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

Dear Clerk of the Board,

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

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Gillian Allen
Paralegal

Enclosures

James A. Reuben | Andrew J. Junius | Kevin H. Rosa | Daniel A. Frattin
Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin
Lindsay M. Petrone | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Jared Eigerman^{2,3} | John McInerney III²

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

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

REUBEN, JUNIUS & ROSE, LLP

November 12, 2014

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By Messenger

Mr. John Carroll
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One Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

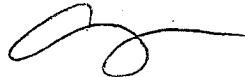
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Appeals of Categorical Exemption and Conditional Use Authorization
Hearing Date: November 18, 2014
Our File No.: 7058.01**

Dear Mr. Carroll,

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

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Gillian Allen
Paralegal

Enclosure

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San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

REUBEN, JUNIUS & ROSE, LLP

November 12, 2014

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

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

Dear President Chiu and Supervisors:

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

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

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

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

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

A. Project and Site Description

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

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

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

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

B. Background

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

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

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

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

C. The CatEx is Properly Issued Under CEQA

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

1. Standard of Review Under CEQA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ii. Previous Environmental Review at the Property

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

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

D. The Conditional Use Authorization Was Properly Issued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

i. *Housing Element*

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

ii. *Urban Design Element*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Conclusion

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

Respectfully,

REUBEN, JUNIUS & ROSE, LLP



Daniel A. Frattin

President Chiu and Supervisors

November 12, 2014

Page 17

Enclosures

CC: President David Chiu
Supervisor Eric Mar
Supervisor Mark Farrell
Supervisor Katy Tang
Supervisor London Breed
Supervisor Jane Kim
Supervisor Norman Yee
Supervisor Scott Weiner
Supervisor David Campos
Supervisor Malia Cohen
Supervisor John Avalos
Rick Caldeira, Board of Supervisors Clerk's Office
John Rahaim, Planning Director
Sarah Jones, Environmental Review Officer
Liz Watty, Planning Department
Jessica Range, Planning Department
Jeremy Ricks
Lewis Butler, Butler Armsden Architects
James A. Reuben, Reuben, Junius & Rose, LLP

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com

Exhibit A

John K. Stewart
285 Telegraph Hill Blvd.
San Francisco, CA 94133
jstewart@isco.net

July 8, 2014

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

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty,

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

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

John K. Stewart
285 Telegraph Hill Blvd.
San Francisco, CA 94133
jstewart@sco.net

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

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

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

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

Sincerely,



John K. Stewart

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

July 7, 2014

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

Subject: 115 Telegraph Hill Boulevard.

Dear Ms. Watty:

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

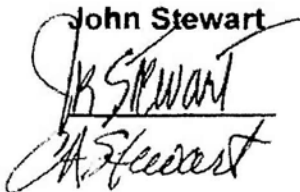
We support the proposed development at 115 Telegraph Hill Boulevard because....

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

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

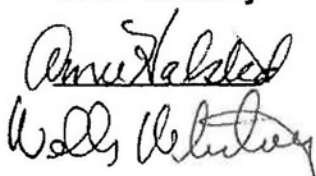
Gussie Stewart

John Stewart



Anne Halstead

Wells Whitney



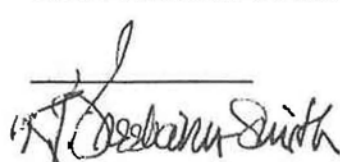
Lynda Spence


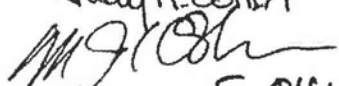
Bob Mittelstadt

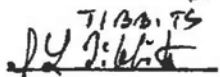
DocuSigned by:
Lynda Spence
CF9C2291E4B448D

Janet Crane

Rod Freebairn-Smith




Judy M. O'SHEA

MICHAEL J. O'SHEA
IRENE LINDBERK

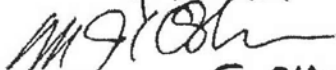
TIBBETS


DocuSigned by:
Gail Switzer
Ga-1062Switzer

DocuSigned by:
Robert Mittelstadt
100D7A5FF087482

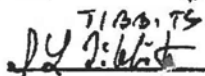


Judy M. O'SHEA



MICHAEL J. O'SHEA

IRENE LINDBERK

TIBBTS


DocuSigned by:

Robert Mittelstadt

101D7A5FFD67482

DocuSigned by:

Paul Switzer

2008750C0A7E

July 8, 2014

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

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty:

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

The THD email declares the project will:

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

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

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

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

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

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

Thank you,

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

April 1, 2014

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


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

Dear Commissioners,

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

Thank you.

Sincerely,


Mary Kay Kew
381-383 Filbert Street

July 7, 2014

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

Subject: 115 Telegraph Hill Boulevard.

Dear Ms. Watty:

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

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

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

Sincerely yours – Wells Whitney

Wells Whitney

1308 Montgomery St.

San Francisco, CA 94133

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

July, 6th 2014

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

Subject: Support of proposed development of 115 Telegraph Hill Boulevard

Dear Ms. Watty,

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

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

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

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

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

Thank you for your consideration.

Kind regards,

Marina Galli, CFA
& Monty Reedy

From: Friea Berg
To: Watty, Elizabeth (CPC)
Subject: I support "luxury condos on Telegraph Hill"
Date: Thursday, July 10, 2014 9:10:39 AM

Hi,

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

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

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

-Friea

Friea Berg | Strategic Alliances | friea@splunk.com | Direct 415-852.5820 | Mobile: 415.254.1544 | twitter.com/friea
San Francisco | Cupertino | London | Hong Kong | Washington D.C. | Seattle | Plano | Singapore | Munich | Tokyo

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

Dear Ms. Watty,

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

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

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

June 8, 2014

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

Subject: 115 Telegraph Hill Blvd.

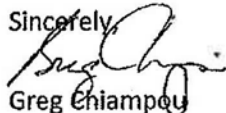
Dear Ms. Watty:

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

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

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

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

Sincerely,


Greg Chiampou
345 Filbert Street
San Francisco, CA 94133

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

Ms. Watty,

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

Thank you for your consideration,

Regan Anderlini
300 Filbert St

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

Ms. Watty

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

Best

Vince Scholl

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

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

Lois Chess
415-385-7505

From: Marcy Albert
To: Watty, Elizabeth (CPC)
Subject: SUPPORT FOR 115 Telegraph Hill Boulevard (Case No. 2013-1375CE)
Date: Wednesday, July 09, 2014 12:01:42 PM

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

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

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7814 - Release Date: 07/07/14

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

Hi Elizabeth,

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

Thank you,

David Taylor
1460 Montgomery Street
650 339 1476

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

Hi Elizabeth,

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

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

Thank you for your consideration.

Best,
Dana Rivera

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

Ms. Watty,

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

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

Thank you,
Calvin Chan

June 10, 2014

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

Subject: 115 Telegraph Hill Blvd.

Dear Ms. Watty:

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

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

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

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

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

Sincerely,

Jennifer Mattson Chiampou
345 Filbert Street
San Francisco, CA 94133

✓

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

Dear Ms. Watty:

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

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

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

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

Best regards,
Janet

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

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

To whom it may concern:

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

Fellow Neighbor,

Alexis Donoghoe

✓

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

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

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

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

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

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

Sincerely,

John J. Fitzgerald

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

Dear Ms. Watty,

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

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

I look forward to supporting this project through to completion.

Please contact me with any questions.

Best,
Dustin Haytema

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

Elizabeth,

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

Always happy to chat.

brad hedrick
4154979844
520 chestnut St no 104
SF CA.

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

Hi Elizabeth,

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

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

Sincerely,

Peter Iskandar
1835 Grant Ave.

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

Dear Ms. Watty,

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

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

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

Thanks,
Shane Kennedy

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

Dear Ms. Watty, President Wu and Commissioners:

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

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

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

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

Sincerely,

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

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

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

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

Dear Ms. Watty,

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

Many Thanks
Jady Manibusan

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

Hi Sally,

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

All the best,

Michael

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

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

> Dear Liz,

>

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

>

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

>

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

>

> Regards,

>

> Bill Ricks

> 925-890-3933

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

Dear Ms. Watty,

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

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

Sincerely and with kind regards,

Louis

Louis J. Silcox, Jr.
Senior Marketing Consultant
Sotheby's International Realty
117 Greenwich Street
San Francisco, CA 94111
415 296-2229 Direct
415 297-2277 Cellular
415 901-1701 Facsimile
www.SFEstates.com
BRE License # 00949191

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July 8, 2014

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

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

Dear Ms. Watty, President Wu and Commissioners:

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

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

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

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

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

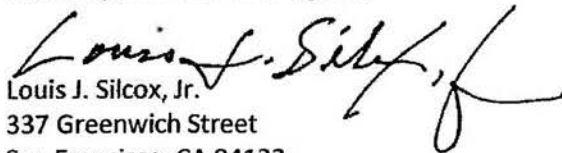
was never there when the previous structures were there. I remember those derelict structures well. They were actually deemed unsound by the city before a permit was issued by the city to demolish them.

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

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

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

Sincerely and with kind regards,

A handwritten signature in black ink, appearing to read "Louis J. Silcox, Jr.", with a stylized flourish at the end.

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

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

Case 3013.1375

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

Chris Stockton,
Architect, retired

May 5, 2014

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

Re: Proposed Project @115 Telegraph Hill

Dear Planning Commission Members:

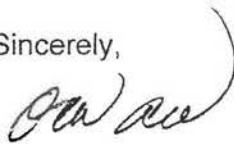
I have been a homeowner in San Francisco for more than a decade. Last year, I purchased a home in the Telegraph Hill neighborhood.

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

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

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

Sincerely,



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

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

Ms. Watty

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

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

Thank you!

Andrea Winograd

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

SF Planning Dept.

To Whom It May Concern,

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

Sincerely,

Justin Yonker

Master Builders
C: 415-806-4676
O: 415-567-8886

justin@masterbuilderssf.com
www.masterbuilderssf.com

Please consider the environment before printing this e-mail

✓

Exhibit B

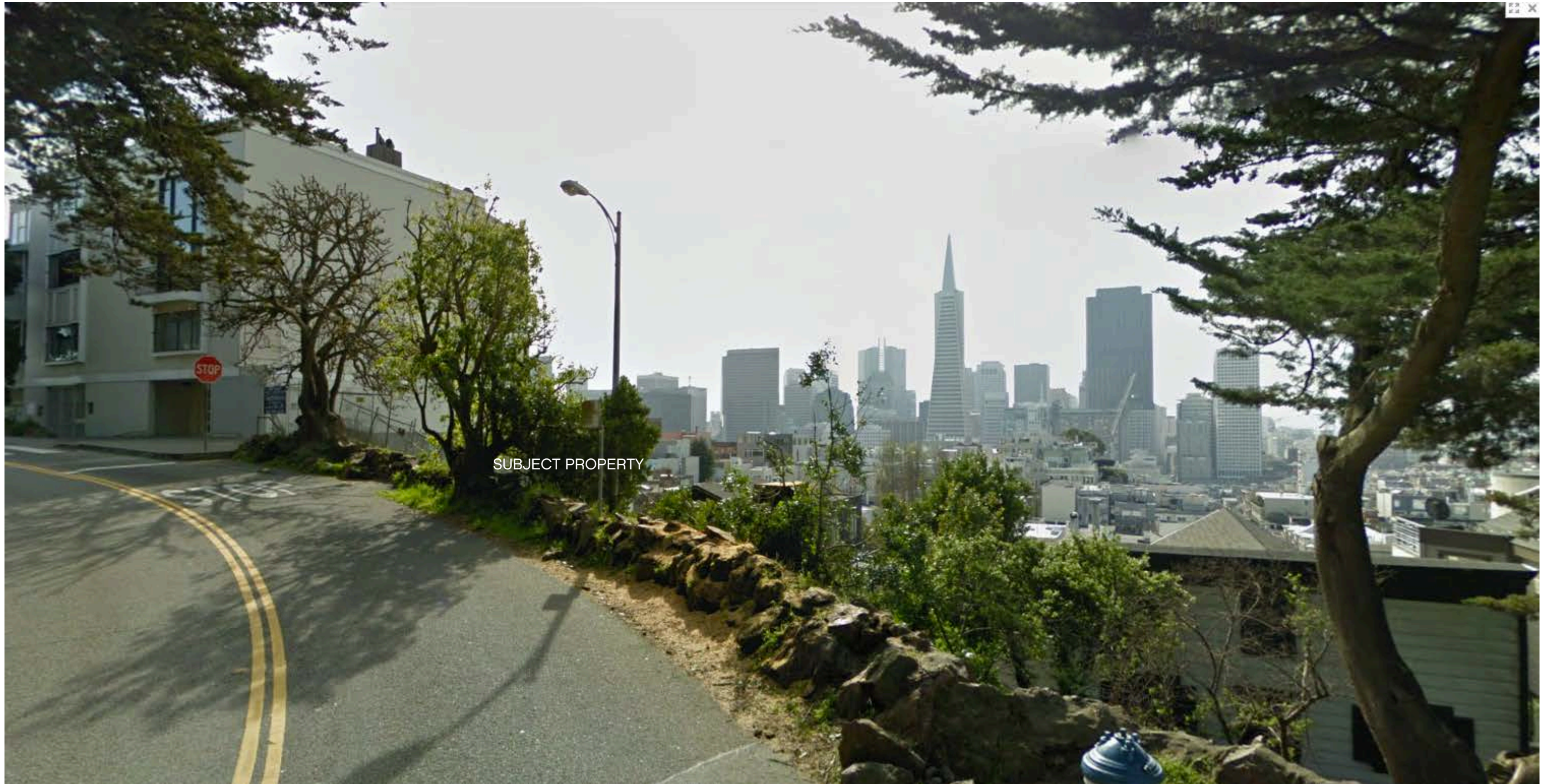


BLOCKFACE EAST OF SUBJECT PROPERTY

115 TELGRAPH HILL BLVD., SAN FRANCISCO, CA 94133



BUTLER ARMSDEN ARCHITECTS
2849 CALIFORNIA STREET, SAN FRANCISCO CA 94115

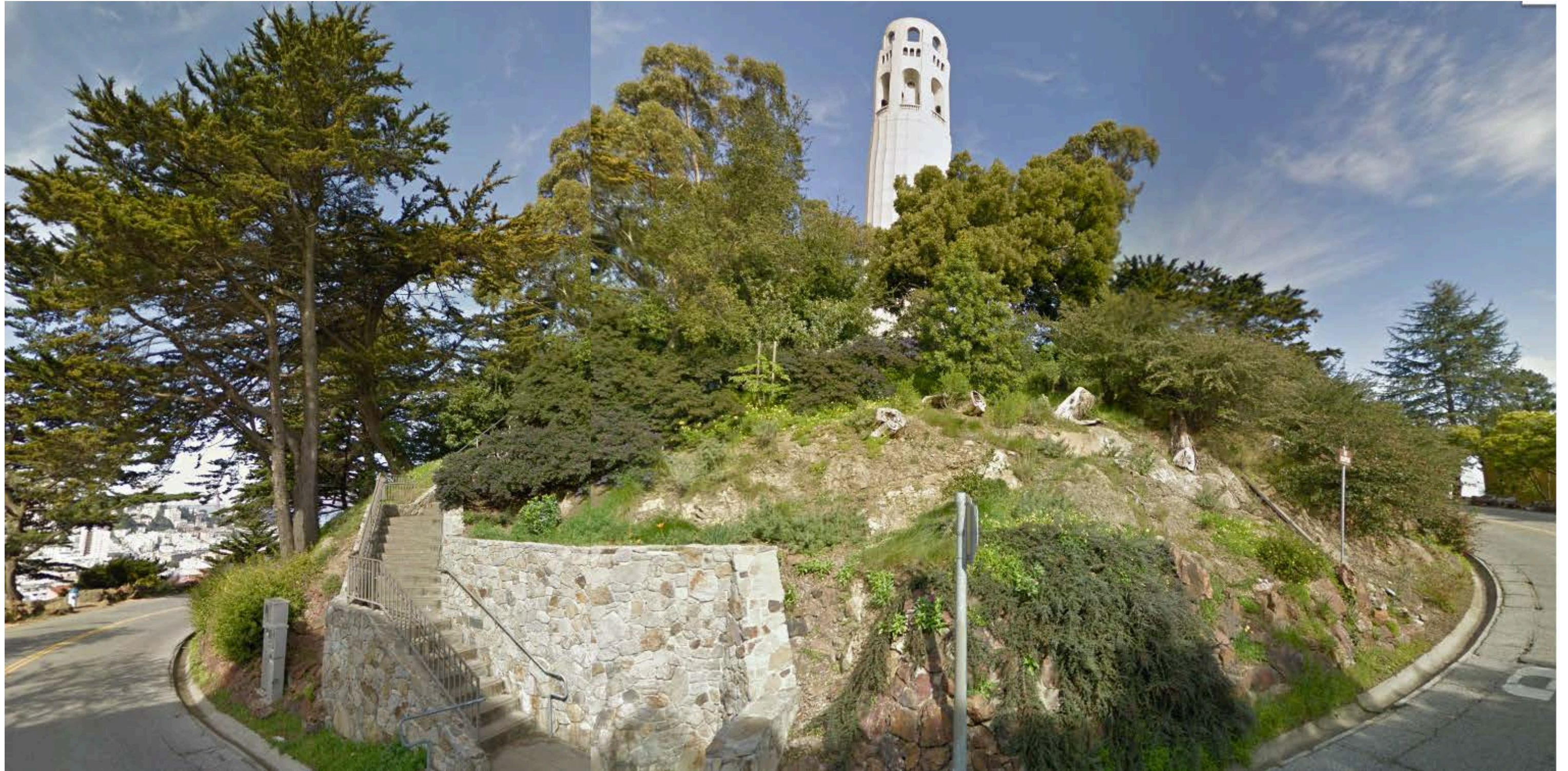


BLOCKFACE WEST OF SUBJECT PROPERTY

115 TELGRAPH HILL BLVD., SAN FRANCISCO, CA 94133



BUTLER ARMSDEN ARCHITECTS
2849 CALIFORNIA STREET, SAN FRANCISCO CA 94115



BLOCKFACE OPPOSITE FROM SUBJECT PROPERTY

115 TELGRAPH HILL BLVD., SAN FRANCISCO, CA 94133



BUTLER ARMSDEN ARCHITECTS
2849 CALIFORNIA STREET, SAN FRANCISCO CA 94115



AERIAL VIEW NORTH



AERIAL VIEW EAST



AERIAL VIEW SOUTH



AERIAL VIEW WEST

115 TELGRAPH HILL BLVD., SAN FRANCISCO, CA 94133



BUTLER ARMSDEN ARCHITECTS
 2849 CALIFORNIA STREET, SAN FRANCISCO CA 94115



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

OUTLINE OF PROPOSAL SHOWN

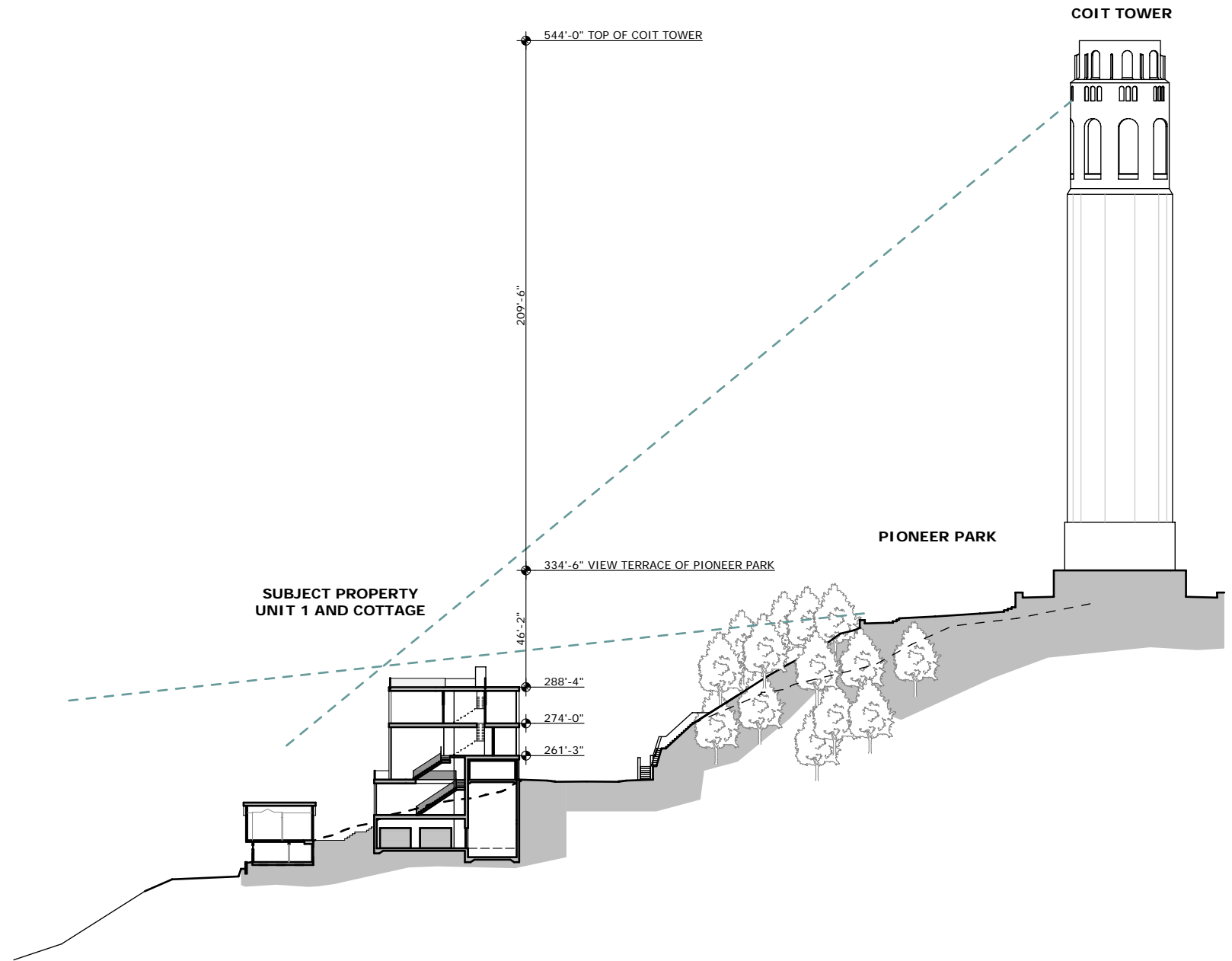


Exhibit C

ABBREVIATIONS

& (D) (E) (N) (R)	AND ANGLE AT CENTERLINE DIAMETER NUMBER DEMOLISH EXISTING NEW REMOVE	F.D. F.F. & E. F.F. FIN. FLR. FLUOR. FIXT. F.O. F.O.C. F.O.F. F.O.S. FNDN. FT FTG. FURR.	FLOOR DRAIN FURNITURE, FIXTURES & EQUIP. FINISH FLOOR FINISH FLOOR FLUORESCENT FIXTURE FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF STUD FOUNDATION FOOT OR FEET FOOTING FURRING	P.G. PL. PLAM. PLYWD. PR. PROP.LN. P.T.	PAINT GRADE PLATE PLASTIC LAMINATE PLYWOOD PAIR PROPERTY LINE PRESSURE TREATED	
A.B. ABV. ADJ. A.F.F. AGGR. ALIN. ALUM. APPROX. ARCH. AV.	ANCHOR BOLT ABOVE ADJACENT ABOVE FINISHED FLOOR AGGREGATE ALIGN ALUMINUM APPROXIMATE ARCHITECTURAL AUDIO VISUAL	GALV. GA. G.F.I.C. GL. GR. GRND. GSM. GYP.	GALVANIZED GAGE GROUND FAULT INTERCEPTOR CIRCUIT GLASS GRADE GROUND GALVANIZED SHEET METAL GYPSUM	R. RAD. R.D. RDWD. REF. REFR. REFR. REINFORCED REQ. RESIL. R.L. RM. R.O.	RISER RADIUS ROOF DRAIN REDWOOD REFERENCE REFRIGERATOR REFRIGERATOR REINFORCED REQUIRED RESILIENT RAIN LEADER ROOM ROUGH OPENING	
BD. BLDG. BLK. BLKG. BM. B.O. B.U.R. B/W	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF BUILT UP ROOFING BETWEEN	H.B. H.C. HWD. HWDWR. HT. HORIZ. HR.	HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HORIZONTAL HOUR	S. S.C. SCHD. SD SECT. SHR. SHEET SIM. SL. S.L.D. SPEC. SQ. S.S.D.	SOUTH SOLID CORE SCHEDULE SMOKE DETECTOR SECTION SHOWER SHEET SIMILAR SLOPE SEE LANDSCAPE DRAWINGS SPECIFICATION SQUARE SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL	
CAB. CEM. CER. CLG. CLKG. CLR. C.M.U. C.O. COL. CONC. CONT.	CABINET CEMENT CERAMIC CEILING CAULKING CLEAR CONC. MASONRY UNIT CENTER OF COLUMN CONCRETE CONTINUOUS	INSUL. INT. LAM. LAV. L.O. LT.	INSULATION INTERIOR LAMINATE LAVATORY LINE OF LIGHT	S.S. STD. STL. STOR. STRUC. SYM.	T. T.B. TEL. T.G. THK. TMPR. TOP OF T.O.P. T.O.W. T.S. T.V. TYP.	TREAD TOWEL BAR TELEPHONE TONGUE AND GROVE THICK TEMPERED TOP OF TOP OF PAVEMENT TOP OF WALL TUBULAR STEEL TELEVISION TYPICAL
DBL. DTL. DIA. DIM. DN. DR. DS. DWG. DWR.	DOUBLE DETAIL DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DRAWING DRAWER	MAX. MED. CAB. MECH. MEMB. MTL. MTD. MFR. MIN. MIR. MISC.	MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MOUNTED MANUFACTURER MINIMUM MIRROR MISCELLANEOUS	U.O.N. V.C.T. VERT. V.I.F.	UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD	
E. EA. ELEC. ELEV. ENCL. EQ. EQUIP. EXT.	EAST EACH ELECTRICAL ELEVATION ENCLOSURE EQUAL EQUIPMENT EXTERIOR	N. N.I.C. NO. NOM. N.T.S. O/ O.A. OBS. O.C. O.D. OPNG. OPP.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER OVERALL OBSOURE ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE	W. W/ WD. W/O W.P. WT.	WEST WITH WOOD WITHOUT WATERPROOFING WEIGHT	

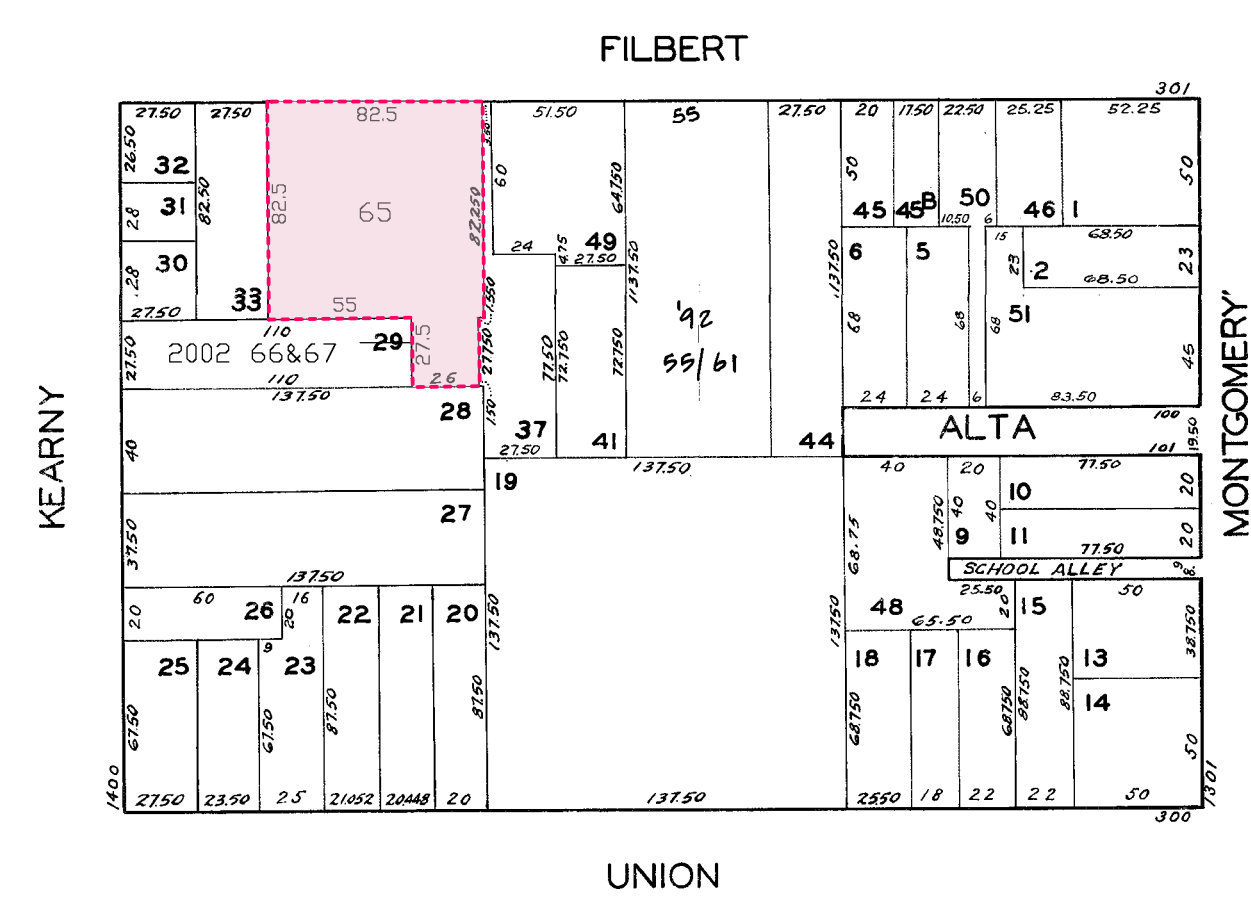
SYMBOLS

	DRAWING/DETAIL REFERENCE TAG DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE TAG BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE TAG INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN
	HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR TAG
	WINDOW TAG
	PLUMBING FIXTURE TAG PLUMBING FITTING TAG
	APPLIANCE TAG
	EQUIPMENT TAG
	REVISION TAG
	MATCHLINE
	WORKPOINT OR DATUM
	WALL TYPE TAG
	THRESHOLD

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR FOR REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- AS SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY CUES, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG-LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK TYPE "X", U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.
- ALONG THE FILBERT STREET STAIR FRONTAGE OF THE PROPERTY, A WELL-LIT AND NATURALLY VENTILATED PEDESTRIAN TUNNEL PROVIDING SAFETY TO PERSONS USING THE STAIRS SHALL BE ERRECTED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- A FLAG-PERSON WILL BE PERMANENTLY STATIONED AT THE TOP OF THE FILBERT STAIRS AT THE ENTRY POINT TO THE SITE. THIS PERSON IS RESPONSIBLE FOR MONITORING AND USHERING CONSTRUCTION EQUIPMENT AS WELL AS PEDESTRIAN AND VEHICULAR TRAFFIC TO MINIMIZE POTENTIAL CONFLICTS.
- ALL TRUCKS WAITING TO UNLOAD MATERIAL SHALL BE STAGED AT A LOCATION OFFSITE TO AVOID QUEUING OF CONSTRUCTION TRUCKS ON TELEGRAPH HILL BOULEVARD. DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 7:30 AM AND 5:30 PM ON WEEKDAYS, EXCLUSIVE OF LEGAL HOLIDAYS.
- CONSTRUCTION VEHICLES SHALL USE THE STAGING AREA PROVIDED ON SITE AS A MEANS TO TURN AROUND, AVOIDING USE OF THE COIT TOWER PARKING LOT BY CONSTRUCTION EQUIPMENT AND TRUCKS.
- ALL APPLICABLE WEIGHT LIMITS ON ACCESS ROADS TO AND FROM THE SITE SHALL BE OBSERVED AND ADHERED TO.
- NO CONSTRUCTION ACTIVITY OVER 5 DBA SHALL BE PERMITTED BETWEEN 8:00 PM AND 7:00 AM THE FOLLOWING DAY PER SAN FRANCISCO NOISE CONTROL ORDINANCE.
- NO TRADESPERSON SHALL UTILIZE THE COIT TOWER PARKING LOT FOR PERSONAL USE, AND WILL INSTEAD PARK AT DESIGNATED PARKING GARAGES AND BE SHUTTLED TO AND FROM THE JOB SITE.
- PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR & SPONSOR SHALL COORDINATE WITH TRAFFIC ENGINEER AND TRANSIT DIVISION OF SFMTA, POLICE DEPARTMENT, FIRE DEPARTMENT, PLANNING DEPARTMENT, AND OTHER CONSTRUCTION CONTRACTORS FOR ANY CONCURRENT NEARBY PROJECTS TO MANAGE TRAFFIC CONGESTION AND PEDESTRIAN CIRCULATION EFFECTS DURING CONSTRUCTION OF THE PROJECT.
- PRIOR TO COMMENCING CONSTRUCTION, THE PROJECT SPONSOR SHALL CONSULT WITH AFFECTED NEIGHBORS ON ASSESSORS' BLOCK 105 BEFORE FINALIZING THE CONSTRUCTION STAGING AND TRAFFIC PLAN, INCLUDING (A) A SCHEDULE OF DELIVERY TIMES AND DATES DURING WHICH CONSTRUCTION MATERIALS ARE EXPECTED TO ARRIVE, AND (B) METHODS TO BE USED TO MONITOR TRUCK MOVEMENT INTO AND OUT OF THE BUILDING SITE SO AS TO MINIMIZE TRAFFIC CONFLICTS ON TELEGRAPH HILL BOULEVARD.
- MUNI ACCESS TO COIT TOWER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- STEWARDSHIP OF LANDSCAPE AREAS IN THE PUBLIC DOMAIN AND THE FILBERT STREET STAIRS ALONG THE PROPERTY FRONTAGE SHALL BE MAINTAINED BY THE SUBJECT PROPERTY, WITH THE PERMISSION OF SF PARKS & RECREATION, DPW, AND DBI.

AREA OF SUBJECT PROPERTY:
115 TELEGRAPH HILL BLVD. / 363 FILBERT STREET
BLOCK 0105 / LOT 065



ASSESSOR BLOCK 0105
NOT TO SCALE

PROJECT TEAM

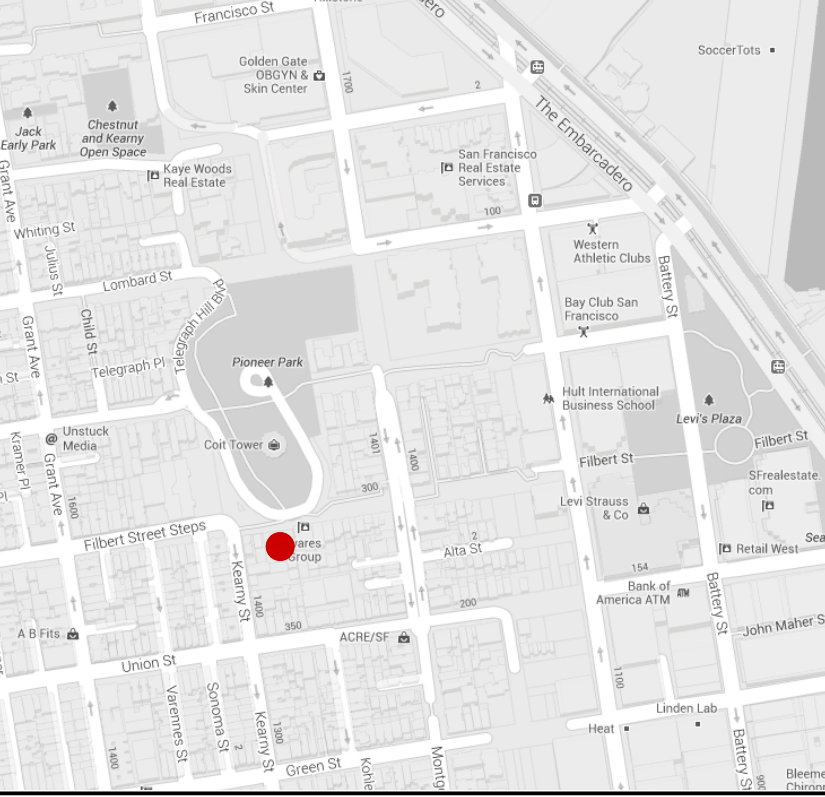
ARCHITECT:
BUTLER ARMSDEN ARCHITECTS
2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
T. 415.674.5554
F. 415.674.5558

PROPERTY ATTORNEY:
REUBEN & JUNIUS, LLP
1 BUSH STREET, SUITE 600
SAN FRANCISCO, CA 94104
T. 415.567.9000
F. 415.399.9480

SURVEYOR:
FORESIGHT LAND SURVEYING
2410 CALIFORNIA STREET, #2
SAN FRANCISCO, CA 94115
T. 415.735.6180

GEOTECHNICAL ENGINEER:
EARTH MECHANICS
360 GRAND AVENUE, SUITE 262
OAKLAND, CA 94610
T. 510.839.0765
F. 510.839.0716

VICINITY MAP



BUTLER ARMSDEN
ARCHITECTS

2849 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
BUTLERARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

PROJECT DATA

BLOCK:	0105	ZONED:	RH-3
LOT:	065	HEIGHT LIMIT:	40'-0"
LOT SIZE:	7,521 sq.ft.	OCCUPANCY:	R3

	PARKING LEVEL	BASEMENT LEVEL	GROUND LEVEL	SECOND LEVEL	THIRD LEVEL	UNIT TOTAL
UNIT 1	0	1,180	675	735	1,227	3,817
UNIT 2	0	1,151	962	1,081	1,081	4,275
UNIT 3	487	1,036	1,081	1,081	0	3,685
COTTAGE	406	438	0	0	0	844
PARKING	3,137	330	300	0	0	3,767
TOTAL BY LEVEL	4,030	4,135	3,018	2,897	2,308	16,388
						TOTAL PROJECT SQ.FT.

CONSTRUCTION CLASSIFICATION:
Type V-B

CODES

2010 CA BLDG. CODE
2010 S.F. BLDG. CODE &
AMENDMENTS
2010 CA ENERGY CODE
2010 S.F. ELECTRICAL CODE
2010 S.F. MECHANICAL CODE
2010 S.F. PLUMBING CODE
2010 S.F. FIRE CODE

SCOPE OF WORK

NEW 3-UNIT RESIDENTIAL DEVELOPMENT, PRIVATE
RESIDENTIAL GARAGE, MAINTAIN EXISTING 1-UNIT COTTAGE,
SITE GRADING AND DRAINAGE AS REQUIRED

SHEET INDEX

ARCHITECTURAL	08/12/2013	02/12/2014	05/19/2014	07/17/2014	09/02/2014	09/16/2014
A0.0 TITLE SHEET	■	■	■	■	■	■
A0.1 SITE SURVEY	■	■	■	■	■	■
A0.2 SITE PHOTOS	■	■	■	■	■	■
A0.3 SITE PHOTOS	■	■	■	■	■	■
A0.4 SITE PHOTOS	■	■	■	■	■	■
A0.5 EXISTING SITE PLAN	■	■	■	■	■	■
A0.6 PROPOSED SITE PLAN	■	■	■	■	■	■
A2.1 BASEMENT LEVEL	■	■	■	■	■	■
A2.2 PARKING LEVEL	■	■	■	■	■	■
A2.3 MAIN LEVEL	■	■	■	■	■	■
A2.4 SECOND LEVEL	■	■	■	■	■	■
A2.5 THIRD LEVEL	■	■	■	■	■	■
A2.6 ROOF LEVEL	■	■	■	■	■	■
A2.7 COTTAGE: PLANS	■	■	■	■	■	■
A2.8 COTTAGE: ELEVATIONS	■	■	■	■	■	■
A2.9 COTTAGE: EXISTING PHOTOS	■	■	■	■	■	■
A3.1 FRONT ELEVATION	■	■	■	■	■	■
A3.2 REAR ELEVATION	■	■	■	■	■	■
A3.3 WEST ELEVATION: UNIT 3	■	■	■	■	■	■
A3.4 LONGITUDINAL SECTION	■	■	■	■	■	■
A3.5 UNIT 1 LATERAL SECTION	■	■	■	■	■	■
A3.6 UNIT 2 LATERAL SECTION	■	■	■	■	■	■
A3.7 UNIT 3 LATERAL SECTION	■	■	■	■	■	■
A3.8 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.9 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.10 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.11 CONCEPTUAL RENDERINGS	■	■	■	■	■	■
A3.12 CONTEXT VIEWS	■	■	■	■	■	■

OMITTED & VOIDED
FROM SUBMISSION

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR
2 NOPDR #2 - 05/19/2014	DS / SR
3 REVISION - 07/17/2014	DS / SR
4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

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

TITLE SHEET

GENERAL NOTES

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (2) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (3) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (4) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (5) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
- (6) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (7) THIS IS A BOUNDARY SURVEY.
- (8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

BASIS OF SURVEY

CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER TITLE NO:
09-35507990-J-RM, DATED 10-06-2009

BASIS OF ELEVATION

FOUND + CUT WEST RIM HPFS MH 23' WEST AND 4' NORTH OF THE SOUTH
WEST CORNER OF KEARNY AND FILBERT STREETS, ELEVATION = 208.828' CITY
AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

MAP REFERENCES

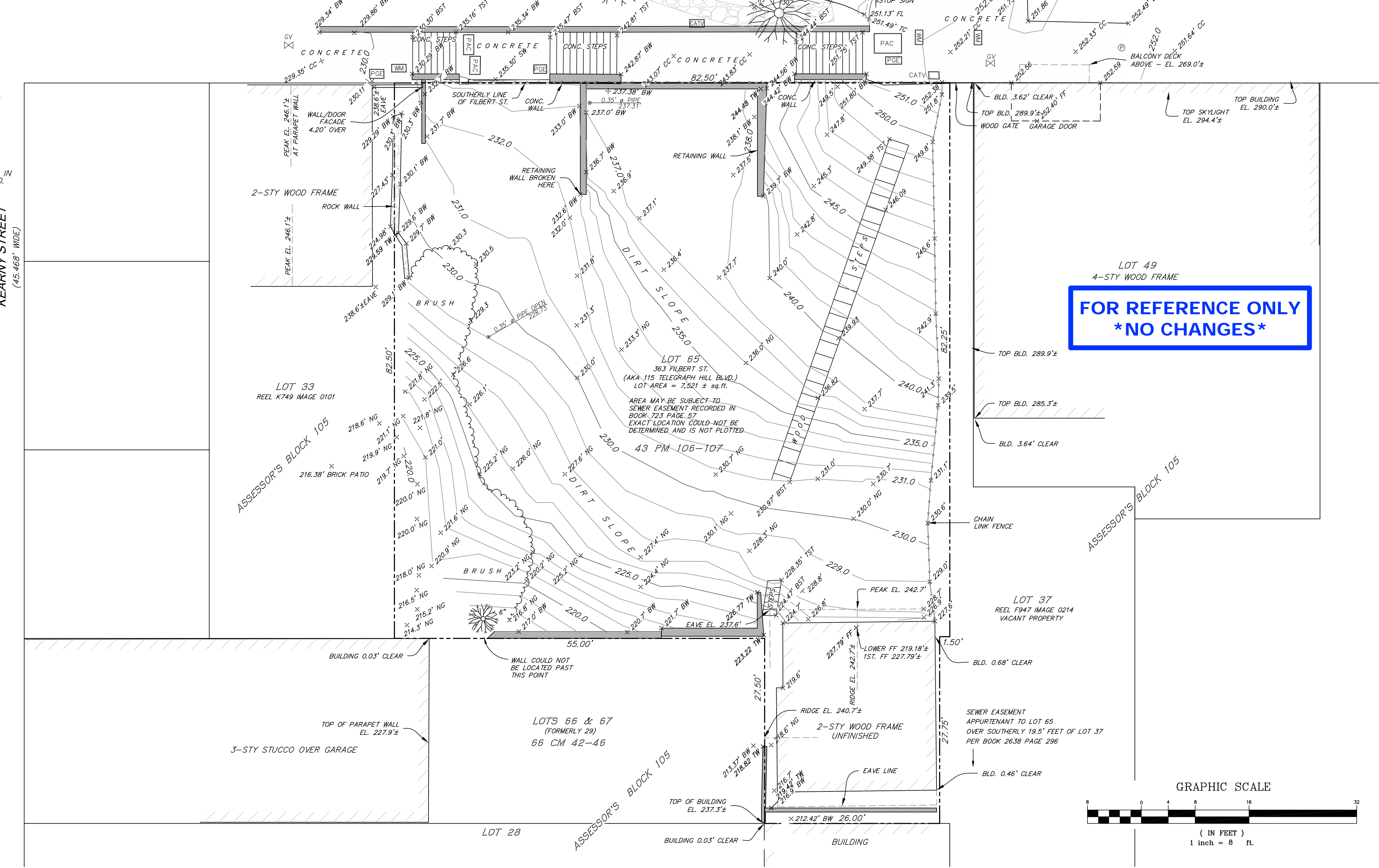
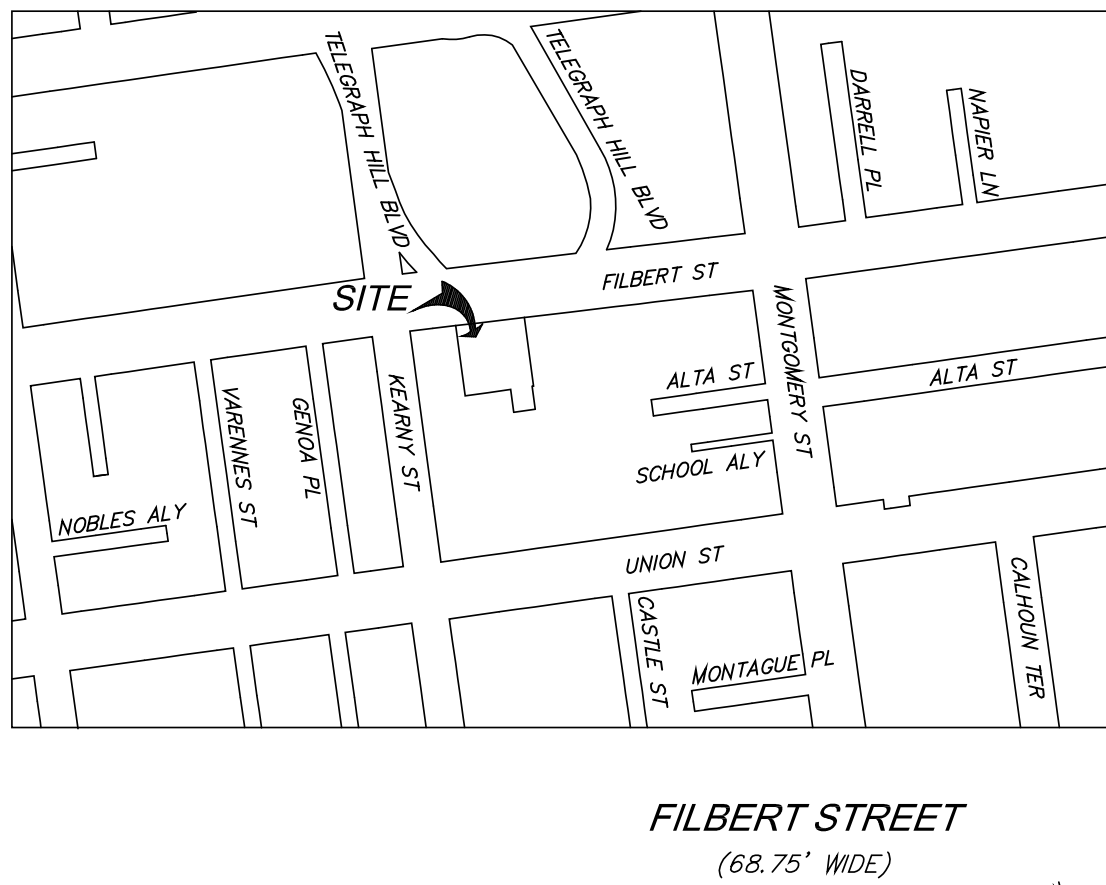
[A] PARCEL MAP RECORDED IN BOOK 43 OF PARCEL MAPS PAGES 106-107,
FRANCISCO.

[B] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 4 12 ON FILE IN
THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

AC	ASPHALT CONCRETE
BLD	BUILDING
BST	BOTTOM OF STEP
BW	BOTTOM OF WALL
CATV	CABLE TV
CC	CONCRETE
CONC	CONCRETE
CP	CONTROL POINT
EC	EDGE OF CONCRETE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOWLINE
GV	GAS VALVE
NG	NATURAL GROUND
P	PAC BELL MANHOLE
PAC	PAC BELL BOX
PGE	PGE BOX
SW	SIDEWALK
TC	TOP OF CURB
TST	TOP OF STEP
TW	WATER METER
WM	PROPERTY LINE
---	OVERHANG
---	FLOWLINE
---	FENCE
WM	WATER METER
GV	GAS VALVE
PAC	PAC BELL BOX
PGE	PGE BOX
P	PAC BELL MANHOLE
+	STOP SIGN
x xxx.x	SPOT ELEVATION
x"	TREE (WITH TRUNK DIAMETER)

VICINITY MAP



DATE: APRIL 12, 2013
SCALE: 1"=8'
DRAWN: P.H.-D.
CHECKED: G.T.J.

DATE	REVISED
4-24-13	

FORESIGHT
LAND SURVEYING
2410 CALIFORNIA STREET, SUITE #2
SAN FRANCISCO, CA 94115
415-735-6180

SITE SURVEY
363 FILBERT STREET
SAN FRANCISCO, CA
BLOCK 105 LOT 65

SHEET 1
OF
1 SHEETS
JOB No.
#13024

PLANNING PERMIT

REVISIONS:	BY:
1 NODR #1 - 02/13/2014	DS / SR

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

SITE SURVEY

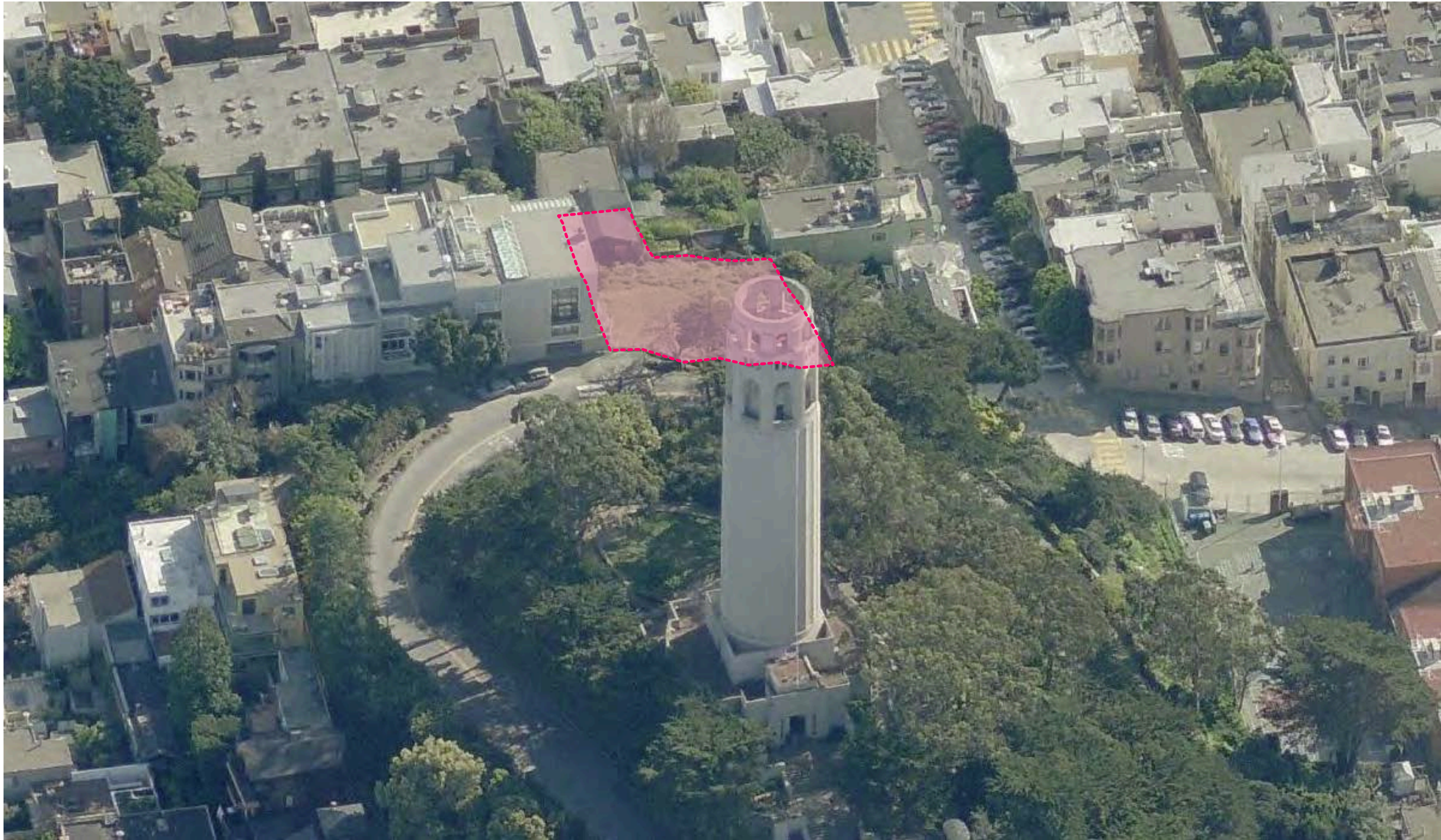
115 TELEGRAPH HILL
115 TELGRAPH HILL BLVD., SAN FRANCISCO, CA, 94133.



4 AERIAL VIEW LOOKING NORTH
SCALE: 1:1.17



2 AERIAL VIEW LOOKING EAST
SCALE: 1:1.17



3 AERIAL VIEW LOOKING SOUTH
SCALE: 1:1.17



1 AERIAL VIEW LOOKING WEST
SCALE: 1:1.17



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

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR

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



4 VIEW SOUTH FROM ACCROSS TELEGRAPH HILL BLVD.



2 VIEW UP FILBERT STREET STEPS
SCALE: 1:3.16



3 VIEW UP TELEGRAPH HILL BLVD. TO SITE
SCALE: 1:1.09



1 PHOTO KEY PLAN
SCALE: 1:246.43

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR

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

SITE PHOTOS



8

109/111 TELEGRAPH HILL BLVD.

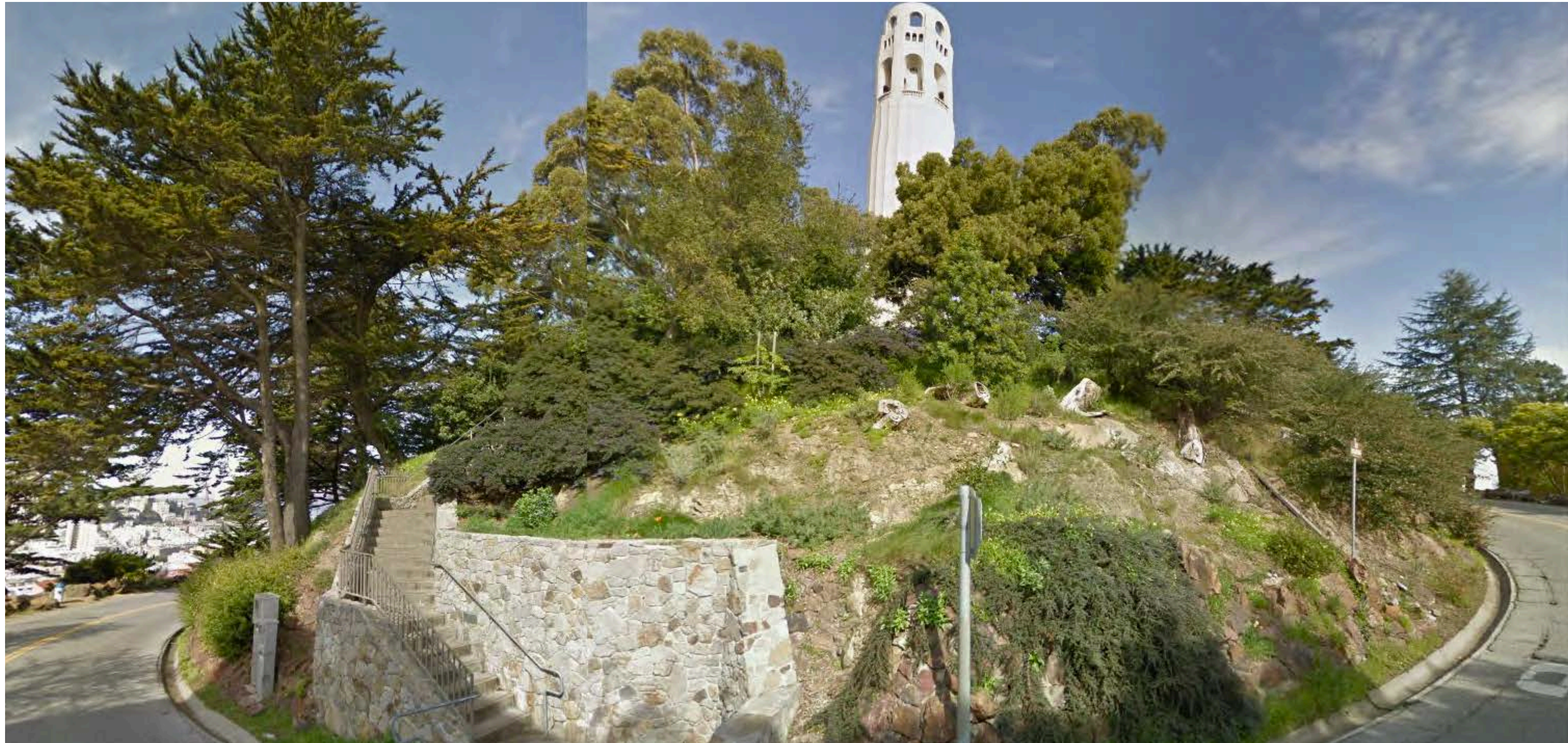
SCALE: 1" = 1'-0"



6

ADJACENT CONTEXT TO EAST OF SUBJECT PROPERTY

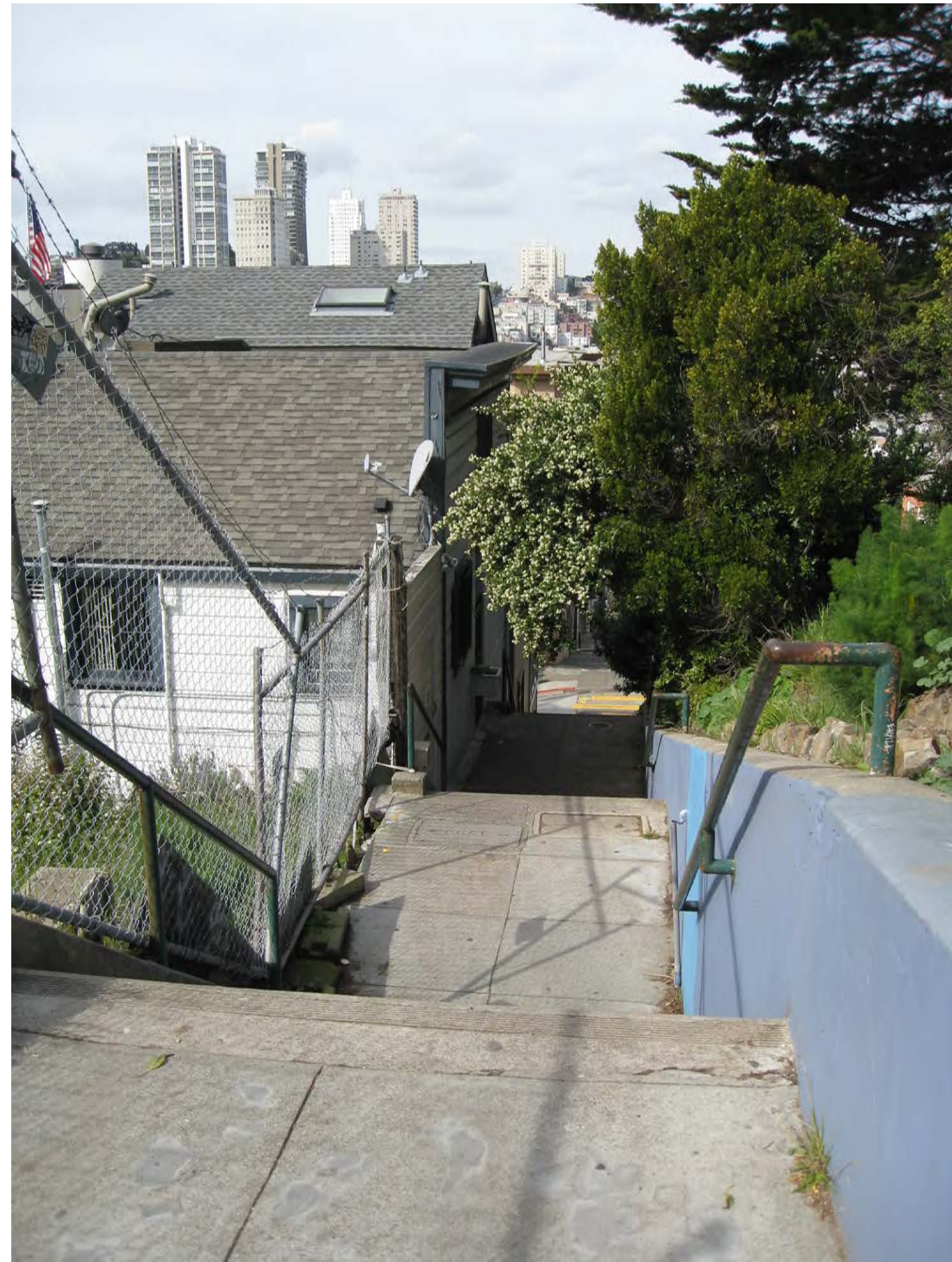
SCALE: 1:0.96



7

STREETSCAPE OPPOSITE OF SUBJECT PROPERTY

SCALE: 1" = 1'-0"



5

VIEW DOWN FILBERT STREET STEPS

SCALE: 1:1.83

PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR

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

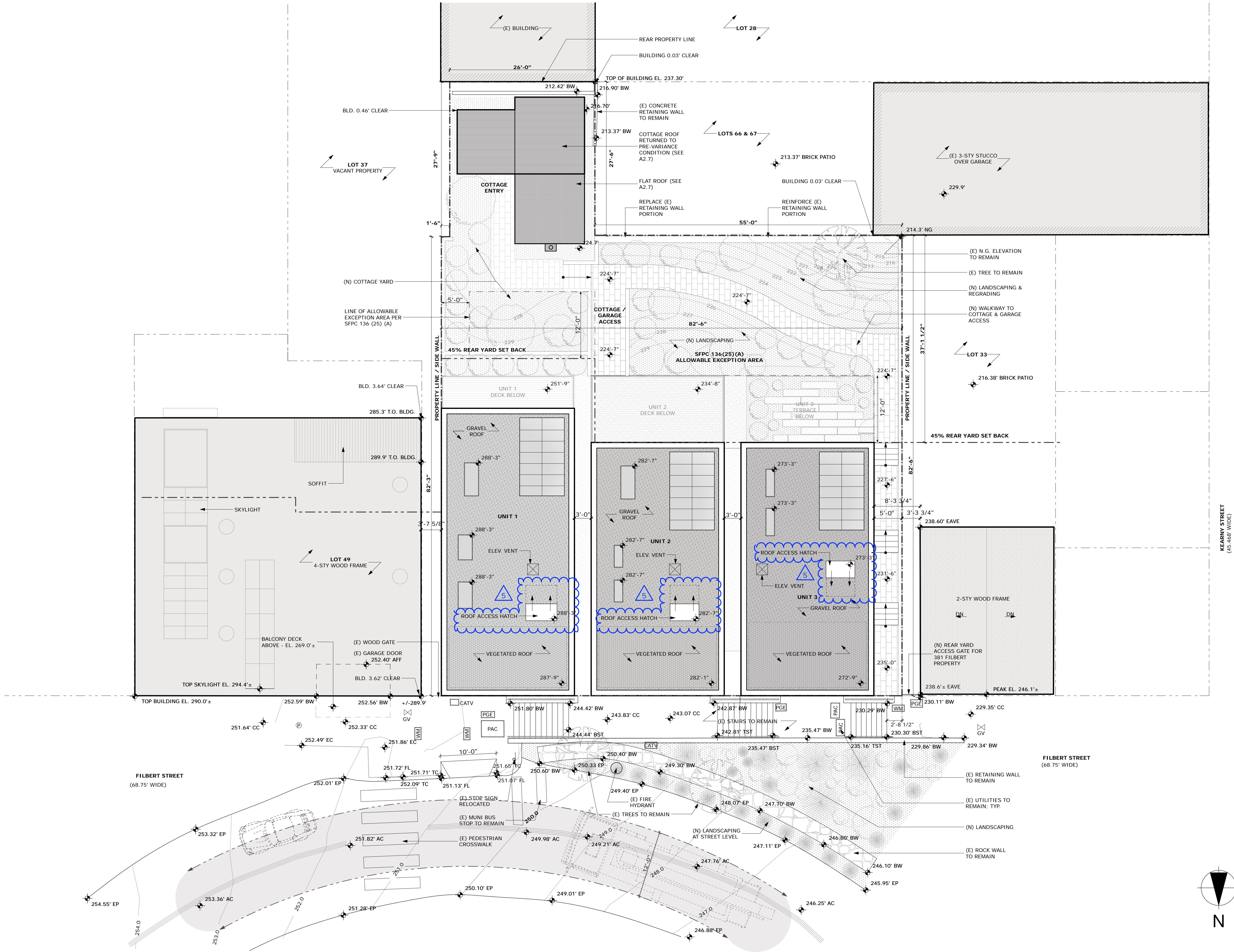
SITE PHOTOS

PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
2	NOPDR #2 - 05/19/2014	DS / SR
3	REVISION - 07/17/2014	DS / SR
4	REVISION - 09/02/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

PROPOSED SITE
PLAN



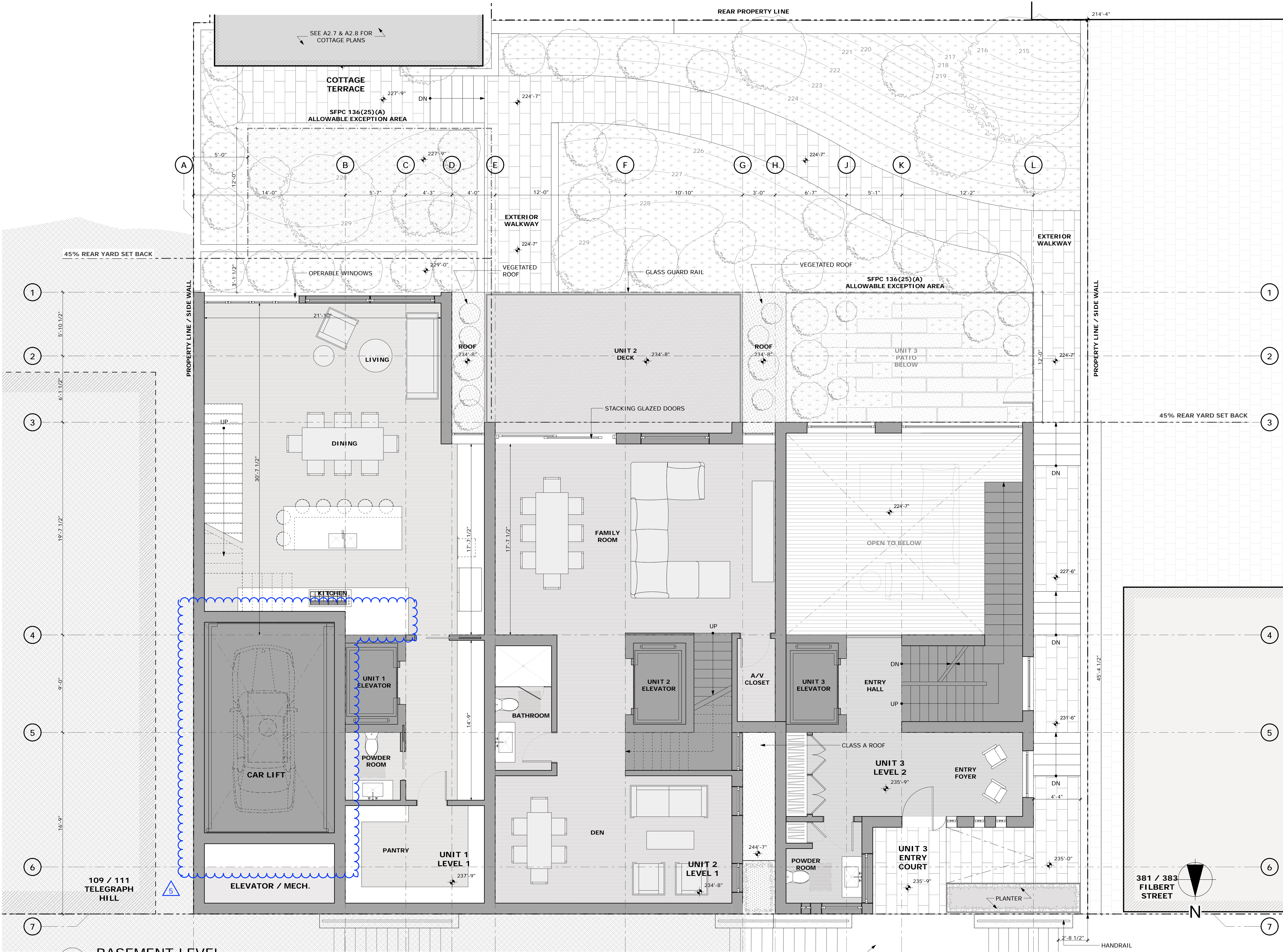
1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PLANNING PERMIT

REVISIONS:	BY:
1 NOPDR #1 - 02/13/2014	DS / SR
2 NOPDR #2 - 05/19/2014	DS / SR
4 REVISION - 09/02/2014	DS / SR
5 REVISION - 09/16/2014	DS / SR

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

BASEMENT
LEVEL
PROPOSED PLAN



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

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

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
2	NOPDR #2 - 05/19/2014	DS / SR
4	REVISION - 09/02/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

A2.3

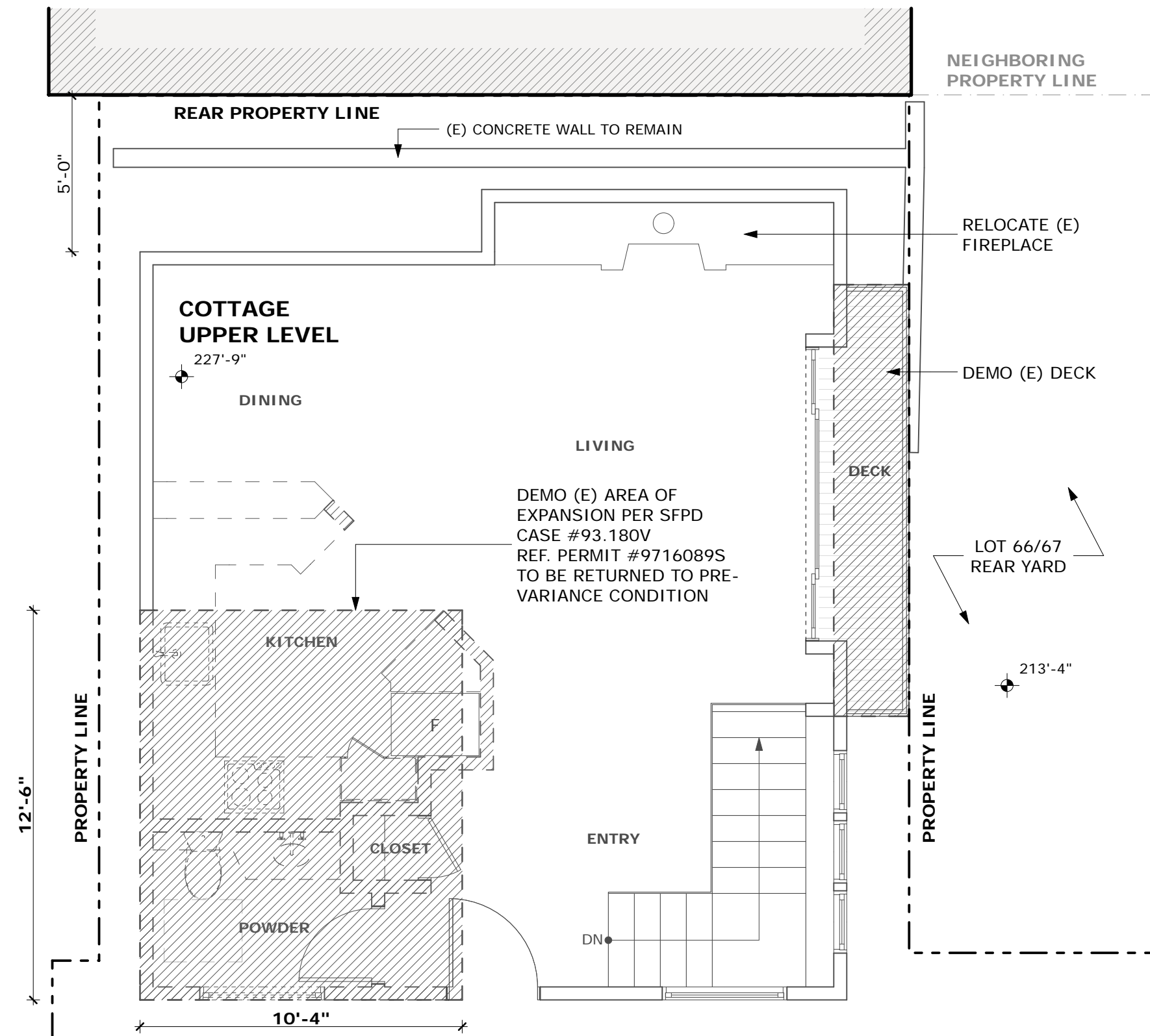


1 ROOF LEVEL

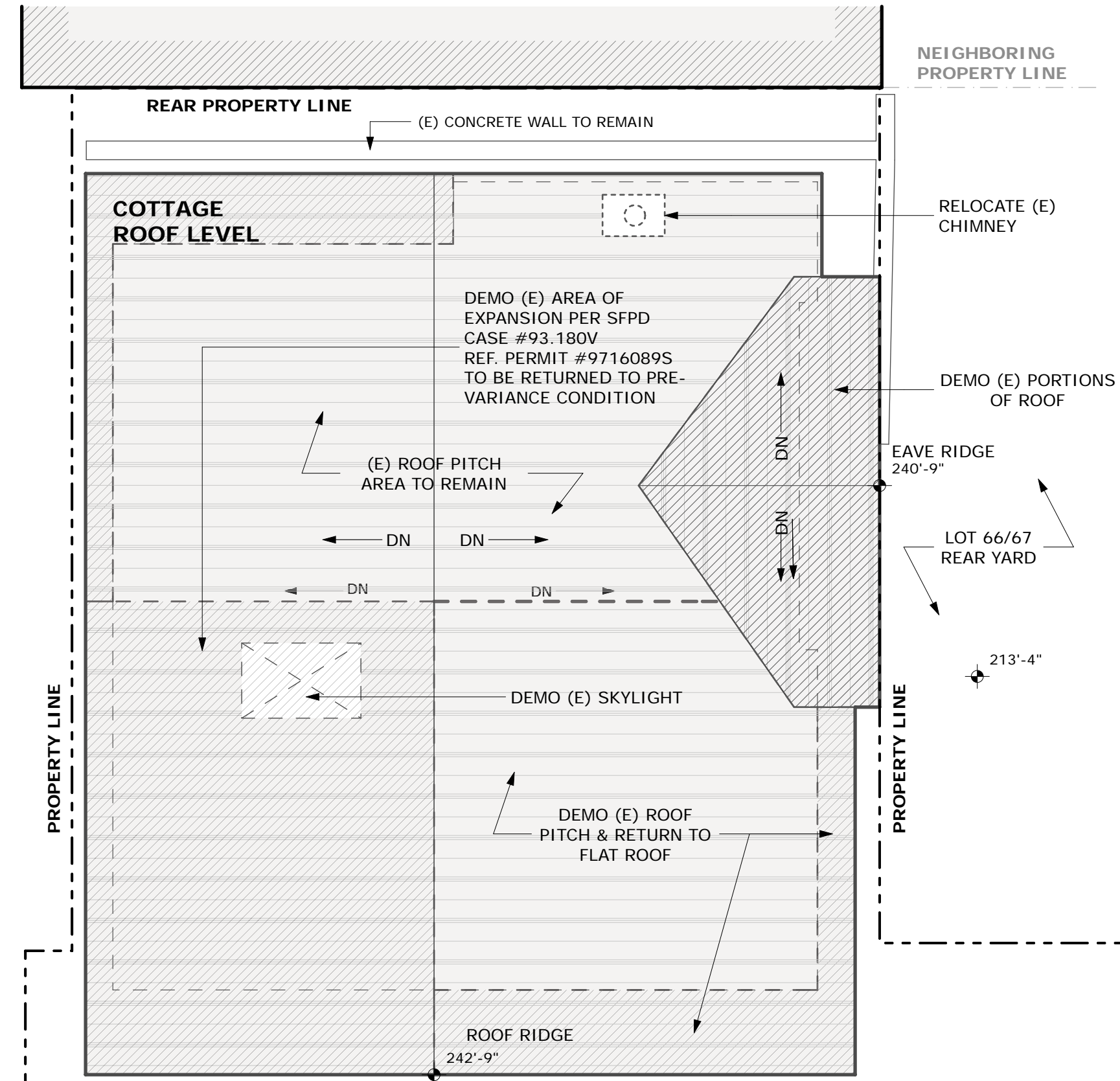
SCALE: 1/4" = 1'-0"

GENERAL NOTES

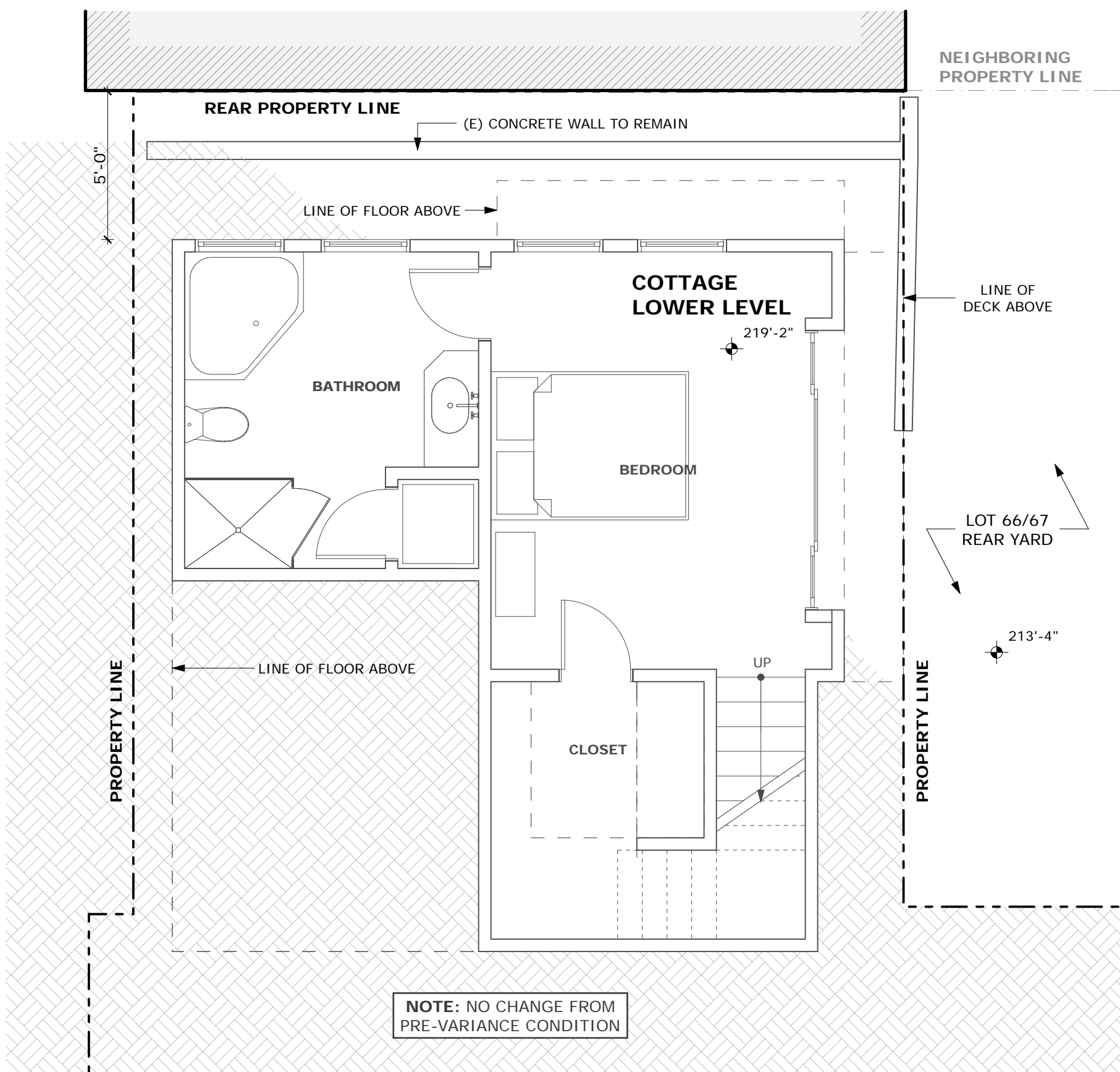
1. REF. PERMIT #9716089S: ORIGINAL REMODELING DESIGN BY THEODORE BROWN & PARTNERS. MODIFICATIONS BY WINKS & ASSOCIATES IN GENERAL CONFORMITY WITH EXHIBIT B TO PLANNING COMMISSION MOTION #1372 (11/12/1997)
2. REF. PERMIT #9925477 FOR UPDATED COTTAGE RENOVATION PLANS & SCOPE OF WORK FROM #9716089S (11/30/1999)
3. REF. SFPC VARIANCE CASE #93.180V



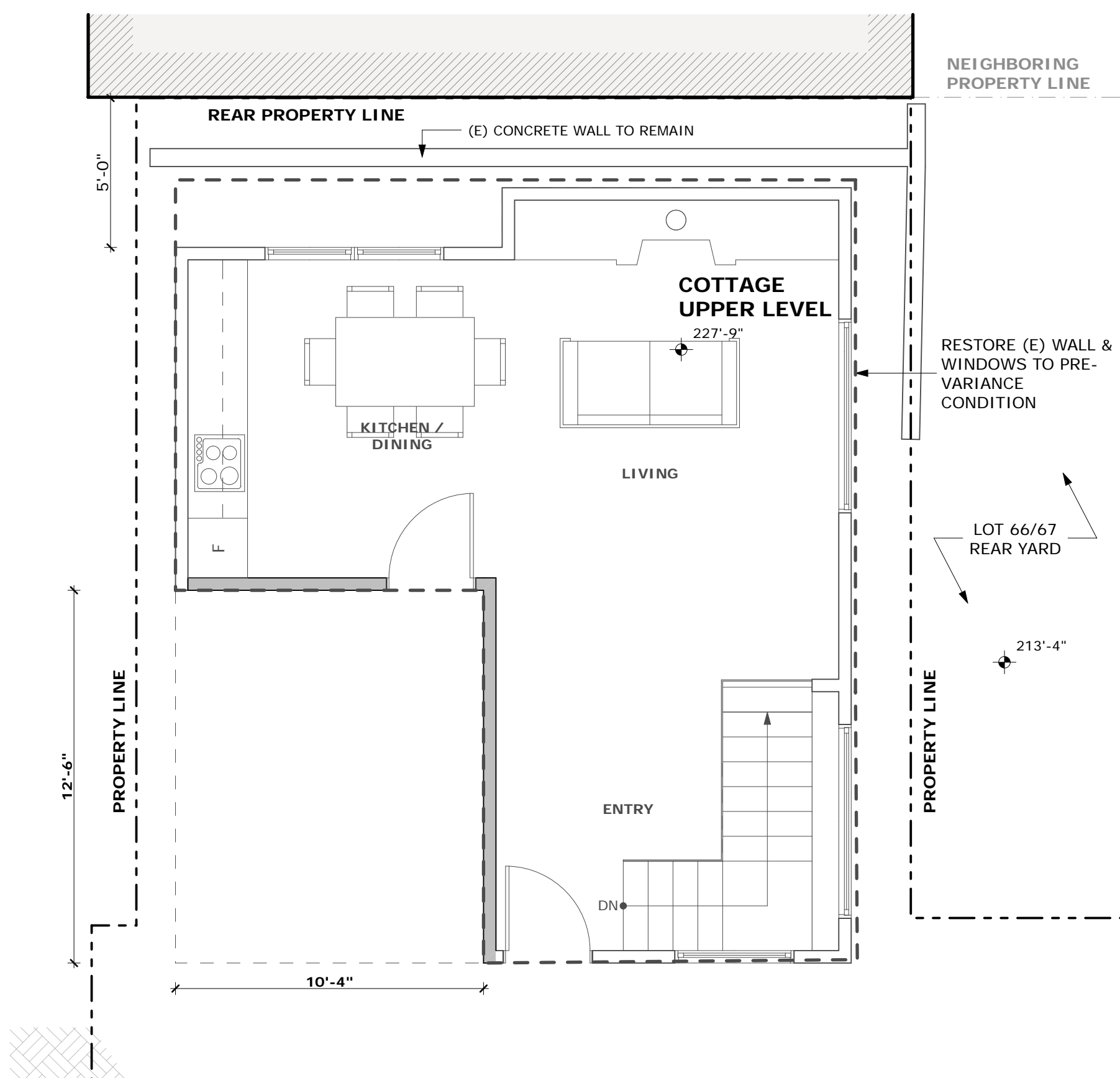
4 DEMO (EXISTING) UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



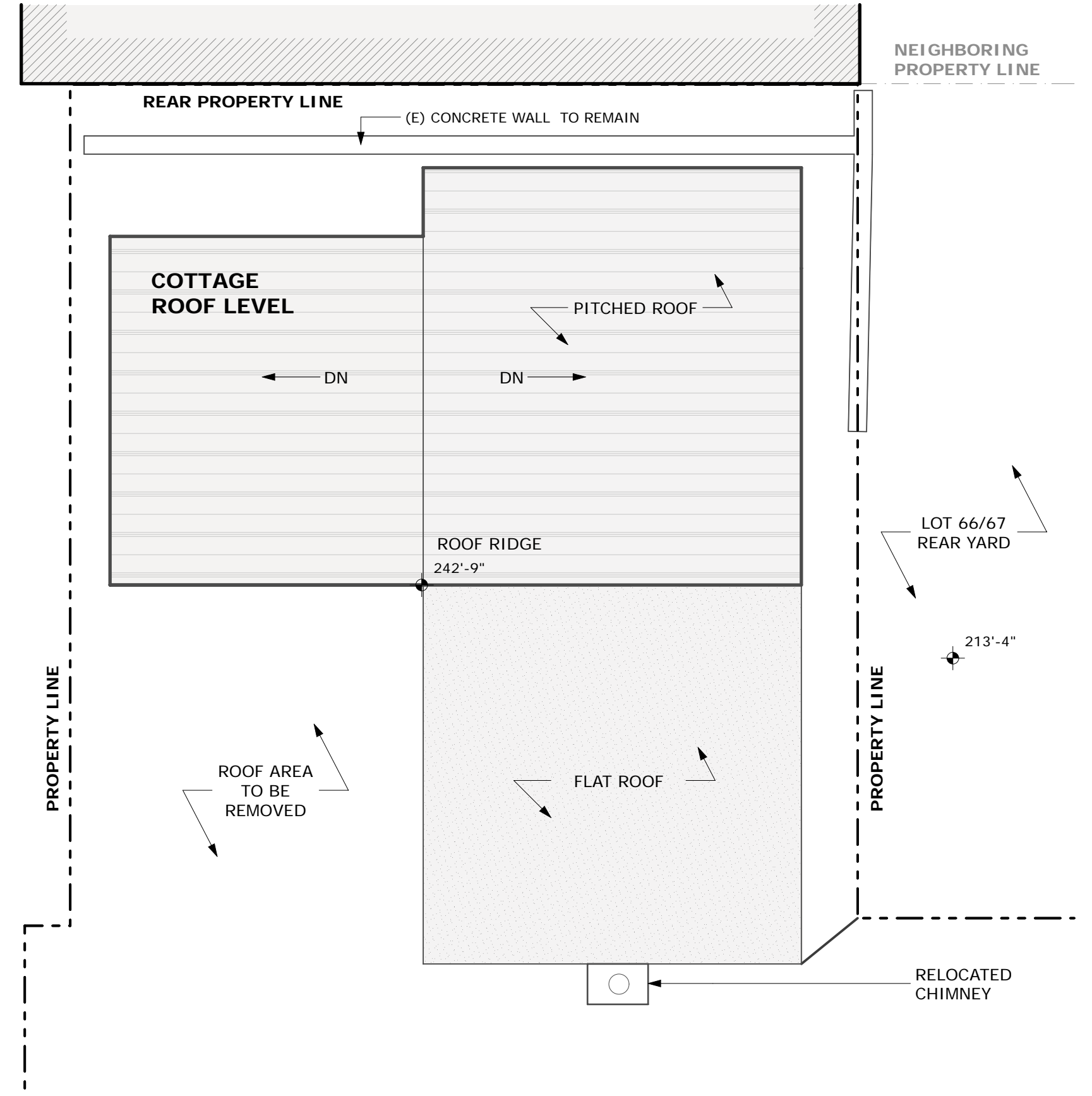
2 DEMO (EXISTING) ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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



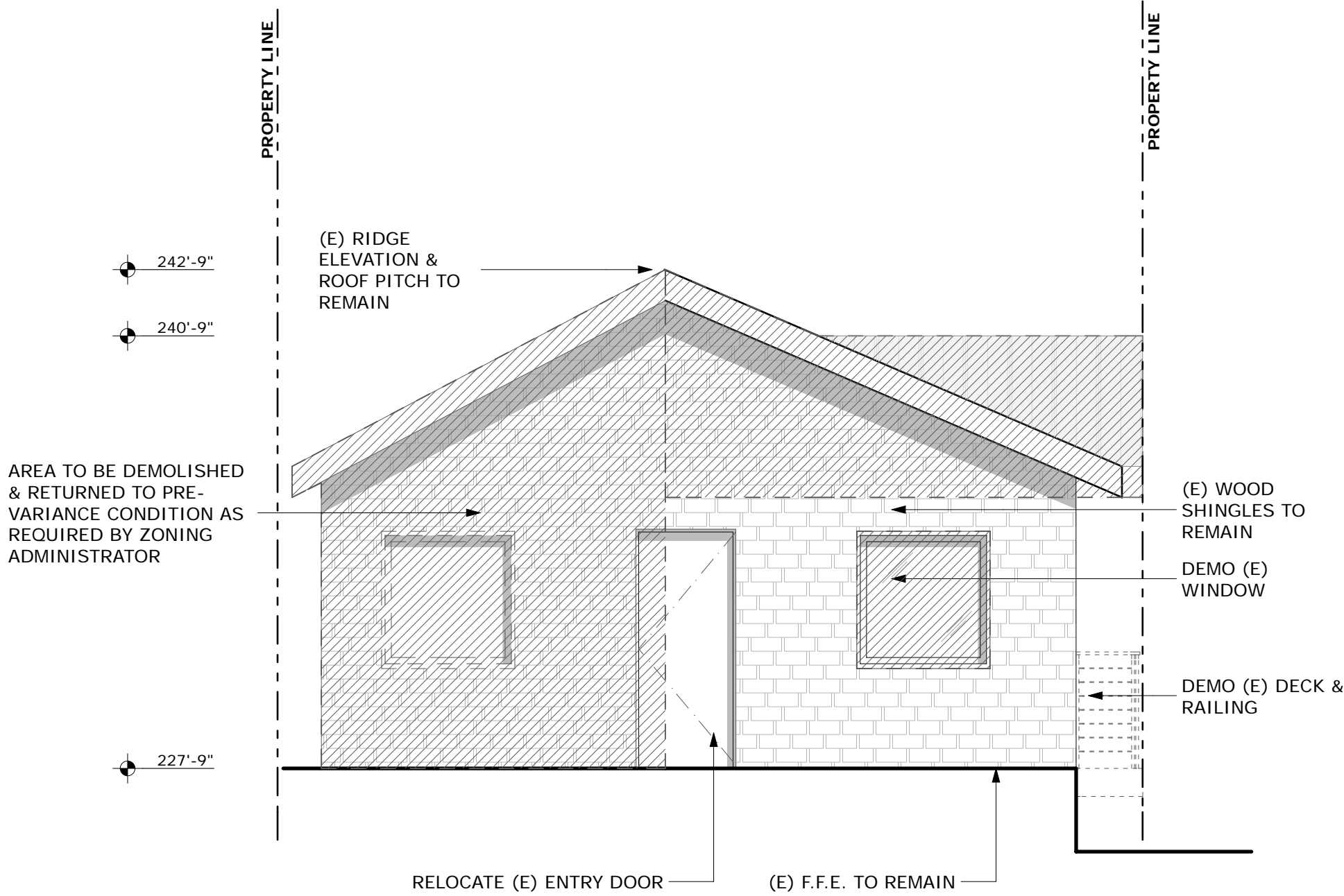
1 PROPOSED (PRE-VARIANCE) ROOF PLAN
SCALE: 1/4" = 1'-0"

PLANNING PERMIT

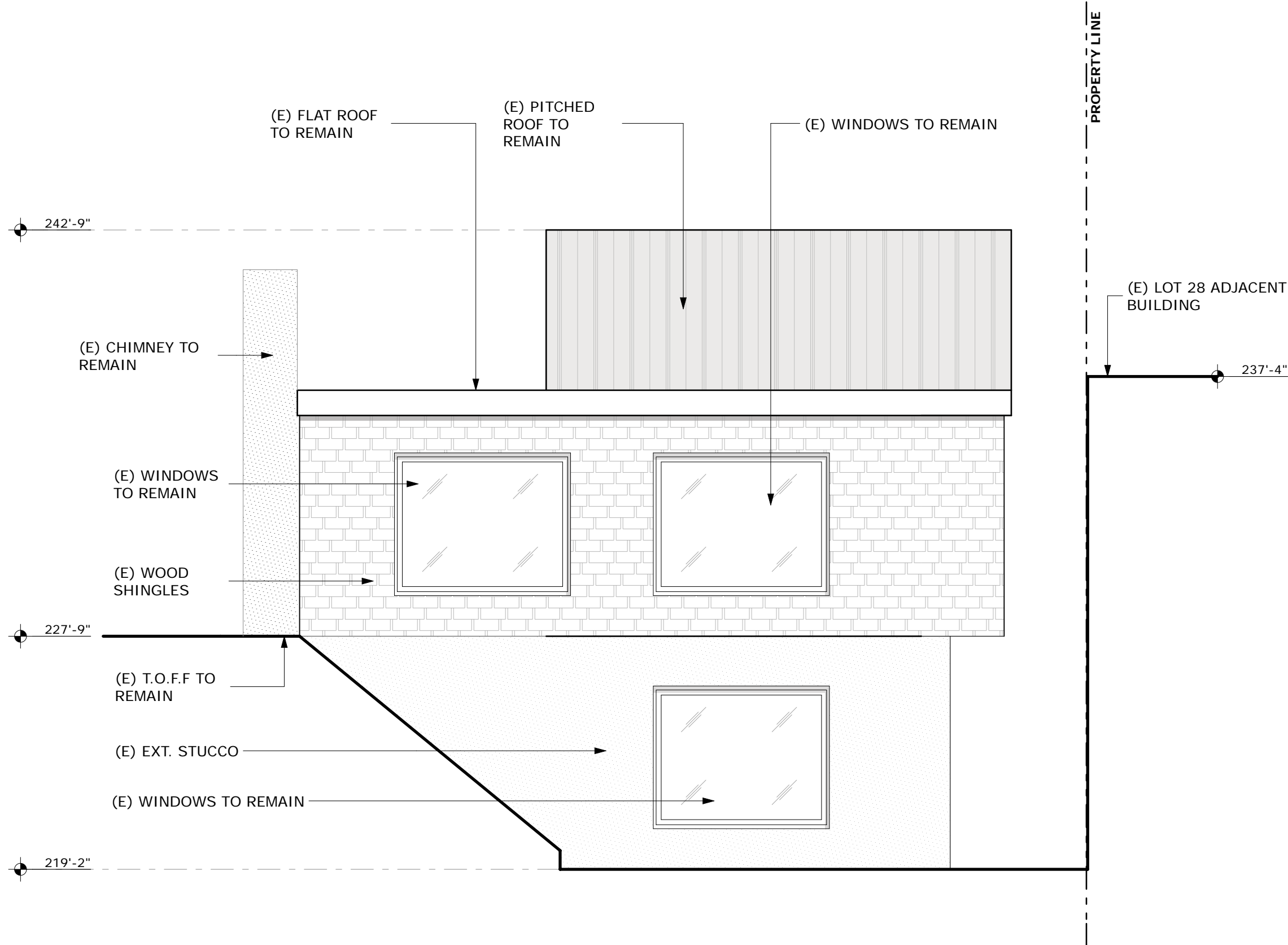
REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR

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

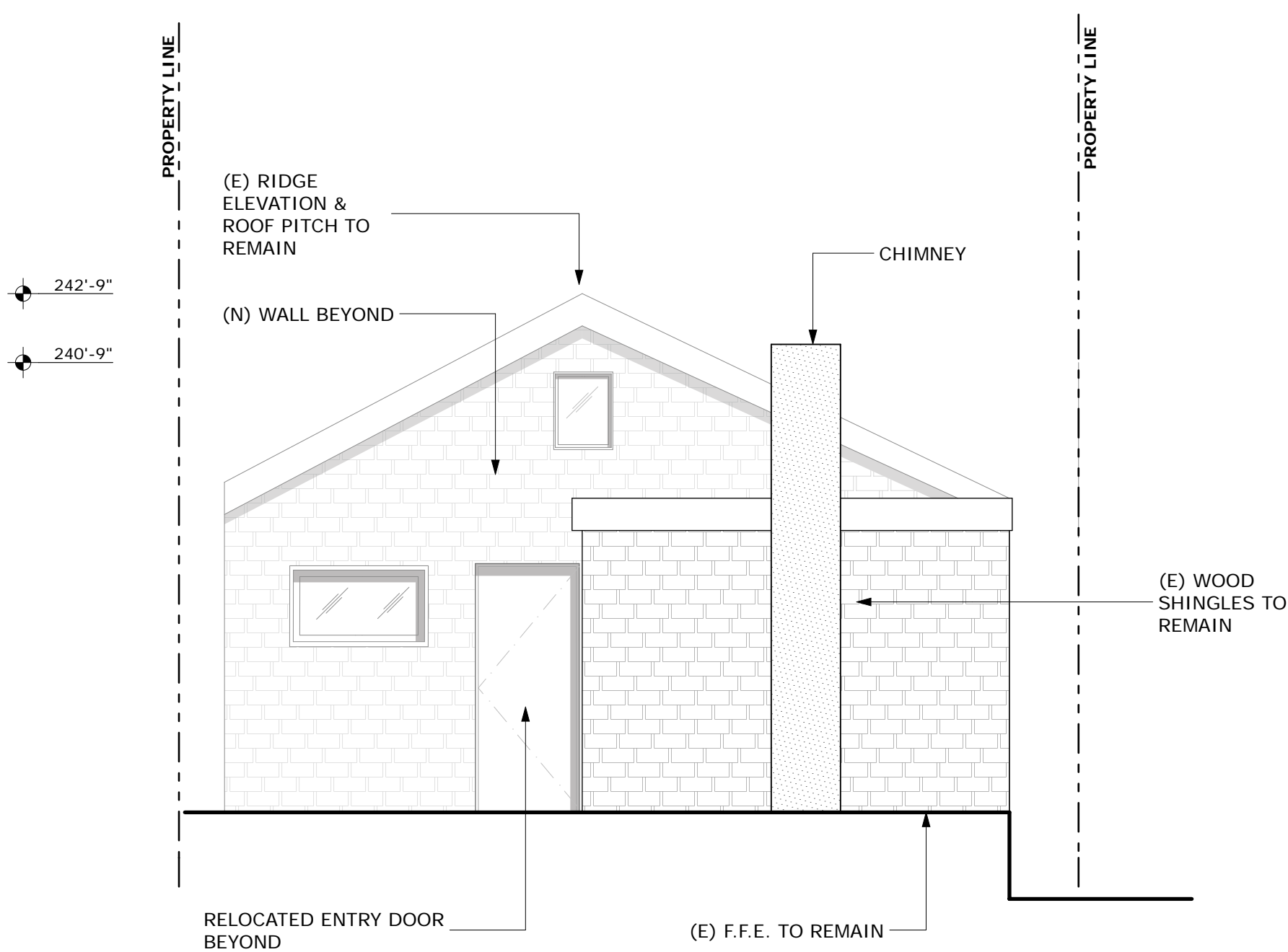
COTTAGE PLANS



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



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



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

PLANNING PERMIT

REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR

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



8

COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH

NOT TO SCALE



7

COTTAGE: EXISTING UPPER LEVEL LOOKING SOUTH

NOT TO SCALE



6

COTTAGE: EXISTING UPPER LEVEL LOOKING NORTH

NOT TO SCALE



4

COTTAGE: EXISTING NORTH FACADE

NOT TO SCALE



3

COTTAGE: EXISTING CONDITION

NOT TO SCALE



2

COTTAGE: EXTERIOR VIEW FROM STREET

NOT TO SCALE



1

COTTAGE: EXISTING NORTH FACADE

NOT TO SCALE

PLANNING PERMIT

REVISIONS:	BY:
4 REVISION - 09/02/2014	DS / SR

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

COTTAGE:
EXISTING
CONDITION
PHOTOS



PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
2	NOPDR #2 - 05/19/2014	DS / SR
3	REVISION - 07/17/2014	DS / SR
4	REVISION - 09/02/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

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

**FRONT
ELEVATION**



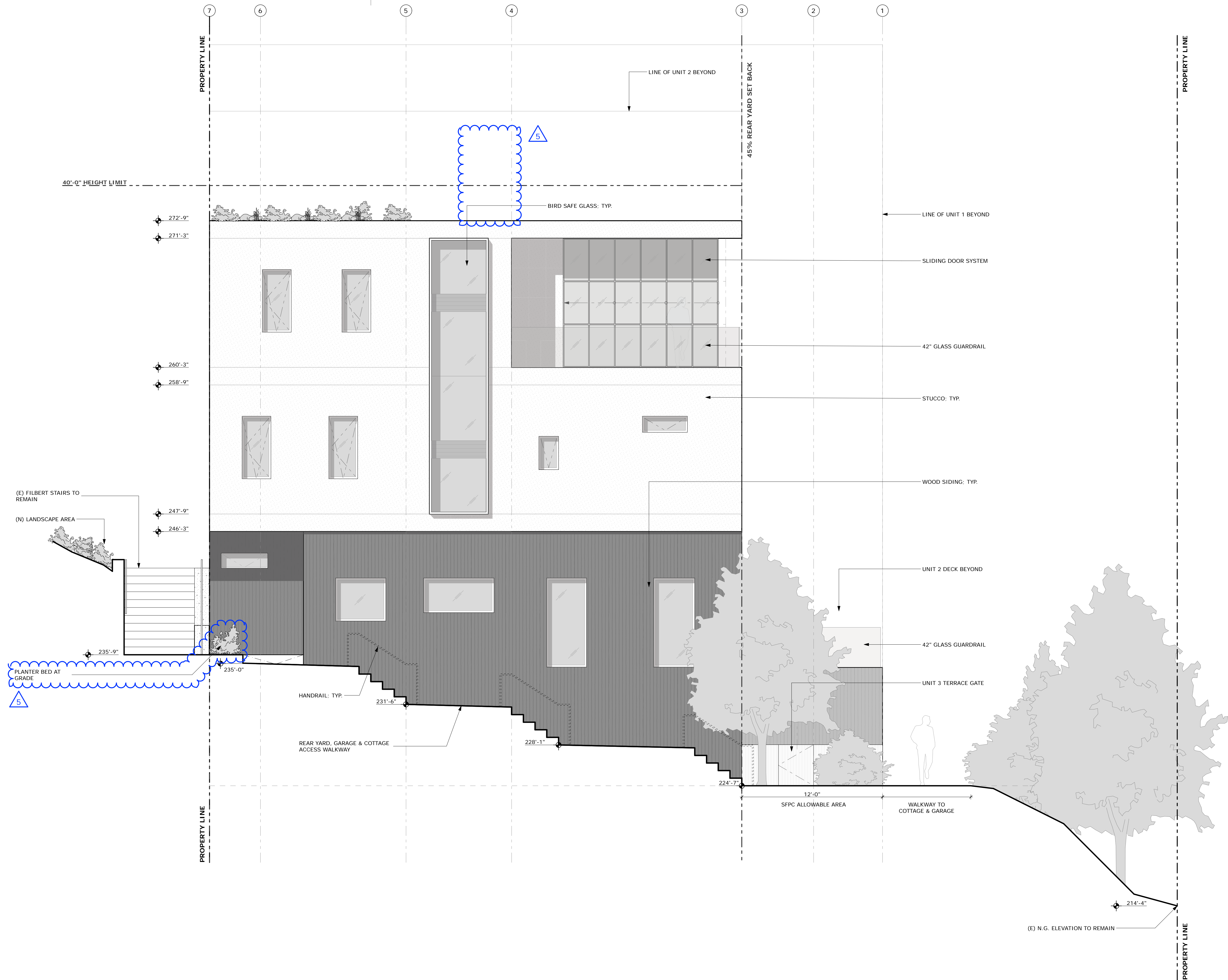
PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
2	NOPDR #2 - 05/19/2014	DS / SR
3	REVISION - 07/17/2014	DS / SR
4	REVISION - 09/02/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

**REAR
ELEVATION**

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



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

PLANNING PERMIT

REVISIONS:		BY:
4	REVISION - 09/02/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

WEST
ELEVATION



1

FRONT FACADE LOOKING SOUTHEAST

PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

5

CONCEPTUAL
RENDERINGS



1

FRONT FACADE LOOKING SOUTHWEST

PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

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

5

CONCEPTUAL
RENDERINGS



1 REAR FACADE LOOKING NORTH

PLANNING PERMIT

REVISIONS:		BY:
1	NOPDR #1 - 02/13/2014	DS / SR
5	REVISION - 09/16/2014	DS / SR

JOB#:	1205
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DRAWN:	SR/DS
CHECKED:	LB
SCALE:	AS NOTED

5

CONCEPTUAL
RENDERINGS

115 TELEGRAPH HILL

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



1 VIEW UP FILBERT STREET STAIRS

PLANNING PERMIT

REVISIONS:		BY:
5	REVISION - 09/16/2014	DS / SR

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

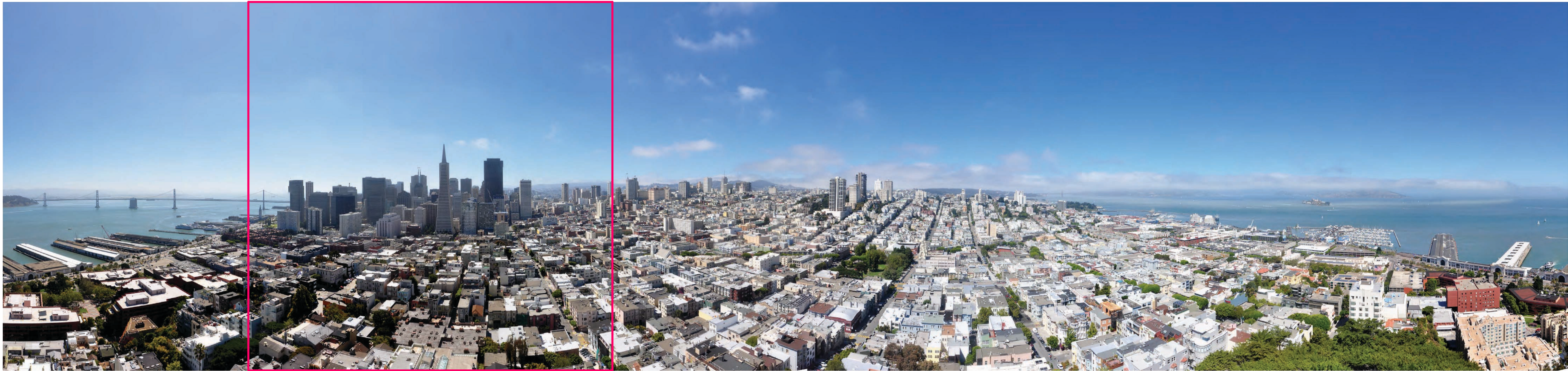
5

CONCEPTUAL
RENDERINGS

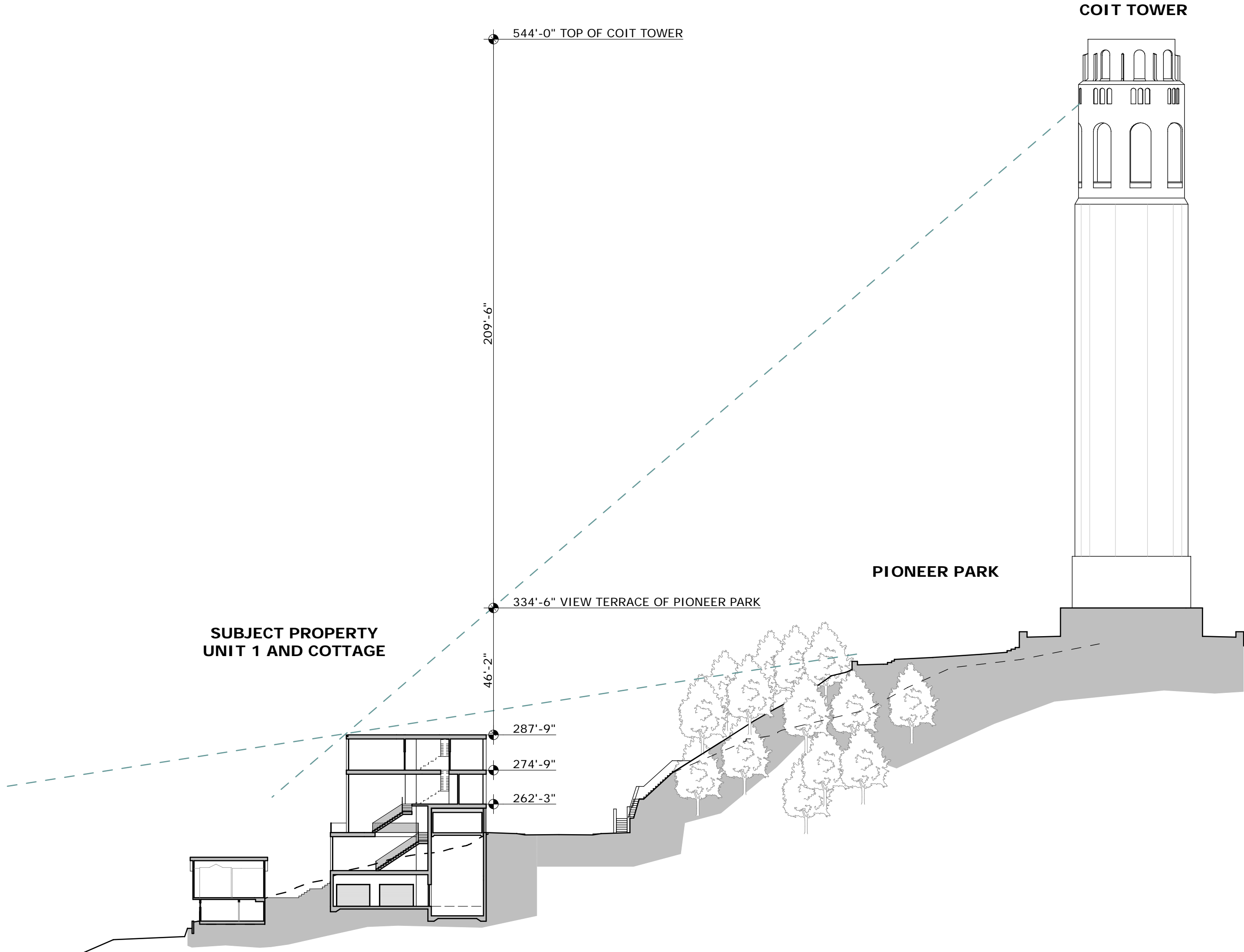


2 VIEW FROM COIT TOWER TO SUBJECT PROPERTY
NOT TO SCALE

OUTLINE OF PROPOSAL SHOWN



CONTEXT VIEWS



1 VIEW FROM COIT TOWER TO SUBJECT PROPERTY
NOT TO SCALE

PLANNING PERMIT

REVISIONS:	BY:

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

Exhibit D

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

1. Conditions Included in Planning Commission Approval Motion:

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

2. Conditions Incorporated on Approved Plan Set:

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

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

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

Exhibit E



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

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

EXEMPT STATUS:

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

REMARKS:

See next page.

DETERMINATION:

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

Sarah Jones
Environmental Review Officer

June 10, 2014
Date

cc: Daniel Frattin, Project Sponsor

Supervisor David Chiu, District 3

PROJECT APPROVALS

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

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

REMARKS:

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

Based on a historic resource evaluation (HRE) prepared by Page & Turnbull¹ and subsequent evaluation by the Planning Department Preservation Planning staff,² the project site was determined to not be eligible for listing in the CRHR nor was it included on a local register of historic resources. The extant cottage is a common example of a vernacular building and has been extensively altered such that it no longer represents its original 1906 construction.

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

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

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

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

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

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

A geotechnical report was prepared for the proposed project at 115 Telegraph Hill Boulevard³ and includes information gathered from a site reconnaissance by the geotechnical engineer and four soil borings conducted on the project site. The borings encountered 6 inches to 4 feet six inches of loose to dense clayey sand with varying amounts of silt and gravel to stiff, sandy silty clay, overlaying sandstone bedrock. No groundwater was encountered, though based on the hillside location it is possible that groundwater could be encountered near the surface following rain or upslope irrigation.

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

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

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

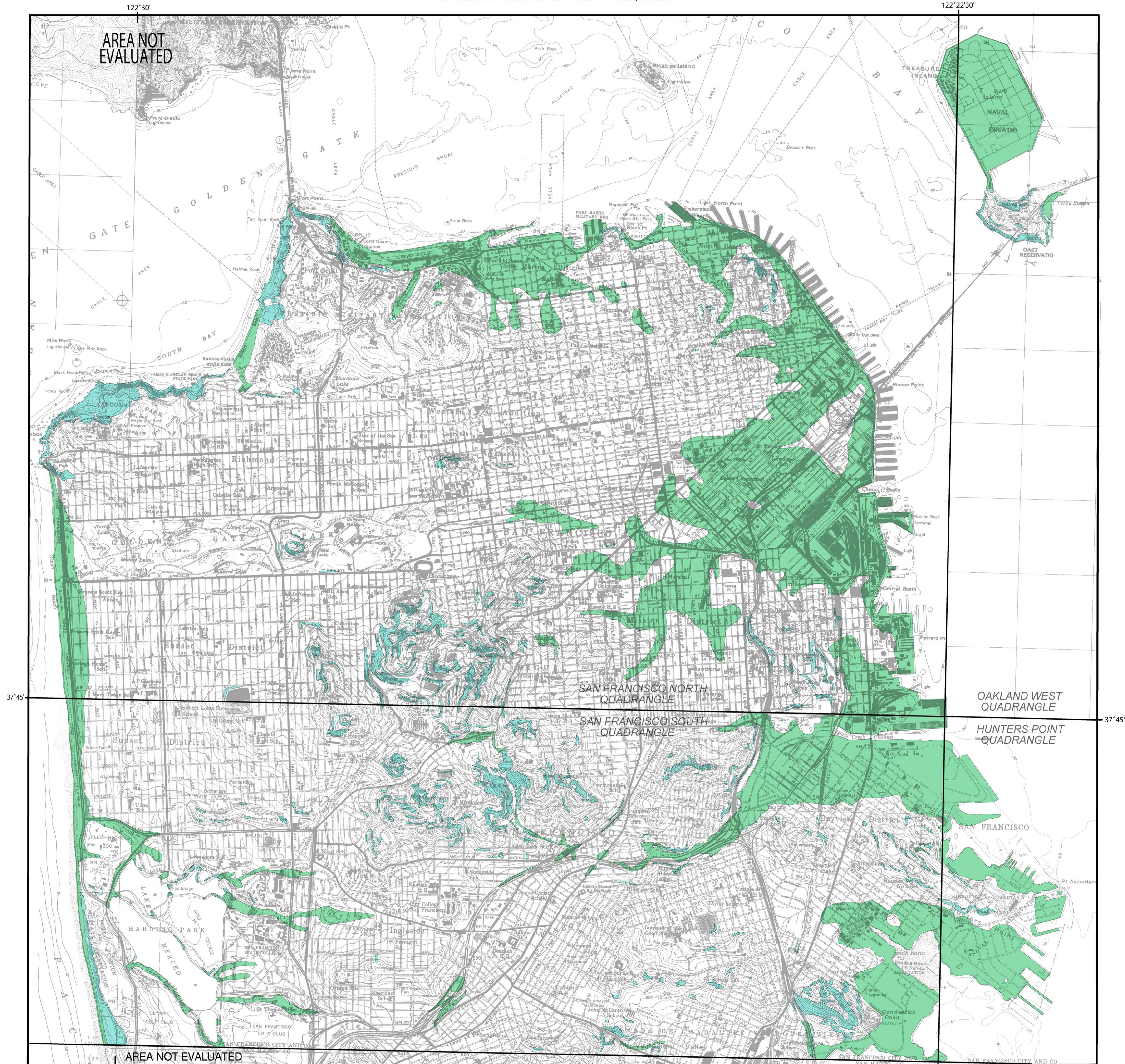
The geotechnical report found that the proposed structure's foundation could be safely supported using a drilled concrete pier and grade beam foundation, provided adherence to site preparation and foundation design recommendations in the project geotechnical report.

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

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

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

Exhibit F



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

PURPOSE OF MAP

This map will assist cities and counties in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-tingered ground failure as required by the Seismic Hazards Mapping Act (Public Resources Code Sections 2690-2699.6).

For information regarding the scope and recommended methods to be used in conducting the required site investigations, see DMG Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

For a general description of the Seismic Hazards Mapping Program, the Seismic Hazards Mapping Act and regulations, and related information, please refer to www.conservation.ca.gov/cgs.

Production of this map was funded by the Federal Emergency Management Agency's Hazard Mitigation Program and the Department of Conservation in cooperation with the Governor's Office of Emergency Services.

IMPORTANT - PLEASE NOTE

1) This map may not show all areas that have the potential for liquefaction, landsliding, strong earthquake ground shaking or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction or triggering landslide failure will not uniformly affect the entire area zoned.

2) Liquefaction zones may also contain areas susceptible to the effects of earthquake-induced landslides. This situation typically exists at or near the toes of existing landslides, downslope from rockfall or debris flow source areas, or adjacent to steep stream banks.

3) This map does not show Alquist-Priolo earthquake fault zones, if any, that may exist in this area. Please refer to the latest official map of earthquake fault zones for disclosures and other actions that are required by the Alquist-Priolo Earthquake Fault Zoning Act. For more information on this subject and an index to available maps, see DMG Special Publication 42.

4) Landslide zones on this map were determined, in part, by adapting methods originally developed by the U.S. Geological Survey (USGS). Landslide hazard maps prepared by the USGS typically use experimental approaches to assess earthquake-induced and other types of landslide hazards. Although aspects of these new methodologies may be incorporated in future CDWG seismic hazard zone maps, USGS maps should not be used as substitutes Official SEISMIC HAZARD ZONE maps.

5) U.S. Geological Survey base map standards provide that 90 percent of cultural features be located within 40 feet (horizontal accuracy) at the scale of this map. The identification and location of liquefaction and earthquake-induced landslide zones are based on available data. However, the quality of data used is varied. The zone boundaries depicted have been drawn as accurately as possible at this scale. Zone boundaries reflect digital topographic data that may differ slightly from the shorelines shown on the base map.

6) Information on this map is not sufficient to serve as a substitute for the geologic and geotechnical site investigations required under Chapters 7.5 and 7.8 of Division 2 of the Public Resources Code.

7) DISCLAIMER: The State of California and the Department of Conservation make no representations or warranties regarding the accuracy of the data from which these maps were derived. Neither the State nor the Department shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

STATE OF CALIFORNIA
SEISMIC HAZARD ZONES

Delineated in compliance with
Chapter 7.8, Division 2 of the California Public Resources Code
(Seismic Hazards Mapping Act)

CITY AND COUNTY OF SAN FRANCISCO

OFFICIAL MAP

Released: November 17, 2000

James F. Davis
STATE GEOLOGIST

MAP EXPLANATION

Zones of Required Investigation:

Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

DATA AND METHODOLOGY USED TO DEVELOP
THIS MAP ARE PRESENTED IN THE FOLLOWING:

Seismic Hazard Evaluation of the City and County of San Francisco, California:
California Division of Mines and Geology, Open-File Report 2000-009.

For additional information on seismic hazards in this map area, the rationale used for zoning, and additional references consulted, refer to www.conservation.ca.gov/cgs

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Division of Mines and Geology. All rights reserved.

Exhibit G

PRELIMINARY
NEGATIVE DECLARATION

Date of Publication of

Preliminary Negative Declaration: July 30, 1993

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

Agency Contact Person: Alice Glasner

Telephone: (415) 558-6424

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

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

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

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

City and County: San Francisco

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

Building Permit Application Number, if Applicable: Not yet filed

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

-Over-

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

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

93.180E

PROJECT DESCRIPTION:

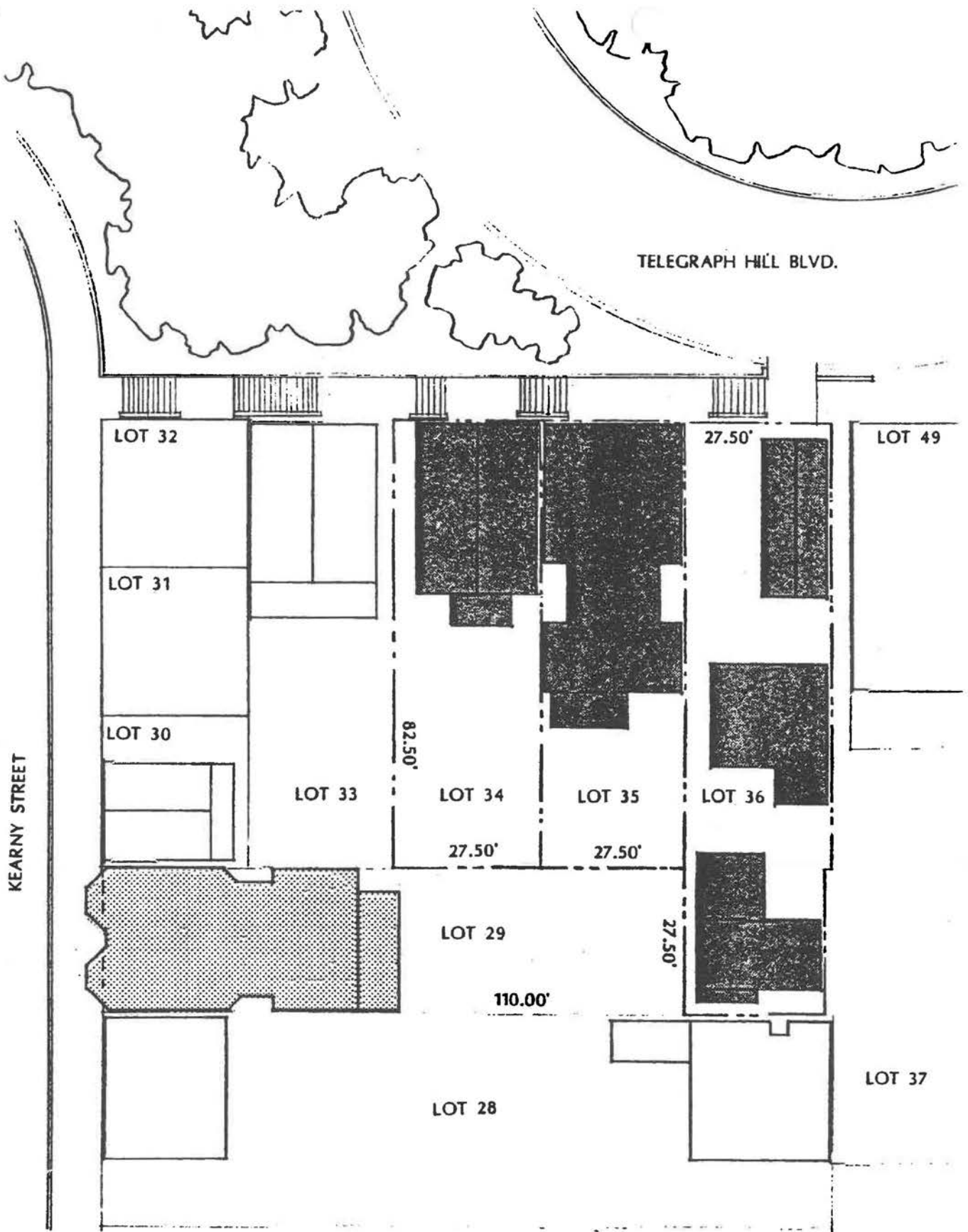
The project consists of two adjacent development proposals under related ownership (See figures, pages 3-6.) They are undergoing environmental review together but each project will be considered for approval separately. The first would merge and develop three lots located on the west side of Telegraph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

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

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

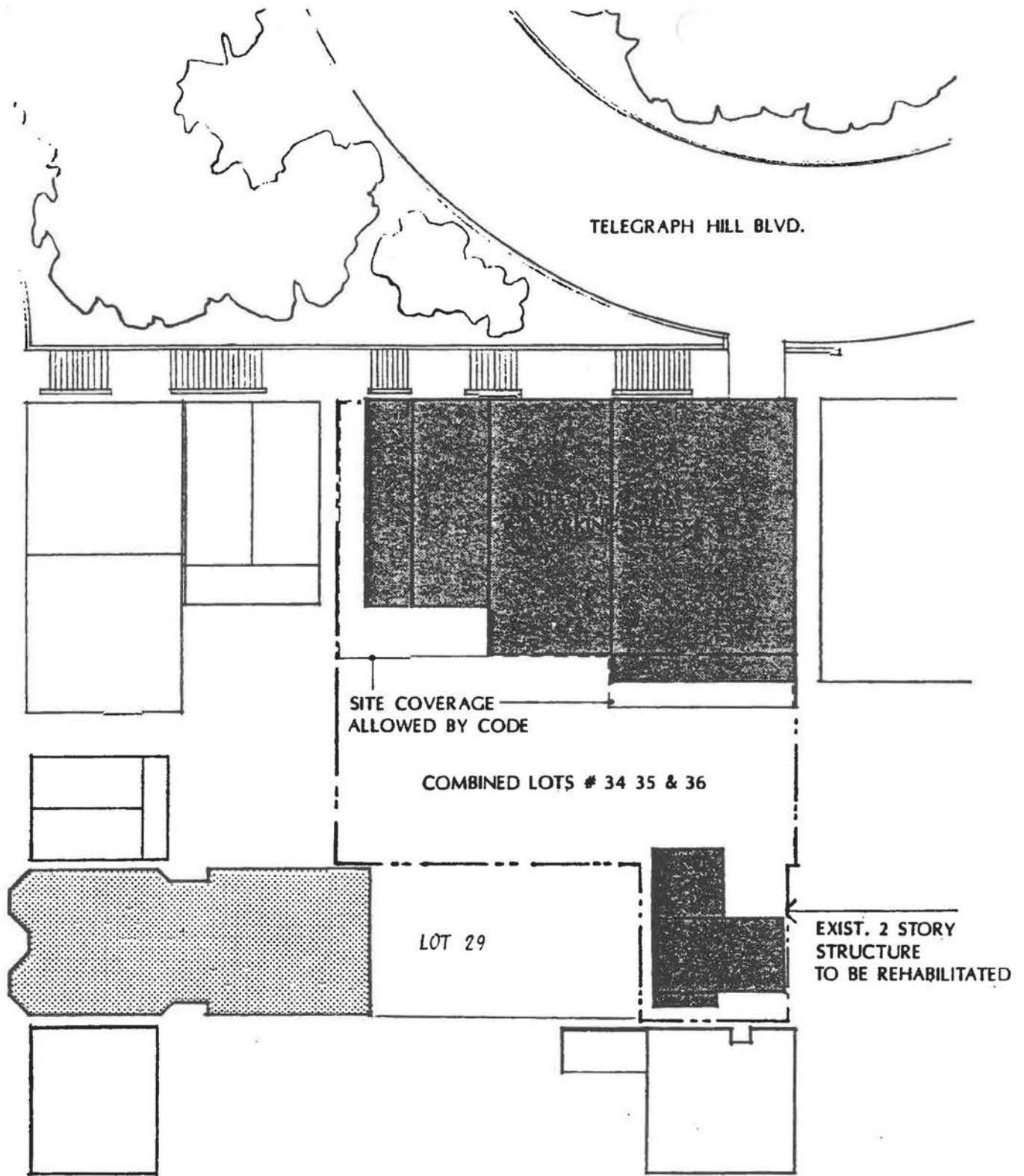
One of the architects for the two proposals has stated that these projects would not be constructed simultaneously, but rather the Kearny Street project would be undertaken long before the Filbert Street project.

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



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





SITE PLAN
PROPOSED DEVELOPMENTS
LOTS 29 34, 35 & 36



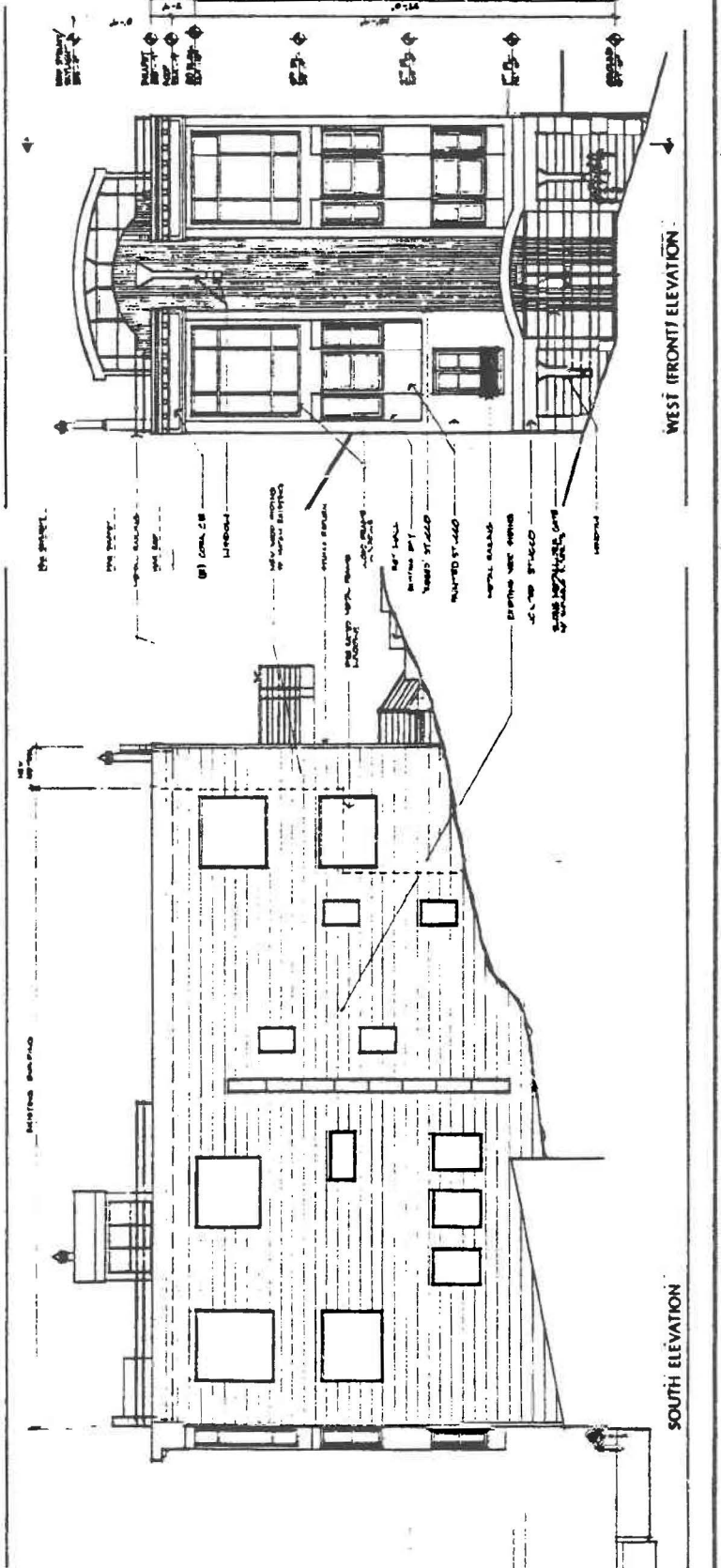
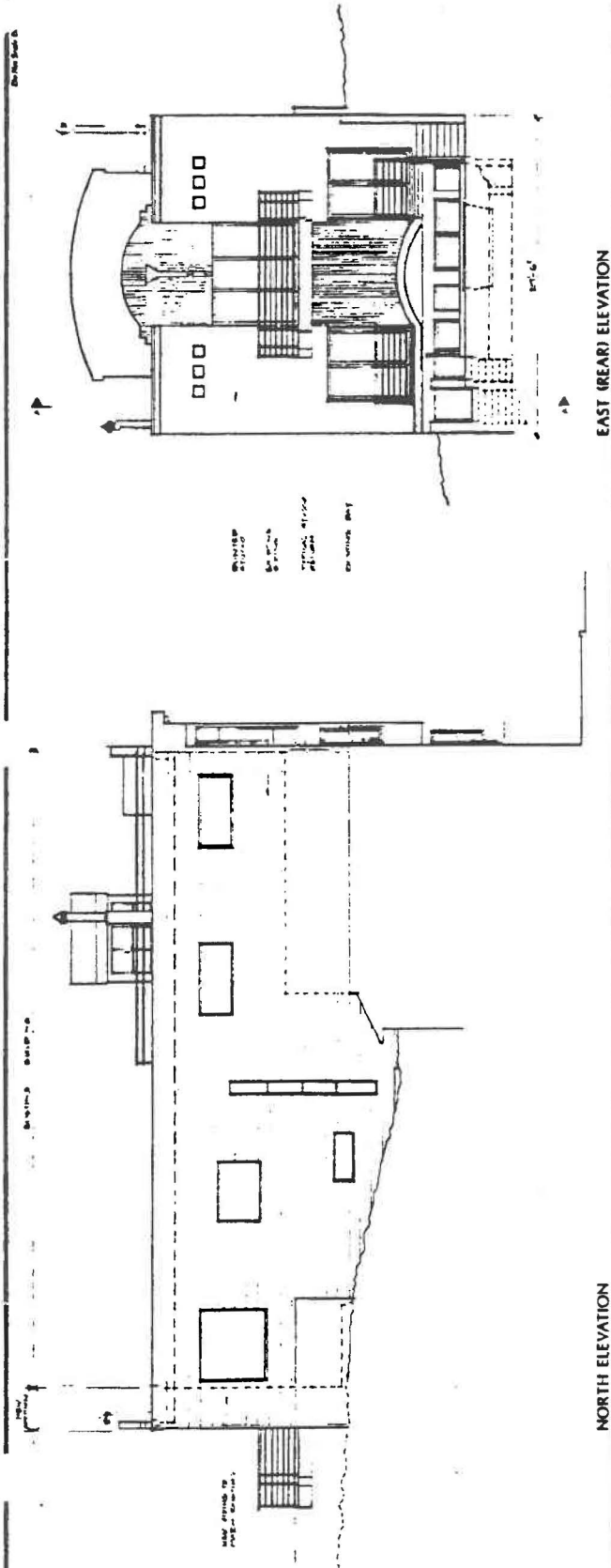
Figure 2



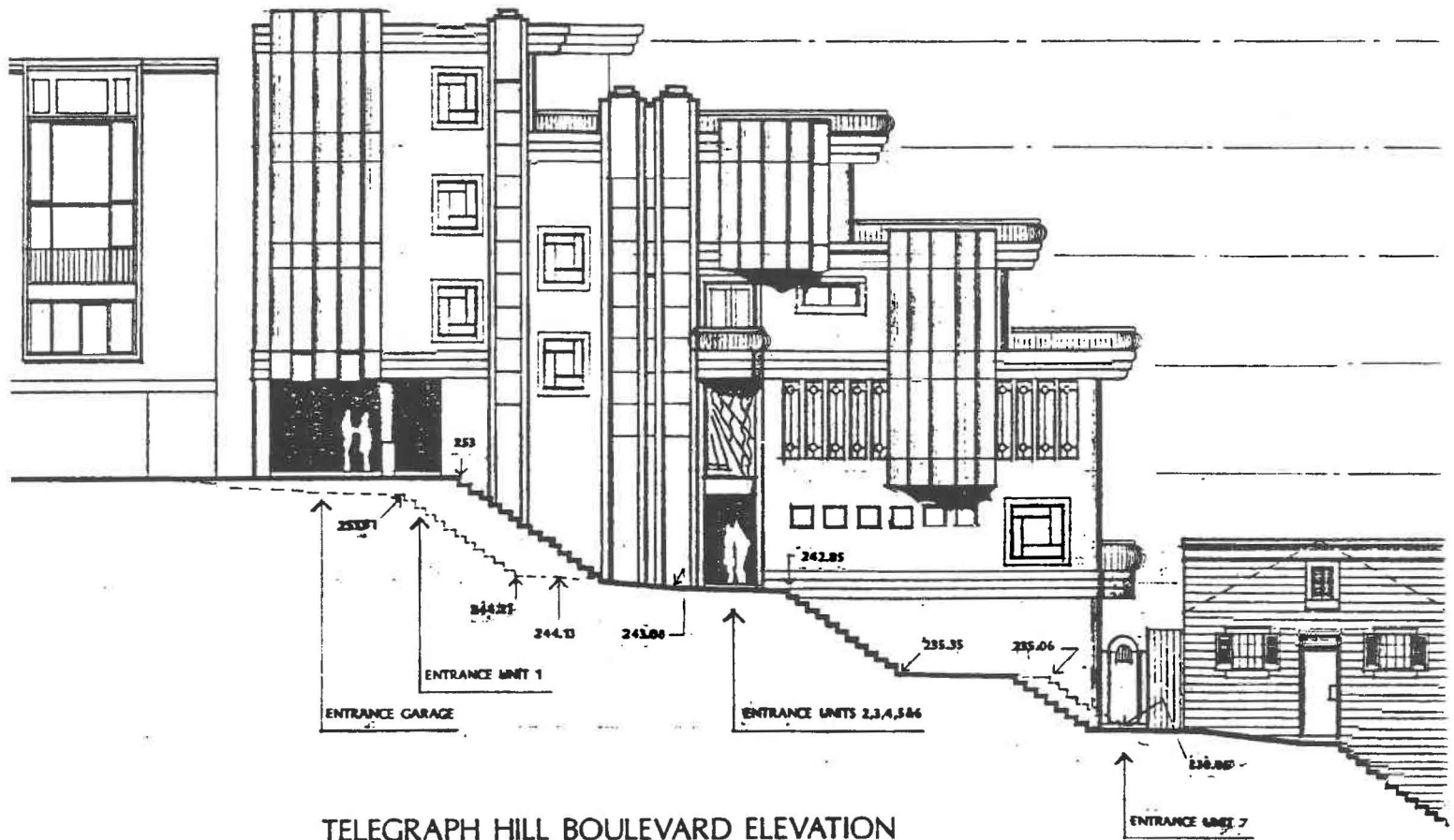
1440-1446
KEARNY STREET
San Francisco, CA

Theodore Brown & Partners Inc.	
Architect	Project
1440 Kearny Street San Francisco, CA 94108	1440 Kearny Street San Francisco, CA 94108
Phone: 415-774-1100	Fax: 415-774-1101
Internet: www.tbpa.com	Mobile: 415-774-1101
EXTERIOR ELEVATIONS	
Scale: 1/8" = 1'-0"	Sheet: 11 of 12
Project No. 01	Revision No. 01

A5



FILBERT STREET PROJECT



TELEGRAPH HILL BOULEVARD ELEVATION

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

ENVIRONMENTAL EFFECTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURE

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

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

ENVIRONMENTAL EVALUATION CHECKLIST

(Initial Study)

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

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

Initial Study Prepared by: Alice Glasner

A. <u>COMPATIBILITY WITH EXISTING ZONING AND PLANS</u>	<u>Not</u> <u>Applicable</u>	<u>Discussed</u>
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1) Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	<u> </u>	<u> ✓ </u>
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*2) Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	<u> ✓ </u>	<u> </u>
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B. ENVIRONMENTAL EFFECTS - Could the project:

1) <u>Land Use</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
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*(a) Disrupt or divide the physical arrangement of an established community?	<u> </u>	<u> ✓ </u>	<u> </u>
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*(b) Have any substantial impact upon the existing character of the vicinity?	<u> </u>	<u> ✓ </u>	<u> ✓ </u>
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2) Visual Quality

*(a) Have a substantial, demonstrable negative aesthetic effect?	<u> </u>	<u> ✓ </u>	<u> ✓ </u>
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(b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?	<u> </u>	<u> ✓ </u>	<u> ✓ </u>
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(c) Generate obtrusive light or glare substantially impacting other properties?	<u> </u>	<u> ✓ </u>	<u> </u>
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3) Population

*(a) Induce substantial growth or concentration of population?	<u> </u>	<u> ✓ </u>	<u> ✓ </u>
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*(b) Displace a large number of people (involving either housing or employment)?	<u> </u>	<u> ✓ </u>	<u> </u>
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(c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	<u> </u>	<u> ✓ </u>	<u> </u>
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4) Transportation/Circulation

*(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	<u> </u>	<u> ✓ </u>	<u> ✓ </u>
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(b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	<u> </u>	<u> ✓ </u>	<u> </u>
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* Derived from State EIR Guidelines, Appendix G, normally significant effect.

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

YES NO DISCUSSED

10) Water

- *(a) Substantially degrade water quality, or contaminate a public water supply?
- *(b) Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?
- *(c) Cause substantial flooding, erosion or siltation?

— ✓ —
— ✓ —
— ✓ —

11) Energy/Natural Resources

- *(a) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?
- (b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?

— ✓ —
— ✓ —

12) Hazards

- *(a) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?
- *(b) Interfere with emergency response plans or emergency evacuation plans?
- (c) Create a potentially substantial fire hazard?

✓
— ✓ —
— ✓ —
— ✓ —

13) Cultural

- *(a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?
- (b) Conflict with established recreational, educational, religious or scientific uses of the area?
- (c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?

— ✓ —
— ✓ —
— ✓ ✓ —

C. OTHER

YES NO DISCUSSED

Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies?

— ✓ —

D. MITIGATION MEASURES

YES NO N/A DISCUSSED

- 1) Could the project have significant effects if mitigation measures are not included in the project?
- 2) Are all mitigation measures necessary to eliminate significant effects included in the project?

✓ — — ✓
✓ — — ✓

F. MANDATORY FINDINGS OF SIGNIFICANCE

YES NO DISCUSSED

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

— ✓ —
— ✓ —
— ✓ —
— ✓ —

F. ON THE BASIS OF THIS INITIAL STUDY

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

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

LUCIAN R. BLAZEJ
Director of Planning

DATE:

July 29, 1993

BWS:OER/23/4-13-92