

File No. 141059

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

Board Item No. 30

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

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

Date \_\_\_\_\_

Board of Supervisors Meeting

Date November 18, 2014

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- Appeal Letter - 10/14/2014
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- Clerical Documents and Hearing Notice

Completed by: John Carroll Date November 13, 2014

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

Brandt-Hawley Law Group

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

October 11, 2014

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2014 OCT 14 PM 3:00

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

Dear President Chiu and Supervisors,

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

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

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

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

### **THE PROJECT SITE**

#### **Sensitive intersection:**

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

#### **Topography of the Project Site**

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

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

### **Geology of the Project Site**

In his letter dated July 16, 2014, Dr. Lawrence B. Karp<sup>1</sup> stated that, because of the geologic composition of the steep site, “cutting into the hillside anywhere along the lower reaches of a slope will remove existing lateral and subjacent support for the massive fractured sandstone blocks” that could damage the downhill neighbors’ property during excavation.

### **THE PROJECT DESCRIPTION IS INCOMPLETE**

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

### **OTHER FACTORS RELEVANT TO ENVIRONMENTAL IMPACTS**

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

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

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

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

Board of Supervisors  
October 11, 2014  
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Please grant this appeal, and require environmental review and compliance with San Francisco's plans and ordinances following submission of a revised project application. City decisionmakers need this information to inform their discretion.

Thank you for your consideration.

Sincerely yours,

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

Susan Brandt-Hawley

Enc. Certificate of Determination-Exemption from Environmental Review

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

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

(Continued on next page.)

### EXEMPT STATUS:

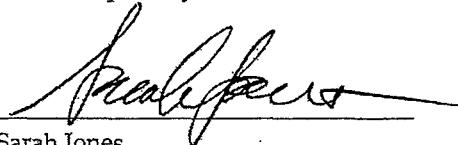
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

### REMARKS:

See next page.

### DETERMINATION:

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

  
 Sarah Jones

Environmental Review Officer

September 3, 2014  
 Date

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

Supervisor David Chiu, District 3  
 Distribution List

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

**PROJECT DESCRIPTION (CONTINUED):**

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

**PROJECT APPROVALS:**

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

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

**REMARKS:**

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

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull<sup>2</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>3</sup> the project site was determined to not be

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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

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

<b>PURPOSE OF REVIEW:</b>			<b>PROJECT DESCRIPTION:</b>	
<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>	08/12/2013
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<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 115 Telegraph Hill Boulevard prepared by Page & Turnbull, dated February 19, 2014.	
Proposed project: Retention of the existing cottage at the rear of property and construction of three new buildings at the front of the lot.	

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

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

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

**PRESERVATION TEAM COMMENTS:**

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

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

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

### EXEMPT STATUS:

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

### REMARKS:

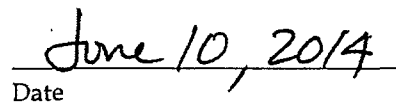
See next page.

### DETERMINATION:

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

  
Sarah Jones

Environmental Review Officer

  
Date

cc: Daniel Frattin, Project Sponsor

Supervisor David Chiu, District 3

## PROJECT APPROVALS

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

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

## REMARKS:

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

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull<sup>1</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>2</sup> the project site was determined to not be eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

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

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

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

the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building is not architecturally distinct and represents its alteration circa 1997 (Criterion 3). Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. The surrounding neighborhood contains a mix of architectural styles, building sizes, and a defined period of development; therefore, it does not appear to be a potential historic district.

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

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

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard<sup>3</sup> and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

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

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



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

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

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

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

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

# APPLICATION FOR Board of Supervisors Appeal Fee Waiver

1. Applicant and Project Information

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

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

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

For Department Use Only

Application received by Planning Department:

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

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

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION
  
- WAIVER APPROVED                       WAIVER DENIED



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

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

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

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

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

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

1588

**TELEGRAPH HILL DWELLERS**  
P.O. BOX 330159  
SAN FRANCISCO, CA 94133

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SAN FRANCISCO, CA 94133  
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10/11/2014

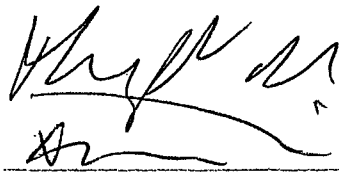
PAY TO THE  
ORDER OF City and County of San Francisco

**\$\*\*547.00**

Five Hundred Forty-Seven and 00/100\*\*\*\*\*

DOLLARS  

City and County of San Francisco



MEMO

THD 115 Telegraph Appeal #1

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## Carroll, John (BOS)

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**From:** BOS Legislation (BOS)  
**Sent:** Wednesday, November 12, 2014 5:00 PM  
**To:** susanbh@preservationlawyers.com; president@thd.org; dfrattin@reubenlaw.com; jreuben@reubenlaw.com; nshan@mindspring.com; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); Watty, Elizabeth (CPC)  
**Cc:** BOS Legislation (BOS); Lamug, Joy; Carroll, John (BOS); Somera, Alisa (BOS)  
**Subject:** 115 Telegraph Hill Boulevard - CEQA and Conditional Use Appeals - Supplemental Documentation from Project Sponsor

**Categories:** 141064, 141059

Good afternoon,

Please find linked below a letter received by the Office of the Clerk of the Board from Daniel Frattin, attorney for Reuben, Junius & Rose, LLP, representing the project sponsor, concerning the California Environmental Quality Act and Conditional Use appeals of the proposed project at 115 Telegraph Hill Boulevard.

[Project Sponsor Letter - 11/12/2014](#)

You are invited to review the matters on our [Legislative Research Center](#) by following the links below.

[Board of Supervisors File No. 141059 - CEQA Appeal](#)

[Board of Supervisors File No. 141064 - Conditional Use Appeal](#)

**The appeal hearings for these matters are scheduled for November 18, 2014.**

Regards,

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

**Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).**

**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.*

**REUBEN, JUNIUS & ROSE, LLP**

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2014 NOV 12 PM 1:35

*RZ*

**By Messenger**

Clerk of the Board  
San Francisco Board of Supervisors  
One Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

FOR PURPOSES OF THE CEQA APPEAL  
PLEASE NOTE:

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DEADLINE, BY NOON, PURSUANT TO ADMIN.  
CODE, SECTION 31.16(b)(5)  
(Note: Pursuant to California Government Code, Section  
85009(b)(2), information received at, or prior to, the public  
hearing will be included as part of the official file.)

**Re: 115 Telegraph Hill Boulevard; Project Sponsor's Brief in Opposition to  
Appeals of Categorical Exemption and Conditional Use Authorization  
Hearing Date: November 18, 2014  
Our File No.: 7058.01**

Dear Clerk of the Board,

At Mr. Frattin's request, please find enclosed eighteen copies of the above-referenced brief, an electronic copy of this brief is also being sent via Dropbox to [BOSLegislation@sfgov.org](mailto:BOSLegislation@sfgov.org).

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Gillian Allen  
Paralegal

Enclosures

# REUBEN, JUNIUS & ROSE, LLP

November 12, 2014

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2014 NOV 12 PM 2:35

By Messenger

Mr. John Carroll  
Legislative Clerk  
San Francisco Board of Supervisors  
One Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: 115 Telegraph Hill Boulevard; Project Sponsor's Brief in Opposition to Appeals of Categorical Exemption and Conditional Use Authorization  
Hearing Date: November 18, 2014  
Our File No.: 7058.01**

Dear Mr. Carroll,

At your request, please find enclosed an electronic version of the above-referenced brief on CD in lieu of an email link.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Gillian Allen  
Paralegal

Enclosure

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin  
Sheryl Reuben<sup>1</sup> | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin  
Lindsay M. Petrone | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York. 2. Of Counsel. 3. Also admitted in Massachusetts

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RECEIVED  
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November 12, 2014

2014 NOV 12 PM 1:36

President David Chiu  
San Francisco Board of Supervisors  
One Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: 115 Telegraph Hill Boulevard; Project Sponsor's Brief in Opposition to Appeals of Categorical Exemption and Conditional Use Authorization  
Hearing Date: November 18, 2014  
Our File No.: 7058.01**

Dear President Chiu and Supervisors:

We represent Jeremy Ricks, sponsor of the proposed residential building (the "Project") at 115 Telegraph Hill Boulevard. This letter is submitted in opposition to appeals of the Project's Categorical Exemption ("CatEx") and Conditional Use ("CU") Authorization by the Telegraph Hill Dwellers ("Appellants").

These appeals are based on numerous factual inaccuracies and specious allegations; they are insufficient to overturn the sound decisions of the Planning Commission and Environmental Review Officer for the following reasons:

- Public support for the Project is unparalleled on Telegraph Hill. In a neighborhood well known for reflexive opposition to development, 43 residents and the North Beach Neighborhood Association have submitted letters in support of the Project. Letters of support are included at Exhibit A.
- The Project's design, scale, and massing will be compatible with the neighborhood;
- The Project meets all Code criteria for CU Authorization and is consistent with the City's General Plan and Residential Design Guidelines;
- The Project will provide numerous public benefits, including an estimated \$200,000 in additional tax revenue, repairing the Filbert Street Steps and improving the pedestrian experience, adding four dwelling units to the City's housing market; and improving a currently blighted, vacant lot; and
- Appellants fail to meet the threshold requirements for overturning the Project's CatEx, as they:
  - Do not to establish that any "unusual circumstances" apply to the property or Project proposal; and

- Present no substantial evidence to establish a reasonable possibility that significant environmental effects will arise from such “unusual circumstances”.

**Detailed responses to specific allegations raised in Appellants’ briefs are provided below.**

**A. Project and Site Description**

The property is a 7,517 square foot lot located on the south side of Telegraph Hill Boulevard, between Montgomery and Kearny Streets on Telegraph Hill near Coit Tower. The site is within an RH-3 (Residential-House, Three Family) Zoning District, and is bordered along a portion of its north side by the pedestrian-only Filbert Street steps, leading up to Pioneer Park and Coit Tower.

The property previously consisted of three separate lots that were merged into one larger lot in 1993. It previously contained five buildings, all of which were determined to be unsound by the Department of Building Inspection in the early 1990s. Four were demolished in 1997. A one-unit cottage constructed in 1906 remains on the site, but is uninhabitable in its present condition and has sat vacant for more than 10 years. Images of the existing site and surrounding area are attached as **Exhibit B**.

The Project will construct a 15,544 square foot three-unit residential building including a garage with three off-street parking spaces. In addition, the Project will renovate and restore the existing uninhabitable cottage, returning one dwelling unit to the City’s housing stock.

The new building will appear as three single-family dwellings, each less than 40 feet tall, that are designed to step down the hill in response to the naturally sloping topography. Each unit will feature a vegetated roof with sustainable native plants. The Project will feature an attractive modern design with a scale and massing compatible with other homes in the immediate area. Significant side setbacks have been provided on each of the building portions in order to retain views to downtown and appear as single-family dwellings. The Project will incorporate significant landscaping to match the surrounding area, and will feature sustainable elements such as solar panels, vegetated roofs, and low-water demand plumbing fixtures. In order to minimize inconvenience to residents and visitors, the Project will voluntarily implement numerous construction “best practices” above and beyond those required by the Planning and Building Codes. Plans depicting the Project’s design are attached as **Exhibit C**. Construction improvement measures are summarized in **Exhibit D**.

**B. Background**

On September 3, 2014, the Planning Department issued a CatEx for the Project, finding it categorically exempt from further environmental review under a CEQA Class 1 (exterior renovations to an existing single-family residence that is not an historic resource) and Class 3

(construction of a multi-family residential structure with up to four dwelling units in a residential zone). A copy of the Project's CatEx is attached as Exhibit E.

On September 11, 2014, the Planning Commission approved the Project by granting CU authorization, to allow for a total of four dwelling units on a lot zoned RH-3.

In October 2014, Appellants filed appeals of both the Project's CatEX and CU authorization. A joint hearing on these matters will be held by the Board on November 18, 2014.

**C. The CatEx is Properly Issued Under CEQA**

Appellants' CatEx appeal mischaracterizes the project, contains wholly speculative claims of environmental impacts unsupported by fact, and neglects to mention the appropriate standard of review for challenges to a categorically exempt project applying the "unusual circumstances" exception.

**1. Standard of Review Under CEQA**

Certain categories of projects are exempt from environmental review under CEQA, because they generally do not have significant effects to the environment. Where a project is exempt, no further environmental evaluation is required unless a recognized exception applies (e.g. there is a reasonable possibility of significant environmental effects due to unusual circumstances). (*CEQA Guidelines* §15300.2.) Once a lead agency determines a project is exempt, project opponents seeking to apply the unusual circumstances exception bear the burden of demonstrating that the project will have significant impacts and that those impacts are caused by unusual circumstances. (*Voices for Rural Living v. El. Dorado Irrig. Dist* (2012) 209 CA4th 1096, 1108.)

There is a split of authority regarding the evidentiary standard for establishing that there is a "reasonable possibility" of significant environmental impacts that make a project ineligible for an exemption. Some courts defer to the lead agency's determination, upholding an exemption so long as there is "substantial evidence" to it. Others have held that an exemption may not be sustained if opponents make a "fair argument", based on substantial evidence, that significant impacts will occur. (*Fairbank v. City of Mill Valley* (1999), 75 Cal. App. 4<sup>th</sup> 1243, 1259 (citations omitted).)

Substantial evidence is "**facts, reasonable assumptions predicated on facts, and expert opinion supported by facts.**" (*CEQA Guidelines* § 15384). **Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous or otherwise not credible** is not substantial evidence. (*CEQA Guidelines* § 15064(f)(5).)

**Appellants claims would fail under either standard, due to the absence of any substantial evidence to support of their claims.**

*i.* No substantial evidence of significant impacts due to unusual circumstances.

**Appellants have not established that any “unusual circumstances” apply to the site or the Project proposal.** “Unusual circumstances” must “differ from the general circumstances of the projects covered by a particular categorical exemption” and “create an environmental risk that does not exist for the general class of exempt projects.” (*Banker’s Hill v. City of San Diego* (2006) 139 Cal. App. 4<sup>th</sup> 249, 278.) Appellants’ brief skips this portion of the analysis entirely and instead lists a number of factors that they believe could contribute to environmental effects. These factors include the presence of a sensitive intersection, site topography, geology, and an allegedly incomplete project description, etc. In addition, Appellants fail to establish any “reasonable possibility” that the Project will result in significant environmental effects due to the unusual circumstances, as **Appellants present no substantial evidence of any significant effects.**

As discussed below, Appellants’ baseless complaints and bald statements of opinion are insufficient to meet this standard:

**Construction Impacts.** Appellants speculate that the Project will create dangerous conditions for pedestrians coming up the Filbert Steps or require pedestrians to cross “heavy construction traffic.” These statements are inaccurate and unsupported by any factual evidence. They rely on a demonstrably flawed analysis regarding the extent of excavation and construction activities for the Project, and fail to demonstrate how any significant impacts would occur, no less impacts caused by unusual circumstances.

The Appellant asserts that the weight limit on Telegraph Hill Blvd. is an unusual circumstance giving rise to significant impacts related to the volume of construction traffic. This is flawed on two counts. First, weight limits are not unusual on San Francisco streets. A total of 170 streets or segments of streets are subject to the same three-ton weight limit as Telegraph Hill Boulevard. (SF Transportation Code Sec. 501(b).) More importantly, the weight limit does not apply to deliveries:

[F]or the purpose of delivering materials or equipment to be used in the actual and bona fide repairs, alteration, remodeling or construction of...any building or structure upon such restricted Street for which a building permit has previously been obtained.

(*Id.* at subs. (c).) MUNI buses, garbage trucks and utility vehicles are also exempt from these weight limits. (*Id.*)

Thus, the Appellants calculation of 10,000+ truck trips is a massive overstatement of construction traffic. In reality:

- Demolition and excavation will involve removing 3,500 cubic yards of soil that will be trucked off-site in 10-yard dump trucks. Over a 12-week period, this

amounts to 700 trips (inbound and outbound), not the 7400 estimated by the Appellants. On a daily basis, assuming weekday delivery only, this translates to less than six trucks a day.

- Approximately 50-75 concrete-truck deliveries are estimated over a six- to ten-week period, for a total of 100 to 150 trips, rather than the 2,656 trips estimated by the Appellants. On a daily basis, assuming weekday delivery only, this translates to two or three trucks per day.

The City routinely finds less-than-significant construction impacts for far larger projects in more heavily trafficked locations. This is largely due to the temporary and intermittent nature of construction impacts, as well as regulations requiring the coordination of construction activities with various City agencies including the San Francisco Department of Public Works (DPW), the San Francisco Municipal Transportation Agency, and the Transportation Advisory Staff Committee, to ensure the minimum feasible level of disruption to circulation on public rights-of-way and public safety. Examples of large projects deemed to have less-than-significant impacts, include the following located on some of the City's busiest pedestrian, transit and auto thoroughfares:

- 690 Market St./Ritz Carlton – Construction of an eight-story addition above a restored 16-story office building and two-story garage at Market/Kearny Streets. (Addendum to Final Mitigated Negative Declaration: 690 Market Street, available at [http://sfmea.sfplanning.org/2013.1601E\\_Add.pdf](http://sfmea.sfplanning.org/2013.1601E_Add.pdf), at p. 25.)
- 1333 Gough Street/1481 Post Street – Construction of a 36-story residential building with 262 dwelling units and 438 parking spaces in a four-level, below-grade parking garage. (Draft Environmental Impact Report: 1335 Gough Street/1481 Post Street at pp. S2, S27, available at [http://sfmea.sfplanning.org/2005.0679E\\_DEIR.pdf](http://sfmea.sfplanning.org/2005.0679E_DEIR.pdf).)
- Moscone Center Expansion – Expansion of convention facility by 300,000+ square feet. (Draft Environmental Impact Report: Moscone Center Expansion Project at p. S.11, available at [http://sfmea.sfplanning.org/2013.0154E\\_DEIR.pdf](http://sfmea.sfplanning.org/2013.0154E_DEIR.pdf).)

Although the Project is far smaller than these projects and will not cause significant impacts, the Sponsor agreed to implement a number of improvement measures to minimize temporary inconvenience caused by construction. These include:

- Limiting deliveries to morning hours, when traffic to Coit Tower is lightest. The MUNI line serving the Tower does not start running until 9:20 a.m.

- Staging concrete trucks at the intersection of Filbert and Kearny rather than on Telegraph Hill Boulevard to avoid temporary lane closures on Telegraph Hill Boulevard.
- On-site staging of dump trucks and delivery vehicles to avoid temporary lane closures on Telegraph Hill Boulevard.
- Constructing a pedestrian tunnel, so that the Filbert Street Steps may remain open throughout construction.

**Pedestrian Impacts.** Appellants' state that the Project is located at a "sensitive intersection" due to its proximity to a tourist destination, on a "blind curve," near to a MUNI bus and mid-block pedestrian cross walk. Appellants also posit that the Project is unusual because it would place a curb cut across a relatively busy sidewalk.

However, garage entries near pedestrian crossings, bus stops, busy intersections or tourist destinations are not an unusual circumstance in San Francisco. Many residential infill development projects are located in close proximity to tourist attractions, within heavily trafficked areas, near to MUNI bus stops and mid-block pedestrian crossings. For that matter, the F-Market Streetcar, Cable Car and MUNI buses pick up and drop off thousands of tourists daily on traffic islands and at busy intersections. The Project's location near such activities is simply not unusual, but rather commonplace.

In point of fact, the pedestrian crossing here is better situated than many in San Francisco: there is no vehicular cross traffic and all cars are controlled by stop signs on either side, meaning that they are moving at slow speeds and drivers have an opportunity to observe pedestrians. The roadways, intersections, and sidewalks in this area have been designed to provide safe conditions for visitors by foot or vehicle.

The Appellants' speculative opinion that tourists may be distracted from safely crossing the street due to the scenic environment is unsupported by fact, and, even if true, is an existing condition rather than an impact that is attributable to the Project. In any case, the record contains substantial evidence that the Project has been effectively designed to respond to existing conditions and specific design criteria related to development on Telegraph Hill:

- The project will provide parking for only three cars, which will minimally increase traffic. Cars coming from and going to the Project are unlikely to even cross the mid-block crossing, as the only destination in that direction is the Coit Tower parking lot.

- Unlike most residential garages in San Francisco, the Project's garage will provide for internal maneuvering of vehicles so that cars can face forward when exiting.
- The garage will be set back 7.5 feet from the property line, allowing drivers to pull out and observe pedestrian conditions before crossing the sidewalk.
- The garage will also incorporate a flashing beacon to alert pedestrians to the presence of a vehicle, which neighboring garages do not feature.
- Those cars will not even cross the mid-block pedestrian crosswalk when pulling into the garage.

There is no factual evidence to suggest that the Project will have any significant impacts on pedestrian safety. We also note that Appellants' assertion that the MUNI Route #39 bus stop would be relocated as part of the Project is false. It would stay in its current location. The stop sign adjacent to the Project would be relocated slightly (by approximately 1 foot) to allow for a new curb cut along Telegraph Hill Boulevard, which is immaterial to the CEQA determination.

**Site Topography/Geotechnical Impacts.** Appellants state that the site has a cross slope exceeding 20% in both directions and that the east property line has a 45% slope. Many residential infill development sites are on steeply sloping sites. These factors are not "unusual circumstances." San Francisco is a City known for its hilly topography. As shown in the map included as **Exhibit F**, large areas of the City are located in areas with steep slopes or in zones of elevated seismic risk. This includes nearly all of SoMa, the Marina, the Financial District, the Bayfront, Telegraph Hill, Mount Sutro, Twin Peaks, Bernal Heights and Potrero Hill, among others.

The courts have held that the geotechnical features of infill projects such as soil quality and water runoff conditions are common issues of proper construction technique that are "satisfactorily addressed by standard building code requirements," and therefore are not "unusual circumstances." (*Association for Protection of Env't'l Values v. City of Ukiah* (1991) 2 CA4th 720, 735). In issuing the Negative Declaration for an earlier development proposal at the Property, the City relied on enforcement of the Building Code as an adequate safeguard against geotechnical impacts. See **Exhibit G**.

Since then, Building Code regulations have become even more stringent. The California Building Code mandates that "excavation for any purpose shall not remove lateral support from any foundation without first underpinning or protecting the foundation against settlement or lateral translation." (Sec. 1804.1.) San Francisco has augmented these requirements with its Slope Protection Act, which requires submittal of reports

prepared by a licensed geologist and licensed geotechnical engineer for review by a licensed geotechnical engineer or the Structural Advisory Committee at DBI to “verify that appropriate geological and geotechnical issues have been considered and that appropriate slope instability mitigation strategies, including drainage plans if required, have been proposed.” (San Francisco Building Code Sec. 106A.4.1.4.4.) Permits are denied that fail to comply with the Building Code or otherwise create a reasonable likelihood that construction would “create unsafe conditions or would increase the likelihood of hillside instability.” (Id. at Sec. 106A.4.1.4.5.)

The Appellants fail to offer substantial evidence that the foregoing protections—that are implemented as a matter of law—are insufficient or that significant impacts are reasonably likely occur in spite of them. The Appellant’s geotechnical engineer asserts that cutting into the hillside could damage neighboring properties due to “impairment of lateral and subjacent support and alterations in the groundwater regime.” (Karp Letter at p. 3.) Mr. Karp goes on to assert that “no solution is practicable from following codes or regulations.” (Id.) In essence, Appellants assert that there is no way to construct a three-unit building on Telegraph Hill without causing significant and unavoidable damage to surrounding homes.

However, Mr. Karp’s professional qualifications alone do not substantiate his general opinions and his letter does not amount to substantial evidence showing the potential for geotechnical impacts. For example, Mr. Karp concludes that dewatering impacts will be substantial without providing any information about the level at which groundwater will be encountered. He posits a loss of lateral and subjacent support to adjoining buildings without any consideration given to feasible shoring methods that are routine – and required – under the Building Code. He asserts –without any evidence whatsoever—that no excavation greater than ten feet has occurred within some undefined “proximity of the south side of Pioneer Park and Coit Tower.” (Id. at 1.) Though he includes a four-page list of “references,” he has not tied them to any of his specific conclusions, nor has he submitted them into the public record. Some of these reports are from projects as far away as Jackson Square and are unlikely to be relevant. Many other residential projects have been built on the same hillside without resulting in a catastrophic ground failure.

In contrast to the unsubstantiated opinions presented in the Mr. Karp’s letter, a preliminary geotechnical report for the site found that the risk from liquefaction, surface rupture, lateral spreading, densification and landslides from the Project to be low. The geotechnical letter also provides recommendations should groundwater be encountered during excavation. Though the scope of excavation has changed since the initial proposal, DBI’s permit review procedures ensure that potential settlement and subsidence impacts of excavation (including dewatering) will be adequately addressed in accordance with the Building Code, including the Slope Protection Act, and further monitoring



activities or site-specific reports be undertaken as required to avoid any harm to neighboring properties.

**Historic Resources.** Appellants state that construction of the Project will require removal of a portion of the historic stone wall separating Telegraph Hill Boulevard from the Filbert Steps. This is false and is directly contradicted by evidence in the record. The Project will not remove or relocate the stone wall surrounding Telegraph Hill Boulevard. Project plans (attached as **Exhibit C**) clearly show that this feature will remain in place. Further, a Historic Resource Evaluation prepared for the Project and approved by the Planning Department's Historic Preservation Staff states that the Project would not directly or indirectly involve historic resources or cause significant impacts to any historic resources. The portion of the Filbert Steps adjacent to the Project is concrete with pipe-rail handrails, and Department Preservation Staff have determined that its components are not historic. In any event, it will be repaired and replaced in kind.

**Aesthetics.** Appellants state that the public enjoys views from the Filbert Steps and Pioneer Park, and that new construction will block a public view corridor, resulting in significant aesthetic impacts. The Appellants neglect to mention that CEQA was amended, effective January 1, 2014, to provide that "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." (Cal. Pub. Res. Code Sec. 21099.) As a matter of law, the Project's aesthetic impacts are no longer significant under CEQA.

CEQA aside, the Project will have no impact on established vistas from Coit Tower or the view terrace at Pioneer Park. A View Study showing images from both locations, attached as **Exhibit B**, shows that the Project will block no significant view and will remain largely invisible from either location.

**Consistency with the General Plan.** Appellants state that the Urban Design Element of the General Plan identifies Telegraph Hill as an "Outstanding Unique Area," and that the Filbert Steps and Pioneer Park are protected by Priority Policies of the General Plan and specific design criteria of the Urban Design Element. Appellants also speculate that the Project will be inconsistent with the Housing Element of the General Plan.

The requirement for design consistency with the General Plan, including the Urban Design and Housing Elements, is not an "unusual circumstance." Rather, it is common to all projects in the City. Further, Appellants' provide no factual evidence that the Project as designed is inconsistent with these policies, or—more importantly—that such alleged inconsistency would give rise to any significant environmental effects. To the contrary, the Project's design has received thorough review by the Planning Department, Residential Design Team, Zoning Administrator, and Planning Commission, and has

been repeatedly found consistent with the City's residential and urban design guidelines, including criteria specific to design on Telegraph Hill.

**Project Description.** Appellants claim that the Project description is incomplete because it does not provide a detailed description of improvements to the Filbert Steps required to meet DPW requirements, does not identify the need for a General Plan Referral, and does not adequately describe all potential road closures on Telegraph Hill Boulevard in order to construct the Project.

These statements do not constitute "unusual circumstances." It is common for residential infill Projects to require further approvals from DPW or other City agencies to coordinate construction activities in public rights of way. Temporary lane closures to accommodate construction activities are also commonplace, and as noted above, will be minimized by improvement measures. Further, Appellants provide no evidence that the Project description fails to meet the standards set forth under Section 31.08(1)(a) of the San Francisco Administrative Code for local procedures and requirements necessary to implement CEQA. Finally, Appellants present no facts or evidence that would support a claim of any potentially significant environmental impacts arising from the current Project description.

In short, Appellants have failed to establish the presence of any unusual circumstances at the site; and present no substantial evidence that a potentially significant environmental effect could arise from any such unusual circumstances. **Because Appellants have not met the threshold requirements for additional environmental review, the appeal should be denied.**

*ii. Previous Environmental Review at the Property*

The Project is the second proposal reviewed by the Planning Department under CEQA for this location in the past 20 years. In 1993, the Department issued a Negative Declaration for a significantly more dense and similarly sized project on the same site (proposing to construct a 14,900 gsf residential building containing 7 dwelling units and up to 7 off-street parking spaces). Following a thorough review of the previous proposal's potential for traffic, parking, noise, geological, shadow, aesthetics, construction activities and other potential environmental impacts, the Department found that the only potential impact requiring mitigation was construction air quality. This factor no longer requires CEQA mitigation for current projects because it is now regulated by ordinance. (*San Francisco City Health Code*, Article 22B).

The current Project is substantially smaller than the previous proposal (providing significant setbacks, containing three fewer units and parking spaces). Weight should be given to the Department's previous determination regarding the lack of potential impacts for the substantially larger project at this site when analyzing the current exemption determination.

**D. The Conditional Use Authorization Was Properly Issued**

Appellants' CU appeal contains numerous inaccurate and misleading statements, interspersed with wholly unsupported allegations that the Project's size, setting (and the economic status of future residents) are somehow inconsistent with (1) Planning Code findings for CU authorization; (2) General Plan findings; and (3) the City's Residential Design Guidelines.

These allegations are baseless. Rather, the Project's design has received thorough review by the Planning Department, Residential Design Team, Zoning Administrator, and Planning Commission, and has been repeatedly found consistent with the City's residential and urban design guidelines. In fact, the record is filled with information and analysis supporting the Commission's decision to approve the CU authorization. Appellants' claims also willfully ignore the numerous Project benefits as discussed below.

1. The Project Complies with All Planning Code Criteria for Conditional use Authorization.

i. *The Project is Necessary or Desirable for, and Compatible with the Neighborhood.*

The Project is necessary and desirable in that it will provide in-fill housing in a residential neighborhood, on a lot that has sat vacant for more than 10 years. The lot is currently blighted and underutilized, and the absence of development is a detriment to the neighborhood and creates a gap in the urban fabric along the Filbert Street walkway and stairs. The Project will improve the site by constructing an attractive modern development and incorporating landscaping to match the surrounding area. This will create a sense of visual consistency in the area.

Appellants bemoan the Commission's decision to authorize the development of four dwelling units on the Property, which is zoned RH-3. However, the Property is a 7,517 square-foot lot that, prior to 1997, contained five separate buildings. The Planning Code allows for development of up to one dwelling unit for each 1,000 square feet of lot area in the RH-3 Zoning District with CU authorization. As a result, the Property could contain up to seven units with CU approval. **The Project is proposing a lower density of development that what would otherwise be possible.**

Likewise, Appellants' attack on the size of the Project and its proposed dwelling units is unwarranted. The housing stock on Telegraph Hill is varied; the average unit size cited by the Appellant masks the fact there are numerous units that are significantly larger or smaller. The type of development proposed by the Project will certainly not be out of character with neighborhood.

The reality is that this Project will benefit the City in numerous ways, including:

- Constructing market rate condominiums that John Stewart of the John Stewart Company estimates in his support letter (attached in Exhibit A) will generate more than \$200,000 a year in revenue to the City in tax increment, in addition to intermittent transfer tax fees, which will go into the City's General Fund and serve a myriad of different budget items including, but not limited to, infrastructure upgrades; the City's Health Department; the Recreation and Parks Department, homeless shelter maintenance, and more.
- Converting a blighted and chain-link bordered lot that has been vacant for over 10 years and is currently utilized for numerous illegal activities and poses safety liabilities;
- Contributing three new family-sized units to the City's housing goals, which is currently in short supply;
- Renovating and restoring a currently vacant and uninhabited cottage;
- Repairing the Filbert Street Steps and improving the pedestrian experience with adjacent plantings and additional safety elements such as handrails and attractive lighting; and
- Incorporating significant setbacks to provide a view corridor between the buildings to allow views to downtown, all while providing a much-needed informal gathering area at the top of the steps for pedestrians;
- Contributing architecturally significant development that is well-designed and contextually sensitive to the larger neighborhood;
- Adding sustainable elements such as solar panels, vegetated roofs, and low-water demand plumbing fixtures;
- Voluntarily adopting a range of construction "best practices" above and beyond requirements established in the Planning and Building Codes, in order to ensure minimal disruption to the neighborhood, despite the fact that the Project is exempt under the California Environmental Quality Act (CEQA) and requires no construction mitigation.

The Project's numerous public benefits easily meet this criterion.

- ii. *The Project Will Not be Detrimental to the Health, Safety, Convenience or General Welfare of Persons Residing or Working in the Vicinity.*

Appellants' characterization of the Project's garage access as detrimental to "thousands of visitors" each year is absurd.

The location of the Project's parking garage will not impede pedestrian movement or safety. The Project will include a 3-car garage accessible by a single curb-cut similar to other homes in the immediate area. Despite Appellants' baseless assertions to the contrary, the Project has been specifically designed to minimize any potential pedestrian conflicts. The entrance will be recessed 7'6" from the Property line, and the garage itself will be large enough to allow for internal maneuvering of vehicles. As a result, vehicles will not need to back out garage, and will have ample distance to observed pedestrian movement before entering the roadway. In addition, this location is currently safeguarded by a stop sign and painted pedestrian crosswalk, forcing vehicular traffic to come to a complete stop and making this area of Telegraph Hill Boulevard arguably the safest area of the street. The Project's garage door will also incorporate safety features such as a flashing beacon to alert operation, which neighboring garages do not contain. These conditions, coupled with the low volume of vehicles expected to enter and exit the proposed three-car garage, belie the fact that the Project's garage entrance will not be detrimental to the public.

2. The Project Is Consistent with Priority Policies of the City's General Plan.

Appellants' brief merely lists a number of General Plan findings with no supporting discussion, apparently inferring Project inconsistencies with the same. While Appellants' concerns are unclear, we address the Project's compliance with each below.

*i. Housing Element*

The Project would directly advance policies of the City's Housing Element by creating new infill housing on a residentially-zoned lot that has sat vacant for the past 10 years. As noted by the Planning Department, the current lot is blighted and creates a gap in the otherwise continuous street wall. In addition, the Project will rehabilitate the currently condemned single-unit cottage at the rear of the lot, returning a dwelling to the City's housing market. Moreover, the Housing Element encourages development of new housing at all income levels and in a variety of sizes and configurations, particularly in infill locations that are well-served by public transit. The Project will further this goal by creating three new family-sized dwelling units.

*ii. Urban Design Element*

The Urban Design Element provides that driveways across sidewalks should be kept to a practical minimum, and that walkways and parking facilities be designed to minimize danger to pedestrians. The Project will achieve this standard by providing:

- A single 10-foot wide curb cut and one 12-foot wide garage door, which is comparable with the size of garage doors on surrounding properties;
- A garage area with sufficient space for maneuvering vehicles internally with an entrance recessed 7'6" from the property line, in order to exit the garage without needing to be backed out in reverse and with ample space to observe pedestrian activity before crossing the sidewalk; and

- Installing warning signs to alert pedestrians on the Filbert Steps to the presence of a driveway, as well as mirrors to enhance the view of drivers exiting the garage.

In addition, the Urban Design Element also recognizes Telegraph Hill as an outstanding and unique area with special characteristics including (i) a hillside park with a highly visible green of trees from which Coit Tower rises above all else; (ii) low, small-scale buildings having predominantly flat roofs and light pastel colors, hugging the topography in a highly-articulated form which contrasts the power of downtown construction; (iii) cliffs and complex stairs and walkways on the east side above the waterfront, with buildings perched precariously along the slope and trees interspersed; and (iv) intimate pedestrian scale and texture of streets and housing, with sudden dramatic views of the Bay and downtown through narrow openings.

The Planning Department has properly determined that the Project is compatible with these special characteristics as follows:

- The Project exists well below Coit Tower and will have no visual impact on the prominence of the landmark;
- The building portions are designed to include flat, landscaped roofs and maintain a scale and massing consistent with other nearby structures;
- The Project visually respects the topography of the street and hill by “stepping-down” the laterally sloping topography of the Filbert Street steps; and
- The Project will preserve the intimate pedestrian scale and texture of streets and housing by incorporating landscaping, setbacks of at least 8’ from the front property line along Filbert Street, and side setbacks along the west side of each of the three new units to provide for views of downtown.

Appellants have provided no contradictory analysis of the Project’s design pursuant to these standards.

### 3. The Project Complies with the City’s Residential Design Guidelines.

Appellants claim, without explanation, that the Project is somehow inconsistent with the City’s Residential Design Guidelines and will adversely affect a “major postcard” view of Telegraph Hill.

These claims are directly contradicted by design analysis contained in the Project’s approval motion. In fact, the Project has been thoroughly reviewed by the Department’s Residential Design Team and has been repeatedly found consistent with key design principals of the Residential Design Guidelines as follows:

- Ensure that the building’s scale is compatible with surrounding buildings;*

Despite Appellants’ melodramatic description of the Project as a “massive” and “fort-like structure,” its height and scale are consistent with buildings throughout the neighborhood.

In fact, the Project will appear from the street as three separate dwelling units, which each occupy 23' 10" of frontage, consistent with the width of building facades found throughout the neighborhood. This design can be seen in the renderings attached as Exhibit X. The height of the eastern-most portion of the building is consistent with the adjacent three-story-over-garage building at 109/111 Telegraph Hill Boulevard. Further, the buildings are designed to "step down" the street in relation to the naturally sloping topography of telegraph hill. The eastern-most building portion will be 2' 3" shorter than the adjacent building; the middle building portion will be 5' 8" shorter than the eastern-most portion, and the building portion to the west will be 9' 4" shorter than the height of the middle portion.

*ii. Ensure that the building respects the mid-block open space;*

The Project will reduce the size of the existing rear-yard cottage on the property by eliminating a portion of the building that was expanded as part of a 1995 Variance approval. This will improve the Property's contribution to mid-block open space.

*iii. Maintain light to adjacent properties by providing adequate setbacks;*

The Project achieves this standard by stepping back the rear facades of its building portions and incorporating generous side setbacks exceeding Code standards. The eastern-most building portion extends less than 8' deeper than its neighboring building to the east at the lowest two levels, and then transitions to a depth equal to the adjacent building for all subsequent floors. Each building portion to the west then steps back with regard to building depth. In addition, the Project incorporates a 5' side setback along its west property line, for a total separation of 8' 4" between buildings. These substantial setbacks effectively maintain light to adjacent properties.

*iv. Provide architectural features that enhance the neighborhood's character; and*

The Project achieves this standard by providing an attractive modern design that is compatible with the surrounding mix of architectural styles, as clearly depicted in the renderings attached as Exhibit C. Specifically, the Project will enhance neighborhood character by providing attractive recessed entry courts, green roof decks featuring sustainable native plants, and extensive landscaping.

*v. Choose building materials that provide visual interest and texture to a building.*

The Project will be built with high-quality, attractive exterior materials that complement surrounding structures while contributing visual interest and texture the neighborhood, as shown in the Project renderings attached as Exhibit C. These materials include a mix of concrete, stucco, weathered steel planters, Corten steel panels, wood screens and panels, frosted glass, and fixed wood louvers on the front façade.

Appellants' bald statements of opinion on this point are directly contradicted by the Planning Department's thorough analysis of the Project's design and determination of consistency with the City's Residential Design Guidelines.

4. The Project Will Restore the Existing Rear Yard Cottage to Pre-Variance Building Envelope.

As part of the Project, the Sponsor will restore an existing, uninhabited cottage at the rear of the site. The cottage was expanded by approximately 160 square feet as part of a Variance granted in the 1990s. Building permits for the expansion were approved, and the expansion was built. However, no final inspection was obtained.

During the Planning Department's review of the current Project, the Appellant asserted that the Variance was never perfected and was now expired. Accordingly, the Sponsor was required to either revert the existing cottage to its pre-variance envelope, or seek a new variance to complete the expansion. The Sponsor elected to return the cottage to its pre-variance envelope.

Appellants now allege that the cottage must be restored to two units that existed in it in the 1990s or that the Sponsor must seek permission under Section 317 to merge the units. This is ludicrous. There is no second residential unit in the cottage – either in reality or under any legal definition – that is being removed. The “cottage” is an empty, wood-framed shell without kitchens, bathrooms, or, drywall, for that matter. The second unit present there until the early 1990s was never clearly a legal dwelling unit: it was accessed by a ship's ladder and did not meet Building Code standards. In any event, it was removed in the late 1990s when no special entitlement was required for its removal. The DBI and Planning Department have confirmed that there is one legal unit existing within the cottage. No special approval is required to remove a unit that does not exist and which is not legally authorized to exist.

E. Conclusion

The appeals are meritless and should be denied. The Project is an attractive, thoughtfully-designed residential infill development that meets and exceeds the criteria for CU authorization and is consistent with the General Plan and Residential Design Guidelines. Appellants have simply failed to establish the threshold requirements for justifying additional environmental review. Accordingly, we respectfully request that the appeals be denied.

Respectfully,

REUBEN, JUNIUS & ROSE, LLP



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President Chiu and Supervisors  
November 12, 2014  
Page 17

Enclosures

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Supervisor Katy Tang  
Supervisor London Breed  
Supervisor Jane Kim  
Supervisor Norman Yee  
Supervisor Scott Weiner  
Supervisor David Campos  
Supervisor Malia Cohen  
Supervisor John Avalos  
Rick Caldeira, Board of Supervisors Clerk's Office  
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John K. Stewart  
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July 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission St., 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty,

My wife and I live about 200 yards north of the subject site on the same street. We are in receipt of a Telegraph Hill Development Alert which warns of a "massive, luxury condominium project." The bulletin states that "this is not about a particular neighbor's self-interest or views - this is about *public interest*." Fair enough. In that regard, from a public policy and planning perspective, what is the best use for this site? Let's briefly run through some options:

- Commercial – Inconsistent with zoning
- A Park – The site is uniquely unsuited for this use because of its 2:1 slope, customary high winds, and budget constraints at the Open Space Committee. Additionally, there's already a park above it.
- An affordable HUD-subsidized rental project- This site would support maybe 10-12 small units that would only have a remote chance of being financeable if a project-based Section 8 contract were available from HUD, which it isn't. Even then, it would not underwrite well because of the land basis and the fact that there's no economy of scale operationally.
- A Low Income Housing Tax Credit development - A small project on this site would not pass muster with the Low Income Housing Tax Credit Committee, and even if it did, an off-the-charts subsidy from the Mayor's Office of Housing would be required, which is an equally unlikely prospect.
- HUD Section 811 –Developmentally Disabled – This non-profit, only HUD-insured and subsidized program is tailored to small unit size (10-20); however, it would not meet reasonable HUD criteria for accessible social services, let alone neighborhood objection to high frequency visitation traffic.
- A market rate rental– Because of the high land costs and the fact that the project would have tenant incomes too high to qualify for Low Income Housing Tax Credits, or the City's Housing Trust Fund (Prop C) and because there's no economy of scale, this option is fiscally infeasible.

John K. Stewart  
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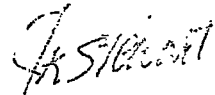
- Market Rate Condominiums – This development category is financeable and will generate over \$200,000 a year in revenue to the City in tax increment, plus intermittent transfer tax fees. These additional tax increment revenues will go into the General Fund for myriad different budget items including, but not limited to, infrastructure upgrades; the City's Health Department; Rec & Parks; Homeless Shelter maintenance, on and on. This has the substance and feel of public interest. Not parenthetically, the City has an operational deficit of \$134M per year which could use some help.

There are some sites that cry out for mixed income; some for affordable and/or market rate rentals. All would have far better economy of scale than this tiny parcel. In this case, the City should capitalize on the highest and best use which the current proposal offers. At 3 units, it's hardly "massive". It is indeed, "luxury" but then its values comport with the surrounding homes ringing Coit Tower. Architecturally, there are elements which thoughtfully mirror the Gardner Dailey design directly next door to the east. It's doubtful that the curb cuts constitute an unsolvable safety problem. It blocks no views. Lastly, lest we forget, it is code compliant and needs no variance.

I concur with the recommendation from some of my fellow Hill dwellers that the developer upgrade and beautify the Filbert steps leading to the site.

It is not in the public's best interest to let this lazy asset remain fallow, as it has for years. Besides, it's a refuse-collecting eyesore.

Sincerely,



John K. Stewart

CC: David Chiu, President of the Board Supervisor, City of S.F.  
John Rahaim, Planning Director, City of S.F.  
Olson Lee, Director, Mayor's Office of Housing  
Anne Halsted  
Robert Mittelstadt  
Rod Freebairn-Smith  
Judy O'Shea  
Irene Tibbits  
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Michael O'Shea  
Julie Christensen

July 7, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Boulevard.

Dear Ms. Watty:

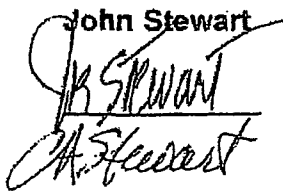
The purpose of this letter is to convey a message of strong support for the proposed new development at 115 Telegraph Hill Boulevard from the undersigned individuals, all of whom are, or have been, residents of Telegraph Hill; they are also intimately familiar with the site, its history, and immediate environs.

We support the proposed development at 115 Telegraph Hill Boulevard because....

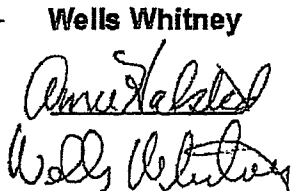
- It will extinguish what has been, for years, an empty and unattractive lot which has served increasingly as a refuse collection point and occasional unauthorized occupancy. It is also a fire-hazard. Many passersby, especially foreign tourists, discard burning cigarettes as they walk by without putting them out.
- The proposal complies with existing planning and zoning regulations and requires no variances.
- The clean modern design and rich surface materials are consistent with the adjacent Gardner Dailey structure to the immediate east and with the eclectic architecture found on many blocks of Telegraph Hill.
- When built out, no neighbor's south-facing cityscape views will be affected. The new buildings will not obstruct views from Pioneer Park or Coit Tower. Furthermore, the applicant and his architect have thoughtfully provided a generous view corridor to the city skyline, from the front to the rear of the property, which never existed when the pre-existing buildings were there.
- There will be little or no shadow effect on neighboring properties.
- Our City desperately needs housing of all types as evidenced by the Mayor's goal of 30,000 new units.
- This site-when improved-will generate tax increment to the City in excess of \$200,000 per year thus helping significantly to mitigate the City's \$134M annual operating deficit.

Converting this site from an empty, bleak lot to a place with elegantly designed homes generating much needed revenue for the City seems like an obvious choice. After literally decades of stasis, it's time to get on with it.

Gussie Stewart

John Stewart  


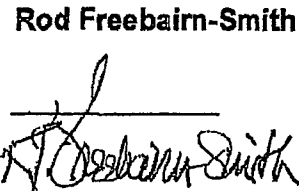
Anne Halstead

Wells Whitney  


Lynda Spence

Bob Mittelstadt  
  
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Janet Crane

Rod Freebairn-Smith  


*Judy M. O'Shea*  
Judy M. O'SHEA  
*M J O'Shea*  
MICHAEL J. O'SHEA

IRENE LINDBERK

7/13/05  
*Irene Lindberk*

DocuSigned by:

*Robert Mittelstadt*

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DocuSigned by:

*Gail Switzer*

Gail Switzer

*Judy M. O'Shea*  
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*Robert Mittelstadt*  
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*Paul Switzer*  
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July 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Subject: 115 Telegraph Hill Blvd.**

Dear Ms. Watty:

I am writing to respond to the "Telegraph Hill Development Alert" from Telegraph Hill Dwellers' Planning & Zoning Committee that was emailed to me yesterday and which urged that their members contact you to complain about the 115 Telegraph Hill Boulevard residential development project. I received this email because I am a member of Telegraph Hill Dwellers ("THD") for about the past twenty years, I am a former Board member of THD for six years, and I have lived two doors from the proposed development for the past twenty years. My family and I completely support the 115 Telegraph Hill Blvd. project, as do many of our immediate neighbors, and I categorically reject the demonizing and erroneous statements in the email sent by THD.

The THD email declares the project will:

- 1) *"Block the sweeping views of San Francisco enjoyed by Pioneer Park users."* I have seen the views for 20 years, and the proposed project does not block historic views from Coit Tower or the base of the tower.
- 2) *"Create permanent dangerous conditions for pedestrians coming up the Filbert Steps and Telegraph Hill Blvd. (by creating a new curb cut on the curviest section of Telegraph Hill Blvd. at the very top of the Filbert Steps coming up from Kearny Street)".* This location has two stop signs on either side (what better way to exit a driveway?)

There are curb cuts throughout Telegraph Hill Boulevard, and the specific site historically had a curb cut, and furthermore it is not the curviest point of the Boulevard. It's ironic that THD successfully advocated installing a crosswalk and staircase up to Coit Tower at exactly that same spot on the Boulevard in 1997 (including the installations of the two stop signs) but now for some reason considers it a dangerous spot for any traffic.

- 3) *"Exacerbate traffic congestion for visitors and residents to Coit Tower on Telegraph Hill Blvd. both during and after construction."* This is a four unit project which will not add measurably to traffic congestion on the Hill, and the units will have garages.
- 4) *"Adversely impact users of the 39 Coit Tower MUNI bus both during and after construction (particularly because the current stop will have to be moved but will still be next to their new driveway)."* I understand that the bus stop will continue as always, and it is an unsubstantiated claim by THD.



- 5) *"Eliminate access from the Filbert Steps to Coit Tower for up to two years while the project sponsor digs 30 feet for a new parking garage on this highly constrained site".* I am sure there will be some short-term interruptions, but that is true for all construction projects (as my neighbors who have their homes painted or sidewalks repaved) and disturbances can and should be addressed as part of the proposal.
  
- 6) *"Reward the current owners for demolishing 11 units of affordable rent-controlled housing and replacing them with three luxury, 4,000 to 5,000 square foot, condos."* This seems a sly comment, as the residences there in 1994-1997ish were un-inhabited and largely uninhabitable. (The larger houses were occasional flop houses.) Also, prospective developer, Jeremy Ricks, did not remove the former houses, although this comment makes it sound as if he did. The current owners, the Coopers, bought and emptied the parcel years ago, and they were blocked from further developments.
  
- 7) *"Reward the current owners for their de-facto demolition of the historic cottage on the southern edge of the property."* This is a sly and curious comment. There was a beautiful, historic cottage on the original parcel ("Bill Bailey's cottage") that was moved to another location (the Mission?) by the Coopers by popular request. The existing cottage on the property is uninhabitable, not historic, and an eyesore. I believe it was largely propped up by the Coopers to establish that they were continuing to develop the property, but that was years ago and it remains an eyesore of no significance.

THD is capable of meticulous research, but sly and erroneous claims like the above two claims make me question their motives as well as their means.

I previously wrote your offices on June 2<sup>nd</sup> (see my letter below) with my support of the 115 Telegraph Hill Boulevard residential project. I reiterate my support.

Thank you,

Greg Chiampou  
345 Filbert Street  
San Francisco, CA 94133  
Tel. 415.845.4479

April 1, 2014

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

**RE: Support for Conditional Use Application  
115 Telegraph Hill Boulevard/363 Filbert Street  
Case No.: 2013.1375C**

Dear Commissioners,

I have lived at 381 Filbert Street since 1997. My home is immediately next door to the proposed new building at 115 Telegraph Hill Boulevard. I believe the project deserves your support. The property has been largely vacant for nearly twenty years, wrapped with a chain-link and with only the shell of a cottage remaining. The owner has been receptive to my suggestions about the design, which will be both attractive and at an appropriate scale for this location. I look forward to the property being cleaned up and improved.

Thank you.

Sincerely,

Mary Kay Kew 1 April 2014  
Mary Kay Kew  
381-383 Filbert Street

July 7, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Boulevard.

Dear Ms. Watty:

The purpose of this letter is to counteract some comments made by representatives of the Telegraph Hill Dwellers organization regarding this project. Here are their points, with my counter arguments:

- The project would block sweeping views of San Francisco enjoyed by Pioneer Park visitors – *In fact, by my own observation (I have pictures) the trees and vegetation on the top and sides of the hill already block all views on that side of Pioneer Park and this project in no way makes that worse.*
- The project would adversely impact users of the 39 Coit Tower MUNI bus both during and after construction. – *I have been told that there will be absolutely no effect on the bus stop during or after construction, nor to the Filbert steps either below or above the project site.*
- The project would eliminate access from the Filbert steps for up to 2 years and create dangerous conditions nearby. – *I have been told that there will not be limitations on the access of the Filbert steps at any time.*
- The project would “reward” the current owners for demolishing affordable housing and an historical cottage – *The demolition of housing on the property occurred many years ago and is not relevant to this project. The cottage which remains is in fact unlivable at present but is not now planned to be demolished during this project.*

Thank you for consideration of these points and corrections to misstatements made by neighborhood opponents to the project. Converting this site from an empty, bleak lot to a place with elegantly designed homes generating much needed revenue for the city still seems like an obvious choice.

Sincerely yours – Wells Whitney

Wells Whitney

1308 Montgomery St.

San Francisco, CA 94133

**From:** MARINA GALLI  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support of 115 Telegraph Boulevard  
**Date:** Sunday, July 06, 2014 5:51:16 PM

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July, 6th 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street - 4th Floor  
San Francisco, CA 94103

Subject: Support of proposed development of 115 Telegraph Hill Boulevard

Dear Ms. Watty,

Monty Reedy and I are writing to you to support the proposed development of 115 Telegraph Boulevard. We believe it is high time that this vacant and desolate lot be turned into a home that contributes to the Telegraph Hill community and also beautifies the approach to Coit Tower. As neighbors, we frequently walk up Telegraph Hill Boulevard and past the 115 Telegraph Hill Boulevard lot. We often wish there was a lovely home that was thoughtfully built, instead of a blighted empty lot. It is our understanding that the owners are proposing a well thought out architectural plan that complies with city ordinances. We should work with them to create something in keeping with the neighborhood.

Wouldn't it be better to have a family or couple living in a newly built, well manicured home, where currently there is nothing but dirt and an unsightly chain link fence? The lot is filled with litter because of the wind tunnel effect, caused by no building on the lot.

Think of the jobs the construction and ongoing maintenance will create, the increased tax base, the additional stimulus to the community. The city needs to embrace and welcome residents who want to set up roots here and improve the city.

Further, it would be nice to have the driveway that once existed reinstated. In an emergency, there is no place to turn around until you get all the way to the top of the hill.

We are neighbors, we are taxpayers and we are supporters of the development of this unused parcel, 115 Telegraph Hill Blvd.

Thank you for your consideration.

Kind regards,

Marina Galli, CFA  
& Monty Reedy

**From:** [Fria Berg](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Subject:** I support "luxury condos on Telegraph Hill"  
**Date:** Thursday, July 10, 2014 9:10:39 AM

---

Hi,

I live in the North Beach/Telegraph Hill neighborhood – don't see why TDH is so upset about the condo development project. Personally I suspect TDH would fight any new project, and leaving that lot vacant and surrounded by a chain link fence is ridiculous.

So ... wanted to voice my support for the project. Looks reasonable enough.

I have no stake in this, don't know any of the involved folks.

-Fria

**Fria Berg | Strategic Alliances | [fria@splunk.com](mailto:fria@splunk.com) | Direct 415.852.5820 | Mobile: 415.254.1544 | [twitter.com/fria](https://twitter.com/fria)  
San Francisco | Cupertino | London | Hong Kong | Washington D.C. | Seattle | Plano | Singapore | Munich | Tokyo**

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**From:** Lauren Haugh  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Supporting the project on 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 11:46:15 AM

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Dear Ms. Watty,

I would like to express my strong support for the proposed project at 115 Telegraph Hill. The Filbert steps are one of my favorite places to run. I have lived in the city for over 7 years and I don't think I have seen a bigger eye sore than this vacant lot. I have always wondered why it has remained vacant for so long. Last week I met Jeremy Ricks and his architects who were visiting the spot and looking at plans. I approached them and asked if they were developing the project etc... They showed me the plans and I absolutely love what they are proposing. I think that it will be a great addition to the neighborhood. I asked them if there was anything that I could do to help and they suggested that I write a letter of support, hence this email. I understand that there are no variances to this project and it falls under the height limit.

I would like to show my strong support for this project.

Sincerely,  
Lauren Haugh  
650-996-1090  
S.F Resident

June 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Blvd.


Dear Ms. Watty:

As immediate neighbors to the proposed project, we would like to express our support for the new development by Jeremy Ricks' group at 115 Telegraph Hill Blvd. We have lived three homes away from the site for the past fifteen years, we have reviewed Mr. Rick's proposed plans as of May 2014, and we have long appreciated the site, its history, and the immediate environs.

We support the proposed development at 115 Telegraph Hill Blvd. for several reasons:

- The proposed building plan:
  - Has clean lines, open courtyards, and modern elements that contribute to the neighborhood's architecture.
  - Does not block views from Pioneer Park's rear lawn area or Coit Tower.
  - Does not block any neighbors' south facing views, and has little or no shadow impact on neighboring residences.
- Now an empty lot, the proposed building site offers an opportunity to:
  - Add residential units and tax-payers to both the neighborhood and the city.
  - See new residents be motivated to maintain the heavily tourist-trafficked Filbert stairs area in front, including keeping the area clean, graffiti-free, and planted.

We remember the former buildings on this site. After a long period of abandonment, we are glad to see this proposed plan for 115 Telegraph Hill Blvd.

Sincerely,  
  
Greg Chiampou  
345 Filbert Street  
San Francisco, CA 94133



**From:** Regan Anderlini  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Boulevard Townhouses  
**Date:** Tuesday, July 08, 2014 9:20:39 PM

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Ms. Watty,

I am a resident of the Telegraph Hill neighborhood in San Francisco and I am writing in support of the proposed development at 115 Telegraph Hill Blvd. Recently there has been some heated discourse on our neighborhood email list, and I felt it is important that I let you know that my husband and I both support the idea of replacing the unsightly vacant lot that now exists with a tastefully conceived development. I have read the document sent to the list by Jeremy Ricks of Telegraph Hill Housing, LLC and support the ideas presented in his communication.

Thank you for your consideration,

Regan Anderlini  
300 Filbert St

**From:** Vincent scholl  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Support  
**Date:** Wednesday, July 09, 2014 11:11:01 AM

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Ms. Watty

I am writing to support the proposed project of 115 Telegraph Hill. I often run the Filbert steps with my girlfriend (Lauren Haugh, who I think is also writing a letter of support). We met with the project sponsor and his team of architects at the site and reviewed their plans. I feel that what they are proposing is both reasonable and quite spectacular and would be a VERY welcomed addition to the neighborhood. I strongly support the project.

Best

Vince Scholl

**From:** Lois Chess  
**To:** Watty, Elizabeth (CPC)  
**Subject:** SUPPORT for 115 Telegraph Hill Development  
**Date:** Tuesday, July 08, 2014 4:15:10 PM

---

Just so you know, not everyone is against developing this site. It has been empty way too long. Good luck. I hope it passes.

Lois Chess  
415-385-7505

**From:** Marcy Albert  
**To:** Watty, Elizabeth (CPC)  
**Subject:** SUPPORT FOR 115 Telegraph Hill Boulevard (Case No. 2013.1375CE)  
**Date:** Wednesday, July 09, 2014 12:01:42 PM

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I have read both the supporting and opposing sides of this development and it looks to me to be a perfectly delightful development. I encourage you to support it.

*Marcy Albert*  
101 Lombard St #904W  
San Francisco, CA 94111  
415-627-6900

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**From:** [david.taylor10@comcast.net](mailto:david.taylor10@comcast.net)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Subject:** 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 11:14:15 AM

---

Hi Elizabeth,

I support the project at 115 Telegraph Hill as shown and am looking forward to getting rid of that eyesore lot.

Thank you,

David Taylor  
1460 Montgomery Street  
650 339 1476

**From:** Dana Rivera  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Supporting project at 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 12:37:55 PM

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Hi Elizabeth,

I am writing in support of the proposed project at 115 Telegraph Hill. As a neighbor at 279 Filbert Street, I believe the project will fit into the character of the neighborhood and will fill a current void.

I have reviewed the details of Jeremy's proposal with him and because the project is below the zoned height limit and requires no variances, I urge the Planning Commission to support this project.

Thank you for your consideration.

Best,  
Dana Rivera

**From:** Cal J.  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for proposal of 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 10:55:02 AM

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Ms. Watty,

I own a TIC close to Telegraph Hill and often visit the Coit Tower area. Just last month I took some relatives that were visiting from out of town. We walked up the Filbert St stairs and one of them commented how ugly the vacant lot that sits on 115 Telegraph Hill was. When I spoke to Jeremy Ricks about his project I discovered that this lot has been vacant for over 15 years. I don't understand why/how one of the most beautiful and important streets in all of SF could have such a thing. I have reviewed the plans that Jeremy and his architects have proposed and I think that they would be an absolutely wonderful addition to the neighborhood. The proposed homes have a nice modern feel but also keep with the consistency of the neighborhood.

This letter is in **STRONG** support of the proposed 115 Telegraph Hill project. I urge the planning commission to pass the project as is.

Thank you,  
Calvin Chan

June 10, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty:

As immediate neighbors to the proposed project, I would like to express support for the new development by Jeremy Ricks' group at 115 Telegraph Hill Blvd. I have lived three homes away from the site for the past fifteen years, and have reviewed Mr. Rick's proposed plans as of May 2014.

I support the proposed development at 115 Telegraph Hill Blvd. for several reasons, but the main reason is that the current empty lot is a MAJOR EYESORE that has essentially become a big garbage dump. It is sad to see such a beautiful location littered with trash and graffiti.

The proposed building plan is thoughtful, and I appreciate the clean lines and modern elements that would complement the neighborhood's architecture. From my review of the plan, I do not see any impact on views from Pioneer Park's rear lawn area or Coit Tower, block any neighbors' south facing views, and has little or no shadow impact on neighboring residences.

The project would also bring tax dollars and jobs to our city/neighborhood.

I welcome the proposed project and appreciate that Mr Ricks has worked with the neighbors to create residences that would be an asset to Telegraph Hill.

Sincerely,

Jennifer Mattson Chiampou  
345 Filbert Street  
San Francisco, CA 94133



✓

**From:** Janet Crane  
**To:** Watty, Elizabeth (CPC)  
**Cc:** Silcox, Louis; Rod Freebairn-Smith  
**Subject:** 115 Telegraph Hill Boulevard  
**Date:** Tuesday, July 08, 2014 5:01:09 PM

---

Dear Ms. Watty:

I am a 40 year resident of Telegraph Hill and wish to support the right of the property owner to build homes on this lot.

I understand that the project does not require any variances and has received design approval from the Planning Department. This is a logical site for luxury homes.

It is reasonable to discuss with the property owner how the most difficult impacts of construction will be mitigated for the neighbors and that the Filbert Steps should be brought into good condition at that property line. Those discussions should occur with any significant construction site in a congested area. However, the project should not be attacked because it is not a park.

I am adding my name to the other letters of support that have been sent by our neighbors.

Best regards,  
Janet

---

Janet Crane  
Freebairn-Smith & Crane  
Planning, Urban Design, Architecture  
442 Post Street  
San Francisco CA 94102  
415 398 4094  
[jcrane@f-sc.com](mailto:jcrane@f-sc.com)

**From:** Alexis Donoghoe  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill - Vote of Approval  
**Date:** Wednesday, July 09, 2014 2:16:36 PM

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To whom it may concern:

I live in North Beach (529 Filbert St.) right near 115 Telegraph Hill. I walk to work up and over Telegraph Hill and pass by this empty lot everyday, so I am familiar with this proposal. I have reviewed the details of Jeremy's proposal with him and I think the project will be a welcomed addition to the neighborhood. I strongly support the project and urge the planning commission too as well, especially as it is below the height limit and requires no variances.

Fellow Neighbor,

Alexis Donoghoe

**John Fitzgerald**  
381 Filbert Street  
San Francisco, CA 94133  
(415) 397-6630 / [groundfitz@yahoo.com](mailto:groundfitz@yahoo.com)

**Attention: City of San Francisco Planning  
Department**

I am John Fitzgerald. I reside at 381 Filbert, the garden apartment below 383 Filbert. I have lived here for seventeen years.

Telegraph Hill is a wonderful place to live! The views are fantastic and I especially appreciate that every day of the year people from all over the world are climbing the Filbert steps on their way up to, and down from, Coit Tower.

I have met with Jeremy Ricks and seen his plans for developing the properties next door. I look forward to having neighbors, instead of the empty, often trashed and blighted lots that have been next door for many years. Indeed, I think Mr. Ricks' residences will be a welcome addition to the neighborhood.

I trust that you will give his proposal a fair hearing.

Sincerely,

John J. Fitzgerald

**From:** Dustin Haytema  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for proposed Telegraph Hill Property  
**Date:** Wednesday, July 09, 2014 11:10:31 AM

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Dear Ms. Watty,

I have been renting an apartment near North Beach for over two years and walk near Coit Tower everyday on my way to work. Before even speaking to Mr. Ricks about the proposed project, I have commented on the vacant lot with many neighbors and tourists over the past year. It has been a huge eye sore for all local residents and tourists alike and sometimes even frequents vagrants at night.

I recently sat down with Mr. Ricks to discuss the building project and the proposed plans for 115 Telegraph Hill and am strongly in support of its development. Based on my experience, the project clearly falls under the height limit and there are clearly no proposed variances, thus making this project a perfect fit for that lot. This beautifully designed building will only add to the neighborhood as a whole.

I look forward to supporting this project through to completion.

Please contact me with any questions.

Best,  
Dustin Haytema

**From:** [brad hedrick](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Subject:** Fwd: support for 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 12:38:01 PM  
**Attachments:** [Plans\\_Final\\_reduced.pdf](#)

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Elizabeth,

I hope this note finds you well. I have lived in North Beach for many years now and know Jeremy Ricks from HS. Jeremy has brought me up to speed on the details of his proposal of the 115 Telegraph Hill Project, which seems like a great idea considering the lot he is pursuing has been vacant for so long. I foresee the project being a welcomed addition to the neighborhood. Per the plans, it looks the structure is below the height limit, and would not requires any major variances if any. Just thought i would shoot over a note to mention my firm support of the project and urge the planning commission too as well.

Always happy to chat.

brad hedrick  
4154979844  
520 chestnut St no 104  
SF CA.

**From:** [peter Iskandar](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Cc:** [pi\\_iskandar@yahoo.com](mailto:pi_iskandar@yahoo.com)  
**Subject:** 115 Telegraph Hill Project Support  
**Date:** Wednesday, July 09, 2014 4:54:46 PM

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Hi Elizabeth,

I live nearby and am a property owner at 1835 Grant Ave. I recently reviewed the plans for Jeremy's project at 115 Telegraph Hill and I think this project will be a nice addition to the neighborhood. As far as I can tell the project will add desired property value to the surrounding area, will clean up an underused vacant lot, and does not exceed any size limits or require any variances.

I support the project and urge the planning commission to do so as well.

Sincerely,

Peter Iskandar  
1835 Grant Ave.

**From:** shane  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 11:19:12 AM

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Dear Ms. Watty,

My wife and I have lived in North Beach for over 3 years. We often visit Coit Tower, especially when we have out of town visitors.

For some time I have thought that this unpleasant vacant plot of land should be developed as it would add MUCH beauty to the area.

I have met with Jeremy Ricks and reviewed his plans and think that what he is proposing, in its CURRENT state, would be an absolutely fantastic addition to the neighborhood. I strongly believe that this project should be approved and ask the commission to vote yes on this project.

Thanks,  
Shane Kennedy

**From:** Dana Kueffner  
**To:** Watty, Elizabeth (CPC)  
**Cc:** PMHeinemann@aol.com  
**Subject:** Re: 115 Telegraph Hill Boulevard - Planning Case No. 2013.1375C  
**Date:** Tuesday, July 08, 2014 8:51:50 PM

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Dear Ms. Watty, President Wu and Commissioners:

Let me apologize in advance for the informal nature of this correspondence.

My husband, Peter Heinemann, and I are wanting to go on record as strong supporters of the above referenced project. Peter and I have lived on Telegraph Hill for the past 30 years. Our home is located at 335 Greenwich Street, approximately 6 parcels north/east of 115 Telegraph Hill Blvd.

We believe that the project has been very thoughtfully designed. The owner and their architects have listened to and addressed a wide variety of community concerns and issues. They should be commended for all their efforts.

Please add our names to the list of supporters of this plan. Thank you for your kind attention.

Sincerely,

Dana L. Kueffner and Peter M. Heinemann  
335 Greenwich Street  
San Francisco, CA. 94133



**From:** dennis leary  
**To:** Watty, Elizabeth (CPC)  
**Date:** Wednesday, July 09, 2014 5:36:56 PM

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Hey Elizabeth, my name is Dennis Leary; I live at 80 Alta St on Telegraph Hill. I am writing to express my support for the proposed development at 115 Telegraph Hill Blvd. I think the project would be an improvement over the vacant lot that now exists; I also do not think the proposed construction would disrupt the neighborhood in any manner. I have lived on the Hill for 9 years, and am well familiar with the politics up here. I hope the fear-mongers do not sabotage yet another attempt to better the neighborhood. If you need to talk to me further about this matter, please do not hesitate to contact me. Thanks very much.

**From:** Jady Manibusan  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 10:58:23 AM

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Dear Ms. Watty,

I live at 34 Jasper Place and am writing this email in strong support of the proposed project on 115 Telegraph Hill. The land has been an eye sore to the neighborhood and the city as a whole as hundreds of tourists view this vacant lot every everyday as they drive up to Coit Tower. I have met with Jeremy Ricks and reviewed his plans for the new structure and believe that it will be a welcomed addition to the neighborhood and I think that planning should strongly support the project in its current form. I am aware that the project is below the height limit and does not require any variances so I see no reason why the commission should not support it.

Many Thanks  
Jady Manibusan

**From:** McCandless, Michael  
**To:** Watt, Elizabeth (CPC)  
**Subject:** Support for 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 1:07:21 PM

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Hi Sally,

I have reviewed the details of Jeremy's proposal for 115 Telegraph Hill and I think the project will be a welcomed addition to our neighborhood. Given that it's well below the height limit and requires no variances I strongly support the project and urge the planning commission too as well.

All the best,

Michael

**Michael McCandless**  
289 Chestnut Street  
San Francisco, CA 94133  
415-699-8324

**From:** Bill Ricks  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for development of 115 Telegraph Hill Blvd  
**Date:** Tuesday, July 08, 2014 4:17:20 PM

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> Dear Liz,

>

> I am writing you to display my strong support for the proposed development at 115 Telegraph Hill Blvd. I am a long-time resident of the Bay Area, and long-time admirer of Coit Tower and Telegraph Hill. I am an owner of 339 and 341 Filbert Street.

>

> I have met several times with the owner and the architect of the proposed development of this property. I feel that their proposal for 3 homes on this property is very appropriate for this location. I have long marveled that an unsightly property surrounded by a chain-link fence was allowed to exist in this iconic location. The proposed 3 stylish homes on this site would add a great deal of value and beauty to the neighborhood.

>

> Please feel free to contact me if you have any questions or comments.

>

> Regards,

>

> Bill Ricks

> 925-890-3933

**From:** Silcox, Louis  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Boulevard, aka 363 Filbert Street  
**Date:** Tuesday, July 08, 2014 1:32:14 PM  
**Importance:** High

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**Dear Ms. Watty,**

I am the real estate agent who is involved in the sale of this property. I am also a long-time resident and property owner on Telegraph Hill, having lived here since the 1980's. My home is just six doors away from the parcel that has long been vacant, an eye-sore, a place for homeless to camp and a fire-hazard also, in my opinion. I will be writing a formal letter to you later today and emailing it to you. I just sent you an email from several other neighbors who currently live nearby, with the exception on one couple, who have now moved to another part of the city. Among those who signed that letter are a number of civic and charitable organization leaders, two architects and a couple who live in a Gardner Dailey designed residence a few doors away on Telegraph Hill Boulevard. There are also two architects who have signed. Having studied architecture at U.C. Berkeley myself, I have a tremendous appreciation for good architectural design.

While I may be involved in marketing and selling the finished product, my main interest in seeing this property developed is as a neighbor.

Sincerely and with kind regards,

Louis

Louis J. Silcox, Jr.  
Senior Marketing Consultant  
Sotheby's International Realty  
117 Greenwich Street  
San Francisco, CA 94111  
415 296-2229 Direct  
415 297-2277 Cellular  
415 901-1701 Facsimile  
[www.SFEstates.com](http://www.SFEstates.com)  
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July 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 115 Telegraph Hill Boulevard (3 Proposed Townhouses + remodel of an existing Cottage)  
Planning Case No. 2013.1375C  
Hearing Date: July 17, 2014

Dear Ms. Watty, President Wu and Commissioners:

I have been a resident on Telegraph Hill since 1976 and love it dearly. In my early years there I was a renter while I studied architecture at U.C. Berkeley and have always considered myself fortunate indeed to call "The Hill" my home. Since then I was able to purchase my own home on the hill and I treasure it dearly. There is nowhere else in San Francisco that I would prefer to live.

I have also been a successful real estate agent in San Francisco since 1987 and I specialize in Telegraph Hill properties. Over the years I have learned that there are few homes in our neighborhood that are larger than two bedrooms, while there is a significant demand for such homes.

I support this project of 3-4 bedroom homes plus the remodeling of the existing cottage because good housing is needed everywhere in our city and family sized homes are very much needed on Telegraph Hill. I believe that a neighborhood that is rich in its eclecticism must by definition include family homes and homes that can also serve handicapped or very elderly persons as well as able bodied ones who can walk quickly up a hill with two full bags of groceries and their brimming briefcases. I can still remember being able to do that myself. The three townhouses that are proposed can serve any of these individuals as a proper and wonderful place to call home.

The project has already passed design review and does not seek any variances. Contrary to what some claim, it does not impact the public views from either Pioneer Park or Coit Tower. I live next to Coit Tower and walk this area regularly, so I can attest to that fact. Additionally, there was a driveway and curb cut previously, as evidenced by photographs that have already been provided to you. The sidewalk and curb were expanded out several years ago by the city when an additional stairway to Coit Tower on the South slope was created. A few people claim that this driveway cut never existed, which is a false statement. I do believe that there are a few individuals who oppose this project that do, in fact, have a personal vendetta against the sellers/current owners of this property and would rather it remain abandoned than have them benefit ever, in any way, from the sale of the property. Unfortunately, these few people have the ears of many uninformed residents on the hill and I imagine that their specious claims have generated dozens or even more letters to you in opposition of this handsome project.

Mr. Ricks and his architect, Lewis Butler have made several concessions and accommodations to the neighbors requests and demands, some very costly, including dramatically reducing the overall mass of the structure, particularly at the rear, a very costly reconfiguration of the garage structure, reducing the height of a major portion of the structure, volunteering to create a view corridor for pedestrians, that

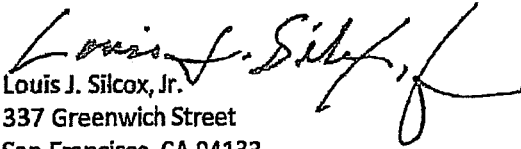
was never there when the previous structures were there. I remember those derelict structures well. They were actually deemed unsound by the city before a permit was issued by the city to demolish them.

I have over the course of the past several years witnessed break-ins onto the property and into the cottage, people dumping garbage there, people constantly loitering there smoking marijuana and drinking alcohol at all hours and lots of graffiti as well. Even though the owners cut back the weeds, it remains a severe fire-danger in my opinion. I often see passersby, some of them tourists, who may not know any better, flick lit cigarettes aside with them sometimes landing in the weeds. A severe fire-hazard, if there ever was one!

This project will provide a great deal of revenue for our city, new homes for four families, possibly even multi-generational families, many construction jobs, many service jobs such as landscapers & gardeners, decorators, house-cleaners, window washers and other maintenance personnel. Beyond that, it will extinguish a fire-hazard and what has long been an attractive nuisance and will most certainly improve overall safety and quality of life for its immediate and nearby neighbors. The neighbor, who in my view has the most potential to be impacted by this construction, Mary Kay Kew, wholeheartedly supports this project.

In closing, I and many of my well informed neighbors support this project and look forward to the day when there are beautiful homes ready to welcome all sorts of new neighbors and friends.

Sincerely and with kind regards,



Louis J. Silcox, Jr.  
337 Greenwich Street  
San Francisco, CA 94133  
415 788-2008

**From:** Chris Stockton  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Condominium Project at 115 Telegraph Hill Boulevard  
**Date:** Sunday, July 06, 2014 9:13:38 AM

---

**Case 3013.1375**

As a long standing member of Telegraph Hill Dwellers and as a resident of Telegraph Hill, on Chestnut Street, please be advised that I do not oppose the development of the property at 115 Telegraph Hill Boulevard for condominiums as long as the building does not exceed the usual 40' height limit and provides for the usual rear yard open space.

Chris Stockton,  
Architect, retired



May 5, 2014

SF Planning Commission  
1660 Mission Street, First Floor  
San Francisco, CA 94103-2479

Re: Proposed Project @115 Telegraph Hill

Dear Planning Commission Members:

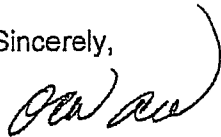
I have been a homeowner in San Francisco for more than a decade. Last year, I purchased a home in the Telegraph Hill neighborhood.

Recently, I had the opportunity to review the preliminary plans for a proposed project at 115 Telegraph Hill. I believe this proposal would be a welcome addition to our neighborhood providing an attractive multi-family structure on what is now a poorly maintained, vacant lot.

While I understand that you must take into consideration a variety of issues in your decision-making process, this appears to be a well-thought out proposal from a reputable, local firm. Most importantly, the overall plan would fit nicely into our existing neighborhood.

As a homeowner who lives close by and has an interest in the future of our neighborhood and San Francisco as a whole, I enthusiastically support the proposed plans. Thank you for your consideration.

Sincerely,



Olivia Ware  
112 Alta Street  
San Francisco, CA 94133  
(650) 868-7955  
ocware@gmail.com

**From:** Andrea Winograd  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 4:07:56 PM

---

Ms. Watty

My name is Andrea Winograd and I live at 1437 Hyde Street, and I have reviewed the details of Jeremy's proposal on 115 Telegraph Hill with him and I think the project will be a welcomed addition to the neighborhood. The project is below the height limit and requires no variances so I strongly support the project and urge the planning commission too as well. The vacant lot has been there for way too long and this is the perfect project for the property.

Please share my email of support with the planning commission and respective supervisors.

Thank you!

Andrea Winograd

**From:** Justin Yonker  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Fwd: Support for Proposed Project at 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 4:39:24 PM

---

SF Planning Dept.

To Whom It May Concern,

I am a nearby neighbor and owner of my residence at 527 Union Street. I have reviewed the plans for Jeremy's project at 115 Telegraph Hill and I think the project will be a welcomed addition to our neighborhood. The project appears to be below the height limit, does not appear to require any variances, does not appear to have any negative effect on the neighborhood, and adds value to all nearby properties. Therefore I support the project and urge the planning commission to do so as well.

Sincerely,

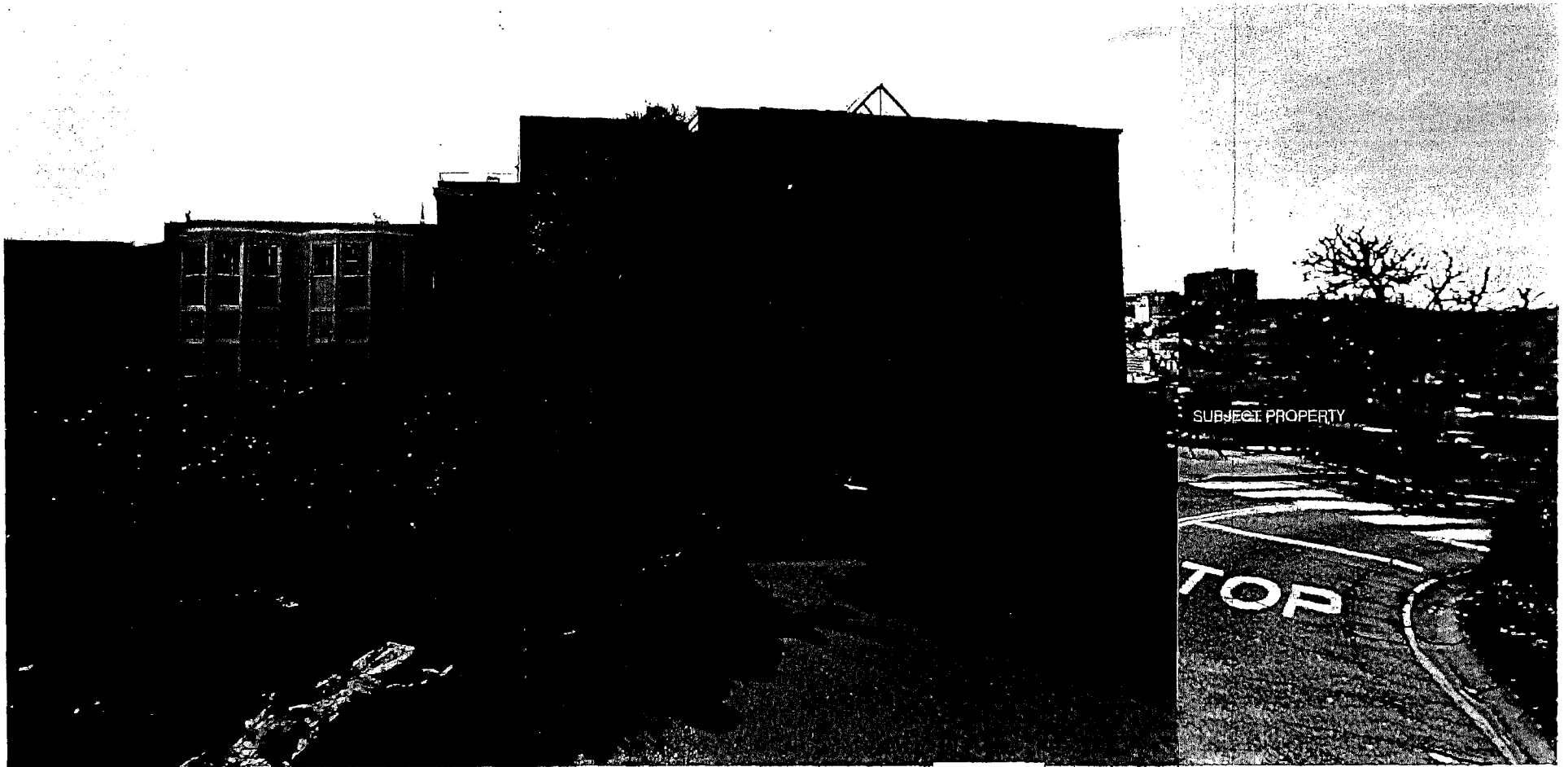
**Justin Yonker**

Master Builders  
C: [415-806-4676](tel:415-806-4676)  
O: [415-567-8886](tel:415-567-8886)

[justin@masterbuilderssf.com](mailto:justin@masterbuilderssf.com)  
[www.masterbuilderssf.com](http://www.masterbuilderssf.com)

*Please consider the environment before printing this e-mail*





BLOCKFACE EAST OF SUBJECT PROPERTY



SUBJECT PROPERTY

BLOCKFACE WEST OF SUBJECT PROPERTY



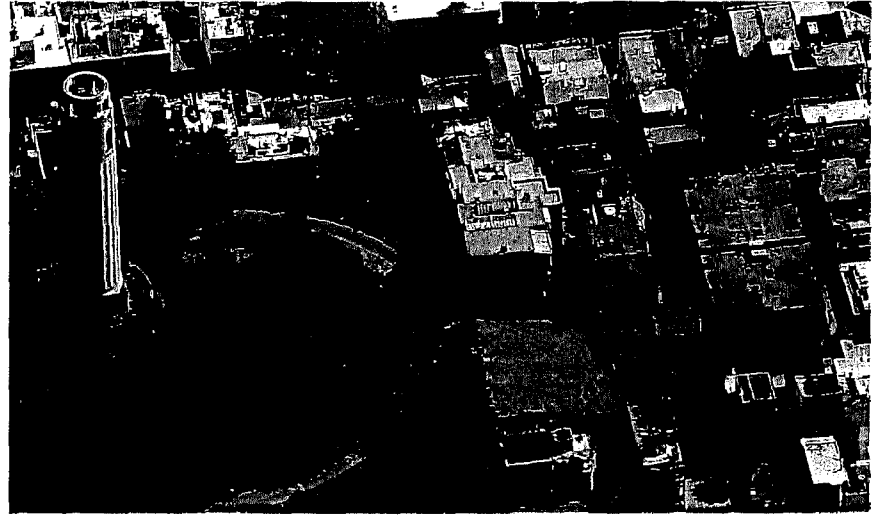
BLOCKFACE OPPOSITE FROM SUBJECT PROPERTY

1655

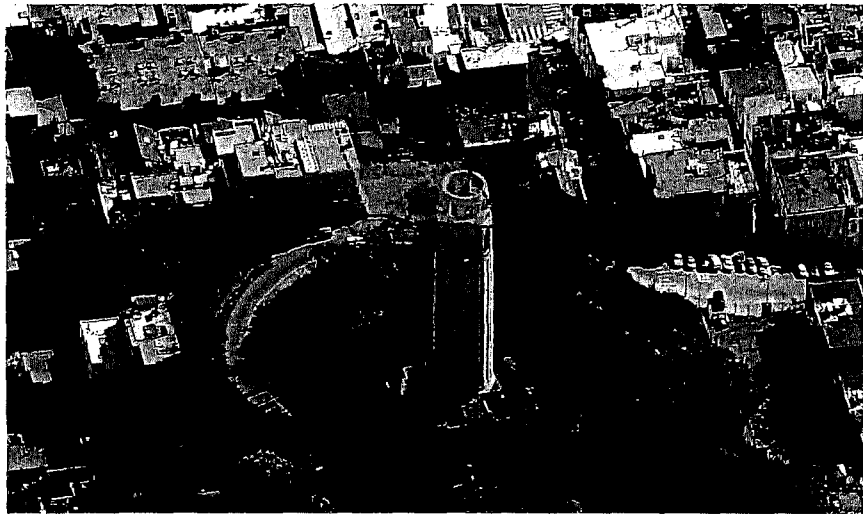
1656



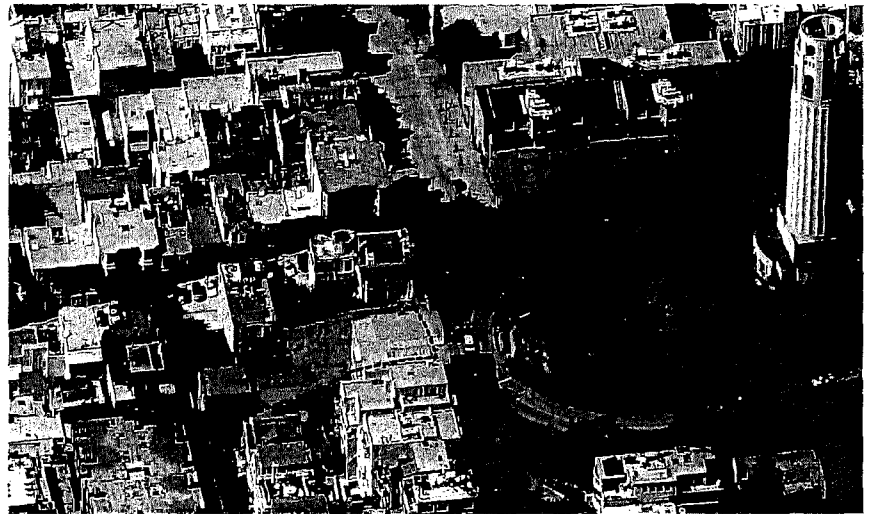
AERIAL VIEW NORTH



AERIAL VIEW EAST



AERIAL VIEW SOUTH



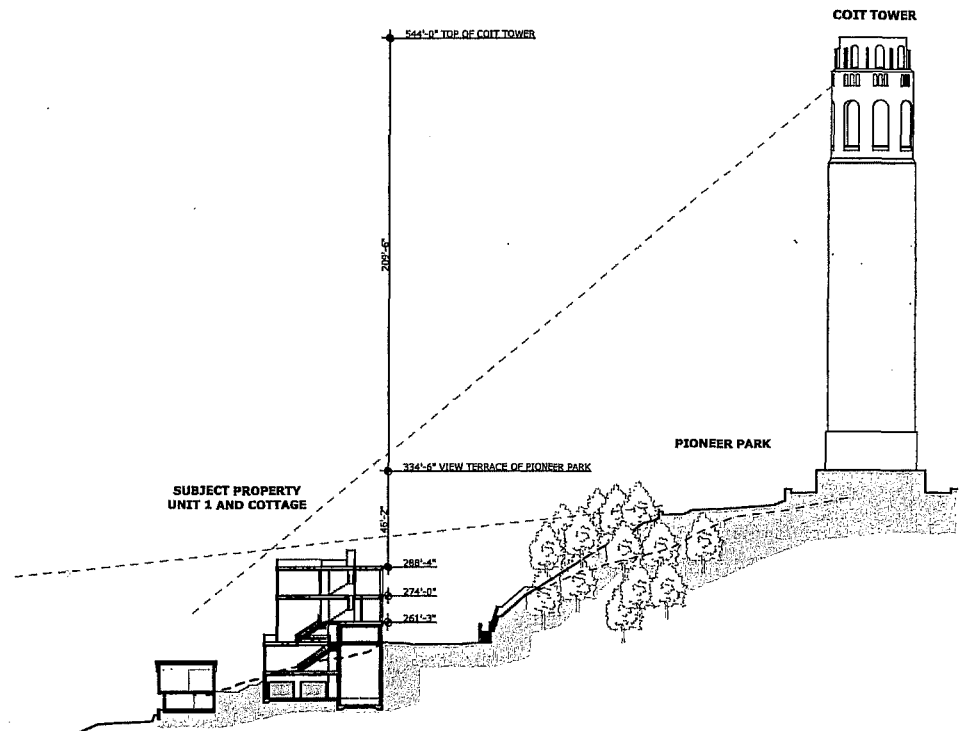
AERIAL VIEW WEST





VIEW FROM COIT TOWER  
(TREE COVER TOO DENSE FROM PIONEER PARK)

— OUTLINE OF PROPOSAL SHOWN



1657

ABBREVIATIONS

Table of abbreviations for architectural and construction terms, including symbols for materials and structural elements.

SYMBOLS

Table of symbols for architectural and construction terms, including lines and shapes representing various features.

GENERAL NOTES

- List of general notes detailing construction requirements, such as compliance with local building codes and material specifications.

PROJECT TEAM

Information about the project team, including the architect (Butler ArmSDen Architects), property attorney (Nelson & Junius, LLP), and surveyor (ForeSight Land Surveying).

VICINITY MAP



Butler ArmSDen Architects logo and contact information.

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

PROJECT DATA

Table containing project data including block (0105), lot (065), lot size (7,521 sq. ft.), zoning (RH-3), and height limits.

SCOPE OF WORK

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

CODES

- List of applicable codes and standards, including the 2010 CA BLDG. CODE and 2010 S.F. BLDG. CODE.

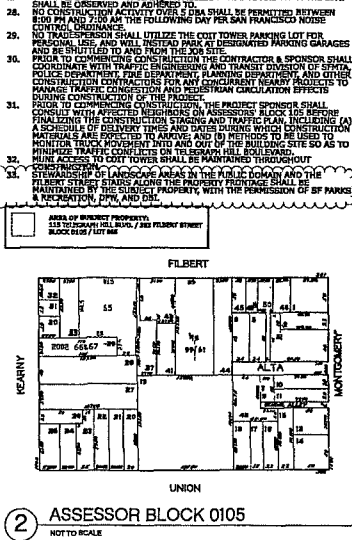
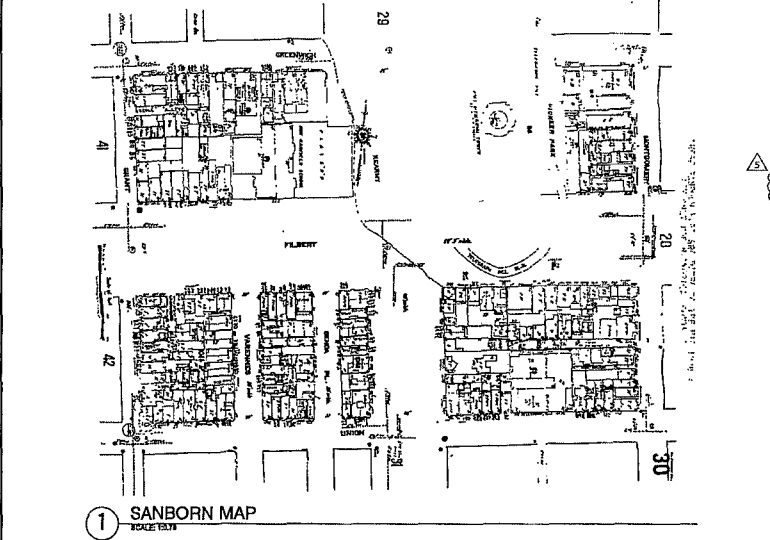
SHEET INDEX

Sheet index table listing architectural sheets (A0.0 to A3.12) and their corresponding drawing titles.

PLANNING PERMIT

Table of revisions for the planning permit, including revision numbers, dates, and descriptions.

Table with job information including job number (1205), date (AUG. 12, 2013), and scale (AS NOTED).



TITLE SHEET

A0-0



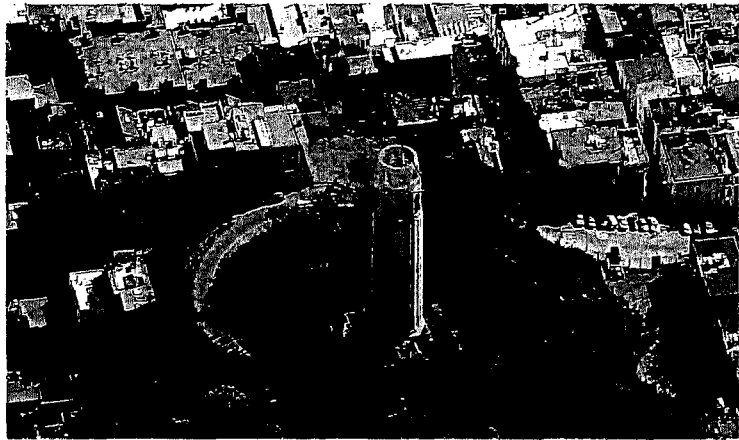
1660



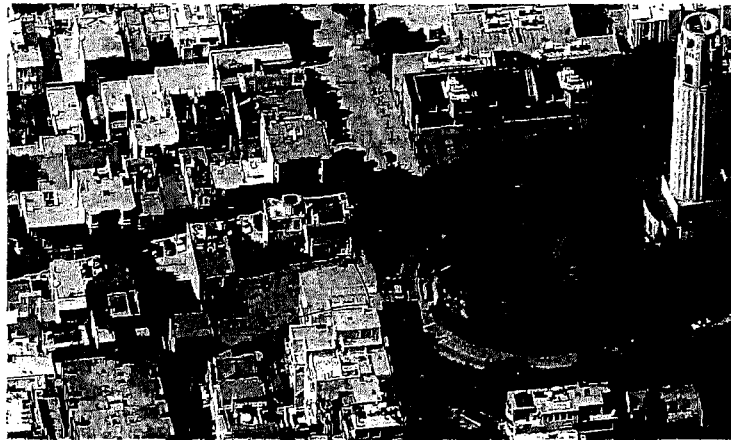
4 AERIAL VIEW LOOKING NORTH  
SCALE: 1:1



2 AERIAL VIEW LOOKING EAST  
SCALE: 1:1



3 AERIAL VIEW LOOKING SOUTH  
SCALE: 1:1



1 AERIAL VIEW LOOKING WEST  
SCALE: 1:1

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

**BUTLER ARMSDEN**  
ARCHITECTS

3649 CALIFORNIA STREET  
SAN FRANCISCO, CA 94118  
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T: 415-775-2284  
F: 415-775-2288

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

**PLANNING PERMIT**

REVISIONS:	BY:
▲ NOKOR #1 - 02/13/2014	DS / ER

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

SITE PHOTOS



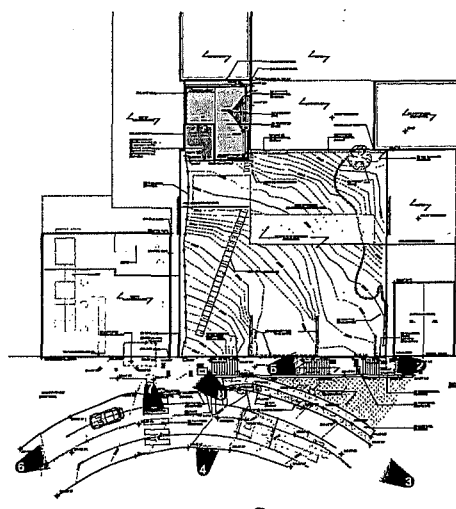
④ VIEW SOUTH FROM ACCROSS TELEGRAPH HILL BLVD.



③ VIEW UP TELEGRAPH HILL BLVD. TO SITE



② VIEW UP FILBERT STREET STEPS



① PHOTO KEY PLAN

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3048@BUTLERARMSDEN.COM  
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F 415-774-8228

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

**PLANNING PERMIT**

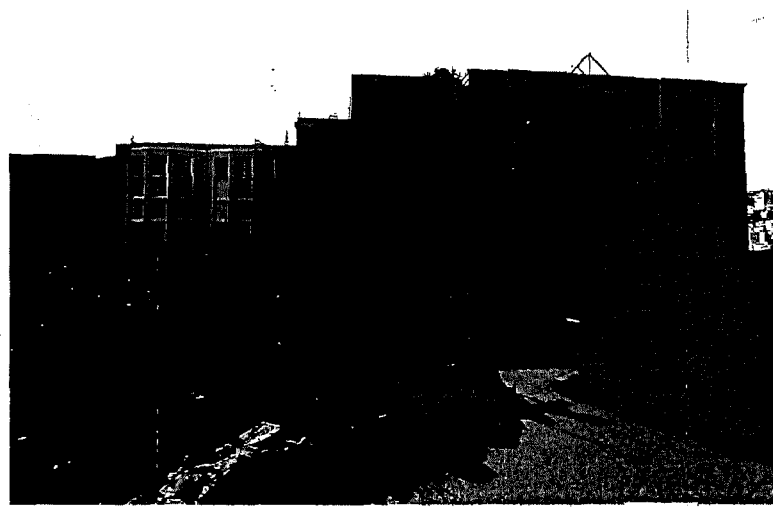
REVISIONS:	BY:
Δ MOPUS #1 - 02/12/2014	DE / BR

JOB#:	1205
DATE:	AUG. 13, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

**SITE PHOTOS**



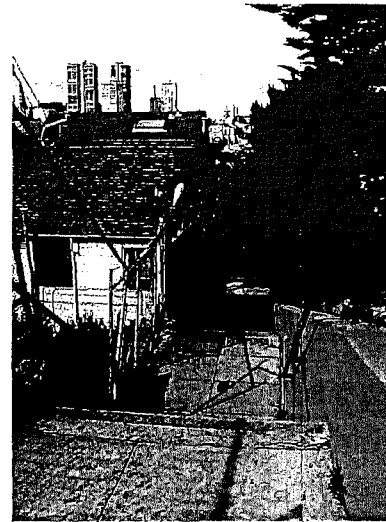
8 109/111 TELEGRAPH HILL BLVD.  
SCALE: 1/8"



6 ADJACENT CONTEXT TO EAST OF SUBJECT PROPERTY  
SCALE: 1/8"



7 STREETSCAPE OPPOSITE OF SUBJECT PROPERTY  
SCALE: 1/8"



5 VIEW DOWN FILBERT STREET STEPS  
SCALE: 1/8"

**BUTLER ARMSDEN**  
ARCHITECTS

264 CALIFORNIA STREET  
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T: 415-441-0204  
F: 415-441-0201

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

**PLANNING PERMIT**

REVISIONS:	BY:
1 ROPOR #1 - 02/13/2014	DS / SK

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

**SITE PHOTOS**

**BUTLER ARMSDEN**  
ARCHITECTS

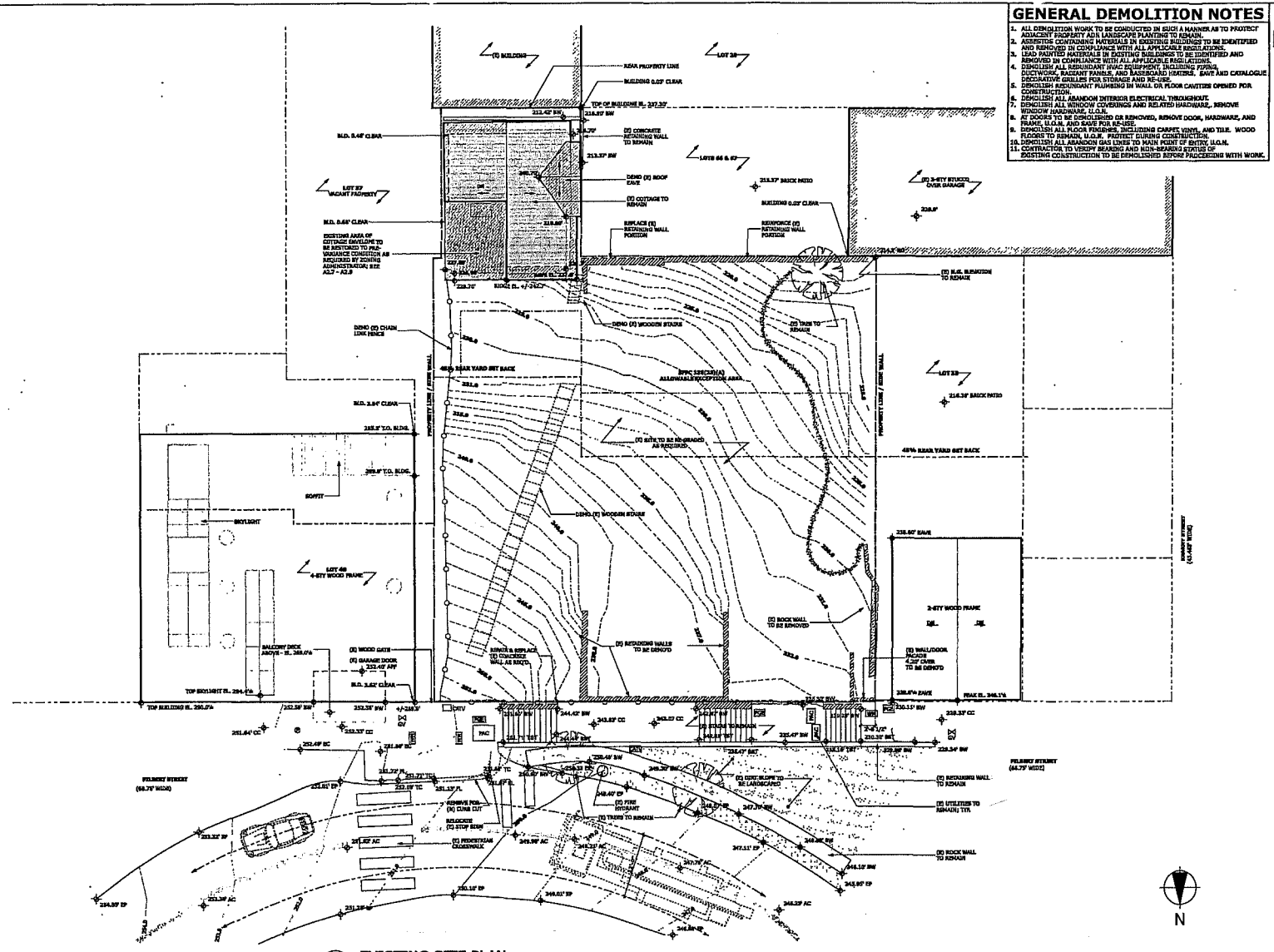
440 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
P: 415-774-2222  
T: 415-774-2222  
F: 415-774-2222

**GENERAL DEMOLITION NOTES**

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING FURNACE, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE OPERATIVE GRILLS FOR STORAGE AND REUSE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE U.L.O.M.
8. IF DOORS TO BE CONSERVED OR REMOVED, REMOVE DOOR, HARDWARE, AND HANGERS, LEAVE AND SAVE FOR REUSE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, UNLESS PROJECT EXISTING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY U.L.O.M.
11. CONTRACTOR TO VERIFY MARKING AND IDENTIFIABLE PORTION OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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

1663



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

**PLANNING PERMIT**

REVISION:	BY:
NOPIR #1 - 02/13/2014	DR / BR
NOPIR #2 - 05/18/2014	DR / BR
REVISION - 07/17/2014	DR / BR
REVISION - 09/02/2014	DS / BR

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

**EXISTING SITE PLAN**

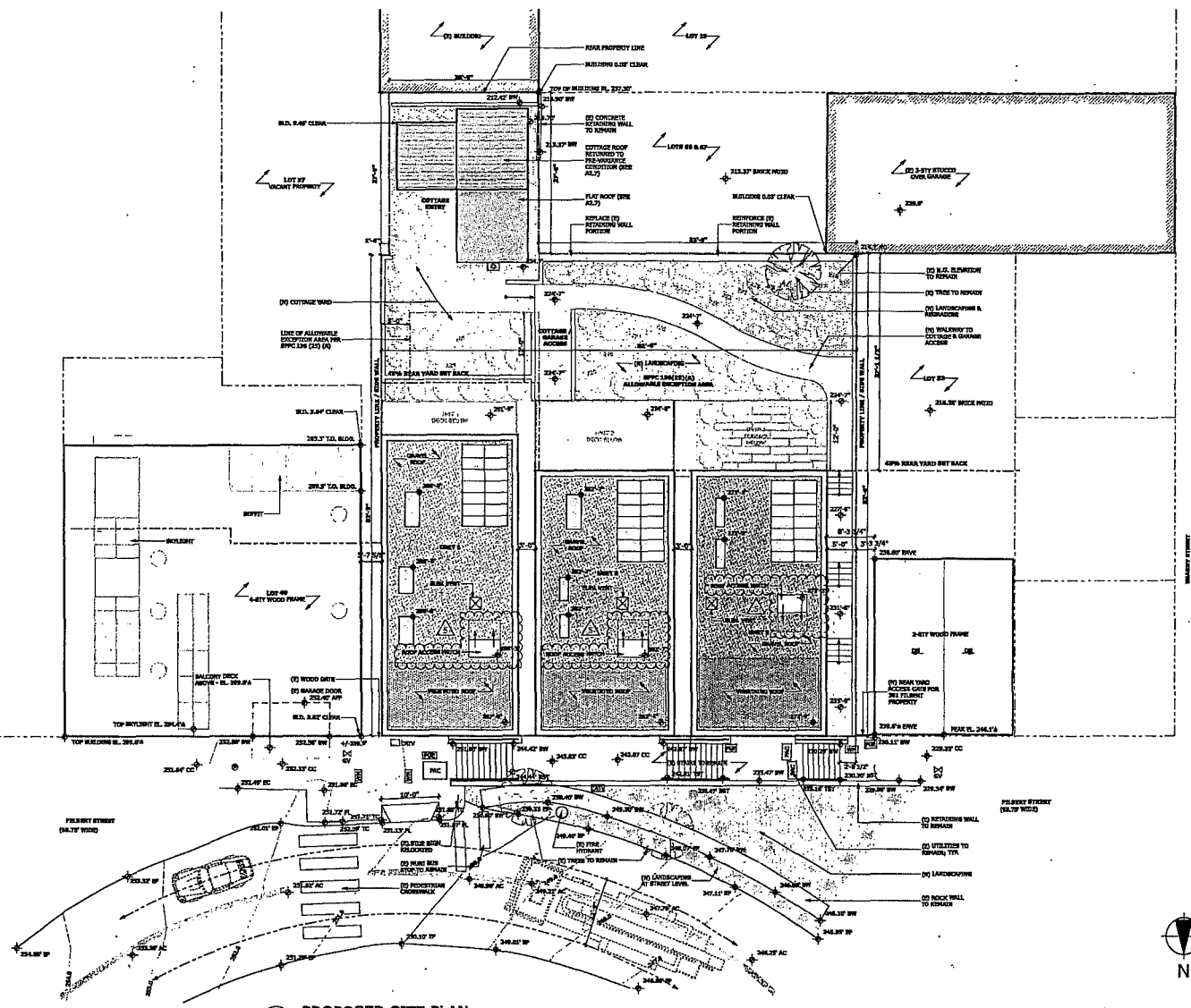
**A0.5**

1664

BUTLER ARMSDEN  
ARCHITECTS

844 CALIFORNIA STREET  
SAN FRANCISCO, CA 94108  
BUTLERARMSDEN.COM  
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F: 415-775-8855

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



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

PLANNING PERMIT

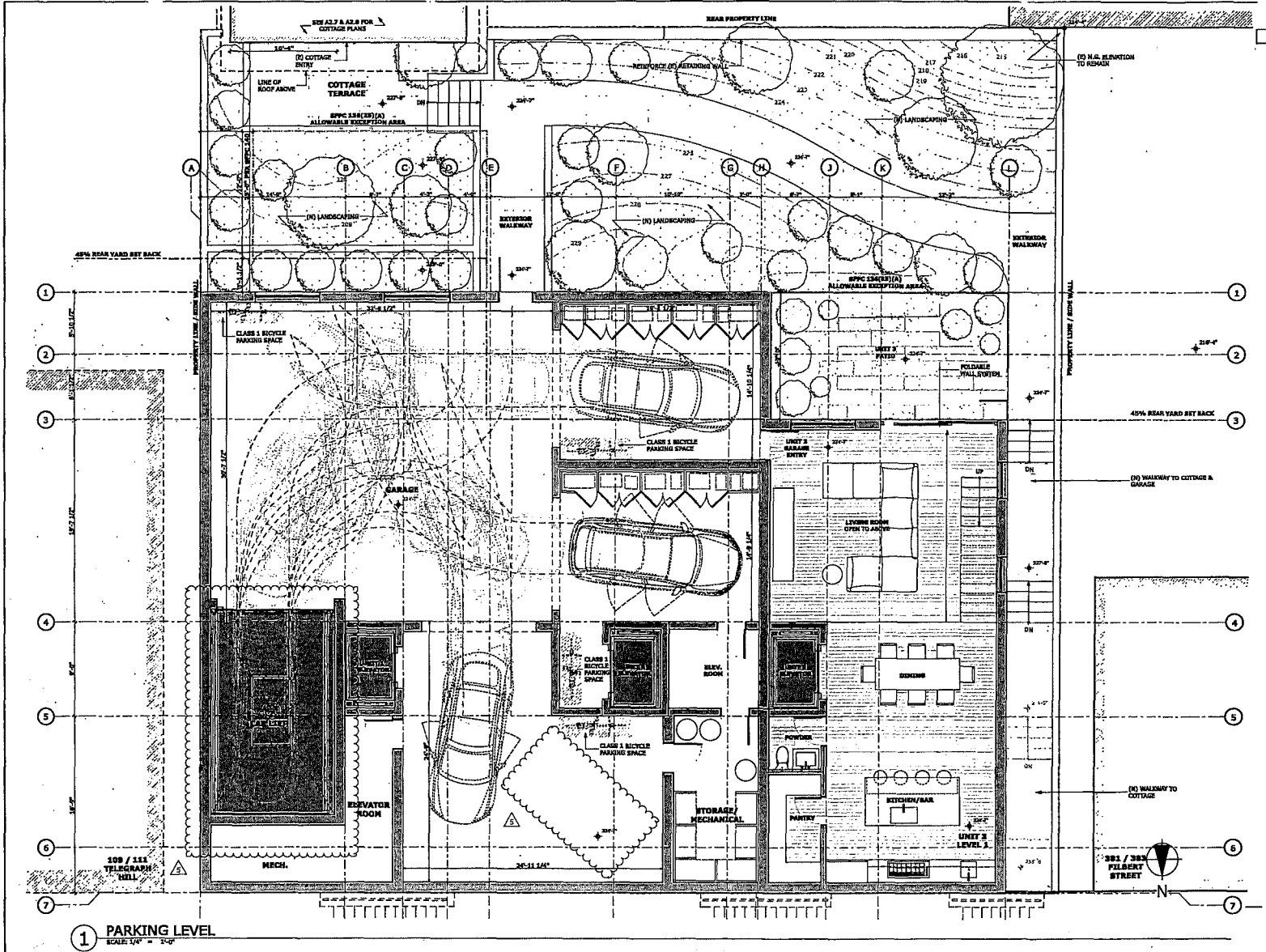
REVISIONS:	BY:
▲ NODPR #1 - 02/13/2014	DS / ER
▲ NODPR #2 - 03/18/2014	DS / ER
▲ REVISION - 07/17/2014	DS / ER
▲ REVISION - 08/22/2014	DS / ER
▲ REVISION - 09/18/2014	DS / ER

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

PROPOSED SITE PLAN

A0-6





**BUTLER ARMSDEN**  
ARCHITECTS

549 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
TEL: 415.398.0500  
F: 415.398.0504  
T: 415.398.0504  
P: 415.398.0504

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

1665

**PLANNING PERMIT**

REVISIONS:	BY:
▲ REVISION #1 - 02/12/2014	DS / BR
▲ REVISION #2 - 02/19/2014	DS / BR
▲ REVISION - 02/02/2014	DS / SR
▲ REVISION - 02/14/2014	DS / BR

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

**PARKING LEVEL  
PROPOSED PLAN**

**1** PARKING LEVEL  
SCALE: 1/4" = 3'-0"

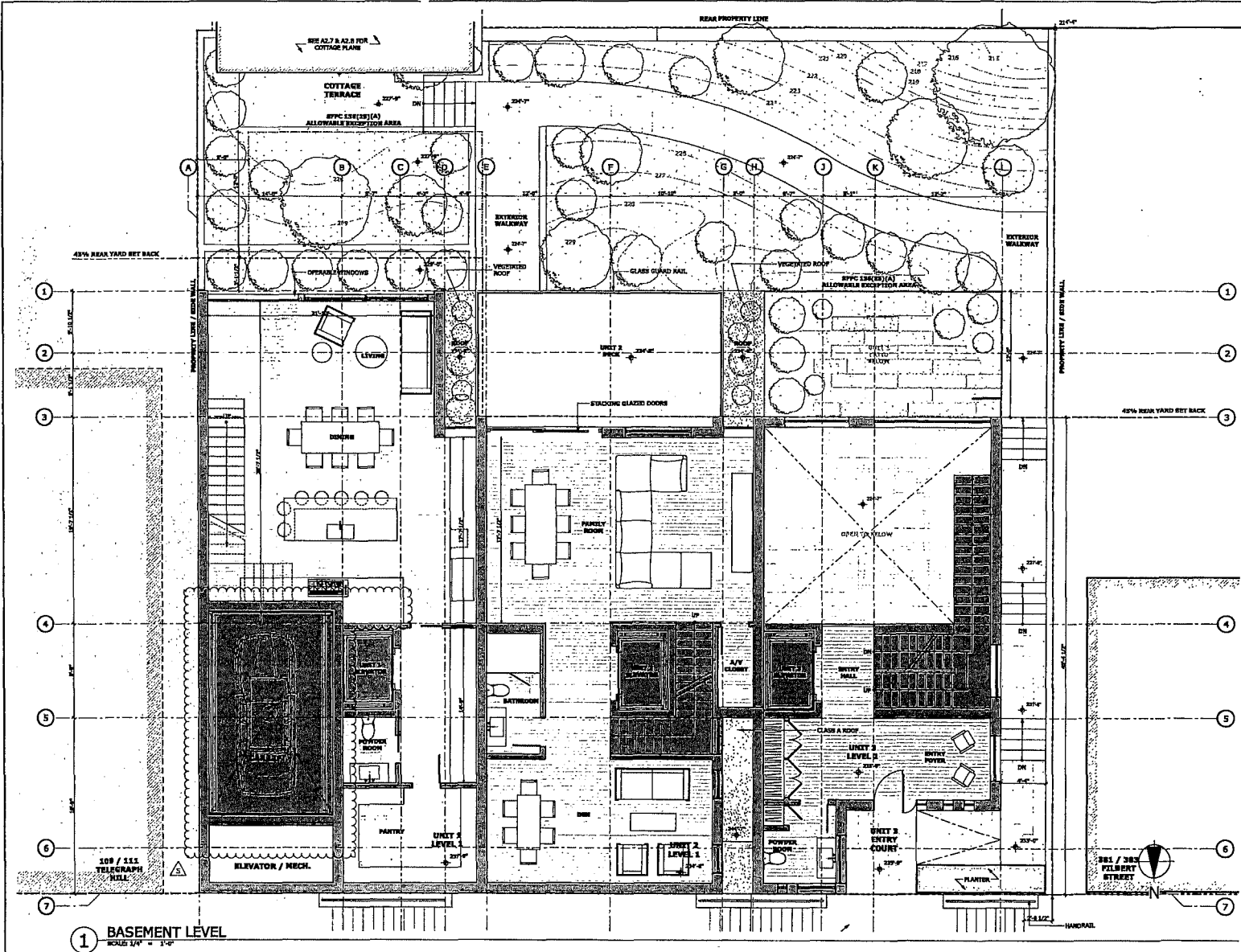
A2.1

1666

BUTLER ARMSDEN  
ARCHITECTS

844 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
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T: 415-774-8284  
F: 415-774-8282

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



PLANNING PERMIT

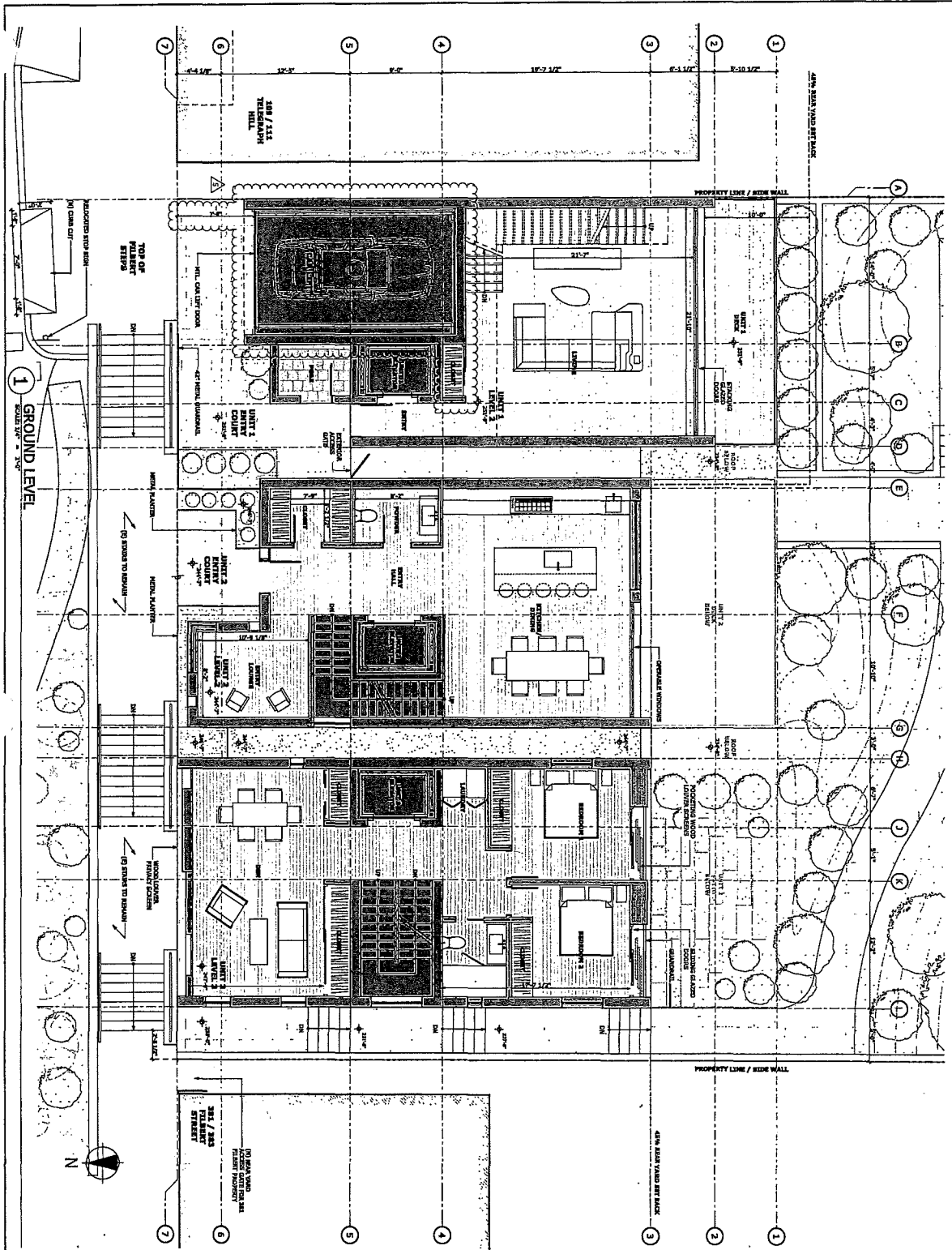
REVISIONS:	BY:
▲ MODIF #1 - 02/12/2014	DS / SR
▲ MODIF #2 - 02/18/2014	DS / SR
▲ REVISION - 04/25/2014	DS / SR
▲ REVISION - 06/14/2014	DS / SR

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

BASEMENT  
LEVEL  
PROPOSED PLAN

A2-2

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



**GROUND LEVEL  
PROPOSED PLAN**

**PLANNING PERMIT**

DATE:	1/20/13
DRAWN:	1/20/13
REVISIONS:	AS NOTED
SCALE:	AS NOTED

**LEGEND**

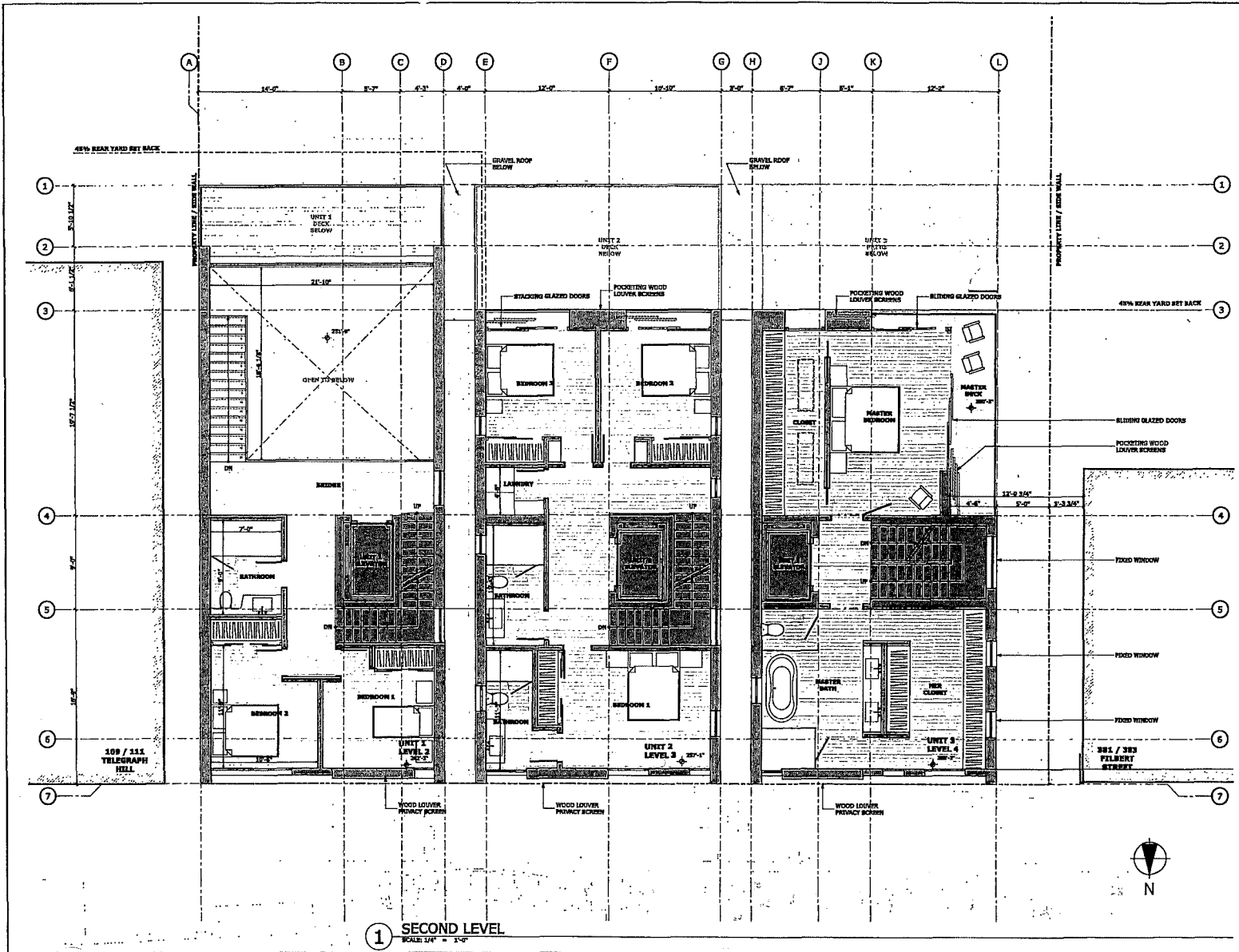
--- (Dashed line)	3/4" WALL
- - - (Long dashed line)	1/2" WALL
- - - (Short dashed line)	1/4" WALL
- - - (Dash-dot line)	1/2" WALL
- - - (Dash-dot-dot line)	1/4" WALL

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

**BUTLER ARMSTRONG ARCHITECTS**

400 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
P: 415.398.1000  
F: 415.398.1001

1668



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

**BUTLER ARMSDEN**  
ARCHITECTS

444 CALIFORNIA STREET  
SAN FRANCISCO, CA 94108  
BUTLERARMSDEN.COM  
E: INFO@BUTLERARMSDEN.COM  
T: 415-774-2344  
F: 415-774-2328

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

**PLANNING PERMIT**

REVISIONS:	BY:
▲ NODP #1 - 02/13/2014	DS / BR
▲ NODP #2 - 05/19/2014	DS / BR
▲ REVISION - 09/02/2014	DS / BR

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

**SECOND LEVEL  
PROPOSED PLAN**

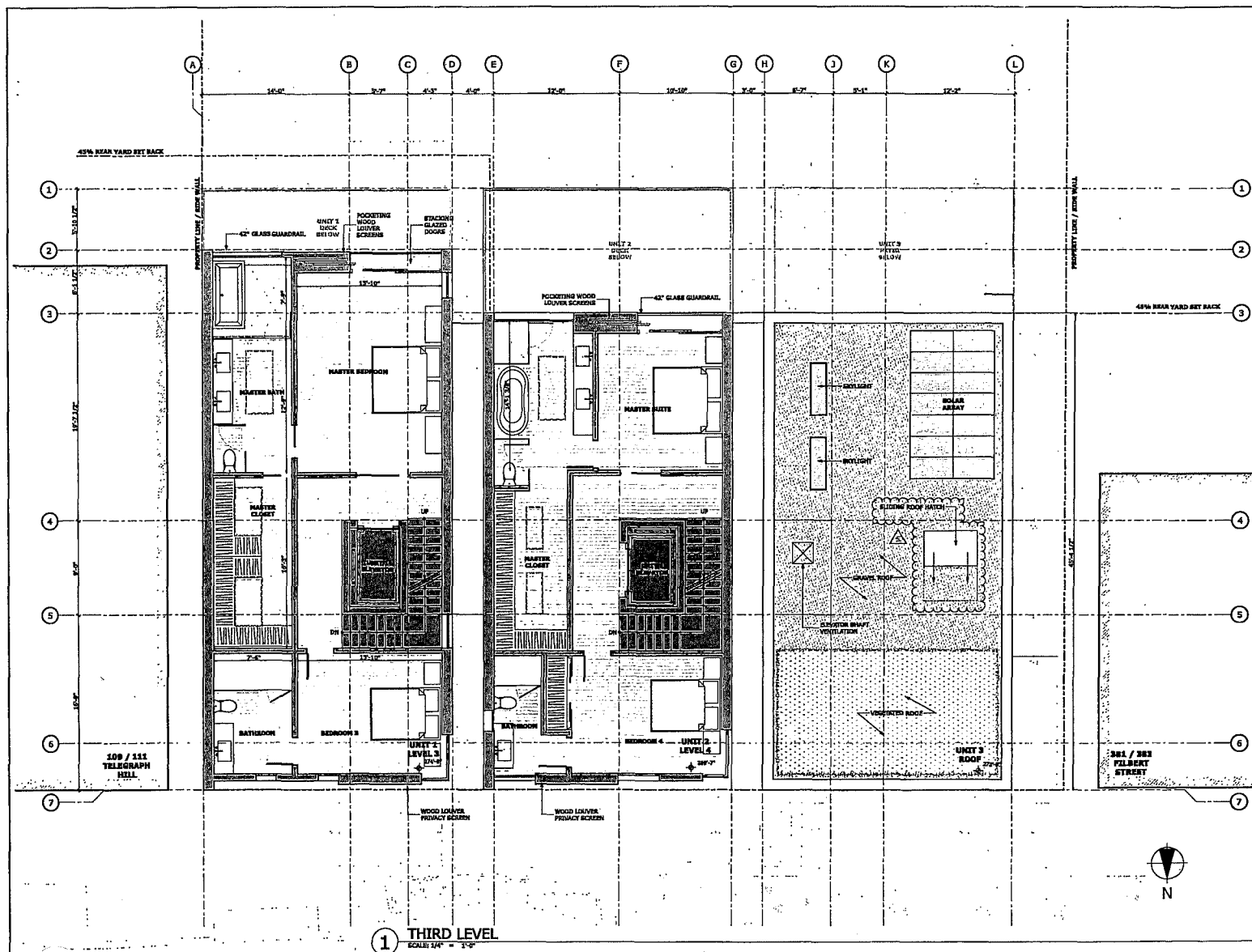
**A2.4**

**BUTLER ARMSDEN**  
ARCHITECTS

345 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
T 415-774-8888  
F 415-774-8888

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

1669



**PLANNING PERMIT**

REVISIONS:	BY:
▲ REVISION #1 - 02/13/2014	DE / SR
▲ REVISION #2 - 02/18/2014	DE / SR
▲ REVISION - 02/02/2014	DE / SR
▲ REVISION - 01/14/2014	DE / SR

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

**THIRD LEVEL  
PROPOSED PLAN**

**A2.5**

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

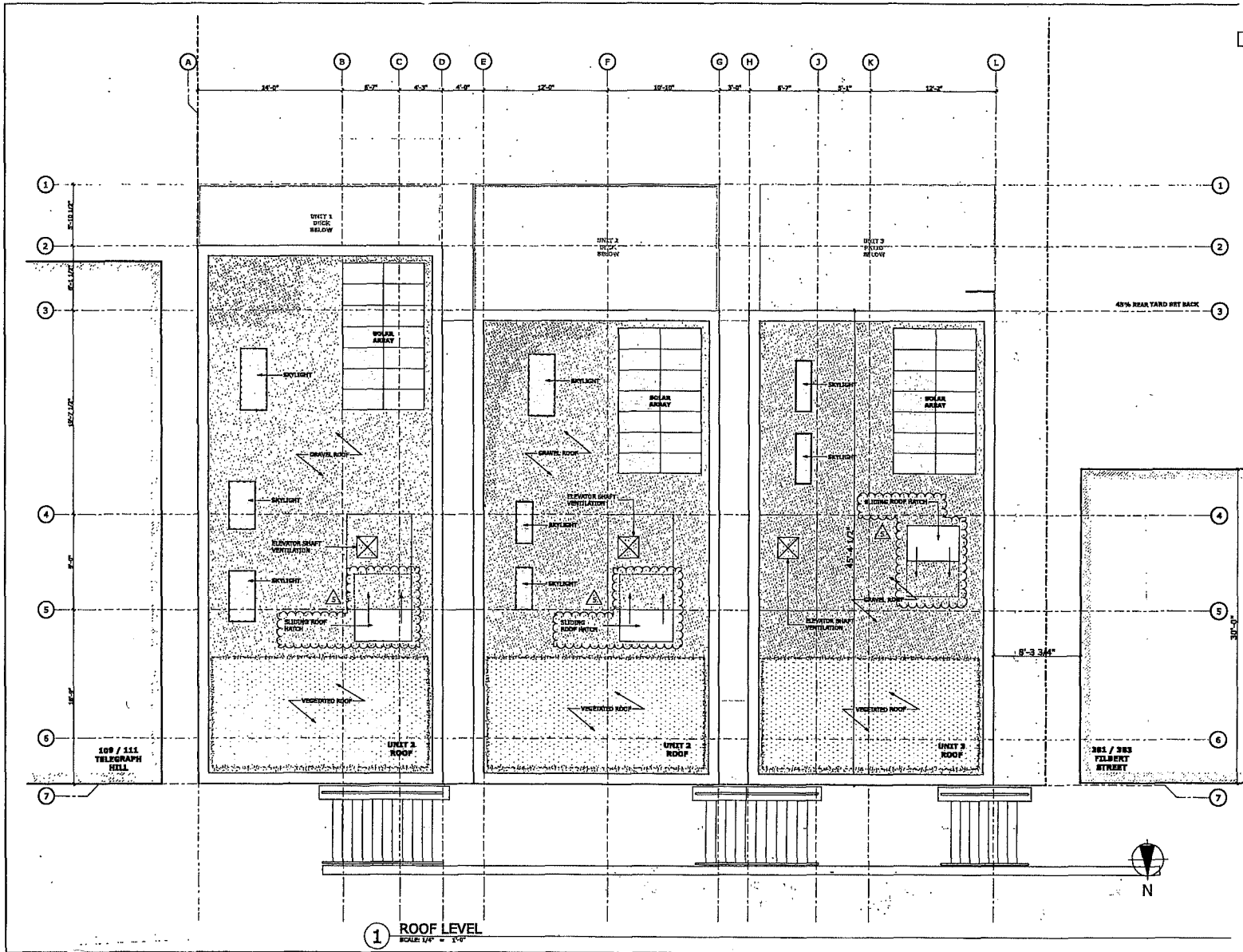


1670

BUTLER ARMSDEN  
ARCHITECTS

545 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-774-8844  
F 415-774-8844

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



45% REAR YARD SET BACK

8'-3 3/4"

381 / 383  
FELBERT  
STREET

PLANNING PERMIT

REVISION:	BY:
▲ REVISION #1 - 02/13/2014	DS / SR
▲ REVISION #2 - 05/13/2014	DS / SR
▲ REVISION - 08/07/2014	DS / SR
▲ REVISION - 08/14/2014	DS / SR

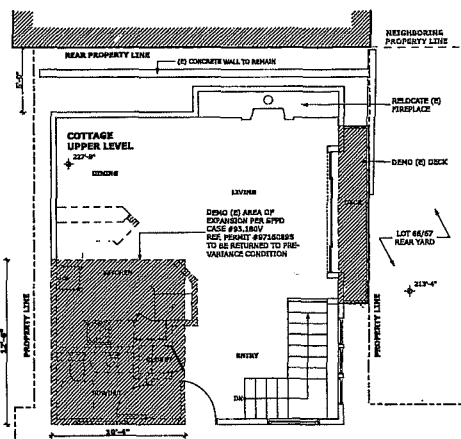
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

ROOF LEVEL  
PROPOSED PLAN

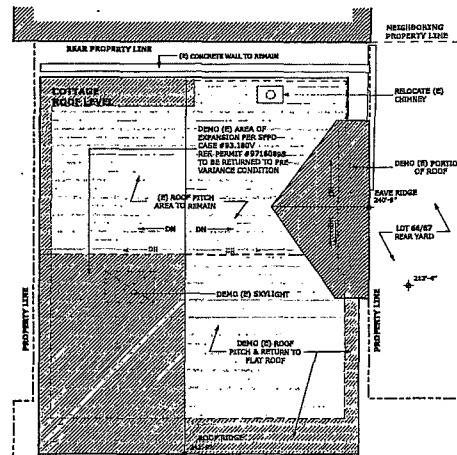
A2 6

**GENERAL NOTES**

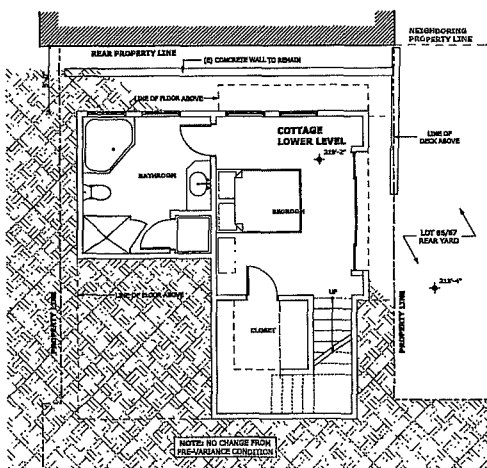
1. REF PERMIT #9716088S: ORIGINAL REMODELING DESIGN BY THEODORE BROWN & PARTNERS. MODIFICATIONS BY WILKS & ASSOCIATES IN GENERAL CONFORMITY WITH EXHIBIT B TO PLANNING COMMISSION MOTION #1372 (11/12/1997)
2. REF PERMIT #9925477 FOR UPDATED COTTAGE RENOVATION PLANS & SCOPE OF WORK FROM #9716088S (11/30/1999)
3. REF SFPC VARIANCE CASE #93.180V



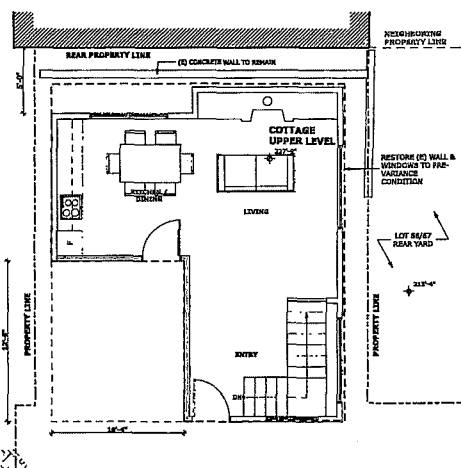
**4 DEMO (EXISTING) UPPER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



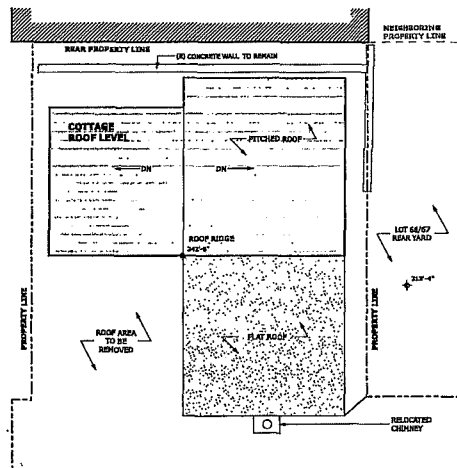
**2 DEMO (EXISTING) ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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



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



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

**PLANNING PERMIT**

REVISIONS:	BY:
REVISION - 09/22/2014	DS / BR

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

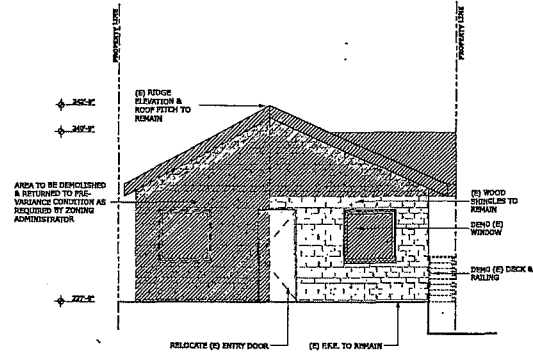
**COTTAGE PLANS**

1672

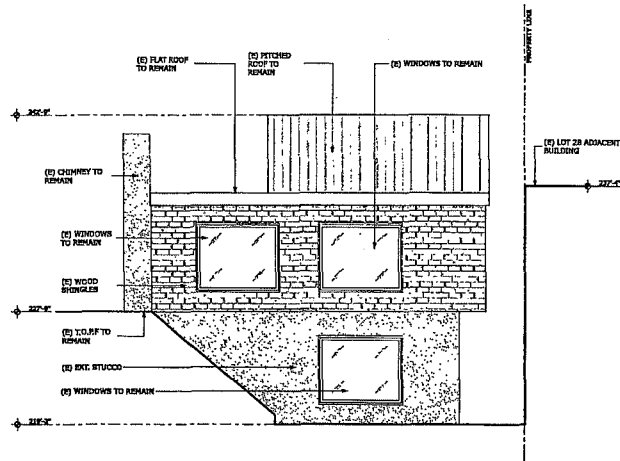
**BUTLER ARMSDEN**  
ARCHITECTS

244 CALIFORNIA STREET  
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F 415-398-8001

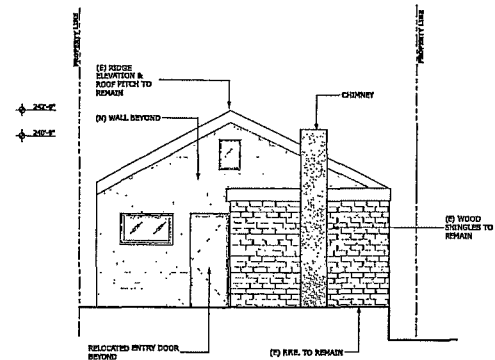
**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133



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



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



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

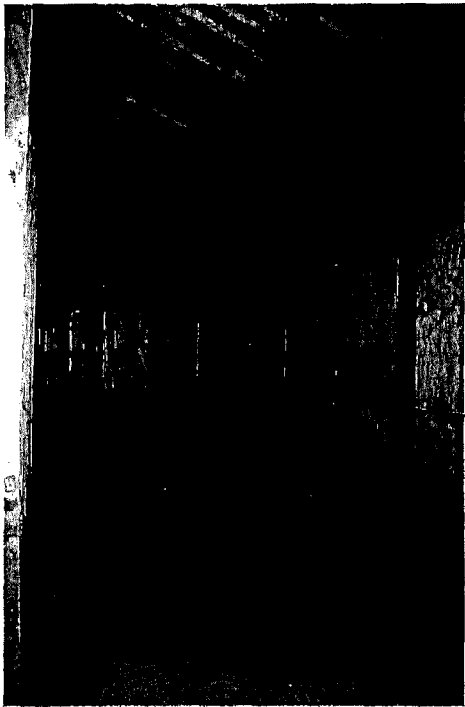
**PLANNING PERMIT**

REVISIONS:	BY:
REVISION - 08/02/2014	DS / SR

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

**COTTAGE**  
**ELEVATIONS**

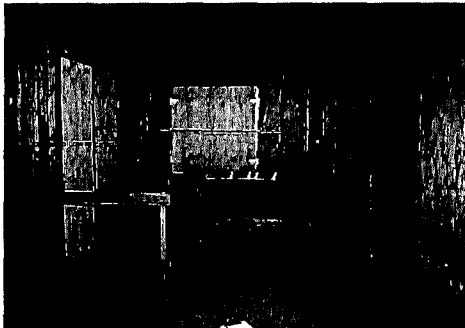




8 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH  
NOT TO SCALE



7 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH  
NOT TO SCALE



6 COTTAGE: EXISTING UPPER LEVEL LOOKING NORTH  
NOT TO SCALE



4 COTTAGE: EXISTING NORTH FACADE  
NOT TO SCALE



3 COTTAGE: EXISTING CONDITION  
NOT TO SCALE



2 COTTAGE: EXTERIOR VIEW FROM STREET  
NOT TO SCALE



1 COTTAGE: EXISTING NORTH FACADE  
NOT TO SCALE

VARIANCE AREA ADDITION TO  
BE DEMOLISHED & REBUILT TO  
PERFORMANCE CONSTRUCTION  
(SEE PERMIT # 07142995)  
(SEE SL 1009)

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

PLANNING PERMIT

REVISIONS:	BY:
*4 REVISION - 08/02/2014	DS / SR

JOB#:	1205
DATE:	AUG. 13, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

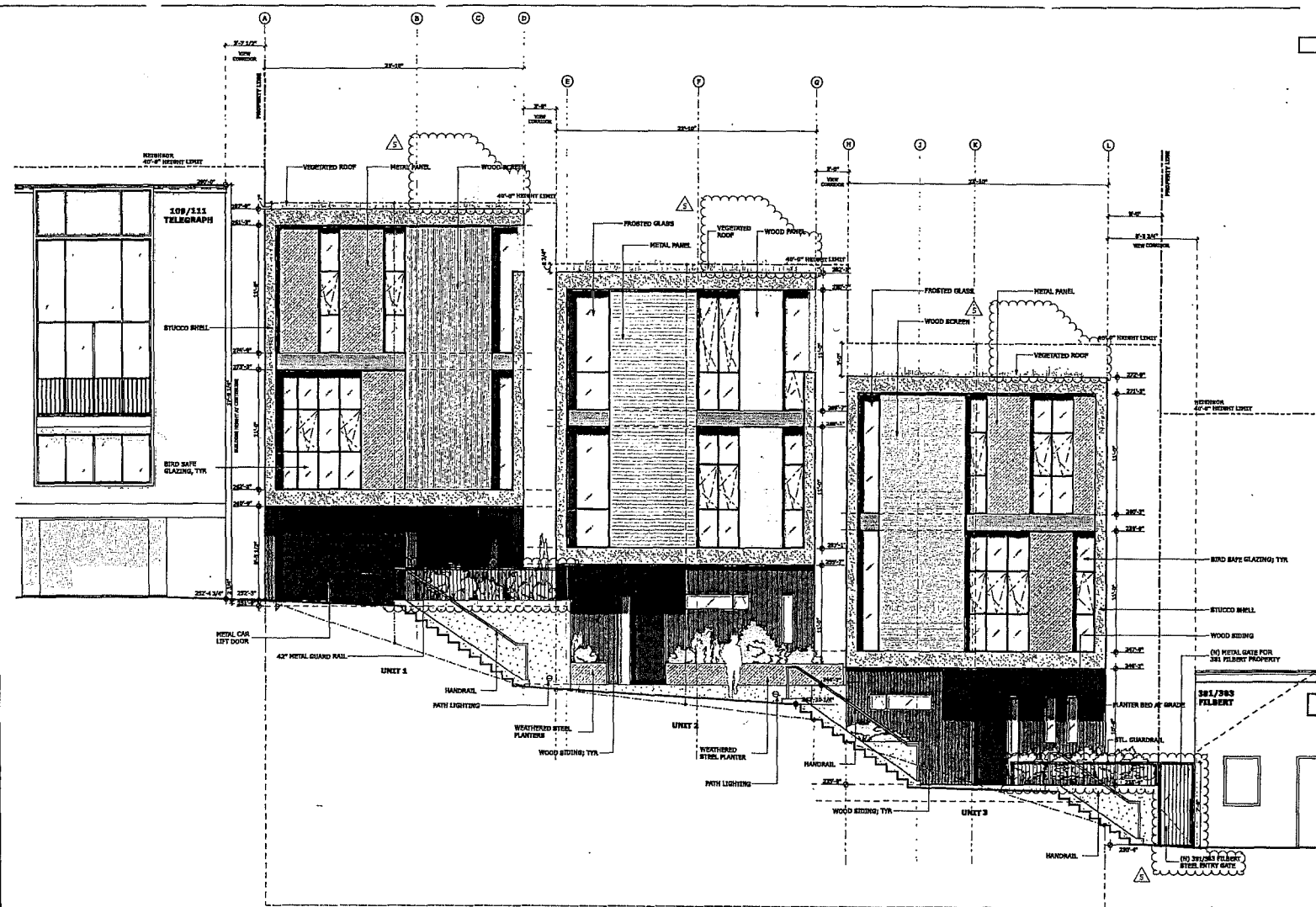
COTTAGE:  
EXISTING  
CONDITION  
PHOTOS

1674

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



**PLANNING PERMIT**

REVISIONS:	BY:
NOFOR #1 - 02/13/2014	DS / BR
NOFOR #2 - 05/19/2014	DS / BR
REVISION - 07/17/2014	DS / BR
REVISION - 09/02/2014	DS / BR
REVISION - 09/18/2014	DS / BR

JOB#: 1305  
 DATE: AUG. 12, 2013  
 DRAWN: SR/DS  
 CHECKED: LS  
 SCALE: AS NOTED

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

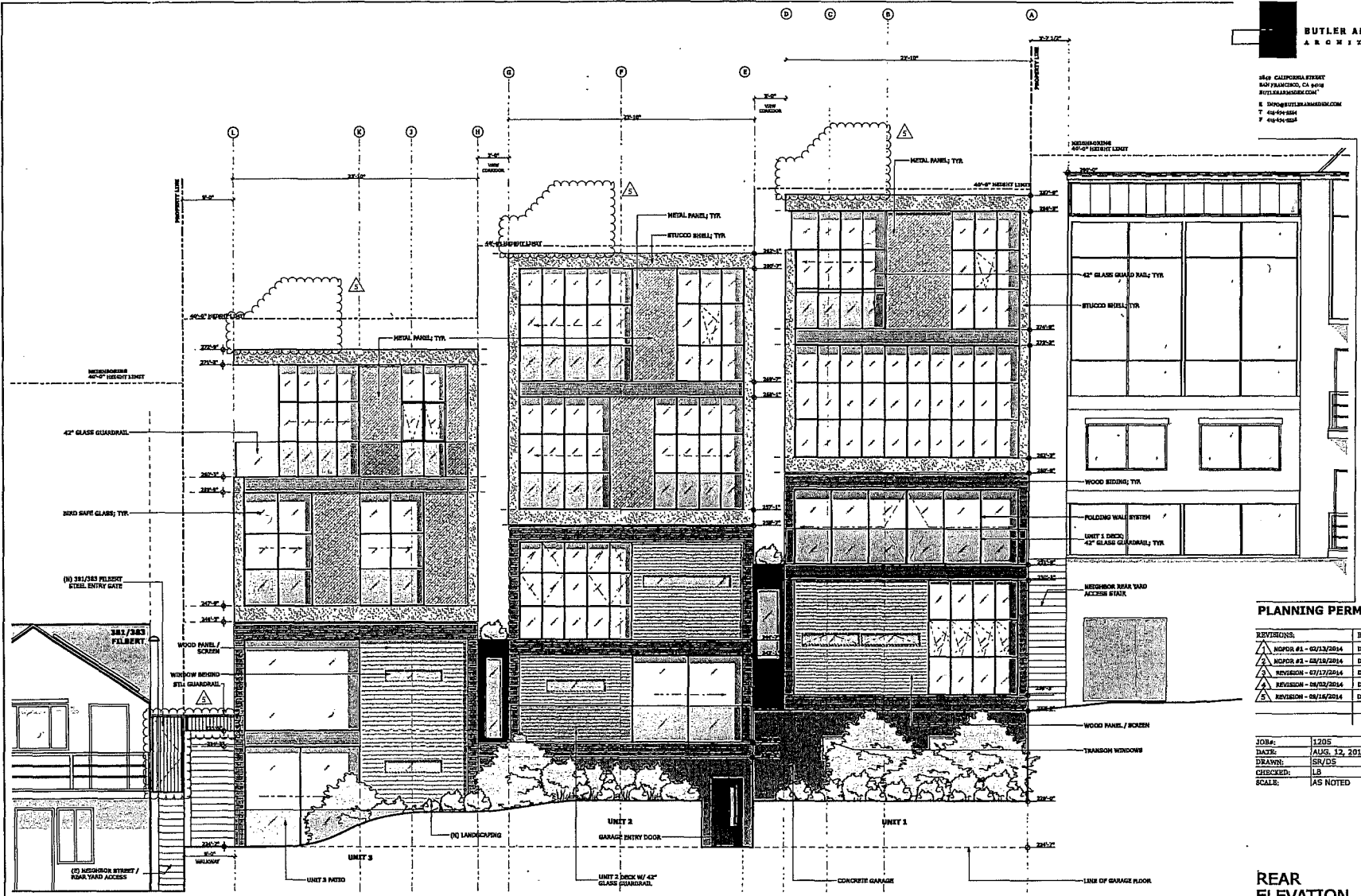
**FRONT ELEVATION**

**A3-1**



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



**PLANNING PERMIT**

REVISIONS:	BY:
△ MODIF #1 - 02/13/2014	DE / ER
△ MODIF #2 - 02/18/2014	DE / ER
△ MODIF #3 - 07/17/2014	DS / ER
△ REVISION - 08/02/2014	DS / ER
△ REVISION - 08/16/2014	DS / ER

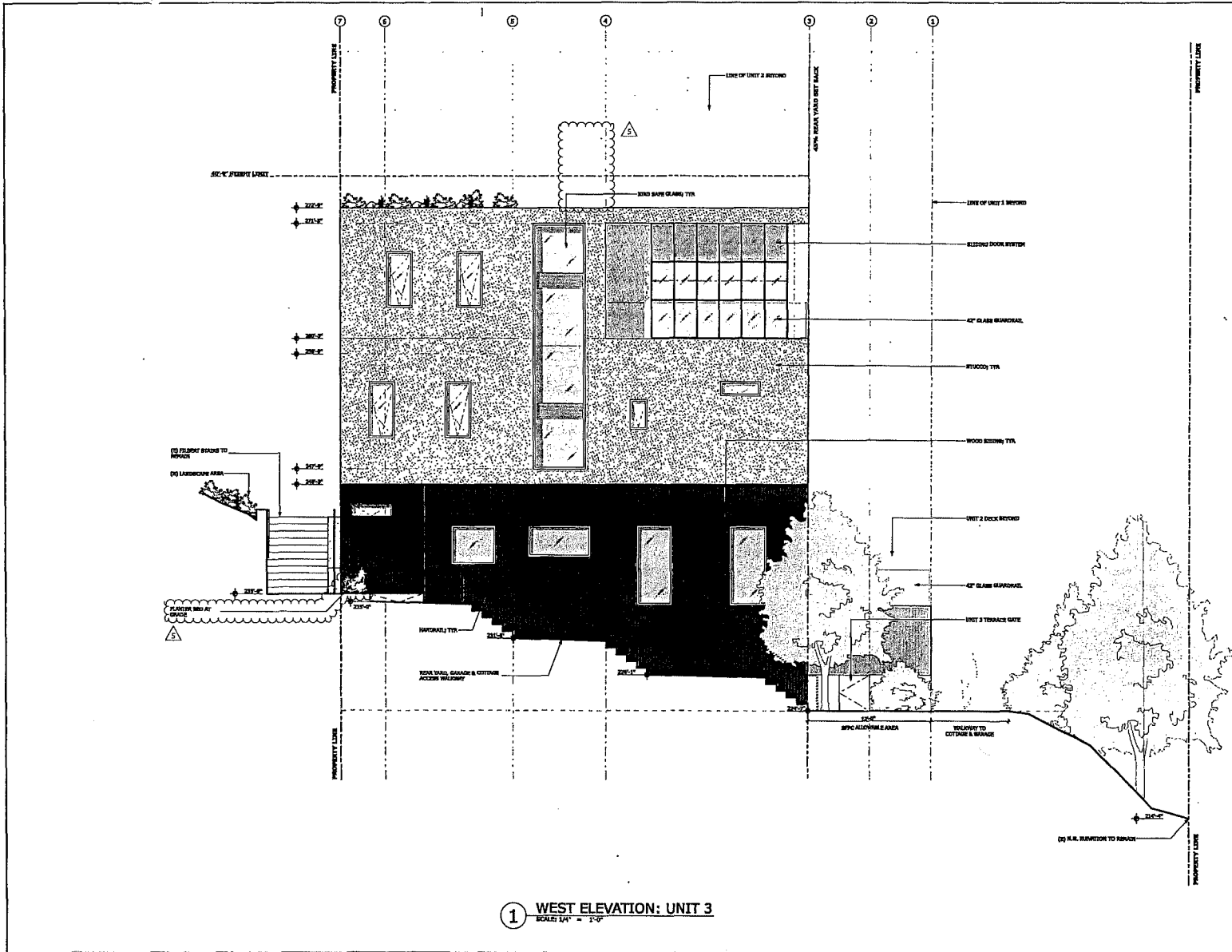
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

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

**REAR ELEVATION**

**A3.2**

1676



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

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

**PLANNING PERMIT**

REVISIONS:	BY:
△ REVISION - 09/02/2014	DS / ER
△ REVISION - 09/18/2014	DS / ER

JOHN:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LS
SCALE:	AS NOTED

**WEST  
ELEVATION**

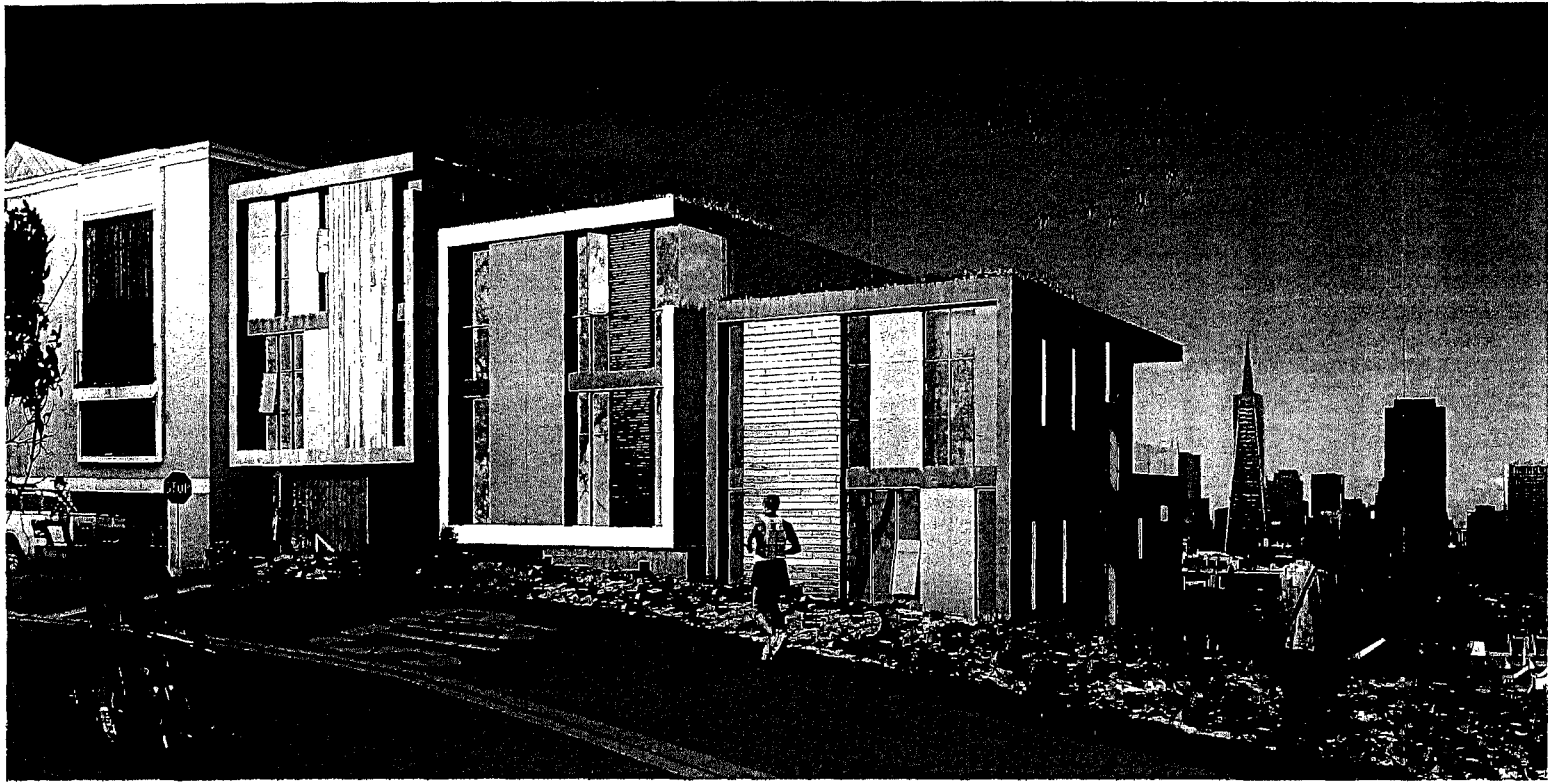
**A3 3**



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F 415-774-6428

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



1 FRONT FACADE LOOKING SOUTHEAST

**PLANNING PERMIT**

REVISIONS:	BY:
Δ MODIF #1 - 02/13/2014	DS / SR
Δ REVISION - 09/24/2014	DS / SR

JOB#:	1205
DATE:	JULY 12, 2013
DESIGN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

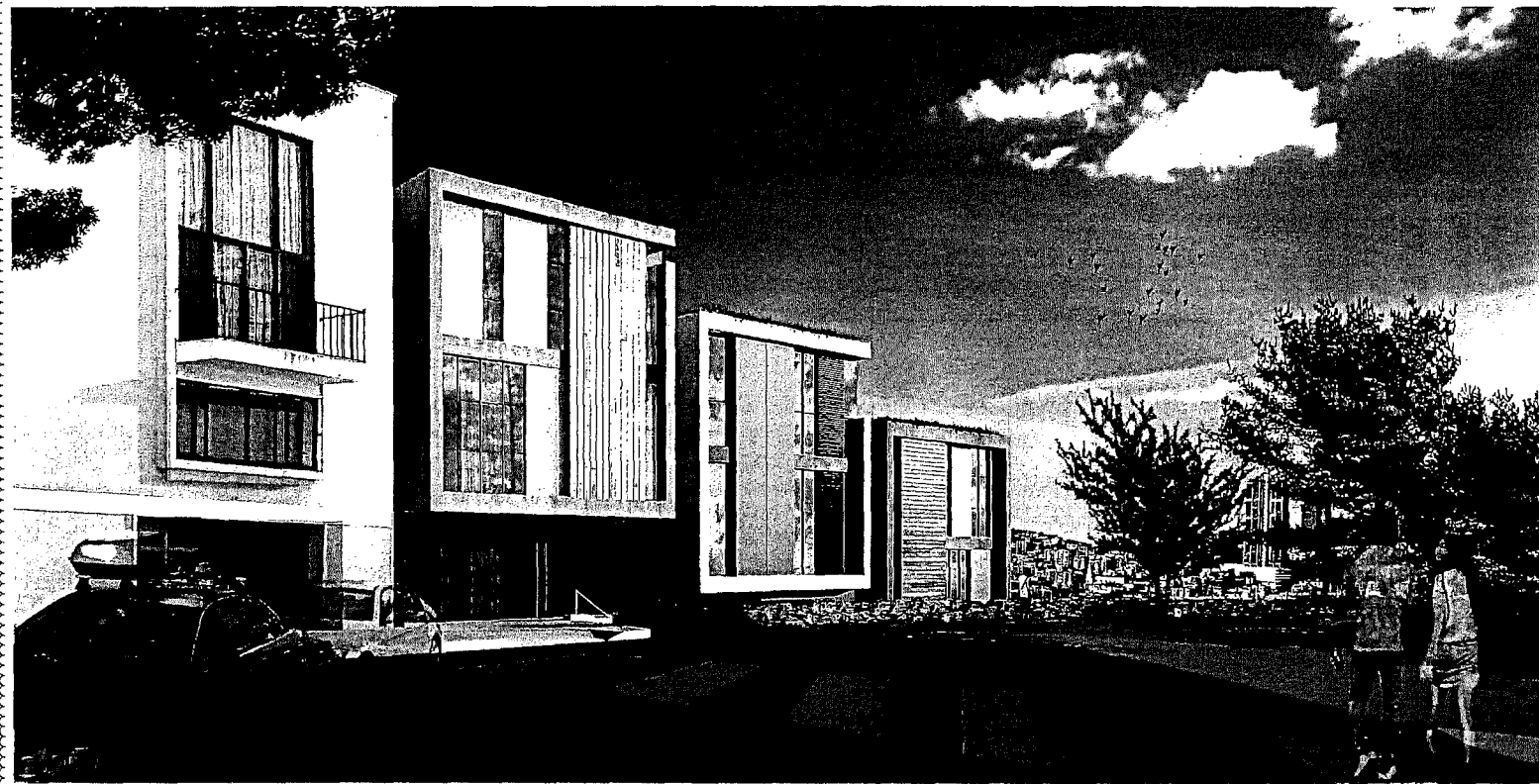
CONCEPTUAL  
RENDERINGS

1677

1678



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

**PLANNING PERMIT**

REVISION:	BY:
▲ REVISION #1 - 02/12/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SV/DS
CHECKED:	LB
SCALE:	AS NOTED

① FRONT FACADE LOOKING SOUTHWEST

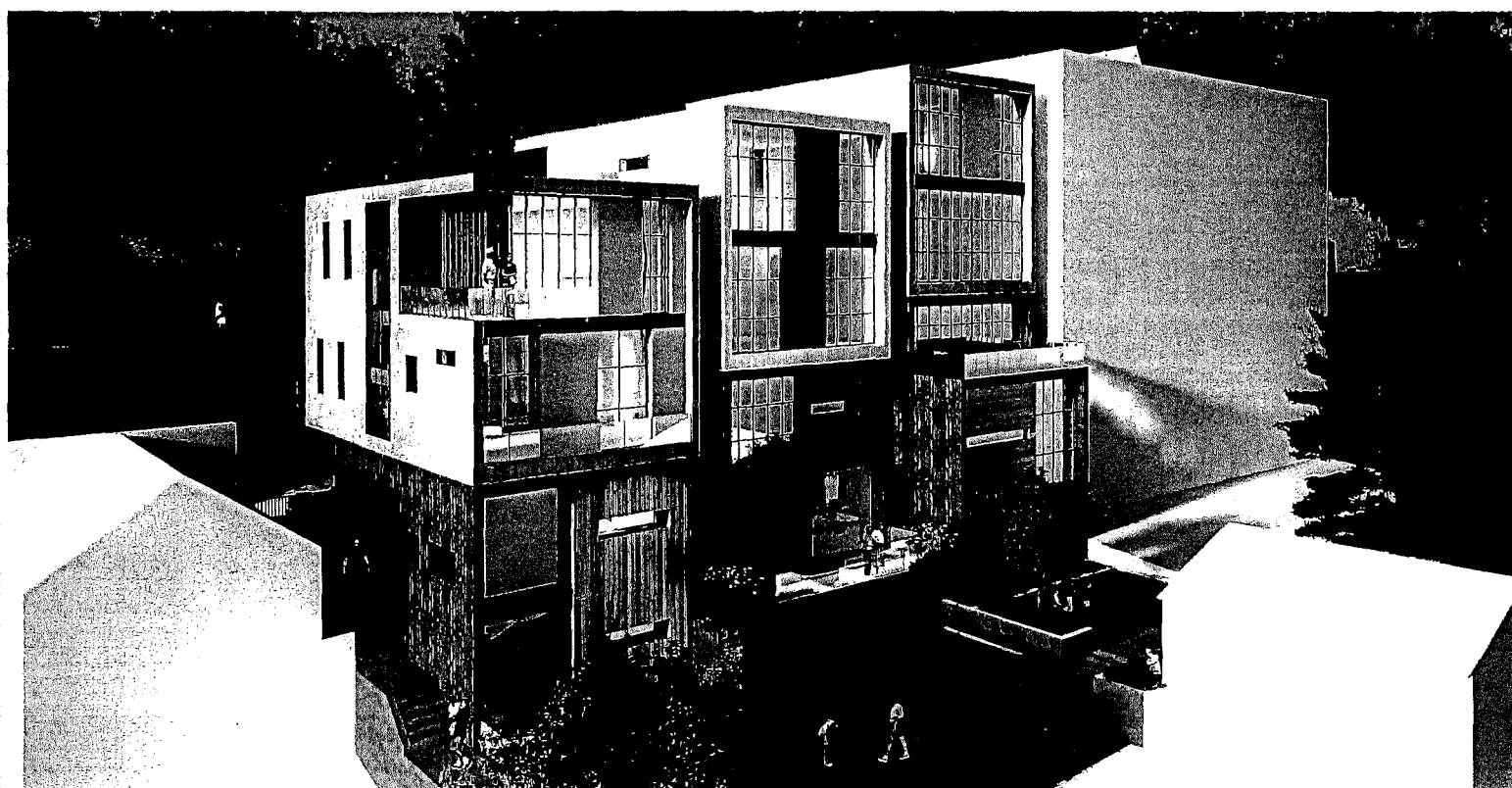
**CONCEPTUAL RENDERINGS**

*P*

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F 415-774-8815

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



① REAR FACADE LOOKING NORTH

**PLANNING PERMIT**

REVISIONS:	BY:
▲ NDCOR #1 - 02/13/2014	DS / SR
△ REVISION - 08/14/2014	DS / SR

JOB#:	11205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LA
SCALE:	AS NOTED

**CONCEPTUAL  
RENDERINGS**

1679

1680



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415-774-8900



1 VIEW UP FILBERT STREET STAIRS

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

**PLANNING PERMIT**

REVISIONS:	BY:
1. REVISION - 02/14/2014	DS / SR

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

CONCEPTUAL RENDERINGS



**Exhibit D**  
**115 Telegraph Hill Boulevard**  
**Summary of Project Construction Improvement Measures**

**1. Conditions Included in Planning Commission Approval Motion:**

- **Construction Parking.** The Project Sponsor shall require of the general contractor that construction workers shall park legally and shall not park in the Coit Tower parking lot.
- **Managing Traffic during Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project. Prior to commencing construction, the Project Sponsor shall consult with the affected neighbors on Assessor's Block 105 before finalizing the construction staging and traffic plan, including:
  - A schedule of delivery times and dates during which the construction materials are expected to arrive; and
  - Methods to be used to monitor truck movement into and out of the building site so as to minimize traffic conflicts on Telegraph Hill Boulevard.
- **Construction Vehicle Queuing.** There shall be no queuing of construction trucks along Telegraph Hill Boulevard. All trucks waiting to unload material shall be staged at a location offsite. Deliveries shall be made between the hours of 7:30 a.m. and 5 p.m. on weekdays, exclusive of legal holidays. The Project Sponsor shall employ full-time flag persons to direct traffic during excavation and concrete placement phases of construction. During other construction phases, all truck movement into and out of the Project Site shall be monitored by flag persons to minimize any traffic conflict.

**2. Conditions Incorporated on Approved Plan Set:**

- All work shall be in compliance with all applicable Building Codes and Regulations. Contractor shall be responsible for permits applicable to specific trades or subcontractors.
- Along the Filbert Street Stair frontage of the Property, a well-lit and naturally ventilated pedestrian tunnel providing safety to persons using the stairs shall be erected for the duration of the construction period.
- A flag-person will be permanently stationed at the top of the Filbert Stairs at the entry point to the site. This person is responsible for monitoring and ushering construction equipment as well as pedestrian and vehicular traffic to minimize potential conflicts.
- All trucks waiting to unload material shall be staged at a location offsite to avoid queuing of construction trucks on Telegraph Hill Boulevard. Deliveries shall be made between the hours of 7:30 AM and 5:30 PM on weekdays, exclusive of legal holidays.

**Exhibit D**  
**115 Telegraph Hill Boulevard**  
**Summary of Project Construction Improvement Measures**

- Construction vehicles shall use the staging area provided on sites as a means to turn around, avoiding use of the Coit Tower parking lot by construction equipment and trucks.
- All applicable weight limits on access roads to and from the site shall be observed and adhered to.
- No construction activity over 5 dba shall be permitted between 8:00 PM and 7:00 AM the following day per San Francisco Noise Control Ordinance.
- No tradesperson shall utilize the Coit Tower parking lot for personal use, and will instead park at designated parking garages and be shuttled to and from the job site.
- Prior to commencing construction the contractor & sponsor shall coordinate with traffic engineering and Transit Division of the SFMTA, Police Department, Fire Department, Planning Department, and other construction contractors for any concurrent nearby projects to manage traffic congestion and pedestrian circulation effects during construction of the project.
- Prior to commencing construction, the project sponsor shall consult with affected neighbors on Assessors' Block 105 before finalizing the construction staging and traffic plan, including (a) a schedule of delivery times and dates during which construction materials are expected to arrive; and (b) methods to be used to monitor truck movement into and out of the building site so as to minimize traffic conflicts on Telegraph Hill Boulevard.
- MUNI access to Coit Tower shall be maintained throughout construction.
- Stewardship of landscape areas in the public domain and in the Filbert Street Stairs along the property frontage shall be maintained by the subject property, with the permission of SF Parks & Recreation, DPW & DBI.



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

1650 Mission St.  
 Suite 400  
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 CA 94103-2479

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Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

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

### EXEMPT STATUS:

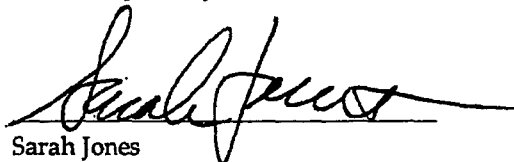
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

### REMARKS:

See next page.

### DETERMINATION:

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

  
 Sarah Jones  
 Environmental Review Officer

June 10, 2014  
 Date

cc: Daniel Frattin, Project Sponsor

Supervisor David Chiu, District 3

## PROJECT APPROVALS

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

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

## REMARKS:

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

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull<sup>1</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>2</sup> the project site was determined to not be eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

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

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

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

the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building is not architecturally distinct and represents its alteration circa 1997 (Criterion 3). Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. The surrounding neighborhood contains a mix of architectural styles, building sizes, and a defined period of development; therefore, it does not appear to be a potential historic district.

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

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

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard<sup>3</sup> and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

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

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

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

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

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

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

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

122°30'

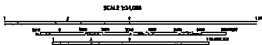
122°30'



122°30'

122°30'

Base Map prepared by U.S. Geological Survey, various dates



**PURPOSE OF MAP**  
This map will assist cities and counties in fulfilling their responsibilities for conducting the seismic safety from the effects of earthquake induced ground failure as required by the California Seismic Hazard Act, and the California Seismic Hazard Act.

**IMPORTANT - PLEASE NOTE**  
1) This map may not show all areas that have the potential for liquefaction, including strong earthquake ground shaking or other geotechnical and geologic hazards. Also, in the earthquake hazard zones, the potential for liquefaction is based on the seismicity of the entire area shown.

2) Liquefaction zones may vary considerably from areas susceptible to the effects of surface-rupture induced landslides. This hazard is likely to be in the line of surface ruptures, along faults, and other areas that are required by the Federal Earthquake Hazards Act, 42 U.S.C. 9702, and the California Seismic Hazard Act, 269512, and the California Seismic Hazard Act, 269512.

3) This map does not show Alameda County earthquake hazard zones, if any, but may include them. Please refer to the latest official map of earthquake hazard zones for Alameda County and other areas that are required by the Federal Earthquake Hazards Act, 42 U.S.C. 9702, and the California Seismic Hazard Act, 269512, and the California Seismic Hazard Act, 269512.

4) Landslide zones on this map were delineated, in part, by selecting methods originally developed by the U.S. Geological Survey (USGS). Landslide hazard maps prepared by the U.S. Geological Survey are not intended to be used for engineering purposes. The hazard zones shown on this map are based on the best available information and are not intended to be used for engineering purposes. The hazard zones shown on this map are based on the best available information and are not intended to be used for engineering purposes.

5) U.S. Geological Survey hazard maps show only 10 percent of cultural features and 10 percent of the population and 10 percent of the economic activity in the United States. The information and data used for the hazard zones shown on this map are based on the best available information and are not intended to be used for engineering purposes. The hazard zones shown on this map are based on the best available information and are not intended to be used for engineering purposes.

6) Information on this map is not sufficient to serve as a substitute for the products of the geotechnical investigations required under Chapter 15.1 of Title 18 of the California Seismic Hazard Act.

7) DISCLAIMER: The State of California and the Department of Conservation make no representation or warranty regarding the accuracy of the data from which these maps were derived. Neither the State nor the Department shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages or for any loss or any other injury or expense of any kind or nature, arising from the use of this map.

STATE OF CALIFORNIA  
SEISMIC HAZARD ZONES  
City and County of San Francisco

OFFICIAL MAP  
Released: November 17, 2000

*James F. Davis*  
STATE GEOLOGIST

MAP EXPLANATION  
Zones of Required Investigation:

- Liquefaction**  
Areas where seismic occurrence of liquefaction or local geological, geotechnical and groundwater conditions indicates a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 269512 would be required.
- Landslide-Induced Landslides**  
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicates a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 269512 would be required.

DATA AND METHODS USED TO DEVELOP THE MAP ARE LISTED IN THE FOLLOWING:

Seismic Hazard Evaluation of the City and County of San Francisco, California  
California Division of Mines and Geology Open-File Report 2000-0016

For additional information on seismic hazards in this map area, the materials used for mapping, and additional references consulted, refer to [www.wrminerals.com/geology](http://www.wrminerals.com/geology)

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**PRELIMINARY**  
**NEGATIVE DECLARATION**

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Date of Publication of  
Preliminary Negative Declaration: July 30, 1993

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Lead Agency: City and County of San Francisco, Department of City Planning  
450 McAllister Street, 5th Floor, CA 94102

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Agency Contact Person: Alice Glasner Telephone: (415) 558-6424

---

Project Title: 93.180E and 93.191E  
Construction and renovation of 9 units

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Project Sponsor: T. Kirkham, J. Cooper  
Project Contact Person: Theodore Brown

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Project Address: 1440-1446 Kearny Street and 361-377 Filbert Street and 115 Telegraph Hill Blvd.

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Assessor's Block(s) and Lot(s): Assessor's Block 105, lots 29, 34, 35, 36

---

City and County: San Francisco

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Project Description: 361-377 Filbert Street and 115 Telegraph Hill Blvd.--the proposed construction of one six-unit residential building and conversion of a two-unit into a one-unit building, after demolition of four buildings containing a total of nine units and merging the three lots involved. 1440-1446 Kearny Street-- renovation of a four-unit building to a 2-unit building.

---

Building Permit Application Number, if Applicable: Not yet filed

---

**THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**  
This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance) and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached:

-Over-

---

Mitigation measures, if any, included in this project to avoid potentially significant effects:  
See page 11

---

cc: Robert Passmore  
Monica Jacobs  
Pedro Arce  
Jim Nixon  
Mike Berkowitz  
Lois Scott  
Distribution List  
Bulletin Board  
Master Decision File

**PROJECT DESCRIPTION:**

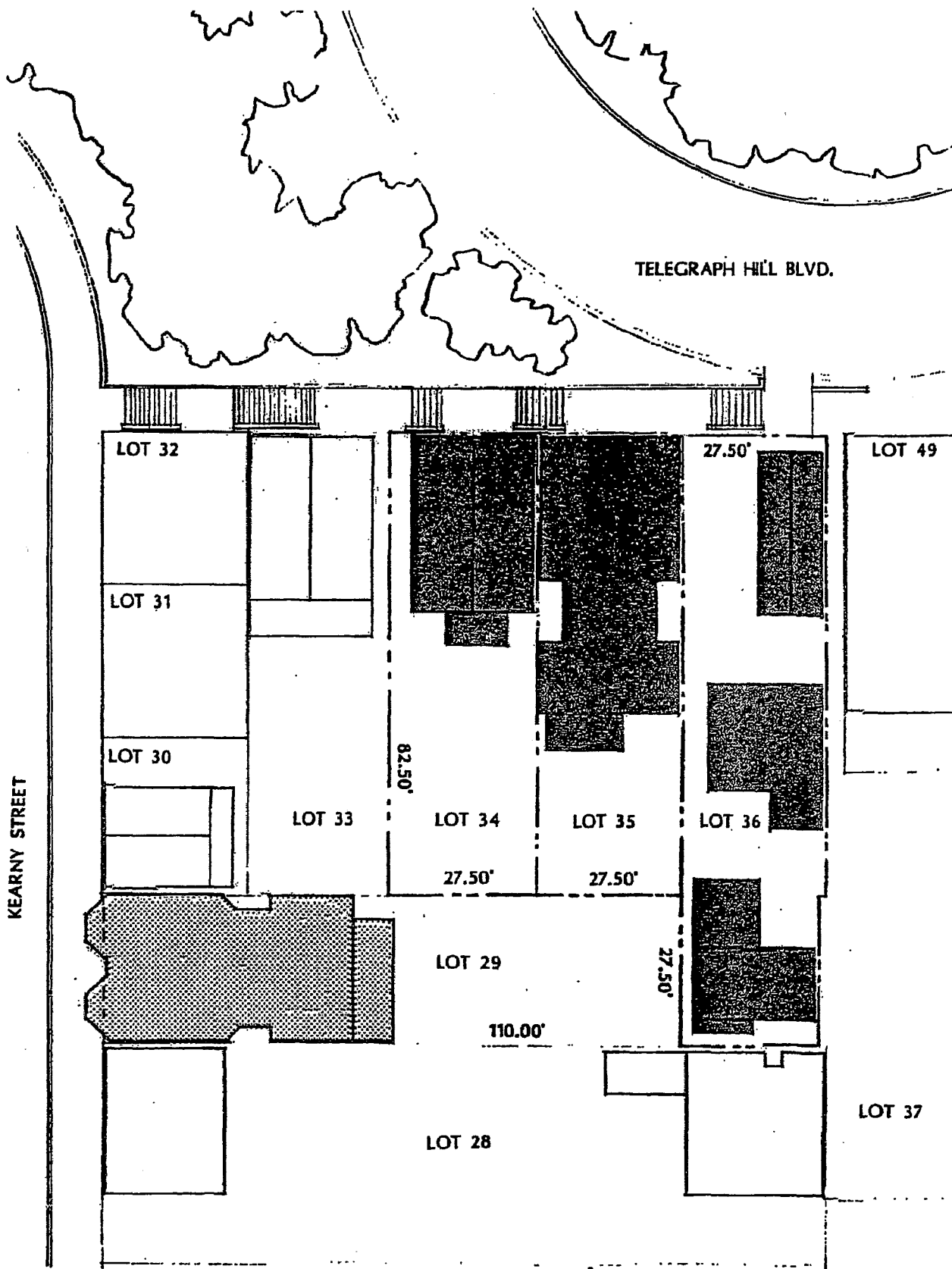
The project consists of two adjacent development proposals under related ownership (See figures, pages 3-6.) They are undergoing environmental review together but each project will be considered for approval separately. The first would merge and develop three lots located on the west side of Telegraph Hill, on Filbert Street, between Montgomery and Kearny Streets (Assessor's Block 105, lots 34, 35, and 36) for residential use after demolition of four existing buildings with nine units. The proposal is to construct one six-unit building and renovate one of the existing buildings (which includes converting it from a two-unit to a one unit, two-story building) on the lot for a total of seven new units with a common garage for nine cars. Vehicle access would be from Telegraph Hill Boulevard. The project site has a relatively steep slope and the new construction would include excavation, estimated at approximately 1,900-2,100 cubic yards. There would be a reduction in the number of residential units on the site, from eleven existing to the seven proposed. Approval of the project would require Conditional Use Authorization for the three lots to be merged into one legal lot and to allow more than three units on the one new lot (Section 209.1(h)). A variance would also be required for expansion of the non-complying structure to remain (Sections 180 (a)(2) and 188)

The new building would contain a total of six stories measured from top to bottom, stepping up the hillside, but never exceeding 40 feet from the ground surface nor exceeding four stories at any one place. The proposed units range from 780 square feet for the one-unit cottage to 4,000 square feet in area for the largest unit in the building. The gross floor area for the project would be 14,900 square feet and additionally there would be about 3,170 square feet in garage space. There would be about 3,610 square feet in open space and 2,295 square feet in exterior terraces. The garage entrance would be on Telegraph Hill Blvd., at the third level of the building. In relation to existing neighboring buildings, the proposed multi-unit building would be approximately the same height as the building directly to the east and it would be approximately 16 feet taller than the building immediately to the west. Buildings to the south of the project site would be downslope of the new construction.

The second proposal would renovate an existing building at 1440-1446 Kearny Street (Assessors Block 105, Lot 29). This four unit, three story building with one parking space, and about 2,980 square feet in area, would be gutted and converted to a two unit building with a total of approximately 5,045 square feet in area. The exterior walls would be changed in the following way: the height of the building would increase from about 37 to almost 39 feet; a penthouse structure, approximately 134 square feet and about 9 feet tall at its highest point, would be added to the roof; and the rear wall would be extended into the yard by about four feet. The new design would accommodate two parking spaces at the street level.

One of the architects for the two proposals has stated that these projects would not be constructed simultaneously, but rather the Kearny Street project would be undertaken long before the Filbert Street project.

The proposed project site is located between Filbert and Union Streets, Montgomery and Kearny Streets, and is characterized by a slope that rises sharply from the west and south. Filbert Street, on this part of the west slope of Telegraph Hill, consists of concrete stairs and a public landscaped strip between the stairs and Telegraph Hill Blvd., but provides no vehicle throughway. Telegraph Hill Blvd. passes to the north of the project site and spirals to Coit Tower, approximately a five minute walk from the site. The three existing lots of the proposed Filbert Street development have five existing structures ranging in height from one to three stories (361-377 Filbert and 115 Telegraph Hill Boulevard), containing a total of 11 residential units. At present, only one of the units is occupied (by a property caretaker.) One of the buildings proposed for demolition, located at 115 Telegraph Blvd. (northern building on lot 36)

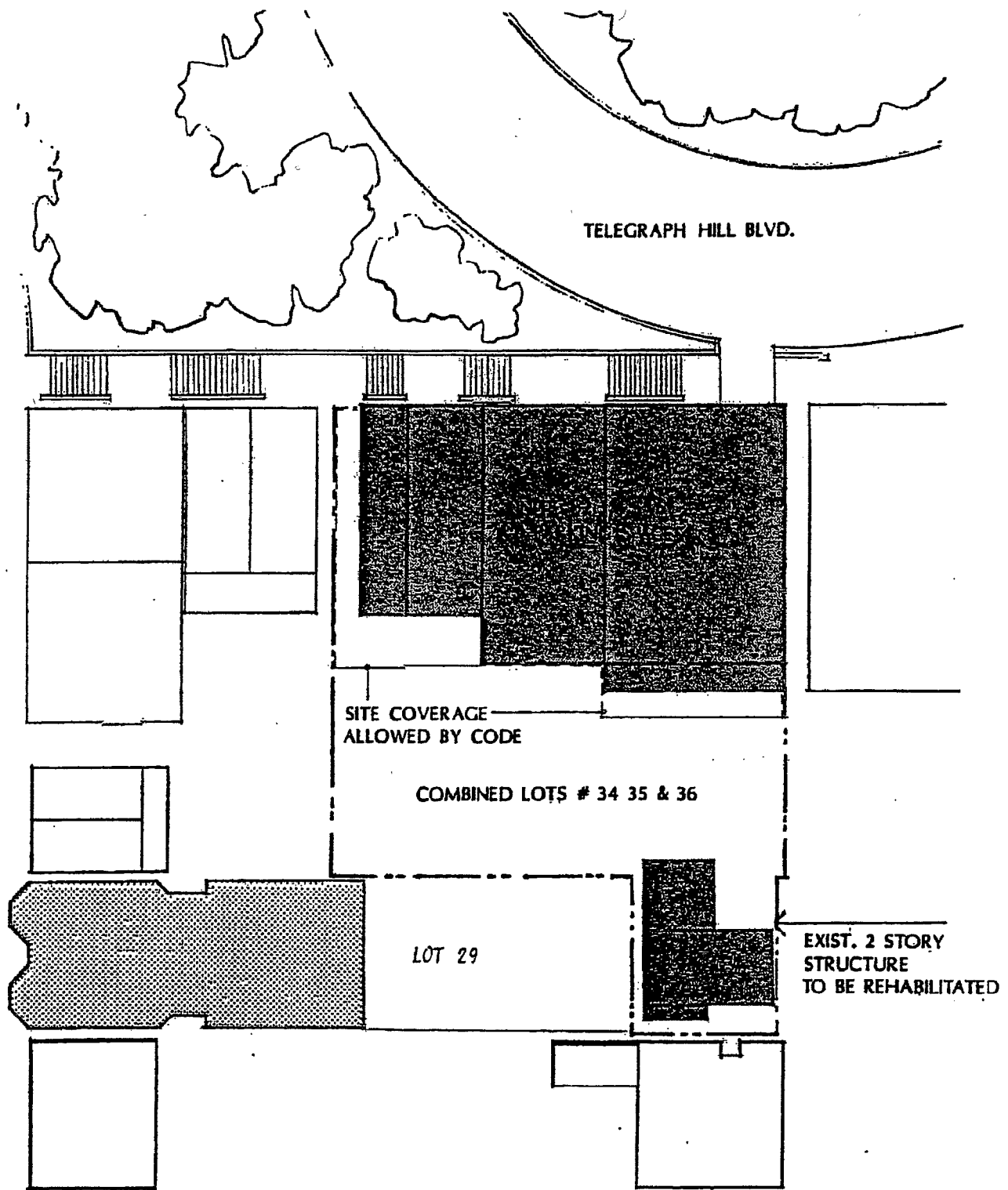


SITE PLAN  
 EXISTING CONDITIONS  
 LOTS 29,34,35 & 36

-3-1691



Figure 1



SITE PLAN  
 PROPOSED DEVELOPMENTS  
 LOTS 29 34, 35 & 36

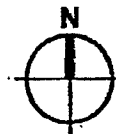
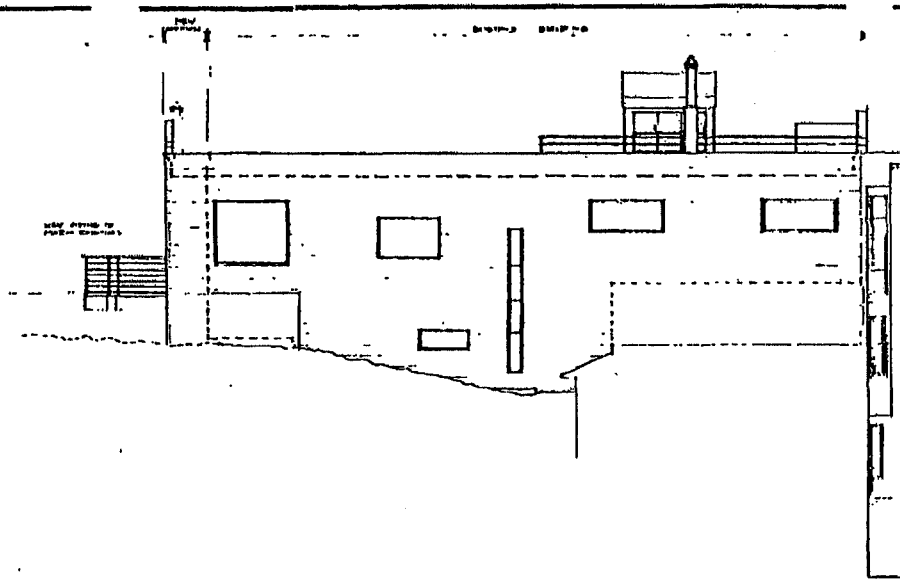
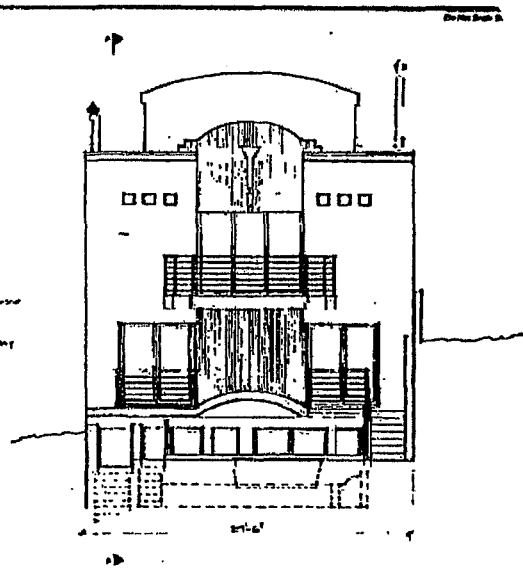


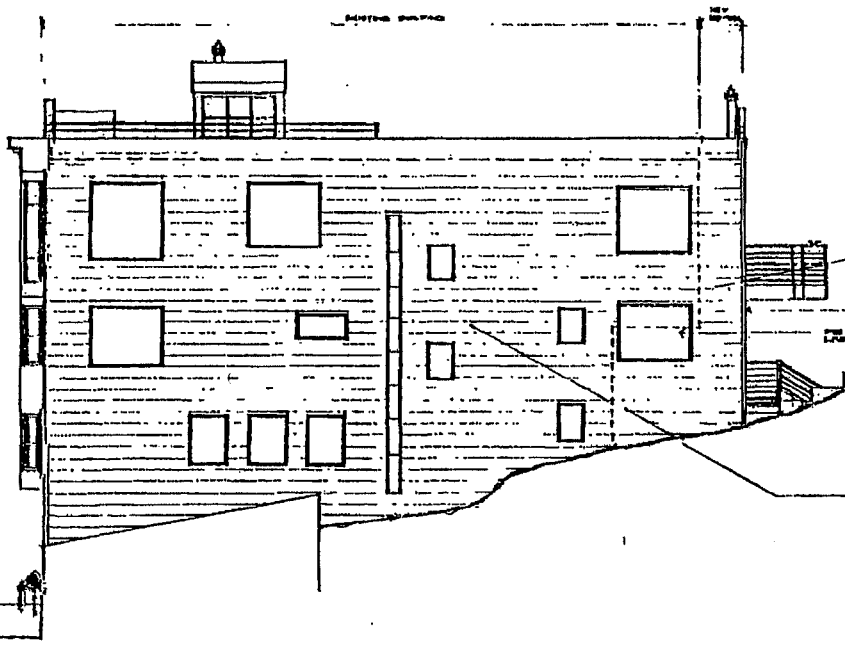
Figure 2



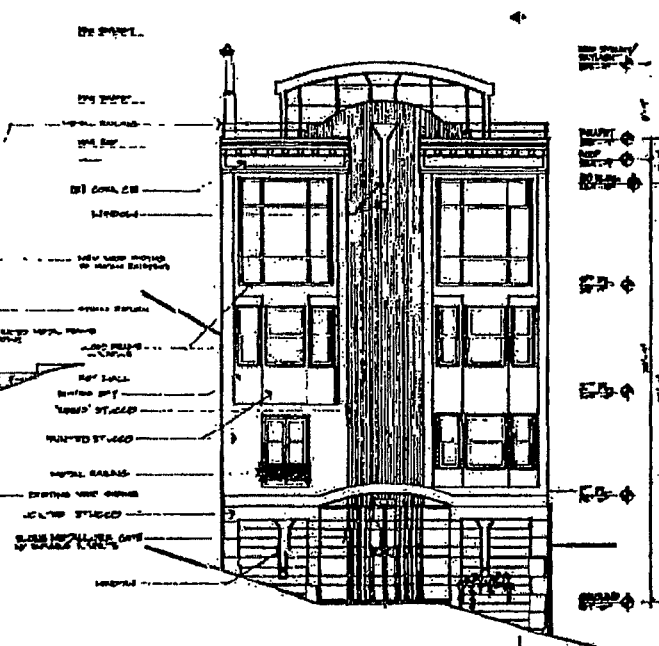
NORTH ELEVATION



EAST (REAR) ELEVATION



SOUTH ELEVATION



WEST (FRONT) ELEVATION

-5-  
1693

Figure 3



1440-1446  
KEARNY STREET

San Francisco, CA

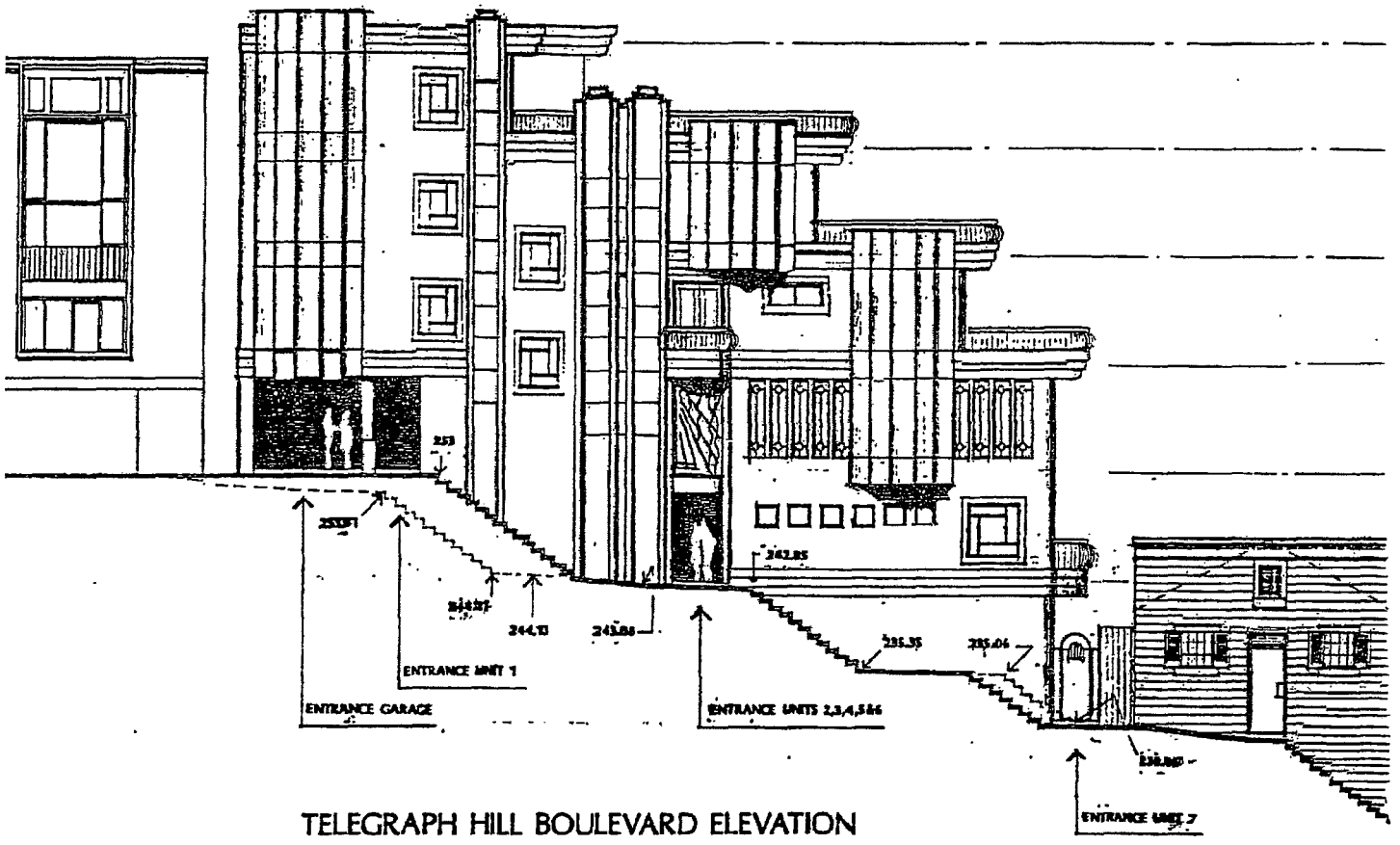
Theodore Brown & Partners Inc

Architect  
Interior Design  
Planning  
101 Kearny Street  
San Francisco, CA 94103  
415 398 0000

Drawn by: BML Checked by:  
Date: 4-1-72 Date: 11-8-72  
Scale: 1/8"=1'-0" Project: 1693

EXTERIOR ELEVATIONS

FILBERT STREET PROJECT



TELEGRAPH HILL BOULEVARD ELEVATION

was proposed for landmark status, but was withdrawn from consideration by the project sponsor in 1989. The proposed 1440 Kearny development site contains a vacant three-story building. The surrounding area consists of residences with predominantly two to three stories. Many nearby buildings contain two or three units.

## ENVIRONMENTAL EFFECTS

The land that includes Coit Tower is part of Pioneer Park, under the jurisdiction of the Department of Recreation and Parks. Garfield elementary school is located about 150 feet northwest of the site. The buildings of the Filbert Street proposal have been vacant for approximately three years and 1440 Kearny has been vacant for about 1.5 years; therefore, the proposed project represents a change in land use. Since the predominant land use of the immediate vicinity is residential and it is zoned RH-3 (residential, three-family), the project proposed would be consistent with existing and permitted neighborhood land uses and would not substantially affect the land use character of the neighborhood.

There is a wide variety of architectural styles in the immediate vicinity. The style of the proposed Filbert Street building would be different from that of existing structures in the immediate vicinity of the project site. The bulk of the six-unit building would be larger than the buildings it would replace and larger than most neighboring buildings. The Kearny Street building would change from its present appearance, but not to a substantial degree. Although the proposed residential project may change visual character of the immediate area, and be larger in scale than most of the surrounding residential development, this difference would not be large enough to be considered a significant environmental effect.

The Filbert Street proposal would replace four existing structures (three of which are small) with one taller single structure. Therefore, the project would alter panoramic views from Pioneer Park, and other public areas of Telegraph Hill; however, scenic views in the direction of the project site are already obstructed due to existing development and trees bordering the park. The project would also block some views toward the south from the Filbert Steps presently captured between buildings. It would have some effect on views from adjacent buildings or yards, especially from the east and from the south. The topographical characteristics of this area are such that any new development on the parcels that is larger than the existing buildings would have some effect on the existing views of some neighbors.

For environmental review purposes, the proposed nine dwelling units would be considered a new, albeit small contribution to the neighborhood residential population. This increase of an estimated 36 people (average of 4 per unit) would be small relative to the existing community population and it would be unnoticeable except by residents of nearby properties.

A development of this kind would be expected to generate approximately 90 daily trips (10 per unit) or about 16 trips during the peak p.m. hour (17.3%). These trips would not all be made by private vehicle. Using 1980 U.S. Census estimates for this Census tract, about 5 of the peak hour trips (30.8%) would be made by private vehicle, about 5 of the peak hour trips (30%) would be on public transportation, 5 daily trips (34%) would be on foot. Five percent of the new residents would either use other modes of travel or work at home.

Traffic in the immediate vicinity is affected by tourist visits, especially during the summer and weekends when queuing for a parking space next to Coit Tower often stops traffic on Telegraph Hill Boulevard. This traffic situation would interfere with the only vehicle access to the garage on site, via Telegraph Hill Boulevard. The cars associated with the proposed projects during the peak p.m. hour would not substantially affect the existing situation. The

change in area traffic as a result of the project-- an increase of approximately 4 vehicles (1.15 people per vehicle) during the p.m. peak hour-- would be negligible and undetectable to drivers.

There would be short term impacts from construction traffic, particularly during the period when excavation is occurring. The sponsor estimates that there would be about 190-210 total truck trips (or 6-11 trips per day over 20-30 days), over approximately four to six (five-day) weeks on the Filbert Street lots. The Kearny Street renovation would require about ten months of total construction time, two months of which would involve demolition and 40 truck trips to haul about 800 cubic yards of debris from the site. These activities would be noticeable to Filbert Street and Kearny Street neighbors as well as others in the surrounding neighborhood.

On-street parking is limited in the neighborhood. No legal parking is available on Telegraph Hill Blvd. (other than at the base of Coit Tower) and visitors and residents to the project site requiring curbside parking may have to park several blocks from the project site any time of the day. The Filbert Street project would provide two more than the one space per unit required under the parking spaces required by the City Planning Code. The Kearny Street project would provide two parking spaces, one for each unit. It is possible that new residents of the project would own more cars than would be accommodated in the garage and therefore a net increase in parking demand could occur. While the eleven off-street parking spaces proposed might not accommodate all residents or visitors to the project site, the resulting additional curb-side parking demand of potentially 7 spaces (assuming two cars per unit) would not substantially alter the existing parking conditions in the area.

Nearby transit lines in the area include the 39 Coit and the 41 Union. The increase in transit demand associated with the project (5 trips projected for the p.m. peak hour) would not noticeably affect transit service in the area.

Neighboring properties would be temporarily affected by considerable noise during construction, primarily during the excavation and foundation setting phases. Noise sources would include grading, drilling and earth moving equipment (possibly including hoe-rams, jackhammers and similar impact tools), as well as delivery and hauling trucks. Total construction time is estimated to be approximately 14-16 months. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). The ordinance requires that noise levels of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (jackhammers, pile drivers, impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works.

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable permanent increase in the ambient noise level in the project vicinity.

Title 24 of the California Government Code establishes uniform noise insulation standards for residential projects. The Bureau of Building Inspection would review the final building plans to insure that the building wall and floor/ceiling assemblies meet State standards regarding sound transmission.



The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems. The project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the completion and occupancy of the proposal.

Construction activity would temporarily raise dust levels in the area. According to studies conducted by the BAAQMD, violations of TSP (total suspended particulate) standards, more particularly standards for fine particulate matter (PM10), have occurred in San Francisco. The excavation associated with the new construction of the project could contribute temporarily to the emission of PM10 to a small degree. Such emission may lead to an increase in frequency of particulate standard violations. The project sponsor has agreed to implement a mitigation measure for the reduction of PM10 during excavation and construction (see Mitigation Measure #1).

Asbestos-containing materials may be found within the existing structures on site which are proposed to be renovated or demolished as part of the project. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Bureau of Building Inspection (BBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

There is no indication that any rare or endangered plant species exists at the site. No important biological resources are likely since the site has been previously developed and is surrounded by other residential development, and has been disturbed by humans and domestic animals.

The proposed project would add new shade to portions of the subject site as well as to surrounding properties. However, no portion of the project would exceed 40 feet in height, and the proposal would therefore not be subject to Section 295 of the City Planning Code (Proposition K) which protects certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope (limited to adjacent yards and yards of the project itself), and would not increase the total amount of shading above levels which are common and generally accepted in densely developed urban areas.

The proposed project would increase demand for and use of public services and utilities on the site and increase water and energy consumption, but not in excess of amounts expected and provided for in this area.

The project site is in a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco Master Plan. The map contained in this element indicates areas in which one or more geologic hazards exist.

The final building plans would be reviewed by the Bureau of Building Inspection (BBI). In reviewing building plans, the BBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. If the need were indicated by available information, BBI would require that site-specific soils reports be prepared by a California-licensed geotechnical engineer prior to construction. Potential geologic hazards would be mitigated during the permit review process through these measures.

The Building Code also contains provisions which require that grading on slopes of greater than 2:1, or where cut sections will exceed 10 vertical feet, must be done in accordance with the recommendations of a soil engineering report.

Although the buildings proposed for demolition are old buildings, none of them are officially designated as historic nor were they identified during the Planning Department's 1976 survey as being "architecturally significant". Most of the Telegraph Hill Historic District is east of the project site and does not include any of the subject properties.

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which establishes eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; maximization of earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under CEQA or adopting any zoning ordinance or development agreement, the City is

required to find that the proposed project is consistent with the Priority Policies. The case report for the Conditional Use Authorization and subsequent motion for the City Planning Commission will contain the analysis determining whether the proposed project is in compliance with the eight Priority Policies.

Several individuals expressed concern regarding the project's possible effects on the neighborhood character and on views from adjacent buildings. These issues have been addressed above, by topic.

While local concerns or other planning considerations may be grounds for modification or denial of the proposal, there is no substantial evidence that the project could have a significant effect on the environment.

#### MITIGATION MEASURE

(MITIGATION MEASURE #1) Construction Air Quality: The project sponsor would require the contractor(s) to spray the site with water during excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

**ENVIRONMENTAL EVALUATION CHECKLIST**  
(Initial Study)

File No: 93.180E Title: 1440 KEARNEY 361-377 Filbert  
93.191E Title: 1446 St

Street Address: \_\_\_\_\_ Assessor's Block/Lot: 105/29,34,35,36

Initial Study Prepared by: Alice Glasner

- A. COMPATIBILITY WITH EXISTING ZONING AND PLANS** Not  
Applicable Discussed
- 1) Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable. — ✓
  - \*2) Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable. ✓ —

- B. ENVIRONMENTAL EFFECTS - Could the project:**
- |                                                                                                                                       | YES | NO | DISCUSSED |
|---------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----------|
| <b>1) Land Use</b>                                                                                                                    |     |    |           |
| * (a) Disrupt or divide the physical arrangement of an established community?                                                         | —   | ✓  | —         |
| * (b) Have any substantial impact upon the existing character of the vicinity?                                                        | —   | ✓  | ✓         |
| <b>2) Visual Quality</b>                                                                                                              |     |    |           |
| * (a) Have a substantial, demonstrable negative aesthetic effect?                                                                     | —   | ✓  | ✓         |
| (b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?                                        | —   | ✓  | ✓         |
| (c) Generate obtrusive light or glare substantially impacting other properties?                                                       | —   | ✓  | —         |
| <b>3) Population</b>                                                                                                                  |     |    |           |
| * (a) Induce substantial growth or concentration of population?                                                                       | —   | ✓  | ✓         |
| * (b) Displace a large number of people (involving either housing or employment)?                                                     | —   | ✓  | —         |
| (c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?                  | —   | ✓  | —         |
| <b>4) Transportation/Circulation</b>                                                                                                  |     |    |           |
| * (a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?   | —   | ✓  | ✓         |
| (b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards? | —   | ✓  | —         |

\* Derived from State EIR Guidelines, Appendix G, normally significant effect.

	YES	NO	DISCUSSED
(c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	—	✓	✓
(d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	—	✓	✓
<b>5) <u>Noise</u></b>			
* (a) Increase substantially the ambient noise levels for adjoining areas?	—	✓	✓
(b) Violate Title 24 Noise Insulation Standards, if applicable?	—	✓	✓
(c) Be substantially impacted by existing noise levels?	—	✓	✓
<b>6) <u>Air Quality/Climate</u></b>			
* (a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	—	✓	✓
* (b) Expose sensitive receptors to substantial pollutant concentrations?	—	✓	—
(c) Permeate its vicinity with objectionable odors?	—	✓	—
(d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	—	✓	✓
<b>7) <u>Utilities/Public Services</u></b>			
* (a) Breach published national, state or local standards relating to solid waste or litter control?	—	✓	—
* (b) Extend a sewer trunk line with capacity to serve new development?	—	✓	—
(c) Substantially increase demand for schools, recreation or other public facilities?	—	✓	✓
(d) Require major expansion of power, water, or communications facilities?	—	✓	✓
<b>B) <u>Biology</u></b>			
* (a) Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	—	✓	✓
* (b) Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	—	✓	—
(c) Require removal of substantial numbers of mature, scenic trees?	—	✓	—
<b>9) <u>Geology/Topography</u></b>			
* (a) Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction).	—	✓	✓
(b) Change substantially the topography or any unique geologic or physical features of the site?	—	✓	✓

	YES	NO	DISCUSSED	
10) <u>Water</u>				
* (a) Substantially degrade water quality, or contaminate a public water supply?	—	✓	—	
* (b) Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?	—	✓	—	
* (c) Cause substantial flooding, erosion or siltation?	—	✓	—	
11) <u>Energy/Natural Resources</u>				
* (a) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	—	✓	—	
(b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	—	✓	—	
12) <u>Hazards</u>				
* (a) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	✓	—	—	
* (b) Interfere with emergency response plans or emergency evacuation plans?	—	✓	—	
(c) Create a potentially substantial fire hazard?	—	✓	—	
13) <u>Cultural</u>				
* (a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?	—	✓	—	
(b) Conflict with established recreational, educational, religious or scientific uses of the area?	—	✓	—	
(c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?	—	✓	✓	
C. <u>OTHER</u>	YES	NO	DISCUSSED	
Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies?	—	✓	—	
D. <u>MITIGATION MEASURES</u>	YES	NO	N/A	DISCUSSED
1) Could the project have significant effects if mitigation measures are not included in the project?	✓	—	—	✓
2) Are all mitigation measures necessary to eliminate significant effects included in the project?	✓	—	—	✓

**E. MANDATORY FINDINGS OF SIGNIFICANCE**

**YES NO DISCUSSED**

- \*1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history? \_  \_
- \*2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? \_  \_
- \*3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.) \_  \_
- \*4) Would the project cause substantial adverse effects on human beings, either directly or indirectly? \_  \_

**F. ON THE BASIS OF THIS INITIAL STUDY**

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers 1, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

*Barbara W. Sahm*  
 BARBARA W. SAHM  
 Environmental Review Officer  
 for

LUCIAN R. BLAZEJ  
 Director of Planning

DATE: July 29, 1993

BWS:OER/23/4-13-92





## Carroll, John (BOS)

---

**From:** BOS Legislation (BOS)  
**Sent:** Monday, November 10, 2014 10:22 AM  
**To:** susanbh@preservationlawyers.com; president@thd.org; dfrattin@reubenlaw.com; jreuben@reubenlaw.com; nshan@mindspring.com; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); Watty, Elizabeth (CPC)  
**Cc:** BOS Legislation (BOS); Lamug, Joy; Carroll, John (BOS); Somera, Alisa (BOS)  
**Subject:** 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal - Response from Planning Department  
**Categories:** 141059

Good morning,

Please find linked below a memo received by the Office of the Clerk of the Board from the Planning Department, concerning the appeal of the proposed project at 115 Telegraph Hill Boulevard.

[Planning Memo - 11/10/2014](#)

You are invited to review the matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 141059](#)

The appeal hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on November 18, 2014.

Regards,

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).

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.*



# SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED  
SUPERVISORS  
SAN FRANCISCO

**MEMO**

2014 NOV 10 AM 11:40

## Transmittal

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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

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

Pursuant to the San Francisco Administrative Code Chapter 31, the Planning Department has prepared a response to the Appeal of the Categorical Exemption for 115 Telegraph Hill Boulevard. The Planning Department is transmitting one (1) hard copy of the appeal response. In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department has submitted a multi-page response to the Appeal of the Categorical Exemption for 115 Telegraph Hill Boulevard [BF 141059] in digital format.

If you have any questions regarding this matter, please contact Jessica Range at 575-9018 or [Jessica.Range@sfgov.org](mailto:Jessica.Range@sfgov.org).

**RECEIVED AFTER THE ELEVEN-DAY  
DEADLINE, BY NOON, PURSUANT TO ADMIN.  
CODE, SECTION 31.16(b)(5)**  
(Note: Pursuant to California Government Code, Section  
65009(b)(2), information received at, or prior to, the public  
hearing will be included as part of the official file.)

**Carroll, John (BOS)**

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

**RECEIVED AFTER THE ELEVEN-DAY DEADLINE, BY NOON, PURSUANT TO ADMIN. CODE, SECTION 31.16(b)(5)**  
(Note: Pursuant to California Government Code, Section 65009(b)(2), information received at, or prior to, the public hearing will be included as part of the official file.)

## Notice of Electronic Transmittal

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

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

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

**Jessica Range**  
Senior Planner, Environmental Planning

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9018 **Fax:** 415-558-6409  
**Email:** [Jessica.Range@sfgov.org](mailto:Jessica.Range@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)



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



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Categorical Exemption Appeal 115 Telegraph Hill Boulevard

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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

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

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### INTRODUCTION

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

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

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

### SITE DESCRIPTION & EXISTING USE

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

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

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

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

## **PROJECT DESCRIPTION**

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

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

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

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

## **BACKGROUND**

### **August 12, 2013- Environmental Evaluation Application Filed**

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

### **May 9, 2014- CEQA Clearance**

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

### **June 10, 2014- CEQA Clearance**

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

### **September 3, 2014- CEQA Clearance**

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

### **September 11, 2014- Approval by the Planning Commission**

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

### **October 14, 2014- CEQA Appeal Filed**

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

### **October 16, 2014- CEQA Appeal Timely Filed**

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

## **CEQA GUIDELINES**

### **Categorical Exemptions**

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

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

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

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

In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines 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."

#### **APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES**

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

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

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

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

##### Sensitive Intersection

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

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

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

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

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

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

#### Site Topography

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

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



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

Historic Resources

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

The Planning Department's Historic Preservation Staff reviewed the proposed project and Historic Resource Evaluation<sup>4</sup> prepared for the project and determined that the project would not directly or indirectly involve any historic resources and would not cause a significant adverse impact upon a historic resource as defined by CEQA.<sup>5</sup> The project will not remove or relocate the stone wall surrounding Telegraph Hill Boulevard. The plans for the project show this feature remaining in place. Furthermore, the Appellant has not provided any evidence that this wall along Telegraph Hill Boulevard meets the criteria of a historic resource under CEQA.

Views and Consistency with the General Plan

The Appellant notes that the Urban Design Element of the General Plan identifies Telegraph Hill as an "Outstanding and Unique Area," and that the public enjoys views from the Filbert Steps<sup>6</sup> and Pioneer Park that are protected by the Priority Policies of the General Plan that require sunlight and vistas of parks and open spaces be protected. The Appellant also states that the project is inconsistent with the policies of the Urban Design and Housing Elements of the General Plan.

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

**"TELEGRAPH HILL**

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

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

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

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

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

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

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

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

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

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

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

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

Construction Details

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Final design details are typically prepared as part of the DPW permitting process. However, should the project as proposed be substantially modified through the permit review process, pursuant to Chapter 31 31.08(i) of the Administrative Code, the Planning Department would determine whether the changes to the approved project require reevaluation under CEQA.

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

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

## **CONCLUSION**

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

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

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

**Attachment A**

**Categorical Exemption Determination with Preservation Team Review Form**



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

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

Reception:  
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 415.558.6409

Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

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

(Continued on next page.)

### EXEMPT STATUS:

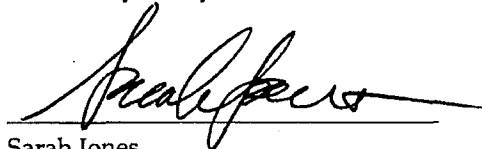
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

### REMARKS:

See next page.

### DETERMINATION:

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



Sarah Jones  
 Environmental Review Officer

September 3, 2014  
 Date

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

Supervisor David Chiu, District 3  
 Distribution List

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



**PROJECT DESCRIPTION (CONTINUED):**

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

**PROJECT APPROVALS:**

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

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

**REMARKS:**

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

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull<sup>2</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>3</sup> the project site was determined to not be

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/1/2014
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<b>PROJECT INFORMATION:</b>			
Planner:	Address:		
Gretchen Hilyard	115 Telegraph Hill Blvd.		
Block/Lot:	Cross Streets:		
0105/065	Kearny Street		
CEQA Category:	Art: 10/11:	BPA/Case No.:	
B	n/a	2013.1375E	

<b>PURPOSE OF REVIEW:</b>			<b>PROJECT DESCRIPTION:</b>	
<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>	08/12/2013
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<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 115 Telegraph Hill Boulevard prepared by Page & Turnbull, dated February 19, 2014.	
Proposed project: Retention of the existing cottage at the rear of property and construction of three new buildings at the front of the lot.	

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

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

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

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

Signature of a Senior Preservation Planner / Preservation Coordinator	Date
<i>SmaPa</i>	5-2-2014

**Attachment B**

**Appeal Letter**

Brandt-Hawley Law Group

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Glen Ellen, California 95442  
707.938.3900 • fax 707.938.3200  
preservationlawyers.com

October 11, 2014

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2014 OCT 14 PM 3:00

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

Dear President Chiu and Supervisors,

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

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

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



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

### **THE PROJECT SITE**

#### **Sensitive intersection:**

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

#### **Topography of the Project Site**

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

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

### **Geology of the Project Site**

In his letter dated July 16, 2014, Dr. Lawrence B. Karp<sup>1</sup> stated that, because of the geologic composition of the steep site, “cutting into the hillside anywhere along the lower reaches of a slope will remove existing lateral and subjacent support for the massive fractured sandstone blocks” that could damage the downhill neighbors’ property during excavation.

### **THE PROJECT DESCRIPTION IS INCOMPLETE**

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

### **OTHER FACTORS RELEVANT TO ENVIRONMENTAL IMPACTS**

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

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

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

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

Board of Supervisors  
October 11, 2014  
Page 5

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

Thank you for your consideration.

Sincerely yours,

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

Susan Brandt-Hawley

Enc: Certificate of Determination-Exemption from Environmental Review

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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

### PROJECT DESCRIPTION:

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

(Continued on next page.)

### EXEMPT STATUS:

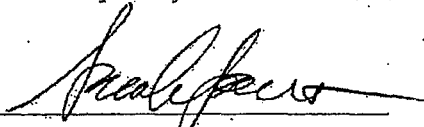
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b))

### REMARKS:

See next page.

### DETERMINATION:

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

  
Sarah Jones  
Environmental Review Officer

September 3, 2014  
Date

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

Supervisor David Chiu, District 3  
Distribution List

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

**PROJECT DESCRIPTION (CONTINUED):**

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

**PROJECT APPROVALS:**

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

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

**REMARKS:**

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

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull<sup>2</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>3</sup> the project site was determined to not be

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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

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

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

DATE OF PLANS UNDER REVIEW:	08/12/2013
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 115 Telegraph Hill Boulevard prepared by Page & Turnbull, dated February 19, 2014.	
Proposed project: Retention of the existing cottage at the rear of property and construction of three new buildings at the front of the lot.	

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

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

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

**PRESERVATION TEAM COMMENTS:**

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

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

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

### EXEMPT STATUS:

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

### REMARKS:

See next page.

### DETERMINATION:

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

  
 Sarah Jones  
 Environmental Review Officer

June 10, 2014  
 Date

cc: Daniel Frattin, Project Sponsor

Supervisor David Chiu, District 3

## PROJECT APPROVALS

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

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

## REMARKS:

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

Based on a historic resource evaluation (HIRE) prepared by Page & Turnbull<sup>1</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>2</sup> the project site was determined to not be eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

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

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

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

the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building is not architecturally distinct and represents its alteration circa 1997 (Criterion 3). Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. The surrounding neighborhood contains a mix of architectural styles, building sizes, and a defined period of development; therefore, it does not appear to be a potential historic district.

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

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

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard<sup>3</sup> and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

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

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

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

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

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

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

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

CASE NUMBER  
For Staff Use Only

# APPLICATION FOR Board of Supervisors Appeal Fee Waiver

## 1. Applicant and Project Information

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

## 2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

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



For Department Use Only

Application received by Planning Department

By \_\_\_\_\_

Date \_\_\_\_\_

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION
  
- WAIVER APPROVED       WAIVER DENIED



SAN FRANCISCO  
PLANNING  
DEPARTMENT

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

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

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

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

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

**Attachment C**

**Site Plans and Photographs**

ABBREVIATIONS

Table with 4 columns of abbreviations and their corresponding symbols and definitions, including terms like ANGLE, CENTERLINE, DIAMETER, FLOOR, etc.

SYMBOLS

Table showing symbols for various construction elements like DRAWING/DETAIL REFERENCE TAG, SECTION REFERENCE TAG, SHED WHERE SECTION OCCURS, etc.

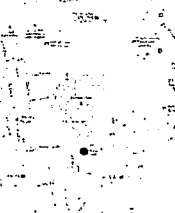
GENERAL NOTES

- List of 33 general notes detailing construction requirements, including compliance with local building codes, material specifications, and site conditions.

PROJECT TEAM

ARCHITECT: BUTLER ARMSDEN ARCHITECTS 2849 CALIFORNIA STREET SAN FRANCISCO, CA 94115

VICINITY MAP



Logo for BUTLER ARMSDEN ARCHITECTS

854 CALIFORNIA STREET SAN FRANCISCO, CA 94108

115 TELEGRAPH HILL 115 TELEGRAPH HILL BLVD., RANISCO, CA, 94133

PROJECT DATA

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

Table with columns for UNIT 1, UNIT 2, UNIT 3, PARKING, and TOTAL. It lists various levels and their corresponding areas.

CONSTRUCTION CLASSIFICATION:

Type V-5

SCOPE OF WORK

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

CODES

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

SHEET INDEX

- List of sheets including ARCHITECTURAL, TITLE SHEET, SITE SURVEY, SITE PHOTOS, etc.

- List of sheets including BASEMENT LEVEL, PARKING LEVEL, MAIN LEVEL, SECOND LEVEL, etc.

Grid of checkboxes representing the status of various sheets, with a 'SUBMITTED' column.

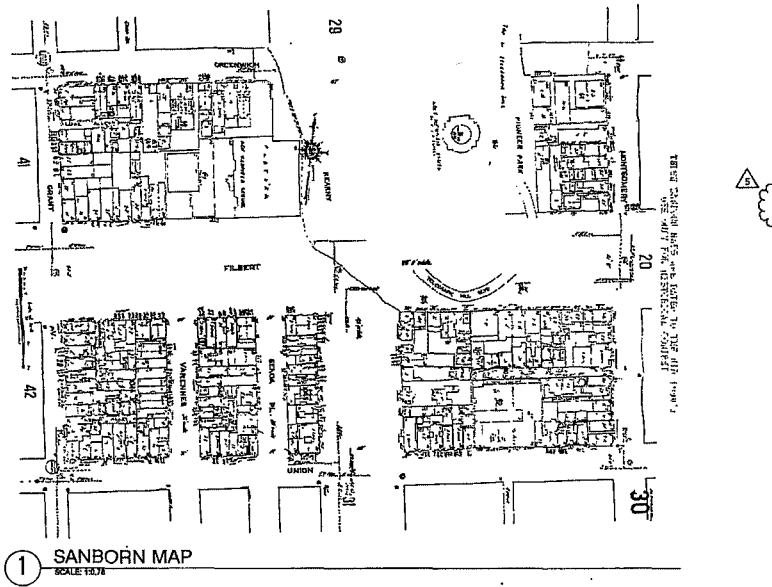
PLANNING PERMIT

Table with columns for REVISIONS and BY, listing revision numbers, dates, and initials.

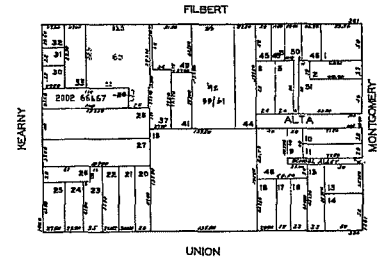
TITLE SHEET

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

1747



AREA OF SUBJECT PROPERTY 115 TELEGRAPH HILL BLVD. / 343 FILBERT STREET BLOCK 0105 / LOT 065



1 SANBORN MAP SCALE 1:20,000

2 ASSESSOR BLOCK 0105 NOT TO SCALE

A0.0

880 CALIFORNIA STREET  
SAN FRANCISCO, CA 94118  
BUTLERARMSDEN.COM  
E: INFO@BUTLERARMSDEN.COM  
T: 415-643-2004  
F: 415-641-8258

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

7748

- ### GENERAL NOTES
- (1) ALL DISTANCES (RECORD) = MEASURED UNLESS OTHERWISE NOTED.
  - (2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF SAN FRANCISCO.
  - (3) PRIOR TO ANY WORK, CALL U.S.A. (1-800-343-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UTILITY LOCATIONS MARKED.
  - (4) EXISTING CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THIS SURVEY.
  - (5) ENCUMBRANCES AND BY THE ADJOINING PRIVATE PROPERTIES ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE INFORMATION SHOWN BY THIS SURVEY OR BY ANY OTHER SOURCE WHICH MAY BE AVAILABLE TO HIM AT THE TIME OF THIS SURVEY. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE OMISSION OR INACCURACY OF ANY FACTS WHICH WOULD BE DISCLOSED BY SUCH A SOURCE.
  - (6) HORIZONTAL ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINTS VISIBLE FROM THE INSTRUMENT.
  - (7) THIS IS A BOUNDARY SURVEY.
  - (8) TREES WERE LOCATED BY ESTABLISHING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND AS DEFINED BY THE PLANTING AT BRUSH BOUNDARY. THIS POINT MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
  - (9) ONLY ACCESSIBLE SURFACE UTILITIES WERE LOCATED ON THE DATE OF THIS SURVEY AND SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND/OR SERVICES BY OBTAINING THE LOCATION AND DEPTH INFORMATION FROM THE UTILITY COMPANIES OR OTHER APPROPRIATE UTILITY DATA SOURCES. IF THEY WANT MORE INFORMATION, THEY SHOULD CONTACT THE UTILITY DATA SOURCES. THIS SURVEY IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

### BASIS OF SURVEY

CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER TITLE NO. 09-35507790-3-1-M, DATED 10-08-2009

### BASIS OF ELEVATION

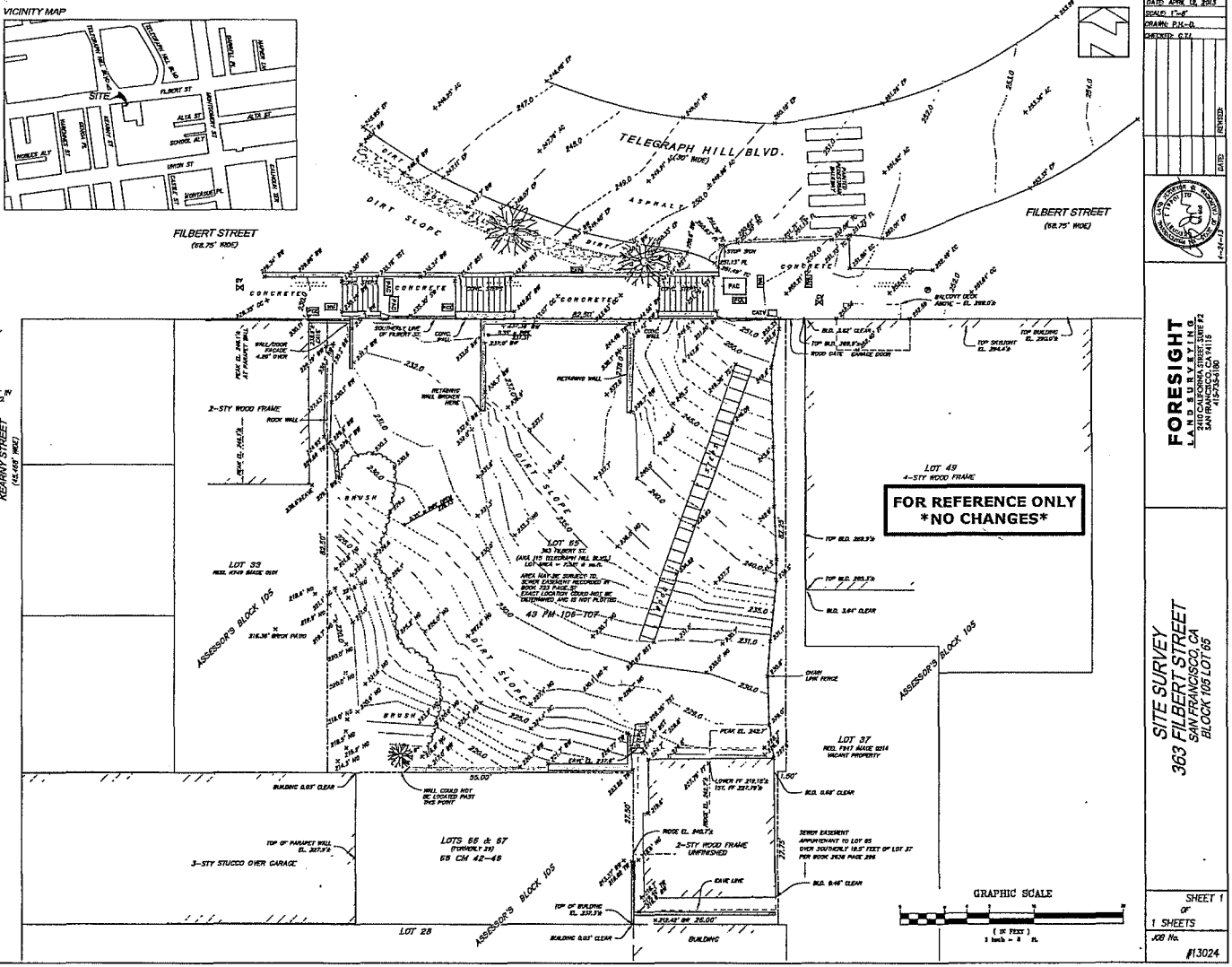
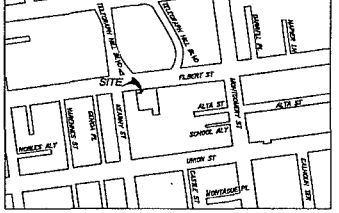
FOUND & CUT BEST IND. AIDS IN 23' WEST AND 4' NORTH OF THE SOUTH WEST CORNER OF BERRY AND FILBERT STREETS. ELEVATION = 208.624' CITY AND COUNTY OF SAN FRANCISCO (OFFICIAL DATUM).

### MAP REFERENCES

(A) PARCEL MAP RECORDED IN BOOK 43 OF PARCEL MAPS PAGES 108-107, FRANCISCO.  
(B) CITY AND COUNTY OF SAN FRANCISCO JOURNAL AND MAP NO. 13 BX 6X FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

- ### LEGEND
- AC ASPHALT CONCRETE
  - BLD BUILDING
  - BST BRUSH
  - BW BRITTLENESS OF WALL
  - CAW CURB
  - CCW CONCRETE CURB
  - CCW CONCRETE CURB
  - CCW CONCRETE CURB
  - EC EDGE OF CONCRETE
  - EP EDGE OF PAVEMENT
  - FKD FERROUS FLOOR
  - FL FLOOR
  - FLS FLOOR SLAB
  - GC GRASS
  - NC NATURAL GRASS
  - MAC MAC BELL MANHOLE
  - PAC PAC BELL BOX
  - PCW POC BOX
  - SW SIDEWALK
  - TS TOP OF CURB
  - TS TOP OF STEP
  - TM TOP OF MANHOLE
  - WM WATER METER
  - PROPERTY LINE
  - OVERLAP
  - FENCE
  - WATER METER
  - CAS CAS VALVE
  - PAC BELL BOX
  - PAC BELL MANHOLE
  - STOP SIGN
  - SPOT ELEVATION
  - SPOT ELEVATION
  - SPOT ELEVATION
  - TREE (WITH TRUNK DIAMETER)

### VICINITY MAP



DATE	FORM	SCALE	PROJECT
2013.12.12	PL-0	AS NOTED	115 TELEGRAPH HILL

**FORESIGHT**  
L.L. & J.S. CALIFORNIA STREET OFFICE  
SAN FRANCISCO, CA 94133

**SITE SURVEY**  
363 FILBERT STREET  
SAN FRANCISCO, CA  
BLOCK 106 LOT 105

**SHEET 1**  
OF  
1 SHEETS

JOB No. #13024

### PLANNING PERMIT

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

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

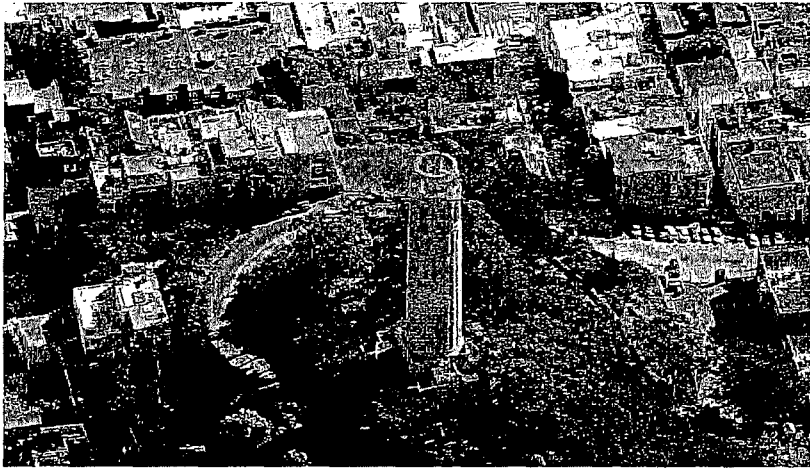
**A0.1**



4 AERIAL VIEW LOOKING NORTH  
SCALE 1/1"



2 AERIAL VIEW LOOKING EAST  
SCALE 1/1"



3 AERIAL VIEW LOOKING SOUTH  
SCALE 1/1"



1 AERIAL VIEW LOOKING WEST  
SCALE 1/1"



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

**BUTLER ARMSDEN**  
ARCHITECTS

289 CALIFORNIA STREET  
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T: 415-663-8884  
F: 415-663-8888

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

**PLANNING PERMIT**

REVISIONS:	BY:
1 NCPDR #1 - 02/13/2014	DS / SF

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

SITE PHOTOS

**A0.2**

1749



2549 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94115  
 BUTLERARMSDEN.COM  
 E: INFO@BUTLERARMSDEN.COM  
 T: 415-461-2528  
 F: 415-461-2528

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



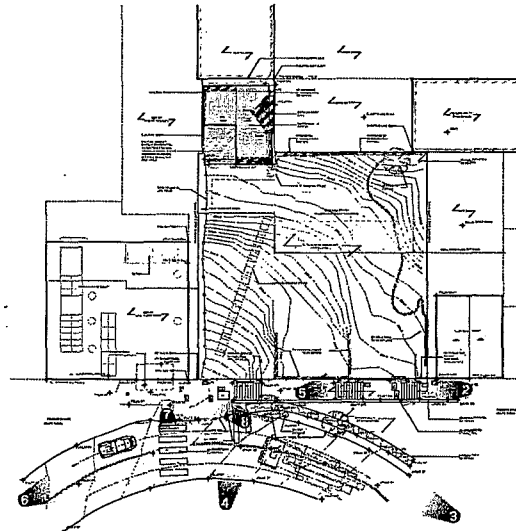
④ VIEW SOUTH FROM ACROSS TELEGRAPH HILL BLVD.  
 SCALE: 1/8"=1'-0"



② VIEW UP FILBERT STREET STEPS  
 SCALE: 1/8"=1'-0"



③ VIEW UP TELEGRAPH HILL BLVD. TO SITE  
 SCALE: 1/8"=1'-0"



① PHOTO KEY PLAN  
 SCALE: 1/8"=1'-0"

**PLANNING PERMIT**

REVISIONS:	BY:
▲ HOPOR #1 - 02/13/2014	DS / SP

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

**SITE PHOTOS**

1750



BUTLER ARMSDEN  
ARCHITECTS

2010 CALIFORNIA STREET  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
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F 415-674-8528

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



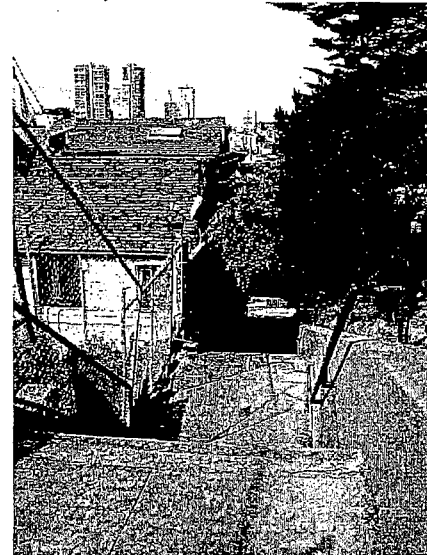
8 109/111 TELEGRAPH HILL BLVD.  
SCALE: 1" = 10'



6 ADJACENT CONTEXT TO EAST OF SUBJECT PROPERTY  
SCALE: 1/8" = 10'



7 STREETScape OPPOSITE OF SUBJECT PROPERTY  
SCALE: 1" = 10'



5 VIEW DOWN FILBERT STREET STEPS  
SCALE: 1/8" = 10'

PLANNING PERMIT

REVISIONS:	BY:
1. NOPCR #1 - 02/13/2014	DS / SP

JOB#:	12205
DATE:	AUG. 12, 2013
DRAWN:	SP/DS
CHECKED:	LB
SCALE:	AS NOTED

SITE PHOTOS

1751

1752

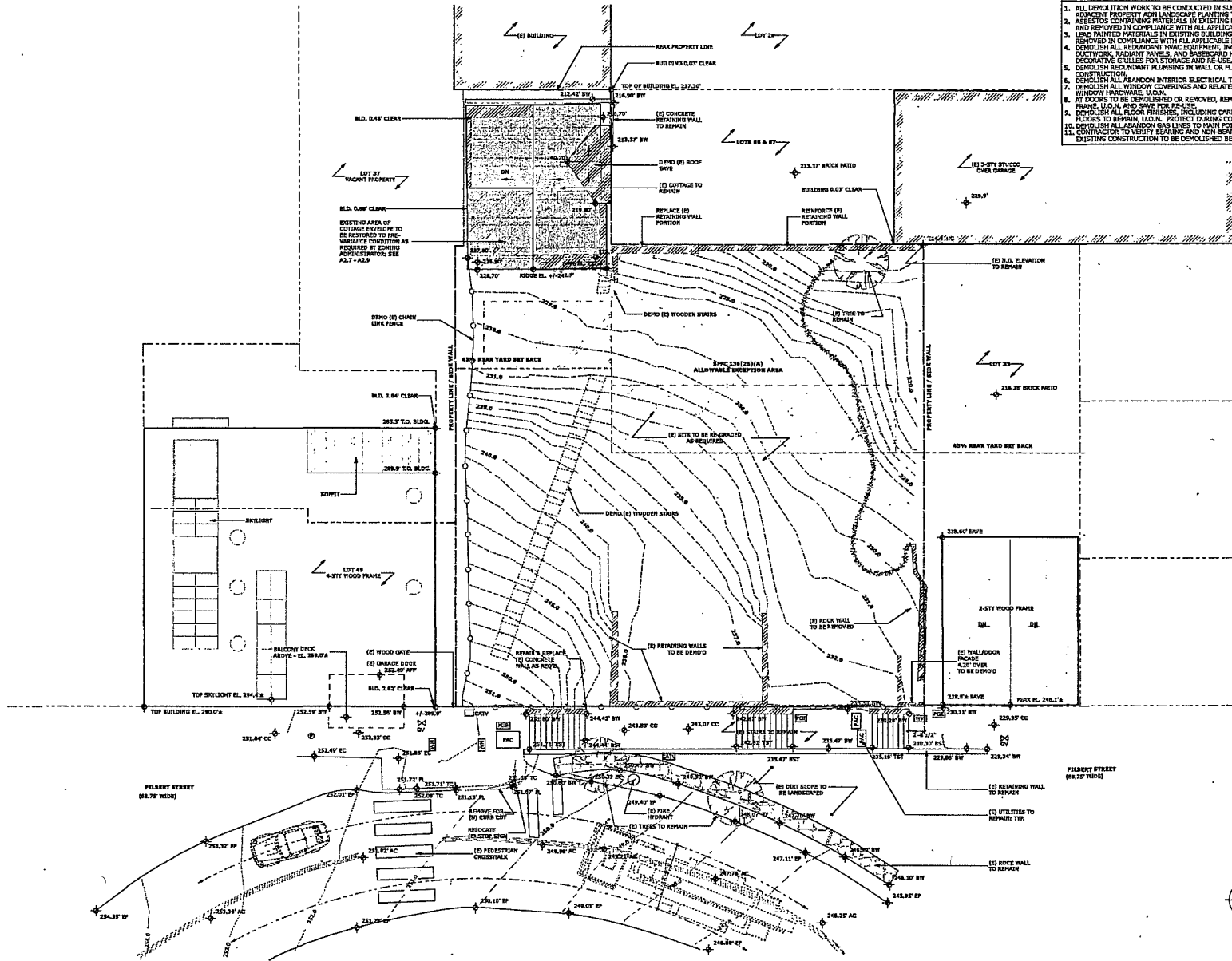
**GENERAL DEMOLITION NOTES**

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

**BUTLER ARMSDEN ARCHITECTS**

2545 CALIFORNIA STREET  
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T: 415.424.8514  
F: 415.424.8518

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



**PLANNING PERMIT**

REVISIONS:	BY:
▲ NCFDR #1 - 02/13/2014	DS / SR
▲ NCFDR #2 - 05/19/2014	DS / SI
▲ REVISION - 07/17/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR

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

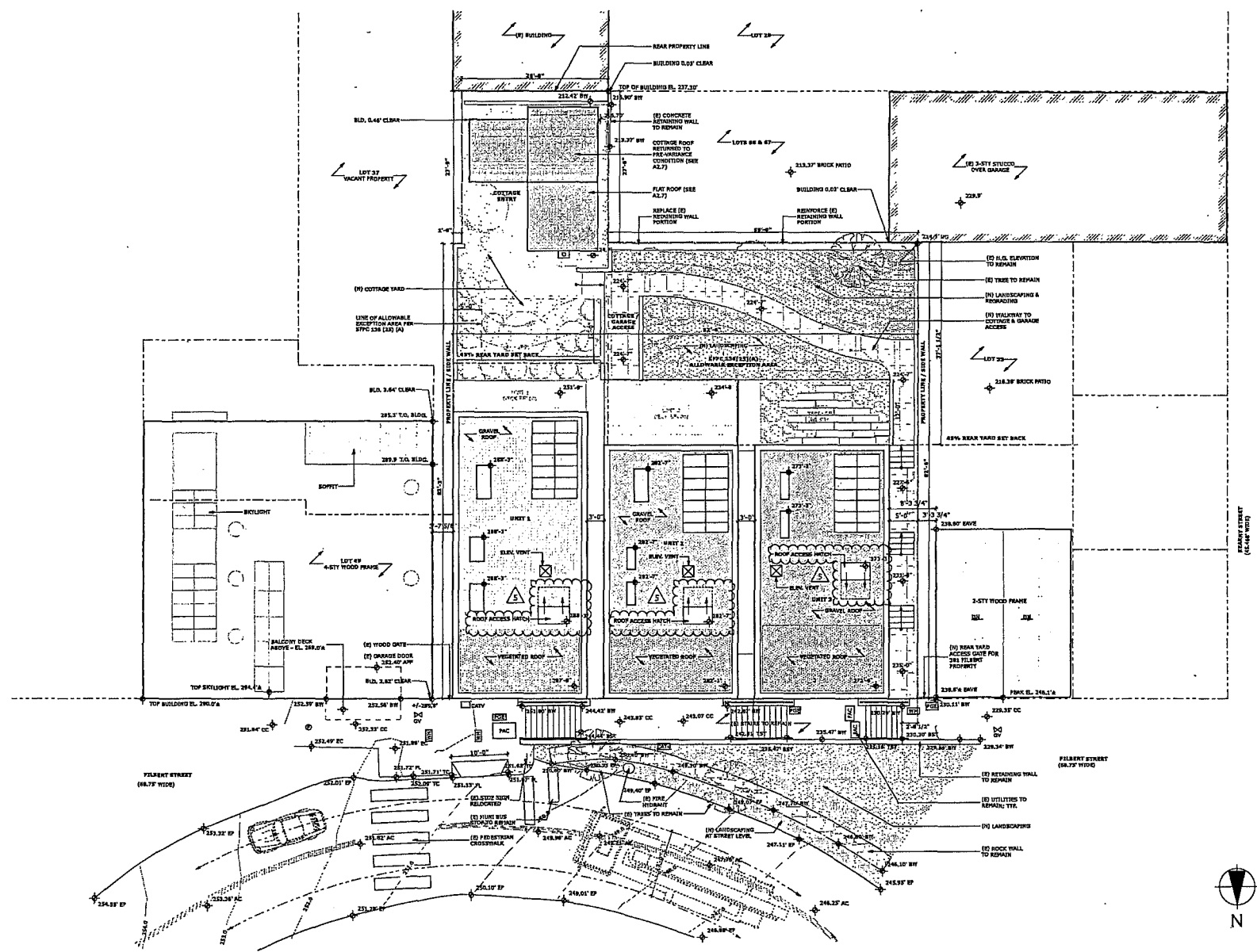
**1 EXISTING SITE PLAN**  
SCALE: 3/8" = 1'-0"

**EXISTING SITE PLAN**

**A0.5**



1753



1 PROPOSED SITE PLAN  
SCALE: 3/8" = 1'-0"

**PLANNING PERMIT**

REVISIONS:	BY:
1. NORDR #1 - 02/13/2014	DS / SF
2. NORDR #2 - 05/15/2014	DS / E
3. REVISION - 07/17/2014	DS / SR
4. REVISION - 09/02/2014	DS / SR
5. REVISION - 09/16/2014	DS / SR

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

**PROPOSED SITE PLAN**

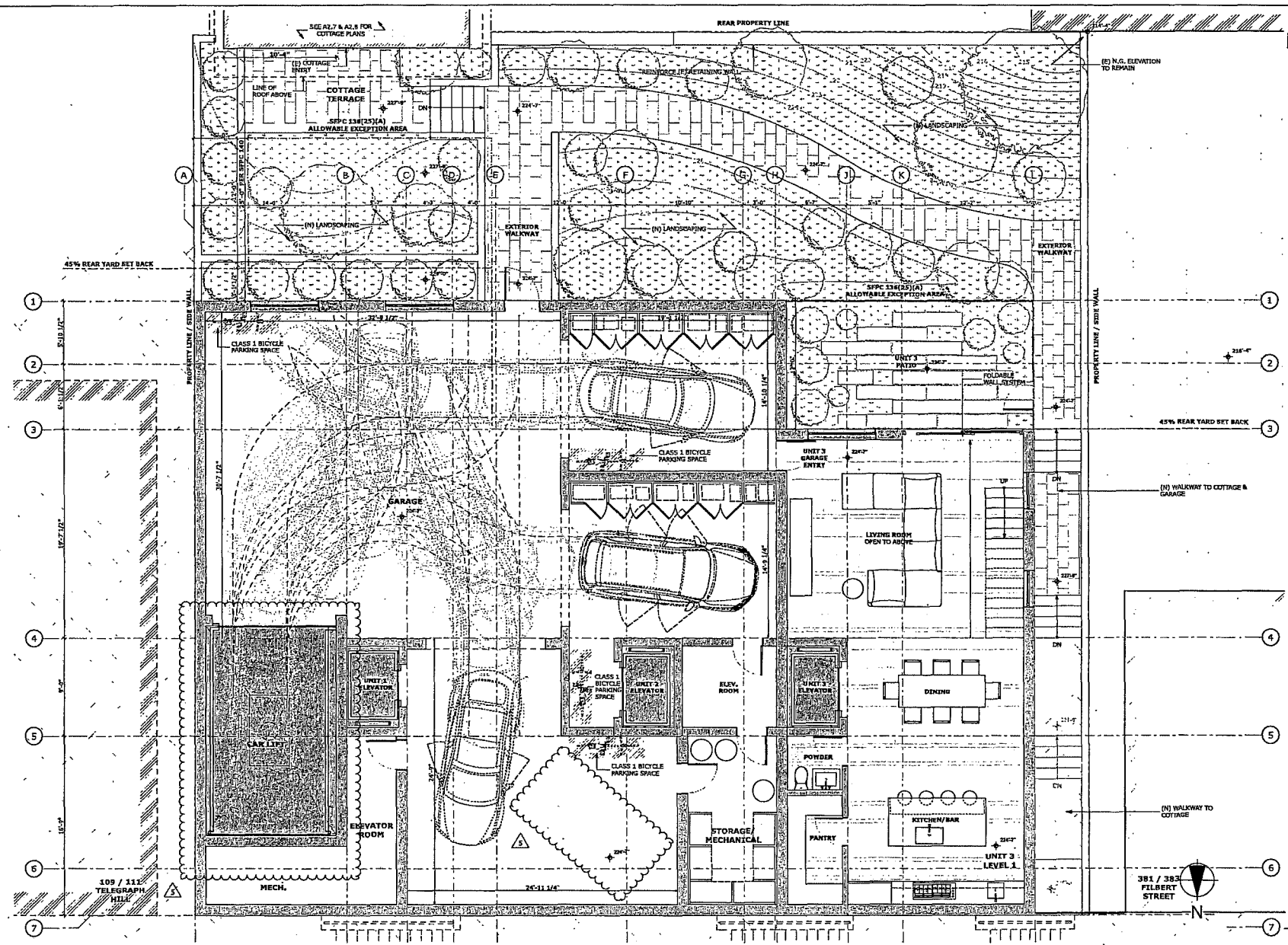
**A0.6**

1754

BUTLER ARMSDEN ARCHITECTS

2409 CALIFORNIA STREET  
SAN FRANCISCO, CA 94115  
BUTLERARMSDEN.COM  
F: (415) 771-8888  
T: 415-474-8558

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



PLANNING PERMIT

REVISIONS:	BY:
▲ NOPER #1 - 02/13/2014	DS / SF
▲ NOPER #2 - 05/19/2014	DS / S
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

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

PARKING LEVEL  
PROPOSED PLAN

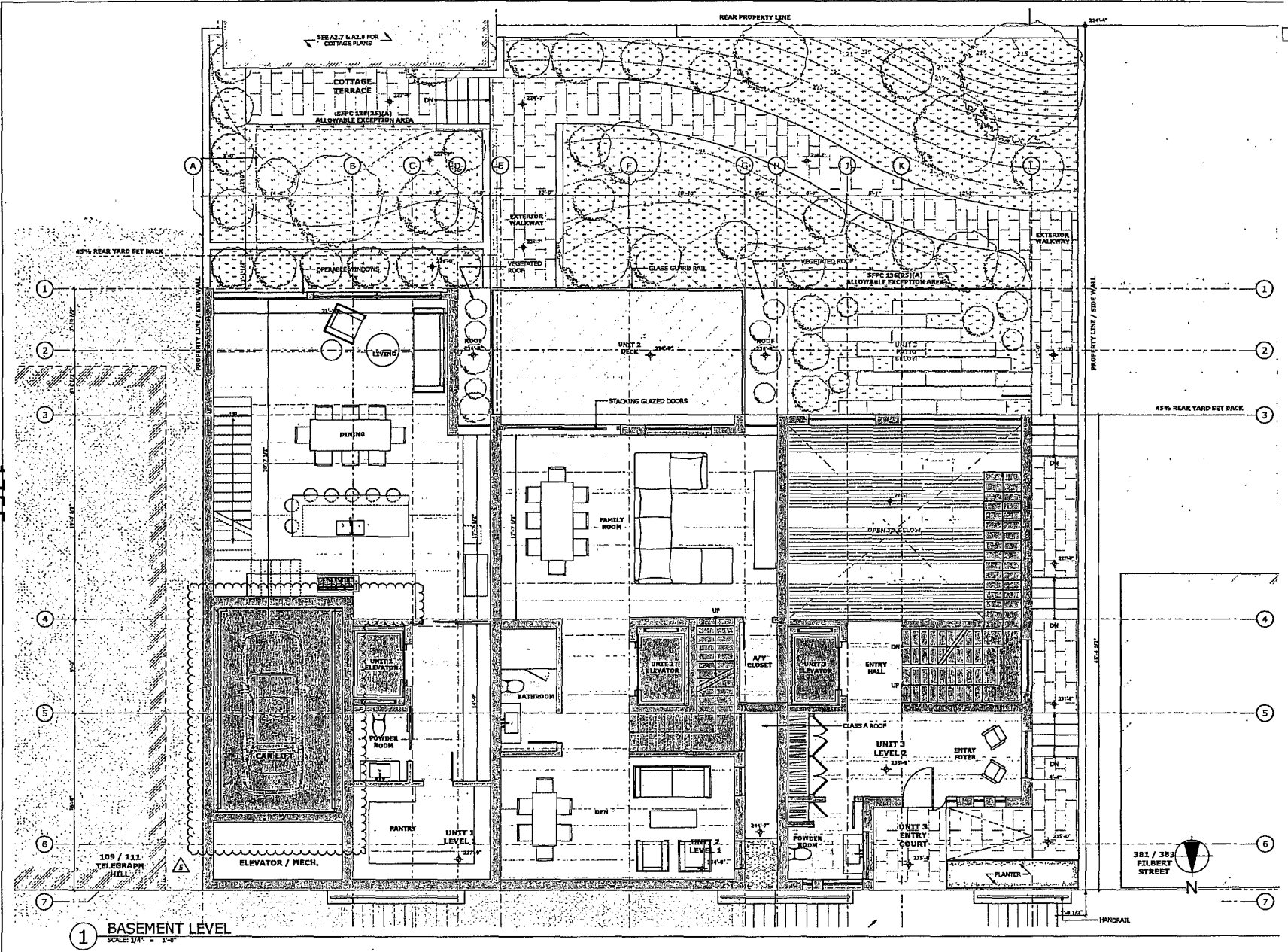
1 PARKING LEVEL  
SCALE: 1/4" = 1'-0"

A2.1



2849 CALIFORNIA STREET  
SAN FRANCISCO, CA 94115  
BUTLERARNSDEN.COM  
E: INFO@BUTLERARNSDEN.COM  
T: 415-474-3554  
F: 415-474-3558

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



**PLANNING PERMIT**

REVISIONS:	BY:
▲ ROPOR #1 - 02/13/2014	DS / SF
▲ ROPOR #2 - 05/19/2014	DS / S
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

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

**BASEMENT  
LEVEL  
PROPOSED PLAN**

**A2.2**

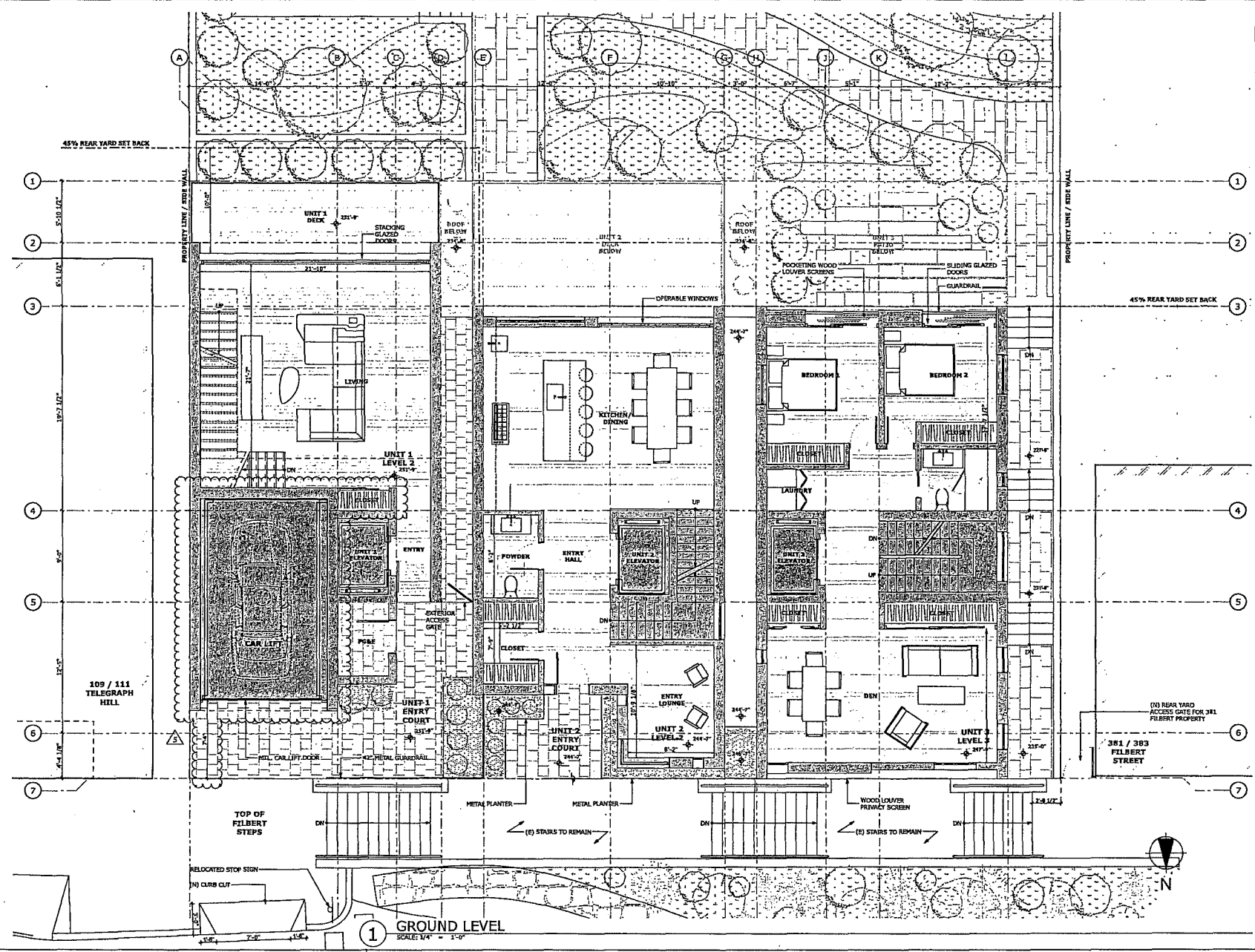
1756



BUTLER ARNSDEN  
ARCHITECTS

2809 CALIFORNIA STREET  
SAN FRANCISCO, CA 94115  
BUTLERARNSDEN.COM  
E: INFO@BUTLERARNSDEN.COM  
T: 415-874-3534  
F: 415-874-3558

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



**PLANNING PERMIT**

REVISIONS:	BY:
▲ NODFR #1 - 02/13/2014	DS / SR
▲ NODFR #2 - 05/19/2014	DS / SI
▲ REVISION - 07/02/2014	DG / SR
▲ REVISION - 07/16/2014	DS / SR

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

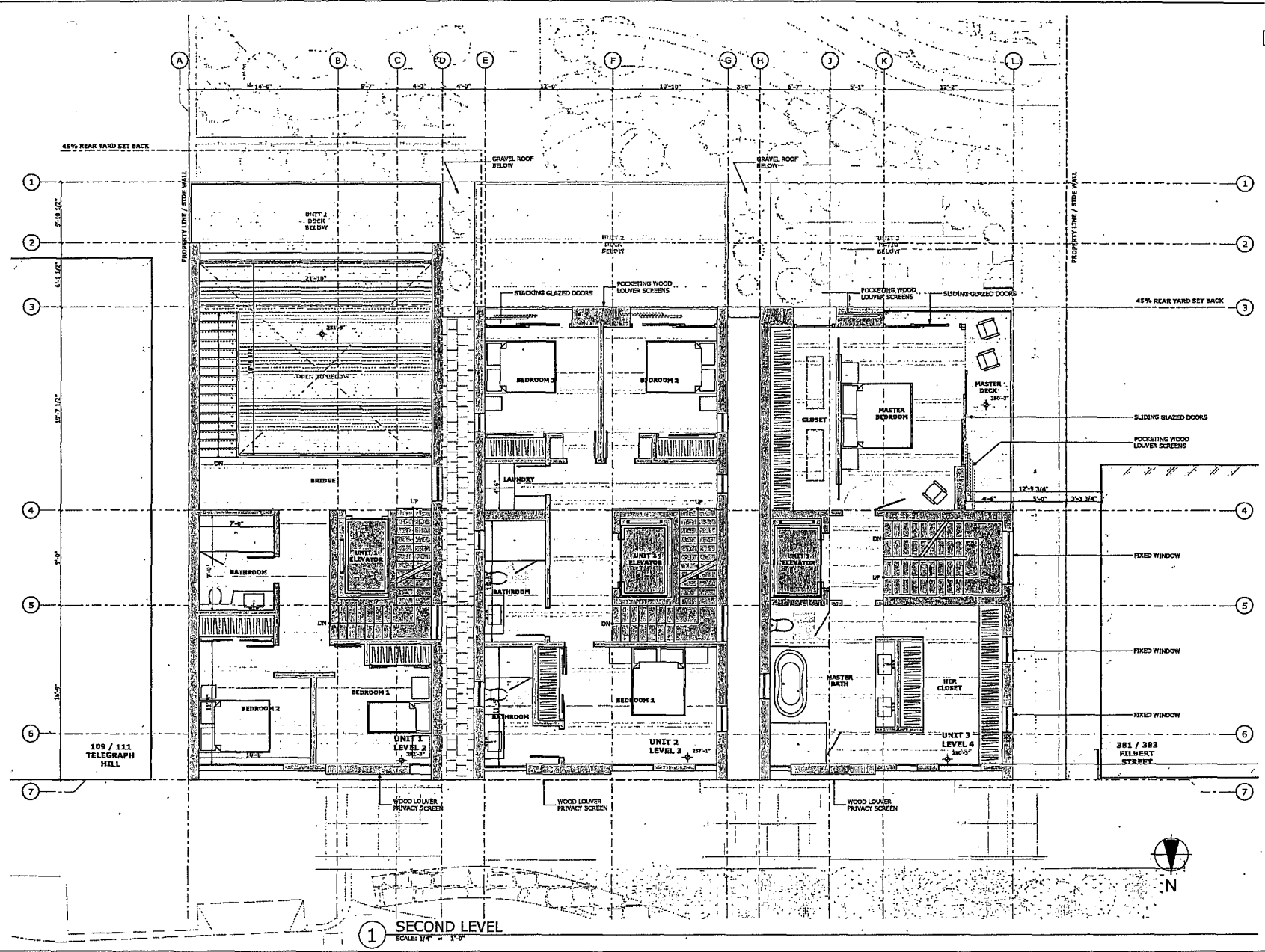
**GROUND LEVEL  
PROPOSED PLAN**

**A2.3**

298 CALIFORNIA STREET  
SAN FRANCISCO, CA 94108  
BUTLERARMSDEN.COM  
E: INFO@BUTLERARMSDEN.COM  
T: 415-461-8314  
F: 415-474-8338

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

1757



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

**PLANNING PERMIT**

REVISIONS:	BY:
▲ NPPDR #1 - 02/12/2014	DS / SR
▲ NPPDR #2 - 05/19/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR

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

**SECOND LEVEL  
PROPOSED PLAN**

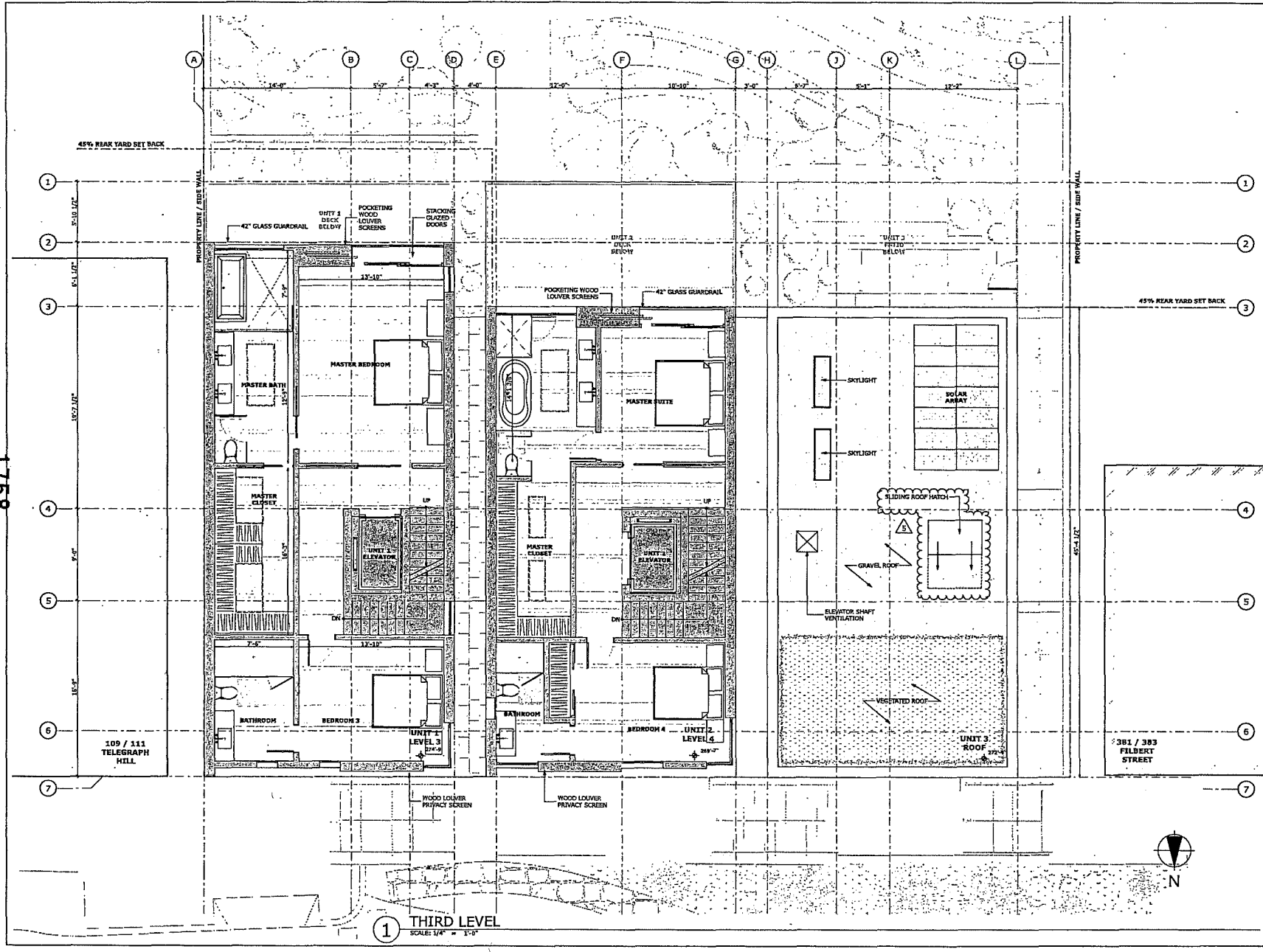
**A2.4**



298 CALIFORNIA STREET  
SAN FRANCISCO, CA 94109  
BUTLERARNSDEN.COM  
E: INFO@BUTLERARNSDEN.COM  
T: 415-874-5209  
F: 415-874-8338

**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD.,  
RANISCO, CA, 94133.

1758



**PLANNING PERMIT**

REVISIONS:	BY:
▲ NODR #1 - 02/13/2014	DS / SF
▲ NODR #2 - 05/19/2014	DS / SF
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

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

**THIRD LEVEL  
PROPOSED PLAN**

**A2.5**

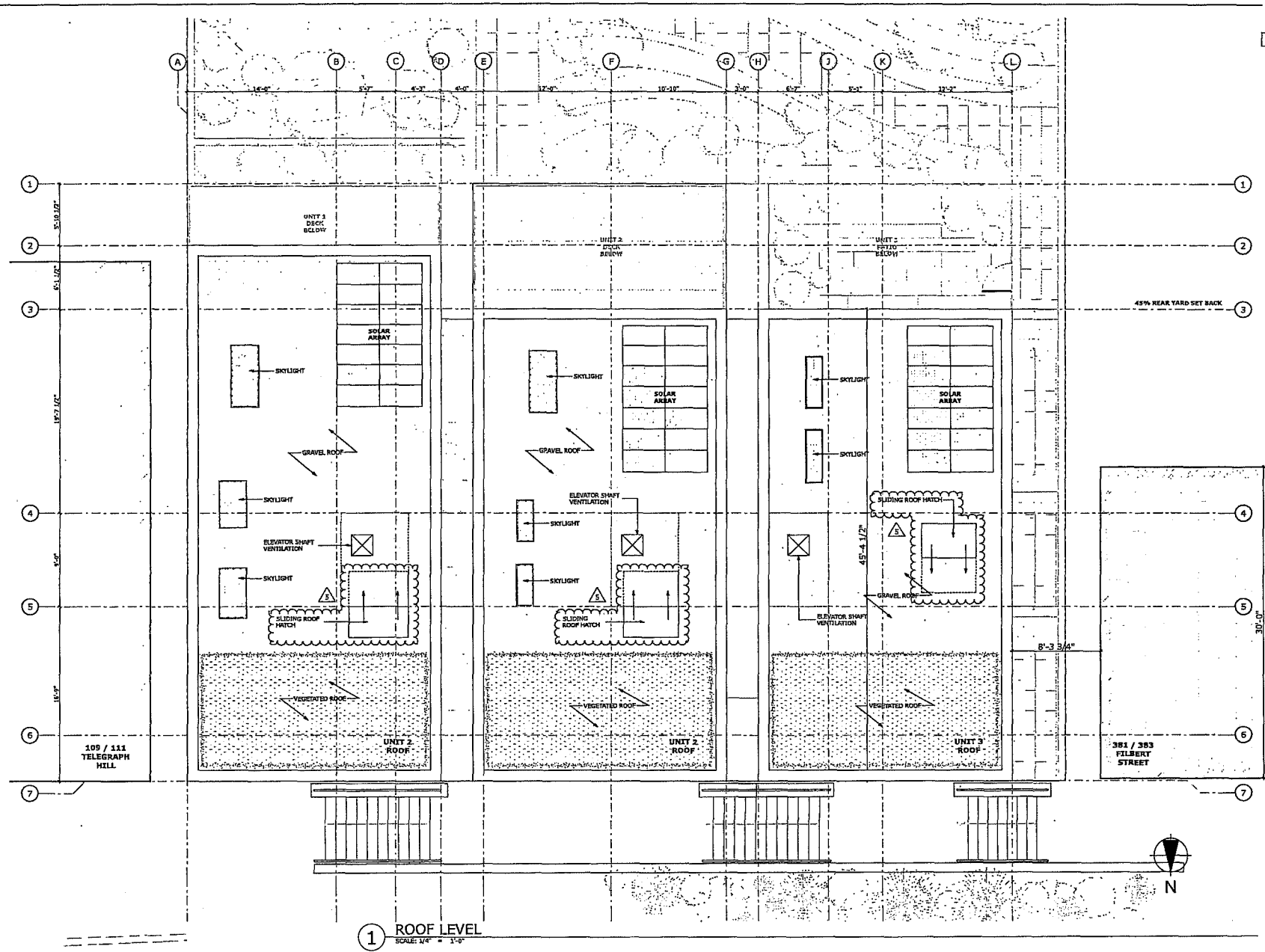
1 THIRD LEVEL  
SCALE: 1/4" = 1'-0"



2819 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94118  
 BUTLERARNSDEN.COM  
 E: INFO@BUTLERARNSDEN.COM  
 T: 415-474-2854  
 F: 415-474-2858

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

1759



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

**PLANNING PERMIT**

REVISIONS:	BY:
1	NOFOR #1 - 02/13/2014 DS / S
2	NOFOR #2 - 05/19/2014 DS / L
3	REVISION - 09/02/2014 DS / SR
4	REVISION - 09/16/2014 DS / SR

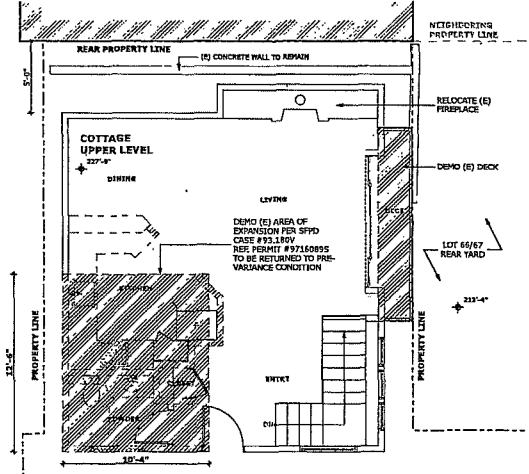
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

**ROOF LEVEL  
 PROPOSED PLAN**

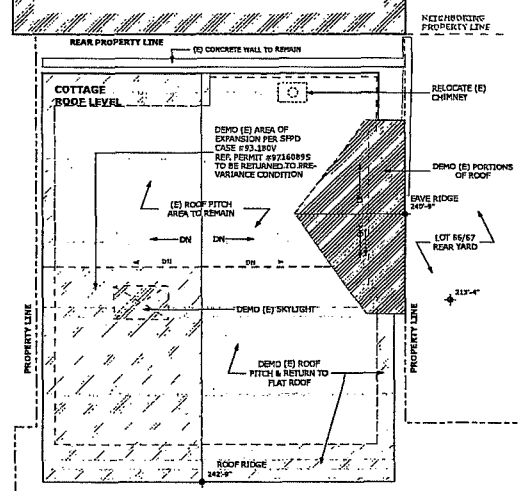
**A2.6**

**GENERAL NOTES**

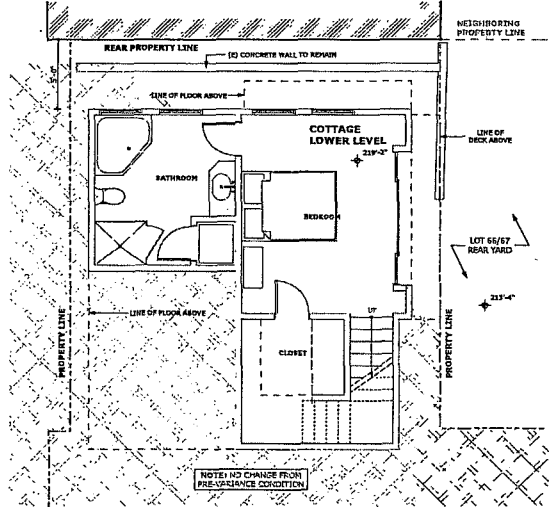
1. REF. PERMIT #97160895: ORIGINAL REMODELING DESIGN BY THEODORE BROWN & PARTNERS. MODIFICATIONS BY WINKS & ASSOCIATES IN GENERAL CONFORMITY WITH EXHIBIT B TO PLANNING COMMISSION MOTION #1372 (11/12/1997)
2. REF. PERMIT #9925477 FOR UPDATED COTTAGE RENOVATION PLANS & SCOPE OF WORK FROM #97160895 (11/30/1999)
3. REF. SFPC VARIANCE CASE #93.180V



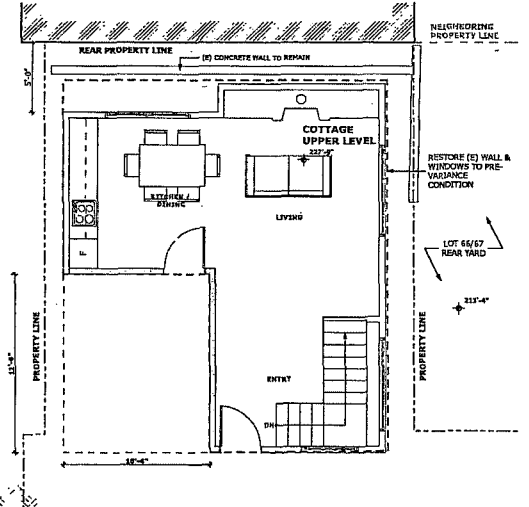
**2 DEMO (EXISTING) UPPER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



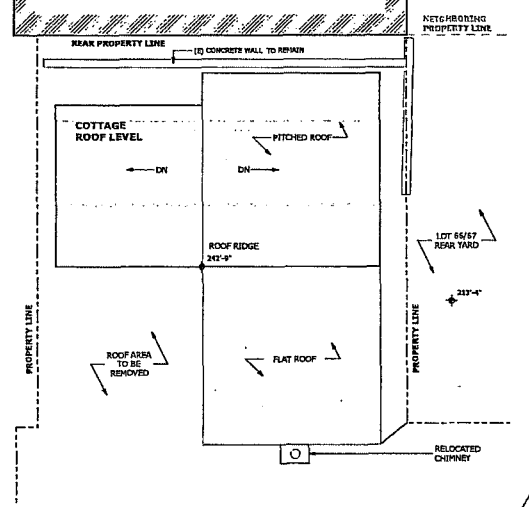
**1 DEMO (EXISTING) ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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



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



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

**PLANNING PERMIT**

REVISIONS:		BY:
Δ	REVISION - 09/02/2014	DS / SP

JOB#:	1205
DATE:	AUG. 22, 2013
DRAWN:	SS/DS
CHECKED:	LS
SCALE:	AS NOTED

**COTTAGE PLANS**

**A2.7**

1760

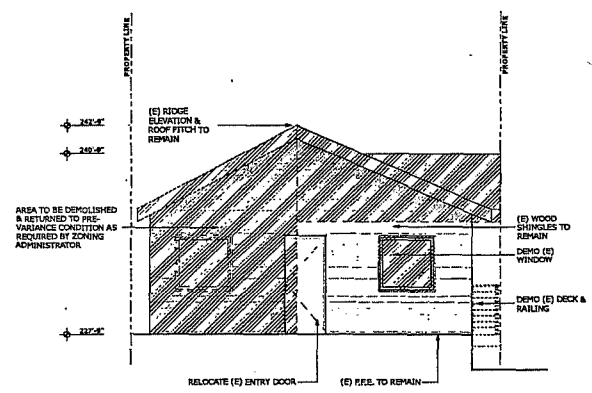


1761

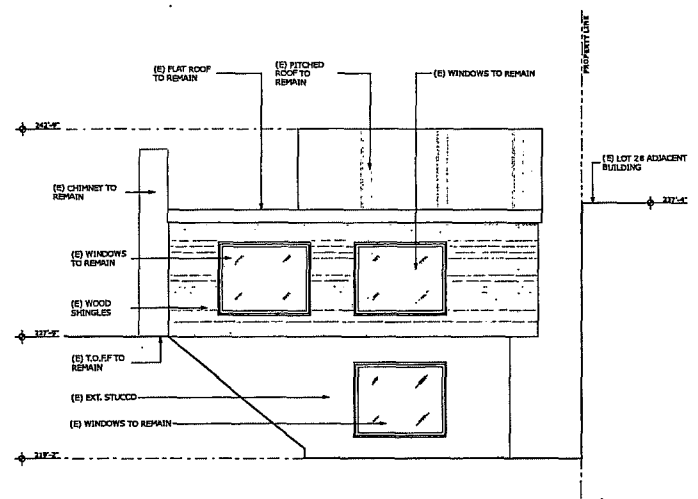


**BUTLER ARMSDEN  
ARCHITECTS**  
2419 CALIFORNIA STREET  
SAN FRANCISCO, CA 94115  
BUTLERARMSDEN.COM  
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F: 415.424.1338

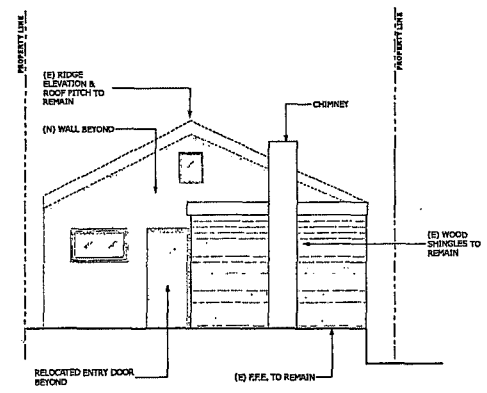
**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD.,  
SAN FRANCISCO, CA, 94133.



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



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



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

**PLANNING PERMIT**

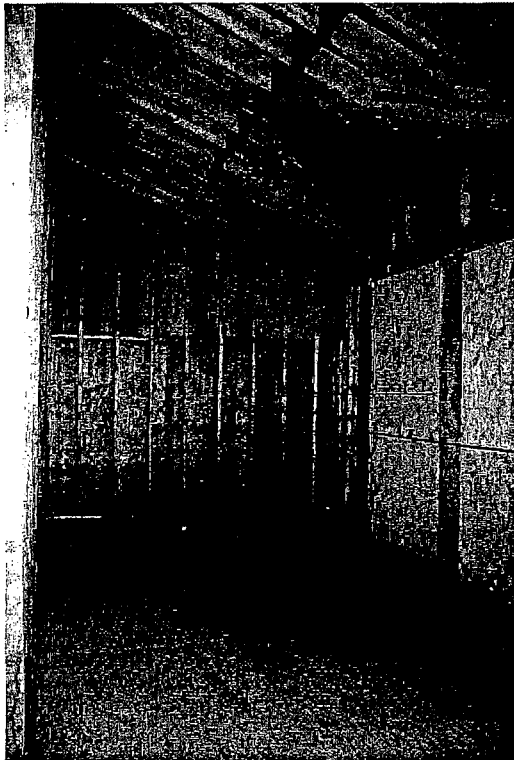
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4 REVISION - 09/02/2014	DS / SP

JOB#:	11205
DATE:	AUG. 12, 2013
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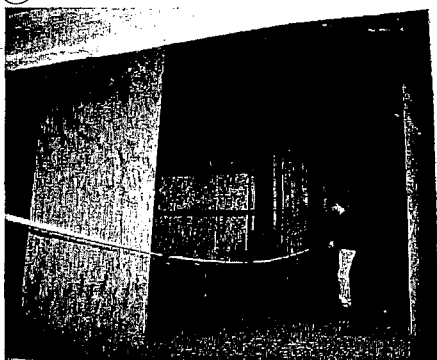
**COTTAGE  
ELEVATIONS**

**A2.8**

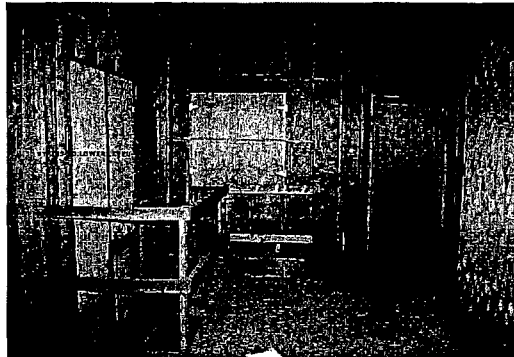
1762



8 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH  
NOT TO SCALE



7 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH  
NOT TO SCALE



6 COTTAGE: EXISTING UPPER LEVEL LOOKING NORTH  
NOT TO SCALE



4 COTTAGE: EXISTING NORTH FACADE  
NOT TO SCALE



3 COTTAGE: EXISTING CONDITION  
NOT TO SCALE



2 COTTAGE: EXTERIOR VIEW FROM STREET  
NOT TO SCALE



1 COTTAGE: EXISTING NORTH FACADE  
NOT TO SCALE



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F: 415-874-3336

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

PLANNING PERMIT

REVISIONS:	BY:
1	REVISION - 09/02/2014 DS / SP

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

COTTAGE:  
EXISTING  
CONDITION  
PHOTOS



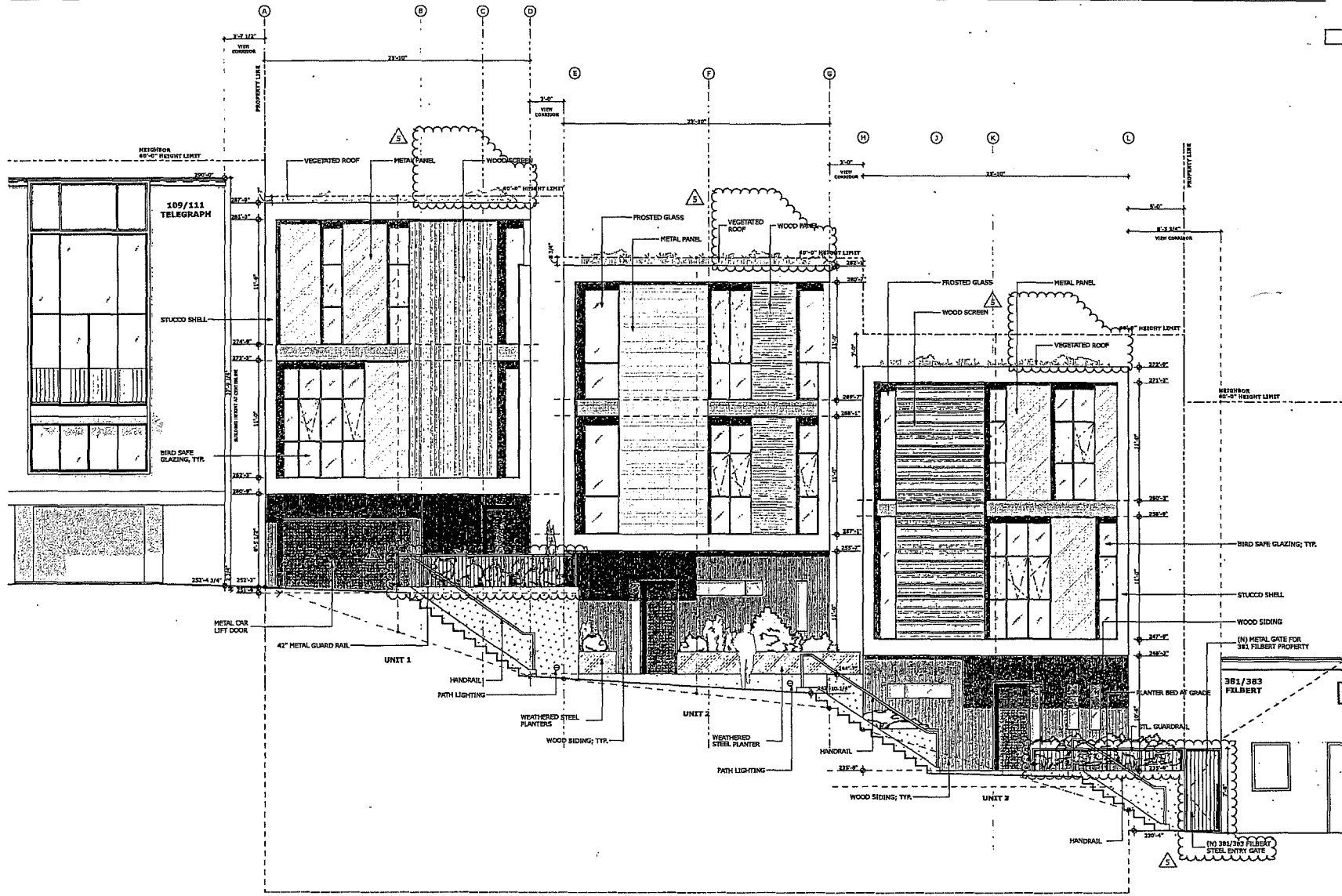
BUTLER ARMSDEN  
ARCHITECTS

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

1763



**PLANNING PERMIT**

REVISIONS:	BY:
▲ NCPDR #1 - 02/13/2014	DS / SF
▲ NCPDR #2 - 05/19/2014	DS / S
▲ REVISION - 07/17/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

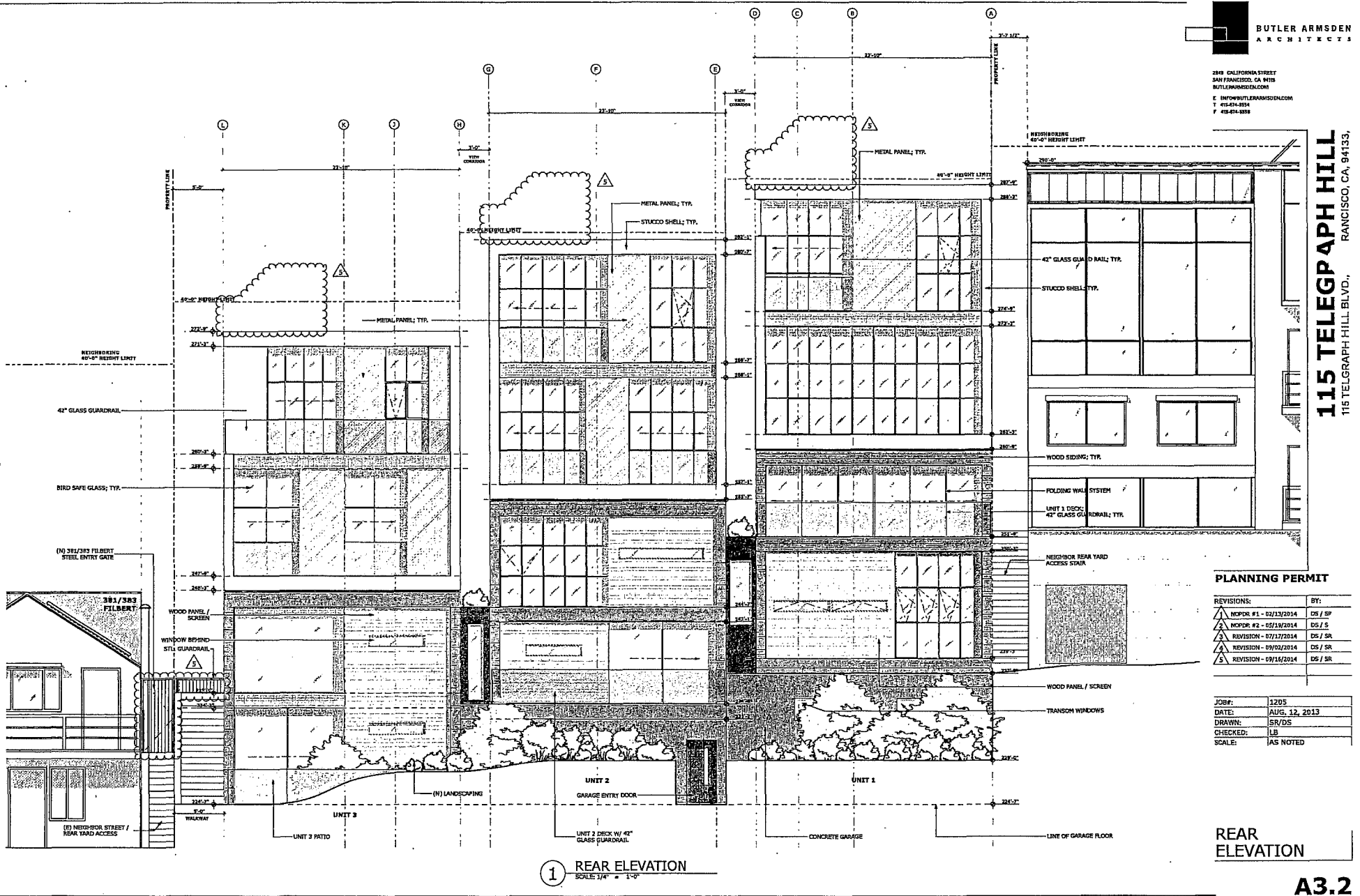
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

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

**FRONT ELEVATION**

**A3.1**

1764



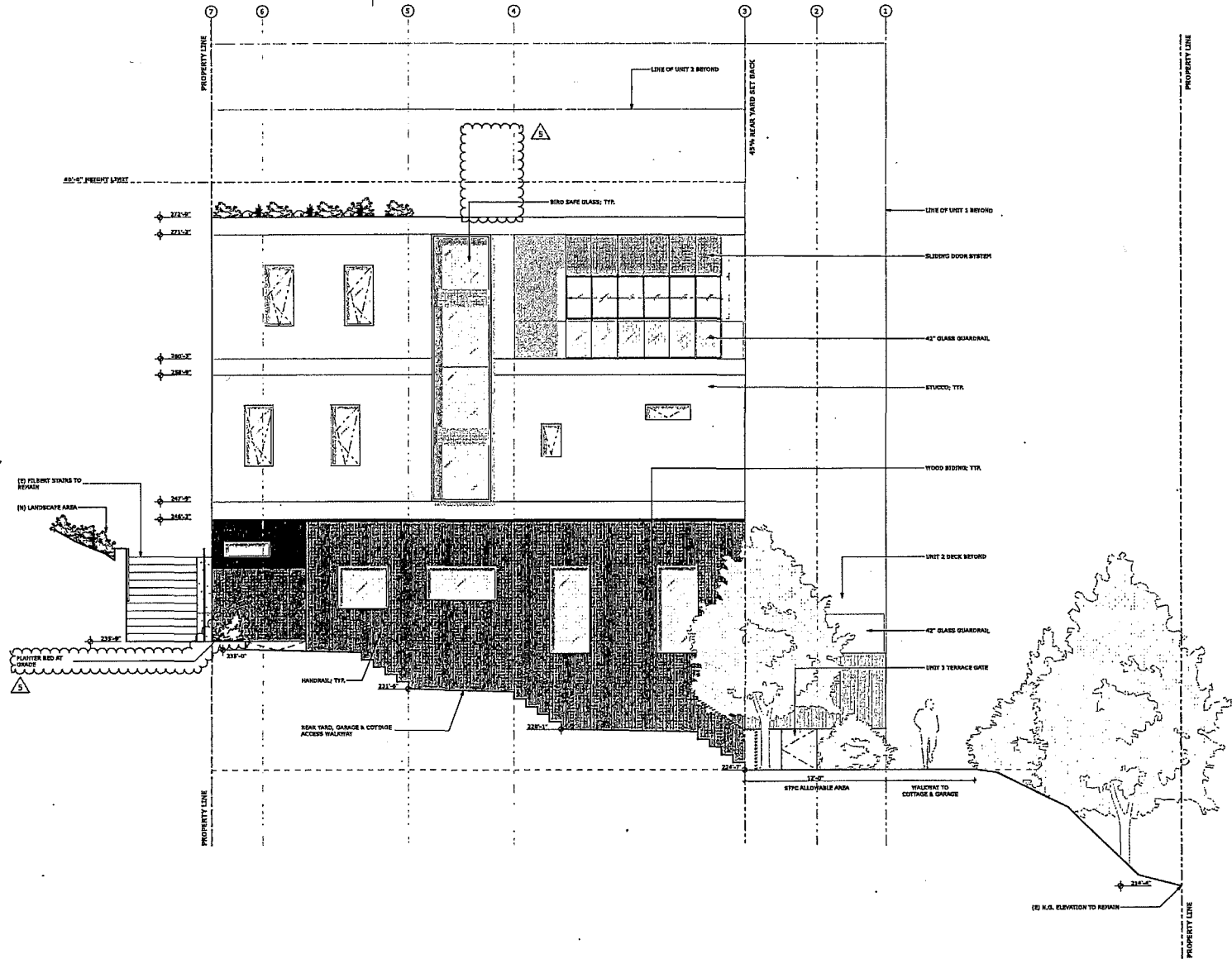
**A3.2**

1765



240 CALIFORNIA STREET  
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**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD.,  
SAN FRANCISCO, CA, 94133.



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

**PLANNING PERMIT**

REVISIONS:	BY:
REVISION - 09/02/2014	DS / SF
REVISION - 09/15/2014	DS / S

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

WEST  
ELEVATION

**A3.3**

**Attachment D**

**Letter from Lawrence B. Karp, July 16, 2014**

**LAWRENCE B. KARP**  
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES  
UNDERPINNING, TIEBACKS  
DEEP RETAINED EXCAVATIONS  
SHORING & BULKHEADS  
EARTHWORK & SLOPES  
CAISSONS, COFFERDAMS  
COASTAL & MARINE STRUCTURES  
  
SOIL MECHANICS, GEOLOGY  
GROUNDWATER HYDROLOGY  
CONCRETE TECHNOLOGY

July 16, 2014

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

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

Dear President Wu and Commissioners,

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

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

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

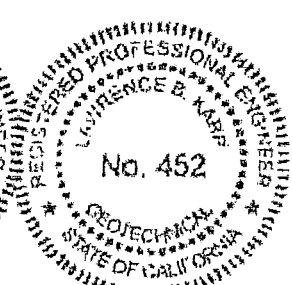
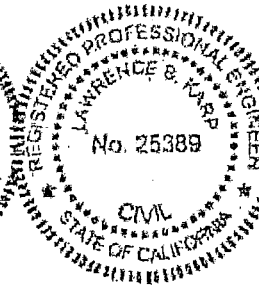
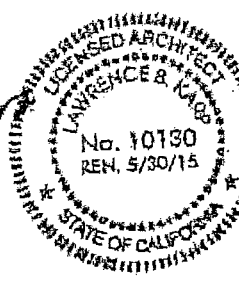
Basically, the relatively weak eroding interbedded shales are supporting the sandstone blocks. It is a fundamental civil engineering concept that cutting into a hillside anywhere along the lower reaches of a slope will remove existing lateral and subjacent support to the hillside. In this case, any loss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

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

Yours truly,



Lawrence B. Karp



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LAWRENCE B. KARP CONSULTING ENGINEER



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**LAWRENCE B. KARP CONSULTING ENGINEER**

**Attachment E**

**Letter from H. Allen Gruen, November 1, 2014**

# H. ALLEN GRUEN

Geotechnical Engineer

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

November 1, 2014  
Project Number: 13-3974

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

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

Dear Mr. Ricks:

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

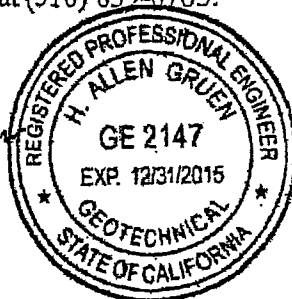
It is my opinion that the June 22, 2013 Geotechnical Investigation Report is currently valid and applicable to the proposed project without the need for revisions or modifications.

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

Sincerely,

*H. Allen Gruen*

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



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

## **Carroll, John (BOS)**

---

**From:** BOS Legislation (BOS)  
**Sent:** Monday, November 10, 2014 10:21 AM  
**To:** susanbh@preservationlawyers.com; president@thd.org; dfrattin@reubenlaw.com; jreuben@reubenlaw.com; nshan@mindspring.com; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); Watty, Elizabeth (CPC)  
**Cc:** BOS Legislation (BOS); Lamug, Joy; Carroll, John (BOS); Somera, Alisa (BOS)  
**Subject:** 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal - Supplemental Documentation from Appellant

**Categories:** 141059

Good morning,

Please find linked below a letter received by the Office of the Clerk of the Board from the Brandt-Hawley Law Group, concerning the appeal of the proposed project at 115 Telegraph Hill Boulevard.

[Appellant Letter - 11/07/2014](#)

You are invited to review the matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 141059](#)

The appeal hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on November 18, 2014.

Regards,

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).

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.*

Brandt-Hawley Law Group

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Glen Ellen, California 95442  
707.938.3900 • fax 707.938.3200  
preservationlawyers.com

RECEIVED AFTER THE ELEVEN-DAY  
DEADLINE, BY NOON, PURSUANT TO ADMIN.  
CODE, SECTION 31.16(b)(5)  
(Note: Pursuant to California Government Code, Section  
66009(b)(2), information received at, or prior to, the public  
hearing will be included as part of the official file.)

November 7, 2014

Board President David Chiu  
and Members of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2014 NOV -7 PM 4:52

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

Dear President Chiu and Supervisors,

This letter and exhibits supplement the Telegraph Hill Dwellers' appeal of the categorical exemption for the project at 115 Telegraph Hill Boulevard.

Because there is qualified expert and lay testimony supporting a reasonable possibility of significant environmental impacts due to unusual circumstances, and because mitigation is required, no CEQA exemption is allowed for this project. (Guideline § 15300.2, subd.(c).) Environmental review will provide the City with opportunity to consider a viable alternative that significantly lessens impacts at this constrained site adjacent to Pioneer Park and Coit Tower. Telegraph Hill Dwellers have provided just such a suggested project alternative. (Exhibit 6; ehdd Plan.)

As documented in the Table of Exhibits, significant project impacts relate to:

**1. Excavation:** The professional opinion of eminent consulting geotechnical engineer Lawrence Karp speaks for itself as to significant geotechnical impacts of great concern to area residents. (Exhibit 1; Karp Report.) Among Dr. Karp's conclusions is that the project requires an unusual dewatered excavation of at least 32 feet "into ground that supports Telegraph Hill Boulevard and Pioneer Park." That excavation "will significantly affect neighboring properties and leave a latent condition that irreparably relieves lateral and subjacent support along the southern" flank of Pioneer Park ..." with resultant "serious hazards" ... (Ex.1, p. 2; Ex. 2, Project Plans; depth of excavation.)

Further, “the probability of altered conditions off-site, and environmental impacts off-site, due to vibrations during breaking and removing blocks of greywacke sandstone, loss of lateral support during construction and later, and drawing down the groundwater table is significant.” (*Ibid.*)

The CEQA Appendix G checklist provides in section VI that a project’s potentially significant impacts to geology and soils, including potential creation of instability that could result in “on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse” are relevant considerations triggering an EIR.

**2. Pedestrian Safety:** As asserted in the appeal, the project driveway converges at the top of the Filbert Steps on a blind curve of Telegraph Hill Boulevard near a bus stop at a mid-block pedestrian crosswalk leading to Pioneer Park. This is a confluence of unusual circumstances.

The project proponents initially proposed to create a safe pedestrian landing before the project driveway by reconfiguring the Filbert Steps. Upon learning that such a proposal would require a major encroachment permit, a general plan referral, and additional historic resource evaluation, that proposal was withdrawn. (Exhibit 4; Drawings and emails.) Project sponsor attorney Daniel Frattin noted that it seemed “a public benefit to replace” the steps but it created “far too many impediments” relating to the City’s processing requirements. (*Ibid.*)

Filmmaker July Irving and architectural historian Katherine Petrin attest to the currently-dangerous conditions for pedestrians walking up the Filbert Steps and crossing the street to approach Coit Tower – at the precise location where the project driveway is proposed. “It is abundantly clear that placing a driveway at the top of these stairs will exacerbate the already-unsafe conditions for pedestrians at this location. The proposed relocation of the bus stop several feet to the west will worsen this dangerous situation.” (Ex. 3, Letters from Judy Irvin and Katherine Petrin.)

Traffic impacts may also result from more than 10,000 truck trips required for the excavation and construction, that can only access the site via Telegraph Hill Boulevard. (Ex. 14, letter from Granite Excavation.)

The CEQA Appendix G checklist provides in section XVI recognizes that traffic impacts may be significant due to a substantial increase or due to an unusual design feature. Here, in addition to the 10,000 truck trips during construction, the baseline

roadway and sidewalk/steps conditions create an unusual situation where the proposed project driveway may significantly exacerbate pedestrian safety impacts post-construction.

**3. Aesthetics/Cultural Resources:** Visitors to and from Coit Tower often access Pioneer Park to and from the Filbert Steps, and traverse the steps on the south side of Pioneer Park. Going both up and down those steps, and pausing at the landing that is proposed as the project driveway, visitors enjoy a spectacular view of downtown San Francisco.

The project would significantly change that. Baseline views (including historic views pre-1995) compared with the project-related changed public views to and from Coit Tower and Pioneer Park are depicted in Exhibits 9, 10, 11, 12, 13, and 15.

As confirmed by architectural historian and Telegraph Hill resident Katherine Petrin, the height and mass of the proposed project would “eliminate a singular, sweeping view (bay to Financial District to Nob and Russian Hills, looking from the north) in a city distinguished internationally by the quality of its views.” (Ex. 3, letter from Petrin.) Ms. Petrin notes that project will diminish views in a manner that negatively impacts the historic context of Coit Tower and Pioneer Park, and will keep the Filbert Steps in shade and create a canyon effect due to a nearly solid wall plane. (*Ibid.*)

The Urban Design Element of the General Plan recognizes Telegraph Hill as an “Outstanding and Unique Area” that contributes in an extraordinary degree to San Francisco's visual form and character. (Policy 2.7, Urban Design Element of the San Francisco General Plan.) The public's extraordinary views from the Filbert Steps and Pioneer Park are protected by the Priority Planning Policies of the General Plan that provide: “*That our parks and open space and their access to sunlight and vistas be protected from development.*” (Planning Code Sec. 101.1(8))

The project's potentially significant aesthetic and cultural resource impacts related to significant public views to and from Coit Tower and Pioneer Park are addressed in CEQA Guidelines Appendix G sections I and V. Potential related conflicts with adopted City plans are covered in section IX.

\*\*\*

As already raised in the appeal, the project requires mitigation, currently noted on the project plans as general notes. These mitigations address access of construction equipment, removal of excavated rocks and soil, and a pedestrian tunnel to be erected over the Filbert Steps. These conditions are not enforceable and violate CEQA on that point alone. In addition, the imposition of mitigation precludes categorical exemption, because if a mitigation measure fails a significant environmental impact may result.

Please grant this appeal, and require environmental review for this project following submission of a revised project application.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'SB' with a flourish, positioned above the printed name.

Susan Brandt-Hawley



## TABLE OF EXHIBITS

115 Telegraph Hill Boulevard – Planning Department Case No. 2013.1375CE  
Appeal of Exemption from Environmental Review  
and  
Conditional Use Authorization

- Exhibit 1 Geotechnical Letter dated November 6, 2014 from Lawrence Karp to Board of Supervisors.
- Exhibit 2 Sheet A3.5 of Project Plans dated 5/19/14, section of proposed building showing the depth of excavation for car lift shaft.
- Exhibit 3 Letters from Judy Irving and Katherine Petrin to Board of Supervisors re: Pedestrian safety and public enjoyment of view corridor.
- Exhibit 4
- E-mail and attachments from David Swetz (Project architect) to Gretchen Hilyard (planner for project) dated April 7, 2014 re: proposed scope of work for Filbert Steps.
  - E-mail from Nick Eisner of DPW to Gretchen Hilyard dated April 28, 2014 re: proposed scope of work for Filbert Steps would require a major encroachment permit.
  - E-mail from Gretchen to Daniel Frattin (Project attorney) and Frattin's response dated April 29 and April 30, 2014 re: General Plan Referral and environmental review requirements.
- Exhibit 5 Letter dated 8/4/1993 from Recreation and Park Department raising issues related to a previous proposed project.
- Exhibit 6 Appellant's alternative prepared by EHDD.
- Exhibit 7 Unit Sizes and Average Unit size within 300 Radius of Project Site.
- Exhibit 8
- Pages 1 and 2 of Planning Commission Motion No. 13782 describing the cottage in 1993 as a two unit building.
  - Permit history of rear cottage showing cancellation of permits to merge two units into one and to expand the footprint of the rear cottage as a single family home.
- Exhibit 9 Section showing public views from Coit Tower and Pioneer Park over proposed project from Sheet A3.12 prepared by Project Architect from Plans dated 9/16/14 before this Board.

- Exhibit 10 Vantage Point based photograph showing current view from Pioneer Park towards the Filbert Steps prepared by Project Architect.
- Exhibit 11 Ghosted Image of approximate height and mass of proposed Project viewed from Pioneer Park towards Filbert Steps prepared by Project Architect.
- Exhibit 12 Ghosted Image of Appellant's Alternative prepared by EHDD overlaid over Exhibit 12.
- Exhibit 13 Photograph showing pre-1995 view over the Bill Bailey Cottage prior to demolition by the current property owner.
- Exhibit 14 Load Count letter dated October 10, 2014 from Granite to Telegraph Hill Dwellers.
- Exhibit 15 Comparison of current view and view with Project from Financial District, Nob Hill, Chinatown, and Russian Hill
- Exhibit 16 Proposed additional conditions of approval based on Notes No. 23 to 33 on Sheet A0.0 of the Plans dated 9/16/14 before this Board.

USW 804762931.4

**LAWRENCE B. KARP**  
CONSULTING GEOTECHNICAL ENGINEER

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

SOIL MECHANICS, GEOLOGY  
GROUNDWATER HYDROLOGY  
CONCRETE TECHNOLOGY

November 6, 2014

Board of Supervisors  
City & County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

Subject: 115 Telegraph Hill Boulevard, San Francisco  
Planning Case No. 2013.1375CE [Block 0105 - Lot 065]  
Appeal of [Project] Exemption from Environmental Review

Dear President Chiu and Members of the Board:

This letter-report supplements my correspondence of 7/16/14 to City Planning (copy attached) concerning the inadequacy of the geotechnical report for the proposed project at 115 Telegraph Hill Blvd. (the "Project") and elaborates on the fact-based evaluation of the potential environmental impact of the subject Project based on the principal engineering and construction aspects of the Project considered under the California Environmental Quality Act (CEQA) regulations. The City Planning Department determined the Project was categorically exempt from environmental review on 6/10/14 (revised 9/3/14).

In my professional opinion, the Project presents unusual circumstances as there has never before been a vertical excavation more than 10 feet deep in the proximity of the south side of Pioneer Park and Coit Tower. Although the risk of a deep open (not a shaft) excavation should be obvious (as was noted on 7/16/14, the excavation required for the Project is 33 feet deep [per Drawing A3.4 issued 5/19/14; Surface El. +252, bottom foundation scaled El. +219]), the City failed to require the submittal of engineering information related to the stability of the surrounding hillside. Instead, the Planning Department issued a new or revised categorical exemption determination on 9/3/14 and a novel approach was taken by "omitting and voiding from submission" all the architectural drawings showing sections through the building (as shown on Drawing A0.0, Revision 5, 9/16/14) following the Planning Commission hearing on 9/11/14. The Project's design is even more incomplete than before.

However, even though the current section drawings have been omitted by the Planning Department from the submission using words like "pad" in the exemption determination, the excavation still has to be at least 32 feet deep because the rear elevation (Drawing A3.2, Revision 5, 9/16/14) shows the foundation extending to at least El. +220 (scaled) which means excavating to at least 32 feet below the ground surface. Because the submittal was altered, no adequate or useful geotechnic data for the Project was provided to the public or decision makers, violating the standard-of-care for a proper environmental investigation which must include environmental risks.

No information has been submitted to the Planning Department concerning even a projected ways-and-means effort for continuously restraining a 32 or 33 foot deep vertical excavation within an unstable series of the Franciscan formation. Only selected architectural drawings have been submitted, no geotechnic data necessary for a theory of a support system or mitigation of vibrations and the effects of dewatering have been provided, and when questioned about the missing engineering the Project sponsor does nothing more than invite Appellants to assemble and produce for them the necessary data.

In my professional opinion, it is more than a reasonable possibility that a 32 or 33 foot deep dewatered excavation into ground that supports Telegraph Hill Boulevard and Pioneer Park would not only impair lateral and subjacent support along the only access roadway to Coit Tower, but the drawdown due to dewatering alone will significantly affect neighboring properties and leave a latent condition that irreparably relieves lateral and subjacent support along the southern flank of Pioneer Park south of Coit Tower. An open excavation 32 or 33 feet deep along the only road to Coit Tower presents serious hazards to those working on-site as well as those above the building site. Except for Telegraph Hill Boulevard which dead-ends at Coit Tower, the project site is landlocked so because there is no other vehicular access to the site the excavated materials can only be trucked away by multiple trucks that have no choice but to turn around at Coit Tower. The Project site is mapped as being between earthquake induced landslide hazard areas (C&CSF 2000) as shown on the attached map (landslide areas in light blue). The effects of dewatering on adjacent properties, the loss of lateral and subjacent support to the roadway and hillside, the vibrations during breaking and excavating the greywacke, the hazards of working in and under a 32 or 33 foot deep excavation, trucking, and excavating in a landslide hazard zone are all critical environmental concerns.

The adverse environmental impacts from the Project will be significant and no solution is practicable from following codes or regulations (off-site compliance with 2013 SFBC §3307 is not feasible): Once the groundwater table is drawn down, subsequent recharging of the sandstone and joints by rainfall (if that would occur with subterranean drainage behind the garage installed 32 or 33 feet below the existing ground surface) would likely produce weakened ground support conditions surrounding the Project (most of the buildings are more than 100 years old). The probability of altered conditions off-site, and environmental impacts off-site, due to vibrations during breaking and removing blocks of greywacke sandstone, loss of lateral and subjacent support both during construction and later, and drawing down the groundwater table is significant.

The history of Telegraph Hill includes numerous rock falls on its east, north, and south faces even after quarrying by the Gray Bros. terminated approximately 100 years ago. Observations of the predominate sandstone (greywacke) exposed in the rock faces find pervasive fractures with both subhorizontal and subvertical intersecting joint sets with varying spacing of discontinuities in the formation [*KJss*] (Schlocker 1974); minor fine sandstone shale [*ssh*] horizons interbedded with thick to massive sandstone [*ss*] units. The most recent major rockfall occurred northeast of Coit Tower in January 2012. There the latent effects of vibrations from blasting and excavating into the hillside resulted in progressive falls of greywacke sandstone blocks that were separated by interbeds of shale and fine sandstone which erodes with stormwater, letting the blocks loose.

Specifically, on the south facing hillside of Telegraph Hill below the Project site, the hillside that supports Coit Tower and Pioneer Park, there were the major rockfalls in October 1962 and February 2007 and intermittent rockfalls between 1984 and 1998 that were attributed to new construction (Geolith 1998) which included rock sporadically falling from below the condominiums on Vallejo Street. The rockfalls in 2007 resulted in the City declaring the buildings in the area were uninhabitable (SFGate 2007). The Project site is in the same geologic formation [KJss] as is the toe of the greywacke and shale rockfall locations between 1962 and 2007 (below Vallejo between Montgomery and Kearny), as shown in light blue on the attached map (Schlocker 1974). Also indicative of the nexus between site conditions is that the available joint set data of the greywacke at the Project site, and at the 1962-2007 rockfall site, are almost the same (40° or 45° dips to the southwest from similar strikes).

The Planning Department's exemption from environmental review dated 9/3/14 was based on 14 CCR §15301(d) [Class 1, restoration] and §15303(b) [Class 3, six or less dwelling units] but Class 3 exemptions are qualified by location where, if a project may have a significant impact on the environment, an exemption will be disallowed. Categorical exemptions are rebuttable. 14 CCR §15300.2(c) specifically does not apply to projects where there may be a "Significant Effect", i.e. "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

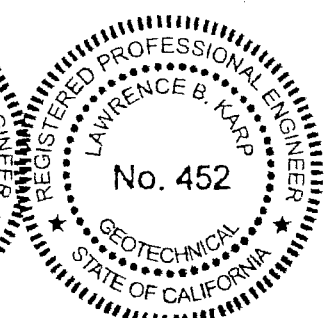
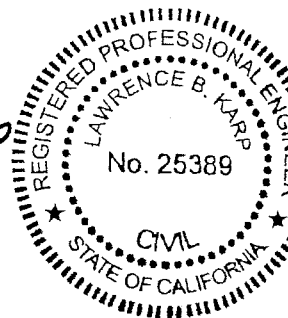
The Project, due to the unusual circumstances of a wide 32 or 33 foot deep open vertical excavation, which radically differs from the general circumstances of projects covered by the granted exemption, 14 CRC §15303(b), and all that is related to the excavation as summarized herein, requires environmental review under CEQA. The stability of the Franciscan formation (greywacke sandstone interbedded with fine sandstone and shale), is affected by water, so the project's dewatering, recharging, subsurface drainage and cyclic recharging by rainfall will surely impact not only the Project's ground environment but buildings in the area, and all of those impacts will be significant. Vibrations and loss of lateral support during construction and after will also significantly impact the Project's environment. Significant effects will arise from the unusual circumstances. The rockfall events discussed herein demonstrating the instability of excavations into Telegraph Hill and the certainty of encountering the same geotechnic conditions during excavating 32 or 33 feet for construction of the planned Project as exists where rock failures and damages have occurred over many years in the toe of the geologic formation, even without dewatering, lead to the inevitable conclusion that the Project is not categorically exempt from environmental review.

In my professional opinion, the Project as proposed is likely to result in significant potential environmental impacts not only during construction but even after construction, as they will be cumulative in service due to impairment of lateral and subjacent support and alterations in the groundwater regime.

Yours truly,



Lawrence B. Karp



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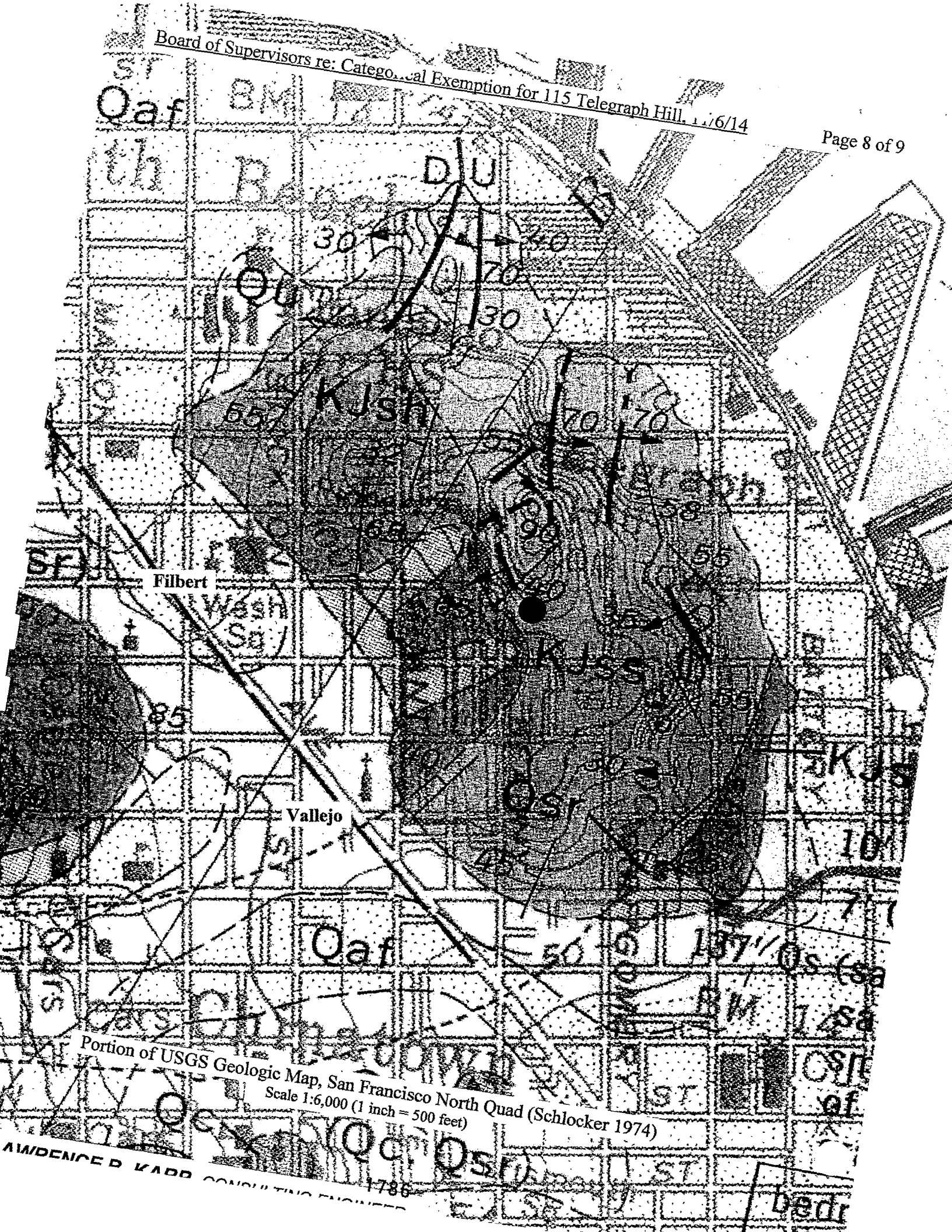
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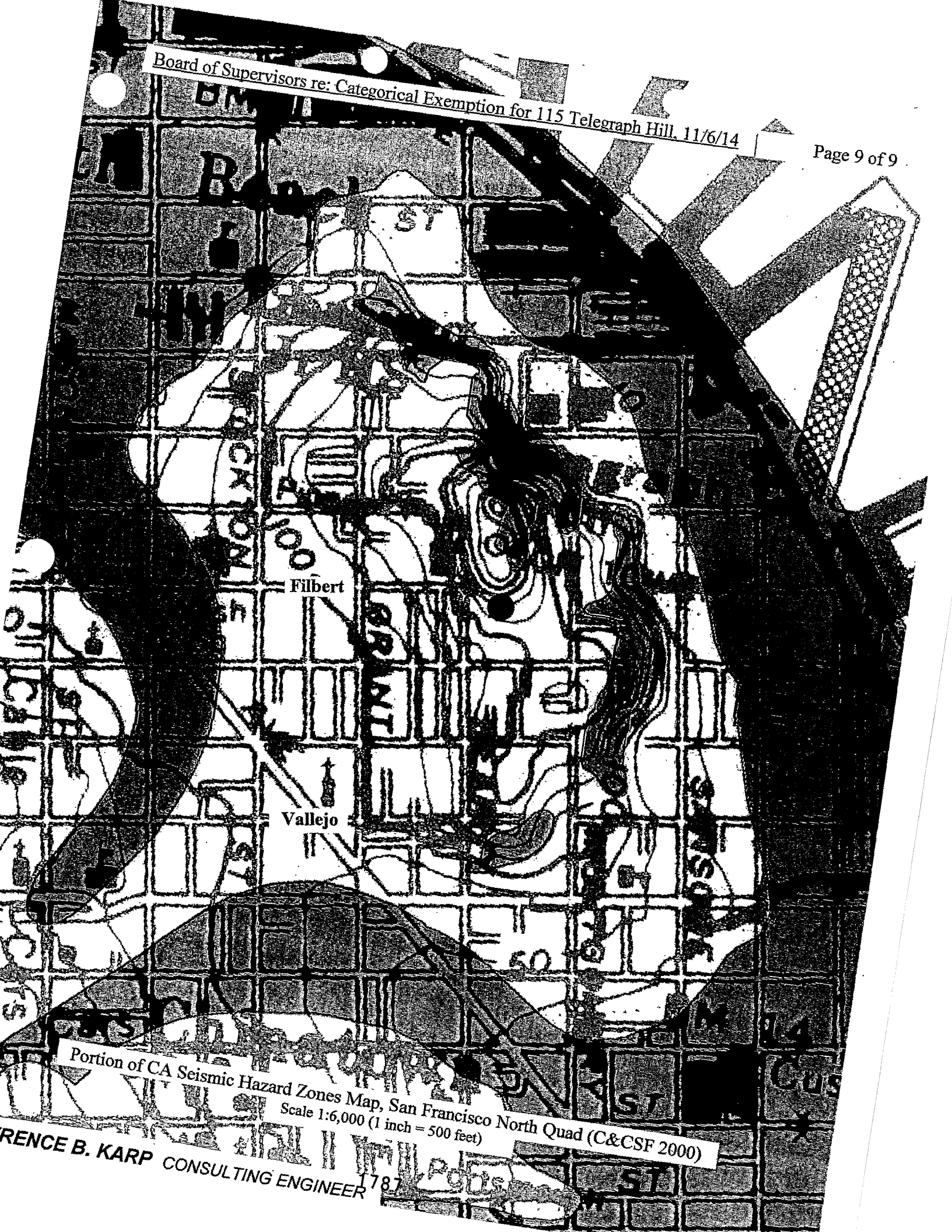
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Filbert

Vallejo

Portion of USGS Geologic Map, San Francisco North Quad (Schlocker 1974)  
Scale 1:6,000 (1 inch = 500 feet)



Portion of CA Seismic Hazard Zones Map, San Francisco North Quad (C&CSF 2000)  
Scale 1:6,000 (1 inch = 500 feet)

ERENCE B. KARP CONSULTING ENGINEER 1787

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FOUNDATIONS, WALLS, PILES  
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SOIL MECHANICS, GEOLOGY  
GROUNDWATER HYDROLOGY  
CONCRETE TECHNOLOGY

July 16, 2014

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

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

Dear President Wu and Commissioners,

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

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

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

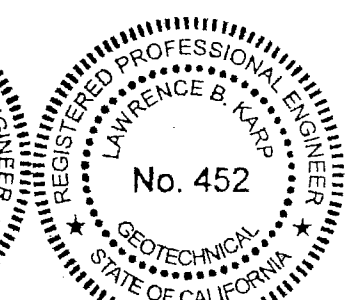
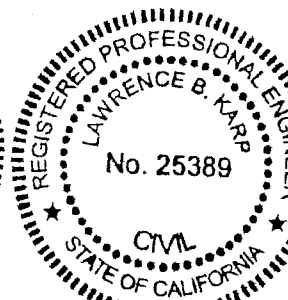
Basically, the relatively weak eroding interbedded shales are supporting the sandstone blocks. It is a fundamental civil engineering concept that cutting into a hillside anywhere along the lower reaches of a slope will remove existing lateral and subjacent support to the hillside. In this case, any loss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

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

Yours truly,



Lawrence B. Karp



### References

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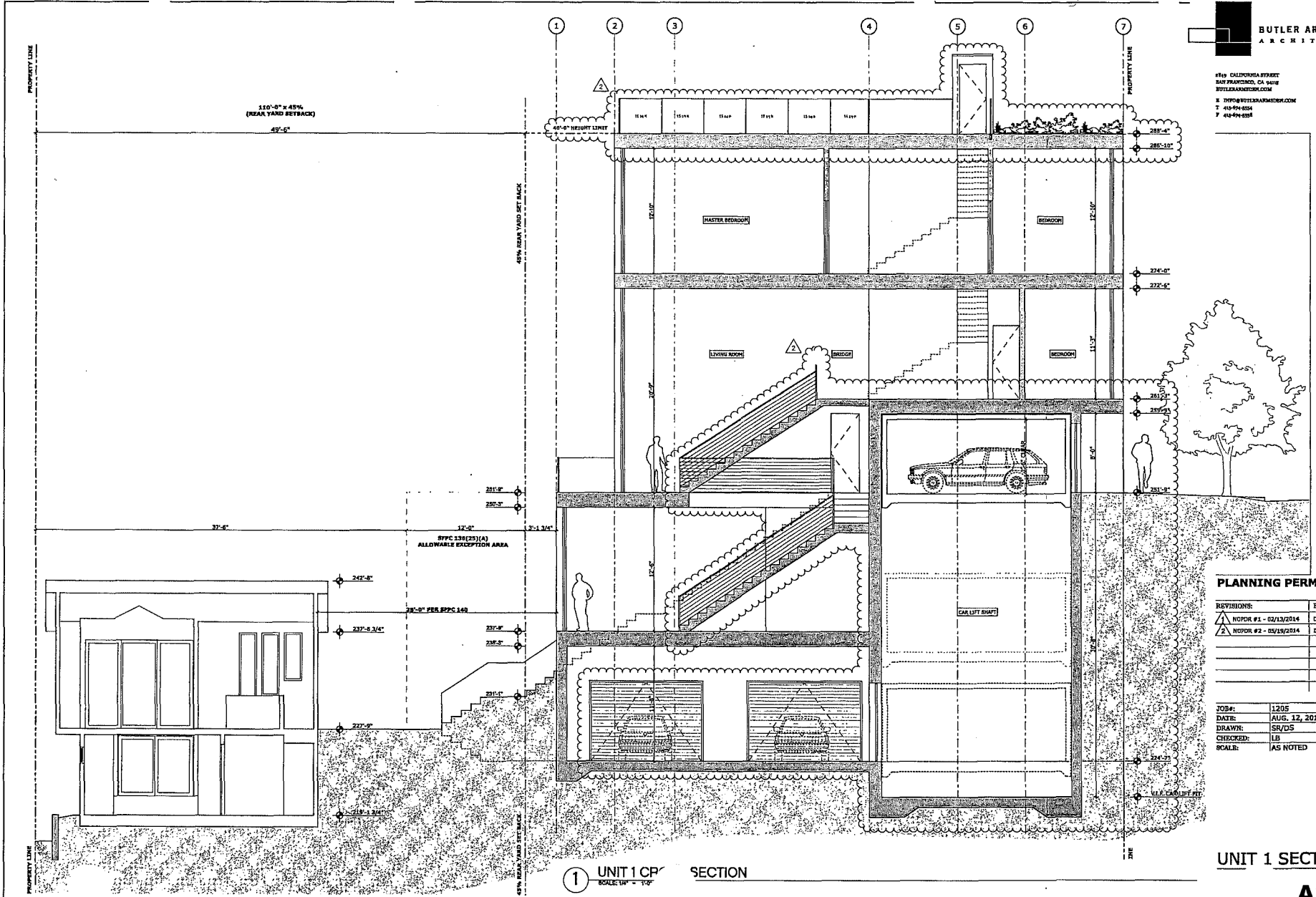
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## **Exhibit 2**

Sheet A3.5 of Project Plans dated  
5/19/14, Section of Proposed Building  
Showing the Depth of Excavation for  
Car Lift Shaft.

1792



**BUTLER ARNSDEN  
ARCHITECTS**

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P 415-774-8554  
F 415-774-8551

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

**PLANNING PERMIT**

REVISIONS:	BY:
1. NODR #1 - 02/13/2014	DS / SR
2. NODR #2 - 05/15/2014	DS / SR

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

1 UNIT 1 CP SECTION  
SCALE: 1/4" = 1'-0"

UNIT 1 SECTION

**A3.4**



November 5, 2014

Dear President Chiu and Board of Supervisors,

I am blessed to have lived in a historic, affordable cottage on Telegraph Hill on the Greenwich Street steps for 13 years. I work as an independent filmmaker at a small office in North Beach near the intersection of Stockton and Filbert Streets where I produced a documentary film about the Wild Parrots of Telegraph of Hill. I commute by foot to work every day via the Filbert Steps and spent over two years in this area recording film footage for the Telegraph Hill documentary.

Every time I pass the 115 Telegraph Hill Boulevard project site I witness large numbers of pedestrians taking pictures or looking at the view. The vast majority of the pedestrian flow comes up the Filbert Steps from the west. As early as 8:00 am in the morning there are clusters of visitors who appear at the project site and take photos.

The mid-block pedestrian crosswalk across from the 115 Telegraph Hill Boulevard site is already dangerous for pedestrians. I have seen numerous cars fail to stop at this intersection and have witnessed pedestrian/vehicular conflicts on many occasions. As a regular user of the Filbert Steps for many years, it is my opinion that having a driveway at the very top of the stairs will create a dangerous situation for pedestrians there, especially those unfamiliar with the location, even if the garage door is "recessed" from the face of the front façade.

Please do not approve this project as proposed.



Best regards,  
Judy Irving  
Producer/Director  
[films@pelicanmedia.org](mailto:films@pelicanmedia.org)

7 November 2014

Board President David Chiu  
and Members of the Board of Supervisors  
1 Carlton B. Goodlett Place  
City Hall  
San Francisco, CA 94102

Re: Appeal, 115 Telegraph Hill Boulevard

To Whom it May Concern:

My name is Katherine Petrin. I am an architectural historian and Telegraph Hill resident. I reside at 333 Greenwich Street on the first flight of the Greenwich Steps on the east side of Telegraph Hill directly below Pioneer Park and just over 300 feet from the site of the proposed development at 115 Telegraph Hill Blvd. I have lived at this location for over seven years and have resided in the North Beach/Telegraph Hill neighborhood for 15 years. My office is located on Stockton Street in North Beach. On most days, my "walking commute" to work in North Beach is via the Filbert Street Steps along the northern edge of the project site. Often times I walk these steps, going back and forth to North Beach, 4-6 times a day.

I am extremely familiar with the project site and pedestrian, vehicular and bus movement on Telegraph Hill Boulevard, which I almost observe daily.

My observations are as follows: the western Filbert Steps between Kearny Street and Telegraph Hill Boulevard are extremely well used by neighbors and visitors alike. When I walk by this location, there are often concentrations of visitors en route to Pioneer Park and Coit Tower from the west side via the Filbert Steps. In the span of a few minutes I can often see as many as a dozen visitors walking up these stairs from North Beach. Based on my years of observation this is the most heavily used pedestrian corridor for access to Pioneer Park and Coit Tower.

At the top landing of the western Filbert Steps from Telegraph Hill Boulevard, I appreciate hearing, and sometimes engaging with and answering questions from, the visitors who stop to comment on the breathtaking view of downtown to the southwest. Even through the chain-link fence, they stop and gaze at the spectacular view of downtown, North Beach, Chinatown, and Russian and Nob Hills.

I have never heard one complaint from any visitor about the 115 Telegraph Hill Boulevard site being unsightly. Instead I hear "oohs and aahs" and joy and expressions of the magic of San Francisco.

Katherine T. Petrin | Architectural Historian & Preservation Planner  
1736 Stockton Street, Suite 2A, San Francisco, California 94133

I also witness the circulation of the #39 Coit Tower bus. At certain times, on weekends and during the "tourist season" (which is virtually year-round), I witness the bus stopped in congested traffic en route to the dead-end Coit Tower parking lot at the top of Telegraph Hill Boulevard.

I also witness dangerous close calls involving vehicle/pedestrian conflicts where hundreds of pedestrians use the mid-block crosswalk toward Coit Tower at the top of the Filbert Steps. It is abundantly clear that placing a driveway at the top of these stairs will exacerbate the already-unsafe conditions for pedestrians at this location. The proposed relocation of the bus-stop several feet to the west will serve to worsen this dangerous situation.

Speaking as an architecture professional and historian, I believe that the proposed project will impact the overall context of Coit Tower and Pioneer Park. In my opinion, the project will diminish the quality of the visitor experience in various ways, keeping the Filbert Steps in shade and creating a canyon effect due to a nearly solid wall plane.

Most importantly, the project will eliminate a singular, sweeping view (bay to Financial District to Nob and Russian Hills, looking from the north) in a city distinguished internationally by the quality of its views. It will diminish a high-quality walking experience. In addition, the surroundings of Pioneer Park and Coit Tower, a National Register designated site, contribute to the overall integrity of these valued public places. I believe the scale of the proposed project will negatively impact these public places.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine T. Petrin". The signature is fluid and cursive, with the first name being the most prominent.

Katherine Petrin

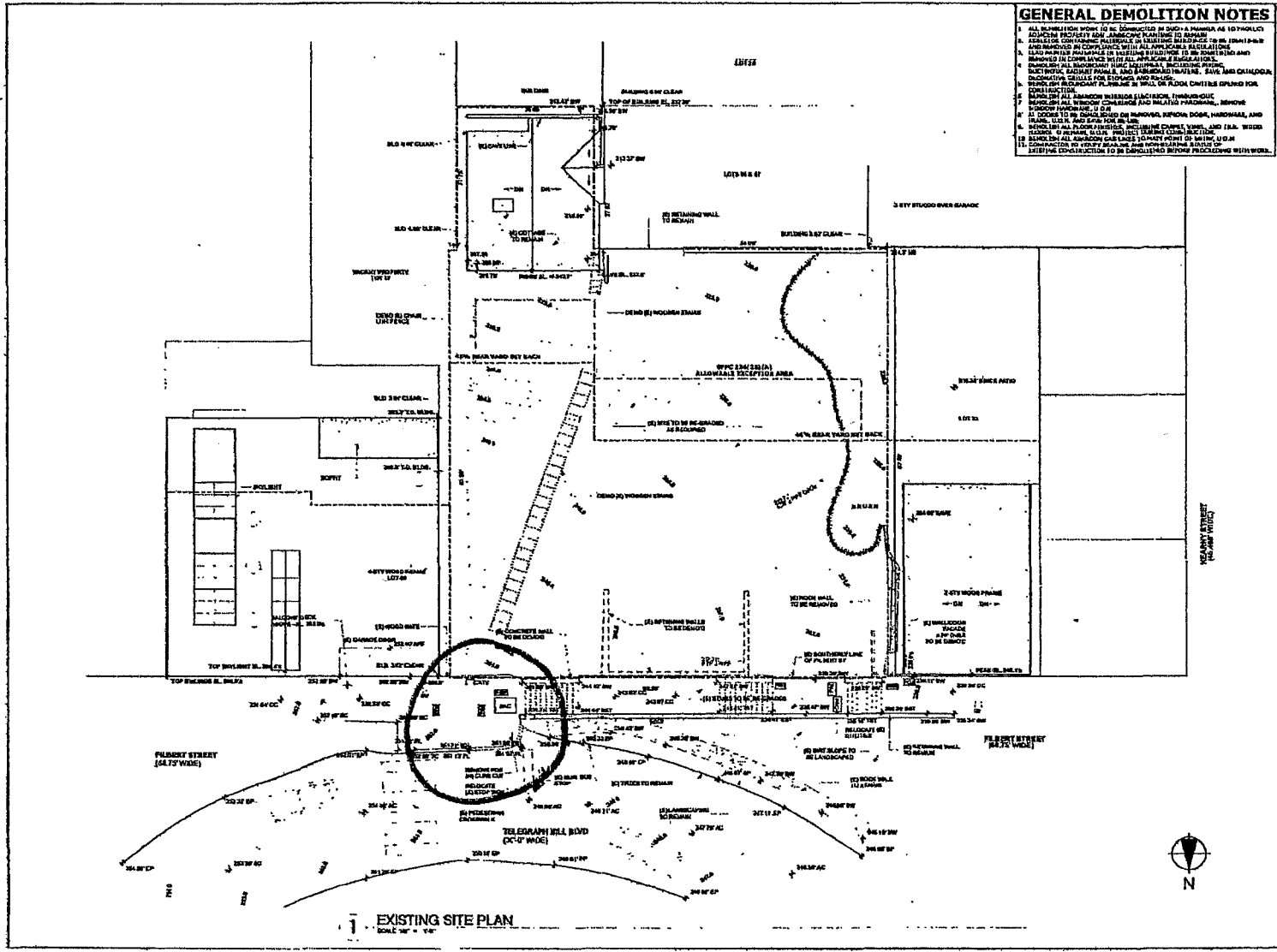
**From:** [David Swetz](#)  
**To:** [Hilyard, Gretchen \(CPC\)](#)  
**Cc:** [Watty, Elizabeth \(CPC\)](#); [Kline, Heidi \(CPC\)](#)  
**Subject:** Re: 115 Telegraph Hill  
**Date:** Monday, April 07, 2014 2:03:22 PM  
**Attachments:** [140213\\_1205\\_PLANNINGPERMIT\\_REVISION1 \(dragged\).pdf](#)  
[ATT00001.htm](#)

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Hi Gretchen,

Beyond what is filed, we do not currently have further drawings for the stairs. The existing stairs are shown on A0.5 and the proposed on A0.6, with a proposed section on A3.1. I have separately attached those for convenience here.

My understanding is that this scope of work would be a separate DPW Street Improvement Permit. Please clarify whether we should submit further drawings, and if this can be submitted informally to you, or if we should file formally to DPW under a Street Improvement Permit application.



- GENERAL DEMOLITION NOTES**
1. ALL DEMOLITION WORK TO BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMOLITION REGULATIONS AND THE CALIFORNIA DEMOLITION ACT.
  2. ALL DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMOLITION REGULATIONS AND THE CALIFORNIA DEMOLITION ACT.
  3. ALL DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMOLITION REGULATIONS AND THE CALIFORNIA DEMOLITION ACT.
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  11. ALL DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMOLITION REGULATIONS AND THE CALIFORNIA DEMOLITION ACT.
  12. ALL DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMOLITION REGULATIONS AND THE CALIFORNIA DEMOLITION ACT.

**BUTLER ARCADE  
ARCHITECTS**

440 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
415.774.1100  
F. 415.774.1101

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

1797

**PLANNING PERMIT**

REVISION:	DATE:
1. APPROVE P1 - TRAVELING	05/27/20

DATE: 5/20/20  
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CHECKED: [UNRECOGNIZABLE]  
SCALE: AS SHOWN

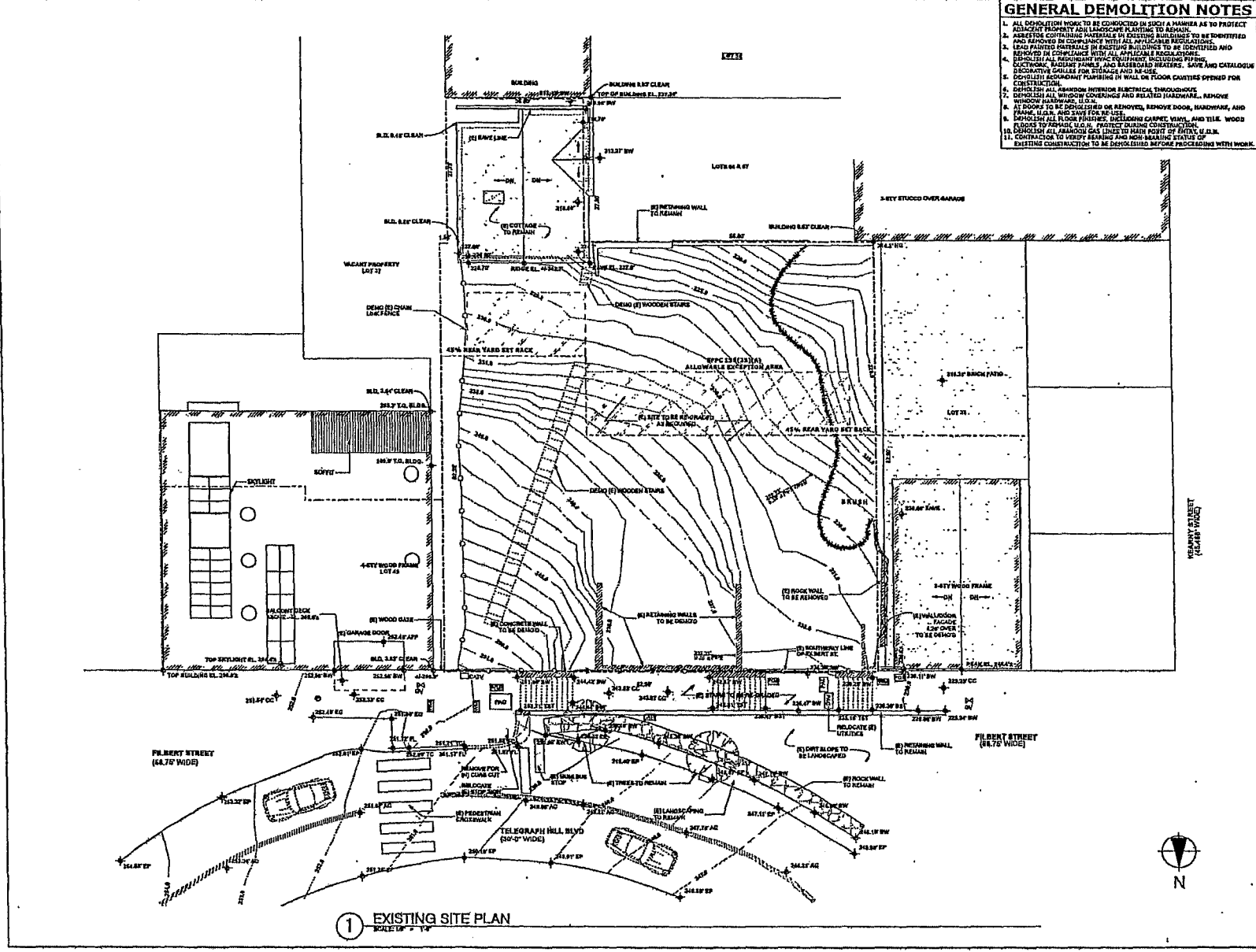
**EXISTING SITE PLAN**

**A0.5**

- GENERAL DEMOLITION NOTES**
1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE ELEMENTS TO REMAIN.
  2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
  3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
  4. REMOVE ALL RESIDUAL HVAC EQUIPMENT INCLUDING PIPING, ELECTRICAL, REFRIGERANT PIPES, AND REFRIGERANT RESERVES. SAVE AND CATALOGUE DECORATIVE GRATES FOR STAIRS AND AC USE.
  5. DEMOLISH EXISTING FORMING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
  6. DEMOLISH ALL EXISTING INTERIOR ELECTRICAL TERMINALS/BOXES.
  7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, ETC.
  8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, ETC., AND SAVE FOR REUSE.
  9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORING TO REMAIN, ETC., PROTECT DURING CONSTRUCTION.
  10. DEMOLISH ALL EXISTING GAS LINES TO MAIN POINT OF ENTRY, ETC.
  11. CONTRACTOR TO VERIFY MEASUREMENT AND RECORD MEASUREMENTS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

**BUTLER ARMSTRONG ARCHITECTS**

3840 CALIFORNIA STREET  
SAN FRANCISCO, CA 94118  
415.774.0000  
E: INFO@BUTLERARMSTRONG.COM  
T: 415.774.0000  
F: 415.774.0000



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

**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133,  
1798

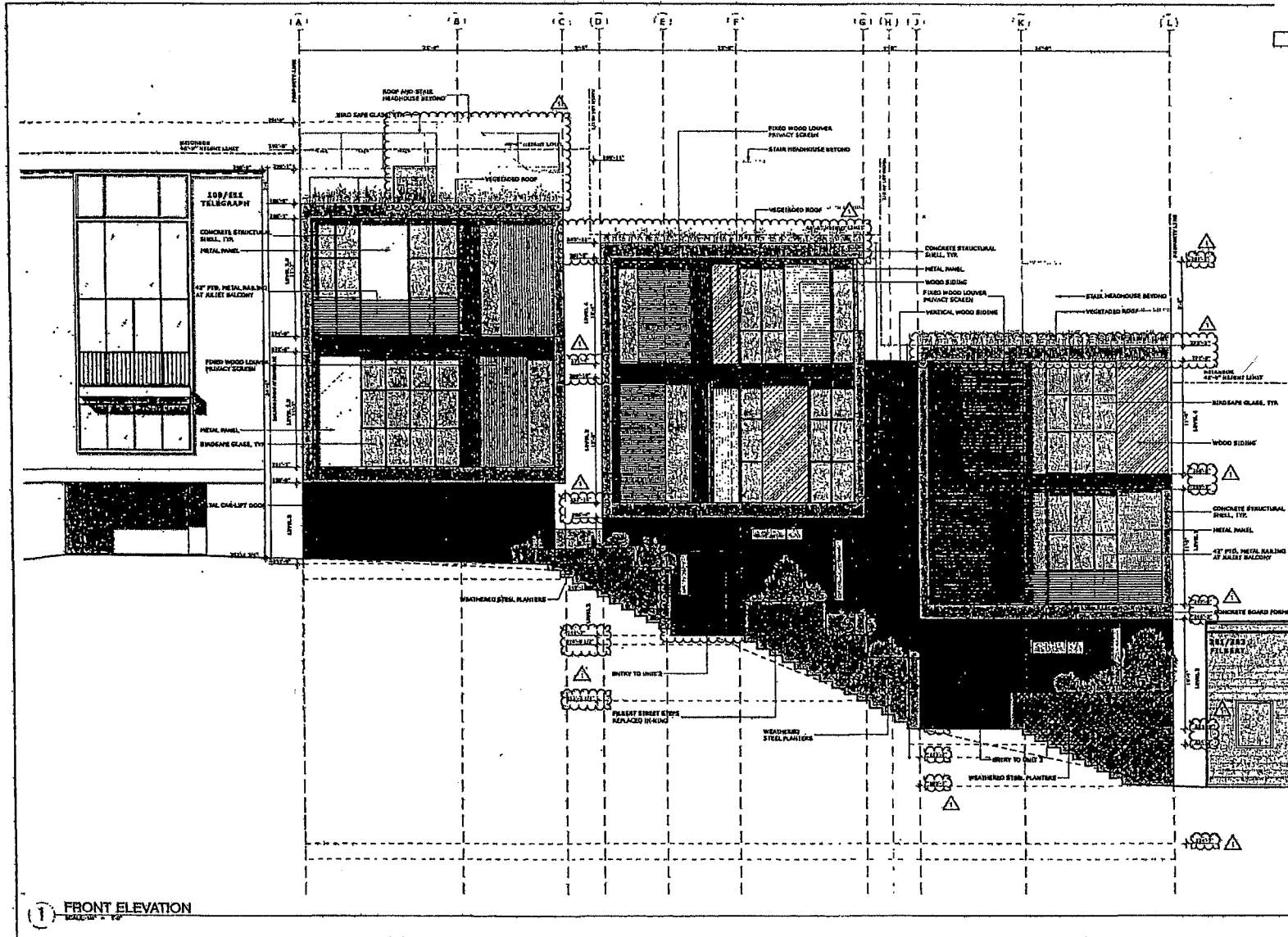
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REVISIONS:	BY:
WOPR #1 - 02/13/2014	DS / JS

JOB #	1295
DATE	AUG. 12, 2013
DRAWN	SR/JS
CHECKED	LB
SCALE	AS NOTED

**EXISTING SITE PLAN**

**A0.5**



BUTLER ARNSDEN  
ARCHITECTS  
300 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
415.441.1000  
500 BAY STREET  
SAN FRANCISCO, CA 94104  
415.441.1000

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

1799

PLANNING PERMIT

REVISIONS:	BY:
1. 08/12/2013	DE/DA
2. 08/12/2013	DE/DA
3. 08/12/2013	DE/DA
4. 08/12/2013	DE/DA
5. 08/12/2013	DE/DA
6. 08/12/2013	DE/DA
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8. 08/12/2013	DE/DA
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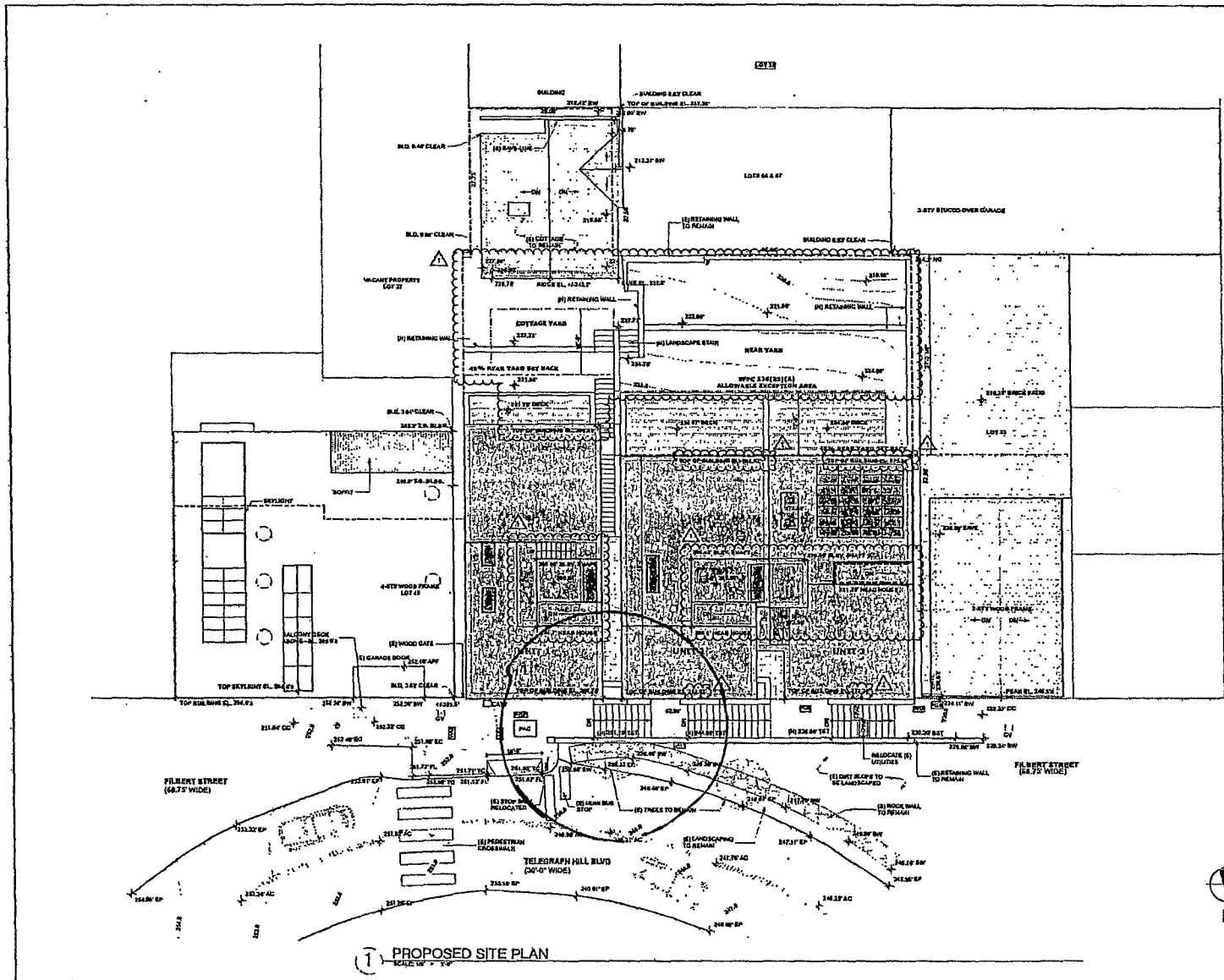
FRONT ELEVATION

FRONT ELEVATION

A3.1



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SAN FRANCISCO, CA 94104  
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E: info@butlerarnsden.com  
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1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



115 TELEGRAPH HILL  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133  
1800

PLANNING PERMIT

REVISION:	BY:
1. HOPKIN 11-20/12/2014	SB/DA

JOB#:	11205
DATE:	AUG. 13, 2013
DRAWING:	SR/DS
CHECKED:	EN
SCALE:	AS NOTED

PROPOSED SITE PLAN

A0.6



**From:** [Elsner, Nick](mailto:Elsner_Nick)  
**To:** [Hilyard, Gretchen \(CPC\)](mailto:Hilyard_Gretchen); [Leung, Stephan \(DPW\)](mailto:Leung_Stephan)  
**Cc:** [Kwong, John \(DPW\)](mailto:Kwong_John); [Fong, Lynn \(DPW\)](mailto:Fong_Lynn); [Lui, Raymond \(DPW\)](mailto:Lui_Raymond); [Kline, Heidi \(CPC\)](mailto:Kline_Heidi); [Watty, Elizabeth \(CPC\)](mailto:Watty_Elizabeth)  
**Subject:** RE: 115 Telegraph Hill  
**Date:** Monday, April 28, 2014 8:41:21 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Thanks Gretchen; I spoke to Dan Fratten last week and informed him that as the design sits currently, it would need to be processed as a Major Encroachment; however, if the current alignment of the stairs remains as is, with just a slight modification to accommodate the entries, we may be able to process this as a Street Improvement/Minor Encroachment Permit.

Nick

Nick Elsner  
Senior Plan Checker  
DPW Street-Use & Mapping  
1155 Market Street, 3rd Floor  
SF CA 94103  
phone (415) 554-5810  
fax (415) 554-6161  
[Nick.Elsner@sfdpw.org](mailto:Nick.Elsner@sfdpw.org)

---

**From:** [Hilyard, Gretchen \(CPC\)](mailto:Hilyard_Gretchen) [<mailto:gretchen.hilyard@sfgov.org>]  
**Sent:** Monday, April 28, 2014 8:34 AM  
**To:** [Elsner, Nick](mailto:Elsner_Nick); [Leung, Stephan](mailto:Leung_Stephan)  
**Cc:** [Kwong, John](mailto:Kwong_John); [Fong, Lynn](mailto:Fong_Lynn); [Lui, Raymond](mailto:Lui_Raymond); [Kline, Heidi](mailto:Kline_Heidi); [Watty, Elizabeth](mailto:Watty_Elizabeth)  
**Subject:** RE: 115 Telegraph Hill

Very helpful. Thank you for following up on this Nick!

**Gretchen Hilyard**  
Preservation Planner

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9109 Fax: 415-558-6409  
Email: [gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)  
Web: [www.sfolanning.org](http://www.sfolanning.org)



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

---

**From:** [Elsner, Nick](mailto:Elsner_Nick) [<mailto:Nick.Elsner@sfdpw.org>]  
**Sent:** Wednesday, April 23, 2014 1:45 PM  
**To:** [Leung, Stephan \(DPW\)](mailto:Leung_Stephan); [Hilyard, Gretchen \(CPC\)](mailto:Hilyard_Gretchen)  
**Cc:** [Kwong, John \(DPW\)](mailto:Kwong_John); [Fong, Lynn \(DPW\)](mailto:Fong_Lynn); [Lui, Raymond \(DPW\)](mailto:Lui_Raymond); [Kline, Heidi \(CPC\)](mailto:Kline_Heidi)  
**Subject:** RE: 115 Telegraph Hill

Thanks so much Stephan.

Gretchen:

Hope this is what you were looking for.

**From:** Daniel Fratkin  
**To:** Hilyard, Gretchen (CPC); Christina Dikas  
**Cc:** Kline, Heidi (CPC); Watty, Elizabeth (CPC)  
**Subject:** RE: 115 Telegraph Hill  
**Date:** Tuesday, April 29, 2014 3:30:47 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Thanks Gretchen. We are going to revise the scope of work as relates to the stairs to "repair in kind." There are far too many impediments to a wholesale replacement (encroachment permit from the BOS, general plan referral, etc.). It is unfortunate, because it seems like a public benefit to replace them. (Not a criticism, just an observation.) Anyhow, we will be submitting formal revisions with the new scope in the next couple of days. There will be some related, minor changes to the building and garage as a consequence, but we'll explain them once they are final.

I don't know if these changes will make a difference to the scope of, or need for, further analysis of the steps, Gretchen. If you know you'll need it anyway, please let us know and Christina will follow up.

**REUBEN, JUNIUS & ROSE LLP**

Daniel Fratkin, Attorney  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
(Tel:) 415-567-9000 (Fax:) 415-399-9480  
(Cell) 415-517-9395  
[dfatkin@reubenlaw.com](mailto:dfatkin@reubenlaw.com)

---

**From:** Hilyard, Gretchen (CPC) [<mailto:gretchen.hilyard@sfgov.org>]  
**Sent:** Tuesday, April 29, 2014 10:37 AM  
**To:** Daniel Fratkin  
**Cc:** Kline, Heidi (CPC); Watty, Elizabeth (CPC)  
**Subject:** FW: 115 Telegraph Hill

Dan,

I was able to track down more information about the concrete stairs at 115 Telegraph Hill Blvd from DPW. I just received this information yesterday.

In light of this information regarding the age of the stairs (1941), we would like Page & Turnbull to do one additional research/evaluation task to investigate potential significance of the concrete steps in front of the subject property. Specifically, we would like them to outline the history of the steps and any potential connection to Coit Tower and the Filbert Street Steps that are included in the Telegraph Hill Landmark District. Please have them contact me directly to scope this additional research. We believe this is an important final step to ensure that we have looked at all potential and existing historic resources in the area for CEQA due diligence.

I already have a full draft of the HRER completed, so I should just be able to add this additional information to the final report.

Best,  
Gretchen

**Gretchen Hilyard**  
**Preservation Planner**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9109 Fax: 415-558-6409  
Email: [gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)  
Web: [www.sfpplanning.org](http://www.sfpplanning.org)



City and County of San Francisco

Recreation and Park Department



RECEIVED  
AUG 04 1993

CITY & COUNTY OF S.F.  
DEPT. OF CITY PLANNING

July 29, 1993

Mr. Jim Nixon  
Department of City Planning  
450 McAllister Street  
San Francisco, CA 94102

Dear Mr. Nixon:

This is in regard to the project that we recently discussed on the Filbert Street Steps adjacent to Telegraph Hill Blvd. and Pioneer Park. The Recreation and Park Department has several concerns about the possible impact of this project on the park.

The first concern is impact on view. This project would effectively block the sight line from the viewing area at the rear of Coit Tower, down into North Beach and across to Nob Hill. Even though current landscaping in this area substantially limits the view, planting schemes often change over the years and the proposed construction would preclude any future use of this view corridor.

The second concern regards the increase the project may cause in the use of Telegraph Hill Blvd. Over the years, some of the residents along the Boulevard have complained about the traffic generated by Coit Tower, and possible impact on emergency vehicle access, etc. The problem is caused by tourists and residents competing for the limited spaces in the Coit Tower parking lot which often results in a line of cars waiting to park. I am concerned that the project may increase the use of the Boulevard and parking lot, adding to the number and volume of complaints.

Thank you for this opportunity for input. If you have any questions please do not hesitate to contact me at 666-7080.

Very truly yours,

Tim Lillyquist  
Assistant to the General Manager

4220t

McLaren Lodge, Golden Gate Park  
Fell and Stanyan Streets

FAX: (415) 668-3330  
Information: (415) 666-7200  
TDD: (415) 666-7043

San Francisco 94117

**□ Urban Design Elements in a San Francisco Hill Town:**

**Preserve Public View Corridors**

**(Urban Design Element, S.F. General Plan, Policy 1.1, 1.8, 2.7, 4.13)**

**Preserve Unique Character of Telegraph Hill:**

**Stepped development of the Hillside  
Pedestrian Scale of Streets and Housing**

**Dramatic views**

**(Urban Design Element, S.F. General Plan, Policy 2.7)**

**□ Reduce excavation & construction impacts**

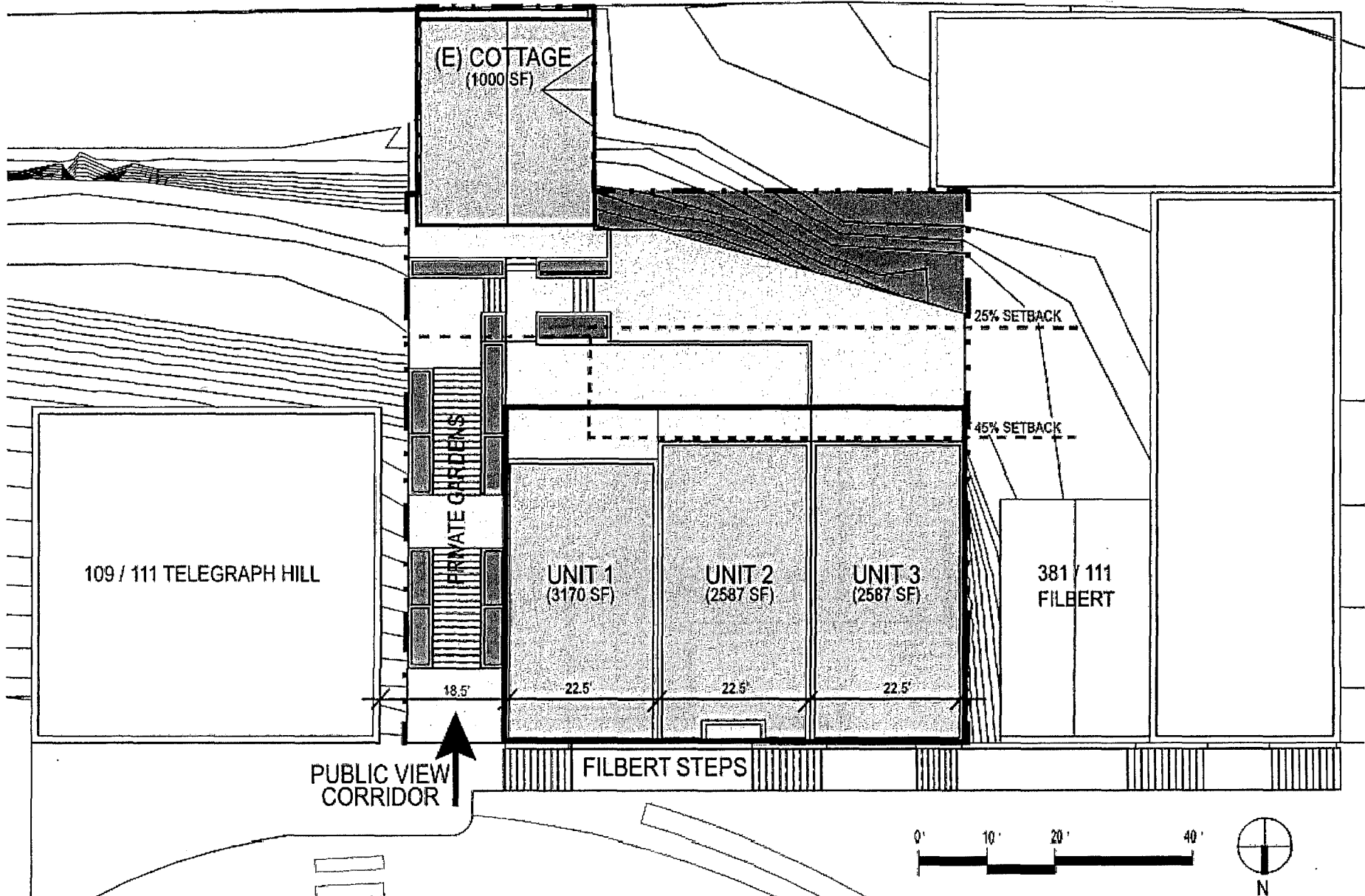
**□ Alternative Densities**

**□ Parking Alternatives at The Filbert Steps**

**(Urban Design Element, S.F. General Plan, Policy 2.6, 2.7)**



1805

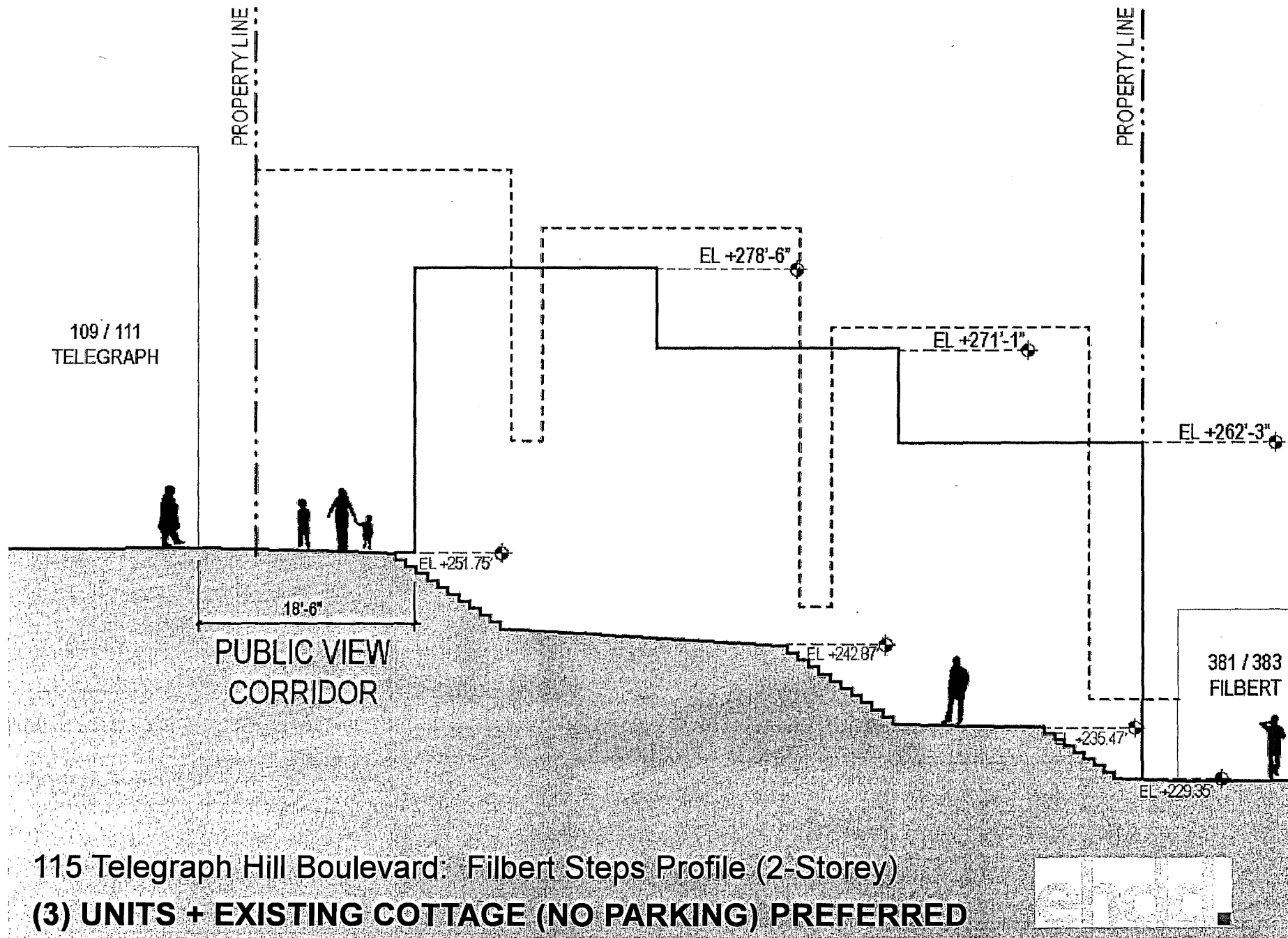


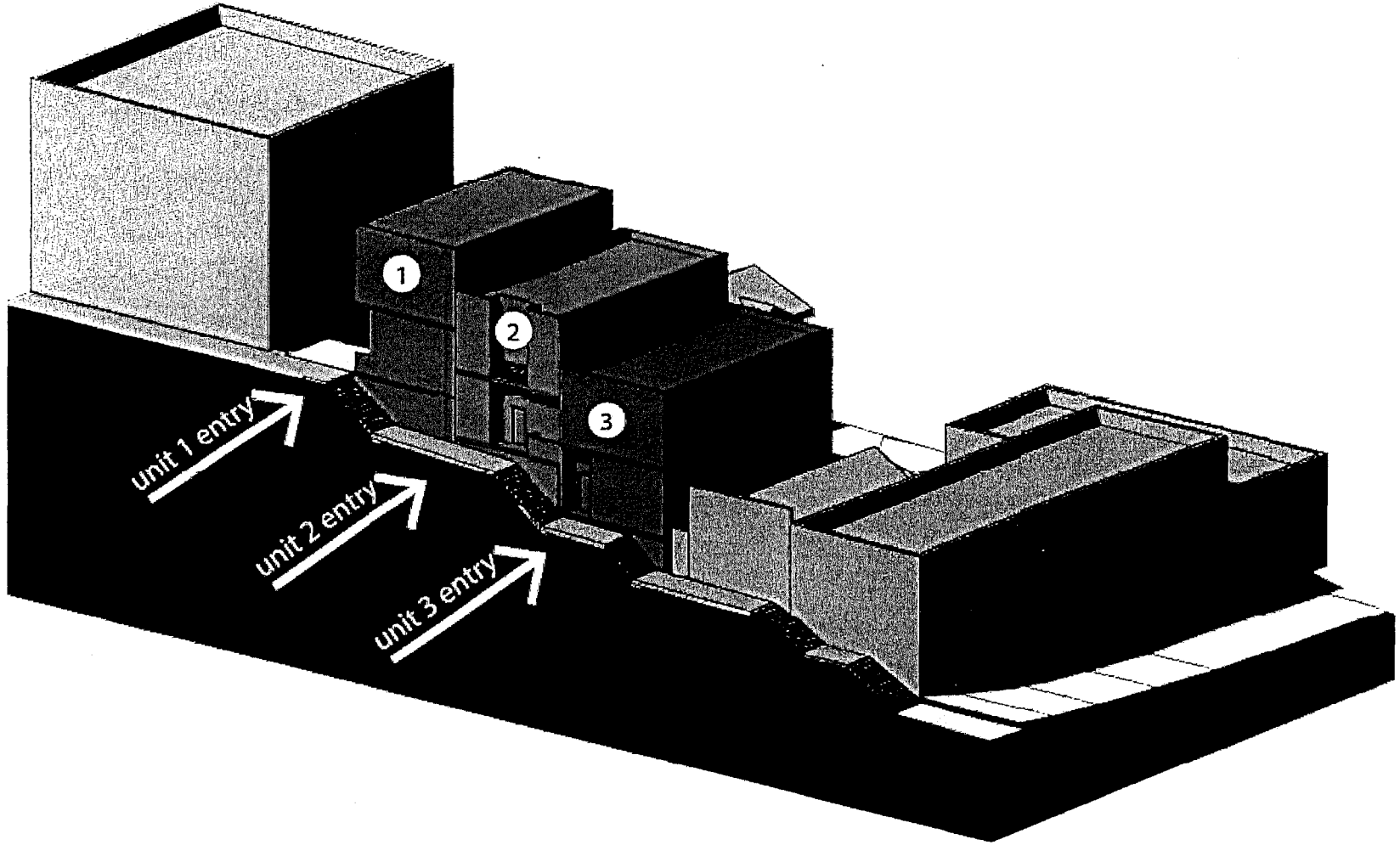
115 Telegraph Hill Boulevard:

**(3) UNITS + EXISTING COTTAGE (NO PARKING) PREFERRED**



1806

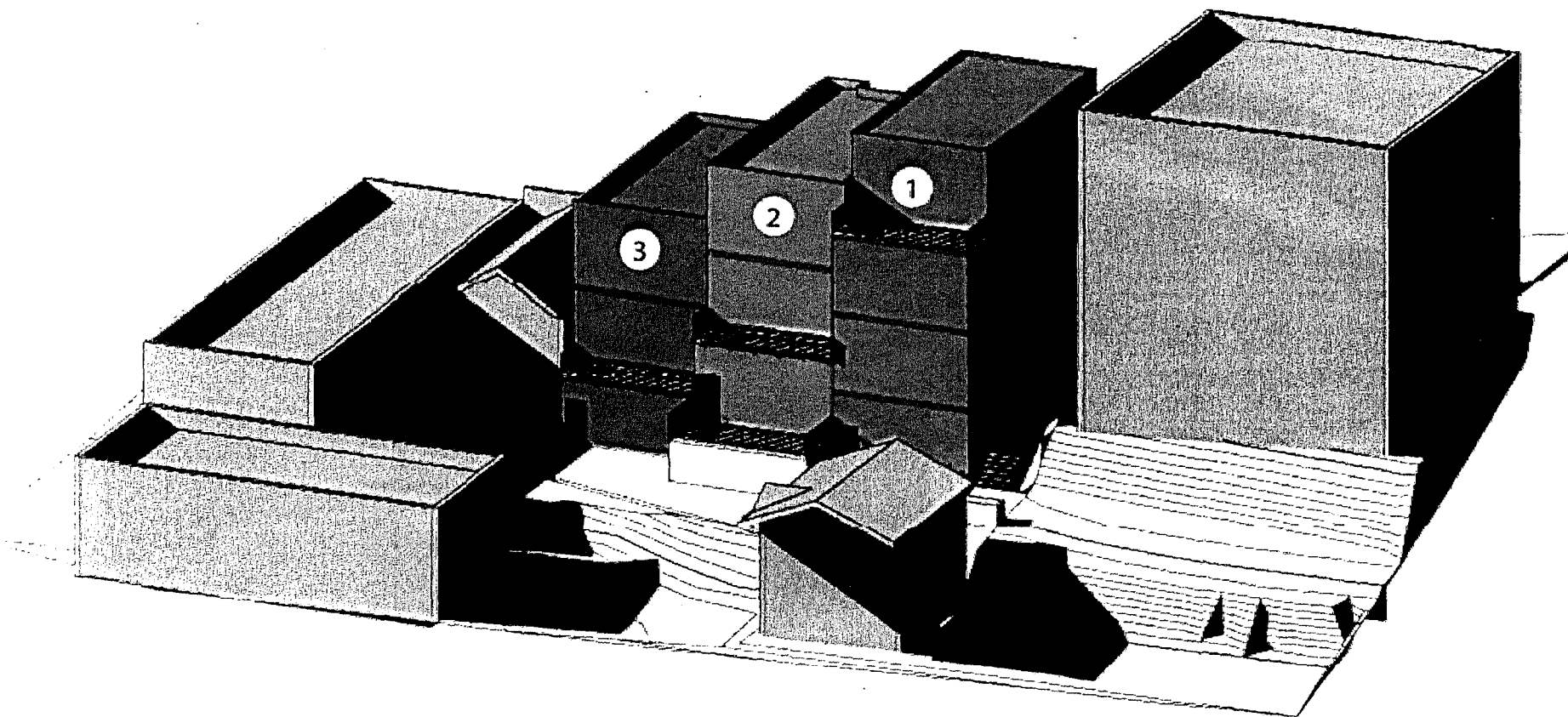




115 Telegraph Hill Boulevard: Filbert Steps Profile (2-Storey)  
**(3) UNITS + EXISTING COTTAGE (NO PARKING) PREFERRED**



1808



115 Telegraph Hill Boulevard: Stepped Massing at Rear Yard  
**(3) UNITS + EXISTING COTTAGE (NO PARKING) PREFERRED**

ehdd.



**UNIT SIZES FOR PARCELS WITHIN 300 FEET OF 115 TELEGRAPH HILL BOULEVARD**

(Average Unit Size = 833 sq ft)

Source: <http://propertymap.sfplanning.org/>

Number	Street	Units	Bldg Area	Ave Unit
			Sq Ft	Sq Ft
100	Alta St	7	9,095	1,299
102	Alta St	3	3,688	1,229
103 - 105	Alta St	2	1,908	954
107	Alta St	1	1,547	1,547
110	Alta St	3	2,016	672
112	Alta St	1	1,539	1,539
116	Alta St	1	2,200	2,200
118	Alta St	1	1,617	1,617
122	Alta St	1	2,225	2,225
71	Castle St	1	1,213	1,213
73	Castle St	1	837	837
75	Castle St	1	798	798
77	Castle St	1	737	737
300	Filbert St	1	2,063	2,063
305	Filbert St	1	1,968	1,968
307	Filbert St	3	2,135	712
308	Filbert St	3	2,512	837
310	Filbert St	2	2,166	1,083
327	Filbert St	2	1,304	652
331	Filbert St	3	2,130	710
339	Filbert St	1	110	110
341	Filbert St	1	2,890	2,890
345 #1	Filbert St	1	2,796	2,796
345 #2	Filbert St	1	1,449	1,449
345 #3	Filbert St	1	1,449	1,449
357	Filbert St	1	1,971	1,971
391	Filbert St	1	1,492	1,492
381 - 383	Filbert St	2	1,010	505
401-05/1459-69	Filbert St/Kearny	9	6,840	760
417 - 425/56	Filbert St/Genoa Pl	6	4,510	752
427 - 429	Filbert St	2	2,890	1,445
433 - 435	Filbert St	2	2,024	1,012
439 - 441	Filbert St	2	1,924	962
443 - 435	Filbert St	2	1,720	860
2	Genoa Pl	6	2,985	498
5	Genoa Pl	1	650	650
27 - 33	Genoa Pl	3	2,400	800
39 - 43	Genoa Pl	3	2,300	767
55	Genoa Pl	6	3,963	661
56 - 58	Genoa Pl	2	900	450
335	Greenwich	1	2,016	2,016
337	Greenwich	1	1,461	1,461
409 - 411	Greenwich	5	3,798	760
425	Greenwich	7	4,768	681

**UNIT SIZES FOR PARCELS WITHIN 300 FEET OF 115 TELEGRAPH HILL BOULEVARD**  
**(Average Unit Size = 833 sq ft)**

Source: <http://propertymap.sfplanning.org/>

Number	Street	Units	Bldg Area Sq Ft	Ave Unit Sq Ft
1354	Kearny St	3	2,088	696
1360 - 1364	Kearny St	6	3,900	650
1401-1405/400-408	Kearny St/Union St	11	7,396	672
1402	Kearny St	7	5,118	731
1406 - 1408	Kearny St	2	2,100	1,050
1413 - 1423	Kearny St	6	4,710	785
1422 - 1424	Kearny St	4	2,214	554
1425 - 1429	Kearny St	12	7,438	620
1435 - 1437	Kearny St	5	2,390	478
1436	Kearny St	1	1,484	1,484
1439 - 1441	Kearny St	2	2,130	1,065
1440	Kearny St	1	2,246	2,246
1442	Kearny St	1	2,247	2,247
1443 - 1445	Kearny St	2	1,038	519
1447	Kearny St	1	2,396	2,396
1448	Kearny St	1	330	330
1455	Kearny St	1	1,350	1,350
1454 - 1456	Kearny St	2	2,275	1,138
1301 - 1303	Montgomery St	4	4,480	1,120
1305 - 1307	Montgomery St	4	3,256	814
1309 - 1311	Montgomery St	3	1,820	607
1315	Montgomery St	6	3,900	650
1321	Montgomery St	2	2,156	1,078
1345	Montgomery St	1	3,614	3,614
1403	Montgomery St	5	2,445	489
1405	Montgomery St	1	3,180	3,180
1407 #1	Montgomery St	1	840	840
1407 #2	Montgomery St	1	1,028	1,028
1407 #3	Montgomery St	1	1,600	1,600
1407 #4	Montgomery St	1	812	812
1409	Montgomery St	3	5,215	1,738
1441 - 1443	Montgomery St	8	7,800	975
1445	Montgomery St	2	1,402	701
95	Telegraph Hill Blvd	1	1,846	1,846
97	Telegraph Hill Blvd	1	1,437	1,437
99	Telegraph Hill Blvd	1	3,512	3,512
101 #A	Telegraph Hill Blvd	1	1,538	1,538
101 #B	Telegraph Hill Blvd	1	2,096	2,096
109 - 111	Telegraph Hill Blvd	3	6,127	2,042
310	Union St	2	2,110	1,055
311	Union St	6	4,809	802
312 - 316	Union St	3	2,745	915
319 - 323	Union St	3	3,093	1,031
325 - 327	Union St	3	2,062	687
328	Union St	3	2,100	700
330	Union St	3	4,035	1,345
337	Union St	1	1,750	1,750

**UNIT SIZES FOR PARCELS WITHIN 300 FEET OF 115 TELEGRAPH HILL BOULEVARD**

**(Average Unit Size = 833 sq ft)**

Source: <http://propertymap.sfplanning.org/>

Number	Street	Units	Bldg Area	Ave Unit
			Sq Ft	Sq Ft
341 - 347	Union St	5	4,499	900
350	Union St	90	47,650	529
351 - 353	Union St	2	2,356	1,178
357	Union St	1	1,300	1,300
364	Union St	3	2,320	773
367 - 373	Union St	4	3,822	956
370 - 372	Union St	2	2,032	1,016
375 - 379	Union St	5	3,692	738
376 - 380	Union St	5	4,221	844
381 - 385	Union St	5	3,244	649
382 - 386	Union St	3	3,375	1,125
387 - 397	Union St	6	4,218	703
388 - 392	Union St	3	2,979	993
401 #101	Union St	1	751	751
401 #102	Union St	1	631	631
401 #103	Union St	1	669	669
401 #201	Union St	1	751	751
401 #202	Union St	1	631	631
401 #203	Union St	1	669	669
401 #301	Union St	1	1,178	1,178
401 #302	Union St	1	880	880
405	Union St	4	2,250	563
418 - 420	Union St	4	3,559	890
424 - 428	Union St	6	4,560	760
434 - 436	Union St	3	2,700	900
438 - 440	Union St	3	2,532	844
114 - 118	Varenes	3	2,325	775
120 - 124	Varenes	2	2,128	1,064
126 - 128	Varenes	2	1,770	885
130 - 132	Varenes	3	1,252	417
140 - 148	Varenes	5	3,084	617
152 - 158	Varenes	4	2,460	615

TOTAL 430 358,160

Average unit **833 sq ft**

## **Exhibit 8**

- Pages 1 and 2 of Planning Commission Motion No. 13782 describing the cottage in 1993 as a two unit building.
- Permit history of rear cottage showing cancellation of permits to merge two units into one and to expand the footprint of the rear cottage as a single family home.

File No. 93.180C  
115 Telegraph Hill Boulevard and  
361-377 Filbert Street  
Lots 34, 35 and 36 in Assessor's Block 105

SAN FRANCISCO  
CITY PLANNING COMMISSION  
MOTION NO. 13782

**ADOPTING FINDINGS RELATED TO THE AUTHORIZATION OF A CONDITIONAL USE PURSUANT TO APPLICATION NO. 93.180C BY THE CITY PLANNING COMMISSION TO PERMIT UP TO SEVEN DWELLING UNITS ON A LOT WITH APPROXIMATELY 7,563 SQUARE FEET WHEN THE CITY PLANNING CODE ALLOWS UP TO ONE DWELLING UNIT FOR EACH 1,000 SQUARE FEET OF LOT AREA, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

Preamble

On October 28, 1993, August 11, 1994, November 3, and November 17, 1994, the City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings on Conditional Use Application No. 93.180C at which time the Commission reviewed and discussed the findings prepared for its review by the staff of the Department of City Planning (hereinafter "Department").

This Commission has reviewed and considered reports, studies, plans and other documents pertaining to this proposed project.

This Commission has heard and considered the testimony presented to it at the public hearing and has further considered the written materials and oral testimony presented on behalf of the applicant, the Department staff and other interested parties.

**MOVED**, That the Commission hereby authorizes the Conditional Use requested in Application No. 93.180C based on the following findings:

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. On March 24, 1993, Theodore W. Brown of Theodore Brown and Partners, Inc., authorized agent of Josef D. Cooper, owner (hereinafter "Applicant"), made application to the Department for Conditional Use authorization to permit up to seven dwelling units on a lot with approximately 7,563 square feet when the City Planning Code (hereinafter "Code") allows up to one dwelling unit for each 1,000 square feet of lot area, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District (hereinafter "Project"), on the property known as 115

CITY PLANNING COMMISSION

File No. 93,180C  
115 Telegraph Hill Boulevard and  
361-377 Filbert Street  
Lots 34, 35 and 36 in Assessor's Block 105  
Motion No. 13782  
Page 2

Telegraph Hill Boulevard and 361-377 Filbert Street Steps, south side between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 (hereinafter "Subject Property").

2. The Subject Property contains three lots and is a steeply downsloping parcel (the elevation change from the front property line to the rear property is approximately 30 feet), with a depth of 82.5 feet for the westerly two lots (each 27.5 feet wide) and 110 feet in depth for the most easterly of the lots also at 27.5 feet in width. The property slopes laterally from the high point on the east to the west with an approximate 20 foot difference in elevation. The property is developed with five residential buildings. The two westerly lots contain one structure each, while the remaining easterly lot contains three separate structures (two are non-complying, as they are in the required rear yard). The parcel has historically contained up to 11 dwelling units. The buildings have been vacant for several years. Currently a caretaker lives in one unit. In addition, the three buildings on Lot 36, containing five dwelling units are legal non conforming uses.

All of the buildings are in run down condition and have been found by the Department of Public Works, to be unsound structures, as defined in Code Section 503(h) (interim control) based upon the fact that the cost to repair the buildings versus the cost to rebuild exceeds fifty percent. There is no off street parking on the site. Approximately 10 feet of the 82.5 feet wide site is accessible to vehicles at the top of the Filbert Street Steps. One of the buildings, known both as 115 Telegraph Hill Boulevard and 361 Filbert Street, was at one time considered for landmark status but the owner withdrew the application. The building was erroneously thought to have been a Earthquake Refugee Shack. Investigation has determined that it was originally constructed as an automobile garage.

3. The Project would involve demolition of four of the five buildings and the restoration and expansion of a noncomplying building within the required rear yard. It would also involve merging of the three lots into one lot and the construction of a new dwelling containing five floors of occupancy with up to six units and one parking level for up to seven vehicles. The new building's exterior would be painted stucco, glass block and stainless steel. The parking entrance at the easterly end of the site would be on the third level. Restoration of the two-story, noncomplying building at the rear of Lot 36 would convert it from two studio units to a single one bedroom unit. As submitted by the applicant, this plan requires a variance from rear yard requirements to expand the structure by approximately 130 square feet in order to accommodate an internal staircase.

The gross square footage of the five existing buildings is approximately 5,500 square feet. The Project would contain approximately 12,200 gross square feet of residential use, approximately 2,600 square feet of parking and approximately



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Report for: 115 TELEGRAPH HILL BOULEVARD**

**Planning Applications Report: 115 TELEGRAPH HILL BOULEVARD**

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the [Planning Code](#).

PLANNING APPLICATIONS:

<b>Planning App. No.:</b>	<b>2014-000345APL</b>					
<b>Planner:</b>	<b><a href="#">Jessica Range</a> Tel: 415-575-9018</b>					
<b>Record Type:</b>	Appeals (APL)					
<b>Opened:</b>	10/22/2014					
<b>Name:</b>	115 Telegraph Hill Blv					
<b>Description:</b>	Renovate an existing cottage & construct 3 new dwelling units over a shared three-car garage.					
<b>Address:</b>	115 - 377 Telegraph Hill BLVD, SAN FRANCISCO, CA 94133					
<b>Status:</b>	Appealed					
<b>Closed:</b>						
<b>Further Information:</b>	<a href="#">View</a>					
<b>Related Records:</b>						
	2014-000912APL	Appeals (APL)	11/03/2014	Appealed	<a href="#">Elizabeth Watty</a>	<a href="#">View</a>
<b>Planning App. No.:</b>	<b>2013.1375E</b>					
<b>Planner:</b>	<b><a href="#">Jessica Range</a> Tel: 415-575-9018</b>					
<b>Record Type:</b>	Environmental (ENV)					
<b>Opened:</b>	8/7/2013					
<b>Name:</b>	115 Telegraph Hill Blv					
<b>Description:</b>	Renovate an existing cottage & construct 3 new dwelling units over a shared three-car garage.					
<b>Address:</b>	363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133					
<b>Status:</b>	Under Review					
<b>Closed:</b>						
<b>Further Information:</b>	<a href="#">View</a>					
<b>Related Records:</b>						
<b>Planning App. No.:</b>	<b>2013.1375</b>					
<b>Planner:</b>	<b><a href="#">Planning Information Center</a> Tel: 415-558-6377</b>					
<b>Record Type:</b>	Project Profile (PRJ)					
<b>Opened:</b>	8/7/2013					
<b>Name:</b>	115 Telegraph Hill Blv					
<b>Description:</b>	Renovate an existing cottage & construct 3 new dwelling units over a shared three-car garage.					
<b>Address:</b>	363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133					
<b>Status:</b>	Under Review					
<b>Closed:</b>						
<b>Further Information:</b>	<a href="#">View</a>					
<b>Related Records:</b>						

2013.1375C	Conditional Use Authorization (GUA)	08/20/2013	Closed	<a href="#">Elizabeth Watty</a>	<a href="#">View</a>
<b>Planning App. No.:</b>	<b>10859PRV</b>				
<b>Planner:</b>	<b><a href="#">Planning Information Center</a> Tel: 415-558-6377</b>				
<b>Record Type:</b>	Project Review Meetings (PRV)				
<b>Opened:</b>	12/17/2012				
<b>Name:</b>	115 Telegraph Hill (aka 363-377 Filbert) 0105/065; Project Review Meeting to follow up prior PRM on 12/6/2011 re construction of 3				
<b>Description:</b>	115 Telegraph Hill (aka 363-377 Filbert) 0105/065; Project Review Meeting to follow up prior PRM on 12/6/2011 re construction of 3 additional town homes with 9 parking spaces.				
<b>Address:</b>	363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133				
<b>Status:</b>	Closed				
<b>Closed:</b>	12/17/2012				
<b>Further Information:</b>	<a href="#">View</a>				
<b>Related Records:</b>					
<b>Planning App. No.:</b>	<b>10044PRV</b>				
<b>Planner:</b>	<b><a href="#">Planning Information Center</a> Tel: 415-558-6377</b>				
<b>Record Type:</b>	Project Review Meetings (PRV)				
<b>Opened:</b>	11/29/2011				
<b>Name:</b>	115 Telegraph Hill Blvd (aka 363-377 Filbert) 0105/065; Project Review Meeting to construct 3 addl town homes. The existing cottag				
<b>Description:</b>	115 Telegraph Hill Blvd (aka 363-377 Filbert) 0105/065; Project Review Meeting to construct 3 addl town homes. The existing cottage will remain. 9 parking spaces are proposed.				
<b>Address:</b>	363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133				
<b>Status:</b>	Closed				
<b>Closed:</b>	11/29/2011				
<b>Further Information:</b>	<a href="#">View</a>				
<b>Related Records:</b>					
<b>Planning App. No.:</b>	<b>6027PRV</b>				
<b>Planner:</b>	<b><a href="#">Planning Information Center</a> Tel: 415-558-6377</b>				
<b>Record Type:</b>	Project Review Meetings (PRV)				
<b>Opened:</b>	12/5/2006				
<b>Name:</b>	363 - 377 Filbert St. - New construction of a three-unit building on the front portion of the lot in front of the existing rear co				
<b>Description:</b>	363 - 377 Filbert St. - New construction of a three-unit building on the front portion of the lot in front of the existing rear cottage.				
<b>Address:</b>	363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133				
<b>Status:</b>	Closed				
<b>Closed:</b>	12/5/2006				
<b>Further Information:</b>	<a href="#">View</a>				
<b>Related Records:</b>					
<b>Planning App. No.:</b>	<b>2002.0434</b>				
<b>Planner:</b>	<b><a href="#">Planning Information Center</a> Tel: 415-558-6377</b>				
<b>Record Type:</b>	Project Profile (PRJ)				
<b>Opened:</b>	4/23/2002				
<b>Name:</b>	363 FILBERT ST				
<b>Description:</b>	Conditional Use application requests modification of conditions imposed in Motion 13782, specifically with regards to time limitations (Exhibit A, Condition 2.) approved by the City Planning Commission on November 17 1994. This modification will allow completion of the approved project including the construction of a new residential building envelop.				
<b>Address:</b>	363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133				
<b>Status:</b>	Closed				
<b>Closed:</b>					
<b>Further Information:</b>	<a href="#">View</a>				
<b>Related Records:</b>					
2002.0434C	Conditional Use Authorization (GUA)	04/23/2002	Closed	<a href="#">Planning Info Center</a>	<a href="#">View</a>



**Planning App. No.:** 1993.180E  
**Planner:** Planning Information Center Tel: 415-558-6377  
**Record Type:** Environmental (ENV)  
**Opened:** 3/23/1993  
**Name:** 377 FILBERT ST  
**Description:** , and Rear yd.variance for both bldgs. Rehabilitate one 2-story cottage and build 6-unit, 17,860 s.f. residential building with 9 parking stalls after demolition of 4 vacant residential buildings with 7 units.  
**Address:** 363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133  
**Status:** Closed  
**Closed:** 12/9/1993  
**Further Information:** [View](#)  
**Related Records:**

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**Planning App. No.:** 1993.180  
**Planner:** Planning Information Center Tel: 415-558-6377  
**Record Type:** Project Profile (PRJ)  
**Opened:** 3/23/1993  
**Name:** 377 FILBERT ST  
**Description:** , and Rear yd.variance for both bldgs. Rehabilitate one 2-story cottage and build 6-unit, 17,860 s.f. residential building with 9 parking stalls after demolition of 4 vacant residential buildings with 7 units.  
**Address:** 363 - 377 FILBERT ST, SAN FRANCISCO, CA 94133  
**Status:** Closed  
**Closed:**  
**Further Information:** [View](#)  
**Related Records:**

1993.180C	Conditional Use Authorization (CUA)	03/23/1993	Closed	<a href="#">Planning Info Center</a>	<a href="#">View</a>
1993.180S	Subdivision-REF (SUB)	03/10/1997	Closed	<a href="#">Planning Info Center</a>	<a href="#">View</a>
1993.180V	Variance (VAR)	10/13/1994	Closed	<a href="#">Planning Info Center</a>	<a href="#">View</a>

## Building Permits Report: 115 TELEGRAPH HILL BOULEVARD

Applications for Building Permits submitted to the Department of Building Inspection.

### BUILDING PERMITS:

**Permit:** 200203111015  
**Form:** 1 - New Construction  
**Filed:** 3/11/2002 9:12:07 AM  
**Address:** 115 TELEGRAPH HILL BL  
**Parcel:** 0105/065  
**Existing:**  
**Proposed:** APARTMENTS  
**Existing Units:** 0  
**Proposed Units:** 3  
**Status:** CANCELLED  
**Status Date:** 6/29/2005 8:52:31 AM  
**Description:** TO ERECT 3 DWELLING  
**Cost:** \$1,750,000.00

---

**Permit:** 200106040683  
**Form:** 8 - Alterations Without Plans  
**Filed:** 6/4/2001 4:14:11 PM  
**Address:** 115 TELEGRAPH HILL BL  
**Parcel:** 0105/065

Existing: 1 FAMILY DWELLING  
 Proposed: 1 FAMILY DWELLING  
 Existing Units: 0  
 Proposed Units: 1  
 Status: EXPIRED  
 Status Date: 6/4/2002 4:18:03 PM  
 Description: RENEW PERMIT APPLICAITON-9925477-CONTINUE & CONDUCT APPRVD SCOPE OF WORK-68,000  
 Cost: \$68,000.00

---

**Permit:** **200012137860**  
 Form: 8 - Alterations Without Plans  
 Filed: 12/13/2000 2:38:07 PM  
 Address: 371 FILBERT ST  
 Parcel: 0105/035  
 Existing: 1 FAMILY DWELLING  
 Proposed: 1 FAMILY DWELLING  
 Existing Units: 0  
 Proposed Units: 1  
 Status: COMPLETE  
 Status Date: 1/2/2001  
 Description: FINAL INSPECTION ON 9825834  
 Cost: \$1.00

---

**Permit:** **200012137856**  
 Form: 8 - Alterations Without Plans  
 Filed: 12/13/2000 2:27:38 PM  
 Address: 377 FILBERT ST  
 Parcel: 0105/034  
 Existing: 1 FAMILY DWELLING  
 Proposed: 1 FAMILY DWELLING  
 Existing Units: 0  
 Proposed Units: 1  
 Status: COMPLETE  
 Status Date: 1/2/2001  
 Description: RENEW FOR FINAL INSPECTION ON 9825835  
 Cost: \$1.00

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**Permit:** **9925477**  
 Form: 8 - Alterations Without Plans  
 Filed: 12/2/1999  
 Address: 115 TELEGRAPH HILL BL  
 Existing: 1 FAMILY DWELLING  
 Proposed: 1 FAMILY DWELLING  
 Existing Units: 0  
 Proposed Units: 1  
 Status: EXPIRED  
 Status Date: 4/11/2001  
 Description: REPAIR/REPLACE DRY ROT  
 Cost: \$20,000.00

---

**Permit:** **9825835**  
 Form: 8 - Alterations Without Plans  
 Filed: 12/18/1998  
 Address: 377 FILBERT ST  
 Existing: 1 FAMILY DWELLING  
 Proposed: 1 FAMILY DWELLING

Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	4/18/1999
Description:	RENEW PA#9505988 FOR FINAL INSPECTION
Cost:	\$1.00
<hr/>	
<b>Permit:</b>	<b><u>9825834</u></b>
Form:	8 - Alterations Without Plans
Filed:	12/18/1998
Address:	371 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	4/18/1999
Description:	RENEW PA#9505987 FOR FINAL INSPECTION
Cost:	\$1.00
<hr/>	
<b>Permit:</b>	<b><u>9804148</u></b>
Form:	8 - Alterations Without Plans
Filed:	3/11/1998
Address:	371 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	12/2/1998
Description:	RENEW FOR PERMIT APP #9505987
Cost:	\$1.00
<hr/>	
<b>Permit:</b>	<b><u>9804147</u></b>
Form:	8 - Alterations Without Plans
Filed:	3/11/1998
Address:	377 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	12/2/1998
Description:	RENEW FOR PERMIT APP #9505988
Cost:	\$1.00
<hr/>	
<b>Permit:</b>	<b><u>9722736</u></b>
Form:	8 - Alterations Without Plans
Filed:	11/10/1997
Address:	377 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	12/2/1998
Description:	RENEW EXPIRED APPL #9505988

Cost:	\$1.00
<b>Permit:</b>	<b><u>9722735</u></b>
Form:	8 - Alterations Without Plans
Filed:	11/10/1997
Address:	371 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	12/2/1998
Description:	RENEW EXPIRED APPL #9505987
Cost:	\$1.00
<b>Permit:</b>	<b><u>9716089S</u></b>
Form:	3 - Alterations With Plans
Filed:	8/21/1997
Address:	115 TELEGRAPH HILL BL
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	EXPIRED
Status Date:	1/26/1999
Description:	HORIZONTAL ADDITION
Cost:	\$150,000.00
<b>Permit:</b>	<b><u>9715848S</u></b>
Form:	1 - New Construction
Filed:	8/18/1997
Address:	115 TELEGRAPH HILL BL
Existing:	
Proposed:	APARTMENTS
Existing Units:	0
Proposed Units:	3
Status:	EXPIRED
Status Date:	7/27/2001
Description:	ERECT A 6-UNIT BUILDING
Cost:	\$1,250,000.00
<b>Permit:</b>	<b><u>9715847</u></b>
Form:	6 - Demolition
Filed:	8/18/1997
Address:	377 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED
Status Date:	8/2/2007
Description:	DEMOLISH A 1-STORY SFD
Cost:	-
<b>Permit:</b>	<b><u>9715846</u></b>
Form:	6 - Demolition
Filed:	8/18/1997
Address:	369 FILBERT ST

Existing:	1 FAMILY DWELLING
Proposed:	
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED
Status Date:	8/3/2007
Description:	DEMOLISH A 1-STORY SFD
Cost:	-
<hr/>	
<b>Permit:</b>	<b><u>9715845</u></b>
Form:	6 - Demolition
Filed:	8/18/1997
Address:	363 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED
Status Date:	8/3/2007
Description:	DEMOLISH A 1-STORY SFD
Cost:	-
<hr/>	
<b>Permit:</b>	<b><u>9715844</u></b>
Form:	6 - Demolition
Filed:	8/18/1997
Address:	371 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED
Status Date:	8/2/2007
Description:	DEMOLISH A 3-STORY SINGLE FAMILY DWELLING
Cost:	-
<hr/>	
<b>Permit:</b>	<b><u>9505988</u></b>
Form:	3 - Alterations With Plans
Filed:	4/25/1995
Address:	377 FILBERT ST
Existing:	FENCE/RETAINING WALL
Proposed:	FENCE/RETAINING WALL
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED
Status Date:	2/4/1998
Description:	REF PA #9301680S1. DEMO (E) RETAINING WALL & CONSTRUCT NEW.
Cost:	\$20,000.00
<hr/>	
<b>Permit:</b>	<b><u>9505987</u></b>
Form:	3 - Alterations With Plans
Filed:	4/25/1995
Address:	371 FILBERT ST
Existing:	FENCE/RETAINING WALL
Proposed:	FENCE/RETAINING WALL
Existing Units:	0
Proposed Units:	0
Status:	EXPIRED

Status Date:	2/4/1998
Description:	REF PA #9301680S1. DEMO (E) RETAINING WALL & CONSTRUCT NEW.
Cost:	\$10,000.00
<b>Permit:</b>	<b><u>9024519</u></b>
Form:	3 - Alterations With Plans
Filed:	12/3/1990
Address:	361 FILBERT ST
Existing:	2 FAMILY DWELLING
Proposed:	2 FAMILY DWELLING
Existing Units:	0
Proposed Units:	2
Status:	EXPIRED
Status Date:	7/30/1991
Description:	DRY ROT REPAIR, FOUNDATION REPAIR TO (E) STRUCTURE
Cost:	\$20,000.00
<b>Permit:</b>	<b><u>8411653</u></b>
Form:	3 - Alterations With Plans
Filed:	10/30/1984
Address:	371 FILBERT ST
Existing:	APARTMENTS
Proposed:	APARTMENTS
Existing Units:	0
Proposed Units:	4
Status:	EXPIRED
Status Date:	5/6/1985
Description:	REPAIR FIRE DAMAGE TO BUILDING.
Cost:	\$22,000.00
<b>Permit:</b>	<b><u>8411652</u></b>
Form:	8 - Alterations Without Plans
Filed:	10/30/1984
Address:	377 FILBERT ST
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	0
Proposed Units:	1
Status:	COMPLETE
Status Date:	2/27/1985
Description:	REPAIR FIRE DAMAGE TO ROOF
Cost:	\$4,000.00
<b>Permit:</b>	<b><u>8408071</u></b>
Form:	3 - Alterations With Plans
Filed:	7/26/1984
Address:	371 FILBERT ST
Existing:	TOURIST HOTEL/MOTEL
Proposed:	TOURIST HOTEL/MOTEL
Existing Units:	0
Proposed Units:	4
Status:	EXPIRED
Status Date:	3/4/1986
Description:	TO COMPLY WITH DEPT. OF APART HOTEL INSPECTION 2/16/82
Cost:	\$350.00
<b>Permit:</b>	<b><u>8207221</u></b>
Form:	3 - Alterations With Plans

**Permits, Complaints and Boiler PTO Inquiry**

**Permit Details Report**

Report Date: 11/7/2014 11:33:08 AM

Application Number: 9716089S  
 Form Number: 3  
 Address(es): 0105/065/0 115 TELEGRAPH HILL BL  
 Description: HORIZONTAL ADDITION  
 Cost: \$150,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
8/21/1997	FILED	
11/17/1997	APPROVED	
11/17/1997	ISSUED	
12/4/1997	SUSPEND	
1/26/1998	REINSTATED	
1/26/1999	EXPIRED	

**Contact Details:**

E.O.S.F -

**Contractor Details:**

**Addenda Details:**

**Description:**

FINAL

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CP-ZOC	8/22/97	8/27/97	8/27/97		10/9/97	JRN	ROUTE TO CNT-PC 1ST, THEN BACK TO CP-ZOC
2	CNT-PC	10/15/97	10/21/97			10/21/97	TQL	LOG OUT/NO WORK DONE, BACK TO CP-ZOC
3	CP-ZOC	10/21/97	10/22/97			10/22/97	DRL	APPROVED
4	CNT-PC	10/23/97	10/29/97	10/29/97		11/12/97	TQL	
6	CPB	11/17/97	11/17/97					NOTE: NEW COMPLETION DATE 1/2/2000

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
11/17/1999	Dermott Sullivan	START WORK	START WORK
4/28/1999	Dermott Sullivan	START WORK	START WORK

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			20	SPECIAL CASES	X
0		15	20	SPECIAL CASES	X

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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.

**Permits, Complaints and Boiler PTO Inquiry**

**Permit Details Report**

Report Date: 11/7/2014 11:27:01 AM

Application Number: 9925477  
 Form Number: 8  
 Address(es): 0105/065/0 115 TELEGRAPH HILL BL  
 Description: REPAIR/REPLACE DRY ROT  
 Cost: \$20,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
12/2/1999	FILED	
12/2/1999	APPROVED	
12/2/1999	ISSUED	
4/11/2001	EXPIRED	

**Contact Details:**

JOSEF COOPER-

**Contractor Details:**

**Addenda Details:**

**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	12/2/99	12/2/99					

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
4/11/2001	Dermott Sullivan	EXPIRE	EXPIRE
12/20/1999	Dermott Sullivan	FORMS	OK TO POUR

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
-------------	----------------	--------------	-----------------	-------------	---------

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[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.

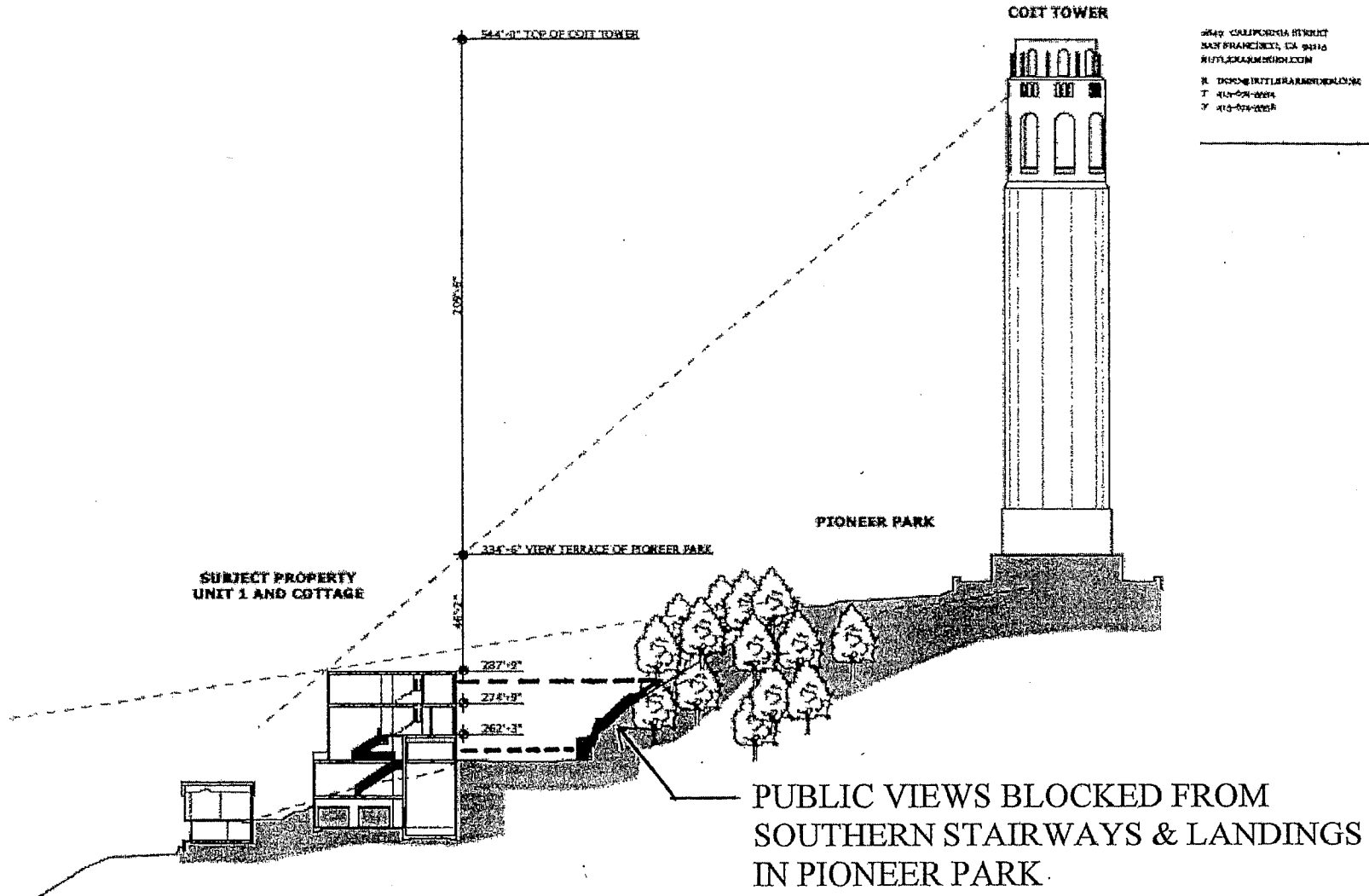


1825



BUTLER ARMISDEN  
ARCHITECTS

2647 CALIFORNIA STREET  
SAN FRANCISCO, CA 94116  
RUFFLEARMISDEN.COM  
R. DISON@BUTLERARMISDEN.COM  
T. 415-774-0224  
F. 415-774-0228

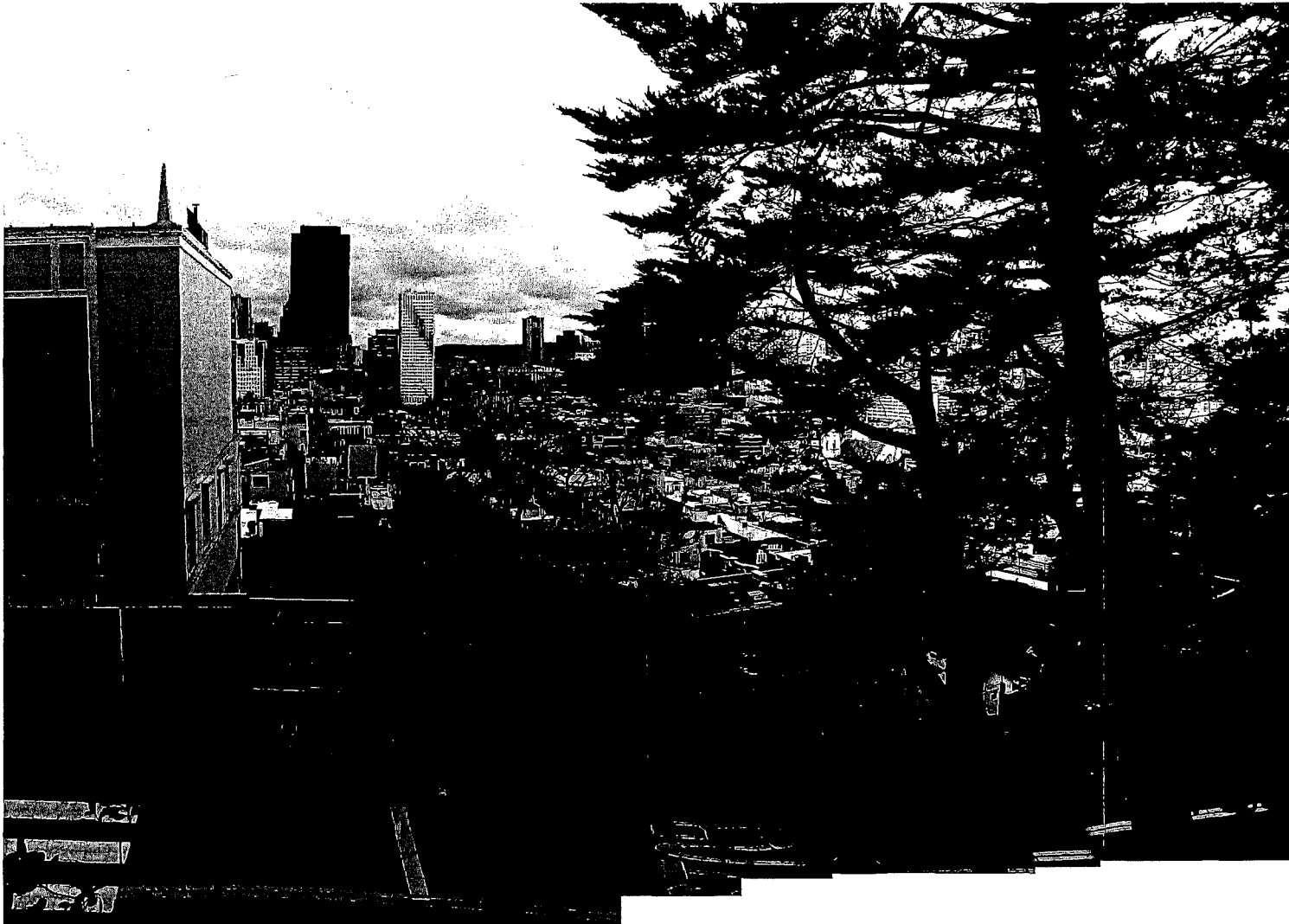


1 VIEW FROM COIT TOWER TO SUBJECT PROPERTY  
NOT TO SCALE

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

## **Exhibit 10**

Vantage Point based photograph  
showing current view of the Project Site  
from Pioneer Park toward the Filbert  
Steps prepared by Project Architect.



1827

VANTAGE POINT

115 TELEGRAPH HILL  
SAN FRANCISCO, CA

Butler Armøden  
ARCHITECTS

## **Exhibit 11**

Ghosted Image of Approximate Height  
and Mass of Proposed Project Viewed  
from Pioneer Park towards Filbert Steps  
(prepared by Project Architect).



1829

GHOSTED MASSING - OPTION 1

115 TELE  
SAN FR

H HILL  
CO, CA

Butler Arnsden

1830



REFERRED ALTERNATIVE DESIGN

TELEGRAPH HILL  
SAN FRANCISCO, CA

1831

PROPERTY LINE

MAXIMUM HEIGHT 208.40'

PUBLIC VIEW  
CORRIDOR

EL +262'-3"

EL +251'-75"

EL +242'

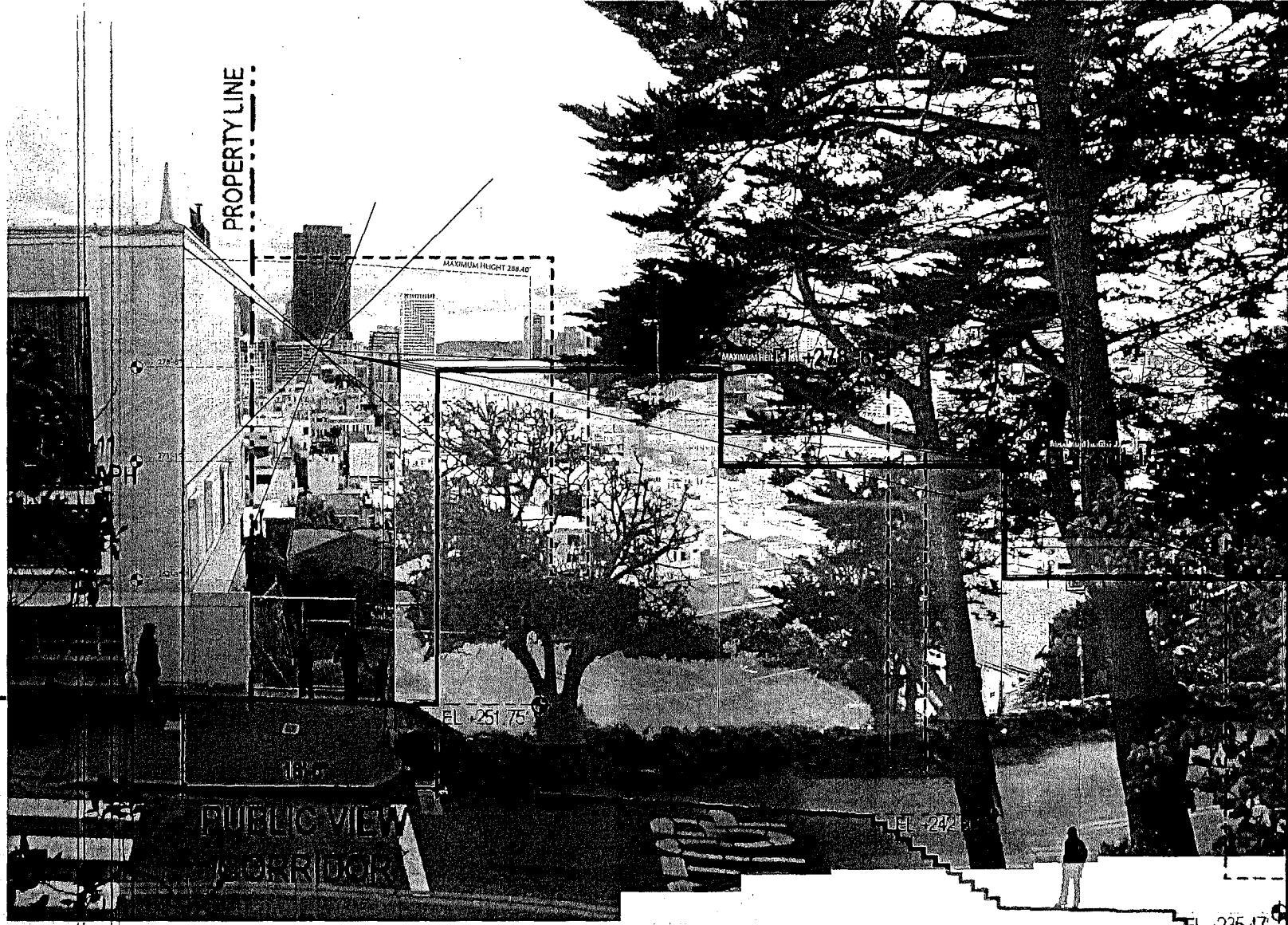
381 / 383  
FILBERT

EL +235'-47"

EL +229'-36"

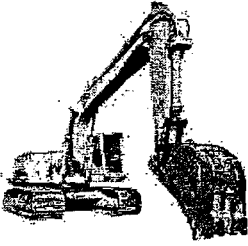
PREFERRED ALTERNATIVE DESIGN

TELEGRAPH HILL  
SAN FRANCISCO, CA









# GRANITE

## Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

10<sup>th</sup> October 2014

Vedica Puri, President  
Telegraph Hill Dwellers  
600 Montgomery St., 31st Floor  
San Francisco, CA 94111

Re: 115 Telegraph Hill Blvd load counts

Dear Ms. Puri,

I am pleased to present my analysis of truck trips for 115 Telegraph Hill Blvd. I based my analysis on the improvements sought in the planning permit as outlined in the architectural sheets A0.0 to A3.10 dated August 12<sup>th</sup> 2013.

### Methodology

The number of trips required for the removal of the dirt spoils was calculated as follows. The existing contours of the site from the site survey were traced and built into a 3D BIM model. The proposed contours of the site were modeled and the resulting volume calculated. The volume was then converted to weight by a factor of 1.7 tons of soil per cubic yard.

The estimated volume of concrete that will be used on the project was established from the plans and is shown in the calculations of plate 2.

### Results

Given the weight restriction on Telegraph Hill Blvd of 6,000 lbs gross vehicle weight the estimated number of trips for the excavation of the dirt and the installation of concrete are given below:

Excavation removal	7400	trips
Concrete import	2656	trips
Total	10,056	trips

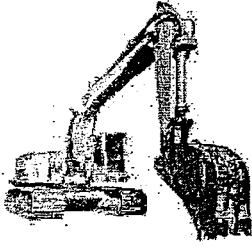
Please do not hesitate to contact me with questions

Sincerely,

Erwin O Toole PE



Encls: Plate 1 Existing and proposed topographical model  
Plate 2 Tabulated calculations  
Plate 3 6,000 lb GVW vehicle

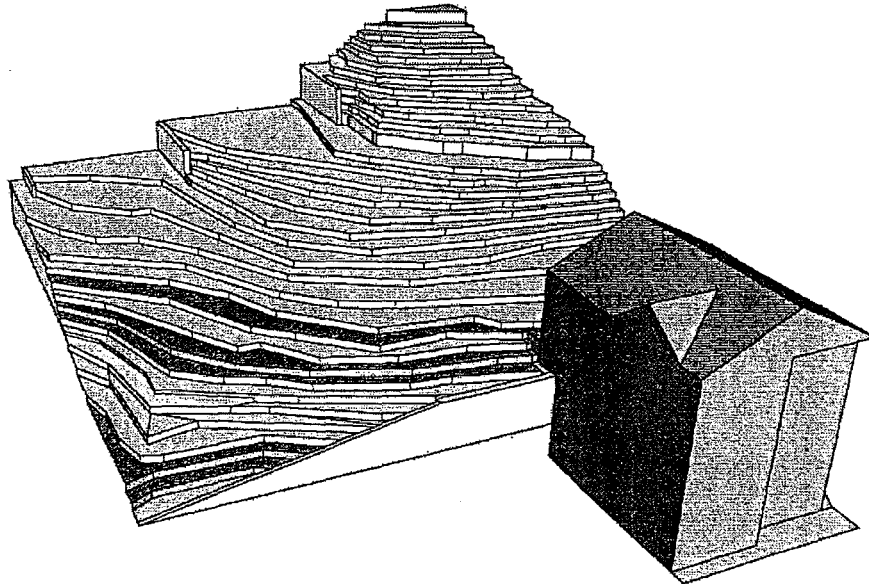


# GRANITE

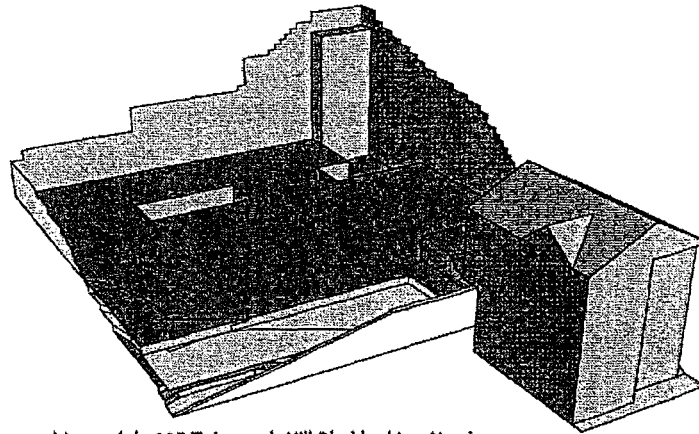
## Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

PLATE 1 Existing and proposed topographical model



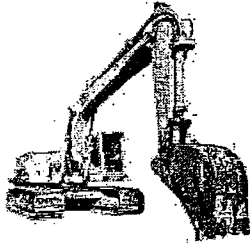
Existing topographic model - 115 Telegraph Hill Blvd looking North



Proposed topographic model - 115 Telegraph Hill Blvd looking North

Bottom of elevation is 222.5'. Deeper at pits.

Volume of Soil generated (banked yards) = 2,546 CY x 1.7 tons/ CY (rock) = 4,328 tons



# GRANITE

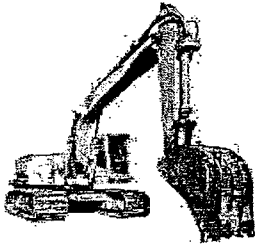
## Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

PLATE 2 Tabulated calculations

<b>115 Telegraph Hill Blvd</b>		
<b>Concrete Calculation</b>		
Floor Plate	4646.0	SF
Perimeter	278.0	LF
Matt slab @2'	344.1	CY
1st floor @8"	129.1	CY
2nd floor @8"	129.1	CY
Walls Say average 15' high - remainder wood	154.4	CY
Approx Total	757.0	CY
0.57 CY per load because of weight restrictions	1328.0	loads
Trip each way	<b>2656.0</b>	trips
No weight restriction on road (9CY per ld)	84.0	loads
	168.0	trips
<b>Dirt Calculation</b>		
Dirt calculated from 3D Model	2546.0	CY
	4328.2	ton
1.17 ton per load because of weight restrictions	3700.0	loads
Trip each way	<b>7400.0</b>	trips
No weight restriction on road (20 ton per ld)	216.0	loads
Trip each way	432.0	trips

Other trips include lumber, rock, debris not accounted for



# GRANITE

## Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

---

Plate 3 6,000 lb GVW vehicle

TYPE OF TRUCK TO USE IF REDUCED TO 6,000 lb GVW



Toyota Dyna 100 – limited availability in US Market

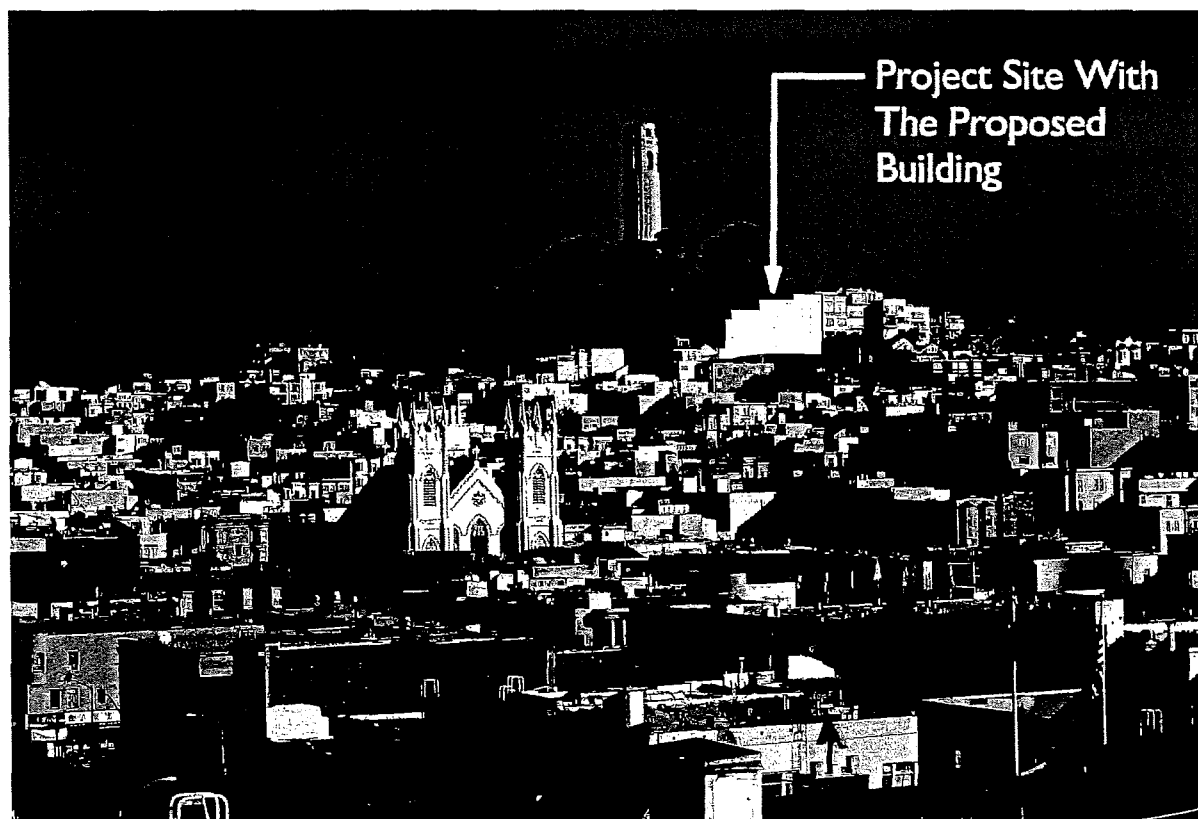
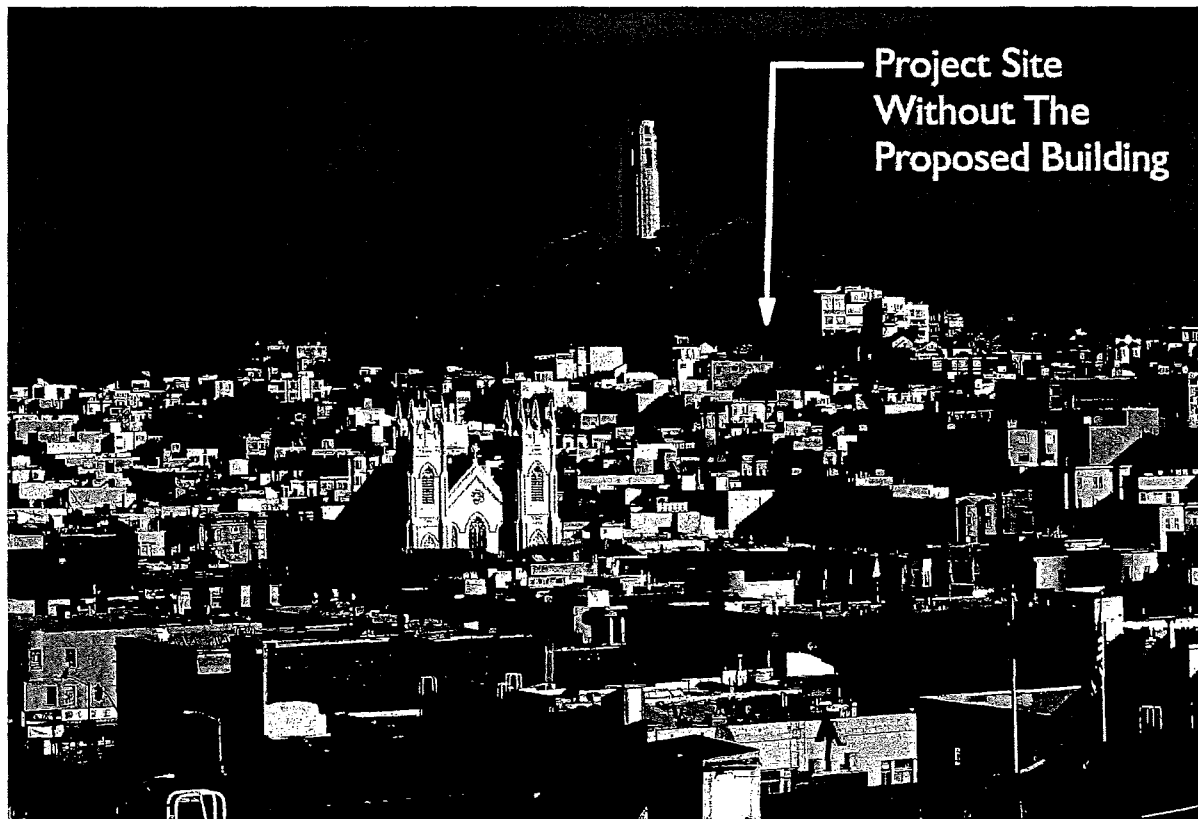
Gross Vehicle Weight (GVW) = 3,000 kg = 6,615 lb

Curb weight = 1,660 kg = 3,660 lb

Payload = 1,340 kg = 2,955 lb

IF limited to 6,000 lb GVW that means payload is reduced to 2,340 lb

**VIEW OF PROJECT OF TELEGRAPH HILL AS SEEN FROM THE FINANCIAL DISTRICT, CHINATOWN, RUSSIAN HILL AND NOB HILL.**



## ***ADDITIONAL CONDITIONS OF APPROVAL***

On Title Sheet A0.0 of the plans approved by the Planning Commission, General Notes 23 through 33, inclusive, address construction staging and management of the project to address the significant impacts of project construction. Appellant requests that these "notes" with clarification be included as specific conditions of project approval to ensure that safe pedestrian access on the Filbert Street steps be maintained, that pedestrian and vehicular conflicts with construction trucks and equipment be avoided, and that Muni and vehicular access to Coit Tower be maintained for the duration of the construction period.

Therefore, the following should be included as conditions of approval:

1. (Note 23) Along the Filbert Street stair frontage of the property, a well-lit and naturally ventilated pedestrian tunnel shall be erected for the duration of the construction period to ensure the safety of person using the Filbert Steps stairs.
2. (Note 24) A flag-person will be stationed at the top of the Filbert stairs at the entry point to the site at all times during the construction period. Additional flag-persons shall be stationed during the excavation and concrete pour phases to ensure the safety of vehicles approaching the blind curve of Telegraph Hill Boulevard in both directions. These persons shall be responsible for monitoring and directing construction trucks and equipment as well as pedestrian and vehicular traffic to minimize potential conflicts.
3. (Note 25) All trucks waiting to unload material shall be staged at a location offsite to avoid queuing of construction trucks on Telegraph Hill Boulevard. The off-site truck queuing locations shall be determined in consultation with the neighbors. Deliveries shall be made between the hours of 9:00 am and 4:00 pm on weekdays to avoid the AM and PM peak traffic periods on Columbus Ave.
4. (Note 26) Construction vehicles and equipment shall use the staging area provided on site and shall be prohibited from using the Coit Tower parking lot for construction staging or queuing of construction vehicles.
5. (Note 27) All applicable weight limits on access roads to and from the site shall be observed and adhered to.
6. (Note 28) No construction activity shall be permitted between 5:00 pm and 7:00 am during weekdays and no construction shall be permitted on Saturdays, Sundays and legal holidays. All construction activities shall comply with the San Francisco Noise Ordinance (Police Code Article 29, and in particular Section 2907).
7. (Note 29) No construction workers, delivery trucks, tradespersons, project design professionals, vendors or any other persons involved in any manner with the construction activities, including but not limited to architects and special inspectors, shall utilize the Coit Tower parking lot, but shall instead park at designated parking garages and be shuttled to and from the job site.

8. (Note 30) Prior to commencing construction, the general contractor, the excavation, shoring and foundation subcontractor(s) and the project sponsor shall provide detailed construction plans including, but not limited to, the truck routes, the off-site location for truck queuing, phasing of construction and each duration, and the estimated number of truck trip for each phase of the construction, to the Transportation Advisory Staff Committee (TASC), which includes the San Francisco Municipal Transit Authority (SFMTA), Police Department (SFPD), Fire Department (SFFD), Department of Public Works (DPW) and Planning Department, prior to a public meeting on the proposed construction plans. In addition to TASC, the project applicant shall also submit such plans to and inform the Recreation and Parks Department, the Department of Building Inspection (DBI) and the construction contractors of any concurrent nearby projects in order to manage traffic congestion and pedestrian circulation effects and safety during construction of the project. TASC shall advise the neighbors of the place and time of the meeting to review and discuss the construction plans.

9. (Note 31) Prior to commencing construction, the project sponsor shall consult with the residents on assessors' blocks 86, 105 and 104 within 300 feet of the project site before finalizing the construction staging, traffic and truck route plans, including (a) a schedule of delivery times and dates during which construction materials are expected to arrive; and (b) methods to be used to monitor truck movement onto and out of the building site so as to minimize traffic and pedestrian conflicts on Telegraph Hill Boulevard, Filbert Street and Kearny Street.

10. (Note 32) Muni access to Coit Tower shall be maintained at all times throughout Construction.

11. (Note 33) Stewardship of landscape areas in the public domain and the Filbert Street stairs along the property frontage shall be maintained by the owners of the subject property, subject to the approval and appropriate agreements with the San Francisco Recreation and Park Department, DPW and DBI in consultation with the Telegraph Hill Dwellers neighborhood association and nearby neighbors.

## Carroll, John (BOS)

---

**From:** BOS Legislation (BOS)  
**Sent:** Tuesday, November 04, 2014 10:14 AM  
**To:** susanbh@preservationlawyers.com; president@thd.org  
**Cc:** dfrattin@reubenlaw.com; jreuben@reubenlaw.com; nshan@mindspring.com; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); BOS Legislation (BOS); Lamug, Joy; Carroll, John (BOS); Somera, Alisa (BOS); nshan@mindspring.com; Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Boulevard - California Environmental Quality Act and Conditional Use Appeals  
**Categories:** 141064, 141059

Good morning,

Please find linked below a letter from Daniel A. Frattin, attorney for the Project Sponsor for the proposed project at 115 Telegraph Hill Boulevard, addressing the California Environmental Quality Act and Conditional Use Appeals filed for the subject property.

[Project Sponsor Letter 10/31/2014](#)

You are invited to review both Board files on our [Legislative Research Center](#) by following the links below.

California Environmental Quality Act Appeal - [Board of Supervisors File No. 141059](#)  
Conditional Use Appeal - [Board of Supervisors File No. 141064](#)

Regards,

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [board.of.supervisors@sfgov.org](http://board.of.supervisors@sfgov.org)

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# REUBEN, JUNIUS & ROSE, LLP

October 31, 2014

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2014 OCT 31 PM 4:30

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## Sent Via Messenger

President David Chiu  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

File 141064 + 141059  
direct to BOS-11, COB  
orig: Leg Clerk

**Re: 115 Telegraph Hill Boulevard; Project Sponsor's Response to Appeal of  
Categorical Exemption and Conditional Use Authorization  
Planning Department Case No. 2013.1375CE  
Our File No.: 7058.01**

Dear President Chiu and Supervisors:

We represent the sponsor, Jeremy Ricks, of the proposed residential building (the "Project") at 115 Telegraph Hill Boulevard. This letter is submitted in opposition to appeals of the Project's Categorical Exemption ("CatEx") and Conditional Use Authorization by the Telegraph Hill Dwellers ("Appellants"). These appeals are based on numerous factual inaccuracies and specious allegations; they are insufficient to overturn the sound decisions of the Planning Commission and Environmental Review Officer.

We ask that you allow the appeals to be heard jointly, in order to expediently resolve the matter and serve the public convenience. In addition, while we look forward to responding in detail to Appellants' claims prior to the hearing, we also provide a preliminary response herein.

### **A. Request for Joint Hearing**

Appellants request that the CatEx appeal be heard *before and separate* from the Conditional Use appeal. Appellants provide no justification for this request, and it should be denied for following reasons:

- Common and Interrelated Issues. The appeals concern a common project and contain interrelated claims regarding project location, site conditions, public views, pedestrian safety, etc., that lend themselves to efficient resolution on a single date.
- Public Interest in Expedient Resolution. The Project has received 43 letters of support from neighbors and community stakeholders, including the North Beach Neighbors, BCDC Commissioner Anne Halsted, John Stewart of the John Stewart Company, and numerous other residents of the immediate area. Copies of Project support letters are

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin  
Sheryl Reuben<sup>1</sup> | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin  
Lindsay M. Petrone | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

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attached as Exhibit A. It is likely that many members of the public will wish to attend the appeals and address the Board. As these hearings can be lengthy and occur during the work week, it would be more convenient to the public to provide an opportunity for comment at a joint hearing.

- Efficient Use of the Board Resources. Resolving the appeals at a joint hearing would allow the Board to consolidate its review time and costs.
- Avoiding Unnecessary Delay. San Francisco Administrative Code Section 31.16 requires that the Board hear Appellants' CatEx appeal *no less than 21 and no more than 45 days after the 30-day appeal period*, which ended on October 13<sup>th</sup>. As a result, the earliest date on which the CatEx appeal could be heard is November 4<sup>th</sup>, and the latest date December 2<sup>nd</sup> – already creating significant delay. It would be unreasonable to further delay the interrelated Conditional Use appeal by requiring it to be heard after the CatEx appeal.

For these reasons, we ask that the Board hear these appeals jointly at the earliest possible date allowed under the Municipal Code.

## **B. Preliminary Response to Appeal Statements**

Appellants' appeal statements contain numerous inaccurate and misleading statements. While we look forward to addressing Appellants' claims in detail prior to the hearing, we have provided a preliminary response below.

### **1. Conditional Use Appeal**

The Project's design has received thorough review by the Planning Department, Residential Design Team, Zoning Administrator, and Planning Commission, and has been repeatedly found consistent with the City's residential and urban design guidelines.

In the face of direct evidence to the contrary, Appellants doggedly insist that the Project's size, setting (and economic status of future residents) are somehow incompatible with City policies and the Planning Code. For good measure, they also include a smattering of wholly unsupported and inaccurate allegations of potential Project impacts to pedestrian safety, traffic, public transit, and views, alluding to near catastrophic effects on City tourism. Given the doomsday conditions advanced by Appellants, one wonders what form of development they *would* find appropriate for the site.

Appellants' characterization of the Project and setting are absurd. In reality, the Project proposes a moderate scale of development that will greatly improve conditions at the long-vacant, blighted lot by constructing an attractive and thoughtfully designed residential building. Renderings of the Project showing its moderate scale and compatibility with adjacent properties is attached as Exhibit B.

The Project will construct a four-unit building with three off-street parking spaces on a lot that currently contains a vacant (and condemned) cottage. The Project will renovate and

restore the existing cottage. The new building will appear as three single-family dwellings, each approximately 40 feet tall, that are designed to step down the hill in response to the naturally sloping topography. Each unit will feature a green roof deck with sustainable native plants. The Project will also incorporate significant landscaping to match the surrounding area.

In contrast to the scenario painted by Appellants, the Project will be entirely compatible with the City's General Plan, and exceeds the requirements for Conditional Use authorization. It will be safely constructed on the basis of sound engineering practices and will comply with all requirements of the Building Code.

In fact, the Project will directly benefit the community by:

- Constructing market rate condominiums that John Stewart of the John Stewart Company estimates in his support letter (attached as Exhibit A) will generate more than \$200,000 a year in revenue to the City in tax increment, in addition to intermittent transfer tax fees, which will go into the City's General Fund and serve a myriad of different budget items including, but not limited to, infrastructure upgrades; the City's Health Department; the Recreation and Parks Department, Homeless Shelter maintenance, and more.
- Converting a blighted and chain-link bordered lot that has been vacant for over 10 years and is currently utilized for numerous illegal activities and poses safety liabilities;
- Contributing three new family-sized units to the City's housing goals, which is currently in short supply;
- Renovating and restoring a currently vacant and condemned cottage, maintaining an otherwise discarded element of Telegraph Hill and preserving its history;
- Repairing the Filbert Street Steps and improving the pedestrian experience with adjacent plantings and additional safety elements such as handrails and attractive lighting;
- Incorporating significant setbacks to provide a view corridor between the buildings to allow views to downtown, all while providing informal gathering area at the top of the steps for pedestrians;
- Contributing architecturally significant development that is well-designed and contextually sensitive to the larger neighborhood;
- Adding sustainable elements such as solar panels, vegetated roofs, and low-water demand plumbing fixtures;
- Voluntarily adopting a range of construction "best practices" above and beyond requirements established in the Planning and Building Codes, in order to ensure minimal disruption to the neighborhood, despite the fact that the Project is exempt

under the California Environmental Quality Act (CEQA) and requires no construction mitigation.

Appellants' attack of the Conditional Use authorization is unwarranted.

## 2. *Categorical Exemption Appeal*

Appellants' CatEx appeal mischaracterizes the project, contains wholly speculative claims of environmental impacts unsupported by fact, and neglects to mention the appropriate standard of review for a challenge to a categorically exempt project applying the "unusual circumstances" exception.

### a. Legal Standard for Appeal

Certain categories of projects are exempt from environmental review under CEQA because they have been found not to have significant effects to the environment. If a project is subject to a categorical exemption, no formal environmental evaluation is required.

On September 3, 2014, the San Francisco Planning Department determined the Project categorically exempt under Class 1 (exterior renovations to an existing single-family residence that is not an historic resource) and Class 3 (construction of a multi-family residential structure with up to four dwelling units in a residential zone). A copy of the Project's CatEx is attached as Exhibit C.

Appellants appear to advance an "unusual circumstances" exception as grounds for the appeal. Once a project is categorically exempt, the exception places the burden on appellants to show that there is a reasonable possibility of significant effect on the environment due to unusual circumstances (CEQA Guidelines §15300.2.) Accordingly, Appellants must establish both: (a) that there are "unusual circumstances"; and (b) that the record shows "reasonable possibility" that significant effects will arise from the unusual circumstances (*Voices for Rural Living v. El Dorado Irrig. Dist* (2012) 209 CA4th 1096, 1108.) Appellants satisfy neither requirement.

"Unusual circumstances" are those that "differ from the general circumstances of the projects covered by a particular categorical exemption" and "create an environmental risk that does not exist for the general class of exempt projects." (*Banker's Hill v. City of San Diego* (2006) 139 Cal.App.4th 249, 278.) There are no unusual circumstances at the Project.

- Many residential infill projects in San Francisco are constructed on sloping lots or in areas located in close proximity to local tourist attractions. Slopes are a reality of local construction, and do not constitute an "unusual circumstances";
- Geotechnical features of an infill project such as soil quality and water runoff conditions are common issues of proper construction technique that are "satisfactorily addressed by standard building code requirements," and are therefore not unusual circumstances (*Association for Protection of Env't'l Values v. City of Ukiah* (1991) 2 CA4th 720, 735);

- In dense urban environments, construction staging activities commonly occur adjacent to and within the public right of way with permission of all required City agencies. Construction staging activities are regulated by Code and do not constitute an unusual circumstances particular to the Project; and
- Aesthetic considerations are not unusual for residential projects in our scenic City. However, no other property along the Filbert Steps is required to provide a public view corridor. Views from sidewalks are not protected under CEQA; nonetheless, the Project has incorporated substantial setbacks and design modifications in order to provide a public view corridor.

Likewise, Appellants fail to establish a “reasonable possibility” that the Project will result in significant environmental effects due to the unusual circumstances. A split of authority exists among California Courts of Appeal regarding the legal standard applied to determine how a “reasonable possibility” is established. However, Appellants claims would fail under either standard, due to the absence of any substantial evidence to support of their claims.<sup>1</sup>

Substantial evidence is “facts, reasonable assumptions predicated on facts, and expert opinion supported by facts.” (CEQA Guidelines § 15384). This standard is not satisfied by argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or otherwise not credible. (CEQA Guidelines § 15064(f)(5).)

Appellants’ meritless complaints and bald statements of opinion do not rise to this standard. For example:

- Geotechnical. The letter provided by Appellants’ geotechnical engineer, Lawrence Karp, amounts to a baseless attack on the Project’s geotechnical report. It contains no facts or specific project data, nor any indication that Mr. Karp has conducted a competing analysis or detailed physical investigation of existing conditions. Nowhere in the letter does Mr. Karp claim to have evaluated detailed project designs, civil engineering reports or shoring plans supporting his specious assertions. Many other residential projects have been built on the same hillside without resulting in a catastrophic ground failure due to existing conditions. Mr. Karp’s letter provides no indication why this Project should differ from those that have come before it. Instead, Mr. Karp appears to assert his own professional qualifications as the only evidence

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<sup>1</sup> There is a split of authority among California Courts of Appeal regarding the standard to be applied to the “reasonable possibility” prong of this analysis. “Some courts have relied on cases involving review of a negative declaration, holding that a finding of categorical exemption cannot be sustained if there is a “fair argument” based on substantial evidence that the project will have significant environmental impacts, even where the agency is presented with substantial evidence to the contrary. Other courts apply an ordinary substantial evidence test to questions of fact relating to the significant effect exception, deferring to the express or implied findings of the local agency that has found a categorical exemption applicable. (*Fairbank v. City of Mill Valley* (1999), 75 Cal.App.4<sup>th</sup> 1243, 1259 (citations omitted).) We believe that the substantial evidence test is the proper standard, consistent with the California Court of Appeal, First District in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4<sup>th</sup> 720. However, Appellants allegations would fail to raise a “reasonable possibility” of potential impacts under either standard, as the specious allegations and unsubstantiated opinions contained in their letter do are not based upon substantial evidence.

needed to substantiate his general opinion. Of course, this simply does not constitute the substantial evidence needed to support a “reasonable possibility” of potential environmental impacts.

- Public Views. Appellants’ personal opinions that the project will impact public views are not only unsupported by any documentation but also directly contradicted by the record. The Project will have no impact on established vistas from Telegraph Hill’s historic Coit Tower or Pioneer Park. A View Study showing images from both locations, attached as Exhibit D, shows that the Project will block no significant view and will remain largely invisible from either location.
- Pedestrian Safety. Appellants speculate that the Project will create dangerous conditions for pedestrians coming up the Filbert Steps. This is simply inaccurate. This location is currently safeguarded by stop signs for a pedestrian crosswalk, forcing vehicular traffic to come to a complete stop and making this area of Telegraph Hill Boulevard arguably the safest area of the street. The Project’s garage door will incorporate safety features such as a flashing beacon to alert operation, which neighboring garages do not contain. All vehicles will exit the garage facing forward. This, along with the garage’s setback from the property line, will allow drivers and pedestrians to avoid conflicts.
- Public Transit. Appellants falsely claim that the Project will unreasonably interfere with MUNI service. The Project will not require relocation of the 39 Coit Tower MUNI bus stop.
- Filbert Steps. There is no evidence that the Project will disrupt pedestrian access to or remove any portion the Filbert Steps. In fact, there is no modification proposed to the stairs. The only improvements proposed involve adjacent plantings and handrails that will result in a more pleasant and safe experience for tourists.
- Telegraph Hill Wall. Appellants claim the Project will require removal of the historic stone wall separating Telegraph Hill Boulevard and the Filbert Steps. This is simply untrue. The wall will not be removed or altered in any way by the Project.

b. Previous Environmental Review at Property

The Project is the second proposal reviewed by the Planning Department under CEQA for this location in the past 20 years. In 1993, the Department issued a Negative Declaration for a significantly larger project on the same site (proposing to construct a 14,900 gsf residential building containing 7 dwelling units and up to 7 off-street parking spaces). Following a thorough review of the previous proposal’s potential for traffic, parking, noise, geological, shadow, aesthetics, construction activities and other potential environmental impacts, the Department found that the only potential impact requiring mitigation was construction air quality. This factor no longer requires CEQA mitigation for current projects because it is now regulated by ordinance. (*San Francisco City Health Code*, Article 22B).

The current Project is substantially smaller than the previous proposal (providing significant setbacks, containing three fewer units and parking spaces). Weight should be given to the Department's previous determination regarding the lack of potential impacts for the substantially larger project at this site when analyzing the current exemption determination.

**3. Conclusion**

These appeals are meritless and should be denied. We ask that this Board allow the appeals be heard jointly, in order to prevent further unnecessary Project delays, waste of City resources and inconvenience to the public.

Respectfully,

**REUBEN, JUNIUS & ROSE, LLP**

*Daniel A. Frattin*

Daniel A. Frattin

Enclosures

cc: ALL Supervisors  
Rick Caldeira, Board of Supervisors Clerk's Office  
John Rahaim, Planning Director  
Sarah Jones, Environmental Review Officer  
Liz Watty, Planning Department  
Jessica Range, Planning Department  
Jeremy Ricks, Telegraph Hill Housing LLC  
Lewis Butler, Butler Armsden Architects  
James A. Reuben, Reuben, Junius & Rose, LLP

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**Exhibit List**

- A - Project Support Letters
- B - Project Renderings
- C - Categorical Exemption Determination
- D - View Study



John K. Stewart  
285 Telegraph Hill Blvd.  
San Francisco, CA 94133  
[jestewart@jsco.net](mailto:jestewart@jsco.net)

July 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission St., 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty,

My wife and I live about 200 yards north of the subject site on the same street. We are in receipt of a Telegraph Hill Development Alert which warns of a "massive, luxury condominium project." The bulletin states that "this is not about a particular neighbor's self-interest or views - this is about *public interest*." Fair enough. In that regard, from a public policy and planning perspective, what is the best use for this site? Let's briefly run through some options:

- Commercial – Inconsistent with zoning
- A Park – The site is uniquely unsuited for this use because of its 2:1 slope, customary high winds, and budget constraints at the Open Space Committee. Additionally, there's already a park above it.
- An affordable HUD-subsidized rental project- This site would support maybe 10-12 small units that would only have a remote chance of being financeable if a project-based Section 8 contract were available from HUD, which it isn't. Even then, it would not underwrite well because of the land basis and the fact that there's no economy of scale operationally.
- A Low Income Housing Tax Credit development - A small project on this site would not pass muster with the Low Income Housing Tax Credit Committee, and even if it did, an off-the-charts subsidy from the Mayor's Office of Housing would be required, which is an equally unlikely prospect.
- HUD Section 811 –Developmentally Disabled – This non-profit, only HUD-insured and subsidized program is tailored to small unit size (10-20); however, it would not meet reasonable HUD criteria for accessible social services, let alone neighborhood objection to high frequency visitation traffic.
- A market rate rental– Because of the high land costs and the fact that the project would have tenant incomes too high to qualify for Low Income Housing Tax Credits, or the City's Housing Trust Fund (Prop C) and because there's no economy of scale, this option is fiscally infeasible.

John K. Stewart  
285 Telegraph Hill Blvd.  
San Francisco, CA 94133  
[jstewart@isco.net](mailto:jstewart@isco.net)

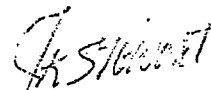
- Market Rate Condominiums – This development category is financeable and will generate over \$200,000 a year in revenue to the City in tax increment, plus intermittent transfer tax fees. These additional tax increment revenues will go into the General Fund for myriad different budget items including, but not limited to, infrastructure upgrades; the City's Health Department; Rec & Parks; Homeless Shelter maintenance, on and on. This has the substance and feel of public interest. Not parenthetically, the City has an operational deficit of \$134M per year which could use some help.

There are some sites that cry out for mixed income; some for affordable and/or market rate rentals. All would have far better economy of scale than this tiny parcel. In this case, the City should capitalize on the highest and best use which the current proposal offers. At 3 units, it's hardly "massive". It is indeed, "luxury" but then its values comport with the surrounding homes ringing Coit Tower. Architecturally, there are elements which thoughtfully mirror the Gardner Dailey design directly next door to the east. It's doubtful that the curb cuts constitute an unsolvable safety problem. It blocks no views. Lastly, lest we forget, it is code compliant and needs no variance.

I concur with the recommendation from some of my fellow Hill dwellers that the developer upgrade and beautify the Filbert steps leading to the site.

It is not in the public's best interest to let this lazy asset remain fallow, as it has for years. Besides, it's a refuse-collecting eyesore.

Sincerely,



John K. Stewart

CC: David Chiu, President of the Board Supervisor, City of S.F.  
John Rahaim, Planning Director, City of S.F.  
Olson Lee, Director, Mayor's Office of Housing  
Anne Halsted  
Robert Mittelstadt  
Rod Freebairn-Smith  
Judy O'Shea  
Irene Tibbits  
Gussie Stewart  
Wells Whitney  
Lynda Spence  
Janet Crane  
Michael O'Shea  
Julie Christensen

July 7, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Boulevard.

Dear Ms. Watty:

The purpose of this letter is to convey a message of strong support for the proposed new development at 115 Telegraph Hill Boulevard from the undersigned individuals, all of whom are, or have been, residents of Telegraph Hill; they are also intimately familiar with the site, its history, and immediate environs.

We support the proposed development at 115 Telegraph Hill Boulevard because....

- It will extinguish what has been, for years, an empty and unattractive lot which has served increasingly as a refuse collection point and occasional unauthorized occupancy. It is also a fire-hazard. Many passersby, especially foreign tourists, discard burning cigarettes as they walk by without putting them out.
- The proposal complies with existing planning and zoning regulations and requires no variances.
- The clean modern design and rich surface materials are consistent with the adjacent Gardner Dailey structure to the immediate east and with the eclectic architecture found on many blocks of Telegraph Hill.
- When built out, no neighbor's south-facing cityscape views will be affected. The new buildings will not obstruct views from Pioneer Park or Coit Tower. Furthermore, the applicant and his architect have thoughtfully provided a generous view corridor to the city skyline, from the front to the rear of the property, which never existed when the pre-existing buildings were there.
- There will be little or no shadow effect on neighboring properties.
- Our City desperately needs housing of all types as evidenced by the Mayor's goal of 30,000 new units.
- This site-when improved-will generate tax increment to the City in excess of \$200,000 per year thus helping significantly to mitigate the City's \$134M annual operating deficit.

Converting this site from an empty, bleak lot to a place with elegantly designed homes generating much needed revenue for the City seems like an obvious choice. After literally decades of stasis, it's time to get on with it.

Gussie Stewart

Anne Halstead

Lynda Spence

Janet Crane

John Stewart

Wells Whitney

Bob Mittelstadt

Rod Freebairn-Smith

DocuSigned by:  
Lynda Spence  
CF9C2291E4B4480

*Judy N. O'Shea*  
Judy N. O'SHEA  
*M J O'Shea*  
MICHAEL J. O'SHEA  
IRENE LINDBERK

TJ 1/30/75  
*J. J. [unclear]*

DecuSigned by:  
*Robert Mittelstadt*  
10007A5FFD87482

DecuSigned by:  
*Gail Switzer*  
Gail Switzer

*Judy M. O'Shea*  
\_\_\_\_\_  
Judy M. OSHEA  
*M. J. O'Shea*  
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MICHAEL J. O'SHEA  
IRENE LINDBERG  
TIBBETS  
*Irene Lindberg*  
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DocuSigned by:  
*Robert Mittelstadt*  
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DocuSigned by:  
*Paul Switzer*  
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July 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Subject: 115 Telegraph Hill Blvd.**

Dear Ms. Watty:

I am writing to respond to the "Telegraph Hill Development Alert" from Telegraph Hill Dwellers' Planning & Zoning Committee that was emailed to me yesterday and which urged that their members contact you to complain about the 115 Telegraph Hill Boulevard residential development project. I received this email because I am a member of Telegraph Hill Dwellers ("THD") for about the past twenty years, I am a former Board member of THD for six years, and I have lived two doors from the proposed development for the past twenty years. My family and I completely support the 115 Telegraph Hill Blvd. project, as do many of our immediate neighbors, and I categorically reject the demonizing and erroneous statements in the email sent by THD.

The THD email declares the project will:

- 1) *"Block the sweeping views of San Francisco enjoyed by Pioneer Park users."* I have seen the views for 20 years, and the proposed project does not block historic views from Coit Tower or the base of the tower.
- 2) *"Create permanent dangerous conditions for pedestrians coming up the Filbert Steps and Telegraph Hill Blvd. (by creating a new curb cut on the curviest section of Telegraph Hill Blvd. at the very top of the Filbert Steps coming up from Kearny Street)".* This location has two stop signs on either side (what better way to exit a driveway?)

There are curb cuts throughout Telegraph Hill Boulevard, and the specific site historically had a curb cut, and furthermore it is not the curviest point of the Boulevard. It's ironic that THD successfully advocated installing a crosswalk and staircase up to Coit Tower at exactly that same spot on the Boulevard in 1997 (including the installations of the two stop signs) but now for some reason considers it a dangerous spot for any traffic.

- 3) *"Exacerbate traffic congestion for visitors and residents to Coit Tower on Telegraph Hill Blvd. both during and after construction."* This is a four unit project which will not add measurably to traffic congestion on the Hill, and the units will have garages.
- 4) *"Adversely impact users of the 39 Coit Tower MUNI bus both during and after construction (particularly because the current stop will have to be moved but will still be next to their new driveway)."* I understand that the bus stop will continue as always, and it is an unsubstantiated claim by THD.

- 5) *"Eliminate access from the Filbert Steps to Coit Tower for up to two years while the project sponsor digs 30 feet for a new parking garage on this highly constrained site".* I am sure there will be some short-term interruptions, but that is true for all construction projects (as my neighbors who have their homes painted or sidewalks repaved) and disturbances can and should be addressed as part of the proposal.
- 6) *"Reward the current owners for demolishing 11 units of affordable rent-controlled housing and replacing them with three luxury, 4,000 to 5,000 square foot, condos."* This seems a sly comment, as the residences there in 1994-1997ish were un-inhabited and largely uninhabitable. (The larger houses were occasional flop houses.) Also, prospective developer, Jeremy Ricks, did not remove the former houses, although this comment makes it sound as if he did. The current owners, the Coopers, bought and emptied the parcel years ago, and they were blocked from further developments.
- 7) *"Reward the current owners for their de-facto demolition of the historic cottage on the southern edge of the property."* This is a sly and curious comment. There was a beautiful, historic cottage on the original parcel ("Bill Bailey's cottage") that was moved to another location (the Mission?) by the Coopers by popular request. The existing cottage on the property is uninhabitable, not historic, and an eyesore. I believe it was largely propped up by the Coopers to establish that they were continuing to develop the property, but that was years ago and it remains an eyesore of no significance.

THD is capable of meticulous research, but sly and erroneous claims like the above two claims make me question their motives as well as their means.

I previously wrote your offices on June 2<sup>nd</sup> (see my letter below) with my support of the 115 Telegraph Hill Boulevard residential project. I reiterate my support.

Thank you,

Greg Chiampou  
345 Filbert Street  
San Francisco, CA 94133  
Tel. 415.845.4479

April 1, 2014

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

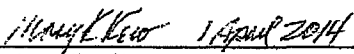
**RE: Support for Conditional Use Application  
115 Telegraph Hill Boulevard/363 Filbert Street  
Case No.: 2013.1375C**

Dear Commissioners,

I have lived at 381 Filbert Street since 1997. My home is immediately next door to the proposed new building at 115 Telegraph Hill Boulevard. I believe the project deserves your support. The property has been largely vacant for nearly twenty years, wrapped with a chain-link and with only the shell of a cottage remaining. The owner has been receptive to my suggestions about the design, which will be both attractive and at an appropriate scale for this location. I look forward to the property being cleaned up and improved.

Thank you.

Sincerely,

  
Mary Kay Kew  
381-383 Filbert Street



July 7, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Boulevard.

Dear Ms. Watty:

The purpose of this letter is to counteract some comments made by representatives of the Telegraph Hill Dwellers organization regarding this project. Here are their points, with my counter arguments:

- The project would block sweeping views of San Francisco enjoyed by Pioneer Park visitors – *In fact, by my own observation (I have pictures) the trees and vegetation on the top and sides of the hill already block all views on that side of Pioneer Park and this project in no way makes that worse.*
- The project would adversely impact users of the 39 Coit Tower MUNI bus both during and after construction. – *I have been told that there will be absolutely no effect on the bus stop during or after construction, nor to the Filbert steps either below or above the project site.*
- The project would eliminate access from the Filbert steps for up to 2 years and create dangerous conditions nearby. – *I have been told that there will not be limitations on the access of the Filbert steps at any time.*
- The project would “reward” the current owners for demolishing affordable housing and an historical cottage – *The demolition of housing on the property occurred many years ago and is not relevant to this project. The cottage which remains is in fact unlivable at present but is not now planned to be demolished during this project.*

Thank you for consideration of these points and corrections to misstatements made by neighborhood opponents to the project. Converting this site from an empty, bleak lot to a place with elegantly designed homes generating much needed revenue for the city still seems like an obvious choice.

Sincerely yours – Wells Whitney

Wells Whitney

1308 Montgomery St.

San Francisco, CA 94133

**From:** MARINA GALLI  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support of 115 Telegraph Boulevard  
**Date:** Sunday, July 06, 2014 5:51:16 PM

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July, 6th 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street - 4th Floor  
San Francisco, CA 94103

Subject: Support of proposed development of 115 Telegraph Hill Boulevard

Dear Ms. Watty,

Monty Reedy and I are writing to you to support the proposed development of 115 Telegraph Boulevard. We believe it is high time that this vacant and desolate lot be turned into a home that contributes to the Telegraph Hill community and also beautifies the approach to Coit Tower. As neighbors, we frequently walk up Telegraph Hill Boulevard and past the 115 Telegraph Hill Boulevard lot. We often wish there was a lovely home that was thoughtfully built, instead of a blighted empty lot. It is our understanding that the owners are proposing a well thought out architectural plan that complies with city ordinances. We should work with them to create something in keeping with the neighborhood.

Wouldn't it be better to have a family or couple living in a newly built, well manicured home, where currently there is nothing but dirt and an unsightly chain link fence? The lot is filled with litter because of the wind tunnel effect, caused by no building on the lot.

Think of the jobs the construction and ongoing maintenance will create, the increased tax base, the additional stimulus to the community. The city needs to embrace and welcome residents who want to set up roots here and improve the city.

Further, it would be nice to have the driveway that once existed reinstated. In an emergency, there is no place to turn around until you get all the way to the top of the hill.

We are neighbors, we are taxpayers and we are supporters of the development of this unused parcel, 115 Telegraph Hill Blvd.

Thank you for your consideration.

Kind regards,

**Marina Galli, CFA  
& Monty Reedy**

**From:** [Friea Berg](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Subject:** I support "luxury condos on Telegraph Hill"  
**Date:** Thursday, July 10, 2014 9:10:39 AM

---

Hi,

I live in the North Beach/Telegraph Hill neighborhood – don't see why TDH is so upset about the condo development project. Personally I suspect TDH would fight any new project, and leaving that lot vacant and surrounded by a chain link fence is ridiculous.

So ... wanted to voice my support for the project. Looks reasonable enough.

I have no stake in this, don't know any of the involved folks.

-Friea

Friea Berg | Strategic Alliances | [friea@splunk.com](mailto:friea@splunk.com) | Direct 415.852.5820 | Mobile: 415.254.1544 | [twitter.com/friea](https://twitter.com/friea)  
San Francisco | Cupertino | London | Hong Kong | Washington D.C. | Seattle | Plano | Singapore | Munich | Tokyo

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**From:** Lauren Haugh  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Supporting the project on 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 11:46:15 AM

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Dear Ms. Watty,

I would like to express my strong support for the proposed project at 115 Telegraph Hill. The Filbert steps are one of my favorite places to run. I have lived in the city for over 7 years and I don't think I have seen a bigger eye sore than this vacant lot. I have always wondered why it has remained vacant for so long. Last week I met Jeremy Ricks and his architects who were visiting the spot and looking at plans. I approached them and asked if they were developing the project etc.. They showed me the plans and I absolutely love what they are proposing. I think that it will be a great addition to the neighborhood. I asked them if there was anything that I could do to help and they suggested that I write a letter of support, hence this email. I understand that there are no variances to this project and it falls under the height limit.

I would like to show my strong support for this project.

Sincerely,  
Lauren Haugh  
650-996-1090  
S.F Resident

June 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty:

As immediate neighbors to the proposed project, we would like to express our support for the new development by Jeremy Ricks' group at 115 Telegraph Hill Blvd. We have lived three homes away from the site for the past fifteen years, we have reviewed Mr. Rick's proposed plans as of May 2014, and we have long appreciated the site, its history, and the immediate environs.

We support the proposed development at 115 Telegraph Hill Blvd. for several reasons:

- The proposed building plan:
  - Has clean lines, open courtyards, and modern elements that contribute to the neighborhood's architecture.
  - Does not block views from Pioneer Park's rear lawn area or Coit Tower.
  - Does not block any neighbors' south facing views, and has little or no shadow impact on neighboring residences.
- Now an empty lot, the proposed building site offers an opportunity to:
  - Add residential units and tax-payers to both the neighborhood and the city.
  - See new residents be motivated to maintain the heavily tourist-trafficked Filbert stairs area in front, including keeping the area clean, graffiti-free, and planted.

We remember the former buildings on this site. After a long period of abandonment, we are glad to see this proposed plan for 115 Telegraph Hill Blvd.

Sincerely,



Greg Chiampou  
345 Filbert Street  
San Francisco, CA 94133

**From:** Regan Anderlini  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Boulevard Townhouses  
**Date:** Tuesday, July 08, 2014 9:20:39 PM

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Ms. Watty,

I am a resident of the Telegraph Hill neighborhood in San Francisco and I am writing in support of the proposed development at 115 Telegraph Hill Blvd. Recently there has been some heated discourse on our neighborhood email list, and I felt it is important that I let you know that my husband and I both support the idea of replacing the unsightly vacant lot that now exists with a tastefully conceived development. I have read the document sent to the list by Jeremy Ricks of Telegraph Hill Housing, LLC and support the ideas presented in his communication.

Thank you for your consideration,

Regan Anderlini  
300 Filbert St

**From:** Vincent scholl  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Support  
**Date:** Wednesday, July 09, 2014 11:11:01 AM

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Ms. Watty

I am writing to support the proposed project of 115 Telegraph Hill. I often run the Filbert steps with my girlfriend (Lauren Haugh, who I think is also writing a letter of support). We met with the project sponsor and his team of architects at the site and reviewed their plans. I feel that what they are proposing is both reasonable and quite spectacular and would be a VERY welcomed addition to the neighborhood. I strongly support the project.

Best

Vince Scholl



**From:** Lois Chess  
**To:** Watty, Elizabeth (CPC)  
**Subject:** SUPPORT for 115 Telegraph Hill Development  
**Date:** Tuesday, July 08, 2014 4:15:10 PM

---

Just so you know, not everyone is against developing this site. It has been empty way too long. Good luck. I hope it passes.

Lois Chess  
415-385-7505

**From:** Marcy Albert  
**To:** Watty, Elizabeth (CPC)  
**Subject:** SUPPORT FOR 115 Telegraph Hill Boulevard (Case No. 2013.1375CE)  
**Date:** Wednesday, July 09, 2014 12:01:42 PM

---

I have read both the supporting and opposing sides of this development and it looks to me to be a perfectly delightful development. I encourage you to support it.

Marcy Albert  
101 Lombard St #904W  
San Francisco, CA 94111  
415-627-6900

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Version: 2014.0.4716 / Virus Database: 3986/7814 - Release Date: 07/07/14

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**From:** [david.taylor10@comcast.net](mailto:david.taylor10@comcast.net)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Subject:** 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 11:14:15 AM

---

Hi Elizabeth,

I support the project at 115 Telegraph Hill as shown and am looking forward to getting rid of that eyesore lot.

Thank you,

David Taylor  
1460 Montgomery Street  
650 339 1476

**From:** Dana Rivera  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Supporting project at 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 12:37:55 PM

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Hi Elizabeth,

I am writing in support of the proposed project at 115 Telegraph Hill. As a neighbor at 279 Filbert Street, I believe the project will fit into the character of the neighborhood and will fill a current void.

I have reviewed the details of Jeremy's proposal with him and because the project is below the zoned height limit and requires no variances, I urge the Planning Commission to support this project.

Thank you for your consideration.

Best,  
Dana Rivera

**From:** Cal Chan  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for proposal of 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 10:55:02 AM

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Ms. Watty,

I own a TIC close to Telegraph Hill and often visit the Coit Tower area. Just last month I took some relatives that were visiting from out of town. We walked up the Filbert St stairs and one of them commented how ugly the vacant lot that sits on 115 Telegraph Hill was. When I spoke to Jeremy Ricks about his project I discovered that this lot has been vacant for over 15 years. I don't understand why/how one of the most beautiful and important streets in all of SF could have such a thing. I have reviewed the plans that Jeremy and his architects have proposed and I think that they would be an absolutely wonderful addition to the neighborhood. The proposed homes have a nice modern feel but also keep with the consistency of the neighborhood.

This letter is in STRONG support of the proposed 115 Telegraph Hill project. I urge the planning commission to pass the project as is.

Thank you,  
Calvin Chan

June 10, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty:

As immediate neighbors to the proposed project, I would like to express support for the new development by Jeremy Ricks' group at 115 Telegraph Hill Blvd. I have lived three homes away from the site for the past fifteen years, and have reviewed Mr. Rick's proposed plans as of May 2014.

I support the proposed development at 115 Telegraph Hill Blvd. for several reasons, but the main reason is that the current empty lot is a MAJOR EYESORE that has essentially become a big garbage dump. It is sad to see such a beautiful location littered with trash and graffiti.

The proposed building plan is thoughtful, and I appreciate the clean lines and modern elements that would complement the neighborhood's architecture. From my review of the plan, I do not see any impact on views from Pioneer Park's rear lawn area or Coit Tower, block any neighbors' south facing views, and has little or no shadow impact on neighboring residences.

The project would also bring tax dollars and jobs to our city/neighborhood.

I welcome the proposed project and appreciate that Mr Ricks has worked with the neighbors to create residences that would be an asset to Telegraph Hill.

Sincerely,

Jennifer Mattson Chiampou  
345 Filbert Street  
San Francisco, CA 94133

✓

**From:** Janet Crane  
**To:** Watty, Elizabeth (CPC)  
**Cc:** Silcox, Louis; Rod Freebairn-Smith  
**Subject:** 115 Telegraph Hill Boulevard  
**Date:** Tuesday, July 08, 2014 5:01:09 PM

---

Dear Ms. Watty:

I am a 40 year resident of Telegraph Hill and wish to support the right of the property owner to build homes on this lot.

I understand that the project does not require any variances and has received design approval from the Planning Department. This is a logical site for luxury homes.

It is reasonable to discuss with the property owner how the most difficult impacts of construction will be mitigated for the neighbors and that the Filbert Steps should be brought into good condition at that property line. Those discussions should occur with any significant construction site in a congested area. However, the project should not be attacked because it is not a park.

I am adding my name to the other letters of support that have been sent by our neighbors.

Best regards,  
Janet

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Janet Crane  
Freebairn-Smith & Crane  
Planning, Urban Design, Architecture  
442 Post Street  
San Francisco CA 94102  
415 398 4094  
[jcrane@f-sc.com](mailto:jcrane@f-sc.com)

**From:** Alexis Donoghoe  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill - Vote of Approval  
**Date:** Wednesday, July 09, 2014 2:16:36 PM

---

To whom it may concern:

I live in North Beach (529 Filbert St.) right near 115 Telegraph Hill. I walk to work up and over Telegraph Hill and pass by this empty lot everyday, so I am familiar with this proposal. I have reviewed the details of Jeremy's proposal with him and I think the project will be a welcomed addition to the neighborhood. I strongly support the project and urge the planning commission too as well, especially as it is below the height limit and requires no variances.

Fellow Neighbor,

Alexis Donoghoe



John Fitzgerald  
381 Filbert Street  
San Francisco, CA 94133  
(415) 397-6630 / [groundfitz@yahoo.com](mailto:groundfitz@yahoo.com)

**Attention: City of San Francisco Planning  
Department**

I am John Fitzgerald. I reside at 381 Filbert, the garden apartment below 383 Filbert. I have lived here for seventeen years.

Telegraph Hill is a wonderful place to live! The views are fantastic and I especially appreciate that every day of the year people from all over the world are climbing the Filbert steps on their way up to, and down from, Coit Tower.

I have met with Jeremy Ricks and seen his plans for developing the properties next door. I look forward to having neighbors, instead of the empty, often trashed and blighted lots that have been next door for many years. Indeed, I think Mr. Ricks' residences will be a welcome addition to the neighborhood.

I trust that you will give his proposal a fair hearing.

Sincerely,

John J. Fitzgerald

**From:** Dustin Haytema  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for proposed Telegraph Hill Property  
**Date:** Wednesday, July 09, 2014 11:10:31 AM

---

Dear Ms. Watty,

I have been renting an apartment near North Beach for over two years and walk near Coit Tower everyday on my way to work. Before even speaking to Mr. Ricks about the proposed project, I have commented on the vacant lot with many neighbors and tourists over the past year. It has been a huge eye sore for all local residents and tourists alike and sometimes even frequents vagrants at night.

I recently sat down with Mr. Ricks to discuss the building project and the proposed plans for 115 Telegraph Hill and am strongly in support of its development. Based on my experience, the project clearly falls under the height limit and there are clearly no proposed variances, thus making this project a perfect fit for that lot. This beautifully designed building will only add to the neighborhood as a whole.

I look forward to supporting this project through to completion.

Please contact me with any questions.

Best,  
Dustin Haytema

**From:** [brad hedrick](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Subject:** Fwd: support for 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 12:38:01 PM  
**Attachments:** [Plans\\_Final\\_reduced.pdf](#)

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Elizabeth,

I hope this note finds you well. I have lived in North Beach for many years now and know Jeremy Ricks from HS. Jeremy has brought me up to speed on the details of his proposal of the 115 Telegraph Hill Project, which seems like a great idea considering the lot he is pursuing has been vacant for so long. I foresee the project being a welcomed addition to the neighborhood. Per the plans, it looks the structure is below the height limit, and would not requires any major variances if any. Just thought i would shoot over a note to mention my firm support of the project and urge the planning commission too as well.

Always happy to chat.

brad hedrick  
4154979844  
520 chestnut St no 104  
SF CA.

**From:** [peter Iskandar](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Cc:** [pi Iskandar@yahoo.com](mailto:pi Iskandar@yahoo.com)  
**Subject:** 115 Telegraph Hill Project Support  
**Date:** Wednesday, July 09, 2014 4:54:46 PM

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Hi Elizabeth,

I live nearby and am a property owner at 1835 Grant Ave. I recently reviewed the plans for Jeremy's project at 115 Telegraph Hill and I think this project will be a nice addition to the neighborhood. As far as I can tell the project will add desired property value to the surrounding area, will clean up an underused vacant lot, and does not exceed any size limits or require any variances.

I support the project and urge the planning commission to do so as well.

Sincerely,

Peter Iskandar  
1835 Grant Ave.

**From:** shane  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 11:19:12 AM

---

Dear Ms. Watty,

My wife and I have lived in North Beach for over 3 years. We often visit Coit Tower, especially when we have out of town visitors.

For some time I have thought that this unpleasant vacant plot of land should be developed as it would add MUCH beauty to the area.

I have met with Jeremy Ricks and reviewed his plans and think that what he is proposing, in its CURRENT state, would be an absolutely fantastic addition to the neighborhood. I strongly believe that this project should be approved and ask the commission to vote yes on this project.

Thanks,  
Shane Kennedy

**From:** Dana Kueffner  
**To:** Watty, Elizabeth (CPC)  
**Cc:** PMHeinemann@aol.com  
**Subject:** Re: 115 Telegraph Hill Boulevard - Planning Case No. 2013.1375C  
**Date:** Tuesday, July 08, 2014 8:51:50 PM

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Dear Ms. Watty, President Wu and Commissioners:

Let me apologize in advance for the informal nature of this correspondence.

My husband, Peter Heinemann, and I are wanting to go on record as strong supporters of the above referenced project. Peter and I have lived on Telegraph Hill for the past 30 years. Our home is located at 335 Greenwich Street, approximately 6 parcels north/east of 115 Telegraph Hill Blvd.

We believe that the project has been very thoughtfully designed. The owner and their architects have listened to and addressed a wide variety of community concerns and issues. They should be commended for all their efforts.

Please add our names to the list of supporters of this plan. Thank you for your kind attention.

Sincerely,

Dana L. Kueffner and Peter M. Heinemann  
335 Greenwich Street  
San Francisco, CA. 94133

**From:** dennis leary  
**To:** Watty, Elizabeth (CPC)  
**Date:** Wednesday, July 09, 2014 5:36:56 PM

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Hey Elizabeth, my name is Dennis Leary; I live at 80 Alta St on Telegraph Hill. I am writing to express my support for the proposed development at 115 Telegraph Hill Blvd. I think the project would be an improvement over the vacant lot that now exists; I also do not think the proposed construction would disrupt the neighborhood in any manner. I have lived on the Hill for 9 years, and am well familiar with the politics up here. I hope the fear-mongers do not sabotage yet another attempt to better the neighborhood. If you need to talk to me further about this matter, please do not hesitate to contact me. Thanks very much.

**From:** Jady Manibusan  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 10:58:23 AM

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Dear Ms. Watty,

I live at 34 Jasper Place and am writing this email in strong support of the proposed project on 115 Telegraph Hill. The land has been an eye sore to the neighborhood and the city as a whole as hundreds of tourists view this vacant lot every everyday as they drive up to Coit Tower. I have met with Jeremy Ricks and reviewed his plans for the new structure and believe that it will be a welcomed addition to the neighborhood and I think that planning should strongly support the project in its current form. I am aware that the project is below the height limit and does not require any variances so I see no reason why the commission should not support it.

Many Thanks  
Jady Manibusan



**From:** McCandless, Michael  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 1:07:21 PM

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Hi Sally,

I have reviewed the details of Jeremy's proposal for 115 Telegraph Hill and I think the project will be a welcomed addition to our neighborhood. Given that it's well below the height limit and requires no variances I strongly support the project and urge the planning commission too as well.

All the best,

Michael

**Michael McCandless**  
289 Chestnut Street  
San Francisco, CA 94133  
415-699-8324

**From:** Bill Ricks  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Support for development of 115 Telegraph Hill Blvd  
**Date:** Tuesday, July 08, 2014 4:17:20 PM

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> Dear Liz,

>

> I am writing you to display my strong support for the proposed development at 115 Telegraph Hill Blvd. I am a long-time resident of the Bay Area, and long-time admirer of Coit Tower and Telegraph Hill. I am an owner of 339 and 341 Filbert Street.

>

> I have met several times with the owner and the architect of the proposed development of this property. I feel that their proposal for 3 homes on this property is very appropriate for this location. I have long marveled that an unsightly property surrounded by a chain-link fence was allowed to exist in this iconic location. The proposed 3 stylish homes on this site would add a great deal of value and beauty to the neighborhood.

>

> Please feel free to contact me if you have any questions or comments.

>

> Regards,

>

> Bill Ricks

> 925-890-3933

**From:** Silcox, Louis  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill Boulevard, aka 363 Filbert Street  
**Date:** Tuesday, July 08, 2014 1:32:14 PM  
**Importance:** High

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**Dear Ms. Watty,**

I am the real estate agent who is involved in the sale of this property. I am also a long-time resident and property owner on Telegraph Hill, having lived here since the 1980's. My home is just six doors away from the parcel that has long been vacant, an eye-sore, a place for homeless to camp and a fire-hazard also, in my opinion. I will be writing a formal letter to you later today and emailing it to you. I just sent you an email from several other neighbors who currently live nearby, with the exception on one couple, who have now moved to another part of the city. Among those who signed that letter are a number of civic and charitable organization leaders, two architects and a couple who live in a Gardner Dailey designed residence a few doors away on Telegraph Hill Boulevard. There are also two architects who have signed. Having studied architecture at U.C. Berkeley myself, I have a tremendous appreciation for good architectural design.

While I may be involved in marketing and selling the finished product, my main interest in seeing this property developed is as a neighbor.

Sincerely and with kind regards,

Louis

Louis J. Silcox, Jr.  
Senior Marketing Consultant  
Sotheby's International Realty  
117 Greenwich Street  
San Francisco, CA 94111  
415 296-2229 Direct  
415 297-2277 Cellular  
415 901-1701 Facsimile  
[www.SFEstates.com](http://www.SFEstates.com)  
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July 8, 2014

Ms. Elizabeth Watty  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 115 Telegraph Hill Boulevard (3 Proposed Townhouses + remodel of an existing Cottage)  
Planning Case No. 2013.1375C  
Hearing Date: July 17, 2014

Dear Ms. Watty, President Wu and Commissioners:

I have been a resident on Telegraph Hill since 1976 and love it dearly. In my early years there I was a renter while I studied architecture at U.C. Berkeley and have always considered myself fortunate indeed to call "The Hill" my home. Since then I was able to purchase my own home on the hill and I treasure it dearly. There is nowhere else in San Francisco that I would prefer to live.

I have also been a successful real estate agent in San Francisco since 1987 and I specialize in Telegraph Hill properties. Over the years I have learned that there are few homes in our neighborhood that are larger than two bedrooms, while there is a significant demand for such homes.

I support this project of 3-4 bedroom homes plus the remodeling of the existing cottage because good housing is needed everywhere in our city and family sized homes are very much needed on Telegraph Hill. I believe that a neighborhood that is rich in its eclecticism must by definition include family homes and homes that can also serve handicapped or very elderly persons as well as able bodied ones who can walk quickly up a hill with two full bags of groceries and their brimming briefcases. I can still remember being able to do that myself. The three townhouses that are proposed can serve any of these individuals as a proper and wonderful place to call home.

The project has already passed design review and does not seek any variances. Contrary to what some claim, it does not impact the public views from either Pioneer Park or Coit Tower. I live next to Coit Tower and walk this area regularly, so I can attest to that fact. Additionally, there was a driveway and curb cut previously, as evidenced by photographs that have already been provided to you. The sidewalk and curb were expanded out several years ago by the city when an additional stairway to Coit Tower on the South slope was created. A few people claim that this driveway cut never existed, which is a false statement. I do believe that there are a few individuals who oppose this project that do, in fact, have a personal vendetta against the sellers/current owners of this property and would rather it remain abandoned than have them benefit ever, in any way, from the sale of the property. Unfortunately, these few people have the ears of many uninformed residents on the hill and I imagine that their specious claims have generated dozens or even more letters to you in opposition of this handsome project.

Mr. Ricks and his architect, Lewis Butler have made several concessions and accommodations to the neighbors requests and demands, some very costly, including dramatically reducing the overall mass of the structure, particularly at the rear, a very costly reconfiguration of the garage structure, reducing the height of a major portion of the structure, volunteering to create a view corridor for pedestrians, that

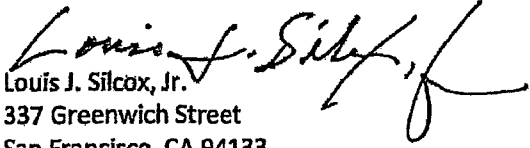
was never there when the previous structures were there. I remember those derelict structures well. They were actually deemed unsound by the city before a permit was issued by the city to demolish them.

I have over the course of the past several years witnessed break-ins onto the property and into the cottage, people dumping garbage there, people constantly loitering there smoking marijuana and drinking alcohol at all hours and lots of graffiti as well. Even though the owners cut back the weeds, it remains a severe fire-danger in my opinion. I often see passersby, some of them tourists, who may not know any better, flick lit cigarettes aside with them sometimes landing in the weeds. A severe fire-hazard, if there ever was one!

This project will provide a great deal of revenue for our city, new homes for four families, possibly even multi-generational families, many construction jobs, many service jobs such as landscapers & gardeners, decorators, house-cleaners, window washers and other maintenance personnel. Beyond that, it will extinguish a fire-hazard and what has long been an attractive nuisance and will most certainly improve overall safety and quality of life for its immediate and nearby neighbors. The neighbor, who in my view has the most potential to be impacted by this construction, Mary Kay Kew, wholeheartedly supports this project.

In closing, I and many of my well informed neighbors support this project and look forward to the day when there are beautiful homes ready to welcome all sorts of new neighbors and friends.

Sincerely and with kind regards,

  
Louis J. Silcox, Jr.  
337 Greenwich Street  
San Francisco, CA 94133  
415 788-2008

**From:** Chris Stockton  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Condominium Project at 115 Telegraph Hill Boulevard  
**Date:** Sunday, July 06, 2014 9:13:38 AM

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Case 3013.1375

As a long standing member of Telegraph Hill Dwellers and as a resident of Telegraph Hill, on Chestnut Street, please be advised that I do not oppose the development of the property at 115 Telegraph Hill Boulevard for condominiums as long as the building does not exceed the usual 40' height limit and provides for the usual rear yard open space.

Chris Stockton,  
Architect, retired

May 5, 2014

SF Planning Commission  
1660 Mission Street, First Floor  
San Francisco, CA 94103-2479

Re: Proposed Project @115 Telegraph Hill

Dear Planning Commission Members:

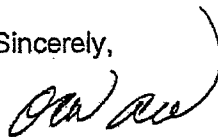
I have been a homeowner in San Francisco for more than a decade. Last year, I purchased a home in the Telegraph Hill neighborhood.

Recently, I had the opportunity to review the preliminary plans for a proposed project at 115 Telegraph Hill. I believe this proposal would be a welcome addition to our neighborhood providing an attractive multi-family structure on what is now a poorly maintained, vacant lot.

While I understand that you must take into consideration a variety of issues in your decision-making process, this appears to be a well-thought out proposal from a reputable, local firm. Most importantly, the overall plan would fit nicely into our existing neighborhood.

As a homeowner who lives close by and has an interest in the future of our neighborhood and San Francisco as a whole, I enthusiastically support the proposed plans. Thank you for your consideration.

Sincerely,



Olivia Ware  
112 Alta Street  
San Francisco, CA 94133  
(650) 868-7955  
ocware@gmail.com

**From:** Andrea Winograd  
**To:** Watty, Elizabeth (CPC)  
**Subject:** 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 4:07:56 PM

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Ms. Watty

My name is Andrea Winograd and I live at 1437 Hyde Street, and I have reviewed the details of Jeremy's proposal on 115 Telegraph Hill with him and I think the project will be a welcomed addition to the neighborhood. The project is below the height limit and requires no variances so I strongly support the project and urge the planning commission too as well. The vacant lot has been there for way too long and this is the perfect project for the property.

Please share my email of support with the planning commission and respective supervisors.

Thank you!

Andrea Winograd



**From:** Justin Yonker  
**To:** Watty, Elizabeth (CPC)  
**Subject:** Fwd: Support for Proposed Project at 115 Telegraph Hill  
**Date:** Wednesday, July 09, 2014 4:39:24 PM

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SF Planning Dept.

To Whom It May Concern,

I am a nearby neighbor and owner of my residence at 527 Union Street. I have reviewed the plans for Jeremy's project at 115 Telegraph Hill and I think the project will be a welcomed addition to our neighborhood. The project appears to be below the height limit, does not appear to require any variances, does not appear to have any negative effect on the neighborhood, and adds value to all nearby properties. Therefore I support the project and urge the planning commission to do so as well.

Sincerely,

**Justin Yonker**

Master Builders  
C: 415-806-4676  
O: 415-567-8886

[justin@masterbuilderssf.com](mailto:justin@masterbuilderssf.com)  
[www.masterbuilderssf.com](http://www.masterbuilderssf.com)

*Please consider the environment before printing this e-mail*





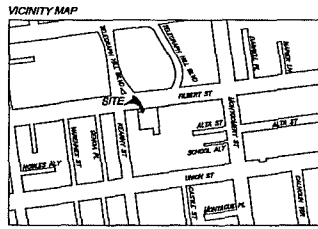
1892



440 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
E: INFO@BUTLERARMSDEN.COM  
T: 415-761-0214  
F: 415-761-0215

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

- GENERAL NOTES**
- (1) ALL DISTANCES (MEASUREMENTS) - MEASURED UNLESS OTHERWISE NOTED. DISTANCES MEASURED BY THE RESPECTIVE SURVEY COMPANY FROM TO CORNER TO CORNER.
  - (2) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-852-2244) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
  - (3) EXISTING CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF SURVEY.
  - (4) DISCREPANCIES BETWEEN AND BY THE ADJOINING PRIVATE INSTRUMENTS) ARE THE RESPONSIBILITY OF THE PERSONS TO WHOM THE PROPERTY INTEREST INVOLVED IS DEVOLVED. ANY ISSUE WHICH MAY ARISE THEREFROM.
  - (5) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF ANY FACTS WHICH WOULD BE NECESSARY TO THE CORRECTNESS OF A RECORD.
  - (6) PROPERTY ELEVATIONS WERE TAKEN AT MOST RELEVANT POINTS) USING THE FOLLOWING PROCEDURE:
  - (7) THIS IS A BOUNDARY SURVEY.
  - (8) THESE WORK LOGS WERE ESTABLISHED BY ESTIMATING THE CENTER OF THE TREE TRUNKS IN THE FORECAST AS SHOWN BY THE SURVEYOR'S FIELD NOTES. THESE LOGS MAY BE VIEWED AT A CERTIFIED SURVEYOR'S OFFICE.
  - (9) ONLY ACCESSIBLE SURVEY POINTS WERE USED IN THE FIELD. THE LOCATION OF ALL INSTRUMENTS BY SURVEYOR'S UTILITIES, INCLUDING PLUMBING, ELECTRIC, GAS, AND OTHER UTILITIES, ALL UTILITIES ARE SHOWN ON THIS SURVEY. ANY UTILITIES NOT SHOWN ON THIS SURVEY ARE TO BE LOCATED BY THE SURVEYOR AT HIS OWN RISK. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES NOT SHOWN ON THIS SURVEY.
  - (10) THE SURVEYOR'S WORK IS AT HIS OWN RISK, UNLESS OTHERWISE NOTED.



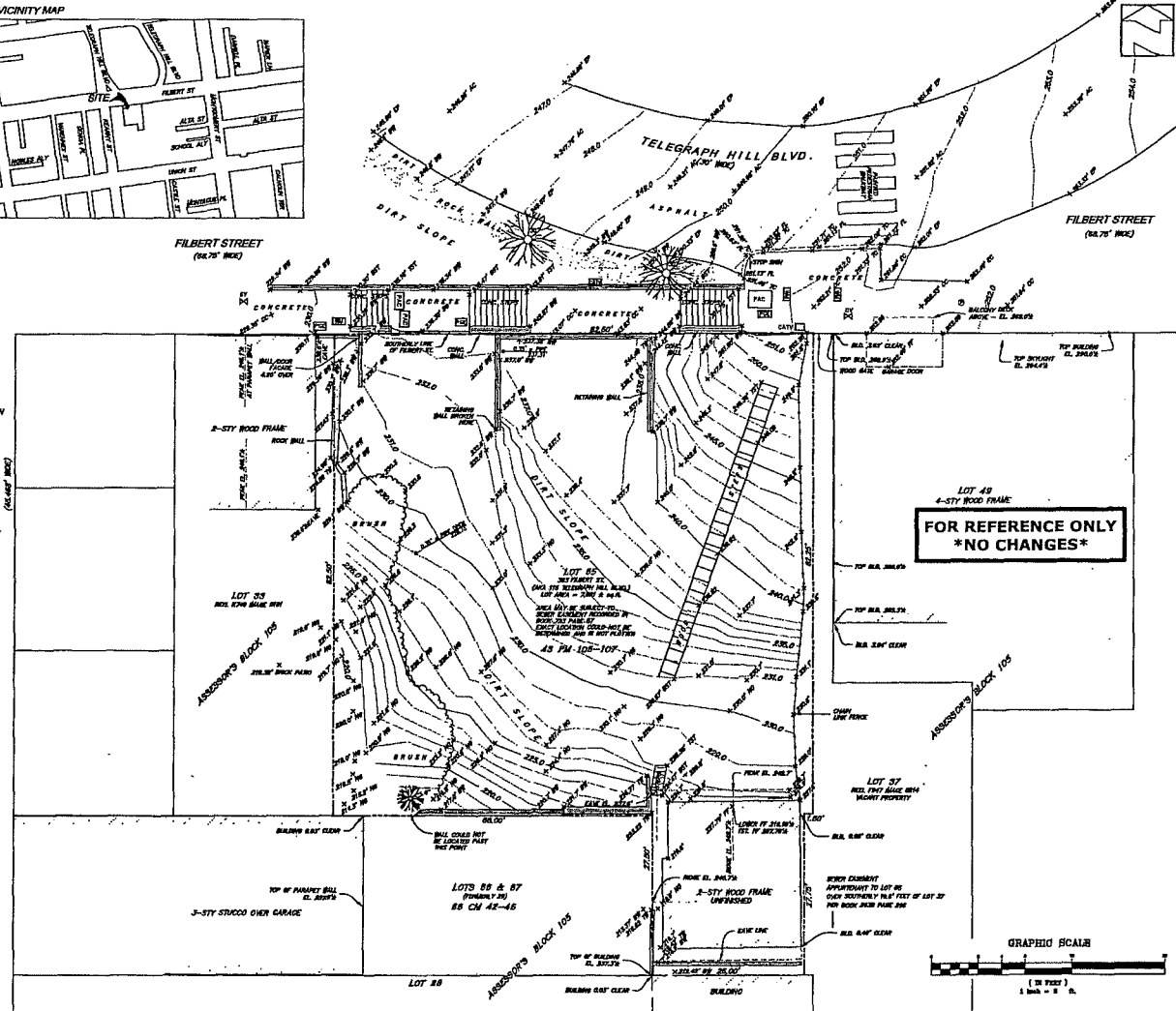
**BASIS OF SURVEY**  
CORNER TO THE COUNTY PLAT MAP REPORT UNDER TITLE NO. 04-350000-001, DATED 10-26-2008

**BASIS OF ELEVATION**  
FILBERT & LOT 28 AND 29 MAPS ON LOT WEST AND 4' NORTH OF THE SOUTH WEST CORNER OF FILBERT AND TELEGRAPH STREETS. ELEVATION = 305.626' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

**MAP REFERENCES**

- (1) PARCEL MAP RECORDED IN BOOK 43 OF PARCEL MAPS PAGES 106-102, SAN FRANCISCO.
- (2) CITY AND COUNTY OF SAN FRANCISCO MEMORANDUM MAP NO. 4 IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

- LEGEND**
- ASPHALT CONCRETE
  - CONCRETE
  - CONCRETE CONTROL POINT
  - EDGE OF PAVEMENT
  - FINISHED FLOOR
  - FLOORLINE
  - GAS WALK
  - NATURAL GROUND
  - PAC BELL MANHOLE
  - PAC BELL BOX
  - POLE BOX
  - SCREEDLINE
  - TOP OF CURB
  - TOP OF WALL
  - PAVEMENT CENTER
  - PROPERTY LINE
  - CORNER
  - FLOORLINE
  - INTER MEASUREMENT
  - GAS WALK
  - PAC BELL BOX
  - PAC BELL MANHOLE
  - STOP SIGN
  - SPOT ELEVATION
  - TREE (WITH TRUNK DASHED)



DATE: APRIL 2, 2015	SCALE: 1"=4'
DRAWN: P.A.-D	PROJECT: 1892
CHECKED: G.S.T.	
REVISED:	
DATE:	
BY:	

**FORESIGHT**  
A PROFESSIONAL SURVEYING FIRM  
SAN FRANCISCO, CA 94115  
UNLICENSED

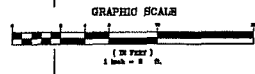
**SITE SURVEY**  
363 FILBERT STREET  
SAN FRANCISCO, CA  
BLOCK 105 LOT 28

SHEET 1  
OF  
1 SHEETS  
JOB NO. #13024

**PLANNING PERMIT**

REVISIONS:	BY:
NO. 01 - 02/13/2014	DS / SR

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



**SITE SURVEY**

**A0.1**



449 CALIFORNIA STREET  
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 F 415-774-2248

**115 TELEGRAPH HILL**  
 115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133,  
 1893

**PLANNING PERMIT**

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

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

SITE PHOTOS

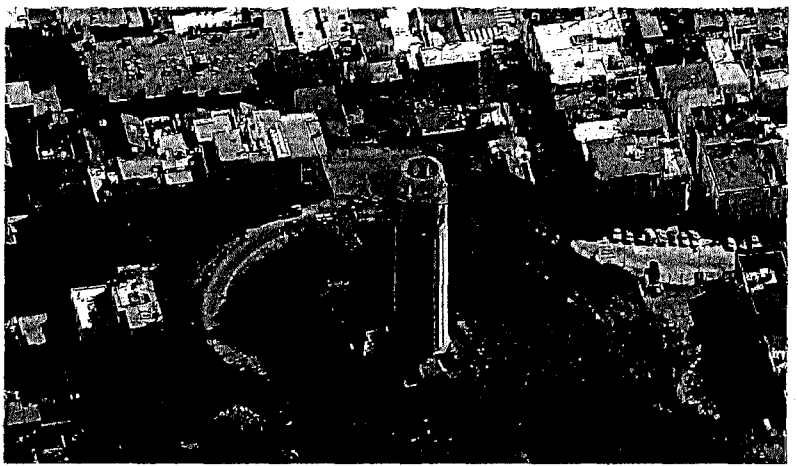
A0.2



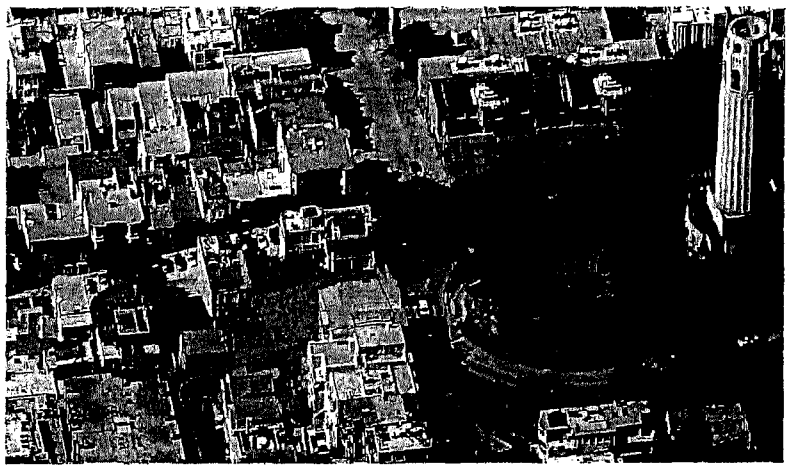
4 AERIAL VIEW LOOKING NORTH  
 SCALE: 1:17



2 AERIAL VIEW LOOKING EAST  
 SCALE: 1:17



3 AERIAL VIEW LOOKING SOUTH  
 SCALE: 1:17



1 AERIAL VIEW LOOKING WEST  
 SCALE: 1:17

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



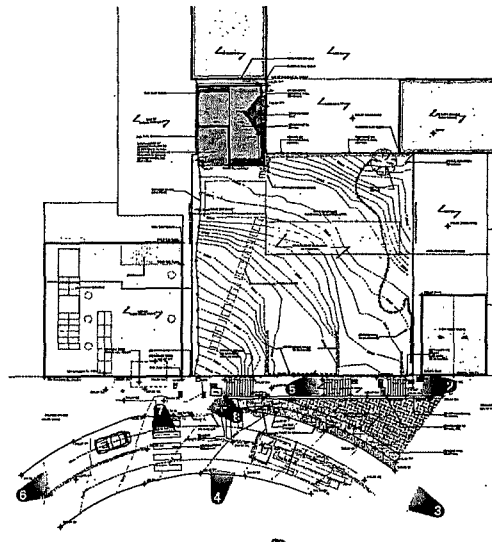
④ VIEW SOUTH FROM ACROSS TELEGRAPH HILL BLVD.



③ VIEW UP TELEGRAPH HILL BLVD. TO SITE



② VIEW UP FILBERT STREET STEPS



① PHOTO KEY PLAN



**BUTLER ARMSDEN**  
ARCHITECTS

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803 FRANCISCO, CA 94104  
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E INFO@BUTLERARMSDEN.COM  
T 415-995-8844  
F 415-995-8845

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

**PLANNING PERMIT**

REVISIONS:	BY:
△ N0PDR #1 - 02/13/2014	DS / BR

JOB#:	11205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

**SITE PHOTOS**

**PLANNING PERMIT**

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

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

**SITE PHOTOS**



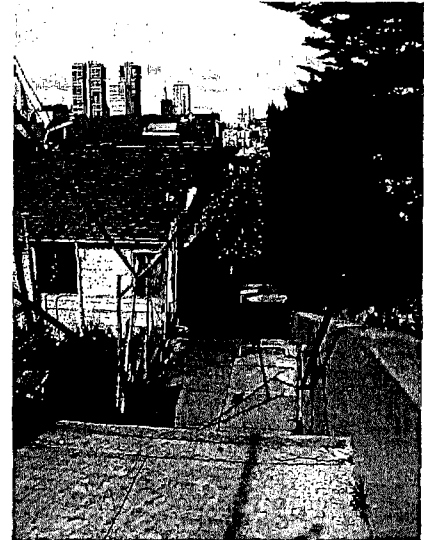
8 109/111 TELEGRAPH HILL BLVD.  
SCALE: 1/4"



6 ADJACENT CONTEXT TO EAST OF SUBJECT PROPERTY  
SCALE: 1/8"



7 STREETSCAPE OPPOSITE OF SUBJECT PROPERTY  
SCALE: 1/4"



5 VIEW DOWN FILBERT STREET STEPS  
SCALE: 1/8"

1896

### NERAL DEMOLITION NOTES

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



848 CALIFORNIA STREET  
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**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133.

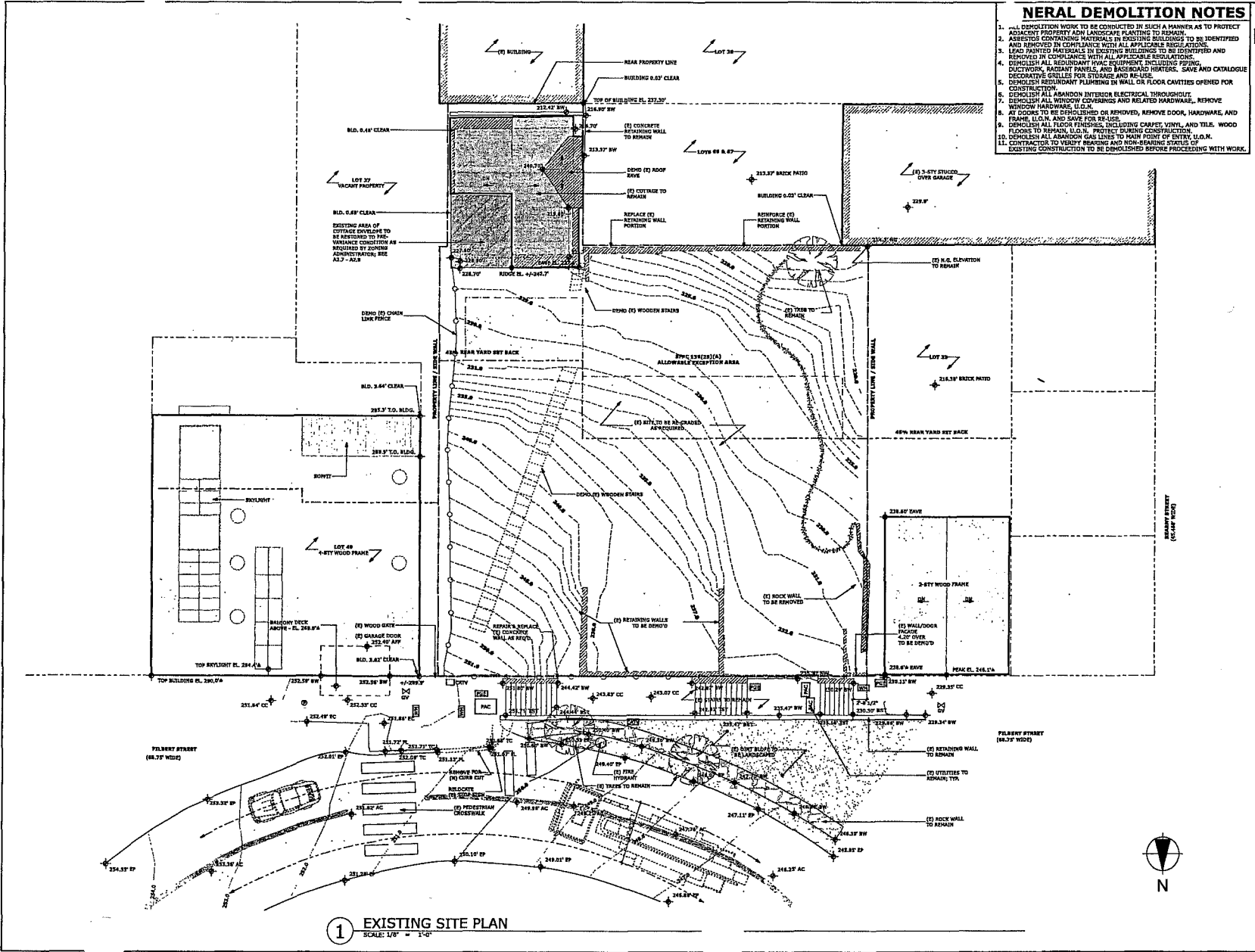
### PLANNING PERMIT

REVISIONS:	BY:
▲ NODOR #1 - 02/13/2014	DS / SR
▲ NODOR #2 - 05/19/2014	DS / SR
▲ REVISION - 07/17/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR

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

### EXISTING SITE PLAN

A0.5



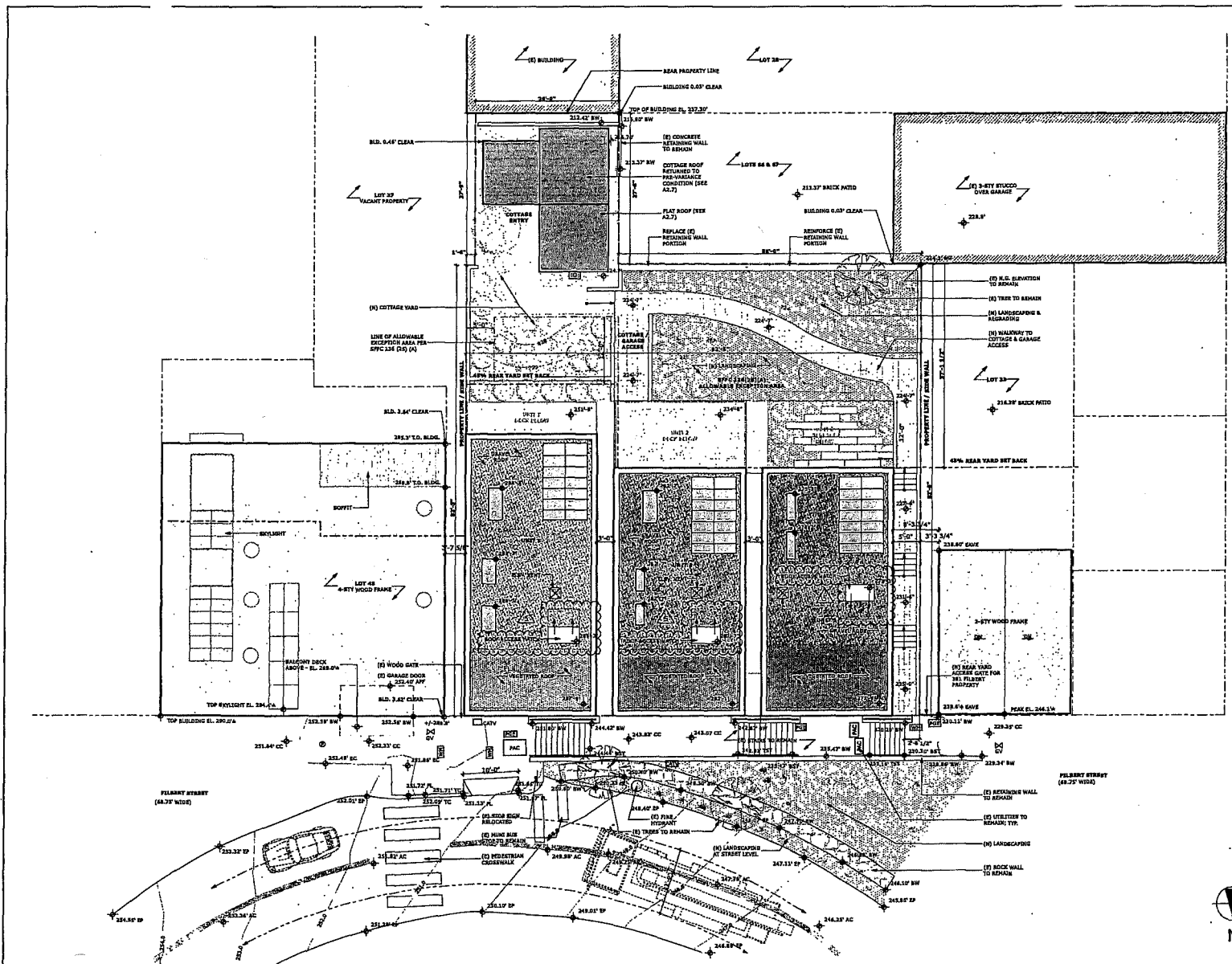
1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"





442 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-775-8554  
F 415-775-2333

**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133  
1897



**PLANNING PERMIT**

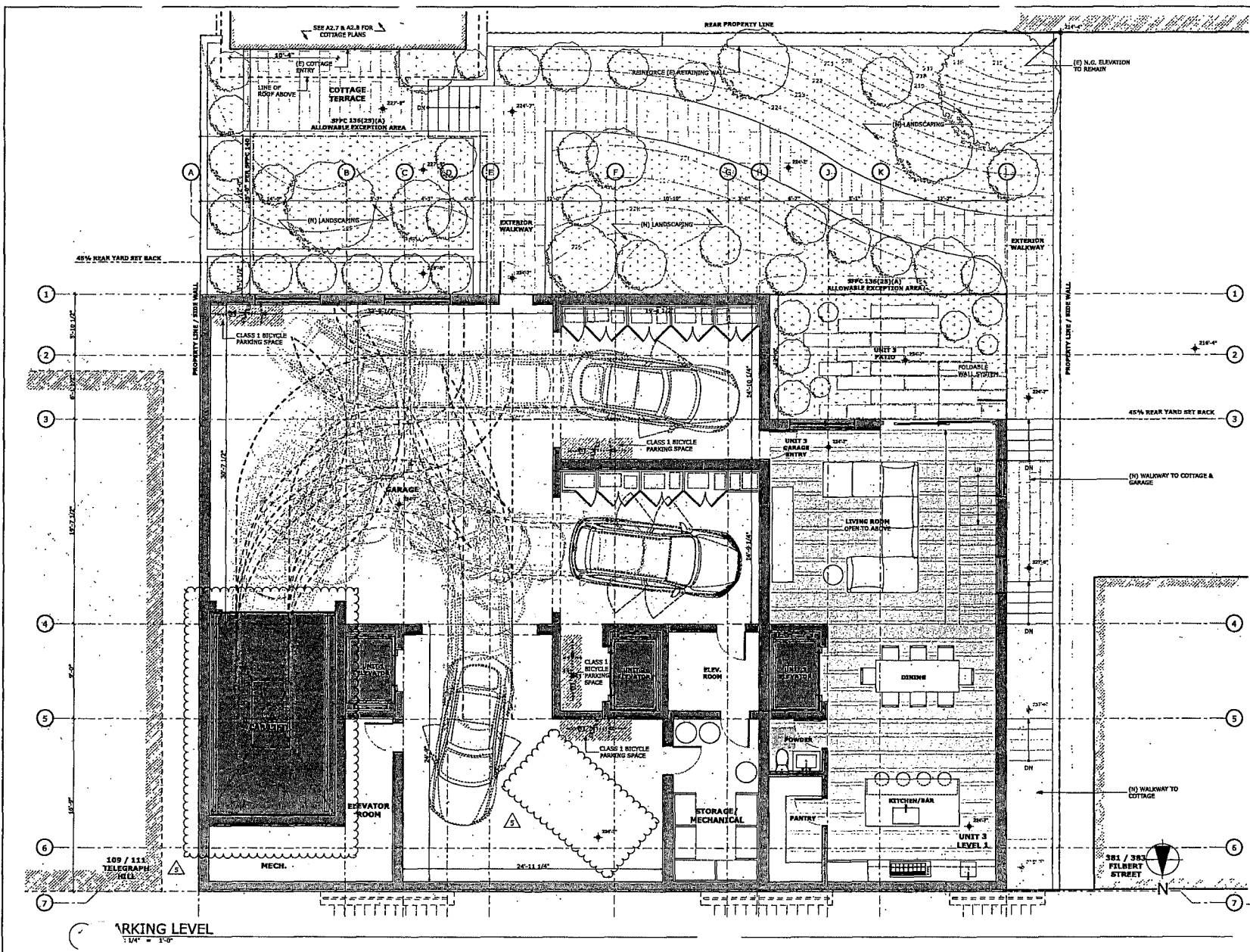
REVISIONS:	BY:
▲ NDFOR #1 - 02/13/2014	DS / SR
▲ NDFOR #2 - 05/15/2014	DS / SR
▲ REVISION - 07/17/2014	DS / SR
▲ REVISION - 08/02/2014	DS / SR
▲ REVISION - 09/18/2014	DS / SR

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

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

**A0.6**

1898



**BUTLER ARMSDEN**  
ARCHITECTS

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T 415-778-2254  
F 415-778-2254

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

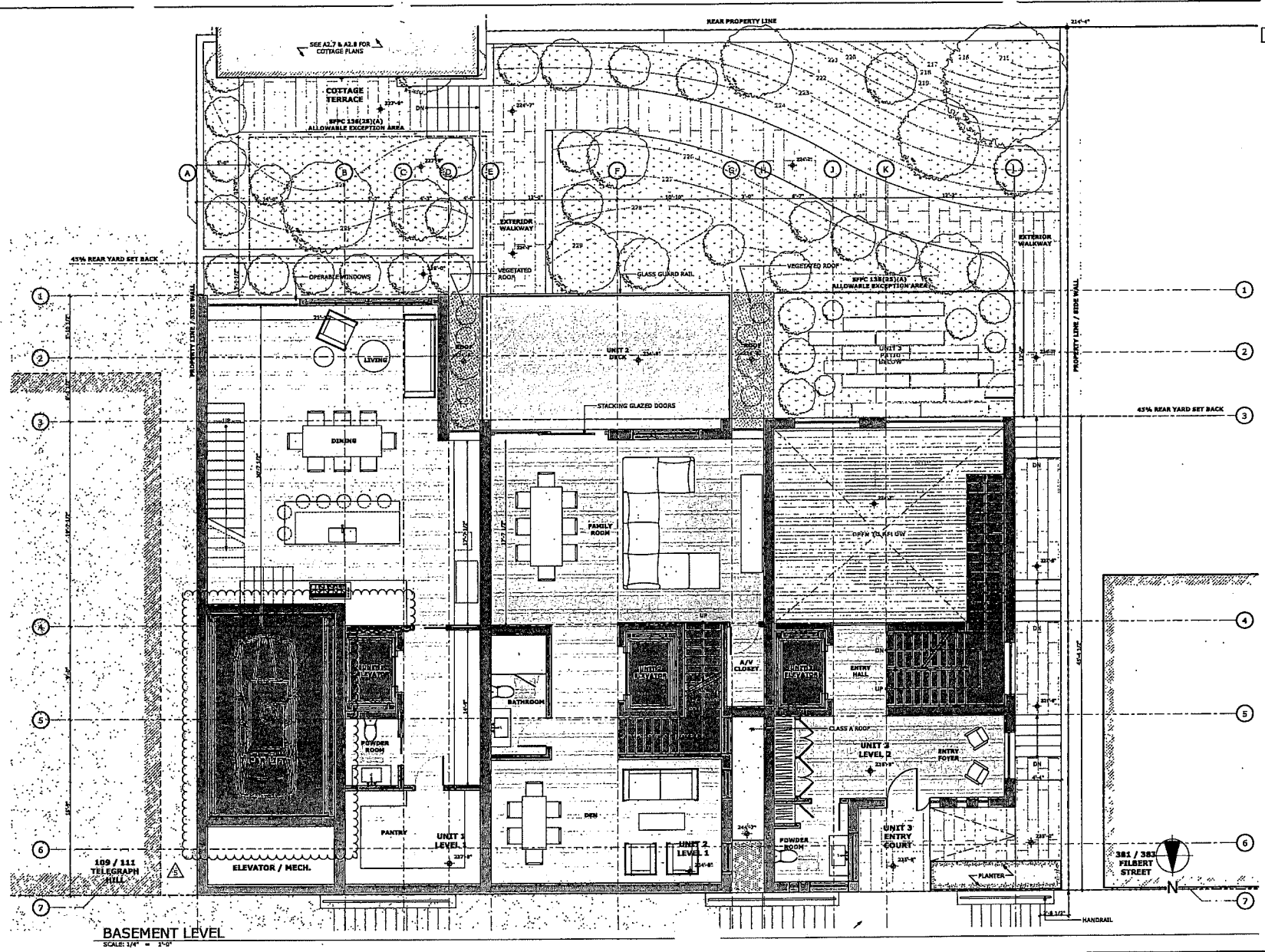
**PLANNING PERMIT**

REVISIONS:	BY:
▲ MINOR #1 - 02/13/2014	DS / SR
▲ MINOR #2 - 05/19/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/18/2014	DS / SR

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

**PARKING LEVEL  
PROPOSED PLAN**

**A2.1**



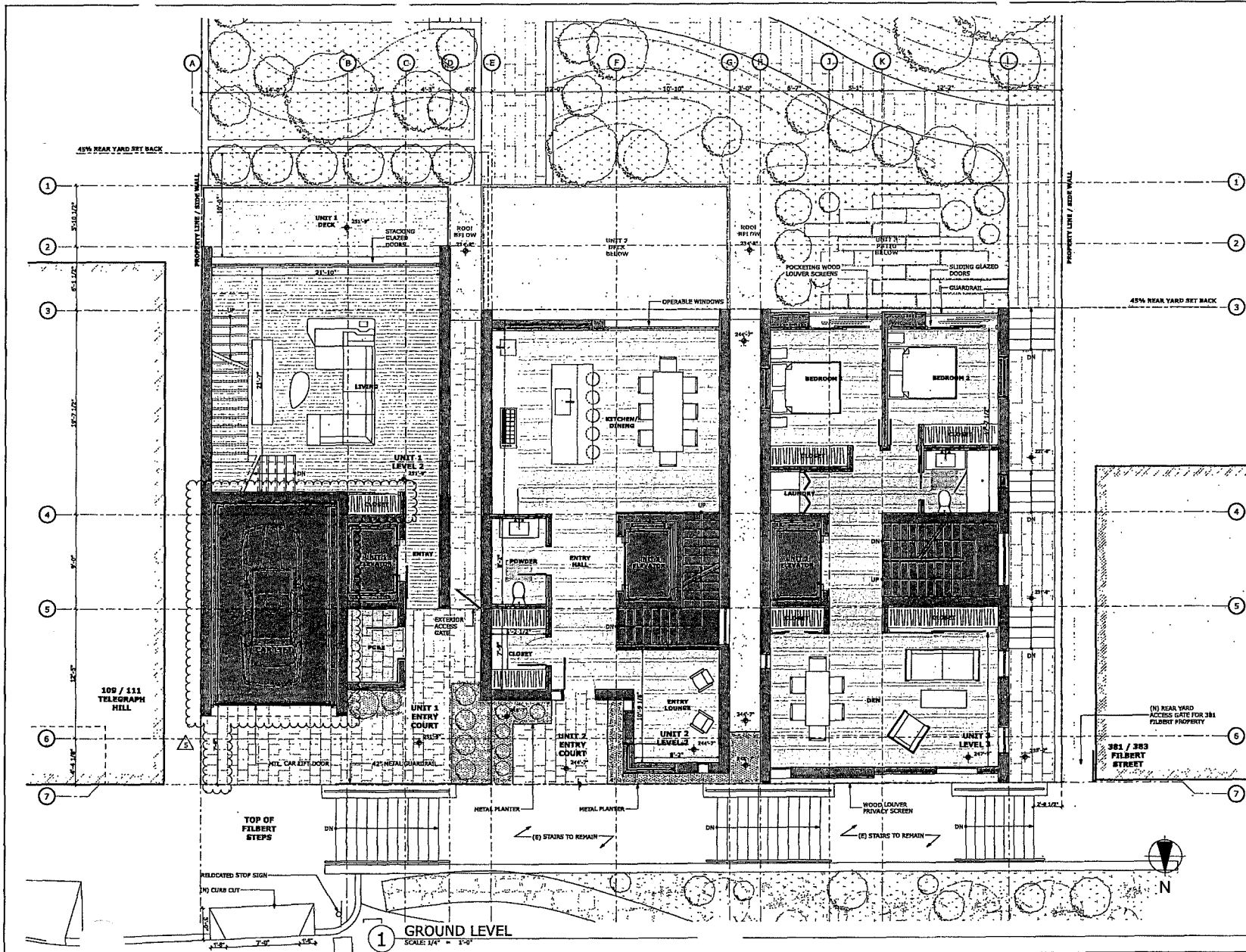
**PLANNING PERMIT**

REVISION:	BY:
▲ MODR #1 - 02/13/2014	DS / SR
▲ MODR #2 - 05/16/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

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

**BASEMENT LEVEL PROPOSED PLAN**

1900



344 CALIFORNIA STREET  
SAN FRANCISCO, CA 94108  
BUTLERARNSDEN.COM  
E: INFO@BUTLERARNSDEN.COM  
T: 415-774-2284  
F: 415-774-0285

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

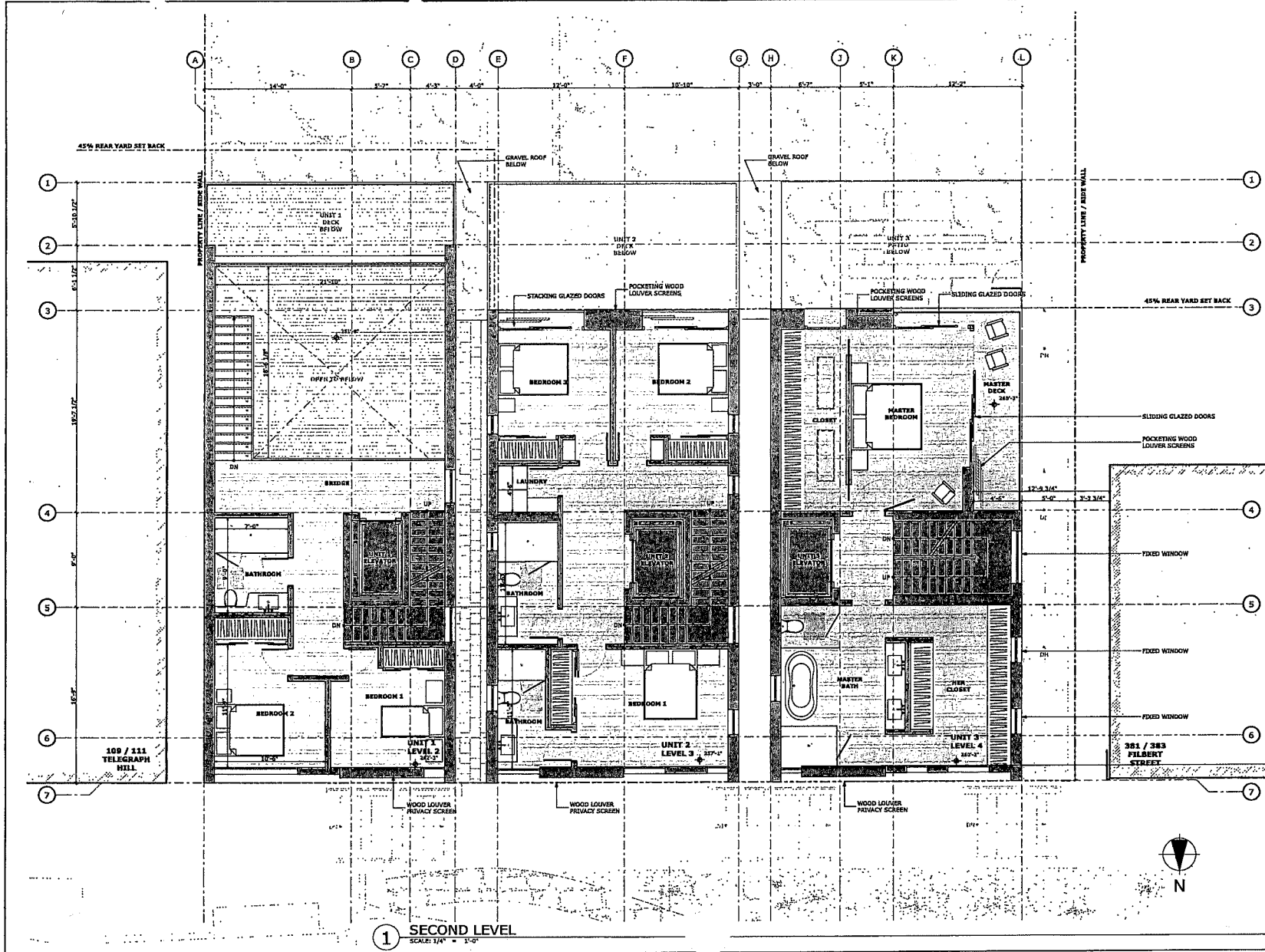
**PLANNING PERMIT**

REVISIONS:	BY:
▲ NOPDR #1 - 02/13/2014	DS / SR
▲ NOPDR #2 - 05/19/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

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

**GROUND LEVEL  
PROPOSED PLAN**

**A2.3**



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

**PLANNING PERMIT**

REVISIONS:	BY:
▲ NOPER #1 - 02/13/2014	DS / SR
▲ NOPER #2 - 05/19/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR

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

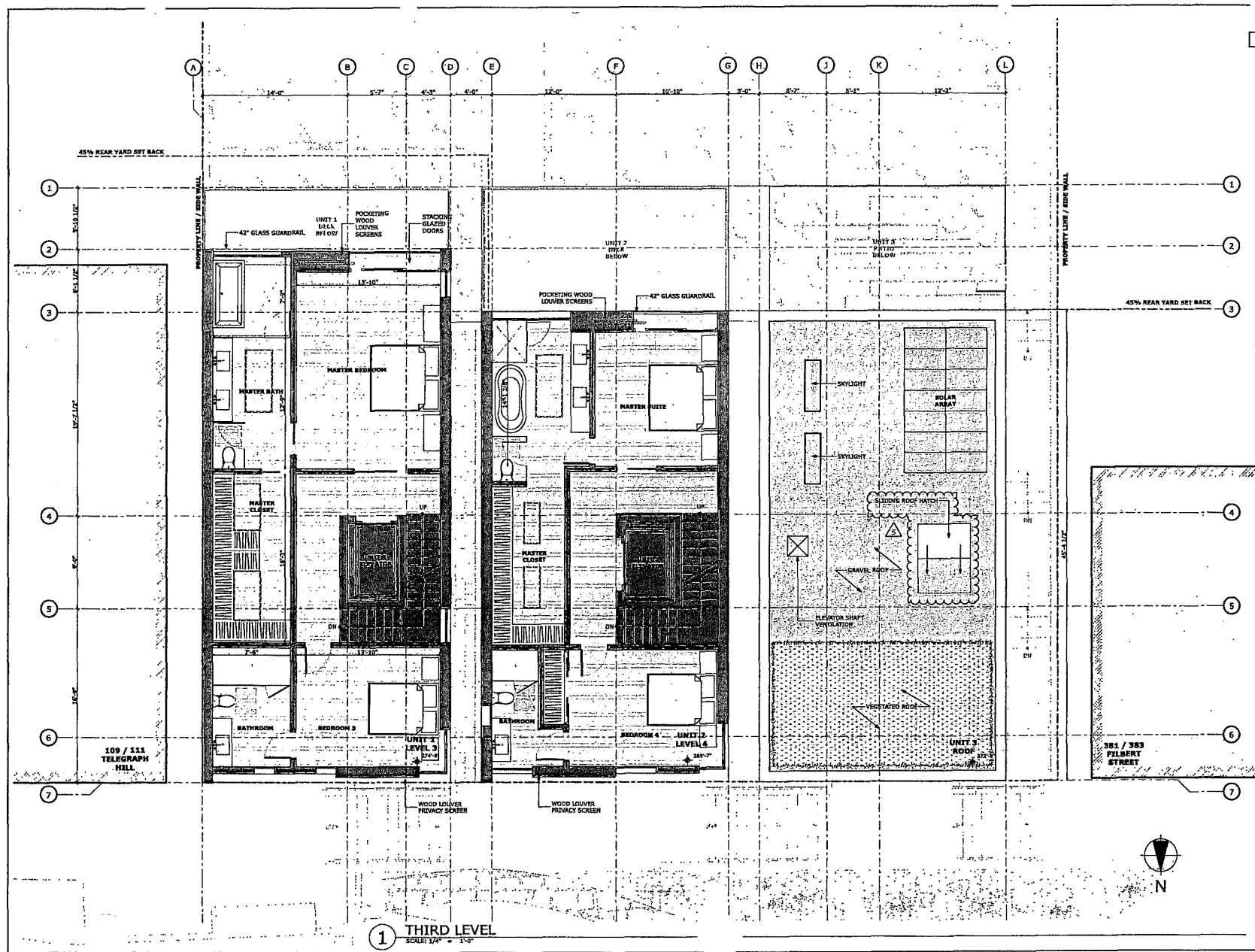
**SECOND LEVEL  
PROPOSED PLAN**

1902



4849 CALIFORNIA STREET  
SAN FRANCISCO, CA 94116  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-774-8204  
F 415-774-8208

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



**PLANNING PERMIT**

REVISIONS:	BY:
▲ MODOR #1 - 02/12/2014	DS / SR
▲ MODOR #2 - 03/12/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/14/2014	DS / SR

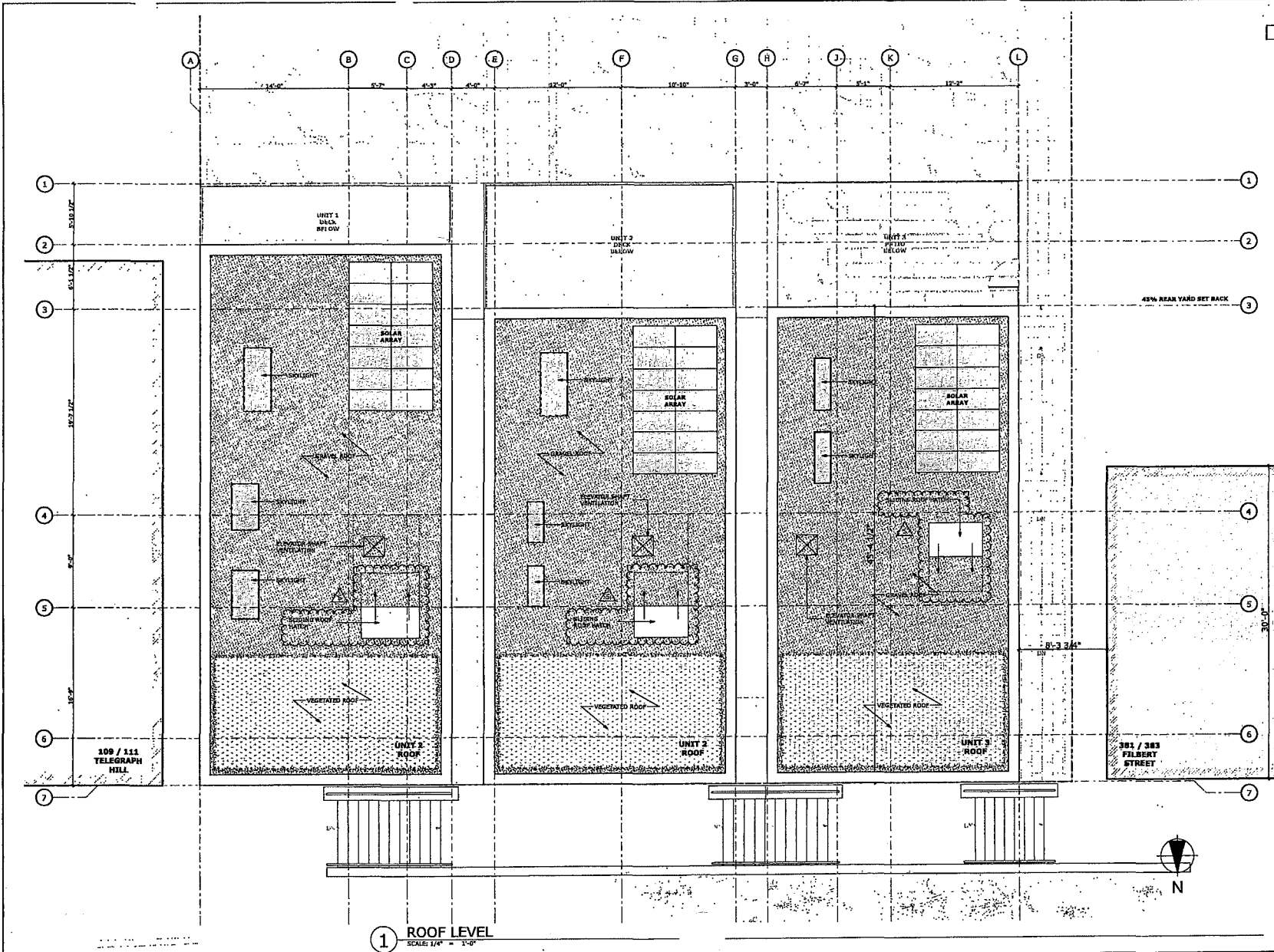
JOB:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED



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

THIRD LEVEL  
PROPOSED PLAN

A2.5



**PLANNING PERMIT**

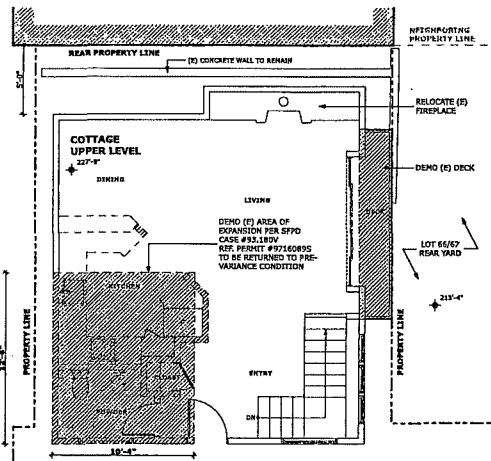
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▲ ROPOR #2 - 05/19/2014	DS / SR
▲ REVISION - 09/02/2014	DS / SR
▲ REVISION - 09/18/2014	DS / SR

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

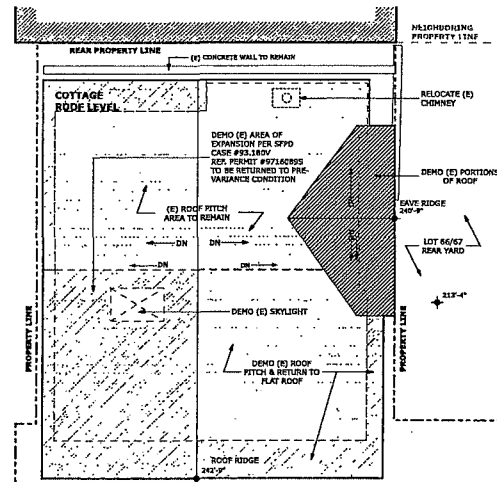
**ROOF LEVEL  
PROPOSED PLAN**

**GENERAL NOTES**

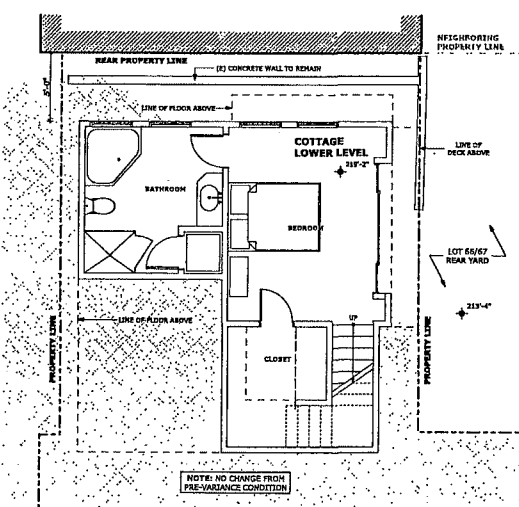
1. REF. PERMIT #97160895; ORIGINAL REMODELING DESIGN BY THEODORE BROWN & PARTNERS, MODIFICATIONS BY WINKS & ASSOCIATES IN GENERAL CONFORMITY WITH EXHIBIT B TO PLANNING COMMISSION MOTION #1372 (11/12/1997)
2. REF. PERMIT #9925477 FOR UPDATED COTTAGE RENOVATION PLANS & SCOPE OF WORK FROM #97160895 (11/30/1993)
3. REF. SFPD VARIANCE CASE #93.180V



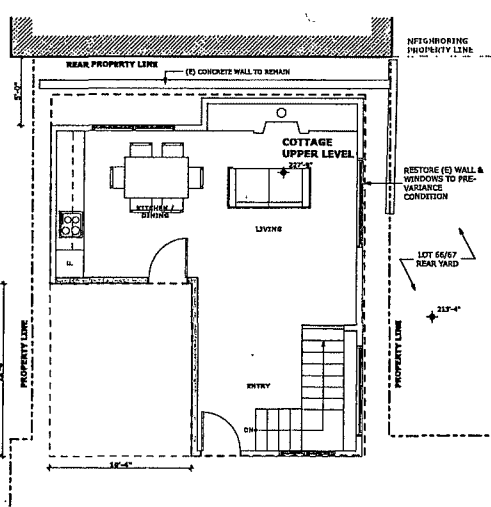
**4 DEMO (EXISTING) UPPER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



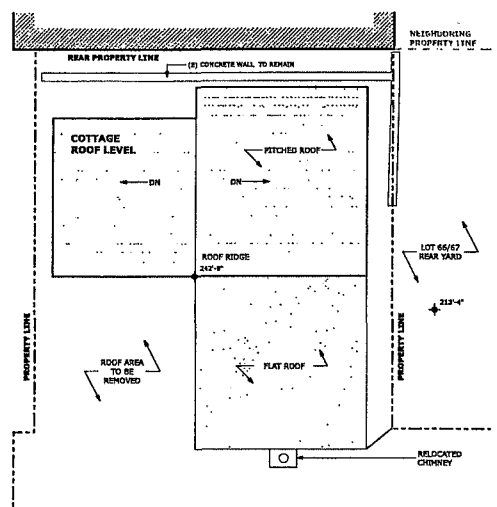
**2 DEMO (EXISTING) ROOF PLAN**  
SCALE: 3/4" = 1'-0"



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



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



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

**PLANNING PERMIT**

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

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

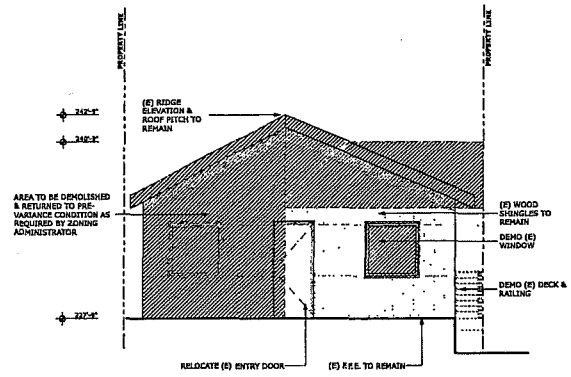
**COTTAGE PLANS**



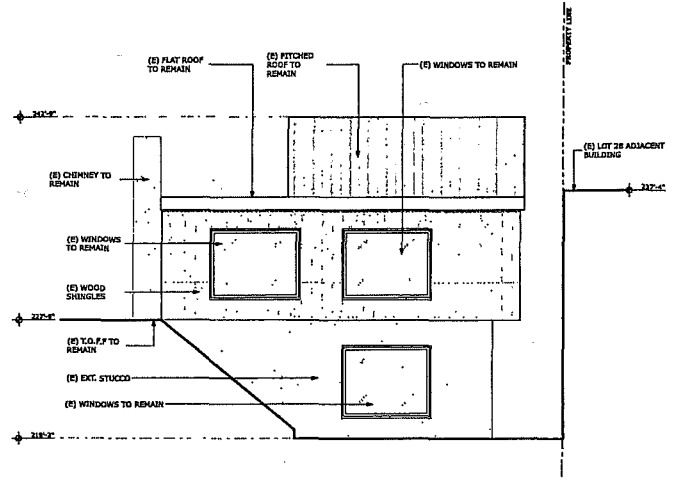


1642 CALIFORNIA STREET  
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BUTLERARMSDEN.COM  
T 415-778-8284  
F 415-778-8284

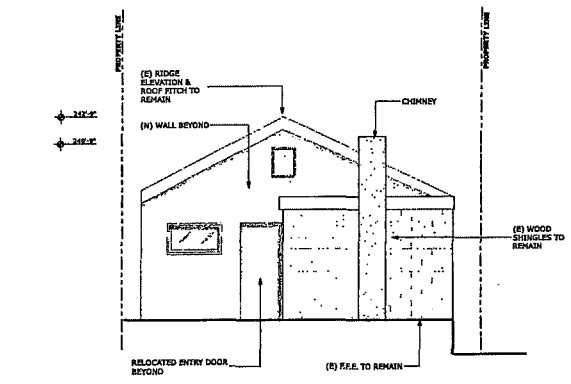
**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133,  
1905



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



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



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

**PLANNING PERMIT**

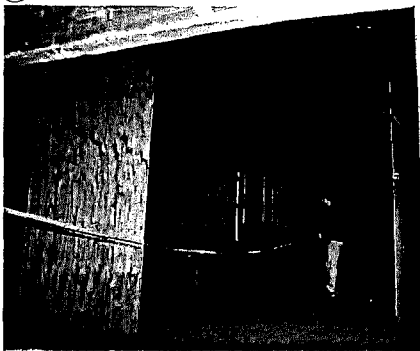
REVISIONS:	BY:
REVISION - 09/02/2014	DS / SR

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

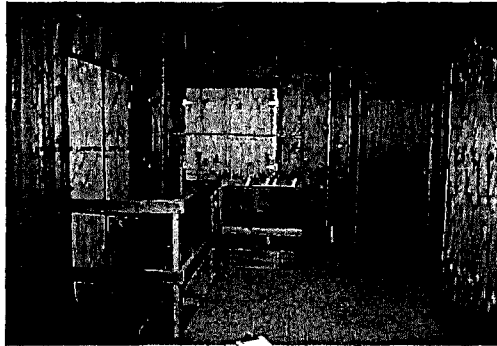
COTTAGE  
ELEVATIONS



8 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH  
NOT TO SCALE



7 COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH  
NOT TO SCALE



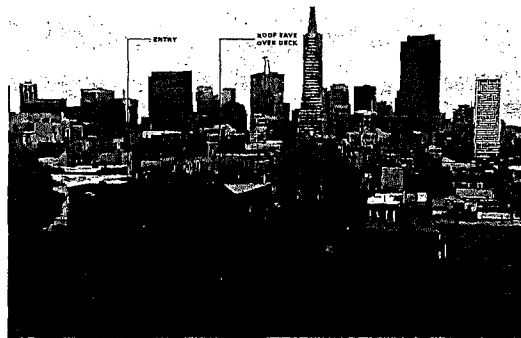
6 COTTAGE: EXISTING UPPER LEVEL LOOKING NORTH  
NOT TO SCALE



4 COTTAGE: EXISTING NORTH FACADE  
NOT TO SCALE



3 COTTAGE: EXISTING CONDITION  
NOT TO SCALE



2 COTTAGE: EXTERIOR VIEW FROM STREET  
NOT TO SCALE



1 COTTAGE: EXISTING NORTH FACADE  
NOT TO SCALE

BUTLER ARMSDEN  
ARCHITECTS

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SAN FRANCISCO, CA 94104  
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F 415-991-0247

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

PLANNING PERMIT

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

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

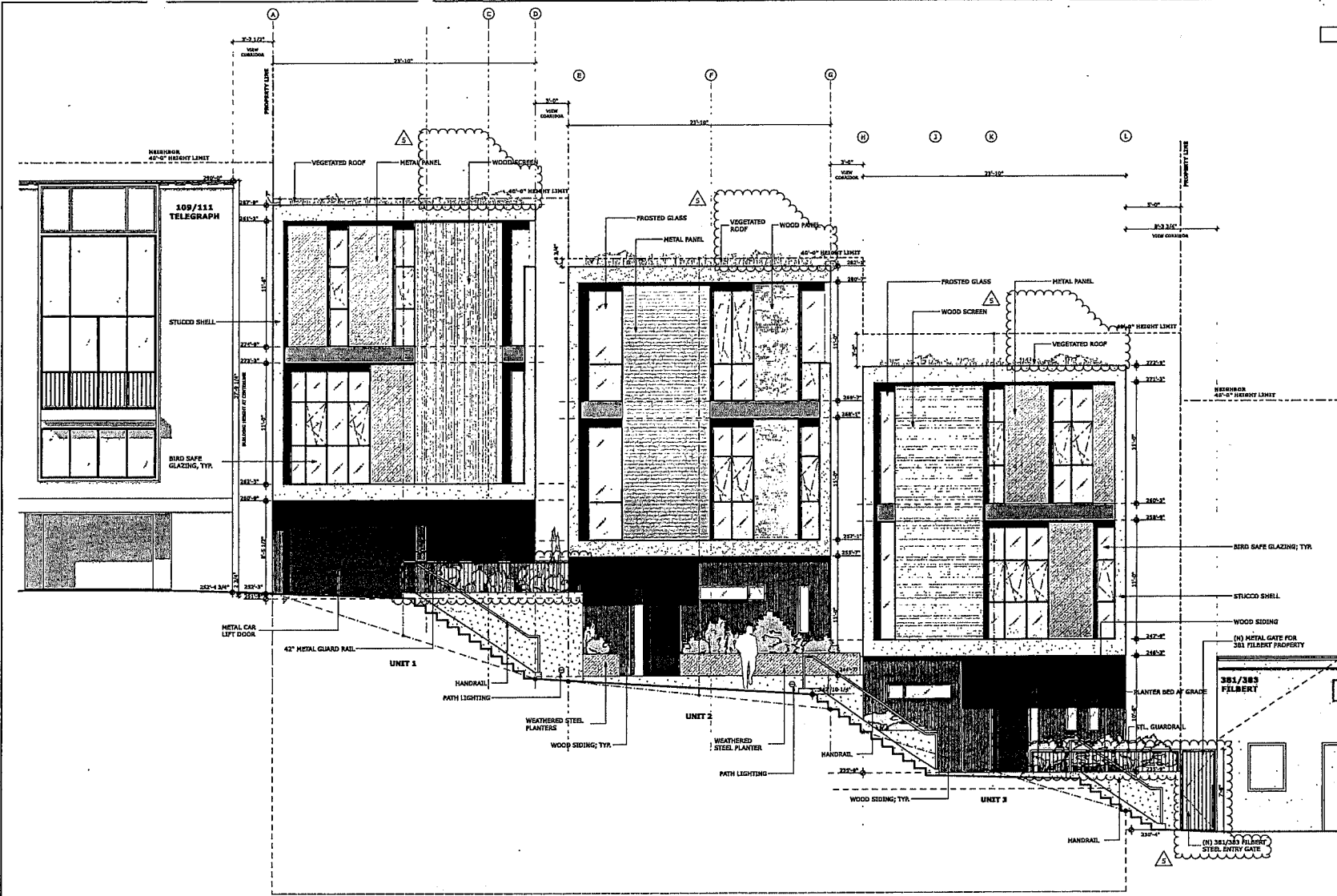
COTTAGE:  
EXISTING  
CONDITION  
PHOTOS



**BUTLER ARMSDEN  
ARCHITECT**

284 CALIFORNIA STREET  
SAN FRANCISCO, CA 94114  
BUTLERARMSDEN.COM  
E: INFO@BUTLERARMSDEN.COM  
T: 415-774-6666  
F: 415-774-5558

**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133  
1907



**PLANNING PERMIT**

REVISIONS:	BY:
△ ROUPR #1 - 02/13/2014	DS / SR
△ ROUPR #2 - 05/19/2014	DS / SR
△ REVISION - 07/17/2014	DS / SR
△ REVISION - 04/02/2014	DS / SR
△ REVISION - 03/14/2014	DS / SR

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

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

**FRONT  
ELEVATION**

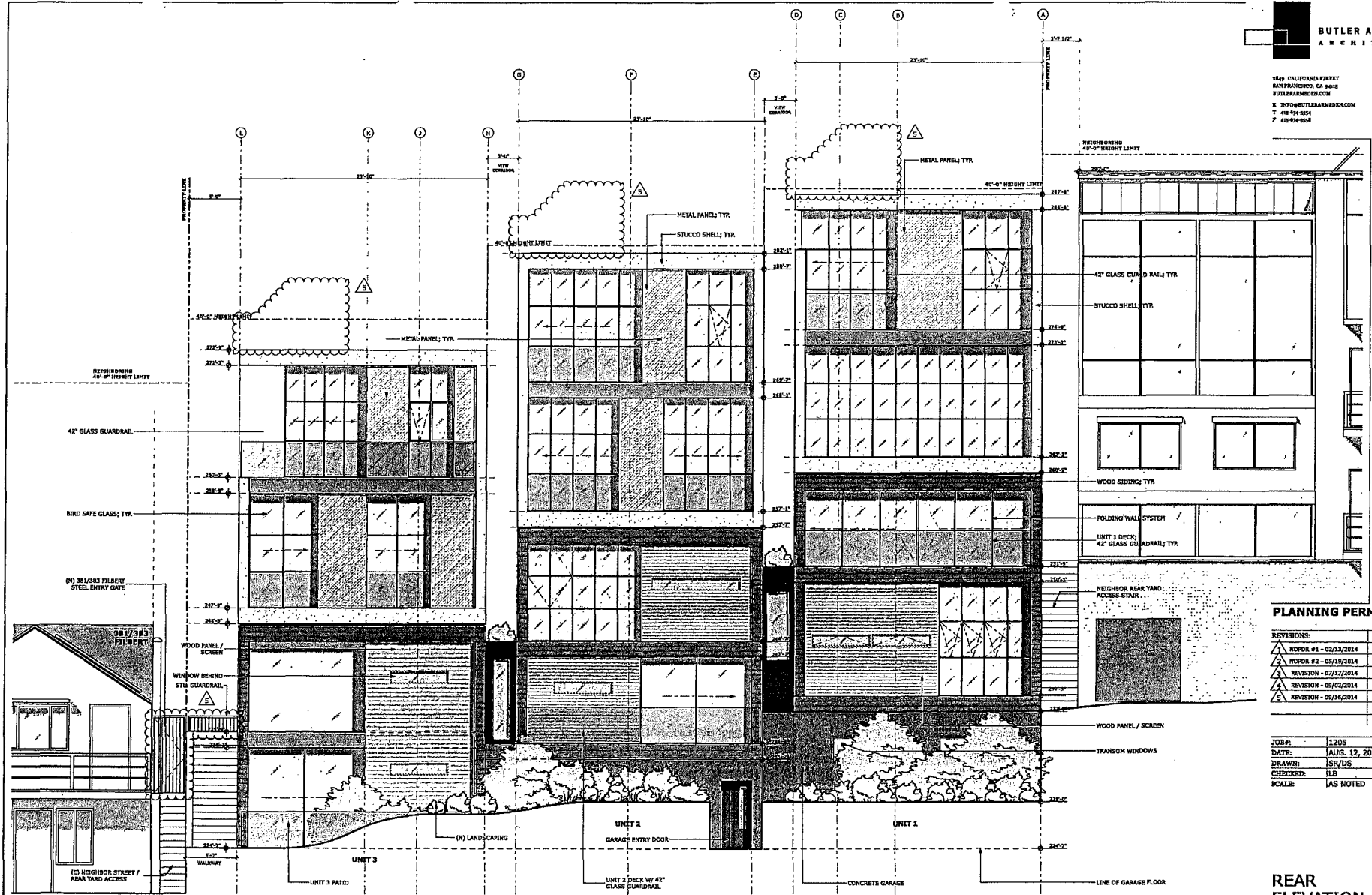
**A3.1**

1908



1849 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94108  
 BUTLERARNSDEN.COM  
 P. 415-774-8888  
 T. 415-774-8554  
 F. 415-774-8558

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



**PLANNING PERMIT**

REVISIONS:	BY:
△ NOPOR #1 - 02/13/2014	DS / SR
△ NOPOR #2 - 05/19/2014	DS / SR
△ REVISION - 07/17/2014	DS / SR
△ REVISION - 09/02/2014	DS / SR
△ REVISION - 09/16/2014	DS / SR

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

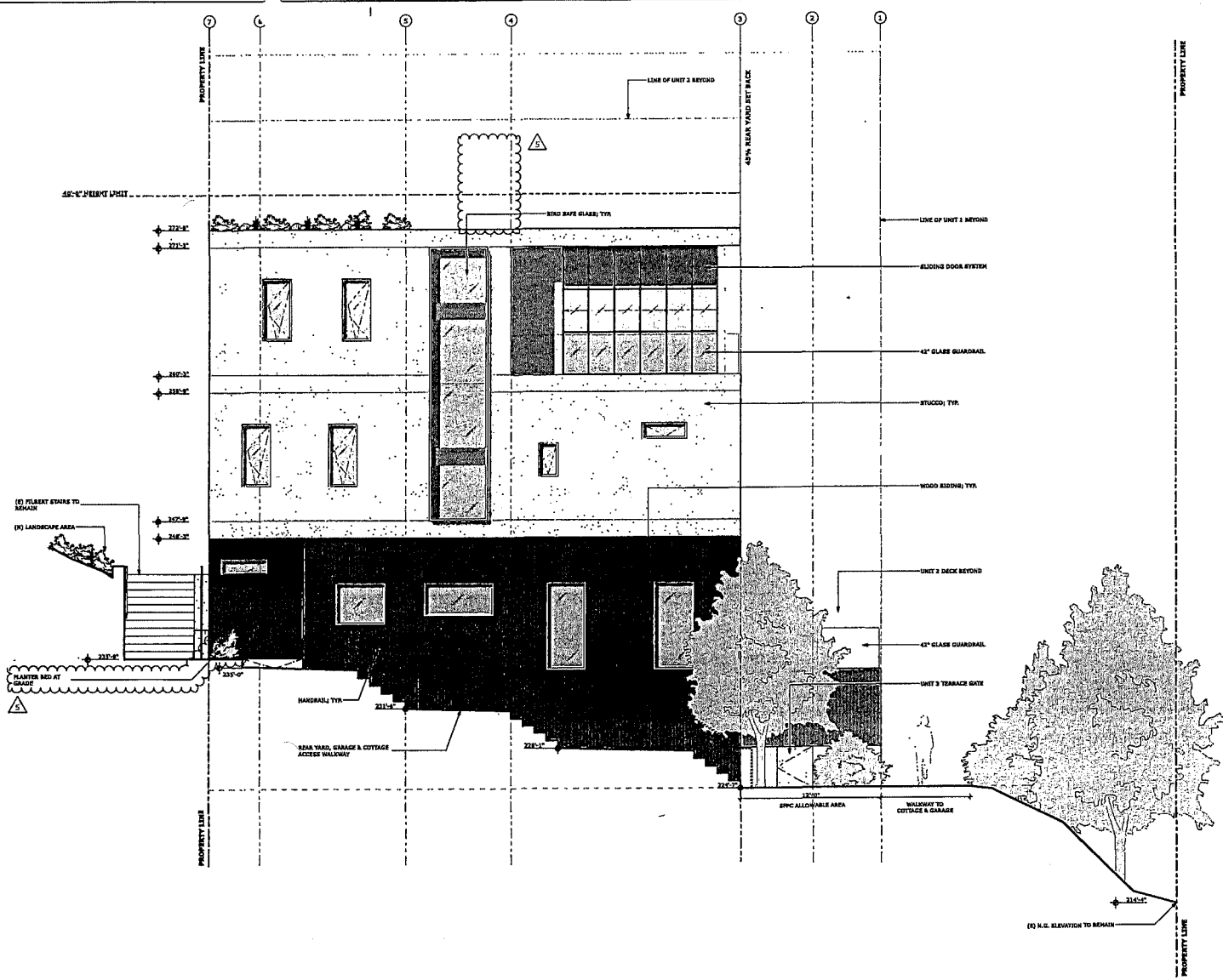
**1 REAR ELEVAT**  
 SCALE: 3/4" = 1'-0"

**REAR ELEVATION**

**A3.2**

2549 CALIFORNIA STREET  
SAN FRANCISCO, CA 94116  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-431-8864  
F 415-431-8868

**115 TELEGRAPH HILL**  
115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133.  
1909



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

**PLANNING PERMIT**

REVISIONS:	BY:
△ REVISION - 09/02/2014	DS / SR
△ REVISION - 09/14/2014	DS / SR

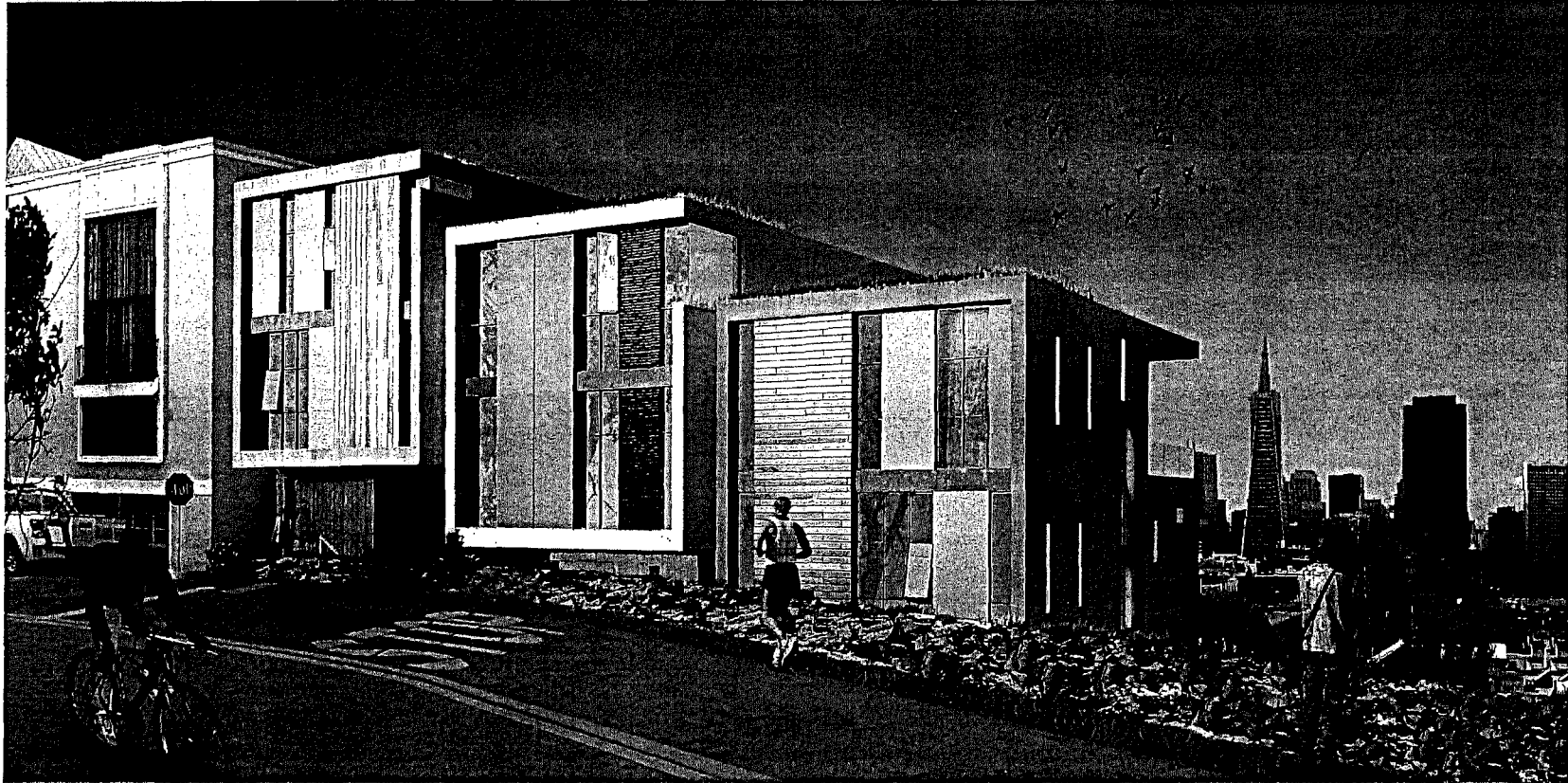
JOB#:	11205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

WEST  
ELEVATION

1910



449 CALIFORNIA STREET  
SAN FRANCISCO, CA 94104  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-774-0334  
F 415-774-0335



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

PLANNING PERMIT

REVISIONS:	BY:
▲ NOKOR #1 - 02/13/2014	DS / SR
▲ REVISION - 09/16/2014	DS / SR

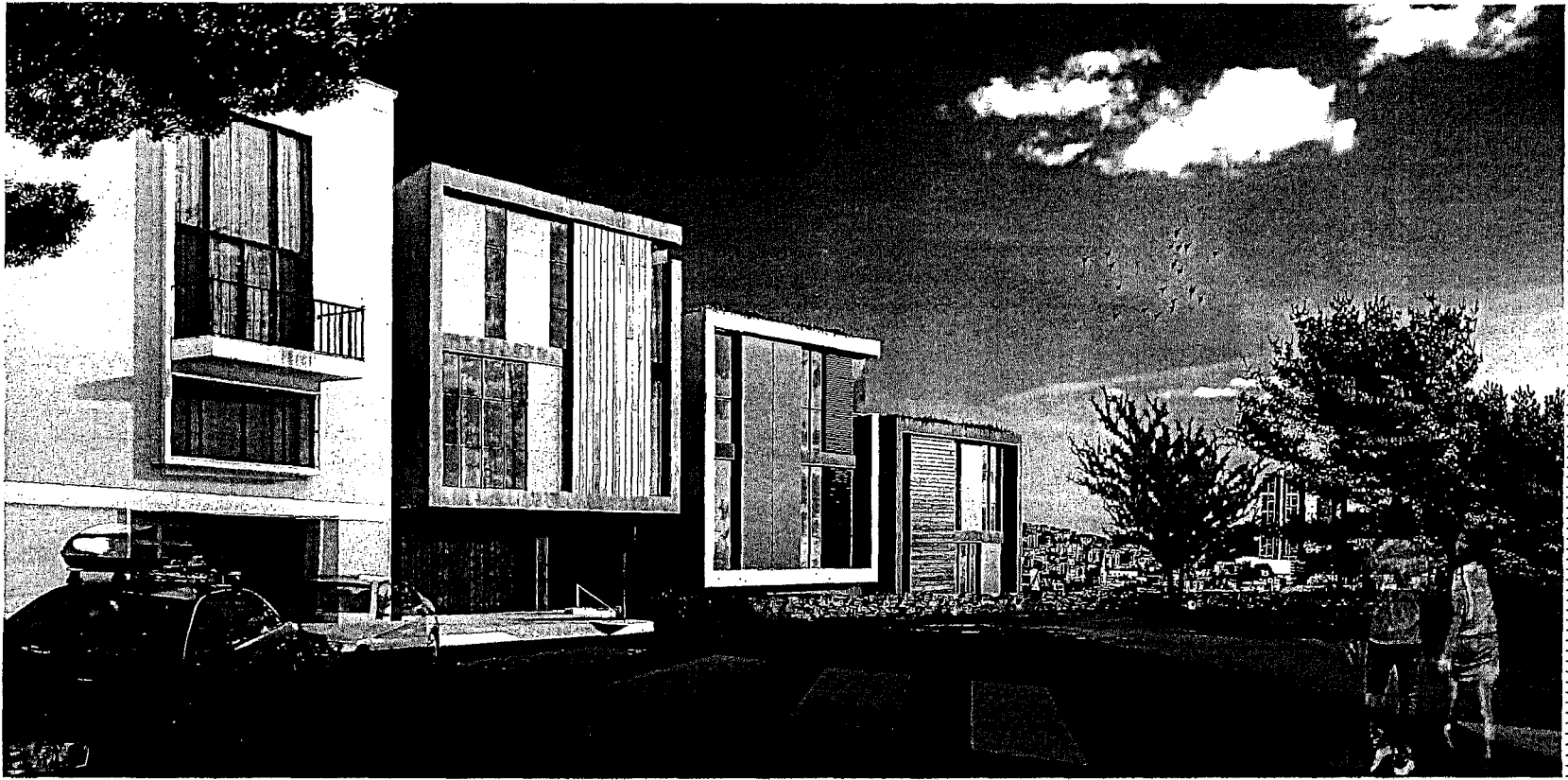
JOB#:	1105
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

① FRONT FACADE LOOKING SOUTHEAST

CONCEPTUAL  
RENDERINGS



449 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94104  
 BUTLERARMSDEN.COM  
 INFO@BUTLERARMSDEN.COM  
 T 415-401-9834  
 F 415-401-9157



1 FRONT FACADE LOOKING SOUTHWEST

115 TELEGRAPH HILL  
 115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133  
 1911

PLANNING PERMIT

REVISIONS:	BY:
△ NOKOR #1 - 02/13/2014	DS / SR
△ REVISION - 09/16/2014	DS / SR

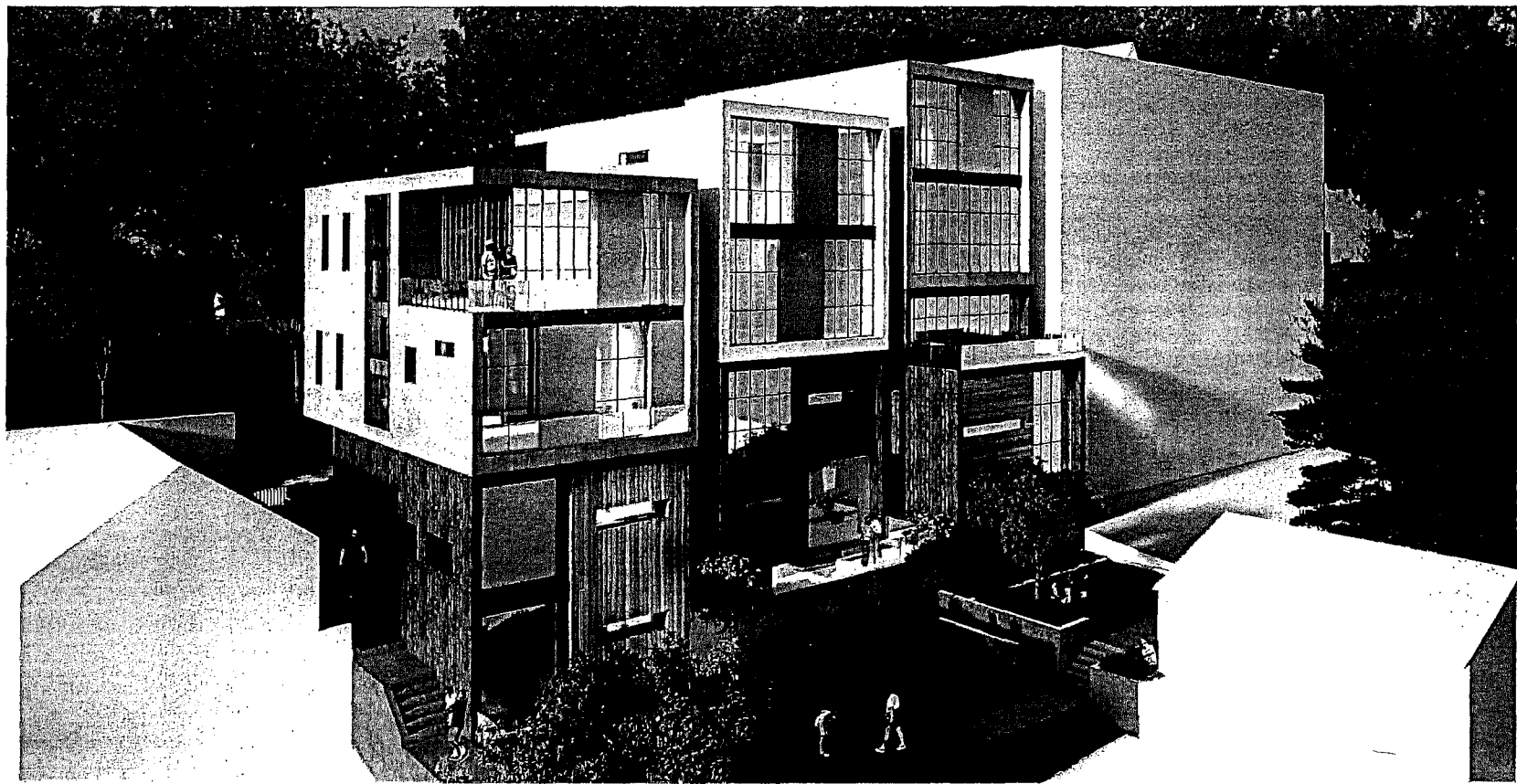
JOB#:	1205
DATE:	AUG. 12, 2013
DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

CONCEPTUAL  
 RENDERINGS

1912



849 CALIFORNIA STREET  
SAN FRANCISCO, CA 94108  
BUTLERARMNDEN.COM  
E: INFO@BUTLERARMNDEN.COM  
T: 415-774-3354  
F: 415-774-3355



1 REAR FACADE LOOKING NORTH

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

PLANNING PERMIT

REVISION#:	BY:
1 NOKR #1 - 02/13/2014	DS / SR
2 REVISION - 09/16/2014	DS / SR

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

CONCEPTUAL RENDERINGS





449 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94104  
 BUTLERARNSDEN.COM  
 415.774.1100  
 415.774.1101



1 VIEW UP FILBERT STREET STAIRS

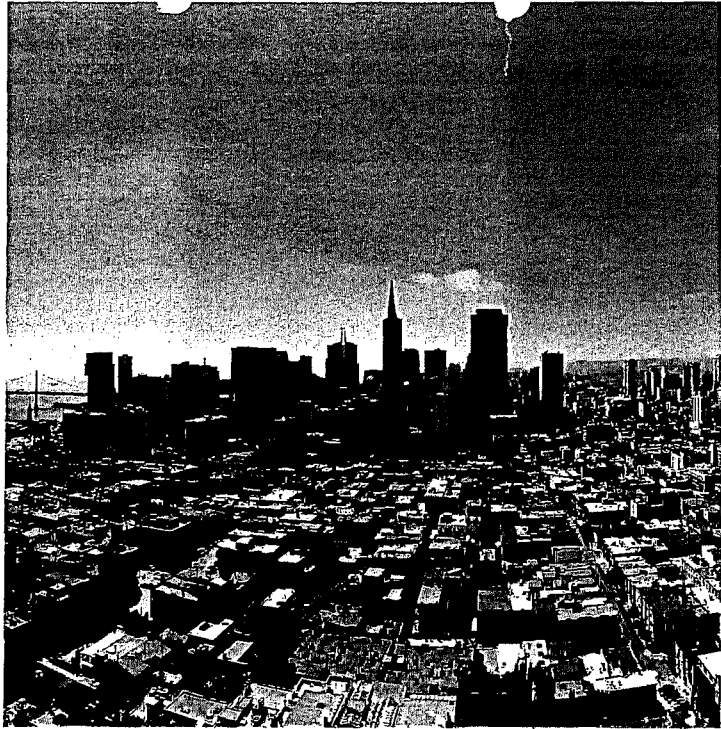
**1115 TELEGRAPH HILL**  
 1115 TELEGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133.  
 1913

**PLANNING PERMIT**

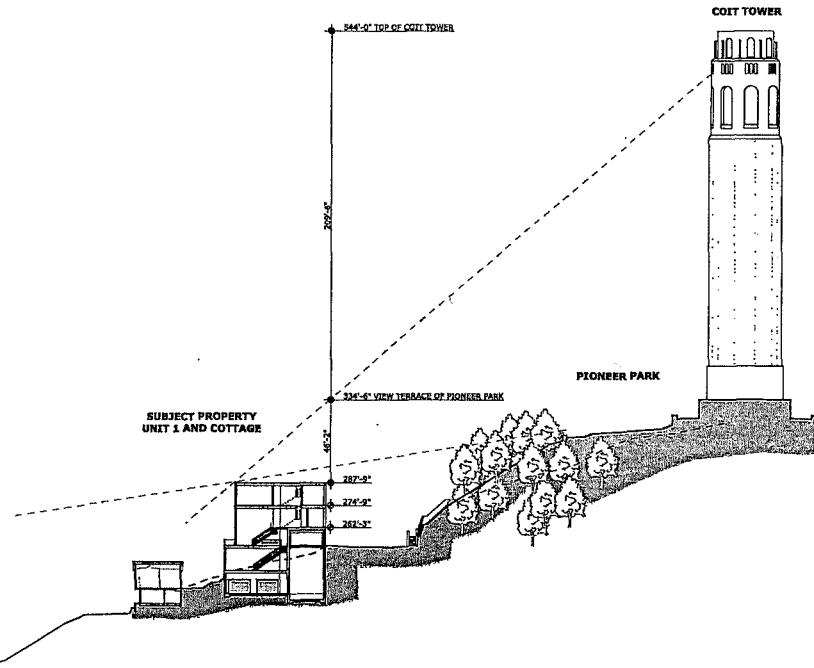
REVISIONS:	BY:
Δ REVISION - 09/16/2014	DS / SR

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

△ CONCEPTUAL RENDERINGS



② VIEW FROM COIT TOWER TO SUBJECT PROPERTY  
NOT TO SCALE OUTLINE OF PROPOSAL SHOWN

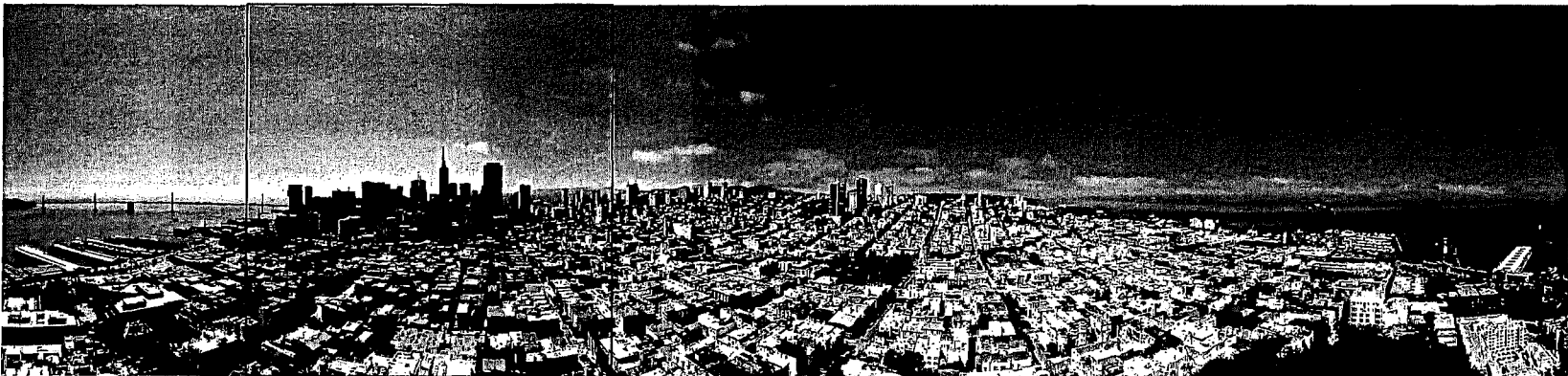


① VIEW FROM COIT TOWER TO SUBJECT PROPERTY  
NOT TO SCALE

**BUTLER ARMSDEN**  
 ARCHITECTS

849 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94108  
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 F: 415-774-6228

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



**PLANNING PERMIT**

REVISIONS:	BY:

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

**CONTEXT VIEWS**



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

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

### EXEMPT STATUS:

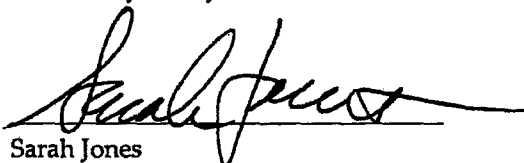
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d) and Class 3 CEQA Guidelines Section 15303(b)

### REMARKS:

See next page.

### DETERMINATION:

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

  
 Sarah Jones

Environmental Review Officer

June 10, 2014  
 Date

cc: Daniel Frattin, Project Sponsor

Supervisor David Chiu, District 3

## PROJECT APPROVALS

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

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

## REMARKS:

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

Based on a historic resource evaluation (HIRE) prepared by Page & Turnbull<sup>1</sup> and subsequent evaluation by the Planning Department Preservation Planning staff,<sup>2</sup> the project site was determined to not be eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

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

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

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

the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building is not architecturally distinct and represents its alteration circa 1997 (Criterion 3). Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. The surrounding neighborhood contains a mix of architectural styles, building sizes, and a defined period of development; therefore, it does not appear to be a potential historic district.

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

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

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard<sup>3</sup> and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

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

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

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

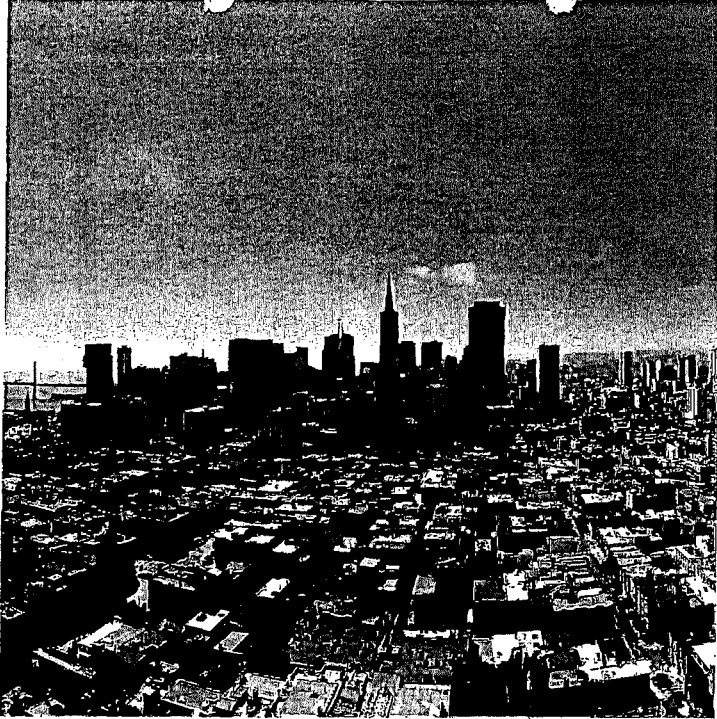
The geotechnical report found that the proposed structure's foundation could be safely supported using a drilled concrete pier and grade beam foundation, provided adherence to site preparation and foundation design recommendations in the project geotechnical report.

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

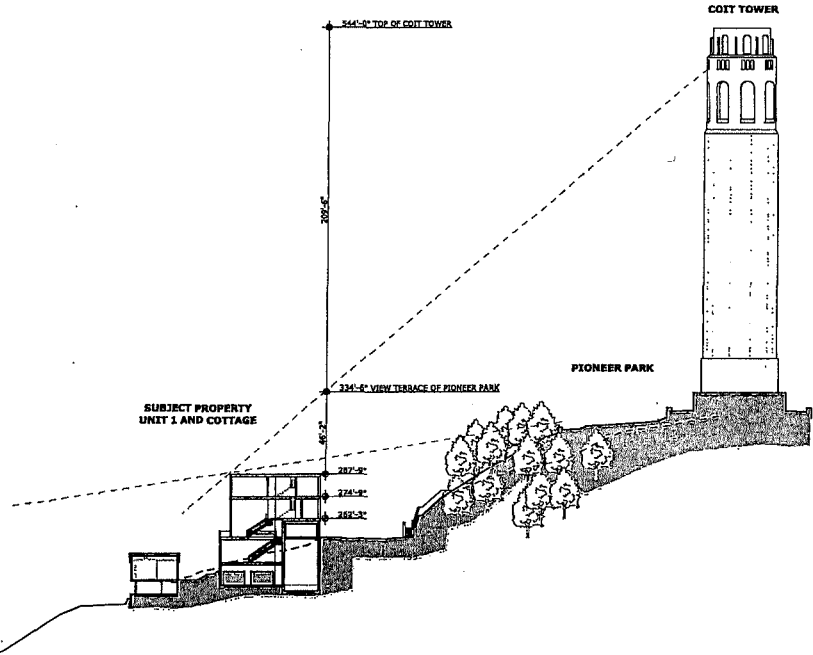
**Exemption Class.** Under CEQA State Guidelines Section 15301(d), or Class 1(d), exterior renovations to an existing single-family residence that is not a historic resource, as defined for purposes of CEQA, is exempt from environmental review. The proposed project involves the exterior renovation of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

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

1919



2 VIEW FROM COIT TOWER TO SUBJECT PROPERTY  
NOT TO SCALE  
OUTLINE OF PROPOSAL SHOWN



1 VIEW FROM COIT TOWER TO SUBJECT PROPERTY  
NOT TO SCALE



BUTLER ARMSDEN  
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F 415-774-2227

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



PLANNING PERMIT

REVISIONS:	BY:

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

CONTEXT VIEWS

## Carroll, John (BOS)

---

**From:** Range, Jessica (CPC)  
**Sent:** Tuesday, October 28, 2014 11:54 AM  
**To:** BOS Legislation (BOS); Lamug, Joy  
**Cc:** Poling, Jeanie (CPC); Kline, Heidi (CPC)  
**Subject:** RE: Mailing/Distribution List - Appeal of Exemption Determination from Environmental Review - 115 Telegraph Hill Boulevard  
**Attachments:** 115 Telegraph Hill Appeal Mailing list.xlsx  
**Categories:** 141059

Attached is the mailing/distribution list for the above referenced appeal..

Thanks,

**Jessica Range**  
**Senior Planner, Environmental Planning**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9018 **Fax:** 415-558-6409  
**Email:**[Jessica.Range@sfgov.org](mailto:Jessica.Range@sfgov.org)  
**Web:**[www.sfplanning.org](http://www.sfplanning.org)



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

---

**From:** BOS Legislation (BOS)  
**Sent:** Tuesday, October 28, 2014 8:05 AM  
**To:** Range, Jessica (CPC); Lamug, Joy  
**Cc:** Poling, Jeanie (CPC); BOS Legislation (BOS); Kline, Heidi (CPC)  
**Subject:** RE: Mailing/Distribution List - Appeal of Exemption Determination from Environmental Review - 115 Telegraph Hill Boulevard

This format is fine. Thanks for checking!

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)

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---

**From:** Range, Jessica (CPC)  
**Sent:** Monday, October 27, 2014 5:01 PM  
**To:** Lamug, Joy; Kline, Heidi (CPC)  
**Cc:** Poling, Jeanie (CPC); BOS Legislation (BOS)  
**Subject:** RE: Mailing/Distribution List - Appeal of Exemption Determination from Environmental Review - 115 Telegraph Hill Boulevard

Hi Joy,

Is the following format in excel OK?

Name	Street Address	City	State	Zip

If you have a different desired format, could you please let me know?

**Jessica Range**  
**Senior Planner, Environmental Planning**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9018 **Fax:** 415-558-6409  
**Email:** [Jessica.Range@sfgov.org](mailto:Jessica.Range@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)



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

---

**From:** Lamug, Joy  
**Sent:** Monday, October 27, 2014 2:17 PM  
**To:** Kline, Heidi (CPC)  
**Cc:** Range, Jessica (CPC); Poling, Jeanie (CPC); BOS Legislation (BOS)  
**Subject:** Mailing/Distribution List - Appeal of Exemption Determination from Environmental Review - 115 Telegraph Hill Boulevard

Hi Heidi,

The Office of the Clerk of the Board is in receipt of the above referenced appeal filed by Susan Brandt Hawley on behalf of Telegraph Hill Dwellers on October 14, 2014. This appeal is scheduled to be heard by the Board of Supervisors on November 18, 2014, at 3:00 pm. I called Jessica Range and got a voicemail that she's out until November 4<sup>th</sup>.

Kindly send the mailing/distribution list in spreadsheet format to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) by November 3<sup>rd</sup>.

Please email or call me if any questions.

Thank you in advance.

**Joy Lamug**

**Legislative Clerk**

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244

San Francisco, CA 94102

Direct: (415) 554-7712 | Fax: (415) 554-5163

Email: [joy.lamug@sfgov.org](mailto:joy.lamug@sfgov.org)

Web: [www.sfbos.org](http://www.sfbos.org)

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<b>Name</b>	<b>Organization</b>	<b>Address 1</b>	<b>Address 2</b>
Nancy Shannahan and Aaron Peskin	Telegraph Hill Dwellers	470 Columbus Avenue, #211	
Nancy Shanahan,	Telegraph Hill Dwellers	224 Filbert Street	

**City, State, Zip**      **email**

San Francisco, CA 94133

( San Francisco, CA, 94133

## Carroll, John (BOS)

---

**From:** SF Docs (LIB)  
**Sent:** Monday, November 03, 2014 12:08 PM  
**To:** Carroll, John (BOS)  
**Subject:** Re: Please Post the Attached Hearing Notice

Posted/SF Docs/11/3/2014/Laurel Yerkey

---

**From:** Carroll, John (BOS)  
**Sent:** Monday, November 3, 2014 11:41 AM  
**To:** SF Docs (LIB)  
**Cc:** BOS Legislation (BOS)  
**Subject:** Please Post the Attached Hearing Notice

Good morning,

Could you please post the attached hearing notice?

115 Telegraph Hill Boulevard CEQA Appeal BOS – 141059 – Nov 18, 2014.

Thanks, in advance!

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [board.of.supervisors@sfgov.org](http://board.of.supervisors@sfgov.org)

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Fax No. 554-5163  
TTD/TTY No. 5545227

**NOTICE OF PUBLIC HEARING**

**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

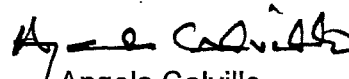
**Date:** Tuesday, November 18, 2014.

**Time:** 3:00 p.m.

**Location:** City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102

**Subject:** **File No. 141059.** Hearing of persons interested in or objecting to the determination of categorical exemption from environmental review under the California Environmental Quality Act issued by the Planning Department on September 3, 2014, for the proposed project at 115 Telegraph Hill Boulevard. (District 3) (Appellant: Susan Brandt-Hawley, on behalf of Telegraph Hill Dwellers) (Filed October 14, 2014).

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 14, 2014.

  
Angela Calvillo  
Clerk of the Board

DATED: November 4, 2014  
MAILED/POSTED: November 4, 2014

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

October 17, 2014

Susan Brandt-Hawley  
Brandt-Hawley Law Group  
On behalf of Telegraph Hill Dwellers  
Chauvet House, PO Box 1659  
Glen Ellen, CA 95442

**Subject: Appeal of the determination of exemption from environmental review for 115 Telegraph Hill Boulevard.**

Dear Ms. Brandt-Hawley:

The Office of the Clerk of the Board is in receipt of a memo dated October 16, 2014, (copy attached), from the Planning Department regarding the timely filing of your appeal of the determination of exemption from environmental review for 115 Telegraph Hill Boulevard.

The Planning Department has determined that the appeal was filed in a timely manner.

The appeal filing period has closed, and a hearing date has been scheduled for **Tuesday, November 18, 2014, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

*Please note: Vedica Puri filed a Conditional Use Authorization appeal for the same project on October 14, 2014, and this office has tentatively scheduled a hearing for that appeal on November 4, 2014, pursuant to Planning Code, Section 308.1. Due to the nested nature of the approvals for this project, your appeal of the exemption determination needs to precede the conditional use appeal. Therefore, the Board President intends to entertain a motion to continue the Conditional Use appeal to November 18, 2014, at 3:00 p.m., to coincide with your exemption determination appeal.*

Please provide to the Clerk's Office by:

**20 days prior to the hearing:** names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

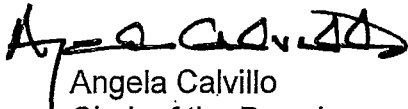
**11 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)) and one hard copy of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact Legislative Deputy Director, Rick Caldeira at (415) 554-7711 or Legislative Clerks, Joy Lamug at (415) 554-7712 or John Carroll at (415) 554-4445.

Very truly yours,



Angela Calvillo  
Clerk of the Board

- c: Daniel Frattin, Project Sponsor
- Jon Givner, Deputy City Attorney
- Kate Stacy, Deputy City Attorney
- Marlena Byrne, Deputy City Attorney
- John Rahaim, Planning Director
- Scott Sanchez, Zoning Administrator, Planning Department
- Sarah Jones, Environmental Review Officer, Planning Department
- Aaron Starr, Planning Department
- AnMarie Rodgers, Planning Department
- Tina Tam, Planning Department
- Jessica Range, Planning Department
- Jonas Ionin, Planning Commission Secretary



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

**DATE:** October 16, 2014  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Sarah B. Jones, Environmental Review Officer  
**RE:** Appeal timeliness determination – 115 Telegraph Hill Boulevard,  
Planning Department Case No. 2013.1375E

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

An appeal of the categorical exemption for the proposed project at 115 Telegraph Hill Boulevard (Planning Department Case No. 2013.1375E) was filed with the Office of the Clerk of the Board on October 14, 2014 by Susan Brandt-Hawley on behalf of the Telegraph Hill Dwellers.

**Timeline:** The Categorical Exemption was issued on September 3, 2014. The exemption identified the Approval Action for the project as approval of the Conditional Use Authorization by the Planning Commission, in accordance with Chapter 31 of the San Francisco Administrative Code, which occurred on September 11, 2014 (Date of the Approval Action).

**Timeliness Determination:** Section 31.16(a) and (e) of the San Francisco Administrative Code states that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the Date of the Approval Action.

The appeal of the exemption determination was filed on October 14, 2014, which is the last business day within 30 days after the Date of the Approval Action and is within the time frame specified above. Therefore the appeal is considered timely.

Section 31.16(b)(4) of the San Francisco Administrative Code states that the Clerk of the Board shall schedule the appeal hearing no less than 21 days and no more than 45 days following expiration of the specified time period for filing of the appeal.



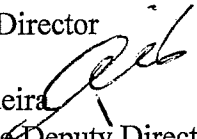
BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

October 15, 2014

To: John Rahaim  
Planning Director

From: Rick Caldeira   
Legislative Deputy Director

**Subject: Appeal of the California Environmental Quality Act Determination -  
Exemption from Environmental Review - 115 Telegraph Hill Boulevard**

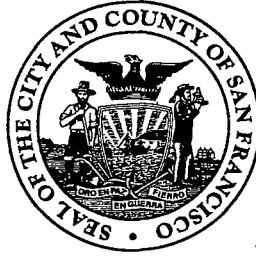
An appeal of the California Environmental Quality Act Determination for 115 Telegraph Hill Boulevard was filed with the Office of the Clerk of the Board on October 14, 2014, by Susan Brandt-Hawley, on behalf of Telegraph Hill Dwellers.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department's Office to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three (3) working days of receipt of this request.

If you have any questions, you can contact me at (415) 554-7711.

c: Angela Calvillo, Clerk of the Board  
Jon Givner, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
Scott Sanchez, Zoning Administrator, Planning Department  
Sarah Jones, Environmental Review Officer, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Tina Tam, Planning Department  
Jeanie Poling, Planning Department  
Jonas Ionin, Planning Department  
Jessica Range, Planning Department

BOARD of SUPERVISORS



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TDD/TTY No. 544-5227

October 23, 2014

**FILE NO. 141059**

Received from the Board of Supervisors-Clerk's Office a check in the amount of Five Hundred Forty Seven Dollars (\$547), representing filing fee paid by Susan Brandt-Hawley, on behalf of Telegraph Hill Dwellers (Appellant) for Appeal of Exemption Determination for 115 Telegraph Boulevard.

**Planning Department**  
**By:**

Josephine Chen  
Print Name

 10/23/14  
Signature and Date

**TELEGRAPH HILL DWELLERS**  
P.O. BOX 330159  
SAN FRANCISCO, CA 94133

**BANK OF AMERICA**  
SAN FRANCISCO, CA 94133  
11-35/1210

4340

10/11/2014


PAY TO THE  
ORDER OF City and County of San Francisco

\$\*\*547.00

Five Hundred Forty-Seven and 00/100\*\*\*\*\*

DOLLARS  

City and County of San Francisco



MP

MEMO

THD 115 Telegraph Appeal #1

1-2005 E-TUIT INC. # 785 1-800-433-8610

1931

Print Form

# 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):**

Clerk of the Board

**Subject:**

Public Hearing - Appeal of Exemption from Environmental Review - 115 Telegraph Hill Boulevard

**The text is listed below or attached:**

Hearing of persons interested in or objecting to the determination of categorical exemption from environmental review under the California Environmental Quality Act issued by the Planning Department on September 3, 2014, for the proposed project at 115 Telegraph Hill Boulevard. (District 3) (Appellant: Susan Brandt-Hawley, on behalf of Telegraph Hill Dwellers) (Filed October 14, 2014).

Signature of Sponsoring Supervisor: Alisa Somera for

For Clerk's Use Only: