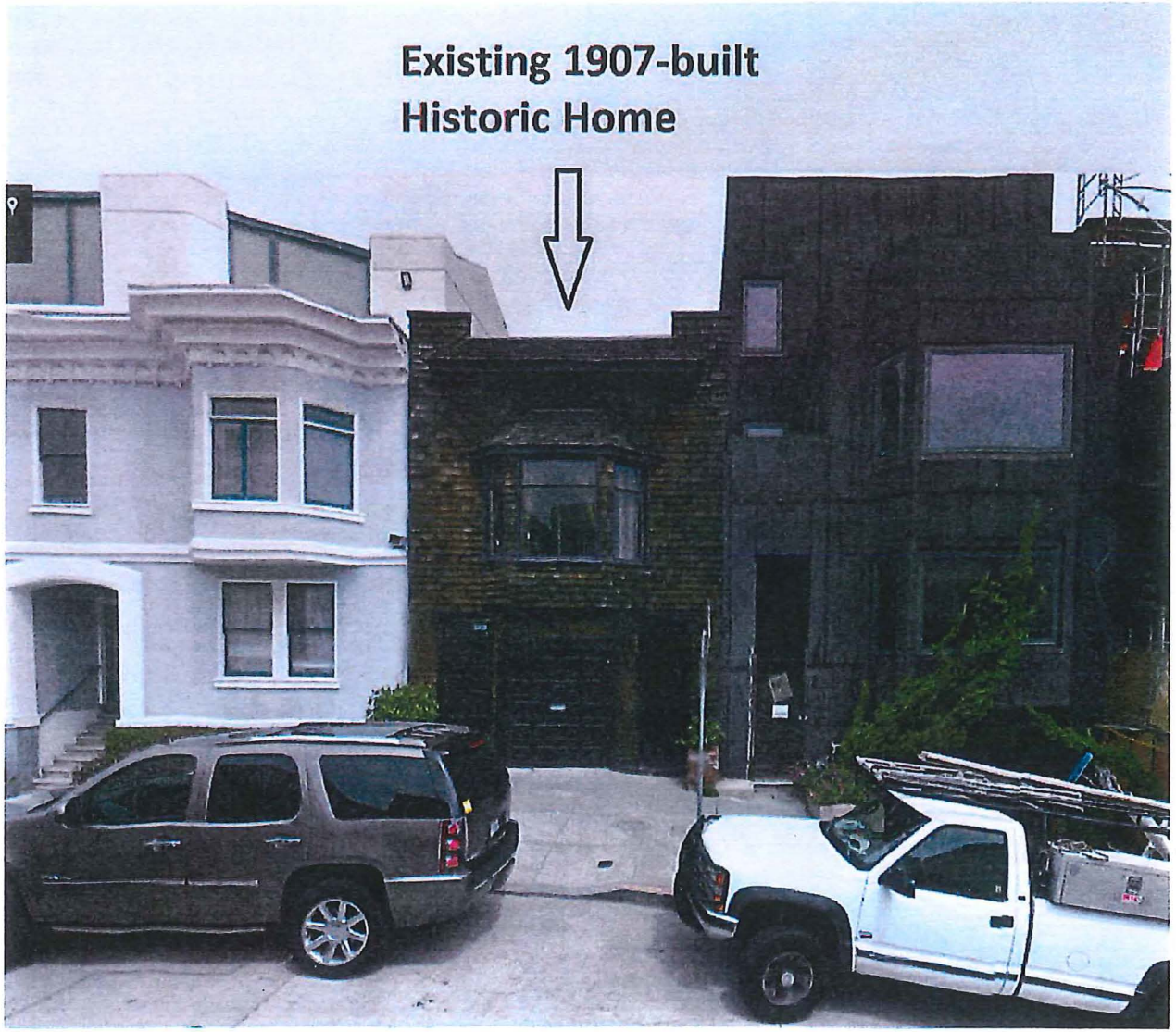
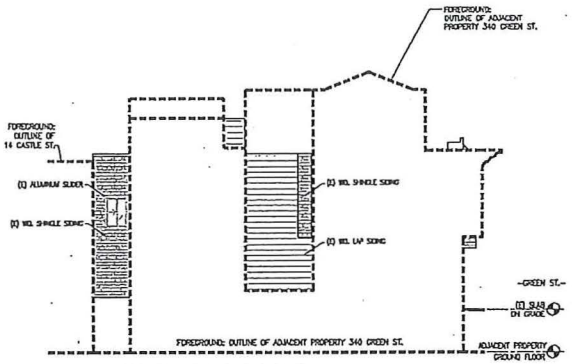
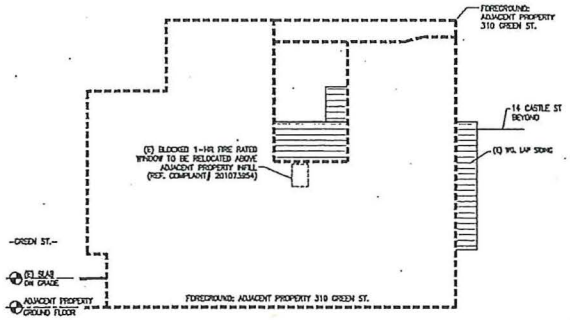

Existing 1907-built
Historic Home



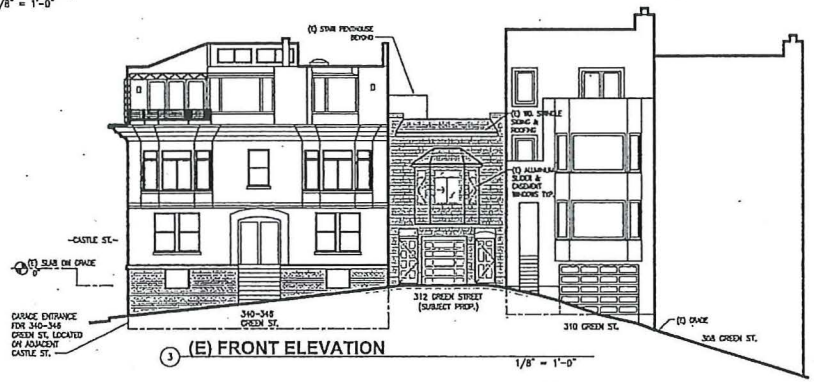
4 (E) WEST ELEVATION

1/8" = 1'-0"



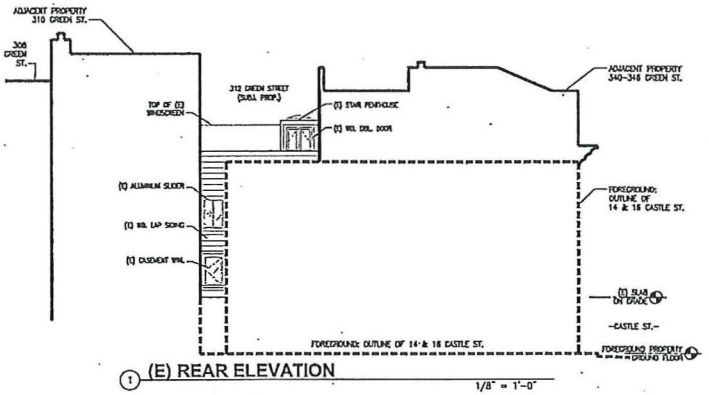
2 (E) EAST ELEVATION

1/8" = 1'-0"



3 (E) FRONT ELEVATION

1/8" = 1'-0"



1 (E) REAR ELEVATION

1/8" = 1'-0"

KANTER ARCHITECTS
822 GREENWICH ST.
S.F., CA 94133
Bruno@KanterArchitects.com
415.921.5456

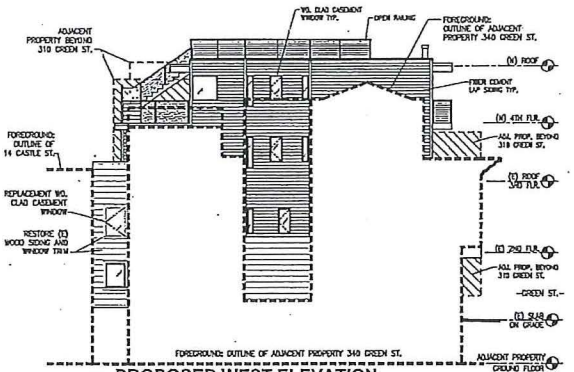
RESIDENTIAL REMODEL:
312 GREEN ST.
SAN FRANCISCO, CA 94133

JOB NO. 1201
SCALE —
DRAWN BC
CHECKED —
DATE 6-6-14
REVISIONS:

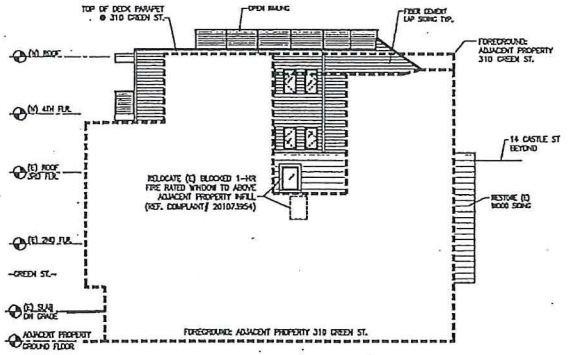
SITE PERMIT SUBM. (311 NOTIFICATION)

SHEET TITLE:
EXISTING ELEVATIONS

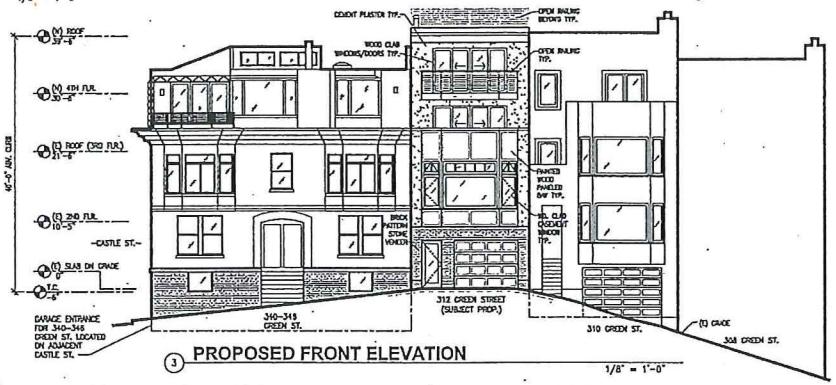
SHEET NO.
A3.0



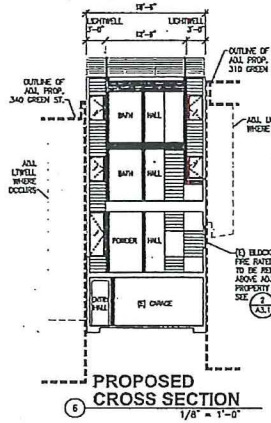
4 PROPOSED WEST ELEVATION
1/8" = 1'-0"



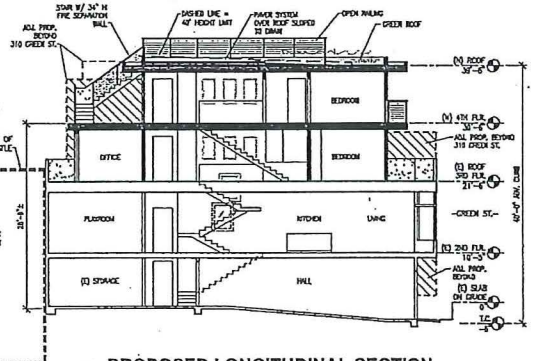
2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



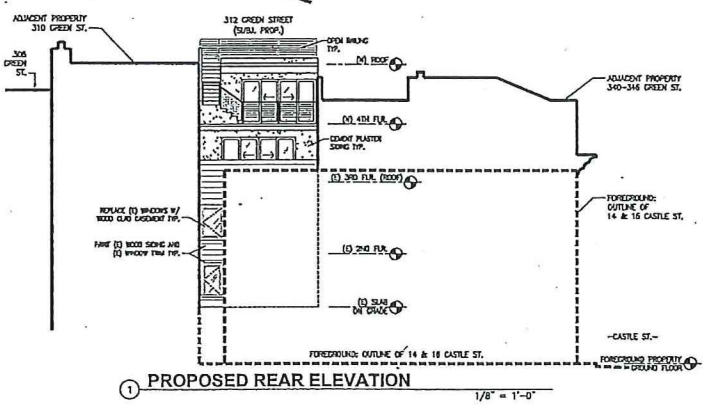
3 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



6 PROPOSED CROSS SECTION
1/8" = 1'-0"



5 PROPOSED LONGITUDINAL SECTION
1/8" = 1'-0"



1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

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RESIDENTIAL REMODEL:
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JOB NO.	1201
SCALE	
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DATE	6-6-14
REVISIONS	

SITE PERMIT SUBM. (311 NOTIFICATION)

SHEET TITLE:
PROPOSED ELEVATIONS & SECTIONS

SHEET NO.
A3.1

DEMOLITION STANDARDS

S.F. PLANNING CODE § 317

(b)(2)(A) Any work for which DBI requires a demolition permit; OR

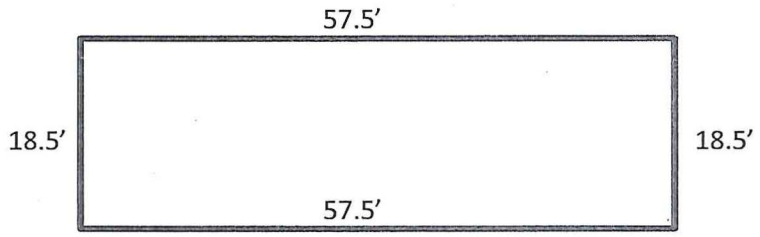
(b)(2)(B) Removal of more than 50% of front and rear facades and more than 65% of all exterior walls; OR

(b)(2)(C) Removal of more than 50% in area of the vertical and horizontal envelope elements.

S.F. BUILDING CODE § 103A.3.2

- Removal of "principal portions" of an existing structure.
- Principal portion means EITHER:
    - Construction that determines building envelope shape and size (e.g., exterior walls, roof, interior bearing elements); OR
    - Construction that alters two-thirds or more of interior elements (e.g., walls, partitions, floors, or ceilings).

312 GREEN STREET PARCEL DIMENSIONS



DEMOLITION CALCULATIONS FOR 312 GREEN STREET

Planning Department Demolition Standard

HORIZONTAL ELEMENTS	% DEMO	
Roof	100%	
2nd Floor	100%	
TOTAL	100%	> THRESHOLD

VERTICAL ELEMENTS			
EXTERIOR WALLS	LENGTH	% DEMO	
Front	18'	0%	
Rear	18'	100%	
East Side	57'	100%	
West Side	57'	100%	
TOTAL		88%	> THRESHOLD

Department of Building Inspection (DBI) Standard

TOTAL AREA	% DEMO	
Interior Walls	100%	
Exterior Walls	88%	
Floor/Roof	100%	
TOTAL	95%	> 2/3 THRESHOLD

EDDY T. LAU
GEOTECHNICAL ENGINEER

P O BOX 24874, OAKLAND, CALIFORNIA 94623-1874
TELEPHONE: (415) 505-5538

January 13, 2015

Our Job No. 1809-001

Zacks & Freedman
235 Montgomery Street, Suite 400
San Francisco, California 94104

Attention: Ryan J. Patterson, ESQ.

Ladies and Gentlemen:

Geotechnical Consultation
Subsurface Conditions
312 Green Street and Vicinity
San Francisco, California

This letter presents the results of our geotechnical consultation with respect to the subsurface conditions in the vicinity of the property known as 312 Green Street in San Francisco, California. 312 Green Street, also known as Lot 016, Assessor's Block 114, is located on the north side of Green Street, between Castle Street and Montgomery Street.

PURPOSE AND SCOPE OF SERVICES

The purpose of our services was to provide an opinion of the subsurface conditions in the vicinity of the 312 Green Street property. The scope of our services was limited to review of the available geotechnical investigation report(s) on file with the San Francisco Department of Building Inspection, in the immediate vicinity of the subject site.

I have reviewed the attached geotechnical report for the nearby property at 304 Green Street. The report, entitled, "Geotechnical Reconnaissance, 304 Green Street, San Francisco, California," prepared by HERZOG Geotechnical Consulting Engineers of Mill Valley California, and dated August 25, 1999.

I am a registered Civil Engineer and a registered Geotechnical Engineer of the State of California. I have over 45 years of experience in practicing geotechnical engineering. Majority of my professional career and practices have been performed in San Francisco Bay Area, in particular San Francisco. I am familiar with the soil and rock conditions of the Telegraph Hill, under consideration.

DISCUSSION AND RECOMMENDATIONS

In the Herzog report, it was reported that a massive sandstone outcrop was visible within a cut behind the neighboring house.

Based on the findings of the HERZOG report, it appears that the surface conditions could be fill. Below the fill, the site could be underlain by interbedded sandstone and shale bedrock of the Franciscan Formation. It is my opinion that the sandstone bedrock at the site could be unique, depending on the degree of weathering and decomposition, and sometimes could not be easily excavated with shovels, and/or backhoe type excavation equipment. Rather, jack hammering and potentially blasting may be required to remove the "floaters," or "boulders" of hard sandstone at the project site.

This is an unusual geological conditions affecting the subject site, which will likely result in severely adverse environmental impacts on the surrounding land and building environment. I believe that further environmental review should be considered and performed, including a geologic reconnaissance, and possibly excavating test pits in order to evaluate the conditions of the bedrock.

CLOSURE

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, whether expressed or implied, is included or intended in our proposal, contract or report.

If you have any questions or require additional information, please contact us.

Yours very truly,

Eddy T. Lau, P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2015

Attachment: HERZOG report - Geotechnical Reconnaissance, 304 Green Street, San Francisco, California.

S.R. 5317

HERZOG
GEOTECHNICAL
CONSULTING ENGINEERS

#CG 18425

August 25, 1999
Project Number 661-01-99

Fred Pavlow Co. Inc.
2776 Broadway
San Francisco, California 94115

RE: Report
Geotechnical Reconnaissance
304 Green Street
San Francisco, California

14/12

Dear Mr. Pavlow:

This presents the results of our geotechnical reconnaissance for the proposed garage addition at 304 Green Street in San Francisco, California. The scope of our reconnaissnace was to review selected geologic references, observe exposed conditions in a test pit excavated by the Client, perform engineering analyses, and to develop geotechnical design parameters for the project. Herzog Geotechnical's scope of services was outlined in our proposal dated August 17, 1999.

The project will consist of a two-car garage excavated approximately 28 feet behind an existing retaining wall in front of the residence. We understand that the garage may necessitate retained cuts as high as 20 feet, and will extend approximately 11 feet beneath the front of the house. Project plans have not yet been developed.

WORK PERFORMED

Prior to performing our investigation, we reviewed our previous work in the site vicinity and selected geologic references. On August 24, 1999, our Principal Engineer performed a reconnaissance of the site and observed conditions exposed in a 4-foot deep test pit excavated by the Contractor. No additional subsurface exploration was authorized or performed as part of our scope of services.

FINDINGS

Site Conditions

The site is located on the north side of Green Street near the top of Telegraph Hill. Topography in the site vicinity generally slopes up towards the northwest at about 3:1 to 4:1 (horizontal: vertical). The existing residence is a two-story structure which is likely supported on spread footing foundations. The residence is situated above the street, behind a deteriorated stone and mortar retaining wall. The wall extends from 15 to 20 feet above the level of the sidewalk, and is

cracked in several places. Metal anchors are bolted onto the face of the wall, which may indicates that the wall is supported by deadman. The front of the house is located about 17 feet back from the top of the wall, and a wooden deck is situated between the house and the wall. An approximately 15 foot high concrete return wall extends below the west side of the deck, and abuts a staircase which climbs to the front door of the house. An approximately 12 foot high return wall below the east side of the deck extends down to a 3 foot wide planter box which is retained by a 2-1/2 foot to 7 foot high concrete wall.

Geology and Soils

The site is within the Coast Range Geomorphic Province, which includes San Francisco Bay and the northwest-trending mountains that parallel the coast of California. These features were formed by tectonic forces resulting in extensive folding and faulting of the area. The site has been previously mapped by Shlocker (1958) as being underlain by sandstone and shale bedrock of the Franciscan Formation to the south. This unit is Jurassic to Cretaceous in age, and typically consists of a heterogeneous mixture of sandstone, sheared shale, metavolcanic rock, serpentine and chert. A massive sandstone outcrop is visible within a cut behind the neighboring house to the east.

A test pit located 10 feet away from the top of the sidewalk retaining wall and adjacent to the west return wall encountered an approximately 4-inch thick concrete slab below the wooden front deck. The slab was underlain by approximately 8 inches of soft sandy silt fill overlying interbedded sandstone and shale bedrock which extended to the depth explored (approximately 4 feet). The bedrock was generally sheared or very closely fractured. Bedding attitudes in the test pit were measured to strike approximately N20W and to dip about 50 degrees to the southwest. Prominent fractures were noted to strike N70E and dip 40 to 45 degrees towards the southeast.

Groundwater was not observed in the test pit at the time of our investigation. Groundwater levels at the site are expected to fluctuate over time due to variations in rainfall and other factors.

CONCLUSIONS

It is our opinion that the site is suitable for the proposed garage provided our geotechnical recommendations are incorporated into the design and construction of the project. The primary geotechnical considerations are maintaining temporary and permanent lateral support of the planned cuts, maintaining adequate vertical and lateral support for the residence and adjacent structures in order to limit deformations, and providing adequate drainage facilities to prevent moisture accumulation within the garage.

We anticipate that planned excavations will expose relatively weak bedrock with bedding, fracture and shear surfaces which will slope adversely into the planned excavation.

Consequently, we conclude that the excavation should be shored to laterally support the walls and to maintain stability of adjacent foundations. Among possible shoring alternatives are soldier piers with lagging, tiebacks, soil nails, internal bracing, or bracing with thrust blocks. Shoring should be designed by the Contractor's engineer to resist lateral earth pressures and surcharge loads from structures using the design criteria presented in this report. Adequate drainage facilities should be provided to prevent hydrostatic buildup behind the shoring.

During construction, cuts should be closely monitored for the presence of adverse bedding, fracturing conditions, or lithologic contacts that could promote slope instability. As excavation proceeds, conditions may be exposed which will require design modifications.

If non-yielding support is not maintained during excavation (i.e. tiebacks), underpinning should be provided and braced to support existing foundations for the residence and adjacent structures. Underpinning may consist of drilled, cast-in-place concrete piers or deepened footings extending into competent bedrock below a 1-1/2:1 line extending up from the base of the planned cut. Stability of excavations and existing structures should be contractually specified as solely the responsibility of the Contractor. It would be prudent to perform a detailed crack survey of this and adjacent structures prior to beginning construction so that the validity of claims can be verified.

Geologic Hazards

Fault Rupture

The property is not within a current Alquist-Priolo Earthquake Fault Zone (EFZ) and we did not observe geomorphic features that would suggest the presence active faulting at the site. As such, we judge the risk of ground rupture along a fault trace is low at this site.

Earthquake Shaking

The San Francisco Bay Region has experienced several historic earthquakes from the San Andreas and other associated active faults. Mapped active faults (those experiencing surface rupture within the past 11,000 years) nearest the site are summarized in the following table.

Fault System	Distance From Site (Miles)	Direction From Site to Fault	MCE Moment Magnitude	Peak Ground Acceleration (g's)
San Andreas	8.2	Southwest	7.9	0.36
Seal Cove/ San Gregorio	11.3	South	7.3	0.21
Hayward	10.2	Southeast	7.1	0.21

James S. Kirk
308 Green Street
San Francisco, California 94133
415-989-6646
Jamesskirk47@gmail.com

January 10, 2015

Ms. London Breed
Board President
San Francisco Board of Supervisors
london.breed@sfgov.org

RE: **Appeal of CEQA Categorical Exemption Determination**
Planning Case No. 2012.0635E
312 Green Street

Dear President Breed and Honorable Members of the Board of Supervisors:

My name is James Kirk and I live at 308 Green Street, two houses (and 25 feet) away from the proposed development at 312 Green Street. I attended and spoke at the Planning Commission meeting on the matter which preceded this one. If you would be good enough to bear with me, I would like to first discuss process. Unfortunately, the Planning Commission meeting was grossly mismanaged. Rather than deliberate on the merits of the 312 Green Street plan, Bruno Kanter, the owner and developer, orchestrated an astonishingly patronizing and intimidating assault on those who had reasonable objections. He trotted out a legion of his architectural comrades, friends, his wife, baby, and his elderly father. One after the next, his colleagues assaulted Jack Oswald, our immediate neighbor (310 Green) and his wife Anneke Seley. Jack, who is a fine man and a good neighbor, was cast as a nasty, dishonest, and unstable person. That set up Bruno, who approached with his wife and baby and father at his side. He represented himself as someone who wanted to raise a family in North Beach, and was a pillar of this community. I have lived in North Beach for thirty years, and have raised a family here. I don't brag about it. I have no idea if the Kanters will live in North Beach. I know they will make a KILLING on their investment due to the variances they were granted. And I know all of this personal stuff is irrelevant. It is my hope that the Board of Supervisors will direct this meeting properly and stick with the relevant issues. I deeply appreciate the Board's service, efforts and time.

I will address three points:

1) **<u>The Planning Commission's uneven management of a Variance</u>**:
A couple of weeks ago, my wife and I moved back into our house which we had to rebuild at great expense due to an enormous number of construction defects (The developer was sued, of course, and after 3 years settled). Over the long period of

litigation, planning, and reconstruction, our architect inquired at the Planning Department about small improvements we hoped to make. We asked if we could expand our master bedroom out 6 feet onto a portion of the existing patio, to meet the front of the immediate neighbor's existing building. The extension would have been beautiful, and would not have blocked anyone's light. We were promptly denied. We then asked if we could install an awning. We chose and presented (through our architect) a top of the line German model that was fully retractable, could withstand a hundred mile wind, was not visible form the street, and was gorgeous. Turned down sharply. We asked if we could expand the usable portion of our roof deck terrace (a garden or pavers in place of some of what is now tar and gravel). Declined, not a single square foot.

By contrast, our neighbor, who is represented by so many architects and obviously knows the ropes, is granted a variance to severely encroach into the required 15 foot rear setback, materially impacting several neighbor's light, air and privacy. Kanter's small house sits on an 18 foot wide lot! The building code recognized that. Is this process all about inside access? Why have building standards if they can be obliterated by a well-orchestrated effort of well-connected architects? And I write this with respect for the hard working, well-intentioned people at Planning and its public servants. How did the developer of 312 Green get such latitude, while we, the uninitiated, got none? Why is there no consistency coming from Planning?

2) **The Planning Commission's Due Diligence**: The employee who sat with the Commission and spoke briefly on behalf of the Commission's decision, said the effect of the new building on neighbor's light will be "negligible". (He admitted that he had not visited the site. He was a stand-in). Negligible is too subjective. I suggest that someone from Planning come to my house and look back from our back patio towards what will be built. I can assure you that negligible will not be the response.

3) **The developer's willful misrepresentation of neighborhood support**: I attended a single presentation that the developer held at his home. Though I live 25 feet away, I was not invited, but, after hearing about it, sheepishly knocked on his door and asked if I could join the small group. Bruno, the developer and owner said, "Sure, but I don't know why you care. It will have no affect on you". Wow! We live one house over. There was no presentation. No handouts. No explanations. Just a disjointed question and answer period about a project about which I had no understanding, even after the meeting. What I see proposed is grossly out of proportion to its lot size. Viewed from one house over, the proposed development will rise almost 50 feet (from the lowest point of its foundation to its upper railing). On an 18 foot lot. To me, it is stunning. Please note also, that the neighbors whom Mr. Kantor provides that support the project, are not immediate neighbors, and are not affected. In fact a large

percentage of the so-called support comes from people who either (a) do not live in the immediate vicinity or (b) do not live in San Francisco at all.

The proposed project should not include a fourth floor, and under no circumstances should it be exempted from the rear yard setback requirement. That code provision was designed specifically to protect small rear yard areas in densely-developed parts of the city like ours. We do have a nicely landscaped backyard that we and our neighbors who view it can enjoy. We have as attractive a roof deck as there is in the area. Both will be dramatically affected by the loss of light that will be caused by the proposed 312 development.

We hope the Board of Supervisors will recognize that this building does not need to be as large as proposed, and that it could easily be modified to a more reasonable three stories with a rear-yard setback.

We respectfully ask that the Board of Supervisors consider the above as well as the impact to the neighbors' light, air, and green space of granting these exceptions. Again, my family and I appreciate the Board's time and your service.

James S. Kirk

Homeowner, 308 Green Street

cc: Sarah Jones (Sarah.B.Jones@sfgov.org)

Michael Profant

From: Jeffrey Klein <jeffreybruceklein@hotmail.com>
Sent: Monday, January 12, 2015 10:10 PM
To: Breedstaff@sfgov.org; Sarah.B.Jones@sfgov.org
Cc: Michael Profant; Barbara Latour
Subject: Request for environmental review -- re. your hearing tomorrow.

Dear London Breed and Sarah Jones,
As a neighbor of 312 Green Street (I live nearby, on the adjacent Castle Street), I respectfully request that the City perform an environmental review on that property's proposed transformation. Common sense would seen to dictate this. I don't understand why, in the first place, a Planning Code variance was approved for this project.
Thank you in advance for showing consideration and exploring negative ramifications.
Jeffrey Klein
---------- Jeffrey Klein 510.847.6777 jeffreybruceklein@hotmail.com