially considering its location next to a former manufactured gas plant (which included a 250,000 cubic foot gas holding tank) then-turned gas station (which included underground storage tanks). The California Department of Toxic Substances Control apparently has also determined that contaminated soil (to a depth of 15 feet) will need to be removed from the Project site. As 1598 Bay is concerned that contaminated soils exist underneath the Project, the Planning Department should carefully review and analyze the results of any Phase I Environmental Site Assessment before determining that the Project would not result in significant impacts related to hazardous materials. If any cleanup of hazardous materials is required, the California Department of Toxic Substances Control and the Department of Public Health should work in concert with the Project sponsor to prepare a work plan in compliance with all applicable federal, state, and local regulations related to hazardous materials. At this juncture, the Planning Department cannot be certain that the Project would not have a significant effect on the environment with regards to hazardous materials as construction workers, future residents and occupants of neighboring properties could be affected.

Second, CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. The proposed Project is located on the same lot that contains the Merryvale Antiques building, the courtyard, and the garden house, all of which are designated as part of Landmark No. 58 (the designating ordinance applies to the entire property and is attached hereto as Exhibit C). While the Historic Preservation Commission (“HPC”) approved the Certificate of Appropriateness for the Project by a 4-3 vote, the HPC did not appear to consider the spaces and spatial relationships of the Landmark site. The garden house will be demolished and a portion of the existing landscaped courtyard will be significantly diminished by approximately 25% to 33% based on the scope of the proposed Project. This will severely impact the spatial relationships between the Merryvale Antiques building and the proposed Project, and cause a substantial adverse change in the significance of the historic resource as it involves a “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.” See CEQA Guidelines 15064.5(b)(1) (emphasis added). As such, the demolition of a portion of Landmark No. 58 will be a significant impact under CEQA. An exception to the Class

President Norman Yee and  
Honorable Members of the Board of Supervisors  
March 4, 2019  
Page 3

32 Urban Infill Categorical Exemption applies. The Planning Department should require the Project to undergo further environmental review, including the preparation of an initial study and a focused environmental impact report to address this issue.

Third, CEQA Guidelines Section 15332(a) requires that Class 32 In-Fill Development Projects meet a number of conditions, including the condition that 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.” Pursuant to the NC-2 (Neighborhood Commercial) District’s zoning regulations and Planning Code Section 134, the proposed Project requires a rear yard modification because it provides no rear yard where a rear yard of at least 25% of lot depth is required, but in no case less than 15 feet. Nor can the proposed Project satisfy any of the three conditions to granting a rear yard modification under Planning Code Section 134(e). The proposed Project does not indicate how it will be able to provide a comparable amount of usable open space nor is that calculation and analysis located anywhere in the Project’s Conditional Use Authorization. Accordingly, the Project is not consistent with the zoning (Planning Code) regulations and a Class 32 exemption cannot be used.

We respectfully request that the Board of Supervisors affirm the appeal, and require the Project to undergo additional environmental review.

Sincerely,



Charles R. Olson

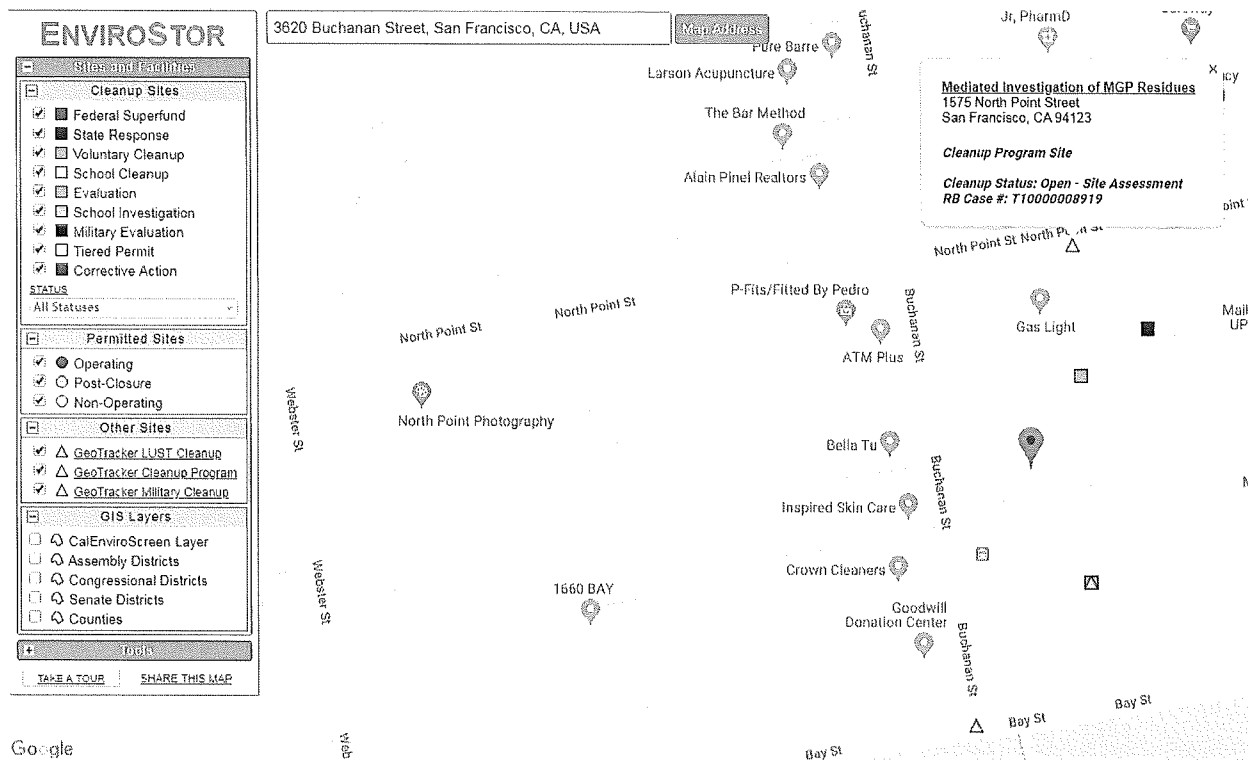
CRO/CJL

cc: Jody Knight, Esq. (jknight@reubenlaw.com)  
Laura Ajello, San Francisco Planning Department (laura.ajello@sfgov.org)  
1598 Bay Condominium Association

Enclosures: Copy of the CEQA Exemption Determination  
Appeal to Board of Supervisors Fee

# EXHIBIT A

## “Hazardous Waste – EnviroStor/Geotracker” Database Map



Google

**EXHIBIT B**

**Mediated Investigation of MGP Residues Case Report**



**CASE SUMMARY**

REPORT DATE                      HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?

<b><u>I. REPORTED BY -</u></b>	<b><u>CREATED BY</u></b>
UNKNOWN	UNKNOWN

**III. SITE LOCATION**

<u>FACILITY NAME</u>	<u>FACILITY ID</u>
Mediated Investigation of MGP Residues	
<u>FACILITY ADDRESS</u>	<u>ORIENTATION OF SITE TO STREET</u>
1575 North Point Street	
San Francisco, CA 94123	<u>CROSS STREET</u>
SAN FRANCISCO COUNTY	

**V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN**

LEAD  
POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

**VI. DISCOVERY/ABATEMENT**

DATE DISCHARGE BEGAN

<u>DATE DISCOVERED</u>	<u>HOW DISCOVERED</u>	<u>DESCRIPTION</u>
<u>DATE STOPPED</u>	<u>STOP METHOD</u>	<u>DESCRIPTION</u>

**VII. SOURCE/CAUSE**

<u>SOURCE OF DISCHARGE</u>	<u>CAUSE OF DISCHARGE</u>
<u>DISCHARGE DESCRIPTION</u>	

**VIII. CASE TYPE**

CASE TYPE  
Soil  
Other Groundwater (uses other than drinking water)

**IX. REMEDIAL ACTION**

NO REMEDIAL ACTIONS ENTERED

**X. GENERAL COMMENTS**

This case is a court-mediated investigation of manufactured gas plant residues in the Fisherman's Wharf and Marina neighborhoods for areas not already under oversight by the Regional Water Board or DTSC. Related projects where the Water Board is the lead regulatory agency include: SF Marina East Harbor (T10000005263) and Pier 39 Marina Sediment (T10000007367).

DTSC is the lead regulatory agency for several sites with MGP-related residues including:  
 PG&E Former Fillmore Manufactured Gas Plant (EnviroStor ID #60001254)  
 PG&E Former North Beach Manufactured Gas Plant (EnviroStor ID #60001239)  
 PG&E Former Beach Street Manufactured Gas Plant (EnviroStor ID #60001256)  
 1598 Bay Street (EnviroStor ID #60002282)

**XI. CERTIFICATION**

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN  
IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

**XII. REGULATORY USE ONLY**

LOCAL AGENCY CASE NUMBER

REGIONAL BOARD CASE NUMBER

T10000008919

**LOCAL AGENCY**

UNKNOWN

**REGIONAL BOARD**

<u>CONTACT NAME</u>	<u>INITIALS</u>	<u>ORGANIZATION NAME</u>	<u>EMAIL ADDRESS</u>
ROSS STEENSON	RAS	SAN FRANCISCO BAY RWQCB (REGION 2)	rsteenson@waterboards.ca.gov
<u>ADDRESS</u>		<u>CONTACT DESCRIPTION</u>	
1515 Clay St., Ste 1400 OAKLAND, CA 94612			

<u>PHONE TYPE</u>	<u>PHONE NUMBER</u>	<u>EXTENSION</u>
PHONE	(510)-622-2445	

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**EXHIBIT C**

**Designating Ordinance for Landmark No. 58**

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DESIGNATING MERRYVALE ANTIQUES AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it ordained by the people of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that Merryvale Antiques at 2640 Buchanan Street, being Lot 3 in Assessor's Block 459, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, Merryvale Antiques is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 7076 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No.

(b) Required Data. The location and boundaries of the landmark site, the characteristics of the landmark which justify its designation, and the particular features that should be preserved, described and included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

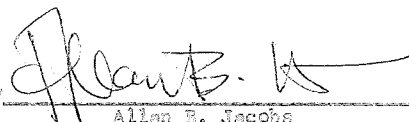
APPROVED AS TO FORM:

THOMAS M. O'CONNOR  
CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

By \_\_\_\_\_  
Deputy City Attorney

By  \_\_\_\_\_  
Allan E. Jacobs  
Director of Planning

FILE NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

1 DESIGNATING MERRYVALE ANTIQUES AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY  
2 PLANNING CODE.

3 Be it ordained by the people of the City and County of San Francisco:

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5 2640 Buchanan Street, being Lot 3 in Assessor's Block 459, has a special character  
6 and special historical, architectural and aesthetic interest and value, and that its  
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15 characteristics of the landmark which justify its designation, and the particular  
16 features that should be preserved, described and included in the said Resolution,  
17 are hereby incorporated herein and made a part hereof as though fully set forth.

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APPROVED AS TO FORM:

THOMAS M. O'CONNOR  
CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

By \_\_\_\_\_  
Deputy City Attorney

By   
Allen B. Jacobs  
Director of Planning



P. D. 70-73-8



DEPARTMENT OF CITY PLANNING 100 LARKIN STREET · SAN FRANCISCO, CALIFORNIA 94102

November 13, 1973

Robert J. Dolan  
Clerk of the Board  
Board of Supervisors  
235 City Hall  
San Francisco, CA 94102

Dear Mr. Dolan:

In accordance with Article 10 of the City Planning Code, there is transmitted herewith for appropriate action a proposed ordinance for designation of a Landmark which designation was approved by the City Planning Commission in its Resolution No. 7076.

Three copies of the proposed ordinance and of the Resolution are enclosed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Allan B. Jacobs".

Allan B. Jacobs  
Director of Planning

Enclosures



CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

**Landmark Submission**  
Case No. LM 73.3  
November 1973

**TO:** Members of the Board of Supervisors  
**FROM:** Director of Planning  
**RE:** Approval of proposed designation as a landmark of:  
Merryvale Antiques at 3640 Buchanan Street

Submitted herewith is background information on the above proposed designation which was approved by the City Planning Commission and is now before the Board of Supervisors for consideration in accordance with Article 10 of the City Planning Code.

1. The City Planning Commission Resolution No. 7076 approving the proposed designation at hearing of September 20, 1973. Attached to this resolution and incorporated into it, is
2. The Landmarks Preservation Advisory Board Resolution No. 88. This resolution incorporates all the historic and architectural description of the structure which appeared in the background case report prepared for that Board.
3. Additional information relative to ownership and surrounding land use of the subject property.
4. Excerpts from the minutes of the City Planning Commission meeting of September 20, 1973.

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7076

WHEREAS, A proposal to designate Merryvale at 3640 Buchanan Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on August 22, 1973, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 20, 1973, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate Merryvale at 3640 Buchanan Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the southerly line of North Point Street and the easterly line of Buchanan Street; thence easterly along the southerly line of North Point Street for a distance of 118 feet; thence at a right angle southerly for a distance of 69.917 feet; thence at a right angle westerly for a distance of 68.803 feet; thence at a right angle southerly for a distance of 104.75 feet; thence at a right angle westerly for a distance of 49.917 feet; thence at a right angle northerly along the easterly line of Buchanan Street for a distance of 174.667 feet to the point of beginning. Being Lot 3 in Assessor's Block 459, which property is known as 3640 Buchanan Street.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 88 as adopted on August 22, 1973, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM 73.3;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

CITY PLANNING COMMISSION

RESOLUTION NO. 7076  
Page Two

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of September 20, 1973.

Lynn E. Pio  
Secretary

AYES: Commissioners Farrell, Fleishhacker, Porter, Ritchie, Rueda

NOES: None

ABSENT: Commissioners Mellon, Newman

PASSED: September 20, 1973

LANDMARKS PRESERVATION ADVISORY BOARD

of the

CITY PLANNING COMMISSION

RESOLUTION NO. 88

WHEREAS, A proposal to designate Merryvale at 3640 Buchanan Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code has been heard and considered by the Landmarks Preservation Advisory Board; and

WHEREAS, The Advisory Board believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that this Advisory Board intends to and does hereby formally initiate proceedings for the designation as a Landmark pursuant to the provisions of Article 10 of the City Planning Code of Merryvale at 3640 Buchanan Street; and that this Board recommends to the City Planning Commission that this designation proposal be APPROVED; the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the southerly line of North Point Street and the easterly line of Buchanan Street; thence easterly along the southerly line of North Point Street for a distance of 118 feet; thence at a right angle southerly for a distance of 69.917 feet; thence at a right angle westerly for a distance of 68.803 feet; thence at a right angle southerly for a distance of 104.75 feet; thence at a right angle westerly for a distance of 49.917 feet; thence at a right angle northerly along the easterly line of Buchanan Street for a distance of 174.667 feet to the point of beginning.

Being Lot 3 in Assessor's Block 459, which property is known as 3640 Buchanan Street.

Second, that the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Established in 1873, the San Francisco Gas Light Company was the result of a series of mergers of various companies, the earliest of which was the San Francisco Gas Company, founded in 1852 by Forty-niners Peter Donahue and his brother James. The brothers, with other family members, had previously established the first iron works in California in 1849. Peter Donahue, to whose memory the Mechanics Monument at Market, Bush and Sansome Streets is erected, also headed the successful completion of the second railroad in California which ran between San Francisco and San Jose.

Within the merged gas companies, Peter Donahue held various offices, the last being that of President of San Francisco Gas Light Company from which he resigned in 1883, one year before his death. Upon his resignation, the Presidency of the San Francisco Gas Light



Company was passed on to Eugene P. Murphy who was succeeded in 1885 by Joseph B. Crockett. Although still extremely young, Mr. Crockett had been with the company since its founding twelve years earlier during which time he conceived the idea of a new gas works which would not only be modern but would also be more than adequate for the growing City's immediate needs. In 1884, under his direction, the company purchased three blocks between Webster, Laguna and Bay Streets with the northerly boundary being the Bay itself. In 1891 construction began on the predominately brick buildings which would comprise the new gas works. Also included was an oiler dock - oil was to replace more expensive coal in operating the boilers - a gasometer, and two storage tanks, one with a capacity of two million cubic feet making it the largest of its kind west of Chicago.

Upon its completion in 1893, the complex was hailed as the most modern and best designed in the United States, a tribute to Joseph B. Crockett to whom its design and architecture are attributed. The headquarters building, now occupied by Merryvale, Inc., antiques, and which is the only building of the original complex still standing, housed the company's business offices in the front, upstairs living quarters for the plant manager, and in the main room to the rear, two large gas compression cylinders whose operation was dependent on water pumped from the Bay. The warmed water, returned to the Bay through large pipes, made swimming in what has ever since been known as Gas House Cove, popular indeed.

On December 11, 1896, the firm merged with Edison Light and Power, the whole becoming the San Francisco Gas & Electric Company which was absorbed by Pacific Gas & Electric Company in 1905. By 1906, and after, this building was being used solely for storing company records, a use it continued to serve until it was sold to the present owners in the mid-1950's.

The handsomely-landscaped and spacious areas between the buildings in the original complex were used by refugees following the 1906 Earthquake and Fire as photographs of the period show. Also shown is the damage to a gas storage tank and an arched brick building.

The extremely sensitive restoration (by Mr. and Mrs. Dent W. MacDonough who engaged William Wurster of Wurster, Bernardi & Emmons for this work) and the re-use of the former headquarters building to display primarily Eighteenth Century antiques has been masterful. The most impressive interior feature is the main room which formerly housed the turbines. This two-story room is 28 feet high and approximately 50 feet square; large arched windows of hand-rolled glass contrast with walls of exposed brick, the whole being surmounted by a particularly handsome coffered ceiling, each large redwood square of which is set off by great beams. The former front offices are distinguished by paneled dados, high ceilings and tall, narrow doors with transoms above.

A year after Merryvale's formal opening in 1958, the owners added an equally impressive garden shop to the south which is directly accessible from the main building.

Also of interest is the iron fence which encloses the front lawn; it is similar to the original and was paced as part of the restoration.

Third, that the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM 73.3, the summary description being as follows:

Richardsonian-Romanesque in its styling, this red brick rectangular building is, except for a corner tower, of uniform height. It is capped by a hipped roof, without projecting eaves, resting on a corbelled cornice. On its narrower facade facing Buchanan Street, a centered arched main entrance is asymmetrically balanced by the Queen Anne tower to the left whose conical roof rises to its apex at an elevation slightly higher than that of the roof ridge behind. From the exterior, the fenestration reflects the interior division of the building into two elements: the front, or westerly, one-third possessing windows indicating two floors with a heavy string course of brickwork at the upper floor level; the remaining two-thirds of the building, equal in height to the front, contains tall windows, divided into panes with fanlights above, whose sill line is uniform with those on the lower floor at the front, but whose tops extend upward about three-quarters of the total wall height. On its south elevation, two-story pilasters divide the building into six evenly spaced bays. However, on the north, along North Point Street, this same division is only partially carried out, the pilasters here defining only the four bays containing the taller windows. The rear of the building is divided, also by two-story pilasters, into three bays slightly wider than those on the north and south sides. The center bay houses a double doorway extending its full width and equal in height to the windows in the adjacent bays. The doorway is topped by a flattened arch similar in its arc to that above the second story windows on the front portion of the building; all other windows and the main entry have semi-circular arched tops. All wall openings are surmounted and protected by slightly projecting cast stone moldings and, except for that over the main entrance, are divided into sections containing a patera. The main entrance arch, resting on short brick pilasters, frames a recessed doorway; here a deeper molding than that over the windows retains the name of the original occupant of the structure:

S.F. GAS LIGHT CO.

AND BE IT FURTHER RESOLVED, That the Board hereby directs its Secretary to report this action and to submit a copy of this Resolution to the Planning Commission for further action in accordance with the said Article 10.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Landmarks Preservation Advisory Board at its regular meeting of August 22, 1973.

Edward N. Michael  
Secretary to the Board

AYES: de Losada, Jacobs, Platt, Shumate, Whisler

NOES: None

ABSENT: Mailliard, McGloin, Whitaker

DATED: August 22, 1973

LANDMARKS PRESERVATION ADVISORY BOARD  
Case Report - Approved December 3, 1972

MERRYVALE ANTIQUES  
(Formerly San Francisco  
Gas Light Company)

OWNER: Merryvale, Incorporated. (Mr. & Mrs. Dent W. Macdonough)

LOCATION: 3640 Buchanan, the southeast corner of Buchanan and North Point Streets, being Lot 3 in Assessor's Block 459.

HISTORY: Established in 1873, the San Francisco Gas Light Company was the result of a series of mergers of various companies, the earliest of which was the San Francisco Gas Company, founded in 1852 by Forty-niners Peter Donahue and his brother James. The brothers, with other family members, had previously established the first iron works in California in 1849. Peter Donahue, to whose memory the Mechanics Monument at Market, Bush and Sansome Streets is erected, also headed the successful completion of the second railroad in California which ran between San Francisco and San Jose.

Within the merged gas companies, Peter Donahue held various offices, the last being that of President of San Francisco Gas Light Company from which he resigned in 1883, one year before his death. Upon his resignation, the Presidency of the San Francisco Gas Light Company was passed on to Eugene P. Murphy who was succeeded in 1885 by Joseph B. Crockett. Although still extremely young, Mr. Crockett had been with the company since its founding twelve years earlier during which time he conceived the idea of a new gas works which would not only be modern but would also be more than adequate for the growing City's immediate needs. In 1884, under his direction, the company purchased three blocks between Webster, Laguna and Bay Streets with the northerly boundary being the Bay itself. In 1891 construction began on the predominately brick buildings which would comprise the new gas works. Also included was an oiler dock - oil was to replace more expensive coal in operating the boilers - a gasometer, and two storage tanks, one with a capacity of two million cubic feet making it the largest of its kind west of Chicago.

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The handsomely-landscaped and spacious areas between the buildings in the original complex were ideal for refugees following the 1906 Earthquake and Fire as photographs of the period show. Also shown is the damage to a gas storage tank and an arched brick building.

HISTORY:  
(Continued)

The present owners' restoration by William Wurster of Wurster, Bernardi & Emmons, and re-use of the former headquarters building to display primarily eighteenth century antiques has been masterful. The most impressive interior feature is the main room which formerly housed the turbines. This two-story room is 28 feet high and approximately 50 feet square; large arched windows of hand-rolled glass contrast with walls of exposed brick, the whole being surmounted by a particularly handsome coffered ceiling, each large redwood square of which is set off by great beams. The former front offices are distinguished by paneled dados, high ceilings and tall, narrow doors with transoms above.

A year after Merryvale's formal opening in 1958, the owners added an equally impressive garden shop to the south which is directly accessible from the main building.

Also of interest is the iron fence which encloses the front lawn; it is similar to the original and was placed as part of the restoration.

## ARCHITECTURE:

Richardsonian-Romanesque in its styling, this red brick rectangular building is, except for a corner tower, of uniform height. It is capped by a hipped roof, without projecting eaves, resting on a corbelled cornice. On its narrower facade facing Buchanan Street, a centered arched main entrance is asymmetrically balanced by the Queen Anne tower to the left whose conical roof rises to its apex at an elevation slightly higher than that of the roof ridge behind. From the exterior, the fenestration reflects the interior division of the building into two elements: the front, or westerly, one-third possessing windows indicating two floors with a heavy string course of brickwork at the upper floor level; the remaining two-thirds of the building, equal in height to the front, contains tall windows divided into panes with fanlights above, whose sill line is uniform with those on the lower floor at the front, but whose tops extend upward about three-quarters of the total wall height. On its south elevation, two-story pilasters divide the building into six evenly spaced bays. However, on the north, along North Point Street, this same division is only partially carried out, the pilasters here defining only the four bays containing the taller windows. The rear of the building is divided, also by two-story pilasters, into three bays slightly wider than those on the north and south sides. The center bay houses a double doorway extending its full width and equal in height to the windows in the adjacent bays. The doorway is topped by a flattened arch similar in its arc to that above the second story windows on the front portion of the building; all other windows and the main entry have semi-circular arched tops. All wall openings are surmounted and protected by slightly projecting cast stone moldings and, except for that over the main entrance, are divided into sections containing a patera. The main entrance arch, resting on short brick pilasters, frames a recessed doorway; here a deeper molding than that over the windows retains the name of the original occupant of the structure:

S.F. G A S L I G H T C O.

SURROUNDING LAND  
USE AND ZONING:

Zoning of the subject property is C-2 for a depth of 100 feet along Buchanan Street; the rear 18 feet of the parcel along North Point is zoned R-4. A PG&E substation is located to the east, a service station to the south. An apartment complex occupies most of the remainder of the block. Residential and commercial uses are located across Buchanan Street and a supermarket and parking lot across North Point Street faces into Gas House Cove. Fort Mason lies one block to the east.

EXCERPTS FROM MINUTES  
OF  
CITY PLANNING COMMISSION  
MEETING OF SEPTEMBER 20, 1973

RE: LM 73.3  
Merryvale Antiques  
3640 Buchanan Street

When the question was called, the Commission voted unanimously to adopt Resolution No. 7075 and to approve the proposal to designate the Haslett Warehouse, 680 Beach Street, as a Landmark.

The Director requested that the State report to the Department of City Planning if landmark designation should, in fact, have the effect of lessening the sale value of the property. The Department of City Planning would then be in a position to use that alleged savings as leverage in working with the new owner of the building to achieve successful rehabilitation of the structure.

LM73.3 - CONSIDERATION OF PROPOSAL TO DESIGNATE THE MERRYVALE BUILDING,  
3640 BUCHANAN STREET, AS A LANDMARK.

Edward Michael, Planner III, summarized the architectural and historic characteristics of the subject building as outlined in greater detail in a case report which had been prepared for the Landmarks Preservation Advisory Board and which is available in the files of the Department of City Planning.

No one was present in the audience to speak in favor of or in opposition to the proposal to designate the building as a Landmark.

Allan B. Jacobs, Director of Planning, recommended that the proposal to designate the building as a Landmark be approved.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Rueda, and carried unanimously that Resolution No. 7076 be adopted and that the proposal to designate the Merryvale Building, 3640 Buchanan Street, as a Landmark be approved.

PUBLIC HEARING ON WORK PROGRAM AND BUDGET FOR THE DEPARTMENT OF CITY  
PLANNING FOR THE FISCAL YEAR JULY 1, 1974, THROUGH JUNE 30, 1975.

Allan B. Jacobs, Director of Planning, summarized the major work elements in the Department's work program for the current fiscal year and mentioned additional projects which are being considered for inclusion in the 1974-75 work program.

Robert Kirkwood, President of the San Francisco Planning and Urban Renewal Association, submitted and summarized the following prepared statement:

"My name is Robert Kirkwood, and I am President of SPUR, the San Francisco Planning and Urban Renewal Association. In the past, SPUR has offered comments on the City Planning Department's proposed work program only after it was nearing completion. This year, SPUR is attempting to participate earlier in the process of developing a planning work program and budget.

LEGISLATIVE HISTORY SHEET

File No. 90-73-8

Ordinance, Resolution, etc. Ordinance

Subject:

Designating Merryvale Antiques as a landmark pursuant to  
Article 10 of the City Planning Code.

(1) Initially introduced by or received from: City Planning

Date: 11/19/73

(2) Referred by President:

(a) To Committee on Planning & Dev. Date: 11/26/73

(b) Other disposition:  
Date: \_\_\_\_\_

Record of Committee and Board Action:

12-18-73 *Recommended*  
DEC 26 1973 PASSED FOR SECOND READING  
JAN 2 1973 FINALLY PASSED  
JAN 4 1974 APPROVED  
\_\_\_\_\_  
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# SAN FRANCISCO PLANNING DEPARTMENT

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BY \_\_\_\_\_

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3620 Buchanan Street		0459003
<b>Case No.</b>		<b>Permit No.</b>
2016-010079ENV		201610059619
<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> Demolition of one of two existing structures on one shared parcel. Construction of a new 4-story, 8 unit residential building with eight bicycle parking spaces and one accessible vehicle parking space.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input 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 checked="" 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 checked="" 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) If box is checked, a geotechnical report is required.
<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) If box is checked, a geotechnical report is required.
<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) If box is checked, a geotechnical report will likely be required.

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):** Stephanie Cisneros  
 Sponsor enrolled in DPH Maher Program on 7/18/2016.

### 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 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>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):  New construction on a landmark site. Will be setback from historic building and will be differentiated yet compatible. Meets SOI Standards 2, 9, 10.
<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):
<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> Stephanie Cisneros	

**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> Commission Hearing	<b>Signature:</b> Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/07/2018
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)
3620 Buchanan Street		0459/003
Case No.	Previous Building Permit No.	New Building Permit No.
2016-010079PRJ	201610059619	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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.	
<b>Planner Name:</b>	<b>Date:</b>



# 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>	8/1/2018
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PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Stephanie Cisneros	3620 Buchanan Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0459/003	Bay Street and North Point	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
A	Article 10	2016-010079ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	8/5/16; revised 7/31/2018
------------------------------------	---------------------------

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>The purpose of this review is to establish the historical significance of the 1-story garden house (3620 Buchanan Street) that is located on the landmark site with the Historic Gas Light Building, Landmark No. 58 (3636-40 Buchanan Street). The two buildings share a single L-shaped lot. A Historic Resource Evaluation Part 1 completed by Page &amp; Turnbull (May 20, 2016; revised final July 2018) has been submitted.</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: <input type="text" value="1893-1958"/>		
	<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 type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

According to the information presented in the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (July 2018) and information found in the Planning Department files, the subject building at 3620 Buchanan Street is a one-story vernacular garden house with Neo-French and Ranch elements. The garden house is located on the south end of the L-shaped lot occupied by City Landmark No. 58 (Merryvale Antiques/S.F. Gas Light Co. building). The lot also contains a garden between the landmark building and the garden house. The S.F. Gas Light Co. building was constructed ca. 1891 - 1893 and was owned and occupied by the S.F. Gas Light Company (later to become Pacific Gas & Electric) and was one component of the larger industrial complex surrounding the site named the Gas Cove Complex. The subject site became the main component of the S.F. Gas Light Co.'s North Beach Station.

The property was sold to Dent Macdonough and his wife Margaret in 1958. The Macdonoughs undertook an extensive rehabilitation of the property immediately upon ownership, which included restoration and reuse of the 1890s landmark building as a high end antique shop; construction of the garden house designed by Clifford Conly; construction of a garden designed by Jean Wolff (who often assisted with the execution of Thomas Church designs); and installation of the extant six-foot tall brick wall around the garden. The property was again sold in 1980 to the Pacific Union Land Company and again in 1998 to Roger Walther, a real estate developer, who also undertook extensive renovations to the entire site in 2000 as detailed in the HRE.

Staff is in agreement with the findings presented in the HRE regarding 3620 Buchanan Street. The building and garden do not appear to be significant under Criteria 1, 2 or 3 such that they would qualify individually for listing in the California Register. They are not associated with events or people that have made significant contributions to the broad patterns of local or regional history. Merryvale Antiques, who occupied the site from 1958 until 1980, does not appear to have made significant contributions to local, state or regional history. The building and garden are not architecturally distinct such that they would qualify individually for listing in the California Register.

Staff is also in agreement with the findings of the HRE that 3620 Buchanan Street and the adjacent garden are not contributing features of the landmark site. The site is significant for its association with the construction and operation of the S.F. Gas Light Co., the period of which can be defined as 1891-1958. The subject building and garden were constructed after this period.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/21/2018

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Invoice Date 03/04/2019 Invoice Number 03/04/2019

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81668  
Invoice Amount

03/04/2019

03/04/2019

CLIENT# 9887-02

617.00

Date 03/04/2019

Check # 000081668

Check Total: 617.00

**LUBIN | OLSON**  
LUBIN OLSON & NIEWIADOMSKI LLP  
GENERAL ACCOUNT  
600 MONTGOMERY ST., 14TH FLOOR  
SAN FRANCISCO, CA 94111  
(415) 981-0550



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301 FINE STREET  
SAN FRANCISCO, CA 94111

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*Richard R. Olson*

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