

File No. 110825

Committee Item No. _____

Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date September 6, 2011

Cmte Board

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

OTHER

(Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Letter - Withdrawal of Environmental Application by Project Sponsor</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant's CEQA Appeal Packet</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Andrea Ausberry Date August 31, 2011

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

August 30, 2011

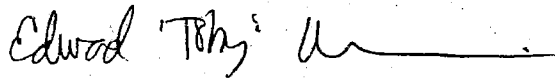
Mr. Bill Wycko, Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479 (by email and US mail)

RE: 70-74 Gold Mine Drive: Case No. 2008.1218E

Dear Mr. Wycko,

The Applicant, Gold Mine Partners LLC, hereby withdraws the Environmental Application on this property that, along with the Categorical Exemption that is currently being appealed to the Board of Supervisors and is scheduled to be heard by that body next week. With this withdrawal, the Board of Supervisors Hearing/Appeal will be unnecessary.

Sincerely,



Edward "Toby" Morris, Architect
Kerman/Morris Architects LLP
69-A Water Street, San Francisco CA 94133
Tel 415 749-0302 toby@kermanmorris.com

cc.

Brett Bollinger, Planner, SF Planning Department
Scott Sanchez, Planner, SF Planning Department
Tina Tam, Planner, SF Planning Department
1650 Mission Street, San Francisco, CA 94103 (by email)

Angela Calvillo, Clerk of the Board
Board of Supervisors, City Hall, Room 244
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 (by email and US mail)

Joy Lamug, Legislative Clerk
Board of Supervisors, Legislative Division, City Hall, Room 244
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 (by email)

From: Toby Morris <toby@kermanmorris.com>
To: <scott.sanchez@sfgov.org>, <bill.wycko@sfgov.org>, "Brett.Bollinger@sfgov.org"
<Brett.Bollinger@sfgov.org>
Cc: <tina.tam@sfgov.org>, <Joy.Lamug@sfgov.org>, <Angela.Calvillo@sfgov.org>
Date: 08/30/2011 12:28 PM
Subject: Re: 70-74 Gold Mine Drive: Withdrawl of 2008.1218C AND 2008.1218E

Hello, Please find the attached letter.

Toby Morris, Architect

Kerman/Morris Architects, LLP
69-A Water Street
San Francisco, CA 94133

415.749.0302
toby@kermanmorris.com

On 8/30/11 12:17 PM, "Toby Morris" <toby@kermanmorris.com> wrote:

Dear Mr. Sanchez and Mr. Wycko:

We are also withdrawing the Environmental Application 2008.1218E which is tied to the Categorical Exemption which has been appealed to the Board of Supervisors. As this Environmental Application is being withdrawn, the **Board of Supervisors Appeal and Hearing scheduled for next week will be unnecessary.**

I will forward to you shortly a letter to that extent.

Sincerely,

Toby Morris, Architect

Kerman/Morris Architects, LLP
69-A Water Street
San Francisco, CA 94133

415.749.0302
toby@kermanmorris.com

On 8/30/11 10:22 AM, "Toby Morris" <toby@kermanmorris.com> wrote:

> Dear Mr. Scott Sanchez,
>
> Please find attached our letter withdrawing this CU application.
>
> Sincerely,

- >
- >
- > Toby Morris, Architect
- >
- > Kerman/Morris Architects, LLP
- > 69-A Water Street
- > San Francisco, CA 94133
- >
- > 415.749.0302
- > toby@kermanmorris.com
- >
- >



Board of Supervisors
City Hall

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2011 JUL 21 PM 2:52

BY

AS

Gentlemen:

I am appealing CEQA Historical Review done by City Planning 2008.1218E. Base on the S.F. County Assessor's and The San Francisco Planning Department records 70 Gold Mine Drive was built in 1895. It is a Sears Roebuck catalog prefabricate house, It has survived the 1906 earthquake with a redwood foundation. For drinking water, there was a three foot deep creek that ran along Gold Mine Drive (Valleys). It survived the S.F. Redevelopment Agency of eminent domain. The other house on the same block was demolished, It also survived the 1989 earthquake, However, it might not survived the neglect and abused done to it by the present developers. The present owners have removed the kitchen and bathrooms without permit. They were issued a notice of violation # 201148626. They also, violated your ordinance 194-09 by not maintaining, securing not having the necessary permit for the property.

Every property owner adjoining to Gold Mine
Drive support this appeal,

Thank you,

George Tsang

George Tsang
60 Gold Mine Drive

San Francisco, Calif.

94131 (415) 341-5933 cell

(415) 647-2719 Home

PROPERTY INFORMATION REPORT

Block 7520 Lot 033 Census Tract 216 Census Block 201

Site Address: 70 - 0 GOLD MINE DR

Site Zip Code: 94131

OWNER

GOLDMINE PARTNERS LLC
50 GOLD MINE DR
SAN FRANCISCO CA

94131

PROPERTY VALUES

Land	\$381,129.00	Sales Date	06/01/2006
Structure	\$254,085.00	Price	\$600,000.00
Fixture	\$0.00		
Other	\$0.00		

PHYSICAL CHARACTERISTICS

Lot Frontage		Year Built	<u>1895</u>
Lot Depth		Stories	2
Lot Area	5,005.00	Assessor Units	1
Lot Shape	O	Bedrooms	0
Building Sq.Ft.	1,200.00	Bathrooms	1
Basement Sq.Ft.	0.00	Rooms	5
		Assessor Use	Dwelling

Authorized Use ONE FAMILY DWELLING

Original Use UNKNOWN

PLANNING INFORMATION

Zoning	RH-1	Planning District	7
Height Limit	40-X	SUD	
Quadrant	SOUTHWEST	SSD	
Leg. Setback		Redevelopment Area	NOT IN RDA PROJECT AREA

Notices of Special Restrictions:

Non-Conforming Uses:

Comments:

Physical characteristics information is not guaranteed accurate or complete

APPLICABLE REGULATIONS (Special Zones)

Type	Value	Description
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PARCEL EVENTS (Special Instructions, Determination Letters, Project Reviews)

Date	Type	Description
07/24/2006	Project Review	70 Gold Mine Dr., Delomition of an existing 2 story building and detached garage. New construction of 9 new units. Zoning change from RH-1 to RM-1.
01/23/2008	Project Review	70 & 74 Gold Mine Dr. - Merge the two lots and subdivide to construct 2-3 new single-family dwellings.
03/18/2009	Project Review	70 gold Mine (7520/033&034) - to discuss demolition of the (E) house and potential development schemes of 3-4 new single family homes.
08/26/2010	Project Review	70 Gold Mine Drive (7520/033 & 034); Project Review Meeting

Case Tracking

Case No. 2008.1218
 Project Name 70 GOLD MINE DRIVE
 Parcel Number 7520 / 033 Zoning
 Cross Streets Douglass Street Diamond Heights Blvd
 Sponsor Tony Kim
 Description Demolition of existing single-family residence and detached garage. Proposed lot merge and construction of 3 residential units.

Case Information

<u>Suffix</u>	<u>File Date</u>	<u>Planner</u>	<u>Docket Location</u>	<u>Status</u>	<u>Close Date</u>
C	01/06/2011	SHARON LAI	SW/5th Floor Records Center	Closed	06/27/2011
<u>Case Information</u>					
209.1					
<u>Construction Cost</u>		<u>Initial Fee</u>	<u>Balance</u>		
\$1,500,000.00		\$10,757.00			
<u>Action Date</u>	<u>Entity</u>	<u>Action</u>	<u>Action No.</u>		
06/23/2011	CPC	Approved w/conditions	18390		
<u>Suffix</u>	<u>File Date</u>	<u>Planner</u>	<u>Docket Location</u>	<u>Status</u>	<u>Close Date</u>
E	10/23/2008	BRETT BOLLINGER	MEA - cat ex drawer	Closed	03/04/2009
<u>Case Information</u>					
n/a					
<u>Construction Cost</u>		<u>Initial Fee</u>	<u>Balance</u>		
		\$2,304.00			
<u>Action Date</u>	<u>Entity</u>	<u>Action</u>	<u>Action No.</u>		
03/02/2009	MEA	Cat ex Class _1(l)(1)_ issued			

BLOCK BOOK MAP 1901

HORNER'S ADDITION

702

533 28TH 425

114 Eugene Meyer	101 10 H. Epstein	50 11 Edw Vollmer	50 Johanna Olien	50 Edw Schofield	50 D Erikson	50 Jas A Carrel	50 Caroline Anderson	50 FH Einbaum	50 Fred. H. Eichbaum
114 Theresa Klauer	101 10 Mrs. E. Bryngledan	50 11 Jacob Hayman	50 Antoinette H. Scitor	50 T.J. Murphy	50 Jacob Hayman	50 Merrian Lewis	50 J.J. Guilfoyle	50 Jno D Demaree	50 H. Toelken
101 10	101 10	101 10	101 10	101 10	101 10	101 10	101 10	101 10	101 10

57. 57.

522 VALLEY SUBJECT SITE 420

228 Owen McCabe	50 11 Marty E Black	50 11 Eugene Meyer	50 11 Geo. L. Hoffman	50 11 Mary C. & Caroline Horhn	50 11 Pauline Franklin	50 10 Robt. Gordan
205 6	228	Jas. La Flin	Jno. B. Tongare	50 11 Julia Grimmins	114	114
234 7	50 11	50 11	50 11	50 11	50 11	50 10

DOUGLASS ST

DIAMOND ST

545 29TH 405

114 Ann Featherston	54 7 Frank W Engel	175 Jacob Heyman	50 11 Hattie B Sreede	50 11 Jno. C. Schmidt	101 10 Jacob Heyman	101 9 Kath. A. Adam
114 P. B. Horton	101 10	50 11 E. K. Gibson	50 11 Dan. J. Donovan	50 11 R. Windare	50 11 Mrs Julia Gilfeather	50 11 Hannah P. Stearns
50 11	101 10	50 11	50 11	50 11	50 11	50 11

DAY 57. 445

DOUGLASS

DIAMOND

236	305 Help Hospital 230	228
-----	-----------------------------	-----

Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Supplemental Information



70 GOLD MINE DRIVE PROJECT

Publication Date: April 3, 2008

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning

KDI Land Use Planning

History

- Provide a written description of the history of the property, including any association with significant events or persons:

San Francisco water tap records, Sanborn Fire Insurance Company maps and the San Francisco Directory indicate that the subject building was built circa 1912. Ingeborg Bryngleson is documented on the Block Book map and San Francisco Water Department records as the first owner of record for the subject building. Ms. Bryngleson and George A. Jewett are shown on the application for water service dated August 1907, June 1912 and a re-tap in August 1917. Ingeborg Bryngleson was never listed in the Directory to have an association with the subject property. Instead she was listed as a neighboring resident at 640 Valley Street between 1905 and 1908. George A. Jewett was found to be listed as the first occupant of the subject property (676 Valley Street) from 1912-1913. Later John E. and Augusta Bryngleson were documented in the San Francisco Directory 1917-1923 as occupants of 676 Valley Street. John E. Bryngleson was a carpenter and a watchman for American Steel and Wire Company.

Research yields that William F. and Clarissa Killpack owned the subject property from about 1944 until 1986. William Killpack was documented as an employee of the San Francisco Fire Department. After 1986 several other members of the Killpack family including Peter, Jane, Arlene and Jean Killpack owned the property until ownership was transferred to Goldmine Partners, LLC, the final owner of record.

No persons were found to have a primary association with the property and building who are significant to the community, State or Nation.

Current documentation shows Goldmine Partners, LLC as the owner of this property. Documentation from the Block Book Maps, San Francisco Directory and the Assessor's Office lists previous owners of the property as the following:

Ingeborg Bryngleson (est. 1901-1913)
William Killpack, Clarissa I. Killpack (1944-1986);
Clarissa I. Killpack & Jane Killpack (1986);
Peter, Arlene, Jean Killpack (1986-2001);
*Goldmine Partners, LLC. (2001-2003);
Richard Newsom & Jane C. Killpack (2003-2006);
Goldmine Partners, LLC (2006-Present).

There is no error

*The Assessors Office representation of this record is an error according to the subject property owner

National and California Register Criteria

The standards and criteria used by the California Register for determining eligibility are based on the standards and criteria developed for use by the National Park Service for the National Register. California Register listing criteria requires that a property must be demonstrated to be significant under one or more of four criteria, Events, Persons, Design/Construction, or Information Potential/Archaeology and the building itself must retain its integrity.

- **Events** – Research of the subject property revealed that no particular pattern of events occurred on the property that would suggest an important association with local, State, or National history.
- **Persons** – No persons were found to have a primary association with the property and building who is significant to the community, State or Nation.
- **Design/Construction** – Research of water records, Sanborn maps and the San Francisco Directory indicate the building was constructed circa 1912. The subject building is a small two-story residential Queen Anne style cottage that retains many of the façade features typically associated with larger Queen Anne style homes.

Historic Survey Information:

The Property is (mark all that apply):

- No Constructed prior to 1906 Earthquake *This is a lie see check below*
- No Listed in the 1976 Architectural Survey and more than 50 years old
- No Listed in the 1968 Junior League Survey (the basis for *Here Today*)
- No Listed in a San Francisco Architectural Heritage Survey and more than 50 years old
- No Listed in the Unreinforced Masonry Building (UMB) Survey
- No General Plan Referenced Building
- No National Register and California Register Status Code of 7
- No Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
- No Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
- Other Informational Survey
- Name of Survey _____
 - Other, please list. _____

If you have been referred to MEA by staff, please enter name: _____

Form prepared by: KDI Land Use Planning Date: 4/3/08

Address: 855 Folsom Street, Suite 106, San Francisco, CA 94107 Phone: (415) 341-8890

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

- San Francisco Department of Building Inspection permit records; ✓
- San Francisco Planning Department records; ✓
- San Francisco Office of the Assessor – Recorder Sales Ledger; ✓
- San Francisco Water Department Records;
- Sanborn Maps 1913, 1950, 1965, 1975, 1988 1990, Present;
- San Francisco Block Book Maps 1901, 1906, 1910 and Present;
- San Francisco Library Historical Photo Database;
- San Francisco History Room Biographical Index;
- San Francisco City Directories;
- Junior League of San Francisco Here Today Files;
- Our Society Blue Books (club memberships reviewed);
- San Francisco Newspaper Index 1904–1949;
- San Francisco Chronicle Index 1950 – current.

KDI Land Use Planning

Historic Survey Information:

The Property is (mark all that apply):

- No Constructed prior to 1906 Earthquake
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- No Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
- Other Informational Survey
 - Name of Survey _____
 - Other, please list. _____

If you have been referred to MEA by staff, please enter name: _____

Form prepared by: KDI Land Use Planning Date: 4/3/08

Address: 855 Folsom Street, Suite 106, San Francisco, CA 94107 Phone: (415) 341-8890

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

- San Francisco Department of Building Inspection permit records;
- San Francisco Planning Department records;
- San Francisco Office of the Assessor -- Recorder Sales Ledger;
- San Francisco Water Department Records;
- Sanborn Maps 1913, 1950, 1965, 1975, 1988 1990, Present;
- San Francisco Block Book Maps 1901, 1906, 1910 and Present;
- San Francisco Library Historical Photo Database;
- San Francisco History Room Biographical Index;
- San Francisco City Directories;
- Junior League of San Francisco Here Today Files;
- Our Society Blue Books (club memberships reviewed);
- San Francisco Newspaper Index 1904-1949;
- San Francisco Chronicle Index 1950 - current.

SAN FRANCISCO PUBLIC LIBRARY

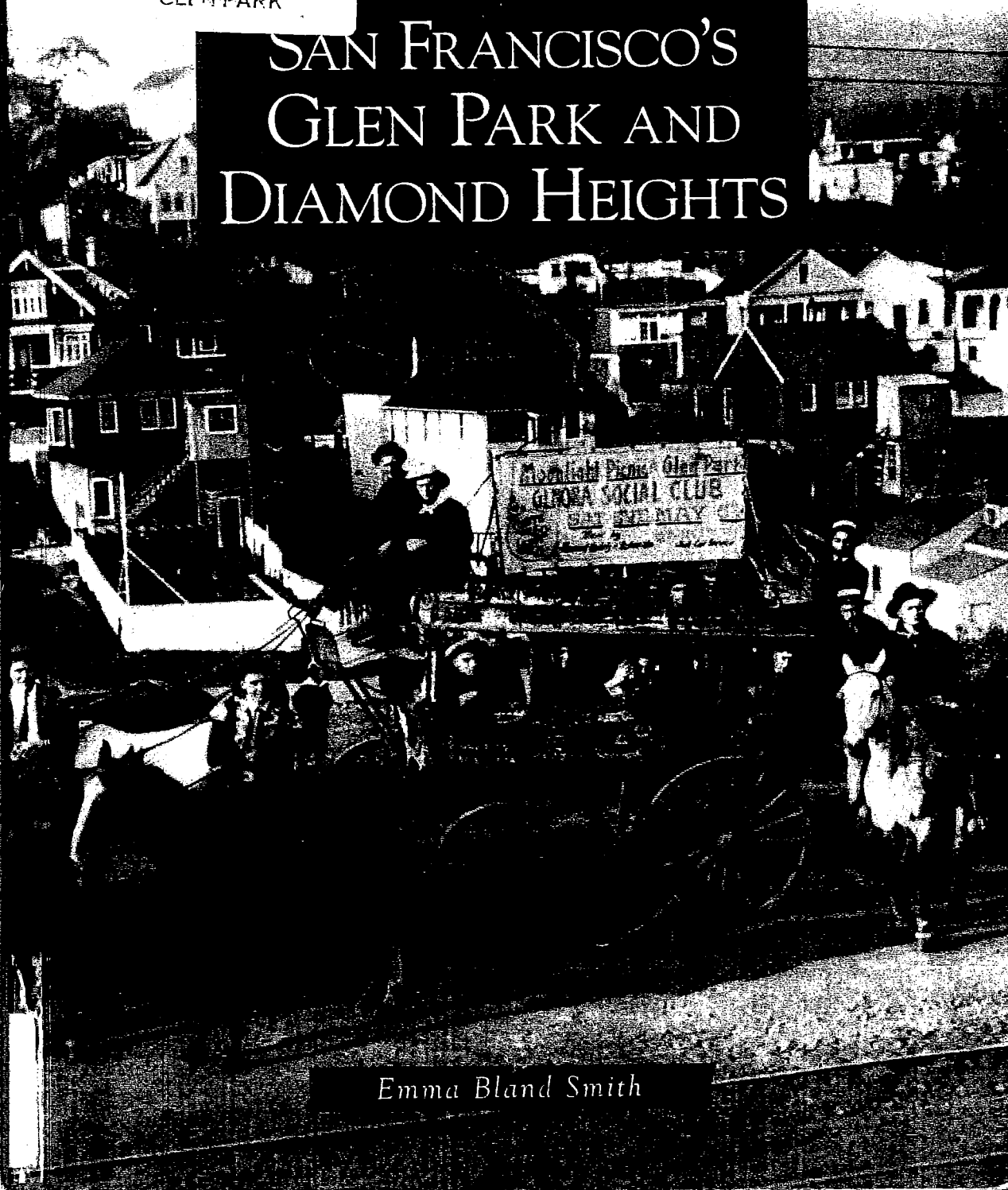


3 1223 04935 5119

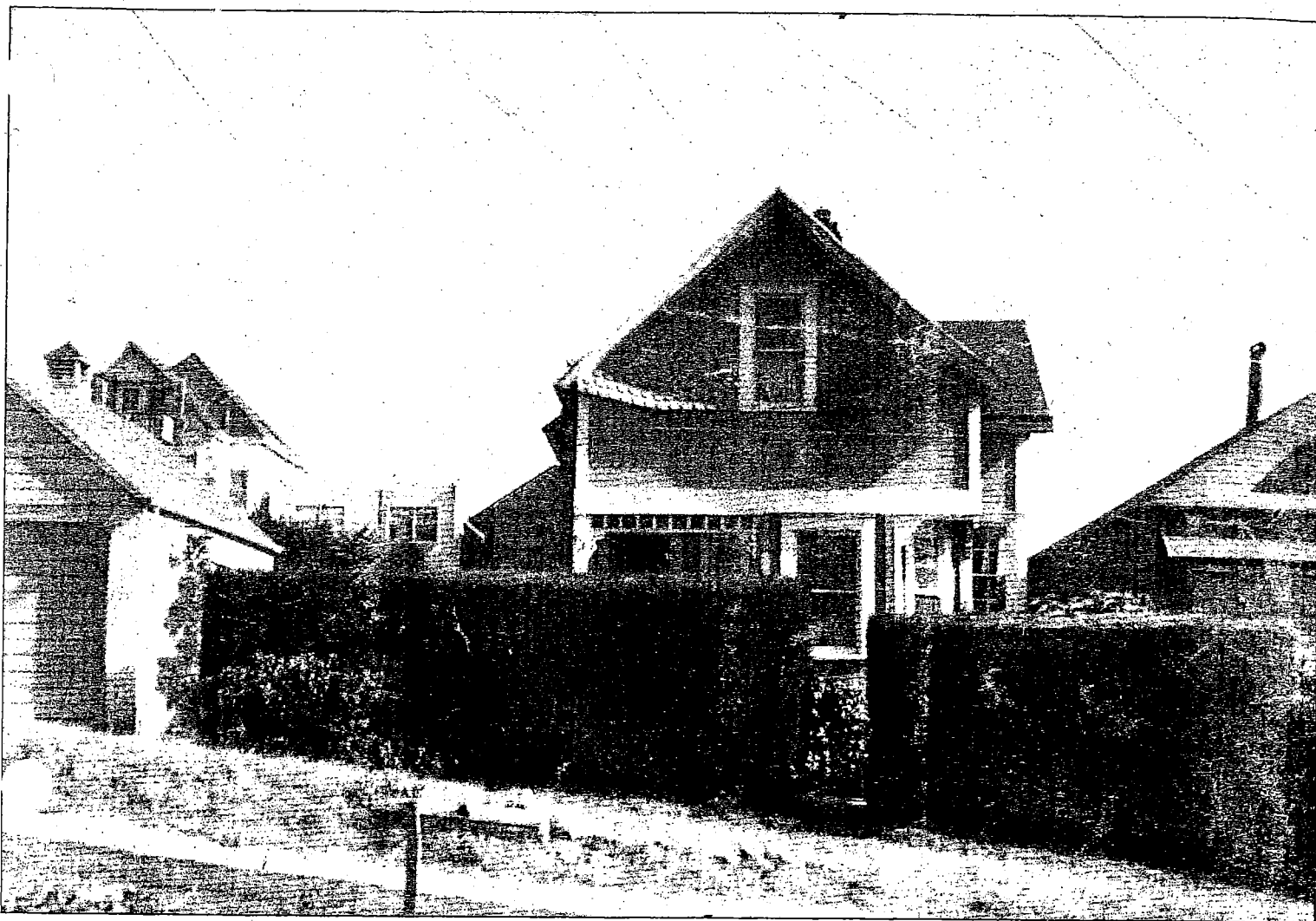
IMAGES
of America

GLEN PARK

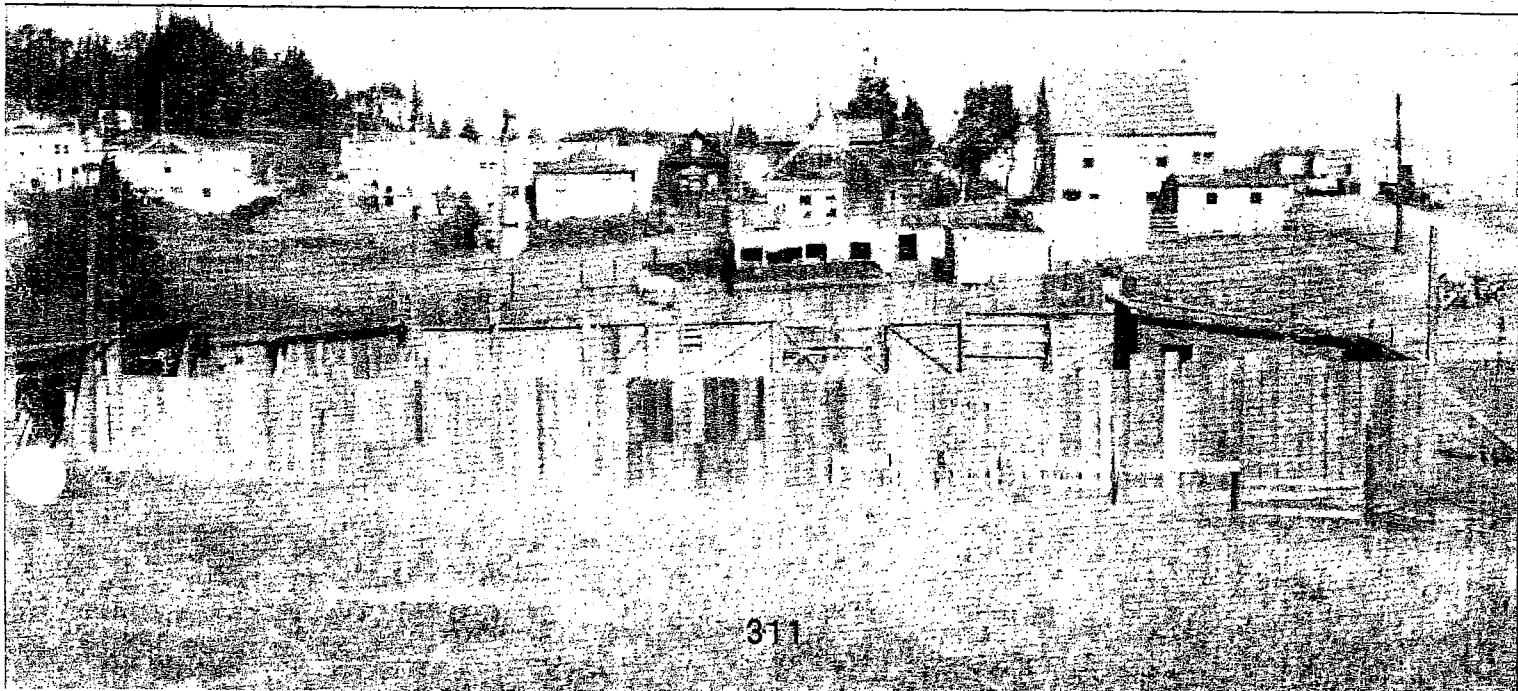
SAN FRANCISCO'S GLEN PARK AND DIAMOND HEIGHTS



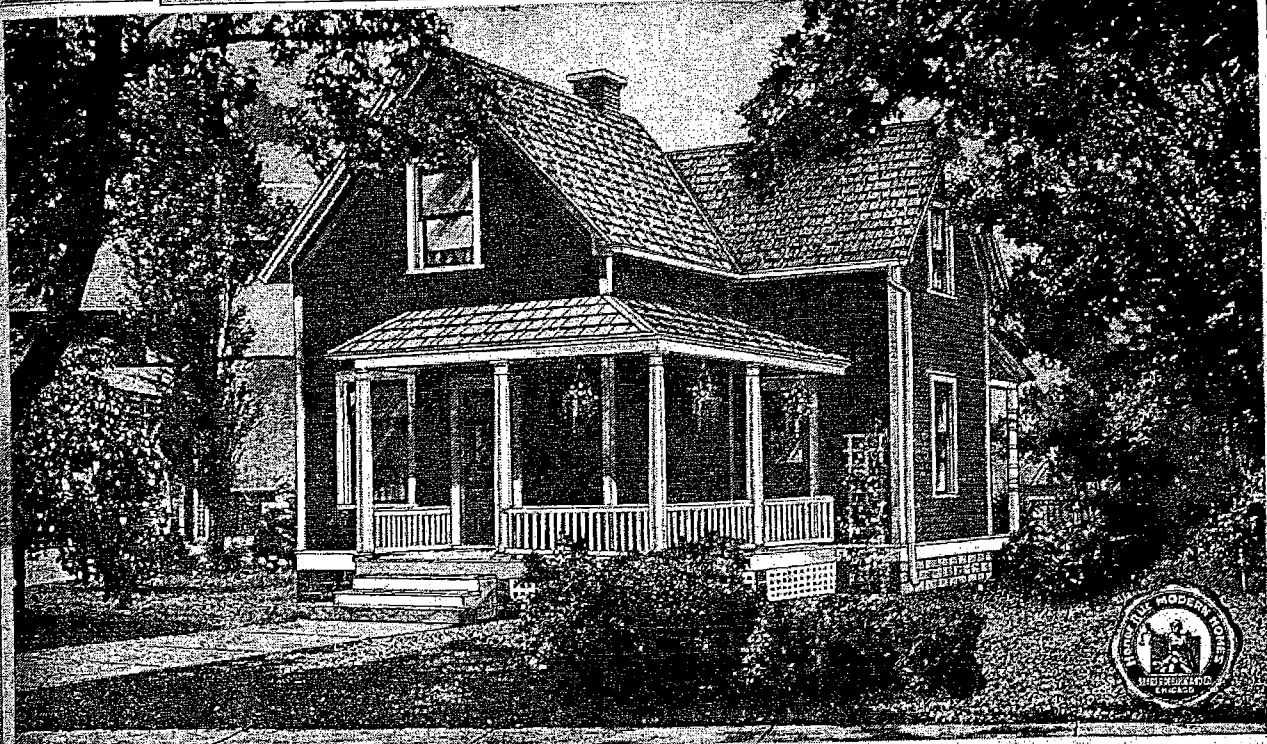
Emma Bland Smith



Before the redevelopment, the population of Diamond Heights was about 375. After, it grew to 7,300, with about 15 percent of the 325 acres in use. This wooden farmhouse (possibly a Sears mail-order house) survived the transition, and it still exists at 70 Gold Mine Drive, across from the shopping center. (Courtesy San Francisco Redevelopment Agency.)



FOR SUBURB OR FARM



The GREENVIEW

Honor Bill

\$1,152⁰⁰

No. 2015 "Already Cut" and Fitted.

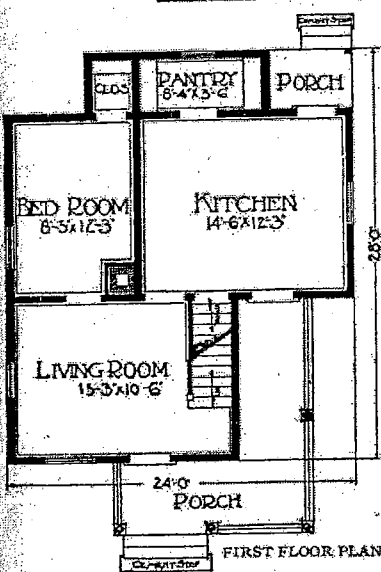
See Description of "Honor Bill" Houses on Page 9.

At the above price we will furnish all the material to build this cozy six-room story and a half house with frame construction, consisting of lumber, lath, shingles, porch ceiling, siding, finishing lumber, mill work, building paper, eaves trough, down spout, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

OVER fifty houses of this design were built in one year and every one of them has satisfied the owner in price, quality and saving. The porch extends across the front 13 feet and 16 feet along the side, giving ample porch room.

First Floor Front door leads to the living room and open stairway leads to the second floor. Another door from the porch leads to kitchen. Directly in rear of the living room is located a bedroom

with closet and door leading to living room; also door from living

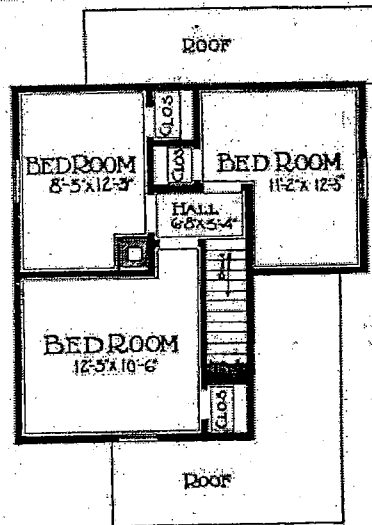


room to kitchen. Adjoining the kitchen is a large pantry with shelves and a door leading to rear porch.

Second Floor On the second floor are located three medium size bedrooms with closets.

We furnish our best "Quality Guaranteed" mill work, described on pages 120 and 121. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Porches have fir edge grain flooring.

Built on concrete block foundation; No. 1 yellow pine framing lumber. Covered with clear narrow bevel cypress siding and roof covered with best grade thick cedar shingles.



SECOND FLOOR PLAN.

Paint for two coats outside, your choice of colors. Varnish and wood filler for two coats of interior finish. Stratford Design hardware, see page 129. Excavated cellar, 7 feet from floor to joists. First floor, 8 feet 4 inches from floor to ceiling. Second floor, 8 feet from floor to ceiling.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$80.00 extra.
Fire-Proof Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, \$38.00 less.
Storm Doors and Windows, \$23.56 extra.
Screen Doors and Windows, black wire, \$12.46 extra; galvanized wire, \$14.33 extra.

This house can be built on a lot 30 feet wide. I ESTIMATES and SPECIFICATIONS for plumbing, hot water, steam or warm air heating systems, electric wiring material, gas or electric fixtures are desired, write for them, mentioning the Greenview Modern Home No. 2015 in your request.

Saved \$450.00 on Modern Home.

Salina, Kan.—Sears, Roebuck and Co., Chicago, Ill.

Gentlemen:—I am sending you a photo of my new house built with material ordered from you, and after your plans. I saved \$450.00 and the material is better than I could buy here.

Respectfully yours,
JNO. HOLZENBERG.

Our Guarantee Protects You—Order Your House From This Book
Price Includes Plans and Specifications.

SEARS, ROEBUCK AND CO. CHICAGO

NEIGHBORHOOD ORGANIZATION FEE WAIVER REQUEST FORM

Appeals to the Board of Supervisors

This form is to be used by neighborhood organizations to request a fee waiver for CEQA.

Should a fee waiver be sought, an appellant must present this form to the Clerk of the Board of Supervisors or to Planning Information Counter (PIC) at the ground level of 1660 Mission Street along with relevant supporting materials identified below. Planning staff will review the form and may sign it 'over-the-counter' or may accept the form for further review.

Should a fee waiver be granted, the Planning Department would not deposit the check, which was required to file the appeal with the Clerk of the Board of Supervisors. The Planning Department will return the check to the appellant.

TYPE OF APPEAL FOR WHICH FEE WAIVER IS SOUGHT

[Check only one and attach decision document to this form]

- CEQA Appeals to the Board of Supervisors (including EIR's, NegDec's, CatEx's, and GRE's).

REQUIRED CRITERIA FOR GRANTING OF WAIVER

[All criteria must be satisfied. Please check all that apply and attach supporting materials to this form]

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

APPELLANT & PROJECT INFORMATION [to be completed by applicant]

Name of Applicant: <u>George Tsang</u>	Address of Project: <u>70 Gold Mine Drive</u>
Neighborhood Organization: <u>S.F. Neighborhood Assn</u>	Planning Case No: <u>2008, 12, 18E</u>
Applicant's Address: <u>60 Gold Mine Drive</u>	Building Permit No:
Applicant's Daytime Phone No: <u>(415) 647-2719</u>	Date of Decision:
Applicant's Email Address: <u>(415) 341-5932 cell</u>	

DCP STAFF USE ONLY

- Appellant authorization
- Current organization registration
- Minimum organization age
- Project impact on organization

Planner's Name: _____

Date: _____

Planner's Signature: _____



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 16, 2009
TO: Brett Bollinger, Major Environmental Analysis
FROM: Sophie Middlebrook, Preservation Technical Specialist
RE: 70 Gold Mine Drive, Case No. 2008.1218E

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The attached Categorical Exemption and Historic Resource Evaluation Report (HRER) have been issued for the proposed project located at 70 Gold Mine Drive, Case Number 2008.1218E.

The previously issued Categorical Exemption, issued on March 4, 2009, with an HRER dated February 26, 2009, has been rescinded due to an error on Page 2 of the HRER. Page 2 of the February 26, 2009 HRER erroneously describes a building other than the subject building in the evaluation of the applicability of Criterion 3 of the California Register.

The error described above has been corrected in the attached Categorical Exemption and HRER dated March 12, 2009, and therefore supersedes the Categorical Exemption issued on March 4, 2009.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 70 Gold Mine Drive
Block/Lot: 7520/033
Case No.: 2008.1218E
Date of Review: March 12, 2009
Planning Dept. Reviewer: Sophie Middlebrook
 (415) 558-6372 | sophie.middlebrook@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROPOSED PROJECT Demolition Alteration.

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing residential structure, and the construction of a new, single-family home on the subject property. The proposed project is still in the schematic stage, and no plans for the proposed new structure have been submitted.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1985; this date is not consistent with historic Sanborn Fire Insurance maps, applications on file with the San Francisco Water Department, or with the architectural style, form, and massing of the subject building and the detached garage. Information from the Water Department indicates that the subject building was constructed in 1906. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Gold Mine Drive, within an RH-1 Zoning District, east of Diamond Heights Boulevard. The subject building is one of the few residential structures in the area with a gable roof peak; the surrounding neighborhood is characterized by low, flat structures and the larger "Vista Del Monte" apartment complex. The subject building appears to be the only building constructed in a modified Queen Anne architectural style on the block. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

¹ Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed in 1906, and stands out on the block face as an modified Queen Anne structure surrounded by buildings constructed in the 20th century mid-century modern architectural style. The subject building does not, however, appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Mr. Ingeborg Bryngleson owned the property in 1906 at the time that the first application for a water connection was made. Bryngleson is also listed as the property owner on early maps of Horner's Addition. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story cottage detailed in a modified Queen Ann architectural style. The wood frame house has a cross gabled roof form, with one gable end facing Gold Mine drive and a perpendicular cross gable that runs east-west. The subject building is clad in wood siding; the gable end facing Gold Mine Drive features distinctive shingles with angular exposed laps, and the lower portion of the building is clad in horizontal wood siding. A single double-hung, wood framed window is centered in the street-facing gable.

The building's primary entrance is recessed and located on the west side of the street-facing elevation. A single wood-framed, double-hung window is located east of the recessed entrance, flush with the front building wall. The front building walls are canted on either side of the window, giving the appearance of a modified bay, although the configuration does not extend beyond the

front building wall. A wood-framed, double-hung window is centered in each of the canted walls. Decorative brackets give the appearance of support under the second story on the east side of the facade where the front building is angled. The porch and foundation are of a light-hued brick.

The subject building stands out as an unusual example of residential development that pre-dates the mid-century residential building development that included the multi-family Vista Del Monte apartments located at the termination of Gold Mine Drive. Although aspects of the general form and applied decorative elements of the subject building resemble those described in nineteenth century pattern books such as *Victorian Domestic Architectural Plans and Details* by William Comstock and Palliser and Company's *New Cottage Homes*, it appears more likely that the subject building's form and detailing are derived from local knowledge, convention, and styling. Details such as the shingles at the gable end, the straight, rectangular decorative supports under the porch eave, and the narrow decorative brackets at the east corner of the street-facing elevation suggest that the builder was not following a specific pattern, but rather based decorative elements on local models.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

No Resource Present (*Go to 6. below*) Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: See attached explanation of how the project meets standards.
- The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: 3/12/09

CC:

Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\70 Goldmine Drive.doc



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings	<input type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Community Plan Area Supplemental Information Form</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent): Tony Kim

Date: 9/8/08

(For Staff Use Only) Case No. 2008.1789E

Address: 70 Gold Mine Drive

Block/Lot: 7520 / 033

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Herman Bensinger</u>	Telephone No.	<u>415 246 8855</u>
Address	<u>50 Gold Mine Drive</u>	Fax No.	<u>416 480 1406</u>
	<u>SF 94131</u>	Email	<u>tony@townconsulting.com</u>
Project Contact	<u>Tony Kim (Town Consulting)</u>	Telephone No.	_____
Address	<u>100 Clement Street 3rd floor</u>	Fax No.	_____
	<u>SF 94118</u>	Email	_____

Site Information

Site Address(es):	<u>70 Gold Mine Drive</u>		
Nearest Cross Street(s)	<u>Douglass Street</u>		
Block(s)/Lot(s)	<u>7520 / 033</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>5,005</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Vacant single-family house</u>		
Community Plan Area (if any)	<u>n/a</u>		

Project Description: please check all that apply

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Change of use | <input type="checkbox"/> Zoning change | <input type="checkbox"/> New construction |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Lot split/subdivision or lot line adjustment | |
| <input checked="" type="checkbox"/> Other (describe) | <u>Is the subject building (single-family house) a historic resource.</u> | | |

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

*Class 1 : Demolition of a small single family home
~ Class 1 (L)(1)*

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Name	Address	City	State	Zip
Elias and Mirna Martinez	1 Gold Mine Drive #1	San Francisco	CA	94131
David and Midori Yenari Tong	30 Gold Mine Drive	San Francisco	CA	94131
Bruce Ponte	10 Gold Mine Drive	San Francisco	CA	94131
Leland and Janie Lin Wong	20 Gold Mine Drive	San Francisco	CA	94131
Diamond Heights Communit Association	P.O. Box 31519	San Francisco	CA	94131
San Francisco Coalition for Responsible Growth	P.O. Box 460911	San Francisco	CA	94146
Edgar Escobedo and David Betten	49 Gold Mine Drive	San Francisco	CA	94131
Current Resident	5285 Diamond Heights Boulevard #321	San Francisco	CA	94131
Scott Davis	5285 Diamond Heights Boulevard #314	San Francisco	CA	94131
Current Resident	5285 Diamond Heights Boulevard #318	San Francisco	CA	94131
Current Resident	5285 Diamond Heights Boulevard #116	San Francisco	CA	94131
Current Resident	5285 Diamond Heights Boulevard # 221	San Francisco	CA	94131
Cindy Reuter	5285 Diamond Heights Boulevard #106	San Francisco	CA	94131
Scott Kohler	679 28th Street	San Francisco	CA	94131
	108 Gold Mine Drive	San Francisco	CA	94131

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

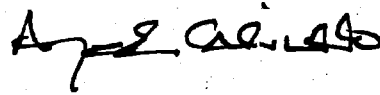
- Date:** Tuesday, September 6, 2011
- Time:** 2:30 p.m.
- Location:** Hearing Room 416 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Subject:** File No. 110825. Hearing of persons interested in or objecting to the decision of the Planning Department dated March 12, 2009, Case No. 2008.1218E, that a project located at 70 Gold Mine Drive is exempt from environmental review under Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301). The proposed project involves demolition of an existing single-family residential building and construction of three residential units, Lot No. 033, in Assessor's Block No. 7520. (District 8) (Appellant: George Tsang)

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to

Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the

Office of the Clerk of the Board and agenda information will be available for public review on September 1, 2011.



Angela Calvillo
Clerk of the Board

DATED/MAILED: August 26, 2011

