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To: [BOS Legislation, \(BOS\)](#); [Jalipa, Brent \(BOS\)](#)
Cc: [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Tuffy, Eilesh \(CPC\)](#); [LaValley, Pilar \(CPC\)](#)
Subject: Planning Department Appeal Response: 20 Nobles Alley (File No. 171053)
Date: Monday, November 06, 2017 11:30:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[20 Nobles Alley Appeal Response.pdf](#)

Please find attached the Planning Department's response to the appeal of the CEQA determination for the proposed project at 20 Nobles Alley.

The hearing for this item is scheduled for **November 14, 2017**.

The file number is **171053**.

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Please note: I am out of the office on Fridays.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Categorical Exemption Appeal

20 Nobles Alley

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FROM: Lisa Gibson, Acting Environmental Review Officer – (415) 575-9032
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RE: Board File Number 171053, Planning Department Case No. 2016-014104APL
 Appeal of Categorical Exemption for 20 Nobles Alley

HEARING DATE: November 14, 2017

ATTACHMENTS: Attachment A – Notice of Planning Department Disapproval, dated May 8, 2017
 Attachment B – CEQA Categorical Exemption Determination, dated September 8, 2017
 Attachment C -- Preservation Team Review (PTR) form, dated September 8, 2017
 Attachment D – PTR form attachments: historic maps, subject property photo, Upper Grant Avenue Historic District survey report excerpts
 Attachment E – Project plan set, dated August 21, 2017

PROJECT SPONSOR: Ms. Dudley and Mr. Eustace de Saint Phalle, 415-342-5064
APPELLANT: Mr. Marc Bruno, 415-434-1528

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 20 Nobles Alley project (the “proposed project” or “project”).

The Department, pursuant to CEQA, the CEQA Guidelines, 14 Cal. Code of Reg. Sections 1500 *et seq.*, and Chapter 31 of the San Francisco Administrative Code, determined on September 8, 2017 that the project is exempt from CEQA in accordance with CEQA Guidelines Section 15301, or Class 1.

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

SITE DESCRIPTION AND EXISTING USE

The project is located on the north side of Nobles Alley, east of Grant Avenue, on lot 25 in Assessor's Block 0104. The project site is located within the RH-3 (Residential – House, Three Family) Zoning District, and the 40-X Height and Bulk District. The lot is also within a zoning overlay area: Telegraph Hill – North Beach Residential Special Use District. Lot 25 is a rectangular lot measuring 30 feet along Nobles Alley and 50 feet at its deepest length, measuring approximately 1,500 square feet in lot area. The property is developed with a two-story over basement residential building housing two dwelling units at the rear of the building and one dwelling unit facing Nobles Alley. (See Attachment D for a photograph of the subject property.)

PROJECT DESCRIPTION

The Categorical Exemption for the proposed project, issued on September 8, 2017, was for the retention and legalization of one unpermitted garage door and the removal of a second unpermitted garage door, associated wall vents, and an entry hall window. The stucco wall finish and remaining rough openings on the ground floor would be restored to a prior appearance, based on pictorial evidence of the subject property.

As discussed below, under Background, this Categorical Exemption for the proposed project was prepared at the request of the Board of Appeals, which on July 12, 2017 reviewed a building permit that had been previously disapproved by the Planning Department (#201608094528). The scope of work for that original building permit, as hand-written on the application by the project sponsor at the time of filing, was for sealing one unpermitted garage door and relocating a legal garage door to the center of the ground floor. At the time of that building permit filing, the project sponsor believed that one of the two garage doors had been installed legally. However, as part of the Planning Department's review of the project and permit history for the property, it was discovered that neither of the two existing garage doors at the property were installed with the benefit of permits. For this and other reasons discussed below under Background, the Planning Department disapproved this building permit.

Subsequently, the project sponsor requested a hearing at the Board of Appeals. The Board of Appeals instructed the project sponsor to provide a set of drawings to the Planning Department to conduct CEQA review. The plans, as submitted by the project sponsor in September 2017, revised the proposal and sought to seal the eastern garage door, retain the western garage door in its existing location, and restore the remainder of the ground floor façade. No permit application accompanied the September 2017 plan set submittal, because the permit linked to the work (#201608094528) was still under review by the Board of Appeals.

Thus, some discrepancy is noted between the scope of work included in the original building permit (#201608094528) and the scope of work that was ultimately reviewed under CEQA. However, the Categorical Exemption that was prepared for the proposed project reflects the project that was ultimately approved by the Board of Appeals on September 13, 2017, which proposes to seal the eastern garage door, retain the western garage door in its existing location, and restore the remainder of the ground floor façade. This scope of work is also consistently reflected in the Preservation Team Review Form completed for the project on September 8, 2017.

It is also noted that, pursuant to CEQA Guidelines Section 15125, environmental baseline for purposes of environmental review is considered to be the “description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced.” CEQA does not require that consideration be given to whether any component of the existing physical environmental condition was established without a permit; thus, the legal status of either garage is not considered or analyzed under CEQA, which focuses specifically on the physical changes of the proposed project as compared to existing conditions at the time of commencement of the environmental review process.

BACKGROUND

On May 8, 2017, the Planning Department issued a Notice of Planning Department Disapproval for building permit #201608094528. The permit proposed to remove one of two existing garage doors on the building’s visible front elevation. The building permit application was disapproved because:

- Despite the building’s existing conditions, there are no permits on file with the city for the creation of a garage at the subject property.
- Absent a legal permit, the project was reviewed as creating a new garage in an existing building.
- A Special Use District (Telegraph Hill-North Beach Residential SUD) adopted in 2010 prevents new garages in existing buildings on streets measuring less than 41 feet in width.
- Nobles Alley measures less than 41 feet in width.

Neither environmental analysis pursuant to CEQA nor neighborhood notification pursuant to Planning Code Section 311 were conducted because the permit application for the proposed project was disapproved.

On July 12, 2017, at the request of the project sponsor, the Board of Appeals reviewed the Planning Department disapproval of building permit #201608094528. As part of their review, the Board of Appeals continued the hearing to September 13, 2017 and requested that the project sponsor produce a set of plans for delivery to the Board of Appeals and the Planning Department, since the Planning Department did not have any plans on file for this project, after disapproving the project and routing the plans it had to DBI. The Board also requested that Planning Department staff conduct CEQA review of the proposed project in advance of the September 13, 2017 hearing.

On September 7, 2017, Dudley and Eustace de Saint Phalle (project sponsor), filed an environmental evaluation application for the proposed project. On September 8, 2017, the Department determined that the project was categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and that no further environmental review was required.

On September 13, 2017, at the continuation of the building permit appeal hearing, the Board of Appeals overturned the Planning Department’s prior decision and approved the project as proposed on the plan set dated August 21, 2017 (received by the Planning Dept. on September 1, 2017).

On September 27, 2017 Marc Bruno wrote a letter of opposition to the project, requesting an appeal hearing before the Board of Supervisors to review the CEQA Categorical Exemption Determination.

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.

The CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for interior and exterior alterations of individual small structures including up to three single-family residences. The proposed project includes the alteration of one structure. Therefore, the proposed work would be exempt under Class 1.

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

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the September 27, 2017 Appeal Letter are cited below and are followed by the Department's responses:

HISTORIC RESOURCES IMPACTS AND APPLICATION OF SECRETARY OF THE INTERIOR'S STANDARDS

Issue 1: The Appellant asserts that issuing a Categorical Exemption for the project conflicts with *Secretary of the Interior's Standards* because the Standards do not encourage, permit, recognize or condone the legalization of an illegally built addition.

Response 1: The Appellant appears to misunderstand the purpose and objectives of the *Secretary of the Interior's Standards for Rehabilitation*, which are not intended to address a structure's legal status. The Planning Department correctly applied the *Secretary of the Interior's Standards for Rehabilitation* in reviewing the proposed project pursuant to CEQA.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* contain different sets of standards for preserving, rehabilitating, restoring, and reconstructing historic buildings. Specifically,

Preservation standards focus on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time; *Rehabilitation* standards acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character; *Restoration* standards depict a property at a particular period of time in its history, while removing evidence of other periods; and *Reconstruction* standards re-create vanished or non-surviving portions of a property for interpretive purposes.

In reviewing the proposed project for historical impacts, the Planning Department applied the *Secretary of the Interior's Standards for Rehabilitation* because the proposal would modify an existing structure and thus, this set of standards was considered to be most appropriate to address the scope of this project. It is also noted that Rehabilitation standards are the standards applied most often by the Department to projects that involve changes to existing structures.

The *Secretary of the Interior's Standards for Rehabilitation* do not address the issue of a building's illegal addition as part of its existing or proposed condition. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations.¹ In the Standards, rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."² Therefore, the Department appropriately used the *Secretary of the Interior's Standards for Rehabilitation* to analyze historical impacts associated with the proposed project and, finding that the project would not result in significant impacts on historical resources, appropriately prepared a Categorical Exemption as the CEQA document.

See response for Issue 2, below, for discussion of the Department's evaluation of the project per the Standards. Also see responses to Issues 7 and 8, below, which further address the eligibility of the proposed project for a Categorical Exemption.

Issue 2: The Appellant asserts that the assumption that a garage may remain at 20 Nobles as part of a plan to "rehabilitate" the building contradicts the Secretary of the Interior's Standards' section concerning rehabilitation of buildings. Specifically, the appellant contends that the project would be in conflict with those sections of the Guidelines addressing "Wood," "Masonry," "Entrances" and "New Additions" to historic buildings.

Response 2: The Department correctly applied and interpreted the Secretary of the Interior's Standards for Rehabilitation for the proposed project. Legalizing one of the garages does not, in and of itself, render the project inconsistent with the Standards since, as noted above, the Standards do not analyze the legal status of project components. Moreover, the existing building on the project site is not a historic resource. Rather, the relevant historic resource here is the non-contributor to the surrounding Upper Grant Avenue Historic District ("District"). The project site is not a contributor to the District, and the project would make the site more compatible with this district.

¹ National Park Service, Technical Preservation Services website: <https://www.nps.gov/tps/standards.htm>

² Ibid.

The project plans dated August 21, 2017 and received by the Planning Department on September 1, 2017 were reviewed by Planning Department staff using the *Secretary of the Interior's Standards for Rehabilitation*. The project proposed to restore elements of the publicly visible building façade using historic photographic documentation (provided with the plans) for guidance in conformance with Standard No. 6, which states:

*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*³

As discussed in the Preservation Team Review Form dated September 8, 2017, included herein as Attachment C, ground floor wall areas proposed for rehabilitation, which includes the removal of two non-historic wall vent openings, would be clad in stucco to match the existing facade cladding in material and finish. The proposed wood basement door and wood double-hung window are compatible with the door and window that previously existed at that ground floor location, based on historic photos.

The district that the subject property falls within, the Upper Grant Avenue Historic District, was identified as part of a larger architectural survey of the North Beach area in 1982. The survey looked at all 1100 buildings within the identified North Beach boundaries, including the subject property. The Upper Grant Avenue Historic District was determined to be an historic resource due to its connection with historic events in early San Francisco history (Criterion 1) and for its significant period architecture (Criterion 3). A separate district determination report was prepared in 1982 for the Upper Grant Avenue Historic District, which identified all of the buildings in that district which were considered contributory to the significance of the district. Six buildings with frontage along Nobles Alley were included in the inventory of contributory buildings. The subject property at 20 Nobles Alley was not included as an identified contributing building to the Upper Grant Avenue Historic District.

As the existing building on the project site is a non-contributor to a District, the building is not an individual historic resource as asserted by the Appellant. Therefore, the district and the building's existing ground floor conditions are not historic. The Standards allow greater flexibility in the treatment of a non-contributor within a historic district so long as the proposed alterations are compatible with the character-defining features of that district. In this case, the project proposes to restore elements of the façade based on pictorial evidence and in a manner that is consistent with the character of the district.

Issue 3: The Appellant asserts that the Department provided a confusing assessment of the historic significance of 20 Nobles Alley, Nobles Alley in its entirety, and the Upper Grant Avenue Historic District, which has made it difficult for neighbors to participate in the review of the project. The Appellant further asserts that the historical assessment process is out of synch with CEQA and other policies requiring environmental review.

³ National Park Service, Technical Preservation Services, *Secretary of the Interior's Standards for Rehabilitation*.

Response 3: The Department conducted a complete and thorough historic preservation review of the proposed project, consistent with its general approach for analyzing impacts on historical resources, and provided opportunity for public participation consistent with Planning Code requirements and the Department's standard procedures. The environmental review for the proposed project applied Department's standard methodology for analyzing historical resources, relying on the adopted North Beach context statement and architectural survey, which did not identify the existing building as a contributor to the Upper Grant Avenue Historic District.

Please see Responses 1 and 2 regarding the Department's accurate application of the *Secretary of the Interior's Standards for Rehabilitation* to the proposed project. All information provided to the Planning Department by the Appellant regarding the property and owner history for 20 Nobles Alley was accepted and included in the proposed project's case file for the Department's review of the proposed project.

Historical review was conducted for the proposed project, in accordance with direction provided in the Department's current CEQA checklist. In this case, the historic resource in question is the Upper Grant Avenue Historic District, not the building itself or the North Beach Historic District, as mistakenly stated by the Appellant.

The district that the subject property falls within, the Upper Grant Avenue Historic District, was identified as part of a larger architectural survey of the North Beach area in 1982. The survey looked at all 1100 buildings within the identified North Beach boundaries, including the subject property. The Upper Grant Avenue Historic District was determined to be an historic resource due to its connection with historic events in early San Francisco history (Criterion 1) and for its significant period architecture (Criterion 3). A separate district determination report was prepared in 1982 for the Upper Grant Avenue Historic District, which identified all of the buildings in that district which were considered contributory to the significance of the district. Six buildings with frontage along Nobles Alley were included in the inventory of contributory buildings. The subject property at 20 Nobles Alley was not included as an identified contributing building to the Upper Grant Avenue Historic District.

The project was limited to façade restoration on a single building within the larger Upper Grant Avenue Historic district. The proposed restoration work, as shown on the August 21, 2017 plan set, was based on documented evidence in the form of pictorial evidence of the building's historic condition and met *Secretary of the Interior's Standard No. 6*. Pursuant to CEQA Guidelines Section 15064.5(b)(3), "[g]enerally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource." Therefore, because this project was determined to comply with the Secretary of the Interior's Standards for Rehabilitation, any impacts on historical resources were presumed to be less than significant and the project was determined to be eligible for a categorical exemption, with no further CEQA review required.

CONSISTENCY WITH THE PLANNING CODE AND PLANNING DEPARTMENT GUIDELINES

Issue 4: The Appellant asserts that project approval would conflict with purposes of Planning Code Section 249.49, which is intended to “regulate off-street parking and the installation of garages in existing residential structures in order to ensure that they do not significantly increase the level of automobile traffic, increase pollution, or impair pedestrian use on narrow public rights-of-way in the District; and to prevent the ability to add parking from providing an incentive to convert residential buildings from rental buildings to tenancies-in-common.”

Response 4: Installing new garage doors in existing buildings would conflict with Planning Code Section 249.49; however, both garage doors were installed prior to this code section becoming effective. Furthermore, for CEQA review purposes, they are part of the existing conditions and are not considered to be impacts of the project.

Planning Code Section 249.49, Telegraph Hill – North Beach Residential SUD, is intended to “regulate off-street parking and the installation of garages in existing residential structures in order to ensure that they do not significantly increase the level of automobile traffic, increase pollution, or impair pedestrian use on narrow public rights-of-way in the District; and to prevent the ability to add parking from providing an incentive to convert existing residential buildings from rental buildings to tenancies-in-common.” However, as noted throughout this Appeal Response, environmental review of the proposed project pursuant to CEQA is separate and independent from the review of the proposed for Planning Code conformity.

In response to the Appellant’s specific concern, a Special Use District was adopted in 2010 to place restrictions on garages in the neighborhood where the subject property is located. Under current Planning Code Section 249.49, the controls of the Telegraph Hill-North Beach Residential SUD would not allow for a garage at the subject property. Because the existing garage and roll-up doors (installed ca. 1997) were not previously approved through a building permit, the project was reviewed by the Planning Department as a new garage in an existing building. Planning Code Section 249.49 restricts new garages in existing buildings that front onto streets less than 40 feet in width. Therefore, the permit application could not be approved by the Planning Department and was consequently disapproved.

Issue 5: The Appellant asserts that the proposed legalization of the garage would be nonconforming with the neighborhood and that the proposed legalization of the garage and a proposed curb cut would contradict the Planning Department's *Guidelines for Adding Garages and Curb Cuts* (formerly known as Zoning Administrator Bulletin Nos. 2006.la and 2006.lb).

Response 5: The Department’s review of the proposed project’s consistency with applicable sections of the Planning Code and/or the Department’s various guidelines is separate from its environmental review pursuant to CEQA.

CEQA review is not required to address a project’s inconsistencies with the Department’s guidelines, including inconsistencies with the *Guidelines for Adding Garages and Curb Cuts* (formerly known as Zoning Administrator Bulletin Nos. 2006.la and 2006.lb), unless such inconsistencies result in physical environmental effects. These guidelines outline Planning Department procedures for the review of

building permit applications proposing to add off-street parking to existing residential structures. As discussed under Background, above, the project's original building permit application was disapproved because it did not meet requirements of the Telegraph Hill-North Beach Residential Special Use District (SUD). The Department does not dispute that there may be inconsistencies with other guidelines, such as the *Guidelines for Adding Garages and Curb Cuts* (formerly known as Administrator Bulletin Nos. 2006.la and 2006.lb); however, these are not required to be analyzed as part of the Department's environmental review of the project because they do not have any bearing on the project's physical environmental impacts pursuant to CEQA.

For the purposes of CEQA, and specifically, historical review, the scope of the project is limited to the reconstruction of a basement door and a window where they previously existed and patching of rough openings with new stucco to match the remainder of the façade in-kind. As noted in the Project Description above, CEQA Guidelines Section 15125 establishes an environmental baseline for purposes of environmental review, which is considered to be the "description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced." Therefore, CEQA does not require that consideration be given to whether any component of the existing physical environmental condition was established without a permit.

Moreover, altering the ground floor garage openings from two doors to one door would reduce an existing, non-conforming condition to bring the property into greater conformance with the building's previous appearance and with existing garage conditions found elsewhere in the district. Nobles Alley has one other existing garage door opening on the north side of the alley, located two parcels to the west of the subject property, which is of comparable dimensions and design to the 20 Nobles garage door proposed for retention. The curb is intact in front of the garage door proposed for removal, so a new curb cut was not part of the scope of work reviewed for CEQA conformance.

Were the subject property not located in the Telegraph Hill-North Beach Residential SUD, Department Preservation staff could approve a modest 8-foot wide garage door as a compatible building alteration. Minimally-sized garage doors that adhere to dimensional restrictions outlined in Planning Code Sec. 144 can be approved in an historic district if the design of the garage does not adversely affect the overall character-defining features of the district as a whole. Thus, while the proposed project is not consistent with the Planning Code (as reflected in its disapproval by the Planning Department), this, in and of itself, does not result in a CEQA impact, which is the subject of this appeal.

DEPARTMENT'S COMPLIANCE WITH PUBLIC REQUESTS FOR INFORMATION

Issue 6: The Appellant asserts that the Planning Department did not provide sufficient opportunities for public input in the planning process and that the City failed to reveal plans for the project in a timely manner in violation of public records laws, including the City's Sunshine Ordinance. The Appellant further contends that project plans were available to the City for over one year before they were made available to requestors.

Response 6: The Planning Department has followed all established rules and procedures related to information disclosure, has been consistently responsive to the Appellant's requests for information, and has not violated any public records laws, including the City's Sunshine Ordinance.

A summary of communication between Planning Department staff and the Appellant is provided below as a way of demonstrating that the Planning Department did not violate any public records law, as asserted by the Appellant.

Staff email and phone log notes indicate the Appellant was in regular communication with Planning Department Enforcement staff after filing the initial garage complaint in August of 2016. On September 14, 2016 the Appellant visited the Planning Department to provide Enforcement staff with historic photos of 20 Nobles showing no garage doors and also sent an email requesting to receive or view in person a copy of permit set drawings from a 1997 building permit. On September 21, 2016 Enforcement staff met with the Appellant at the Planning Department and provided the requested materials for viewing. The Appellant was not provided with a printed copy of the 1997 architectural plans because a notarized owner affidavit is required to obtain hard copies of architect/engineer drawings, in keeping with Department of Building Inspection record keeping policies. Enforcement staff informed the Appellant that plans may also be viewed in-person at the Department of Building Inspection's Record Room on the 4th floor at 1660 Mission Street.

On September 30, 2016 the Appellant asked Enforcement staff for copies of previously approved plans for the project site. Enforcement staff replied to the Appellant via email on October 4, 2016 with instructions regarding how to view and obtain copies of plans for the subject property through the Department of Building Inspection's Record Room.

Plan sets associated with the proposed garage work (permit application #201608094528) were not routed to the Planning Department until October of 2016 and October 2016 onwards, this plan set remained in the Department and available for viewing until the application was disapproved in May of 2017. The Appellant did not request to view the plans for permit application #201608094528 between October 2016 and May 2017. Upon disapproval, the plan sets were routed internally back to the Department of Building Inspection as is standard practice, leaving no copies of the plan set at the Planning Department.

On July 12, 2017, the Preservation Planner received the first email from the Appellant regarding the Board of Appeals' requested CEQA review of the proposed project for impacts on historical resources. The Preservation Planner responded to the Appellant the same day. Owner history for 20 Nobles was provided to the Department by the Appellant, however no records were requested by the Appellant at that time. The Preservation Planner informed the Appellant that plans were anticipated from the sponsor as requested by the Board of Appeals, but had not yet been received.

On the afternoon of Friday, August 4, 2017 the Appellant sent a records request to the Zoning Administrator via email for materials related to the Planning Department's CEQA review of the proposed project at 20 Nobles Alley. The Zoning Administrator acknowledged the record request via email within approximately one hour of the request and the requested materials in the Planning Department's possession at that time were sent to the Appellant via email within two business days, on Tuesday, August 8, 2017. The Planning Department did not have any project plan sets at the time of the Appellant's request.

On Friday, September 1, 2017, the sponsor provided a plan set for the proposed project to the Planning Department in fulfillment of the Board of Appeals' request. Due to the Labor Day holiday, the next business day was Tuesday, Sept. 5, 2017. The Appellant requested and received a copy of the project plans on September 5, 2017.

The sponsor hired a new architect for the proposed project prior to submitting plans on September 1, 2017. The plan set dated August 21, 2017 revised the original project to propose – instead of centering one garage door on the ground floor – to retain the westernmost garage door (installed ca. 1997) in its existing location, seek its legalization, and restore the remainder of the ground floor façade based on pictorial evidence.

As demonstrated above, the Planning Department has been responsive to the Appellant's requests for information throughout the entirety of its involvement with the proposed project.

APPROPRIATE USE OF A CATEGORICAL EXEMPTION

Issue 7: The Appellant asserts that a categorical exemption is not the appropriate type of environmental review for the proposed project because it would legalize a garage in a densely populated area with traffic that is expected to increase over time and little to no green space in the surrounding area.

Response 7: The project is appropriately categorically exempt and there would be no unusual circumstances related to the project's vehicle trips or exacerbation of impacts related to traffic congestion or use of nearby parks or open spaces that would require the project to need a higher level of environmental review.

The Appellant suggests that the proposed project should have undergone a more extensive level of environmental review because it could have adverse impacts on the surrounding density, traffic and open spaces. The Planning Department maintains that a categorical exemption checklist was the appropriate level of environmental review for the proposed project because the project meets criteria that qualify it for a categorical exemption under CEQA State Guidelines Section 15301(e)(2), or Class 1.

The determination of whether a project is eligible for a categorical exemption is based on determining whether the project meets the requirements of the categorical exemption; and as part of that determination, ensuring that none of the exceptions listed under CEQA Guidelines section 15300.2, such as unusual circumstances, apply to the project.

The project meets the requirements of a categorical exemption under Class 1, which provides an exemption from environmental review for interior and exterior alterations of individual small structures including up to three single-family residences. Specifically, pursuant to CEQA Guidelines Section 15301, "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The proposed project includes the alteration of one existing structure. Therefore, the proposed work would be exempt under Class 1. The Appellant has not provided any substantial

evidence supported by facts that the exemption determination does not qualify for a categorical exemption under Class 1.

Additionally CEQA Guidelines Section 15300.2(c) 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.” Under recent direction from the California Supreme Court,⁴ under CEQA, a two-part test is established to determine whether there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, as follows:

- 1) The lead agency needs to determine whether unusual circumstances are present. If a lead agency determines that a project does not present unusual circumstances, that determination will be upheld if it is supported by substantial evidence. CEQA Guidelines define substantial evidence as “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.”
- 2) If the lead agency determines that a project does present unusual circumstances, then the lead agency must determine whether a fair argument has been made supported by substantial evidence in the record that the project may result in significant effects. CEQA Guidelines states that whether “a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.”

Procedurally, the CEQA Guidelines do not require a written determination to be provided to confirm that a project is exempt from CEQA review. However, Chapter 31 of the San Francisco Administrative Code establishes local procedures and requirements necessary to implement CEQA analysis for its projects; this includes procedures and requirements for the preparation of categorical exemptions. Per Section 31.08(1)(a) of the Administrative Code, the categorical exemption determination document for a project that is found to be exempt from CEQA must include the following information:

- 1) 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) Type or class of exemption determination applicable to the project;
- 3) Other information, if any, supporting the exemption determination;
- 4) Approval Action for the project, as defined in Section 31.04(h); and
- 5) Date of the exemption.

In compliance with Section 31.08(1)(a) of the Administrative Code, the proposed project’s categorical exemption determination document provides the required information confirming that the project is

⁴ *Berkeley Hillside Preservation v. City of Berkeley*. California Supreme Court. 02 Mar. 2015.

exempt from CEQA review and eligible for a categorical exemption under Class 1, existing facilities. Specifically, the exemption determination document contains the following:

- 1) Project description for determining that the project is exempt from CEQA;
- 2) Class of categorical exemption applicable (“Class 1: Existing Facilities”);
- 3) Applicable information to support the categorical exemption determination;
- 4) Approval action for the project (project approval in this case is the reversal of the Planning Department’s disapproval of the project by the Board of Appeals); and
- 5) Date of the categorical exemption (September 8, 2017).

On the whole, the Planning Department found that no unusual circumstances exist that would disqualify the proposed project from being qualified for a categorical exemption under Class 1. Although the project site is located within a historic district and Nobles Alley is fairly narrow at the project site, these conditions are not considered unusual circumstances given the scale and scope of the proposed project and the fact is that similar street configurations and conditions exist in other parts of San Francisco.

Regarding the Appellant’s assertion that the project is not eligible for a categorical exemption because it would exacerbate traffic congestion-related impacts and/or increase the use of existing open spaces, thereby causing their deterioration, no evidence is presented to support these assertions. The proposed project would not change the existing use of the building, which contains three units, of which 20 Nobles is one (the other two units in the building are 18 Nobles and 18A Nobles). Nor would it increase building volume or density, or increase the population associated with the project site. As noted above, the proposed project would remove one non-historic window, two wall vent openings and one garage door and would restore the ground floor façade to the building’s prior condition based on photographic documentation. The existing building currently has two operational, albeit unpermitted, garage doors available for use. The removal of one of those garage doors would likely decrease the number of vehicles that access the project site compared to existing conditions. There are no unusual circumstances associated with this small project that would legalize a garage in a densely populated area that would, in turn, result in adverse impacts related to transportation, traffic congestion impacts on vehicular circulation or pedestrian safety within the Nobles Alley.

In terms of impacts on green spaces, it is unclear how the proposed project would adversely affect the surrounding open spaces, since no change of use or increases in dwelling units (or residents) is proposed by the project.

In summary, The Department found that the proposed project is consistent with a categorical exemption under Class 1, which provides an exemption from environmental review for interior and exterior alterations of individual small structures including up to three single-family residences. Additionally, the proposed project and its location do not involve any unusual circumstances that would require further environmental review, as described above; thus, the project qualifies for a Class 1 categorical exemption. The Appellant has not provided any substantial evidence to refute the Department’s determination and demonstrate that the project would result in a significant impact on the environment due to unusual circumstances necessitating the preparation of a higher level of environmental review.

Issue 8: The Appellant asserts that a categorical exemption is not the appropriate type of environmental review for the proposed project because, pursuant to CEQA Guidelines Section 15300.2, the proposed project may cause a substantial adverse change in the significance of a historic resource or the project may contribute to a cumulative impact on a historic district.

Response 8: As discussed in the Categorical Exemption and in the responses above, the project would not result in any significant impacts related to a historical resource and, thus, a categorical exemption was appropriately prepared for the proposed project.

As noted in Response 3, project plans were reviewed using the *Secretary of the Interior's Standards for Rehabilitation*. The proposed project would remove one non-historic window, two wall vent openings and one garage door and would restore the ground floor façade to the building's prior condition based on photographic documentation. The wall areas proposed for rehabilitation would be clad in stucco to match the existing façade cladding in material and finish. The proposed project was found to be consistent with applicable *Secretary of the Interior's Standards* and was found to not result in a significant impact to historical resources. As noted above, under Response 3, pursuant to CEQA Guidelines Section 15064.5(b)(3), a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered as mitigated to a level of less than a significant impact on the historical resource. Therefore, because this project was determined to comply with the Secretary of the Interior's Standards for Rehabilitation, any impacts on historical resources were presumed to be less than significant. Moreover, given that the project sponsor would incorporate features, such as exterior cladding and fenestration that would be compatible with the Upper Grant Avenue Historic District's period of significance and would make the existing building more consistent with its previous appearance, the project would arguably result in beneficial impacts related to historic resources.

As documented in the Preservation Team Review Form for the proposed project, the Planning Department staff found that the project would not result in a significant impact to historic resources as it would not materially impair the significance of the Upper Grant Avenue Historic District. The Appellant does not present any evidence that contradicts this conclusion or supports an assertion that the project would cause a substantial adverse change in the significance of a historic resource. There are no unusual circumstances related to historic resources for the project site or the project and the proposed project appropriately qualifies for a categorical exemption.

CONCLUSION

The Department does not find that the Appellant has presented any additional information that deems the proposed project would be non-conforming with *Secretary of the Interior's Standard Number 6* to cause the Categorical Exemption Determination to be overturned. In conclusion, the Planning Department correctly concludes that the proposed project would not result in a significant adverse impact to the Upper Grant Avenue Historic District.

For the reasons stated above and in the 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 exemptions. The Department therefore recommends that the

Board uphold the CEQA Categorical Exemption Determination and deny the appeal of the CEQA Determination.

Attachments

Attachment A – Notice of Planning Department Disapproval, dated May 8, 2017

Attachment B – CEQA Categorical Exemption Determination, dated Sept. 8, 2017

Attachment C -- Preservation Team Review (PTR) form, dated Sept. 8, 2017

Attachment D – PTR form attachments: historic maps, subject property photo, Upper Grant Avenue Historic District survey report excerpts

Attachment E – Project plan set, dated August 21, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Disapproval

May 8, 2017

Dudley and Eustace de Saint Phalle
20 Nobles Alley
San Francisco, CA 94133

RE: **20 Nobles Alley** (Address of Permit Work)
0104/025 (Assessor's Block/Lot)
2016.08.09.4528 (Building Permit Application Number)
Telegraph Hill-North Beach Residential SUD (Special Use District)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Building Permit Application #2016.08.09.4528 has been received by the Planning Department and assigned to planner Eiliesh Tuffy. Eiliesh has completed review of the application for corrective work to address Notice of Violation #201620916. The scope of work for the project as stated on the application is: "garage door correction per NOV 201620916- seal unpermitted garage door, relocate legal garage door to center of ground floor."

Please be advised that the Planning Department has disapproved Building Permit Application No. 2016.08.09.4528. This notice is to alert the project sponsor of the process of review for the submitted application and to convey the Department's findings that, due to restrictions enacted with the adoption of the Telegraph Hill-North Beach Residential Special Use District in 2010, the Planning Department cannot approve the proposed relocation of the existing garage door at the front façade of the existing residential structure.

CEQA – Historical Review

The North Beach neighborhood was surveyed in 1982 to identify cultural resources of significance in the area. The findings of the North Beach survey, which was adopted by the Board of Supervisors in 1999, included areas within the neighborhood that qualified for designation in the California Register of Historical Resources. The subject property at 20 Nobles Alley is located within the boundaries of the Upper Grant Avenue Historic District, but was not found to be a contributing building to the district at the time of the survey due to its extensive alterations. Visible alterations to "Non-Contributing" buildings are typically reviewed for their general compatibility with the surrounding district.

The Historical Review of the design proposal determined that the existing two-garage door design could not be supported because it would not conform to Sec. 144 of the Planning Code, which limits garage openings to no more than one-third of the width of the ground story along the front lot line. However, because some historic buildings in the historic district have single garage door entrances of a modest scale, the removal of the second unpermitted garage door and restoration of a prior man-door and window opening was reviewed as a means of returning the ground floor design to a more historic appearance. This determination was predicated on the sponsor's ability to provide evidence of the single garage door's legal installation.

Sent to:
Dudley and Eustace de Saint Phalle
20 Nobles Alley
San Francisco, CA 94133

May 8, 2017
2016.08.09.4528
20 Nobles Alley

Building Permit Review

Building permits and plans were reviewed to determine a record of work at the property. Plans associated with permit applications (nos. 9723784 and 9723786) filed in 1997 to remove kitchens, remove interior, non-load bearing wall and combine units 20 and 20A into one unit," show a single garage opening. However, the creation of a ground floor garage was not part of the approved project scope for that permit or any other permit on file with the Department of Building Inspection. Similarly, there are no permits on file that approved the creation of a second garage door opening at the subject property. Lacking any evidence of the legal construction of the ground floor garage doors, the proposal to "seal unpermitted garage door, relocate legal garage door to center of ground floor" was reviewed as a "new" garage installation in an existing residential structure.

Planning Code Review

The Planning Code Review determined that legalization of either a 2-door garage or a 1-door garage at the subject property would not meet the requirements of Section 144 and Section 249.49 of the Planning Code, with the latter code section preventing the installation of new garages in existing residential structures.

SEC. 144 - STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS.

Section 144(b)(1) Entrances to Off-Street Parking

Except as otherwise provided herein, in the case of every dwelling in such districts no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width, or to a single such entrance of less than 8 feet in RTO and RTO-M districts. In addition, no entrance to off-street parking on any lot shall be wider than 20 feet, and where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet. Lots in RTO and RTO-M districts are limited to a total of 20 feet per block frontage devoted to entrances to off-street parking. Street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the garage structure and garage door are consistent with the features listed in Section 136 of this Code. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way.

SEC. 249.49. TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT.

Section 249.49(a) Purposes.

To regulate off-street parking and the installation of garages in existing residential structures in order to ensure that they do not significantly increase the level of automobile traffic, increase pollution, or impair pedestrian use on narrow public rights-of-way in the District; and to prevent the ability to add parking from providing an incentive to convert existing residential buildings from rental buildings to tenancies-in-common.

Section 249.49(c)(2)(4) Installation of a Parking Garage

In approving installation of the garage, the Commission must find that(4) the garage would not front on a public right-of-way narrower than 41 feet.

Sent to:
Dudley and Eustace de Saint Phalle
20 Nobles Alley
San Francisco, CA 94133

May 8, 2017
2016.08.09.4528
20 Nobles Alley

The project proposes to install a new garage door at the front façade of an existing residential building located on an alley narrower than 41 feet in the Telegraph Hill-North Beach Residential Special Use District, Therefore, the Planning Department cannot approve permit application #2016.08.09.4528 to seal unpermitted garage door, relocate legal garage door to center of ground floor. Permit application #2016.08.09.4528 will be returned to the Department of Building Inspection for cancellation.

Please note that, due to the Notice of Violation on the property, the Enforcement case for this property will remain active until the project sponsor submits an application to abate the violation. Please contact the assigned Enforcement staff planner, Chaska Berger, by phone at 415-575-9188 or by email at chaska.berger@sfgov.org regarding timeframes for submitting materials to address the Notice of Violation.

Planning Department & Planning Commission Denials.

Project sponsors seeking to appeal the denial of a permit application by the Planning Department or Commission may not file an appeal until the Department of Building Inspection (DBI) issues the Notice of Disapproval for the project. The appeal must be filed within 15 calendar days from the date of DBI's Notice of Disapproval. A copy of the following documents must be submitted to Board staff: (a) the building permit application that was denied, with notation by Planning Staff on the back; and (b) the Notice of Disapproval that was issued by DBI.

For further information regarding how to appeal the disapproval of this building permit application, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

Eiliesh Tuffy
Current Planning Division

Cc: Scott Sanchez, Zoning Administrator
Chaska Berger, Zoning and Compliance
Tom C. Hui, Director of DBI



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
20 Nobles Alley		0104/025	
Case No.	Permit No.	Plans Dated	
2016-014104ENV		Rec'd 9/1/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Remove unpermitted, second garage door and restore facade with original pedestrian door and adjacent window. Remove window to the right of the (E) ground floor entry door.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (<i>specify or add comments</i>):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: center;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional): Staff analysis of project proposal summarized in Preservation Team Review Form, dated 9/8/2017.</p>	
<p>Preservation Planner Signature: Eiliesh Tuffy</p> <p style="text-align: right; font-size: small;">Digitally signed by Eiliesh Tuffy DN: cn=Eiliesh Tuffy, o=City Planning, ou=City Planning, ou=Current Planning, ou=Eiliesh Tuffy, email=Eiliesh.Tuffy@sfplanning.org Date: 2017.09.08 15:22:37 -0700</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="margin-left: 20px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: E. Tuffy</p> <hr/> <p>Project Approval Action:</p> <p>Other (please specify) CEQA - Historical rev</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="border: 2px solid black; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;"> <p>APPROVED By Eiliesh Tuffy at 3:22 pm, Sep 08, 2017</p> </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



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	9/8/2017
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PROJECT INFORMATION:		
Planner:	Address:	
E. Tuffy	18, 18A & 20 Nobles Alley	
Block/Lot:	Cross Streets:	
0104/025	Grant Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A		2016-014104ENV

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

DATE OF PLANS UNDER REVIEW:	Rec'd 9/1/2017
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PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Project proposes to reverse ground floor exterior work completed without benefit of a permit. Work to include the removal of 1 non-historic window, 2 wall vent openings, and 1 out of 2 existing garage doors. Based on the statement of a previous owner, historic property records and photographs of the building, the ground floor alterations were made after the building was sold in June of 1997. The current owners purchased the property in 2016 and seek to legalize 1 existing garage door.	

PRESERVATION TEAM REVIEW:			
Category:	<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: <input type="radio"/> Yes <input type="radio"/> No	Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Criterion 2 - Persons: <input type="radio"/> Yes <input type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input type="radio"/> No		
Criterion 3 - Architecture: <input type="radio"/> Yes <input type="radio"/> No	Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No		
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input type="radio"/> No		
Period of Significance: <input type="text"/>	Period of Significance: <input type="text" value="1880s-1929"/>		
	<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor		


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

PRESERVATION TEAM COMMENTS:

The subject property under review at 20 Nobles Alley is a 2-story-over-basement, flat-front wood-frame vernacular building containing three dwelling units. Based on plans dated The south elevation has 26'-9" of building frontage along the north side of Nobles Alley. Sanborn maps of the area indicate that prior to the 1906 earthquake and fire, the subject lot had a 1-story dwelling facing Nobles Alley with a 1-story bakery immediately behind the residential dwelling. In 1905 the property held the address of 9 Noble Alley. By 1915, following the area's post-earthquake period of reconstruction, the existing building had been constructed on the subject lot, was identified as 20 Noble Alley, and housed 2 apartment flats in the front structure and 2 flats at the rear. The width of the street on the 1915 Sanborn map is shown to be 16 feet.

In 1982, an architectural survey was conducted of the North Beach neighborhood which included Nobles Alley and the subject property. As a result of that survey, the Upper Grant Historic District was identified as a National Register-eligible district under CEQA. The district runs along the Grant Avenue commercial corridor and includes residential parcels to the east and west, from Medau Place at the northern boundary to Fresno Street and Columbus Avenue at the southern boundary. The district was identified as significant for its land use pattern of densely-built streets that are indicative of the city's early urban development, for the close proximity of commercial and residential development, for its vernacular building types constructed immediately following the 1906 earthquake, and for its association with the following themes: Economic/Industrial and Social/Education primarily related to the history of various ethnic communities in the area. In total, nine properties line the north and south sides of Nobles Alley. At the end of the alley, partial rear elevations of two additional properties are also visible. The survey noted 6 properties with frontage on Nobles Alley as contributors to the historic district: #2, #15 and #21-25 Nobles Alley, #1508-1512 and #1522-1526 Grant Ave., and #478-482 Union St. While the subject property is a vernacular residential building constructed immediately following the earthquake, it was not identified at the time of the 1982 survey as a contributor to the historic district.

Currently, the ground floor includes 1 man-door, 1 window & 2 garage doors. The project proposes to remove 1 non-historic window, 2 wall vent openings & 1 garage door. (cont'd)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-8-2017

The project would restore the ground floor façade in the proposed areas of work to a prior condition, based on historic photographic documentation that is included on Sheet A5.1 of the plan set.

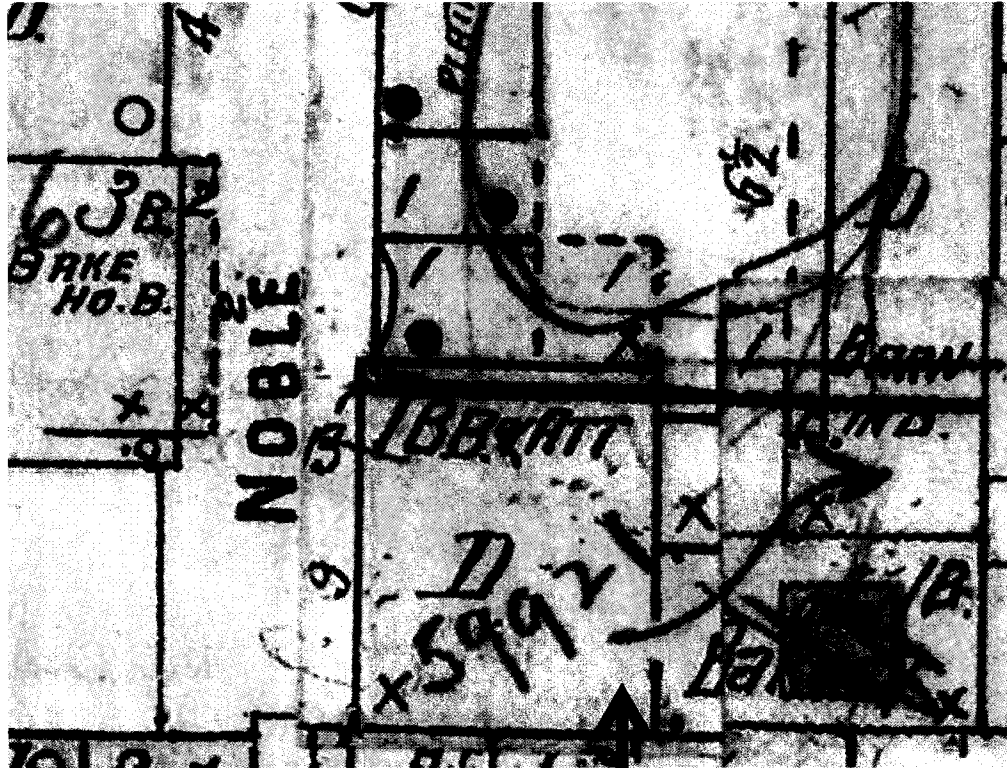
As proposed, the scope of work is in accordance with Standard #6 of the National Park Service's *Secretary of the Interior's Standards for Rehabilitation*, which states:

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

The ground floor wall areas proposed for rehabilitation, which includes the removal of two non-historic wall vent openings, would be clad in stucco to match the existing façade cladding in material and finish. The proposed wood man-door and wood double-hung window are compatible with the door and window that previously existed at that ground floor location, based on historic photos.

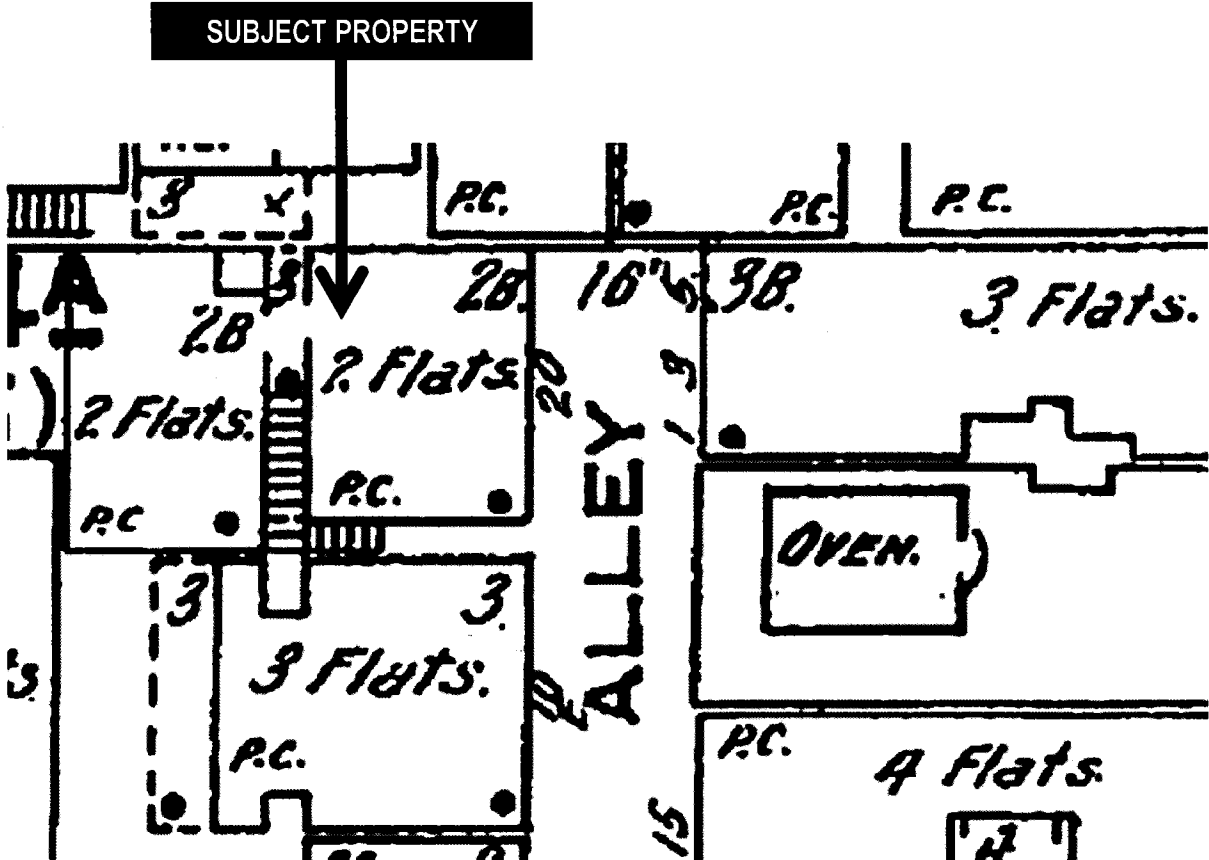
Based on the details provided in the plan set, the project returns the subject property to a documented prior condition using exterior cladding and fenestration that is compatible with the district's period of significance. Therefore, pursuant to the California Environmental Quality Act, the project would not cause a substantial material impact to the Upper Grant Historic District.

20 Nobles Alley (previously #9 Noble)
Sanborn Map -- 1905

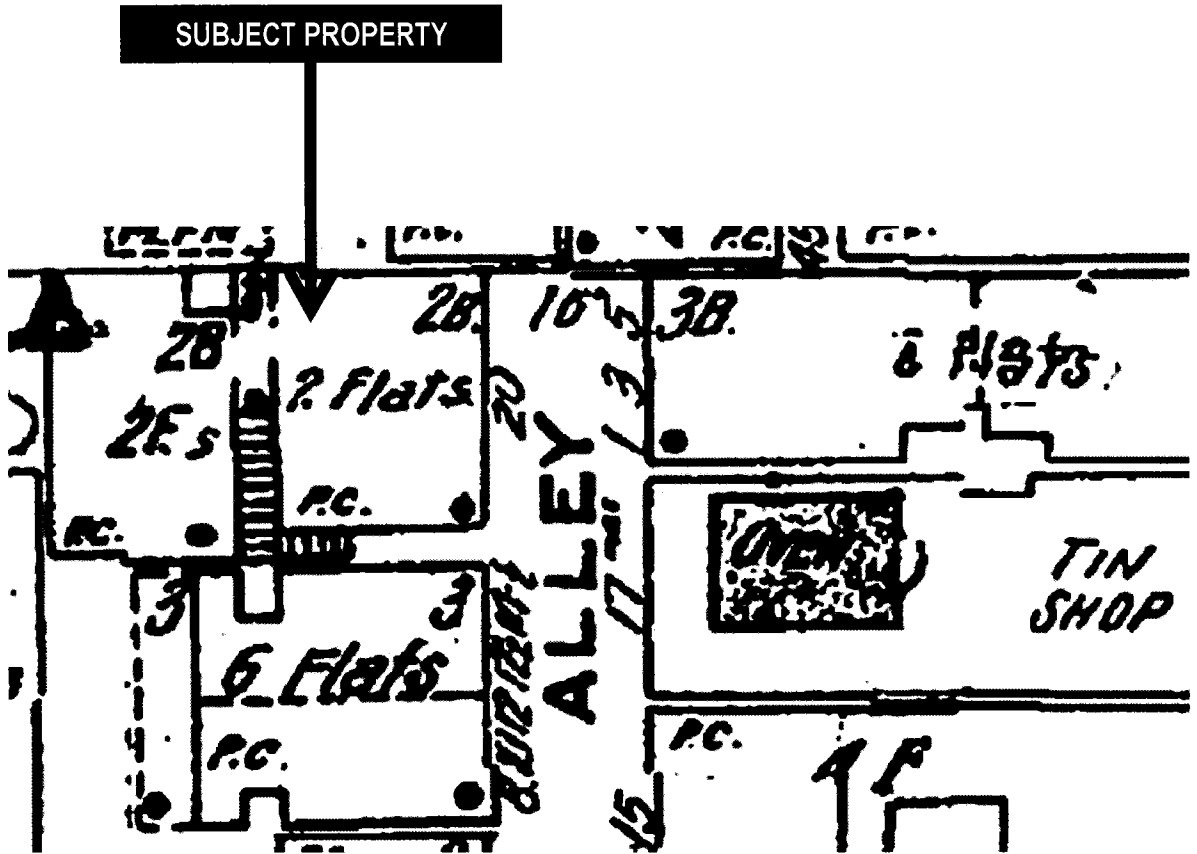


↑
SUBJECT PROPERTY

20 Nobles Alley
Sanborn Map -- 1915



20 Nobles Alley
Sanborn Map -- 1950





McGUIRE
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KIM KAMON
610.411.2882
www.kimkamon.com

SFARMLS

HISTORIC RESOURCES INVENTORY

Ser. No. _____	
HABS _____	HAER _____
UTM: A <u>552125/4183820</u>	NR <u>3D</u> SHL _____
10 C <u>551950/4183595</u>	Loc _____ B <u>552150/4183620</u>
	D <u>551890/4183740</u>

IDENTIFICATION

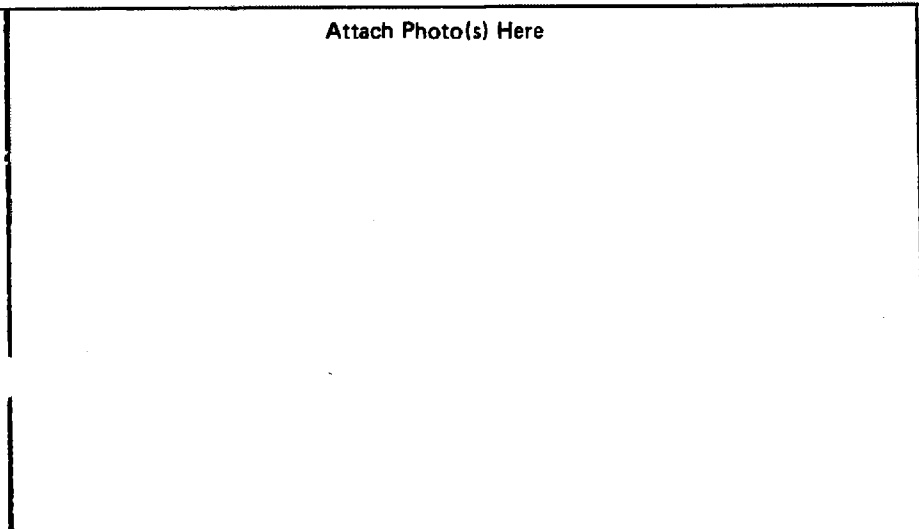
- Common name: Upper Grant Avenue
- Historic name: Dupont Street (section north of Broadway)
- Street or rural address: multiple, see continuation sheets
- City San Francisco Zip 94133 County San Francisco
- Parcel number: multiple, see continuation sheets
- Present Owner: multiple, see continuation sheets Address: _____
City _____ Zip _____ Ownership is: Public _____ Private
- Present Use: residential & shops Original use: residential & shops

DESCRIPTION

- Architectural style: vernacular Classic
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The upper Grant Avenue District consists of a neighborhood shopping street and its surrounding streetsful of apartments and flats, all less than one block distant from the narrow shopping street, Grant Avenue. The neighborhood is densely packed, both in plan: by two or three very narrow alleys added to each block of the city's rectangular grid; and in architecture: by sidewalk-hugging, multiple-unit adjoining buildings and many an open space except the streets themselves. Most buildings are 3-story-&-basement vernacular Classic frames; those on the main streets have bay windows, those on alleys do not. On Grant Avenue and a little way on some cross streets, ground floors were built to house stores with plate-glass windows, transom strips of windows, bases and posts, and a V-shaped recessed entry which increases show window spaces and invites customers inside. Since the ground varies from nearly level, especially on Grant Avenue, to quite steep, the non-store buildings stand on raised basements usually faced with concrete imitating rusticated stone. Stairs may lead to a recessed entry with doors to individual flats, or a facade

(see continuation sheet)



- Construction date:
Estimated -1925 Factual 1906-
- Architect multiple or none
- Builder multiple, none unknown
- Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 12.6
- Date(s) of enclosed photograph(s)
1982

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: some garages, fire escapes, stuccoed facades, store fronts
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential Industrial ___ Commercial Other: _____
16. Threats to site: None known ___ Private development Zoning Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: a few street trees

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 The upper Grant Avenue district is significant because of its historical land use pattern, recreated after the 1906 fire and essentially unchanged today from the earliest development: a tightly packed area of interdependent housing and small shops serving the community with basic services and ethnic specialties. The pattern consists of a narrow main street and even narrower alleys, all filled with side-by-side 2-8 unit, 3-story vernacular Classic buildings on small lots--smaller lots and simpler ornamentation on alleys and slightly larger lots with bays and more ornamentation on city grid streets--and of similar buildings with residential upper stories and ground-floor shops on and near Grant Avenue. It was and is a "busy" place, with emphasis on foot traffic. It reflects the crowded living conditions typically experienced by recent immigrants. The area has always had an "ethnic" quality: a mixture of Germans, Italians, Latin Americans and French in 1880, Italians after 1900, and Asian-Americans today. In the 20th century the small apartments and low rents began to attract Bohemians and literati who enjoyed the ethnic atmosphere and inexpensive ethnic restaurants, standard employment for recent immigrants. (cont.)
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture _____ Arts & Leisure _____
 Economic/Industrial 2 Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education 1
21. Sources (List books, documents, surveys, personal interviews and their dates). Assessors Records, SF.
San Francisco Directory, many years.
Sanborn Map Co, San Francisco, v. 1,
various years.
 see continuation sheets.
22. Date form prepared June 1982
 By (name) Anne Bloomfield
 Organization North Beach Historical Proj.
 Address: 2229 Webster St.
 City San Francisco, CA Zip 94115
 Phone: (415) 922-1063

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

Upper Grant Avenue, San Francisco - continuation page 1.

ITEM 7b. (cont.) plane entry may lead to a central staircase giving onto the various apartments. Most buildings were constructed 1906-1910, hardly any after 1929, so that all have false fronts and overhanging cornices. Most intrusions are merely insensitive remodelings of the basic fabric and capable of restoration.

ITEM 19. (cont.) There also came into being businesses catering to the would-be artists and writers: bars and various gathering places, especially during upper Grant's most notorious years, the Beatnik era of the late 1950s. There is no other area in San Francisco like the upper Grant district, with its cohesiveness of architecture, ethnic atmosphere and visual rhythm of streets. One knows one is in North Beach.

CONTRIBUTING BUILDINGS

On the following continuation pages, all elements which contribute architecturally or historically to the Upper Grant Avenue District are listed alphabetically by streets and in numerical order on each street. Entries are numbered in this order and shown on the accompanying map by number. Non-contributing structures are not listed. For each element the most significant information is given. First come abbreviated identification and construction data, recognition, owner and uses, then description and/or history, finally (sources). Any building name was found on the structure itself, on Sanborn insurance maps, or in the San Francisco Directory during the structure's initial years.

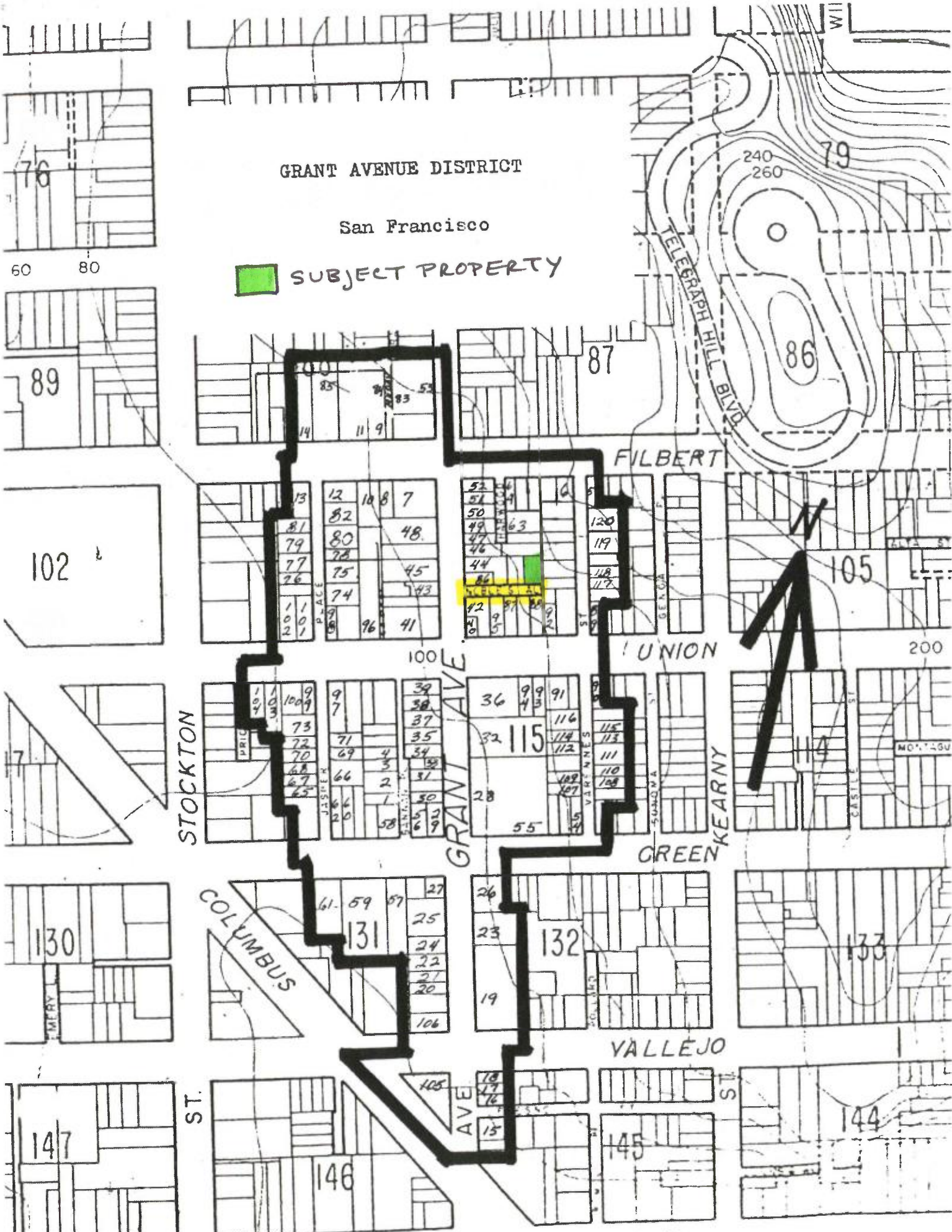
ABBREVIATIONS

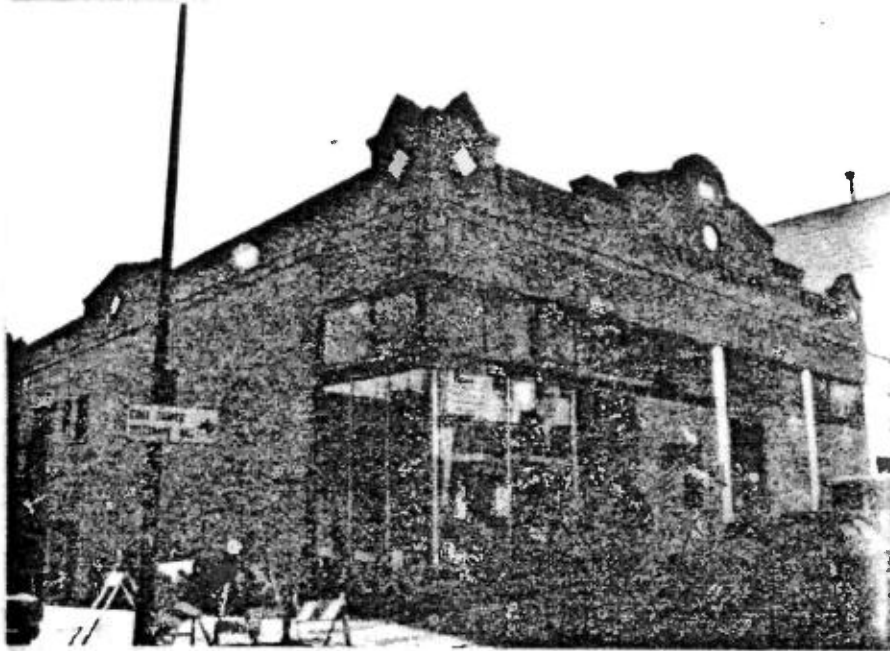
a = architect.
alt = alterations (major).
B = basement.
BPA = Building Permit Application.
c = contractor.
DCP = Department of City Planning, San Francisco, 1976 Survey of architecture: 5 is highest rating, 0 is worth noting.
Ed Ab = Edwards Abstract of Records, San Francisco.
est = estimated.
Gumina = Gumina, Deanna Paoli, The Italians of San Francisco, 1850-1930, New York, 1978, Center for Migration Studies.
IU = interim use.
L'Italia = L'Italia (Italian-language daily), San Francisco, special edition 1907 (probably about 18 April).
M = mezzanine.
oo = original owner (from building permit or similar source).
OU = original use.
PO = present owner.
PU = present use.
SF = San Francisco.

GRANT AVENUE DISTRICT

San Francisco

 SUBJECT PROPERTY





41. 1501 Grant Ave., 512 Union St. Parcel 103/7. 1917, oo: L. & G. Demartini. PO: Ada Torrigino. PU: Cuneo/Italian-French bakery, since 1979. OU: bakery. IU: Royal Baking Co. 1933; Lido Baking Co. 1940-1944; Italian-French Baking Co. c. 1960-1979. Alt: store fronts partly bricked up after fire. This 1-B brick has a Mission Revival cornice with tile insets. It is North Beach's most fireproof bakery building, and the only one without residence space above. A merger of 5 bakeries in 1917, Italian-French Baking Co. (see #27) merged with Cuneo Baking Co. (see #57) after 1979 fire. (BPA 77357; Gumina: 137.)

42. 1508-1510 Grant Ave. Parcel 104/23. 1912, a: Frank S. Holland, oo: P. Enrico & V. Collori. PO: Adolph & Rose Boschetti. PU: apartments over laundromat. OU: apartment over store. IU: Papera grocer, 1933; Boschetti grocer, 1940-1944. Alt: penthouse added, facade stuccoed. This 3-story, 34-foot-high, double-bayed frame has its original vernacular Classic cornice and transom strip. The lot contains a separate matching building at 484 Union. (Ed Ab 20 Aug. 1912.)



43. 1519-1523 Grant Ave. Parcel 103/5. 1912 est. PO: Peter Cee. PU: 2 apartments above architect's office. OU: 2 apartments above store. IU: Palladino laundry, 1929-1933. This 3-B vernacular Classic frame has 2 bays, a complete cornice and a nearly intact, restored storefront. The lot also contains a 3-B, 3-flat building on Cadell.

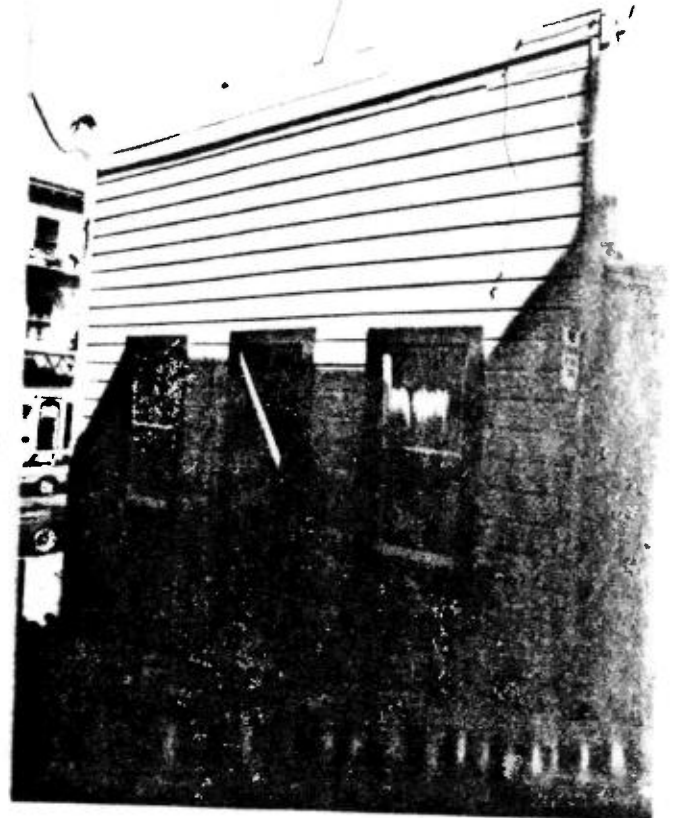


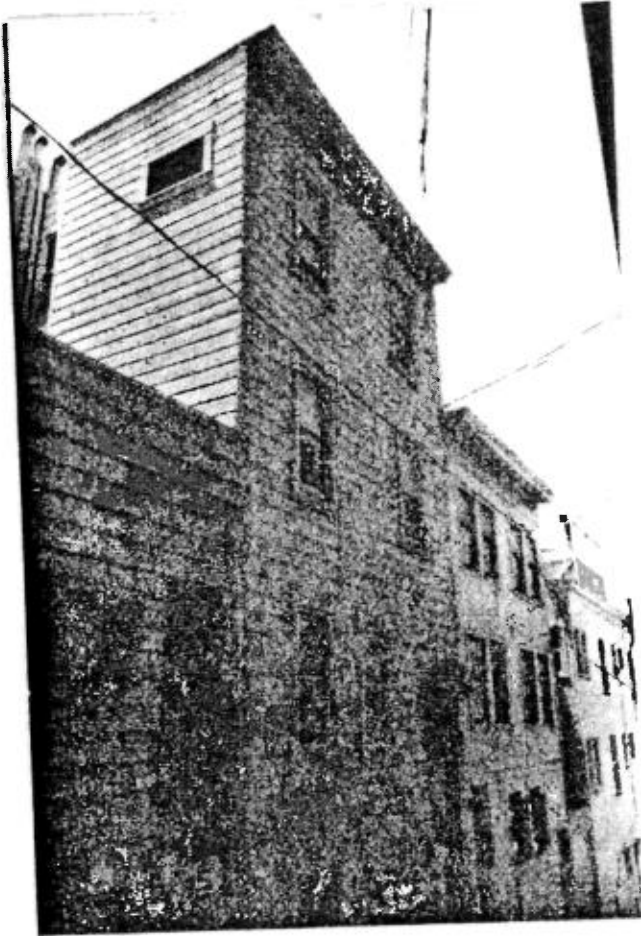
44. 1522-1526 Grant Ave. Parcel 104/27. 1906, a: Harold D. Mitchell, oo: Luigi Ferrari & wife. PO: Nathan Louie. PU: 2 flats over store. OU: 2 flats over N. Grillich Co. plumbers. IU: Bertiglia grocer, 1933; Caputo grocer, 1940. Alt: stripped, stuccoed, tile rooflets added. The basic vernacular Classic shape of this 3-story frame survives, contributing to the overall streetscape. Also on the lot is a 2-B, 2-apartment frame with rustic siding, at 6 Noble's Alley. (Ed Ab 2 Oct. 1906.)



85. 51-61 Medau Pl. Parcel 88/9. 1909 est. PO: Yen Way Leong. PU: 9 apartments. OU: same. This 3-B vernacular Classic frame has 3 rectangular bays with string courses. Between them are 2 enclosed "Romeo" entrances with stacks of stair-windows between the floor levels. Except for the door hood brackets all ornament is machined wood moldings. On the other side of the lot, 540-550 Filbert is a 3-B, 9-apartment enclosed "Romeo" with asbestos shingles and oversimplified cornice.

86. 2 Noble's Alley. Parcel 104/26. 1906 est. PO: Euphrosyne Northcutt. PU: 1-unit residence. OU: same. This 1-story, false-fronted frame has no cornice or other ornament except rustic siding and broad boards around the windows. A 3-car parking lot fills the parcel to Grant Avenue.





87. 15 Noble's Alley. Parcel 104/21. 1906 est. PO: L. Singola. PU: 3 apartments. OU: same. Alt: Union Street facade (472) stripped & stuccoed. This is the rear portion of a building at 472 Union St. which has been altered. The 3-B rear portion has not; it has rustic siding, a cornice with dentil molding, a simple pediment over the entry and shouldered moldings around the windows.

88. 21-25 Noble's Alley. Parcel 104/19. 1908 est. PO: John Chan. PU: 3 apartments this side, 3 more apartments Union side. OU: same. Alt: windows here & whole Union facade. This is the vernacular Classic rear portion of a building at 460 Union St. which has been altered. The 3-B building on this side has alternating wide and narrow rustic siding, cornice with both dentil and egg-&-dart molding, and a simple door hood.





95. 478-482 Union St. Parcel 104/22. 1923 est. PO: L. Singola. PU: 2 apartments over Yone beads store. OU: 2 apartments over store. This 3-B vernacular Classic frame has 2 rectangular bays and a straight-line cornice overhanging them. The store is in original form except for a 1930s tile base. A narrow entry arch and street tree complete the picture. Also on the lot, 5-9 Noble's Alley is a 3-story, 3-apartment vernacular Classic frame with smooth siding, good dentilled cornice, new rustic base and old corner boards.

96. 524 Union St. Parcel 103/9. 1908 est. PO: Frederic Hobbs. PU: Silhouettes Restaurant, offices. OU: saloon & restaurant, "tenement" rear, bocci ball court. Alt: Victorian-type stained glass transom. On this 2-B vernacular Classic frame, simple pilasters divide the Union Street facade into 2 parts, the Cadell Alley one into 3. Behind, the building extends a single story with a half-story and balcony over it, and further extends to a small, square, 2-flats, 2-story frame. Arts-&-Crafts mullions decorate many of the Cadell side windows.



GENERAL NOTES

1. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CALIFORNIA CODES, REGARDLESS OF DETAILS OR PLANS:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (NEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 GREEN BUILDING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE

WORKS SHALL ALSO COMPLY WITH THE FOLLOWING SAN FRANCISCO CODES AND AMENDMENTS:

- 2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
- 2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
- 2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
- 2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
- 2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
- 2016 SAN FRANCISCO HOUSING CODE
- 2016 SAN FRANCISCO PLANNING CODE

AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

2. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE REPORTED PROMPTLY TO THE ENGINEER OF RECORD.

3. DO NOT SCALE THESE DRAWINGS

4. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR THE PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

6. THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER, ARCHITECT, AND ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.

7. THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

8. CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH IN THE DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

9. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

10. ALL ASSEMBLIES SHALL BE OF APPROVED CONSTRUCTION

11. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS

13. PROVIDE FIRE-BLOCKING AND DRAFTSTOPS AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2016 CBC SEC 717

14. MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.

15. ALL SMOKE DETECTORS TO BE HARD WIRED

16. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2

17. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4

18. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

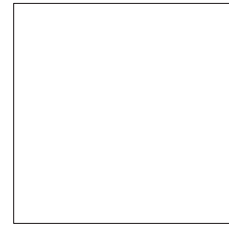
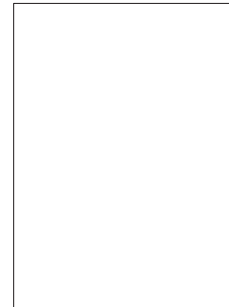
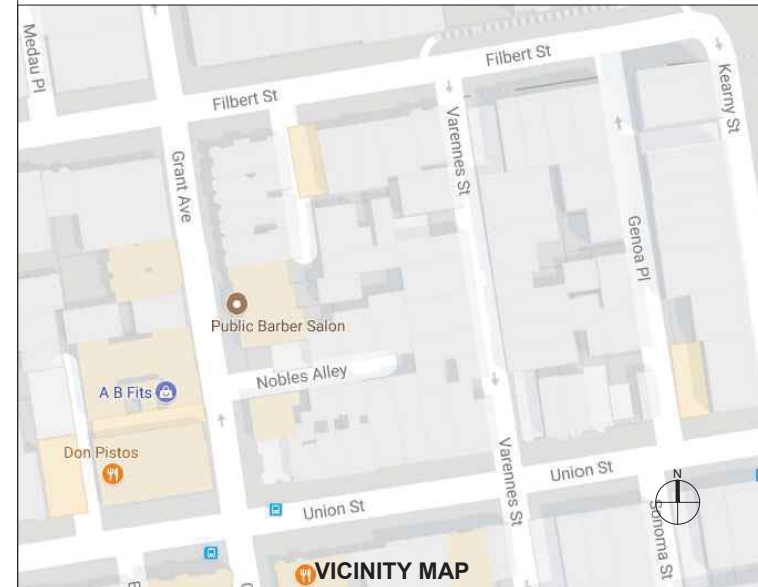
19. ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED.

20. ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION.



SCOPE OF WORK	REMOVE UNPERMITTED, SECOND GARAGE DOOR AND RESTORE FACADE WITH ORIGINAL PEDESTRIAN DOOR AND ADJACENT WINDOW. REMOVE WINDOW ON RIGHT OF ENTRY DOOR ON GROUND FLOOR.
DEFERRED PERMIT	UNDERGROUND FIRE SERVICE SHALL BE SUBMITTED UNDER SEPARATE FIRE ONLY PERMIT.
	EXIT PASSAGEWAYS SHALL MEET REQUIREMENTS OF SECTION 716.5, 1015, 1018.1 & 1018.2, TABLE 1021.2(1).
	FIRE ALARMS SHALL MEET SFFC REQUIREMENTS (SFC 1103.7.6.1) AND MEET NFPA 72 STANDARDS.
FIRE SAFETY NOTES	-ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION. -ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED -ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION
ZONING DISTRICT	RH-3
OCCUPANCY	R-2
CONSTRUCTION TYPE	TYPE V-B
NUMBER OF STORIES	3 (NO CHANGE)
NUMBER OF BASEMENTS	0 (NO CHANGE)

DRAWING SHEET LIST	
A0.1	TITLE PAGE
A1.1	SITE PLAN
A2.1	FIRST FLOOR PLANS
A2.2	SECOND & THIRD FLOOR PLANS
A3.1	FRONT ELEVATIONS
A4.1	SECTIONS
A5.1	PHOTO REFERENCES



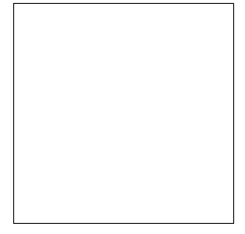
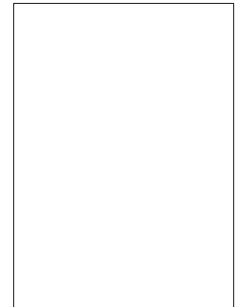
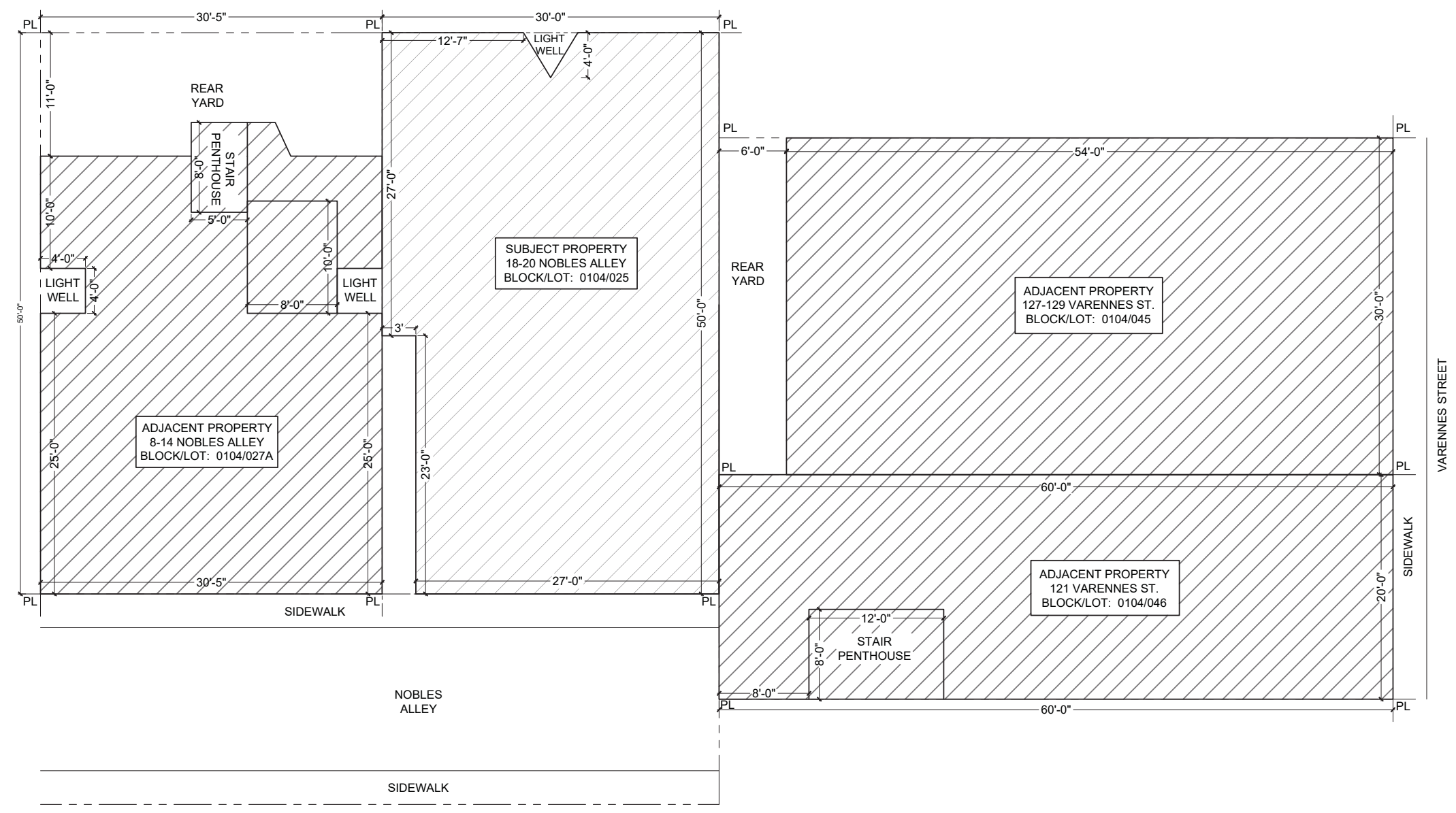
20 NOBLES ALLEY
BLOCK 0104, LOT 025
SAN FRANCISCO, CA 94133

TITLE PAGE

DATE: 8/21/2017
DRAWN BY: SM
CHECKED BY:
A0.1

20 NOBLES ALLEY

PERMIT NUMBER:

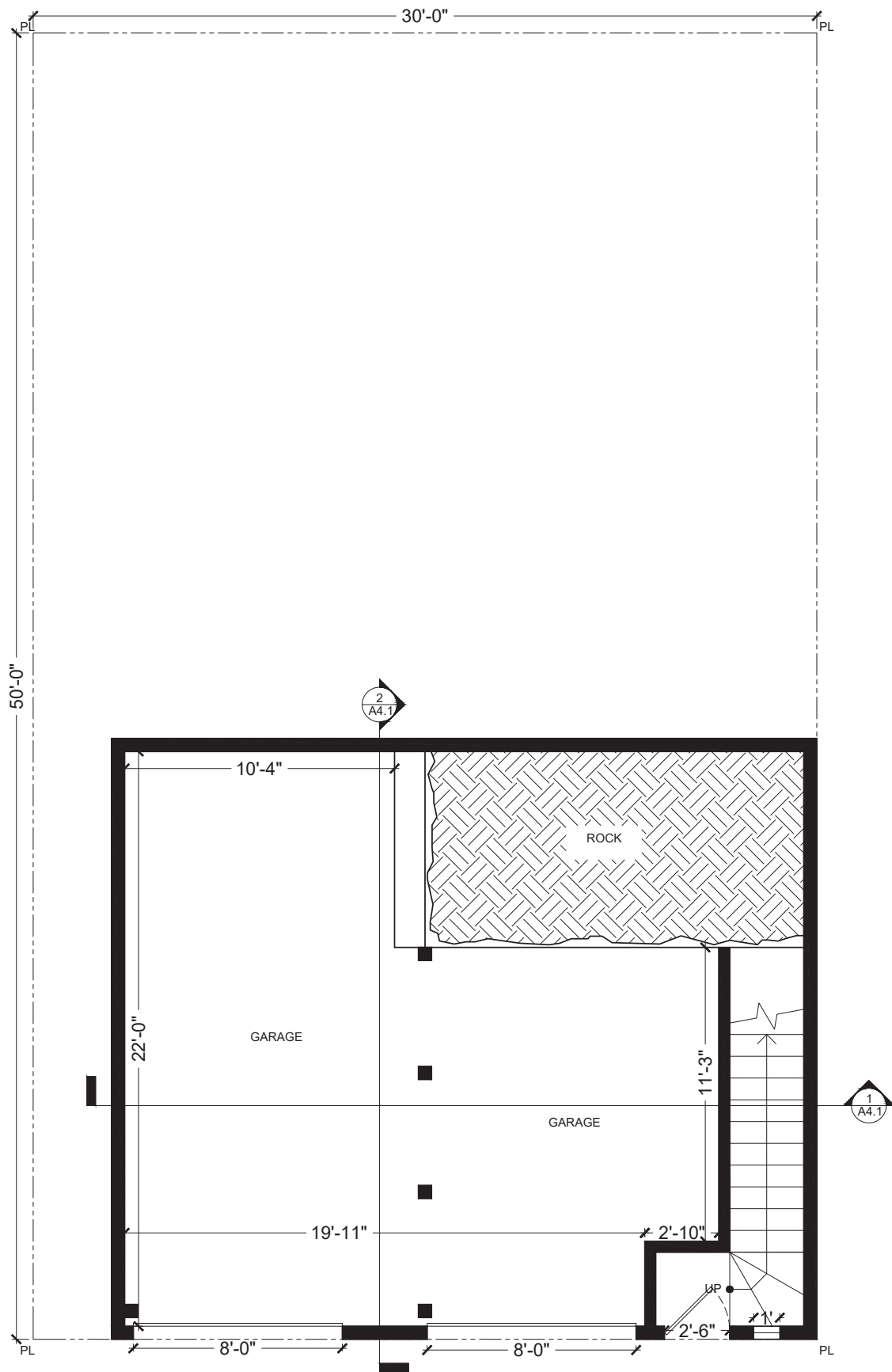


20 NOBLES ALLEY
 BLOCK 0104, LOT 025
 SAN FRANCISCO, CA 94133

SITE PLAN

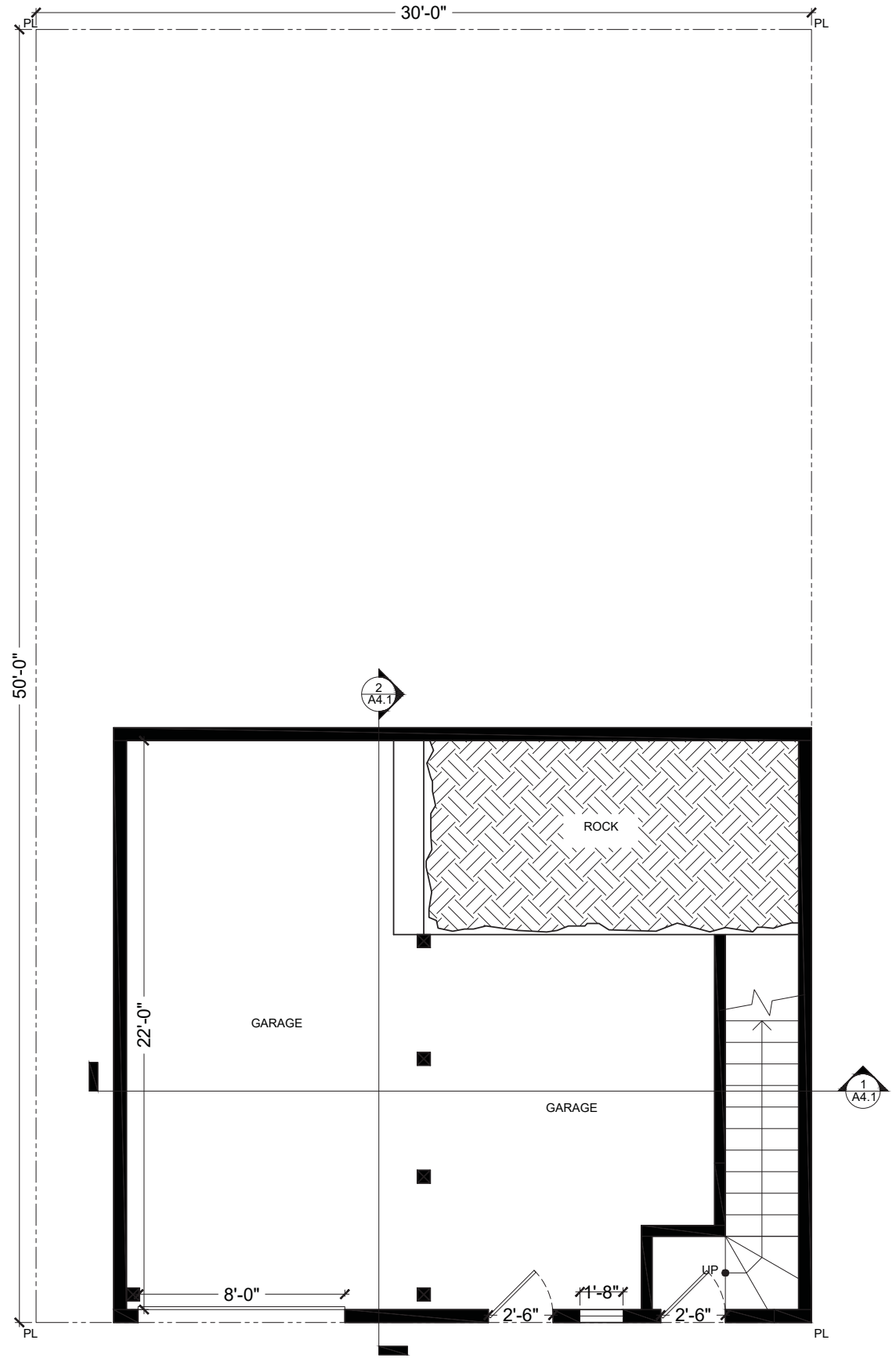
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 CHECKED BY:

A1.1



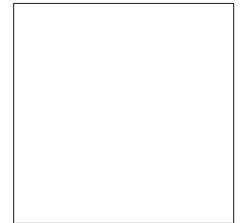
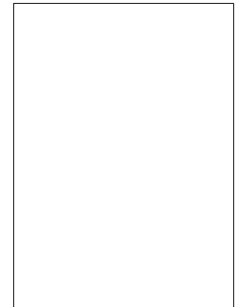
1 (E) 1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"



2 (N) 1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"



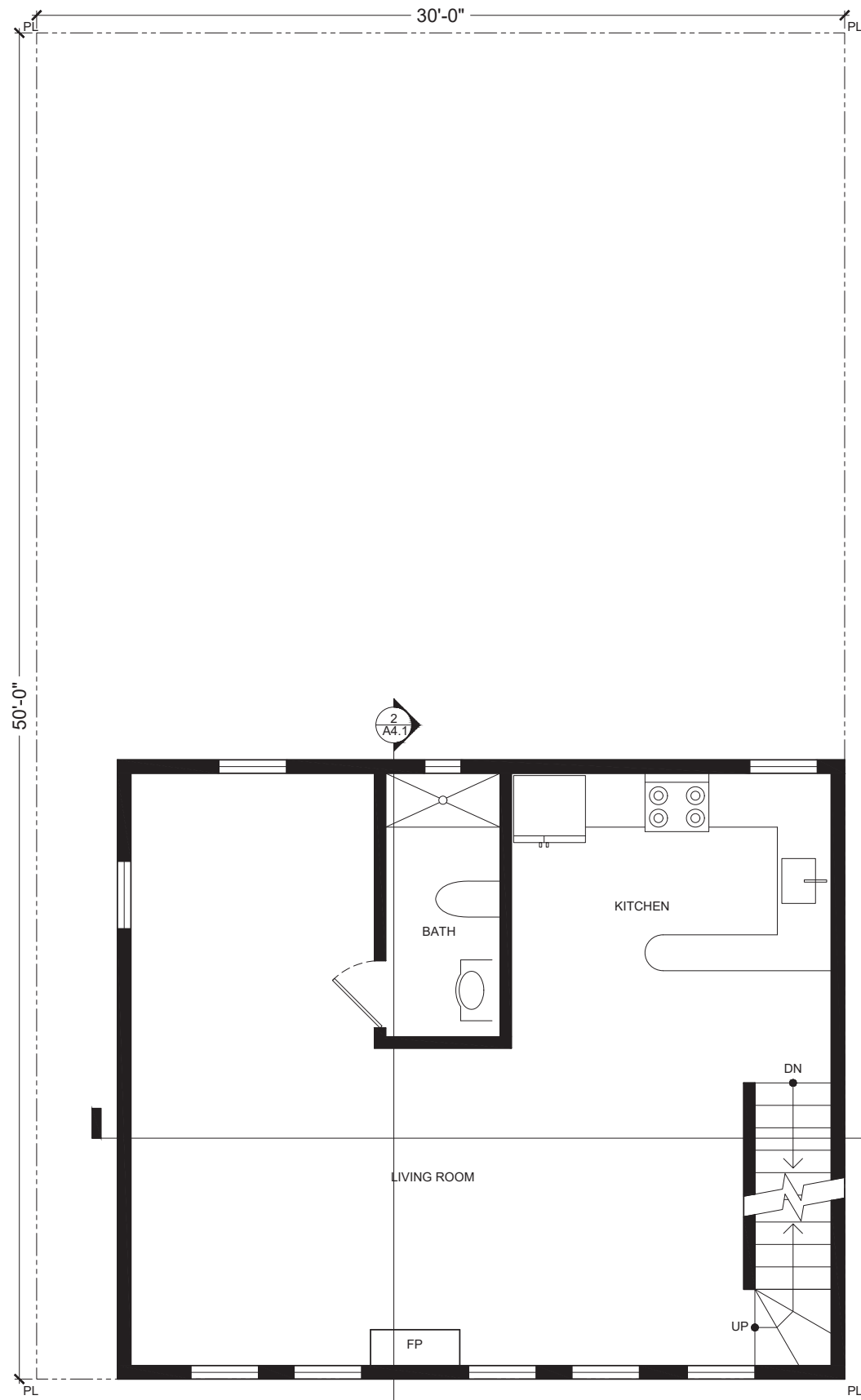
20 NOBLES ALLEY
BLOCK 0104, LOT 025
SAN FRANCISCO, CA 94133

FLOOR PLANS

DATE: 8/21/2017
DRAWN BY: SM
CHECKED BY:

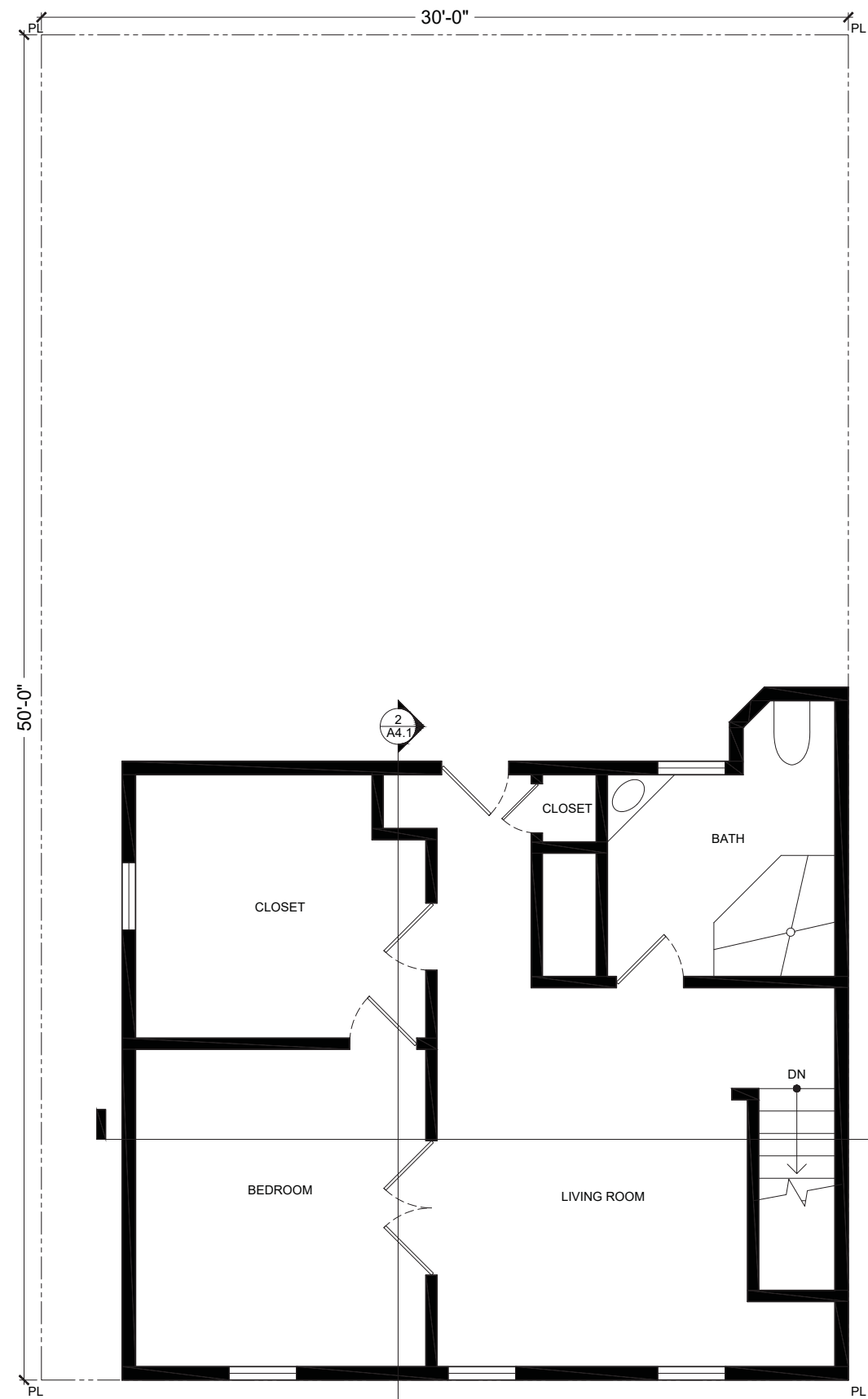
A2.1

PERMIT NUMBER: 20 NOBLES ALLEY



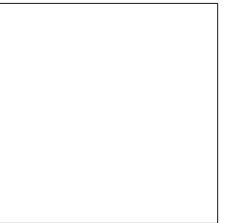
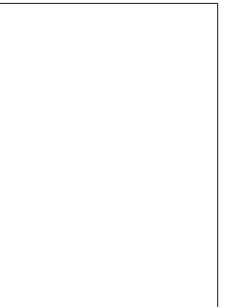
3 (E) 2ND FLOOR PLAN - NO CHANGE

SCALE: 3/8" = 1'-0"



4 (E) 3RD FLOOR PLAN - NO CHANGE

SCALE: 3/8" = 1'-0"



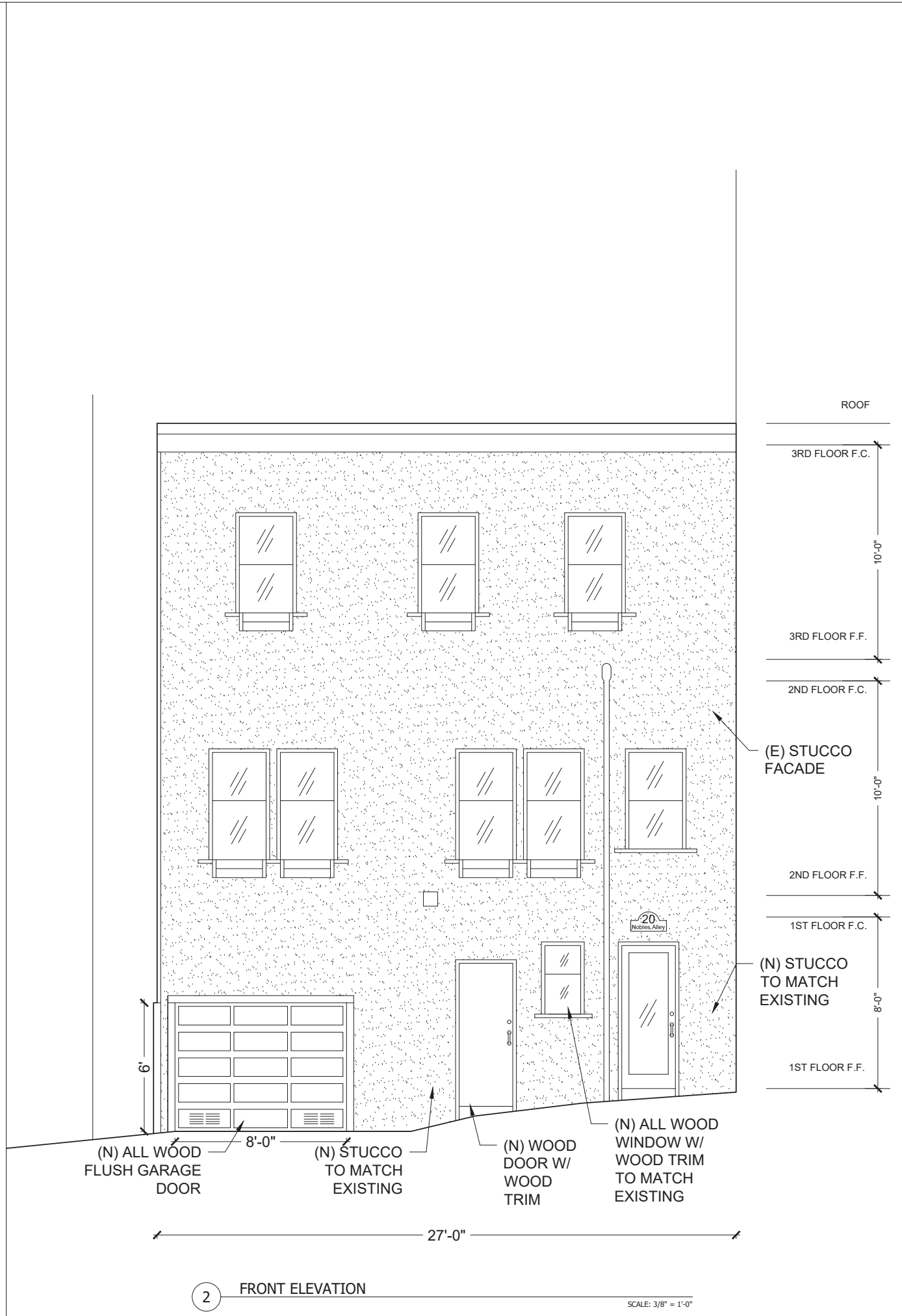
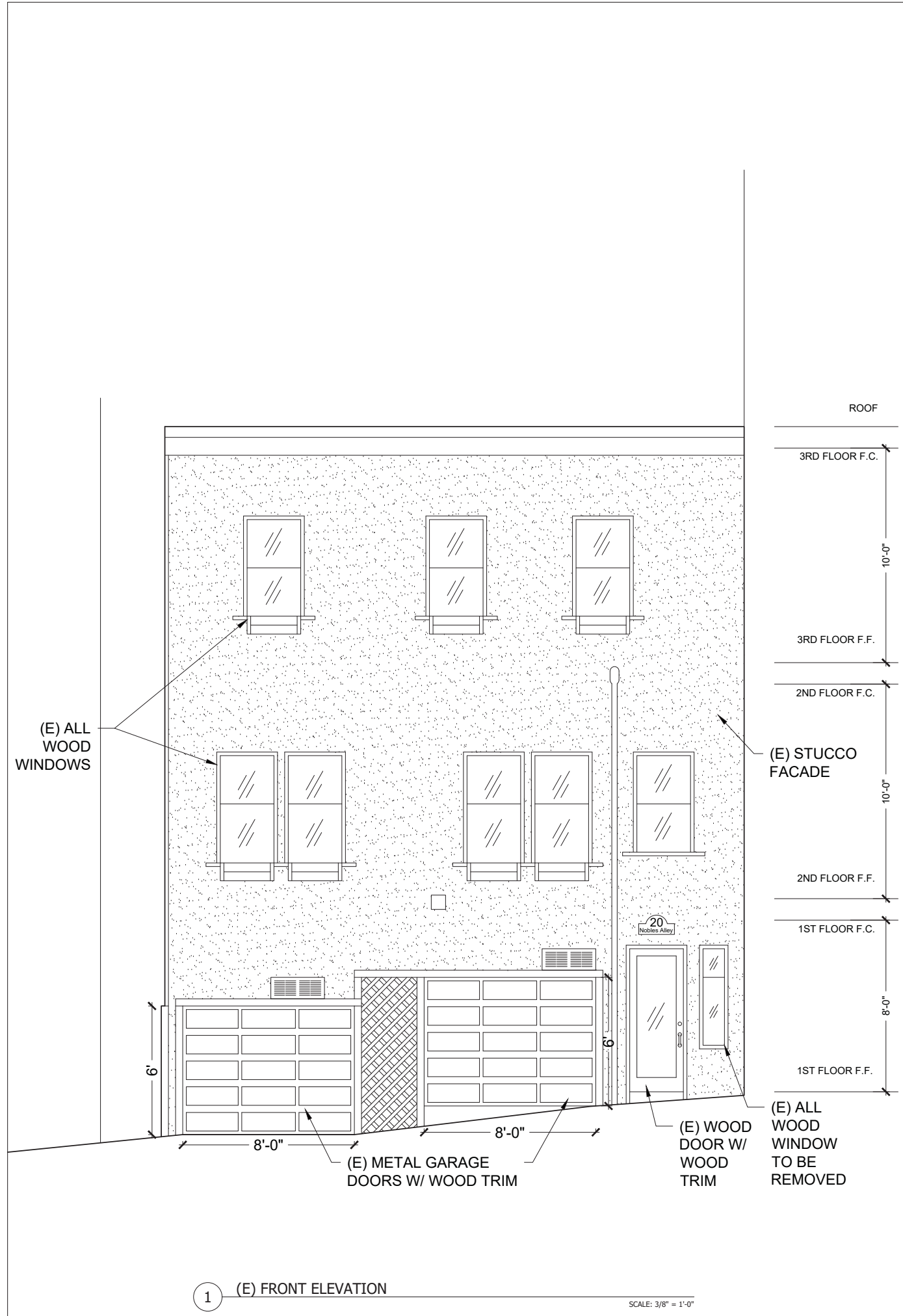
20 NOBLES ALLEY
 BLOCK 0104, LOT 025
 SAN FRANCISCO, CA 94133

FLOOR PLANS

DATE: 8/21/2017
 DRAWN BY: SM
 CHECKED BY:

A2.2

PERMIT NUMBER: 20 NOBLES ALLEY



20 NOBLES ALLEY
BLOCK 0104, LOT 025
SAN FRANCISCO, CA 94133

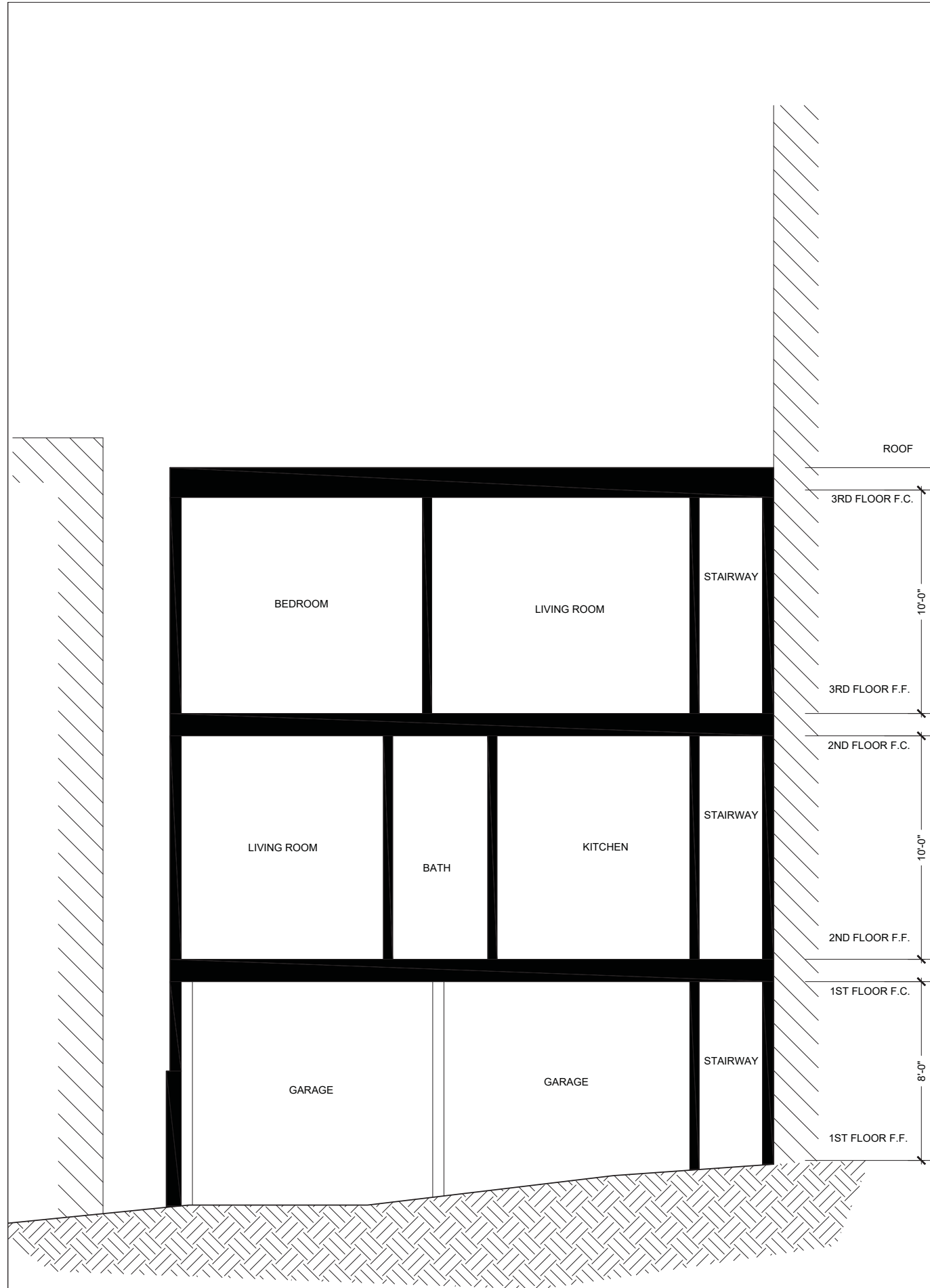
ELEVATIONS

DATE: 8/21/2017
DRAWN BY: SM
CHECKED BY:

A3.1

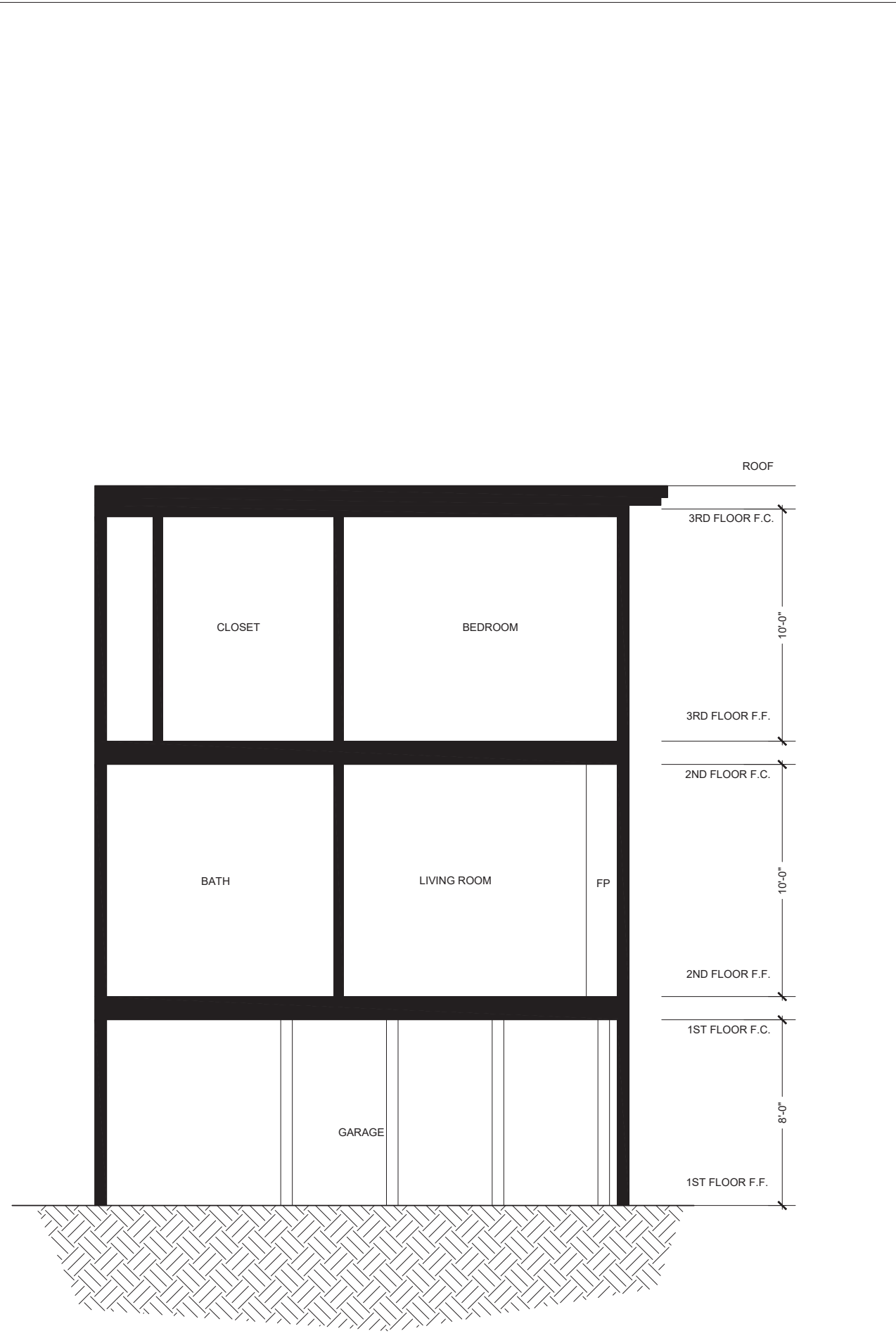
PERMIT NUMBER:

20 NOBLES ALLEY



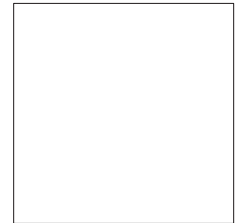
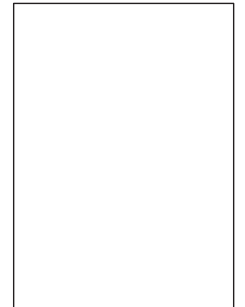
1 (E) SECTION - NO CHANGE

SCALE: 3/8" = 1'-0"



2 (E) SECTION - NO CHANGE

SCALE: 3/8" = 1'-0"



20 NOBLES ALLEY
 BLOCK 0104, LOT 025
 SAN FRANCISCO, CA 94133

SECTIONS

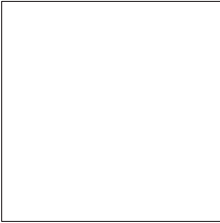
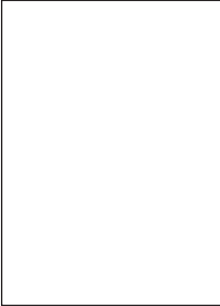
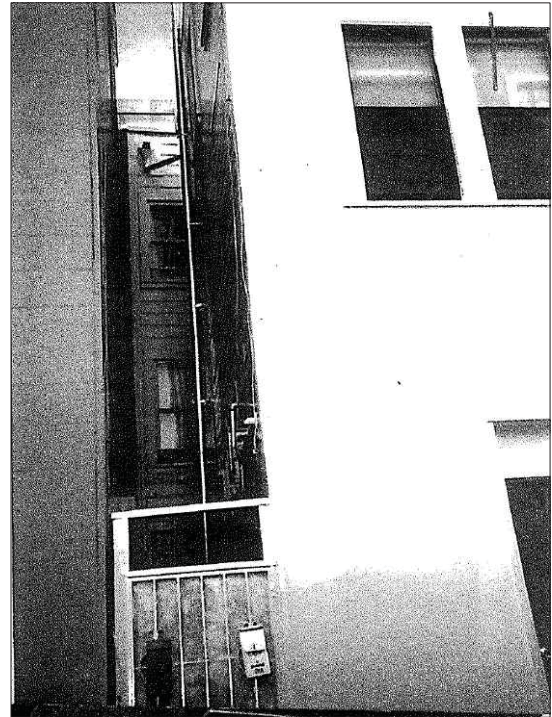
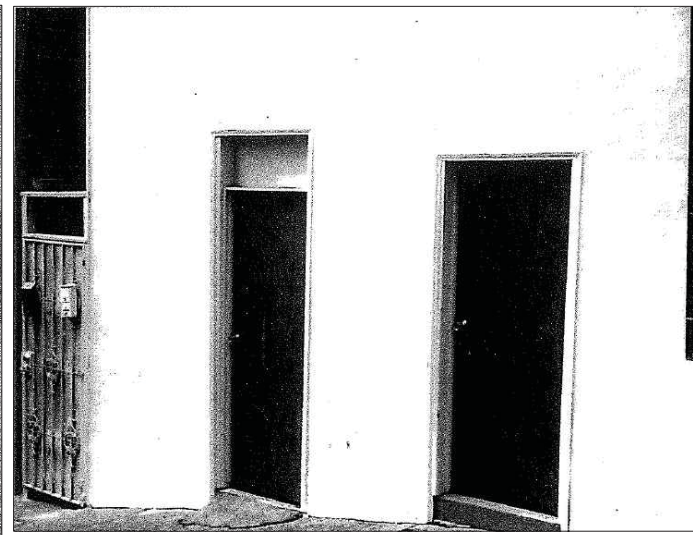
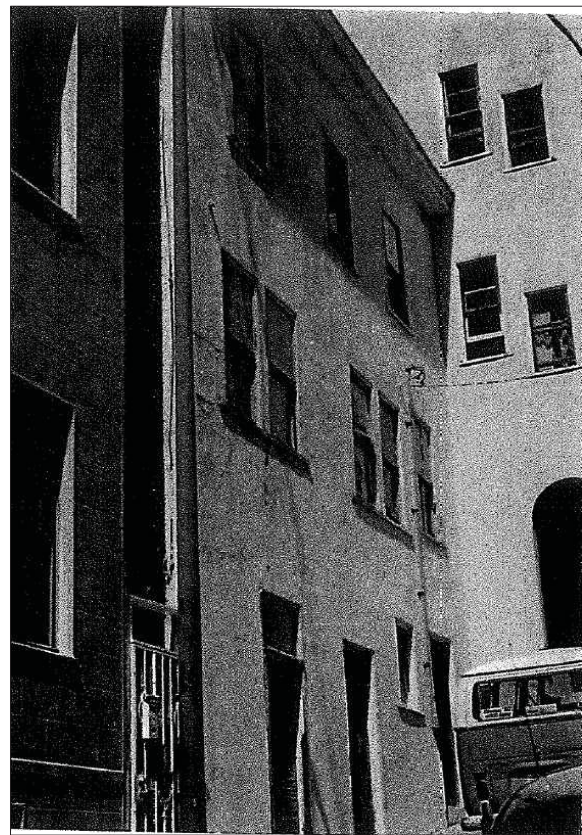
DATE: 8/21/2017
 DRAWN BY: SM
 CHECKED BY:

A4.1

20 NOBLES ALLEY

PERMIT NUMBER:

File: .W
 8/21/17



20 NOBLES ALLEY
BLOCK 0104, LOT 025
SAN FRANCISCO, CA 94133

PHOTO REFERENCES

DATE: 8/21/2017
DRAWN BY: SM
CHECKED BY:

A5.1

