

From: [Tina Huston](#)
To: [Lew, Lisa \(BOS\)](#)
Cc: [Lindsey Huston](#); [Taylor Huston](#); [Winslow, David \(CPC\)](#); [Guy, Kevin \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#); [Gordon-Jonckheer, Elizabeth \(CPC\)](#); [Jim Huston](#)
Subject: Fwd: PROJECT SPONSOR RESPONSE: Appeal of CEQA Determination of Exemption - Proposed 45 Bernard Street Project - Appeal Hearing November 1, 2022
Date: Saturday, October 22, 2022 11:30:03 AM
Attachments: [image001.png](#)
[2013.1452E_51 Bernard St_CatEx_PTR \(ID 943503\).pdf](#)
[2013.1452E_Scanned_Docket \(ID 1000621\).pdf](#)

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

Hello Lisa -

We were able to get a copy of the CEQA for 51 Bernard (the adjacent property to 45 Bernard) that was done in 2013. If possible, please also include this in the Supervisor's Package. This CEQA also shows no Historic significance and is Categorically Exempt. We had already included the CEQA for renovations to 1144-46 Bernard (behind us) that show the same Exempt status as was rated for our building.

Regards
Tina Huston

Attachments: 51 Bernard CEQA (2 documents)

----- Forwarded message -----

From: **BOS Legislation, (BOS)** <bos.legislation@sfgov.org>
Date: Fri, Oct 21, 2022 at 10:02 AM
Subject: PROJECT SPONSOR RESPONSE: Appeal of CEQA Determination of Exemption - Proposed 45 Bernard Street Project - Appeal Hearing November 1, 2022
To: Brian O'Neill <brian@zfplaw.com>, Taylor Huston <taylorjohuston27@yahoo.com>, Lindsey Huston <linlin4soccer@gmail.com>, tinahuston07 <tinahuston07@gmail.com>
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>, JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>, Hillis, Rich (CPC) <rich.hillis@sfgov.org>, Teague, Corey (CPC) <corey.teague@sfgov.org>, Tam, Tina (CPC) <tina.tam@sfgov.org>, Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>, Jain, Devyani (CPC) <devyani.jain@sfgov.org>, Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>, Lewis, Don (CPC) <don.lewis@sfgov.org>, Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>, Sider, Dan (CPC) <dan.sider@sfgov.org>, Starr, Aaron (CPC) <aaron.starr@sfgov.org>, Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>, Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>, Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>, Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>, Sucre, Richard (CPC) <richard.sucre@sfgov.org>, Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>, Longaway, Alec (BOA) <alec.longaway@sfgov.org>, BOS-Supervisors <bos-supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>, Somera, Alisa (BOS) <alisa.somera@sfgov.org>, Mchugh,

Eileen (BOS) <eileen.e.mchugh@sfgov.org>, BOS Legislation, (BOS)
<bos.legislation@sfgov.org>

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Project Sponsor for the appeal of CEQA of Exemption from Environmental Review of the proposed project of 45 Bernard Street.

[Project Sponsor Response - October 21, 2022](#)

Note: The Board of Supervisors' President is anticipated to make a motion to continue this hearing to Tuesday, November 15, 2022; on November 1, 2022, if a motion to continue is considered, Public Comment will be taken on the continuance only.

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

[Board of Supervisors File No. 221037](#)

Best regards,

Lisa Lew

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T 415-554-7718 | F 415-554-5163

lisa.lew@sfgov.org | www.sfbos.org

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

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



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

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
51 Bernard St		0157/029	
Case No.	Permit No.	Plans Dated	
2013.1452E		10/03/13 (EEA 10/03/13)	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo single family structure and construct new 4 story over basement single family structure.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<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"/>	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"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that 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 soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or 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 excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<input 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): Monica Pereira <small>DATE: 10/10/13 BY: MONICA PEREIRA, PLANNER</small> Cleared by Randall on 10/10/13 via email notification. Per GIS, the property is located in an area of slope average >20%; however, calculations yield a 8.3% slope average.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. 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 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> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 11/4/2013
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard <div style="float: right; font-size: small;"> Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City Planning, ou=City Planning, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:28:25 -0800 </div>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: <div style="font-size: large; font-weight: bold;">Gretchen Hilyard</div> <div style="font-size: x-small;"> Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:28:25 -0800 </div>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

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.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
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. CATEX 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	11/4/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	51 Bernard Street	
Block/Lot:	Cross Streets:	
0157/029	Taylor and Jones Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1452E

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:	10/03/2013
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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:	

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

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

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


PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013), the subject property at 51 Bernard Street contains a one-story-over-basement, wood frame, single-family residence designed in a vernacular style and constructed in 1923. Permit records indicate that the subject property underwent the following alterations over time: repair of motor vehicle damage to front porch (1971) and re-roofing (1996). Visual inspection indicates that the following un-permitted alterations also occurred at unknown dates: replacement of the primary entrance, recladding the building in stucco (the original permit indicates that the original cladding material was rustic wood siding), and window replacement.

The subject property has been stripped of its period detailing and is a non-descript, vernacular, single-family residence. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The surrounding area exhibits a broad range of construction dates from 1900 to 1988. No clear period of development is evident and many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, 51 Bernard Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13



51 Bernard Street. Image courtesy of Tim Kelley Consulting, 2013.

RETURN DOCKET TO: _____
(PRINT IN LEAD)

PLANNER ASSIGNED Hilyard

SITE LOCATION

51 Bernard St

BLOCK/LOT(S)

0157/029

CASE NO.

2013.1452E

FILING
DATE

10/10/13

CONST. COST:

FEE

RECEIPT NO.

APPLICANT

ADDRESS

PHONE

Jonathan Pearlman, 1099 23rd St #18, SF 94107

OWNERS

ADDRESS

PHONE

Enda P. Keane, 2458 Polk St #2, SF 94109

ZONING

RH-3

65-A

NOB Hill
NEIGHBORHOOD

PROPOSAL:

Demo, New Construction

NOTICE OF INCOMPLETE APPLICATION

DATE SENT: _____

REASONS: _____

RESPONSE DATE: _____

DATE ACCEPTED AS COMPLETE: _____

ENVIRONMENTAL REVIEW

EE NO. _____ PLANNER ASSIGNED _____

DATE NEG DEC/EIR FINALIZED: _____ RES. NO: _____

ADDITIONAL ACTION/DATE: _____

ACTION OF BOARD OF SUPERVISOR'S COMMITTEE

DATE

RECOMMENDATION

FILE NO.

ACTION OF BOARD OF SUPERVISORS

DATE

RULING

☐ APPEAL

FILE NO.

MAYOR'S ACTION/DATE: _____

ORD NO./S: _____

ACTION OF ZONING ADMINISTRATOR

DATE

RULING

LETTER DATE

EFFECTIVE DATE

ACTION OF BOARD OF PERMIT APPEALS

DATE

RULING

NO.

ACTION ON BUILDING PERMIT APPLICATIONS

NO.

SUBJECT

ACTION

DATE

RELATED PROPOSALS:

REMARKS:

closed 11/14/13 MBR

ADDITIONAL FEES:

RECEIPT NO:

ACTION OF LANDMARK PRESERVATION ADVISORY BOARD

DATE

RULING

RES. NO.

ACTION OF CITY PLANNING COMMISSION

DATE

RULING

MTN. NO.

RECORD OF PROCEEDINGS

PLANNING DEPARTMENT

CITY AND COUNTY OF SAN FRANCISCO



SAN FRANCISCO PLANNING DEPARTMENT

Affidavit of Mailing

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

I, Monica Huggins have mailed the attached
document

(please print name)

- ☐ Notification of Project Receiving Environmental Review (Neighborhood Notice)
- ☐ Notice of Availability of Environmental Review Document (NOA)
- ☐ Notice of Scoping Meeting for an Environmental Impact Report
- ☐ Notice of Preparation of an Environmental Impact Report
- ☐ Notice of Availability of Draft Environmental Impact Report
- ☐ Preliminary Negative Declaration (PND) and Standard Neg Dec Cover Letter
- ☐ Mitigated Negative Declaration (FMND)
- ☐ Notice of Availability of Preliminary Negative Declaration
- ☐ Notice of Hearing on Appeal After Initial Evaluation of a Project
- ☒ Certificate of Determination of Exemption/Exclusion From Environmental Review
- ☐ Other : _____

On 11/14/2013 Project File No. & Title 2013.1452E- 51 Bernard St
(Date)

Also attached is a copy of the mailing list/ mailing labels to which the document was
mailed.

Monica Huggins
(Signature)

11/14/13
(Date)

N:\MEA\Administrative\forms\Affidavit of Mailing.doc
Revised 04/24/07



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
51 Bernard St		0157/029	
Case No.	Permit No.	Plans Dated	
2013.1452E		10/03/13 (EEA 10/03/13)	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo single family structure and construct new 4 story over basement single family structure.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<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"/>	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"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that 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 soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or 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 excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<input 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): Monica Pereira <small>San Francisco Planning Department, 333 Market Street, 12th Floor, San Francisco, CA 94102-4400 Phone: (415) 355-3100, Fax: (415) 355-3101, Email: mperreira@sfdph.org</small> Cleared by Randall on 10/10/13 via email notification. Per GIS, the property is located in an area of slope average >20%; however, calculations yield a 8.3% slope average.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. 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 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 Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 11/4/2013
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard <small>Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:28:25 -08'00'</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard	Signature or Stamp: Gretchen Hilyard <small>Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:28:25 -08'00'</small>
	Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**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.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
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 **CATEX 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	11/4/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	51 Bernard Street	
Block/Lot:	Cross Streets:	
0157/029	Taylor and Jones Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1452E

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:	10/03/2013
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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:	

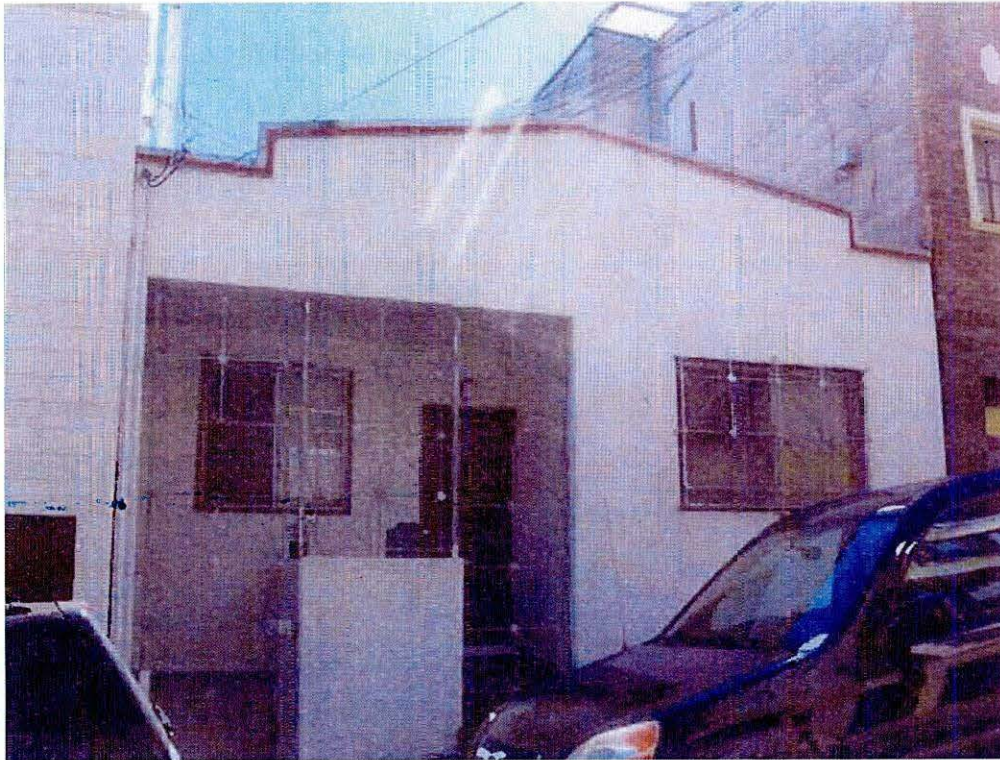
PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: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

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

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

PRESERVATION TEAM COMMENTS:
<p>According to the Supplemental Information Form for Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013), the subject property at 51 Bernard Street contains a one-story-over-basement, wood frame, single-family residence designed in a vernacular style and constructed in 1923. Permit records indicate that the subject property underwent the following alterations over time: repair of motor vehicle damage to front porch (1971) and re-roofing (1996). Visual inspection indicates that the following un-permitted alterations also occurred at unknown dates: replacement of the primary entrance, recladding the building in stucco (the original permit indicates that the original cladding material was rustic wood siding), and window replacement.</p> <p>The subject property has been stripped of its period detailing and is a non-descript, vernacular, single-family residence. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).</p> <p>The subject property is not located within the boundaries of any known historic districts. The surrounding area exhibits a broad range of construction dates from 1900 to 1988. No clear period of development is evident and many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, 51 Bernard Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13



51 Bernard Street. Image courtesy of Tim Kelley Consulting, 2013.



SAN FRANCISCO
PLANNING DEPARTMENT

DOCKET COPY
DO NOT REMOVE
2

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
51 Bernard St		0157/029	
Case No.	Permit No.	Plans Dated	
2013.1452E		10/03/13 (EEA 10/03/13)	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo single family structure and construct new 4 story over basement single family structure.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<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"/>	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"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that 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 soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or 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 excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</u>	
<input 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): Monica Pereira <small>By signing this form, the applicant certifies that the information provided is true and correct to the best of their knowledge and belief. The applicant understands that providing false information may result in the project being denied and may be subject to civil and criminal penalties.</small> Cleared by Randall on 10/10/13 via email notification. Per GIS, the property is located in an area of slope average >20%; however, calculations yield a 8.3% slope average.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. 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 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> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 11/4/2013
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i> .	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard	Signature or Stamp: Gretchen Hilyard
	Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:28:25 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
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. **CATEX 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	11/4/2013
---------------------------------	--	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	51 Bernard Street	
Block/Lot:	Cross Streets:	
0157/029	Taylor and Jones Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1452E

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:	10/03/2013
------------------------------------	------------

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:	

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

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

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

<p>PRESERVATION TEAM COMMENTS:</p> <p>According to the Supplemental Information Form for Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013), the subject property at 51 Bernard Street contains a one-story-over-basement, wood frame, single-family residence designed in a vernacular style and constructed in 1923. Permit records indicate that the subject property underwent the following alterations over time: repair of motor vehicle damage to front porch (1971) and re-roofing (1996). Visual inspection indicates that the following un-permitted alterations also occurred at unknown dates: replacement of the primary entrance, recladding the building in stucco (the original permit indicates that the original cladding material was rustic wood siding), and window replacement.</p> <p>The subject property has been stripped of its period detailing and is a non-descript, vernacular, single-family residence. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).</p> <p>The subject property is not located within the boundaries of any known historic districts. The surrounding area exhibits a broad range of construction dates from 1900 to 1988. No clear period of development is evident and many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, 51 Bernard Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13

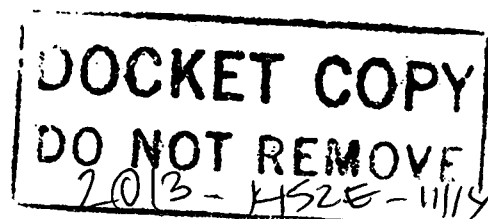


51 Bernard Street. Image courtesy of Tim Kelley Consulting, 2013.

HISTORICAL LIST

UPDATED 6/10/2013

(Do not send EIRs unless specified by
Contact person)



Gabriel Metcalf, Executive Director
San Francisco Planning & Urban
Research Association
654 Mission Street
San Francisco, CA 94105-4015

Western Neighborhood Project
300 Taraval Street, Suite A
San Francisco, CA 94116

The Art Deco Society of California
100 Bush Street, Suite 511
San Francisco, CA 94104

Mike Billings
The Examiner
71 Stevenson Street
San Francisco, CA 94105

Dorice Murphy
Eureka Valley Trails & Art Network
170 Yukon Street
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265 Hegenberger Road, Suite 220
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2 Embarcadero Center, 5th Floor
San Francisco, CA 94118

Joseph B. Pecora
882 Grove Street
San Francisco, CA 94117

Toby Levine
Co-Chairman
San Jose/Guerrero Coalition Save R
4104 - 24th Street, #130
San Francisco, CA 94114-3415

Charles Edwin Chase, AIA
Resource Group
Pier 9, Embarcadero, Suite 107
San Francisco, CA 94111

(DO NOT SEND CAT EXs)
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Richard S.E. Johns
57 Post Street, Suite 604
San Francisco, CA 94104-5023

Hisashi Sugaya
900 Bush Street, #419
San Francisco, CA 94109

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San Francisco, CA 94104

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San Francisco, CA 94109

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512 Van Ness Avenue, #416
San Francisco, CA 94102

Mary Miles
Coalition for Adequate Review
364 Page Street, #36
San Francisco, CA 94102

National Trust for Historic Preservation
5 Third Street, #707
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San Francisco, CA 94109

Hiroshi Fukuda, President
Richmond Community Association
CSFN, Land Use & Housing
146 - 18th Avenue
San Francisco, CA 94121

President
Merchants of Upper Market & Castro
(MUMC)
584 Castro Street, #333
San Francisco, CA 94114

Executive Director
Castro/Upper Market Community
Benefit District
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San Francisco, CA 94114

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San Francisco, CA 94133

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Perkins + Will
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San Francisco, CA 94107

Sue Hestor
Attorney at Law
870 Market Street, #1128
San Francisco, CA 94102

Karl Hasz
karlhasz@gmail.com (Temporary)

Tina Tam
Preservation Coordinator
Planning Department
INTEROFFICE #29

Douglas Shoemaker, Director
Mayor's Office of Housing
INTEROFFICE #24

Greg Kelly
San Francisco Documents Librarian
Government Information Center
SF Public Library
INTEROFFICE #41

SF Public Library
Governmental Information Center
INTEROFFICE #41

SF Public Library
Governmental Information Center
INTEROFFICE #41

CATEGORICAL EXEMPTIONS

Case #: 2013.1452E Date: 11/13/13

"E" Planner's Name: Gretchen Hilyard

MM FOR HRER LOG:

Historic resource: ☐ YES ☒ NO

Historic district: ☐ YES ☒ NO

FOR MAILING

MM Copy and send to: ☒ Owner

Address: _____

☒ Project Contact

Address: _____

☐ Planner/Other: _____

MM ☒ Historic Preservation List

☐ Board of Supervisors _____ (if action to be taken by the Board)

MM Close in Case Editing: ☒ Yes ☐ No

☐ Other instructions if any: _____



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, 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, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Not	
	Provided	Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings in 11x17 format (see "Additional Information" on page 4)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information for Historical Resource Evaluation</i> form and/or Historic Resource Evaluation Report, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<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:

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

Signed (owner or agent):

Date:

10/3/13

(For Staff Use Only) Case No.

2013.14526

Address:

51 Bernard St

Block/Lot:

0157/029

PART 2 – PROJECT INFORMATION			
Owner/Agent Information			
Property Owner	<u>Enda Keane</u>	Telephone No.	<u>415-828-4981</u>
Address	<u>2458 Polk St #2</u> <u>S.F. CA 94109</u>	Fax. No.	
		Email	<u>endapkeane@gmail.com</u>
Project Contact	<u>Jonathan Pearlman</u>	Telephone No.	<u>415-537-1125</u>
Company	<u>Elevation Architects</u>	Fax No.	<u>415-821-1121</u>
Address	<u>1099 23rd Street, Suite 18</u> <u>San Francisco, CA 94107</u>	Email	<u>jonathan@elevationarchitects.com</u>
Site Information			
Site Address(es):	<u>51 Bernard Street</u>		
Nearest Cross Street(s)	<u>between Jones and Taylor Streets</u>		
Block(s)/Lot(s)	<u>0157/029</u>	Zoning District(s)	<u>RH-3</u>
Site Square Footage	<u>1,380 sf</u>	Height/Bulk District	<u>65-A</u>
Present or previous site use	<u>Single family residence</u>		
Community Plan Area (if any)	<u>-</u>		
Project Description - please check all that apply			
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	Estimated Cost		
Describe proposed use <u>single family residential</u>			
<p>Narrative project description. Please summarize and describe the purpose of the project.</p> <p>The project is to demolish a small, 1-story over basement single family residence and replace with new, 4-story over basement single family residence.</p>			
<p>RECEIVED</p> <p>OCT 03 2013</p> <p>CITY & COUNTY OF S.F.</p> <p>PLANNING DEPARTMENT</p> <p>RECEPTION DESK</p>			

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? <i>If yes, submit a Supplemental Information for Historical Resource Evaluation form.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? <i>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3a. Would the project result in excavation or soil disturbance/ modification greater than 8 feet below grade? <i>If yes, how many feet below grade would be excavated? _____</i> <i>What type of foundation would be used (if known)? _____</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? <i>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? <i>If yes, please submit a Tree Disclosure Statement.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Would the project result in any construction over 40 feet in height? <i>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Would the project result in a construction of a structure 80 feet or higher? <i>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? <i>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? <i>If yes, please describe.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Is the project related to a larger project, series of projects, or program? <i>If yes, please describe.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? <i>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	924 sf	0	3,297 sf	3,297 sf
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	0	0	542 sf	542 sf
Other (specify use)	-	-	-	-
Total GSF	924 sf	0	3,839 sf	3,839 sf

Dwelling units	1	0	1	1
Hotel rooms	-	-	-	-
Parking spaces	0	0	2	2
Loading spaces	-	-	-	-
Number of buildings	1	0	1	1
Height of building(s)	17'-0"	0	40'-0"	40'-0"
Number of stories	1 over basement	0	4 over basement	4 over basement

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Date: 10/10/13
To: Tina Tam, Preservation Coordinator
For: NE Quadrant Preservation Technical Specialist
Re: **Historic Preservation Review**
File Location: I:\Temp\CATEX_in_progress\EP\2013.1452E

Address: 51 Bernard St

Block/Lot: 0157/029

CASE NO. 2013.1452E

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The project under Archeological Review. Attached is a description of a project that needs to be evaluated for potential impacts to an historical resource under CEQA, as a Category **B.**

Please review the attached environmental application and make a determination of the following:

- Whether the property is an historical resource for purposes of CEQA. If more information is needed to make such a determination, please specify what information is needed.
- 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).
- Whether the proposed project may have an adverse effect on off-site historical resources.
- If material impairments are noted, what character-defining features of the building or district could 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 but do not mitigate the project's adverse effects.

Attached is a CEQA Categorical Exemption Determination form for your completion. Please send the signed form and supporting materials to Virna Byrd for distribution and filing. Thank you.



SAN FRANCISCO PLANNING DEPARTMENT

RECEIPT

Printed 10/10/2013

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

Transaction ID: T20132103

Date: 10/10/2013

Reception:
415.558.6378

Case Number: 2013.1452E 10/10/2013--51 BERNARD ST

Fax:
415.558.6409

Account No. 20133916

Planning
Information:
415.558.6377

Transaction

Type: Case Intake

Description:

Payer: Enda Keane

Check Number: 1310

Total Charge: \$2,617.00

Amount Paid: \$2,617.00

Balance: \$0.00

DOCKET COPY

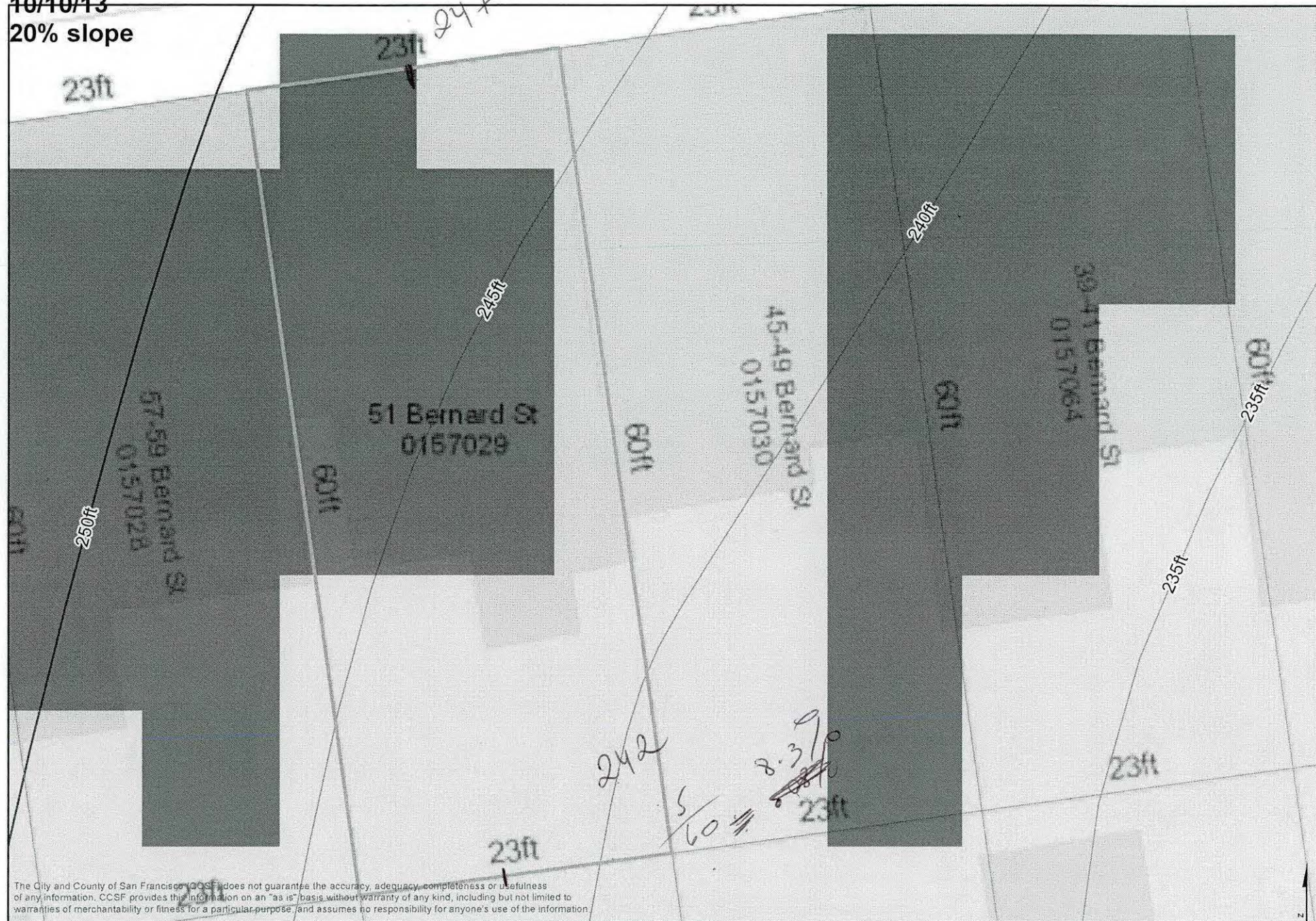
For all cases other than Discretionary Review Requests filed by individuals, a Time & Materials fee will be charged if the cost of processing your case exceeds the initial fee.

Deposit Date:

~~10/10/13~~



**SAN FRANCISCO
PLANNING DEPARTMENT**



A horizontal number line representing distance in feet. The line starts at 0 on the left and ends at 17 Feet on the right. There are major tick marks labeled 0, 4.25, 8.5, and 17 Feet. Between these major labels, there are smaller tick marks. Specifically, there are 3 small tick marks between 0 and 4.25, 3 small tick marks between 4.25 and 8.5, and 4 small tick marks between 8.5 and 17. In total, there are 11 tick marks on the line, including the endpoints. The spacing between the tick marks is constant, representing intervals of 1.25 feet.

Printed: 10, October 2013

• VIEW FROM JONES STREET LOOKING
DOWN BERNARD STREET



1630 JONES STREET

- 80 BERNARD ST.

82 BERNARD ST

• 88 BERNARD ST.

90 BERNARD ST.

74 BERNARD ST.

76 BERNARD ST.

1606 JONES ST

1608 JONES ST

1610 JONES ST

1612 JONES ST

- 83 BERNARD ST

° VIEW LOOKING DOWN (EAST) BERNARD ST.



66 BERNARD
44 BERNARD
56 BERNARD

675 BERNARD ST.
77 BERNARD ST
71 BERNARD ST
73 BERNARD ST
67 BERNARD ST
57 BERNARD ST
59 BERNARD ST

• VIEW LOOKING DOWN (EAST) BERNARD ST.



- 56 BERNARD ST
- 52 BERNARD ST
- 46 BERNARD ST.
- 42, 44 BERNARD ST
- 30, 32, 34, 36, 38 BERNARD ST.
- * = SUBJECT PROPERTY

- 57-59 BERNARD ST
- 51 BERNARD ST.
(SUBJECT PROPERTY)
- 45, 47, 49 BERNARD
- 39, 41 BERNARD ST

• VIEW FROM BERNARD TOWARD EAST (TAYLOR ST.)



- 30, 32, 34, 36, 38 BERNARD ST.
- 26, 28 BERNARD ST.
- 22, 24 BERNARD ST.
- 14, 16, 18 BERNARD ST.

- 33, 35, 37, 39 BERNARD ST.
- 27, 29, 31 BERNARD ST.
- 23, 25 BERNARD ST.
- 19, 21 BERNARD ST.

REQUIRED CHECKLIST FOR Tree Planting and Protection

1. Applicant Information

CONTACT FOR PROJECT INFORMATION: Jonathan Pearlman	
ADDRESS: Elevation Architects 1099 23rd Street, Suite 18 San Francisco, CA 94107	TELEPHONE: (415) 537-1125 x15 EMAIL: jonathan@elevationarchitects.com

2. Location and Classification of Property

STREET ADDRESS OF PROJECT: 51 Bernard Street		
CROSS STREETS: Jones and Taylor Streets		
ASSESSORS BLOCK/LOT: 0157 / 029	LENGTH OF ALL LOT FRONTAGE(S): 23'-0"	ZONING DISTRICT: RH-3
RELATED BUILDING PERMIT APPLICATION AND/OR CASE NO.:		

3. Scope of Project

Requirements for new street trees and tree protection apply to the types of projects identified in the chart below. Please check all boxes which apply to your project. If no boxes are checked, you do not need to complete this form.

DEVELOPMENT FEATURES	
<input checked="" type="checkbox"/>	construction of a new building
<input type="checkbox"/>	relocation of a building
<input type="checkbox"/>	paving or repaving more than 200 square feet of the front setback
<input checked="" type="checkbox"/>	addition of gross floor area (GFA) equal to 20% or more of the GFA of the existing building
<input type="checkbox"/>	addition of a new dwelling unit
<input checked="" type="checkbox"/>	addition of one or more parking spaces
<input checked="" type="checkbox"/>	addition of a garage

4. Disclosure of Existing Protected Trees

Only the following specific types of trees require protection under the Public Works Code: Street Trees, Significant Trees and Landmark Trees. These trees are collectively known as "Protected Trees." In the following table, please indicate the presence or lack thereof of such on, over, or adjacent to the parcel containing the proposed construction.

SIGNIFICANT TREES		
<p>A "Significant Tree" is a tree that is planted on the subject property (i.e. outside of the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has (a) a diameter at breast height (DBH) in excess of twelve inches OR (b) a height in excess of twenty feet OR (c) a canopy in excess of fifteen feet.</p>		
<p>CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE.</p> <p>If you are unsure of the boundary of the public right-of-way, contact DPW's Bureau of Street Use and Mapping. Please note that the public right-of-way may be wider than the sidewalk.</p>	<input type="checkbox"/> Significant Tree(s) exist on the subject property	QTY.
	<input type="checkbox"/> Significant Tree(s) exist on any adjacent property	QTY.
	<input checked="" type="checkbox"/> There are no Significant Trees on or adjacent to the subject property.	

LANDMARK TREES																					
<p>A "Landmark Tree" is a tree designated as such by the Board of Supervisors owing to particular age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character.</p>																					
<p>CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE.</p> <p>If you have questions about the presence of Landmark Trees, please consult with DPW or visit www.sfdpw.org/trees.</p>	<input type="checkbox"/> Landmark Trees exist on the subject property	QTY.																			
	<input type="checkbox"/> Landmark Trees exist on the adjacent sidewalk	QTY.																			
	<input type="checkbox"/> Landmark Trees exist on any adjacent property	QTY.																			
	<input checked="" type="checkbox"/> There are no Landmark Trees on or adjacent to the subject property.																				
	<p>COMPLETE LIST OF LANDMARK TREES AS OF SUMMER 2012</p> <table border="1"> <tbody> <tr> <td>Six Blue Gums adjacent to 1801 Bush Street.</td> <td>Brazilian pepper at Third St. and Yosemite Street in the median</td> </tr> <tr> <td>Flaxleaf paperbark at 1701 Franklin Street</td> <td>Sweet Bay at 555 Battery Street</td> </tr> <tr> <td>New Zealand Christmas Tree at 1221 Stanyan Street</td> <td>All Canary Island Date Palms in the center island on Dolores Street</td> </tr> <tr> <td>13 Canary Island Date Palms in Quiesada St median west of 3rd St</td> <td>Two Palms in median across fr. 730 Dolores St & 1546 Dolores St</td> </tr> <tr> <td>Guadalupe Palms in the median across from 1608-1650 Dolores St</td> <td>Coast live oak in the backyard of 20-28 Rosemont Place</td> </tr> <tr> <td>California buckeye in the backyard of 730 28th Avenue</td> <td>Coast live oak in the backyard of 4124 23rd Street</td> </tr> <tr> <td>Two Flowering Ash at the Bernal Library at 500 Cortland Street</td> <td>Blue Elderberry near intersection of Folsom & Bernal Heights Blvd</td> </tr> <tr> <td>Moreton Bay Fig at 3555 Cesar Chavez St / 1580 Valencia St</td> <td>Monterey Cypress in the backyard of 2626 Vallejo Street</td> </tr> <tr> <td>Howell's Manzanita in the backyard of 115 Parker Avenue</td> <td>California Buckeye tree located behind 757 Pennsylvania Street</td> </tr> <tr> <td>Norfolk Island Pine Tree in the courtyard of 2040-60 Sutter Street</td> <td>Two Canary Island Palms in the courtyard of 2040-60 Sutter St.</td> </tr> </tbody> </table>		Six Blue Gums adjacent to 1801 Bush Street.	Brazilian pepper at Third St. and Yosemite Street in the median	Flaxleaf paperbark at 1701 Franklin Street	Sweet Bay at 555 Battery Street	New Zealand Christmas Tree at 1221 Stanyan Street	All Canary Island Date Palms in the center island on Dolores Street	13 Canary Island Date Palms in Quiesada St median west of 3rd St	Two Palms in median across fr. 730 Dolores St & 1546 Dolores St	Guadalupe Palms in the median across from 1608-1650 Dolores St	Coast live oak in the backyard of 20-28 Rosemont Place	California buckeye in the backyard of 730 28th Avenue	Coast live oak in the backyard of 4124 23rd Street	Two Flowering Ash at the Bernal Library at 500 Cortland Street	Blue Elderberry near intersection of Folsom & Bernal Heights Blvd	Moreton Bay Fig at 3555 Cesar Chavez St / 1580 Valencia St	Monterey Cypress in the backyard of 2626 Vallejo Street	Howell's Manzanita in the backyard of 115 Parker Avenue	California Buckeye tree located behind 757 Pennsylvania Street	Norfolk Island Pine Tree in the courtyard of 2040-60 Sutter Street
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STREET TREES		
<p>A "Street Tree" is any tree growing within the public right-of-way (e.g. sidewalk) that is not also a Landmark Tree.</p>		
<p>CHECK THE BOX THAT APPLIES AND INDICATE QUANTITY, IF APPROPRIATE.</p> <p>Regardless of size, all trees in the public right-of-way are protected under Article 16 of the Public Works Code.</p>	<input type="checkbox"/> Street Trees exist adjacent to the subject property	QTY.
	<input checked="" type="checkbox"/> There are no Street Trees adjacent to the property.	

5. Impact of Project on Existing Protected Trees

If your responses above indicate that any Protected Tree(s) exist on, over or adjacent to the subject property, please check the applicable boxes, below:

BOX 1 ☒ **The project will not remove or have any other impact on Protected Trees, as follows:** No construction-related activity whatsoever will occur within the dripline of any Significant Tree or Street Tree. This includes, but is not limited to, the following: (1) No grading or excavation will take place within the dripline of any Significant Tree or Street Tree. (2) No construction staging and/or storage of materials and/or equipment will occur within the dripline of any Significant Tree or Street Tree. (3) Any pruning of Significant Trees or Street Trees will be limited and consistent with applicable regulations. (4) No dumping of trash and/or liquids (such as project waste-water) will take place within the basin or dripline of any Significant Tree or Street Tree.

If you have checked this box, a Tree Protection Plan is not required.

BOX 2 ☐ **The project involves the removal of one or more Protected Trees.** A permit from DPW is required in order to remove any Protected Tree. The Planning Department will not approve a building permit for a project which involves the removal of a Protected Tree unless DPW has first reviewed the proposal and found it to be consistent with applicable rules and regulations.

If you have checked this box, a Tree Protection Plan is not required, however you must provide evidence to the Planning Department that DPW has reviewed the removal request and found it to be "approvable."

BOX 3 ☐ **The project may have an impact on one or more Protected Trees which are not proposed for removal, as follows:** Either (1) any construction-related activity, no matter how minor, is planned or is reasonably foreseeable to occur within the dripline of a Significant Tree or a Street Tree or (2) regardless of the location of construction activity, the property contains a Landmark Tree.

If you have checked this box, a Tree Protection Plan must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity.

Such plan must meet the following minimum standards:

- ✓ The Tree Protection Plan must be developed by an International Society of Arboriculture (ISA) Certified Arborist.
- ✓ The project sponsor must submit a written declaration that the protections specified in the Tree Protection Plan will be completely in place prior to the start of any construction, demolition, or grading.
- ✓ Full-size site plans submitted along with the associated construction project must clearly indicate the street, curb, sidewalk, driveway, structure(s), and the locations of all Protected Trees and non-protected trees. Protected Trees must also be shown to include accurate tree height, accurate canopy dripline and trunk and canopy diameters. The plans must graphically depict implementation of all measures called for in the Tree Protection Plan. Additionally, the Tree Protection Plan itself along with the written declaration must be reproduced on full-size plans.

Required Checklist for Tree Planting and Protection

6. Calculation of Number of New Required Street Trees

One street tree is required for each 20 feet of street frontage of the subject property, with fractions of 0.5 rounded up, however credit is given for existing street trees. Please complete the table below to determine the number of street trees required for your project. If no street trees are required, please skip to the Applicant's Affidavit at the end of this form and once signed, return it to the Planning Department along with your Building Permit Application or other application.

COMBINED LENGTH OF ALL STREET FRONTS	DIVIDED BY TREE SPACING REQUIREMENT	GROSS NUMBER OF TREES REQUIRED	MINUS NUMBER OF EXISTING TREES	NET STREET TREE REQUIREMENT
23'-0"	÷ 20'	= 1 (rounded)	- 0	= 1

Unless site conditions physically prevent the planting of a street tree, a waiver or modification of street tree requirements is available only under extremely limited circumstances and **only outside of Residential Districts** (i.e. RH, RM, RTO, RED). Be aware that even when available, an in-kind improvement or in-lieu payment is required for every such waiver. Please contact the Planning Department for information regarding the waiver process.

7. Applicable Requirements for New Street Trees

The Planning Department has developed three distinct 'Tree Schedules' to aid in the implementation of the Planning Code's street tree requirements. The particular Tree Schedule applicable to your project will depend on the zoning district in which your property is located, the scope of your project, and the type of authorization that your project requires. In general terms, Tree Schedule A applies to small-scale projects in residential or industrial zoning districts, Tree Schedule B applies to moderate-scale projects or projects in commercial or mixed-use zoning districts, and Tree Schedule C applies to larger projects. In the following chart, please check the applicable box based on the characteristics of your project.

TREE SCHEDULE	PROJECT CHARACTERISTICS								
<input checked="" type="checkbox"/>	A The project is located in a Residential (RH, RM, RTO, RED), Industrial (M) or Production/Distribution/Repair (PDR) Zoning District and does not involve a Planned Unit Development (PUD). A PUD is a special authorization granted by the Planning Commission that applies only to major projects involving large properties.								
<input type="checkbox"/>	B The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets neither OR one of the following criteria, but not both : <table border="1"> <tr> <td>1.</td><td>The project is located in a RH, RM, RTO, RED, M or PDR Zoning District and involves a PUD</td></tr> <tr> <td colspan="2">OR</td></tr> <tr> <td>2.</td><td>It is located on a parcel that contains (1) more than 1/2-acre in total area or (2) more than 250 feet of total street frontage or (3) street frontage which spans the entire block face between the nearest two intersections.</td></tr> <tr> <td></td><td>It involves (1) the construction of a new building or (2) the addition of more than 20% of the gross floor area of the existing building or (3) a change of use of more than 50% of the existing square footage of the building.</td></tr> </table>	1.	The project is located in a RH, RM, RTO, RED, M or PDR Zoning District and involves a PUD	OR		2.	It is located on a parcel that contains (1) more than 1/2-acre in total area or (2) more than 250 feet of total street frontage or (3) street frontage which spans the entire block face between the nearest two intersections.		It involves (1) the construction of a new building or (2) the addition of more than 20% of the gross floor area of the existing building or (3) a change of use of more than 50% of the existing square footage of the building.
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<input type="checkbox"/>	C The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets both criteria of Tree Schedule B(2), above.								

TREE SCHEDULE A

REQUIREMENT	SPECIFICATION
<input checked="" type="checkbox"/> Location	either in the public right-of-way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
<input checked="" type="checkbox"/> Size	minimum of 24-inch box size

TREE SCHEDULE B

	REQUIREMENT	SPECIFICATION
✓	Location	either in the public right-of-way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓	Size	minimum 2 inch caliper, measured at breast height branch a minimum of 80 inches above sidewalk grade
✓	Opening	be planted in a sidewalk opening of at least 16 square feet have a minimum soil depth of 3 feet 6 inches include a basin edged with decorative treatment, such as pavers or cobbles (edging will not count against the minimum 16 square foot opening if the edging material is permeable. A permeable material is one that allows stormwater to infiltrate the underlying soils. Permeable surfaces shall include, but not be limited to, vegetative planting beds, porous asphalt, porous concrete, single-sized aggregate, open-jointed blocks, stone, pavers or brick that are loose-set and without mortar. Permeable surfaces are required to be contained so neither sediment nor the permeable surface discharges off the site.

TREE SCHEDULE C

	REQUIREMENT	SPECIFICATION
✓	Location	
✓	Size	As set forth in Schedule B, above.
✓	Opening	
✓	Trenching	Trees must be planted in a continuous soil-filled trench parallel to the curb, such that the basin for each tree is connected. The trench may be covered by permeable surfaces (as described above), except at required tree basins, where the soil must remain uncovered.

Applicant's Affidavit

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am the property owner or authorized agent of the property owner, familiar with the property, and able to provide accurate and complete information herein.

The undersigned agrees to the conditions of this form. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may lead to denial or rescission of my permit or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action and the imposition of administrative fines.

I understand that should my project be subject to a required Tree Protection Plan, that I will have a plan meeting or exceeding the minimum requirements prepared and submit it to the Department of Public Works prior to the commencement of any construction activities. Such submittal may in person, by mail or via email at urbanforestrypermits@sfdpw.org.

Signature

October 3, 2013

Date

Print Name

Indicate whether owner, or authorized agent:

Owner ☒

Authorized Agent ☐

Phone Number

Phone Number

Fax or Email

Planning Department Determination

TO BE COMPLETED BY STAFF ONLY. DO NOT LEAVE ANY SECTION BLANK

BUILDING PERMIT / CASE NO	
PLANS DATED	
New Street Trees	<input type="checkbox"/> New street trees are not required as part of this project. <input type="checkbox"/> Street Trees are required as part of this project. Number of new street trees required: _____ Applicable Tree Schedule: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Compliance with as-of-right requirements shown on plans? <input type="checkbox"/> YES <input type="checkbox"/> NO - MODIFICATION OR WAIVER APPROVED; EXPLAIN IN COMMENTS, BELOW.
Existing Tree Protection	<input type="checkbox"/> A Tree Protection Plan is not required : Box 1 or Box 2 in Section 5 has been marked. <input type="checkbox"/> A Tree Protection Plan is required : Box 3 in Section 5 has been marked.
Existing Tree Removal	<input type="checkbox"/> No Protected Trees are proposed for removal. <input type="checkbox"/> One or more Protected Trees are proposed for removal.
STAFF TO SIGN UNLESS A WAIVER OR MODIFICATION HAS BEEN APPROVED, IN WHICH CASE ZA SIGNATURE IS REQUIRED.	
Signature: _____ Print Name: _____ Date: _____	
Comment (if any): _____	

Staff Checklist

- ✓ The applicant has completed this entire checklist including the affidavit on the preceding page.
- ✓ If street trees are required, a building permit cannot be approved until the applicant provides evidence from DPW that the required planting permit can be issued.
- ✓ If Protected Trees are proposed for removal, a building permit cannot be approved until the applicant provides evidence from DPW that tree removal permits can be issued.
- ✓ If a Tree Protection Plan is required, the applicant has been informed verbally and/or in writing of his or her obligation to submit one directly to DPW prior to the commencement of construction.
- ✓ Once signed, a copy of this checklist has been returned to the applicant. The original has been included in the project file or, if processed over-the-counter, it has been routed upstairs for scanning by support staff.

PART I HISTORICAL RESOURCE EVALUATION

51 BERNARD STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) for 51 Bernard Street, a 1923, single-family, wood-frame residence in the Nob Hill neighborhood. A scoping discussion was conducted by email with Gretchen Hilyard, Planner on August 26, 2013, which established an area to be visually examined in the vicinity of the subject property. This report examines the subject property's eligibility for individual listing in the California Register and whether it is a contributor to an historic district.

II. SUMMARY

This property is not eligible for individual listing in the California Register under any criterion and is not located in an existing or potential historic district.

III. CURRENT HISTORIC STATUS

The Planning Department database was searched to determine whether the property has been identified in any recognized register of historical resources. The specific registers included are listed below.

A. Here Today

Here Today: San Francisco's Architectural Heritage is one of San Francisco's first architectural surveys. Undertaken by the Junior League of San Francisco and published in 1968, the survey did not assign ratings to buildings. However, the survey does provide brief historical and biographical information for what the authors believed to be significant buildings. The Board of Supervisors adopted the survey in 1970. The survey files, on file at the San Francisco Public Library's San Francisco History Room, contain information on approximately 2,500 properties. This property is not included in the published book.

B. Department of City Planning Architectural Quality Survey

The Department of City Planning's Architectural Quality Survey, or 1976 Survey, was a reconnaissance survey that examined the entire City of San Francisco to identify and rate, on a scale of "0" (contextual) to "5" (extraordinary), architecturally significant buildings and structures. No historic research was performed and the potential historical significance of a resource was not considered when assigning ratings. According to the authors, the 10,000

rated buildings comprise only around 10 percent of the city's building stock. Due to its age and its lack of historical documentation, the 1976 Survey has *not* been officially recognized by the city of San Francisco as a valid local register of historic resources for CEQA purposes, although it is still used on a consultative basis. This property is not included in the 1976 Survey.

C. San Francisco Architectural Heritage

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness of and advocating for the preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, including Downtown, the South of Market, the Richmond District, Chinatown, the Van Ness Corridor, the Northeast Waterfront, and Dogpatch. Heritage ratings range from "A" (highest importance) to "D" (minor or no importance) and are based on both architectural and historical significance. This property was not surveyed by San Francisco Architectural Heritage.

D. California Historical Resource Status Code

Properties listed in the California Historic Resources Information System (CHRIS) or under review by the California Office of Historic Preservation (OHP) are assigned status codes of "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are listed in the California or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated. This property has not been rated.

IV. DESCRIPTION

A. Site

51 Bernard Street is located on the south side of Bernard Street between Taylor and Jones streets on a 1,376 square foot lot. This section of Bernard Street slopes downward toward the east and the subject parcel follows this slope. The building sits at the front lot line and the

surrounding buildings share this setback. The building abuts the adjacent buildings. The public sidewalk is the only hardscape feature at the front of the parcel.

B. Exterior

The building is a rectangular plan, one-story-with-basement, wood-frame, single-family residence clad in rough stucco and capped with a flat roof. The left side of the primary façade features a recess enclosed with a metal security gate. The left side of the recess features steep concrete steps that access a below-grade wood paneled pedestrian door. The right side of the recess features a small porch containing the primary entrance. Concrete steps access the porch which is enclosed with a low solid wall and the metal security gate. There is a paneled wood pedestrian door on the back wall of the porch with an aluminum slider window to the left, above the below-grade door. The right side of the primary façade features an aluminum slider window with metal security bars. The building terminates with a gabled parapet.

V. HISTORIC CONTEXT

A. Neighborhood

The Property Information Map lists this property in the Nob Hill neighborhood, which is usually understood as the elite area at and near the peak of the hill. Soon after the California Street Cable Railroad ascended Nob Hill in 1874, that area became home to lavish residences of wealthy figures including Charles Crocker, Leland Stanford, Mark Hopkins, James Flood, and other railroad and mining millionaires. However, the lower slopes of the hill, including Bernard Street, have never been that exclusive. Instead, they have shared more in common with the nearby North Beach and Chinatown neighborhoods.

Nearly all of the Nob Hill area was destroyed in the 1906 earthquake and fire. One small island near the subject property, but not including Bernard Street, survived according to maps of the burned district. During reconstruction after 1906, the upper slopes retained their elite character, while the lower slopes became even more diverse than they had been previously.

B. Project Site History

The first Sanborn map illustrating the subject block was published in 1899 and shows a densely developed residential neighborhood (**Figure 1**). The subject parcel contains an ell shaped one-and-two-story-with-basement single-family home and wagon shed. The building shown on the subject parcel is no longer extant.

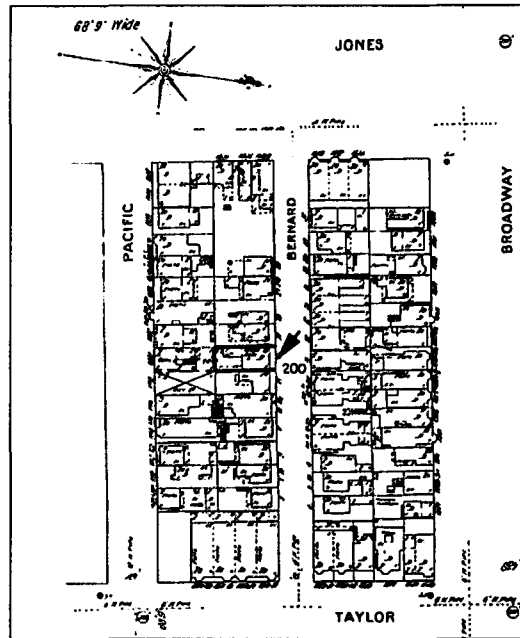


Figure 1- 1899 Sanborn location of 51 Bernard Street with previous building noted with arrow.

The 1913 map shows a rapid reconstruction/redevelopment of the neighborhood after the 1906 disaster (**Figure 2**). The April 1908 "Burned Area" map of San Francisco shows Bernard Street was close to an area that survived the 1906 fire (**Appendix**). A handful of buildings on Bernard Street have pre-earthquake construction dates; however, based on a visual inspection of Bernard Street, it is unclear how much of this area actually survived the 1906 fire as some buildings with pre-earthquake construction dates appear to fall stylistically within the post-earthquake period. Most of the buildings on Bernard Street have post-earthquake construction dates. The subject property is illustrated on the 1913 Sanborn map with a single-family home and three additional small buildings in the rear accessed off a deck running along the east side of the property (these buildings are no longer extant).

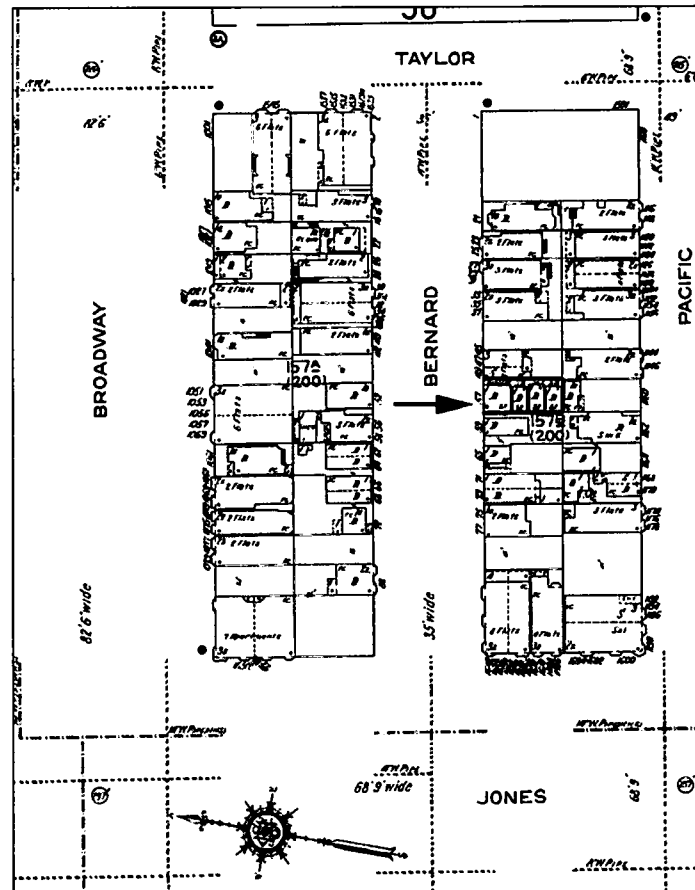


Figure 2 – 1913 Sanborn Map location of 51 Bernard Street with previous buildings noted with arrow.

The 1938 aerial photo shows the neighborhood completely developed (**Figure 3**). The subject property has a building similar to the current one.



Figure 3 – 1938 aerial photo showing 51 Bernard Street noted with arrow.

The 1950 Sanborn map shows a densely populated residential neighborhood (**Figure 4**). The subject property is shown with what is most likely the original footprint as constructed in 1923.

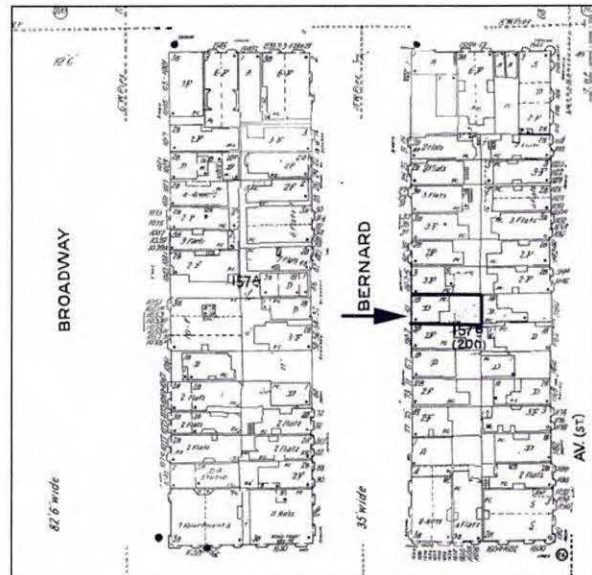


Figure 4 – 1950 Sanborn map showing 51 Bernard Street noted with arrow.

C. Construction Chronology

51 Bernard Street was constructed in 1923 by builder W.C. Petersen for owner Pasquale Lucia. According to the original permit, the building was constructed as a one-story-with-basement, single-family dwelling clad in rustic siding and measuring 23 feet wide by 42 feet deep.¹ No historic photos were located for this building. The permits on file at Department of Building Inspection do not document any additions or major alterations to the building. Based upon visual inspection, the building has been reclad in stucco and the windows have been replaced. The primary entrance does not appear original and the porch appears altered, most likely after the vehicular damage indicated on Permit #401956 dated 1971.

Walter C. Petersen

Walter C. Petersen was a local builder with limited residency in San Francisco. He is listed in the San Francisco City Directories from 1920 through 1923. According to the 1920 Census, he emigrated from Denmark in 1907.² It appears he may have moved to Santa Barbara. Otherwise, no information was located regarding his career as a builder.

D. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit #121467 October 25, 1923 – To build a one-story-with-basement, wood-frame, single-family. Cladding rustic, flat roof. No architect. Builder: W.C. Petersen
- Permit #401956 September 24, 1971 – Repair motor vehicle damage to entrance porch.
- Permit #801789 August 22, 1996 – Reroof. (No available permit, job card only).

Copies of these permits are attached to this report.

¹ Permit No. 121467, dated October 25, 1923.

² United States Census 1920, San Francisco County, Enumeration District 51

E. Architectural Style

The subject property is best defined as Vernacular architecture. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, it is not characterized by stylistic design elements.

F. Owners and Occupants

Pasqualle and Rosario Lucia had the subject building constructed in October 1923, having purchased the property in May 1923. It is unknown when the previous buildings located on the subject property were demolished. Pasqualle and Rosario emigrated from Italy and had a large family of eight children. Pasqualle was employed as a laborer. Lucia sold the property to Sow Fong Sue in 1946. Sue maintained the property as rental property and did not live at the subject property. Sue sold the property to Sack and Mae Lee in 1967. The Lees appear to have resided at the property. Sack Lee was employed as a cook.

VI. EVALUATION OF HISTORIC STATUS

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

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

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

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

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

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

51 Bernard Street is not eligible for individual listing in the California Register under Criterion 1. The building was constructed in 1923 and was the second building on the site after the 1906 Earthquake and Fire. This building did not make a significant contribution to the reconstruction of The Nob Hill neighborhood. The building has not made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San

Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This property does not appear to be eligible for individual listing in the California Register under Criterion 3. No evidence was located to indicate Walter C. Petersen was a master builder; no other buildings constructed by him were located and his career history is unknown. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, or possesses high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."³ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

The area in which the subject property is located is not formally identified at present as an historic district. The potential for an existing district was investigated by a visual examination as defined in the scoping discussion of August 26, 2013. The area examined was the entire length of Bernard Street between Taylor and Leavenworth streets. Additionally, a search of HRERs in

³ Office of Historic Preservation. "Instructions for Recording Historical Resources," Sacramento. 1995

the vicinity was conducted. Currently, there are no HRERs in the area examined. There is one nearby HRER outside the area.

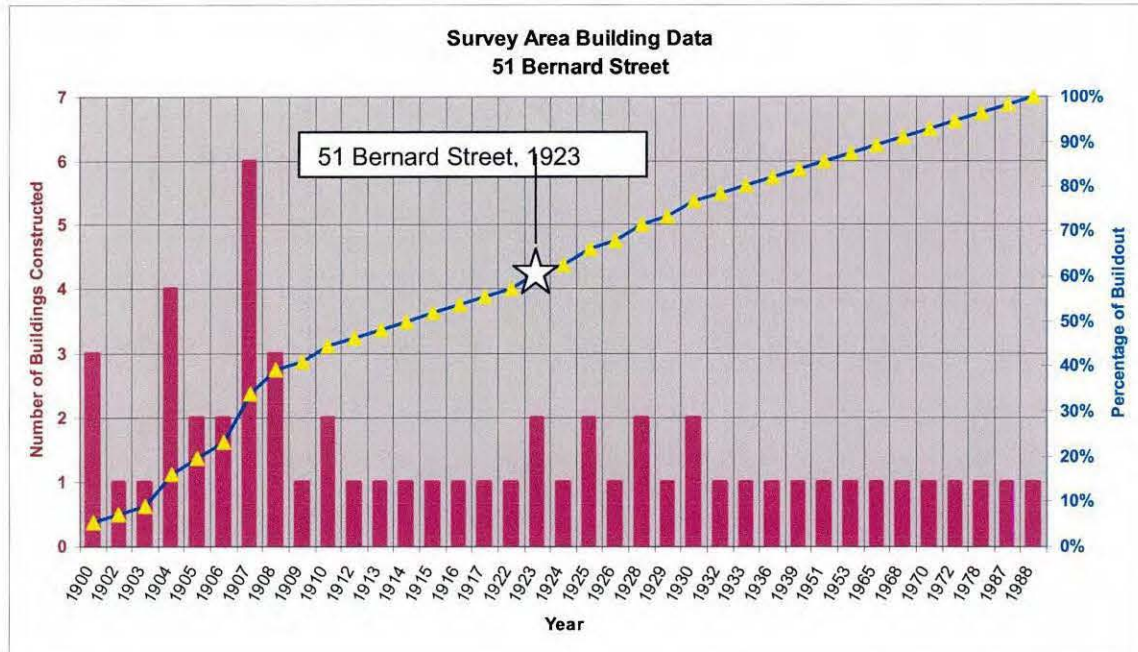
The area contains 52 residential properties constructed between 1900 and 1988, and ranging in height from one to four stories. The following table lists (directional order from east to west) including: address, parcel number, age, and building use/type. Images will be included in the Appendix.

1521-1523 Taylor St	0157/005	1968	Apartment
19-21 Bernard St	0157/034	1900	Multiple-family
23-25 Bernard St	0157/033	1904	Multiple-family
27-31 Bernard St	0157/032	1905	Flat
33-37 Bernard St	0157/031	1903	Multiple-family
39-41 Bernard St	0157/064	1928	Multiple-family
45-49 Bernard St	0157/030	1900	Multiple-family
51 Bernard St	0157/029	1923	Single-family
57-59 Bernard St	0157/028	1926	Multiple-family
67 Bernard St	0157/027	1978	Multiple-family
71-73 Bernard St	0157/026	1933	Multiple-family
75-77 Bernard St	0157/025	1907	Multiple-family
83 Bernard St	0157/024	1925	Single-family
1620 Jones St	0157/023	1908	Apartment
1625-1627 Jones St	0156/004	1936	Multiple-family
115 Bernard St	0156/031	1953	Multiple-family
123 Bernard St	0156/030	1951	Multiple-family
127-131 Bernard St	0156/029	1909	Multiple-family
133-137 Bernard St	0156/028	1910	Multiple-family
139-141 Bernard St	0156/027	1970	Multiple-family
145-147 Bernard St	0156/014A	1924	Multiple-family
151 Bernard St	0156/015A	1902	Single-family
157 Bernard St	0156/026	1904	Single-family
165 Bernard St	0156/071	1925	Single-family

169 Bernard St	0156/018	1907	Single-family
1272-1274 Pacific Ave	0156/019	1910	Multiple-family
1278 Pacific Avenue	0156/020	1922	Single-family
1620 Leavenworth	0156/023	1917	Apartment
1529-1537 Taylor	0157/004	1908	Apartment
14-18 Bernard St	0157/035	1905	Multiple-family
22-24 Bernard St	0157/036	1930	Multiple-family
26-28 Bernard St	0157/037	1912	Multiple-family
30-38 Bernard St	0157/038	1907	Multiple-family
42-44 Bernard St	0157/039	1904	Multiple-family
46 Bernard St	0157/040	1930	Single-family
52 Bernard St	0157/080	1988	Multiple-family
56 Bernard St	0157/042	1904	Single-family
66 Bernard St	0157/069-71	1987	Multiple-family
68 Bernard St	0157/043A	1965	Multiple-family
74-76 Bernard St	0157/078	1915	Multiple-family
80-82 Bernard St	0157/046	1907	Multiple-family
88-90 Bernard St	0157/047	1906	Multiple-family
1630 Jones St	0157/048	1929	Apartment
1635 Jones St	0156/003	1928	Apartment
120 Bernard St	0156/032	1913	Multiple-family
126-128 Bernard St	0156/032A	1932	Multiple-family
130 Bernard St	0156/033	1972	Multiple-family
138-140 Bernard St	0156/034	1916	Multiple-family
144-146 Bernard St	0156/035	1907	Multiple-family
150 Bernard St	0156/050A	1923	Single-family
162-164 Bernard St	0156/036	1939	Multiple-family
162-164 Bernard St	0156/037	1900	Multiple-family
168-170 Bernard St	0156/038	1906	Multiple-family
174-178 Bernard St	0156/038A	1908	Multiple-family

180-182 Bernard St	0156/039	1907	Multiple-family
1630-1634 Bernard St	0156/040	1914	Commercial/Multiple-family

The chart below displays the number of buildings in the area constructed each year and the percentage of buildout represented.



A search of HRERs in the surrounding area found the following results:

- **5 Cyrus Place 0155/052** – October 20, 2008 – Property is an historic resource, a potential historic district with a period of significance 1900-1929 of pre and post-quake residential buildings. Although no boundaries for that district are given, there is little visual continuity between Cyrus Place and Bernard Street, one and a half blocks away.

Findings:

This area is a mix of early and late 20th century with very few mid-century buildings. Some of the 1900-1906 era buildings do not retain integrity. Bernard Street does not contain any buildings included in the 1976 survey or the publication *Here Today*. A potential historic district of reconstruction era residential buildings is located to the west and the Lower Nob Hill Apartment Hotel District and Uptown Tenderloin Historic District are located to the south. The building types found on Bernard Street are not consistent with the significant buildings types included in those districts. Additionally, it is unclear how much of this street was destroyed by

the 1906 Earthquake and Fire, as some of the buildings located within Bernard Street have a pre-earthquake construction date but do not appear to be that old. The area contains unremarkable buildings and does not represent a cohesive group of architecturally or historically similar buildings.

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since this building is not eligible for listing in the California Register, no period of significance is established. For informational purposes, several obvious alterations to the original design have been noted in Section V.C. (page 8) above.

VIII. CONCLUSION

51 Bernard St is not eligible for individual listing in the California Register and is not located in a potential historic district.

IX. BIBLIOGRAPHY

Published

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

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

U.S. Department of the Interior, National Park Service, *National Register Bulletin 16: "How to Apply the National Register Criteria for Evaluation"*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1900, 1905, 1914, 1950

United States Census Records, 1930, 1940

X. APPENDIX

South side of Bernard Street between Taylor and Jones streets





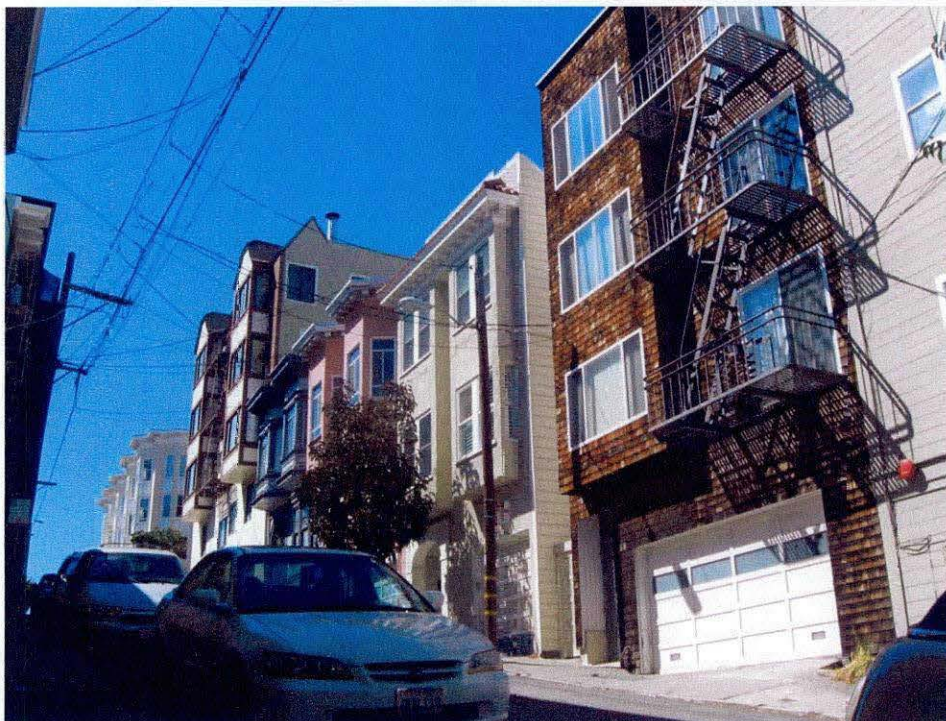
(SUBJECT PROPERTY NOTED WITH ARROW)



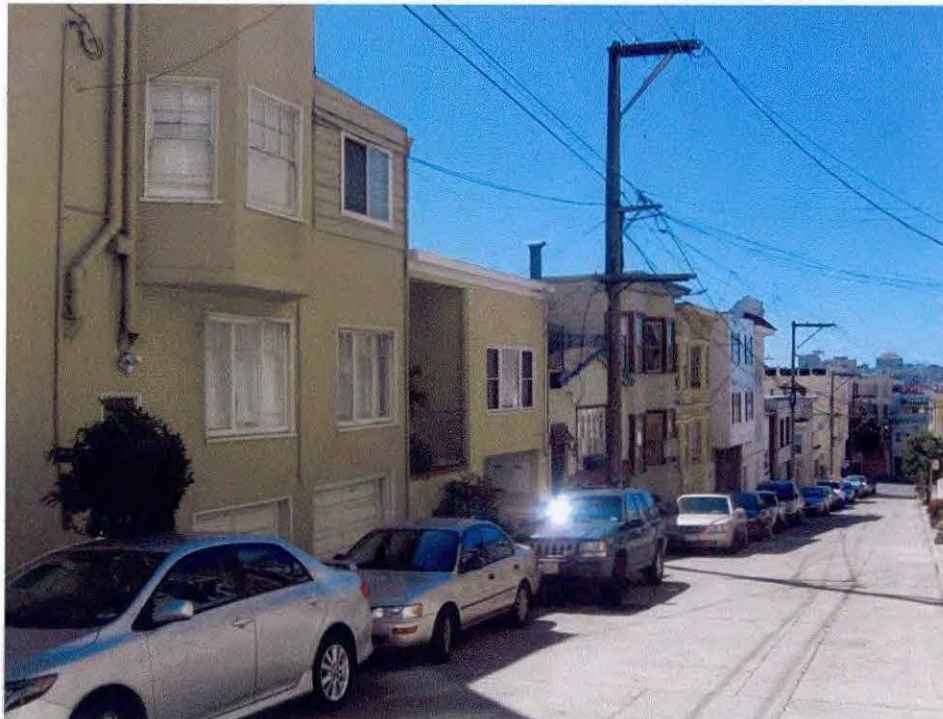


North side of Bernard Street between Taylor and Jones streets





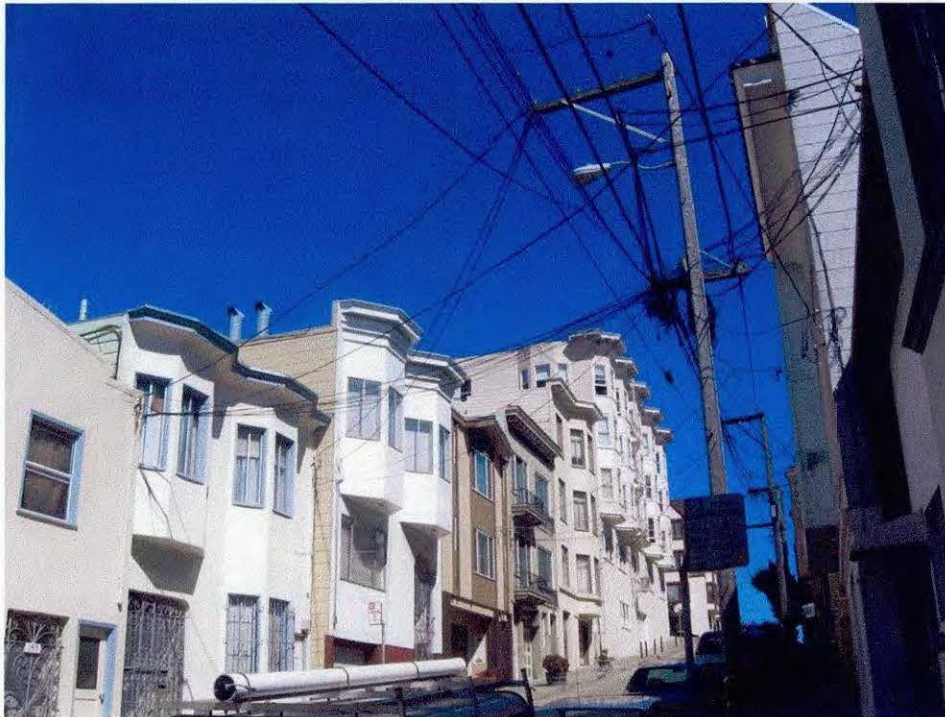
South side of Bernard Street between Jones and Leavenworth streets

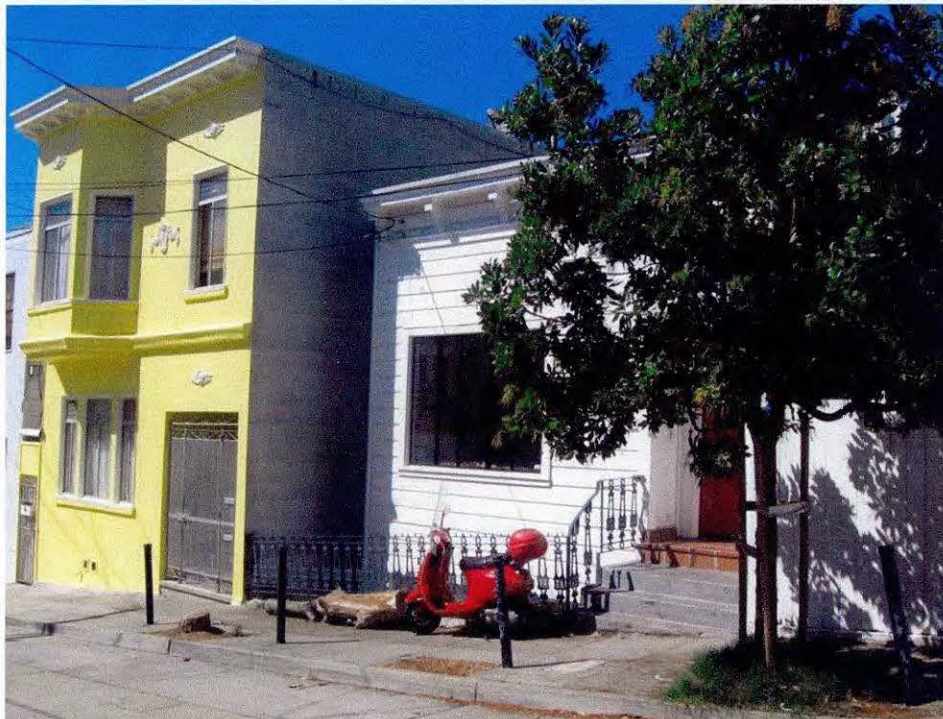






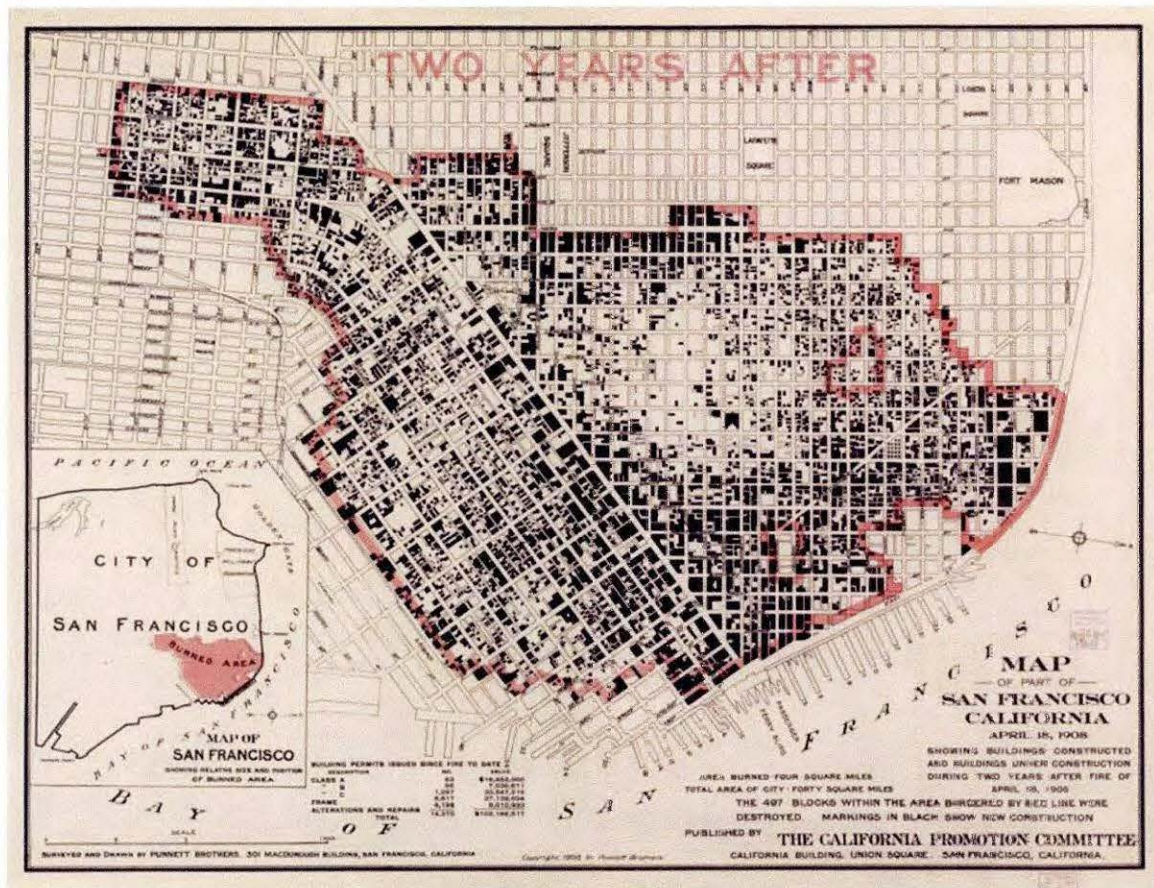
North side of Bernard Street between Jones and Leavenworth streets







April 1908 "Burned Area" map of San Francisco



Detail: Area not damaged by fire in the Nob Hill neighborhood

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

Will comply with Test. 888 & Ord. 1165

MARK STREET LINE ON PLANS

Board of Public Works
Office of Bldg. Inspection, P. Box 7

WRITE IN INK—FILE TWO COPIES

Wilson & Co.

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build Frame building on the lot situated South line Bernard st.

185' east of Jones st.

In accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the erection of the building, whether otherwise specified or not. Estimated cost of building \$3000.00. Building to be occupied as dwelling. By No. one Families.

Size of Lot 35 feet front 23 feet rear 60 feet deep.

Size of proposed building 35 ft by 42 ft

Height from curb to top of roof beams in center of front 14 ft.

Height in clear of basement or cellar 7'0" ft. Height in clear of first story 8'0" ft.

Height in clear of second story 8 ft. Height in clear of third story 8 ft.

Foundation to be of concrete thickness, on top 8 inches

Width of footings 12 inches. Greatest height of foundation walls 16 ft

Size of studs in basement (underpinning) 2 by 6 inches 16 inches on centers.

Size of studs in first story 2 by 4 inches 16 inches on centers.

Size of studs in second story 2 by 4 inches 16 inches on centers.

Size of studs in third story 2 by 4 inches 16 inches on centers.

Wall covering to be of rustic outside, and plaster inside.

First floor joists 2 by 8 inches 16 inches on centers. Longest span between supports 11 ft.

Second floor joists 2 by 8 inches 16 inches on centers. Longest span between supports 11 ft.

Third floor joists 2 by 8 inches 16 inches on centers. Longest span between supports 11 ft.

Battens 2 by 8 inches 16 inches on centers. Longest span between supports 11 ft.

Roof covered with Tar & Gravel

Sunds in bearing partitions 2 by 4 inches

Chimneys of patent

There shall be no encroachments upon the street or sidewalk.

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in any wise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect none

Address W.O. Astorson

Builder 2000 Ellis st.

Address 2000 Ellis st.

Owner P. L. Loria

Address 2000 Ellis st.

By [Signature]

(Note—the owner's name must be signed by himself or by his Architect or authorized agent.)

OFFICIAL COPY

117

BLDG. FORM No. 401856

3 APPLICATION OF

FOR PERMIT TO MAKE
ADDITIONAL ALTERATIONS
TO BUILDING

51 Bernard St

Location

Total Cost \$ 824,85

Filed 9/28 SEP 27 1971

APPROVED: SEP 28 1971

APPROVED
Dept. Public Works
SEP 28 1971

Superintendent, Bureau of Building Inspection

6152 3588-2-2

Permit No.

SEP 30 1971

Issued

19

REFER TO:

Bureau of Engineering
Bureau of Fire Prevention & Public Safety
Bureau of Planning
Bureau of Public Health
Bureau of Public Works
Bureau of Redevelopment
Bureau of Sanitation
Bureau of Transportation
Bureau of Urban Design
Bureau of Water & Sewerage
Bureau of Zoning

Approved: 9-29-71

Provided the following conditions are complied with:

Call on completion
5583851

Approved: [Signature]

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6' or to any fire containing more than 700 volts. See Sec. 885 California Penal Code.

Approved: [Signature]

Bureau of Engineering

OFFICIAL COPY

SAN FRANCISCO

CENTRAL PERMIT BUREAU F425

504 848

DEPARTMENT OF

BUILDING

BLDG. FORM

3

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

SEP 27 1971

9/24/71

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

- (1) Location 51 Bernard Street S.F.
- (2) Total Cost (\$) \$24.15 (3) No. of Stories one (4) Basement or Cellar yes
- (5) Present Use of building dwelling (6) No. of families one
- (7) Proposed Use of building dwelling (8) No. of families one
- (9) Type of construction 5 (10) Proposed Building Code Classification I
- (11) Any other building on lot yes or no (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? no
- (13) Does this alteration create a horizontal extension to the building? no
- (14) Does this alteration constitute a change of occupancy? no
- (15) Electrical work to be performed no (16) Plumbing work to be performed no
- (17) Automobile runway to be altered or installed no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered no
- (19) Will street space be used during construction? no
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Repair motor vehicle damage to entrance porch

- (21) Supervision of construction by Address
- (22) General Contractor Hatt Construction, Inc. California License No. 256423
- Address 445 Hampshire St - S.F.
- (23) Architect or Engineer California Certificate No.
- Address Address
- (24) Architect or Engineer California Certificate No.
- Address Address
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (26) Owner Sack, L.C. (Phone 885 1587)
- Address Sack For contact by Bureau

By Jack E. Hatt Address Address

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THIS BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL OF THE PLANS OR SPECIFICATIONS SUBMITTED HEREWITH. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

(Name, name and license description if any, if there is no license description, then, "license")

CONSTRUCTION LENDER

ANNEXED BY

CONSTRUCTION LENDER

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

OFFICIAL COPY

ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
51	BERNARD	ST	0157 /029	9615644	
OWNER NAME			TELEPHONE		
MR CHEUNG			(415)665-4389		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$2,500	8/22/96	ISSUED	08/22/96	801789	12/22/96
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8	R-3	0			BID-INSP 15
CONTACT NAME			TELEPHONE		
KIM & SON CONSTRUCTION			(415)661-4460		
STANDARD DESCRIPTION/BUILDING USE		OTHER DESCRIPTION			
1 FAMILY DWELLING		REROOFING			
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO		
SPECIAL USE DISTRICT		TGP	NO		
		PENALTY	COMPLIANCE WITH REPORTS		
NOTES:					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					

9005-15

OFFICIAL COPY

[illegible]

Hi June - 10/17/13

Could you please
add this

pieces

determination

to case file:

2013.14526

TX

frances



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Date: 10/10/13
To: Randall Dean
From: Monica Pereira, CatEx Coordinator
Re: Archeological Resource Evaluation Request
51 Bernard St
0157/029
Case No.2013.1452E

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Not Sure Excavation exceeds 8" feet.

No Archeological sensitive location – per GIS database.

Thank you for your assistance. Please call if you have any questions.

*for Hist
File*
*Archeo
Review
Completed
10/10/13*

Pereira, Monica

2013.1454E

From: Al Burrell <al.burrell@dahlingroup.com>
Sent: Wednesday, October 16, 2013 4:29 PM
To: Pereira, Monica
Subject: 515 Folsom Street Renovation
Attachments: 1937aerial.pdf

for hist pres
file

Monica,

Per our discussion last week regarding the Historic Resource Determination and Environmental Evaluation submittal package for **515 Folsom Street**, our clients recently acquired the attached photo which should clarify the original footprint perimeter.

As we discussed, the proposal is to restore the northwest corner, believed to have been modified in the 1950's to accommodate a street/highway change, to its original rectangular shape. The design submittal shows this 400 square foot change in plan and elevation.

Two photos are included:

- The one below shows the historic photograph, an aerial view of Folsom Street and the surrounding area at that time.
- The second (attachment photo) is the same aerial photo, highlighted to indicate the location of the building at 515 Folsom and further highlighted in yellow to show the area of the corner that was removed and is proposed to be replaced.

This is the best photo we seen to date to verify the original footprint of the building.
Please contact us with any questions, and with any info available to the status of the process.

Thank you.

AL BURRELL AIA
Principal

DAHLIN GROUP ARCHITECTURE | PLANNING
5865 Owens Drive
Pleasanton, California 94588 USA
+1-925-251-7200
www.dahlingroup.com

[http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~217219~5504219;jsessionid=772AB3AF55DAD8C7EB9A023403A96E1F?trs=166&qvq=q%3A5852.000%3Bsort%3APub List No InitialSort%2CPub Date%2CPub List No%2CSeries No%3B%3AARUMSEY~8~1&mi=0](http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~217219~5504219;jsessionid=772AB3AF55DAD8C7EB9A023403A96E1F?trs=166&qvq=q%3A5852.000%3Bsort%3APub+List+No+InitialSort%2CPub+Date%2CPub+List+No%2CSeries+No%3B%3AARUMSEY~8~1&mi=0)

Here is a photo from 1937 or 1938 of the building with a flat front.









SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, 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, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Not	
	Provided	Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings in 11x17 format (see "Additional Information" on page 4)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information for Historical Resource Evaluation</i> form and/or Historic Resource Evaluation Report, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<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:

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

Signed (owner or agent):

Date:

10/3/13

(For Staff Use Only) Case No.

2013.14525

Address:

51 Bernard St

Block/Lot:

0157/029

PART 2 – PROJECT INFORMATION			
Owner/Agent Information			
Property Owner	<u>Enda Keane</u>	Telephone No.	<u>415-828-4981</u>
Address	<u>2458 Polk #2</u> <u>S.F. CA 94109</u>	Fax No.	
		Email	<u>endapkeane@gmail.com</u>
Project Contact	<u>Jonathan Pearlman</u>	Telephone No.	<u>415-537-1125</u>
Company	<u>Elevation Architects</u>	Fax No.	<u>415-821-1121</u>
Address	<u>1099 23rd Street, Suite 18</u> <u>San Francisco, CA 94107</u>	Email	<u>jonathan@elevationarchitects.com</u>
Site Information			
Site Address(es):	<u>51 Bernard Street</u>		
Nearest Cross Street(s)	<u>between Jones and Taylor Streets</u>		
Block(s)/Lot(s)	<u>0157/029</u>	Zoning District(s)	<u>RH-3</u>
Site Square Footage	<u>1,380 sf</u>	Height/Bulk District	<u>65-A</u>
Present or previous site use	<u>Single family residence</u>		
Community Plan Area (if any)	<u>-</u>		
Project Description - please check all that apply			
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	Estimated Cost		
Describe proposed use <u>single family residential</u>			
<p>Narrative project description. Please summarize and describe the purpose of the project.</p> <p>The project is to demolish a small, 1-story over basement single family residence and replace with new, 4-story over basement single family residence.</p>			

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? <i>If yes, submit a Supplemental Information for Historical Resource Evaluation form.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? <i>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade? <i>If yes, how many feet below grade would be excavated? _____</i> <i>What type of foundation would be used (if known)? _____</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? <i>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? <i>If yes, please submit a Tree Disclosure Statement.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Would the project result in any construction over 40 feet in height? <i>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Would the project result in a construction of a structure 80 feet or higher? <i>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? <i>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? <i>If yes, please describe.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Is the project related to a larger project, series of projects, or program? <i>If yes, please describe.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? <i>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

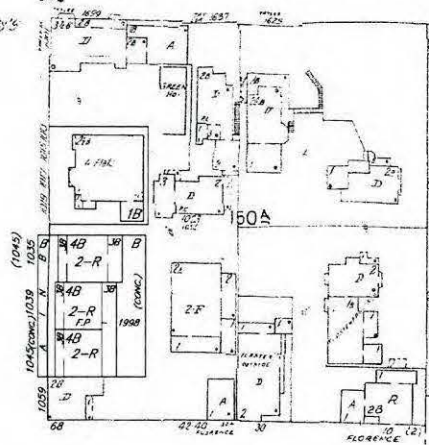
PART 4 – PROJECT SUMMARY TABLE				
If you are not sure of the eventual size of the project, provide the maximum estimates.				
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	924 sf	0	3,297 sf	3,297 sf
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	0	0	542 sf	542 sf
Other (specify use)	-	-	-	-
Total GSF	924 sf	0	3,839 sf	3,839 sf
Dwelling units	1	0	1	1
Hotel rooms	-	-	-	-
Parking spaces	0	0	2	2
Loading spaces	-	-	-	-
Number of buildings	1	0	1	1
Height of building(s)	17'-0"	0	40'-0"	40'-0"
Number of stories	1 over basement	0	4 over basement	4 over basement
Please describe any additional project features that are not included in this table:				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				

55

56

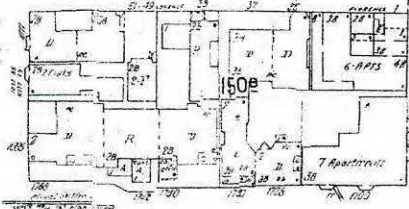
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TAYLOR

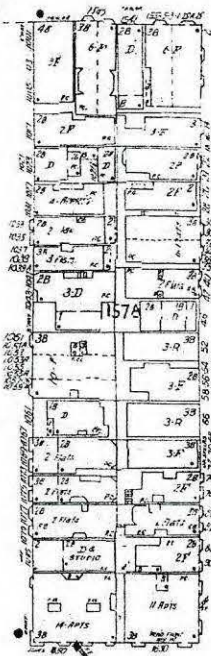


FLORENCE

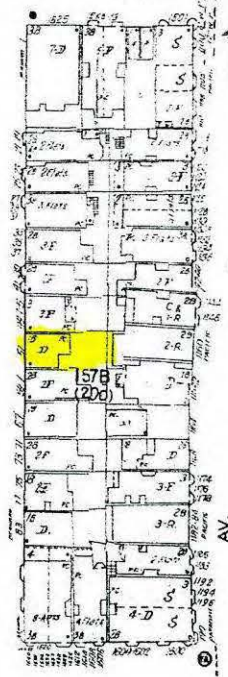
30 wide



82'6" wide



35 wide



AV.

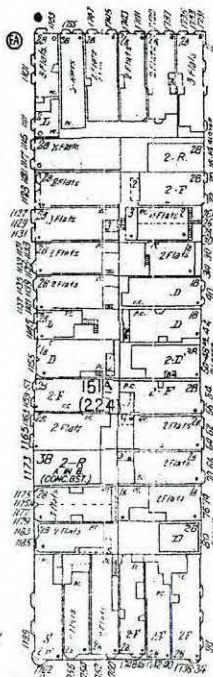
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JONES

68'9" wide

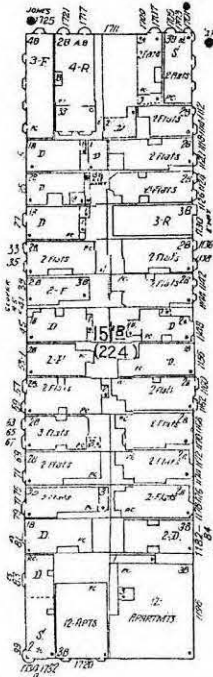
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VALLEJO

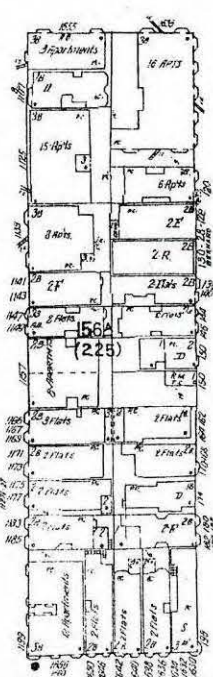


GLOVER

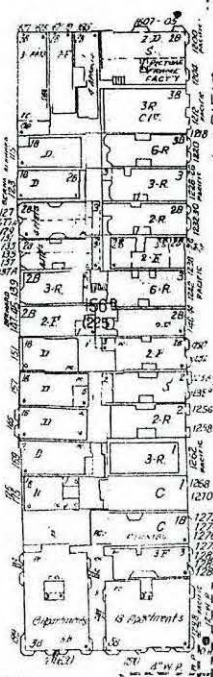
35 wide



BROADWAY



BERNARD



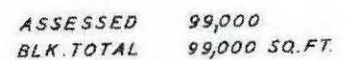
PACIFIC

LEAVENWORTH

86

Scale of Feet

LYNCH ST



500 Sulten

Seite 614

KEANE RESIDENCE

51 BERNARD ST. SAN FRANCISCO, CA 94133

WALL TYPES

	EXISTING	NEW
NON-RATED WALL	=====	=====
1 HOUR RATED WALL	=====	=====



ELEVATION KEY



DETAIL KEY



SECTION KEY



WALL TYPE KEY



DOOR NUMBER KEY



WINDOW TYPE KEY



REVISION CLOUD & KEY

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	NV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CLR	CENTERLINE	O.C.	ON CENTER
CONC	CLEAR	O/	OVER
CONT	CONCRETE	OD	OVERFLOW DRAIN
CPT	CONTINUOUS	O.H.	OPPOSITE HAND
CT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIMS.	DIMENSIONS	RAD	RADICAL
DN	DOWN	REF	REFRIGERATOR
DWG	DRAWING	REQ.	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	RDWD	REDWOOD
EL., ELEV.	ELEVATION	SC	SOLID CORE
EMB.	EMBEDDED	SMTG	SHEETING
EQ.	EQUAL	SMT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	S.S.D.	SEE STRUCTURAL DWGS
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR	STL STL	STAINLESS STEEL
F.O.S.	FACE OF STUD	STOR	STORAGE
F.O.M.	FACE OF MASONRY	STRL	STRUCTURAL
GA	GAUGE	STV	SHEET VINYL
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GL	GLASS	T.C.	TOP OF CURB
GND	GROUND	TEL	TELEPHONE
GSM	GALVANIZED SHEET METAL	T.O.S.	TOP OF STEEL
GYP. BD.	GYP. BOARD	T.O.W.	TOP OF WALL
GWB	GYP. WALLBOARD	TYP.	TYPICAL
HB	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HC	HANDICAPPED	VCT	VINYL COMPOSITION TILE
HA	HOLLOW METAL	VERT.	VERTICAL
H.P.	HOUSE PANEL	V.I.F.	VERIFY IN FIELD
HT	HEIGHT	WD	WOOD
INS.	INSULATION	W/D	WASHER AND DRYER
INSUL.	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
JAN	JANITOR CLOSET	WH	WATER HEATER
KIT	KITCHEN	WP	WATERPROOF
LAV	LAVATORY		
LT	LIGHT		

VICINITY MAP



PERMITS

- SITE PERMIT
- ADDENDA FOR ARCHITECTURAL AND STRUCTURAL
- MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER
- APPLICATION FOR PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

BUILDING: 2010 CBC
MECHANICAL: 2010 CMC
PLUMBING: 2010 CPC
ELECTRICAL: 2010 CEC
FIRE: 2007 CFC
ENERGY: 2010 CEC (TITLE 24, PART 6)
WITH SAN FRANCISCO BUILDING CODE AMENDMENTS

SCOPE OF WORK

- DEMOLITION OF EXISTING STRUCTURE
- CONSTRUCT A 4-STORY OVER A BASEMENT.
- SINGLE-FAMILY HOME (3,297 SF + 542 SF GARAGE & PIT)

PLANNING DEPARTMENT NOTES

LOCATION: 51 BERNARD STREET
BLOCKLOT: 0157/029
ZONING: RH-3
BUILDING USE: SINGLE-FAMILY RESIDENTIAL
SETBACKS: FRONT: AVERAGE
SIDE: NONE REQUIRED
REAR: 45% OF LOT OF LOT NOT < 15'-0"
HEIGHT & BULK: 65 A
BUILDING HEIGHT: 40'-0" (AVG. AT STREET)
PARKING: 1-CAR GARAGE WITH LIFT

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASS: R-3
OCCUPANCY SEPARATION: 1-HR BETWEEN GARAGE AND LIVING SPACE
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 4 STORIES OVER A BASEMENT
SPRINKLER SYSTEM: YES

SQUARE FOOTAGE CALCULATIONS

PROPOSED:

BASEMENT:	700 SF + GARAGE PIT: 229 SF
1ST FLOOR:	700 SF + GARAGE: 313
2ND FLOOR:	785 SF
3RD FLOOR:	804 SF
4TH FLOOR:	408 SF
TOTAL:	3,297 SF

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS AND THE PROPERTY OWNER WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE OTHER THAN THE PROPERTY OWNER FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

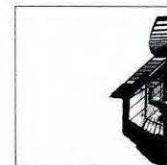
PROJECT TEAM

Building Owner:
Enda Keane
51 Bernard Street
San Francisco, CA 94117
Contact: Enda Keane
415.828.4981
endapkeane@gmail.com

Architect:
Elevation Architects
1099-23rd Street, Suite 18
San Francisco, CA 94107
Contact: Jonathan Pearlman
415.537.1125
jonathan@elevationarchitects.com

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A-1.1	(E) & (N) SITE / ROOF PLAN
A-2.1	BASEMENT, 1ST & 2ND FLOOR PLANS
A-2.2	3RD, 4TH & ROOF PLANS
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A-3.2	EAST ELEVATION
A-3.3	SOUTH ELEVATION
A-3.4	WEST ELEVATION
A-3.5	BUILDING SECTIONS



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Single-Family Home
KEANE RESIDENCE
51 Bernard Street
San Francisco, CA

date issue

EE SUBMITTAL 10.03.13

Cover Sheet/ Site Plans

project: 13.08

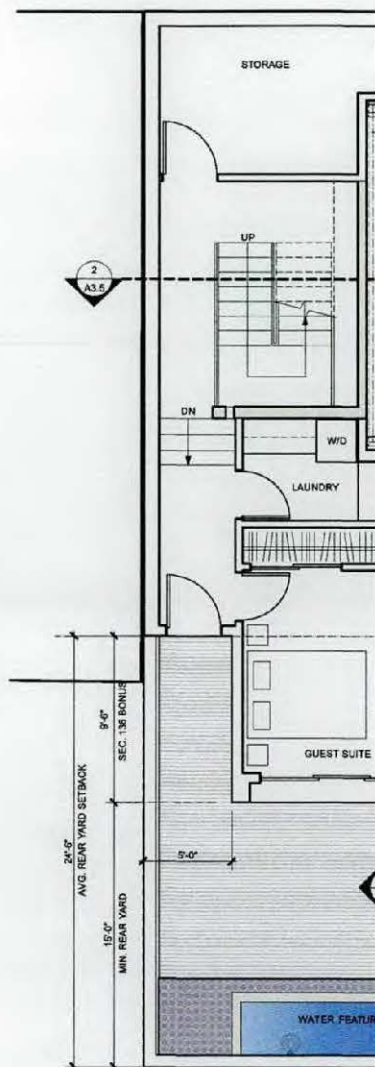
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checked by:

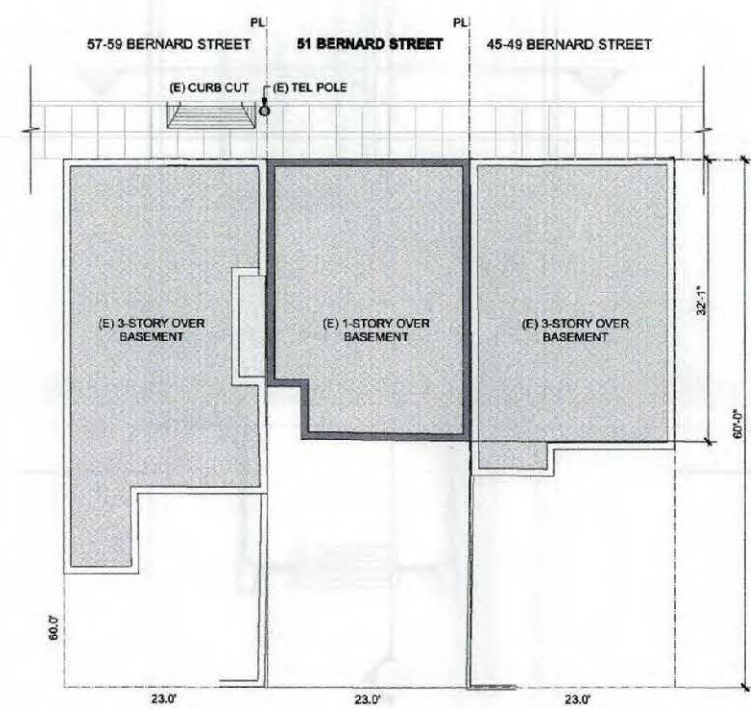
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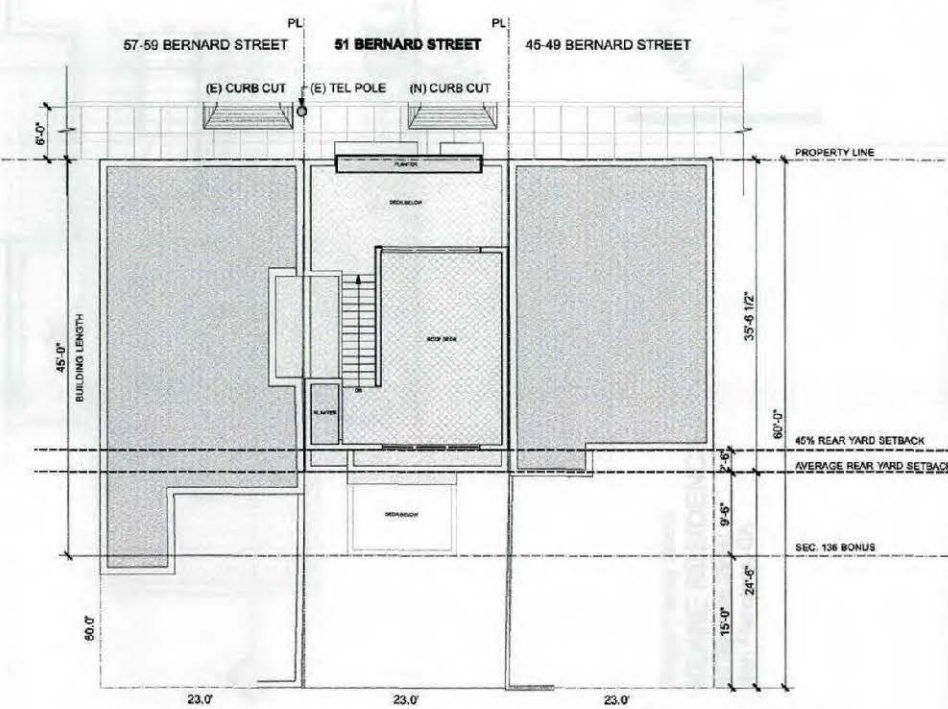
A-0.1



1 Basement
Scale: 1/4" = 1'-0"

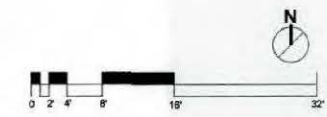


1 Existing Site/Roof Plan
Scale: 1/8" = 1'-0"



2 Proposed Site/Roof Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES:
SIDEWALK TO BE REPLACED PER
DPW REQUIREMENTS



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Single-Family Home
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51 Bernard Street
San Francisco, CA

#	date	issue
1	EE SUBMITTAL	10.03.13

Site / Roof Plan

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-1.10



Single-Family Home
KEANE RESIDENCE
51 Bernard Street
San Francisco, CA

#	date	issue
---	------	-------

EE SUBMITTAL 10.03.13

Basement, 1st & 2nd
Floor Plans

project:	13.08
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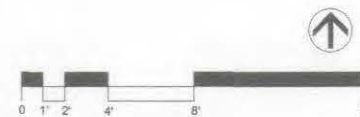
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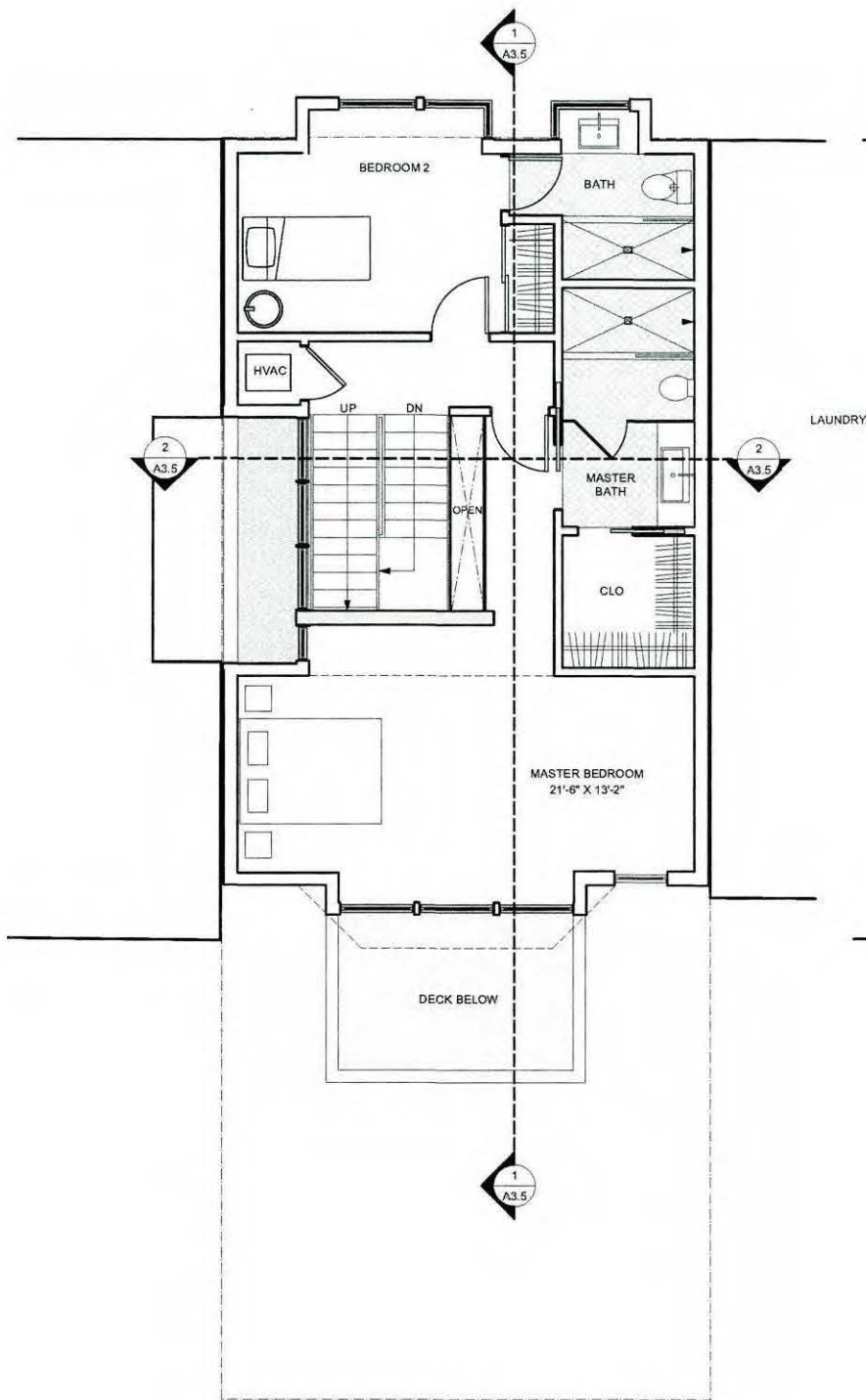
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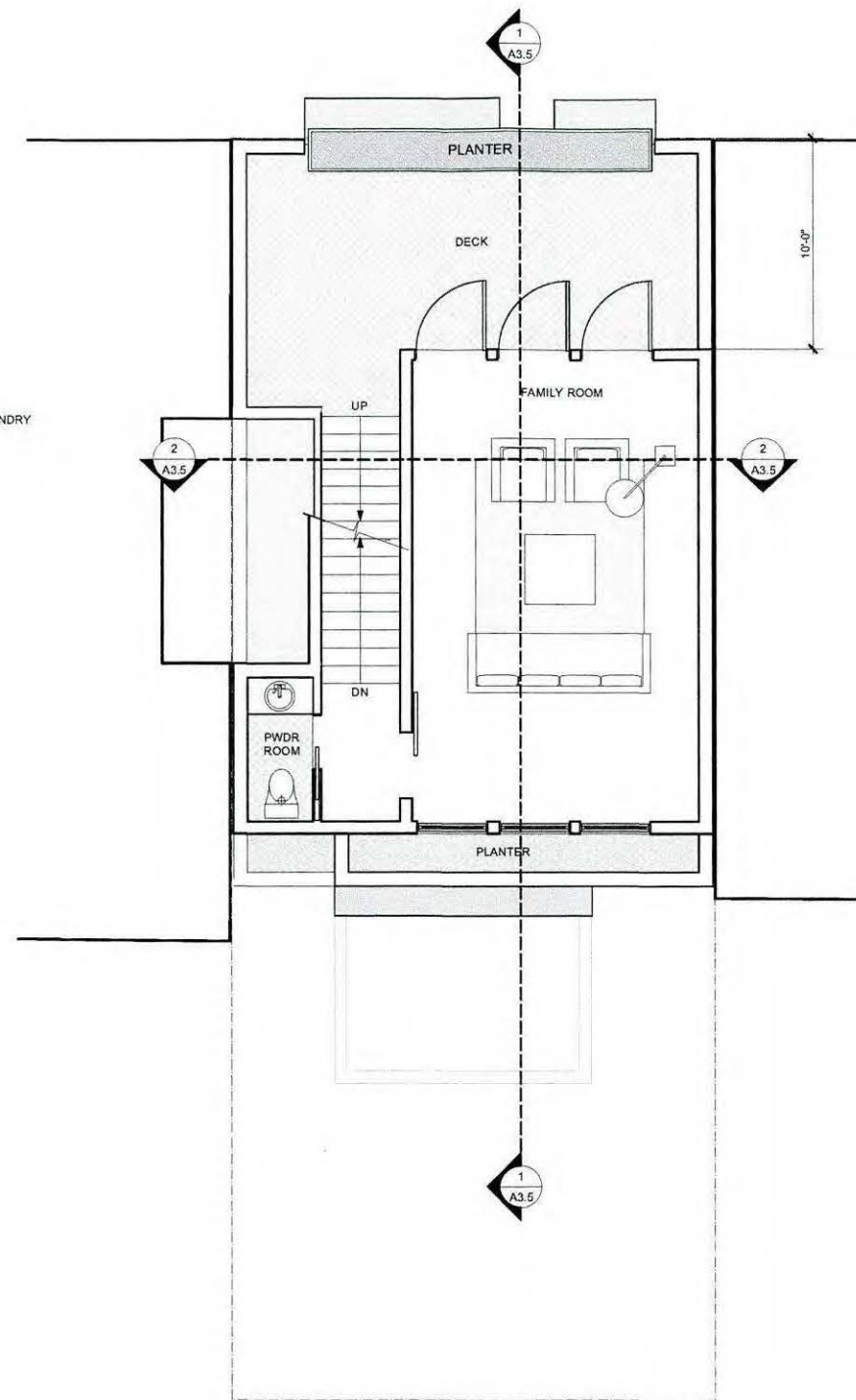
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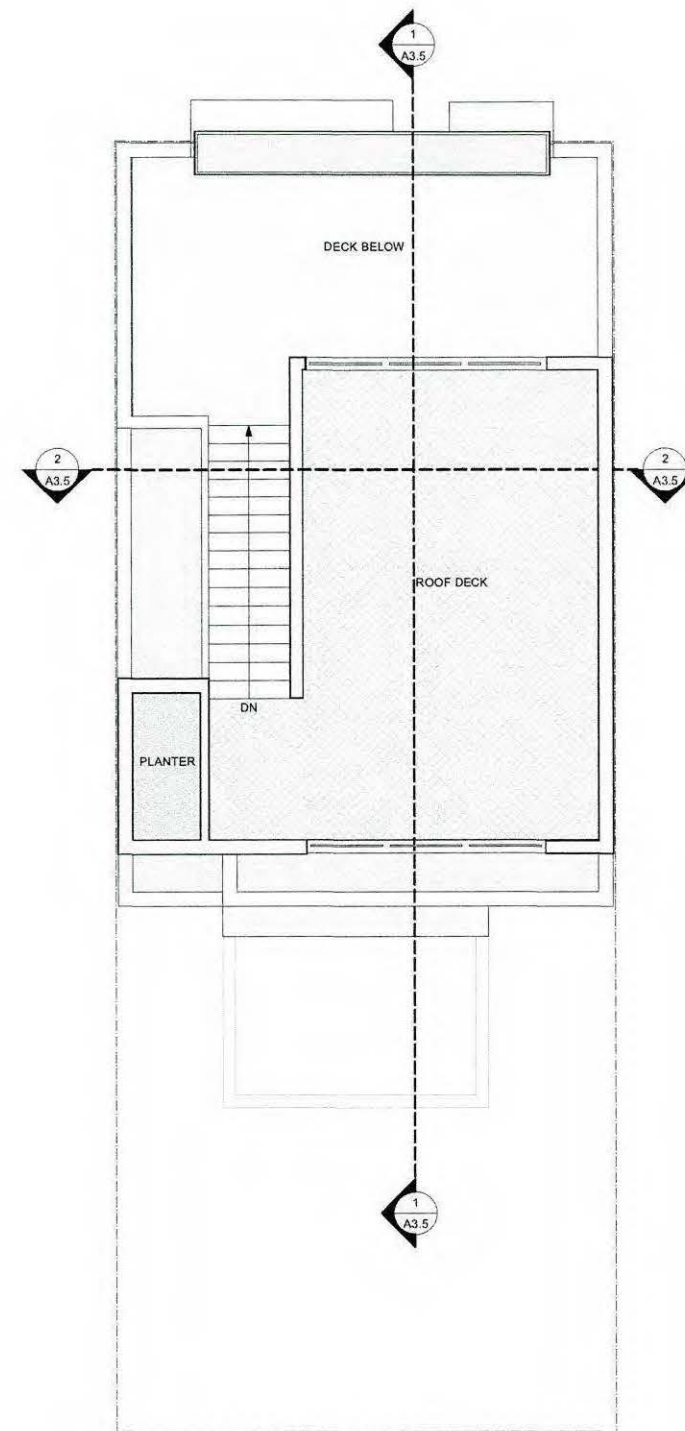




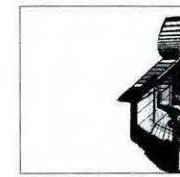
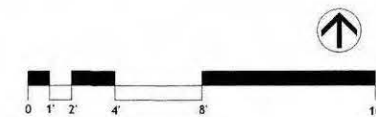
1 3rd Floor
Scale: 1/4" = 1'-0" 804 sf



2 4th Floor
Scale: 1/4" = 1'-0" 408 sf



3 Roof Deck
Scale: 1/4" = 1'-0"



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51 Bernard Street
San Francisco, CA

#	date	issue
EE SUBMITTAL	10.03.13	

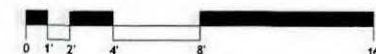
3rd & 4th Floor Plans/ Roof Deck

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-2.2



1 BERNARD STREET ELEVATION
Scale: 1/4" = 1'-0"



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#	date	issue
EE SUBMITTAL	10.03.13	

North Elevation

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-3.1



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



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San Francisco, CA

#	date	issue
EE SUBMITTAL	10.03.13	

East Elevation

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-3.2



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Single-Family Home
KEANE RESIDENCE
51 Bernard Street
San Francisco, CA

#	date	issue
---	------	-------

EE SUBMITTAL	10.03.13	
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South Elevation

project:	13.08
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drawn by:	KC
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checked by:	
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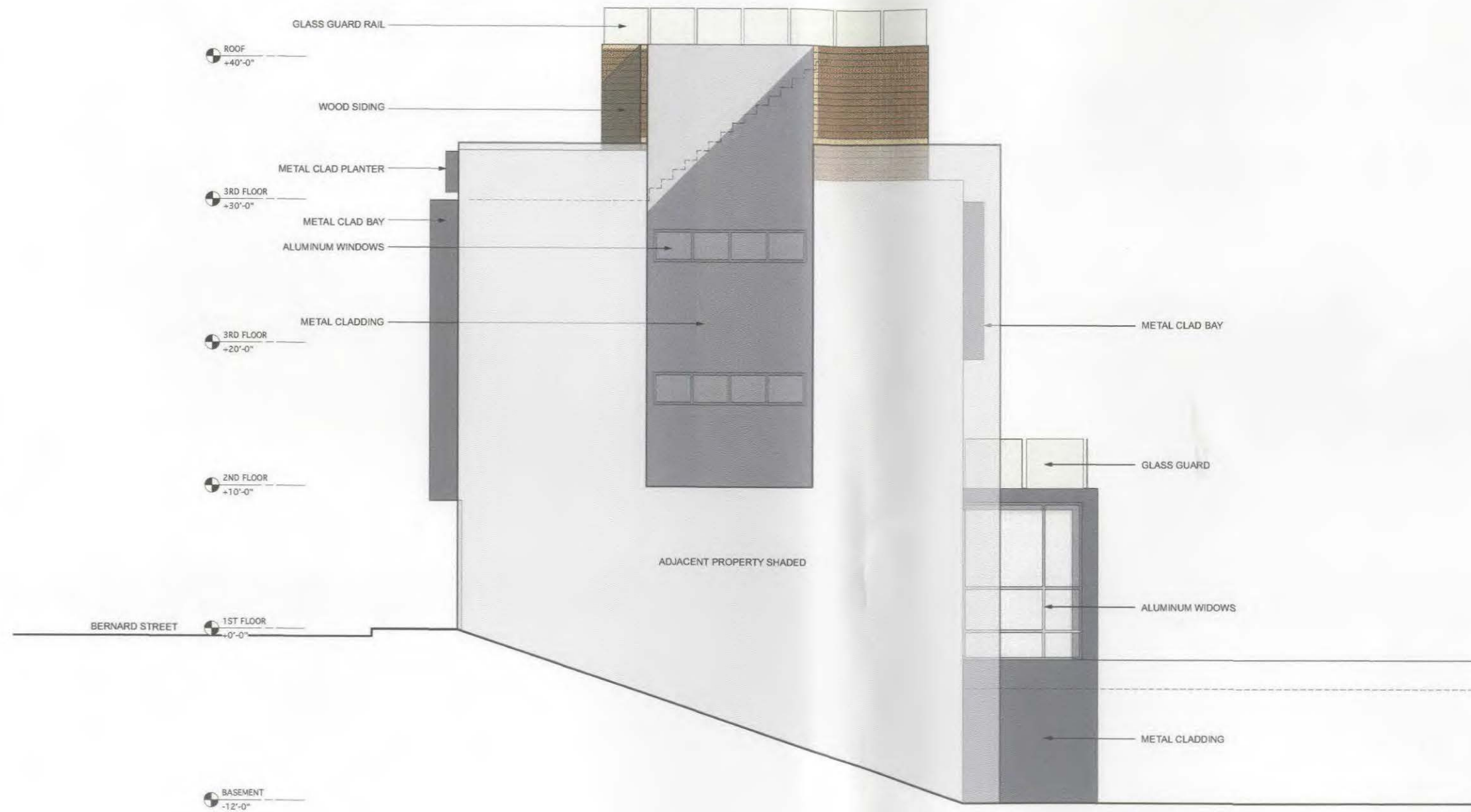
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scale:	
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A-3.3

1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"





1 WEST ELEVATION
Scale: 1/4" = 1'-0"



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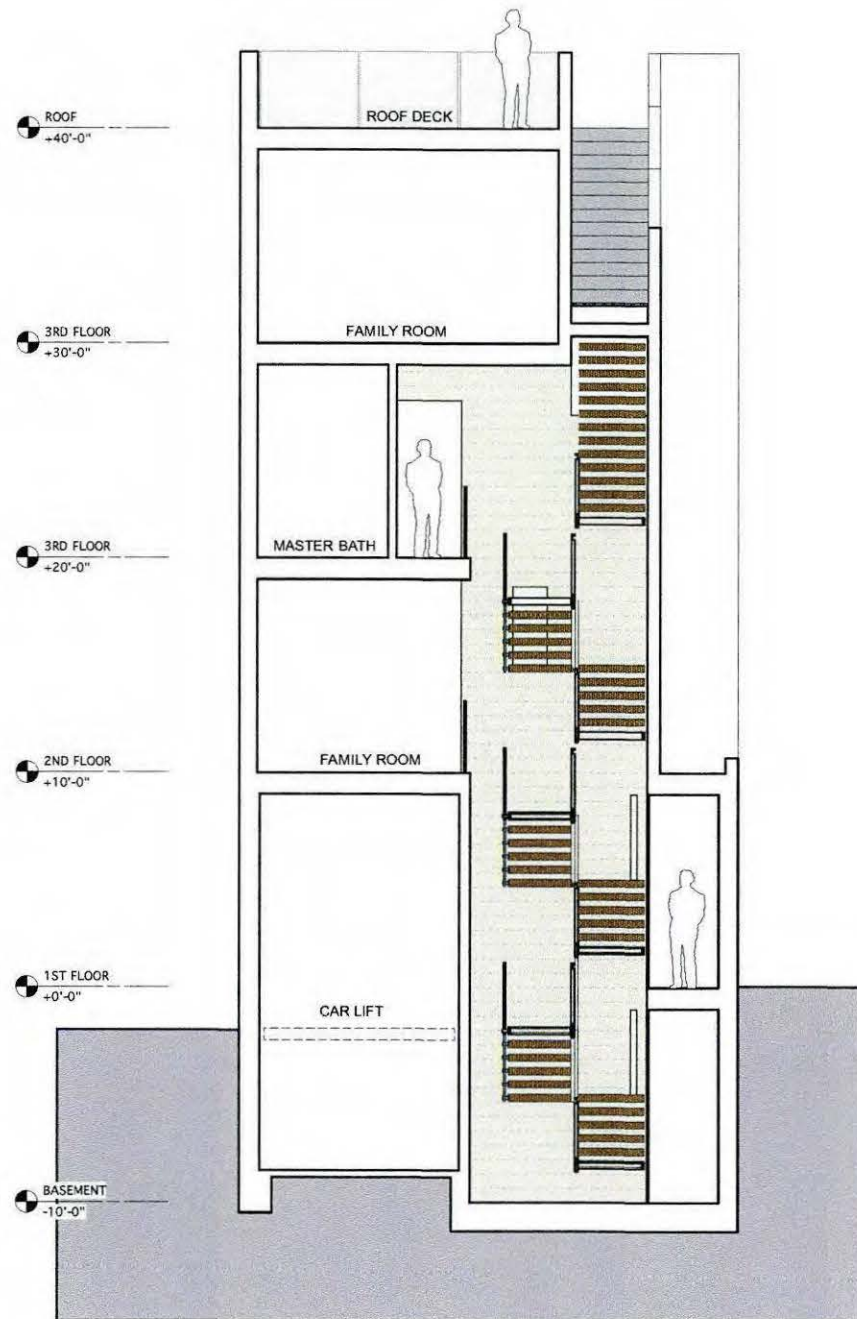
Single-Family Home
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51 Bernard Street
San Francisco, CA

#	date	issue
EE SUBMITTAL	10.03.13	

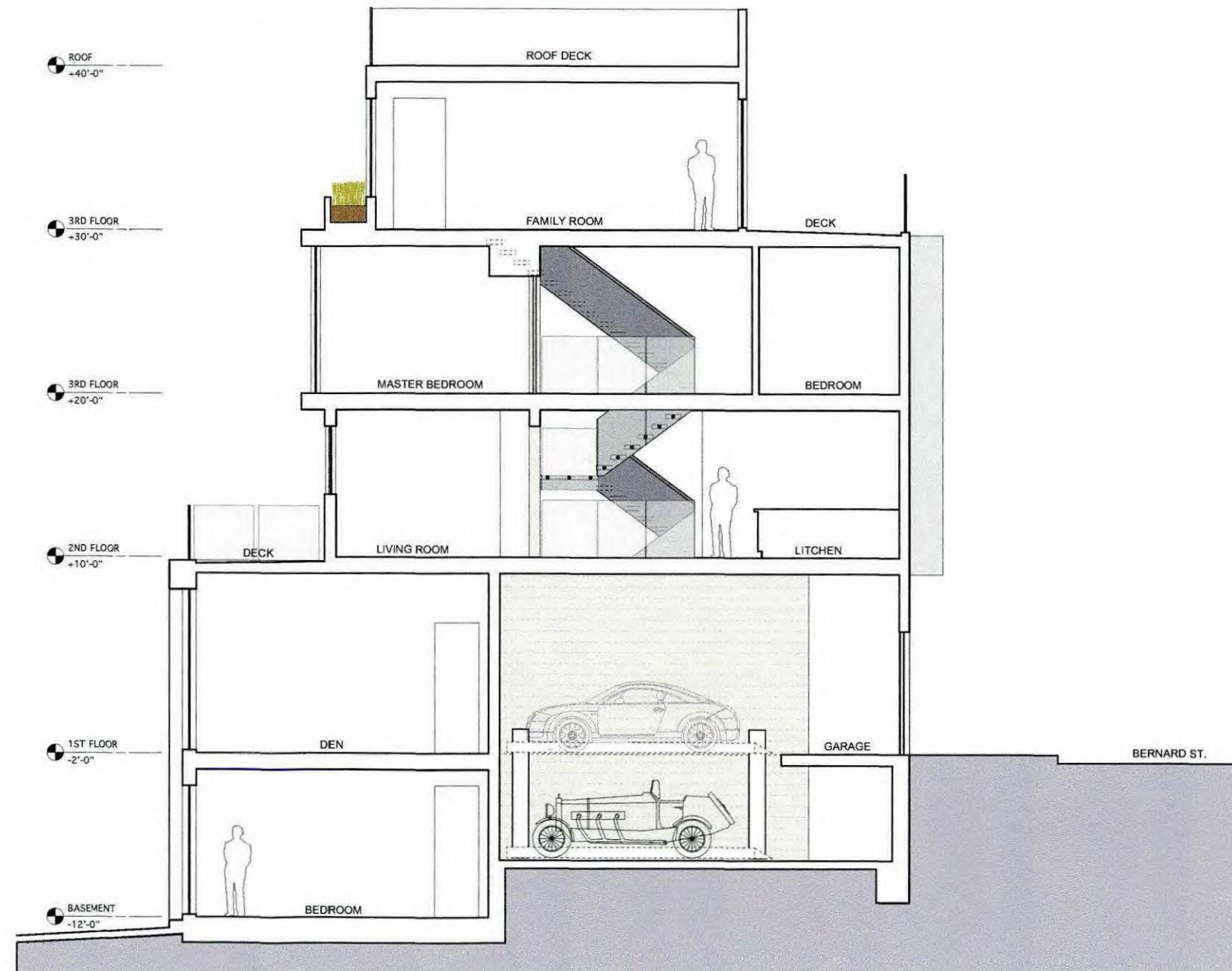
Exterior Elevation

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-3.4



2 EAST - WEST SECTION
Scale: 1/4" = 1'-0"



2 NORTH - SOUTH SECTION
Scale: 1/4" = 1'-0"



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Single-Family Home
KEANE RESIDENCE
51 Bernard Street
San Francisco, CA

#	date	issue
EE SUBMITTAL	10.03.13	

Building Sections

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-3.5

KEANE RESIDENCE

51 BERNARD ST. SAN FRANCISCO, CA 94133

WALL TYPES

	EXISTING	NEW
NON-RATED WALL	=====	=====
1 HOUR RATED WALL	=====	=====



ELEVATION KEY



DETAIL KEY



SECTION KEY



WALL TYPE KEY



DOOR NUMBER KEY



WINDOW TYPE KEY



REVISION CLOUD & KEY

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ.	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CLR	CENTERLINE	O.C.	ON CENTER
CONC	CONCRETE	O/	OVER
CONT	CONTINUOUS	OD	OVERFLOW DRAIN
CPT	CARPET	O.H.	OPPOSITE HAND
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PLY.	PLYWOOD
DIM.	DIMENSION	PTD	PAINTED
DN	DOWN	RAD	RADICAL
DWG	DRAWING	REF	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	ROWD	REDWOOD
EL., ELEV.	ELEVATION	SC	SOLID CORE
EMB.	EMBEDDED	SHTG	SHEETING
EQ	EQUAL	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	S.S.D.	SEE STRUCTURAL DWGS
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR	STL	STAINLESS STEEL
F.O.S.	FACE OF STUD	STOR	STORAGE
F.O.M.	FACE OF MASONRY	STRL	STRUCTURAL
GA	GAUGE	STV	SHEET VINYL
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GL	GLASS	T.C.	TOP OF CURB
GND	GROUND	TEL	TELEPHONE
GSM	GALVANIZED SHEET METAL	T.O.S.	TOP OF STEEL
GYP. BD.	GYPSUM BOARD	T.O.W.	TOP OF WALL
GWB	GYPSUM WALLBOARD	TYP.	TYPICAL
HB	HOUSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HC	HANDICAPPED	VCT	VINYL COMPOSITION TILE
HA	HOLLOW METAL	VERT.	VERTICAL
H.P.	HOUSE PANEL	V.I.F.	VERIFY IN FIELD
HT	HEIGHT	WD	WOOD
INS.	INSULATION	W/D	WASHER AND DRYER
INSUL.	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
JAN	JANITOR CLOSET	WH	WATER HEATER
KIT	KITCHEN	WP	WATERPROOF
LAV	LAVATORY		
LT	LIGHT		

VICINITY MAP



PERMITS

- SITE PERMIT
- ADDENDA FOR ARCHITECTURAL AND STRUCTURAL
- MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER
- APPLICATION FOR PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

BUILDING: 2010 CBC
MECHANICAL: 2010 CMC
PLUMBING: 2010 CPC
ELECTRICAL: 2010 CEC
FIRE: 2007 CFC
ENERGY: 2010 CEC (TITLE 24, PART 6)
WITH SAN FRANCISCO BUILDING CODE AMENDMENTS

SCOPE OF WORK

- DEMOLITION OF EXISTING STRUCTURE
- CONSTRUCT A 4-STORY OVER A BASEMENT, SINGLE-FAMILY HOME (3,297 SF + 542 SF GARAGE & PIT)

PLANNING DEPARTMENT NOTES

LOCATION: 51 BERNARD STREET
BLOCK/LOT: 0157/029
ZONING: RH-3
BUILDING USE: SINGLE-FAMILY RESIDENTIAL
SETBACKS: FRONT: AVERAGE
SIDE: NONE REQUIRED
REAR: 45% OF LOT OF LOT NOT < 15'-0"
HEIGHT & BULK: 85-A
BUILDING HEIGHT: 40'-0" (AVG. AT STREET)
PARKING: 1-CAR GARAGE WITH LIFT

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASS: R-3
OCCUPANCY SEPARATION: 1-HR BETWEEN GARAGE AND LIVING SPACE
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 4 STORIES OVER A BASEMENT
SPRINKLER SYSTEM: YES

SQUARE FOOTAGE CALCULATIONS

PROPOSED:

BASEMENT:	700 SF + GARAGE PIT: 229 SF
1ST FLOOR:	700 SF + GARAGE: 313
2ND FLOOR:	785 SF
3RD FLOOR:	804 SF
4TH FLOOR:	408 SF
TOTAL:	3,297 SF

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
8. ALL DIMENSIONS ARE TO FACE OF STUD. FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS AND THE PROPERTY OWNER WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE OTHER THAN THE PROPERTY OWNER FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PROJECT TEAM

Building Owner:
Enda Keane
51 Bernard Street
San Francisco, CA 94117
Contact: Enda Keane
415.828.4981
endapkeane@gmail.com

Architect:
Elevation Architects
1099-23rd Street, Suite 18
San Francisco, CA 94107
Contact: Jonathan Pearman
415.537.1125
jonathan@elevationarchitects.com

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A-3.5	BUILDING SECTIONS



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51 Bernard Street
San Francisco, CA

date issue

EE SUBMITTAL 10.03.13

Cover Sheet/ Site Plans

project: 13.08

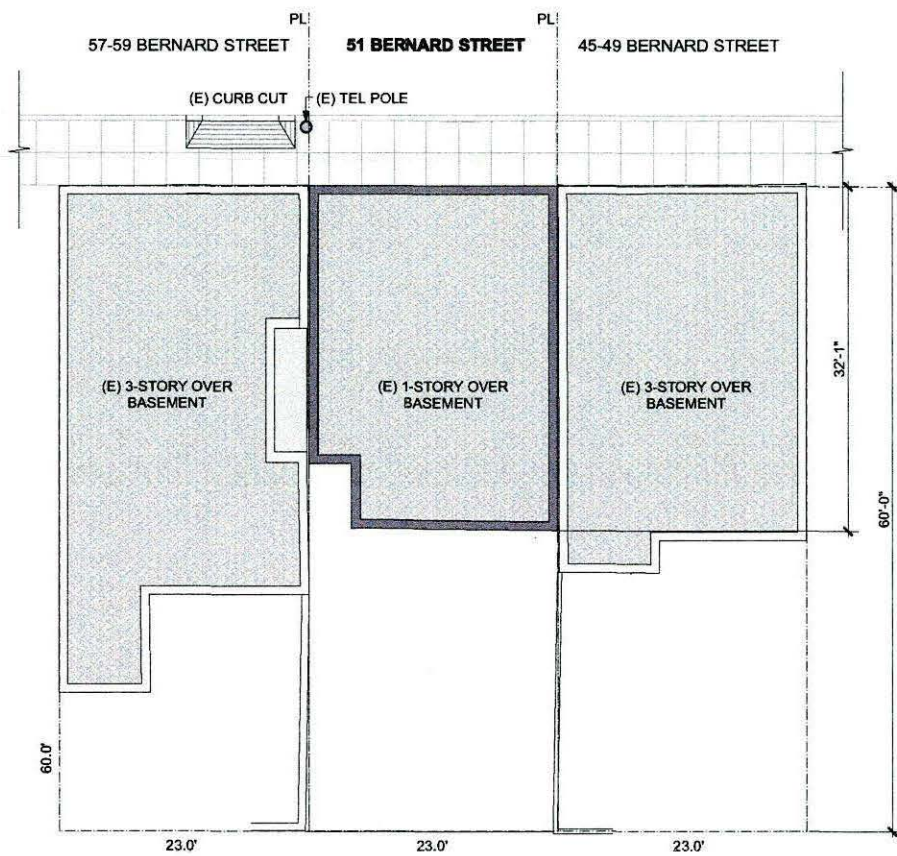
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checked by:

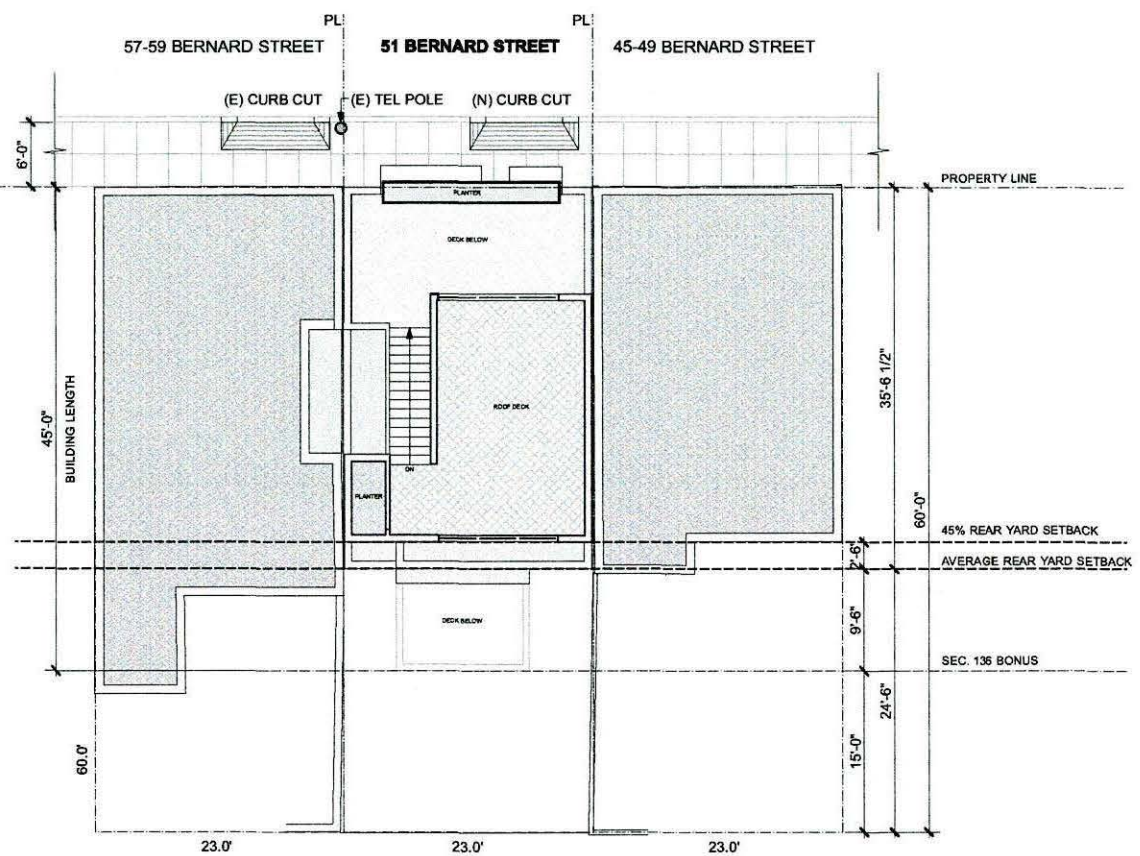
date: 10.02.13

scale:

A-0.1



1 Existing Site/Roof Plan
Scale: 1/8" = 1'-0"



2 Proposed Site/Roof Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES:
SIDEWALK TO BE REPLACED PER
DPW REQUIREMENTS

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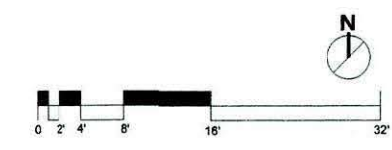


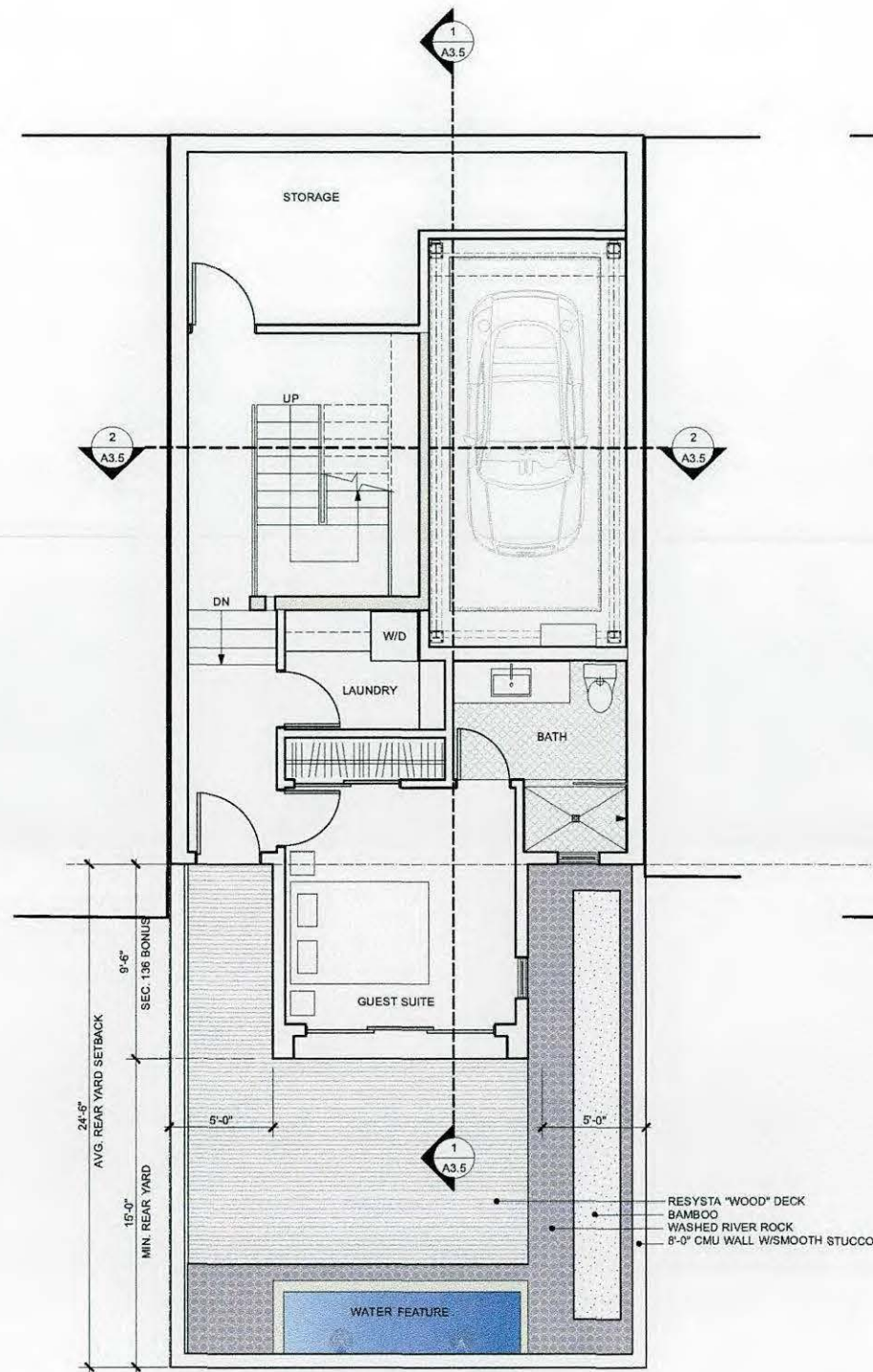
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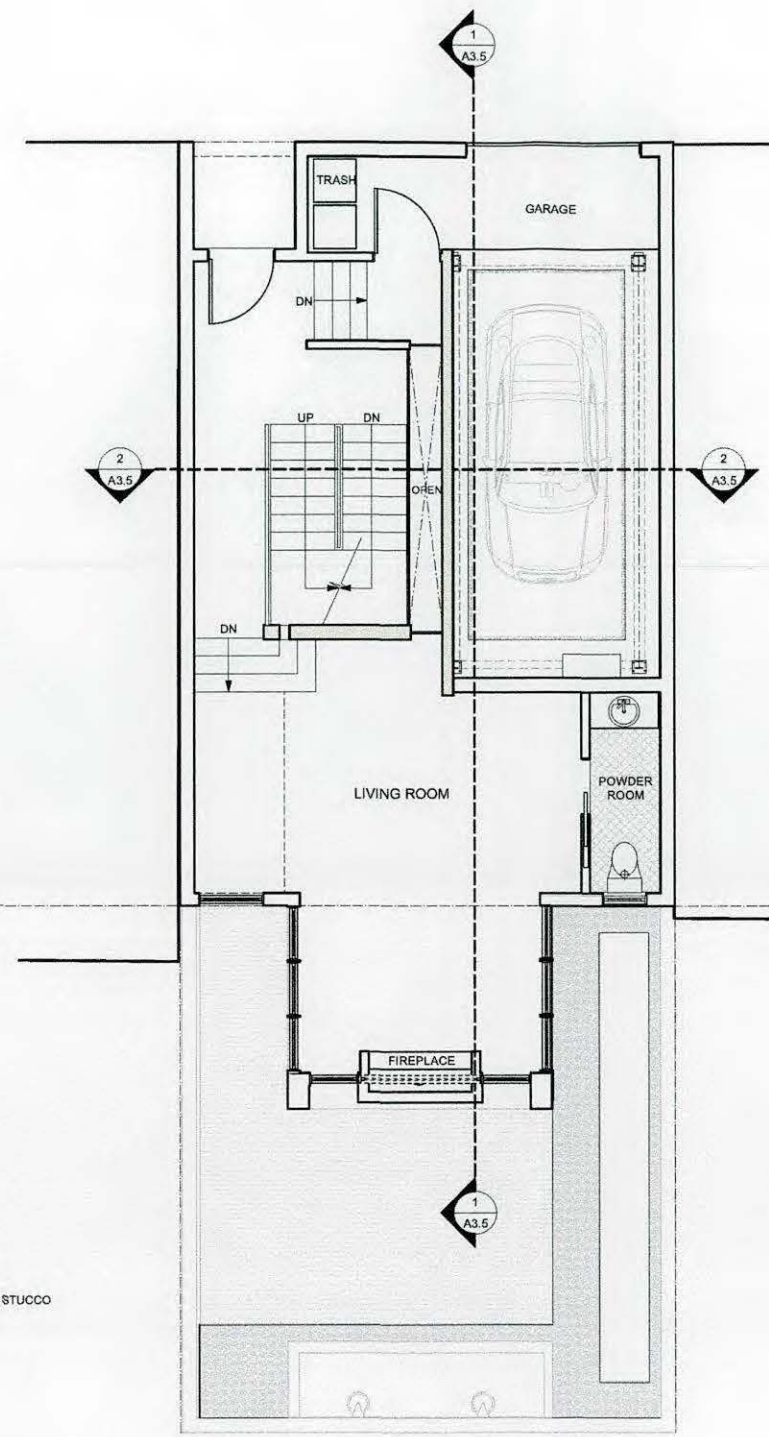
Site / Roof Plan

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

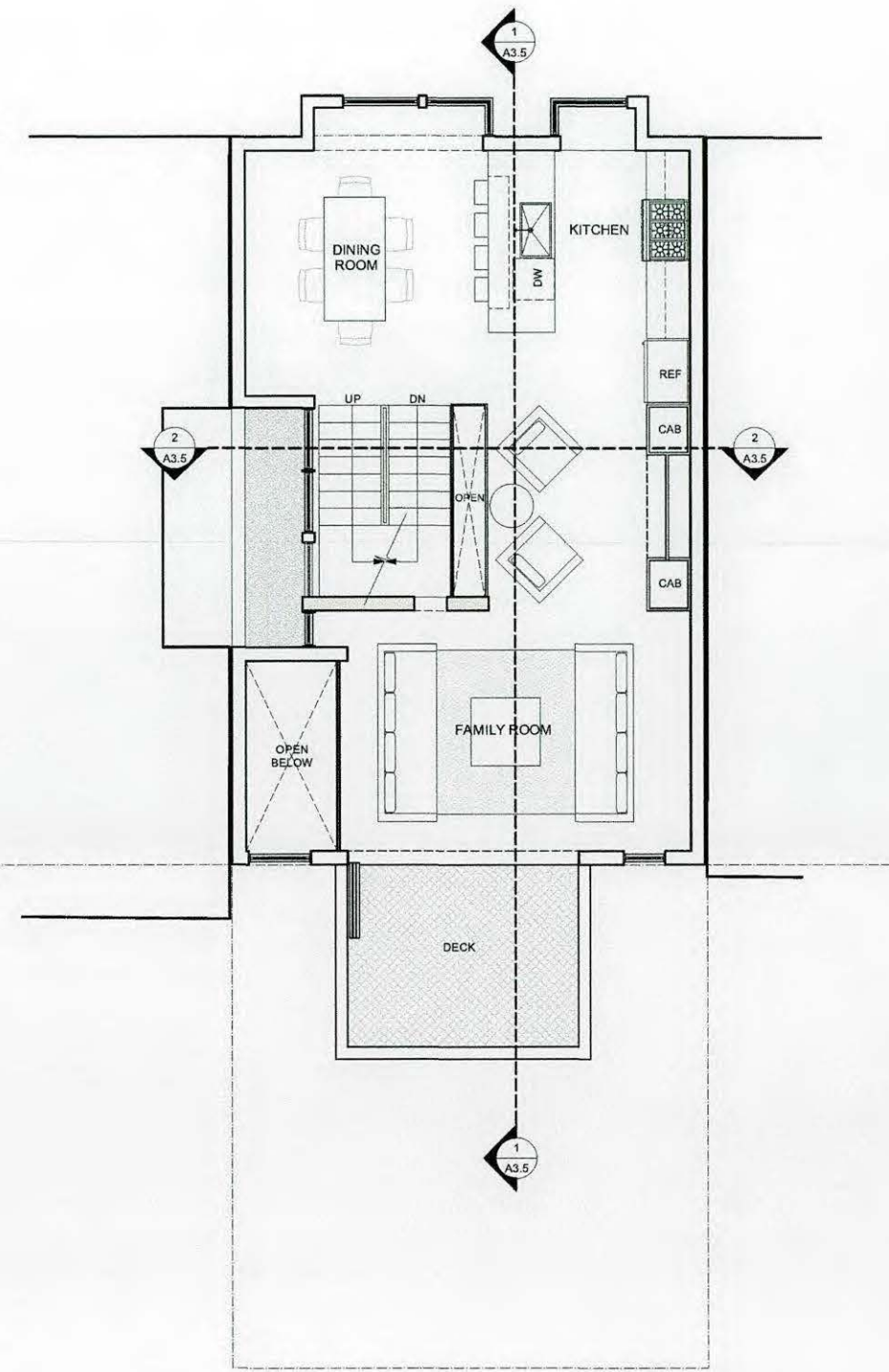




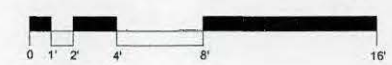
1 Basement
Scale: 1/4" = 1'-0" 929 sf



2 1st Floor
Scale: 1/4" = 1'-0" 913 sf
TOTAL: 3,839 sf



3 2nd Floor
Scale: 1/4" = 1'-0" 785 sf



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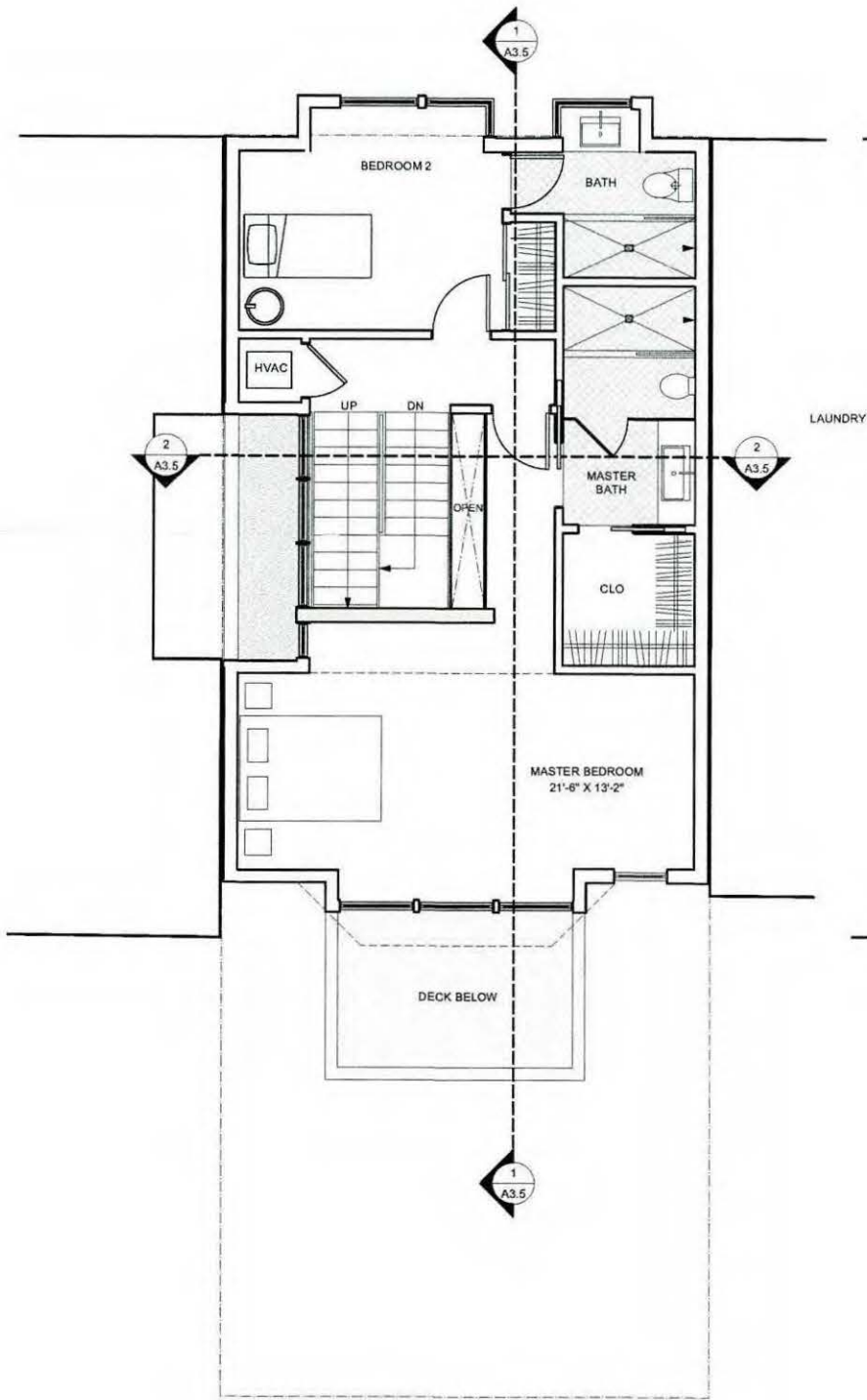
Single-Family Home
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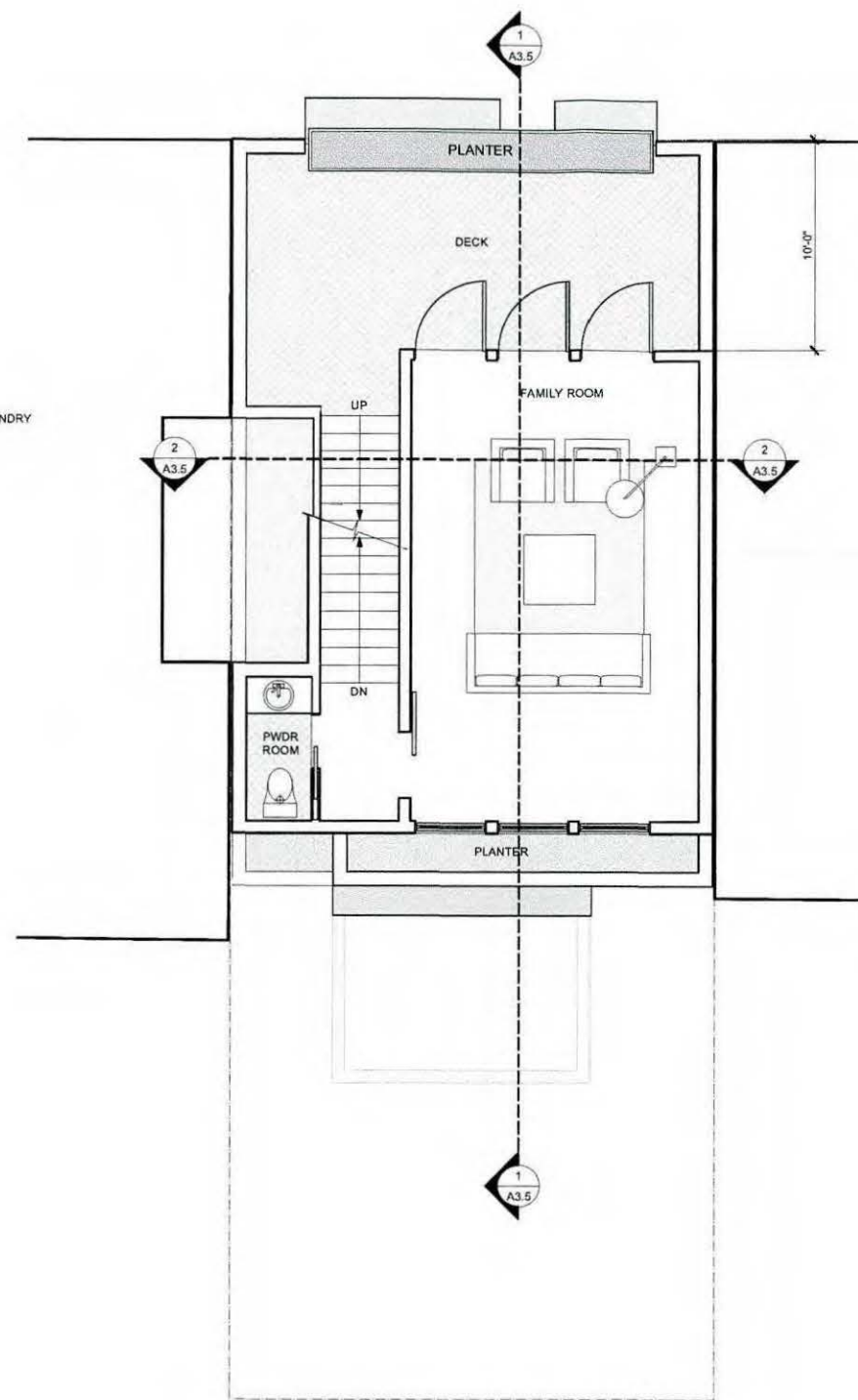
Basement, 1st & 2nd Floor Plans

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

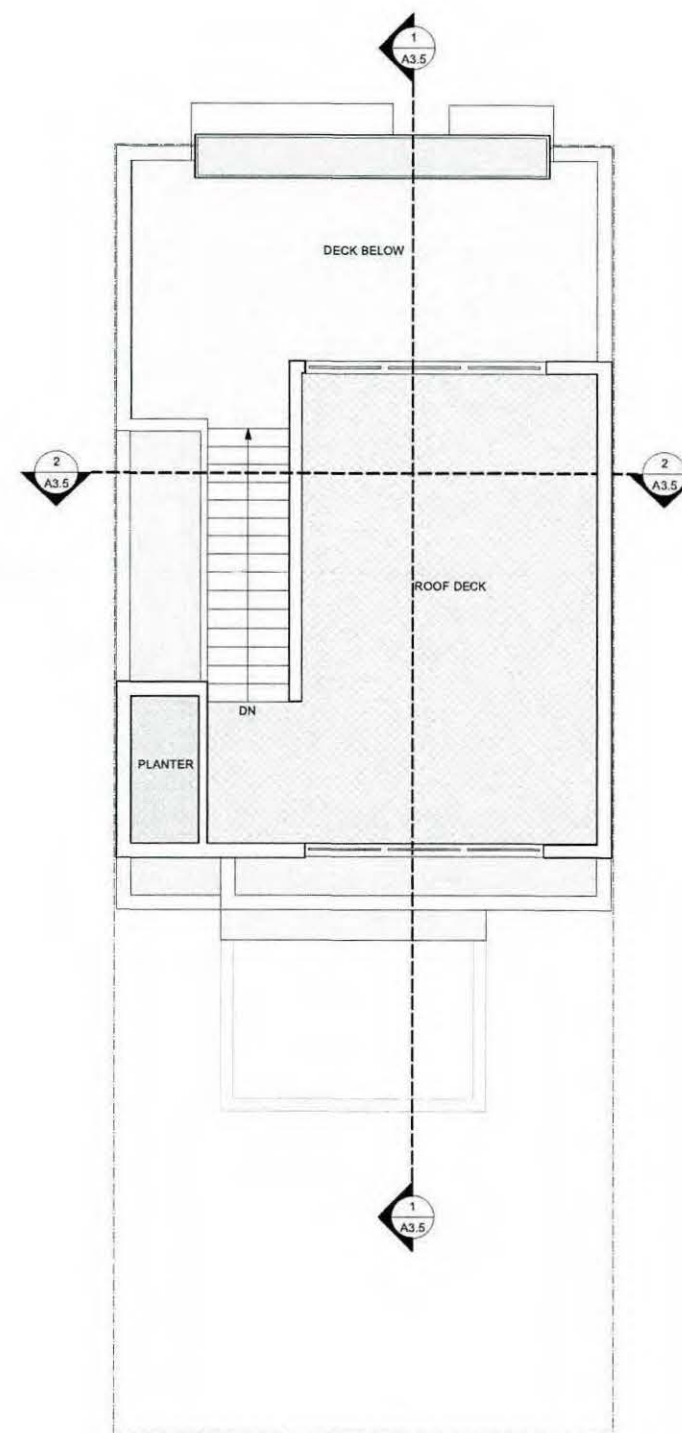
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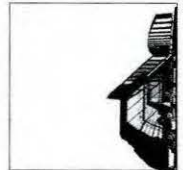
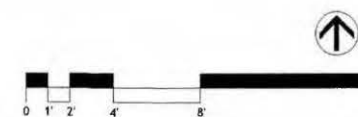
1 3rd Floor
Scale: 1/4" = 1'-0" 804 sf



2 4th Floor
Scale: 1/4" = 1'-0" 408 sf



3 Roof Deck
Scale: 1/4" = 1'-0"



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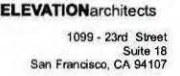
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#	date	issue
EE SUBMITTAL	10.03.13	

3rd & 4th Floor Plans/
Roof Deck

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-2.2



Professional Engineer Seal for Jonathan Pearlman, State of California, License No. C 26034, expires 8/15.

Single-Family Home
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51 Bernard Street
San Francisco, CA

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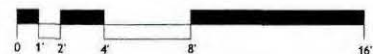
North Elevation

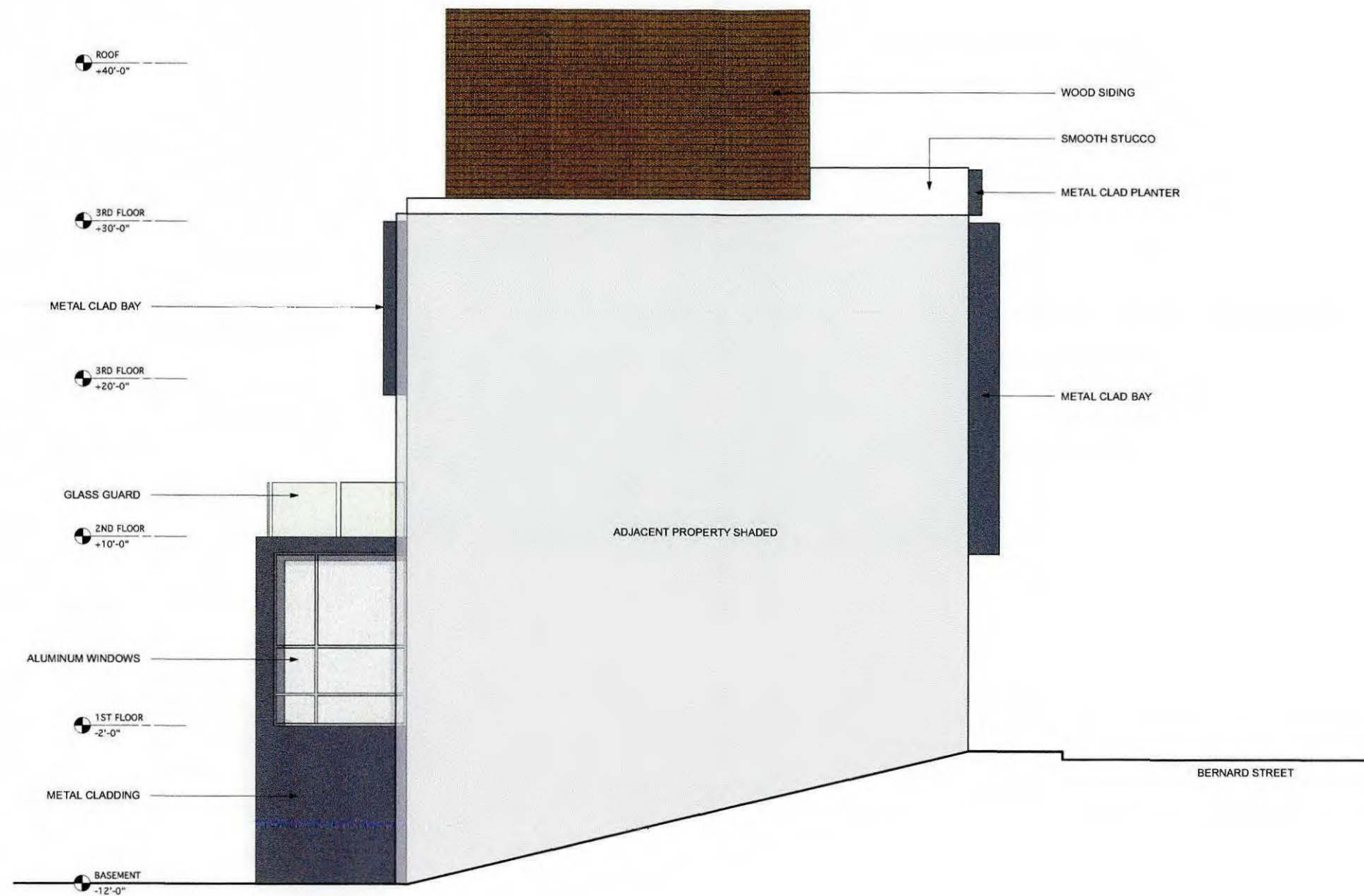
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checked by:	
date:	10.02.13
scale:	

A-3.1

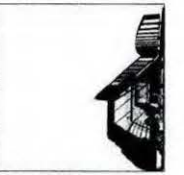
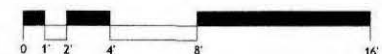


1 BERNARD STREET ELEVATION
- Scale: 1/4" = 1'-0"





2 EAST ELEVATION
Scale: 1/4" = 1'-0"



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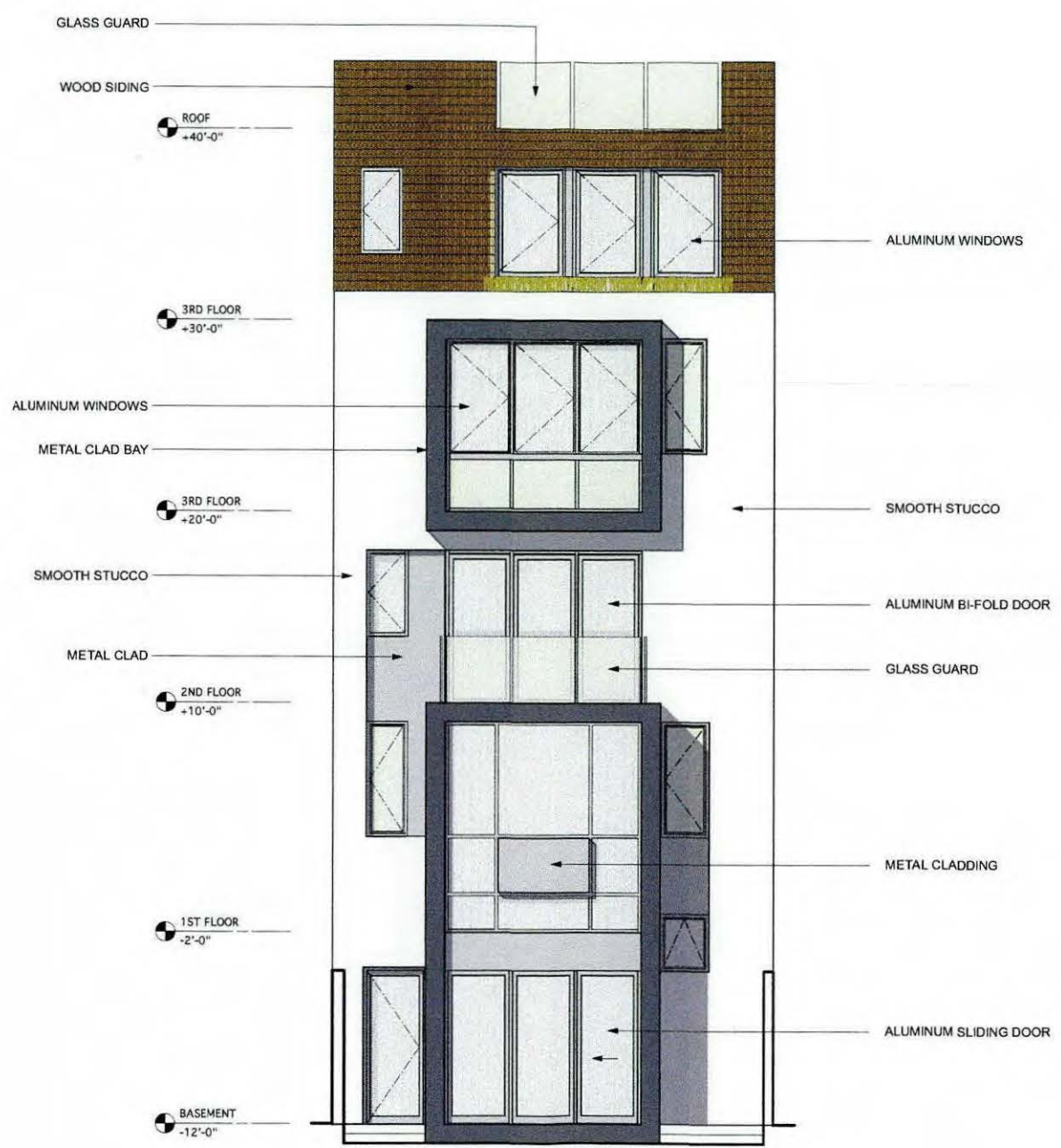
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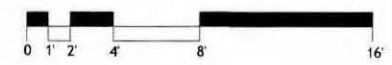
East Elevation

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-3.2



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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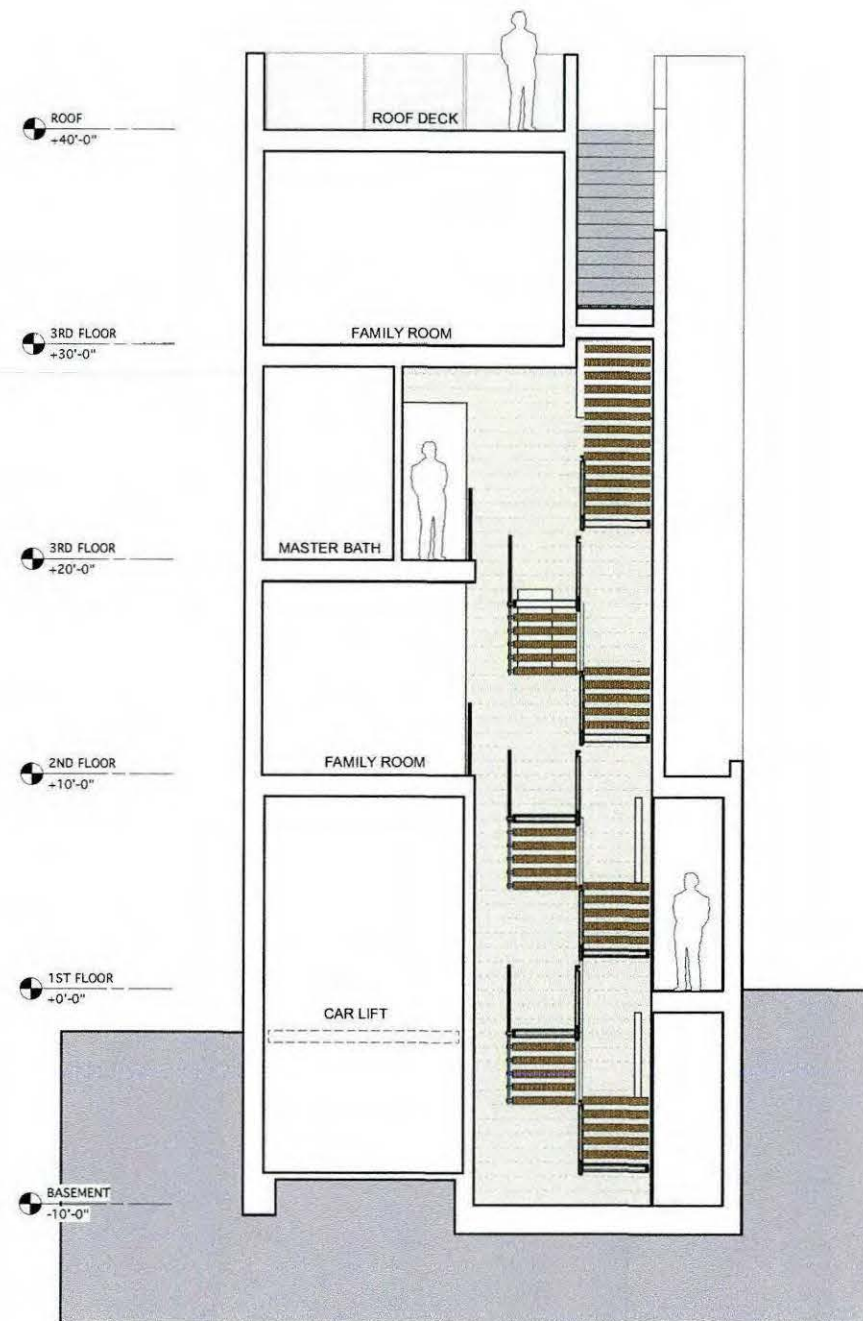
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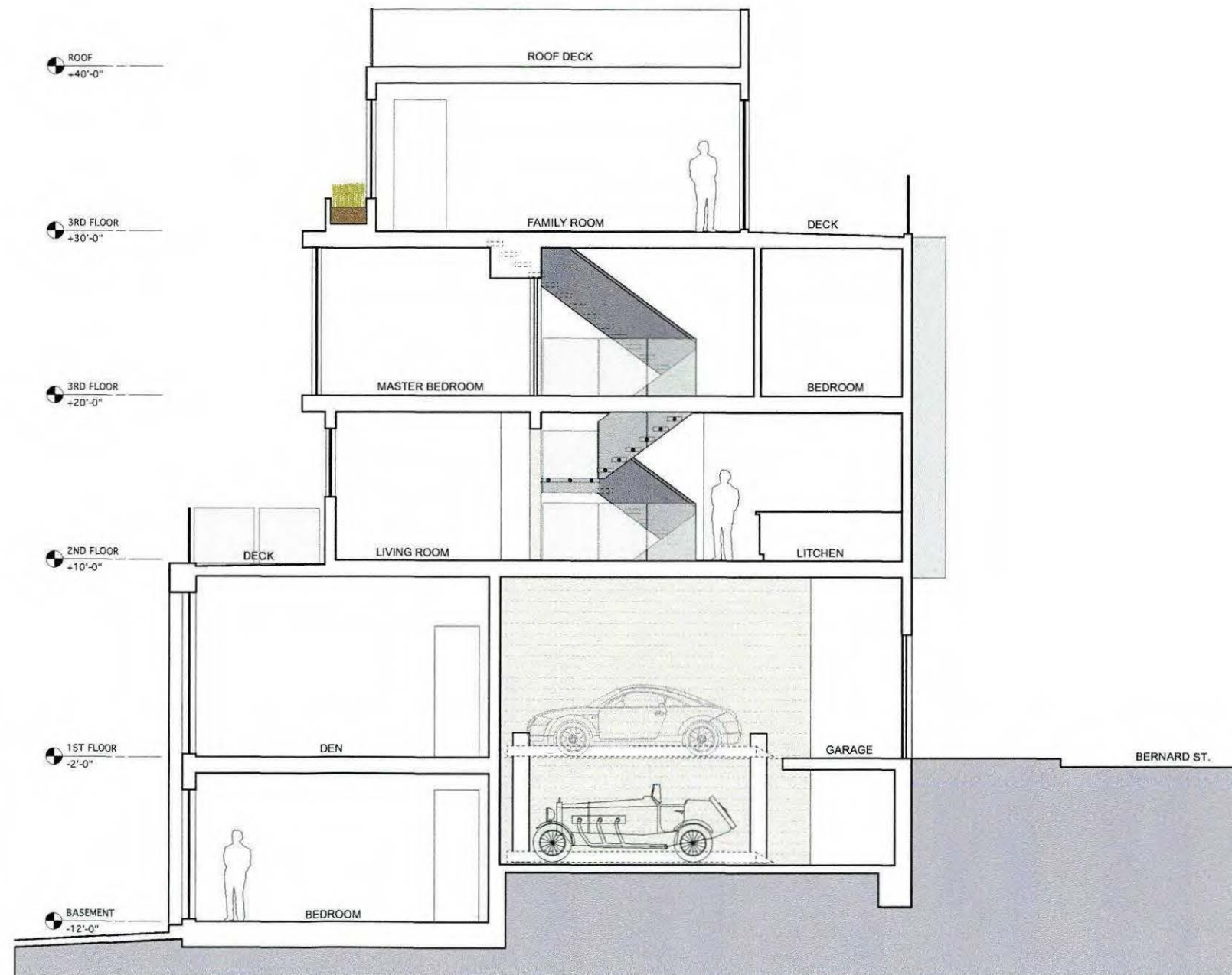
South Elevation

project:	13.08
drawn by:	KC
checked by:	
date:	10.02.13
scale:	

A-3.3



2 EAST - WEST SECTION
Scale: 1/4" = 1'-0"



2 NORTH - SOUTH SECTION
Scale: 1/4" = 1'-0"



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