

T 510.836.4200  
F 510.836.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

www.lozeaudrury.com  
richard@lozeaudrury.com

BY ELECTRONIC MAIL AND HAND DELIVERY (2 COPIES)

December 28, 2017

Mayor and Board President London Breed and  
Honorable Members of the Board of Supervisors  
c/o Angela Cavillo  
Clerk of the Board  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
[Bos.legislation@sfgov.org](mailto:Bos.legislation@sfgov.org)

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2017 DEC 28 PM 1:50

**RE: File No. 171267 – Appeal of CEQA Exemption Determination – 2417 Green Street**

Dear Mayor Breed and Honorable Members of the Board:

Our firm represents Philip Kaufman, who owns the historic Coxhead House, located at 2421 Green Street, immediately uphill and adjacent to a proposed construction project at 2417 Green Street (“Project”). The Project proposes a massive, four-story, 6,114 square foot home on a 2,500 square foot lot at 2417 Green Street. The Project is immediately downhill and adjacent to the Coxhead House, which has been determined “clearly eligible” for historic listing.

This letter supplements our appeal letter filed on November 22, 2017. As explained in our November 22, 2017 letter, the City improperly issued a CEQA exemption for the Project at 2417 Green Street because:

1. The Project may cause significant adverse impacts to the historic Coxhead House, including possibly undermining the tall brick foundation of the Coxhead House, blocking access to light, air and views, possibly causing flooding of the foundation of the Coxhead House, and encroaching on the mid-block shared open space. All of these factors would adverse impact the historical significance of the Coxhead House and preclude issuance of a CEQA exemption.
2. 2417 Green Street is located on the City’s Maher Map of potentially contaminated sites. It will involve 408 cubic yards of excavation of potentially contaminated soil. Since the Project will involve far more than 50 cubic yards of soil

excavation on a parcel listed on the Maher Map, a CEQA exemption is improper. In addition, it is necessary for the Project to comply with the Maher Ordinance. Although the City has required development of a mitigation plan to address potentially contaminated soil, mitigation measures are not allowed for a project that is exempted from CEQA review.

3. The Project will require excavation of far more than 50 cubic yards of soil on a parcel with a slope of over 20%. The Project will require 408 cubic yards of soil excavation on a parcel with a slope of over 30%. Therefore the CEQA exemption is improper.
4. The Project is inconsistent with the Cow Hollow Neighborhood Design Guidelines and the San Francisco Zoning Code. In particular, the Project encroaches on the shared mid-block open space, blocks access to light and air, will result in a floor area ratio (FAR) far in excess of properties in the area, fails to comply with terracing guidelines, etc. These inconsistencies are significant impacts that must be analyzed and mitigated under CEQA.
5. The City has improperly piecemealed the Project by granting a permit to allow the foundation of the Project to be constructed despite the fact that the remainder of the Project is subject to Discretionary Review (DR) by the Planning Commission. The Planning Commission will consider the Project on February 8, 2018. It violates CEQA to allow the foundation of the Project to be constructed while the Project is undergoing DR.

Since our CEQA appeal was filed on November 22, 2017, the speculator, Mr. Durkin, has engaged in a string of permit violations leading to at least two formal Notices of Violation (NOVs). On or about December 10, the speculator removed a highly visible exterior chimney from the existing home at 2417 Green. On December 12, 2017, the Department of Building Inspection (DBI) issued a formal NOV, citing the speculator for engaging in “WORK WITHOUT PERMIT” and “WORK BEYOND SCOPE OF PERMIT.” (Attachment A). Undeterred, on the very next day, on December 13, 2017, the speculator proceeded to unlawfully remove a second exterior chimney at the rear of the house – leaving two gaping holes in the roof of the property. Then, on Saturday, December 16, 2017, the speculator proceeded to conduct demolition activities in the foundation of the property, which was unlawful due to the pending CEQA appeal, which challenges the permit allowing foundation work. DBI sent the emergency inspector that day to order the work to stop and on December 21, 2017, DBI issued a formal NOV ordering the speculator to “STOP ALL WORK” pending the resolution of the CEQA appeal and DR. (Attachment B).

Neighborhood opposition has been growing to the Project. All three of the adjacent land owners have each separately filed requests for Discretionary Review (DR) with the Planning Commission concerning the proposed Project. One by Mr. Kaufman (Attachment C), one by



Mark Lampert and Susan Byrd at 2415 Green Street (Attachment D), and one by Judge Carlos Bea of the US Ninth Circuit Court of Appeals, who lives at the historic Casebolt House located at 2727 Pierce Street, which shares the rear yard open space with the proposed Project. Numerous community letters of opposition have been filed by area neighbors opposed to the Project. (Attachment E).

With this letter, we submit additional expert analysis establishing that the proposed Project may have adverse impacts to the adjacent historic Coxhead House, among other issues. The CEQA exemption is therefore improper and CEQA review must be required to analyze the impacts to the Coxhead House and other impacts and to propose feasible alternatives and mitigation measures.

**1. The Project May Not be Exempted from CEQA Because it “May Cause Substantial Adverse Change in the Significance of an Historic Resource.”**

As discussed in our prior letter, the Project may not be exempted from CEQA review because it “may cause substantial adverse change in the significance of an historic resource.”<sup>1</sup> The home at 2421 Green Street, immediately adjacent and uphill from the proposed project, was constructed in 1893 by noted architect Ernest Coxhead as his personal residence. It has been extensively studied in books and treatises about historically significant homes and architecture. The California Office of Historic Preservation has determined that the house at 2421 Green Street is “clearly eligible” for listing on the National Register of Historic Places. As such, the house is a historic property under CEQA and San Francisco’s CEQA Guidelines. Under CEQA sections 21084(e), and 21084.1, and CEQA guidelines sections 15064.5, and 15300.2, a categorical exemption from CEQA may not be issued for any project that may cause a substantial adverse change in the significance of an historical resource. This includes changes to the “*immediate surroundings*” such that the significance of an historic resource would be materially impaired.” CEQA Guidelines section 15064.5(b)(1).

As discussed by architect Carol Karp in the letter filed herewith, the proposed Project will interfere with the historic nature of the Coxhead House:

- a) Coxhead sited his buildings so as to take advantage of natural lighting. The proposed Project at 2417 Green takes away a crucial aspect of the Coxhead design, adversely impacting the historic character. The proposed Project will obstruct 24 windows on the Coxhead House, interfering with access to light air and views of San Francisco Bay. These elements are a major component of the historic construction and layout of the Coxhead House.

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<sup>1</sup> Since the statute uses the term “may,” the “fair argument” standard applies rather than the substantial evidence standard. Also, this provision does not require a finding of “unusual circumstances.”

- b) The deep excavation at 2417 Green may undermine and destabilize the tall brick foundation of the Coxhead House, which is an irreplaceable part of the historic character of the house.
- c) The 15-foot deep excavation proposed to construct a massive 1000 square foot garage at 2417 Green may disrupt the flow of shallow groundwater known to exist in the area, and may cause flooding in the foundation of the Coxhead House. Neighbors at 2423 Green Street (immediately uphill of the Coxhead House) encountered shallow groundwater during a minor excavation for a small remodeling project, and were forced to install a sump pump. This shallow groundwater flows across basement floors in the area during heavy rains. (Attachment F (Neighbor letters)). Certified Hydrogeologist Matthew Hagemann, C. Hg., concludes (Attachment G):

Additionally, Project documents show that excavation to a depth of approximately 15 feet will be required for the construction of a garage. An excavation to this depth will likely affect shallow groundwater flow which has been observed beneath the residence upgradient (directly uphill) from the Project. Groundwater has been reported beneath another residence on Green Street, two houses uphill from the Project, at a depth of 2 feet. The foundation for the garage proposed for the Project may, in effect, “dam up” the flow of groundwater and may result in flooding in the adjacent uphill property if water were to back up into the residence.

- d) The large mid-block open-space is a significant element of the historic neighborhood character. The 2417 Project is a damaging intrusion into the that open space. The Sanborn map (<http://sfplanninggis.org/PIM/Sanborn.html?sanborn=V3P273.PDF>) for block 560 clearly shows the significant mid-block shared open space, which was an integral part of the Coxhead House’s historic design. (Attachment H). The proposed Project will extend 17-feet and four stories tall into the shared rear-yard open space, adversely affecting this common area, which part of the historic design of the Coxhead House. Although the Coxhead House is much longer than the house at 2417 Green, the Coxhead House sits on a much longer lot, and therefore maintains a significant open rear yard open space.

Indeed, the speculator, Chris Durkin, and his law firm, Zacks and Freedman, have taken the position in a different CEQA appeal that a CEQA Categorical Exemption was improper for a small roof deck on a potentially historic home because it was visible from a public right of way. (Attachment I). In that case, 1026 Clayton Street, the home at issue had not even been determined to be eligible for historical listing, unlike the Coxhead House. Certainly, if a small roof deck on a questionably historic home may not be exempted from CEQA, then a massive 6000 square foot home that may undermine the very foundations and historic character of an

officially historic home also may not be exempted from CEQA. Mr. Durkin simply cannot have it both ways.

**2. The Project May Not be Exempted from CEQA Because it is on the Maher Map of Potentially Contaminated Sites.**

As discussed in our November 22, 2017 letter, the Project may not be exempted from CEQA because the Project site is located on the City's Maher Map of potentially contaminated sites. With this letter, we submit the comments of certified hydrogeologist Matthew Hagemann, C.Hg. Mr. Hagemann is the former West Coast Regional Director of the United States Environmental Protection Agency's Superfund Site Clean-up program. (Attachment G).

Mr. Hagemann has produced the City's Maher Map showing the presence of numerous known contaminated sites within 100 feet of the Project. Mr. Hagemann concludes that:

The application materials indicate that the proposed project on the subject property would require 408 cubic yard of soil excavation and removal (Environmental Evaluation, p. 7). Given the listing of the property on the Maher Map, this excavation may disturb potentially contaminated soil, which may expose nearby residents and/or construction workers to hazardous chemicals. Given this, there is a fair argument that the proposed project at 2417 Green Street may have adverse environmental impacts that must be analyzed under the Maher Ordinance and CEQA.

Mr. Hagemann notes that the City's Maher Waiver was improper and required, a Site Mitigation Plan, an Environmental Health and Safety Plan, a Dust Control Plan, and other documents, as required under the Maher Program. None of those documents have been produced.

Furthermore, since the City has required a Site Mitigation Plan, a CEQA exemption is not allowed. An agency may not rely on a categorical exemption if to do so would require the imposition of mitigation measures to reduce potentially significant effects. *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1108 ("SPAWN"); *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1198-1201. If mitigation measures are necessary, then at a minimum, the agency must prepare a mitigated negative declaration to analyze the impacts, and to determine whether the mitigation measures are adequate to reduce the impacts to below significance. *Id.* "An agency should decide whether a project is eligible for a categorical exemption as part of its preliminary review of the project' without reliance upon any proposed mitigation measures." SPAWN, 125 Cal.App.4th at 1106 (quoting *Azusa*, 52 Cal. App. 4th at 1199-1200). In other words, the City was required to look at the Project application, and decide on its face, whether a categorical exemption applied. Since mitigation measures were imposed, the CEQA exemption was improper.

Finally, since the City has required a Site Mitigation Plan, but that plan is not provided with the CEQA documents, the City has engaged in “deferred mitigation” which is prohibited under CEQA. Feasible mitigation measures for significant environmental effects must be set forth in the CEQA document for consideration by the lead agency's decision makers and the public before certification of the CEQA document and approval of a project. The formulation of mitigation measures generally cannot be deferred until after certification of the CEQA document and approval of a project. Guidelines, section 15126.4(a)(1)(B) states: "Formulation of mitigation measures should not be deferred until some future time. However, measures may specify performance standards which would mitigate the significant effect of the project and which may be accomplished in more than one specified way." "A study conducted after approval of a project will inevitably have a diminished influence on decisionmaking. Even if the study is subject to administrative approval, it is analogous to the sort of post hoc rationalization of agency actions that has been repeatedly condemned in decisions construing CEQA." (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 307.) "[R]eliance on tentative plans for future mitigation after completion of the CEQA process significantly undermines CEQA's goals of full disclosure and informed decisionmaking; and[,] consequently, these mitigation plans have been overturned on judicial review as constituting improper deferral of environmental assessment." (*Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 92.)

The City must require development of the Site Mitigation Plan prior to Project approval and prior to certification of the CEQA document. The plan must be made available to the public so the public and decision-makers can determine if the plan is adequate or if additional mitigation is necessary.

**3. The Project May Not be Exempted from CEQA Because it is Located on a Slope of Greater than 20% and Will Require More than 50 Cubic Yards of Excavation.**

A project may not be exempted from CEQA if it involves more than 50 cubic yards of soil removal on a slope of greater than 20%. The proposed Project is located on an extremely steep slope of approximately 35%, and will require 408 cubic yards of soil removal. As discussed above, this may result in undermining the tall brick foundation of the adjacent, uphill Coxhead House. As a result, this impact must be analyzed and mitigated under CEQA.

**4. The Project May Not be Exempted from CEQA Because it is Inconsistent with the Cow Hollow Neighborhood Design Guidelines and the San Francisco Zoning Code.**

As discussed in our November 22, 2017 letter the proposed Project is inconsistent with numerous provisions of the Cow Hollow Neighborhood Design Guidelines (CHNDG) and the San Francisco Zoning Code. These inconsistencies are significant impacts under CEQA and require CEQA review to analyze the inconsistencies and to propose feasible alternatives and

mitigation measures to reduce the inconsistencies. (*Kutzke v. City of San Diego* (2017) 11 Cal.5th 1034 (City determined a proposed project was incompatible with conserving the character of the existing neighborhood and therefore inconsistent with local community plan in violation of CEQA).)

The proposed Project violates the CHNDG and Zoning Code by, inter alia:

- a. Encroaching on shared mid-block open space.
- b. Obstructing access to light and air.
- c. Creating a structure with volume and massing that is inconsistent with the neighborhood. In particular, the proposed 6100 square foot home on a 2500 square foot lot will result in a floor area ratio (FAR) of almost 2.5, in a neighborhood with an average FAR of approximately 1.0.
- d. Failing to comply with terracing requirements.
- e. Failing to respect the adjacent historic Coxhead House.

With this letter, we submit the Discretionary Review application filed by urban planner Deborah Holley on behalf of Mark Lambert and Susan Byrd. (Attachment D). This application explains the numerous inconsistencies of the Project with application provisions of the San Francisco Code.

## **5. The City Improperly Piecemealed the Project.**

As discussed in our November 22 letter, the City improperly piecemealed the Project by issuing a permit for the foundation of the Project despite the fact that three applications for discretionary review are pending before the Planning Commission and the instant CEQA review petition is pending. The City may not allow a portion of the Project to proceed while the whole project is still undergoing review. CEQA Guidelines § 15378(a).

## **CONCLUSION**

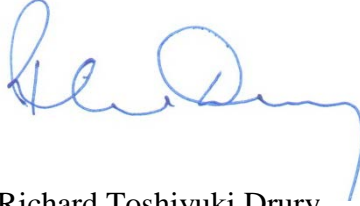
For these and other reasons set forth in our appeal letter to the Board of Supervisors, we are asking the City to require CEQA review to analyze and mitigate the project's impacts. CEQA would require the Project proponent to consider alternatives that would reduce its impacts to the adjacent Coxhead House, ensure that any hazardous soil contamination is properly remediated, reduce inconsistencies with the Cow Hollow Neighborhood Design Guidelines and San Francisco Zoning Code. This will result in a greatly improved project that will be in harmony with the neighborhood.

Mr. Kaufman and the neighbors have supported the developer's right to remodel the property. They ask only that the development remain within the existing building footprint and envelope, abide by the Cow Hollow Guidelines, protect the historic open space...and not cause irreparable damage to the historic Coxhead House. No one in the neighborhood has ever



objected to any remodeling that respects these neighborly concerns. Thank you for considering our concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Drury', with a long horizontal flourish extending to the right.

Richard Toshiyuki Drury  
LOZEAU DRURY LLP

# **ATTACHMENT A**

**COMPLAINT DATA SHEET****Complaint****Number:** 201724852

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA  
SUPPRESSED

Date Filed:

Location: 2417 GREEN ST

Block: 0560

Lot: 028

Site:

Rating:

Occupancy Code:

Received By: GSAMARAS

Division: BID

Complainant's

Phone:

Complaint

WEB FORM

Source:

Assigned to

Division: BID

Description: date last observed: 11-DEC-17; identity of person performing the work: Cannot confirm identity, was n; floor: roof; unit: N/A; exact location: Main Bldg; building type: Residence/Dwelling  
WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: Chimney  
has been removed from the building without a permit;

Instructions:

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	62704		

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
12/12/17	CASE OPENED	BID	Power	CASE RECEIVED	
12/12/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	Mailed 1st NOV; s.thai.
12/12/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	FIRST NOV SENT	issued 1st NOV.
12/13/17	OTHER BLDG/HOUSING VIOLATION	BID	Power	FIRST NOV SENT	posted nov

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):** 12/12/17

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

# **ATTACHMENT B**





# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy

## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco

1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS 2417 GREEN ST

OCCUPANCY / USE R-3

CONST. TYPE 5

OWNER / AGENT 2417 GREEN ST LLC

MAILING ADDRESS 474 ENCLAVE AVE

PERSON CONTACTED @ SITE

☒ FIRST NOTICE  
☐ SECOND NOTICE  
☐ OTHER:

COMPLAINT NUMBER

201727261

DATE 12/21/17

BLOCK 0560

LOT 028

STORIES 3 ☒ BASEMENT

PHONE #

CITY SAN FRANCISCO ZIP 94118

PHONE #

## VIOLATION DESCRIPTION:

- ☐ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);  
☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA#  
☐ UNSAFE BUILDING (SFBC 102A); ☒ SEE ATTACHMENTS

APPLICATION #'S 201705116316 + 201710020114 HAVE  
BEEN SUSPENDED PER REQUEST FROM THE SAN  
FRANCISCO PLANNING DEPARTMENT PENDING CPGA  
DETERMINATION AND MEETING OF THE PLANNING  
COMMISSION.

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

## CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104A.2.4

- ☐ FILE BUILDING PERMIT APPLICATION WITHIN \_\_\_\_\_ DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.  
☐ OBTAIN PERMIT WITHIN \_\_\_\_\_ DAYS AND COMPLETE ALL WORK WITHIN \_\_\_\_\_ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.  
☐ CORRECT VIOLATIONS WITHIN \_\_\_\_\_ DAYS. ☐ NO PERMIT REQUIRED.  
☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED \_\_\_\_\_, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.  
☐ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

STOP ALL WORK UNTIL SUSPENSIONS HAVE BEEN LIFTED. PER  
ORDER FROM THE PLANNING DEPARTMENT

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation  
☐ 9x Permit Fee (Work w/o Permit after 9/1/60) ☐ 2x Permit Fee (Work Exceeding Scope of Permit)  
☐ Other ☐ Reinspection Fee \$ \_\_\_\_\_ ☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT \_\_\_\_\_ VALUE OF WORK PERFORMED WITHOUT PERMITS \_\_\_\_\_

## BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Robert J Power (Inspector - Print Name)

OFFICE HOURS 7:30 TO 8:30 AM AND 3 TO 4 PM

PHONE # (415) 558-6008

By: (Inspector's Signature) Robert J Power DISTRICT # \_\_\_\_\_  
CC: ☒ DCP ☐ EID ☐ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☐ DPH ☐ PS

- ☒ Building Inspection Division  
3rd Floor, 1660 Mission St. 558-6096  
☐ Housing Inspection Services  
6th Floor, 1660 Mission St. 558-6220  
☐ Electrical Inspection Division  
3rd Floor, 1660 Mission St. 558-6030  
☐ Plumbing Inspection Division  
3rd Floor, 1660 Mission St. 558-6054  
☐ Code Enforcement Division  
3rd Floor, 1660 Mission St. 558-6454



# **ATTACHMENT C**



T 510.836.4200  
F 510.836.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)

Nov. 17, 2017

President Rich Hillis and Honorable Commissioners  
San Francisco Planning Commission  
c/o Planning Information Center  
1660 Mission Street  
San Francisco, CA 94103

**RE: Application for Discretionary Review for Permit Application No. 2017.04.28.5244  
and 2017.10.02.0114 - 2417 Green Street**

Dear President Rich Hillis and Honorable Commissioners:

By this letter, and attached application packet, Mr. Philip Kaufman (Applicant) hereby requests Discretionary Review (“DR”) of the above-referenced permit application (“Project”). Mr. Kaufman resides at 2421 Green Street, contiguous and immediately uphill to the proposed Project. As shown below, the Commission must grant Discretionary Review because the Project presents both exceptional and extraordinary circumstances that would negatively impact Mr. Kaufman’s property, a recognized historic resource, and that particular block of Green Street in general. In addition, review of the Project is required under the California Environmental Quality Act (“CEQA”), Public Resources Code §21000, et seq.

## **I Introduction**

A request for Discretionary Review requires the Applicant to address three central questions supported by factual evidence.<sup>1</sup> Mr. Kaufman provides fact-based answers to those questions in section III below. In addition, Mr. Kaufman also raises other legal grounds in support of Discretionary Review such as violations of the California Environmental Quality Act (“CEQA”), California Civil Code § 832, San Francisco Building Code § 3307, San Francisco’s

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<sup>1</sup> DR Application at p. 9.

Mahe Ordinance and San Francisco's Historic Resource Preservation Ordinance and the Cow Hollow Neighborhood Design Guidelines.

## **II. Factual Background**

On October 15, 2016, the City received an "application for environmental evaluation" for construction at 2417 Green Street. The application described the Project as "the remodel, alterations and horizontal addition to an existing 4-story over basement single-family residence and includes:

1. Expansion of garage in basement level,
2. 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> story horizontal rear yard addition,
3. Alterations to front façade,
4. Excavation and full foundation replacement,
5. Lowering building,
6. Interior remodel throughout."<sup>2</sup>

On May 16, 2017, the City issued a categorical exemption from all CEQA review. The CEQA exemption described the Project as "Alterations to an existing four-story-over-basement single-family residence with one vehicle parking space. Excavate to add two vehicle parking spaces. Three-story rear addition. Facade alterations and foundation replacement. Lower existing building."<sup>3</sup> The categorical exemption acknowledged the Project could present potentially significant impacts concerning hazardous materials, archeological resources, steep slope and historical resources.<sup>4</sup> Despite clear evidence of environmental impacts in need of investigation and proposed mitigation and project alternatives, the City declared "no further environmental review is required."<sup>5</sup>

On May 18, 2017, the Department of Building Inspection ("DBI") issued permit BPA 2017.05.11.6316 for "garage expansion partial deteriorated basement wall and foundation replacement with new landscaping site wall at back yard." (Exhibit 3).

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<sup>2</sup> See Site Permit, 311 Notification Set at p. 1 (April 28, 2017) (Exhibit 1).

<sup>3</sup> Cat Ex, at p.1. (Exhibit 2).

<sup>4</sup> Id., at p. 2.

<sup>5</sup> Id., at p.4.

On September 28, 2017, DBI issued a work suspension order on grounds that the DBI's permit was finalized "without review by the Department of City Planning." (Exhibit 4).

In an email to a Green Street resident on October 3, 2017, the Planning Department made clear the Project would not go forward until the Planning Department reviewed the foundation permit for code-compliance.<sup>6</sup>

Then, on October 12, 2017, the Planning Department reversed course and approved the piecemeal foundation work, but in order to do so it asked the applicant to remove a major component from suspended permit, BPA 2017.05.11.6316. At DBI's request, the applicant removed from the application a proposed rear wall. Apparently, the only way DBI could issue a permit for the work was for the applicant to omit the "new landscaping site wall at back yard." The proposed rear wall will be added back into the application later for Planning Department review.

On October 23, 2017, the Planning Department sent the subject Notice of Building Permit Application (Section 311), with a new project description: "The proposal is to lower all floor plates by approximately 2 feet, construct 1- and 3- story horizontal rear additions, as well as 3<sup>rd</sup> and 4<sup>th</sup> floor additions above the existing single-family dwelling. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. The project also proposes facade alterations, interior modifications including the expansion of the existing basement level garage to accommodate another vehicle and the partial excavation of the rear yard."<sup>7</sup> (Exhibit 6).

On November 3, 2017, DBI issued BPA 2017.10.02.0114 allowing the foundation work to proceed under permit 2017.05.11.6316 that had been suspended, but absent the landscaping wall in the back yard.

As the foregoing makes clear, the proposed Project is expansive regardless of DBI's and the applicant's attempts to chop it up into pieces. The whole Project should have gone through all legally-required approvals before any construction work was approved. As it stands, it is

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<sup>6</sup> Email from Christopher May to Susan Byrd. (Exhibit 5).

<sup>7</sup> Notice of Building Permit Application (October 23, 2017).

difficult for appellant get a full picture of the Project and the scope of the City approval process even though DBI has already approved construction work for the foundation of the Project.

### **III. The Commission Must Grant this Request for Discretionary Review and Order Additional Analysis under CEQA**

#### **A. The Project presents exceptional and extraordinary circumstances and cannot be exempted from CEQA**

As a preliminary and overarching matter, all available evidence shows this Project is not eligible for a categorical exemption under CEQA. Categorical exemptions are allowed for certain classes of activities that can be shown not to have significant effects on the environment.<sup>8</sup> Public agencies utilizing CEQA exemptions must support their determination that a particular project is exempt with substantial evidence that support each element of the invoked exemption.<sup>9</sup> A court will reverse an agency's use of an exemption if the court finds evidence a project may have an adverse impact on the environment.<sup>10</sup>

The City's April 16, 2017 categorical exemption determination invoked a Class 1 exemption which applies to projects for interior or exterior alterations and additions of less than 10,000 square feet;<sup>11</sup> unless, "there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances."<sup>12</sup> The City's CEQA exemption admitted the Project could present potentially significant impacts concerning hazardous materials, archeological resources, steep slope and historical resources. Importantly, **the City evaluated the wrong historical resource**, focusing on the subject property (2417 Green Street) rather than a significant historical resource contiguous to the Project at 2421 Green Street. (Exhibit 2). The facts below show the City must grant Discretionary Review based on this issue alone, and may not rely on a categorical exemption for this Project.

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<sup>8</sup> CEQA § 21084(a).

<sup>9</sup> CEQA § 21168.5.

<sup>10</sup> *Dunn Edwards Corp. v. Bay Area Air Quality Management Dist.* (1992) 9 Cal.App.4th 644, 656.

<sup>11</sup> CEQA Guidelines § 15301.

<sup>12</sup> CEQA Guidelines § 13000.2(c); *See Santa Monica Chamber of Commerce v. City of Santa Monica* (2002) 101 Cal.App.4th 786.



## 1. The Project May Cause Significant Impacts on a Historical Resource

To date, both DBI and the Planning Department, have ignored the potentially significant impacts the Project would have on an historical resource, because the agencies have overlooked Mr. Kaufman's residence at 2421 Green Street, known as the Coxhead House. Specifically, the CEQA exemption for the proposed Project contained a supplemental historic resource determination only for the subject property, and did not investigate whether the Project itself may pose negative effects on Mr. Kaufman's property.<sup>13</sup>

Mr. Kaufman's property is an historic resource. The California Office of Historic Preservation deemed the Coxhead House "clearly eligible" for the National Park Service's Register of Historic Places.<sup>14</sup> Properties deemed eligible for listing on the national historic registry of historic places, like the Coxhead House, are protected under CEQA. An historical resource is a resource listed in, **or determined to be eligible for listing** in, the California Register of Historical Resources.<sup>15</sup> If a project **may** cause a substantial adverse change in the significance of a historical resource, that project **shall not be exempted** from the statute.<sup>16</sup>

Mr. Kaufman's house was designed and built by renowned California architect Ernest Albert Coxhead in 1893 as his personal residence.<sup>17</sup> Mr. Coxhead lived in the residence with his family while he practiced architecture in San Francisco. The house is considered one of the earliest and finest remaining examples of Late Victorian Shingle Style, and architecture of the First Bay Area Tradition. The Coxhead House is architecturally unchanged since the original construction date save for a very few necessary interior modernizations. The site and setting of the house was elaborately described in a 1986 book, On The Edge Of The World, by Richard Longworth, as an important example of architectural adaptation for building on a difficult site.

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<sup>13</sup> See Supplemental Information for Historic Resource Determination, prepared by Tim Kelly Consulting (January 2017) (Exhibit 7).

<sup>14</sup> Letter from Office of Historic Preservation, at p. 1 (September 13, 2017). (Exhibit 8).

<sup>15</sup> San Francisco Preservation Bulletin No. 16 (2004) (Exhibit 9); CEQA §21084(e); CEQA Guidelines §15300.2(f); San Francisco Administrative Code §31.08(e)(3).

<sup>16</sup> CEQA § 21084.1; CEQA Guidelines §15300.2(f).

<sup>17</sup> Nomination for Listing National Register of Historic Places. (Exhibit 10); "A Pair of Coxheads," B. Maley, *New Fillmore* (Exhibit 11).

The property has been written about in many other notable books and scholarly works for decades.

The house is one of the few Coxhead nineteenth century buildings to survive the devastating 1906 earthquake and fires. The house's shingled architectural details greatly influenced the work of later renowned Bay Area architects including Julia Morgan and Bernard Maybeck.<sup>18</sup> The house is a San Francisco treasure.

The Coxhead House is located on steep, narrow Green Street between Cow Hollow and Pacific Heights, on a slope of approximately 35%. It is a three-story, wood-framed building clad in red cedar shingles, trimmed with painted redwood Arts & Crafts fenestration and trim. It has steeply pitched roofs and articulated dormers and ribbons of windows facing San Francisco Bay. The rear garden is contiguous with another Historic Landmark, San Francisco Landmark No. 51, the Casebolt House. The State of California has found the Coxhead Residence "clearly eligible for the National Register of Historic Places," because "the Earnest Coxhead house is in outstanding and original condition, and retains an unusually high degree of historic integrity."<sup>19</sup>

To assist with CEQA compliance for the protection of historic resources, San Francisco adopted Preservation Bulletin No. 16. (Exhibit 9). That Bulletin sets out a two-step process for evaluating the potential for proposed projects to impact historical resources. First, a Preservation Planner determines whether the property is an historical resource as defined by CEQA Guidelines Section 15064.5(a)(3); and, second, if the property is an historical resource, it then evaluates whether the proposed action or project would cause a "substantial adverse change" to the historical resource.<sup>20</sup>

CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource **or its immediate surroundings** such that the significance of the historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical

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<sup>18</sup> See Nomination for Listing National Register of Historic Places, August 28, 2017.

<sup>19</sup> Letter from Office of Historic Preservation, at p.1 (September 13, 2017). (Exhibit 8).

<sup>20</sup> San Francisco Preservation Bulletin No. 16, at p. 2.

resource survey.<sup>21</sup> Here it is necessary for the City to consider not only the project site, but also the “immediate surroundings.” For example, in one case, CEQA review was required for a fence near a historic granite wall in Los Angeles because the fence would detract from the historic significance of the wall.<sup>22</sup> Similarly, the proposed Project at 2417 Green Street will have significant adverse effects on the historic qualities of the immediately adjacent, uphill Coxhead House at 2421 Green Street.

Here, the record shows the Coxhead House is a Category A.1 Historical Resource under the Bulletin 16 analysis because it has been formally determined to be eligible for the California Register.<sup>23</sup> Therefore, the City is required to move to step 2 to conduct a fact-based analysis to determine which type of environmental document is required.<sup>24</sup> Although the City has so far abdicated its responsibility to protect the Coxhead House, the record nevertheless shows the proposed Project could adversely and materially alter the Coxhead House in several ways.

First, the Coxhead House sits on its original, tall, unreinforced brick foundation. This unique foundation is a component of the original character of the house. Any work to the foundation at the contiguous downslope residence at 2417 could harm the Coxhead House’ brick foundation, which in turn, could require shoring, removing or replacing the Coxhead House’s existing, historic brick foundation. Such replacement work would destroy the historic, original foundation, which survived the 1906 earthquake. According to the Project plans, the Project proponent intends excavation approximately 13 feet deep in order to construct a new foundation to support a much larger garage<sup>25</sup>. This is particularly significant given the slope steepness of approximately 35% for both properties, as measured at the street.

In addition, the proposed Project intends to build a 4-story addition extending approximately 17 feet into the rear yard.<sup>26</sup> This expansion will completely block numerous windows in the Coxhead House. Blocking those windows would eliminate light and air, and the

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<sup>21</sup> CEQA Guidelines 15064.5(b), Bulletin 16, p. 9.

<sup>22</sup> *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal. App. 4th 1168.

<sup>23</sup> Bulletin 16, at pp. 2-3.

<sup>24</sup> *Id.*, at p. 9.

<sup>25</sup> Application for Environmental Evaluation (Feb. 14, 2017), p. 7 (Exhibit 12).

<sup>26</sup> Section 311 Notice Drawings (Oct. 23, 2017) (Exhibit 13).

viewshed from that side of the residence. Specifically, views of and from the Coxhead House would be obstructed. Under CEQA, these impacts would materially impair the historic significance of the property.

The historic significance of the Coxhead House is not in dispute. In a major book on American Architecture, only two homes of architects are mentioned – Frank Lloyd Wright’s home in Oak Park, Illinois, and the Coxhead House at 2421 Green Street in San Francisco. It has been determined to be “clearly eligible” for official listing in the National Park Service’s Register of Historic Places, which protects it under CEQA. Given there is substantial evidence showing the proposed Project could materially impair the house, the Commission must grant Discretionary Review and order a San Francisco Preservation Planner to comply with CEQA by conducting a full historical review analysis on any Project work that could negatively impact the Coxhead House.

## **2. The Project Site is on the Maher List of Contaminated Sites**

The Project is on San Francisco’s Maher map, which identifies properties with potential hazardous soil and/or groundwater contamination, including sites within 100 feet of current or historical underground storage tanks. (Exhibit 14). Projects on properties with potential subsurface chemical contamination that require grading of 50 cubic yards of material are regulated under the San Francisco Maher Ordinance.<sup>27</sup> The Developer admits that the Project will involve removal and disposal of over 400 cubic yards of soil. (Exhibit 12, p.7).

The City waived the Project from compliance with the Maher Ordinance simply because the property has been zoned residential for many years. But a particular zoning designation has no bearing on whether soil excavation could disturb long-standing contamination leaking from known underground storage tanks. The public has a right to know whether mitigation is necessary to protect nearby residents and workers during Project demolition and construction.<sup>28</sup> Because the project site is located on the Maher map, the Project sponsor is required to:

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<sup>27</sup> Article 22A of the San Francisco Health Code and Article 106A.3.4.2 of the San Francisco Building Code.

<sup>28</sup> See Health Code Article 22A; Building Code Article 106A.3.4.2; CEQA §21084(d); CEQA Guidelines §15300.2(3).

- Prepare a Maher Ordinance application;
- Submit a Subsurface Investigation Work Plan prepared by an environmental consultant;
- Secure Work Plan approval, and performance of the work described in the Work Plan;
- Submit to proper agencies a Subsurface Investigation Report prepared by a qualified Environmental Consultant; and
- Submit a Site Mitigation Plan which includes a description and design for any required mitigating measures (approval is required before earthwork).

The City may not exempt a Project from CEQA review that is proposed to be constructed on a potentially contaminated site, where the Project will involve disturbance of the contaminated soil.<sup>29</sup> CEQA review is required to determine ways to reduce or eliminate risks associated with soil contamination, and to protect the environment, workers and nearby residents.<sup>30</sup>

### **3. The Project Poses an Irreparable Structural Risk to the Uphill Coxhead House**

The Project would result in the excavation of more than 400 cubic yards of soil on a block with a slope of approximately 35%.<sup>31</sup> Under the City's own CEQA exemption procedures, a project may not be exempted from CEQA if it is built on a property with greater than 20% slope and involves more than 50 cubic yards of soil removal.<sup>32</sup>

According to Project information, construction will involve excavation of approximately 408 cubic yards of soil, well over the 50 cubic yard threshold, and the applicant intends to excavate 13 feet below grade,<sup>33</sup> involving 800 square-feet on a street slope of 33-35%. Under San Francisco Building Code § 3307 and California Civil Code § 832, the applicant is required to take action to protect the adjoining property from any damage associated with the excavation.

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<sup>29</sup> CEQA § 21084(d); CEQA Guidelines 15300.2(e).

<sup>30</sup> *Parker Shattuck Neighbors v. Berkeley* (2013) 222 Cal.App.4th 768, 781 (contaminated site on Cortese list may not be exempted from CEQA review); *McQueen v. Board of Directors* (1988) 202 Cal.App.3d 1136 (contaminated site not on Cortese list may not be exempted from CEQA review).

<sup>31</sup> Application for Environmental Evaluation, p. 7 (Exhibit 12); Categorical Exemption, p. 2. (Exhibit 2).

<sup>32</sup> CEQA Exemption, p.2.

<sup>33</sup> Application for Environmental Evaluation, p. 7 (Exhibit 12).



As detailed above, the historically significant Coxhead House is built upon a tall, unreinforced brick foundation that is a component of the historic nature of the residence. Project excavation could result in shoring, removing or replacing the existing, historic brick foundation. Because this type of replacement work could destroy the historic, original foundation, a full CEQA investigation with proposed mitigation and project alternatives is required.

## **B. The Project is Inconsistent with the Cow Hollow Neighborhood Design Guidelines**

The Cow Hollow Neighborhood Design Guidelines (“CHNDG” or “Guidelines”) were approved by the Planning Commission in April 2001. With that approval, the guidelines must be implemented as part of the City’s building permit review process.<sup>34</sup> The Planning Commission utilizes the Guidelines to ensure the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow.”<sup>35</sup> Importantly, the City has an obligation to verify new projects are consistent with the Guidelines when there is evidence of incompatibility.<sup>36</sup> The proposed Project is incompatible with numerous Cow Hollow Guidelines, for example:

### **1. Form of the Project Adversely Impact Adjacent Buildings.**

First, the Cow Hollow Guidelines require new construction to relate to adjacent buildings, so that in the case of an enlargement, the form of the enlarged building should not impact adjacent buildings.<sup>37</sup> According to the permit application and other documents, the proposal here is to demolish the façade of the existing shingled-style home built in 1906 and modernize it in some manner. The current façade is compatible with the neighborhood character

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<sup>34</sup> CHNDG, at p. 1 (Exhibit

<sup>35</sup> Id. “The character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape and if repeated often enough, the image of the city as a whole.”

<sup>36</sup> *Kutzke v. City of San Diego* (2017) 11 Cal.5<sup>th</sup> 1034 (City determined a proposed project was incompatible with conserving the character of the existing neighborhood and therefore inconsistent with local community plan in violation of CEQA).

<sup>37</sup> CHNDG., at p. 11 (Exhibit 15).

and the adjacent historic homes. The City must require the developer to submit a detailed depiction of the proposed new façade for a compatibility determination.

Also, the proposed enlargement of the existing house extending 17 feet into the rear yard and 4-stories in height will certainly adversely impact the adjacent properties. It will block views, air and light to 2421 Green Street. It will also dramatically shrink the common rear yard open space. From the rough drawings provided with the Section 311 notice, it appears that the proposed project would block 23 windows at the Coxhead House at 2421 Green. These include:

- 4 windows on the ground floor (1st floor), which provide light for the back office;
- 4 windows on the 2nd floor that provide light for the kitchen;
- Kitchen deck would be blocked in;
- 3 windows that provide light to the living room (2nd floor);
- 1 window to stairwell (2nd floor);
- 2 windows that provide light to 2 different bathrooms on the 3rd floor;
- 3 windows on stairwell from 2nd to 3rd floor;
- 2 windows to 3rd floor master bathroom;
- 2 windows on 2nd bathroom on 3rd floor;
- 2 windows that provide light to a study on the 3rd floor.

The extent of the window obstruction is shown in Exhibit 1, Figure D2.4.

## **2. Proposed Project is Not Compatible with Envelopes of Surrounding Buildings.**

Second, the CHDG requires that the building envelope “should be compatible with the envelopes of surrounding buildings.”<sup>38</sup> CHDG also provides that “the volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings.”<sup>39</sup> The Project would not maintain a building envelope consistent with neighboring buildings, nor would it maintain compatible volume and mass as compared to other nearby houses on the same side of Green Street. The Project would result in a 6,114 square-foot house on a 2,500-square-foot lot. This would result in an oversized mansion on a particularly small lot in Cow Hollow. Such building intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively less dense construction in Cow Hollow. The building envelope currently extends almost an identical distance back into the lot as the adjacent

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<sup>38</sup> CHDG, at p.32.

<sup>39</sup> Id., at p.34.

home at 2415 Green Street.<sup>40</sup> The proposed Project would push the envelope into the rear yard by an additional 17 feet. While the house at 2421 Green Street extends further back on the lot, the lot at 2421 Green Street is much deeper than the lot at 2417 Green.<sup>41</sup>

### **3. The Proposed Project Violates Terracing Guidelines, Depriving Neighbors of Access to Light, Air and Views.**

Third, Cow Hollow's steep slopes present a very real development issue.<sup>42</sup> Under the Guidelines, terracing is key to allowing each successive residence to keep light, air, private and shared open space, and, in many cases, full or partial views. The CHDG provides:

“In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built... there are areas in which the depth of terracing of the streets is intermediate, so the addition of a story on a downslope home would impact the views from an upslope home.”<sup>43</sup>

Terracing is important to adjacent neighbors in block faces with significant slope parallel to the street.<sup>44</sup> “Terracing in this arrangement preserves lateral access to light and views.” *Id.*

Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes.<sup>45</sup>

Here the evidence shows that the proposed Project is inconsistent with the terracing guidelines. The subject block of Green Street is steeply terraced, with a slope of about 35%.<sup>46</sup> Current home at 2417 Green is approximately 12 feet lower than the uphill Coxhead House at 2421 Green.<sup>47</sup> This serves to preserve views from the side of the Coxhead house.<sup>48</sup> The proposed plans attached to the Section 311 notice show a vertical expansion of the 2417 Green

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<sup>40</sup> Exhibit 1, Figure D1.0.

<sup>41</sup> Exhibit 1, Figure A0.2.

<sup>42</sup> CHNDG, at pp. 21 -24.

<sup>43</sup> *Id.* at p. 23.

<sup>44</sup> *Id.*, at p. 22.

<sup>45</sup> *Id.*

<sup>46</sup> Exhibit 1, Figure A0.32.

<sup>47</sup> Exhibit 1, Figure A0.34, A0.41

<sup>48</sup> Exhibit 1, Figures A0.31, A0.42.

Street home so that it would be as tall as the Coxhead House.<sup>49</sup> This blatantly violates the CHDG Terracing Guidelines. It will also obliterate light, air and views from 23 windows on the Coxhead House, as described above.<sup>50</sup> Prior to any approval, Planning Staff must “evaluate the effects of vertical additions on views,”<sup>51</sup> under the CHDG and CEQA.

#### **4. The Proposed Project Harms Historically and Architecturally Significant Buildings.**

Fourth, special consideration applies to historically or architecturally significant buildings.<sup>52</sup> “For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space.”<sup>53</sup> As shown above, the Coxhead House is a significant historical resource that must be protected under CEQA and several City ordinances and the Cow Hollow Guidelines. The Project proposes to build a four-story expansion 17-feet into the rear yard, destroying open space, and adversely impacting the historic building at 2421 Green Street. The side views from the Coxhead House are critical to its historical significance, and would be obliterated by the proposed Project.

#### **5. The Proposed Project Violates Rear-Yard Setback Guidelines and Encroaches on Shared Mid-block Open Space.**

Fifth, the Project must adhere to the existing pattern of rear yard set-backs of adjacent buildings, so that the Project will not interfere with access to light and air.<sup>54</sup> The CHDG provides that rear yards “are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.”<sup>55</sup> The Guidelines ask:

- Is there a pattern of rear yard depths creating a common open space?
- Will changing this pattern have a negative effect?

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<sup>49</sup> Exhibit 13, Fig. A7.

<sup>50</sup> Exhibit a, Fig. D2.4.

<sup>51</sup> Id., at p. 23.

<sup>52</sup> Id., at p. 28.

<sup>53</sup> Id. at p. 28.

<sup>54</sup> Id., at p. 29, 38.

<sup>55</sup> Id. at p. 28.

- Are light and air to adjacent properties significantly diminished?<sup>56</sup>

The Guidelines continue:

“Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of the mid-block open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.”<sup>57</sup>

The subject block has a very significant midblock open space, which is shared by at least two historic properties, the Coxhead House at 2421 Green Street, and the Casebolt House, located at 2727 Pierce Street between Vallejo and Green (San Francisco Historic Landmark No. 51). The shared midblock open space is clear in overhead photographs.<sup>58</sup> The Project would expand the footprint of the house 17 feet back into the rear yard, substantially reducing the rear yard requirement and eliminating existing midblock open space, blocking “significant views” from the Coxhead House, and overshadowing neighboring gardens.

#### **6. The Proposed Project Violates Good Neighbor Design Elements, Depriving Neighbors of Light and Air.**

Finally, given the size of the proposed Project, it would violate “good neighbor” design elements to preserve access to light and air.<sup>59</sup>

The Project would block numerous windows in the Coxhead House, blocking views, light and air and undermining its historic characteristics. The Planning Commission must reject the

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<sup>56</sup> Id.

<sup>57</sup> Id.

<sup>58</sup> Exhibit 1, Figure A0.2; Exhibit 16.

<sup>59</sup> Id., at p. 31.

proposed Project due to these and other inconsistencies with the Cow Hollow Design Guidelines alone.<sup>60</sup>

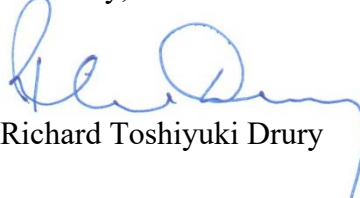
Furthermore, the inconsistencies between a proposed project and the CHDG are significant impacts under CEQA. Inconsistencies between plans of general applicability (such as the CHDG) are significant impacts under CEQA.<sup>61</sup> Where a local or regional policy of general applicability, such as a design guideline, is adopted in order to avoid or mitigate environmental effects, a conflict with that policy in itself indicates a potentially significant impact on the environment,<sup>62</sup> and must be discussed in an EIR.<sup>63</sup>

The proposed project has numerous inconsistencies with the Cow Hollow Design Guidelines, which is a plan of general applicability. The Project's inconsistencies with the Guidelines are by definition significant impacts under CEQA and must be disclosed and mitigated prior to any Project approval.

#### **IV. Conclusion**

There is no question the proposed Project would have numerous impacts on the Coxhead House, a recognized historical resource. In addition, the proposed Project violates CEQA, the Maher Ordinance, San Francisco's Historic Resource Preservation Ordinance, California Civil Code § 832, San Francisco Building Code § 3307 and the Cow Hollow Neighborhood Design Guidelines. For all of the factual and legal reasons described above, the Planning Commission must grant discretionary review and order Planning Staff to prepare a full CEQA document.

Sincerely,



Richard Toshiyuki Drury

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<sup>60</sup> *Kutzke v. City of San Diego*, 11 Cal. App. 5th 1034, 1041 (2017).

<sup>61</sup> CEQA Guidelines § 15125(d).

<sup>62</sup> *Pocket Protectors v. Sacramento* (2005) 124 Cal.App.4th 903.

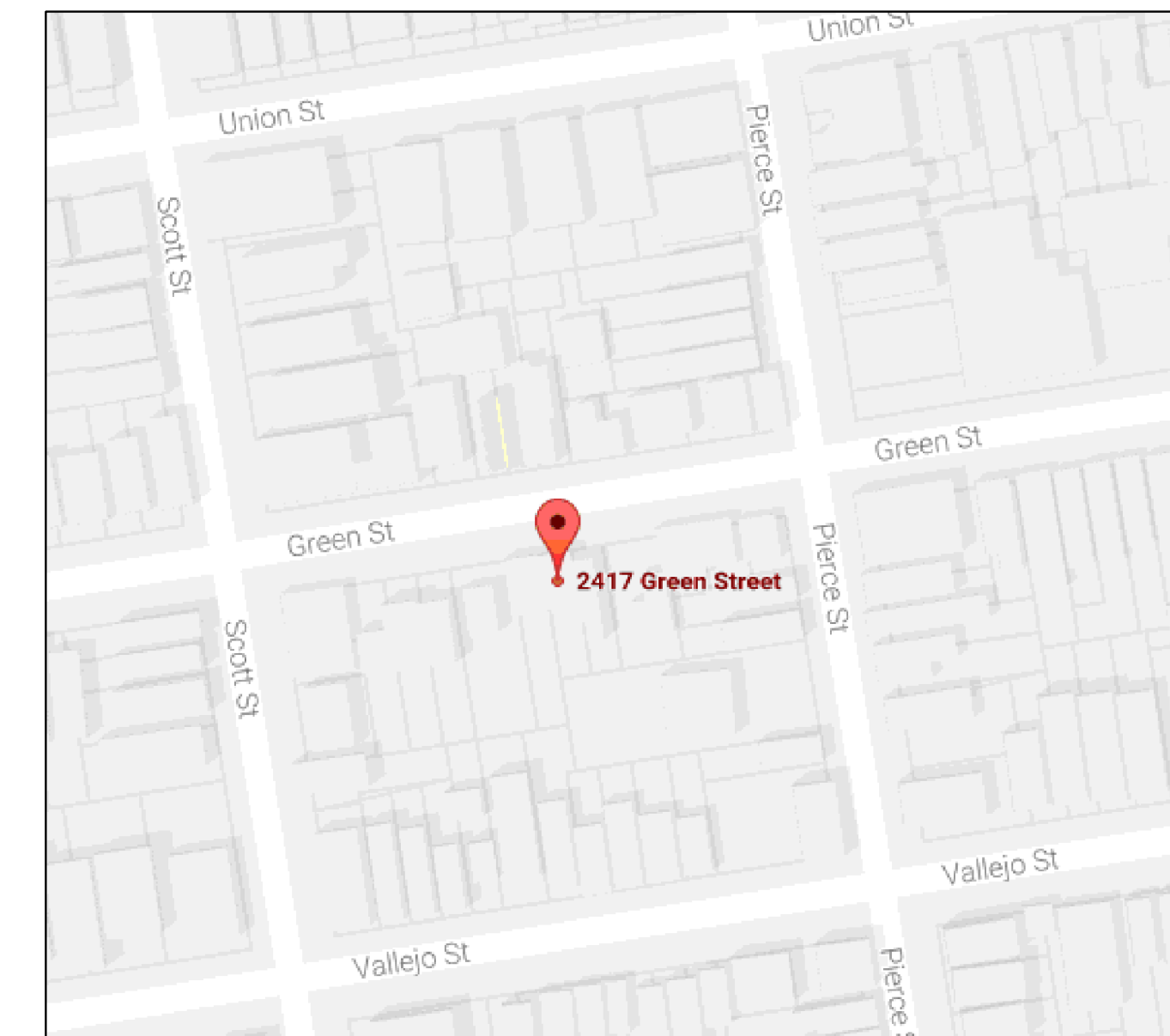
<sup>63</sup> CEQA Guidelines § 15125(d); *City of Long Beach v. Los Angeles Unif. School Dist.* (2009) 176 Cal. App. 4th 889, 918; *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal. App. 4th 859, 874 (EIR inadequate when Lead Agency failed to identify relationship of project to relevant local plans).

# EXHIBIT 1



# SITE PERMIT/311 NOTIFICATION SET

28 APRIL 2017



1 LOCATION MAP



2 EXISTING FRONT FACADE

## APPLICABLE CODES:

\*2016 CALIFORNIA BUILDING CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)  
\*2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2015 UNIFORM MECHANICAL CODE)  
\*2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2015 UNIFORM PLUMBING CODE)  
\*2016 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2014 NATIONAL ELECTRIC CODE)  
  
\*2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)  
\*2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)  
\*2016 CALIFORNIA ENERGY CODE  
\*2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

\*AND AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

## PLANNING CODE SECTION 317 DEMOLITION CALCULATIONS:

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B	DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.C
<ul style="list-style-type: none"><li>FRONT FACADE - EXISTING TO REMAIN: (+/-) 23.8 LIN. FT. (97.5%)</li><li>FRONT FACADE - EXISTING TO BE REMOVED: (+/-) 0.6 LIN. FT. (2.5%)</li><li>REAR FACADE - EXISTING TO REMAIN: (+/-) 0 LIN. FT. (0%)</li><li>REAR FACADE - EXISTING TO BE REMOVED: (+/-) 24.4 LIN. FT. (100%)</li></ul> <div><b>SUM OF REAR &amp; FRONT FACADE - EXISTING TO BE REMOVED: (+/-) 25 LIN. FT (51%) &gt; 50% MAX.</b></div> <ul style="list-style-type: none"><li>FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMAIN: (+/-) 125 LIN. FT. (79%)</li><li>FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO BE REMOVED: (+/-) 33.3 LIN. FT. (21%)</li></ul> <div><b>FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO BE REMOVED: (+/-) 33.3 LIN. FT. (21%) &lt; 65% MAX.</b></div>	<ul style="list-style-type: none"><li>HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 1): (+/-) 0 SQFT. (0%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 1): (+/-) 227 SQFT. (100%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 2): (+/-) 0 SQFT. (0%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 2): (+/-) 1064.3 SQFT. (100%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 3): (+/-) 0 SQFT. (0%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 3): (+/-) 875.6 SQFT. (100%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 4): (+/-) 0 SQFT. (0%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 4): (+/-) 639.1 SQFT. (100%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO REMAIN (ROOF): (+/-) 407.2 SQFT. (30.6%)</li><li>HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (ROOF): (+/-) 925.5 SQFT. (69.4%)</li></ul> <div><b>SUM OF HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED: (+/-) 3731.5 SQFT. (90%) &gt; 50% MAX.</b></div> <ul style="list-style-type: none"><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (NORTH ELEVATION): (+/-) 650.5 SQFT. (67.9%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (NORTH ELEVATION): (+/-) 307.5 SQFT. (32.1%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (WEST ELEVATION): (+/-) 1435.9 SQFT. (78.7%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (WEST ELEVATION): (+/-) 389.1 SQFT. (21.3%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (SOUTH ELEVATION): (+/-) 35.8 SQFT. (5%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (SOUTH ELEVATION): (+/-) 678.1 SQFT. (95%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (EAST ELEVATION): (+/-) 1764 SQFT. (90.4%)</li><li>VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (EAST ELEVATION): (+/-) 187 SQFT. (9.6%)</li></ul> <div><b>SUM OF VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED: (+/-) 1724.8 SQFT. (31.7%) &lt; 50% MAX.</b></div>

## PROJECT DATA:

PROJECT ADDRESS:	2417 GREEN STREET, SAN FRANCISCO, CA 94123			
YEAR BUILT:	1908			
BLOCK:	0560			
LOT:	028			
ZONING:	RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY)			
HEIGHT LIMIT:	40'-X			
EXISTING:		PROPOSED:		
CONSTRUCTION TYPE:	TYPE "V-B"	CONSTRUCTION TYPE:	TYPE "V-B"	(NO CHANGE)
OCCUPANCY:	R-3/U	OCCUPANCY:	R-3/U	(NO CHANGE)
NUMBER OF DWELLING UNITS:	1	NUMBER OF DWELLING UNITS:	1	(NO CHANGE)
NUMBER OF FLOORS:	4, OVER BASEMENT	NUMBER OF FLOORS:	4, OVER BASEMENT	(NO CHANGE)
SPRINKLERED:	NO	SPRINKLERED:	YES (NFPA 13)	(NO CHANGE)

## AREA CALCULATIONS:

EXISTING	PROPOSED
BASEMENT:	BASEMENT:
- GARAGE:	- GARAGE: (+/-) 999 GSF.
	- HABITABLE AREA: (+/-) 116 GSF.
FLOOR 1:	FLOOR 1:
- HABITABLE AREA: (+/-) 1,097 GSF.	- HABITABLE AREA: (+/-) 1,386 GSF.
	- FRONT PORCH / ROOF DECK AREA: (+/-) 144 GSF.
FLOOR 2:	FLOOR 2:
- HABITABLE AREA: (+/-) 1,232 GSF.	- HABITABLE AREA: (+/-) 1,322 GSF.
	- ROOF DECK AREA: (+/-) 179 GSF.
FLOOR 3:	FLOOR 3:
- HABITABLE AREA: (+/-) 1,015 GSF.	- HABITABLE AREA: (+/-) 1,429 GSF.
FLOOR 4:	FLOOR 4:
- HABITABLE AREA: (+/-) 774 GSF.	- HABITABLE AREA: (+/-) 862 GSF.
	- ROOF DECK AREA: (+/-) 135 GSF.
TOTALS:	TOTALS:
- HABITABLE AREA: (+/-) 4,118 GSF.	- HABITABLE AREA: (+/-) 5,115 GSF.
- GARAGE: (+/-) 337 GSF.	- GARAGE: (+/-) 999 GSF.
	- ROOF DECK AREA: (+/-) 458 GSF.

## 2417 GREEN STREET

SAN FRANCISCO, CA 94123

## PROJECT DESCRIPTION:

THE PROPOSED PROJECT GENERALLY CONSISTS OF THE REMODEL, ALTERATIONS AND HORIZONTAL ADDITION TO AN EXISTING 4 STORY OVER BASEMENT SINGLE-FAMILY RESIDENCE AND INCLUDES THE FOLLOWING: 1) EXPANSION OF EXISTING GARAGE IN BASEMENT LEVEL, 2) 1ST, 2ND, 3RD, AND 4TH STORY HORIZONTAL REAR YARD ADDITION, 3) ALTERATIONS TO EXISTING FRONT FACADE, 4) EXCAVATION AND FULL FOUNDATION REPLACEMENT, 5) LOWERING EXISTING BUILDING APPROXIMATELY, 6) INTERIOR REMODEL THROUGHOUT.

## DRAWING LIST:

A0.0	COVER SHEET	A1.0	PROPOSED BASEMENT PLAN
GS-1	GREEN BUILDING SITE PERMIT SUBMITTAL	A1.1	PROPOSED FIRST FLOOR PLAN
		A1.2	PROPOSED SECOND FLOOR PLAN
A0.1	LEGENDS, ABBREVIATIONS AND GENERAL NOTES	A1.3	PROPOSED THIRD FLOOR PLAN
A0.2	SITE AERIAL VIEW/ CONTEXT ANALYSIS	A1.4	PROPOSED FOURTH FLOOR PLAN
A0.31	EXISTING CONTEXT PHOTOGRAPHS	A1.5	PROPOSED ROOF PLAN
A0.32	EXISTING STREETSCAPES	D2.1	EXISTING/DEMOLITION ELEVATION
A0.33	PROPOSED STREETSCAPES	D2.2	EXISTING/DEMOLITION ELEVATION
A0.34	EXISTING / PROPOSED STREETSCAPES. ENLARGED	D2.3	EXISTING/DEMOLITION ELEVATION
A0.41	EXISTING / PROPOSED MASSING STUDIES	D2.4	EXISTING/DEMOLITION ELEVATION
A0.42	EXISTING / PROPOSED MASSING STUDIES		
A0.5	(NOT USED)	A2.1	PROPOSED ELEVATION
A0.6	WATER FLOW INFORMATION & PRE-APPLICATION PROJECT REVIEW CONCLUSIONS	A2.2	PROPOSED ELEVATION
A0.7	MAHER ORDINANCE. WAIVER	A2.3	PROPOSED ELEVATION
A0.8	EXISTING AND PROPOSED SITE PLAN	A2.4	PROPOSED ELEVATION
A0.9	EXITING DIAGRAM/ CALCULATIONS	D3.1	EXISTING SECTION
		D3.2	EXISTING SECTION
D1.0	EXISTING/DEMOLITION BASEMENT PLAN	A3.1	PROPOSED SECTION
D1.1	EXISTING/DEMOLITION FIRST FLOOR PLAN	A3.2	PROPOSED SECTION
D1.2	EXISTING/DEMOLITION SECOND FLOOR PLAN	A3.3	PROPOSED SECTION
D1.3	EXISTING/DEMOLITION THIRD FLOOR PLAN	A3.4	PROPOSED SECTION
D1.4	EXISTING/DEMOLITION FOURTH FLOOR PLAN	A3.5	PROPOSED SECTION
D1.5	EXISTING/DEMOLITION ROOF PLAN		

## PROJECT TEAM:

OWNER:	ARCHITECT:	STRUCTURAL ENGINEER:
2417 GREEN STREET, LLC 474 EUCLID AVENUE SAN FRANCISCO, CA 94118 T: 415.407.0486 E: edumican@gmail.com C: CHRIS DURKIN	DUMICAN MOSEY ARCHITECTS 128 10th STREET, 3RD FLOOR SAN FRANCISCO, CA 94107 T: 415.495.9322 F: 415.851.9290 E: edumican@dumicanmosey.com C: ERIC DUMICAN	HOLMES STRUCTURES 235 MONTGOMERY STREET, SUITE 1250 SAN FRANCISCO, CA 94104 T: 415.716.8701 E: dkwian@hollmesculley.com C: DENNY KWAN
GEOTECHNICAL CONSULTANT:	HISTORIC PRESERVATION CONSULTANT:	EXISTING CONDITIONS DRAFTER:
DIVIS CONSULTING, INC 378 PARK STREET SAN FRANCISCO, CA 94110 T: 415.420-3498 C: CHRISTIAN DIVIS	TIM KELLEY CONSULTING 2912 DIAMOND STREET, #330 SAN FRANCISCO, CA 94131 T: 415.337.5824 E: contact@timkelleyconsulting.com C: TIM KELLEY	EXISTING CONDITIONS DRAFTING, LLC 610 22ND ST # 303 SAN FRANCISCO, CA 94107 T: 415.621.2404 E: doug@ecdplans.com C: DOUG STEELE

**DUMICAN MOSEY**  
ARCHITECTS



# Green Building: Site Permit Submittal

**BASIC INFORMATION:**

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
2417 GREEN STREET	0560/028	2417 GREEN STREET
Gross Project Area	Primary Occupancy	Number of occupied floors
6022 SQ. FT.	SINGLE FAMILY RESIDENCE	4
Design Professional/Applicant: Sign & Date		

ALL PROJECTS, AS APPLICABLE	
<b>Construction activity stormwater pollution prevention and site runoff controls:</b> Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
<b>NonPotable Water:</b> New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
<b>Water Efficient Irrigation:</b> Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Better Roofs:</b> Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
<b>Energy Efficiency:</b> Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
<b>Meet all California Green Building Standards Code requirements</b> CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						X
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRC1, 2 points	●	●	●	●	Meet C&D ordinance	●
<b>Energy Design</b> Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Better Roofs: Buildings of 10 occupied floors or less must:</b> Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
<b>Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning</b> LEEDv4 EAc1	●	Meet LEED prerequisite				
<b>Water Use - 30% Reduction</b> LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
<b>Enhanced Refrigerant Management</b> CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
<b>Indoor Air Quality Management Plan</b> LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTC6.	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Wiring for Electric Vehicle Charging:</b> Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

**Instructions:**

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

**AND**

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000
Type of Project Proposed (Check box if applicable)		
<b>Energy:</b> Comply with California Energy Code (Title 24 Part 6 2016)	●	●
<b>Better Roofs: Buildings of 10 occupied floors or less must:</b> Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
<b>Bicycle parking:</b> Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
<b>Wiring for Electric Vehicle Charging:</b> Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
<b>Fuel efficient vehicle and carpool parking:</b> Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
<b>Indoor Water Conservation:</b> All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.	●	●

**Notes**

- 1) New residential projects of 4 or more occupied floors must use the “New Residential High-Rise” column. New residential with 3 or fewer occupied floors must use the “New Residential Low Rise” column.
- 2) LEED for Homes Mid-Rise projects must meet the “Silver” standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

DUMICAN MOSEY  
ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

Job No.	16112	
Issue	Date	
ENVIRONMENTAL EVALUATION SET	02 10 17	
PRE-APPLICATION PLAN REVIEW	02 24 17	
PROJECT REVIEW MEETING SET	03 14 17	
SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

GREEN BUILDING  
SITE PERMIT SUBMITTAL

Sheet Number

GS-1



PLAN LEGEND		GENERAL CONSTRUCTION NOTES		GREEN BUILDING NOTES		ABBREVIATIONS			
<div><div><div><div><div></div><div>(E) CONSTRUCTION TO BE REMOVED</div></div><div><div><div></div><div>(E) AREA OF DEMOLITION</div></div><div><div><div></div><div>(E) AREA OF EXCAVATION</div></div><div><div><div></div><div>(E) CONSTRUCTION TO REMAIN/ PROTECT</div></div><div><div><div></div><div>(N) WALL</div></div><div><div><div></div><div>1-HOUR FIRE RATED WALL</div></div><div><div><div></div><div>2-HOUR FIRE-RATED WALL</div></div></div></div></div></div></div></div></div></div></div>		<div><div><div><div><div>1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.</div><div>2. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.</div><div>3. WRITTEN DIMENSIONS TAKE PRECEDENCE. <b>DO NOT SCALE DRAWINGS.</b> DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS</div><div>4. <b>ALL DIMENSIONS ARE TO FACE OF FINISH.</b> UNLESS OTHERWISE NOTED, DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED AS "+/-"</div><div>5. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.</div><div>6. ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.</div><div>7. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.</div><div>8. FURNISH AND INSTALL ALL MISCELLANEOUS AND STRUCTURAL ITEMS (STEEL, ALUMINUM, ETC. INCLUDING MATERIALS FOR SEPARATION OF DISSIMILAR MATERIALS) FOR EXTERIOR WALL SYSTEMS, WINDOWS, ARCHITECTURAL GLASS, RAILINGS, PARAPET WALLS, ETC. ASSOCIATED WITH THE BUILDING ENVELOPE AND ROOF.</div><div>9. COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS, WALLS, BULKHEAD, COUNTERTOPS, AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.</div><div>10. NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, U.O.N. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.</div><div>11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.</div><div>12. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.</div><div>13. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.</div><div>14. GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD</div><div>15. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.</div><div>16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.</div></div></div></div></div>		<div><div><div><div><div>17. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR</div><div>18. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS</div><div>19. NOT USED</div><div>20. DRAWINGS OF EXISTING CONSTRUCTION ARE INTENDED TO AID IN REHABILITATION AND CANNOT BE ASSUMED ACCURATE IN DETAIL. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS BEFORE PROCEEDING.</div><div>21. DEMOLITION DRAWINGS ARE TO FACILITATE THE REHABILITATION OF THIS BUILDING. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION AND LIGHTING DRAWINGS TO VERIFY REASON AND INTENT OF DEMOLITION WORK.</div><div>22. CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH EXISTING MATERIAL UNLESS OTHERWISE NOTED.</div><div>23. IN THE COURSE OF DEMOLITION, SHOULD ANY UNFORESEEN ISSUES BECOME APPARENT CONTRARY TO THE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.</div><div>24. <b>CONTRACTOR SHALL PROTECT ALL AREAS IN-, ON-, OR ABOUT THE JOBSITE (INCLUDING NEW OR EXISTING MATERIALS &amp; FINISHES) FROM DAMAGE WHICH MAY RESULT FROM, BUT NOT LIMITED TO: CONSTRUCTION, DEMOLITION, DUST, OR WATER. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPLACED OR REPAIRED AT THE EXPENSE OF THE GENERAL CONTRACTOR.</b></div><div>25. <b>DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS OR TENANT SPACES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.</b></div><div>26. <b>IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.</b></div><div>27. <b>CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, SUPERVISION OF PERSONNEL AND CONSTRUCTION, CONTROL OF MACHINERY, FALSE WORK, AND TEMPORARY CONSTRUCTION AIDS.</b></div><div>28. <b>CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN-, ON-, AND ABOUT THE JOBSITE AT ALL TIMES; INCLUDING BUT NOT LIMITED TO SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA STANDARDS AND ALL OTHER APPLICABLE REGULATIONS AT ALL TIMES.</b></div><div>29. <b>CONTRACTOR SHALL CONTACT PG&amp;E AND UNDERGROUND SERVICE ALERT (USA) PREVIOUS TO THE START OF ANY EXCAVATION, AND SHALL FOLLOW THE BEST PRACTICES MANUAL FOR EXCAVATION ESTABLISHED BY THE COMMON GROUND ALLIANCE (CGA).</b></div><div>30. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.</div></div></div></div></div>		<div><div><div><div><div>1. <b>CONSTRUCTION AND DEMOLITION DEBRIS:</b> 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction &amp; Demolition Debris Ordinance</div><div>2. <b>RECYCLING BY OCCUPANTS:</b> Provide adequate space and equal access for storage, collection and loading of Compostable, recyclable and landfill materials. - See Administrative Bulletin 088.</div><div>3. <b>WATER EFFICIENT IRRIGATION:</b> Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See the guide at <a href="http://www.sfwater.org/landscape">www.sfwater.org/landscape</a>)</div><div>4. <b>STORMWATER CONTROL PLAN:</b> Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See <a href="http://www.sfwater.org/sdg">www.sfwater.org/sdg</a>)</div><div>5. <b>GRADING AND PAVING:</b> Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)</div><div>6. <b>SMART IRRIGATION CONTROLLER:</b> Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.</div><div>7. <b>INDOOR WATER EFFICIENCY:</b> Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)</div><div>8. <b>ENERGY EFFICIENCY:</b> Comply with California Energy Code (Title 24, Part 6)</div><div>9. <b>PEST PROTECTION:</b> Annual spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.</div><div>10. <b>MOISTURE CONTENT OF BUILDING MATERIALS:</b> Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: (CalGreen 4.505.3)<div><div>A) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.</div><div>B) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.</div><div>C) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure</div></div></div><div>11. <b>CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE:</b> Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2.)<div><div>A) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curing shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</div><div>B) A slab design specified by a licensed design professional.</div></div></div><div>12. <b>FIREPLACES AND WOODSTOVES:</b> Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)</div><div>13. <b>DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S</b> (CalGreen 4.507.2)</div><div>14. <b>HVAC Installer Qualifications:</b> HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)</div><div>15. <b>COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION:</b> Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system.</div><div>16. <b>BATHROOM EXHAUST FANS:</b> Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.</div><div>17. <b>CARPET:</b> All carpet must meet one of the following: (CalGreen 4.504.3)<div><div>A) Carpet and Rug Institute Green Label Plus Program.</div><div>B) California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).</div><div>C) NSF/ANSI 140 at the Gold level,</div><div>D) Scientific Certifications Systems Sustainable Choice, OR</div><div>E) California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database and carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive &amp; carpet pad adhesive must not exceed 50 g/L VOC content.</div></div></div><div>18. <b>RESILIENT FLOORING SYSTEMS:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with:<div><div>A) Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,</div><div>B) Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,</div><div>C) Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR</div><div>D) Certified under the Greenguard Children &amp; Schools Program to comply with California Department of Public Health criteria.</div></div></div><div>19. <b>COMPOSITE WOOD PRODUCTS:</b> Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.</div><div>20. <b>INTERIOR PAINTS AND COATINGS:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.</div><div>21. <b>LOW-VOC AEROSOL PAINTS AND COATINGS:</b> Meet BAAQMD VOC limits (Regulation 8, Rule 49) and ProductWeighted MIR Limits for ROC. (CalGreen 4.504.2.3.)</div><div>22. <b>LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS:</b> Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)</div></div></div></div></div>		<div><div><div><div><div>A.B. Above</div><div>ABV. Above</div><div>ACoust. Acoustical</div><div>ACT. Acoustical Tile</div><div>A.C.T. Above Counter Top</div><div>A.D. Area Drain</div><div>ADDNL. Additional</div><div>ADJ. Adjacent</div><div>A.F.F. Above Finish Floor</div><div>AGGR. Aggregate</div><div>ALUM. Aluminum</div><div>ALT. Alternate</div><div>ANC. Anchor/Anchorage</div><div>ARCH. Architectural</div><div>AVG. Average</div><div>BD. Board</div><div>B.F. Both Faces</div><div>BLDG. Building</div><div>BLK. Block</div><div>BLKG. Blocking</div><div>BM. Beam</div><div>B.O. Bottom Of</div><div>B.P. Building Paper</div><div>BDRM. Bedroom</div><div>BLW. Below</div><div>BRG. Bearing</div><div>BRKT. Bracket</div><div>BRZ. Bronze</div><div>BTM. Bottom</div><div>BTN. Batten</div><div>BTR. Batter</div><div>BTWN. Between</div><div>B.U.R. Built-Up Roofing</div><div>BVL. Beveled</div><div>B.W. Both Ways</div><div>C.B. Catch Basin</div><div>CAB. Cabinet</div><div>C.A.R. Cold Air Return</div><div>CATV. Cable Television</div><div>C.C. Center To Center</div><div>C.F. Cubic Feet</div><div>C.G. Corner Guard</div><div>C.I.P. Cast-In-Place Concrete</div><div>C.J. Control Joint</div><div>CLKG. Caulking</div><div>CLR. Ceiling</div><div>CLR. Clear</div><div>C.M.U. Concrete Masonry Unit</div><div>C.M.P. Corrugated Metal Pipe</div><div>CNTR. Counter</div><div>CO. Cleanout</div><div>CO.T.G. Cleanout To Grade</div><div>COL. Column</div><div>CONC. Concrete</div><div>CONN. Connection</div><div>CONSTR. Construction</div><div>CONT. Continuous</div><div>CONTR. Contractor</div><div>CORR. Corrugated</div><div>CPT. Carpet</div><div>CRS. Course/Courses</div><div>CSK.S. Countersunk Screw</div><div>C.T. Ceramic Tile</div><div>CSTR. Center</div><div>CUST. Custodian</div><div>C.W. Cold Water</div><div>C.Y. Cubic Yard</div><div>DBL. Double</div><div>DEPT. Department</div><div>DET. Detail</div><div>D.F. Douglas Fir</div><div>D.I.B. Drill-In-Bolt</div><div>DIAPH. Diameter</div><div>DIM. Dimension</div><div>DISP. Dispenser</div><div>DIV. Division/Divider</div><div>D.L. Dead Load</div><div>DN. Down</div><div>DWG. Drawing</div><div>DR.FNTN. Drinking Fountain</div><div>DW. Dishwasher</div><div>E. East</div><div>(E). Existing</div><div>EA. Each</div><div>E.B. Expansion Bolt</div><div>E.I.F.S. Exterior Insulation Finish System</div><div>E.J. Expansion Joint</div><div>ELECT. Electric/Electrical</div><div>ELEV. Elevation</div><div>EMER. Emergency</div><div>E.N. Edge Nailing</div><div>ENCL. Enclosure</div><div>E.O.P. Edge Of Pavement</div><div>E.O.S. Edge Of Slab</div><div>E.P.B. Electrical Panel Board</div><div>EQ. Equal</div><div>EQUIP. Equipment</div><div>ESMT. Easement</div><div>E.W.C. Electric Water Cooler</div><div>E.X.H. Exhaust</div><div>EXP. Exposed</div><div>EXT. Exterior</div><div>F.A. Fire Alarm</div><div>F.A.C.P. Fire Alarm Control Panel</div><div>F.A.U. Forced Air Unit</div><div>F.C.C. Fire Control Center</div><div>F.C.U. Fan Coil Unit</div><div>F.D. Floor Drain</div><div>F.D.C. Fire Department Connection</div><div>FDN. Foundation</div><div>F.E. Fire Extinguisher</div><div>F.E.C. Fire Extinguisher Cabinet</div><div>F.F. Finish Floor</div><div>F.F.B. Finish Floor Break</div><div>F.F.E. Finish Floor Elevation</div><div>F.G. Fixed Glass/Glazing</div><div>F.H. Fire Hydrant</div><div>F.H.C. Fire Hose Cabinet</div><div>F.H.V. Fire Hose Valve</div><div>FIN. Finish</div><div>F.L. Flowline</div><div>F.J. Flush Joint</div><div>FLSHG. Flashing</div><div>FLR. Floor</div><div>FLUOR. Fluorescent</div><div>F.O. Face Of</div><div>F.O.C. Face Of Concrete</div><div>F.O.M. Face Of Masonry</div><div>F.O.S. Face Of Stud</div><div>F.O.W. Face Of Wall</div><div>F.P. Fireplace</div><div>F.P.R. Fireproof</div><div>FRMG. Framing</div><div>FTG. Footing</div><div>FUR. Furred/Furring</div><div>G. Gas</div><div>GA. Gauge</div><div>GALV. Galvanized</div><div>G.B. Grab Bar</div><div>G.C. General Contractor</div><div>G.F.I. Ground Fault Interrupter</div><div>G.L. Grid Line</div><div>G.I. Galvanized Iron</div><div>G.L.B. Glu-Lam Beam</div><div>GND. Ground</div><div>GR. Grade</div><div>GRDR. Gilder</div><div>G.S. Gypsum Sheathing</div><div>GWB. Gypsum Wall Board</div><div>H.B. Hose Bibb</div><div>H.C. Hollow Core</div><div>H.D. Hold Down</div><div>HDR. Header</div><div>HDWR. Hardware</div><div>HGR. Hanger</div><div>H.M. Hollow Metal</div><div>HORIZ. Horizontal</div><div>H.P. High Point</div><div>HR. Hour</div><div>HT. Height</div><div>HTG. Heating</div><div>H.V.A.C. Heating/Ventilating/ Air Conditioning</div><div>H.W. Hot Water</div><div>I.B. Infiltration Barrier</div><div>I.D. Inside Diameter</div><div>INCL. Included/Including</div><div>INFO. Information</div><div>INSUL. Insulation</div><div>INT. Interior</div><div>INTER. Intermediate</div><div>INV. Invert</div><div>JST. Joist</div><div>JT. Joint</div><div>K.P. Kick Plate</div><div>KIT. Kitchen</div><div>LAM. Laminated</div><div>LAV. Lavatory</div><div>L.B. Lag Bolt</div><div>LB. Pound</div><div>L.F. Linear Foot</div><div>L.L. Live Load</div><div>LIT. Light</div><div>LTL. Lintel</div><div>LKR. Locker</div><div>LP.G. Low Pressure Gas</div><div>LVR. Louver</div><div>L.V.L. Laminated Veneer</div><div>MAS. Masonry</div><div>MATL. Material</div><div>MAX. Maximum</div><div>M.B. Machine Bolt</div><div>M.C. Medicine Cabinet</div><div>MECH. Mechanical</div><div>MED. Medium</div><div>MFR. Manufacturer</div><div>M.H. Manhole</div><div>MICRO. Microwave</div><div>MIR. Mirror</div><div>MISC. Miscellaneous</div><div>M.O. Masonry Opening</div><div>M.R. Moisture Resistance</div><div>M.R.O. Masonry Rough Opening</div><div>MOD. Module</div><div>MOV. Movable</div><div>MTD. Mounting</div><div>MTG. Metal</div><div>MUL. Mullion</div><div>N. North</div><div>(N). New</div><div>N.I.C. Not In Contract</div><div>NA. Not Applicable</div><div>NO. Number</div><div>N.T.S. Not To Scale</div><div>O. Over</div><div>OB. Obsolete</div><div>O.C. On Center</div><div>O.D. Outside Diameter</div><div>OFCl. Owner Furnished / Contractor Install</div><div>OFF. Office</div><div>O.F.D. Overflow Drain</div><div>O.H. Overhead</div><div>OPNG. Opening</div><div>OPP. Opposite</div><div>OVHG. Overhang</div><div>PART. Partition</div><div>P.C. Precast Concrete</div><div>P.C.F. Pounds Per Cubic Foot</div><div>P.D.F. Powder Driven Fastener</div><div>PERF. Perforated</div><div>PFB. Prefabricated</div><div>PKT. Pocket</div><div>PLT. Plate</div><div>P.L.F. Pounds Per Lineal Foot</div><div>P.L.A.M. Plastic Laminate</div><div>P.W.D. Plywood</div><div>P.H. Paperholder</div><div>PNT. Paint</div><div>PRJ. Project/Projected</div><div>P.S.F. Pounds Per Square Foot</div><div>P.S.I. Pounds Per Square Inch</div><div>P.T. Pressure Treated</div><div>PT. Point</div><div>P.T.D. Paper Towel Dispenser</div><div>P.T.D.F. Pressure Treated Douglas Fir</div><div>P.T.D.R. Combination Paper Towel Dispenser And Receptacle</div><div>P.T.R. Paper Towel Receptacle</div><div>P.V.C. Polyvinylchloride Pipe</div><div>P.V.M.T. Pavement</div><div>Q.T. Quarry Tile</div><div>R. Riser</div><div>R.A.G. Return Air Grille</div><div>RAD. Radius</div><div>R.B. Rubber Base</div><div>R.C. Reinforced Concrete</div><div>R.D. Roof Drain</div><div>RDWD. Redwood</div><div>REINF. Reinforcing Steel</div><div>REF. Reference</div><div>REFR. Refrigerator/Refrigeration</div><div>REG. Register</div><div>REQD. Required</div><div>RET. Retain/Retaining</div><div>REV. Revision</div><div>RM. Room</div><div>R.O. Rough Opening</div><div>ROOF.G. Roofing</div><div>R.W.L. Rain Water Leader</div><div>S. South</div><div>S.B. Solid Blocking</div><div>S.C. Solid Core</div><div>S.C.D. Seat Cover Dispenser</div><div>SCHED. Schedule</div><div>S.D. Soap Dispenser</div><div>S.D.R. Storm Drain</div><div>SECT. Section</div><div>S.E.D. See Electrical Drawings</div><div>S.F. Square Foot</div><div>S.F.B. Split Face Block</div><div>S.F.S.D. See Food Service Drawings</div><div>SHT. Sheet</div><div>SHTHG. Sheathing</div><div>SHVS. Shelves/Shelving</div><div>SHWR. Shower</div><div>SIM. Similar</div><div>SLR. Sealer</div><div>S.M.D. See Mechanical Drawings</div><div>S.N.D. Sanitary Napkin Dispenser</div><div>S.N.R. Sanitary Napkin Receptacle</div><div>SPECS. Specifications</div><div>S.P.D. See Plumbing Drawings</div><div>SPL.BLK. Splash Block</div><div>SO. Square</div><div>S&amp;P. Shelf And Pole</div><div>S.S. Sanitary Sewer</div><div>S.S.D. See Structural Drawings</div><div>S.SK. Service Sink</div><div>S.S.T. Stainless Steel</div><div>STA. Station</div><div>S.T.C. Sound Transmission Coefficient</div><div>STD. Standard</div><div>STL. Steel</div><div>STO. Storage</div><div>STRUCT. Structure/Structural</div><div>SUSP. Suspended</div><div>S.W. Shear Wall</div><div>S.Y. Square Yard</div><div>SYS. System</div><div>T. Thread</div><div>T.B. Towel Bar</div><div>T.C. Trash Compactor</div><div>TEL. Telephone</div><div>TEMP. Tempered</div><div>T.O.C. Top Of Concrete</div><div>T.&amp;G. Tongue And Groove</div><div>THK. Thick/Thickness</div><div>THR. Threshold</div><div>T.O.B. Top Of Beam</div><div>T.O.G. Top Of Grate</div><div>T.O.P. Top Of Paving</div><div>T.O.S. Top Of Slab</div><div>T.O.STL. Top Of Steel</div><div>T.O.W. Top Of Wall</div><div>T.P.D. Toilet Paper Dispenser</div><div>T.S. Tube Steel</div><div>T.T.B. Telephone Termination Board</div><div>T.V. Television</div><div>TXT. Texture</div><div>TYP. Typical</div><div>U.B.C. Uniform Building Code</div><div>UNF. Unfinished</div><div>U.O.N. Unless Otherwise Noted</div><div>UR. Unlabeled</div><div>V.B. Vinyl Base</div><div>V.BR. Vapor Barrier</div><div>V.C.P. Vitrified Clay Pipe</div><div>V.C.T. Vinyl Composition Tile</div><div>VENT. Ventilator/Ventilation</div><div>VERT. Vertical</div><div>VEST. Vestibule</div><div>V.I.F. Verify In Field</div><div>VIN. Vinyl</div><div>VNR. Veneer</div><div>V.T. Vinyl Tile</div><div>W. West</div><div>WI. With</div><div>W.C. Water Closet</div><div>WD. Wood</div><div>WD. Washer/Dryer</div><div>W.G. Wired Glass</div><div>WH. Water Heater</div><div>W.HYD. Wall Hydrant</div><div>WNDW. Window</div><div>W/O. Without</div><div>WP. Waterproof</div><div>WSCT. Wainscot</div><div>WT. Weight</div><div>WWF. Welded Wire Fabric</div><div>YD. Yard</div></div></div></div></div>	
<div><div><div><div><div>REFERENCE SYMBOLS</div><div><div><div><div><div><div></div><div>GRIDLINE</div></div><div><div><div></div><div>SECTION</div></div><div><div><div></div><div>SECTION IDENTIFICATION</div></div><div><div><div></div><div>SHEET DESIGNATION</div></div><div><div><div></div><div>DETAIL</div></div><div><div><div></div><div>DETAIL IDENTIFICATION</div></div><div><div><div></div><div>SHEET DESIGNATION</div></div><div><div><div></div><div>EXTERIOR ELEVATION</div></div><div><div><div></div><div>ELEVATION IDENTIFICATION</div></div><div><div><div></div><div>SHEET DESIGNATION</div></div><div><div><div></div><div>INTERIOR ELEVATION</div></div><div><div><div></div><div>DRAWING IDENTIFICATION</div></div><div><div><div></div><div>SHEET DESIGNATION</div></div><div><div><div></div><div>ELEVATION IDENTIFICATION</div></div><div><div><div></div><div>ELEVATION</div></div><div><div><div></div><div>ROOM NAME</div></div><div><div><div></div><div>ROOM NUMBER</div></div><div><div><div></div><div>GENERAL CEILING HEIGHT</div></div><div><div><div></div><div>EXISTING</div></div><div><div><div></div><div>PARTITION TYPE</div></div><div><div><div></div><div>SHEET NOTE</div></div><div><div><div></div><div>DEMOLITION SHEET NOTE/BATH ACCESSORY REFERENCE</div></div><div><div><div></div><div>DOOR REFERENCE</div></div><div><div><div></div><div>WINDOW REFERENCE</div></div><div><div><div></div><div>FINISH REFERENCE</div></div><div><div><div></div><div>PLUMBING FIXTURE / APPLIANCE / BATH ACCESSORY / EQUIPMENT REFERENCE</div></div><div><div><div></div><div>REVISION</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>		<div><div><div><div><div>GENERAL DEMOLITION NOTES</div><div><div><div><div><div>1. REF. DEMOLITION PLANS, SHEETS D1.1, D1.2, D1.3, D1.4 &amp; D1.5 FOR ADDITIONAL INFORMATION</div><div>2. WHERE UNFINISHED SURFACES ARE EXPOSED BY REMOVAL OF EXISTING CONSTRUCTION, PATCH, REPAIR, AND FINISH AS REQUIRED TO MATCH EXISTING ADJACENT FINISHED SURFACE SO AS TO APPEAR SEAMLESS AND UNIFORM. U.O.N.</div><div>3. WHERE (E) ELECTRICAL WIRING AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO SERVICE. REFER TO DESIGN-BUILD ELECTRICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF ELECTRICAL WORK.</div><div>4. WHERE (E) MECHANICAL DUCTS AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO FURNACE. REFER TO DESIGN-BUILD MECHANICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF MECHANICAL WORK.</div><div>5. RELOCATE (E) PLUMBING LINES AS REQUIRED TO ACHIEVE PROPOSED NEW DESIGN. ALL PLUMBING LINES ARE TO BE CONCEALED WITHIN WALLS; TYP. - REFER TO DESIGN-BUILD PLUMBING DOCUMENTS FOR EXACT SCOPE AND NATURE PLUMBING WORK.</div><div>6. REMOVE (E) FLOOR FINISHES DOWN TO SUBSTRATE. CONTRACTOR SHALL INVESTIGATE AND VERIFY EXISTANCE AND CONDITION OF SUBFLOOR. PROVIDE NEW 3/4" PLYWOOD SUBFLOOR WHERE NO SUBFLOOR IS PRESENT AND/OR EXISTING SUBFLOOR IS INADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING; U.O.N., TYP.</div><div>7. REMOVE ALL INTERIOR GYPSUM WALLBOARD AND PLASTER WALL &amp; CEILING FINISHES BACK TO EXISTING FRAMING. PREPARE (E) FRAMING AS REQUIRED FOR INSTALLATION OF NEW FINISHES; U.O.N., TYP.</div><div>8. REMOVE EXISTING BASE, TRIM, AND PICTURE RAILS; U.O.N., TYP.</div><div>9. REMOVE ALL (E) INTERIOR DOORS AND FRAMES &amp; TRIMS COMPLETE; U.O.N., TYP.</div><div>10. REMOVE (E) CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW STRUCTURAL MEMBERS. REFER TO S-SERIES DWGS. FOR FULL SCOPE OF STRUCTURAL WORK. PATCH &amp; REPAIR DISTURBED FINISH ASSEMBLIES TO MATCH ADJACENT EXISTING.</div><div>11. WHERE NOT SPECIFICALLY INDICATED, REMOVE EXISTING FINISHES AND EXISTING CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, STRUCTURAL, AND ELECTRICAL WORK. PATCH &amp; REPAIR.</div></div></div></div></div></div></div></div></div>		<div><div><div><div><div>TESTING</div><div><div><div><div>THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTING:</div><div>TEST #1: PERFORM A 24 HOUR WATERDAM TEST AT ALL NEW ROOFS AND ROOF DECK(S), PREVIOUS TO INSTALLATION OF DECKING; DAM GUTTER/DRAINAGE TO CREATE A MINIMUM 1 INCH DEEP WATERDAM COVERING ENTIRE AREA OF ROOF DECK MEMBRANE, INSPECT FOR LEAKS OR AIR BUBBLES; REPAIR AS REQUIRED TO INSURE WATER-TIGHT INSTALLATION. PROVIDE ARCHITECT WRITTEN CONFIRMATION OF COMPLETED TEST.</div></div></div><div>REFER T-24 REPORT ON A0.53 FOR REQUIRED HERS VERIFICATIONS</div></div></div></div></div></div>					

2417 GREEN STREET

SAN FRANCISCO, CA 94123

BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

Job No.

16112

Issue

ENVIRONMENTAL EVALUATION SET

Date

02 10 17

Issue

PRE-APPLICATION PLAN

Date

02 24 17

Issue

PROJECT REVIEW MEETING SET

Date

03 14 17

Issue

SITE PERMIT/311 NOTIFICATION SET

Date

04 28 17

Issue

Date

Issue

Date

Drawing Title

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

A0.1

Sheet Number

2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

Job No.		16112
Issue	Date	
ENVIRONMENTAL EVALUATION SET	02 10 17	
PRE-APPLICATION PLAN REVIEW	02 24 17	
PROJECT REVIEW MEETING SET	03 14 17	
SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

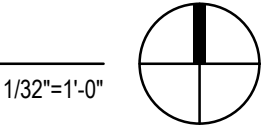
Sheet Number

A0.1





1 EXISTING CONTEXT PLAN



2 NORTH VIEW REAR YARDS

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

SITE AERIAL VIEW/  
CONTEXT ANALYSIS

Sheet Number

A0.2

2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

DUMICAN MOSEY  
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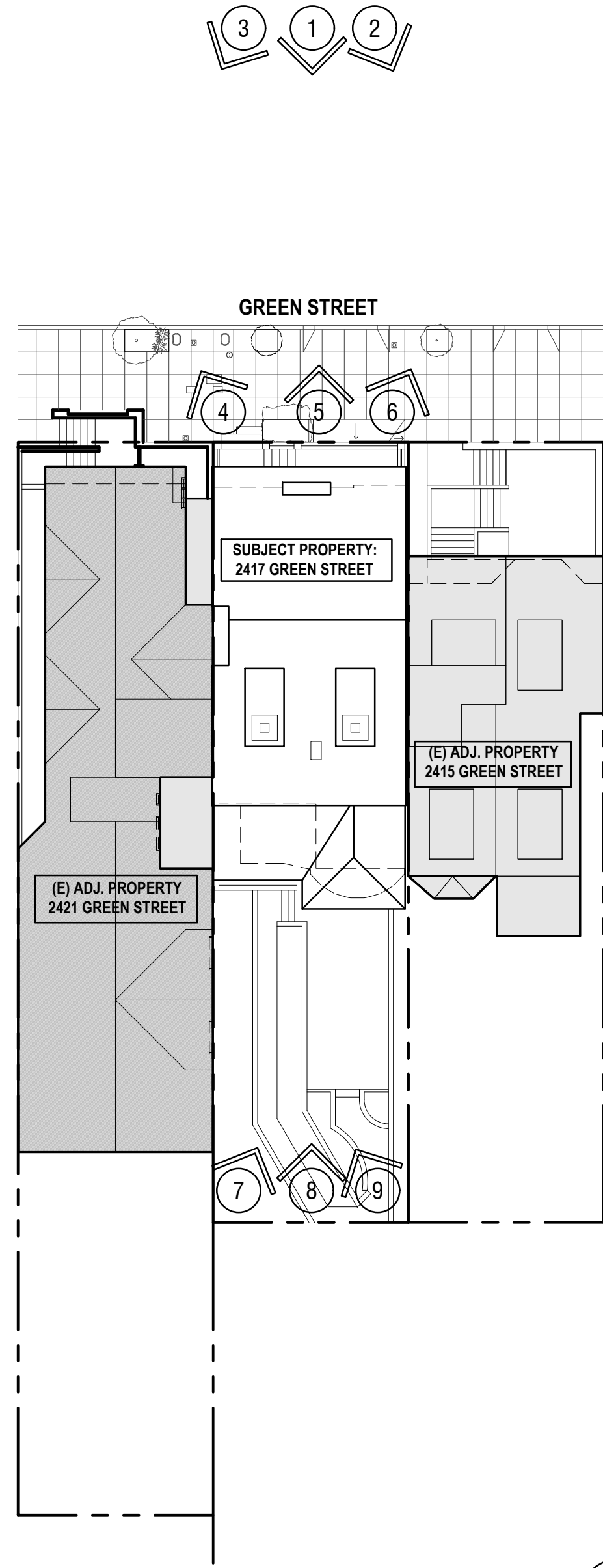
1



2



3



16 0 16 32  
SCALE IN FEET: 1/16" = 1'-0"



4



5



6



7



8



9

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
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PRE-APPLICATION PLAN	
REVIEW	02 24 17
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MEETING SET	03 14 17
SITE PERMIT/311	
NOTIFICATION SET	04 28 17

Drawing Title

EXISTING CONTEXT  
SITE PHOTOGRAPHS

Sheet Number

A0.31





2415 GREEN STREET 2417 GREEN STREET 2421 GREEN STREET

GREEN STREET - SOUTH SIDE



2446-2450 GREEN STREET 2440-2442 GREEN STREET 2438 GREEN STREET

GREEN STREET - NORTH SIDE

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

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NOTIFICATION SET	04 28 17

Drawing Title

EXISTING  
STREETSCAPES

Sheet Number

A0.32





2415 GREEN STREET 2417 GREEN STREET 2421 GREEN STREET

GREEN STREET - SOUTH SIDE

# 2417 GREEN STREET

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2446-2450 GREEN STREET 2440-2442 GREEN STREET 2438 GREEN STREET

GREEN STREET - NORTH SIDE

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PROJECT REVIEW MEETING SET	03 14 17
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Drawing Title

PROPOSED  
STREETSCAPES

Sheet Number

A0.33





EXISTING STREET SCAPE



PROPOSED STREET SCAPE

2417 GREEN STREET

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BLOCK 0560 LOT 028

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SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

EXISTING/PROPOSED  
STREETSCAPES  
ENLARGED

Sheet Number

A0.34





1 PROPOSED MASSING STUDY



2 EXISTING MASSING STUDY

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

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Drawing Title

EXISTING/PROPOSED  
MASSING STUDIES

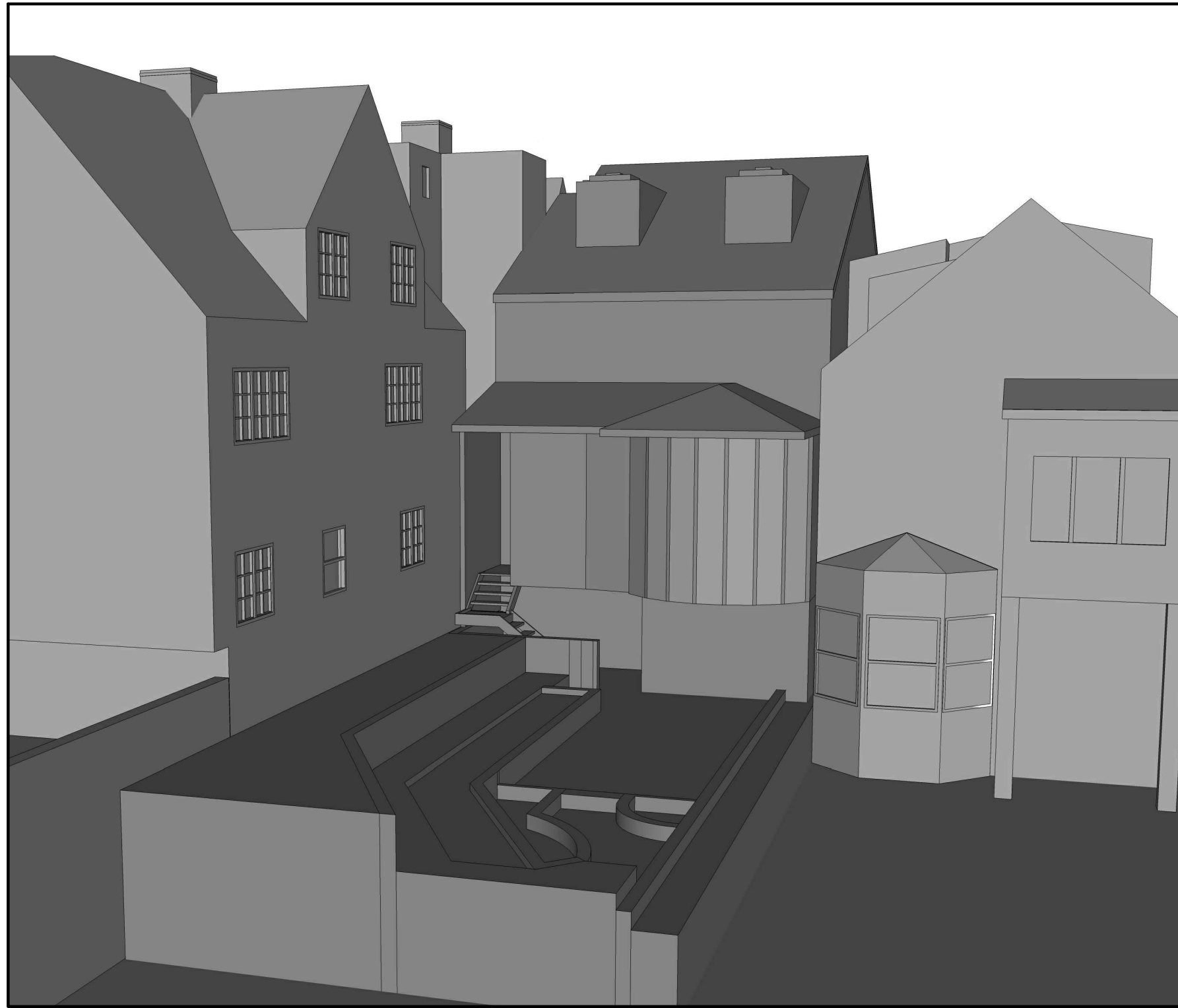
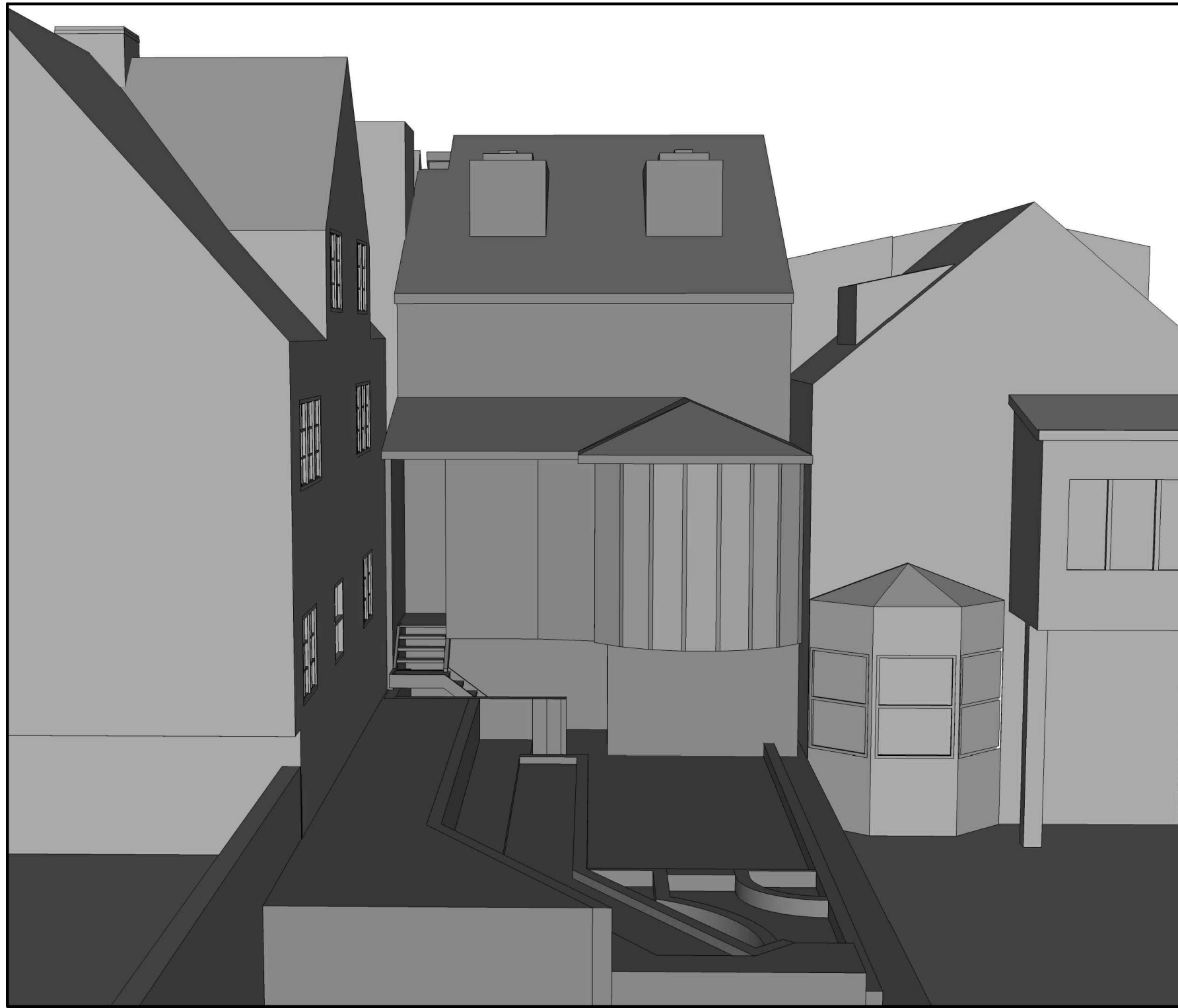
Sheet Number

A0.41





1 PROPOSED MASSING STUDY



2 EXISTING MASSING STUDY

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

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Drawing Title

EXISTING/PROPOSED  
MASSING STUDIES

Sheet Number

A0.42



MEMORANDUM

Date: 17 March 2017  
To: Mark Walls, P.E. Department of Building Inspection (DBI), City of San Francisco  
From: Anastasia Bespalova – Dumican Mosey Architects  
Subject: 2417 Green Street, San Francisco, CA. 94123 – Pre-Application Plan Review Meeting. Conclusions

The purpose of this memo is to request a Pre-Application Meeting for the proposed project at 2417 Green Street, San Francisco, CA. 94123. Please find outlined below, the Proposed Project Description and 2016 California Building Code (CBC) Questions, as well as the Schematic Design set of drawings, dated 16 February 2017 & copies of CBC sections, referenced below.

The purpose of this letter is to document the findings and conclusions of our Pre-Application Plan Review Meeting with you on 15 March, 2017. At that meeting we presented and reviewed building code questions related to our interpretation of the code relative to the project. Pre-Application Plan Review Set of drawings, dated 24 February 2017 showing the proposed project that consists of the remodel, alterations, and addition to an existing 4-story over basement, single-family residence was provided for the reference. Per our meeting, the following conclusions were made:

1. **Construction Type and Sprinklers:** The proposed project will result in a 4 story over basement, single family residential building (R-3), construction type V-B. NFPA 13R sprinkler system is permitted in buildings occupancy group R-3, up to and including 4 stories in height, not exceeding 60' in height above grade plane per Section 903.3.1.2. **Please confirm that construction type V-B with NFPA 13R sprinkler system is permitted for the single family residence with height 4 stories above basement and (+/-) 50'-8" above grade plane.**

**Conclusion:** Building construction type V-B, fully sprinklered with NFPA 13R sprinkler system is confirmed for the proposed project.

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2. **Protected Openings, Property Line Windows:** Per Table 705.8 unprotected openings are not permitted when the fire separation distance is 0'-0" (property line windows). Administrative Bulletin AB-009 of SFBC provides case-by-case review to allow protected openings closer to property lines than permitted by the Table 705.8. Such openings shall be protected with fire assemblies such as fire shutters or rated window assemblies. Per an exception to Section 705.8.2 opening protectives are not required where the building is equipped throughout with an automatic sprinkler system NFPA 13 (Section 903.3.1.1) and the exterior openings are protected by a water curtain using automatic sprinklers approved for this use. **Please confirm that the water curtain exception (w/ NFPA 13 Sprinkler System throughout, ordinary temperature, quick-response type heads installed within 18" of the openings and spaced at 6'-0" min on center, on the interior of the building only) in lieu of fire rated window assemblies or fire shutters can be applied to a property line windows if other provisions of Local Equivalency AB-009 are met.**

**Conclusion:** The request for the openings in property line walls will be reviewed on a case-by-case basis. The use of Pyrostop® glazing assembly or an upgrade to NFPA13 sprinkler system throughout with WS sprinkler heads, installed at the interior side of window openings would be acceptable. In the case where a corner window is proposed with one face parallel to the property line and second face perpendicular to the property line, with butt-glazed corner between the faces, the rated assembly must turn the corner or WS sprinkler heads must turn the corner. WS sprinklers must be installed per manufacturer instructions to achieve a continuous water curtain.

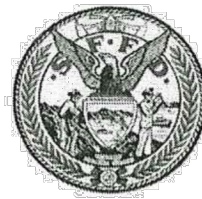
**Additionally, an NFPA-13R sprinkler system is also acceptable with compatible hydraulic rates for the**

3. **Number of Exits:** Per Section 1006.3.2(4) a single exit from any story or occupied roof is permitted in R-3 occupancies. Common path of travel distance on the floors basement through floor 3 above grade plane is unlimited and maximum common path of egress travel distance on 4th floor above grade shall be 125' max (Table 1006.3.2(1)). The path of egress travel to an exit shall not pass through more than one adjacent story (Section 1006.3). To meet mentioned above code requirements two exits are provided from the proposed building. Exit access doorway #1 is the main entry door located on Floor 1. It opens directly to the public way. Exit access travel distance from the most remote point on each floor to the main entry door does not exceed 250' (Table 1017.2). Exit access doorway #2 is located on Floor 2 and connects with public way through the 1-hr fire resistance rated exterior exit passageway. Exit access travel distance from the most remote point on Floor 4 to the exit access doorway #2 is 124' < 125' and meets the requirements of Table 1006.3.2(1) for common path of egress travel distance from 4th floor above grade. The path of egress travel from Floor 4 to the exit access doorway #2 passes through one adjacent story – Floor 3. Travel distance from the most remote point on floor 4 to a stairway on the same floor is 48' > 50' per requirements of Section 1016.3 of SFBC. **Please confirm that the proposed design of the egress system meets the requirements the requirements of CBC and SFBC codes.**

**Conclusion:** Confirmed. The design of egress system meets the requirements of the Code. Two exits from the building are provided. Travel distance from the most remote point on floor 4 to the exit access doorway is less than 125'. Exterior exit passageway connecting exit access doorway with

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www.dumicanmosey.com



SAN FRANCISCO FIRE DEPARTMENT  
BUREAU OF FIRE PREVENTION  
PLAN CHECK DIVISION/WATER FLOW  
1660 MISSION STREET, 4TH FLOOR  
SAN FRANCISCO, CA. 94103  
FAX # 415-575-6933  
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 02 / 28 / 17 REQUEST IS FOR: ☒ FIRE FLOW  
☒ SPRINKLER DESIGN

CONTACT PERSON: Anastasia Bespalova ADDRESS: 128 10th Street, Floor 3, San Francisco

PHONE NO. ( 415 ) 495 / 9322 FAX NO. ( ) /

EMAIL : abespalova@dumicanmosey.com

OWNER'S NAME: Chris Durkin PHONE # ( 415 ) 407 / 0486

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

2417 Green Street

CROSS STREETS (BOTH ARE REQUIRED):

Pierce / Scott

SPECIFY STREET FOR POINT OF CONNECTION: Green Street

OCCUPANCY (CIRCLE ONE): ☒ R3 ☐ R2 ☐ LIVE/WORK ☐ COMMERCIAL ☐ OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES NO

NUMBER OF STORIES: 4 + Basement HEIGHT OF BLDG.: 48'-9" FT.

- SUBMIT FORM WITH A \$120.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$240.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

\*\*\*\*\*Official use only\*\*\*\*\*

Flow data provided by: Dunn Date Forwarded: 2/7/2017

Flow data: FIELD FLOW TEST STATIC 80 PSI

RECORDS ANALYSIS RESIDUAL 65 PSI

Gate Page 18 FLOW 900 GPM

6" MAIN on GREEN ST

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015

public way shall be 1-hr fire resistance rated at walls and ceiling. Electrical, gas meters or any other equipment shall not be located in the passageway.

**Note: The maximum common path of egress travel shall not exceed 125' in a two exit structure (For Sprinkler) Fire-Resistance Rating at Exterior Walls:** Per Section 705.5 where fire resistance rating of exterior walls is required per Table 601 and 602, the walls shall be rated for exposure to fire from both sides. Existing to remain property line walls at the subject building are inaccessible from the exterior side where they are located against the property line walls of the adjacent buildings. **Please confirm that fire rating from interior side only at such existing walls can be acceptable.**

**Conclusion:** Confirmed. Existing to remain property line walls inaccessible from the exterior side are permitted to be rated from an interior side only. Two layers of 5/8" Type-X gypsum wall board provide an equivalent of 1-hr fire resistance rating (80 min per Table 722.2.1.4(2)).

Further understandings:

- A. The scope of this pre-application review is limited to the questions submitted by the applicant. Code issues not addressed at the pre-application process will be addressed at the time of permit application plan review.
- B. Pre-Application Meeting notes to be included in the plan sets, superimposed, on the same size paper as plans. These understandings shall not be presumed to give authority to violate or cancel the provisions of the San Francisco Building Code, the San Francisco Fire Code or any other applicable laws and regulations.
- C. The decision is not to be used as a precedent since it is intended to apply only to this particular situation. Please be advised that this response is based upon the accuracy and completeness of information supplied by the applicant to the Department of Building Inspection, City of San Francisco.

Please find attached a copy of this letter for your signature, please sign and return one copy to us.

Mark Walls – City of San Francisco

4-4-17

cc: Chris Durkin – Owner  
Eric Dumican – Dumican Mosey Architects

Mark Walls, DBI

APR 04 2017

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2417 GREEN STREET

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Drawing Title

WATER FLOW INFO  
& PRE-APP PROJECT  
REVIEW CONCLUSIONS

Sheet Number

A0.6





City and County of San Francisco  
DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH

Edwin M. Lee, Mayor  
Barbara A. Garcia, MPA, Director of Health  
Stephanie K. J. Cushing, MSPH, CHMM, REHS  
Environmental Health Director

WAIVER FROM SAN FRANCISCO HEALTH CODE ARTICLE 22A  
(MAHER ORDINANCE)

Compliance with Article 22A of the San Francisco Health Code is required for all sites that require a permit from the Department of Building Inspection, will move or excavate at least 50 cubic yards (38.23 m³) of soil and/or that have the potential to contain hazardous materials in soil and/or groundwater or are within the mapped Article 22A (Maher) area. Sites subject to Article 22A may be granted a waiver by the San Francisco Department of Public Health per Section A.4, of Article 22A which states, "The Director may waive the requirements imposed by this Article if the applicant demonstrates that the property has been continuously zoned as residential under the City Planning Code since 1921, has been in residential use since that time, and no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances. In these circumstances, the Director shall provide the applicant and the Director of Building Inspection with written notification that the requirements of this Article have been waived."

The following information and documents were submitted in support of the Waiver:

- ☒ Site history information and/or environmental/geotechnical documents
- ☒ Project plans and elevation Drawings AND excavation, trenching grading plans
- ☐ Current or former underground storage tank operation and removal documents, as applicable

PROPERTY/PROJECT INFORMATION

Address: 2417 Green Street Block/Lot: 0560 / 028 SMED No.: 1534

Owner/Proponent name: Chris Durkin (Chris@durkinincorporated.com) Contact Name/ phone: Eric Dumican (415) 495-9322 (edumican@dumicanmosey.com)

Proponent Address: 474 EUCILD AVENUE, SAN FRANCISCO, CA. 94118

Current Site Use: Single Family Residence Proposed Site Use: Single Family Residence

If residential use only, approximate year residential only use began: 1907

COMMENTS:

- ☐ The San Francisco Department of Public Health has determined that:
  - ☒ The project Property has been continuously zoned as residential since at least 1921 AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials. AND The site use will remain as residential or a less sensitive land use.

1390 Market Street, Suite 210, San Francisco, CA 94102  
Phone 415-252-3800 | Fax 415-252-3875

- ☐ Less than 50 Cubic Yards of soil will be disturbed by the proposed project AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials.

- ☐ A former underground storage tank removed from the residential site or nearby residential site, does not present a significant health or environmental risk to the project property based on the information available from publically available state databases and SF DPH files.

SFDPH Recommendations:

- ☐ Site Soils are known to, or may, contain fill material. Fill material associated with the 1906 Earthquake and Fire or other fill materials in San Francisco may contain elevated lead concentrations among other potential contaminants. SF DPH recommends that excavated fill soils be segregated, stored on plastic sheeting and chemically analyzed for contaminants prior to soil reuse or as required by the disposal facility prior to disposal. The analyses considered may include the analytes listed in the Maher Ordinance, which include: Metals, volatile and semi volatile organic compounds, cyanide and petroleum hydrocarbons. Any remaining soils with elevated contaminants should be capped by the building, hardscape or at least one foot of clean soil over a visual physical barrier such as expanded plastic geogrid, or similar material.

- ☒ Construction activities should follow a work health and safety plan and dust control measures.

San Francisco Department of Public Health GRANTS A WAIVER FROM THE REQUIREMENTS OF THE SF HEALTH CODE ARTICLE 22A FOR THE SPECIFIED PROJECT ONLY BASED ON THE SITE CRITERIA AND CHARACTERISTICS LISTED ABOVE. Should you have any questions please contact the San Francisco Department of Public Health, Site Assessment and Mitigation Program (DPH SAM) at (415) 252-3800.

Stephanie K. J. Cushing, MSPH, CHMM, REHS  
Director of Environmental Health  
San Francisco Department of Public Health

Date: 28 March 2017

cc: Jeanie Poling, Environmental Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
jeanie.poling@sfgov.org

Ed Sweeney, Deputy Director of Inspection Services  
San Francisco Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103  
edward.sweeney@sfgov.org

2417 GREEN STREET

SAN FRANCISCO, CA 94123  
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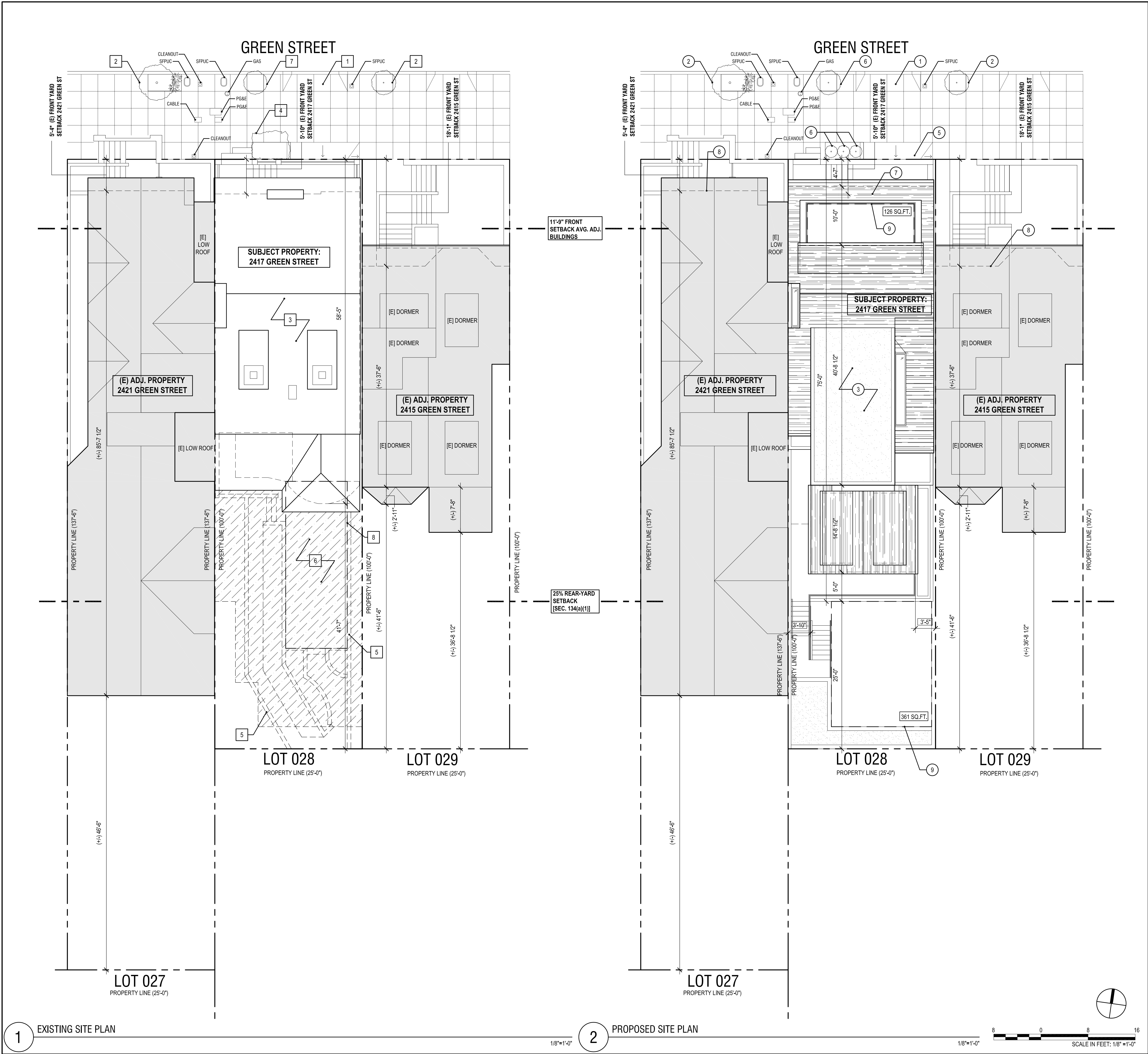
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Drawing Title

MAHER ORDINANCE.  
WAIVER

Sheet Number

A0.7



GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

- 1 [E] CURB CUT TO REMAIN
- 2 [E] STREET TREE TO REMAIN
- 3 OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
- 4 [E] SIDEWALK LANDSCAPING TO REMAIN
- 5 REMOVE [E] WALLS & LANDSCAPING. TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
- 6 EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
- 7 REMOVE [E] SIDEWALK LANDSCAPING
- 8 OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

- 1 [E] CURB CUT TO REMAIN
- 2 [E] STREET TREE TO REMAIN
- 3 OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
- 4 [E] SIDEWALK LANDSCAPING TO REMAIN
- 5 [E] RAMP AT GARAGE TO REMAIN
- 6 [N] STREET TREE
- 7 [E] FRONT WALL TO REMAIN AT SUBJECT PROPERTY
- 8 [E] FRONT WALL TO REMAIN AT ADJACENT PROPERTY
- 9 OUTLINE OF [N] USABLE OPEN SPACE (+/-)487 SQ.FT.

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT: RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA: 2500 SQ.FT.
- MIN. LOT WIDTH: 25'-0"
- SIDE YARD SETBACK: NONE REQUIRED
- FRONT YARD SETBACK: BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK: - 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. (REF. SEC. 134(a)(1))
- PERMITTED OBSTRUCTIONS: PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))
- OPEN SPACE: - 300 SQ.FT. MIN AREA; 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. (REF. SEC. 135 & TABLE 135A) - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT: - 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(b)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF. SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT. SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES: ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING: ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONING ADMINISTRATOR BULLETIN NO.9)

# 2417 GREEN STREET

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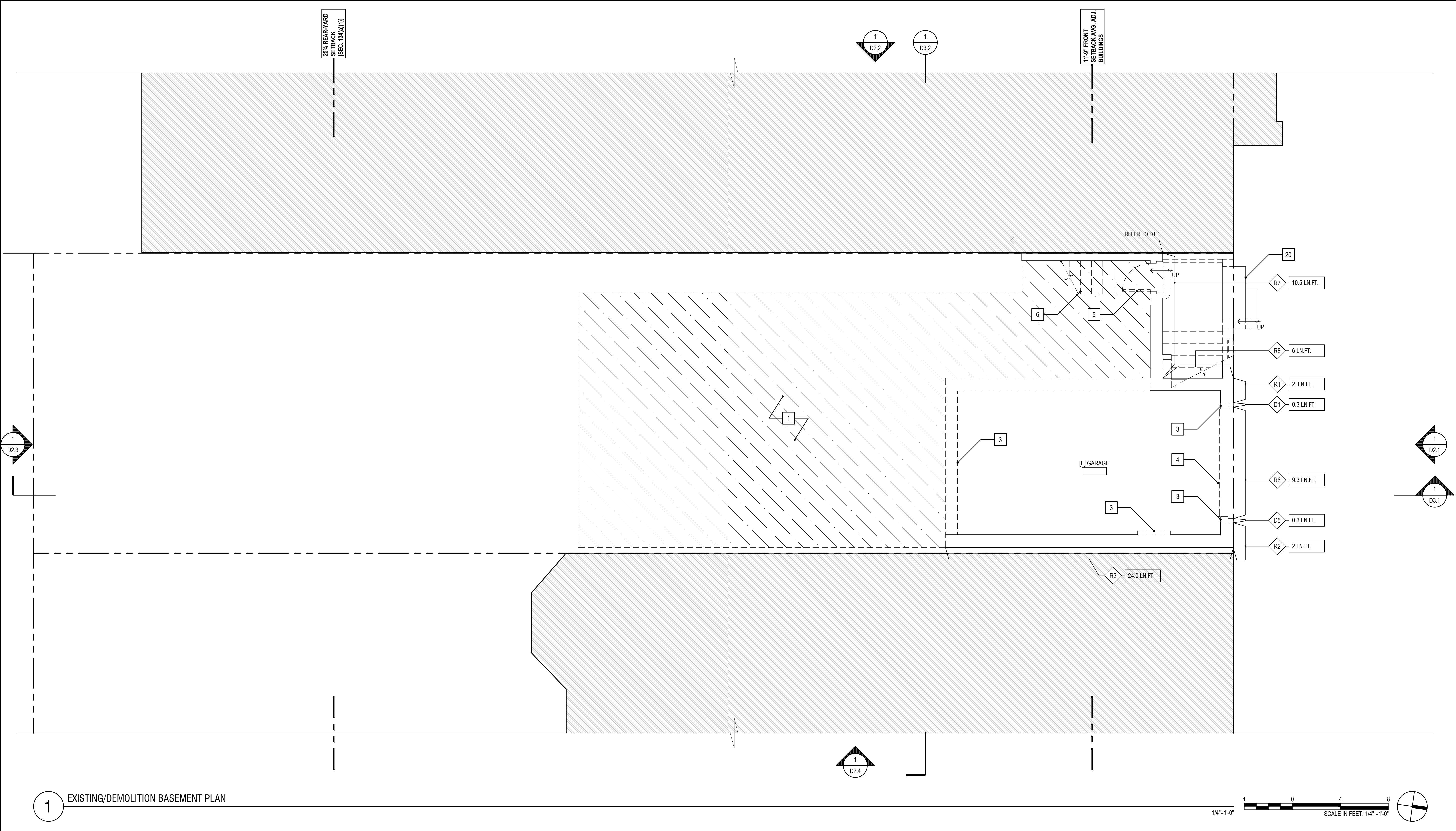
Drawing Title

EXISTING AND  
PROPOSED SITE PLAN

Sheet Number

A0.8





# 2417 GREEN STREET

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SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

## EXISTING/ DEMOLITION BASEMENT PLAN

Sheet Number

# D1.0

### GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

### EXISTING/DEMOLITION PLAN SHEET NOTES

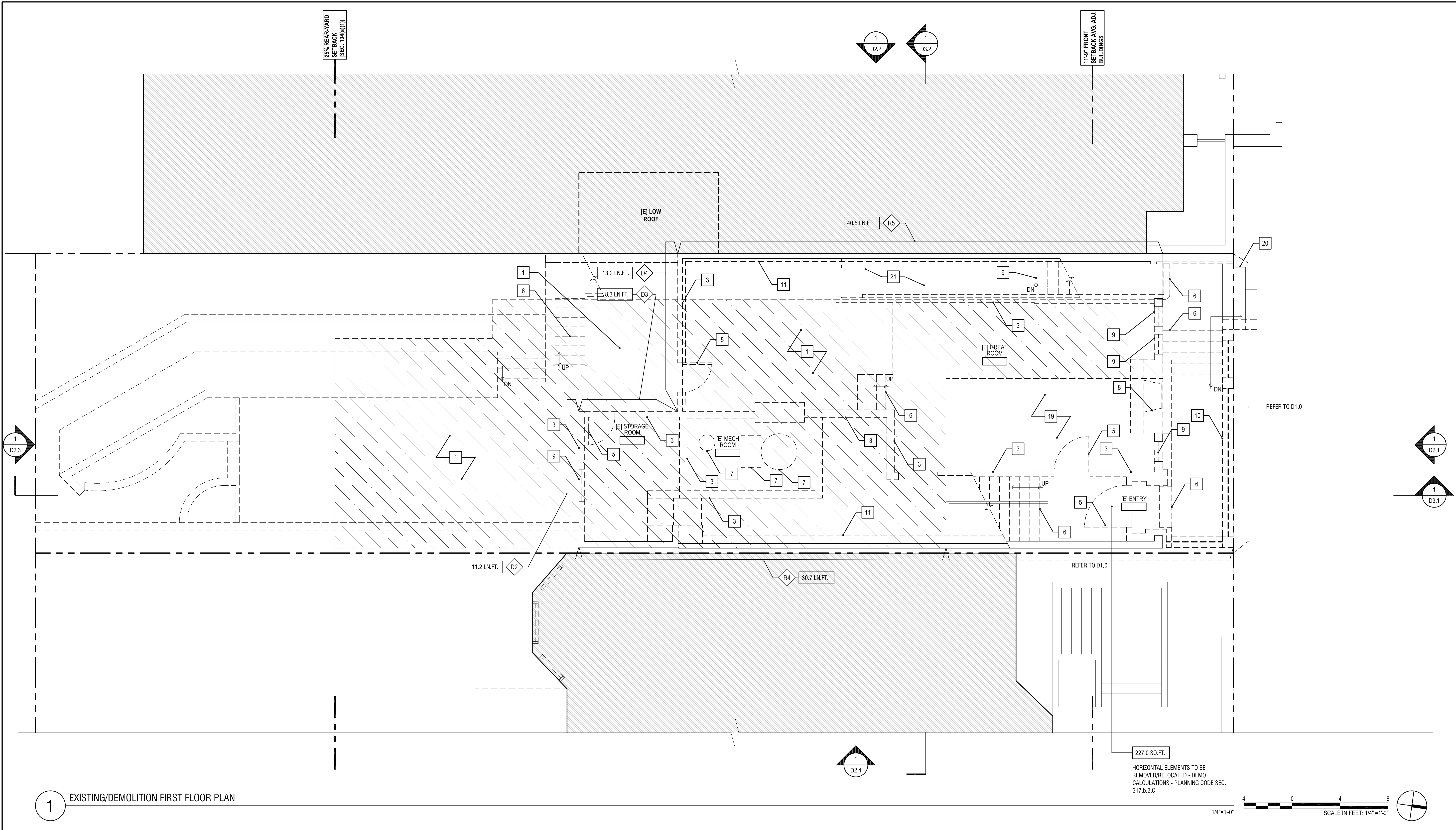
- 1 EXCAVATE AS REQUIRED TO PERFORM [N] WORK
- 2 REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
- 3 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
- 4 REMOVE [E] GARAGE DOOR
- 5 REMOVE [E] DOOR
- 6 REMOVE [E] STAIR
- 7 REMOVE [E] MECHANICAL EQUIPMENT
- 8 REMOVE [E] FIREPLACE
- 9 REMOVE [E] WINDOW ASSEMBLY
- 10 REMOVE [E] GUARDRAIL
- 11 REMOVE INTERIOR WALL FINISH
- 12 REMOVE [E] PLUMBING FIXTURE
- 13 REMOVE [E] CASEWORK

- 14 REMOVE [E] DORMER
- 15 REMOVE [E] CHIMNEY
- 16 [E] ROOF TO BE REMOVED BELOW
- 17 [E] ROOF ABOVE
- 18 [E] ROOF TO REMAIN
- 19 [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b 2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
- 20 [E] STEPS TO REMAIN

### DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)														
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE	23.8 (49%)									25 (51%)					
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED	125 (79%)									33.3 (21%)					





1 EXISTING/DEMOLITION FIRST FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET  
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

- ☐ EXISTING/DEMOLITION PLAN SHEET NOTES
- |    |  |    |  |
|----|--|----|--|
| 1  | EXCAVATE AS REQUIRED TO PERFORM [N] WORK                 | 14 | REMOVE [E] DORMER  |
| 2  | REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK       | 15 | REMOVE [E] CHIMNEY   |
| 3  | REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK | 16 | [E] ROOF TO BE REMOVED BELOW   |
| 4  | REMOVE [E] GARAGE DOOR                                   | 17 | [E] ROOF ABOVE   |
| 5  | REMOVE [E] DOOR  | 18 | [E] ROOF TO REMAIN   |
| 6  | REMOVE [E] STAIR   | 19 | [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING. |
| 7  | REMOVE [E] MECHANICAL EQUIPMENT                          | 20 | [E] STEPS TO REMAIN  |
| 8  | REMOVE [E] FIREPLACE                                     | 21 | EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE   |
| 9  | REMOVE [E] WINDOW ASSEMBLY                               |    |  |
| 10 | REMOVE [E] GUARDRAIL                                     |    |  |
| 11 | REMOVE INTERIOR WALL FINISH                              |    |  |
| 12 | REMOVE [E] PLUMBING FIXTURE                              |    |  |
| 13 | REMOVE [E] CASEWORK                                      |    |  |

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B																
	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)								TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'	
	R1	R2	R3	R4	R5	R6	R7	R8								
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)							
FRONT FACADE - EXISTING TO BE REMOVED									0.3		--		0.3	0.6 (2.5%)		
REAR FACADE - EXISTING TO REMAIN									0 (0%)							
REAR FACADE - EXISTING TO BE REMOVED										11.2	--	13.2		24.4 (100%)		
% OF REAR & FRONT FACADE									23.8 (49%)					25 (51%)		
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)							
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)	
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)					33.3 (21%)		

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

DUMICAN MOSEY  
ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

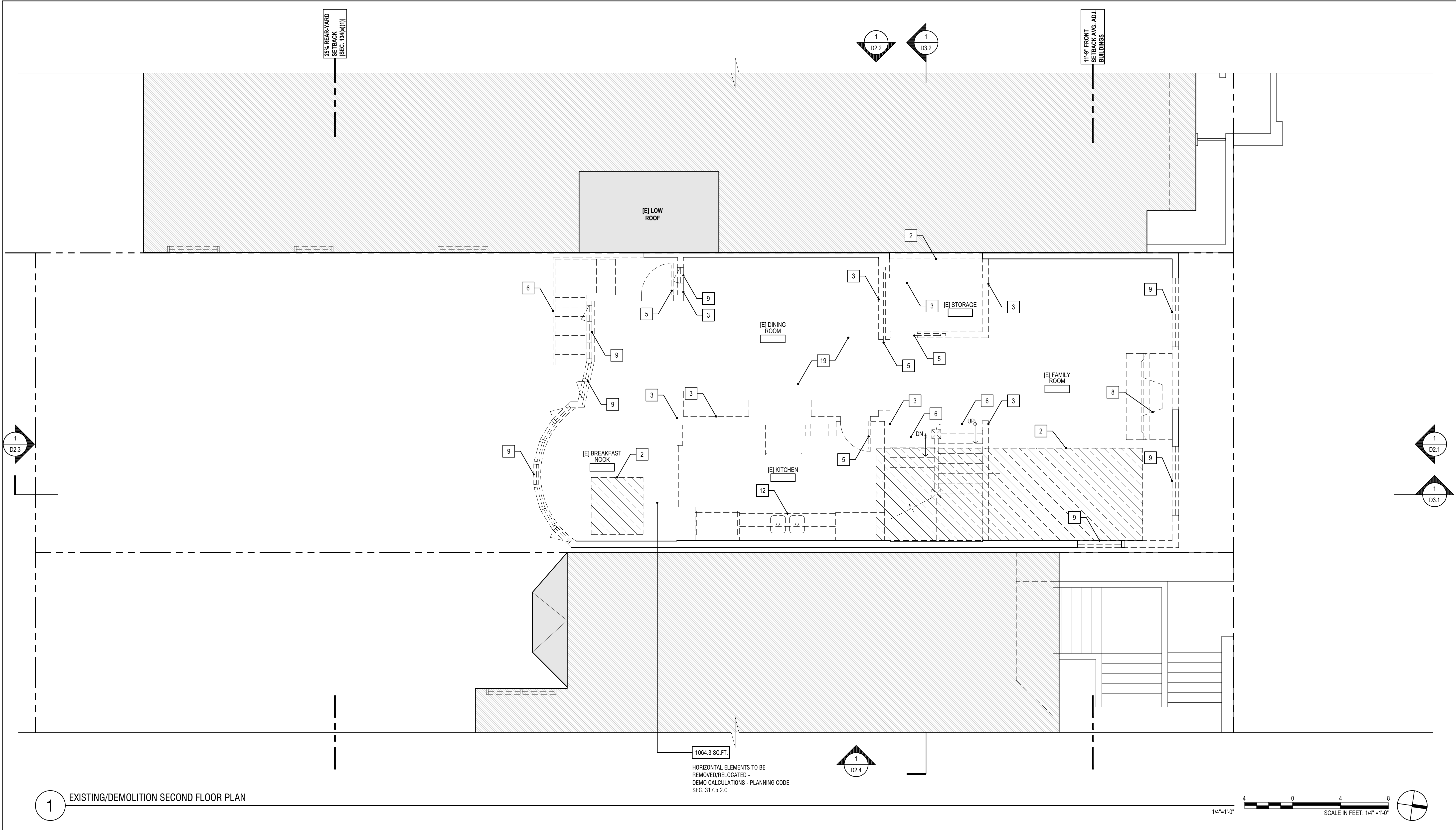
Job No.	16112	
Issue	Date	
ENVIRONMENTAL EVALUATION SET	02 10 17	
PRE-APPLICATION PLAN REVIEW	02 24 17	
PROJECT REVIEW	03 14 17	
MEETING SET	03 14 17	
SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

## EXISTING/ DEMOLITION FIRST FLOOR PLAN

Sheet Number

# D1.1



GENERAL PLAN NOTES		EXISTING/DEMOLITION PLAN SHEET NOTES		
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS		<div><div>1</div>EXCAVATE AS REQUIRED TO PERFORM [N] WORK</div> <div><div>2</div>REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK</div> <div><div>3</div>REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK</div> <div><div>4</div>REMOVE [E] GARAGE DOOR</div> <div><div>5</div>REMOVE [E] DOOR</div> <div><div>6</div>REMOVE [E] STAIR</div> <div><div>7</div>REMOVE [E] MECHANICAL EQUIPMENT</div> <div><div>8</div>REMOVE [E] FIREPLACE</div> <div><div>9</div>REMOVE [E] WINDOW ASSEMBLY</div> <div><div>10</div>REMOVE [E] GUARDRAIL</div> <div><div>11</div>REMOVE INTERIOR WALL FINISH</div> <div><div>12</div>REMOVE [E] PLUMBING FIXTURE</div> <div><div>13</div>REMOVE [E] CASEWORK</div>	<div><div>14</div>REMOVE [E] DORMER</div> <div><div>15</div>REMOVE [E] CHIMNEY</div> <div><div>16</div>[E] ROOF TO BE REMOVED BELOW</div> <div><div>17</div>[E] ROOF ABOVE</div> <div><div>18</div>[E] ROOF TO REMAIN</div> <div><div>19</div>[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b 2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.</div> <div><div>20</div>[E] STEPS TO REMAIN</div>	

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128 10th street, 3rd floor  
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t: 415.495.9322 f: 415.651.9290

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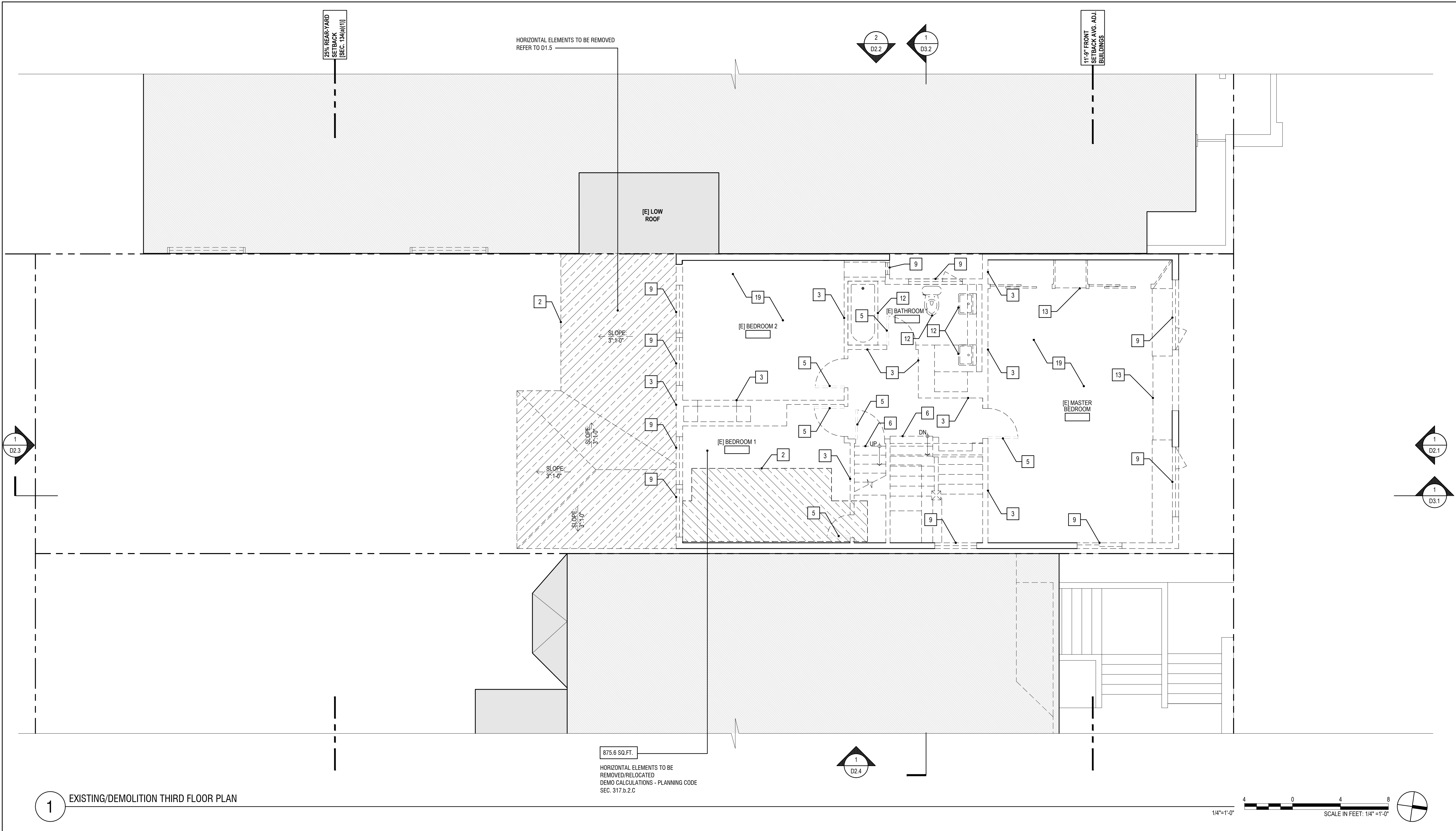
Drawing Title

EXISTING/ DEMOLITION  
SECOND FLOOR PLAN

Sheet Number

D1.2





GENERAL PLAN NOTES		EXISTING/DEMOLITION PLAN SHEET NOTES		
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS	<div><div>1</div>EXCAVATE AS REQUIRED TO PERFORM [N] WORK</div> <div><div>2</div>REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK</div> <div><div>3</div>REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK</div> <div><div>4</div>REMOVE [E] GARAGE DOOR</div> <div><div>5</div>REMOVE [E] DOOR</div> <div><div>6</div>REMOVE [E] STAIR</div> <div><div>7</div>REMOVE [E] MECHANICAL EQUIPMENT</div> <div><div>8</div>REMOVE [E] FIREPLACE</div> <div><div>9</div>REMOVE [E] WINDOW ASSEMBLY</div> <div><div>10</div>REMOVE [E] GUARDRAIL</div> <div><div>11</div>REMOVE INTERIOR WALL FINISH</div> <div><div>12</div>REMOVE [E] PLUMBING FIXTURE</div> <div><div>13</div>REMOVE [E] CASEWORK</div>	<div><div>14</div>REMOVE [E] DORMER</div> <div><div>15</div>REMOVE [E] CHIMNEY</div> <div><div>16</div>[E] ROOF TO BE REMOVED BELOW</div> <div><div>17</div>[E] ROOF ABOVE</div> <div><div>18</div>[E] ROOF TO REMAIN</div> <div><div>19</div>[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.</div> <div><div>20</div>[E] STEPS TO REMAIN</div>		

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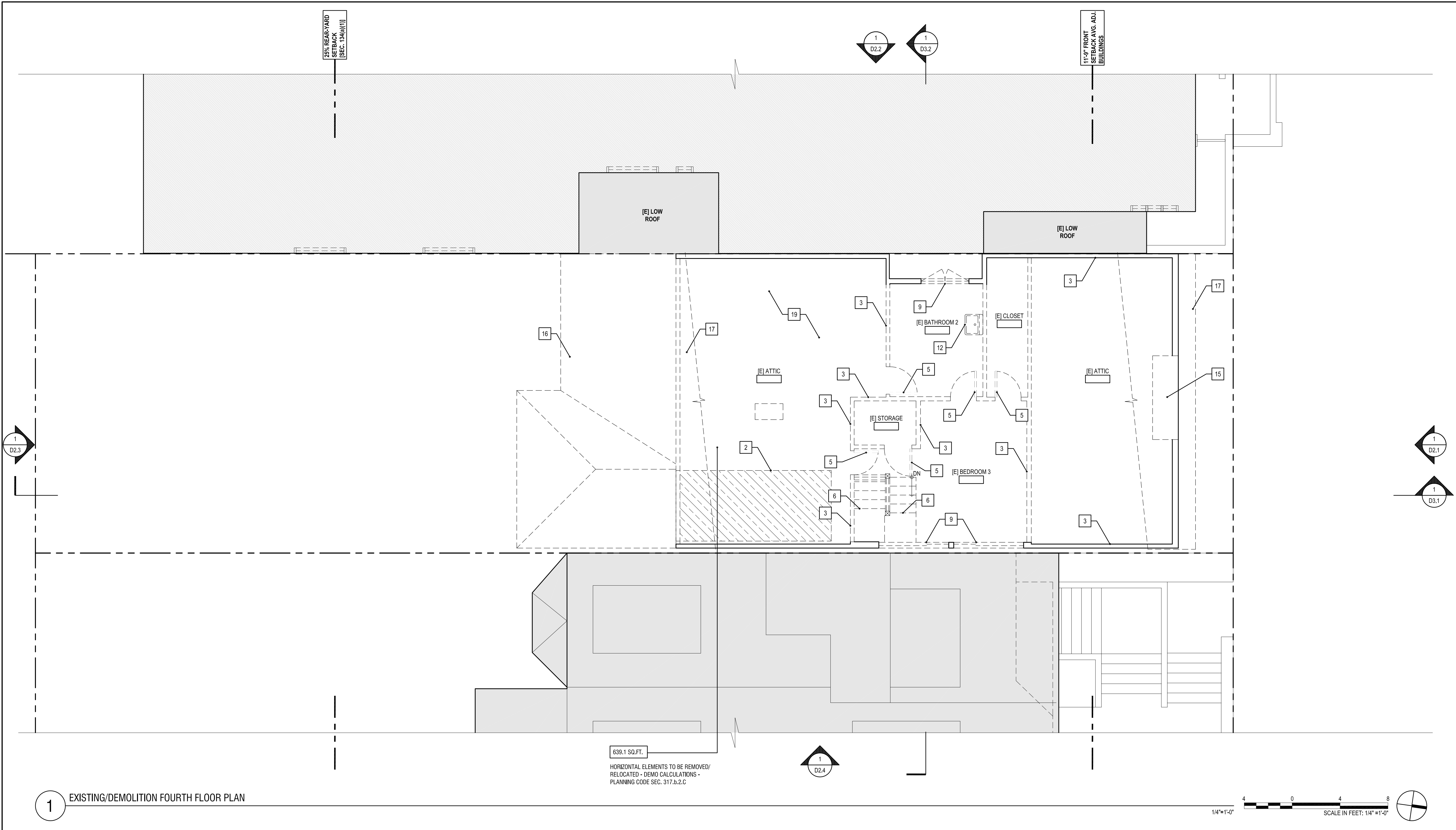
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
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PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

EXISTING/ DEMOLITION  
THIRD FLOOR PLAN

Sheet Number

D1.3



GENERAL PLAN NOTES		EXISTING/DEMOLITION PLAN SHEET NOTES	
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS		<div><div>1</div>EXCAVATE AS REQUIRED TO PERFORM [N] WORK</div> <div><div>2</div>REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK</div> <div><div>3</div>REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK</div> <div><div>4</div>REMOVE [E] GARAGE DOOR</div> <div><div>5</div>REMOVE [E] DOOR</div> <div><div>6</div>REMOVE [E] STAIR</div> <div><div>7</div>REMOVE [E] MECHANICAL EQUIPMENT</div> <div><div>8</div>REMOVE [E] FIREPLACE</div> <div><div>9</div>REMOVE [E] WINDOW ASSEMBLY</div> <div><div>10</div>REMOVE [E] GUARDRAIL</div> <div><div>11</div>REMOVE INTERIOR WALL FINISH</div> <div><div>12</div>REMOVE [E] PLUMBING FIXTURE</div> <div><div>13</div>REMOVE [E] CASEWORK</div>	<div><div>14</div>REMOVE [E] DORMER</div> <div><div>15</div>REMOVE [E] CHIMNEY</div> <div><div>16</div>[E] ROOF TO BE REMOVED BELOW</div> <div><div>17</div>[E] ROOF ABOVE</div> <div><div>18</div>[E] ROOF TO REMAIN</div> <div><div>19</div>[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.</div> <div><div>20</div>[E] STEPS TO REMAIN</div>

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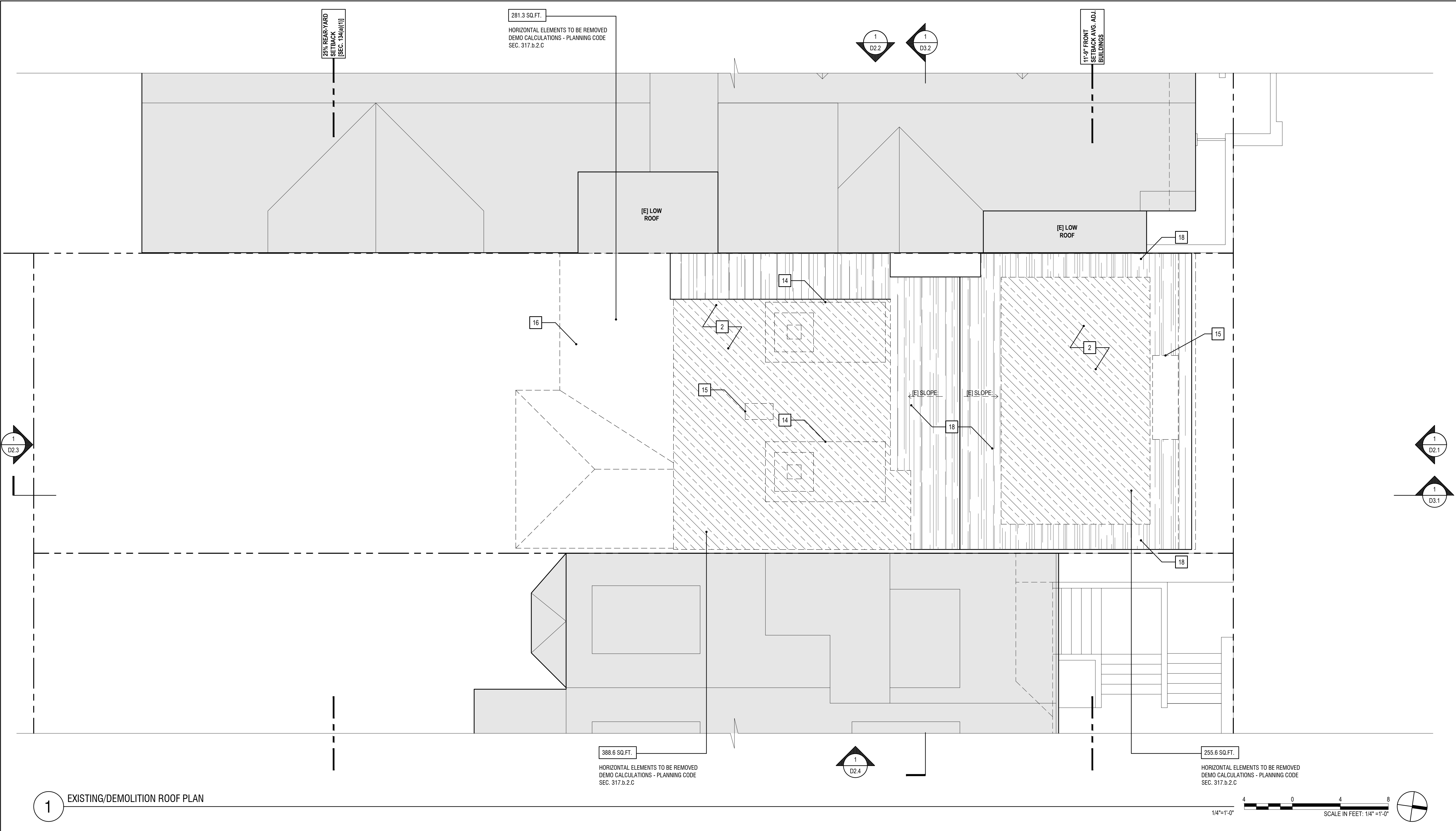
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Drawing Title

EXISTING/ DEMOLITION  
FOURTH FLOOR PLAN

Sheet Number

D1.4



1 EXISTING/DEMOLITION ROOF PLAN

GENERAL PLAN NOTES		EXISTING/DEMOLITION PLAN SHEET NOTES		
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS	<div><div>1</div>EXCAVATE AS REQUIRED TO PERFORM [N] WORK</div> <div><div>2</div>REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK</div> <div><div>3</div>REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK</div> <div><div>4</div>REMOVE [E] GARAGE DOOR</div> <div><div>5</div>REMOVE [E] DOOR</div> <div><div>6</div>REMOVE [E] STAIR</div> <div><div>7</div>REMOVE [E] MECHANICAL EQUIPMENT</div> <div><div>8</div>REMOVE [E] FIREPLACE</div> <div><div>9</div>REMOVE [E] WINDOW ASSEMBLY</div> <div><div>10</div>REMOVE [E] GUARDRAIL</div> <div><div>11</div>REMOVE INTERIOR WALL FINISH</div> <div><div>12</div>REMOVE [E] PLUMBING FIXTURE</div> <div><div>13</div>REMOVE [E] CASEWORK</div>	<div><div>14</div>REMOVE [E] DORMER</div> <div><div>15</div>REMOVE [E] CHIMNEY</div> <div><div>16</div>[E] ROOF TO BE REMOVED BELOW</div> <div><div>17</div>[E] ROOF ABOVE</div> <div><div>18</div>[E] ROOF TO REMAIN</div> <div><div>19</div>[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.</div> <div><div>20</div>[E] STEPS TO REMAIN</div>		

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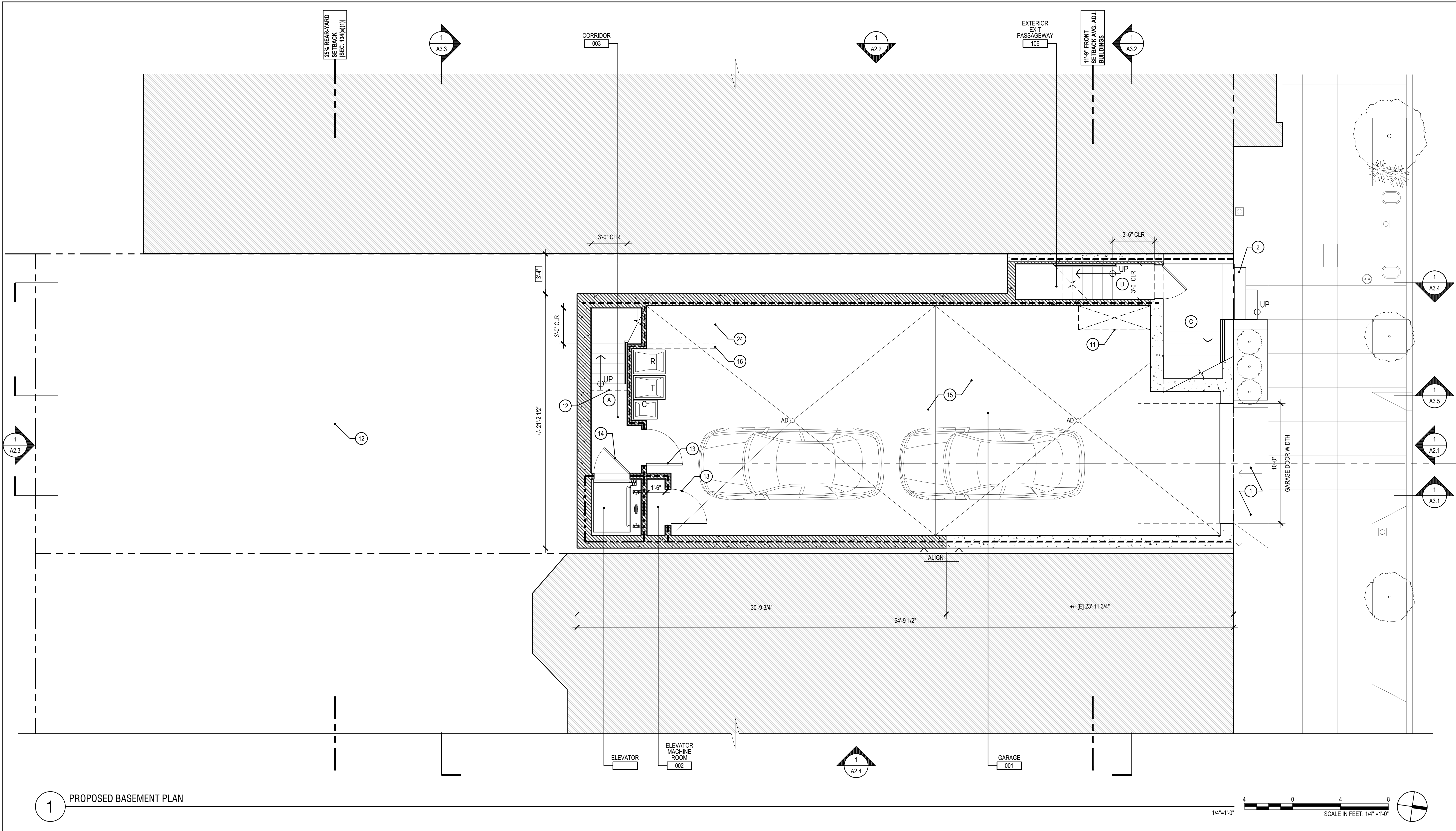
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Drawing Title

EXISTING/ DEMOLITION  
ROOF PLAN

Sheet Number

D1.5



GENERAL PLAN NOTES	PROPOSED PLAN SHEET NOTES		STAIR NOTES
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET	<div><div>1</div><div>[E] DRIVEWAY SLOPE TO REMAIN/PROTECT</div></div> <div><div>2</div><div>[E] STEPS TO REMAIN</div></div> <div><div>3</div><div>[N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.</div></div> <div><div>4</div><div>[N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.</div></div> <div><div>5</div><div>NEIGHBORING BUILDING WINDOWS FOR REFERENCE</div></div> <div><div>6</div><div>[N] FIXED SKYLIGHT</div></div> <div><div>7</div><div>ROOF DECK BELOW</div></div> <div><div>8</div><div>ROOF BELOW</div></div> <div><div>9</div><div>[N] PLANTER</div></div> <div><div>10</div><div>[N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING</div></div> <div><div>11</div><div>[N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2</div></div> <div><div>12</div><div>OUTLINE OF FLOOR ABOVE</div></div> <div><div>13</div><div>45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER</div></div>	<div><div>14</div><div>90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER</div></div> <div><div>15</div><div>[N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"-1'-0" MIN, TYP.</div></div> <div><div>16</div><div>[N] STAIR ABOVE</div></div> <div><div>17</div><div>[N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY</div></div> <div><div>18</div><div>DORMER/ROOF ABOVE</div></div> <div><div>19</div><div>[N] GAS-FIRED FIREPLACE</div></div> <div><div>20</div><div>[N] TRENCH DRAIN, TYP.</div></div> <div><div>21</div><div>[N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.</div></div> <div><div>22</div><div>[N] SKYLIGHT ABOVE</div></div> <div><div>23</div><div>1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE</div></div> <div><div>24</div><div>UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED</div></div> <div><div>25</div><div>[N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030</div></div> <div><div>26</div><div>[N] WINDOW IN [E] OPENING</div></div> <div><div>27</div><div>[N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.</div></div>	<div><div>A</div><div>BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH</div></div> <div><div>B</div><div>1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH</div></div> <div><div>C</div><div>PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH</div></div> <div><div>D</div><div>EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH</div></div> <div><div>E</div><div>EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH</div></div> <div><div>F</div><div>REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH</div></div> <div><div>G</div><div>REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH</div></div> <div><div>H</div><div>1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH</div></div> <div><div>I</div><div>NOT USED</div></div> <div><div>J</div><div>2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH</div></div> <div><div>K</div><div>3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH</div></div> <div><div>NOTE: ALL RISERS TO BE 7 3/4" MAX. TYP.</div></div>

A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH

B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH

C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH

D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH

E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH

F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH

G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH

H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

I NOT USED

J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH

K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

# 2417 GREEN STREET

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Job No.	16112
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REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

PROPOSED  
BASEMENT PLAN  
[GARAGE]

Sheet Number

A1.0

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

**DUMICAN MOSEY**  
ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

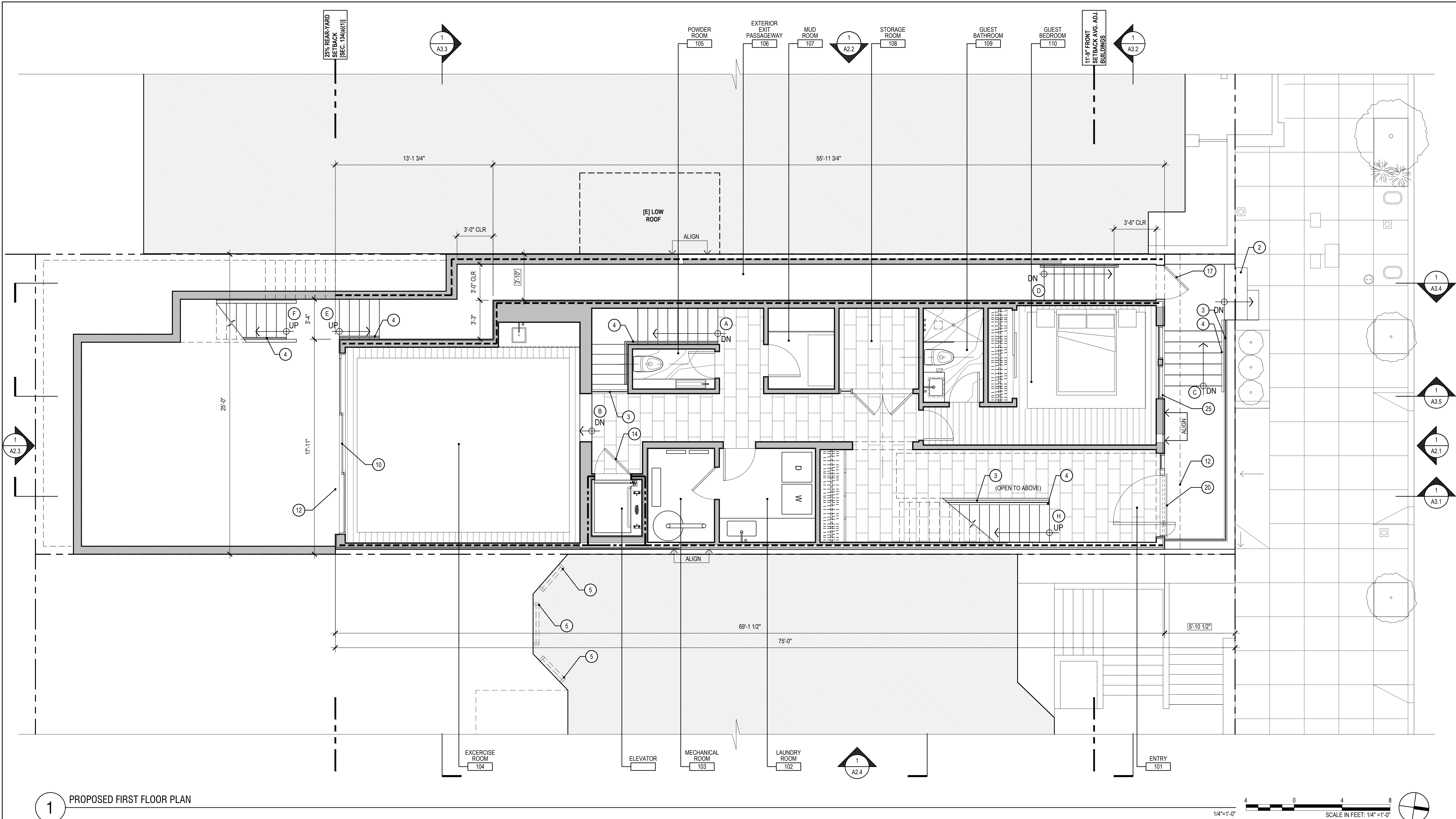
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

## PROPOSED FIRST FLOOR PLAN

Sheet Number

# A1.1



### GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

### PROPOSED PLAN SHEET NOTES

- (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
- (E) STEPS TO REMAIN
- (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
- (N) 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- NEIGHBORING BUILDING WINDOWS FOR REFERENCE
- (N) FIXED SKYLIGHT
- ROOF DECK BELOW
- ROOF BELOW
- (N) PLANTER
- (N) SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- (N) CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
- OUTLINE OF FLOOR ABOVE
- 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

- 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- (N) CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"-1'-0" MIN, TYP.
- (N) STAIR ABOVE
- (N) GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- DORMER/ROOF ABOVE
- (N) GAS-FIRED FIREPLACE
- (N) TRENCH DRAIN, TYP.
- (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
- (N) SKYLIGHT ABOVE
- 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- (N) EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- (N) WINDOW IN [E] OPENING
- (N) PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

### STAIR NOTES

- BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- NOT USED
- 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.



SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

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## Sheet Number

○ STAIR NOTES

- (A) BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA = 1'-0"; 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- (B) 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- (C) PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- (D) EXIT PASSAGeway STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- (E) EXIT PASSAGeway STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- (F) REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- (G) REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- (H) 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- (I) NOT USED
- (J) 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA = 1'-0"; 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- (K) 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-3"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

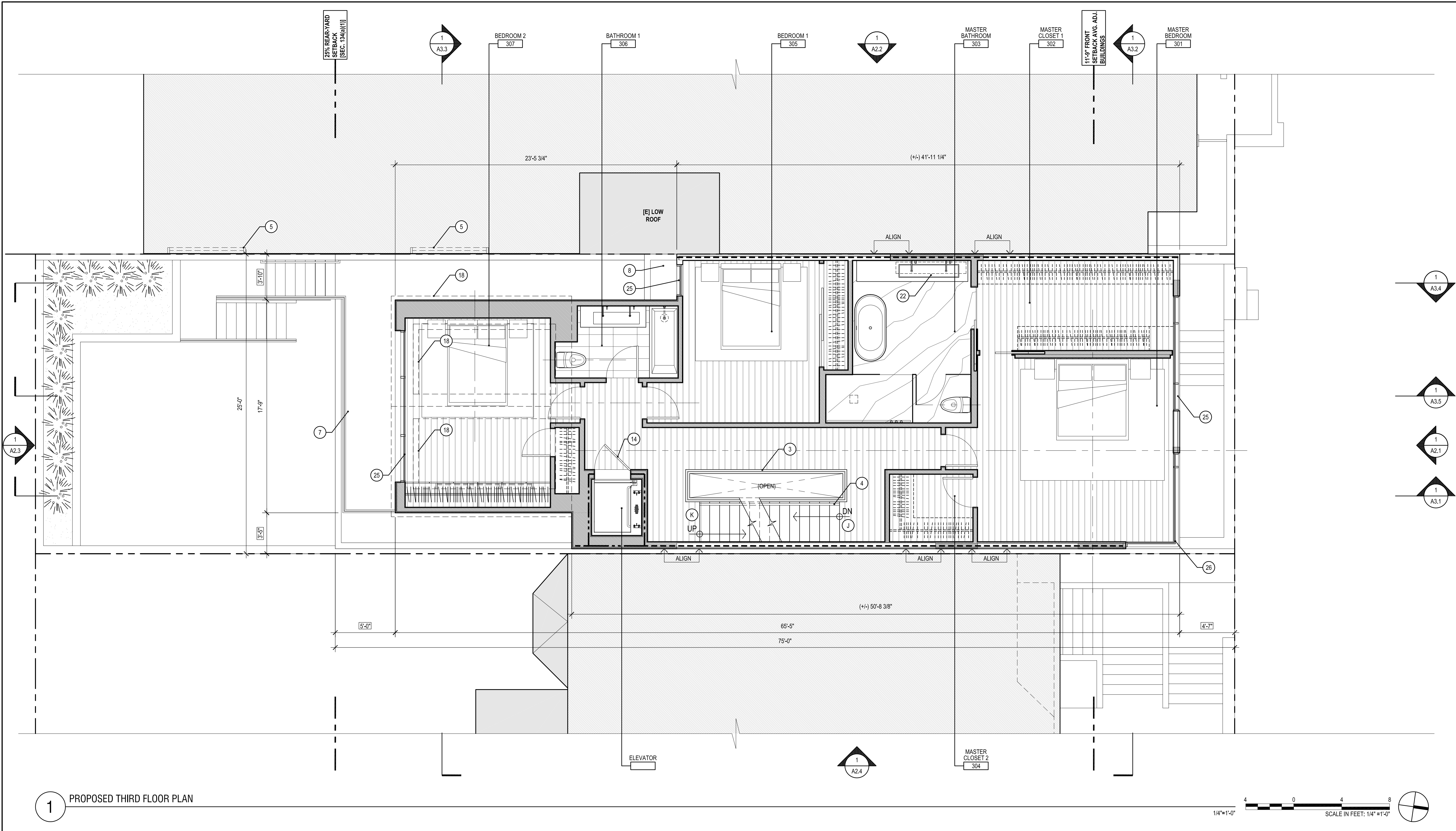
○ PROPOSED PLAN SHEET NOTES

- |    |   |    |   |
|----|---|----|---|
| 1  | [E] DRIVEWAY SLOPE TO REMAIN/PROTECT  | 14 | 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER                           |
| 2  | [E] STEPS TO REMAIN   | 15 | [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"-1'-0" MIN. TYP.           |
| 3  | [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTE 5 FOR ADDITIONAL INFORMATION.                        | 16 | [N] STAIR ABOVE   |
| 4  | [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP. | 17 | [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY                         |
| 5  | NEIGHBORING BUILDING WINDOWS FOR REFERENCE  | 18 | DORMER/ROOF ABOVE   |
| 6  | [N] FIXED SKYLIGHT  | 19 | [N] GAS-FIRED FIREPLACE   |
| 7  | ROOF DECK BELOW   | 20 | [N] TRENCH DRAIN, TYP.  |
| 8  | ROOF BELOW  | 21 | [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F. |
| 9  | [N] PLANTER   | 22 | [N] SKYLIGHT ABOVE  |
| 10 | [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING  | 23 | 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE     |
| 11 | [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2  | 24 | UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED                                 |
| 12 | OUTLINE OF FLOOR ABOVE  | 25 | [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030           |
| 13 | 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER   | 26 | [N] WINDOW IN [E] OPENING   |
|    |   | 27 | [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.        |

## GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

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



GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

- PROPOSED PLAN SHEET NOTES
- 1 [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
  - 2 [E] STEPS TO REMAIN
  - 3 [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
  - 4 [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
  - 5 NEIGHBORING BUILDING WINDOWS FOR REFERENCE
  - 6 [N] FIXED SKYLIGHT
  - 7 ROOF DECK BELOW
  - 8 ROOF BELOW
  - 9 [N] PLANTER
  - 10 [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
  - 11 [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
  - 12 OUTLINE OF FLOOR ABOVE
  - 13 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
  - 14 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
  - 15 [N] CONCRETE FLOOR AT GARAGE. SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
  - 16 [N] STAIR ABOVE
  - 17 [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
  - 18 DORMER/ROOF ABOVE
  - 19 [N] GAS-FIRED FIREPLACE
  - 20 [N] TRENCH DRAIN, TYP.
  - 21 [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
  - 22 [N] SKYLIGHT ABOVE
  - 23 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
  - 24 UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
  - 25 [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
  - 26 [N] WINDOW IN [E] OPENING
  - 27 [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

- STAIR NOTES
- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
  - B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
  - C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
  - D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
  - E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
  - F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
  - G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
  - H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
  - I NOT USED
  - J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 18'-10"; 3'-4" CLR WIDTH
  - K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH
- NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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SAN FRANCISCO, CA 94123  
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san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW	03 14 17
MEETING SET	04 28 17
SITE PERMIT/311 NOTIFICATION SET	

PROPOSED  
THIRD FLOOR PLAN

A1.3

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

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ARCHITECTS

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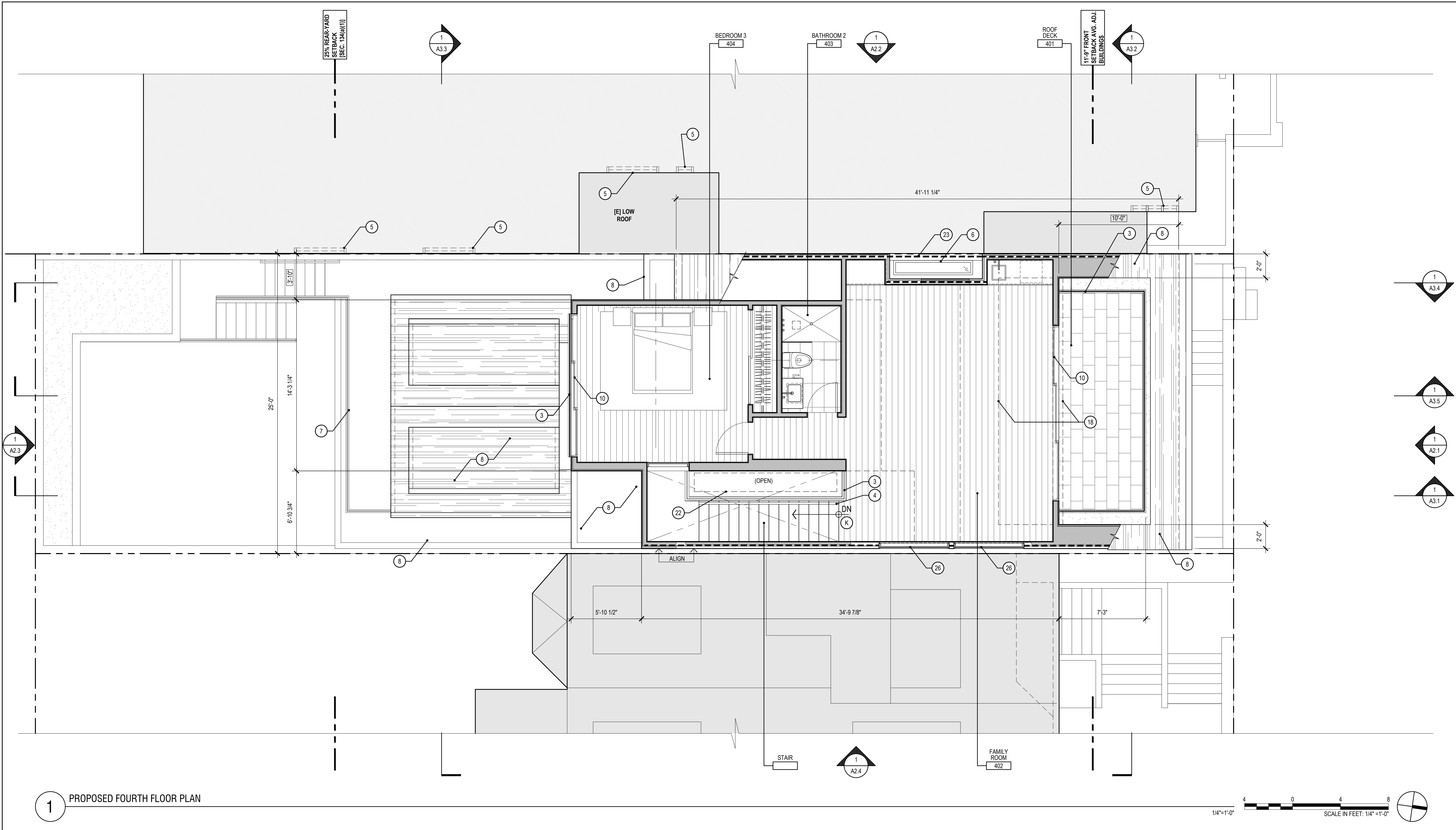
Job No.	16112
Issue	Date
ENVIRONMENTAL	
EVALUATION SET	02 10 17
PRE-APPLICATION PLAN	
REVIEW	02 24 17
PROJECT REVIEW	
MEETING SET	03 14 17
SITE PERMIT/311	
NOTIFICATION SET	04 28 17

Drawing Title

## PROPOSED FOURTH FLOOR PLAN

Sheet Number

# A1.4



### GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

### PROPOSED PLAN SHEET NOTES

- [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
- [E] STEPS TO REMAIN
- [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
- [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- NEIGHBORING BUILDING WINDOWS FOR REFERENCE
- [N] FIXED SKYLIGHT
- ROOF DECK BELOW
- ROOF BELOW
- [N] PLANTER
- [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- [N] CLASS 1 BICYCLE PARKING PER SFPD SECTION 155.2
- OUTLINE OF FLOOR ABOVE
- 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

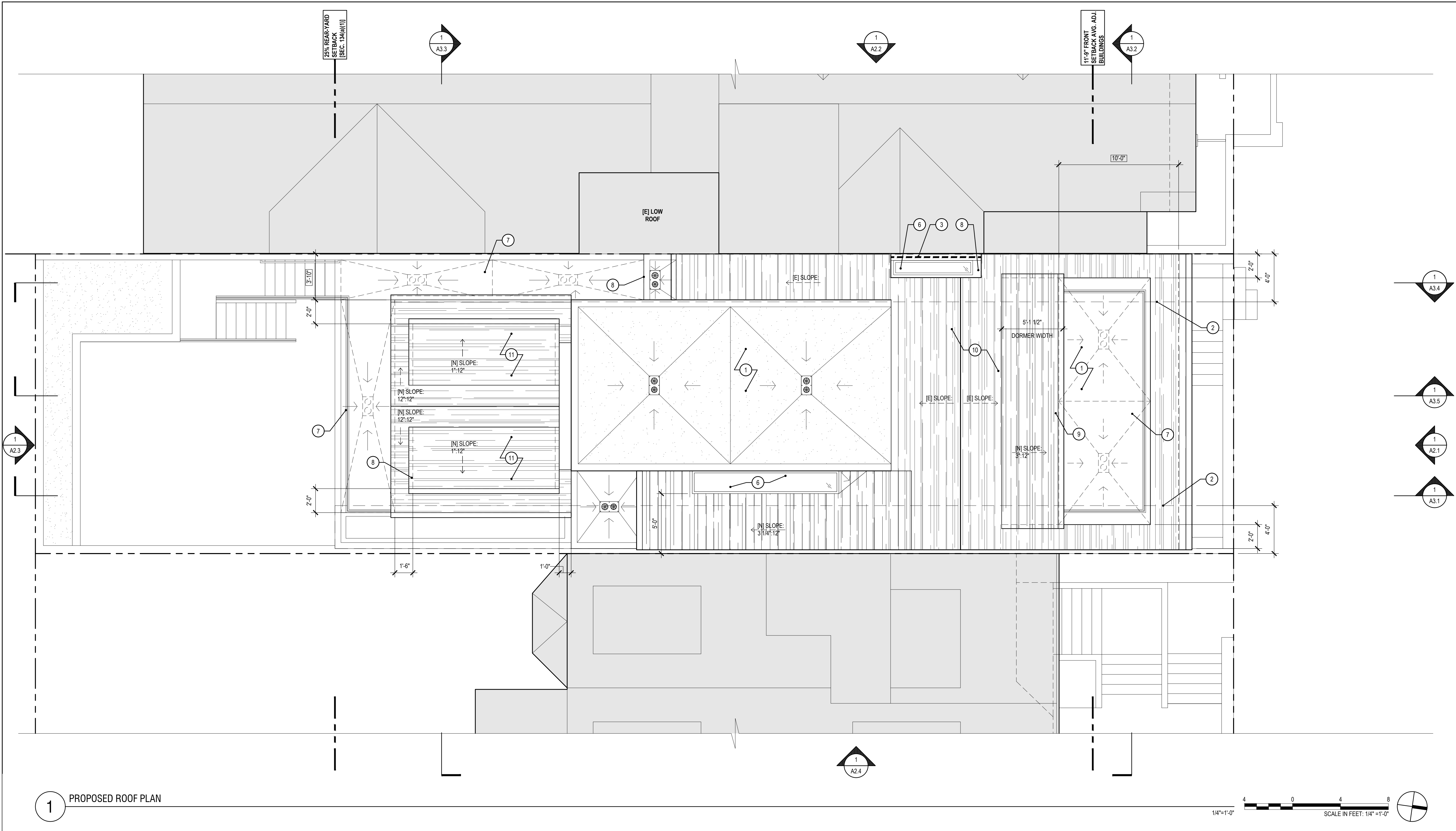
- 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"=1'-0" MIN, TYP.
- [N] STAIR ABOVE
- [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- DORMER/ROOF ABOVE
- [N] GAS-FIRED FIREPLACE
- [N] TRENCH DRAIN, TYP.
- [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
- [N] SKYLIGHT ABOVE
- 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- [N] WINDOW IN [E] OPENING
- [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

### STAIR NOTES

- BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- NOT USED
- 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.





**GENERAL PLAN NOTES**

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

- PROPOSED ROOF PLAN SHEET NOTES**
- 1 MEMBRANE ROOF ASSEMBLY, SLOPE 1/4" : 1'-0" MIN, TYP. U.O.N.
  - 2 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
  - 3 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
  - 4 ROOF CRICKET, TYP.
  - 5 COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME [JR SMITH SERIES 148 OR APPROVED EQUAL]
  - 6 [N] FIXED SKYLIGHT
  - 7 ROOF DECK BELOW
  - 8 ROOF BELOW
  - 9 [N] DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
  - 10 [E] ROOF TO REMAIN
  - 11 [N] DORMER

**PROPOSED ROOF AREA CALCULATIONS**

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR: 669 SQ. FT. [100%]  
MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 669 SQ. FT. x 20% = 133.8 SQ. FT. MAX  
[N] DORMER AREA = 108 SQ. FT. = 16.1%

**DUMICAN MOSEY**  
ARCHITECTS

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Drawing Title

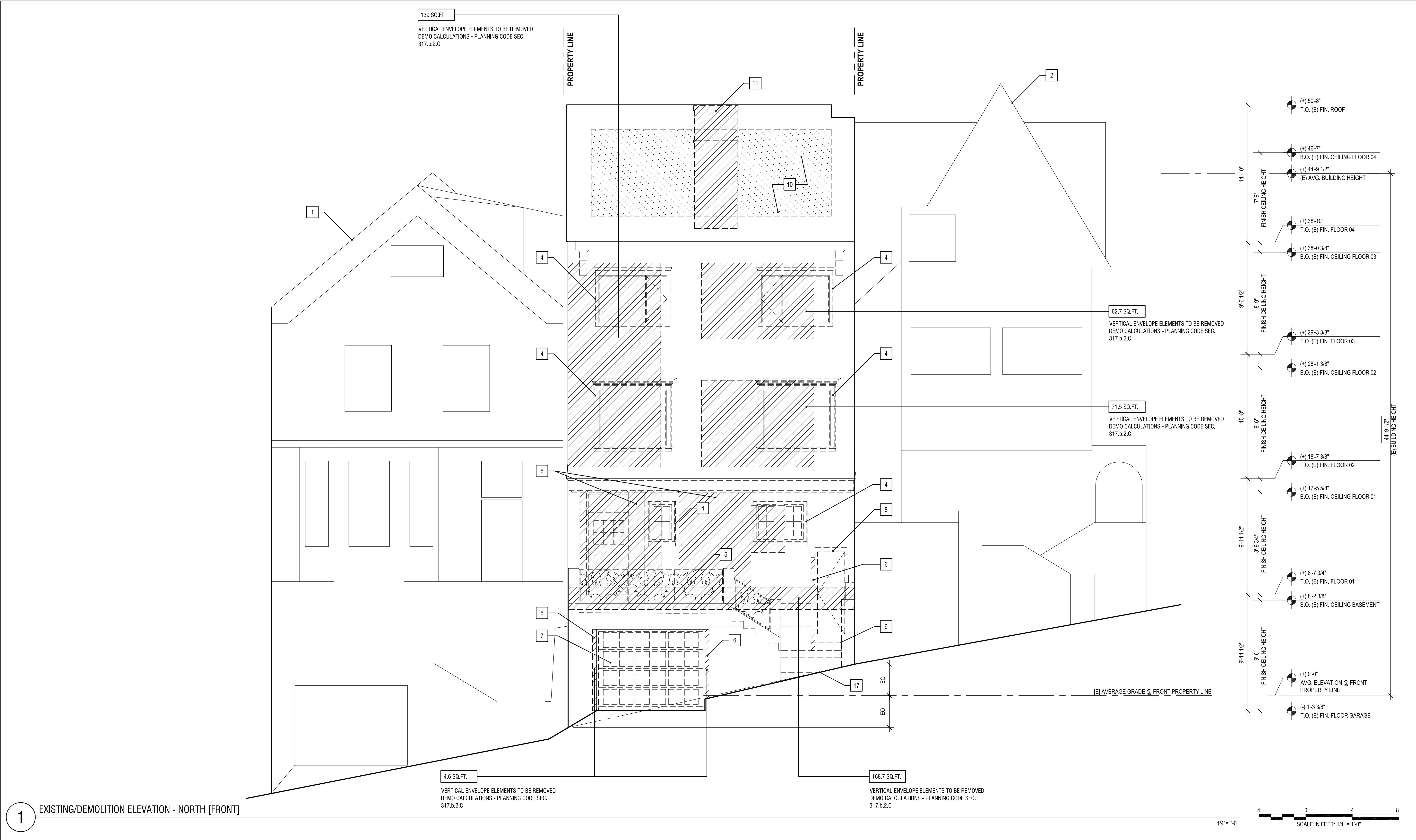
**PROPOSED  
ROOF PLAN**

Sheet Number

**A1.5**

**2417 GREEN STREET**

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028



GENERAL EXTERIOR ELEVATION NOTES		ELEVATION SHEET NOTES		LINE LEGEND	
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS		1 ADJACENT BUILDING: 2415 GREEN STREET 2 ADJACENT BUILDING: 2421 GREEN STREET 3 DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1) 4 REMOVE [E] WINDOW ASSEMBLY 5 REMOVE [E] GUARDRAIL 6 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK 7 REMOVE [E] GARAGE DOOR 8 REMOVE [E] EXTERIOR DOOR 9 REMOVE [E] EXTERIOR STAIR 10 REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK	11 REMOVE [E] CHIMNEY 12 REMOVE [E] DORMER 13 [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND 14 APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY 15 APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY 16 OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY 17 OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY	— ADJACENT BUILDING BEYOND, U.O.N. - - - ADJACENT BUILDING BEYOND, U.O.N. ..... ADJACENT BUILDING IN FOREGROUND, U.O.N. — — — HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.	

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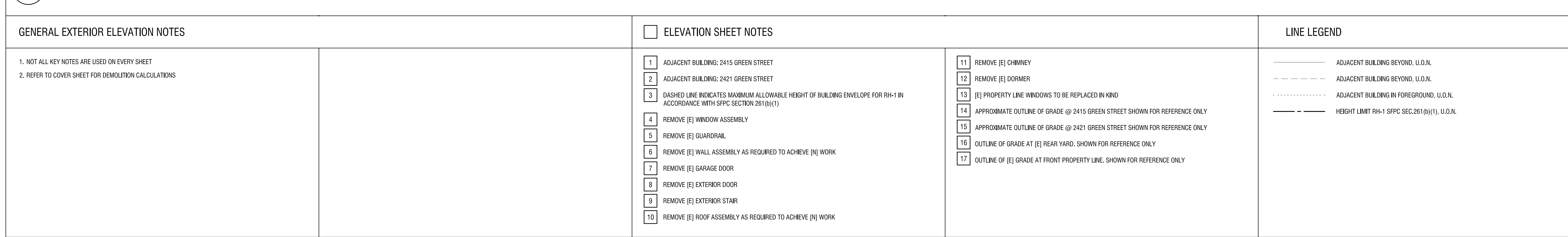
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## EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

# D2.1



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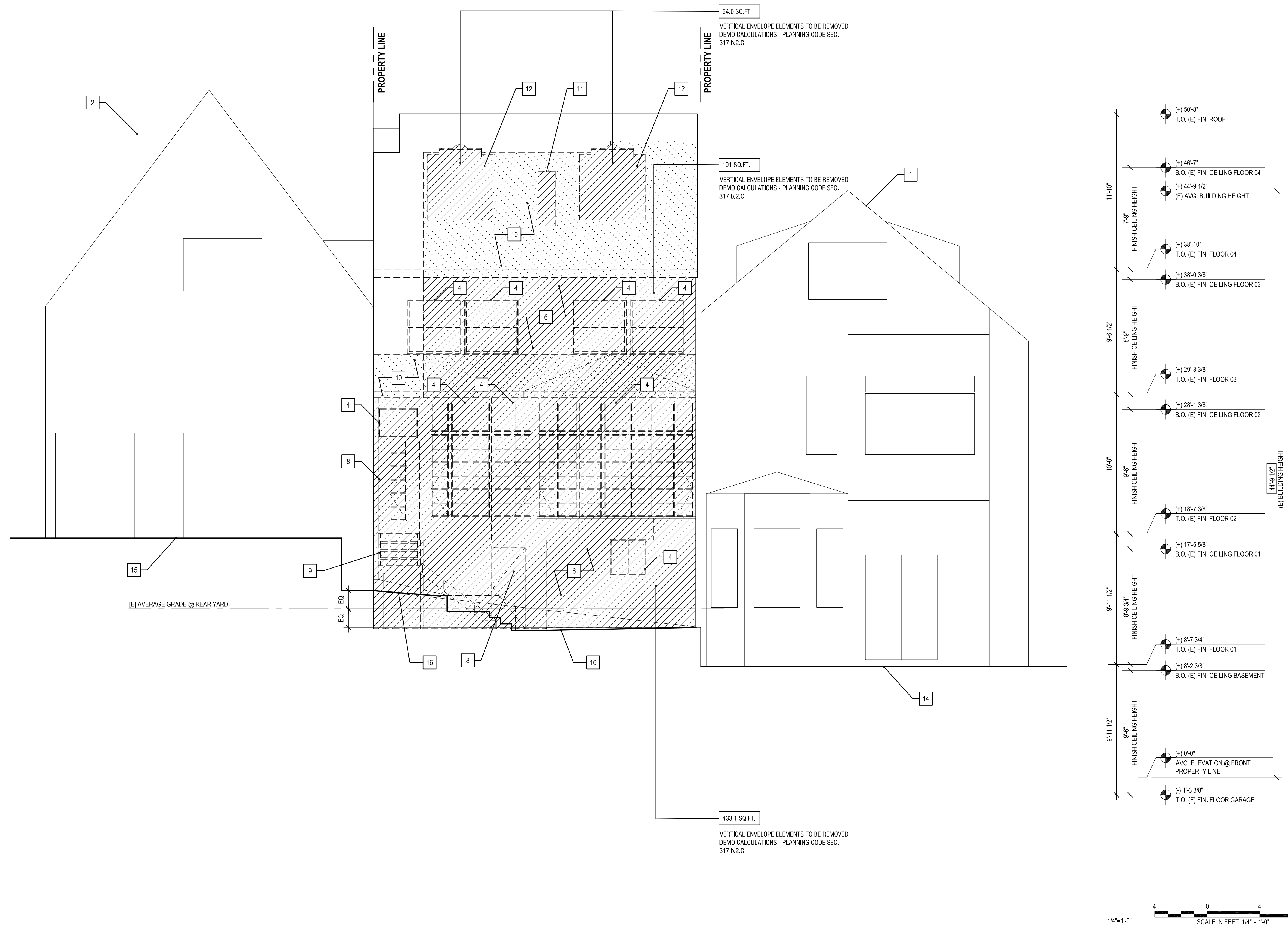
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EXISTING/DEMO  
EXTERIOR ELEVATION

Sheet Number

## D2.2



GENERAL EXTERIOR ELEVATION NOTES		ELEVATION SHEET NOTES		LINE LEGEND			
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS		1 ADJACENT BUILDING: 2415 GREEN STREET 2 ADJACENT BUILDING: 2421 GREEN STREET 3 DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1) 4 REMOVE [E] WINDOW ASSEMBLY 5 REMOVE [E] GUARDRAIL 6 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK 7 REMOVE [E] GARAGE DOOR 8 REMOVE [E] EXTERIOR DOOR 9 REMOVE [E] EXTERIOR STAIR 10 REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK		11 REMOVE [E] CHIMNEY 12 REMOVE [E] DORMER 13 [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND 14 APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY 15 APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY 16 OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY 17 OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY		————— ADJACENT BUILDING BEYOND, U.O.N. - - - - - ADJACENT BUILDING BEYOND, U.O.N. · · · · · ADJACENT BUILDING IN FOREGROUND, U.O.N. ——— ——— HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.	

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san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

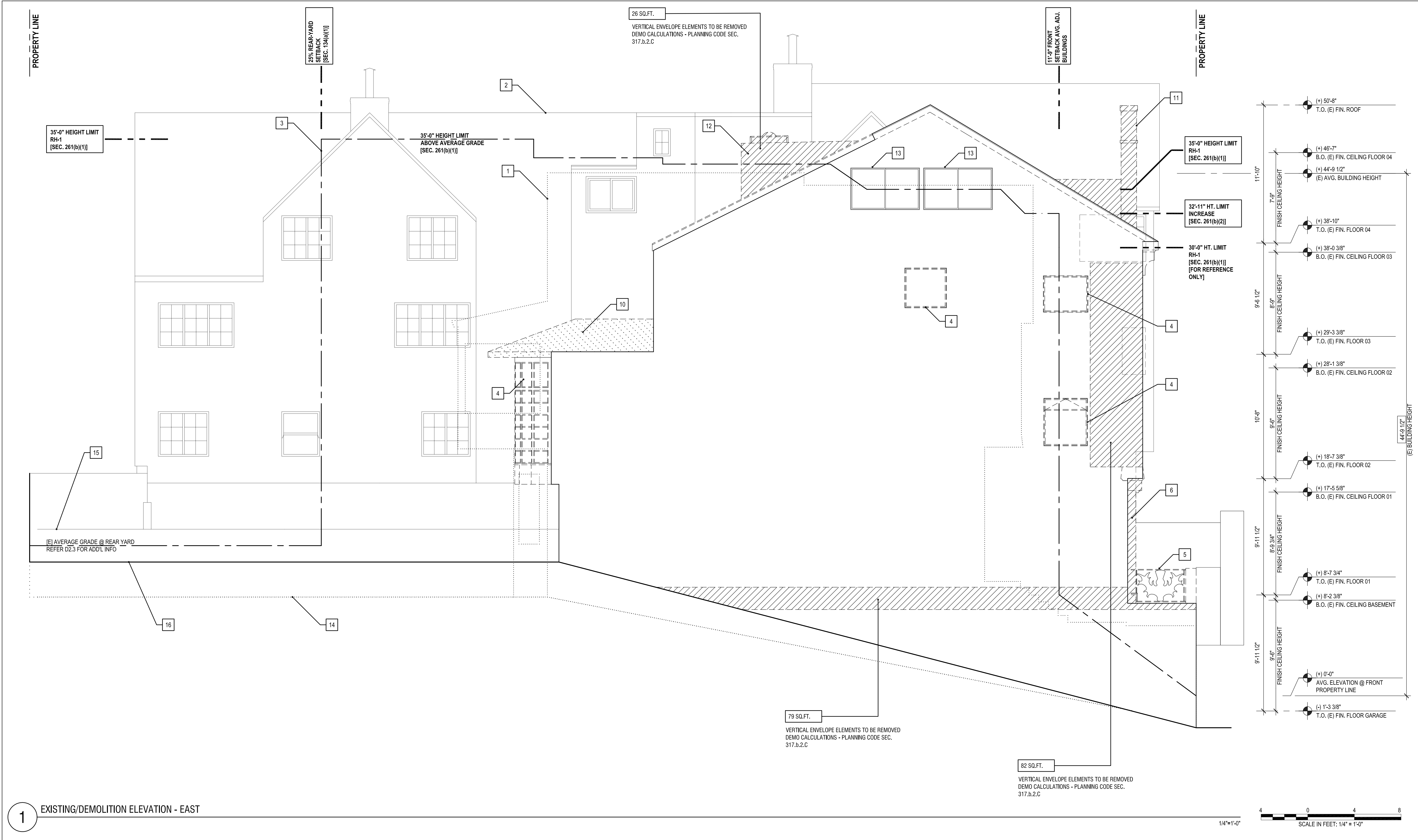
Job No.	16112	
Issue	Date	
ENVIRONMENTAL EVALUATION SET	02 10 17	
PRE-APPLICATION PLAN REVIEW	02 24 17	
PROJECT REVIEW MEETING SET	03 14 17	
SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

EXISTING/DEMO  
EXTERIOR ELEVATION

Sheet Number

## D2.3



1 EXISTING/DEMOLITION ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES		ELEVATION SHEET NOTES		LINE LEGEND			
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET 2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS		<div><div>1</div>ADJACENT BUILDING: 2415 GREEN STREET</div> <div><div>2</div>ADJACENT BUILDING: 2421 GREEN STREET</div> <div><div>3</div>DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)</div> <div><div>4</div>REMOVE [E] WINDOW ASSEMBLY</div> <div><div>5</div>REMOVE [E] GUARDRAIL</div> <div><div>6</div>REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK</div> <div><div>7</div>REMOVE [E] GARAGE DOOR</div> <div><div>8</div>REMOVE [E] EXTERIOR DOOR</div> <div><div>9</div>REMOVE [E] EXTERIOR STAIR</div> <div><div>10</div>REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK</div>		<div><div>11</div>REMOVE [E] CHIMNEY</div> <div><div>12</div>REMOVE [E] DORMER</div> <div><div>13</div>[E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND</div> <div><div>14</div>APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY</div> <div><div>15</div>APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY</div> <div><div>16</div>OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY</div> <div><div>17</div>OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY</div>		<div><div><div></div></div>ADJACENT BUILDING BEYOND, U.O.N.</div> <div><div><div></div></div>ADJACENT BUILDING BEYOND, U.O.N.</div> <div><div><div></div></div>ADJACENT BUILDING IN FOREGROUND, U.O.N.</div> <div><div><div></div></div>HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.</div>	

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

**DUMICAN MOSEY**  
ARCHITECTS

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t: 415.495.9322 f: 415.651.9290

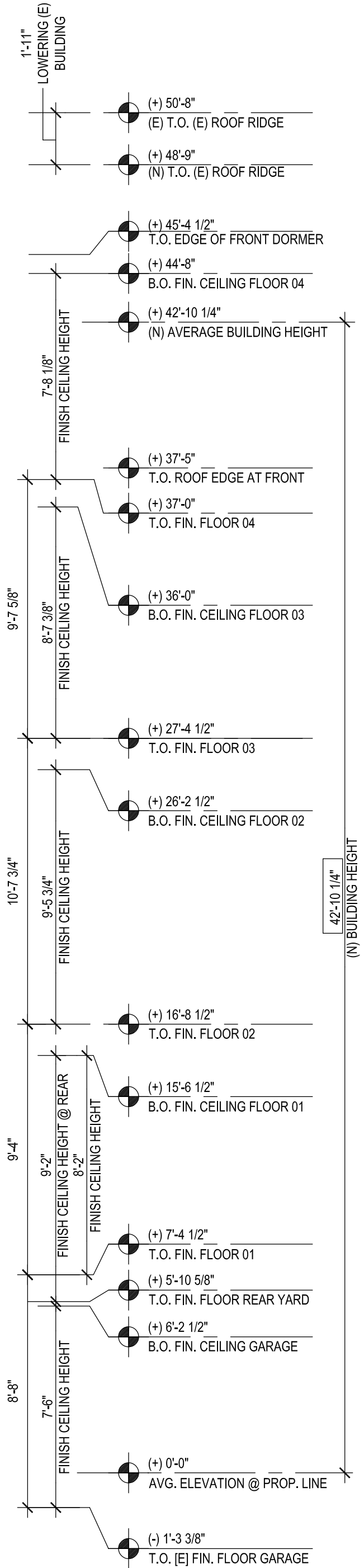
Job No.	16112	
Issue	Date	
ENVIRONMENTAL EVALUATION SET	02 10 17	
PRE-APPLICATION PLAN REVIEW	02 24 17	
PROJECT REVIEW	03 14 17	
MEETING SET	03 14 17	
SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

## EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

# D2.4



1 PROPOSED ELEVATION - NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES		ELEVATION SHEET NOTES				FINISH LEGEND			
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET. 2. ALL WORK IS NEW UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.		① ADJACENT BUILDING: 2415 GREEN STREET ② ADJACENT BUILDING: 2421 GREEN STREET ③ GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR ④ [N] SIDEWALK TREE IN [E] PLANTER ⑤ [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP ⑥ EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.3 SQ.FT. CLEAR, 36" SILL HEIGHT, 29" [W] x 44" [H] ⑦ EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR, 36" SILL HEIGHT, 23" [W] x 56" [H] ⑧ EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR, 36" SILL HEIGHT, 27" [W] x 57" [H] ⑨ EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR, 36" SILL HEIGHT, 48" [W] x 39" [H]		⑩ 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1 ⑪ 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F. ⑫ [N] FIXED SKYLIGHT ⑬ [N] PLANTER ⑭ [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY ⑮ [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE. ⑯ [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP. ⑰ [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE, REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP. ⑱ APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY ⑲ APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY ⑳ OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.		㉑ ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING. ㉒ [N]/[E] BLIND WALL ASSEMBLY ㉓ [N] WINDOW IN [E] OPENING ㉔ [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6 ㉕ OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO		WS-01 EXTERIOR WOOD SHINGLE, STAIN GRADE STC-01 EXTERIOR STUCCO [PORTLAND CEMENT PLASTER], COLOR TBD WD-01 EXTERIOR WOOD PANEL, STAIN GRADE STC-02 HORIZONTAL TEXTURED STUCCO MTL-01 EXTERIOR ALUMINUM PANEL, COLOR TBD GL-01 CLEAR TEMPERED GLASS, 1/2" THK RS-01 FIBER GLASS BASED SHINGLE ROOFING, COLOR TBD	
LINE LEGEND									
<div><div></div><div>[E] BUILDING, U.O.N.</div></div> <div><div></div><div>ADJACENT BUILDING BEYOND, U.O.N.</div></div> <div><div></div><div>ADJACENT BUILDING BEYOND, U.O.N.</div></div> <div><div></div><div>ADJACENT BUILDING IN FOREGROUND, U.O.N.</div></div> <div><div></div><div>HEIGHT LIMIT RH-1 SFPSC SEC.261(D)(1), U.O.N.</div></div>									

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ARCHITECTS

128 10th Street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

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PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW	03 14 17
MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

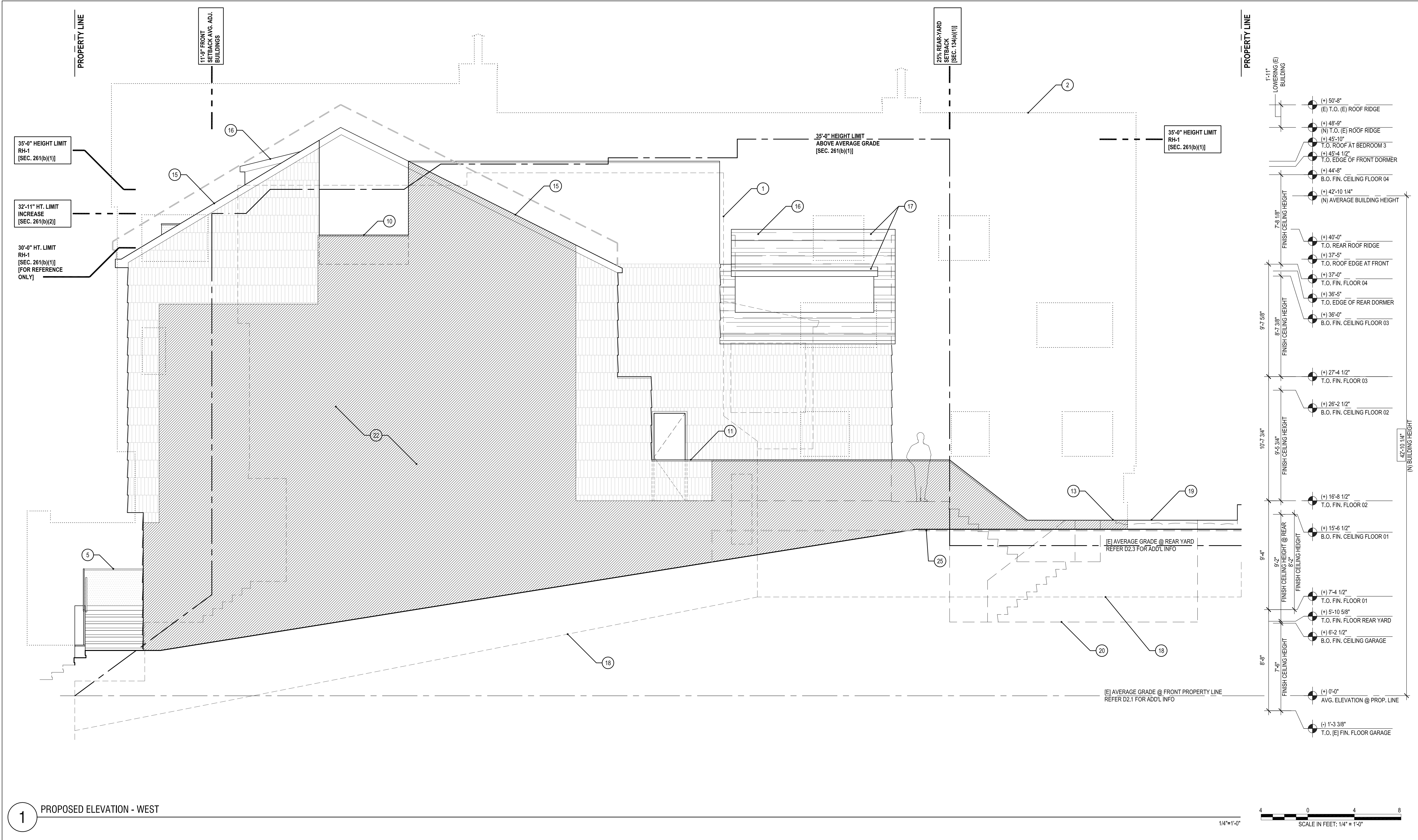
Drawing Title

PROPOSED  
EXTERIOR ELEVATION

Sheet Number

A2.1





# 2417 GREEN STREET

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BLOCK 0560 LOT 028

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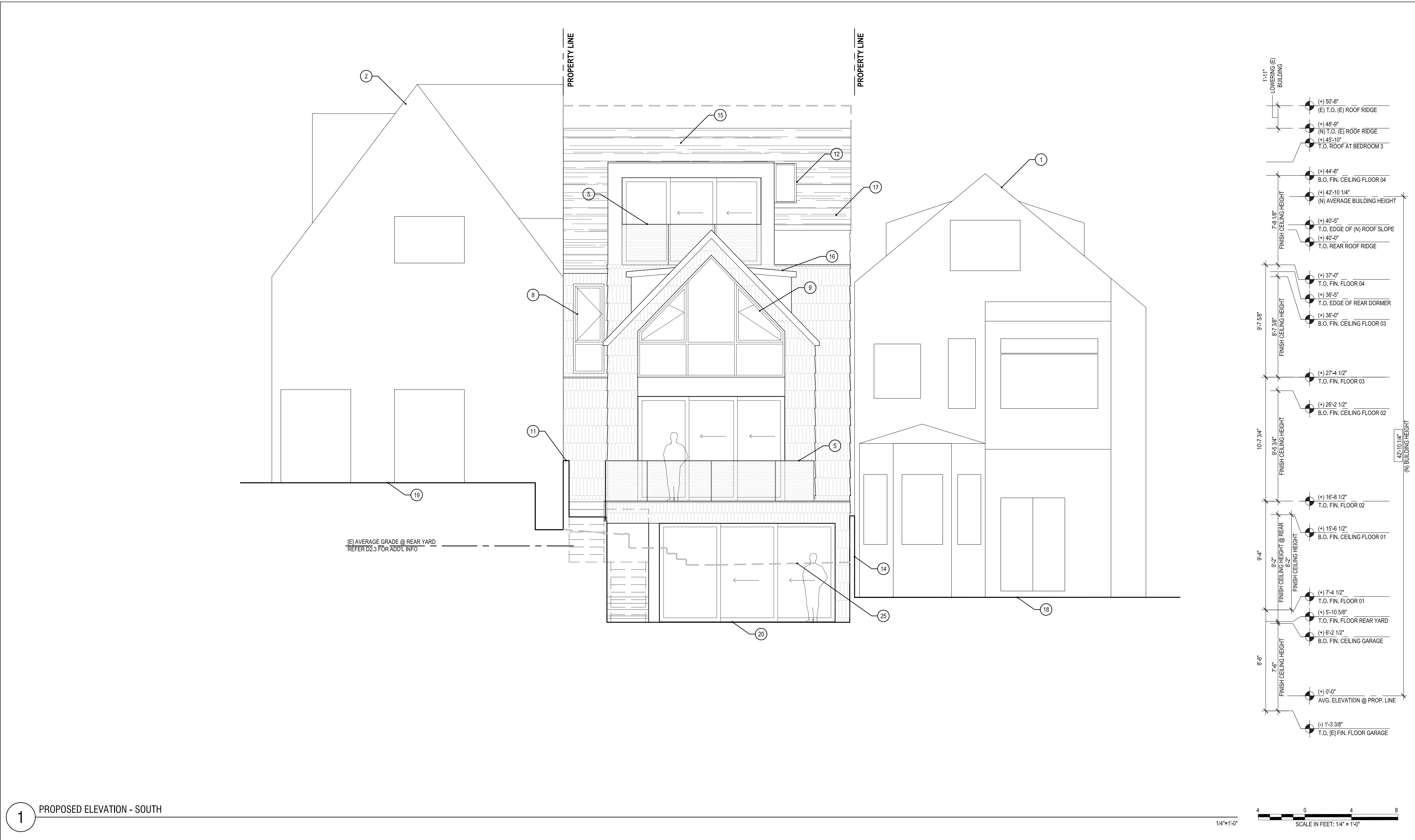
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Drawing Title

PROPOSED  
EXTERIOR ELEVATION

Sheet Number

A2.2



GENERAL EXTERIOR ELEVATION NOTES		ELEVATION SHEET NOTES	
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET. 2. ALL WORK IS NEW UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.		1 ADJACENT BUILDING: 2415 GREEN STREET 2 ADJACENT BUILDING: 2421 GREEN STREET 3 GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR 4 [N] SIDEWALK TREE IN [E] PLANTER 5 [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42\"/>	
LINE LEGEND		10 1 HOUR FIRE RATED PARAPET WALL, 30\"/>	
[E] BUILDING, U.O.N. ADJACENT BUILDING BEYOND, U.O.N. ADJACENT BUILDING BEYOND, U.O.N. ADJACENT BUILDING IN FOREGROUND, U.O.N. HEIGHT LIMIT RH-1 SPPC SEC.261 (b)(1), U.O.N.		21 ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4\"/>	

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
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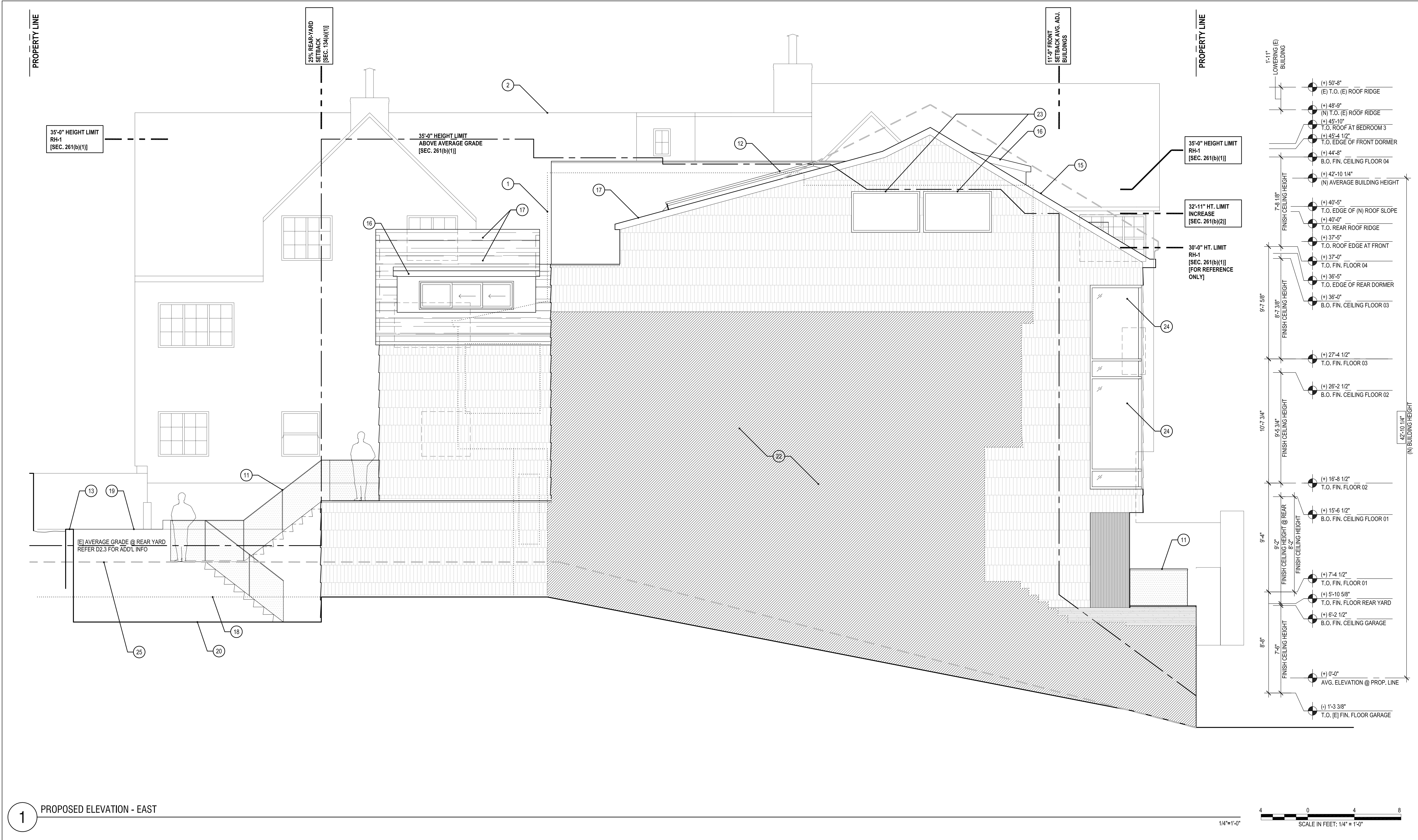
Drawing Title

## PROPOSED EXTERIOR ELEVATION

Sheet Number

# A2.3





1 PROPOSED ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES		ELEVATION SHEET NOTES	
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET. 2. ALL WORK IS NEW UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.		1 ADJACENT BUILDING: 2415 GREEN STREET 2 ADJACENT BUILDING: 2421 GREEN STREET 3 GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR 4 [N] SIDEWALK TREE IN [E] PLANTER 5 [N] EXTERIOR TEMPERED GLASS GUARD RAIL, 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP 6 EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.3 SQ.FT. CLEAR, 36" SILL HEIGHT, 29" [W] x 44" [H] 7 EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR, 36" SILL HEIGHT, 29" [W] x 56" [H] 8 EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR, 36" SILL HEIGHT, 27" [W] x 57" [H] 9 EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR, 36" SILL HEIGHT, 48" [W] x 35" [H]	
LINE LEGEND		10 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1 11 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F. 12 [N] FIXED SKYLIGHT 13 [N] PLANTER 14 [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY 15 [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE. 16 [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP. 17 [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE, REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP. 18 APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY 19 APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY 20 OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.	
<div><div></div>[E] BUILDING, U.O.N.</div> <div><div></div>ADJACENT BUILDING BEYOND, U.O.N.</div> <div><div></div>ADJACENT BUILDING BEYOND, U.O.N.</div> <div><div></div>ADJACENT BUILDING IN FOREGROUND, U.O.N.</div> <div><div></div>HEIGHT LIMIT RH-1 SPPC SEC.261(b)(1), U.O.N.</div>		21 ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING. 22 [N]/[E] BLIND WALL ASSEMBLY 23 [N] WINDOW IN [E] OPENING 24 [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6 25 OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO	

# 2417 GREEN STREET

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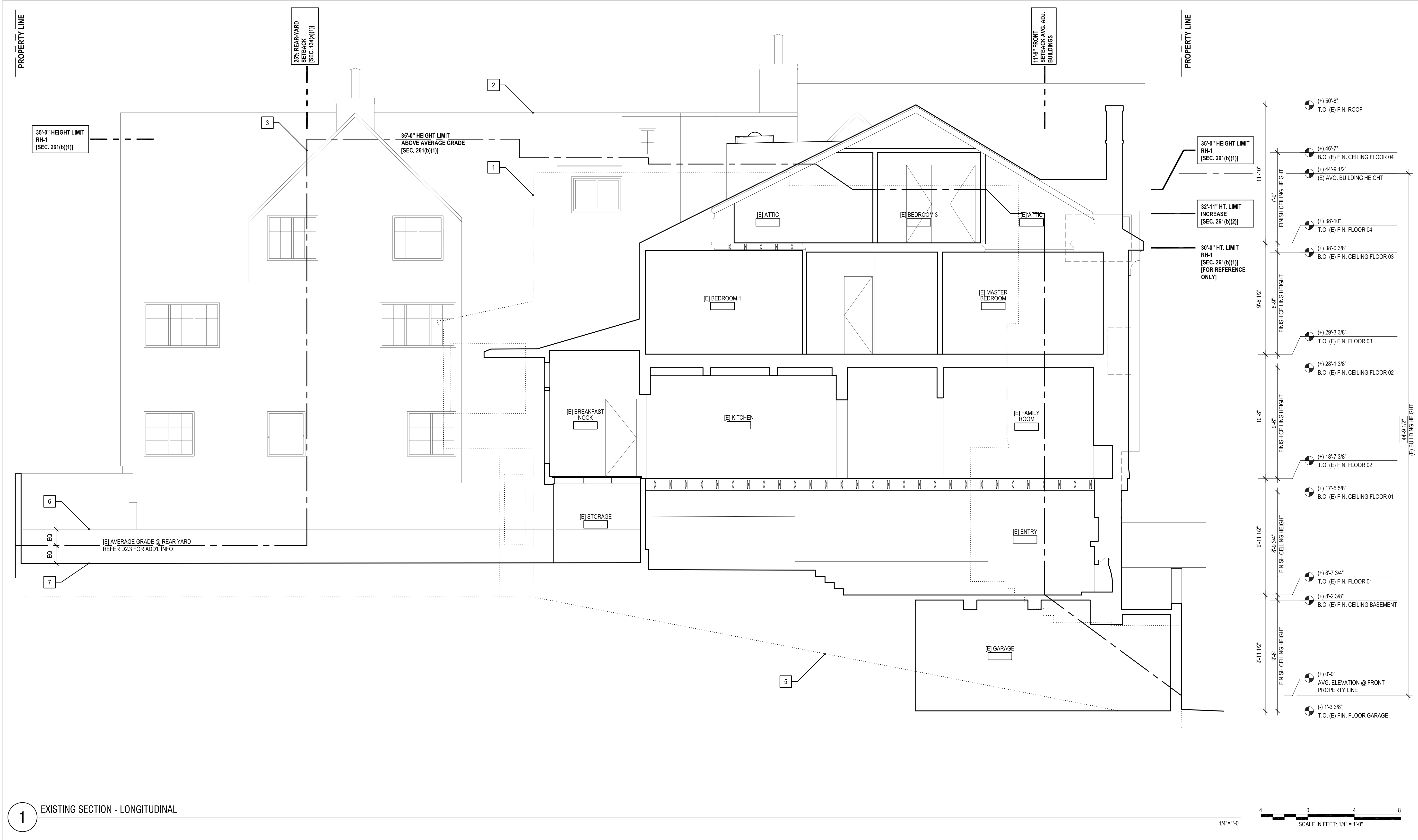
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ARCHITECTS

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SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title  
**PROPOSED EXTERIOR ELEVATION**

Sheet Number  
**A2.4**



GENERAL SECTION NOTES		SECTION SHEET NOTES		LINE LEGEND	
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET		<div><div>1</div>ADJACENT BUILDING: 2415 GREEN STREET</div> <div><div>2</div>ADJACENT BUILDING: 2421 GREEN STREET</div> <div><div>3</div>DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)</div> <div><div>4</div>OUTLINE OF (E) GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO</div> <div><div>5</div>APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY</div> <div><div>6</div>APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE</div> <div><div>7</div>OUTLINE OF GRADE AT (E) REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO</div>		<div><div>— — —</div>(E) BUILDING, U.O.N.</div> <div><div>— — — — —</div>ADJACENT BUILDING BEYOND, U.O.N.</div> <div><div>— — — — —</div>ADJACENT BUILDING BEYOND, U.O.N.</div> <div><div>.....</div>ADJACENT BUILDING IN FOREGROUND, U.O.N.</div> <div><div>— — — — —</div>HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.</div>	

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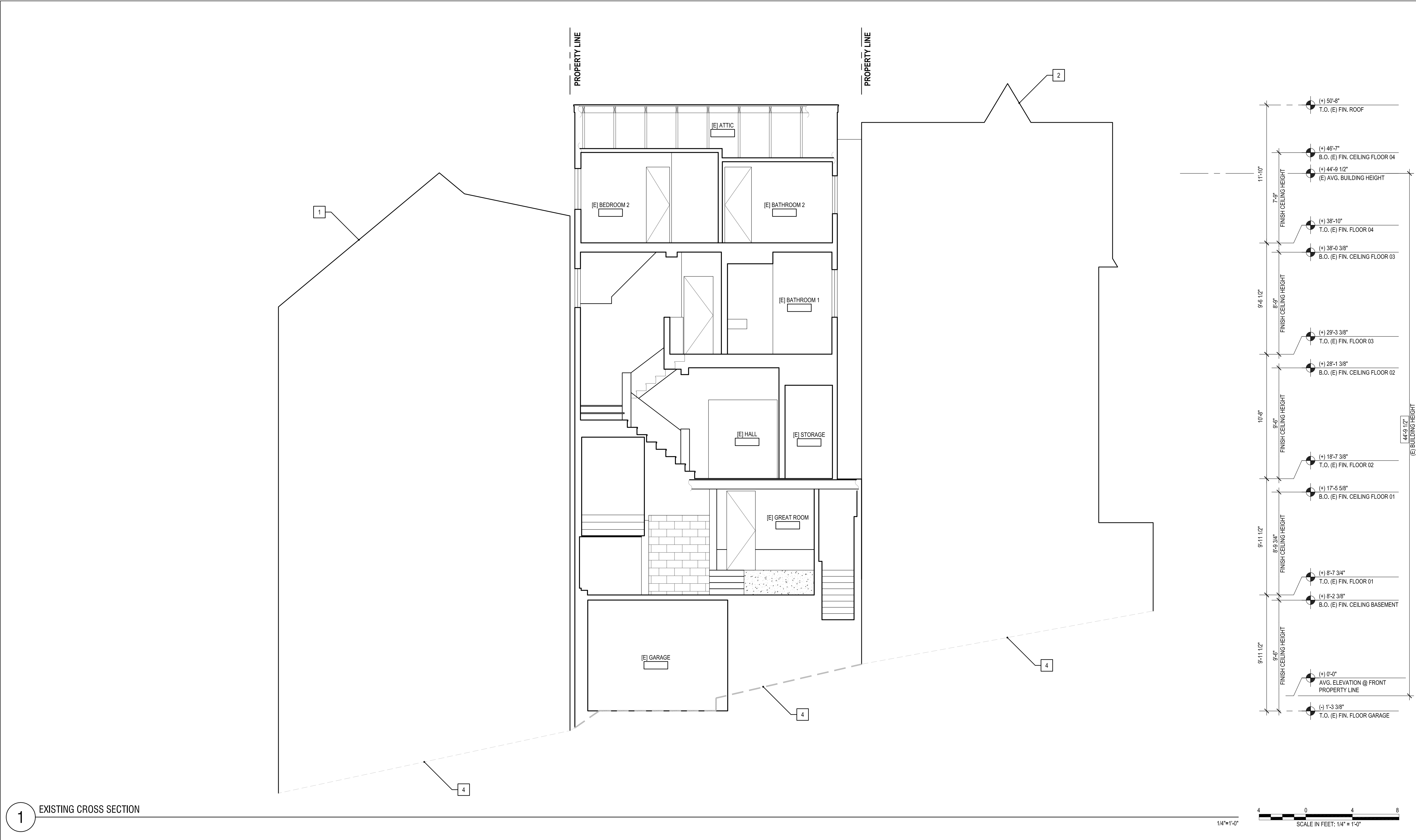
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SITE PERMIT/311 NOTIFICATION SET	04 28 17	

Drawing Title

## EXISTING SECTION

Sheet Number

# D3.1



1 EXISTING CROSS SECTION

GENERAL SECTION NOTES		SECTION SHEET NOTES		LINE LEGEND	
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET		<div>1 ADJACENT BUILDING: 2415 GREEN STREET</div> <div>2 ADJACENT BUILDING: 2421 GREEN STREET</div> <div>3 DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)</div> <div>4 OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO</div> <div>5 APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY</div> <div>6 APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE</div> <div>7 OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO</div>		<div>— — — [E] BUILDING, U.O.N.</div> <div>— — — ADJACENT BUILDING BEYOND, U.O.N.</div> <div>— — — ADJACENT BUILDING BEYOND, U.O.N.</div> <div>..... ADJACENT BUILDING IN FOREGROUND, U.O.N.</div> <div>— - — HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.</div>	

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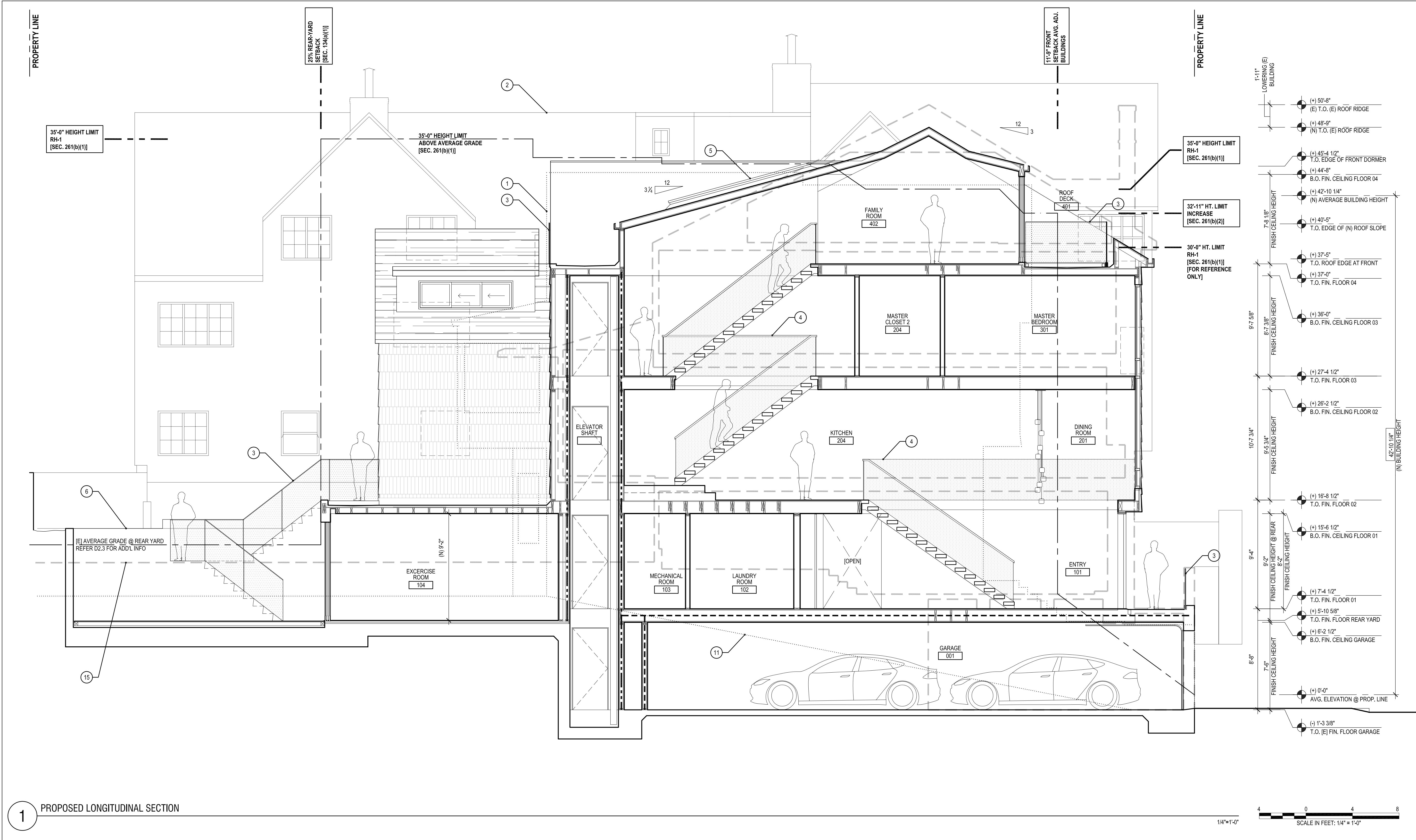
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PROJECT REVIEW	03 14 17	
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Drawing Title

EXISTING  
SECTION

Sheet Number

D3.2



1 PROPOSED LONGITUDINAL SECTION

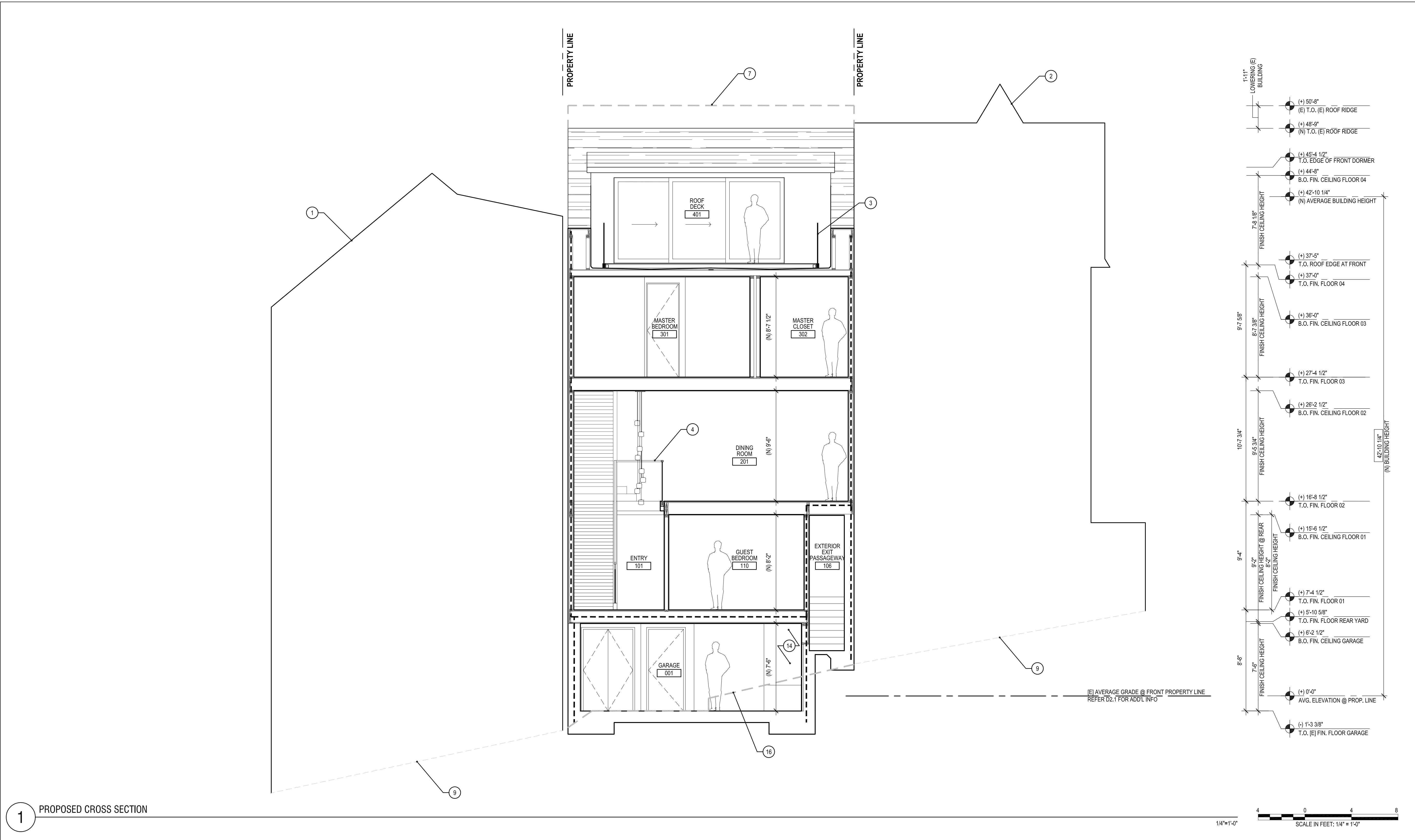
GENERAL SECTIONS NOTES		SECTION SHEET NOTES		LINE LEGEND	
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				[E] BUILDING, U.O.N. ADJACENT BUILDING BEYOND, U.O.N. ADJACENT BUILDING BEYOND, U.O.N. ADJACENT BUILDING IN FOREGROUND, U.O.N. HEIGHT LIMIT RH-1 SFPSC SEC.261(b)(1), U.O.N.	

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ARCHITECTS  
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MEETING SET		
SITE PERMIT/311	04 28 17	
NOTIFICATION SET		

Drawing Title  
PROPOSED  
SECTION  
Sheet Number  
A3.1



1 PROPOSED CROSS SECTION

GENERAL SECTIONS NOTES		SECTION SHEET NOTES		LINE LEGEND			
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2417 GREEN STREET

SAN FRANCISCO, CA 94123

BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

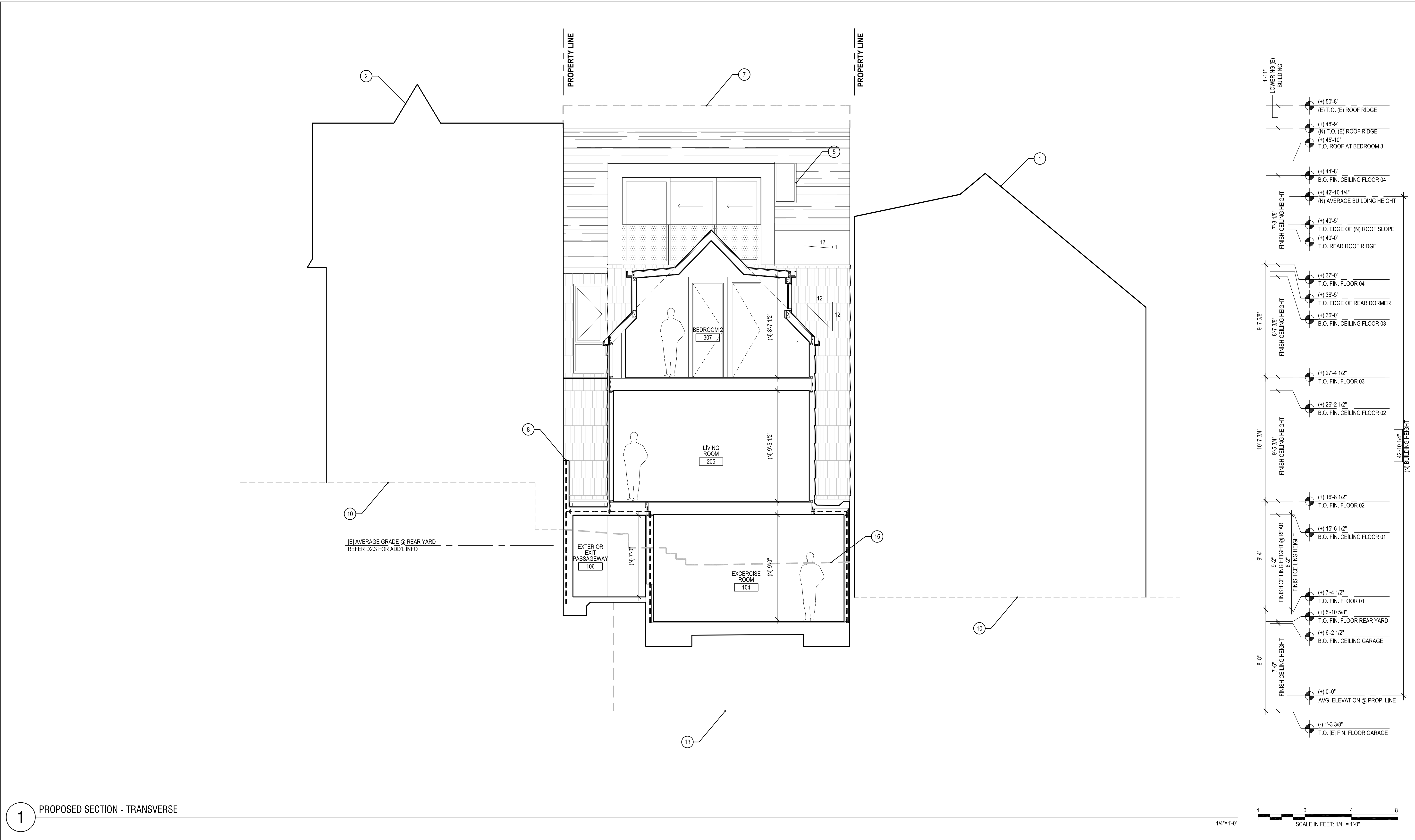
Job No.		16112
Issue	Date	
ENVIRONMENTAL EVALUATION SET	02 10 17	
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Drawing Title

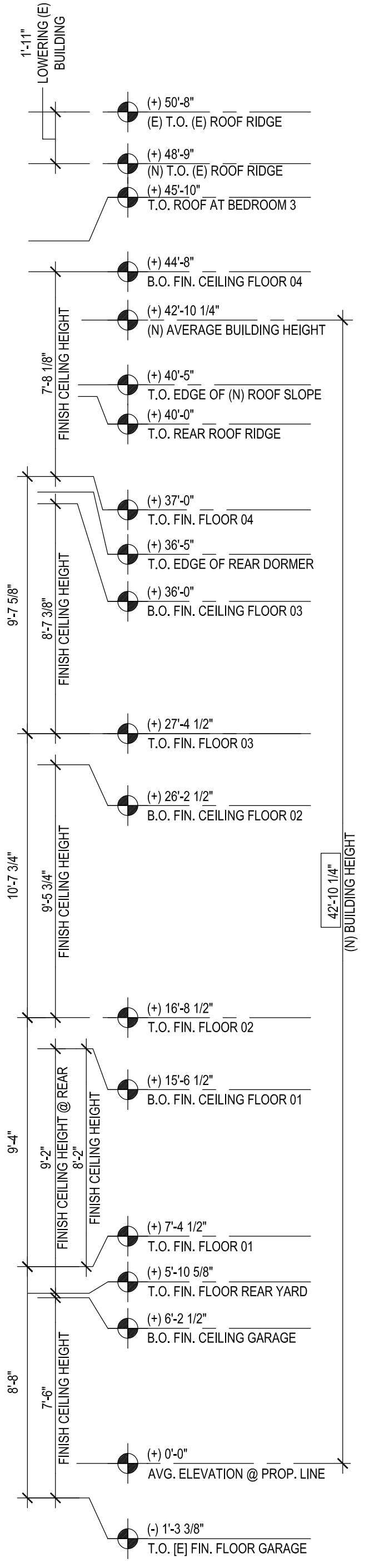
PROPOSED SECTION

Sheet Number

A3.2



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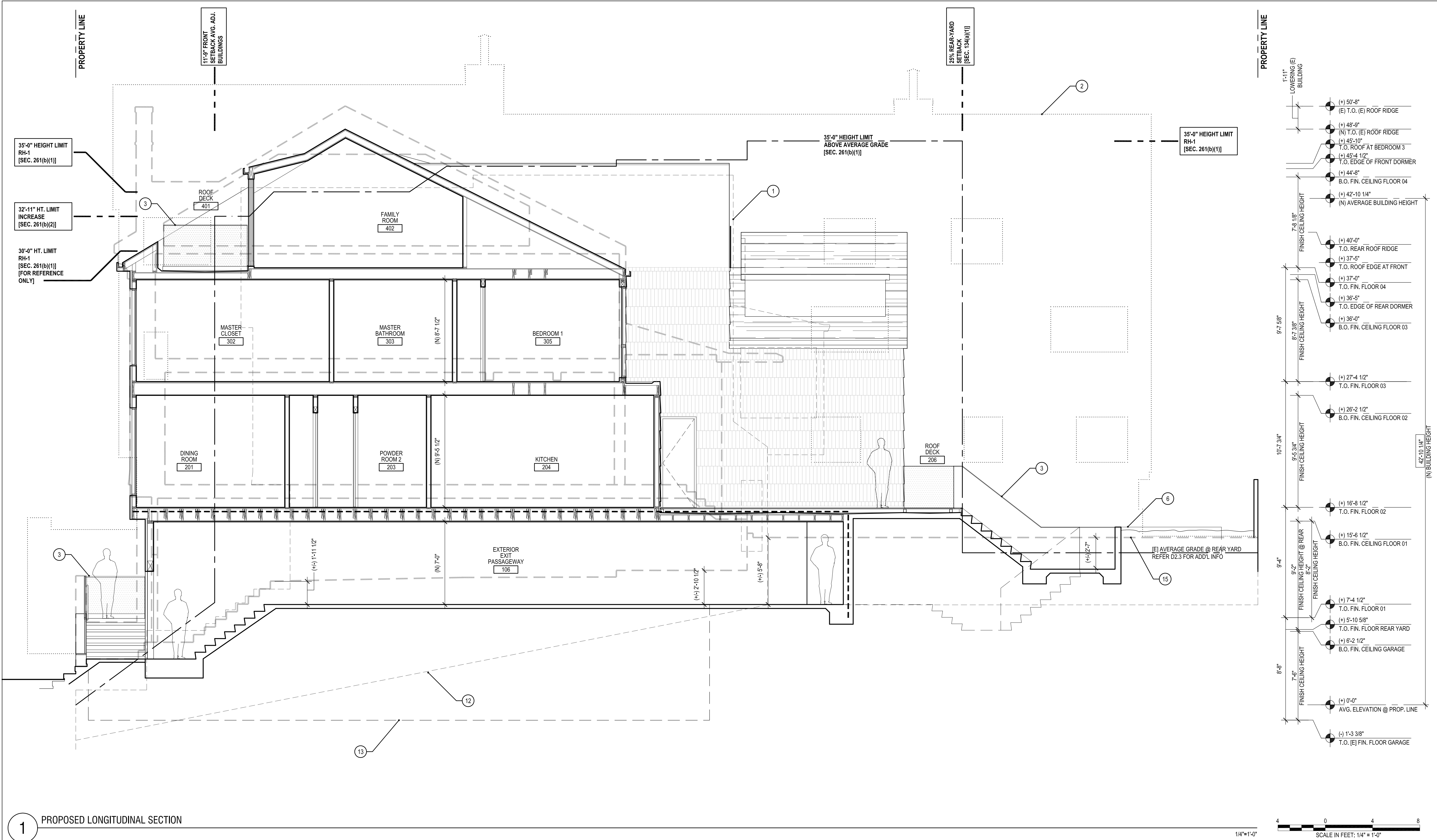
Drawing Title

PROPOSED  
SECTION

Sheet Number

A3.3





1 PROPOSED LONGITUDINAL SECTION

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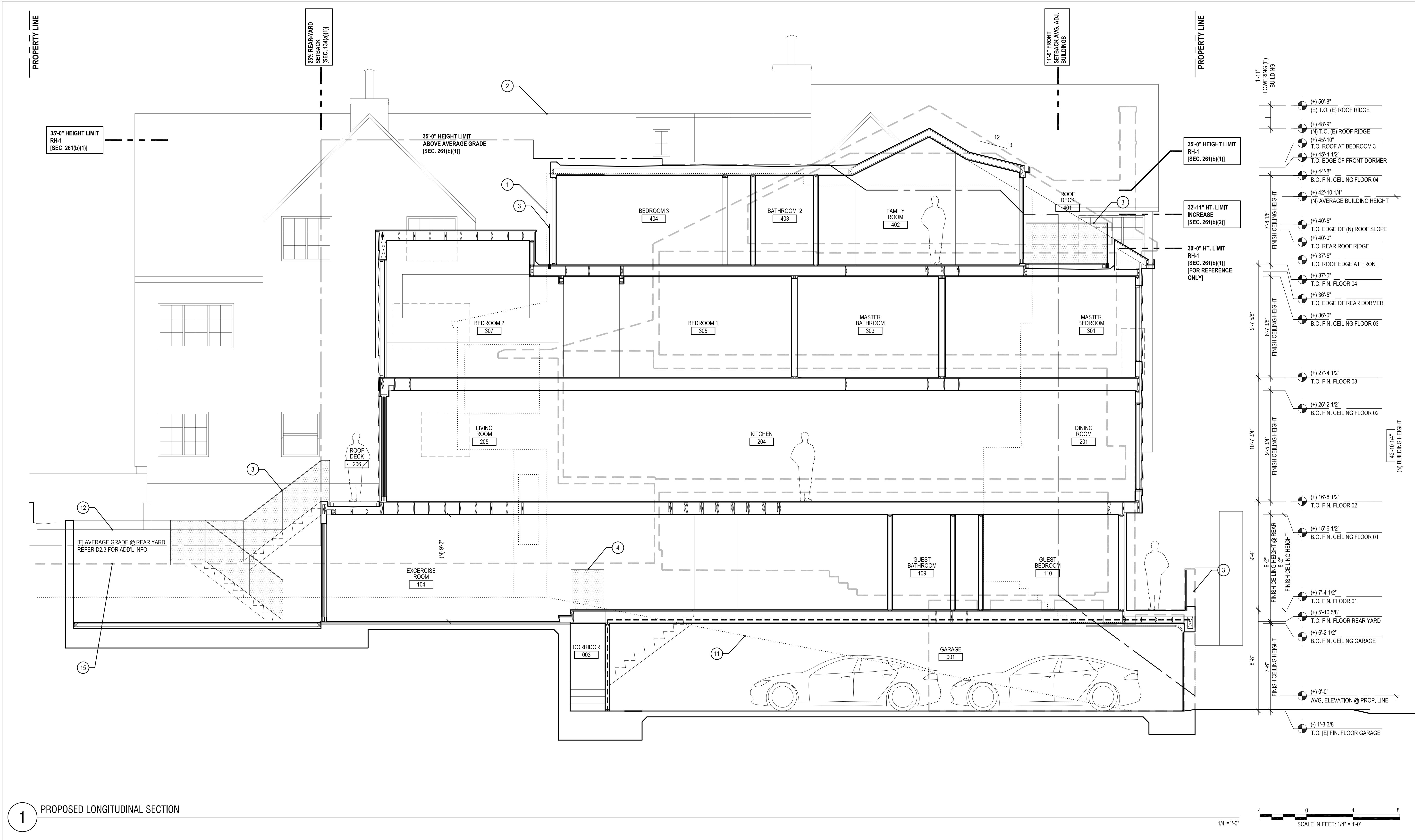
Drawing Title

PROPOSED SECTION

Sheet Number

A3.4





1 PROPOSED LONGITUDINAL SECTION

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Drawing Title

## PROPOSED SECTION

Sheet Number

# A3.5

# EXHIBIT 2



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2417 Green Street		0560/028	
Case No.	Permit No.	Plans Dated	
2017-002545ENV		2/10/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alterations to an existing four-story-over-basement single-family residence with one vehicle parking space. Excavate to add two vehicle parking spaces. Three-story rear addition. Facade alterations and foundation replacement. Lower existing building.			

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Jean Poling <small>Digitally signed by Jean Poling Date: 2017.03.20 16:45:46 -07'00'</small>  No archeological effects. Sponsor enrolled in DPH Maher program. Project will follow recommendations of 1/12/17 Divis Consulting preliminary geotechnical report.	

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

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

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

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

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A      <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: <u>5/10/17</u> (attach HRER)</p> <p>b. Other (specify):</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input checked="" type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Shelley Caltagirone      Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:43:40 -07'00'</p>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1"> <tr> <td> <p>Planner Name: Shelley Caltagirone</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td> <p>Signature:</p> <p><b>Shelley Caltagirone</b></p> <p>Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:44:01 -07'00'</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name: Shelley Caltagirone</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p><b>Shelley Caltagirone</b></p> <p>Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:44:01 -07'00'</p>
<p>Planner Name: Shelley Caltagirone</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p><b>Shelley Caltagirone</b></p> <p>Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:44:01 -07'00'</p>			





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Preservation Team Meeting Date:		Date of Form Completion	5/4/2017
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<b>PROJECT INFORMATION:</b>		
Planner:	Address:	
Shelley Caltagirone	2417 Green Street	
Block/Lot:	Cross Streets:	
0560/028	Pierce and Scott Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2017.002545ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/10/17
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<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation report prepared by Tim Kelley Consulting, April 2017	
Proposed Project: Expansion of garage; 3 story horizontal rear addition; alterations to front facade and roof; excavation and foundation replacement; lowering building; and interior remodel. The project appears to be a de facto demolition per PC Section 1005(f).	

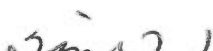
<b>PRESERVATION TEAM REVIEW:</b>	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
<b>Individual</b>	<b>Historic District/Context</b>
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property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

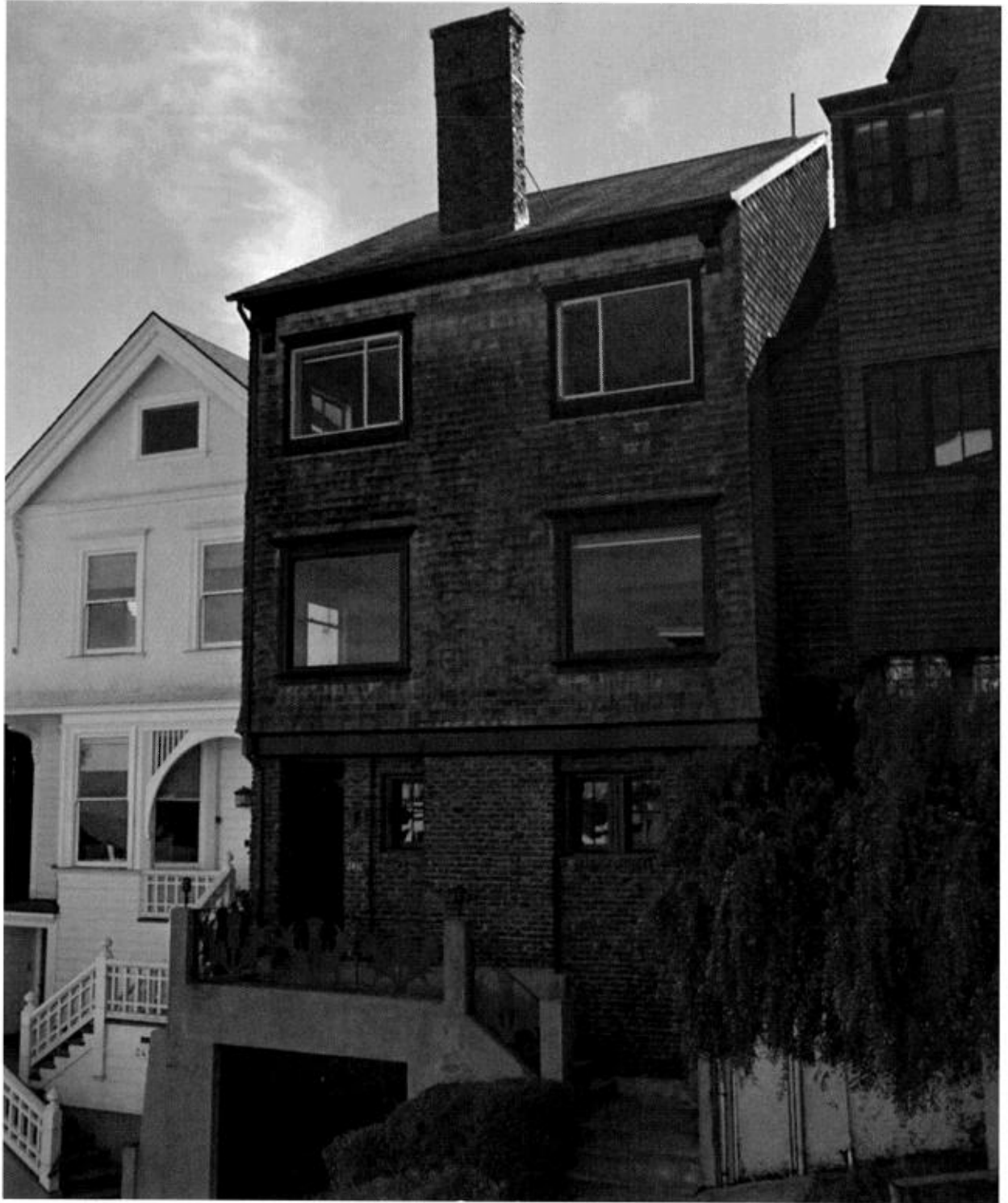
Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic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

**PRESERVATION TEAM COMMENTS:**

The building at 2417 Green Street was built circa 1905 and was first owned by Lonella H. Smith. Louis B. Floan was to contractor for the building, but no architect was identified. The property is located on the south side of the street between Pierce and Scott Street in the Pacific Heights neighborhood. It is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood singles, and small scale ornamentation.

Based on the information provided in the Historic Resource Evaluation report prepared by Tim Kelley Consulting (December 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the property was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the property. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and, it does not possess high artistic values. Furthermore, the property is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the Pacific Heights Historic District, which captures buildings to the south and west of the subject building. 2417 Green Street would not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the subject building does not contribute to the Pacific Heights Historic District. The proposed project would have no adverse impact to historic resources as the subject building is not a historic resource and is not located within a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/10/2017





# EXHIBIT 3





**APPROVED**  
Dept. of Building Insp.

MAY 18 2017

Tom C. Hui  
DIRECTOR

50 sq. yd. of soil:  
No  
for compliance with  
PH attached

**State Industrial Safety Permit**  
The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work checked below:

- ☒ Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend.
- ☐ The construction of any building, structure, falsework, or scaffolding more than 3 stories high or the equivalent height (36 ft.)
- ☐ The demolition of any building, structure, falsework, or scaffold, more than 3 stories high or the equivalent height (36 ft.)

BLDG. 3/8  
FORM

APPLICATION NUMBER  
2017-051-6316

OSHA APPROVAL RECD  
711280

**APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION**

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED MAY 18 2017	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 2417 GREEN STREET	BLOCK & LOT 0560/028
PERMIT NO. 142887	ISSUED 5-18-17	(2A) ESTIMATED COST OF JOB \$50,000	(2B) REVISED COST \$100K DATE 5/11/17

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

(4A) TYPE OF CONSTR. SB	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SINGLE FAMILY DWELING	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1
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**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

(4) TYPE OF CONSTR. SB	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELING	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR TBD Durkin, INC.	ADDRESS 2417 GREEN STREET, LLC.	ZIP 94134	PHONE 415-551-7970	CALIF. LIC. NO. 1012630	EXPIRATION DATE 9/30/18
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(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS 2417 GREEN STREET, LLC.	ZIP 94134	STREET PHONE (FOR CONTACT BY DEPT.)
-------------------------------------	------------------------------------	--------------	--

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

GARAGE EXPANSION PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACK YARD

**ADDITIONAL INFORMATION**

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)	ADDRESS CHRISTOPHER F. DURKIN C71064	CALIF. CERTIFICATE NO.
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS	

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 8'0" to any wire carrying more than 750 volts. See San 386, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- ☐ OWNER  
☐ LESSOR  
☐ CONTRACTOR
- ☐ ARCHITECT  
☐ AGENT  
☐ ENGINEER

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (j) or (l) designated below, or shall indicate item (ii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier  
Policy Number  
STATE FUND  
9123940

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit hereby applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

SAN FRANCISCO

REFER TO:  
DEPARTMENT OF  
BUILDING INSPECTION

## CONDITIONS AND STIPULATIONS

APPROVED:

Cyril Yu, DBI

MAY 11 2017

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED:

☐

DEPARTMENT OF CITY PLANNING

APPROVED:

☐

BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY

APPROVED:

☐

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

☐

Cyril Yu, DBI

MAY 11 2017

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

☐

BUREAU OF ENGINEERING

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

☐

REDEVELOPMENT AGENCY

APPROVED:

☐

HOUSING INSPECTION DIVISION

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS  
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH

No. 711280

## PROJECT PERMIT

## Permit Issued To

(Insert Employer's Name, Address and Telephone No.)

Durkin, Inc.

474 EUCLID AVENUE

SAN FRANCISCO

CA 94118

(415)407-0486

No.

Date 5/12/17

Region 1

District 1

Tel. (415)557-0100

## SINGLE PROJECT

## Type of Permit

T1-TRENCH/EXCAVATION

Pursuant to Labor Code Sections 8500 and 8502, this Permit is issued to the above-named employer for the projects described below.

State Contractor's License Number		Permit Valid through		
1012620		5/1/18		
Description of Project	Location Address		Anticipated Dates	
			Starting	Completion
Garage expansion and foundation replacement. Excavation 8' deep and 20' in width	2417 Green Street	City San Francisco  County San Francisco	5/16/17	5/1/18

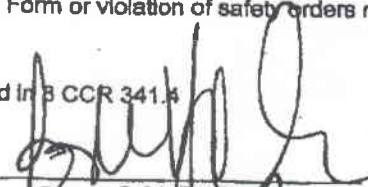

## This Permit is issued upon the following conditions:

1. That the work is performed by the same employer. If this is an annual permit the appropriate District Office shall be notified, in writing, of dates and location of job site prior to commencement.
2. The employer will comply with all occupational safety and health standards or orders applicable to the above projects, and any other lawful orders of the Division.
3. That if any unforeseen condition causes deviation from the plans or statements contained in the Permit Application Form the employer will notify the Division immediately.
4. Any variation from the specification and assertions of the Permit Application Form or violation of safety orders may be cause to revoke the permit.
5. This permit shall be posted at or near each place of employment as provided in 8 CCR 341.4

Received From	RECEIVED BY	
Christopher Durkin	Dalia Rassler	
<input type="checkbox"/> Cash	Amount	Date
<input checked="" type="checkbox"/> Check 1031	\$50.00	5/12/17

Investigated by

Approved by

 5/12/17  
 Safety Engineer  
 5/18/17  
 District Manager





City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Tom C. Hui, S.E., C.B.O., Director

### LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2017-0511-0316

Job Address: 2417 Green

### Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 1012620

License Class B

Expiration Date 6/18/17

Contractor

Chris Chris  
PRINT

[Signature]  
SIGNATURE

NOTE: "Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)" Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

# EXHIBIT 4



**COMPLAINT DATA SHEET****Complaint Number:** 201708032Owner/Agent: OWNER DATA  
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA  
SUPPRESSED

Date Filed:

Location: 2417 GREEN ST

Block: 0560

Lot: 028

Site:

Rating:

Occupancy Code:

Received By: Czarina Blackshear

Division: BID

Complainant's  
Phone:

Complaint Source: TELEPHONE

Assigned to  
Division: BID

Description: Working beyond scope of PA #201705116316. Doing horizontal addition.

Instructions:

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR ID	DISTRICT	PRIORITY
BID	POWER	62704	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/27/17	CASE OPENED	BID	Power	CASE RECEIVED	
09/28/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	1st NOV mailed & cc'd to DCP -jtran
09/28/17	OTHER BLDG/HOUSING VIOLATION	BID	Power	FIRST NOV SENT	nov issued kmh

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):** 09/28/17

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**Permit Details Report****Report Date:** 9/28/2017 12:08:25 PM

Application Number: 201705116316  
 Form Number: 8  
 Address(es): 0560 / 028 / 0 2417 GREEN ST  
 Description: PARTIAL DETERIOATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD  
 Cost: \$100,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
5/11/2017	TRIAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required

**Contact Details:****Contractor Details:**

License Number: 1012620  
 Name: PATRICK DURKIN  
 Company Name: DURKIN INC.  
 Address: 474 EUCLID AV \* SAN FRANCISCO CA 94118-0000  
 Phone:

**Addenda Details:****Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/11/17	5/11/17			5/11/17	PANGELINAN MARIANNE	
2	BLDG	5/11/17	5/11/17			5/11/17	YU CYRIL	
3	CPB	5/18/17	5/18/17			5/18/17	CHEUNG WAI FONG	5/18/17: SAFETY PERMIT RECEIVED. WF

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
7/13/2017	PM	WS	Web Scheduled	START WORK	1

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
7/13/2017	Robert Power	START WORK	SITE VERIFICATION

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			24C	CONCRETE CONSTRUCTION	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	geotech of record to observe excavation @ start of EA cut
0			24A	FOUNDATIONS	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

# EXHIBIT 5

Just saw your email Scott - thanks for update.

Begin forwarded message:

**From:** "May, Christopher (CPC)" <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
**Date:** October 3, 2017 at 9:26:10 AM PDT  
**To:** susan byrd <[sbyrdsf@yahoo.com](mailto:sbyrdsf@yahoo.com)>, "Lindsay, David (CPC)" <[david.lindsay@sfgov.org](mailto:david.lindsay@sfgov.org)>  
**Cc:** "Ggwood2@gmail.com" <[Ggwood2@gmail.com](mailto:Ggwood2@gmail.com)>, "chaboard@cowhollowassociation.org" <[chaboard@cowhollowassociation.org](mailto:chaboard@cowhollowassociation.org)>  
**Subject:** RE: **2417 Green Street, Christopher Durkin Project**

Hi Susan,

Thank you for your comments in opposition to the proposed project at 2417 Green St. Please be advised that the Department of Building Inspections suspended the project sponsor's foundation permit, which was not originally routed to the Planning Department for review, and has asked Planning to review those plans to determine compliance with the Planning Code. The S.311 neighborhood notification will not be sent out until the foundation permit plans have been reviewed and determined to be Code-complying.

Regards,

Christopher May, Planner

1650 Mission Street, Suite 400  
San Francisco, CA 94103

Phone: (415) 575-9087  
Fax: (415) 558-6409

[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

-----Original Message-----

From: susan byrd [<mailto:sbyrdsf@yahoo.com>]  
Sent: Friday, September 29, 2017 2:57 PM  
To: May, Christopher (CPC); Lindsay, David (CPC)  
Cc: [Ggwood2@gmail.com](mailto:Ggwood2@gmail.com); [chaboard@cowhollowassociation.org](mailto:chaboard@cowhollowassociation.org)  
Subject: **2417 Green Street, Christopher Durkin Project**

Dear Mr. May and Mr. Lindsay:

As adjacent neighbors, we write to you with continued concerns about the developer Christopher Durkin and his proposed project at **2417 Green Street**.

As Mr. Lindsay will recall, on March 30th, Mr. Durkin held a pre-application meeting which was attended by a large number of the local neighbors (Mr. Lindsay was helpful in getting this meeting scheduled with the developer and architect on a date when neighbors could actually attend). At that meeting we learned that the proposed project for the 1907 home at **2417 Green Street** was massively out of scale with the neighborhood homes (particularly filling up all of our "shared" beautiful green open space and gardens to the rear). The project is not only physically inappropriate for SF Residential Guidelines, amazingly thoughtless regarding air/light/green space and neighbor's homes, it is also glaringly inconsistent with the Cow Hollow Association Guidelines. The project has three immediate adjacent neighbors and one on each side "one removed": Each of these five homes is historic in nature: a Victorian, two Ernest Coxhead homes, the registered historic Casebolt Mansion, and an Edwardian English Cottage with gardens. Somehow this is not being taken into consideration by the developer and the city planning department to date.

At the Pre-App meeting (also attended by a CHA representative) we as neighbors voiced our concerns and requested that Chris Durkin consider a second plan which would stay within the footprint of the current home and take CHA guidelines into consideration. He suggested that was not going to happen, the meeting ended on a sour note, we never heard more. We also never heard more from the CHA representative there taking notes. As adjacent neighbors we decided we would need to hire an attorney and a planning consultant to actually and truly represent neighborhood interests.

We recently asked Chris Durkin to provide plans that we and our attorney could review. We were told we would need to go to Durkin's attorney's office (Zacks) to view the plans. What was made available were not the actual/stamped plans, it was a waste of time and a joke. Then, we learned last week that Mr. May and others at the RDAT meeting recently held a "15 minute review" of the developer's plans and have deemed them to be "consistent with the RDG's." It was suggested by Mr. May that it would be now up to us as neighbors to file for a DR.

We were shocked to learn that this inappropriate residential development plan (with documented neighborhood concerns) was "moved" so quickly through this RDAT process. We ask you, Mr. May, would your family consider a "15 minute review" sufficient if this building were proposed next to your home? We also ask, where is the advocacy of the CHA, where is the collaboration between neighbors and city planning we are supposedly all working toward, where is the support from planning for such cooperation so that neighbors aren't forced to hire attorneys and file DR and other legal action?

Please make note:

Without apparently proper permit process, 1. Chris Durkin has built a work shed the length of the building at [2417 Green Street](#), which (a) is obstructing the side walk and (b) would indicate work on an excavation project much larger than was being described in the plans for the current one car garage. Inappropriate excavation will have dire consequence on the upside neighbor's home.

2. There has been a tree removal at the front of the property, on the sidewalk. We are under the impression we as a city are busy planting trees, not ripping them out, and we would like to know which permit/office was consulted for the tree removal 3. There was a work permit issued and posted at 2417 Green on the work "shed" for (a) 9/6/17-12/06/17, permit m831527; (b) Notice of Violation/Stop all work, signed by senior Planning Inspector yesterday on 9/28, due to complaint #201708032; (c) newer 10/2/17- 04/02/18 notices, same work permit #, placed last night by Durkin, after the NOV notice was posted.

We would like to ask Planning Department Officials sooner rather than later to flag this case! We are concerned about the nature and the pace of this case and are wondering how it is possible that it is being moved along so quickly without adequate review and apparently conflicting facts.

We are also copying here Geoff Wood and the Board President of the Cow Hollow Association, Lori Brooke.

Mr. Wood, as the CHA zoning representative, was unable to attend the March 30 Pre-App meeting but sent instead Nancy Levens; in his email of 3/29 : " I am unable to attend the meeting tomorrow at 2417 Green but did attend the first meeting held on the 16th so am familiar with the project. Nancy Levens will attend for the CHA and will be forwarding on to me any concerns you and other neighbors have with the proposed project to date, and also any measures that the architect and owners offer to mitigate those issues." We are concerned there has been no follow-up and ask that the CHA become advocates alongside us and all neighbors for the CHA guidelines, which we as a neighborhood refer to in all our communication, but the developer Chris Durkin appears to have no knowledge of as he rolls out the plans for adding a massive home to the neighborhood. How can we all do this better?

We are hoping as long time residents of a beloved and historic San Francisco neighborhood we can all work towards environmentally appropriate building and "greening rather than demeaning" ALL of our city neighborhoods. San Francisco is special for a reason--because we all love it and wish to protect its beauty and character.

Thank you,  
Susan Byrd  
Mark Lampert  
[2415 Green Street](#)



Sent from my iPad

.

# EXHIBIT 6



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 28, 2017**, the Applicant named below filed Building Permit Application No. **2017.04.28.5244** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2417 Green Street</b>	Applicant:	<b>Chris Durkin</b>
Cross Street(s):	<b>Pierce and Scott Streets</b>	Address:	<b>474 Euclid Ave</b>
Block/Lot No.:	<b>0560/028</b>	City, State:	<b>San Francisco, CA 94118</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 407-0486</b>
Record No.:	<b>2017-002545PRJ</b>	Email:	<b>chris@durkinincorporated.com</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	None	West side: 0-3 feet (1 <sup>st</sup> floor), 4 feet (2 <sup>nd</sup> - 4 <sup>th</sup> floors) East side: 0 feet (1 <sup>st</sup> floor), 4 feet (2 <sup>nd</sup> & 3 <sup>rd</sup> floors), 7 feet (4 <sup>th</sup> floor)
Building Depth	58 feet	75 feet
Rear Yard	40 feet (1 <sup>st</sup> floor), 42 feet (2 <sup>nd</sup> floor), 54 feet (3 <sup>rd</sup> & 4 <sup>th</sup> floors)	25 feet (1 <sup>st</sup> floor), 30 feet (2 <sup>nd</sup> & 3 <sup>rd</sup> floors), 45 feet (4 <sup>th</sup> floor)
Building Height	45 feet	43 feet
Number of Stories	4	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
<p>The proposal is to lower all floor plates by approximately 2 feet, construct 1- and 3-story horizontal rear additions, as well as 3<sup>rd</sup> and 4<sup>th</sup> floor additions above the existing single-family dwelling. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. The project also proposes façade alterations, interior modifications including the expansion of the existing basement level garage to accommodate another vehicle and the partial excavation of the rear yard. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

**For more information, please contact Planning Department staff:**

Planner: Christopher May  
Telephone: (415) 575-9087  
E-mail: christopher.may@sfgov.org

**Notice Date: 10/23/2017**  
**Expiration Date: 11/22/2017**

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# EXHIBIT 7



## SUPPLEMENTAL INFORMATION FOR Historic Resource Determination

### 1. Current Owner / Applicant Information

PROPERTY OWNER'S NAME:	
2417 Green Street, LLC - attention Chris Durkin	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
474 Euclid Ave	( 415 ) 407-0486
San Francisco, CA 94118	EMAIL:
	chris@durkinincorporated.com

APPLICANT'S NAME:	
DUMICAN MOSEY ARCHITECTS - attention Eric Dumican	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
128 10th Street, Floor 3	( 415 ) 495-9322
San Francisco, CA 94103	EMAIL:
	edumican@dumicanmosey.com

CONTACT FOR PROJECT INFORMATION:	
Eric Dumican	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	( )
	EMAIL:

### 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
2417 Green Street		94123
CROSS STREETS:		
Pierce and Scott		

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560 / 028	25x100	2500	RH-1	40-X

OTHER ADDRESS / HISTORIC ADDRESS: ( if applicable )	ZIP CODE:

### 3. Property Information

DATE OF CONSTRUCTION:	ARCHITECT OR BUILDER:
1906 (water tap)	Builder: LB Floan (per SF Call building announcement and water tap)

IS PROPERTY INCLUDED IN A HISTORIC SURVEY?	SURVEY NAME:	SURVEY RATING:
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

DESIGNATED PROPERTY: Article 10 or Article 11 ☐ CA Register ☐ National Register ☐

#### 4. Permit History Table

Please list out all building permits issued from the date of construction to present. Attach photocopies of each.

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Please describe any additional projects or information about a particular project(s) that is not included in this table:

See attached.

( Attach a separate sheet if more space is needed )

#### 5. Ownership History Table

Please list out all owners of the property from the date of construction to present.

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Please describe any additional owners or information about a particular owner(s) that is not included in this table:

See attached.

( Attach a separate sheet if more space is needed )De



## 6. Occupant History Table

Please list out all occupants/tenants of the property from the date of construction to present.

OCCUP:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Please describe any additional occupants or information about a particular occupant(s) that is not included in this table:

See attached.

( Attach a separate sheet if more space is needed )

## 7. Property / Architecture Description

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Be sure to describe the architectural style and include descriptions of the non-visible portions of the building. Attach photographs of the building and property, including the rear facade.

See attached.

( Attach a separate sheet if more space is needed )

## 8. Adjacent Properties / Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

See attached.

( Attach a separate sheet if more space is needed )

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

  
Signature of Applicant

02/14/17

Date

Print name, and indicate whether owner, or authorized agent:

Eric Dumican

Owner / ☒ Authorized Agent (circle one)



## Submittal Checklist

The Supplemental Information for Historic Resource Determination must be complete before the Planning Department will accept it and begin review. Please submit this checklist along with the required materials.

CHECKLIST	REQUIRED MATERIALS	NOTES
<input checked="" type="checkbox"/>	<b>Form, with all blanks completed</b>	
<input checked="" type="checkbox"/>	<b>Photograph(s) of subject property: Front facade</b>	
<input type="checkbox"/>	<b>Photograph(s) of subject property: Rear facade</b>	
<input type="checkbox"/>	<b>Photograph(s) of subject property: Visible side facades</b>	
<input checked="" type="checkbox"/>	<b>Building Permit History (Question 4), with copies of all permits</b>	
<input checked="" type="checkbox"/>	<b>Historic Sanborn Fire Insurance Maps</b>	
<input checked="" type="checkbox"/>	<b>Ownership History (Question 5)</b>	
<input checked="" type="checkbox"/>	<b>Occupant History (Question 6)</b>	
<input checked="" type="checkbox"/>	<b>Descriptive narrative of subject building (Question 7)</b>	
<input checked="" type="checkbox"/>	<b>Photos of adjacent properties and properties across the street along with a descriptive narrative of adjacent properties and the block (Question 8)</b>	
<input type="checkbox"/>	<b>Historic photographs, if applicable</b>	
<input type="checkbox"/>	<b>Original building drawings, if applicable</b>	
<input type="checkbox"/>	<b>Other:</b> Periodical articles related to the property, for example, articles on an owner or occupant of the building or of the architect; historic drawings of the building; miscellaneous material that will assist the Preservation Planner make the historical resource determination under CEQA.	

**NOTE:** Please note that some applications will require additional materials not listed above. The above checklist does not include material needed for CEQA review of other impacts and is solely limited to historic resource analysis. For further information about what must be submitted for CEQA review, please refer to the *Environmental Evaluation Application*.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

### 1. Current Owner / Applicant Information

See primary form

### 2. Location and Classification

See primary form

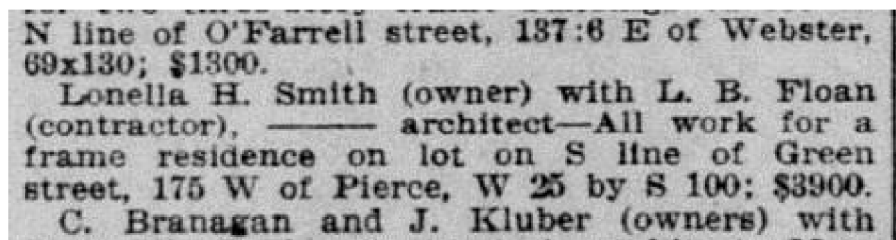
### 3. Property Information

See primary form

### 4. Permit History Table

Permit:	Date:	Description of Work:
1	3/13/1911	To reshingle south side of roof of main building. And build 2 dormer windows on same side about 2'x3' each. Each window to be roofed with tin. Also cut doorway from bathroom on attic floor to rough attic.
2	5/3/1954	A reinforced concrete garage will be constructed under house as per plans.
3	8/1/1960	Construct retaining wall in backyard.
4	6/15/1971	To replace shingles on front and sides plus cleaning off old shingle roof and preparing for new slate roof.
5	7/18/1972	Complete porch and replace roof.
6	2/13/1973	Complete work started on 411423. Complete porch and replace roof.
7	8/16/1982	Fungus repair
8	1/13/1986	illegible
9	6/22/2007	Partial underpinning of foundation due to excavation at 2415 Green Street
10	7/6/2007	Partial underpinning of foundation due to excavation at 2415 Green Street (revised plans)
11	2/19/2009	To obtain final inspection for work approved under PA 2007066100. All work completed.

No original building permit was located at DBI; however the following building announcement was located in the San Francisco Call on 12/5/1905:



### 5. Ownership History Table

Owner	Dates (From - To)	Names	Occupation
1	4/14/1906-10/19/1906	HA & Lovella H. Smith	
2	10/19/1906-?	Georgia H. Sawyer	



3	?-10/19/1918	Frank & Ada Elmendorf	Hats
4	10/19/1918-3/4/1924	Georgia H. Sayers*	
5	3/4/1924-4/26/1943	Eugene & Mary Kilgore	Physician
6	4/26/1943-10/2/1951	Mary Kilgore	
7	10/2/1951-5/23/1952	Eugene S Kilgore Jr, Elinor S. Kilgore & Kathryn Kilgore Winslow	
8	5/23/1952-9/8/1982	Walter & Inez Lloyd	Cabinet maker, teacher
9	9/8/1982-12/14/2016	Edward L. Strobehn & Heather Ross	
10	12/14/2016-present	Christopher Durkin	

\* It is unclear if Georgia Sawyer and Georgia Sayers are the same person. Information on Sawyer's ownership was taken from the San Francisco Call, while information on Sayers' ownership was taken from the city sales ledgers.

## 6. Occupant History Table

Occupant	Dates (From - To)	Names	Occupation
1	1907-1918	Frank M (Ada) Elmendorf	Fannin & Elmendorf Co; president, the Elmendorf Hat Company
2	1907	LM Elmendorf	
3	1917	John B. McCormick	
4	1918	Reynolds (Marjorie) McHenry	draftsman, Leland S Rosener
5	1920-1941	Eugene S (Mary) Kilgore	physician
6	1923-1930	Thomas A Kilgore	printing
7	1943-1949	Elinor Kilgore	nurse
8	1943-1949	Eugene Kilgore Jr	US Army
9	1943-1949	Mrs. Mary Kilgore	
10	1955-1963	Inez Lloyd	teacher
11	1955-1981	Walter S Lloyd	cabinet maker
12	1982	vacant	

## 7. Property / Architecture Description

2417 Green Street sits on the south side of Green between Scott and Pierce Streets. The street slopes up dramatically to the west. The building sits back slightly from the front lot line and abuts both neighboring buildings. The surrounding buildings have a variety of setbacks.

2417 Green Street is a three story over basement rectangular plan single family residence clad in concrete, brick, and wooden shingles and capped with a side gable roof. The basement level is clad in concrete and features a single roll up garage door at left. To the right of this is a quarter turn concrete stair leading to an entry porch that spans the left side of the first story. There is a flush wood pedestrian door at the mid-point landing on the stairs. The porch and part of the stairs are enclosed by a decorative metal railing with concrete pillars. The first story is clad in brick. The primary entrance is on the left side and sits within a slight recess. It features a paneled and multi-lite door topped with an art glass transom. There is a projecting chimney at the center of the façade. There are three wood sash multi-lite casement windows on this story: two to the right of the chimney and one to the left. The first and second stories are separated by a solid band course. The second and third stories are clad in wooden shingles, and the second story flares out slightly at the base. Both upper stories feature a pair of large matching windows with wooden surrounds and a projecting cornice at top. The second story windows are fixed wood sash windows, while the third story features two part aluminum sash windows with a large fixed lite next to a casement window. The façade terminates with a projecting cornice supported by corner brackets below a projecting eave. A brick chimney rises from the center of the roofline.

#### **8. Adjacent Properties / Neighborhood Description**

The subject building is the Pacific Heights neighborhood. The neighboring buildings were constructed between 1900 and 1956. Architectural styles present include Classical Revival, Queen Anne Victorian, Mediterranean Revival, Tudor, Craftsman and Modern. Although all buildings are of a similar large scale, there is little visual unity on the block due to the wide range of styles present.



Photographs of Subject Property



2417 Green Street

# Permits

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

No. 24590

APPLICATION  
OF  
To make alterations or repairs at

Location 2417 Green Street

Estimated Cost \$ 126.00

Fee \$

Filed March 13 1911  
MAR 13 1911

Referred to Inspector

Approved: [Signature]  
March 15 1911  
City Building Inspector

MAR 16 1911

OFFICIAL COPY



WRITE IN INK—FILE 2 COPIES

TO THE HONORABLE

**THE BOARD OF PUBLIC WORKS**

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at

corner  
side of 2417 Green street \_\_\_\_\_ feet \_\_\_\_\_  
of \_\_\_\_\_ street

**WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE**

*To reshingle south side of roof of main  
building. And build 2 dormer windows on  
same side about 2' x 3' each. Raid window  
to be roofed with tin.  
Also cut down way from Bathroom  
on 2nd floor to rough attic  
Not to exceed 40%*

Estimated cost of work, \$ 125.00

Building to be used as John Ferguon Residence

In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

Name of Builder <u>John Ferguon</u>	<u>Frank M. Elmendorf</u> Owner
Address <u>1739 Union St</u>	<u>2417 Green St</u> Address
Name of Architect _____	Per <u>John Ferguon</u>
Address _____	

Report favorably

J.P. Sanders  
Inspector

Mar. 14 1911



OFFICIAL COPY

SA  
DE  
BUI

1500

BLDG. FORM No. 147745

3 APPLICATION OF

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location 2417 Green St.

Total Cost \$ 3000.00

Filed April 16 1954

Approved: [Signature] MAY 3 1954

Superintendent, Bureau of Building Inspection

Permit No. 147745

Issued MAY 3-1954

1954

*Shaping of sidewalk at  
REFER TO: driveway*

Bureau of Engineering ☒  
BBI Struct. Engineer ☒  
Boiler Inspector ☐  
Art Commission ☐  
Dept. of Public Health ☐

Approved 20<sup>th</sup> April 1954

Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved: [Signature] 4-24-54  
ENTRANCE X-WALK NOT  
TO ENCROACH ON SIDE  
WALK AREA. See 4/24/54

HAI FRI G. WADSWORTH  
City Engineer  
1954 CITY ENGINEER

Bureau of Engineering

Approved: [Signature] 4-21-54  
Bureau of Fire Prevention & Public Safety

Approved: [Signature] 4/28/54

Zone CPC Setback, West  
in case sewer is a PC  
Residential District only

Department of City Planning

Approved:

Structural Engineer, Bureau Building Inspection

Owner's Authorized Agent  
[Signature]





CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORMAPPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRSRECEIVED  
DEPT. OF PUBLIC WORKSCENTRAL PERMIT BUREAU  
1954 APR 19 PM 1:55

BUILDING INSPECTION

3

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

- (1) Location 2417 Green St  
 (2) Total Cost \$ 3000.00 (3) No. of stories 2 (4) Basement Yes  
 (5) Present use of building Familia Home (6) No. of families 1  
 (7) Proposed use of building Garage (8) No. of families 1  
 (9) Type of construction Reinforced concrete (10) Building Code Occupancy Classification  
 1, 2, 3, 4, or 5  
 (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)  
 Yes or No  
 (12) Does this alteration create an additional floor of occupancy No  
 Yes or No  
 (13) Does this alteration create an additional story to the building No  
 Yes or No  
 (14) Electrical work to be performed Yes Plumbing work to be performed Yes  
 Yes or No Yes or No  
 (15) Ground floor area of building 25 x 50 sq. ft. (16) Height of building 35 ft.  
 (17) Detailed description of work to be done a Reinforced concrete Garage  
will be constructed and House as per Plans

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by Adam Strass Address 567 Arch St.

(20) General contractor " California License No. 17100  
 Address 567 Arch St.

(21) Architect \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
 Address \_\_\_\_\_

(22) Engineer A. V. Laph Jr California Certificate No. \_\_\_\_\_  
 Address 693 Mission St.

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Mr & Mrs Walter S. Lloyd (Phone \_\_\_\_\_)  
 Address 2417 Green St. (For Contact by Bureau)

By Adam Strass Address 567 Arch St.  
 Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT  
BUILDING INSPECTION

BLDG. FORM

No. 388749

APPLICATION OF

Owner Walter Lloyd

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location 2417 Green St

Total Cost \$ 375.00

Filed 7/19/60 JUL 19 1960

APPROVED  
Det. Public Works

JUL 26 1960

*Philo C. Day*  
SUPERVISOR  
DEPT. OF PUBLIC WORKS

Superintendent, Bureau of Building Inspection

Permit No. 213512

Issued 8/1/60

REFER TO:

- Bureau of Engineering ☐  
BBI Struct. Engineer ☐  
Boiler Inspector ☐  
Art Commission ☐  
Dept. of Public Health ☐

Approved July 22, 1960

Approved:

Zona Not checked

CPC Backs

approved for work  
described

7/25/60 M. Grant  
Department of City Planning

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Workman's Compensation Insurance  
Policy or Certificate filed with Central  
Permit Bureau ☐

No Workman's Compensation Insurance  
Policy or Certificate on file for reason of  
exclusion checked:

- (a) No one to be employed ☐  
(b) Casual labor only to be employed ☐  
(c) Services or labor to be performed in  
return for aid or sustenance only,  
received from any religious, char-  
itable or relief organization ☐

W. E. Bull 7/28/60  
Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau Building Inspection

Approved:

Bureau of Engineering

*Stephen J. [Signature]*  
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipula-  
tions of the various Bureaus or Departments  
noted herein.

OWNER or OWNER'S Authorized Agent



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SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION

CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

3

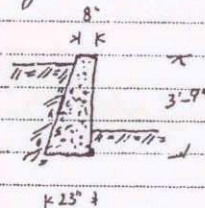
APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

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

- (1) Location 2417 Green St  
(2) Total Cost \$ 375.00 (3) No. of stories 2 (4) Basement Yes  
(5) Present use of building Dwelling (6) No. of families 1  
(7) Proposed use of building Same (8) No. of families 1  
(9) Type of construction 5 (10) Building Code Occupancy Classification 1.8  
(11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)  
(12) Does this alteration create an additional floor of occupancy? No  
(13) Does this alteration create an additional story to the building? No  
(14) Electrical work to be performed No Plumbing work to be performed No  
(15) Ground floor area of building 1200 sq. ft. (16) Height of building 30 ft.  
(17) Detailed description of work to be done:

Construct Retaining Wall in Backyard  
40 ft. long and 3'-8" High

as per Detail



(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

- (19) Supervision of construction by Owner Address \_\_\_\_\_  
(20) General contractor Armas Bros California License No. 99330  
Address 401 Holly Park Circle  
(21) Architect \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_  
(22) Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

- (24) Owner Walter Lloyd (Phone \_\_\_\_\_)  
Address 2417 Green St (For Contact by Bureau)

By George Armas Address 112-4764

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.  
PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.

RECEIVED  
JUL 21 1930  
BUILDING INSPECTION

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM

3

APPLICATION OF

OFFICIAL COPY  
ADDITIONS, ALTERATION & REPAIRS  
TO BUILDING

Location 2417 Green St

Total Cost \$ 3150

Filed June 11 1971

APPROVED: JUN 15 1971

APPROVED  
Dept. Public Works  
JUN 17 1971

Robert Kelley  
Superintendent, Bureau of Building Inspection

Permit No. 256382

Issued 19

REFER TO:

☐ Bureau of Engineering  
☐ BBI Struct. Engineer  
☐ Boiler Inspector  
☐ Art Commission  
☐ Dept. of Public Health  
☐ Dept. of Electric Utility  
☐ Redevelopment Agency  
☐ Parking Authority

Approved 6/14 1971

Provided the following conditions are complied with:

Call for clearing inspection  
when old single corner

Approved:

Zone CPC Setbacks

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved:

Zone CPC Setbacks

Department of City Planning  
City

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering



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3

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

Write in Ink - File Two Copies

JUN 11 1971

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

- (1) Location 2417 Green St
- (2) Total Cost (\$) 3150
- (3) No. of Stories 2
- (4) Basement or Cellar yes
- (5) Present Use of building residence
- (6) No. of families 2
- (7) Proposed Use of building residence
- (8) No. of families one
- (9) Type of construction 5
- (10) Proposed Building Code Classification 2
- (11) Any other building on lot no (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? no
- (13) Does this alteration create a horizontal extension to the building? no
- (14) Does this alteration constitute a change of occupancy no
- (15) Electrical work to be performed no
- (16) Plumbing work to be performed no
- (17) Automobile runway to be altered or installed no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered no
- (19) Will street space be used during construction? no
- (20) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

To replace shingles on front and  
side plus cleaning off old shingle  
roof and preparing for new slate  
roof

- (21) Supervision of construction by R. Thistle Address 445 43rd
- (22) General Contractor James G. G. G. California License No. 176418  
Address 445 43rd Ave
- (23) Architect or Engineer (for design) California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_
- (24) Architect or Engineer (for construction) California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (26) Owner Mr. Wm. W. Lloyd (Phone WA-1-6567)  
Address 2417 Green St S.F.  
By Roberta Thistle Address 445 43rd Ave

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

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

(Enter name and branch designation if any. If there is no known construction lender, enter "unknown")

CONSTRUCTION LENDER

ADDRESS OF

CONSTRUCTION LENDER

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



OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE  
JUL 18 1972

DEPARTMENT OF  
BUILDING INSPECTION

APPROVED  
Dept. Public Works  
JUL 17 1972

Superintendent  
MAYOR'S BUILDING INSPECTION

DATE FILED  
July 12, 1972  
FILING FEE RECEIPT NO.  
684ad  
PERMITTING NO.  
368152  
ISSUED  
JUL 18 1972

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS  
OF THE CITY AND COUNTY OF SAN FRANCISCO IN ACCORDANCE WITH  
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING  
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB:  
2417 Green Street  
(3) ESTIMATED COST OF JOB:  
\$ 4000.00

(4A) TYPE OF CONSTR.		(4B) NUMBER OF STORIES OF OCCUPANCY	(4C) NUMBER OF BASEMENTS AND CELLARS	(4D) PRESENT USE	(4E) BLDG. CODE OCCUP. CLASS	(4F) NO. OF FAMILIES
1 2 3 4 5 6		1 2 3 4 5 6	1 2 3 4 5 6	1 2 3 4 5 6	1 2 3 4 5 6	1 2 3 4 5 6
1 2 3 4 5 6		1 2 3 4 5 6	1 2 3 4 5 6	1 2 3 4 5 6	1 2 3 4 5 6	1 2 3 4 5 6
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION						
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?		(10B) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(10C) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(10D) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED?	(10E) ELECTRICAL WORK TO BE PERFORMED?	(10F) PLUMBING WORK TO BE PERFORMED?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(11) IF YES, STATE FLOOR AREA		(12) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(13) IF YES, STATE NEW GROUND FLOOR AREA	(14) IF YES, STATE FLOOR AREA	(15) IF YES, STATE FLOOR AREA	(16) IF YES, STATE FLOOR AREA
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(17) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLAN)		(18) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(19) GENERAL CONTRACTOR	(20) ARCHITECT OR ENGINEER (FOR DESIGN)	(21) ARCHITECT OR ENGINEER (FOR CONSTRUCTION)	(22) CONSTRUCTION UNDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF YES, IF NO, UNKNOWN-CONSTRUCTION, ENTER "UNKNOWN")
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) OWNER - LESSOR (CROSS OUT ONE)		(24) OWNER - LESSOR (CROSS OUT ONE)				
OWNER <input checked="" type="checkbox"/> LESSOR <input type="checkbox"/>		OWNER <input checked="" type="checkbox"/> LESSOR <input type="checkbox"/>				

(25) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):  
Complete porch and replace roof

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104, 104.1, 104.2, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.  
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.  
Pursuant to Sec. 502.1, San Francisco Building Code, the building permit application being kept at building site.  
Grade lines as shown on drawings accompanying this application are assumed to be correct, if actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.  
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. QUESTIONS (15) (16) (17) (20) (21) or (22).  
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.  
I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.  
I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

SIGNATURE OF OWNER OR AUTHORIZED AGENT  
Lloyd M. Lloyd  
Mae Whetstone Lloyd

CHECK APPROPRIATE BOX:  
☒ OWNER ☐ ARCHITECT ☐ ENGINEER  
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY  
☐ CONTRACTOR ☐ ATTORNEY IN FACT

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Check to the quality of the original.

APPROVED:	DATE: _____ REASON: _____
<input checked="" type="checkbox"/> <u>7/18/72</u> BUILDING INSPECTOR, BUR. OF BLDG. INSP.	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/> Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property is in accordance with the City's Comprehensive Zoning Ordinance.	NOTIFIED MR. _____
DEPARTMENT OF CITY PLANNING	
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____
BUREAU OF ENGINEERING	
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____
DEPARTMENT OF PUBLIC HEALTH	
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____
REDEVELOPMENT AGENCY	
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____
APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS ☐

[Signature]  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.



OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE FEB 13 1973

APPROVED  
Dept. Public Works  
FEB 13 1973

*Alfred H. Helling*  
SUPERINTENDENT  
BUREAU BUILDING INSPECTION

DATE FILED FEB 13 1973 FILING FEE RECEIPT NO. 73582  
PERMIT NO. 374095 ISSUED FEB 13 1973

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS  
OF SAN FRANCISCO FOR THE PURPOSE OF OBTAINING IN ACCORDANCE WITH  
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING  
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 2417 Green Street  
(2) ESTIMATED COST OF JOB: \$1000.00 mfr

BLDG.  
FORM  
3

APPLICATION NO.  
18481

DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR.	(5A) NUMBER OF STORIES OF OCCUPANCY	(6A) NUMBER OF BASEMENTS AND CELLARS	(7A) PRESENT USE
1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input checked="" type="checkbox"/>	2	1	Residence
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR.	(5) NUMBER OF STORIES OF OCCUPANCY	(6) NUMBER OF BASEMENTS AND CELLARS	(7) PROPOSED USE
1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input checked="" type="checkbox"/>	2	1	Residence
(12A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.	(11A) DOES THIS ALTERATION EXTENSION TO BUILDING?
(14) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(16) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(20) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) GENERAL CONTRACTOR		ADDRESS	
(24) ARCHITECT OR ENGINEER (FOR DESIGN)		ADDRESS	
(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION)		ADDRESS	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY; IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		ADDRESS	
(27) OWNER - (CROSS OUT ONLY)		ADDRESS	
Heller S. Lloyd 2417 Green St.		PHONE (FOR CONTACT BY BUREAU) WA 1-65-67	

(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):  
Complete work started on 4/14/73  
Complete porch replacement  
Plan # 4114023

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.8, 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.  
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.  
Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.  
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.  
SEPARATE PERMITS ARE REQUIRED IN ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).  
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.  
I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.  
I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUBSIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

*Heller S. Lloyd*  
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:  
☒ OWNER ☐ ARCHITECT ☐ ENGINEER  
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY  
☐ CONTRACTOR ☐ ATTORNEY IN FACT

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER  
TO:

APPROVED:

DATE:  
REASON:

NOTIFIED MR.

*M. H. 2/13/73*  
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED:

not reviewed by the Department of City Planning. Issuance of a requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.

DEPARTMENT OF CITY PLANNING

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

DATE:  
REASON:

NOTIFIED MR.

APPROVED:

DATE:  
REASON:

NOTIFIED MR.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
NUMBER OF ATTACHMENTS ☐

*[Signature]*  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



OFFICIAL COPY

DEPARTMENT OF  
BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE

AUG 16 1982

FILMED

8-1-83

PERMIT NO. 492660 8-16-82

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

I OCCUPANCY WITH NO PLANS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

1. STREET ADDRESS OF JOB 2417 Green St  
2. ESTIMATED COST OF JOB 390.00

BLDG. FORM

8

0820674

DESCRIPTION OF EXISTING BUILDING									
1. TYPE OF CONSTR.	2. NO. OF STORIES	3. NO. OF OCCUPANCY	4. NO. OF BASEMENTS & CELLARS	5. PRESENT USE	6. BLDG. CODE GROUP CLASS	7. NO. OF ONE-LAND UNITS	8. NO. OF ONE-LAND UNITS	9. NO. OF ONE-LAND UNITS	10. NO. OF ONE-LAND UNITS
10 20 30 40	X	2	1	Residential	I	1	1	1	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
1. TYPE OF CONSTR.	2. NO. OF STORIES	3. NO. OF OCCUPANCY	4. NO. OF BASEMENTS & CELLARS	5. PROPOSED USE	6. BLDG. CODE GROUP CLASS	7. NO. OF ONE-LAND UNITS	8. NO. OF ONE-LAND UNITS	9. NO. OF ONE-LAND UNITS	10. NO. OF ONE-LAND UNITS
10 20 30 40	X	2	1	Residential	I	1	1	1	1

(14) IS AUTO RUMBLE TO BE CONSTRUCTED OR ALTERED? YES ☒ NO ☐

(15) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☒ NO ☐

(16) ELECTRICAL WORK TO BE PERFORMED? YES ☒ NO ☐

(17) PLUMBING WORK TO BE PERFORMED? YES ☒ NO ☐

(18) GENERAL CONTRACTOR: *Kingman Associates 4314 California*

(19) OWNER - LESSEE (CHECK ONE): *W. Lloyd 2417 Green St*

(20) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. REFERENCE TO PLANS IS NOT SUFFICIENT.  
*Transition program to repair fungus damage at base of left wall on floor attached return plumbing only.*

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 102, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction to be closer than 6" to any wires containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).

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

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands, and actions.

APPROVED:

CONTACT INSPECTOR *ROBERT* AT START OF WORK 558-3851. THIS APPLICATION APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES, CONDITIONS AND STIPULATIONS THERETO WILL BE COMPLIED WITH.

I HEREBY CERTIFY THAT: (1) THERE ARE 11 NUMBER OF KITCHENS AS DEFINED IN THE BUILDING AND HOUSING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO CONTAINED WITHIN THIS BUILDING.

(2) THE WORK CONTEMPLATED UNDER THIS PERMIT DOES NOT AFFECT ANY BEARING WALLS WITHIN THE STRUCTURE NOR DOES IT CONTEMPLATE THE REMOVAL OR REVISION OF ANY LOAD BEARING MEMBERS.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. Check one of the following methods of compliance:

- ( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- (X) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- ( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- ( ) IV. The cost of the work to be performed is \$100 or less.
- ( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature

*Donald R. Kingman* 8/16/82

CHECK APPROPRIATE BOX.

☐ OWNER ☐ ARCHITECT ☐ ENGINEER ☐ LESSEE ☒ CONTRACTOR  
☐ AGENT WITH POWER OF ATTORNEY ☐ ATTORNEY IN FACT

DEPARTMENT OF  
BUILDING INSPECTION

STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT  
(WOOD-DESTROYING PESTS OR ORGANISMS)

This is an inspection report only - not a Notice of Completion.

ADDRESS OF PROPERTY INSPECTED	BLOG. NO. 2417	STREET Green St.	CITY San Francisco	DATE OF INSPECTION 8/9/82
Linguen Associates 4214 California St. San Francisco, CA 94118 Phone: 221-2331			CO CODE 3R/6625	
Firm License No. 3775			CO Report No. (if any) 17719	Stamp No. 75572R.J
Inspection Ordered by (Name and Address) Loc Hill & Co. - 2107 Union - SF Marcia Caligari				
Report Sent to (Name and Address) same as above				
Owner's Name and Address Loc Walter Lloyd - 2417 Green - SF				
Name and Address of a Party in Interest				
ACTED BY J. B. Trehous	LICENSE NO. 3141	Original Report <input checked="" type="checkbox"/> YES	Supplemental Report <input type="checkbox"/> NO	Number of Pages 1
CODE SEE DIAGRAM BELOW	YES	CODE SEE DIAGRAM BELOW	YES	CODE SEE DIAGRAM BELOW
1 Subterranean Termites	YES	2 Drywood Termites	YES	3 EM-Excessive Moisture Condition
4 Fungus or Dry Rot	YES	5 EC-Excessive Moisture Condition	YES	6 IA-Inaccessible Areas
7 Fungus or Dry Rot	YES	8 EC-Excessive Moisture Condition	YES	9 FI-Further Inspection Recommended
SUBSTRUCTURE AREA (soil conditions, accessibility, etc.) basement - see 1 below				
2. Was Soil Shower water tested? no Did floor coverings indicate leaks?				
3. FOUNDATIONS (Type, Relation to Grade, etc.) see 1 below				
4. PORCHES STEPS PATIOS not inspected				
5. VENTILATION (Amount, Relation to Grade, etc.) not inspected				
6. ABUTMENTS Stucco walls, columns, arches, etc. not inspected				
ATTIC SPACES (accessibility, insulation, etc.) not inspected				
GARAGES (Type, accessibility, etc.) not inspected				
7. OTHER none				

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

1. Description Two story single residence. This is a partial inspection report limited to a section of the left wall as requested by the owner and as detailed below. Inspection made by Xtermite and tag is posted in the front basement, 8/2/82. Our inspection tag posted in same location.

1. SUBSTRUCTURE:

Fungus damage exists to the outer edge of the mudsill in the two areas indicated "A", (approximately sixteen lineal feet) and is apparently due to past wood soil contacts of the subarea soil. The soil is no longer in contact with the wood framing. We recommend replacing the damaged wood and chemically treating the area with a residual fungicide type chemical. It is our understanding that this is the same recommendation that was recommended by Xtermite.

We offer to perform the services as detailed above for a consideration of -----\$390.00. The signing and returning of one of the enclosed copies will authorize us to proceed and will constitute an agreement to pay for the work upon issuance of notice of completion.

AUTHORIZATION: Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND COMPLETION NOTICES ON THIS PROPERTY FILED WITH THE BOARD DURING THE PRECEDING TWO YEARS UPON PAYMENT OF A \$2.00 SEARCH FEE TO STRUCTURAL PEST CONTROL BOARD, 1438 HOWE AVENUE, SACRAMENTO, CA 95825.



OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

CONTACT DISTRICT INSPECTOR NOTED ON PERMIT  
CAUTION AT START OF WORK (TELEPHONE NO. 242-1111)  
APPLICATION IS APPROVED WITHOUT FIELD INSPECTION  
DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING  
WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE  
WITH ALL APPLICABLE CODES.

APPROVED  
Dept. Public Works  
JAN 13 1986

ACTING SUPERINTENDENT,  
BUREAU OF BUILDING INSPECTION

JAN 13 1986  
APPROVED FOR ISSUANCE

3/8  
08600460

DATA APPROVAL NO. 0  
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ PRE-APPROVAL SITE INSPECTION REQUIRED  
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 1-1-87

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF  
PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO  
BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS  
SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION  
AND FOR THE PURPOSE HEREIN SET FORTH.

OFFICE COPY

DATE FILED 1-13-86	PLUMBING PERMIT NO. 542190	(1) STREET ADDRESS OF JOB 2417 G ST	(2) ESTIMATED COST OF JOB 24,400	(3) REVISED COST	DATE
-----------------------	-------------------------------	--	-------------------------------------	------------------	------

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING					
(1) TYPE OF CONSTRUCTION	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PRESENT USE	(5) OCCUP CLASS	(6) NO. OF BUILDING UNITS
SN	2	1	Single Room	2-3	1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1) TYPE OF CONSTRUCTION	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PROPOSED USE	(5) OCCUP CLASS	(6) NO. OF BUILDING UNITS
SN	2	1	Single Room	2-3	1
(7) IS AUTO BURNING TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(9) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(10) GENERAL CONTRACTOR		ADDRESS		PHONE	EXPIRATION DATE
B.D. H. G. J.		124 4th St		707-777-1234	12-31-86
(11) OWNER - LESSEE (CHECK ONE)		ADDRESS		PHONE FOR CONTACT BY BUREAU	
OWNER		124 4th St		707-777-1234	
(12) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. REFERENCE TO PLANS IS NOT SUFFICIENT.					
NEW SEPTIC TANK 12' DIA. 12' DEEP. 12' DIA. 12' DEEP. 12' DIA. 12' DEEP.					
(13) ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY					
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE SECT OR CONC. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GRADING FLOOR AREA
(21) WILL SIDEWALK OVER SUBSIDEWAY SPACE BE REMOVED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXCEED ANY CODE PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
(25) ARCHITECT OR ENGINEER DESIGN	CONSTRUCTION <input checked="" type="checkbox"/>	ADDRESS		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION UNDER OTHER NAME AND BUILDING DESIGNATION IF ANY. IF THERE IS NO OTHER CONSTRUCTION UNDER OTHER "UNKNOWN".					

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 10' to any wire containing more than 750 volts. See Sec. 383, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10), (11), (12), (13), (22) or (24).

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

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:  
☐ OWNER ☐ ARCHITECT ☐ ENGINEER  
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY  
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below.

- (I) Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- (II) Certificate of Workmen's Compensation Insurance issued by an admitted insurer.
- (III) An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- (IV) The cost of the work to be performed is \$100 or less.
- (V) I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- (VI) I certify as the owner or the agent of the owner that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workmen's compensation insurance is carried.

Applicant's Signature

Date

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

### CONDITIONS AND STIPULATIONS

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

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REASON:

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APPENDIX

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APPENDIX

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APPROX.

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**HOLD SECTION** - NOTE DATES AND PLACES OF ALL PLACED, TO FIELD PRINTING, PROOF CORRECTIONS

in





APPROVED  
Dept. of Building Insp.

JUN 22 2007

ISAM HASENIN, P.E., C.B.O.  
DIRECTOR/CHIEF BUILDING INSPECTION  
DEPT. OF BUILDING INSPECTION

No. 1105-42

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF  
BUILDING INSPECTION OF THE CITY AND COUNTY OF  
SAN FRANCISCO FOR THE PURPOSE OF OBTAINING A  
PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS  
AND SPECIFICATIONS SUBMITTED HERewith AND  
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE  
HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 6/22/07	FILING FEE RECEIPT NO. 112/4163	(1) STREET ADDRESS OF JOB 2417 GREEN STREET	BLOCK & LOT 0560/028
PERMIT NO. 112/4163	ISSUED 6-22-2007	(2A) ESTIMATED COST OF JOB \$15,000	(2B) REVISED COST \$10,000
		BY H2	DATE 6/22/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(1A) TYPE OF CONSTR. I NR	(3A) NO. OF STORIES OF OCCUPANCY 3	(5A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SINGLE FAMILY DWELLING
(8A) OCCUP. CLASS R3			
(9A) NO. OF DWELLING UNITS 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(1) TYPE OF CONSTR. I NR	(3) NO. OF STORIES OF OCCUPANCY 3	(5) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELLING
(8) OCCUP. CLASS R3			
(9) NO. OF DWELLING UNITS 1			
(10) IS AUTO RUMWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR ARTISTIC STRUCTURES P.O. BOX 663 SONOMA CA 94964 499-4100			
(15) OWNER - LESSEE (CROSS OUT ONE) EDWARD STROHBEHN 2417 GREEN STREET 415-760-9565			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) PARTIAL UNDERPINNING OF 2417 GREEN STREET FOUNDATION DUE TO EXCAVATION AT 2415 GREEN STREET (REF # 2007-0119-2006)			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?
(20) IF (19) IS YES, STATE FLOOR AREA SQ. FT.	(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG OR LOT? IF YES, SHOW ON PLAN (PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(25) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION <input type="checkbox"/>	ADDRESS 610 BANCROFT AVE. SAN LEANDRO CA 94704	CALIF. LICENSE NO. 52900
(26) SURE ENGINEERS			
(27) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER UNKNOWN)			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approval plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT  
☐ LESSOR ☐ AGENT  
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: State Fund  
Policy Number: 12134-2003

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant

Date

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE:	REASON:
	<i>H Zee</i> HOWARD ZEE, DBI JUN 22 2007 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.		
<input type="checkbox"/>	APPROVED: <i>N/A</i> HOWARD ZEE, DBI JUN 22 2007 DEPARTMENT OF CITY PLANNING	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: <i>H Zee</i> HOWARD ZEE, DBI JUN 22 2007 CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: <i>N/A</i> HOWARD ZEE, DBI JUN 22 2007 BUREAU OF ENGINEERING	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY	NOTIFIED MR.	DATE: REASON:
<input type="checkbox"/>	APPROVED: HOUSING INSPECTION DIVISION	NOTIFIED MR.	DATE: REASON:

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application

Number of attachments ☐

OWNER'S AUTHORIZED AGENT





APPROVED  
Dept. of Building Insp.

JUL 06 2007

BUDG. FORM 3/8  
APPROVED FOR ISSUANCE  
APPLICATION NUMBER  
2007.07.06.6100  
APPROVAL NUMBER:  
OSHA APPROVAL RECORD

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS  
CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED  
FORM 8 ☒ OVER-THE COUNTER ISSUANCE  
2 NUMBER OF PLAN SETS  
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE CODES AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 7/6/07	FILED FEE RECEIPT NO. 76-07	(1) STREET ADDRESS OF JOB 2417 GREEN ST	BLOCK & LOT 560/028
PERMIT NO. 1195404	ISSUED 7-6-07	(2A) ESTIMATED COST OF JOB 160000	(2B) REVISED COST \$100,000 + 1 HR BACK
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. NR	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SINGLE FAMILY
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. NR	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR DR TIGHE STRUENEGERS	ADDRESS PO BOX 663	CITY SONOMA	PHONE 618 316
(15) OWNER - LESSOR (CROSS OUT ONE) KIMBERLY STRUENEGERS	ADDRESS 2417 GREEN ST	CITY SONOMA	PHONE 415-3932059
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) PARTIAL UNDERPINNING OF 2417 GREEN ST FOUNDATION DUE TO EXCAVATION AT 2415 GREEN ST. ONLY PLANS DATED 6/8/07. REVIEW PLANS DATED 7/5/07.			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SEWER/WALK OVER SUB SEWER/WALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) ANY OTHER EXISTING BLDG. DILATORY (IF YES, SHOW OR PLAN)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR ENGINEER (DESIGN) <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> SURE ENGINEERS	ADDRESS 640 BLENCHARD AVE	CITY SAN LEANDRO	CALIF. CERTIFICATE NO. CE 2900
(24) CONSTRUCTION LEADER (ENTER NAME AND LICENSE DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")			

IMPORTANT NOTICES  
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.  
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec 388, California Penal Code.  
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown (related drawings showing correct grade lines, cuts and fill together with complete details of retaining walls and well footings required must be submitted to this department for approval.  
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY OBTAINED, WHEN REQUIRED.  
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (11) (12) (13) (22) OR (24).  
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  
CHECK APPROPRIATE BOX  
☐ OWNER  
☐ ARCHITECT  
☐ LESSEE  
☐ CONTRACTOR  
☒ ENGINEER  
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.  
9003-03 (REV. 1/02)

NOTICE TO APPLICANT  
HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.  
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below:  
I hereby affirm under penalty of perjury one of the following declarations:  
( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: ST/TS L&S  
Policy Number: 12134  
( ) III. The cost of the work to be done is \$100 or less.  
( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  
(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Capital-Permit Bureau.  
Signature of Applicant or Agent: [Signature] 7/6/07  
ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

This permit is issued without full compliance with the provisions of the Building Code, and the applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

By: JIMMY CHEN, SBI  
JUL 8 6 2007

BUILDING INSPECTOR, DEPT. OF BLDG. INSPECTION

APPROVED:

☐

N/A / MSP

DEPARTMENT OF CITY PLANNING

APPROVED:

☐

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

☐

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

☒

By: JIMMY CHEN, DEI  
JUL 8 6 2007

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

☐

N/A / MSP

BUREAU OF ENGINEERING

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

☐

REDEVELOPMENT AGENCY

APPROVED:

☐

HOUSING INSPECTION DIVISION

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

☐

OWNER'S AUTHORIZED AGENT

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

DATE:  
REASON:

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



OFFICIAL COPY



**APPROVED**  
 Dept of Building Insp  
 FEB 19 2009

DIRECTOR  
 DEPT OF BUILDING INSPECTION

BLDG FORM 318  
 FEB 19 2009  
 APPROVED FOR ASSURANCE

APPLICATION NUMBER  
 2009 02 19 2408

APPROVAL NUMBER

**APPLICATION FOR BUILDING PERMIT  
 ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER THE COUNTER ISSUANCE

4/27/09  
 NUMBER OF PLAN SETS

**CITY AND COUNTY OF SAN FRANCISCO  
 DEPARTMENT OF BUILDING INSPECTION**

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

DO NOT WRITE ABOVE THIS LINE

DATE FILED 2-19-09	FILED FEE RECEIPT NO	(1) STREET ADDRESS OF JOB 2415 GREEN ST	BLOCK & LOT 560-28
PERMIT NO 1178590	ISSUED FEB 19 2009	(2A) ESTIMATED COST OF JOB \$100	(2B) REVISED COST BY 100 DATE 2/19/09

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

<b>LEGAL DESCRIPTION OF EXISTING BUILDING</b>			
(4A) TYPE OF CONSTR 5-W	(5A) NO OF STORIES OF OCCUPANCY 3	(6A) NO OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SINGLE FAMILY HOME
(8A) OCCUP CLASS R-3	(9A) NO OF DWELLING UNITS 1		
<b>DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION</b>			
(4) TYPE OF CONSTR 5-W	(5) NO OF STORIES OF OCCUPANCY 3	(6) NO OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE & LEGAL USE SINGLE FAMILY HOME
(8) OCCUP CLASS R-3	(9) NO OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
(14) GENERAL CONTRACTOR ARTISTIC STRUCTURES INC PO BOX 663 95476			
(15) OWNER LESSEE (CROSS OUT ONE) OWNER: MR & MRS MARK LAMPERT			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA 2007 07 06 6100 ALL WORK HAS BEEN COMPLETED			
<b>ADDITIONAL INFORMATION</b>			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES: STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES: STATE FLOOR AREA SQ FT
(21) WILL SIDEWALK OVER SUB SIGNAL SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN) ARTISTIC STRUCTURES INC PO BOX 663 SOMERVA 95476			
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY) IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"			

**IMPORTANT NOTICES**

No change shall be made to the character of the occupancy or use without first obtaining a Building Permit. The permit holder shall be responsible for obtaining all necessary permits from other agencies.

No portion of building structure or scaffold used during construction to be less than 60 feet high.

Permit to San Francisco Building Code. The building permit shall be posted on the job. The owner is responsible for approved plans and application being in compliance with the code.

Grade II as shown on drawings accompanying this application is assumed to be correct. If actual grade is not the same as shown, revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In drawings all insulating materials must have a density of at least two (2) pounds per cubic foot.

Check appropriate box:

☐ OWNER ☐ ARCHITECT  
☐ LESSEE ☐ AGENT  
☒ CONTRACTOR ☐ ENGINEER

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

9003-03 (REV 1/02)

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations conducted in accordance with the permit, regardless of negligence of the City and County of San Francisco and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

I comply with the provisions of Section 3800 of the Labor Code of the State of California as the permittee shall have coverage under (i) or (ii) if registered below or shall indicate item (iii) or (iv) whichever is applicable. If however, item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm compliance of penalty one. I follow the following:

( ) I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which the permit is issued.

(X) I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which the permit is issued. My workers' compensation policy number is: SIMPLE FIN

Center: 713 40 12134

Policy Number: 713 40 12134

( ) The cost of the work to be done is \$100 or less.

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ a person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant: Mark Lamper  
 Date: 2-19-09

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Refer to the district building inspector at the start of work. Call 568-6654 for electrical inspection scheduling call 5-9 6030. This application is approved without site inspection detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

BUILDING INSPECTOR, DEPT OF BLDG INSP

DATE 2/19/07  
REASON 8250  
Plumbing  
RV

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

OFFICE COPY

DEPARTMENT OF CITY PLANNING

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

MECHANICAL ENGINEER, DEPT OF BLDG INSPECTION

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

CIVIL ENGINEER, DEPT OF BLDG INSPECTION

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

BUREAU OF ENGINEERING

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

REDEVELOPMENT AGENCY

NOTIFIED MR

APPROVED

DATE \_\_\_\_\_  
REASON \_\_\_\_\_

HOUSING INSPECTION DIVISION

NOTIFIED MR

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application.

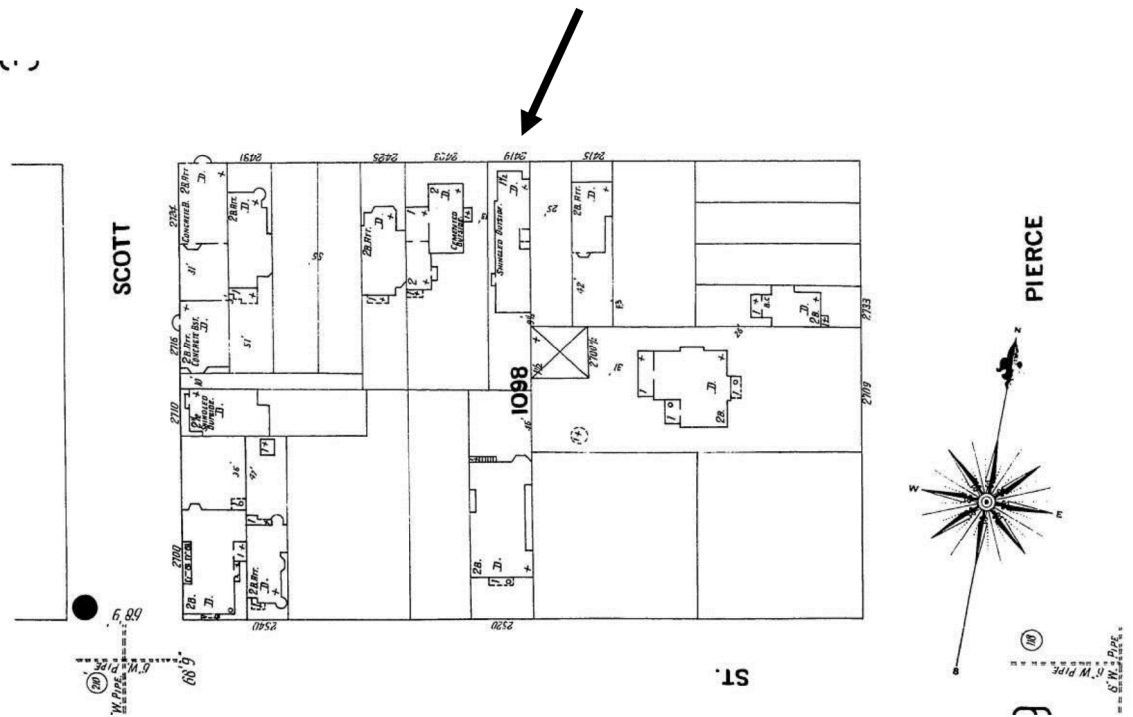
Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



# Sanborn Maps

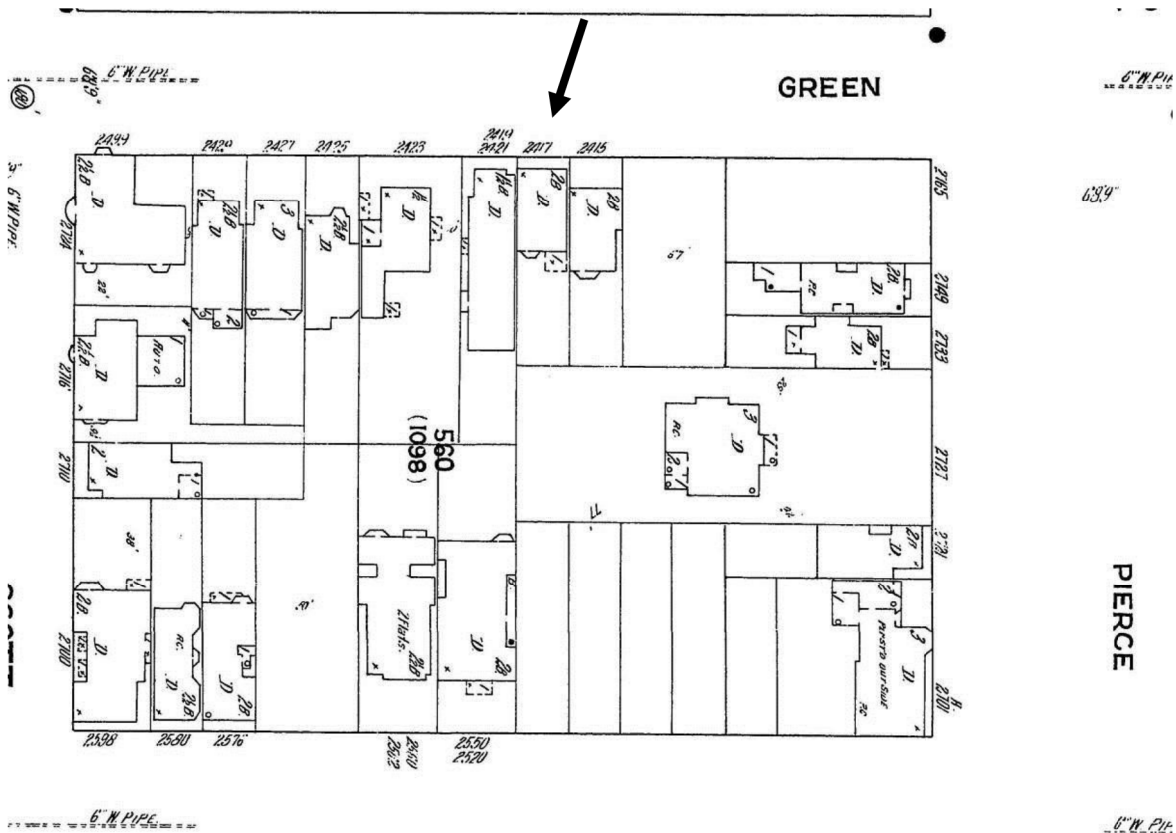


1899 Sanborn Map. Approximate location of subject building noted with arrow.

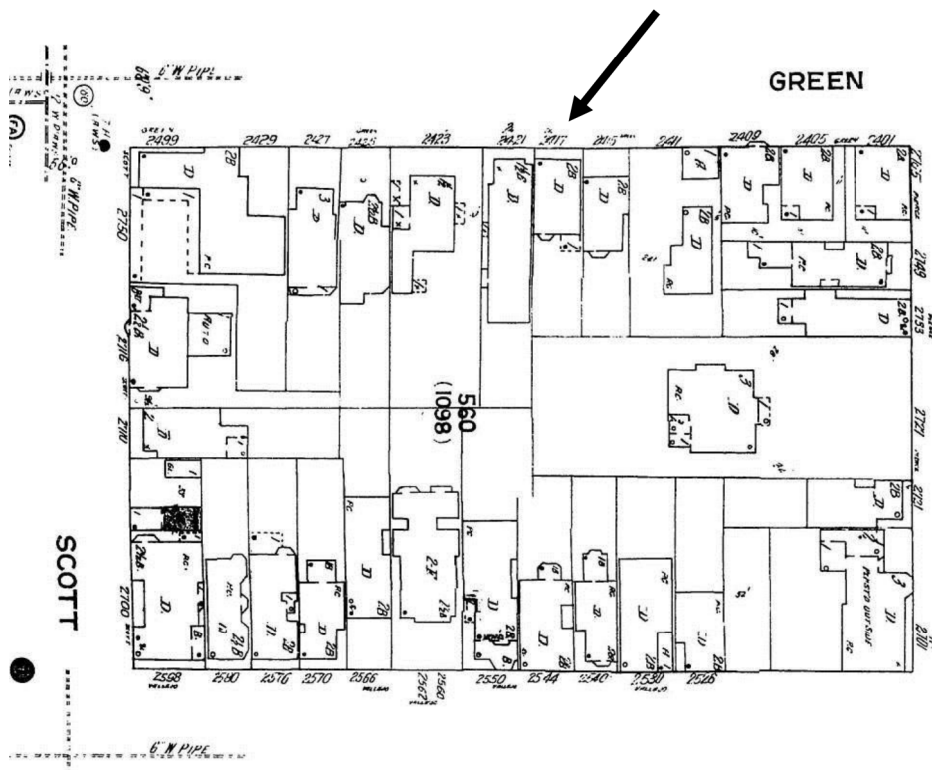


1899 Sanborn Map. Approximate location of subject building noted with arrow.





1914 Sanborn Map. Subject building noted with arrow.



1950 Sanborn Map. Subject building noted with arrow.



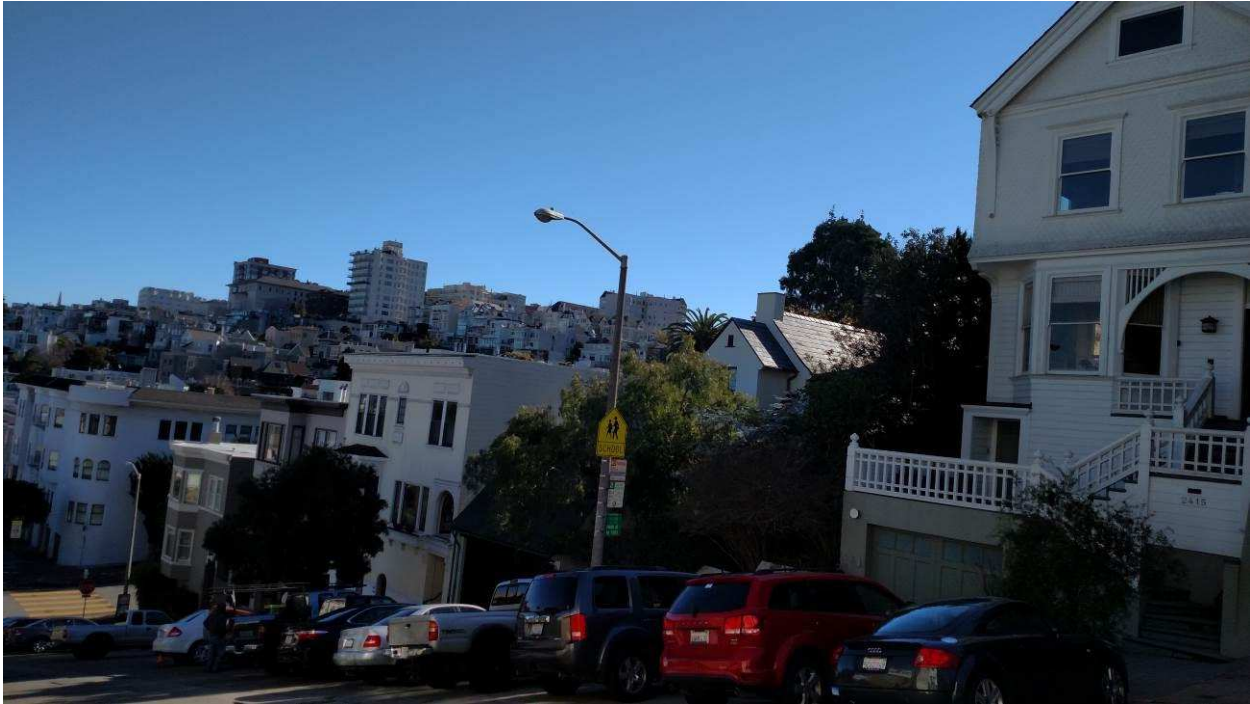
1938 Harrison Ryker aerial photograph. Subject building noted with arrow.



Adjacent and Facing Properties

**North Side of Green Street**





**South Side of Green Street**







# EXHIBIT 8



**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

1725 23<sup>rd</sup> Street, Suite 100  
SACRAMENTO, CA 95816-7100  
(916) 445-7000 Fax: (916) 445-7053  
calshpo@parks.ca.gov  
www.ohp.parks.ca.gov

September 13, 2017

VIA EMAIL

Lawrence B. Karp, Architect Carol L. Karp, Architect AIA Karp Architects 100 Tres Mesas Orinda, CA 94563	Philip Kaufman 2421 Green Street San Francisco, CA 94123
--	--

**Subject: Coxhead, Ernest, House  
Nomination to the National Register of Historic Places  
Second Request for Information (RFI\_2)**

Dear Mr. and Mrs. Karp:

Thank you for your revision of the **Ernest Coxhead House** nomination to the National Register of Historic Places. The property is clearly eligible for the National Register. Additional work is needed on the nomination to comply with the requirements of the National Park Service (NPS) in accordance with the instructions in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* (Bulletin 15) and *National Register Bulletin 16A, How to Complete the National Register Form* (Bulletin 16A), available online at <http://www.nps.gov/nr/publications/index.htm>.

The revision does not address many of the requests and suggestions made in the first Request for Information letter of April 26, 2017, sent to Kathryn Shaffer, original preparer of the nomination. Some of the issues discussed in subsequent emails with Ms. Shaffer were also not sufficiently addressed in the revision.

Formatting issues in the nomination have been corrected. An annotated copy of the nomination accompanies this letter. As further revisions are made, return the nomination electronically as a Word document. No further hard copies are needed. Please leave the yellow highlighting in place and disregard any awkward page breaks. We will resolve those during the next review.

Be sure to preserve all section breaks, as this safeguards proper formatting, and correct section and page identification in the footer. If the nomination including images is too large for your email, you may send it surface mail on a disk or jump drive, or via a file sharing system provided no password or registration is required.

Ernest Coxhead House  
RFI\_2 September 13, 2017  
Page 2 of 5

As indicated in Bulletin 16A,

Certain conventions and terms are used for documenting National Register properties. Although there may be other ways to classify resources, describe functions or architectural influences, or state the significance of properties, the standardized terminology and approaches adopted by the National Register program ensure nationwide consistency of National Register records. They also make the data in the National Register Information System (NRIS) more useful.

### **1. Name of Property**

#### *Historic name*

As previously advised, NPS does not use the term Residence. In the absence of documentation that definitively states Coxhead used the uppermost front room as a studio, it is appropriate to surmise or presume in the narrative as you have done. That presumption is not sufficient to include Studio in the property name. The historic name has been updated in Section 1 and the header to Coxhead, Ernest, House.

### **7. Description**

#### *Architectural Classification*

Category and subcategory have been updated using National Register terminology and formatting. Shingle Style is a subcategory of Late Victorian.

#### *Summary Paragraph*

The information has been restated as a single paragraph focused on a summary of the physical description. Physical details have been moved to the subsequent narrative. Matters of history or significance have been moved to the Statement of Significance. Identify the Cotswold features.

#### *Narrative Description*

Portions of the narrative were relocated. Section 7 is the narrative description, focused on the physical aspects of the building, including its appearance and condition at the time of nomination. This narrative needs to be written by the nomination preparer, specifically for this section. For a property nominated in the area of Architecture, extensive citations from scholarly publications, particularly from several years ago, are more pertinent to the Section 8 Statement of Significance.

Review Bulletin 16A, particularly "Writing an Architectural Description" and "Guidelines for Describing Properties." Per Bulletin 16A, "Organize the information in a logical manner, for example, by describing a building from the foundation up and from the exterior to the interior." Additional information is needed for both the exterior and the interior.



Provide additional details regarding alterations, including dates. Expand on the integrity subsection to address all seven aspects.

See additional notes in the body of the nomination.

#### **8. Statement of Significance**

*Period of Significance; Significant Dates*

From Bulletin 16A,

**Criterion C:** For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions.

The period of significance has been updated to 1893. Significant dates must be within the period of significance, so the significant date has also been updated to 1893.

*Statement of Significance Summary Paragraph*

As with the Section 7 Summary Paragraph, content has been restated as a single paragraph to summarize the property's significance, with details relocated to the subsequent narrative.

*Narrative Statement of Significance*

Citations from Section 7 were relocated as appropriate. Abbreviated notes were expanded into footnotes per *The Chicago Manual of Style*.

See additional notes in the body of the nomination.

#### **9. Major Bibliographical References**

*Bibliography*

Provide missing access dates for electronic sources as indicated.

#### **Additional Documentation**

*Photo Log*

As requested in the instructions, indicate direction of camera where highlighted.

*Photos; Figures*

The number of photographs and figures is inordinately high for a single house. Many of the images are similar, and some of the color figures reproduced from other sources are repetitive of the photographs. Photographs are required; figures are optional. As noted in the NPS Photo Policy Fact Sheet,

The necessary number of photographic views depends on the size and complexity of the property. **Submit as many photographs as needed to depict**

**the current condition and significant features of the property.** A few photographs may be sufficient to document a single building or object. Larger, more complex properties and historic districts will require a number of photos. Prints of historic photographs may supplement documentation and be particularly useful in illustrating changes that have occurred over time.

Based on the minimal alterations and retention of integrity as presented in Section 7, there is limited change to be illustrated.

Consider which photos and figures are most pertinent to the nomination. You are strongly encouraged to remove some of the others. Renumber photos and figures as necessary, updating narrative references and the Photo Key accordingly.

As indicated on the National Register Checklist for Submission <http://ohp.parks.ca.gov/pages/1056/files/NRHP%20Checklist%20for%20Submission%202017.pdf>, provide a single set of color prints, and the digital photo files in TIFF format.

The copyright statement has been removed. The document associated with the copyright was based in large part on research and documentation previously submitted by another author, and has been further edited by California State Office of Historic Preservation staff. Copyright statements are not part of the nomination form, and nominations are not normally copyrighted when submitted. Information about the National Register of Historic Places Program: Content and Copyright is available at [https://www.nps.gov/nr/content\\_copyright.htm](https://www.nps.gov/nr/content_copyright.htm).

#### *Sketch Map/Photo Key*

Increase the font size for legibility. Only the number is necessary. For additional clarity, and to allow for a larger font size, the word "photo" and the "#" could be removed.

See additional notes in the body of the nomination.

#### **Sample Nominations for Guidance**

As previously recommended, past nominations presented to the State Historical Resources Commission are available for review as guides, on the Commission webpages at Actions (Taken) [www.ohp.parks.ca.gov/actionstaken](http://www.ohp.parks.ca.gov/actionstaken), and within 60 days of a meeting at Pending Nominations [www.ohp.parks.ca.gov/pending](http://www.ohp.parks.ca.gov/pending).

The following five nominations were recommended as strong examples. In all cases, they are the result of several rounds of review and revision.



Ernest Coxhead House  
RFI\_2 September 13, 2017  
Page 5 of 5

**Actions Taken May 2017**

Robert J. Dunn House

[http://ohp.parks.ca.gov/pages/1067/files/CA\\_San%20Bernardino%20County\\_Robert%20J.%20Dunn%20House\\_Nom.pdf](http://ohp.parks.ca.gov/pages/1067/files/CA_San%20Bernardino%20County_Robert%20J.%20Dunn%20House_Nom.pdf)

**Actions Taken July 2016**

Hamrick House

[http://ohp.parks.ca.gov/pages/1067/files/ca\\_riverside%20county\\_hamrick%20house.pdf](http://ohp.parks.ca.gov/pages/1067/files/ca_riverside%20county_hamrick%20house.pdf)

Walker House

[http://ohp.parks.ca.gov/pages/1067/files/ca\\_monterey%20county\\_mrs.%20clinton%20walker%20house.pdf](http://ohp.parks.ca.gov/pages/1067/files/ca_monterey%20county_mrs.%20clinton%20walker%20house.pdf)

**Actions Taken January 2016**

Dr. Franz Alexander Residence (listed as Dr. Franz Alexander House)

[http://ohp.parks.ca.gov/pages/1067/files/ca\\_riverside%20county\\_franz%20alexander%20residence.pdf](http://ohp.parks.ca.gov/pages/1067/files/ca_riverside%20county_franz%20alexander%20residence.pdf)

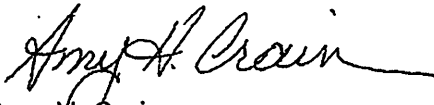
Whifler House

[http://ohp.parks.ca.gov/pages/1067/files/ca\\_san%20mateo%20county\\_william%20a%20whifler%20house.pdf](http://ohp.parks.ca.gov/pages/1067/files/ca_san%20mateo%20county_william%20a%20whifler%20house.pdf)

**Next Steps**

Take the time you need to answer these questions and revise the nomination accordingly. There are no deadlines. The review process will continue until we determine the nomination is ready for consideration by the State Historical Resources Commission. Thank you for your attention to these many details. If you have questions, contact me at [amy.crain@parks.ca.gov](mailto:amy.crain@parks.ca.gov).

Sincerely,



Amy H. Crain  
State Historian II

Enclosure

# EXHIBIT 9



# **SAN FRANCISCO**

## **PRESERVATION BULLETIN NO. 16**

### **City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources**

The California Environmental Quality Act<sup>1</sup> and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties for purposes of CEQA as well as the preparation of Categorical Exemptions, Negative Declarations and Environmental Impact Reports (see Appendix A for pertinent sections of the law). This section defines in general terms what types of property would be considered an “historical resource;” such a resource may include historic buildings, structures, districts, objects or sites. The table below categorizes properties by their particular listing in historic registers and surveys that pertain to the City and County of San Francisco. Continuing consultation by Major Environmental Analysis (MEA) staff with the Planning Department’s Preservation Coordinator and the Neighborhood Planning Team’s Preservation Technical Specialists during the entire planning and environmental review process is vital.

“Cultural Resources” in the CEQA Checklist include historical, architectural, archeological and paleontological elements as defined resources. These procedures, however, deal only with the historical structures, sites and architectural elements under environmental review and do not address archeological or paleontological resources. It should be noted that if a property is determined not to be an historical resource using Step 1 of this guidance, an environmental evaluation and documentation based on other aspects of the proposed project that have the potential for significant impacts to the environment, such as transportation or air quality, may still be required.

For the purposes of these procedures the term “historical resource” is used when the property meets the terms of the definitions in Section 21084.1 of the CEQA Statute and Section 15064.5 of the CEQA Guidelines. “Historical Resources” include properties listed in or formally determined eligible for listing in the California Register of Historical Resources, or listed in an adopted local historic register. The term “local historic register” or “local register of historical resources” means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance. “Historical Resources” also includes resources identified as significant in an historical resource survey meeting certain criteria. Additionally, properties, which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered “historical resources.” **The Planning Department will consider any information submitted by members of the public, or analysis by Planning Department experts, when determining whether an otherwise unlisted property may be an historical resource.**

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<sup>1</sup> The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178) is the foundation of environmental policy and law in the state of California. It encourages the protection of all aspects of the environment (including historic resources - Section 21084.1) by requiring agencies to prepare informational documents on the environmental effects of a proposed action before carrying out any discretionary activities.

Under CEQA, evaluation of the potential for proposed projects to impact “historical resources” is a two-step process: the first is to determine whether the property is an “historical resource” as defined in Section 15064.5(a)(3) of CEQA; and, if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

## **STEP 1 – Is the Property an “Historical Resource” Under CEQA?**

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historical resource” as defined in the CEQA Statutes and Guidelines. The table below gives direction for making this determination and is divided into three major categories based on their evaluation and inclusion of specified registers or surveys:

### **Category A – Historical Resources**

**Category A.1 - Resources listed on or formally determined to be eligible for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA.

Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA. See page 3 for further discussion.

**Category A.2 – Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register.** These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the “preponderance of the evidence” must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a “preponderance of the evidence that the property is not an historical resource.”<sup>2</sup> See page 4 for further discussion.

**Category B - Properties Requiring Further Consultation and Review.** Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA. See page 5 for further discussion.

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<sup>2</sup> For those A.2 resources which are not on an adopted local register or survey, the “preponderance of the evidence” must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) and error in professional judgment shows that the property could not meet the California Register Criteria.

**Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource.**

Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource. See page 7 for further discussion.

A property may be listed in more than one register or survey and may be included in more than one of the "historical resource" categories in the table below. For purposes of determining the property's treatment as a potential "historical resource," the property's highest category ranking shall prevail (with Category A being the highest and Category C being the lowest).

<b>Category A – Historical Resources</b>	
<b>Category A.1 – Resources listed on or formally eligible for the California Register<sup>3 4</sup></b>	
National Register of Historic Places (NRSC 1 or 2)	Either listed or formally determined eligible for listing in the National Register of Historic Places (National Register). These structures would appear in a list from the California Historic Resources Inventory System (CHRIS) database as having a National Register Status Code (NRSC) of 1 or 2, and are therefore automatically listed in the California Register. Interiors of National Register properties with a NRSC of 1 and 2 are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. All National Historic Landmarks are listed in the National Register.
California Register of Historical Resources <sup>5</sup>	By definition anything listed in the California Register of Historical Resources (California Register) or formally determined eligible for listing in the California Register is an "historical resource" for purposes of CEQA. Interiors of California Register properties are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. Note: All properties on the California Register are listed in the CHRIS database maintained by the Office of Historic Preservation (OHP).
Dogpatch Survey (NRSC 1 or 2)	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical resources."
Central Waterfront Survey	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical

<sup>3</sup> See definition of Category A.1 above.

<sup>4</sup> Effective August 2003, in order to simplify and clarify the identification, evaluation, and understanding of California's historic resources and better promote their recognition and preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to "California Historical Resource Status Codes."

<sup>5</sup> The California Register automatically includes California Historic Landmarks number 770 and higher, and all properties formally listed in, or determined eligible for listing in the National Register of Historic Places (NRSC of 1 or 2). The California Register may also include Points of Historic Interest that have been reviewed and recommended for listing by the California Historical Resources Commission, as well as other individual resources, districts, etc. that are nominated and determined to be significant by the California Historical Resources Commission. Records of San Francisco resources on the National and California Registers are kept in the CHRIS database at the Northwest Information Center at Sonoma State University (707) 664-2494.



(NRSC 1 or 2)	resources.”
North Beach Survey (NRSC 1 or 2)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA.

<b>Category A.2 – Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register<sup>6</sup></b>	
National Register of Historic Places (NRSC 3, 4, or 5)	Properties listed in the CHRIS database as having an NRSC of 3 – "Appears eligible," 4 – "May become eligible for listing in the National Register" <sup>7</sup> or 5 – not eligible for the National Register but of "local interest" are presumed to be "historical resources."
California Register of Historical Resources <sup>8</sup>	Properties rated with a California Historical Resource Status Code (CHRSC) of 3 or 5 are presumed "historical resources." As of August 15, 2003, the OHP has reclassified NRSC 4s as CHRSC 7Ns or 7N1s. Therefore, NRSC 4s, which predate this change, are presumed "historical resources."
Article 10 of the Planning Code	Article 10 contains an adopted local register of historic resources. Individual landmarks and designated historic districts are identified as significant and are presumed to be "historical resources." In historic districts, properties with ratings of Contributory and Contributory - Altered are also presumed to be historic resources. Properties designated as non-contributory and non-compatible are not of themselves presumed to be historic resources. Any construction within an historic district will be evaluated to determine its effect on the historic district as the "historical resource." Interiors of Article 10 buildings are also "historical resources" if the designating ordinance identifies the interior as a feature that should be preserved.
Article 11 of the Planning Code (Category I, II, III and IV Buildings)	Article 11 contains an adopted local register of historic resources in the C-3 (Downtown) district. Under Article 11, Category I and II Buildings are buildings that are "judged to be Buildings of Individual Importance" Category III and IV buildings are called out as "Contributory Buildings," both are presumed to be "historical resources." Article 11 contains designated conservation districts, which are also presumed significant. Any construction within a conservation district will be evaluated to determine its effect on the district as the "historical resource." Interiors of Article 11 buildings are also "historical resources" if the designating ordinance calls out the interior as a feature that should be preserved.

<sup>6</sup> See definition of Category A.2 on page 2.

<sup>7</sup> As of August 15, 2003, the OHP has reclassified NRSC 4s as CHRSC 7Ns or 7N1s. Therefore, NRSC 4s, which predate this change, are presumed "historical resources."

<sup>8</sup> See Footnote 2.

Here Today	The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. It is, therefore, an adopted local register under CEQA. (Note: this designation covers the text and appendix of the book <i>Here Today</i> as selected from the full survey).
Dogpatch Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on December 13, 2001 by Motion No. 16300. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4 <sup>9</sup> or 5 are presumed to be "historical resources."
Central Waterfront Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4 <sup>10</sup> or 5 are presumed to be "historical resources."
North Beach Survey (NRSC 3, 4, or 5)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4 <sup>11</sup> or 5 are presumed to be "historical resources."

<b>Category B – Properties Requiring Further Consultation and Review<sup>12</sup></b>	
National Register (NRSC 7) and California Register (CHRSC 7)	Buildings that are listed in the CHRIS database as having a NRSC/CHRSC of 7 – "Not evaluated" or which have a temporary designation NRSC/CHRSC of 7 while waiting for evaluation from the State Office of Historic Preservation will need additional investigation to determine what the underlying information/evidence is regarding its historic status.
General Plan-referenced Buildings	Properties identified as having historic status in the General Plan could be considered as "historical resources" because elements of the General Plan are considered "local registers of historical resources." Note: each Area Plan within General Plan has varying degrees of information regarding historic resources. Additional consultation will be required; additional research may be needed.
Structures of Merit	Created by Section 1011 of the Planning Code, Structures of Merit must have Planning Commission approval. These properties are recognized structures of historical, architectural or aesthetic merit, which have <u>not</u> been designated as landmarks and are <u>not</u> situated in designated historic districts. Additional consultation will be required; additional information may be needed.

<sup>9</sup> See Footnote 6.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> See definition of Category B on page 2.

1976 Architectural Survey	The properties marked “AS” in the block books and in the Parcel Information Database system were assessed for architectural merit but other elements of historic significance might not have been considered. An “AS” rating is an indication that the Department has additional information on the building but not that the building is an “historical resource” under CEQA. Additional research will be required to determine whether a property identified solely as “AS” qualifies as an “historical resource.”
San Francisco Architectural Heritage Surveys <sup>13</sup>	San Francisco Architectural Heritage (Heritage) has completed a number of surveys in selected areas of the City. These surveys provide informational materials but do not qualify as adopted local registers for purposes of CEQA. Additional research may be required to determine whether properties included in Heritage surveys qualify as “historical resources.” Note: many of the properties surveyed and rated by Heritage appear in other surveys and inventories, and may be considered by CEQA as “historical resources” on the basis of those other evaluations.
Properties More than 50 Years Old Proposed for Demolition or Major Alteration <sup>14 15</sup>	Properties more than 50 years of age and proposed for demolition or major alteration will have additional information requested. The additional research will be required to determine whether they meet the California Register criteria and qualify as “historical resources” for the purposes of CEQA.
Unreinforced Masonry Buildings (UMB) Survey	This survey is a compilation of previous studies with new information provided on specific properties. The determination of whether the property is an “historical resource” needs to be made from original source material and/or listings and surveys.
1968 Junior League Survey ( <i>used as the basis of Here Today book</i> )	Not all buildings surveyed in 1968 were selected to be included in the book <i>Here Today</i> ; however, their survey forms can be reviewed at the San Francisco Main Public Library and need to be evaluated.
Informational Surveys	Over the years, the Planning Department and other groups interested in historic preservation have conducted a number of surveys (studies and/or inventories). These surveys, listed in Appendix D, have not been formally adopted or endorsed, but are another valuable source of information when determining if a property could be an “historical resource” under CEQA.

<sup>13</sup> This category includes the Heritage rating “D – Of Minor /No Importance,” and the initial research needs to ascertain if the property is in the “no importance” segment; these may very well not be historical resources under CEQA.

<sup>14</sup> If the proposed project includes a demolition in this category, a request for information will be sent to the project sponsor and the response will be evaluated by the quadrant’s technical preservation specialist.

<sup>15</sup> These CEQA review procedures have adopted the definition of “demolition” contained in Planning Code Section 1005(f) and the definition of “major alteration” contained in Planning Code Section 1111.1.



California Register (CHRSC 6)	Buildings having a NRSC/CHRSC of 6 that were surveyed before the year 2000.
Article 11 (Category V)	In Article 11, buildings that are "Category V - Unrated," i.e., not designated as either Significant (Category I and II) or Contributory (Category III and IV)."
<b>Category C – Properties Determined Not To Be Historical Resources/ Properties For Which The City Has No Information Indicating That The Property is an Historical Resource<sup>16</sup></b>	
National Register (NRSC 6) and California Register (CHRSC 6) properties that were surveyed after year 2000	Buildings that are listed in the CHRIS database having a NRSC/CHRSC of 6 - "Determined ineligible" for the National Register would need credible evidence/research presented by a qualified expert to be considered "historical resources."

### Summary of Table

Therefore, in looking at the table above:

**Category A.1** – Properties will be evaluated as historical resources. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.

A property listed on the California Register of Historic Resources can be removed from the California Register. The State Historical Resources Commission is empowered to remove from the California Register a resource that through demolition, alteration, or loss of integrity has lost its historic qualities or potential to yield information, or that new information or analysis shows was not eligible for the California Register at the time of its listing.

A property listed on the National Register of Historic Places can be removed from the National Register. The Keeper of the National Register is empowered to remove from the Register a resource that has ceased to meet the criteria for listing on the National Register through the loss or destruction of its historic qualities, that has been shown through additional information not to meet National Register criteria for listing, that has been shown to have been listed due to an error in professional judgment, or that has been shown to have been listed after the commission of prejudicial error in the nomination or listing process.<sup>17</sup>

**Category A.2** – Properties will be evaluated as historical resources. The A.2 category is primarily composed of properties that are listed in a local register of historical resources, as defined by Public Resources Code Section 5020.1(k), or identified as significant (status codes 1-5)

<sup>16</sup> See the definition of Category C on page 2.

<sup>17</sup> Those wishing to have a property removed from the California or National Register should contact the State Office of Historic Preservation for more information on how this may be done.

in an historical resource survey meeting the requirements of Public Resources Code Section 5024.1(g). Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the “preponderance of the evidence” must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a “preponderance of the evidence” that the property is not an historical resource.<sup>18</sup>

**Category B** – After further review those properties deemed significant pursuant to the criteria in Public Resources Code Section 5024.1 will be evaluated as historical resources. MEA will request that the Neighborhood Planning Team's Preservation Technical Specialists review each property in this category to determine if the property could be deemed significant pursuant to the criteria provided in Public Resources Code Section 5024.1(c). [See attached copies of statute and its accompanying California Regulation, Title 14, Section 4852.]

**Category C** – Absent additional information provided to the City, as discussed below, that a property is significant pursuant to the criteria in Public Resources Code Section 5024.1, properties in this category will not be evaluated as historical resources.

The Planning Department, particularly if a property falls in Category B above, may request additional information to assist in the determination whether that property is an historical resource for purposes of CEQA and/or to aid in the evaluation of the effects a proposed project may have on an historical resource. A *Supplemental Information Form* asking for information such as previous owners, original architect and construction history may be sent to the project sponsor. See Appendix B for a copy of the form and the guidance “How to Document a Building.” In some cases, the project sponsor will be required, as a part of the environmental process, to have an *Historical Resource Evaluation Report* prepared by a qualified professional of architectural history (or a closely related field such as historic preservation) after Planning Department approval of a scope of work for the proposed project. (See Appendix C for further information on the requirements and process for these reports.)

### Context Statements

There are a number of historical context statements that have been adopted by the Landmarks Preservation Advisory Board that are not “adopted local registers,” but can be a valuable informational source when determining whether a property is an “historical resource” under CEQA. If there is such a statement for the property type or area in which the proposed project is located, the environmental planner should refer to the context statement for additional historic information.

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<sup>18</sup> For those A.2 resources which are not on an adopted local register or survey, the “preponderance of the evidence” must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) an error in professional judgment shows that the property could not meet the California Register criteria.

### **Additional Information**

As noted on page 1, the Planning Department as a part of the environmental review process or at any other time, will accept any additional substantiated information that may be provided by interested parties about the eligibility of a property to be identified as an "historical resource" under CEQA, i.e., information regarding to property's ability to meet the criteria for listing in the California Register. For Category A.1, the property would have to be "delisted" from the National Register or the California Register before MEA would consider the property not to be an "historical resource." For properties in Category A.2, the information would have to show by "a preponderance of the evidence" that the presumed historical resource should not be considered as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and incontrovertible evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a "preponderance of the evidence" that the property is not an historical resource.

If submitted information, after review by the Planning Department's Preservation Technical Specialist, is deemed sufficient, the property may be reevaluated as an "historical resource." The Preservation Technical Specialist shall use the MEA Summary Sheet for *Historical Resource Evaluation* when completing the reevaluation process. A property may be considered "historically significant," and therefore an "historical resource," if it meets the criteria for listing in the California Register of Historical Resources, pursuant to 15064.5(a)(3) of the CEQA guidelines.

Interested parties who are providing historical information should submit such information to the Planning Department – the MEA environmental planner or Environmental Review Officer if there is an on-going environmental application or the Preservation Coordinator if there is no current application. In any cases where there are differing opinions as to whether or not a property is an "historical resource," for purposes of CEQA, the Planning Department will evaluate the evidence before it and shall make the final determination based upon such evaluation of evidence.

### **STEP 2 – Will the Project have a Substantial Adverse Change? (What Type of Environmental Document?)**

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of an historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.



If the resource has not been listed on any register or survey but nonetheless is found to be an historical resource, the City shall determine whether a proposed project materially impairs those physical characteristics that convey the resource's historical significance for the purposes of CEQA. Once this determination has been made, the type of environmental documentation needed for the proposed project can be determined. The environmental planner in consultation with the preservation technical specialists will determine whether the project, as defined by the project sponsor, causes a substantial adverse change in the significance of the historical resource.

It should be noted that projects involving new construction in an "Historical District," the major alteration or the demolition and replacement of a property that is *not* an historical resource but is located within an historic district will require evaluation under CEQA to determine if the project could have a substantial adverse change on the significance of the overall historic district.

A proposed project on an historical resource will be evaluated to determine if it qualifies for a categorical exemption under Class 31 (CEQA Guidelines Section 15331), if the project requires the preparation of a Negative Declaration or a Mitigated Negative Declaration, or requires the completion of an Environmental Impact Report. Normally, a project will qualify for a categorical exemption if the change or alternation is minor and if the implementation of the alteration will meet the Secretary of the Interior's Standards for rehabilitation of historic structures.

In order to qualify for a Class 31 exemption, the proposed work must be (1) limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of an historical resource and (2) consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties as set forth in CEQA Guidelines Section 15331. If the proposed project consists of other kind of work on or alteration to an historical resource, including an addition, it may still qualify for another categorical exemption as long as it is demonstrated that there is no substantial adverse change to the historical resource. If the proposed project does not qualify for a categorical exemption, a negative declaration (or mitigated negative declaration) will be prepared as long as it can be shown that there is no substantial adverse change to an historical resource, or that any changes can be mitigated. CEQA Guidelines Section 15064.5(b)(3) considers any adverse impacts to be mitigated if the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Finally, an EIR will be prepared if it cannot be demonstrated with certainty that there will be no substantial adverse change to the historical resource.

For example, an historical resource on the California Register of Historic Places will be evaluated to determine if the proposed project will demolish, destroy, relocate or alter those physical characteristics which convey the resource's historical significance and which justify its inclusion in the California Register of Historic Places. If the proposed project will not create a substantial adverse change, a categorical exemption or a negative declaration will be appropriate. If the proposed project will cause a substantial adverse change, the City must determine if this impact can or cannot be mitigated. If it can be mitigated, a mitigated negative declaration is appropriate. If it cannot be mitigated, an Environmental Impact Report must be prepared. In making a determination regarding the form of environmental documentation, the environmental planner will keep in mind that the effects of the environmental factors of the proposed project other than historical may also

determine if an EIR, a Negative Declaration or a Categorical Exemption is the appropriate environmental document.

It should be noted that as a general rule, a significant impact is considered mitigated if the property follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer; and the Department's Residential Design Guidelines, which contain an illustrated section, *Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit*. Additional mitigation measures may be appropriate for a particular project and will be considered.

All formal evaluation and determination requests from MEA staff members to the Preservation Technical Specialists needs to be logged in by the MEA staff and sent to the Preservation Coordinator. The Preservation Coordinator will track the progress of requests for historic determinations or evaluations. Day-to-day project review and consultation between MEA staff and the Preservation Technical Specialists does not need to be routed through the Preservation Coordinator.

## **NOTIFICATION**

### Before Environmental Document is Prepared

When MEA is sending out a "Notification of a Project Receiving Environmental Review" (i.e., a Neighborhood Notice, which is sent if a Class 32 Categorical Exemption or Negative Declaration is being prepared) or a "Notice that an EIR is Required" regarding a proposed project that includes demolition or reconstruction to an existing structure that is included in Categories A.1, A.2, or B areas, the notice should be sent to the individuals and groups on the "Historic Preservation Interested Parties" list and those who have requested notice by a Block Book Notation.<sup>19</sup> Historic Preservation Interested Parties list will be kept current and parties will be added or deleted at their request.

### After Determination of Exclusions and Categorical Exemptions

For those projects that are excluded or categorically exempt from CEQA, Chapter 31 of the City's Administrative Code (Section 31.08 (f)) requires notice to the public of "all such determinations involving the following types of projects:

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<sup>19</sup> Groups or individuals interested in specific properties may receive project notices by requesting a Block Book Notation from the Planning Department. This notation will provide for the sending of notices on all permit and environmental review applications for a specific lot or group of lots. There is a nominal fee for this service. For an additional charge per lot, notice can be provided for permits on all lots of an assessor's block.

- (1) any “historical resources” as defined in CEQA, including without limitation, any buildings and sites listed individually or located within districts listed:
  - (i) in Planning Code Articles 10 or 11,
  - (ii) in City-recognized historical surveys,
  - (iii) on the California Register, or
  - (iv) on the National Register of Historic Places;
- (2) any Class 31 categorical exemption (Section 15331, CEQA Guidelines);
- (3) any demolition of an existing structure; or,
- (4) any Class 32 categorical exemption (Section 15332, CEQA Guidelines).”

This notice is provided by posting in the offices of the Planning Department (at the Planning Information Center counter, 1660 Mission Street) and by regular mail to any individuals or organizations that have previously requested such notice in writing following such determination.



## APPENDIX A

### Relevant Statutes and Regulations

#### CEQA Statute

##### **§21084.1. Historical resource; substantial adverse change**

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.<sup>20</sup>

#### CEQA Guidelines

##### **§15064.5. Determining the Significance of Impacts to Archeological and Historical Resources**

(a) For purposes of this section, the term "historical resources" shall include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a

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<sup>20</sup> State of California "Public Resources Code" Sections 21000 – 21178; the California Environmental Quality Act (as amended January 1, 2004).

resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - (B) Is associated with the lives of persons important in our past;
  - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.
- (b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.
- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
  - (2) The significance of an historical resource is materially impaired when a project:
    - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
    - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
    - (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.
  - (3) Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for*

*Rehabilitating Historic Buildings (1995), Weeks and Grimmer* shall be considered as mitigated to a level of less than a significant impact on the historical resource.

- (4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.
  - (5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.
- (c) CEQA applies to effects on archaeological sites.
- (1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
  - (2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
  - (3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
  - (4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.
- (d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. Action implementing such an agreement is exempt from:
- (1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
  - (2) The requirements of CEQA and the Coastal Act.



- (e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:
- (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
    - (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
    - (B) If the coroner determines the remains to be Native American:
      1. The coroner shall contact the Native American Heritage Commission within 24 hours.
      2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
      3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
  - (2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
    - (A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
    - (B) The descendant identified fails to make a recommendation; or
    - (C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
- (f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

**Note:** Authority: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21083.2, 21084, and 21084.1, Public Resources Code; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 490.

**Discussion:** This section establishes rules for the analysis of historical resources, including archaeological resources, in order to determine whether a project may have a substantial adverse

effect on the significance of the resource. This incorporates provisions previously contained in Appendix K of the Guidelines. Subsection (a) relies upon the holding in *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896 to describe the relative significance of resources which are listed in the California Register of Historical Resources, listed in a local register or survey or eligible for listing, or that may be considered locally significant despite not being listed or eligible for listing. Subsection (b) describes those actions which have substantial adverse effects. Subsection (c) describes the relationship between historical resources and archaeological resources, as well as limits on the cost of mitigating impacts on unique archaeological resources. Subsections (d) and (e) discuss the protocol to be followed if Native American or other human remains are discovered.

From: California Code of Regulations, Title 14, Chapter 3; Guidelines for California Environmental Quality Act.

### **Public Resources Code Sections 5020.1 and 5024.1**

5020.1. As used in this article:

- (a) "California Register" means the California Register of Historical Resources.
- (b) "Certified local government" means a local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.) as amended, pursuant to Section 101(c) of that act and the regulations adopted under the act which are set forth in Part 61 (commencing with Section 61.1) of Title 36 of the Code of Federal Regulations.
- (c) "Commission" means the State Historical Resources Commission.
- (d) "Department" means the Department of Parks and Recreation.
- (e) "Director" means the Director of Parks and Recreation.
- (f) "DPR Form 523" means the Department of Parks and Recreation Historic Resources Inventory Form.
- (g) "Folklife" means traditional expressive culture shared within familial, ethnic, occupational, or regional groups and includes, but is not limited to, technical skill, language, music, oral history, ritual, pageantry, and handicraft traditions which are learned orally, by imitation, or in performance, and are generally maintained without benefit of formal instruction or institutional direction. However, "folklife" does not include an area or a site solely on the basis that those activities took place in that area or on that site.
- (h) "Historic district" means a definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- (i) "Historical landmark" means any historical resource which is registered as a state historical landmark pursuant to Section 5021.
- (j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in

the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

(l) "National Register of Historic Places" means the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture as authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.).

(m) "Office" means the State Office of Historic Preservation.

(n) "Officer" means the State Historic Preservation Officer.

(o) "Point of historical interest" means any historical resource which is registered as a point of historical interest pursuant to Section 5021.

(p) "State Historic Resources Inventory" means the compilation of all identified, evaluated, and determined historical resources maintained by the office and specifically those resources evaluated in historical resource surveys conducted in accordance with criteria established by the office, formally determined eligible for, or listed in, the National Register of Historic Places, or designated as historical landmarks or points of historical interest.

(q) "Substantial adverse change" means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

## **Public Resource Code Section 5024.1**

5024.1. (a) A California Register of Historical Resources is hereby established. The California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The commission shall oversee the administration of the California Register.

(b) The California Register shall include historical resources determined by the commission, according to procedures adopted by the commission, to be significant and to meet the criteria in subdivision (c).

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.



(d) The California Register shall include the following:

(1) California properties formally determined eligible for, or listed in, the National Register of Historic Places.

(2) State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the office shall review their eligibility for the California Register in accordance with procedures to be adopted by the commission.

(3) Points of historical interest which have been reviewed by the office and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

(e) If nominated for listing in accordance with subdivision (f), and determined to be significant by the commission, the California Register may include the following:

(1) Individual historical resources.

(2) Historical resources contributing to the significance of an historic district under criteria adopted by the commission.

(3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission.

(5) Local landmarks or historic properties designated under any municipal or county ordinance.

(f) A resource may be nominated for listing as an historical resource in the California Register in accordance with nomination procedures adopted by the commission, subject to all of the following:

(1) If the applicant is not the local government in whose jurisdiction the resource is located, a notice of nomination in the form prescribed by the commission shall first be submitted by the applicant to the clerk of the local government. The notice shall request the local government to join in the nomination, to provide comments on the nomination, or if the local government declines to join in the nomination or fails to act upon the notice of nomination within 90 days, the nomination may be submitted to the office and shall include any comments of the local government.

(2) Prior to acting on the nomination of a survey, an individual resource, an historic district, or other resource to be added to the California Register, the commission shall notify property owners, the local government in which the resource is located, local agencies, other interested persons, and members of the general public of the nomination and provide not less than 60 calendar days for comment on the nomination. The commission shall consider those comments in determining whether to list the resource as an historical resource in the California Register.

(3) If the local government objects to the nomination, the commission shall give full and careful consideration to the objection before acting upon the nomination. Where an objection has been raised, the commission shall adopt written findings to support its determination concerning the nomination. At a minimum, the findings shall identify the historical or cultural significance of the resource, and, if applicable, the overriding significance of the resource that has resulted in the resource being listed in the California Register over the objections of the local government.

(4) If the owner of a private property or the majority of owners for an historic district or single property with multiple owners object to the nomination, the commission shall not list the property as an historical resource in the California Register until the objection is withdrawn. Objections shall be submitted to the commission by the owner of the private property in the form of a notarized statement certifying that the party is the sole or partial owner of the property, and that the party objects to the listing.

(5) If private property cannot be presently listed in the California Register solely because of owner objection, the commission shall nevertheless designate the property as eligible for listing.

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

(1) The survey has been or will be included in the State Historic Resources Inventory.

(2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.

(3) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(h) Upon listing an historical resource or determining that a property is an historical resource that is eligible for listing, in the California Register, the commission shall notify any owner of the historical resource and also the county and city in which the historical resource is located in accordance with procedures adopted by the commission.

(i) The commission shall adopt procedures for the delisting of historical resources which become ineligible for listing in the California Register.

**From:** California Public Resources Code; Sections 5020-5029.5

## Chapter 11.5. California Register of Historical Resources

### Section 4852. Types of Historical Resources and Criteria for Listing

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set out below may be listed in or formally determined eligible for listing in the California Register.

(a) Types of resources eligible for nomination:

(1) Building. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn;

(2) Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs;

(3) Structure. The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels;

(4) Object. The term "object" is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or a structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the California Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers; and

(5) Historic district. Historic districts are unified geographic entities which contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed in Section 4852(b)(1)-(4) of this chapter.

Those individual resources contributing to the significance of the historic district will also be listed in the California Register. For this reason, all individual resources located within the boundaries of an historic district must be designated as either contributing or as noncontributing to the significance of the historic district.



(b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

- (1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- (2) It is associated with the lives of persons important to local, California, or national history;
- (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

(c) Integrity. Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in Section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

(d) Special considerations:

(1) Moved buildings, structures, or objects. The Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

(2) Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

(3) Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria in Section 4852 (b)(1), (2), or (3) of this chapter. A reconstructed building less than fifty (50) years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

(e) Historical resource surveys. Historical resources identified as significant in an historical resource survey may be listed in the California Register. In order to be listed, the survey must meet the following: (1) the resources meet the criteria of Section 4852 (b)(1)-(4) of this chapter; and (2) the survey documentation meets those standards of resource recordation established by the Office in the "Instructions for Nominating Historical Resources to the California Register" (August 1997), Appendix B.

(1) The resources must be included in the State Historical Resources Inventory at the time of listing of the survey by the Commission.

(2) The Office shall review all surveys to assure the standards of resource recordation, which can be found in the "Instructions for Nominating Historical Resources to the California Register" (August 1997), Appendix B of this chapter, have been met. If the survey meets the standards, the Office shall recommend to the Commission that all resources with a significance rating of category 1 through 4, or any subcategories thereof, on DPR Form 523 be listed in the California Register. The Office shall review all category 5 determinations for consistency with the California Register criteria of significance as found in Section 4852(b) of this chapter. Office review will occur within sixty (60) days of receipt of the survey. At the end of sixty (60) days, the Office will either: (1) forward the survey for consideration by the Commission or (2) request additional information.

The status codes, established to indicate eligibility to the National Register of Historic Places, have the following meanings:

- (A) Category 1--Listed in the National Register of Historic Places;
- (B) Category 2--Formally determined eligible for listing in the National Register;
- (C) Category 3--Appears eligible for listing in the National Register;
- (D) Category 4--Could become eligible for listing in the National Register; or
- (E) Category 5--Locally significant.

(3) If the results of the survey are five or more years old at the time of nomination, the documentation for a resource, or resources, must be updated prior to nomination to ensure the accuracy of the information. The statute creating the California Register requires surveys over five (5) years old to be updated.

(f) Historical resources designated under municipal or county ordinances. Historical resources designated under municipal or county ordinances which have the authority to restrict demolition or alteration of historical resources, where the criteria for designation or listing have not been officially approved by the Office, may be nominated to the California Register if, after review by Office staff, it is determined that the local designation meets the following criteria:

(1) The ordinance provides for owner notification of the nomination of the resource for local historical resource designation and an opportunity for public comment.

(2) The criteria for municipal or county historical resource designation consider the historical and/or architectural significance and integrity of the historical resource and require a legal description of the resource.

(3) The designating authority issues findings or statements describing the basis of determination for designation.

(4) The designation provides some measure of protection from adverse actions that could threaten the historical integrity of the historical resource.

**Authority cited:** Sections 5020.4, 5024.1 and 5024.6, Public Resources Code. Reference: Title 36, Part 60, Code of Federal Regulations; and Sections 5020.1, 5020.4, 5020.7, 5024.1, 5024.5, 5024.6, 21084 and 21084.1, Public Resources Code.

**From:** Title 14. Natural Resources, Division 3. Department of Parks and Recreation, Chapter 11.5. California Register of Historical Resources



## **APPENDIX B**

### **Supplemental Information Form and “How to Document a Building”**

## Supplemental Information Form for Historical Resource Evaluation

### Potential Resource - Demolition - Alteration

Proposed project is: ☐ **Demolition** (DBI form 6) *or* ☐ **Alteration** (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: \_\_\_\_\_

Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Date of Construction: \_\_\_\_\_ check one: ☐ Actual ☐ Estimated

- Source for date, or basis for estimate: \_\_\_\_\_

Architectural Style: \_\_\_\_\_

Architect & Builder: \_\_\_\_\_

Original Owner: \_\_\_\_\_

Subsequent Owners (dates of ownership): \_\_\_\_\_

Historic Name: \_\_\_\_\_ Common Name: \_\_\_\_\_

Original and Subsequent Uses: \_\_\_\_\_

Has the building been moved? If yes, provide date: \_\_\_\_\_

- Original Location: \_\_\_\_\_

### ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

#### Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.
- Provide historic photographs, if available.

#### History

- Provide a written description of the history of the property, including any association with significant events or persons. See attached Preservation Bulletin No. 16, section entitled *How to Document a Building's History*, for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are

available at the Planning Department, alongside the Landmark and Historic District files.

- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6<sup>th</sup> Floor History room, this research can provide further valuable information.

#### Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles and publications.

#### Historic Survey Information:

The property is (*mark all that apply*):

- \_\_\_\_\_ Over fifty (50) years of age and proposed for demolition, or major alteration
- \_\_\_\_\_ Listed in the 1976 Architectural Survey
- \_\_\_\_\_ Listed in the 1968 Junior League Survey (the basis for *Here Today*)
- \_\_\_\_\_ Listed in a San Francisco Architectural Heritage Survey
- \_\_\_\_\_ Listed in the Unreinforced Masonry Building (UMB) Survey
- \_\_\_\_\_ General Plan Referenced Building
- \_\_\_\_\_ National Register and California Register Status Code of 7
- \_\_\_\_\_ Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
- \_\_\_\_\_ Rated NRSC 6 or CHRSC 6 and was surveyed prior to year 2000
- \_\_\_\_\_ Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
- \_\_\_\_\_ Other Informational Survey
- Name of Survey \_\_\_\_\_
- \_\_\_\_\_ Other, please list \_\_\_\_\_

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

Building Permit number (if any) \_\_\_\_\_

Form prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## HOW TO DOCUMENT A BUILDING'S HISTORY

In order to complete the environmental evaluation of proposed project, the Planning Department will, in certain cases, request additional information from the project sponsor. One such request could be for information regarding aspects of certain properties that may have historical significance under the California Environmental Quality Act (CEQA), either as an historical resource in and of itself or as a contributor to an existing or proposed historic district.

CEQA historic criteria are based on eligibility for the California Register. To be eligible for the California Register, a property must be significant in at least one of the following areas:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

As an example, if a building was constructed prior to the 1906 earthquake or is a building that was recognized during the Planning Department's 1976 Architectural Survey, you as the project sponsor will most likely receive a form entitled *Historical Resource Evaluation – Request for Information* from the Planning Department. Some project sponsors prefer to hire an outside consultant to complete this work, however, it is also possible that the needed research can be done by the project sponsors themselves.

Outlined below are some of the steps required to do research and a partial listing of the local resources available to applicants/project sponsors. An appendix to this document lists General Reference Sources. These steps and resources can substantially aid individuals and interested parties preparing the responses to a request for additional information

Please be aware that over time the address or Block and Lot for a property may have changed. So before you begin your search, please obtain all address(es) and lot(s)/block(s) that have been used for your property.

### 1. Start at the beginning.

In 1906, most official San Francisco documents were lost to fire. The Water Department, now a part of the PUC was able to preserve their records. This department located at 1155 Market Street is a place to check the original Water Tap turn-on applications which list the date of connections to buildings. These records may reveal the original owner, architect/builder and date of construction. Because the records are fragile and not readily available, it is suggested that researchers use the microfiche of these records at the San Francisco Main Library. (You can take Muni or BART to the Civic Center Station.)

## 2. **Building Permits**

The Department of Building Inspection (DBI) Records Management Division maintains building permits, post 1906 earthquake and fire, on microfiche for the City. Research on building permit history on microfiche can be requested from in the Microfilm Section of the Department of Building Inspection at 1660 Mission Street, First Floor at (415) 558-6080.

The Housing Inspection Services (HIS) located at 1660 Mission Street, 6th Floor of the DBI at (415) 558-6220 maintains housing inspection records of all apartment buildings and hotels in the City.

## 3. **Sales Records**

The City and County of San Francisco, Office of the Assessor-Recorder at City Hall, 1 Dr. Carlton B. Goodlett Place, has records about owners and the actual room counts of buildings as well as information about the estimated date of construction. Sales ledgers from 1906 to 1990 and Block books from 1913-1976 are on microfiche. McEnerny cases from 1906-c.1913. Building contract notices to the general record, as well as building completion notices to the general record, extant from 1906 to the present may be helpful. Deeds of property transactions located in an Index of Real Estate Transfers from 1906 to the present, as well as Map Books from 1846 to the present, Subdivision and Homestead Maps from 1850 to the present are also available for review. All of these resources can be of use in the research and documentation process.

## 4. **Primary Research**

The San Francisco History Room and other departments of the main branch of the Public Library are excellent resources for primary research on a potential historic structure.

Reference materials include:

- San Francisco Block Books; Handy Block Books of San Francisco, Municipal Reports;
- Business Directories: the California and Architect and Building News (1897 to 1900), and John Synder's Index; the Architect and Engineer (1905 to 1945), the Gary Goss Index (1905 to 1928); Western Architecture and Engineering (1945 to 1961).
- Real Estate Circulars: the Daily Pacific Builder; the California Builder; Edwards Abstracts (1906 to 1977).
- San Francisco, Our Society Blue Books (1890-1931),
- Index to the Great Register of Voter Records, (1900 to 1928).

Other resources include:

- Historic Photographs;
- Newspapers & Indexes (San Francisco Call Index 1893-1903, San Francisco Newspaper Index 1904-1950, San Francisco Chronicle Index 1950-current);
- Biographical Index Cards;
- Here Today: Junior League research files;

- Anne Bloomfield's description of How to Work with the 1906-1913 Sales ledgers, located in the Office of the Assessor-Recorder;
- City Landmark and District Case Reports and context statements;
- Water Department Tap Records which are on microfiche.

The San Francisco Main Library also has a collection of Census Records (1880, 1900, 1910, 1920, 1930) and City Directories that are located on the sixth floor San Francisco History Room and City Archives.

Other sources for information include:

The National Archives  
1000 Commodore Drive  
San Bruno CA  
(650) 876-9001

Rare Books and Family Histories  
Sutro Library of the California State Library  
San Francisco State University  
(415) 731-4477

The Labor Archives  
Sutro Library of the California State Library  
San Francisco State University  
(415) 564-4010

Bancroft Library  
University of California at Berkeley  
(510) 642-3781  
Documents Collection  
College of Environmental Design,  
Wurster Hall, Room 232  
University of California at Berkeley  
(510) 642-5124

San Francisco Architectural Heritage  
2007 Franklin Street  
San Francisco, CA 94109  
(415) 441-3000



**5. Sanborn Maps**

Find and copy (or trace) or print from microfilm the earliest Sanborn Fire Insurance Map that shows evidence of the building's existence. Sanborn Maps show block by block what buildings were built at various times throughout the City's history. The 1886-1893, 1899-1900 and 1913-1914 Sanborn Maps are available in the San Francisco History Room of the Main Library in Civic Center. Sanborn Maps are also located within the Office of the Assessor-Recorder located at 1 Dr. Carlton B. Goodlett Place. The California Historical Society Library located at 678 Mission Street has an extensive collection on San Francisco and California history and artifacts including San Francisco Sanborn Maps. (Please note that the CHS Library is open on Wednesdays only from 10 a.m. to 4:00 p.m., by appointment).

**6. Cultural Resources Database and Existing Survey Information**

The Planning Department maintains a Cultural Resources Database. It is integrated into the land use database of the City and contains existing survey information for the City. This database can assist applicants/project sponsors with some background material relevant to a potential historic building. The database contains summary information for all the designated individual City Landmarks as well the Historic Districts listed in Article 10 of the Planning Code. Some 435 individual buildings as well as six Conservation Districts that were designated as part of the Downtown Plan (Article 11) of the Planning Code are also listed. Buildings designated under other Area Plans of the General Plan of the City and County of San Francisco such as the South of Market, Chinatown, Rincon Hill and the Van Ness Area Plans are listed. Architectural resources contained in the Planning Department's 1976 Citywide Survey (which identified over 10,000 buildings citywide) and the Board of Supervisors adopted book entitled Here Today (which contains survey information on over 2,500 buildings) are also listed. A thematic study of Unreinforced Masonry Buildings (UMBs) that identified approximately 2,000 buildings, (many of which were determined eligible for the National Register of Historic Places) are summarized in the Cultural Resources database. Access to the database can be obtained on the public computer at the Planning Information Counter at 1660 Mission Street on the first floor.

To date, approximately 3,500 buildings in San Francisco have been listed in or have been determined eligible for the National Register of Historic Places. The State Office of Historic Preservation maintains and updates periodically the California Register of Historical Resources and the National Register of Historic Places listings. The Northwest Information Center located at Sonoma State University in Rohnert Park; CA. (707-664-2494) can provide applicants/project sponsors with information on California Register and National Register listings for the City and County of San Francisco.

Finally, a resource that appears in one or more of the above mentioned surveys might indicate that it is a potential landmark or a contributory building in an historic district. When a designation is being considered, existing survey information will be considered as one component in the overall evaluation of the resource. Lack of existing survey information does not mean the resource is not significant; it simply means that the resource or area has not been surveyed.

Many of the City's existing adopted surveys are now ten to thirty years old and are not standardized in terms of their format and content. A review, update and evaluation of the City's cultural resources are underway and will take many years to complete. In general, the Northeastern quadrant of the City has the most survey work, much of which recognized pre-1930s buildings.

As a general rule, resources that are considered historical for purposes of CEQA should be at least fifty years of age. National Register of Historic Places utilizes the fifty-year rule as a reasonable span of time that makes the professional evaluation of the resource feasible. In recent years, many properties in San Francisco have achieved significance due to the passage of time, (i.e. they are now fifty years of age or older).

Research and evaluation on these undesignated resources may indicate that these properties are, in fact, landmark sites or contributory buildings to historic districts. Many resources that are now fifty years of age or older may be significant on local, state or national levels. A thorough understanding of the architectural, historical, physical context of the resource and its integrity is essential in the evaluation of a resource that is either considered "exceptionally significant" (i.e., less than fifty years) or is now more fifty years of age and has not be surveyed.

## GENERAL REFERENCE SOURCES

A Companion to California by James D. Hart, Berkeley, CA., University of California Press, Second Edition, 1987.

A Field Guide to American Houses by Virginia and Lee McAlester, New York, Alfred A. Knopf, 1986.

Architecture in San Francisco and Northern California by David Gebhard, Roger Montgomery, Robert Winter, John Woodbridge and Sally Woodbridge, Salt Lake City, Peregrine Smith Books, 1985.

Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.

Historic City Directories and Census Records are located on the 5th Floor of the San Francisco Main Library, Civic Center.

"How to Research Your San Francisco Building" by Jean Kortum, former Landmarks Board President and Member, Copyright 1992, Revised 1993 (Available at the Planning Department).

"How to Complete the National Register Registration Form," National Register Bulletin No. 16A (Available at the U.S. Government Printing Office, San Francisco, CA).

"How to Complete the National Register Multiple Property Documentation Form," National Register Bulletin No. 16B (Available at the U.S. Government Printing Office, San Francisco, CA).

In the Victorian Style, Text by Randolph Delehanty, San Francisco, CA., Chronicle Books, 1991.

"Regulations for the Nomination of Properties to the California Register of Historical Resources", Office of Historic Preservation, Sacramento, CA, May 31, 1996.

"Researching an Historic Property," National Register Bulletin No. 39 (Available at the U.S. Government Printing Office, San Francisco, CA).

The Ultimate Guide, San Francisco, San Francisco, CA, Chronicle Books, 1989.

Splendid Survivors, San Francisco's Downtown Architectural Heritage. Prepared by Charles Hall Page and Associates, Inc., for the Foundation for San Francisco's Architectural Heritage, California Living Books, 1978.

Street Address File, Biographical Index Cards, Landmark Case Reports and Historic Photographs are located in the San Francisco History Room, 6th Floor of the Main Library, Civic Center.



## WEB SITES OF INTEREST

Planning Department homepage: <http://www.sfgov.org/planning>

California Office of Historic Preservation: <http://www.ohp.cal-parks.ca.gov>

California DPR 523 forms: <http://ohp.parks.ca.gov/chris/publicat.html>

National Register homepage: <http://www.cr.nps.gov>

National Register Bulletins: <http://www.cr.nps.gov/nr/nrpubs.html>

San Francisco Public Library – History Center:  
<http://sfpl.lib.ca.us/librarylocations/sfhistory/sfbuilding.htm>

*(This information was compiled from various Planning Departments Preservation Bulletins published January, 2003)*

## APPENDIX C

### General Scope of Work for an Historical Resource Evaluation Report

#### Scope of Work for San Francisco Historical Resource Evaluation Reports (non-archeological)

Objective: Provide information to be used in support of historical resource determinations and project historic impact assessments for purposes of the California Environmental Quality Act (CEQA).

When Planning Department staff decides that additional information is required to determine whether a structure is a historical resource under CEQA and to assess impacts on a historical resource, an *Historical Resource Evaluation Report* may be requested. If there is more than one building or structure on the site as part of the proposed project, all structures will need to be discussed in the study; therefore, the singular case below will be plural in the case of multiple structures.

In order to be considered complete, a San Francisco Planning Department *Historic Resource Evaluation Report* should provide an historical overview of the individual resource or district under study by identifying and evaluating the potential resource within historic context(s). The report should also evaluate the potential for impacts from the proposed project on the historical resource. The report should synthesize all available historic information from all disciplines in a clear and concise narrative. The report should entail both documentary research and field investigation to determine and describe the integrity, authenticity, associative values, and significance of the resource under study. Reports should be prepared to a level of detail commensurate with the significance and complexity of the structures and impacts in question. A full report may not be needed in all cases. In order to have the proper information and length of a requested report for any project, a “scoping meeting” should be held with Planning Department staff before work begins on the report. In addition:

1. The report should include preparation of State of California Department of Parks and Recreation DPR 523 forms (both A and B sections) for all qualifying resources; these are a principal tool for determining if a structure is an historical resource for purposes of the CEQA, and establishes the basic historical and architectural character and significance.
2. If the proposed project is an alteration, the report should discuss the proposed project’s compliance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.
3. If the proposed project is within the boundaries of an historic district, the report should discuss the cumulative impact of the proposed and related projects to the population of resources which would remain in the district.

4. The report should identify alternatives and mitigations for implementing the proposed project, which if incorporated in the project, would avoid or minimize significant adverse affects to the historical resource.

If the project is also subject to federal historic requirements such as Section 106 of the U.S. National Historic Preservation Act or Section 4(f) of the Transportation Act, to the extent feasible the historic evaluation should be closely coordinated, especially if a joint environmental document is being prepared. While coordination is critical, it should also respect the fact that the uses of and requirements for historic reports for state and federal environmental documents differ and the needs of both environmental processes may need to be met.

Below is a generalized Scope of Work for preparing an Historic Resource Evaluation Report. A report will typically require information similar to that listed below but may not require all elements, therefore, each proposed scope will need to be reviewed and individualized to meet the requirements of the specific project and resource involved. The historical consultant will be selected by the project sponsor. The historical consultant's work effort is, however, under the direction of the assigned Planning Department staff. All submittals by the consultant are to be made directly to the project's environmental coordinator as designated by the Department's Major Environmental Analysis section. Any comments by the project sponsor or their representatives must be directed to Planning Department staff to ensure proper inclusion into the analysis. During the preparation of the Historic Resource Evaluation Report as with other environmental documents, the project sponsor and their representatives are key to the provision of details concerning the project, responding to recommended changes affecting the project, and support for recommended mitigation measures and other improvements identified in the report.

To prepare a report for the San Francisco Planning Department, primary historic consultants should meet the History, Architectural History or Historic Architecture professional qualifications as outlined by the federal government in 36 Code of Federal Regulations 61, (see Appendix B). These qualifications, in general, are a graduate degree in history, architectural history or a closely related field, or a bachelor's degree in the same fields plus at least two years of full-time experience in architectural history related work.<sup>21</sup> Having experience in the architectural history of San Francisco is helpful.

Persons not meeting the above standards may assist in preparation of the Report, provided they are supervised by a primary historic consultant who meets the standards. The primary historic consultant must oversee all research and findings. Findings on the DPR 523 forms must be determined by the primary preservation professional.

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<sup>21</sup> The California Office of Historic Preservation (a division of the State Parks and Recreation Department) maintains a list of persons that have met the state's qualifications as historic consultants. The office can be reached at (916) 653-6624, and can be contacted for a copy of their list of qualified historic consultants.



As noted above, a meeting between planning department staff and the consultant to individualize the scope requirements for each specific project should always be held before work on the report begins. To avoid any false starts or misunderstandings, the draft Scope of Work proposed by the consultant team must be submitted to the staff for review and approval (in writing) by the environmental planner assigned to the case before starting work on the report. See the attached approval form.

The requirements for each report will vary and will be refined at a “scoping” meeting between the consultant and Department staff. The report should typically be organized as follows and address the questions posed below as relevant:

1. Summary – Overview of report and conclusions.

2. Introduction - Basic brief description of what is being proposed with the project.

3. Past Historic Evaluations

A. Discuss existing historic surveys that the structure has been listed in and what the ratings of the structure are (Refer to Planning Department's list of existing Districts and surveys and the California Historic Resource Inventory System database). Include the purpose of the survey and the methodology used to put the evaluations into a context. Are there any surveys of the area in which the building was obviously left out. Discuss the implications of being included in a survey, or left out of a survey. Include what has not yet been considered by those surveys, or may have been missed, or what has changed since those surveys were conducted.

4. Evaluate the Existing Structure or Potential Resource

A. Evaluate the potential resource using all four of the California Register Criteria and prepare DPR 523 forms (Parts A and B) if they do not already exist. This section of the report should answer the following questions or speak to the issues listed below:

- Discuss the structure's character and history.
- What is the property type? Is this a rare or unique type? Is the structure representative of a specific type? Does it have specific historical associations?
- What aspects or elements add to or are central to its importance?
- What periods of history are relevant for the historical resource determination?
- Describe the exterior materials, exterior features, building interior, the setting of the building and its site.
- What are the historic and character defining features that make the resource significant?
- Does the potential resource satisfy any of the criteria for listing on the California Register? Why or why not?

- Explore the chain of ownership to see if there is any association with a significant person.
- Are there any associations with important events that have made a contribution to local, state or national history?
- Does the structure retain its historic integrity? Are there any changes? If so, are the changes easily reversible? Do the changes effect the historic architectural character of the resource?
- Include photos, both existing conditions and historic photos, if located. (Refer to Department's evaluation forms.)

B. Integrity – The discussion should include an assessment of integrity in relationship to the resource's period of significance. Discuss those of the seven aspects of integrity (location, design, setting, materials, feeling, workmanship, association) that relate most directly to the reasons the property is or is not significant (recognizing that not all seven aspects of integrity need be present for all resources).

## 5. Context and Relationship

What is the neighborhood context? Discuss how the potentially significant resource relates or doesn't relate to the surrounding neighborhood. Is the potentially significant resource a part of a designated, proposed or studied historic or conservation district? The Historical Resource may be the district itself and the building in question may be a contributor or non-contributor within that resource. If the resource is the district, what would be the affect of demolishing a contributory or a non-contributory structure and building a new building. Has the potential resource been evaluated as a part of a Planning Department informational survey or study? If so, discuss the district and the potential resource's importance in relation to district. If there is more than one structure involved, what are the interrelationships between structures?

## 6. Project-Specific Impacts

What changes are being proposed by the project sponsor? What will be the overall effects on the potential resource if the proposed project is carried out? What would happen to character-defining or important features as set out in Section 2 (C) above? If the proposal was carried out, would the remaining features be enough to retain the historic significance?

## 7. Cumulative Impacts

If the potentially significant resource is in a recognized district, what changes have occurred in the District since it was designated that are visible from the resource?

How many buildings within the district visible from the potentially significant resource have been changed or demolished? What types? What is the status or ratings of the remaining structures in the district?

If the potential resource is outside of a recognized district, is it of a unique, rare, or increasingly at-risk type of structure, the loss of which would lead to an adverse cumulative impact?

Would the character of adjacent or nearby rated buildings or groups of buildings be adversely affected or compromised?

#### 8. Mitigation

Are there any ways to ameliorate the project-specific or cumulative impacts? What alternatives should be considered that would reduce or eliminate adverse impacts?

#### 9. Conclusions

Provide a brief summary of the findings and recommendations.

Four copies of the first draft of the report should be provided to the environmental planner for departmental review. The number of copies for any subsequent drafts will be determined by the environmental planner.

#### **Final Report**

After review is finalized, five copies of the final report must be submitted to the Planning Department.

#### **Attachment to Historic Report Scope of Work -- Scope Approval Form**



**HISTORICAL RESOURCE EVALUATION REPORT SCOPE OF WORK  
ACKNOWLEDGMENT AND APPROVAL**

Transmittal To:          [NAME]                            Date:                                 .  
                                 [FIRM]       .  
    .  
    .

The proposed scope of work for the       [TITLE]       Project, Case No.                                 ,  
 dated                                  is hereby

Approved as submitted  
 Approved as revised and resubmitted  
 Approved subject to comments below  
 Not approved, pending modifications specified below  
 and resubmitted

Signed:         Signed:     
                           *Planning Department*                                      *Preservation Technical Specialist*

Comments:

Note: A copy of this approval and the final scope of work is to be appended to the Historical Resource Evaluation report. The Department advises consultants and project sponsors that review of the draft report may identify issues or concerns of other City agencies not addressed in the scope of work hereby approved, and that the scope of work may need to be modified to accommodate such additional issues.

Scope of Work Approval Form

## **Attachment to Historic Report Scope of Work --Primary Historic Consultant Qualifications**

### **Secretary of the Interior Guidelines for Historic Preservation (Professional Qualifications Standards)**

The entire guidelines for the Secretary of the Interior's Standards for Historic Preservation Projects, not included here because of their length, may be obtained separately from the National Park Service.

This partial excerpt deals with professional qualifications best suited to the preparation of Historical Resource Evaluation Reports. Evaluation reports should always be prepared by persons qualified by education, training and experience in the application of the criteria. Where feasible, evaluation should be performed in consultation with other individuals experienced in applying the relevant criteria in the geographical area under consideration.

#### **Professional Qualifications Standards**

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Park 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

#### **Architectural History**

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

#### **History**

The minimum professional qualifications in history are a graduate degree in history or a closely related field, plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

### **Historic Architecture**

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.



## APPENDIX D

### INFORMATIONAL SURVEYS

This list is incomplete but includes surveys that are on file in the Planning Department's preservation library as of 3/2002.

- A. Buena Vista North (proposed District, endorsed by PC) (1990) BVN Assn.\*
- B. *Chinatown (1994) District initiated by Board of Supervisors\**
- C. Eureka Valley Survey (1975) SFSU\*
- D. Fire Stations Survey (1991) Bloomfield\*
- E. Haight - Ashbury Survey (1974) SFSU\*
- F. Inner Richmond District survey (1990) Heritage\*
- G. North of Market (1985) DCP
- H. Polk/Procter Sea Cliff (proposed District) (1989) Neighborhood Group LPAB
- I. Refugee Shacks Inventory (1986) Society for the Preservation of SF Refugee Shacks
- J. Union Street District (1981) Union Street Assoc\*
- K. Van Ness Avenue District, Fire Line (1985) Platt\*

Note: Items indicated by an asterisk (\*) are not incorporated into Parcel Information.

Note: Items in *Italic* text are named surveys that used the DPR 523 forms and methodology.

# EXHIBIT 10

**Carol L. Karp**  
Architect A.I.A.

August 28, 2017

State of California  
Office of Historic Preservation  
Department of Parks and Recreation  
P. O. Box 942896  
Sacramento, CA 94296-0001

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Attention: Julianne Polanco  
State Historic Preservation Officer

Subject: Nomination for Listing  
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893  
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

Pursuant to your 4/3/17 letter to Philip Kaufman and subsequent reviews and correspondence with Amy Crain of your office, which have been extensive, enclosed is an original of the nomination document as printed on 8/9/17 and, as instructed by Amy Crain, a USB Flash Drive that contains a complete digital version of the nomination document.

Included enclosures, but separate from the nomination document, are the 8/9/17 letter of approval by the owner, Philip Kaufman and an 8/7/17 letter of support from Nancy Pelosi, House Minority Leader, who also represents the 12<sup>th</sup> Congressional District in San Francisco where the nominated property is located. Also included is the 4/11/17 image use authorization letter from Prof. Richard Longstreth.

The undersigned are both San Francisco natives who also graduated from UC Berkeley, are both California licensed architects of long standing, and have practiced architecture in Northern California more than 50 years. We live and practice architecture in our house which we designed and built in the rustic contemporary Bay (Area) Tradition we write about in the nomination.

Thank you for your assistance in registering the master architect Ernest Coxhead's own residence and studio, which is a very important original structure, in the National Register of Historic Places.

Yours truly,



Carol L. Karp AIA



Lawrence B. Karp NCARB



cc w/enclosures:

Amy H. Crain  
State Historian II, Registration Unit



August 9, 2017

State of California  
Office of Historic Preservation  
Department of Parks and Recreation  
1723 23rd Street, Suite 100  
Sacramento, CA 95816-7100

Attention: Amy Crain  
State Historic Preservation Officer

Subject: Coxhead's Residence & Studio  
2421 Green Street, San Francisco  
National Register of Historic Places  
Nomination for Listing

Dear Ms. Crain:

I am the current owner of the subject property and have been for 28 years.

I support the nomination for listing with the National Register of Historic Places as submitted today by Karp Architects.

Thank you for your assistance.

Sincerely,



Philip Kaufman  
2421 Green Street  
San Francisco, CA 94123



Nancy Pelosi  
Democratic Leader

August 7, 2017

State of California  
Office of Historic Preservation  
Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296-0001

Attention: Julianne Polanco  
State Historic Preservation Officer

Subject: Nomination for Listing  
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893  
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

It is with great enthusiasm that I write in support of the nomination of Ernest Coxhead's own house for listing in the National Register of Historic Places. I have had the pleasure of visiting Architect Coxhead's residence and studio located at the juncture of Cow Hollow and Pacific Heights. This area in California's 12<sup>th</sup> Congressional District which I represent in Congress. I take special pride in San Francisco's architectural treasures and recognize the Coxhead house as a first of an architectural tradition in the Bay Area. It happens to be in excellent original condition, including brickwork, having survived amazingly intact, the 1906 San Francisco earthquake and fire.

Designed and built before automobiles and never retrofitted with a garage, both the house entry and garden are quietly accessed from the street via a twisting stairway to the west side. The classical entry conceals an ingenious interior with a long glazed entrance gallery running from a high-ceilinged living room at the north to a dining area on the southern rear garden that shares an eastern property line with the garden of the 1867 Casebolt House, San Francisco Landmark No. 51.

The house is shingle style integrated with subtle Cotswold features that Coxhead brought to Northern California. The beautiful non-symmetrical exterior design that is fitted to the land and view was the beginning of what became the First Bay Area Tradition that evolved into Second and Third Bay Area Traditions taught at the University of California, Berkeley, and practiced by the most heralded Bay Area architects. The importance of the house to the evolution of local architecture cannot be overemphasized.

I believe the nomination papers are well done and the Ernest Coxhead's Residence & Studio should be included in the National register of Historic Places.

Thank you for your attention to the remarkable and still beautifully functioning personal home of Ernest Coxhead.

best regards,

A handwritten signature in blue ink that reads "Nancy Pelosi".

Nancy Pelosi

April 11, 2017

State Historic Preservation Officer Julianne Polanco  
California State Office of Historic Preservation  
1725 23<sup>rd</sup> Street Suite 100  
Sacramento, CA 95816-7100

Attn: Registration Unit

Dear Ms. Polanco:

It is my understanding that State Historian II, Amy Crain, who is reviewing the nomination package for the Ernest Coxhead House to National Register of Historic Places, is requesting proof of copyright permissions to use photographs from my archives and my published work.

Please accept this letter as that proof and proof that I support the use of images from my archives and images of full page images from my published work to support the Ernest Coxhead House nomination package.

Sincerely yours,



Richard Longstreth, Ph.D.

Cc: Amy Crain via email

Richard Longstreth  
Professor of American Civilization ■ George Washington University  
2108 G Street, Room 202  
[rw1@gwu.edu](mailto:rw1@gwu.edu) ■ 202-994-6098



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Coxhead, Ernest Residence and Studio

Other names/site number: None

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 2421 Green Street

City or town: San Francisco State: California County: San Francisco

Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

\_\_\_\_\_  
Signature of certifying official/Title:

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title :

\_\_\_\_\_  
State or Federal agency/bureau  
or Tribal Government

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

---

Signature of the Keeper

Date of Action

---

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>                    </u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single family dwelling

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single family dwelling

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**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Shingle Style - Late Victorian Period

Arts & Crafts - First Bay Tradition



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Materials:**

(Enter categories from instructions)

Foundation: Exposed common brick, running bond

Walls: Wood framed, cedar shingles, redwood trim

Entry Portico: Cement plaster over brick

Roofing: Western Red Cedar Shingles

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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**Summary Paragraphs**

The Coxhead Residence and Studio was designed by California architect Ernest Albert Coxhead and built in 1893 as his personal residence and studio in which he lived with his family while he practiced architecture in San Francisco. Coxhead's own residence is the quintessential example of his genius. Acknowledged as forefather of the regional design mode "First Bay Area Tradition", he was a master in manipulating architectural elements and also fusing Arts & Crafts with native materials. His work, his own home as a striking exemplar, evolved into residential architectural design practiced by important architects in Northern California ever since the 1890s.

The house is located on a steep narrow mid-block 25 by 137 foot lot at 2421 Green Street at the juncture of the Pacific Heights and Cow Hollow Districts in San Francisco. It is a three-story, wood-framed building clad in red cedar shingles trimmed with painted redwood Arts & Crafts fenestration and trim. It has a rectangular plan with steeply pitched roofs and articulated dormers and ribbons of windows facing San Francisco Bay and neighboring gardens. The staircase from the street is integrated into the articulated cement plastered brick foundation that connects the western side of the house to the steep urban site while hiding the classical entry from street view.

The rear garden is contiguous with the garden of the Casebolt House, San Francisco Landmark 51. The beautifully landscaped garden is neatly hardscaped with original brick. The garden and space between it and the house faces south with unobstructed light or fog reflected sunlight from South, East, and West. The building is a short walk to the Presidio of San Francisco, a National Historic Landmark District. The Ernest Coxhead House is in outstanding original condition, including its strategically placed Cotswold features. It survived the 1906 earthquake and fire intact and retains an unusually high degree of historic integrity.

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

## Narrative Description

Ernest Coxhead's Residence and Studio is one of the first and finest examples of Late Victorian Shingle Style, also known as the Bay Area Shingle Style (see Coxhead's Julian Waybur House, NRHP 11000143) and architecture of the First Bay (Area) Tradition. This property has been written about in notable books including the scholarly work of Richard Longstreth (architectural historian and professor at George Washington University where he directs the historic preservation program). His book, On the Edge of the World, covers four architects at the turn of the 20th century (Ernest Coxhead, Willis Polk, A.C. Schweinfurth, and Bernard Maybeck). The house is also featured in the important book Shingle Styles by Leland M. Roth (doctorate Art History, Yale Univ.; Marion Dean Ross Professor of Architectural History at the University of Oregon) with extensive photographs by Bret Morgan, the consummate American architectural photographer. Shingle Styles "...celebrates one of America's most original and beautiful idioms--the Shingle Style." It features 30 of "...the nation's finest examples of Shingle architecture." Of the 30 buildings chosen by Roth/Morgan from the entire United States, significantly only two of those buildings featured architects' own homes: Frank Lloyd Wright's home in Illinois and Ernest Coxhead's residence in California. In those 30 of "the nation's finest examples" (including Theodore Roosevelt's Sagamore Hill and Greene and Greene's iconic Gamble House in Pasadena), 12 are by California architects and of those only Coxhead and Maybeck have two buildings featured. Maybeck, who briefly worked for Coxhead and was directly influenced by him, in turn influenced Julia Morgan and later Joseph Esherick (of the Third Bay Tradition). Conclusive evidence of Coxhead's contemporary rustic wooden houses influencing Maybeck is reflected in Maybeck's first independent commission in 1895 for Berkeley's Charles Keeler, author of "The Simple Home", 1904 (Limerick in Winter, pgs. 52-53). In Shingle Styles, Prof. Roth wrote: "...in the intertwined careers and work of Polk, Coxhead, Maybeck, Schweinfurth, Morgan and others the use of shingles as an expression of bohemian creativity and artistic freedom would be introduced to San Francisco and around the Bay Area, establishing a regional tradition that would flourish for several generations." (Roth, p. 34). This can last be seen in the most recently built of the 30 American buildings featured by Roth/Morgan that was designed by Esherick ("Fourest" 1957) as well as the other houses of the Third Bay Tradition exemplified by many residences at Sea Ranch by William Turnbull and Esherick, notably including Esherick's own brick and shingle house at 75 Black Point Reach.

This new regional design at that time was considered an answer to Coxhead's close friend architect Willis Polk's call for an intelligent expression for a house of moderate cost. Coxhead answered the call and showcased his ideas in his own residence on a narrow, deep lot at 2421 Green Street. The street frontage faces north with natural San Francisco Bay breezes cooling the house with carefully positioned windows and steeply pitched dormers grounded on brick foundation walls integrating the house to the site as an exemplary piece of Coxhead's residential architecture where "...his rustic aerie survives...an enchanted little world of domestic delight." (Roth, p.128). Largely because of this important residence, Prof. Roth calls Coxhead "...one of the most enigmatic, but masterful architects the new idiom." (Roth, p.31)

This house is one of Coxhead's nineteenth century San Francisco buildings that survived the devastating 1906 San Francisco earthquake and fire and it features many of the wistful English architectural details that were featured in Coxhead's Church of St. John the Evangelist at 15<sup>th</sup> and Julian Streets (**Figure 3**) that was destroyed by dynamiting to block the fire caused by ruptured gas lines in the 1906 tragedy. In addition to the respected and influential books by Roth/Morgan and Longstreth, the house at 2421 Green is listed in the Junior League of San Francisco's "Here Today" files and is referenced in the associated book as a significant contributor to the character of San Francisco (Olmsted, p. 329).

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

The shingled architectural details of the Arts and Crafts vernacular that Coxhead features in this property profoundly influenced designs by Bay Area architects including Bernard Maybeck, Julia Morgan, Willis Polk and other practitioners of an architectural style that became known as Bay Area Shingle Style or the “Bay Tradition School of Regional Modern design” as described by architectural historian and preservation planner Mary Brown (see bibliography). Her work for the California Office of Historic Preservation starting with the First Bay Tradition followed by the Second and Third Bay Traditions as described below:

*First Bay Tradition (late 1880s to early 1920s):*

First Bay Tradition buildings are characterized by:

- Sensitivity to their surroundings and the unique requirements of the site and client.
- Natural materials, particularly redwood and red cedar shingles
- Modern building methods and materials blended with witty historic details
- Emphasis on craftsmanship, volume, form, and asymmetry.

Followed by influenced architects Henry Hill, William Wurster, William Merchant, and Gardner Dailey in the *Second Bay Tradition*:

*Second Bay Tradition (1928-1942):*

Second Bay Tradition was basically a rustic but contemporary style using redwood post and beam construction.

Followed by more recently influenced architects Charles Moore, Joseph Esherick and William Turnbull in the *Third Bay Tradition*

*Third Bay Tradition (1945-1980):*

Third Bay Tradition is a hybrid architecture of modern and vernacular styles that had its roots in the greater San Francisco Bay Area, best known group of more recent examples are at Sea Ranch on the Mendonoma Coast in Sonoma County.

**Site and Setting**

The site is a compact sloping urban lot (**Figure 2, Figure 13**) on the steep slope of Green Street between Scott and Pierce Streets at the juncture of districts known as “Pacific Heights” and “Cow Hollow” in San Francisco with Eastern and Western exposures on the side yards and a Northern exposure at the street frontage with views of San Francisco Bay and its islands. The block was subdivided after Casebolt’s Cow Hollow house (Landmark 51) at 2727 Pierce was built in 1867. Coxhead carefully positioned windows in his house to capture views of the descending slope. The site has a Southern rear yard that captures direct sunlight nurturing a garden that backs onto neighboring gardens creating a park like setting at the back of the house. One of the neighboring gardens is for the Casebolt House.

The site with its narrow street frontage allowed Coxhead to showcase one of his design trademarks: A tower façade. This design maximizes the views of the San Francisco Bay from within the house. This design feature is part of his ecclesiastical designs as utilized in his Church of the Angels in Los Angeles and All Saints Church in Pasadena. Another notable architect of the times, Willis Polk, continued to use this design feature.



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

The elevations of the house emphasize the setting and the way the building transitions from public street to private space with simple window articulation and a clustering of classical style elements around the entrance. Coxhead used a similar design feature, although at the street, in the Charles Murdock House at 2710 Scott Street, another notable house and garden design by Coxhead for close friend Charles Murdock who was a printer for the works of his friends Bret Harte, Robert Louis Stevenson, John Muir and William Keith. This leads to the speculation that Coxhead traveled in their circle (Longstreth, p. 132). The Murdock House can be seen from the garden behind Coxhead's own house. These writers and their friends were of immense historical importance in the history of San Francisco.

Architecturally unchanged since the original construction date with only a few necessary modernizations, the site and setting of this house is elaborately described in Longstreth's book On The Edge of the World as being representative of Coxhead's lead in the shift of architectural design to achieve a dramatic effect by adapting a cottage to a difficult site as follows:

"By 1893 an important shift occurred in Coxhead's approach, evident in the adjacent residence built for himself and his brother Almeric [2421 Green] (**Figures 1 and 4**). Like the Williams-Polk house, it exploits a difficult site to achieve a dramatic effect. The design is also a more sophisticated interpretation of English precedents than was McGauley's [2423 Green]. The narrow street frontage is accentuated by a towerlike façade that has a taut, abstract quality. The bands of little windows set flush against the surface were probably inspired by recent London work of [Richard Norman] Shaw and others. However, the composition is more simplified and softened than English models, in keeping with the building's size and materials. The west elevation, facing McGauley's yard, with its dominant horizontality and rural character, contrasts with the [street] façade and underscores the transition from public to private space. Expanses of shingled wall and roof surfaces, interrupted only by the simplest window articulation, extend from a pivotal clustering of elements grouped around the front door. The composition may well have been inspired by (Charles) Voysey's early projects, but Coxhead's version is more compact and mannered at its focal point and less regimented elsewhere. Toward the rear, the house looks somewhat like a Surrey barn that has been remodeled in a straightforward way, lacking the studied poise of the street façade (**Figure 5, Photo 11**). Front and rear are set in opposition, while the overriding simplicity of detail lends cohesiveness to the whole. Both the imagery and the studied casualness present in this design owe a major debt to English arts-and-crafts work, which became a guidepost for Coxhead's work during the next several years. But neither Coxhead nor Polk considered the Arts and Crafts Movement to be a discrete entity; instead they appear to have viewed it as a potent source for expression in rustic design – an updated equivalent of the Shingle Style – that was appropriate to the design of modest houses." (Longstreth, p. 128-129)

Representation of the building and its integration with site has been described by other historians as an interpretation of English architecture into a California style known to influence friends and colleagues Maybeck, Polk, and Morgan (Weintraub). Historian Coombs' describes Coxhead's work this way:

"His concept of spacial organization was repeated in and embellished on his San Francisco house, which is a suave integration of the shingle style with British domestic planning. On a long narrow site overlooking the bay, he created an attenuated shingle clad house, which is both dramatically vertical and well-integrated into the earth. The short end of the house is turned towards the street and here again, Coxhead used glazed areas as generators of articulation. He plays with differences in window size to increase the apparent size of the house." (Coombs)

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

### Exterior House Details

The building is a unique solution for a house on this type of lot in San Francisco. It is urban in character in the front and quite relaxed like a freestanding house in the country at the rear. The entry portico and staircase that join the building with the street (**Figure 9**) leads one to a classical style front door that provides an articulated entry into the residence (**Photo 15**). Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay area: "There is an ever-changing path up to and through the premises with the entrance reached by a series of winding steps and landings that become progressively constricted...as if it were an alley in an Italian hill town" (Longstreth, p. 129) (**Figure 8**).

The Shingle Style exterior of the house is an exemplary expression of the adaption of Coxhead's classical training with local features and materials into a new California architectural style. It is possible that Coxhead, as architect for the neighboring house to the West that he designed for friend James McGauley in 1891-1892, discovered the lot for this house (**Figure 2**) through that commission (Longstreth). Coxhead could have recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West (probably inspired by recent London work of Richard Norman Shaw, bringing more English architecture influence to San Francisco). Coxhead also positioned rooftop dormers on the narrow building to capture the maximum amount of natural light into the interior of the residence in an urban setting (**Photo 12**).

These unique (at that time) exterior details have been written about extensively in architectural historian Leland Roth's work and depicted as a notable example of this style in his book on Shingle Style Architecture with photographer Bret Morgan (**Figure 7**).

### Interior House Details

The (in 1893, novel) interior has been studied, described and photographed in numerous historians' works, two being architectural historian Weintraub's work with photographer Weingarten, *Bay Area Style: Houses of the San Francisco Bay Region* (**Figures 10, 11, 12**) and also by architectural historian Leland Roth with photographer Bret Morgan in their book curating Shingle Style Architecture: *Shingle Styles: Innovation and Tradition in American Architecture 1874-1982* (**Figures 14, 15, 16, 17, 18**).

The horizontal plan with a long gallery (an English design detail) emphasizes one of the natural features of the site: its narrowness and depth (**Figure 1**). Coxhead's design solution gets the maximum space and visual interest for the size of the lot. Inside the house, with carefully positioned openings, arched doorways, and varying ceiling heights emphasizing condensed spaces (**Photos 16, 17, 18, 19, 21, 22, 23**) and carefully positioned exterior windows to capture unique views exclusive to the San Francisco Bay region (**Photos 20 & 22**) an interior experience is created that in 1893 defined a new San Francisco Bay architecture style.

Architectural historian Dr. Richard Longstreth wrote about it extensively in 1983. Longstreth, who considers this house a very significant house in the architectural history of San Francisco eloquently describes the interior in his book, *On the Edge of the World*, and why he considers this house a very significant house in the history of San Francisco architectural development:

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

“A transition occurs at the front door, spatially echoing the change in character between the front and rear portions of the house. Inside, the emphasis is wholly horizontal. The long gallery, the plan’s one English component, is unlike its prototypes in that it generates a sense of continuity while dramatizing the site’s narrow form through variations in space and light (**Figure 20**). From the dark vestibule the corridor gradually becomes brighter, expanding into a glazed bay that serves as a secondary sitting area, with borrowed vista of McGauley’s yard. The gallery brightens further at the end, where windows on two sides open into a secluded garden. In the other direction the space unfolds more rapidly, lapping down a broad turn of steps in a circuitous path to the living room. Although the stair is directly opposite the entrance, it is encased so as not to interrupt the horizontal emphasis. The living room is unusually large for a house of this size and is made even more expansive by grandly scaled redwood paneling and beams (**Figure 21**). The living room windows are placed only at the corners, and each one is at a different height. Like a periscope, the highest window bank catches a segment of the McGauley house. At the far corner, the platform and attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the Bay beyond. Paralleling the Williams-Polk house interiors, the sequence and manipulation of each zone imply an extension of space, mitigating the property’s narrow confines.” (Longstreth, p. 130-131)

What is surmised to be the studio room (**Photos 31 & 32**) for Coxhead’s drafting studio is on the top floor at the front of the house facing the street. It is naturally lit with North and East facing windows overlooking the street with views of the San Francisco Bay in the distance. It has wooden floors, typical for an architect’s studio, and has a small footprint. Its size is amplified with a vaulted ceiling with exposed trusses. A hearth at the South entrance to the room with an adjacent warming bench is located by a British style ship’s door that can be closed for privacy.

Considering the number of historians who have written about this work in books and papers and have had their work published locally, nationally, and internationally, this property accomplishes everything Coxhead was trying to achieve in his new style of residential architecture in 1893. As one of first examples of the First Bay Tradition (Brown) and the Bay Area Shingle Style the details built here are designed and built in Coxhead’s other notable works including the Julian Waybur House, the Murdock House, and the John Kilgarif House among others.

### **Alterations**

Few alterations have been made since the house was originally constructed. A North living room window was added, presumably by Coxhead to emphasize the view of San Francisco Bay because only early photos immediately following construction do not show this window, (Longstreth, p. 128).

Maintenance and minor modernization that do not alter the house’s physical appearance or plan have been done to keep the house in compliance with code and to preserve its functionality as a notable house in one of the first neighborhoods in San Francisco to be functional with indoor plumbing, gas, and electricity.



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

### **Integrity**

The Ernest Coxhead Residence and Studio and its integration into the unique site and setting captures the essence of what Coxhead designed as one of the first Bay Area Shingle Style (see Julian Waybur House) houses, also known as the First Bay Tradition (Brown) and it retains excellent historic integrity to convey the property's significance.

The house remains in its original location and the original Coxhead design is fully intact and retains its physical materials and aspects of construction from the period of significance. High quality workmanship is evident in the interior details of the fireplaces, millwork, art glass, windows, and doors. Carefully positioned windows that can be opened capture views of neighboring San Francisco City Landmark Casebolt House at 2727 Pierce, views of San Francisco Bay, and the sounds of the fog horns from the Golden Gate to give one a complete sense of the uniqueness of the place. These features and the design features of the house and its urban garden convey Coxhead's unique architectural design theories in 1893 that evolved into what is known today as Bay Area Shingle Style.

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## **8. Statement of Significance**

### **Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1890-1924  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1892-1893  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Cultural Affiliation**

N/A

**Architect/Builder**

Coxhead, Ernest Albert

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ernest Coxhead Residence and Studio is eligible for the National Register at the local level of significance under Criterion C in the area of Architecture as the exemplary work of European trained master architect Ernest Albert Coxhead who contributed to a unique American style of Architecture. A mentor for many California architects, Ernest Coxhead built the house as his private family residence in San Francisco with the assistance of his brother Almeric Coxhead who managed his business (Longstreth, p. 128).

The house is an outstanding example of the way Coxhead merged Victorian and Arts & Crafts architectural styles, popular at that time, with English and European Revival Styles to create a new form of contemporary American architecture, the Bay Area Shingle Style. Coxhead drew heavily from historic English precedent and he also looked to work of his English contemporaries but in this house, his own home, he showcased his ideas for creating exceptional design on what most considered a difficult site to build and an excuse for moderate architecture: a narrow city lot.

Coxhead was responsive to the site, a type of site that was characteristic of the San Francisco Bay Area at that time. Along with Willis Polk, Coxhead created entertaining responses to the pronounced irregularities of the Bay Area's terrain, maximizing views of the natural features of the San Francisco Bay Area from the property, a design technique then beginning to be embraced in the Bay Area in 1893. This design is the embodiment of natural simplicity adapted to a complex site. The period of significance is 1893, the year of construction (Longstreth).

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

This unique property was one of the first examples of Bay Area Shingle Style Architecture, or First Bay Tradition (Brown), and was the personal residence and showcase for these ideas for English Architect, Ernest Albert Coxhead.



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Ernest Coxhead, biography, related to this property**

This house was owned by Ernest Coxhead (1863-1933) (**Figures 6 [at the house] and Figure 23**) was a English, European trained architect who arrived in California just before the turn of the twentieth century. Ernest, the fourth of six children, was born in the Sussex coastal town of Eastbourne and raised in a family of moderate means. His father was a schoolmaster in Hampstead, and later a lodging-house keeper in Sussex coastal towns. At fifteen Coxhead began working for a local civil engineer, George Wallis, doing public works projects in Eastbourne.

In 1883 Coxhead attended the Royal Academy of Fine Arts in London and in November 1886 he was elected an associate of the Royal Institute of British Architects (RIBA) where he won the Silver Medal for drawing. The time Coxhead spent at the Academy gave him the most thorough preparation in architecture then available in England. Richard Phene Spiers, master at the Academy and classically trained at the Ecole des Beaux Arts in France, led Coxhead's training in the theory that buildings should rationally express their function and materials, a key theory used in the design of this property.

Upon conclusion of his studies at the Academy, Coxhead left England for the United States. He opened an office in Los Angeles assisted by his older brother in 1887. Almeric took charge of the firm's business affairs with his promise of work from the Episcopal diocese designing their churches and the promise of work in California as the new Eden. (Longstreth, p. 51).

In 1889, by then a well-established designer of churches in southern California, Coxhead moved to San Francisco with his brother Almeric with commissions to design more churches, and the promise of commissions in public and residential architecture for wealthy emerging civic leaders and philanthropists: an opportunity to create a new style of architecture. In 1893 he designed and built this house with a studio for himself and his family at 2421 Green Street in San Francisco. As his personal residence, he presumably used it to express his ideas and training in architectural design and to showcase his new design theories and ideas using local materials for friends, colleagues, and clients to see and is an excellent example of the start of the Bay Area Shingle Style. This property provides a lead in directing Bay Area culture away from the Victorian Era into the Modern. At that time in this property Coxhead with his European training had a fresh environment to explore a new style of architectural design with colleagues and young architects including Bernard Maybeck, Willis Polk, and A.C. Schweinfurth among others.

One of his first commissions in San Francisco was the California adaptation of classical design in a church, St. John the Evangelist, 1890-91, (**Figure 3**). This building was unfortunately lost in the fire following the 1906 earthquake but some of the features of this church were used in this property (the interpretation of classical design, the tower-like façade and maximizing views of the San Francisco Bay, for example).

During Coxhead's time living at this property he was inspired to organize and direct the A.E.F. School of Architecture for members of the United States armed forces stationed in France from 1918 to 1919 (UC Berkeley Environmental Design Archives), presumably teaching design research studied while living at this house.

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

### **Coxhead & Coxhead, the firm**

As most architect's own homes are, it was used as an example of Coxhead & Coxhead's work, and presumably a studio where Coxhead & Coxhead designs were developed.

Ernest Coxhead started working with his older brother Almeric in January 1887 in Los Angeles, California. Almeric ran the business affairs leaving Ernest to focus on architecture and design. Coxhead's commissions included churches, residences, public buildings and schools with one of his primary sponsors being the Reverend of the Swendenborgian Church Joseph Worcester for whom he built churches and residences, all expressing the unique characteristics of the natural materials available in the San Francisco Bay area and simplicity of design. The Coxhead office moved to the Hearst Building in San Francisco in the early 1890s and transitioned from ecclesiastical architecture to residential architecture at that time. A partial list of some of the more notable commissions are listed below. This list has been compiled from a number of sources, primarily through the research work of Longstreth and Weinstein as noted in the bibliography. With few office records remaining—Coxhead's downtown San Francisco office was destroyed in the 1906 earthquake and fire—a complete list of Coxhead's work may never be compiled.

#### **Churches**

Church of St. Augustine-by-the-Sea, 12274th St., Santa Monica, 1887 (d)  
Church of the Ascension, St. Louis Street, Los Angeles, 1887  
All Saints Episcopal Church, Euclid Ave., Pasadena, 1888  
Church of the Epiphany, Altura St., Los Angeles, 1888  
Church of the Messiah, Bush St., Santa Ana, 1888  
First Presbyterian Church, 3rd and Arizona St., Santa Monica, 1888  
First English Lutheran Church, 8th and Flower St., Los Angeles 1888 (d)  
Christ Episcopal Church, Santa Clara and Grand, Alameda, 1889  
First Congregational Church, 6<sup>th</sup> and Hill, Los Angeles, 1889  
Memorial Church of the Angels, Avenue 64, Los Angeles, 1889  
St. John's Episcopal Church, El Dorado and Miner, Stockton, 1889  
St. John's Episcopal Church, Guild Hall, El Dorado and Miner, Stockton, 1889(a)  
Chapel of St. John the Evangelist Episcopal Church, 1860 S. Chelton Rd., Monterey, 1890 (**Figure 24**)  
Chapel of St. Mary the Virgin, Filbert, between Filmore and Steiner, San Francisco, 1890  
Chapel of the Holy Innocents, 455 Fair Oaks, San Francisco, 1890  
Church of St. John the Evangelist, 15<sup>th</sup> and Julian Streets, San Francisco, 1890 (d) (**Figure 3**)  
St. John's Episcopal Church, 5th and C Streets, Petaluma, 1890  
Church of the Advent, 11<sup>th</sup> Street, San Francisco, 1891, (**Figure 25**) (d)  
First English Lutheran Church, 16th and J, Sacramento, 1891(d)  
St. James Episcopal Church, Paso Robles, 1891  
St. Peter's Episcopal Church, Jefferson and Elm, Red Bluff, 1891  
Trinity Church, 1668 Bush St., San Francisco, 1891  
St. Luke's Church, Van Ness and Clay, San Francisco, 1896  
Chapel, Church Divinity School of the Pacific, San Mateo, 1901 (d)

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

### Public and Civic Buildings

Luning Building, Market, Drumm, and California Streets, San Francisco, 1892 (d)  
Oakland Gas Heat and Lighting Company Building, 13th and Clay, Oakland, 1892 (d)  
Beta Theta Pi fraternity house, 2607 Hearst Ave., Berkeley, 1893  
Commercial building for Luning Estate, Turk and Larkin, San Francisco, 1893 (d)  
Pacific Telephone (originally The Home Telephone Company) headquarters, 333 Grant, San Francisco, 1908

Described as “remarkably modern” and “quirky” Ernest Coxhead’s notable home designs including 2421 Green are elaborately described by David Weinstein in his book with photographer Linda Svendsen published by Gibbs and Smith, *Signature Architects of the San Francisco Bay Area* (**Figures 26, 27, 28, 29, 30**):

### Residences

Alpheus Sturge House, Thomas Street, Los Angeles, 1888  
James McKinley House, West Adams Ave., Los Angeles, 1889 (d)  
James Davis House, San Mateo, 1890 (d)  
David Greenleaf House, Santa Clara Ave., Alameda, 1891  
James McGauley House, 2423 Green, San Francisco, 1891  
Andrew Carrigan House, Park Drive, San Anselmo, 1892  
E. Wiler Churchill House, Combs Drive, Napa, 1892 (**detail, Figure 28**)  
David Loring House, Channing Way, Berkeley, 1892(d)  
Coxhead Family “Country” Residence, NRHP #00000322, 37 East Inez Ave., San Mateo, 1893. (Typical at that time families had a country residence for the weekends and summer months and city residence to use during the work week).  
William Loy House, Ellsworth Street, Berkeley, 1893 (d)  
Charles Murdock House, 2710 Scott Street, San Francisco, 1893 (**Figure 32**)  
George Whittell House, 1271 Caroline Street, Alameda, 1893  
Edwin Tobias Earl House, Wilshire Blvd., Los Angeles, 1894  
Gillespie House, 2940 Jackson Street, San Francisco, 1894  
Andrew Carrigan House, 96 Park Drive, San Anselmo, 1895  
James Brown-Reginald Knight Smith House, 2600 Jackson St., San Francisco, 1895 (**Figure 31**)  
Earl House, Wilshire Blvd., Los Angeles, 1895  
McFarland House, 400 Clayton Street, San Francisco, 1895  
Russell Osborn House, 3362 Clay Street, San Francisco, 1896  
C.L. Perkins House, 157 Elm, San Mateo, 1896 (d)  
John Simpson House, 2520 Vallejo, San Francisco, 1896 (d)  
James Ferguson House, 2511 Baker Street, north of Vallejo, San Francisco, 1897  
Robert Foute House, 1915 Gough Street, San Francisco, 1897 (d)  
Margaret Jones House, 1820 Washington Street, San Francisco, 1897 (d)  
Lilienthal Houses, California and Gough, San Francisco, 1897  
Alonzo McFarland Apartment House, O’Farrell Street, San Francisco, 1897  
Julian Sontag House, 2700 Scott, San Francisco, 1897, extant  
Irving Scott House, Pacific Avenue, west of Divisadero, San Francisco, 1899  
Sarah Spooner House, San Francisco, 1899-1900



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

Charles Dougherty House, Foothill Road, Pleasanton, 1900  
Julian Waybur House, 3232 Pacific Ave., San Francisco, 1900, NRHP #11000143.  
George Bixby House, Long Beach, 1901  
George Stratton House, Hillside Avenue, Berkeley, 1901 (d)

(d) lost, demolished

### **Ownership of Property**

The house was designed and occupied as the architect's personal residence and presumably also used as a studio in 1892, and built in 1893. While the house was under construction, Coxhead lived at 2419 (a.k.a. 2417) Green (Longstreth). From 1893-1922 the residence was owned by the Coxhead brothers. Ernest lived in the home with his wife and three children until 1903. The house was considered a family residence with various members of the Coxhead family meeting and living there during appropriate weather until 1922. In 1922 his brother Almeric sold the house to the E.H. Bosquis (a.k.a. Edward Bosqui) family, a San Francisco painter who sold the house to Reed Hunt a number of years later.

1953 Reed Hunt sold the house to Mr. and Mrs. Francis Carroll.

1968 The James Walker family.

1971 Don and Dian Staley.

1981 Mike and Judy O'Shea. Mike O'Shea was a book artist, painter, and photographer. Judy O'Shea was a corporate CEO, writer, and artist.

1989 Philip and Rose Kaufman. Rose, who passed away in 2009, was a writer and a member of the Motion Picture Academy. Philip Kaufman is a writer, director, and film producer whose films have received 25 Academy Award nominations and 15 Emmy Award nominations. Three films on which he is credited have been inducted into the National Film Registry: *The Right Stuff*, *Raiders of the Lost Ark*, and *The Outlaw Josey Wales*.

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

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## 9. Major Bibliographical References

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Longstreth, Richard. *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century*. Berkeley, Los Angeles, London: University of California Press, 1998 (first published 1983).

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

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### **Archival Material**

Philip Kaufman Archives.

Richard Longstreth Collection.

Bancroft Collection, University of California at Berkeley. Ernest Coxhead Architectural Drawings.



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

Library, San Francisco Public Library, Handy Block Books of San Francisco, San Francisco:  
The Hicks-Judd Company, 1909-10 Edition.

Kathryn Marsh Shaffer AIA Collection.

Lawrence B. Karp & Carol L. Karp AIA Collection.

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: U.C. Berkeley: Environmental Design Archives, Ernest Coxhead Collection, 1919-1988 ; Bancroft Collection, Berkeley, California, Berkeley Architectural Heritage Association: BAHA,

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

**10. Geographical Data**

**Acreage of Property** less than one acre

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 37.795479

Longitude: -122.439416

**Verbal Boundary Description** (Describe the boundaries of the property.)

APN 0560027. Property labeled "A.W.S. Coxhead" in the 1909-1910 San Francisco Handy Block Book, the block bounded by Vallejo Street on the South, Scott Street on the West, Green Street on the North and Pierce Street on the East (**Figure 2**).

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The building sits on one parcel. The boundary includes the building and the landscapes historically associated with the building.

---

**11. Form Prepared By**

Names/Titles: Lawrence B. Karp, Architect & Carol L. Karp, Architect AIA  
Organization: Karp Architects  
Street & Number: 100 Tres Mesas  
City or Town: Orinda State: CA Zip Code: 94563  
e-Mail: lbk@karp.ca & carol@karp.ca  
Telephone: (415) 860-0791  
Date: August 9, 2017

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Coxhead, Ernest, Residence and Studio  
City or Vicinity: San Francisco  
County: San Francisco  
State: California  
Photographer: Kathryn M. Shaffer AIA unless noted otherwise  
Date Photographed: March 23, 2017 unless noted otherwise

Description of Photograph(s) and number, include description of view indicating direction of camera:

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

- 1 of 32 Ernest Coxhead house, view from the Northwest (front), camera facing southeast, March 29, 2017.
- 2 of 32 North (front) elevation, camera facing south, March 29, 2017.
- 3 of 32 Northwest (front elevation), camera facing southeast with neighborhood views, Lawrence B. Karp photographer, March 16, 2017.
- 4 of 32 Aerial, North (front elevation) and roof view, aerial camera facing southeast.
- 5 of 32 Aerial, South and East (rear and side elevations), aerial camera facing northwest.
- 6 of 32 Aerial, South and East (rear and side elevation), aerial camera facing northwest.
- 7 of 32 South (rear elevation) with views of San Francisco Bay, camera facing northeast.
- 8 of 32 Aerial photo of entire lot with neighbors and street.
- 9 of 32 North and West views, street elevation, Philip Kaufman photographer, May 23, 2017.
- 10 of 32 Green Street elevation, North (front) elevation, Philip Kaufman photographer, May 23, 2017.
- 11 of 32 South Elevation, Philip Kaufman photographer, May 23, 2017.
- 12 of 32 Dormer detail, Philip Kaufman photographer, May 23, 2017.
- 13 of 32 Entry portico, stair, and steep roof details capturing natural light. Philip Kaufman photographer, May 23, 2017.
- 14 of 32 North elevation, studio window on Northeast corner. Philip Kaufman photographer, May 23, 2017.
- 15 of 32 English entrance blended with Shingle Style. Philip Kaufman photographer, May 23, 2017.
- 16 of 32 Dining room. Philip Kaufman photographer, May 23, 2017.



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

- 17 of 32 Dining room with ship's pass through and corner fireplace. Philip Kaufman photographer, May 23, 2017.
- 18 of 32 Ship's stair. Philip Kaufman photographer, May 23, 2017.
- 19 of 32 Gallery ceiling with natural light. Philip Kaufman photographer, May 23, 2017.
- 20 of 32 Attendant bench at window. Philip Kaufman photographer, May 23, 2017.
- 21 of 32 Fireplace detail. Philip Kaufman photographer, May 23, 2017.
- 22 of 32 View of Casebolt house and San Francisco skyline from upstairs window. Philip Kaufman photographer, May 23, 2017.
- 23 of 32 Top floor fireplace and ceiling detail. Philip Kaufman photographer, May 23, 2017.
- 24 of 32 Windows and doors to urban garden. Philip Kaufman photographer, May 23, 2017.
- 25 of 32 Dormers naturally light and ventilate upstairs office. Philip Kaufman photographer, May 23, 2017.
- 26 of 32 Interior gallery and fireplace. Philip Kaufman photographer, May 23, 2017.
- 27 of 32 Interior gallery and ships stair. Philip Kaufman photographer, May 23, 2017.
- 28 of 32 A dramatic English style comforting hearth. Philip Kaufman photographer, May 23, 2017.

Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

- 29 of 32 Modulated ceiling configurations to achieve a dramatic effect around a cozy hearth. Philip Kaufman photographer, May 23, 2017.
- 30 of 32 View of the Casebolt House from the Coxhead house garden . Philip Kaufman photographer, May 23, 2017.
- 31 of 32 Interior view of the presumed studio of the house and Northeast corner window where Coxhead presumably had his drafting table naturally lit with North light and views of the street and the San Francisco Bay beyond.
- 32 of 32 Exterior view with the corner Cotswold style window presumably for Ernest Coxhead's drafting table on the third floor. The photo shows how the building design maximizes the street frontage and highlights the narrowness of the lot.

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**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

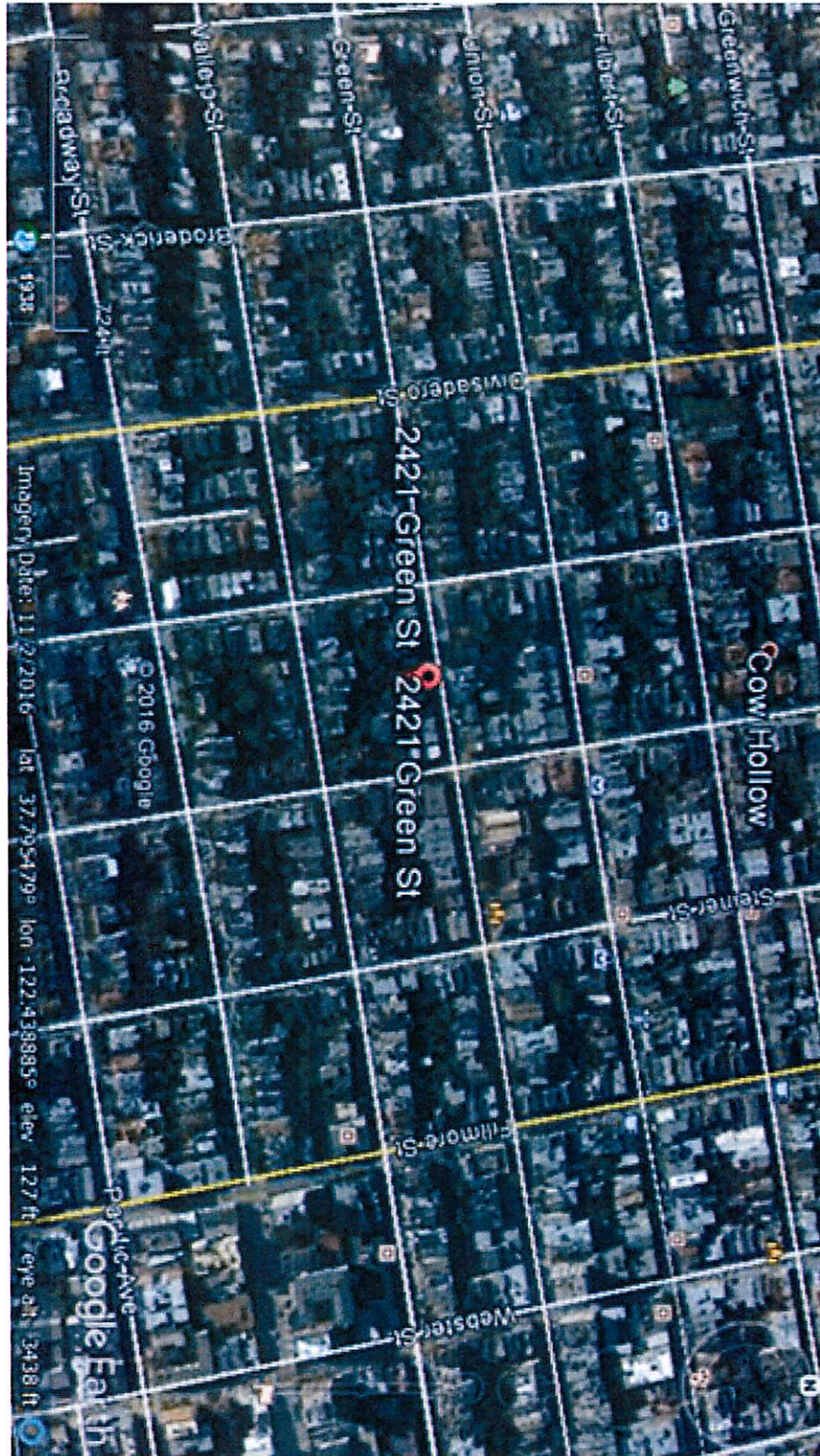
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Name of Property

San Francisco, CA  
County and State

## Location Map

Latitude: 37.795479

Longitude: -122.439416

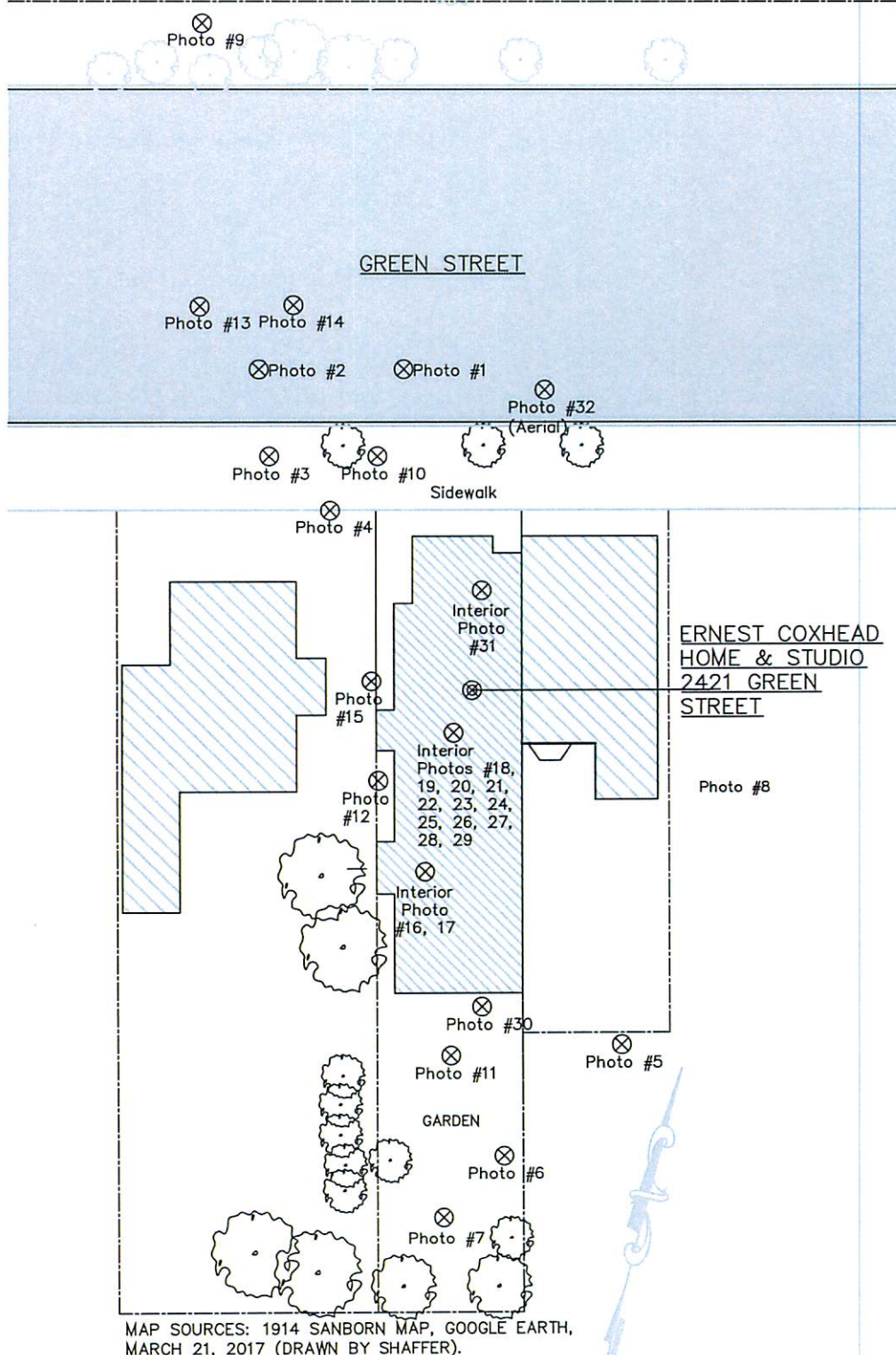




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

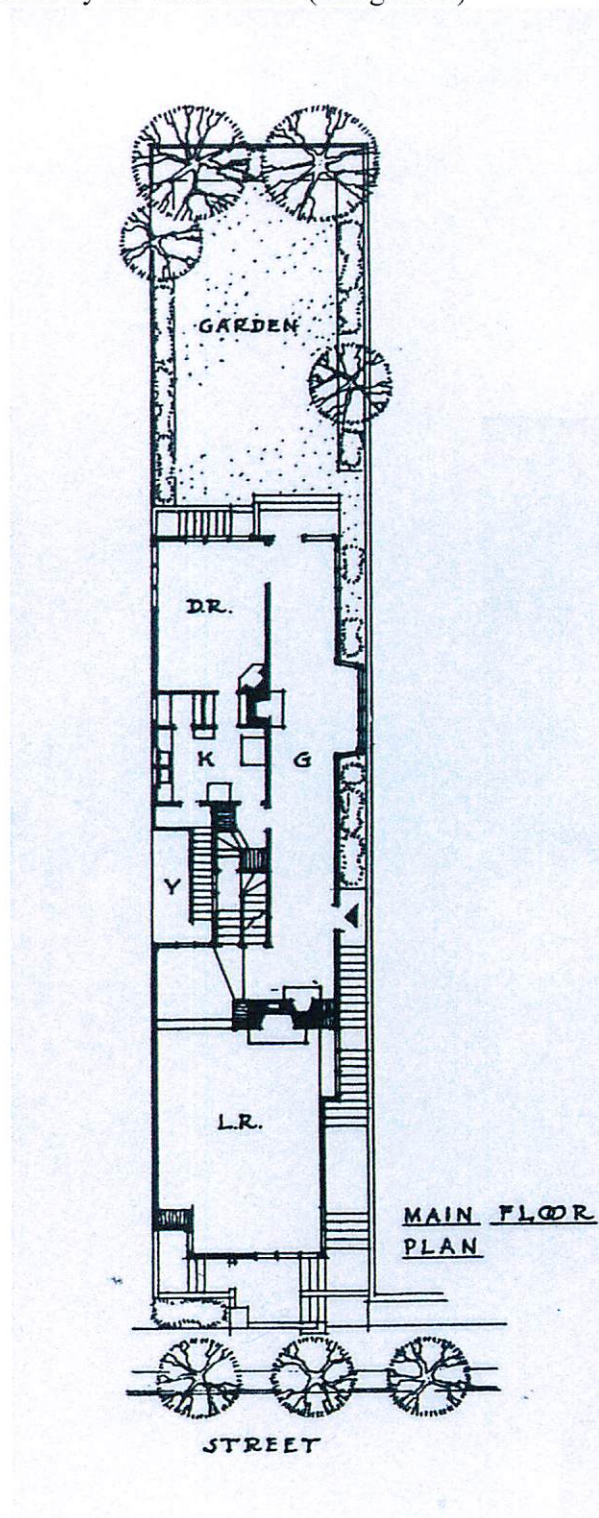
### Sketch Map/Photo Key



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 1.** Floor Plan, drawn by Howard Moise (Longstreth)

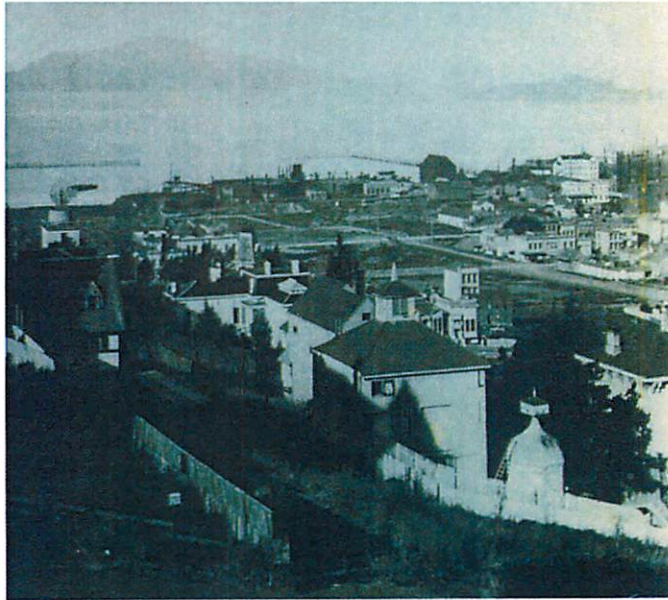




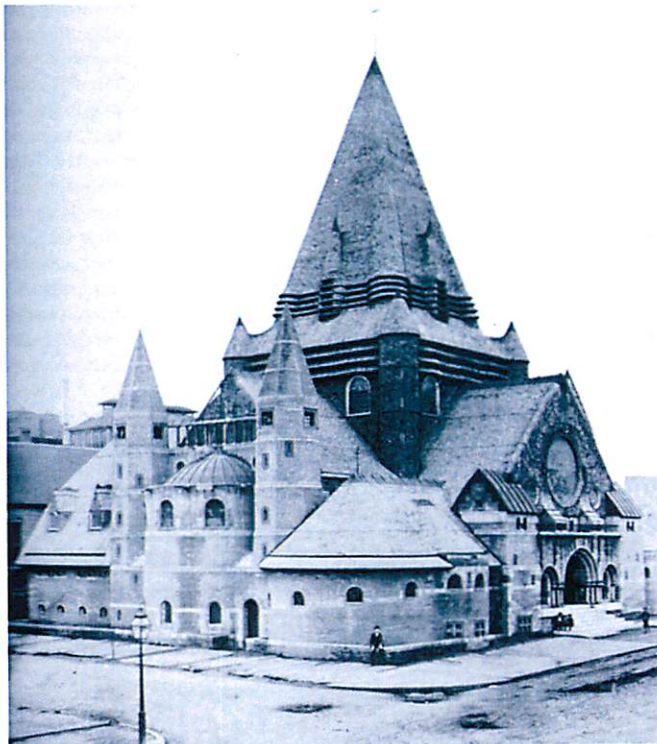
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Name of Property

San Francisco, CA  
County and State

**Figure 2.** Pre-construction, looking north, 1892; Coxhead lot center, McGauley House left. San Francisco Bay in the distance (Kaufman Archives, photographer unknown)



**Figure 3.** Church of St. John the Evangelist, San Francisco, 1890-91, featuring tower facades and steeply pitched roofs also featured in The Ernest Coxhead Residence and Studio, destroyed 1906 (Longstreth, p. 97, photographer unknown) .





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 4.** Ernest Coxhead house, 1893 (*during construction, left*) James McGauley house, 1892 (*right*) (Longstreth, p. 128, photographer unknown)



**Figure 5.** Coxhead house, uphill, rear view, of the West and South elevations, 1893, during construction (Longstreth, p. 128, courtesy John Beach, photographer unknown)



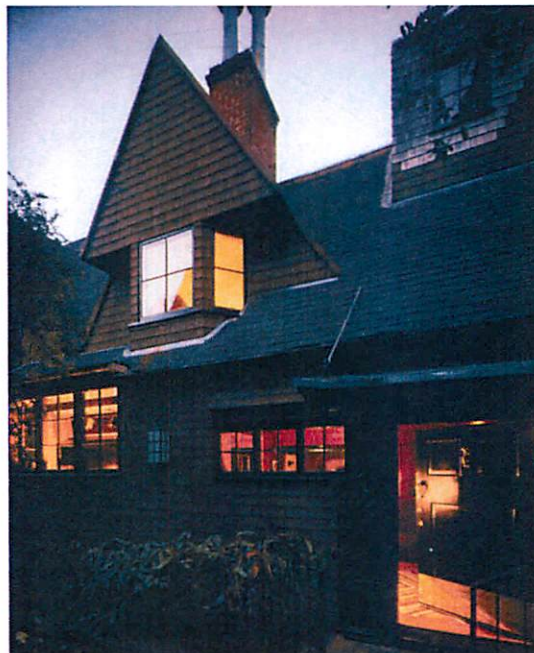
Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 6.** “Coxhead with his daughter in the garden of their San Francisco house, ca. 1900 (courtesy John Beach).”(Longstreth, p. 4).



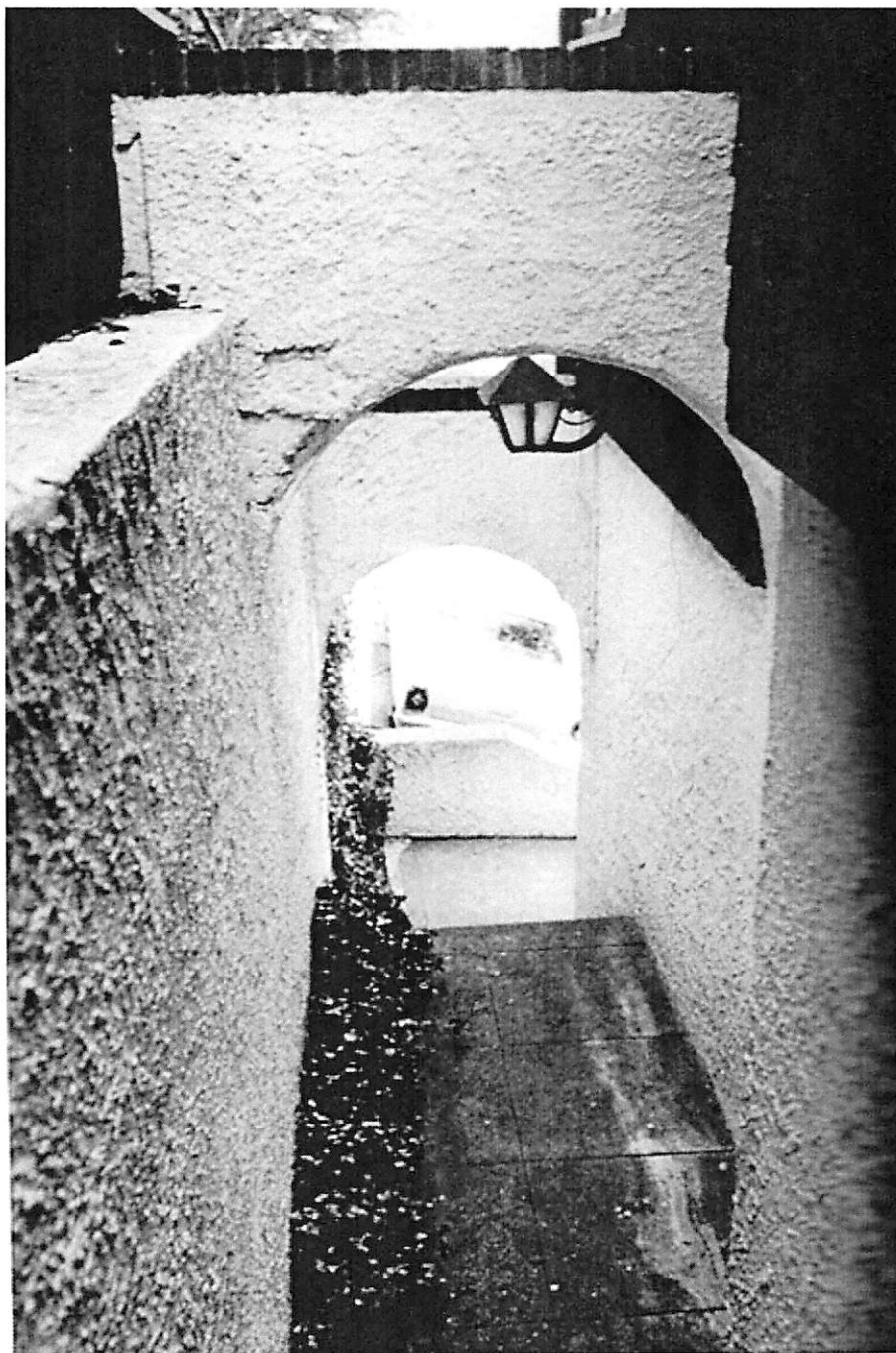
**Figure 7.** “Ernest Coxhead’s House, San Francisco, California, 1893...thanks to his work and education Coxhead possessed a solid grounding in classical design, with its emphasis on a clear expression of the building program and its emphasis on proportions.” Excerpt from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999, pages 124-129)



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 8.** “In his own residence there is an ever-changing path up to and through the premises.”  
(1977, Longstreth, photographer, p. 130)

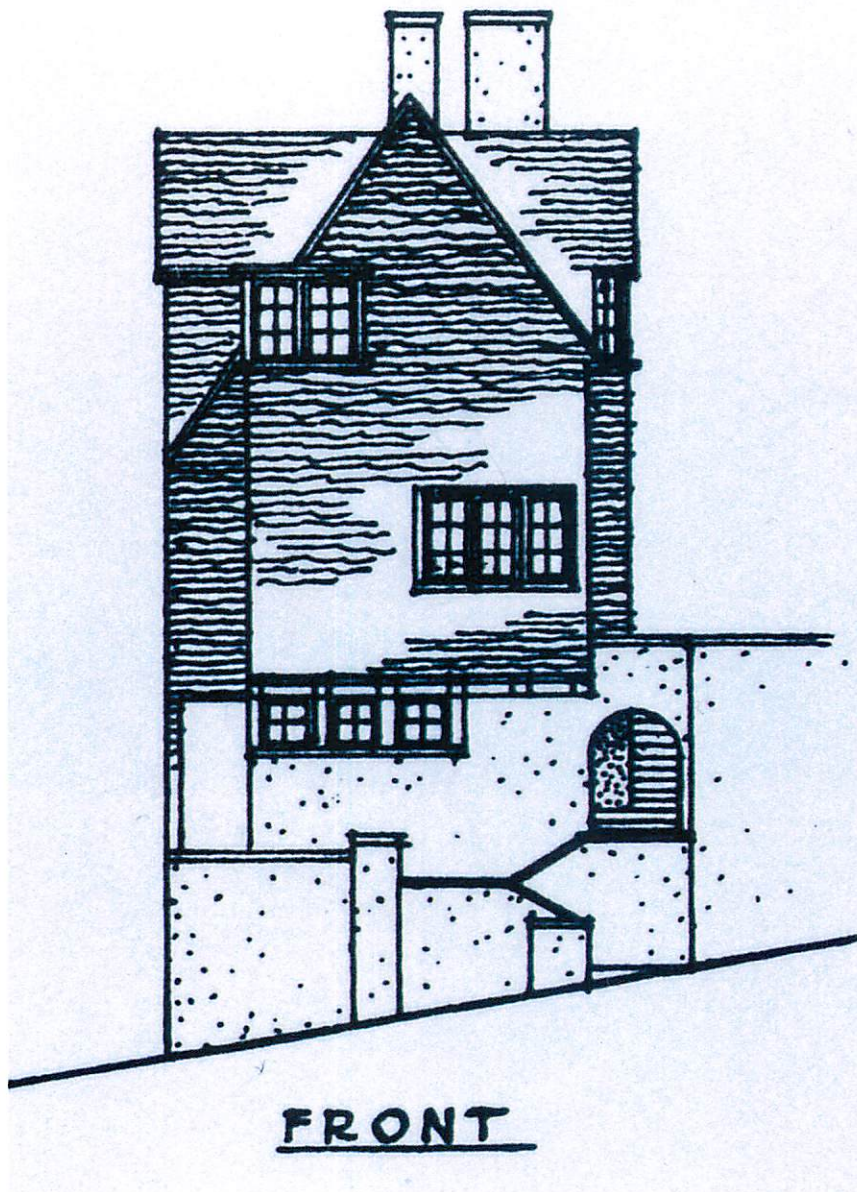




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 9.** Front Elevation, drawn by Howard Moise (Longstreth)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 10.** Architectural historians have highlighted features of this house in their work. Fireplace by front door opens to wide hall (left); redwood gallery from foyer to rear garden (right). From *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)



**Figure 11.** Dining room (left); Bedroom (center); Stairwell (right), from *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)





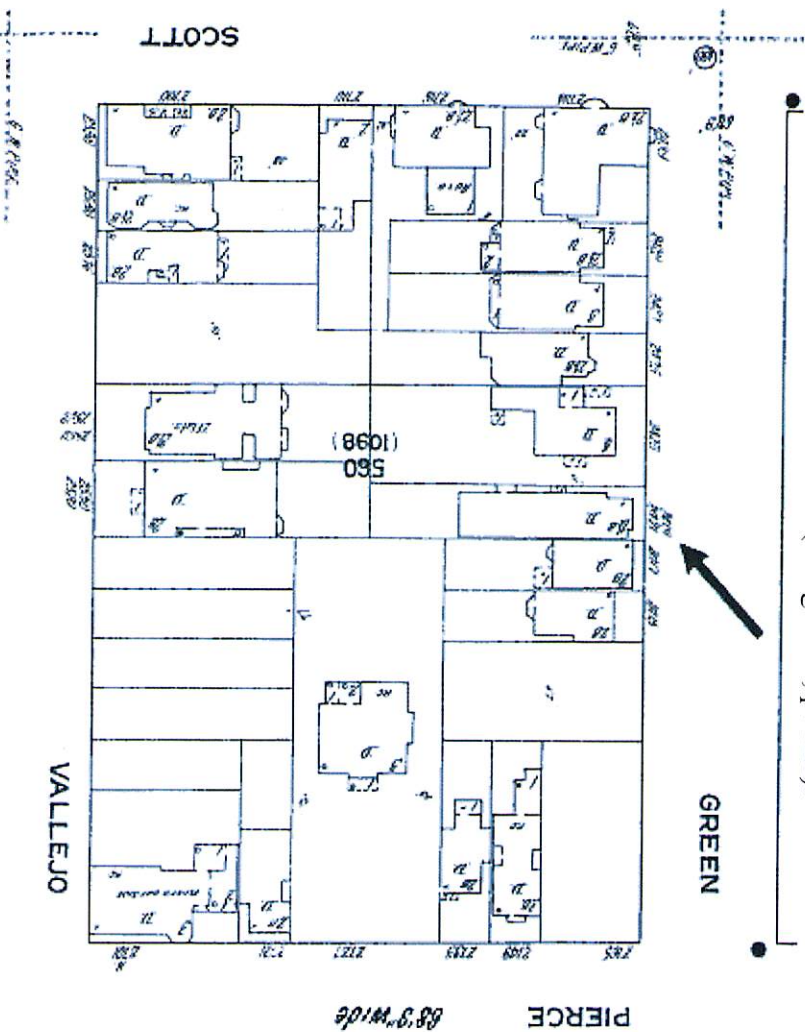
Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 12.** Dining room with garden views, from *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)



**Figure 13.** One of the narrowest lots in San Francisco, California: Sanborn Map Company, Volume 3, 1913, Sheet 273. 2421 Green noted with arrow. Coxhead's design "exploits a difficult site to create a dramatic effect" (Longstreth, p. 128).





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 14.** A functional fireplace at rear of long gallery for light and heat, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)



**Figure 15.** Living room, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 16.** At the rear of the long gallery, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)



**Figure 17.** “The narrow site gave rise to some unusual innovations...with two hearths introduced, this gallery divides itself into separate sitting areas” (Roth/Morgan, p. 128), *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan).





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 18.** “The tiny staircase demonstrates Coxhead’s skill in turning the exigencies of a narrow lot to a picturesque advantage.” (Roth/Morgan, p. 128)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

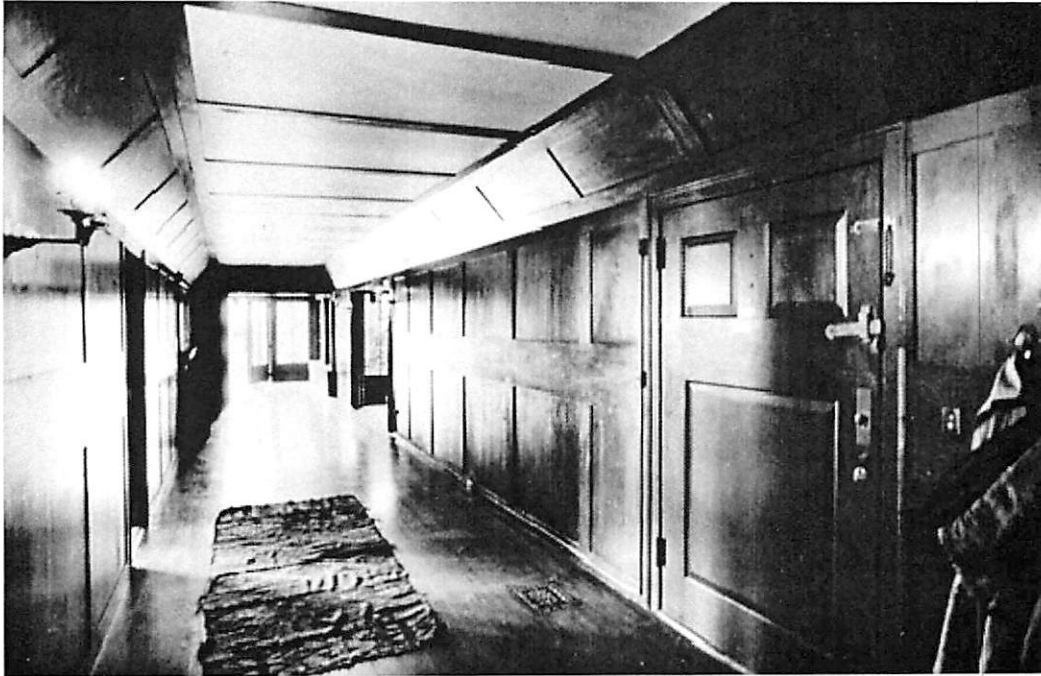
**Figure 19.** Unique exposed truss details, first experimented with in the studio of the Ernest Coxhead Residence and Studio (**Photo 29**) becomes a featured detail in a project for Frank Washington built at few years later in Mill Valley, California (Longstreth, p. 171).



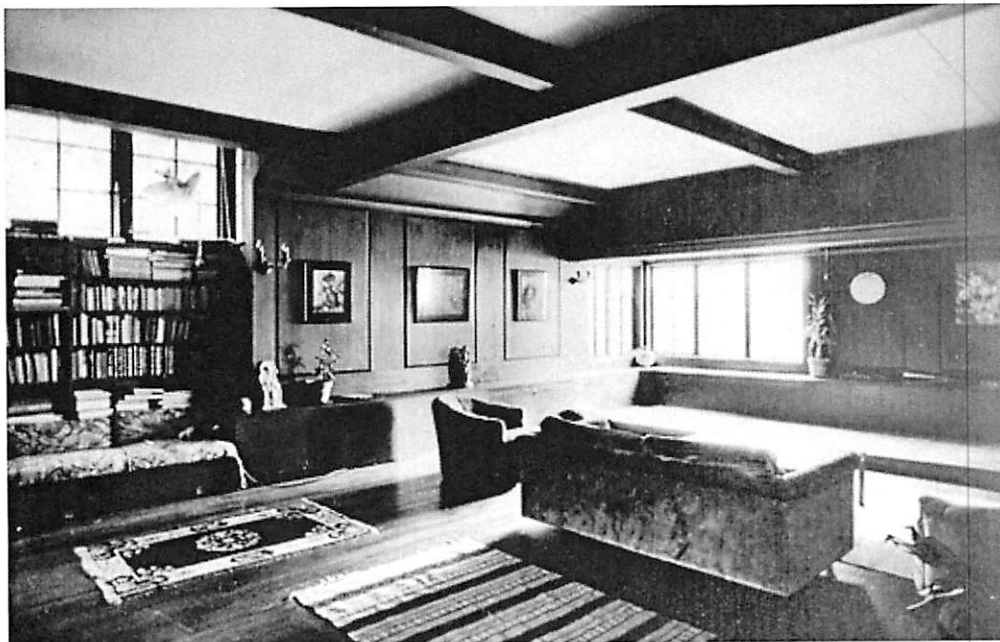
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Name of Property

San Francisco, CA  
County and State

**Figure 20.** Gallery, from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)



**Figure 21.** Living room, from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 22.** Street façade, featured in the book *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 23.** Ernest Coxhead (1863-1933), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)



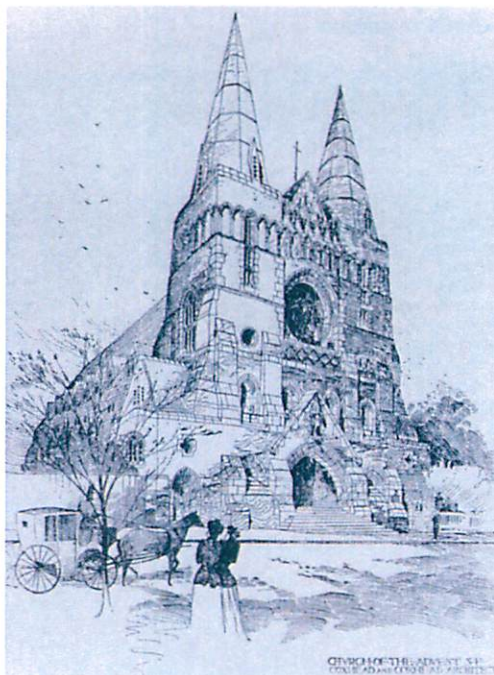
Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 24.** St. John's Episcopal Church, Monterey (1891), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)



**Figure 25.** Church of the Advent, San Francisco (1891-92), from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 26.** Julian Waybur House, San Francisco (2006), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006). A classical entrance with similar characteristics to Coxhead's own personal residence at 2421 Green.



A balcony takes the shape of the staircase within the San Francisco house.

**Figure 27.** Churchill House, Coombs Drive, Napa, California, (2006), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006). Another classical entrance experimenting with shingles and classical columns, details first featured in Coxhead's own residence at 2421 Green in San Francisco.

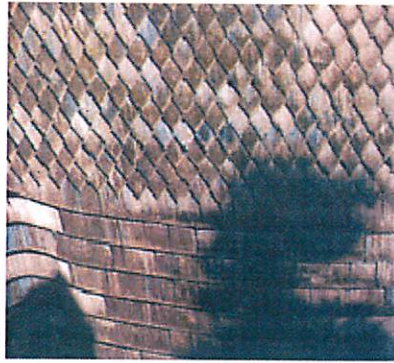




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 28.** Innovative diamond shingle pattern discussed in *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006), a detail Coxhead developed in his own house first.



**Figure 29.** An example of Coxhead's "remarkably modern" and "quirky" interpretation of English Architecture to a California site, from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 30.** Stunning features of the Bay Area Shingle Style that started in Ernest Coxhead's own house are repeated in the country Churchill House constructed at the same time in Napa, California and is written about extensively in the book *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

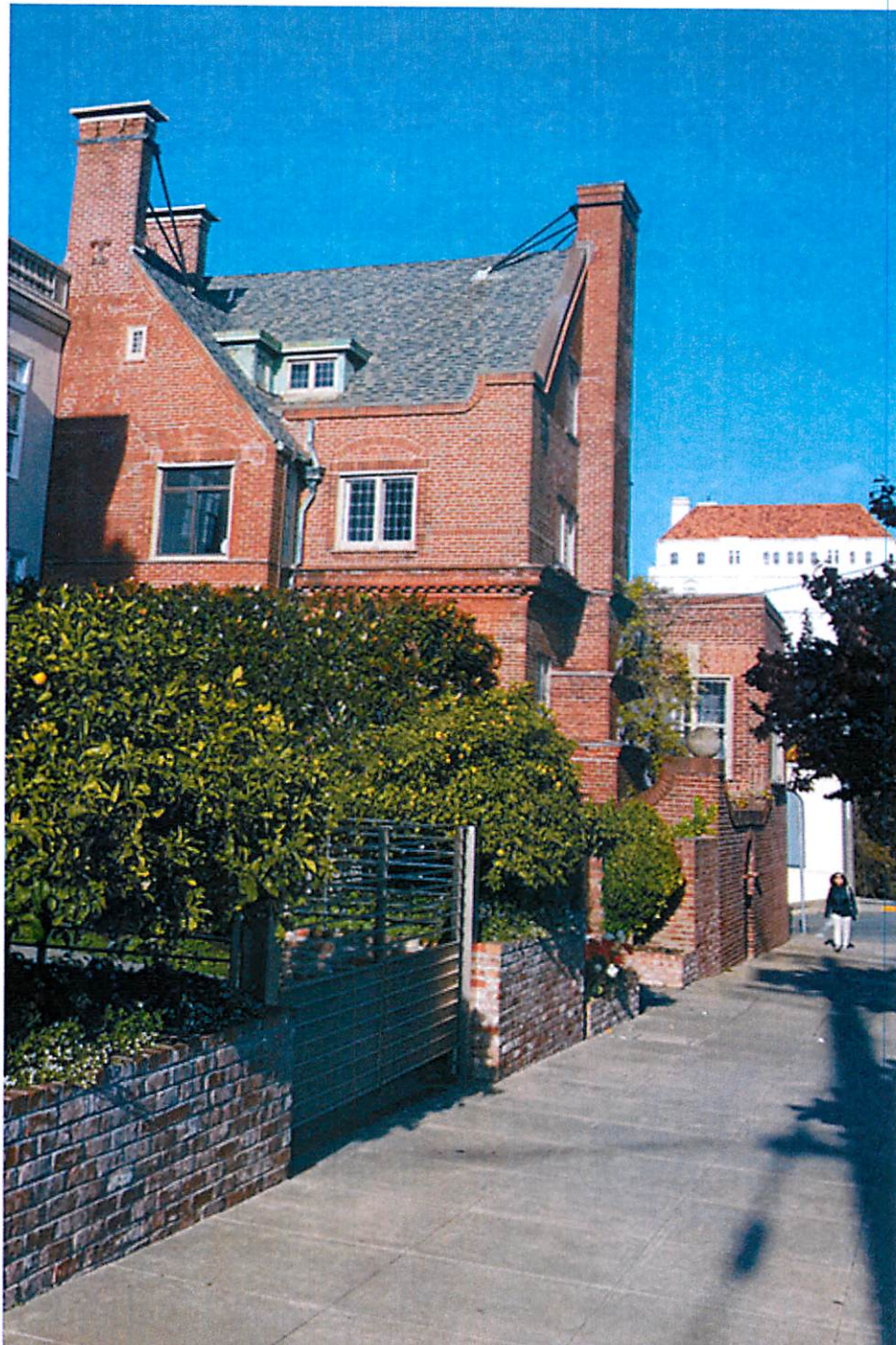




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 31.** James Brown-Reginald Knight Smith house, 1895 (2017, photographer, Shaffer). A Coxhead house in San Francisco. This figure serves as a comparative analysis of Coxhead's training as an English architect and his ability to interpret it into a new California style of architecture making Coxhead one of the most influential architects in a developing geographic area at the turn of the twentieth century.





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 32.** Charles Murdock House, San Francisco, 1893, an example of how Coxhead used his house to show examples of his design ideas that clients continued to use and replicate. Like the Ernest Coxhead Residence and Studio, the shingle style Murdock House also features an English entrance, steeply pitched roofs and a corner bay window to capture the San Francisco Bay view from the inside of the house (Longstreth, p. 132-33).

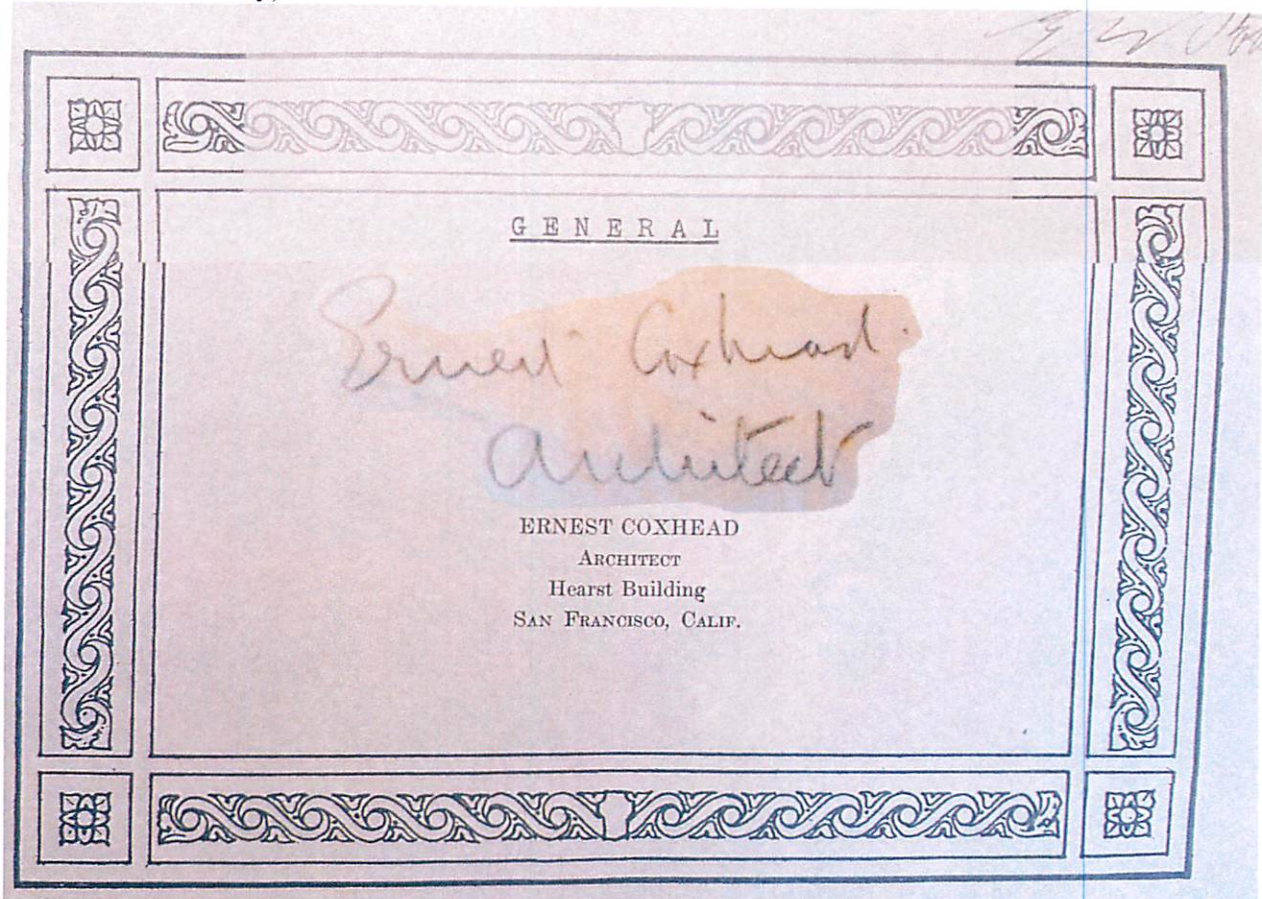




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Figure 33.** Ernest Coxhead, signature and business titleblock from the specifications for "Residence at Woodside, Calif" in the early 1900s (Source: The Bancroft Library, University of California, Berkeley).

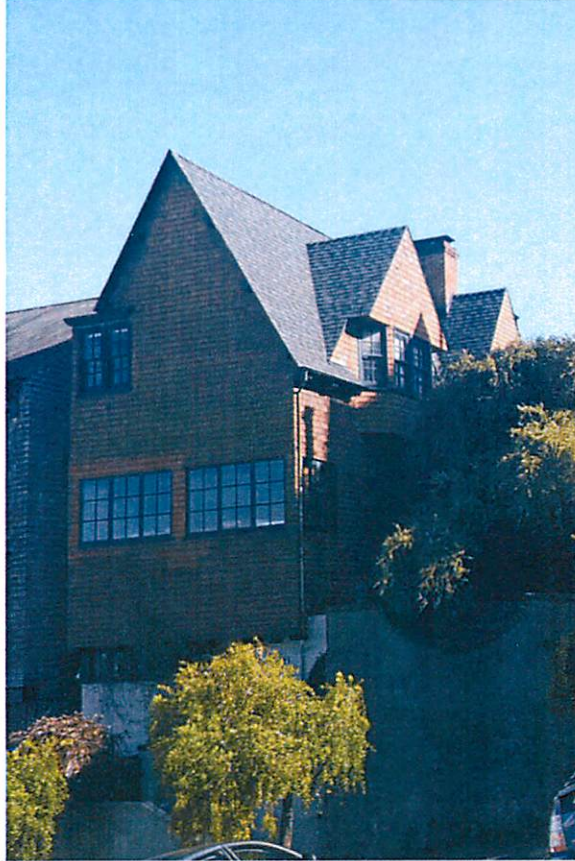


Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photos 2017**

**Photo 1 of 32.** Ernest Coxhead house, view from the Northwest, capturing West sunlight.



**Photo 2 of 32.** Ernest Coxhead's own house (left) with Coxhead's James McGauley house (1891) represented an "important shift in Coxhead's approach" (Longstreth)).

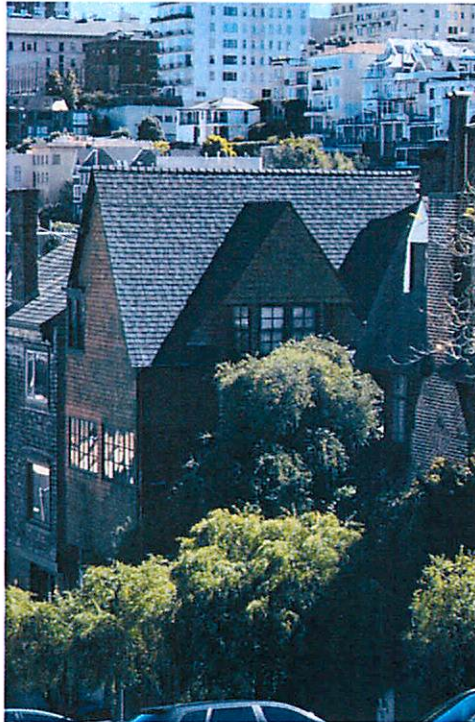




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 3 of 32.** Bands of windows capturing views and light in an urban setting.



**Photo 4 of 32.** Winding staircase of varying widths connects the building with the street.





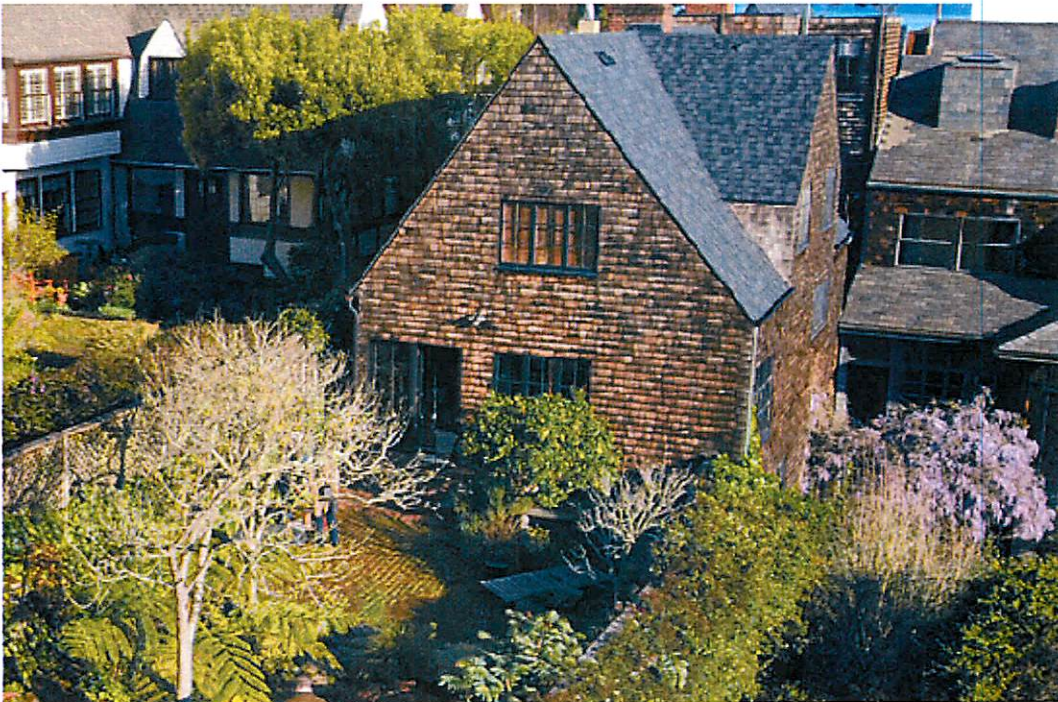
Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 5 of 32.** Dormers capture views and light.



**Photo 6 of 32.** Reminiscent of a Surrey barn.





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 7 of 32.** Capturing expansive views of the natural features of the San Francisco Bay area.



**Photo 8 of 32.** Nestled on a compact site.

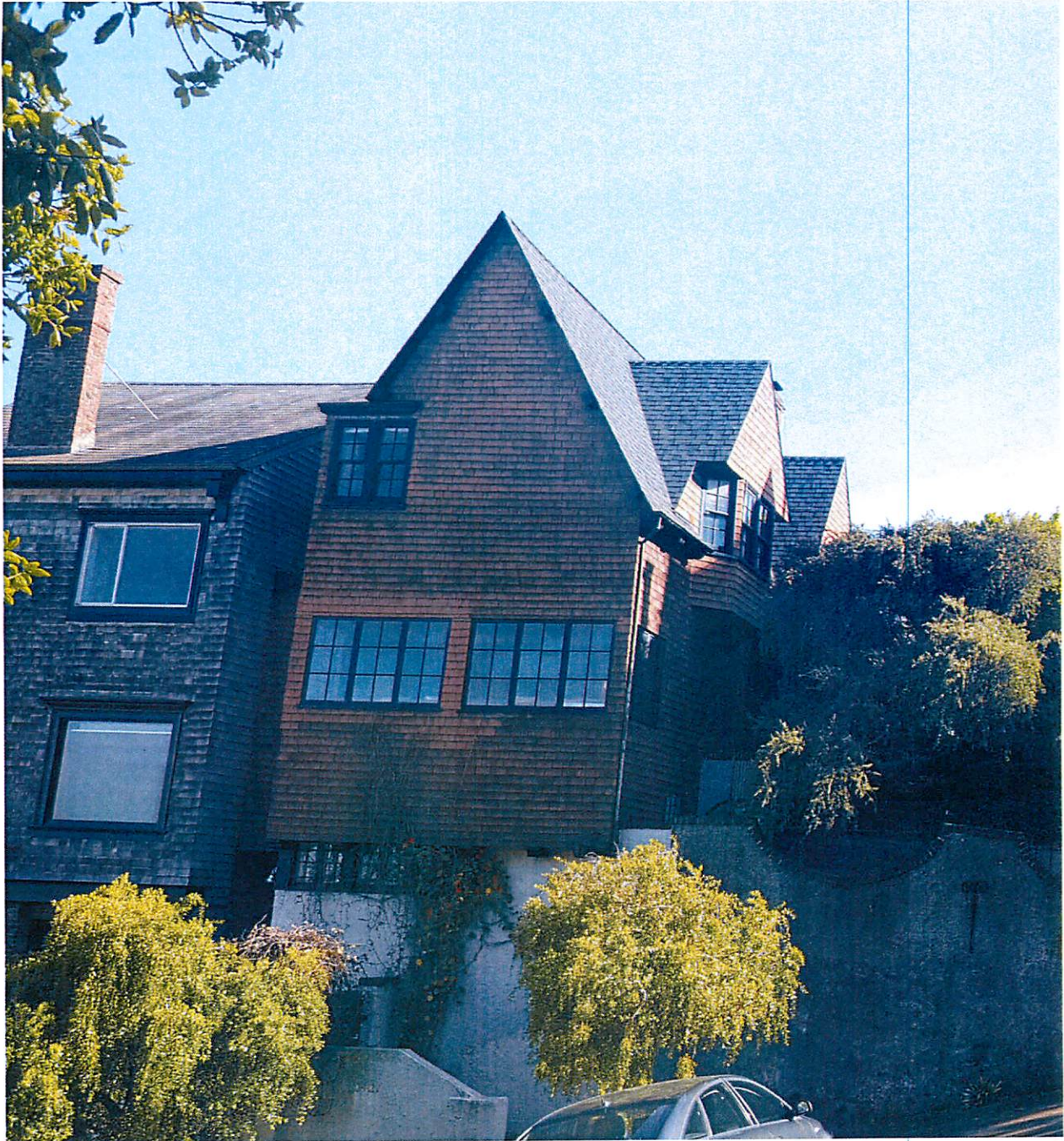




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 9 of 32.** Ernest Coxhead house, exploiting the use of dormers to achieve a dramatic effect and increase light and air into the interior (2017, Philip Kaufman, photographer)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 10 of 32.** (May 2017, Philip Kaufman, photographer)

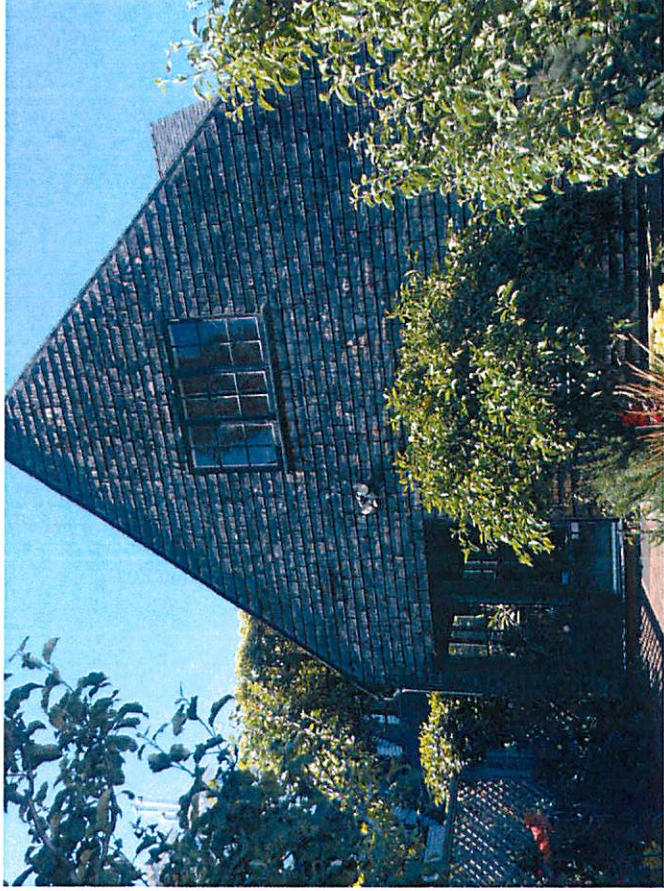




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 11 of 32.** Ernest Coxhead Residence and Studio, rear (South) view, May 2017 (Philip Kaufman, photographer)



**Photo 12 of 32.** (May 2017, Philip Kaufman, photographer)

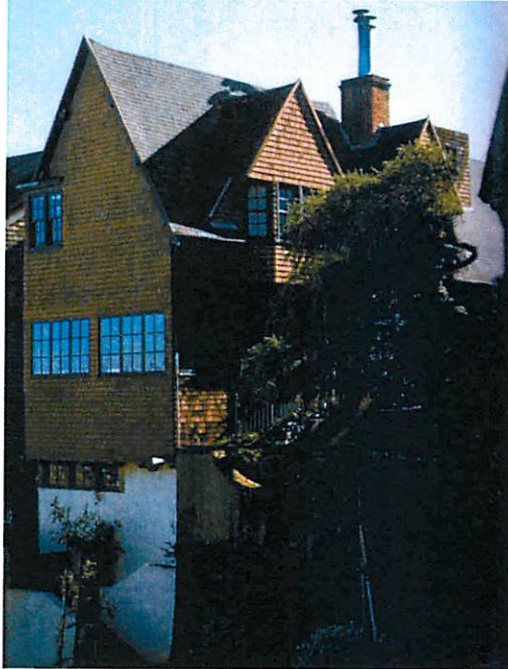




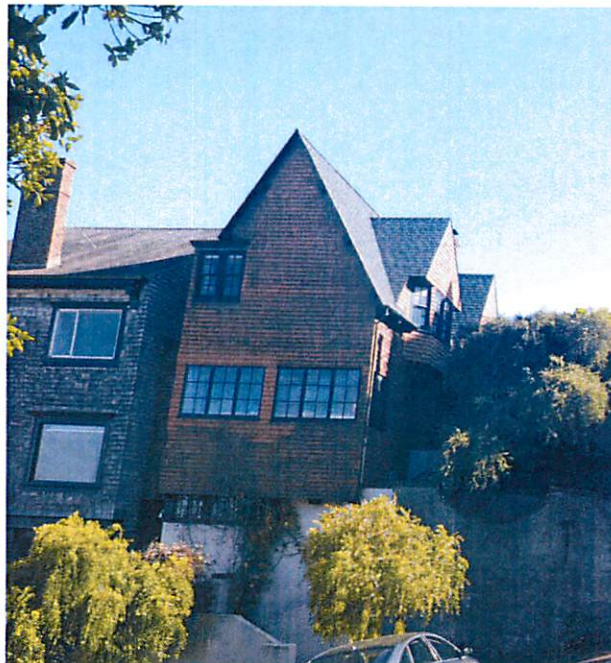
Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 13 of 32.** Exterior, “an ever-changing path up to and through the premises...as if it were an alley in an Italian hill town”(Longstreth, p.129), May 2017 (Philip Kaufman, photographer)



**Photo 14 of 32.** Front, North façade faces the street and provides natural light for the Living Room and upstairs studio, May 2017 (Philip Kaufman, photographer)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 15 of 32.** English Classical style front entrance, May 2017(Philip Kaufman, photographer). A typical Coxhead detail, interpreting classical details into a new Bay Area Style Architecture in 1893.





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 16 of 32.** Dining room with garden view and views of the neighboring Casebolt House and McGauley House gardens, May 2017 (Philip Kaufman, photographer).



**Photo 17 of 32.** Dining room with corner fireplace and ship pass through window to interior gallery, May 2017 (Philip Kaufman, photographer).





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 18 of 32.** With narrow nautical, ship-like quality: a ships stair to third floor, May 2017(Philip Kaufman, photographer).



**Photo 19 of 32.** Ceiling, stair and interior details, an ever changing path with nautical ship like qualities, May 2017 (Philip Kaufman, photographer).



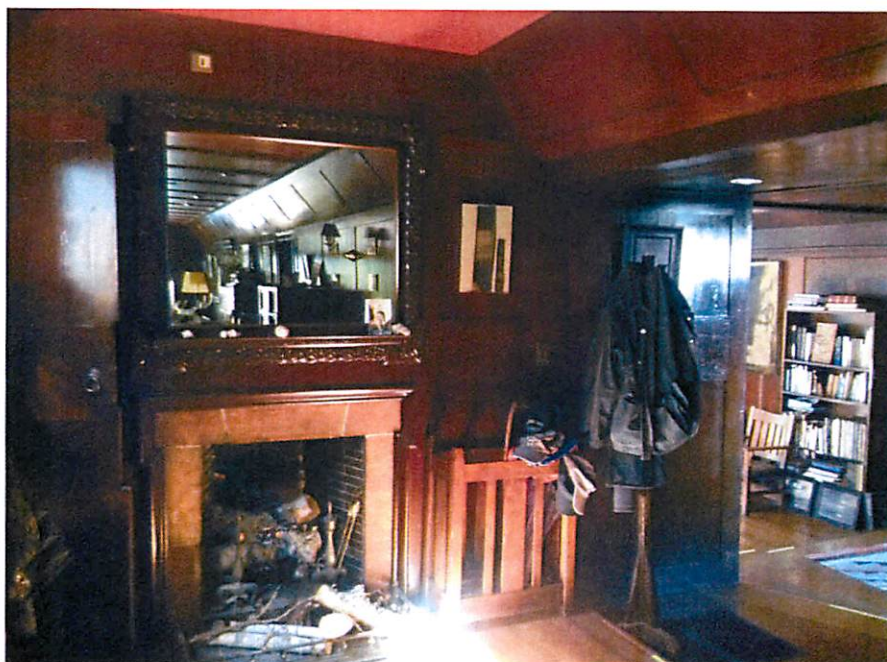
Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 20 of 32.** “Attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the San Francisco Bay beyond...”(Longstreth). May 2017 (Philip Kaufman, photographer).



**Photo 21 of 32.** A well designed gallery, the plan’s one English component, with a fireplace at the end. The length of the gallery emphasized in the mirror reflection. May 2017 (Philip Kaufman, photographer).





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 22 of 32.** View of the neighboring Casebolt House (San Francisco City Landmark) and garden and the hills of San Francisco beyond. May 2017 (Philip Kaufman, photographer).





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 23 of 32.** Varying ceiling heights, floor transitions, and a comforting hearth, May 2017  
(Philip Kaufman, photographer).



**Photo 24 of 32.** Southwest doors provide a naturally lit view to the garden and neighboring gardens beyond, May 2017(Philip Kaufman, photographer).

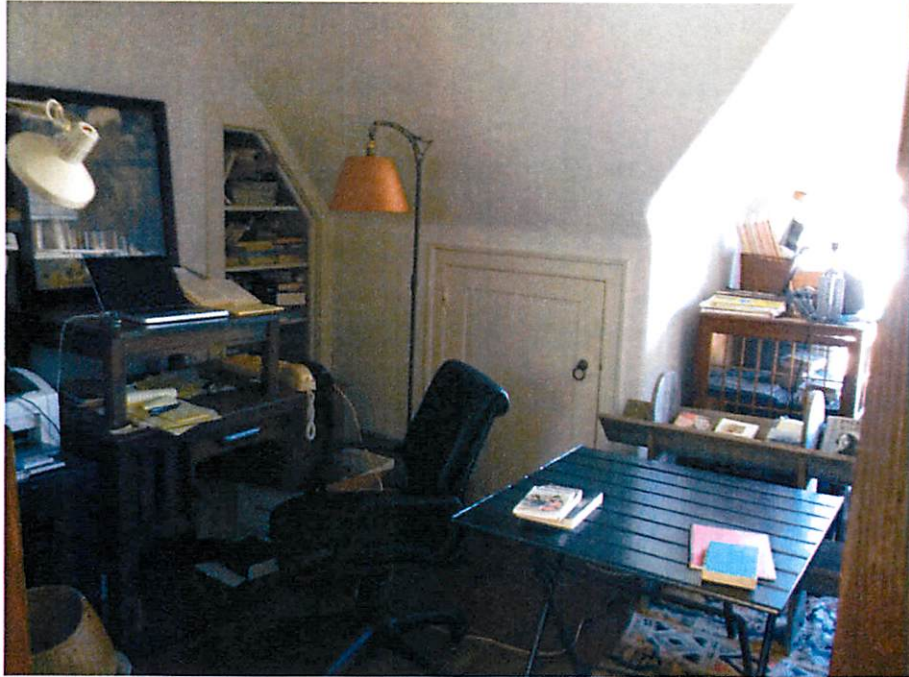




Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 25 of 32.** A well lit dormer provides natural light into an office, May 2017(Philip Kaufman, photographer).



**Photo 26 of 32.** Windows naturally light the galley with a glimpse of one of the fireplaces, May 2017 (Philip Kaufman, photographer).



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 27 of 32.** Interior gallery, ships stairs, varying ceiling heights create the best design for the narrow urban lot, directing the eye toward views beyond (May 2017, Philip Kaufman, photographer)





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 28 of 32.** A dramatic hearth well designed in English proportions and illuminated with natural light.



**Photo 29 of 32.** Modulated ceiling configurations to achieve a dramatic effect around a cozy hearth.



Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 30 of 32.** One of Coxhead's classic design features in this project maximizes the creation of an urban garden and capturing the views of neighboring gardens, views of San Francisco beyond and natural light, rain and air to nurture the garden.



**Photo 31 of 32.** Northeast window presumably from where Coxhead had his studio and drafting table with views of San Francisco and Northern light.





Coxhead, Ernest, Residence and Studio  
Name of Property

San Francisco, CA  
County and State

**Photo 32 of 32.** Northeast façade with 3<sup>rd</sup> floor Cotswold style window presumably from where Coxhead had his studio and drafting table with views of San Francisco and Northern light.





# EXHIBIT 11

# A PAIR of COXHEADS

His own home and the one next door show his English influences

By BRIDGET MALEY

TWO NOTEWORTHY HOUSES along the south side of Green Street, where it slopes steeply toward the crest at Scott, emulate the craftsmanship of the English townhouses and rural cottages that influenced their design.

The James McGauley House, located at 2423 Green Street, was built in 1891, two years before its neighbor at 2421 Green Street. Both were designed by architect Ernest Coxhead, a British transplant. The house at 2421 Green was Coxhead's own, which he shared with his brother, Almeric. Around the corner at 2710 Scott Street, the Charles Murdock house, also built in 1893, rounds out the grouping. This set of residences reflects Coxhead's transition from his earlier ecclesiastical work to the residential projects that shaped the second phase of his California career.

Leaving England together, Ernest and Almeric Coxhead opened an architectural office in Los Angeles in early 1887. Almeric



Coxhead's own home at 2421 Green (left) and his design next door at 2423 Green would have been new and somewhat daring within the Victorian landscape of the time.

PHOTOGRAPHS BY SHAYNE WATSON

was the business manager, while Ernest was the primary designer. For the next several years, a series of commissions for the Episcopal Church, which was expanding throughout California, occupied their partnership. Before immigrating, Ernest had apprenticed with a London architect known for extensive work with church restoration. The London ecclesiastical projects clearly influenced his subsequent California designs.

By 1890, the brothers had relocated to San Francisco. Remarkably, in that year Ernest designed three San Francisco Epis-

copal churches: the Church of St. John the Evangelist, perhaps the grandest of his California church projects, which sat at the corner of 15th and Julian Streets in the Mission, and was destroyed by the 1906 fire; the Church of St. Mary the Virgin, at Union and Steiner Streets, just a few blocks from his early residences; and the Chapel of the Holy Innocents on Fair Oaks Street in the Mission.

The following year, amid continued ecclesiastical work, Ernest secured the McGauley commission. His 1891 house for his friend James McGauley, a banker, relied

heavily on the rural English cottage and its more urban counterpart, the townhouse, as executed by British architect Richard Norman Shaw. In its roof form, small dormers, heavy masonry chimney, large multi-paned windows, half-timbering and overall rustic character, the McGauley house mingles everyday elements and materials with exceptional craftsmanship to create what would have been a new, somewhat daring facade within the Victorian landscape of San Francisco. While employing British vernacular architectural language and embracing what was developing on the



The homes mingle everyday elements and materials with exceptional craftsmanship.

East Coast as the Shingle Style, Ernest Coxhead's early San Francisco houses helped establish a local, architectural language that would eventually be known as the First Bay Tradition.

Two years later, in conjunction with his brother, Coxhead designed a house for their own use on the lot immediately to the east of the McGauley residence. The Coxhead brothers took advantage of the narrow lot, creating an almost tower-like, slender facade rising to a steeply pitched roof. The roof of the McGauley house runs parallel to the street; the Coxhead house roof is perpendicular. This was an ingenious approach to creating a sense of separation between the two houses, which are actually in close proximity. It also allowed for a sequence of stairs and walkways accessing each residence. Both houses are set on significant masonry retaining walls, elevating them above the

pedestrian level of the steeply pitched street.

The understated exterior of the Coxhead cottage masks a phenomenal interior that commences from a long, glazed entrance gallery running the length of the west elevation. The entry begins with a set of stairs and landings and turns through an archway, up another set of stairs to a long gallery that defines both the interior and exterior space. At the outside, it forms a pathway along the rear garden of the McGauley house, while at the interior it serves an entry hall accessing the front living room at the north end of the house or a sitting area and dining room adjacent to the south facing garden. This unique configuration offers both intimacy and spectacle, as surely the western-facing windows of the gallery would have looked directly into the neighboring McGauley rear garden. The experience of this interior space has an almost religious feeling; yet the separation



of the space and the sequence of movement through it is clearly residential.

Both houses feature expertly placed windows of varying sizes and shapes that generally employ small panes covering a fairly large expanse. The fenestration breaks up the exterior shingled walls creating cut-out elements in the wall surface. In the Coxhead house, the front windows terminate at end walls, furthering the punched opening effect. Each house has cleverly placed dormers to interrupt the large expanse of roof surface.

It is unclear how Coxhead and McGauley met, but McGauley does not appear to have lived in the house for very long. He married Minna Hoppe in San Mateo in 1898. Five years later, a *Chronicle* article detailed the couple's rather shocking divorce, with Mrs. McGauley claiming much anguish over her husband's "aboriginal manner of dressing while at home" and

complaining that he is "either mentally unbalanced or that he is a crank and possessed of a monomania upon the subjects of food, hygiene and religion."

Ernest Coxhead also married in 1898. His bride, Helen Brown Hawes, was the daughter of an Episcopalian minister. According to the *Chronicle* on June 19, 1898, their San Francisco wedding was a most pleasant affair. Esteemed architect Willis Polk was Coxhead's best man at the ceremony at St. Luke's Church. Helen died in 1909 at their home in San Mateo. Coxhead's biographers have speculated he never recovered from her loss.

In 1893, the same year he designed his own house, Coxhead executed a residence for Charles Murdock, an eastern transplant, California intellectual and printer, who collaborated with and published the works of many of the state's best writers, including Robert Louis Stevenson and Bret Harte. Located on Scott Street, just uphill from the other two houses, the Murdock commission used many of the same elements as the two Green Street houses: a shingled exterior, a steeply pitched roof, quirky dormers, a deeply recessed front entry and an understated ribbon of windows at the front elevation.

The three houses at Green and Scott are Coxhead's earliest extant San Francisco residential experiments, a far cry from the Victorian houses that preceded them. They compete in significance with other First Bay Tradition residential assemblies, including the houses marching up the 3200 block of Pacific Avenue and the grouping at the apex of the Vallejo Street steps on Russian Hill.

# EXHIBIT 12



# APPLICATION FOR Environmental Evaluation

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
2417 Green Street, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
474 Euclid Ave, San Francisco, CA 94118	(415 ) 407-0486
	EMAIL:
	chris@durkinincorporated.com

APPLICANT'S NAME, COMPANY/ORGANIZATION (IF APPLICABLE):	
Dumican Mosey Architects	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
128 10th Street, 3rd Floor, San Francisco, CA 94103	(415 ) 495-9322
	EMAIL:
	Edumican@dumicanmosey.com

CONTACT FOR PROJECT INFORMATION:	
Eric Dumican	Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE:
128 10th Street, 3rd Floor, San Francisco, CA 94103	(415 ) 495-9322
	EMAIL:
	edumican@dumicanmosey.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
2417 Green Street		94107		
CROSS STREETS:				
Pierce & Scott St				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560 / 028	25'x100'	2500 sq.ft.	RH-1	40-X
COMMUNITY PLAN AREA (IF ANY):				
n/a				

## 3. Project Description

( Please check all that apply )		PRESENT OR PREVIOUS USE:	
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Rear	Single Family Residence	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Front	PROPOSED USE:	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Height	Single Family Residence	
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard		
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Other Please clarify: _____		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

#### 4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	2	3
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)	+/- 50'-8"	+/- 48'-9"	- 1'-11"	+/- 48'-9"
Number of Stories	4	4	0	4
Bicycle Spaces	0	0	1	1
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	+/- 4,165	+/- 4,165	+/- 943	+/- 5,108
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
PDR Production, Distribution, & Repair	0	0	0	0
Parking	+/- 337	+/- 337	+/- 658	+/- 995
Other ( )				
Other ( )				
Other ( )				
<b>TOTAL GSF</b>	<b>+/- 4,502</b>	<b>+/- 4,502</b>	<b>+/- 1,481</b>	<b>+/- 6,103</b>
Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. <b>THIS SECTION MUST BE COMPLETED.</b>				

## 5. Environmental Evaluation Project Information

1. **Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district?** ☒ YES ☐ NO

If yes, submit the *Supplemental Information for Historic Resource Evaluation* application.

2. **Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district?** ☐ YES ☒ NO

If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. **Would the project result in excavation or soil disturbance/modification?** ☒ YES ☐ NO

If yes, please provide the following:

Depth of excavation/disturbance below grade (in feet): 13' (H.P.)

Area of excavation/disturbance (in square feet): 800 sq.ft.

Amount of excavation (in cubic yards): 408 cu.yd.

Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance modification:

Type of foundation to be determined. Most likely to be spread footing or mat slab foundation

*Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:*

- The project involves a lot split located on a slope equal to or greater than 20 percent.
- The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either
  - excavation of 50 or more cubic yards of soil, or
  - building expansion greater than 1,000 square feet outside of the existing building footprint.

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

- 4a. **Would the project involve any of the following: (1) the construction of a new building; (2) the addition of a dwelling unit; (3) the addition of a new curb-cut; (4) the addition of a garage; and/or (5) a net addition to an existing building of 500 gross square feet or more?** ☒ YES ☐ NO

If yes, you will need to comply with the tree planting regulations of [Public Works Code Section 806](#) prior to receiving a building permit.



**4b. Does the project include the removal or addition of trees on, over, or adjacent to the project site?**

☐ YES ☒ NO

*If yes, please answer the following questions:*

Number of trees on, over, or adjacent to the project site: \_\_\_\_\_

Number of trees on, over, or adjacent to the project site that would be removed by the project (see Public Works Code Article 16 for definitions of removal, significant, landmark, and street trees):

Significant trees: \_\_\_\_\_

Landmark trees: \_\_\_\_\_

Street trees: \_\_\_\_\_

Number of trees on, over, or adjacent to the project site that would be added by the project: \_\_\_\_\_

**5. Would the project result in any construction over 40 feet in height?**

☐ YES ☒ NO

If yes, please submit a *Shadow Analysis Application*. This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)

**6. Would the project result in a construction of a structure 80 feet or higher?**

☐ YES ☒ NO

If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)

**7. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?**

☐ YES ☒ NO

If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.

**8. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?**

☐ YES ☒ NO

If yes, please describe.

**9. Is the project related to a larger project, series of projects, or program?**

☐ YES ☒ NO

If yes, please describe.

# Estimated Construction Costs

TYPE OF APPLICATION:	
Site Permit	
OCCUPANCY CLASSIFICATION:	
R-3 / U	
BUILDING TYPE:	
V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
(+) 6,103 GSF	Habitable: (+/-) 5,108 GSF
	Garage: (+/-) 995 GSF
ESTIMATED CONSTRUCTION COST:	
\$100,000.00	
ESTIMATE PREPARED BY:	
2417 Green Street, LLC	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: \_\_\_\_\_



Date: 02/14/17

Print name, and indicate whether owner, or authorized agent:

Eric Dumican

Owner ☒ Authorized Agent (circle one)

# Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS	PROVIDED	NOT APPLICABLE
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	<input checked="" type="checkbox"/>	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	<input checked="" type="checkbox"/>	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	<input checked="" type="checkbox"/>	
Check payable to San Francisco Planning Department.	<input checked="" type="checkbox"/>	
Letter of authorization for agent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Supplemental Information for Historic Resource Evaluation</i> , as indicated in Part 5 Question 1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two (2) hard copies of the <i>Historic Resource Evaluation</i> , as indicated in Part 5 Question 2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical report, as indicated in Part 5 Question 3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**FOR MORE INFORMATION:**  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

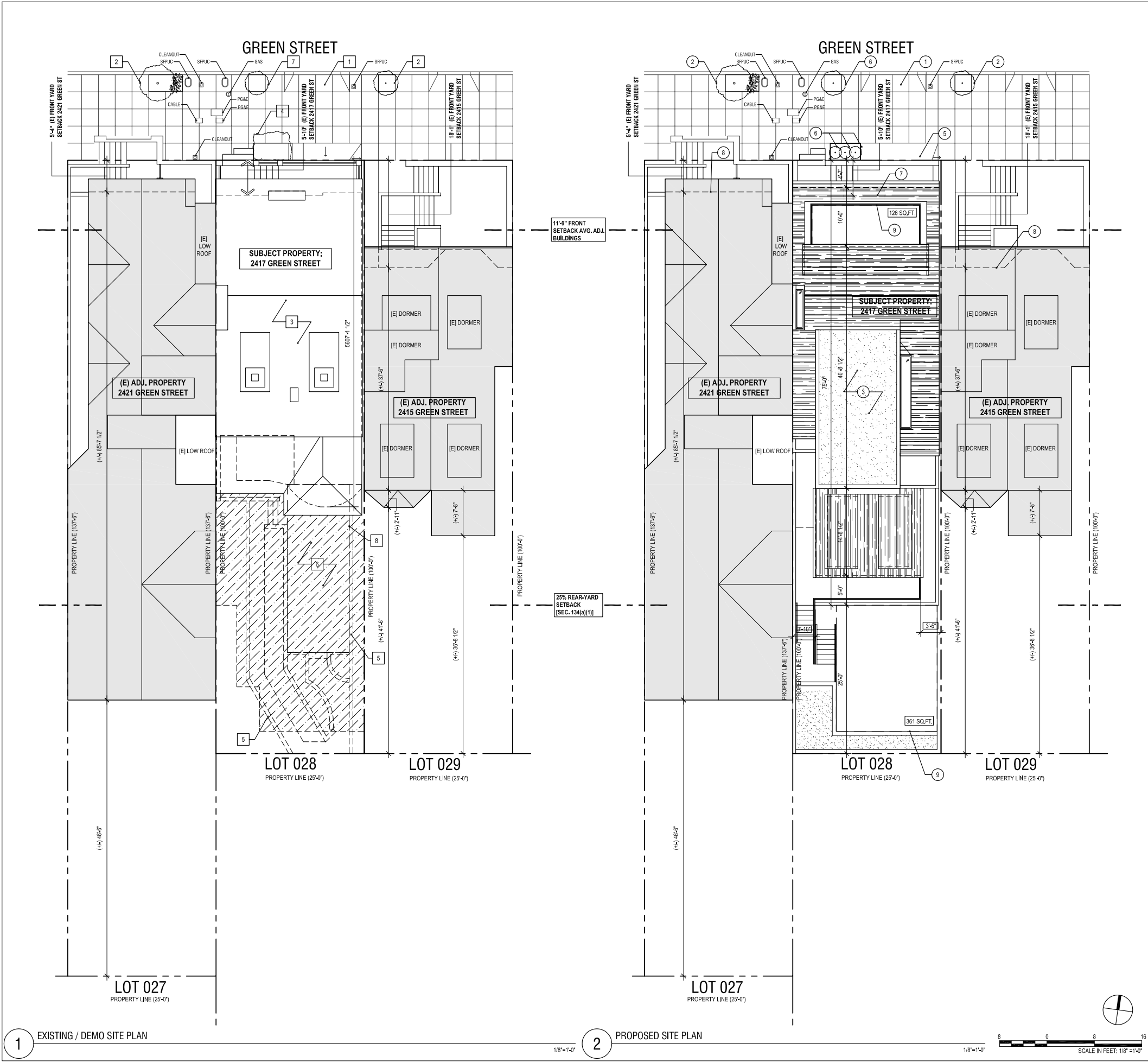
**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



# EXHIBIT 13



GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

- 1 [E] CURB CUT TO REMAIN
- 2 [E] STREET TREE TO REMAIN
- 3 OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
- 4 [E] SIDEWALK LANDSCAPING TO REMAIN
- 5 REMOVE [E] WALLS & LANDSCAPING. TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
- 6 EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
- 7 REMOVE [E] SIDEWALK LANDSCAPING
- 8 OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

- 1 [E] CURB CUT TO REMAIN
- 2 [E] STREET TREE TO REMAIN
- 3 OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
- 4 [E] SIDEWALK LANDSCAPING TO REMAIN
- 5 [E] RAMP AT GARAGE TO REMAIN
- 6 [N] STREET TREE
- 7 (E) FRONT WALL TO REMAIN AT SUBJECT PROPERTY
- 8 (E) FRONT WALL TO REMAIN AT ADJACENT PROPERTY
- 9 OUTLINE OF [N] USABLE OPEN SPACE (+/-)467 SQ.FT.

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	- 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. [REF. SEC. 134(a)(1)]
- PERMITTED OBSTRUCTIONS:	PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. [REF. SEC. 136 (c)(3)]
- OPEN SPACE:	- 300 SQ.FT. MIN AREA; 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. [REF. SEC. 135 & TABLE 135A] - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(c)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF. SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT. SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES:	ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONING ADMINISTRATOR BULLETIN NO.9)

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

DUMICAN MOSEY  
ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

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Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17
PROGRESS DD SET	07.24.17
311 NOTIFICATION	09.27.17

Drawing Title

EXISTING AND  
PROPOSED SITE PLAN

Sheet Number

A1



- GENERAL SITE PLAN NOTES
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
  2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS
- EXISTING/DEMOLITION PLAN SHEET NOTES
- 1 EXCAVATE AS REQUIRED TO PERFORM (N) WORK
  - 2 REMOVE (E) FLOOR/ROOF ASSEMBLY TO PERFORM (N) WORK
  - 3 REMOVE (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (N) WORK
  - 4 REMOVE (E) GARAGE DOOR
  - 5 REMOVE (E) DOOR
  - 6 REMOVE (E) STAIR
  - 7 REMOVE (E) MECHANICAL EQUIPMENT
  - 8 REMOVE (E) FIREPLACE
  - 9 REMOVE (E) WINDOW ASSEMBLY
  - 10 REMOVE (E) GUARDRAIL
  - 11 REMOVE INTERIOR WALL FINISH
  - 12 REMOVE (E) PLUMBING FIXTURE
  - 13 REMOVE (E) CASEWORK
  - 14 REMOVE (E) DORMER
  - 15 REMOVE (E) CHIMNEY
  - 16 (E) ROOF TO BE REMOVED BELOW
  - 17 (E) ROOF ABOVE
  - 18 (E) ROOF TO REMAIN
  - 19 (E) FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 D.C. DEMOLITION CALCULATIONS ON SHEET A0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
  - 20 (E) STEPS TO REMAIN
  - 21 EXCAVATE AS REQUIRED TO PERFORM (N) WORK AT SIDE PROPERTY LINE

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311 NOTIFICATION	09 27 17

Drawing Title

**EXISTING/DEMOLITION FLOOR PLANS**

Sheet Number

## A2





GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET  
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1

EXCAVATE AS REQUIRED TO PERFORM [N] WORK

2

REMOVE [E] FLOOR/ROOF ASSEMBLY AS REQUIRED TO PERFORM [N] WORK

3

REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK

4

REMOVE [E] GARAGE DOOR

5

REMOVE [E] DOOR

6

REMOVE [E] STAIR

7

REMOVE [E] MECHANICAL EQUIPMENT

8

REMOVE [E] FIREPLACE

9

REMOVE [E] WINDOW ASSEMBLY

10

REMOVE [E] GUARDRAIL

11

REMOVE INTERIOR WALL FINISH

12

REMOVE [E] PLUMBING FIXTURE

13

REMOVE [E] CASEWORK

14

REMOVE [E] DORMER

15

REMOVE [E] CHIMNEY

16

[E] ROOF TO BE REMOVED BELOW

17

[E] ROOF ABOVE

18

[E] ROOF TO REMAIN

19

[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317  
B.C.C. DEMOLITION CALCULATIONS ON SHEET A0.0 BASED  
ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING  
OF THE BUILDING.

20

[E] STEPS TO REMAIN

21

EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE  
PROPERTY LINE

2417 GREEN STREET

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128 10th street, 3rd floor  
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ENVIRONMENTAL  
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PRE-APPLICATION PLAN  
REVIEW

02 24 17

PROJECT REVIEW  
MEETING SET

03 14 17

SITE PERMIT/311  
NOTIFICATION SET

04 28 17

PROGRESS DD SET

07 24 17

311 NOTIFICATION

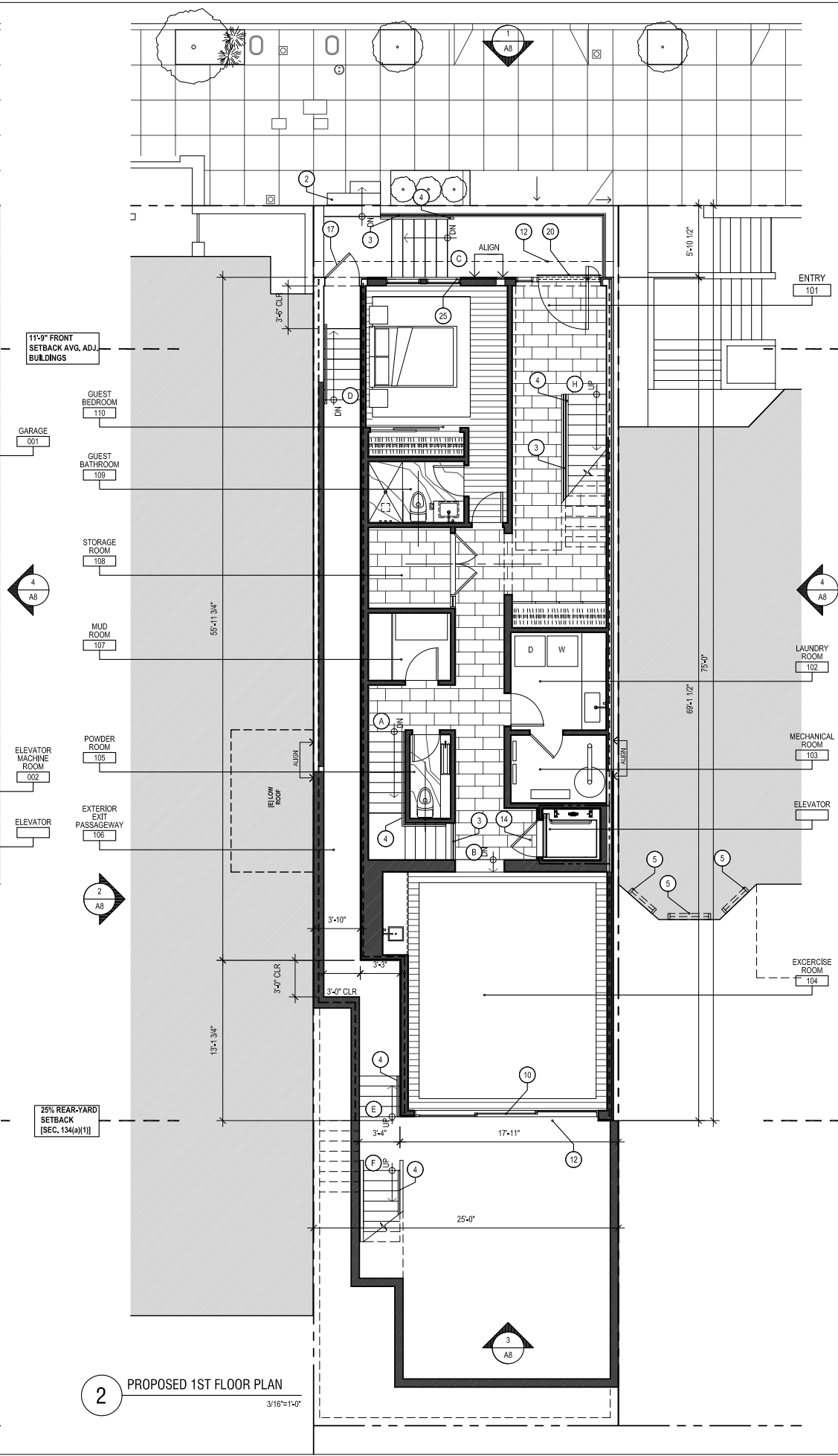
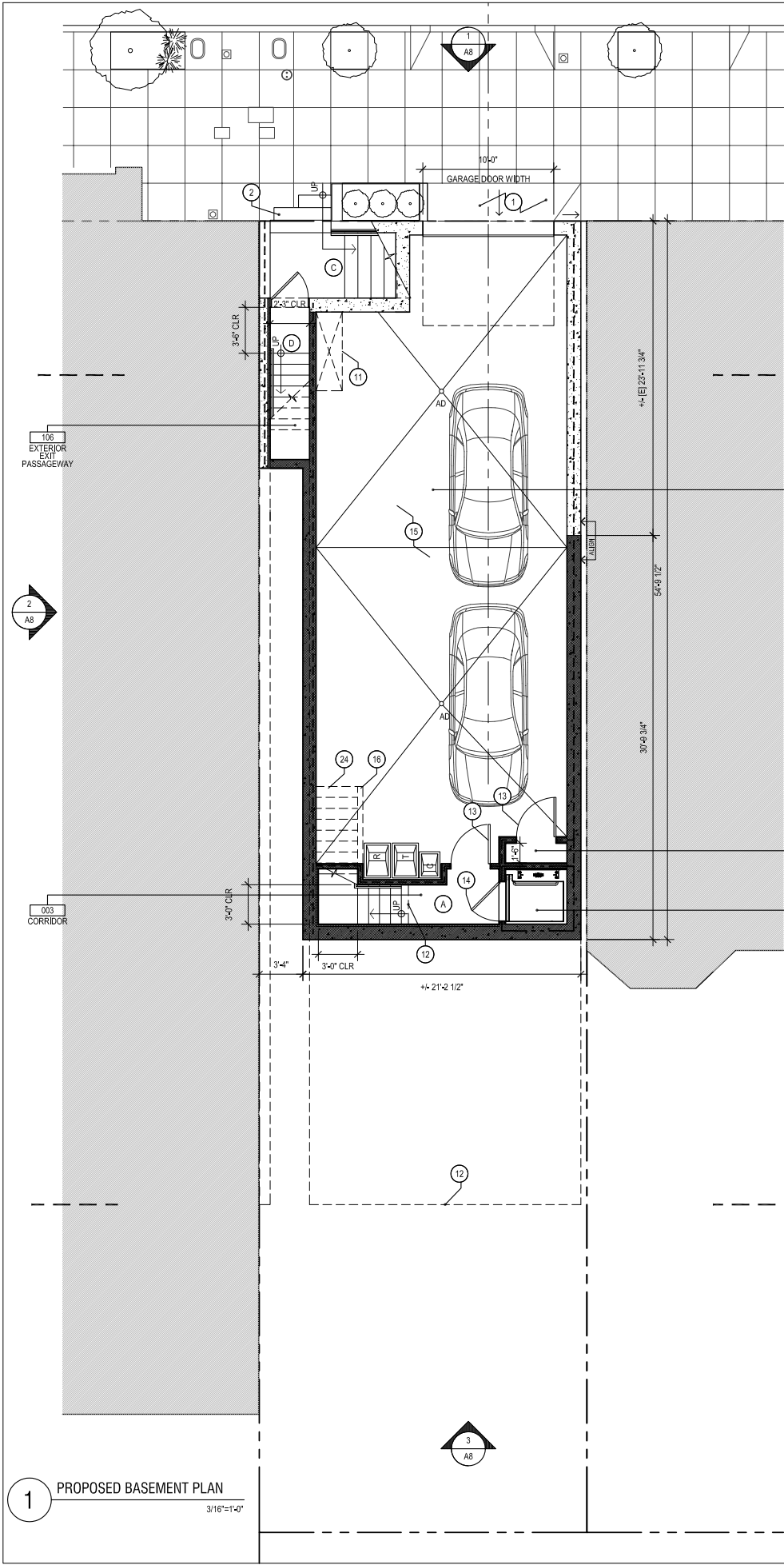
09 27 17

Drawing Title

EXISTING/DEMOLITION  
FLOOR PLANS

Sheet Number

A3



GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED PLAN SHEET NOTES

- [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
- [E] STEPS TO REMAIN
- [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTE 5 FOR ADDITIONAL INFORMATION.
- [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- NEIGHBORING BUILDING WINDOWS FOR REFERENCE
- [N] FIXED SKYLIGHT
- ROOF DECK BELOW
- ROOF BELOW
- [N] PLANTER
- [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
- OUTLINE OF FLOOR ABOVE
- 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"1'-0" MIN, TYP.
- [N] STAIR ABOVE
- [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- DORMER/ROOF ABOVE
- [N] GAS-FIRED FIREPLACE
- [N] TRENCH DRAIN, TYP.
- [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
- [N] SKYLIGHT ABOVE
- 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- [N] WINDOW IN [E] OPENING
- [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 1'-7 1/8" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-11 1/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-8"; 3'-4" CLR WIDTH
- NOT USED
- 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND, @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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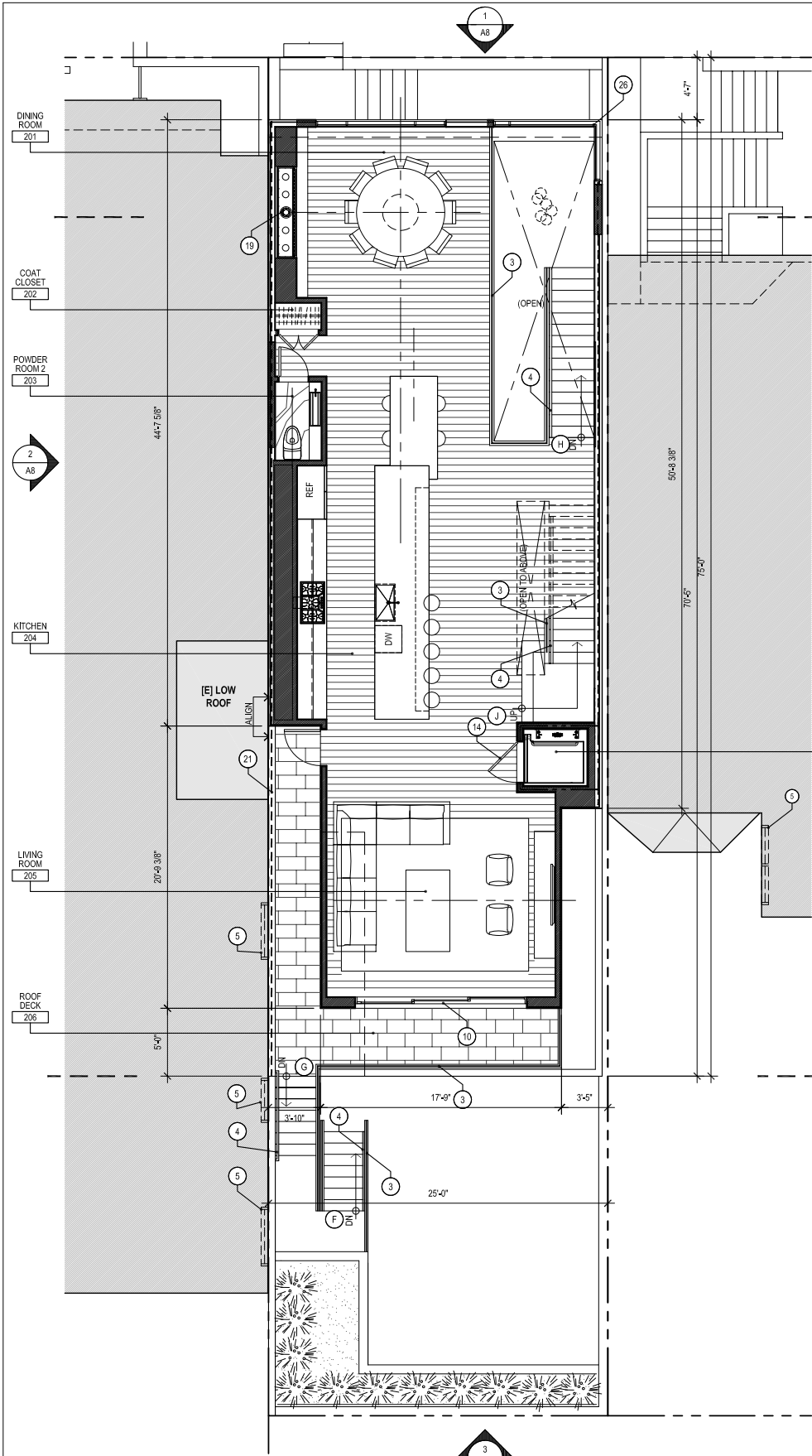
Drawing Title

PROPOSED  
FLOOR PLANS

Sheet Number

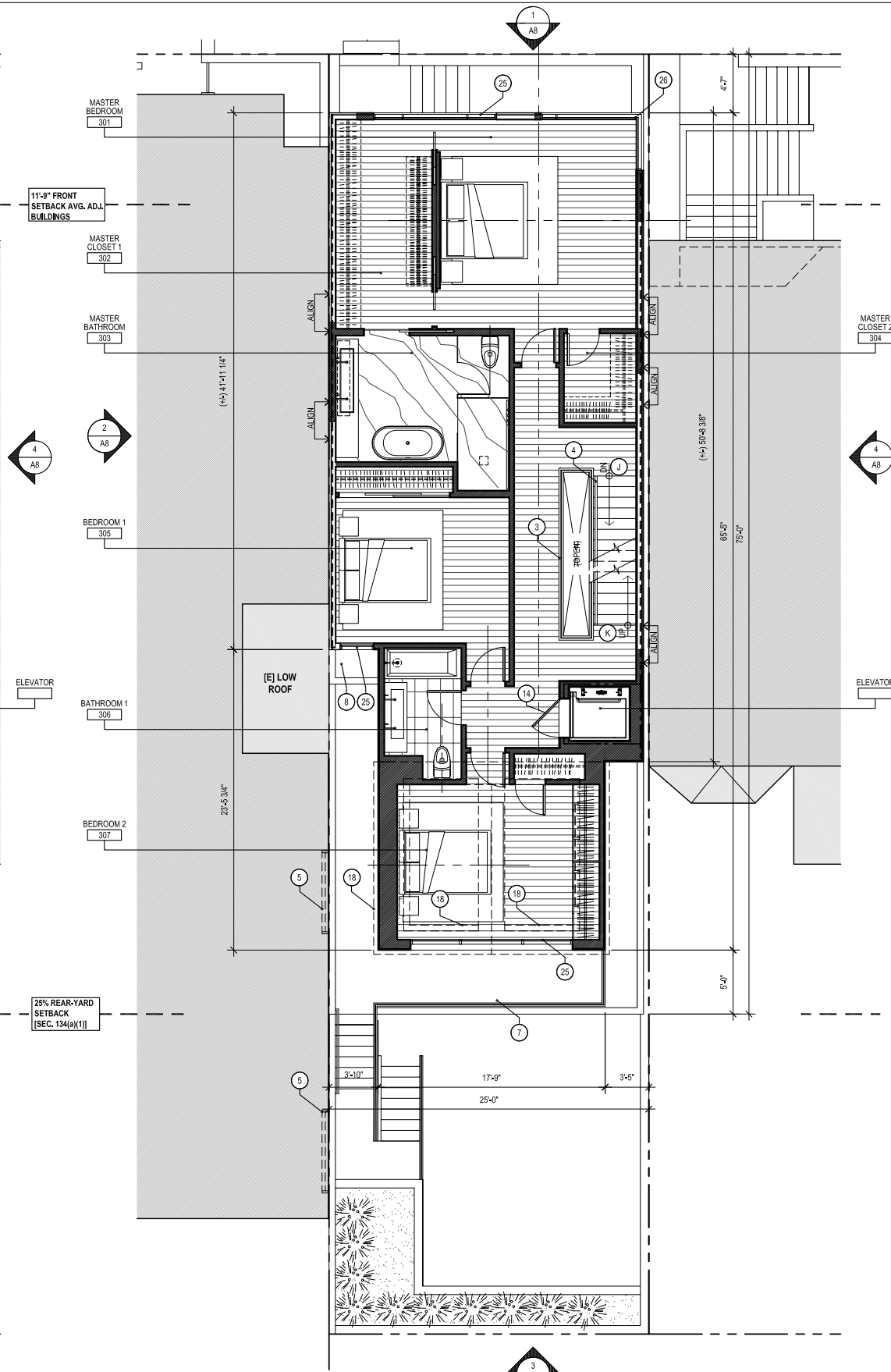
A4





1 PROPOSED 2ND FLOOR PLAN

3/16"=1'-0"



2 PROPOSED 3RD FLOOR PLAN

SCALE IN FEET: 3/16"=1'-0"

#### GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

#### PROPOSED PLAN SHEET NOTES

- [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
- [E] STEPS TO REMAIN
- [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTE 5 FOR ADDITIONAL INFORMATION.
- [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- NEIGHBORING BUILDING WINDOWS FOR REFERENCE
- [N] FIXED SKYLIGHT
- ROOF DECK BELOW
- ROOF BELOW
- [N] PLANTER
- [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
- OUTLINE OF FLOOR ABOVE
- 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"1'-0" MIN, TYP.
- [N] STAIR ABOVE
- [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- DORMER/ROOF ABOVE
- [N] GAS-FIRED FIREPLACE
- [N] TRENCH DRAIN, TYP.
- [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
- [N] SKYLIGHT ABOVE
- 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- [N] WINDOW IN [E] OPENING
- [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

#### STAIR NOTES

- BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-8"; 3'-4" CLR WIDTH
- NOT USED
- 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND, @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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BLOCK 0560 LOT 028

DUMICAN MOSEY  
ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

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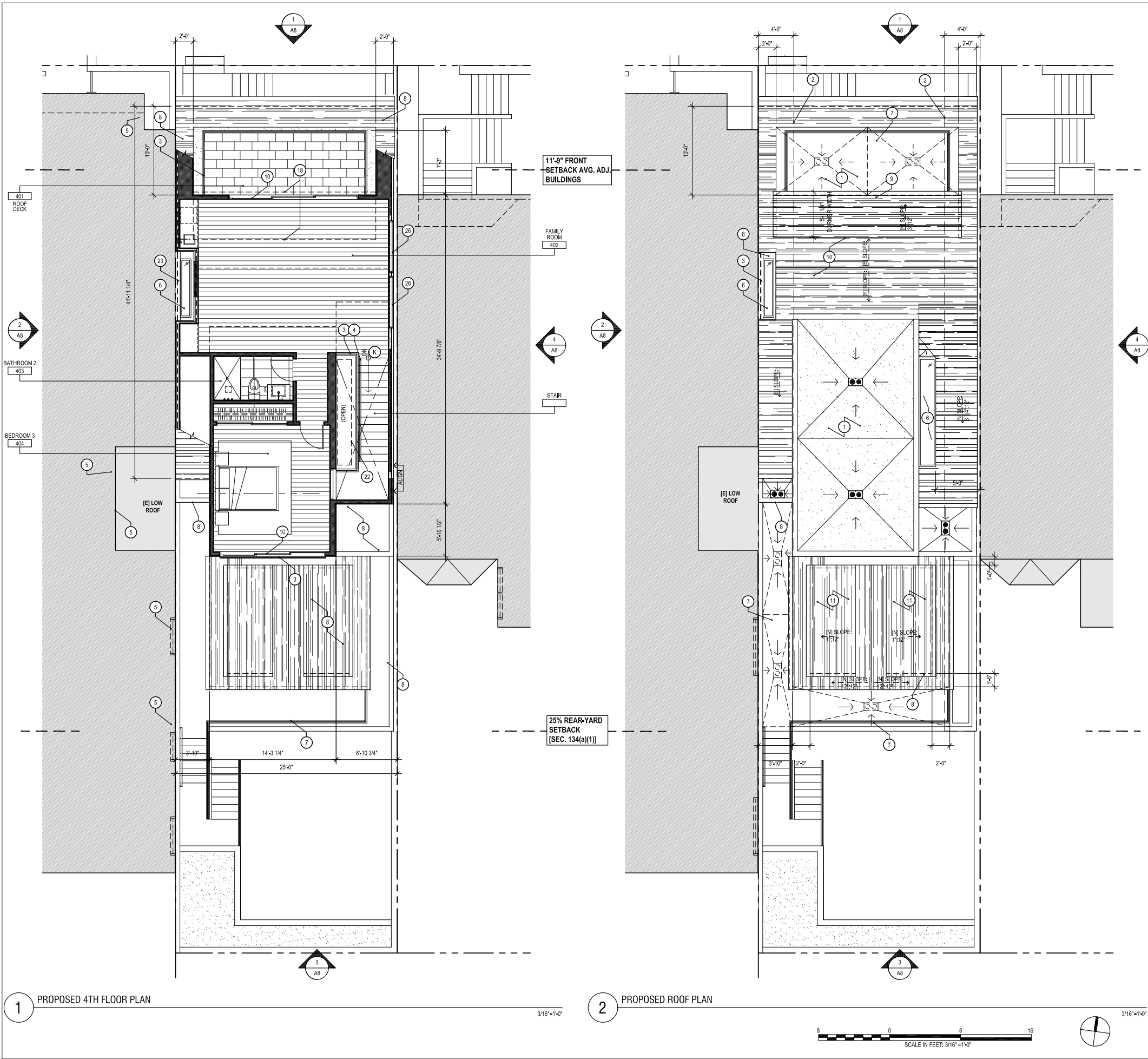
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#### PROPOSED FLOOR PLANS

Sheet Number

A5





GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED ROOF AREA CALCULATIONS

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR: 669 SQ. FT. [100%]  
MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 669 SQ. FT. x 20% = 133.8 SQ. FT. MAX

[N] DORMER AREA = 108 SQ. FT. = 16.1%

PROPOSED PLAN SHEET NOTES

- [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
- [E] STEPS TO REMAIN
- [N] TEMPERED GLASS GARAGE RAIL @ 42" A.F.F., REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
- [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- NEIGHBORING BUILDING WINDOWS FOR REFERENCE
- [N] FIXED SKYLIGHT
- ROOF DECK BELOW
- ROOF BELOW
- [N] PLANTER
- [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
- OUTLINE OF FLOOR ABOVE
- 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"x1'-0" MIN, TYP.
- [N] STAIR ABOVE
- [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- DORMER/ROOF ABOVE
- [N] GAS-FIRED FIREPLACE
- [N] TRENCH DRAIN, TYP.
- [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
- [N] SKYLIGHT ABOVE
- 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- [N] WINDOW IN [E] OPENING
- [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

PROPOSED ROOF PLAN SHEET NOTES

- MEMBRANE ROOF ASSEMBLY, SLOPE 1/4":1'-0" MIN, TYP. U.O.J.L
- 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
- 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- ROOF CRICKET, TYP.
- COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME (JR SMITH SERIES 148 OR APPROVED EQUAL)
- [N] FIXED SKYLIGHT
- ROOF DECK BELOW
- ROOF BELOW
- [N] DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
- [E] ROOF TO REMAIN
- [N] DORMER

STAIR NOTES

- BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 8" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 4'-7"; 3'-0" CLR WIDTH
- REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-0"; 3'-4" CLR WIDTH
- NOT USED
- 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 10'-10"; 3'-4" CLR WIDTH
- 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-0"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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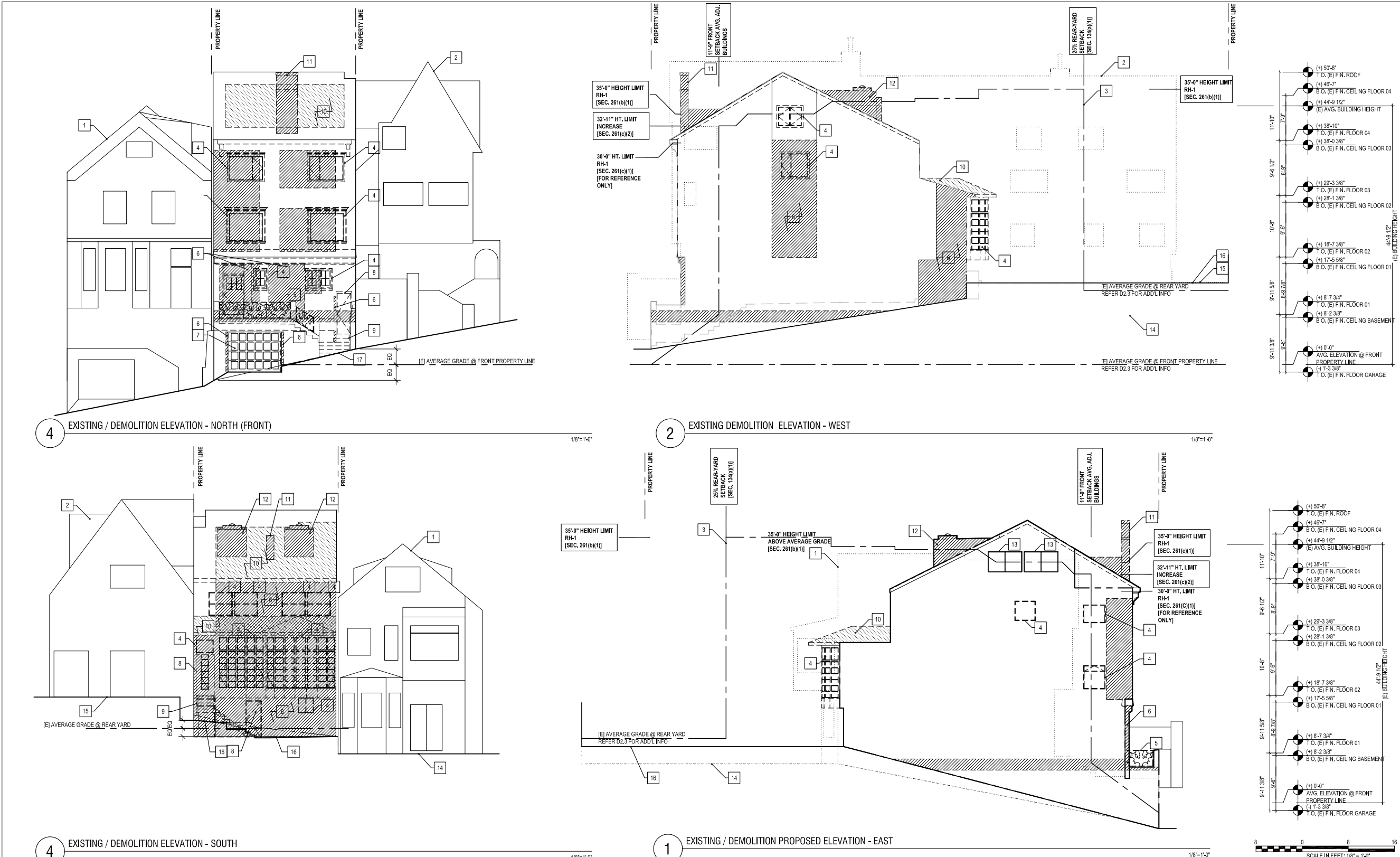
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Drawing Title

PROPOSED FLOOR PLANS

Sheet Number

A6



# 2417 GREEN STREET

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Drawing Title

EXISTING/DEMOLITION ELEVATIONS

Sheet Number

A7

## GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

## ELEVATION SHEET NOTES

- 1 ADJACENT BUILDING: 2415 GREEN STREET
- 2 ADJACENT BUILDING: 2421 GREEN STREET
- 3 DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPD SECTION 261(b)(1)
- 4 REMOVE [E] WINDOW ASSEMBLY
- 5 REMOVE [E] GUARDRAIL
- 6 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
- 7 REMOVE [E] GARAGE DOOR
- 8 REMOVE [E] EXTERIOR DOOR

- 9 REMOVE [E] EXTERIOR STAIR
- 10 REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
- 11 REMOVE [E] CHIMNEY
- 12 REMOVE [E] DORMER
- 13 [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
- 14 APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
- 15 APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
- 16 OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY
- 17 OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY

## LINE LEGEND

- [E] BUILDING, U.O.N.
- ..... ADJACENT BUILDING IN FOREGROUND, U.O.N.
- - - HEIGHT LIMIT RH-1 SFPD SEC.261(b)(1), U.O.N.

# 2417 GREEN STREET

SAN FRANCISCO, CA 94123  
BLOCK 0560 LOT 028

DUMICAN MOSEY  
ARCHITECTS

128 10th street, 3rd floor  
san francisco, california 94103  
t: 415.495.9322 f: 415.651.9290

NOT FOR CONSTRUCTION

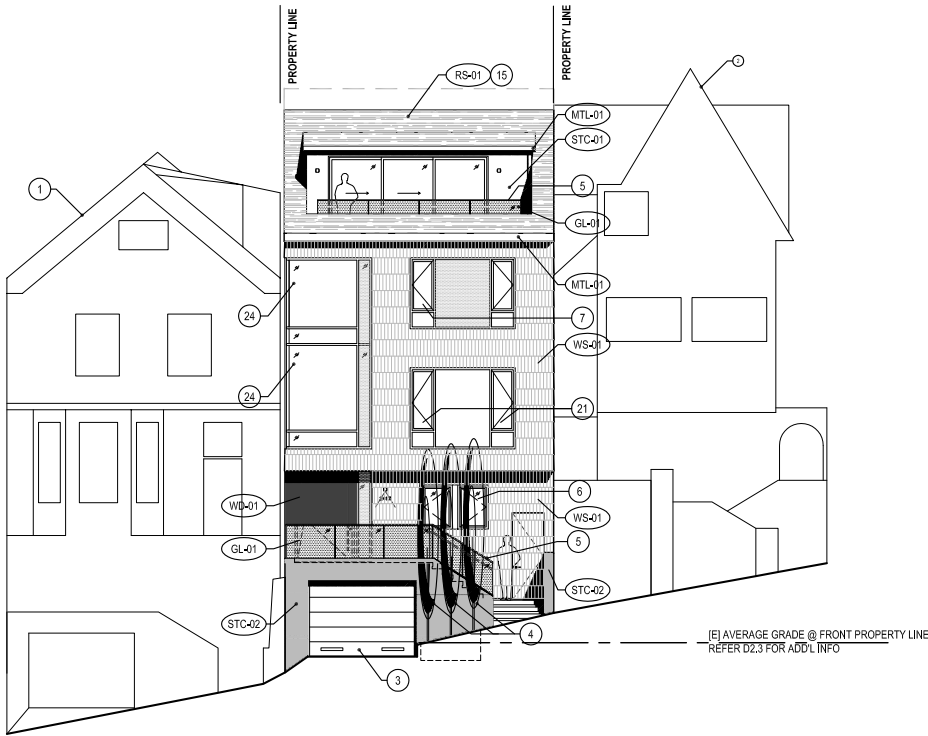
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17
PROGRESS DD SET	07 24 17
311 NOTIFICATION	09 27 17

Drawing Title

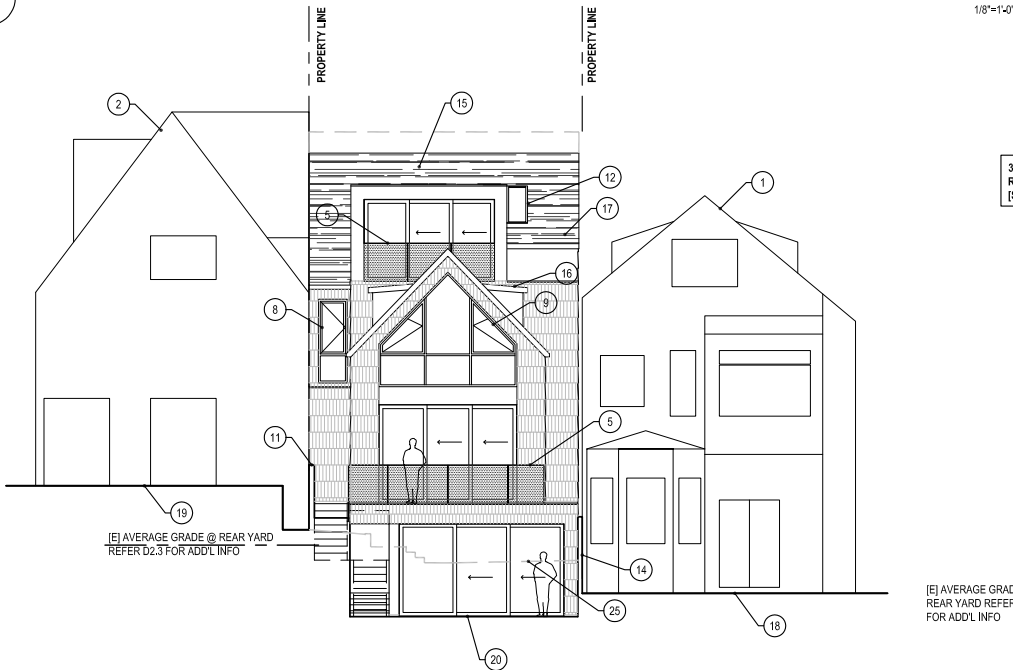
PROPOSED  
ELEVATIONS

Sheet Number

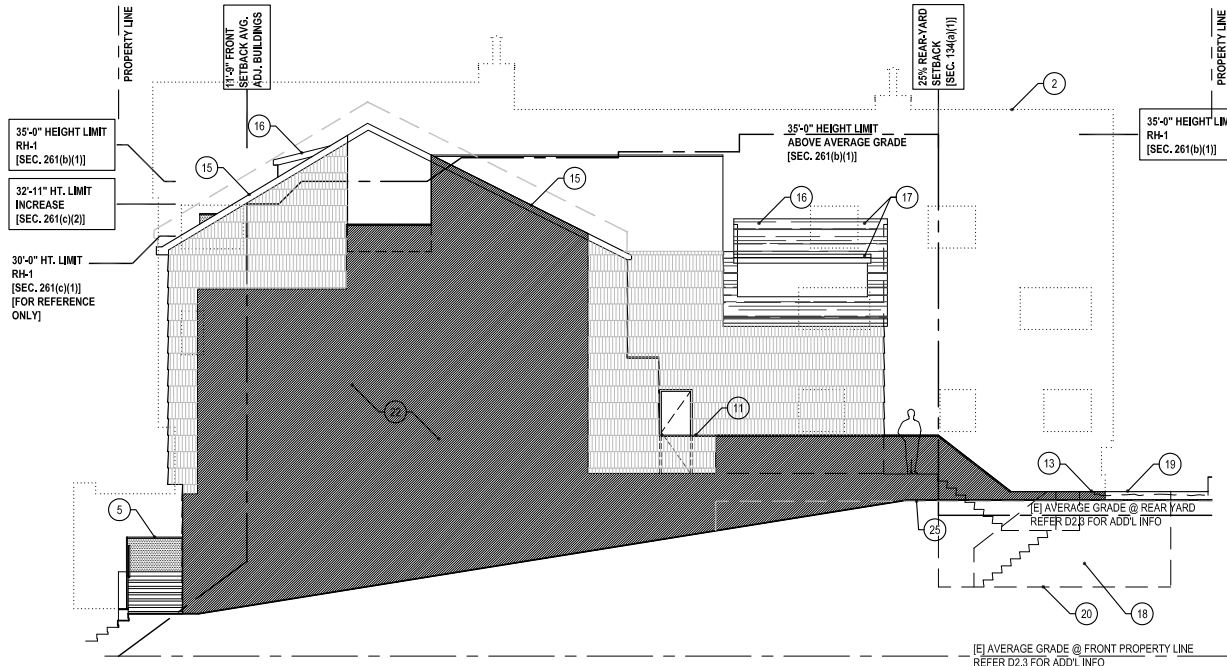
A8



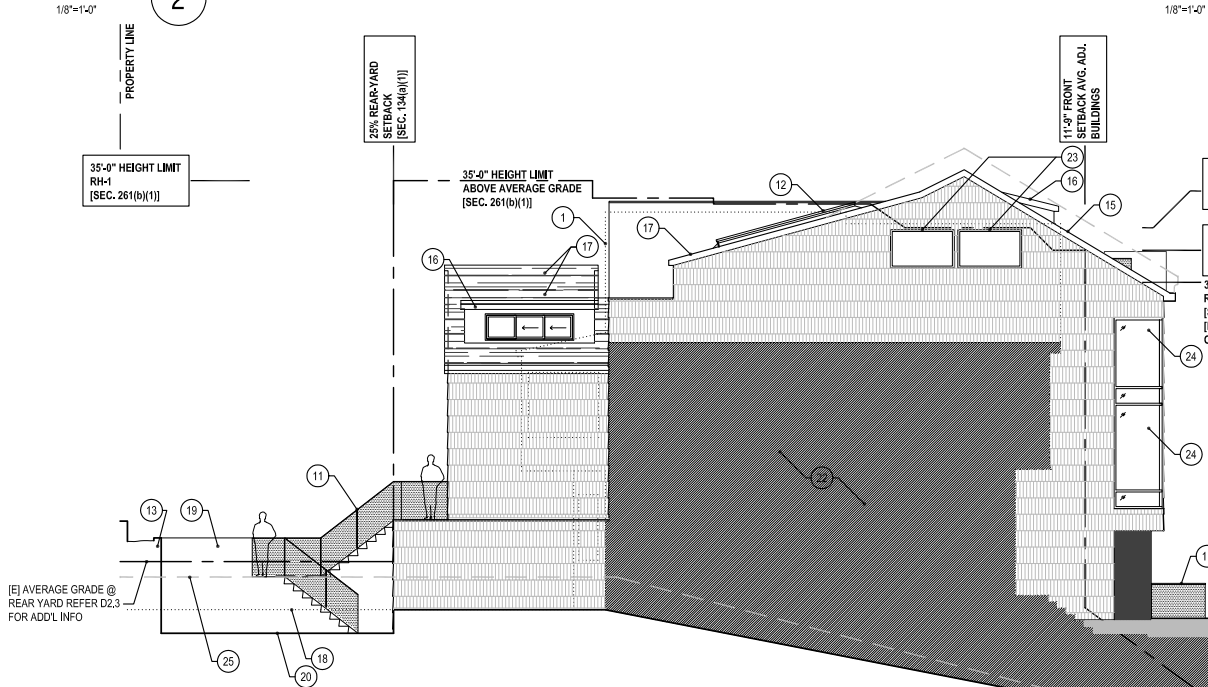
4 PROPOSED ELEVATION - NORTH (FRONT)



3 PROPOSED ELEVATION - SOUTH



2 PROPOSED DEMOLITION ELEVATION - WEST



1 PROPOSED ELEVATION - EAST

5'-11"	(+) 50'-8" (E) T.O. (E) ROOF RIDGE
7'-3"	(+) 48'-9" (N) T.O. (E) ROOF RIDGE
7'-3"	(+) 45'-10" T.O. ROOF AT BEDROOM 3
7'-3"	(+) 45'-4 1/2" T.O. ROOF EDGE, FRONT DORMER
7'-3"	(+) 44'-8" B.O. FIN. CEILING FLOOR 04
7'-3"	(+) 42'-10 1/4" (N) AVERAGE BUILDING HEIGHT
7'-3"	(+) 41'-5" T.O. ROOF EDGE, (N) ROOF SLOPE
7'-3"	(+) 40'-0" T.O. REAR ROOF RIDGE
7'-3"	(+) 37'-5" T.O. ROOF EDGE AT FRONT
7'-3"	(+) 37'-0" T.O. FIN. FLOOR 04
7'-3"	(+) 36'-5" T.O. ROOF EDGE, REAR DORMER
7'-3"	(+) 36'-0" B.O. FIN. CEILING FLOOR 03
9'-7 5/8"	(+) 27'-4 1/2" T.O. FIN. FLOOR 03
10'-7 3/4"	(+) 26'-2 1/2" B.O. FIN. CEILING FLOOR 02
9'-4"	(+) 16'-8 1/2" T.O. FIN. FLOOR 02
9'-4"	(+) 15'-6 1/2" B.O. FIN. CEILING FLOOR 01
9'-4"	(+) 8'-6" T.O. FIN. FLR @ EXT. PASSAGEWAY
9'-4"	(+) 7'-4 1/2" T.O. FIN. FLOOR 01
9'-4"	(+) 6'-4 1/2" T.O. FIN. FLOOR 01 @ REAR
9'-4"	(+) 6'-2 1/2" B.O. FIN. CEILING GARAGE
8'-5"	(+) 0'-0" AVG. ELEVATION @ PROP. LINE
8'-5"	(+) 1'-3 3/8" (H.P.) T.O. (E/N) FIN. FLOOR GARAGE

5'-11"	(+) 50'-8" (E) T.O. (E) ROOF RIDGE
7'-3"	(+) 48'-9" (N) T.O. (E) ROOF RIDGE
7'-3"	(+) 45'-10" T.O. ROOF AT BEDROOM 3
7'-3"	(+) 45'-4 1/2" T.O. ROOF EDGE, FRONT DORMER
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7'-3"	(+) 36'-5" T.O. ROOF EDGE, REAR DORMER
7'-3"	(+) 36'-0" B.O. FIN. CEILING FLOOR 03
9'-7 5/8"	(+) 27'-4 1/2" T.O. FIN. FLOOR 03
10'-7 3/4"	(+) 26'-2 1/2" B.O. FIN. CEILING FLOOR 02
9'-4"	(+) 16'-8 1/2" T.O. FIN. FLOOR 02
9'-4"	(+) 15'-6 1/2" B.O. FIN. CEILING FLOOR 01
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9'-4"	(+) 7'-4 1/2" T.O. FIN. FLOOR 01
9'-4"	(+) 6'-4 1/2" T.O. FIN. FLOOR 01 @ REAR
9'-4"	(+) 6'-2 1/2" B.O. FIN. CEILING GARAGE
8'-5"	(+) 0'-0" AVG. ELEVATION @ PROP. LINE
8'-5"	(+) 1'-3 3/8" (H.P.) T.O. (E/N) FIN. FLOOR GARAGE

8 0 8 16  
SCALE IN FEET: 1/8" = 1'-0"

## GENERAL EXTERIOR ELEVATION NOTES

- NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF FINISH, TYP. UNLESS OTHERWISE NOTED.

## LINE LEGEND

---	(E) BUILDING, U.O.J.N.
---	ADJACENT BUILDING BEYOND, U.O.J.N.
---	ADJACENT BUILDING BEYOND, U.O.J.N.
---	ADJACENT BUILDING IN FOREGROUND, U.O.J.N.
---	HEIGHT LIMIT RH-1 SFPCC SEC.261(b)(1), U.O.J.N.

## ELEVATION SHEET NOTES

- ADJACENT BUILDING: 2415 GREEN STREET
- ADJACENT BUILDING: 2421 GREEN STREET
- GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
- (N) SIDEWALK TREE IN (E) PLANTER
- (N) EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
- EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 10302 8.3 SQ.FT. CLEAR, 36" SILL HEIGHT, 29" (W) x 44" (H)
- EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 10302 8.5 SQ.FT. CLEAR, 36" SILL HEIGHT, 29" (W) x 50" (H)
- EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 10302 10.2 SQ.FT. CLEAR, 36" SILL HEIGHT, 27" (W) x 57" (H)
- EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 10302 11 SQ.FT. CLEAR, 36" SILL HEIGHT, 48" (W) x 39" (H)
- 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
- 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
- (N) FIXED SKYLIGHT
- (N) PLANTER
- (N) FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
- (N) FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ (N) ROOF STRUCTURE.
- (N) DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
- (N) FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ (N) ROOF STRUCTURE, REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.

- APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
- APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
- OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
- ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
- (N) BLIND WALL ASSEMBLY
- (N) WINDOW IN (E) OPENING
- (N) PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
- OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO

## FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO (PORTLAND CEMENT PLASTER), COLOR TBD
WD-01	EXTERIOR WOOD PANEL, STAIN GRADE
STC-02	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL, COLOR TBD
GL-01	CLEAR TEMPERED GLASS, 1/2" THK
RS-01	FIBER GLASS BASED SHINGLE ROOFING, COLOR TBD



# EXHIBIT 14

RE: Soil engineer - rich x

Invitations, Free eCard x

25 Lozeau Drury, LLP - C x

Bureau of Cannabis C x

NeighborhoodDesign x

Time and Expense Ent x

MaHer Map.pdf x

2417 Green St - Goog x

www.sf-planning.org/ftp/files/publications\_reports/library\_of\_cartography/MaHer%20Map.pdf

Apps Warehouse Tracking

Type here to search

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9/25/2017

# EXHIBIT 15





## MEMO

*DATE:* March 23, 2017  
*RE:* Cow Hollow Neighborhood Design Guidelines

The Cow Hollow Neighborhood Design Guidelines, exempting the appendix which would require changes to existing city codes, were endorsed by the Planning Commission on April 26, 2001.

# COW HOLLOW

## NEIGHBORHOOD DESIGN GUIDELINES



APRIL 2001

COW HOLLOW ASSOCIATION





## **ACKNOWLEDGMENTS**

These guidelines were written by consultants to the Cow Hollow Association and reviewed by the San Francisco Department of City Planning. The CHA wishes to acknowledge the contributions of consultants Lucian R. Blazej, Ian S. Moore and Clark Wilson. Mr. Blazej provided project oversight and Mr. Moore provided project management, research and prepared the Cow Hollow Neighborhood Design Guidelines document. Mr. Wilson prepared the line sketches illustrating typical Cow Hollow neighborhood structures. Mr. Pedro Arce reviewed the report for the San Francisco Planning Department.

## **PREFATORY NOTE**

The Cow Hollow Neighborhood Design Guidelines contain sections quoted directly from the Residential Design Guidelines of San Francisco (1989). Extensive additional text and graphic materials have been added where required to meet the needs of the Cow Hollow Neighborhood.



# TABLE OF CONTENTS

<b>Section 1. Cow Hollow Neighborhood Design Guidelines Background .....</b>	<b>1</b>
Introduction .....	1
Legal Basis .....	1
Purpose and Intent .....	1
Glossary .....	4
Where the Guidelines Apply .....	5
<b>Section 2. Neighborhood Character .....</b>	<b>7</b>
Topography and Terrain .....	7
Topographic Features of Cow Hollow .....	7
Origins of Cow Hollow .....	9
Defining Neighborhood Character .....	11
Neighborhood Character of Cow Hollow .....	16
<b>Section 3. Residential Design Guidelines .....</b>	<b>19</b>
The Design Process .....	19
Elements of Design .....	20
Siting .....	21
A. Location .....	21
B. Topography and Views .....	23
C. Setbacks .....	25
D. Rear Yards .....	28
E. Side Spacing (Side Yards) .....	30
Building Envelope .....	32
A. Roofline .....	32
B. Volume and Mass .....	34
Scale (Height, Width and & Depth) .....	37
A. Dimensions .....	37
B. Proportions .....	39
Texture and Detailing .....	40
A. Exterior Materials .....	40
B. Ornamentation .....	42
Openings .....	44
A. Entryways .....	44
B. Windows .....	45
C. Garage Doors .....	46
Landscaping .....	48
A. Tree Pruning for the Retention of Mid-Block Open Space .....	48
B. Tree Selection and Placement .....	48





<b>Section 4. Notification and Neighborhood Involvement</b> .....	49
Notification and Story Poles .....	49
Cow Hollow Association .....	49
Neighborhood Involvement .....	49
<b>Appendix</b> .....	51
A. Zoning Districts of Cow Hollow Neighborhood .....	53
B. Analysis of Rear Yard Coverage .....	54
C. Analysis of Building Height .....	55
D. Cow Hollow Association Policies .....	58
D. 1. Rear Yard Setbacks and Open Space .....	58
D. 2. Rear Yard Extensions .....	60
D. 3. Neighborhood Height Policies .....	61
D. 4. Tree Pruning Techniques for View Preservation .....	64
E. Shadow Study .....	66
F. Height Ordinances .....	67





## SECTION 1

# COW HOLLOW NEIGHBORHOOD DESIGN GUIDELINES BACKGROUND

### INTRODUCTION

A long standing city-wide goal has been the preservation and enhancement of the quality of San Francisco neighborhoods. The premium on residential property in San Francisco has encouraged development that has often been unsympathetic to the character of the existing built environment. While the Planning Code provides general limits on the development of lots, the application of these limits may conflict with neighborhood character. The renovation of a residence is a major commitment of time, effort, and money. The reasons for renovation vary: some people renovate as an investment, some to improve their building's design, and some to provide space for a growing family. Whatever the reason, renovations and expansions should respect and improve on the character of the neighborhood and the predominant features of the blockface, and mid-block as well as open space.

### Legal Basis

The Planning Commission adopted the Residential Conservation Amendments to the Planning Code on January 11, 1996, which, among other things, recognized the potential of having Residential Design Guidelines for specific areas of the City (Section 311 of the Planning Code). The Planning Commission, by resolution, can approve the Cow Hollow Neighborhood Design Guidelines (CHNDG). Upon such action, Planning Department staff would implement these guidelines as part of building permit review.

### Purpose and Intent

To a large degree, the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and, if repeated often enough, the image of the city as a whole.

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M which established as a priority policy that existing neighborhood character be conserved and protected. To ensure this, the Neighborhood Conservation Interim Controls were adopted in September 1988, which require the City Planning Department to use residential design guidelines in its review of building permit applications. The Planning Commission in 1989 adopted Citywide Residential Design Guidelines to assist in determining whether a new building, or the expansion of an existing one, is visually compatible with the character of its neighborhood. **The purpose of these Cow Hollow Neighborhood Design Guidelines is to assist in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow as defined herein.**

The Planning and Building Codes establish basic limitations on the size of a building. A building built out to the legal limits established for height and setbacks and rear yards may, however, result in a building which is not compatible with the character of its neighborhood.

To address this problem, Section 311 of the Planning Code establishes procedures for review of building permit applications in Residential Districts in order to determine compatibility of the proposal with the neighborhood.

**The Cow Hollow Neighborhood Design Guidelines establish minimum criteria for neighborhood compatibility, not the maximum expectations for good design.** Meeting the criteria will not alone assure a successful project. A successful project will require sensitive design, careful execution, and use of quality materials. A thoughtful application of the guidelines will, however, assist in creating a project that is compatible with neighborhood character, and will reduce the potential for conflict and the delay and expense of project revisions.

The Cow Hollow Neighborhood Design Guidelines do not prescribe specific architectural styles or images, nor do they encourage direct imitation of the past or radical departures from the existing design context. There are many appropriate design responses to a given situation. These Guidelines are most concerned with whether the design respects the project's context, and consciously responds to patterns and rhythms on the exterior and interior block-face with a design that is compatible and that will contribute to the quality of the neighborhood.

Because of the diversity of architecture in Cow Hollow, there is great opportunity for design to unify and contribute positively to the existing visual context. **The key issues for the Cow Hollow neighborhood are preservation and enhancement of the neighborhood character as perceived from the block face as well as the rear facades of buildings, which includes enjoyment of the mid-block open space. These play an important role in the definition of a backdrop for lower neighboring districts and for the Presidio, a National Park.** Even after meeting the basic structural criteria set forth in these Neighborhood Design Guidelines, project sponsors and designers must work to sensitively respond to the other visual design characteristics addressed here. Attention to scale, proportion, texture and detailing, building openings, etc. will help to unify the neighborhood in a positive way.

The Cow Hollow Neighborhood Design Guidelines are intended to be used by project sponsors and their designers in the project design process, by neighbors and community groups in their review of projects, and by the Department of City Planning staff and the City Planning Commission in their review and approval or disapproval of projects.

## **ORGANIZATION OF THE GUIDELINES AND FUNCTION OF THE ILLUSTRATIONS**

The Cow Hollow Residential Design Guidelines are organized as follows:

**Section 2** describes the topography and origins of Cow Hollow and discusses the meaning of the term neighborhood character, describing typical situations the designer may face and specifically defining the neighborhood character, topographic features, and housing styles of Cow Hollow.

**Section 3** identifies basic elements of design, analyzes each of them, and presents guidelines for designing new buildings or alterations to assure compatibility with neighborhood character.

**Section 4** suggests an approach to identify the concerns of neighbors early in the design process and ways to better describe the intended building envelope. It also provides information about the Cow Hollow Association.

The drawings are intended to illustrate the text and are sometimes schematic. They are not design examples to be copied or imitated. Although the drawings show only one side of the street, or one side of the mid-block open space, depending on where the discussion affects the front or rear facade of the building, both sides of the street and the mid-block open space are of concern. The illustrations are of in-fill new construction or alteration of existing buildings on lots with widths varying from 25 to 30 feet in low-density neighborhoods. However, the text is also applicable and should be followed on wider lots.

The **Appendix** includes specific discussion and analysis of rear yard coverage and building height, Cow Hollow Association policies on rear yard set backs and open space, rear yard extensions, height, and tree pruning techniques, shadow study, and height ordinances from other Bay Area communities.



## Glossary

The following terms are defined for use in the context of the Cow Hollow Design Guidelines.

***Building Envelope:*** the allowable volume defined by height, width and depth that a building may occupy, subject to specific limits and policies

***Exterior Blockface:*** the row of front facades facing the street for the length of one block

***Interior Blockface:*** the row of rear facades facing the mid-block open space for the length of one block

***Midblock Open Space:*** the interior block area shared by the rear yards of all properties on a given city block and defined by the rear facades of buildings

***Neighborhood Character:*** the collection of architectural mass, scale, proportion, pattern and rhythm, design and environmental characteristics that determine the quality of life and ambience of a geographically-defined neighborhood

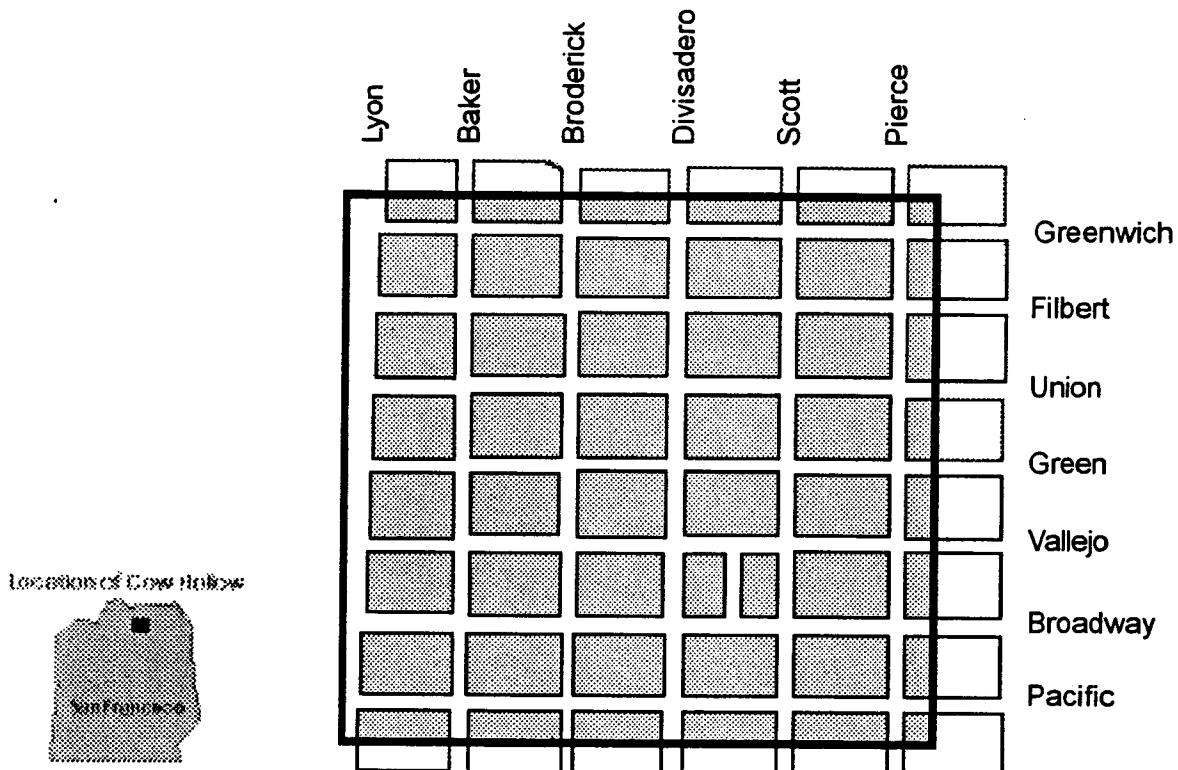
***Setback (Front, Rear, Side):*** The dimension a building or portions of are set back from respective property lines

***Rear Yard:*** the open space between the rear wall of a subject property and the rear lot line

## Where the Guidelines Apply

The Cow Hollow Neighborhood Design Guidelines apply within the boundaries of the Cow Hollow Neighborhood. Cow Hollow is the rectangular area of the City and County of San Francisco bounded by Greenwich Street in the north, Pierce Street in the east, Pacific Avenue in the south, and Lyon Street in the west. The neighborhood area includes both sides of the street on each of the bounding streets. The following figure illustrates the neighborhood boundaries.

## COW HOLLOW NEIGHBORHOOD BOUNDARIES







## **SECTION 2 NEIGHBORHOOD CHARACTER**

### **TOPOGRAPHY AND TERRAIN: RELATION TO ARCHITECTURAL DESIGN**

The boundary of Cow Hollow has been previously defined in "Where the Guidelines Apply." Cow Hollow homes take advantage of the picturesque setting afforded by its hillside site, located on the north facing slope descending from Pacific Heights to the Marina.

The open, picturesque atmosphere of the Cow Hollow neighborhood is created by the unique hillside setting and views to the north, and by large mid-block open spaces. The Golden Gate Bridge, Presidio, Marina District, Palace of Fine Arts, San Francisco Bay, and Marin County communities are all visible from different parts of the Cow Hollow Neighborhood. Neighborhood architecture affords urban density at a pleasant scale that preserves natural light and views for most residents. The traditional grid street layout provides ease of neighborhood circulation, and block dimensions are characteristic of many older San Francisco residential neighborhoods. The fact that this street and block arrangement is preserved even on the steeper blocks in the neighborhood creates a reasonable uniformity of building lot coverage, building height, views, mid-block open space, and lot setbacks. These are the attributes of individual lots and structures that largely define the Cow Hollow neighborhood character.

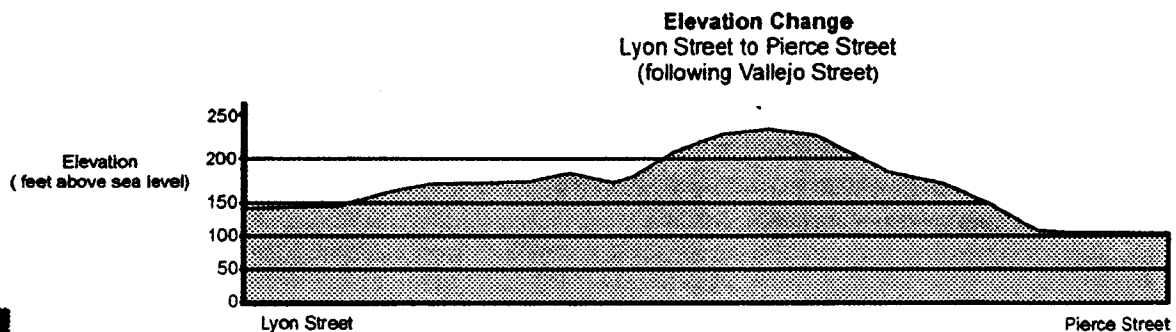
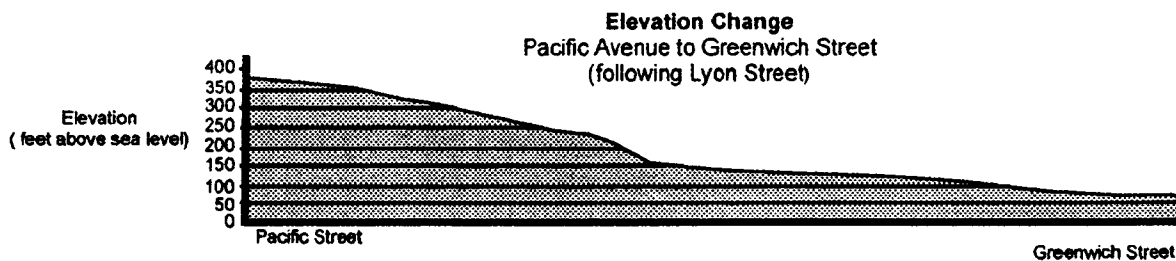
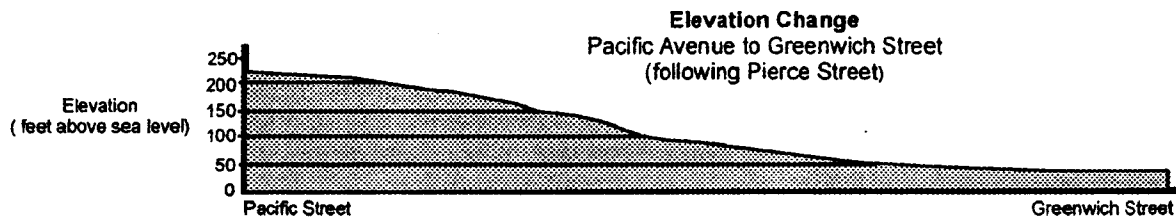
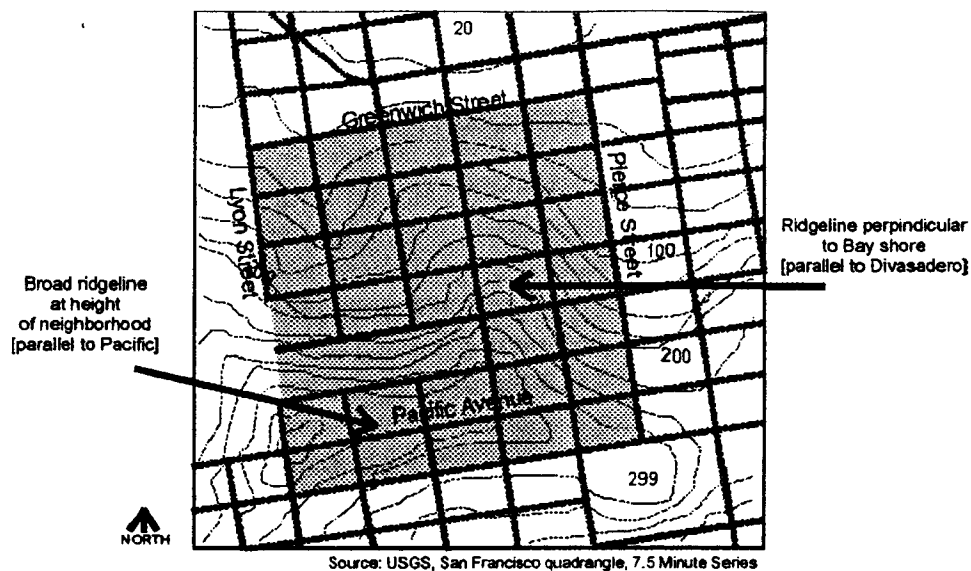
Cow Hollow includes a diversity of building types: larger single family detached residences in the higher elevation areas of the neighborhood; one and two family attached residences on smaller lots throughout much of the neighborhood; and, multi-family structures located on corner lots and in the lower elevation areas of the neighborhood. Despite this diversity of building types, the neighborhood is predominately two and three stories.

#### **Topographic Features of Cow Hollow**

The level east-west ridge along Pacific Avenue serves as the southern boundary of Cow Hollow and generally slopes downward toward the San Francisco Bay. The western boundary of the neighborhood drops from an elevation of 250 feet at intersection of Pacific and Lyon Streets to an elevation of approximately 50 feet in the vicinity of Greenwich and Lyon Streets. The eastern edge of the neighborhood slopes downward from roughly 210 feet from the intersection of Pacific Avenue and Pierce Streets to roughly 35 feet at Greenwich and Pierce Streets. The neighborhood also has considerable variations in elevation from west to east. The third elevation profile below demonstrates the considerable rise and fall along Vallejo Street from west to east. This is a result of the prominent ridge that runs perpendicular to the Bay shore, defined roughly by Divisadero Street.

These topographic features exert a defining effect on the architectural features of the homes and block faces in Cow Hollow. In addition, the topography influences the micro-climate in Cow Hollow, specifically the solar lighting, fog, and wind (Appendix E.) Design techniques for preserving these architectural characteristics and resultant environmental quality in the neighborhood are included in Section 3 of this document.

### Cow Hollow Neighborhood Topography



## ORIGINS OF COW HOLLOW

Once home to a brewery and Chinese vegetable gardens, and bordered by a soap factory, tannery, streetcar factory, and laundries, Cow Hollow is today one of the finest residential neighborhoods in San Francisco. (John L. Levinsohn, *Cow Hollow: Early Days of a San Francisco Neighborhood from 1776*). The neighborhood is a unique microcosm of the full range of architectural styles popular for single family residences in San Francisco before 1925.

Stark sand hills originally stood as background to pastures used first for dairy cows and then cattle. Natural springs abounded in Cow Hollow, running down to Washerwoman's Lagoon, somewhat north of our present Filbert Street. Businesses were established there using the water for laundering and for tannery processing. Fertile and well-watered adjacent lands were a source of much produce for consumption in San Francisco beginning in the 1850s. Land north of Lombard between Scott and Steiner, as well as up the hill at Pierce and Green Streets was cultivated for produce by Chinese laborers. By the 1870s there were about 30 dairies in the vicinity, the largest with about 200 cows. Residents complained of unsanitary conditions attributable to the dairies, and the tannery was equally unpopular because it polluted the spring-fed waters of the lagoon. By the 1880s both cows and tannery were gone, and a few significant residences had been constructed in the neighborhood.

The first grand home in Cow Hollow was built in 1865-66 by Henry Casebolt at 2727 Pierce Street across from the Chinese gardens. Henry Casebolt, a Virginia blacksmith, made a fortune during the Gold Rush era and established a factory in 1871 at Union and Laguna to manufacture cars for his Sutter Street Railway. Designated as Landmark Number 51 by San Francisco's Landmarks Preservation Advisory Board, the house today is considered a masterpiece of the Italianate style. Set back in the center of the block, its most prominent feature is the centrally located porch, flanked by double stairways. Salvaged ship timbers were used for much of the structure. The white wood exterior was once speckled with dark tones to mimic stone.

The Casebolt house graced the cover of the popular book Here Today published by the Junior League of San Francisco in 1968. Here Today is credited with influencing the formation of the Landmarks Board, as well as the city's nonprofit Foundation for San Francisco's Architectural Heritage.

Some of the oldest houses in San Francisco still stand today in Cow Hollow because they were subsequently moved here from other neighborhoods, many of which burned in 1906. This is a highly specialized form of historic preservation which relies on either clairvoyance or extremely good luck! (William Kostura, "Itinerant Houses: a History of San Francisco's House Moving Industry", The Argonaut Journal of the San Francisco Historical Society, Spring 1999). A reporter in 1901 warned that Cow Hollow "bids, fair to become a wholly



unique neighborhood of second-hand houses and out of date architecture.” (“Tramp Houses of San Francisco”, San Francisco Chronicle, November 17, 1901. Sunday Supplement, p.2) Today we appreciate our wholly unique neighborhood, which retains particularly fine examples like 2828 Vallejo, on the northeast end of the block between Broderick and Baker. Built In 1880 or 1881 and located at that time at 2120 Broadway, the house may be the oldest Queen-Anne style residence in San Francisco. It was moved in 1895, when the original site was purchased by James L. Flood for his new mansion, which is now the home of Hamlin School. The house at 2828 Vallejo retains a now unusually deep setback and is pictured on page 23 of Here Today.

New home construction in Cow Hollow was concentrated after 1890 and in the first two decades of the century, in a variety of Victorian styles including Stick-Eastlake, Queen Anne and Edwardian. The pace of construction increased significantly after the earthquake and fire of 1906, and in about 1911 in anticipation of the Panama-Pacific International Exposition of 1915. In the 1920s houses were built in Mediterranean, Mission, Romanesque Revival, Tudor, and California Craftsman styles. There was little new construction in the 1930s, however Victorian houses were frequently remodeled from 1900 on in these newer styles. Home-owners also sought to reduce their fire insurance premiums by removing the flammable Victorian decoration and covering their houses with stucco.

By the 1940s some of the large single family homes in the neighborhood had been converted, often illegally, to boarding houses and apartments. Among other factors were the changing economy and the need to house families of soldiers newly stationed in the Presidio. In October of 1946 the Board of Supervisors defeated a resolution which would have rezoned to single family houses (RH-1) ten lots on the west side of Broderick Street between Green and Union Streets. The argument went to the board after a property owner sought a building permit to allow the construction of apartments in a house at 2700 Green Street.

These actions angered resident Elizabeth C. Lawrey, who was told by the Zoning Division of the Planning Department that the whole neighborhood was a lost cause because it was made up of large old houses whose only future lay in their conversion to boarding houses and apartments. Under the auspices of the Planning Department, Ms. Lawrey herself surveyed 45 blocks to show that Cow Hollow was in fact a solid neighborhood of single family homes, and the Planning Commission admitted their error. With four other neighbors Lawrey formed the Cow Hollow Improvement Club, which grew to 360 families. This organization exists today as the Cow Hollow Association which actively participates in planning related activities concerning the neighborhood and acts as a clearinghouse for information from various city departments to members. During Ms. Lawrey's 20 year tenure as Zoning Chairman, illegal uses were cleaned up and 20 to 25 blocks were rezoned from apartments and flats to single family and single family detached homes. The already established apartments and flats were grandfathered in (Marina Union, February 1990.)

Thanks to the early efforts of the Improvement Club, residents today continue to enjoy the first and only park in the neighborhood, Cow Hollow Playground, which is hidden in the center of the block bounded by Filbert, Greenwich, Baker and Broderick streets. With only a handful of grandfathered commercial establishments Cow Hollow remains today an exclusively residential and historic neighborhood.

## **DEFINING NEIGHBORHOOD CHARACTER**

Ultimately, the concern to preserve neighborhood character extends beyond individual neighborhoods to the well-being of the City as a whole. As the San Francisco Residential Design Guidelines point out, "...to a large degree the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and if repeated often enough, the image of the City as a whole."

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M, which...established as a priority policy, "that existing neighborhood character be conserved and protected." With respect to specific neighborhoods, the San Francisco Residential Design Guidelines define particular criteria and guidelines that will be described and made specific to Cow Hollow in this and the next section. Neighborhood character is first defined, as follows.

### **What is the Neighborhood?**

In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:

*The broader context.* Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant.

*The immediate context.* Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

### **What is the Block Face?**

The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the

rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block open space.

### **What is the Mid-Block Open Space?**

The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents .

## **RESPECT OR IMPROVE UPON THE CONTEXT: FLEXIBILITY IN DESIGN**

In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options.

Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

In many areas, architectural styles are mixed or significant demolition and redevelopment have already occurred. Other areas show little visual character and seem to be awaiting better definitions. Here, design should go beyond compatibility with the existing context; it should take the opportunity to help define a more desirable future neighborhood character.

The following discussion is intended to help clarify the restrictions and opportunities presented by a particular neighborhood context and to understand the degree of design flexibility that exists.

### **Clearly Defined Visual Character**

On some block faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types in the following drawing.





A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure—attention that is damaging to the existing street character, as shown below.



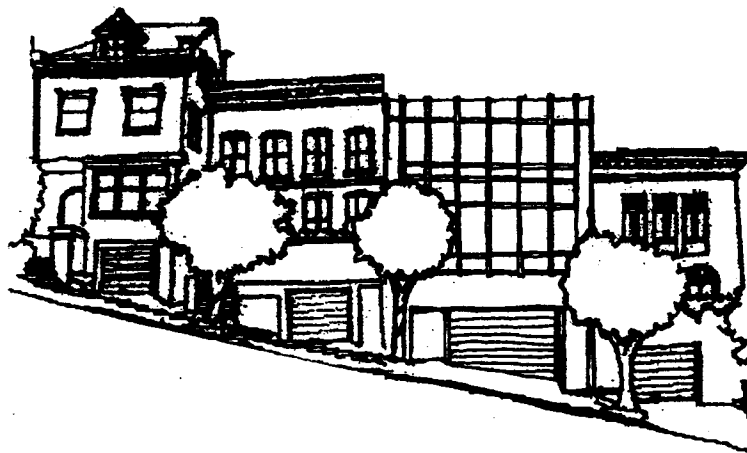
**ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES**

### **Complex Situations**

In other situations, building forms and structures are more varied, yet the row still 'works' and the buildings share a strong, unified sense of character. Patterns in building siting, form, proportion, texture, detail, and image are strong but more subtle than in the previous example. Consider the following example.



This situation is typical of Cow Hollow. While there are many groups of buildings with similar design, it is rare to encounter an entire block face of uniform visual character in the Cow Hollow Neighborhood. The complex situations in Cow Hollow often involve three or more primary building types per block face.



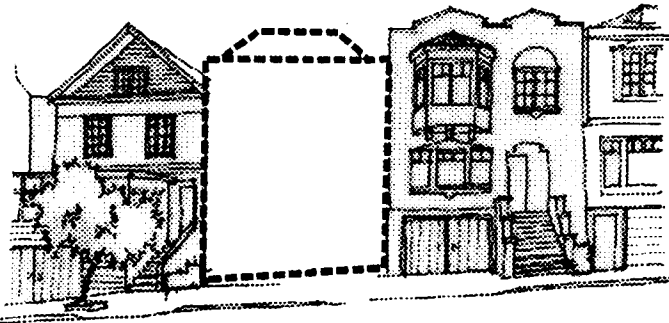
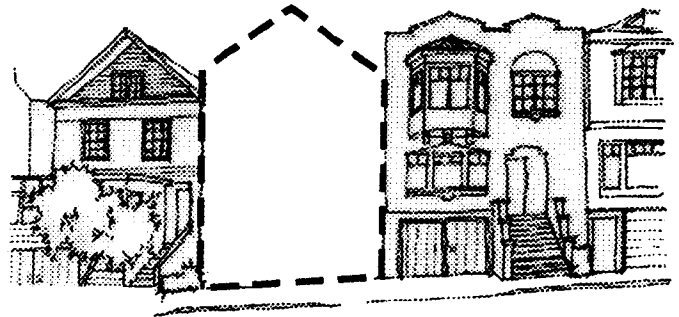
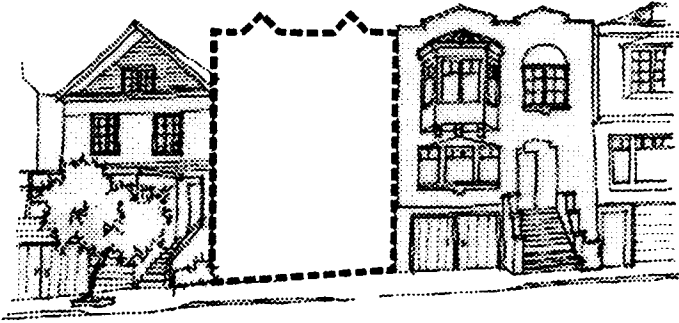
### **Undefined Visual Character**

In many block faces, an overriding visual character may not be apparent, or the character may be mixed or changing.



When no clear pattern or style is evident on a block face, a designer has both greater flexibility in design and a greater opportunity (as well as responsibility) to help define, unify, and contribute positively to the existing visual context. Existing incompatible or poorly designed buildings in the project's area, however, do not free the project sponsor from the obligation to enhance the area through sensitive development.

The following examples show the great flexibility of design solutions when the neighborhood character is undefined. Each response, however, is derived from existing visual patterns and each attempts to unify the block face.



### **New Visual Character**

When the existing visual character offers little interest, new construction or extensive remodeling should seek to improve the context. When a row of new residential buildings or single building on a wide lot is proposed on a block where the existing housing has poor visual character, a unique opportunity to define a more desirable future visual character of the area is presented. The new building or buildings then become the context with which later construc-



tion must be compatible. In these cases, the facades of individual buildings or vertical facade dimensions, in the case of a very wide building, should not be either uniform or entirely different from each other.

## NEIGHBORHOOD CHARACTER OF COW HOLLOW

Cow Hollow has evolved to contain a mix of architectural styles. Often, there will be three or more different styles on one block face, but a unifying rhythm is still maintained. Thus, Cow Hollow can be considered a **complex situation**, as described above, in which building forms and structures are varied, yet the row still 'works.' Sketches illustrating the variety of structures found in Cow Hollow are included.

### Cow Hollow Neighborhood Character: Building Types



Single Family Attached Homes  
on Hillside Slope

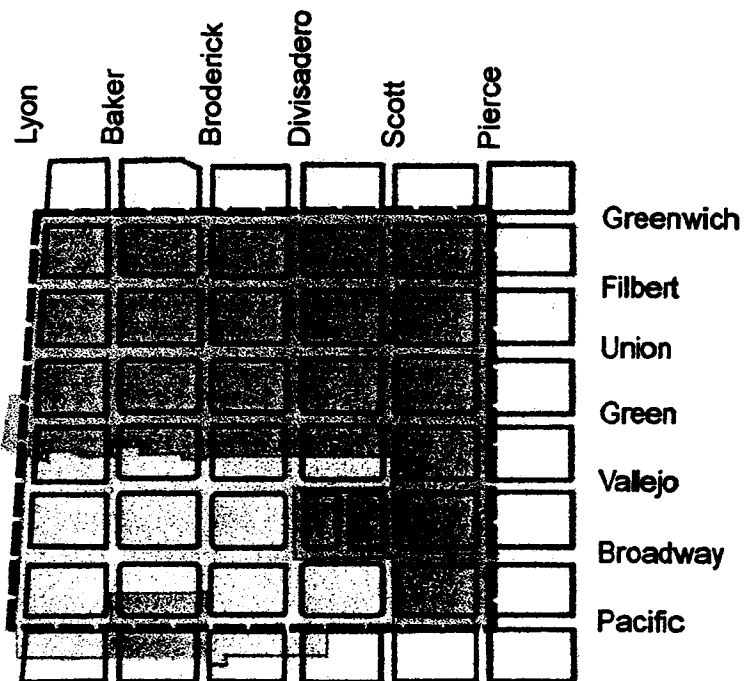
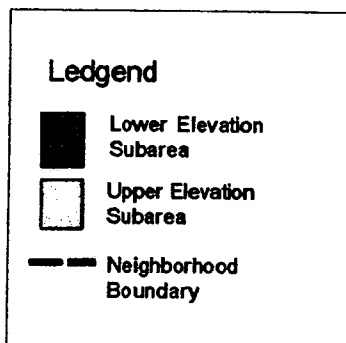


Corner Multi-Family Attached Units  
on Level Slope



Single Family Detached Homes  
on Level Slope

### Neighborhood Character Sub-Areas



Building types contribute significantly to the neighborhood character of Cow Hollow, and define two sub-areas characterized by similarity of building uses and building dimensions. They are considered under the subsection titles "Scale" in Section 3 of this document. These scale dimensions include **Height, Width and Depth**, and are considered in the context of the neighborhood sub-areas. For each of the dimensions, specific neighborhood design guidelines are provided for the two neighborhood subareas in the "Scale" subsection.

The two distinct subareas include the **Upper Elevation Sub-Area** consisting of lots zoned for single family detached homes, and the **Lower Elevation Sub-Area**, consisting of predominately lots zoned for single and two-family dwellings.

The Upper Elevation Sub-Area of Cow Hollow includes the general area bounded by Pacific, Lyon, Vallejo, and Scott. This Upper Elevation Sub-Area is characterized by larger homes on larger lots. There are, however, some blocks within the Upper Elevation Sub-Area that are not zoned for single family detached homes. These exceptions include the block of single family homes bounded by Broadway, Divisadero, Vallejo, and Scott, and the southern half of the Pacific, Baker, Broadway, and Broderick block. These two areas are therefore not included in the Upper Elevation Sub-Area.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. The Lower Elevation Sub-Area includes the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.



## **SECTION 3**

# **RESIDENTIAL DESIGN GUIDELINES**

### **THE DESIGN PROCESS**

For current Cow Hollow residents and future residents considering building a new home or adding to or otherwise making building modifications or expansions to their homes, it is important to identify those features or elements that give the building its visual character. A two-step approach can be useful in identifying the design elements that contribute to the visual and neighborhood character of a building. This approach involves:

- (1) examining the building from afar to understand its overall setting, architectural context and siting characteristics; then,
- (2) moving up close to appreciate the building's design details, materials and the craftsmanship and surface finishes evident in these materials.

Step one is to identify the overall character of the building, which involves looking at its distinguishing physical aspects without focusing on its details. The main contributors to the building's overall character are its setting, shape, roof and roof features, projections (such as bay windows, eaves, and balconies) recesses, voids, window and doorway openings, and the various exterior materials.

Step two involves looking at the building at arms length to see the surface qualities of materials, such as their decoration, building materials, and texture, or evidence of craftsmanship and age. In some instances, the visual character is the result of the juxtaposition of materials that contrast in their size and texture. A great variety of surface materials, texture, and finishes contribute to a building's character, which is fragile and easily lost when these materials are replaced with inappropriate substitutes.

The following sections give details on the elements of design and the design guidelines that are relevant to maintaining the neighborhood character of Cow Hollow.

## **ELEMENTS OF DESIGN**

Following are the six basic elements of residential design, most of which have components. For each element, we will give a definition, a series of questions emphasizing the design issues related to the element, and a series of guidelines to follow to ensure that the new design is compatible with existing ones, i.e., with the neighborhood character of Cow Hollow.

### **1. Siting**

- Location of a project site, and its topography
- Setback of the building from the front property line
- Rear Yard, i.e., the setback of the building from the rear property line
- Side Yard, i.e. spacing between buildings and light wells

### **2. Building Envelope**

- Roofline: the profile a building makes against the sky, and the organization of projections above the roofline
- Volume and Mass as expressed by the visible facades

### **3. Scale (Height, Width & Depth)**

- Dimensions of the elements which make up the building's facades
- Proportions of the building, and of the elements of its façade

### **4. Texture and Detailing**

- Materials and Colors used to finish the surface of the building
- Ornamentation used, including the amount, quality, and placement

### **5. Openings**

- Entryways -The pedestrian entries into the buildings
- Windows -How they are articulated and used in the façade
- Garage Doors -The vehicular entries into the building

### **6. Landscaping**

- Tree Pruning for the Retention of Mid-Block Open Space
- Tree Selection and Placement

## 1. SITING

The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards, and Side Spacing will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the exterior and the interior block face, and maintaining a sense of common open space in the interior of the block.

### A. Location

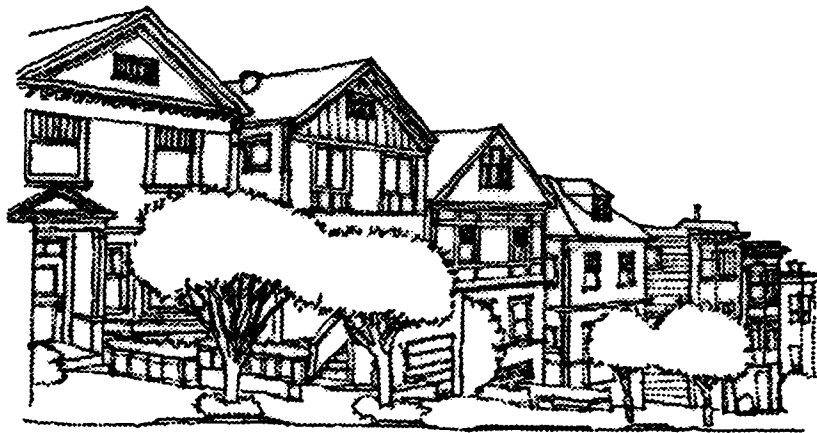
Location refers both to the topography of the site (is it on a hill, in a valley, or along a slope?) and to its position in relation to other buildings and significant urban features.

- *Does the site draw attention to itself because of its topography or position on the block?*
- *Will the project be competing for attention with neighboring structures?*

### Respect the Topography of the Site

New buildings should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills and in relation to mid-block open space.

The following drawing shows a harmonious streetscape typical of Cow Hollow, in which the buildings respect the topography and the architectural context, stepping down the hill.





From the ridge following Pacific Avenue parallel to the Bay shore, Cow Hollow generally slopes downward toward the San Francisco Bay. The topographic map and profiles in Section 2 of this document show the overall topography of the neighborhood.

The significance of this topography with regard to neighborhood character is that there are few level lots in Cow Hollow. Regardless of where a lot is located in the neighborhood, neighbors may be located above or below the elevation of any subject property. Sensitivity to topography is extremely important in this neighborhood environment.

In the following drawing, the new building (the building in the middle) disregards the topography of the site: it has been built to the same level as the first building from the left, so that its elevation seems forced and the pattern of buildings stepping up the hill is broken.



ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES

For houses on slopes, terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. This terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. Terracing in this arrangement preserves lateral access to light and views. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes. Many of the hillside homes in Cow Hollow use a reverse plan, with large picture windows at the rear, in their living and dining rooms, while the homes behind and downhill from them are carefully designed to be below the line of sight from the homes above. The strength of this design, which takes full advantage of available views, will be undermined if the relation of the structure to the topography is not respected.

## **B. Topography and Views**

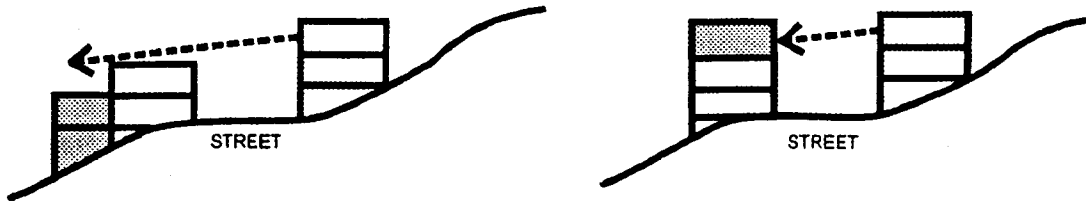
The siting of the homes in Cow Hollow is one of the most important factors defining neighborhood character. As described in the Neighborhood Character of the Cow Hollow discussion in Section 2 of this document, the majority of the buildings are on terraces that follow the slope.

Thus, in Cow Hollow, the most important features that emerge from the integration of architecture and topography is harmony between the terrain and the built environment and views available from many of the homes and from their rear yards. There is ample precedent in Bay Area communities for the preservation of existing views, as described in Appendix F, which should be consulted for details of view preservation ordinances and guidelines in the Hiller Highlands, Berkeley, and Tiburon. Although to some extent the assessment of the impact of an addition to an existing structure on views from the surrounding homes is subjective, the ordinances and guidelines of these Bay Area communities show that it is possible to make these subjective assessments fair to both holders of existing views and to those wishing to build. It is also possible to formulate objective criteria to minimize obstruction of existing views. These communities endorse a combination of such objectives measures and professional judgement by planning staff, to evaluate the effects of vertical additions on views.

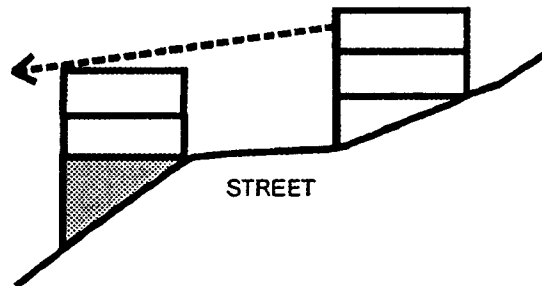
In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built. In many areas the streets are so steeply terraced (with steep slope between streets) that a vertical addition to a home in the lower street will be well below the line of sight from windows and yards of uphill homes, and therefore, obstruction of views by such addition will not be a major concern. In other areas, terracing is more shallow (in the Lower Elevation Sub-Area of the neighborhood) such that the uphill homes do not presently have views, so a vertical addition would not deprive the uphill home from a view. However, there are areas in which the depth of terracing of the streets is intermediate, so the addition of a story on a downslope home would impact the views from an upslope home.

It is in these moderately terraces areas that the criteria such as those used by the Hiller Highlands, Tiburon, and Berkeley can be applied. Various solutions to minimize view impact in these situations may pertain, as shown below.

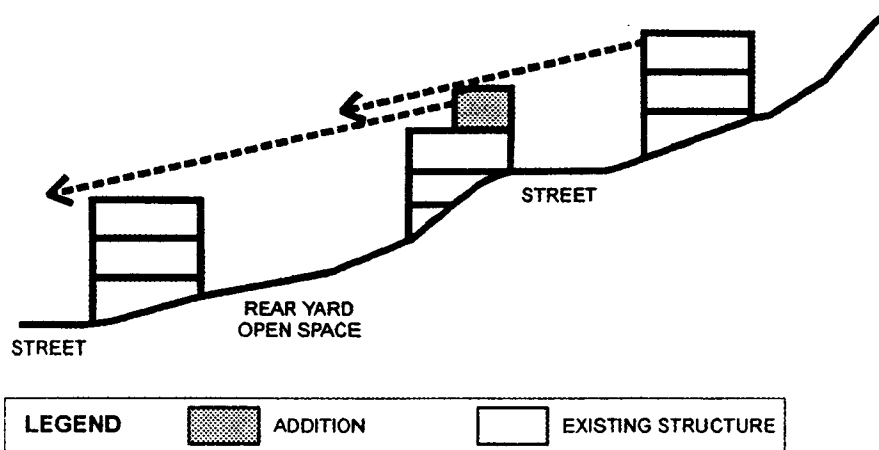
These principles can be integrated into both new construction and building expansions in Cow Hollow. For example, as in the following drawing, on a home downslope from another, instead of a vertical addition (right), a rear addition one story lower than the existing structure should be considered (left), provided that it does not encroach within the required open area, to minimize interference with the view from the up-slope home.



If the severity of the slope and/or the size of the yard precludes the above solution, developing the lower, unfinished story of the home largely within the existing building envelope should be considered, as shown below.



If a down slope home considering a vertical addition is across the street from an up slope home, a front setback or angle-cut on the planned additional story may preserve view for the up slope home and its rear yard, as in the following drawing.



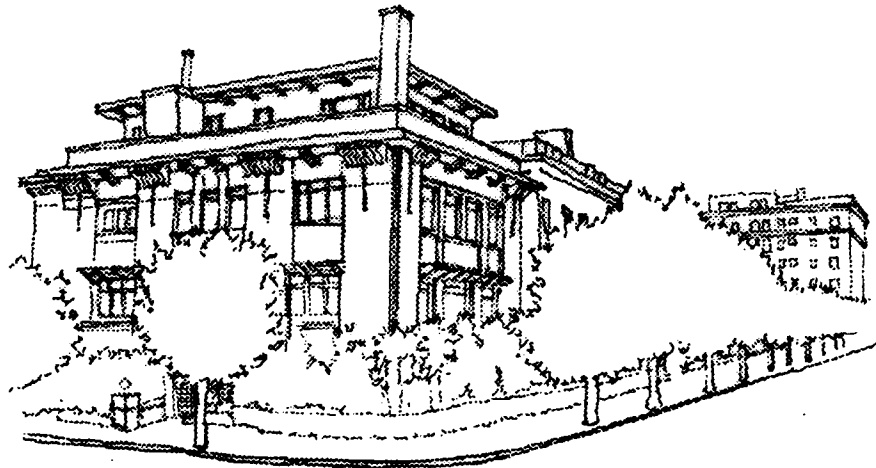


## Emphasize Corner Buildings

Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryways to the street, setting the tone for the streetscape which follows.

Design for corner buildings should recognize this by giving the building greater visual emphasis. Emphasis may be given by greater height, a more complicated form or projecting façade elements, or richer stronger decoration.

Corner buildings, which have two street facing facades, create a unique design challenge, particularly if the internal organization of the building is that of an interior building with two blind sides. Placed on a corner, one of the sides is now an exposed façade which should be fenestrated, articulated, ornamented and finished so it is comparable to the front façade. The following illustration represents a well-designed corner home in Cow Hollow.



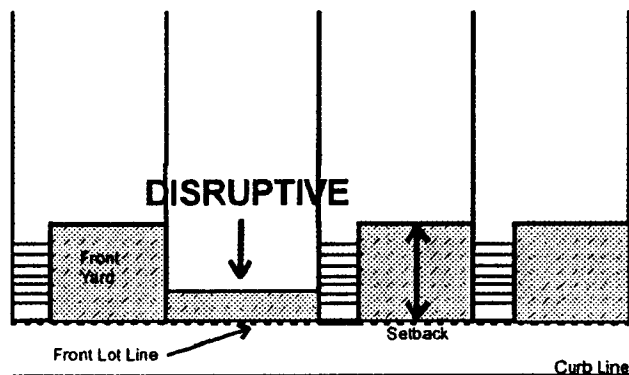
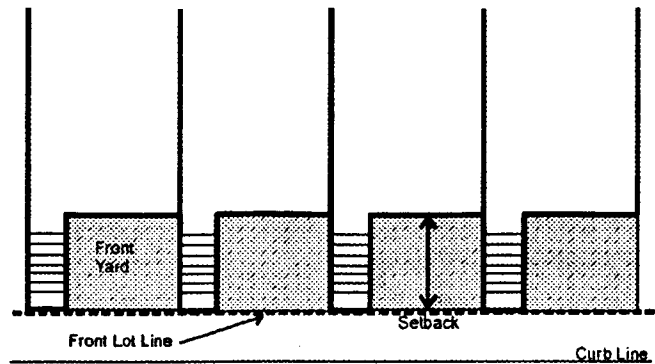
### C. Setbacks

Building setbacks are the distance between the structure's edges and the front property lines. The pattern of setbacks helps establish a rhythm to the block face and provides a transition between the public sidewalk space and the privacy of the building.

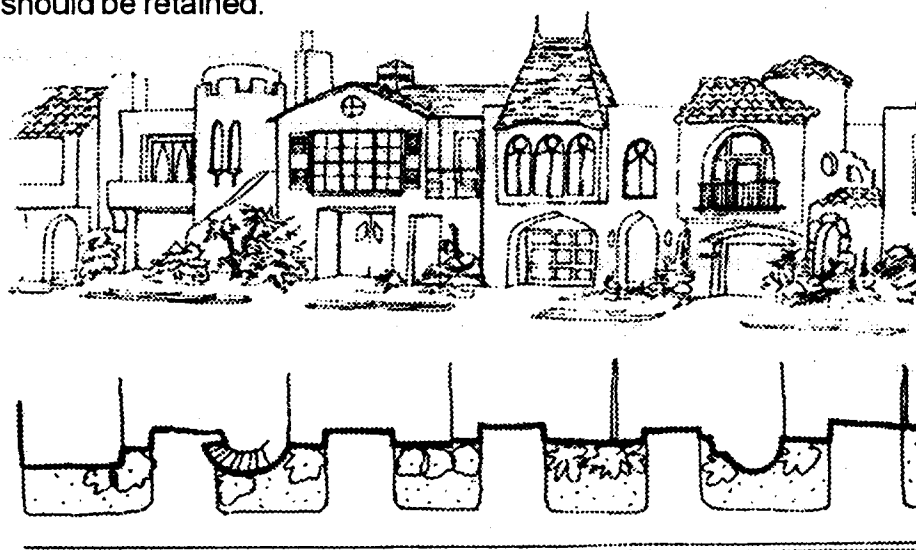
- *Is there an existing pattern of building setbacks?*
- *What effect will changing this pattern have?*
- *Do the proposed setbacks create new building corners along the block face?*

### Respect Setback Patterns

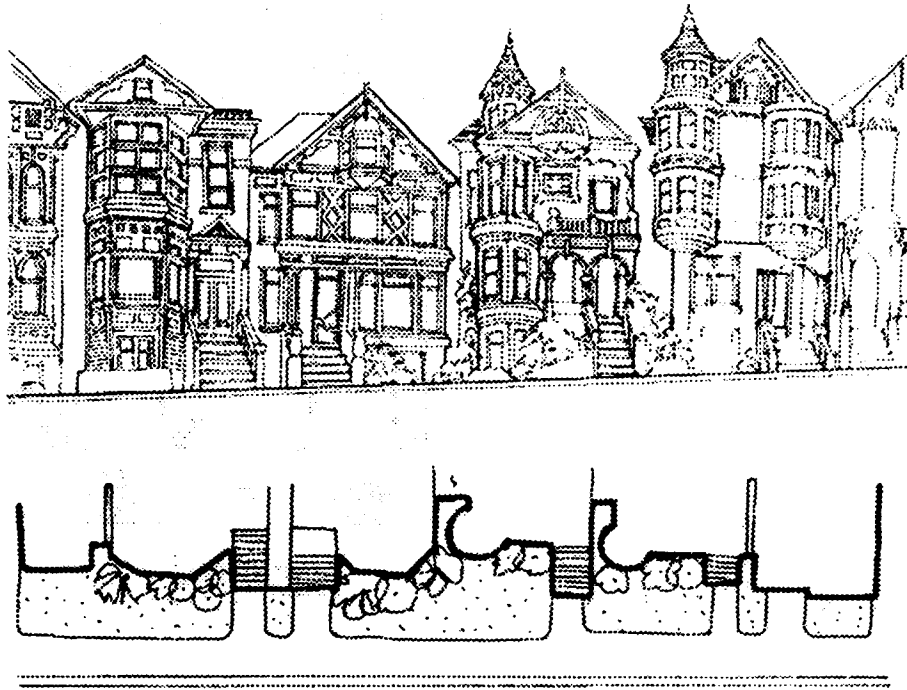
A setback that goes against the established pattern will be disruptive to the neighborhood character.



In Cow Hollow, within any particular block face, each building is set back from the property line to a similar degree (Portions of the facades are recessed even further creating partial setbacks). The setbacks help to define the transition between the private spaces and public street areas. Landscaping can help soften this transition. Existing patterns of landscaped front setbacks should be retained.



The front gardens in the setbacks of many homes in Cow Hollow are an important asset of the neighborhood. Elimination of these gardens not only damages neighborhood character but also depreciates the value of the home. Drought resistant plants and automatic-drip irrigation systems can facilitate maintenance of front gardens. (See Landscaping.)



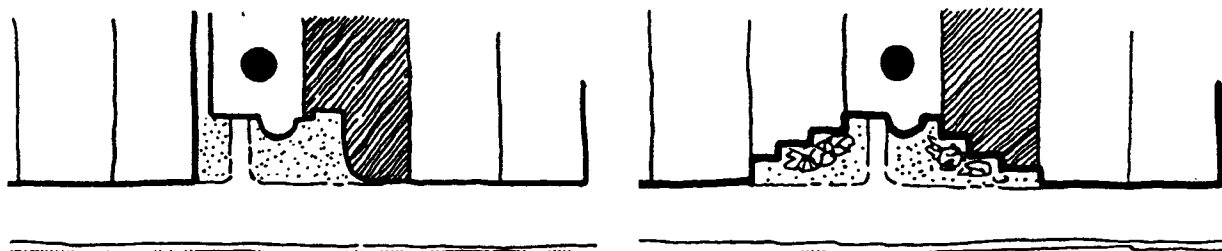
### **Respond to Building Corners Created by Setbacks**

Changes to a uniform setback pattern can create building corners along the block face. These corners often draw attention to themselves and can take on a special role in the composition of the streetscape. They should be designed to acknowledge this role.



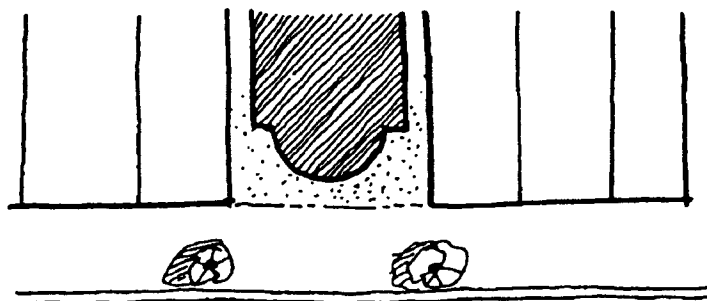
## Acknowledge Significant Neighboring Buildings

In some cases, a proposed project is adjacent to a historically or architecturally significant building. These structures are often set back from the street or are on wider lots with gardens in front. For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space.



## Provide a Setback to Accommodate Projections of Architectural or Decorative Features

Except for minor encroachments, architectural or decorative features are not permitted to overhang the sidewalk for the first 10 feet above the sidewalk, a height intended to provide the pedestrian adequate headroom. Therefore, in order to allow for appropriate architectural or decorative features at the base of the building, the building may need to be set back from the property line.



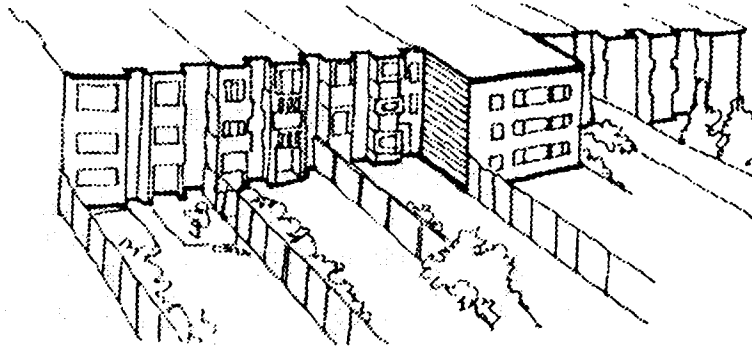
## D. Rear Yards

Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

- *Is there a pattern of rear yard depths creating a common open space?*
- *Will changing this pattern have a negative effect?*
- *Are light and air to adjacent properties significantly diminished?*

## Respect Rear Yard and Adjacent Buildings

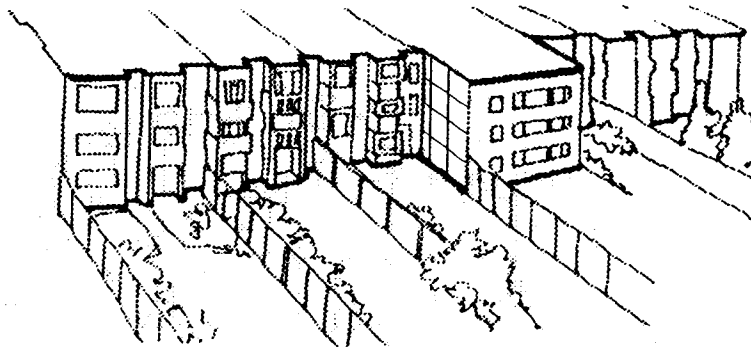
Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings.



In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the mid-block open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.

## Finish the Rear Facade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of the neighboring properties, and often, depending on the topography, of those far beyond. This facade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties. Exposed plywood, for example, should be considered inappropriate in the Cow Hollow neighborhood, where the majority of the building facades are finished with siding or stucco.



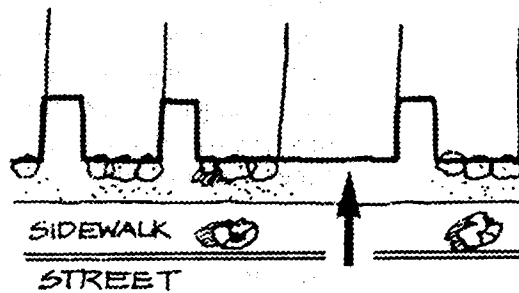
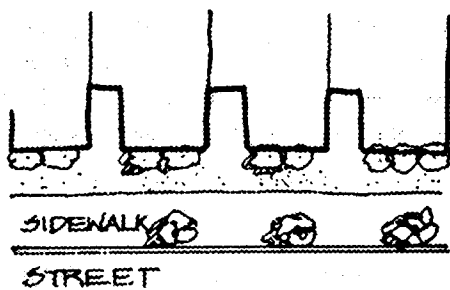
## E. Side Spacing (Side Yards)

Spacings are the separations, existing or perceived, between buildings. Side or “notch-backs” between buildings help to underscore the separate nature of each unit and set up a characteristic rhythm to the street scape composition.

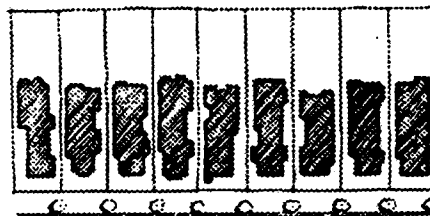
- *Is there a pattern of side spacing between the buildings?*
- *Will changing this pattern have a negative effect?*
- *Can a negative impact be minimized by changing the design?*

### Respect Spacing Pattern

As with front setbacks, a poorly designed side setback between buildings can strongly impact the neighboring buildings as well as be visually disruptive.



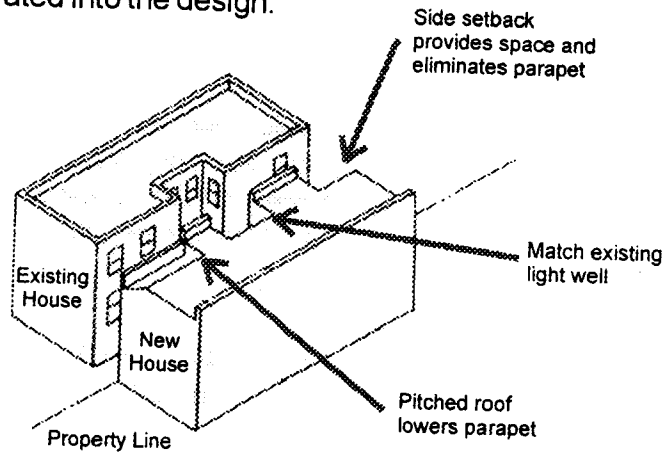
Proposed projects should respect the existing pattern of spacings between buildings.





## Incorporate “Good Neighbor” Gestures

Often a small side setback or notch can prevent blockage of a neighbor’s window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of “good neighbor” gestures should be incorporated into the design.



Drawing by Ruth Siegel/Arnold Lerner, AIA

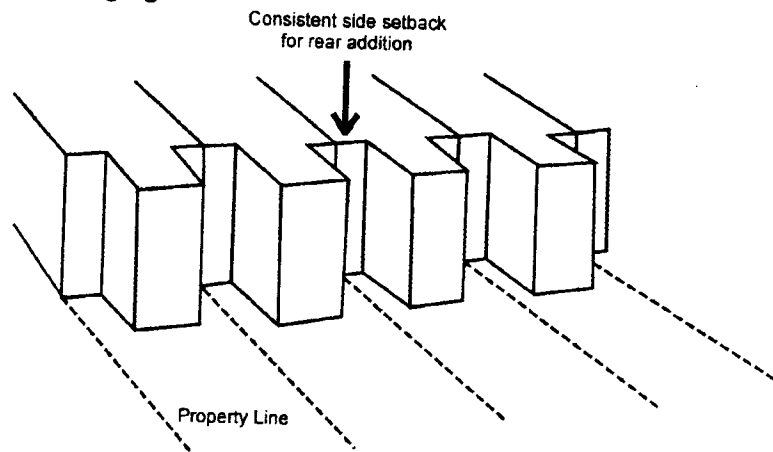
## Ways to Adjust Envelope and Add Light/Preserve Neighbor's Views

### Lateral Lighting, Air and Views

Where side yards exist, new buildings or expansions should be designed so as to preserve these side yards in their entirety and thus to protect the privacy of and light to neighboring buildings. When rear additions impinge on light and air to adjacent homes, setbacks can be used to preserve the extent of light and air intended in the existing design.

### Rear Expansions

In attached homes in Cow Hollow, the lack of side yards limits light received by residences and limits the sight lines (air envelope) around the residences. For this reason, attached homes are particularly vulnerable to deprivation of light and air by a neighboring rear expansion. Therefore, it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures, as shown in the following figure.



## 2. BUILDING ENVELOPE

The building envelope refers to the exterior elements of a structure – the roof, the front, rear and side facades and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings. This section focuses specifically on two aspects of the building envelope which are crucial for compatible design – the **Roofline** and the appearance of **Volume** and **Mass**.

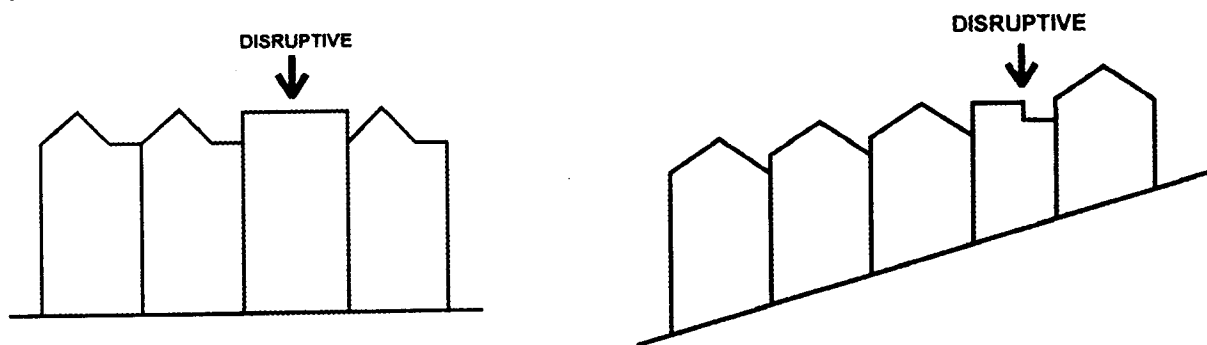
### A. Roofline

The roofline refers to the profile of the building against the sky. In the case of Cow Hollow, where steep slopes expose the design, and appearance of the roof of buildings down hill, roofline also refers to the perception of roofs as seen from higher elevations.

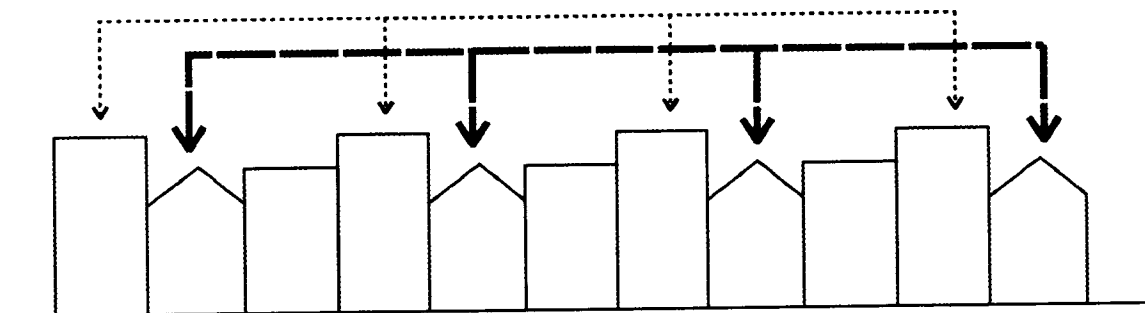
- *Is there an identifiable pattern to the rooflines of buildings on the blockface?*
- *What choices are there to respond to this pattern?*
- *Can the impact of unavoidable disruptions to the pattern be lessened?*

#### Respect Roofline Patterns

The style of roofline varies throughout the Cow Hollow Neighborhood from block to block.



Broad patterns may not be apparent unless the entire block face is considered.



Many blocks throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style. Blocks that are more varied and eclectic require special consideration in order to bring greater harmony or visual interest to the blockface.

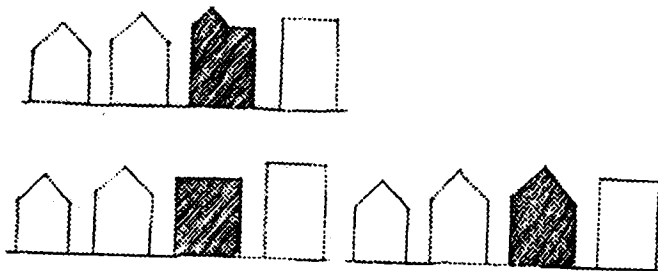
In general, a strong repetition of consistent rooflines calls for similar design for new construction and alteration.

As important as the pattern of rooflines seen from the street level, is the perception of the roofs of buildings as seen from higher places. A flat roof, the choice of bright and reflective roof materials, the random placement of skylights, the construction of elevator and stair pent-houses, or the design of a bulky roof, can greatly affect the neighborhood character as perceived from higher locations within the neighborhood.

### **Minimize the Impact of Inconsistent Building Rooflines**

The impact of inconsistent building forms should be responded to creatively.

There is likely to be more than one way to address a complex pattern of rooflines. While the design may respond more specifically to one pattern over another, picking up on several patterns may help to tie the streetscape composition together.



When the inconsistency results from the new building being taller than adjacent buildings, setting the taller element back from the street through a set-back at the prevailing street wall height would be necessary. Corner buildings require setbacks on both frontages.





## **B. Volume and Mass**

Volumes are the three dimensional forms of the building. Mass is created by the combination of arrangement and surface treatment. Mass and volume together define a building's bulk, weight and depth. The appearance of volume and mass influences how people perceive a building as they pass by. San Francisco has a tradition of buildings which exhibit a strong sense of volume and mass; facades tend to have sculptural, three dimensional qualities and the buildings themselves seem to be solidly rooted to the ground.

- ***Have the elements which contribute to the feeling of volume and mass along the block face been identified?***
- ***Can the appearance of compatible volume and mass be created in the new structure with the façade articulation and ornamentation?***

### **Compatibility of Volume and Mass**

The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings. Corner buildings need to show mass and volume more clearly than mid-block buildings and therefore need special attention.

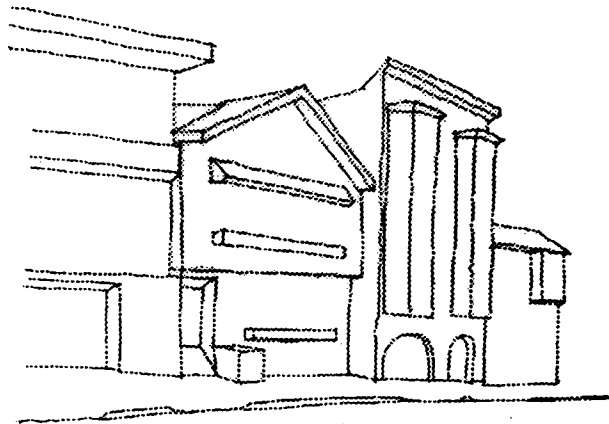
### **Identify and Incorporate Elements which Contribute to Volume and Mass**

Perhaps the easiest way to understand the forms which influence this design element is to outline them using photographs of the exterior and interior block face and tracing paper. In the following example, both protruding forms and the recessed areas which create the sense of volume and mass have been identified. With this information, the compatibility of the volume and mass of the proposed project can be judged.

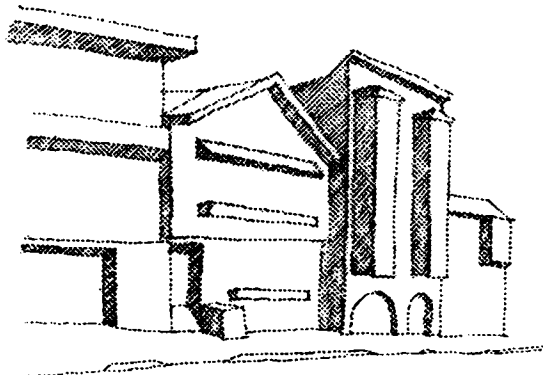
Take the original photographs...



Outline the basic forms...



Add shading to identify elements with volume and mass...



## **Effect of Light and Shadows/Ornamentation**

Protruding façade ornamentation which casts shadows tends to increase the sense of volume even on a flat façade. The amount and level of detail of the façade ornamentation (see Texture and Details) influence the sense of volume and mass.



Lack of decorative features or use of fine scale decoration tends to create a façade with little sense of volume and mass.



If consistent with the surrounding buildings, the treatment of architectural detail can help to create the appearance of greater volume and mass.

## **Effect of Light and Shadows/Openings**

Light and shadows cast on a facade help define the sense of volume and mass. Openings in the facade—windows, pedestrian and vehicular entries—play an important role in the creation of shadows. Simple and large shadows accenting recessed areas can provide a greater sense of mass, as in the following example.





### 3. SCALE

The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring buildings should be examined.

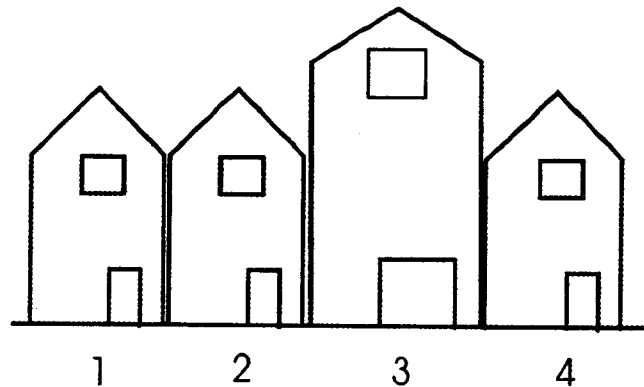
#### A. Dimensions

- *Does the building seem under or oversized in relationship to the buildings around it?*
- *Do certain elements of the building seem to be the wrong size in relation to other parts?*
- *Can the dimensions be adjusted to relate better to the surrounding buildings?*

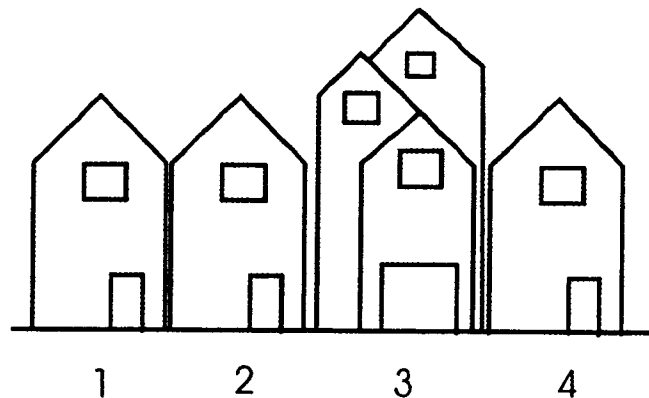
#### Respect the Scale of the Neighborhood

If a building is actually larger than its neighbors, it can be made to look smaller by façade articulations and setbacks. If nothing helps, reduce the actual size of the building.

Buildings may be compatible with their surroundings in terms of proportions, but still be out of scale. Building No. 3 is too high and too wide.



As in the example above, building #3 is bigger than its neighbors but it is in scale with them because the width of the façade has been broken up and the height has been reduced.



## **Height**

A structure higher than others in its block face or context risks incompatibility. As a result, the height relationship between structures in Cow Hollow has been the source of intensive debate. Several specific height relationships create concern, including:

- down-slope structures with excessively high rear facades blocking light and overwhelming up-slope structures located on the same block
- down-slope structures blocking views from up-slope structures across the street, and
- down-slope structures blocking lateral views and light from up-slope structures when located on a block face perpendicular to the hill slope.
- on moderately or steeply up-sloping lots, to preserve mid-block open space and amenities such as access to overhead light and air, it may be necessary to limit the height of additions to the rear of the house.

In areas of Cow Hollow that are down-slope from the ridge along Pacific Avenue, availability of light to homes is often limited because sunlight is blocked by homes on the ridge, in particular in the winter months. In these areas, vertical expansions that further limit the light are not appropriate. Alternative designs that involve no impact on light should be sought.

## **Width**

The design of a new building or an addition must be consistent with the existing pattern of building width that prevails in Cow Hollow. Expansion in the side-to-side dimension is possible only in detached homes, provided that the building expansion, does not encroach into a required side yard, or when there is a clear pattern of side yards. Such expansion must minimize the impact on light and air to adjacent homes and preserve side yards by matching existing neighboring side yards.

## **Depth**

The design of a new building or an addition must be consistent with the existing pattern of building depth that prevails in Cow Hollow. Expansions in depth are generally rear expansions, which are addressed in the section on "Rear Yard."

Extensive rear additions on down-sloping lots, even if they preserve the amenities of neighboring homes, can result in out-of-scale structures that fill up the hillsides and eliminate open space, making the neighborhood appear over built. The many down-sloping lots in Cow Hollow provide ample opportunity to expand within the envelope. However, should a rear extension be desired, to prevent excessive structures on down-sloping lots, it may be necessary to limit the addition so as not to create out-of-scale structures or compromise neighbors' amenities.

## B. Proportions

Proportions are dimensional relationships among the building elements. These relationships exist at several levels: the relationship between the dimensions (height, width and depth) of each element of the building, the relationship of the dimensions of the elements to each other and to the building as a whole, and the dimensional relationship of the building to other buildings along a blockface.

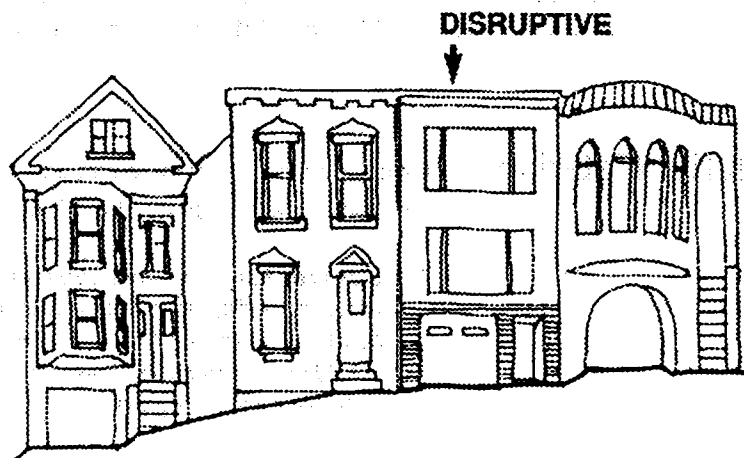
- *Have the prevailing proportions along the blockface been identified?*
- *Can the proportional relationship of the proposed project be identified?*

### Compatibility of Vertical and Horizontal Proportions

The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings.

The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships.

A simple change in proportion can often have an enormous impact on how a building fits into its surroundings. A building with strong horizontal elements in an area where vertical elements predominate can be disruptive. The example below illustrates a change in window proportions. The guideline applies, however, to any element of the facade.



The change in window proportions help make this building more compatible with its context. Other design elements would of course have to be addressed before it would meet the minimum standards of these Guidelines.



## 4. Texture and Detailing

Texture refers to the visual surface characteristics and appearance of the building façade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's façade often have the strongest impacts on how people perceive a new structure, and therefore, on their sense of the character of the neighborhood. The use of materials and the degree of ornamentation give the building its texture.

### A. Exterior Materials

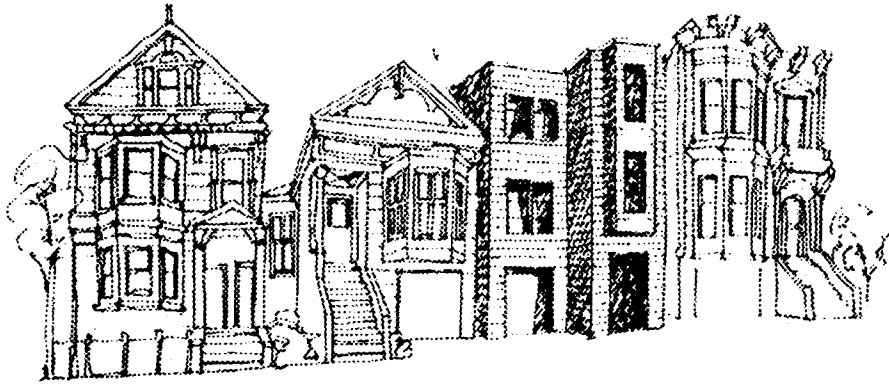
Exterior materials are the architectural finish on the visible, exterior parts of the building.

- ***Do the building materials complement those used in the surrounding area?***
- ***Is the quality of the materials comparable to that of other nearby buildings?***
- ***Could the materials be finished in a way that would improve their appearance?***

### Use Compatible Materials

As with other design elements, the surrounding context provides cues for the choice of materials. For example, a metal sided building would not fit in well with a row of painted wood board homes.





### **Appropriateness of the Choice of Materials**

Attention must be given to how many different materials will be used on a facade, how the materials will be applied and distributed, and what materials are chosen. While in some projects the use of a variety of materials together—stucco, brick, and wood siding, for example—can result in a successful design, in others the variety will seem cluttered and distracting. The key to determining whether choices of material are appropriate is to understand what the design is trying to achieve.

Is the variety of materials being used to create more visual interest in a blank, flat facade? If so, the problem should probably be dealt with by using a more interesting architectural form.

Are different materials being used to define different levels of a building, such as the base, the middle, or the top? The sensitive use of different materials can help express the building's structure in a highly visible manner. In determining what materials are appropriate for this purpose, it is helpful to class the materials by their visual qualities, such as sturdy, massive, heavy, light, delicate, ethereal, etc.

Is the variety of materials responding to a pattern of materials prevalent in the block face? If so, it is helpful to do a careful analysis of what type of materials are being used. Brick, for example, can be clean and smooth, or rustic and knobby, and can change in color and finish. Choosing among the varieties of a specific material is as important as choosing among the materials themselves. Materials should appear as integral parts of the structure rather than 'pasted on.'

The designers of Cow Hollow's early homes used many quality materials, including stucco, tongue-and-groove siding, and brick in front facades, a similar range of materials for other exterior walls, roofs, and wood-frame windows. When refinishing existing exterior walls or

finishing the walls of additions or new construction, or finishing exposed side walls, homeowners should use materials compatible with those in the rest of the block-face. For example, aluminum or vinyl siding should not be used in block faces on which facades are primarily stucco.

In the design of a new building or an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be considered. The quality of materials and installation should be comparable to those used in the original buildings and appear as an integral part of the structure.

### **Finish Exposed Side Walls**

Exposed sidewalls should be finished with quality materials that are compatible with the front facade and adjacent buildings. Unpainted plywood blends poorly with other materials and should not be used when it is exposed to view.

## **B. Ornamentation**

Ornamentation is the refinement of detail and the application of decorative elements with the sole purpose of enhancing the building's appearance.

- ***Does the project stand out as excessively plain or overly decorated?***
- ***Does the ornamentation make sense for the building or is it simply copied from those surrounding it?***

### **Respect the Amount and Level of Detail of Surrounding Ornamentation**

The richness and level of detail of ornamentation in the surrounding area should be used as a guide, without exactly mimicking the neighboring facades. For example, a relatively flat façade with little ornamentation would be inconsistent in an area which has a high degree of façade ornamentation and vice versa.

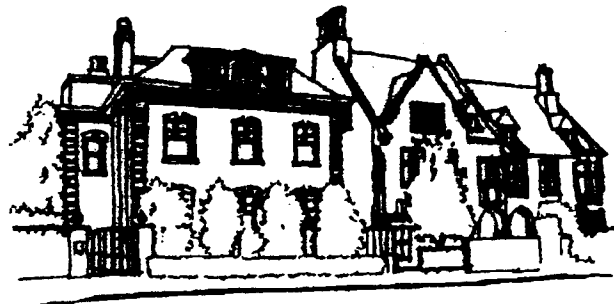
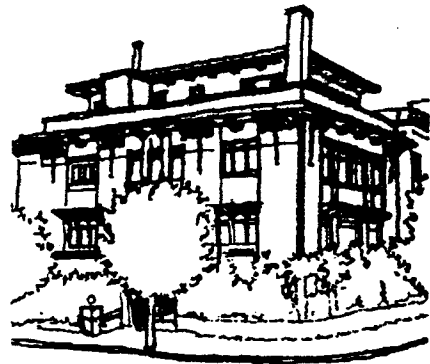
In any event, stark, flat facades and large, visible, and undifferentiated side walls should be avoided by articulating their form and/or through the use of ornamentation. All materials and colors should be extended along all exposed sides of the building.

Ornamentation should be used with understanding and restraint, with consideration of the visual character of the neighborhood. The use of decorative brackets, eaves, details, cornices, columns, and capitals, for example, should come from an awareness of the evolution of such building elements and of their original, structural function; columns hold up buildings, brackets support overhangs, etc.

Ornamentation has also evolved throughout particular periods of architectural style. An analysis of the predominant era of architecture represented in the neighborhood adjacent to the project will be helpful. A project decorated with Victorian ornament in a neighborhood of stucco buildings typical in the Outer Sunset would seem inappropriate. An understanding of the differences among such important architectural styles in San Francisco as Italianate, Queen Ann, Stick, Colonial Revival, Mission Revival, and Craftsman would be a valuable tool for a designer working in a neighborhood of older, more historic buildings.

Ornament that has been carelessly 'tacked on to' the facade of a building can cause architectural disorder. For example, when the project designer selects window styles and surface materials without clear rationale the building will lack architectural unity and integrity.

Cow Hollow homes vary greatly in ornamentation due to the wide range of architectural styles present in the neighborhood. When building a new structure, if not the ornamentation, at least the effects of light and shadow pertinent to the style of the subject block face must be conveyed. Ornamentation must be used with restraint and in a manner consistent with that of surrounding homes.



## 5. Openings

Typically, openings in a building—**Doorways, Windows and Garage Doors**—make up the largest and most distinctive elements of a building's façade. While these features have been considered under each of the previous four Design Elements, they are highlighted separately here for clarity of presentation.

### A. Entryways

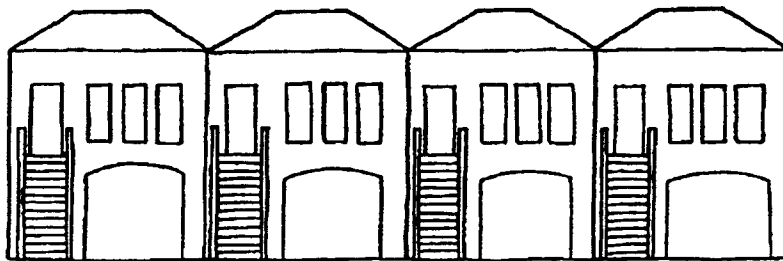
Entryways refer to the pedestrian, as opposed to vehicular, entries into the building's façade. They comprise doorways, porches, stairs, and other elements that contribute to the sense of arrival into the building.

- *Are the project's doorways compatible in size and details with those around them?*
- *Has a possible existing pattern of stairways been identified?*
- *Does the project respond to this pattern or does it ignore it?*
- *Are the neighboring doorways plain, ornate, prominent or hidden?*

#### Respect Stairway Pattern: Position Level of Entry

Doorways should be designed to be consistent with surrounding entries. In a neighborhood where the predominant pattern of stairways is located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become an important ingredient of a building group, the goal is to respect it and respond sensitively to it.

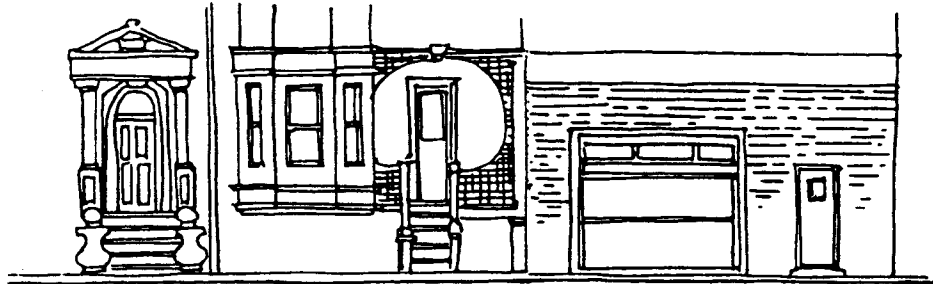
Similarly, a ground level entry in a row of structures with raised entries could interrupt an important pattern. It is important to respect a pattern of raised, off center entrances, which may add richness and rhythm to the block face.





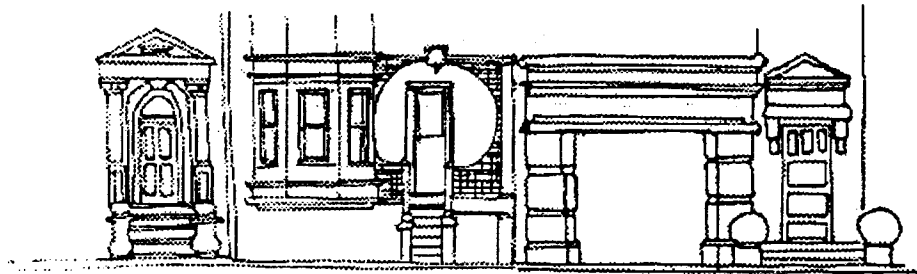
## Respect Entryway Patterns

A building with a small entryway can be disruptive to an area with more elaborate entries. In the example below the doorway appears undersized and inadequate next to the entries with more detailed porticos and decorative features.



Proposed Entryway

Expanding the scale of the entry by bold framing can help to bring the building into harmony with the surrounding entryways. Cow Hollow entryways generally provide a strong transition from the street to the house and thus exemplify the commitment of the original builders, followed by those of the later periods, to provide maximum privacy to residents of individual houses.



Proposed Entryway

## B. Windows

Windows are the link between the inside, private space and the outside, public space. Windows mark the rhythm along the block face and contribute to the sense of mass of the facades. They emphasize the proportions of a building, can contribute to its ornamentation, and help define its texture.

- ***Is the choice of windows-their configuration, proportions, details and material-appropriate ?***

### **Compatibility of Windows**

The proportion, size and detailing of windows must relate to that of existing adjacent buildings. Most residential buildings have a vertical orientation, while horizontally oriented or even square window shapes are found in commercial and industrial areas. The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs.

Since windows in most older buildings are framed by a variety of elements such as sash, stained glass, lintels, sills, shutters, pediments, or heads, new structures should avoid designing windows which are not differentiated from the wall plane. Wood window frames are more harmonious with surrounding structures than steel or aluminum frames. Generally, older buildings have inset windows with a generous reveal. Individual windows should be consistent with pane divisions on neighboring buildings, which are often double-hung or casement sash.

### **C. Garage Doors**

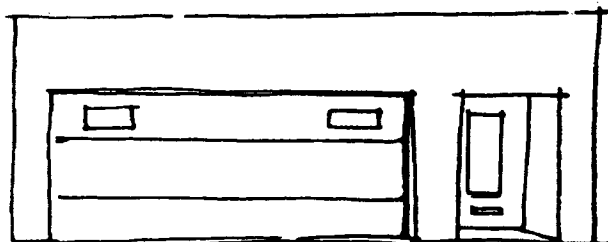
Garage doors are the auto entry to the building – the doors, their architectural frame, and the driveway. This element occupies a major portion of the ground floor of a building on the typical narrow lot and therefore has a major impact on the pedestrian perception of the building.

- ***Does the proposed garage door fit in with the rest of the project?***
- ***Is the scale of the garage door compatible with its adjacent garage doors?***
- ***Can the visual dominance of the door be reduced?***
- ***Can its visual appearance be improved?***

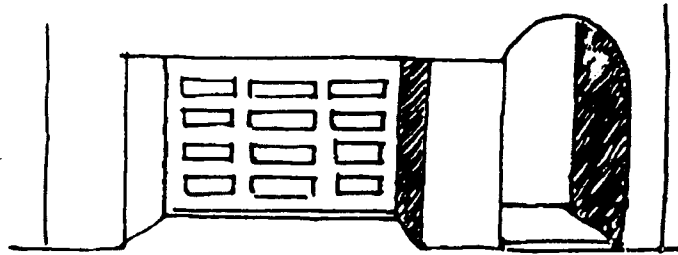
### **Compatibility of Garage Entry**

The design of the garage door should be compatible with the scale of the building and other surrounding buildings on the block. It should create visual interest and should be solid so the parked vehicle cannot be viewed from the street.

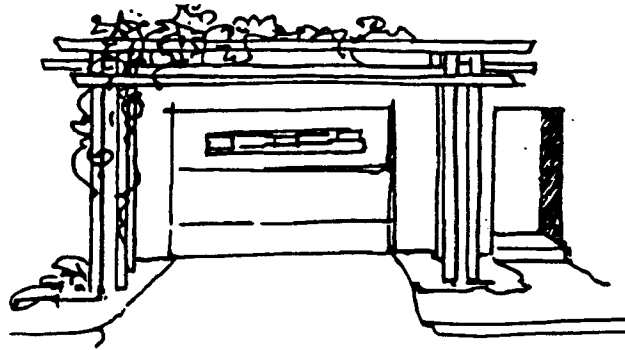
This garage door presents a dull, blank expanse.



A recessed or arcaded garage door is less intrusive.



Garage doors can be embellished to make them more attractive.



### **Minimize Negative Impacts of Garage Entries**

The garage door is often the largest opening in the front of the building. Care must be taken to prevent it from becoming the dominant feature. In most of the city's residential neighborhoods, the width of the garage doors is between 8 and 12 feet. If the garage is made deep enough, cars can maneuver once inside and the garage door can be reduced and made a less prominent feature of the building façade.

Large lots and multiple lots in a row offer an opportunity to cluster parking areas and minimize the number of garage entries and loss of curbside parking. Because of the shortage of street parking in Cow Hollow, garages are strongly encouraged in renovation and required in new construction. Garages should be incorporated in the main volume of the house and not placed in the front setback area.

## **6. Landscaping**

Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for planting shrubs, flowers, and trees.

Even on lots where there is no front setback, opportunities exist for enlivening the facade with containers for plant material. Notches and projections can be designed to incorporate planter boxes on the ground level. At the upper levels, planting areas and planter boxes can be constructed into the railings of decks or balconies.

Sec. 143 of the Planning Code requires planting a minimum of one tree of 15-gallon size for each 20 feet of frontage property along each street and alley. Utilities should be located so that there is adequate room for planting the required street tree. Advance planning for utility hookups should take place to ensure that there is no conflict between the location of the tree well and where the utilities enter the site. The particular tree species and locations are subject to approval by the Department of Public Works Bureau of Streets Use and Mapping. They may be contacted (875 Stevenson Street, Room 460, Phone (415) 554-6700) for a street tree application and pertinent information. Just as the building should be compatible with its neighbors, the landscape materials used should be compatible with the landscape materials used in the surrounding area. If there is a dominant tree species used on the block, usually that species should be the one selected.

Potential impacts to views and sunlight must also be considered when trees and other landscape screening materials, such as tall dense shrubs, are planted in the front and rear setbacks. New planting plans should be reviewed carefully to ensure that neighboring views and sunlight will not be significantly diminished when the landscape elements reach maturity. Existing vegetation should be effectively pruned to open new views or restore old views newly obscured by growing vegetation.

### **A. Tree Pruning for the Retention of Mid-Block Open Space**

Tree pruning strategies including thinning, skirting up, and crown reduction, can retain access of sunlight and can preserve or restore views. These pruning strategies are graphically depicted in the Appendix.

### **B. Tree Selection and Placement for Views**

Residents should consult with a registered landscape architect or contractor when designing a new planting plan in order to select and appropriately place vegetation that will accomplish the design goals.



## **SECTION 4**

### **NOTIFICATION, STORY POLES, THE COW HOLLOW ASSOCIATION, AND NEIGHBORHOOD INVOLVEMENT**

#### **NOTIFICATION AND STORY POLES**

Notification to neighbors of an application for residential remodeling or new construction shall be according to the requirements of Section 311 of the Planning Code. Where proposed horizontal or vertical additions to homes will increase the existing envelope of a residence, or when the proposal is a new building, it is recommended that sponsors erect story poles. These story poles shall be installed to indicate the outermost envelope of the building. Poles shall be placed to mark the perimeter corners of the proposed addition or new building, at a height that designates the proposed project's roof. Additional center poles shall be installed to indicate roof peaks, if any. The tops of the story poles can be connected with colored tape or rope in a manner that clearly denotes the envelope and massing of the proposed building. This approach will provide a method for residents who may not be able to interpret design drawings to ascertain the ultimate height and bulk of a building, its potential impact on views, and to make informed decisions regarding a proposed project.

#### **COW HOLLOW ASSOCIATION (CHA)**

The CHA was originally incorporated through the filing of the Club's Articles of incorporation in April 1979. These articles established the CHA as a 501 (c)(3) nonprofit corporation. The bylaws define the purpose of the Association as "educational and charitable." (Bylaws of the Cow Hollow Association, August 25, 1978).

#### **NEIGHBORHOOD INVOLVEMENT**

The process for review of home renovations and new construction subject to the Cow Hollow Neighborhood Design Guidelines should include the following steps.

The sponsor must first review the Cow Hollow Neighborhood Design Guidelines. Before undertaking substantial renovation outside the existing building envelope, or beginning new construction, it is incumbent on the project sponsor to consult the guidelines.

When a preliminary design has been prepared by the project architect or contractor, and there are deviations from the Cow Hollow neighborhood character as defined herein, the project sponsor is encouraged to review the project with the Cow Hollow Association.

In all cases, the project sponsor is encouraged to discuss and review the proposed project with all affected neighbors.

The Association can be reached at: [cowhollowassociation@yahoo.com](mailto:cowhollowassociation@yahoo.com) and the San Francisco Department of City Planning can be reached at 415.558.6377

These steps must be followed:

- 1) Consult affected neighbors as required by the Planning Department (150 foot notice guidelines)
- 2) Contact the Cow Hollow Association President for the date and time of the next meeting of the Association in order to schedule a presentation
- 3) Make a presentation to the Cow Hollow Association Board at the regular meeting
- 4) Make necessary adjustments to the design during the conceptual design phase, before working out specific design details, in order to avoid duplication of work and difficulty making adjustments.

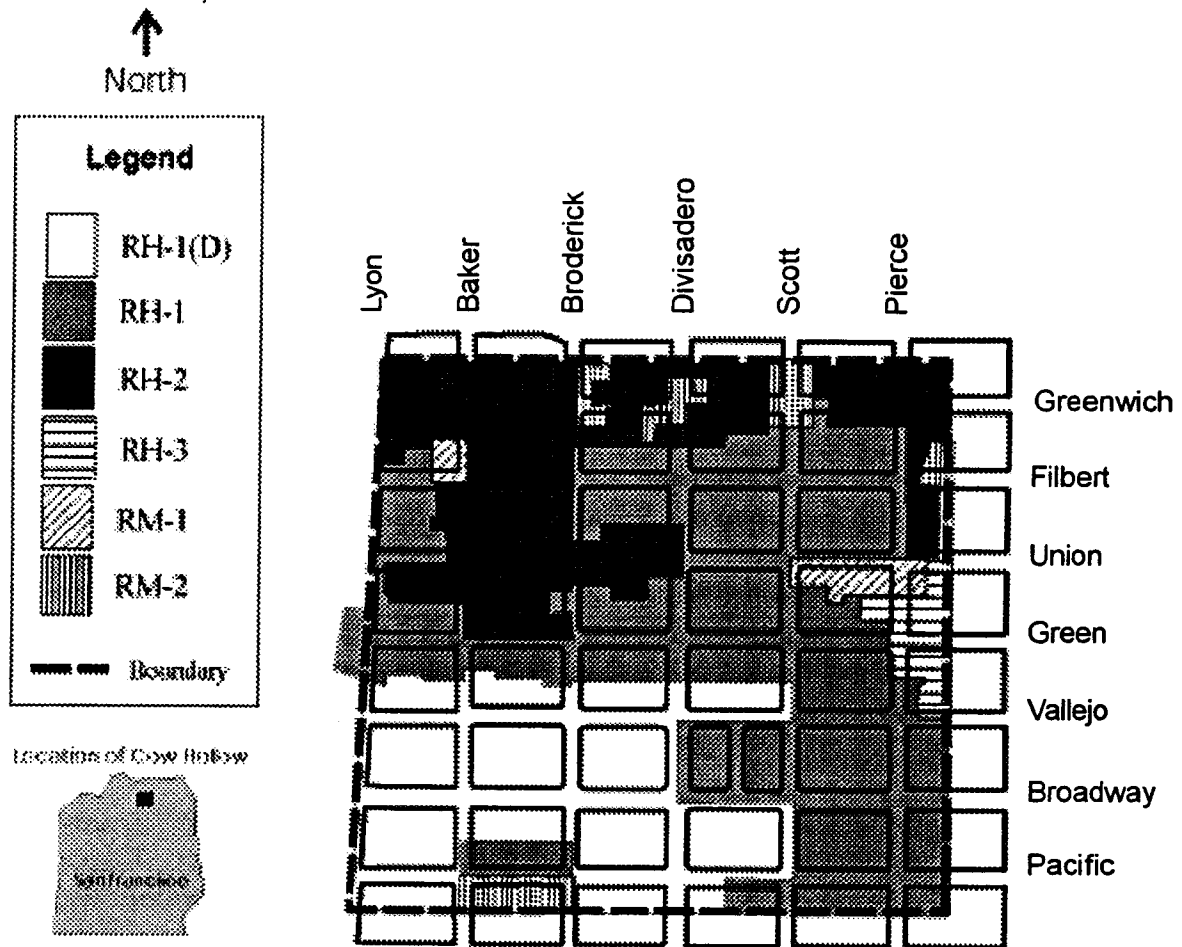
The Cow Hollow Board of Directors serves to uphold and enforce the Cow Hollow Design Guidelines as stated and will do its best to provide guidance and suggestions for all inter

# APPENDIX





## A. Zoning Districts of Cow Hollow Neighborhoods



Source: San Francisco City Zoning Map

## **B. Analysis of Rear Yard Coverage and Importance to Neighborhood Character**

Although Cow Hollow is visually eclectic from the block face perspective, the majority of lots share lot and building dimensions that are important to neighborhood character. Analysis of key lot and building dimensions by the Cow Hollow Association, demonstrates that these dimensional characteristics are central to preserving neighborhood character.

The Cow Hollow Association analyzed building height and lot coverage statistics compiled from the Sanborn insurance maps for each of the 1,100 neighborhood lots.

Cow Hollow is an urban neighborhood that is predominately built out, with open space confined to the rear yards and block interiors. Yet, as discussed in this document, existing zoning allows for expansion of existing buildings into the rear yard. The principle threat to rear yard open space is the 75 percent lot coverage allowed under the RH-1 zoning district, leaving only 25 percent rear yard open space. The RH-2 zoning district sets a limit of 55 percent lot coverage, preserving 45 percent of the lot as rear yard open space -- a standard that better protects the rear yard amenities valued by residents of the Cow Hollow Neighborhood.

As shown by the table on the adjacent page, 83 percent of the RH-1 and RH-1(D) lots could expand into the rear yard space under the existing Planning Code 25 percent rear yard requirement. This is 43 percent of the 1100 lots in the neighborhood, as shown in the table. Full buildout of these lots would severely diminish the valuable rear yard open space and access to light, air and views for many neighbors. A large percentage of the rear yard open space that is currently shared by residents throughout the Cow Hollow Neighborhood would disappear in this scenario. Under a 45 percent rear open space requirement, 46 percent of the RH-1 and RH-1(D) units could still expand, while preserving valuable shared neighborhood assets.

Under the existing 45 percent rear yard open space requirement for RH-2 lots, 30 percent of the RH-2 properties in the neighborhood can expand further into the rear yard. As a comparison, this is fewer allowable expansions than would be allowed for RH-1 lot owners under a neighborhood-wide 45 percent rear yard open space requirement.

The chart on the following page illustrates the distribution of RH-1, RH-1(D) and RH-2 lots according to the percentage of rear open space. The chart shows the number of lots for each 5 percent block of rear yard open space, ranging from 0 to 5 percent rear open space (95 to 100 percent buildout) to 95 to 100 open space (partially built or vacant lots).

Roughly one third of the blocks (10 blocks) in the Cow Hollow Neighborhood have a mix of RH-1 and RH-2 zoning (shown in Cow Hollow Zoning Map in Section 1 of this document). This mix of zoning has the potential to generate conflict as neighbors seek to maximize different property values on adjacent RH-1 and RH-2 lots, such as increasing the building envelope versus preserving access to rear yard open space. Because the rear yard open space is a value shared by all lots on a given block, it is important to protect this important aspect of neighborhood character.

The Cow Hollow Neighborhood Design Guidelines do not address rear yard coverage for the other zoning districts in the Cow Hollow Neighborhood, including: RH-1(D), RM-1, RM-2 and RM-3.

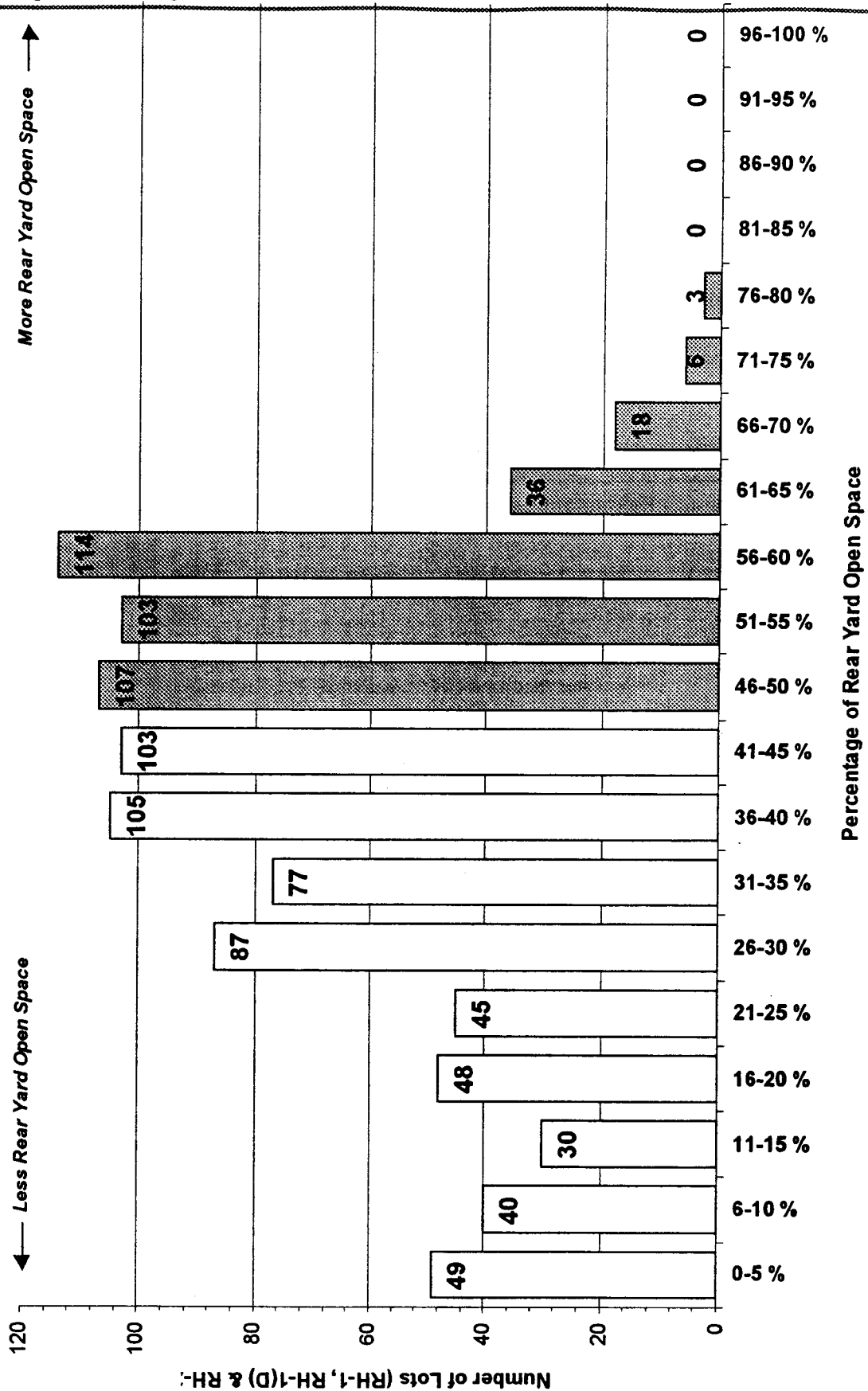
### **RH-1 Rear Yard Expansion: Effect on Neighborhood Character**

<b>How Many RH-1 &amp; RH-1(D) Lots Can Expand Under Different Lot Coverage Policies?</b>			
	<i>Number</i>	<i>% of Total RH-1</i>	<i>% of Total Neighborhood</i>
25% Rear Yard Open Space requirement?	<b>482</b>	<b>83%</b>	<b>43%</b>
45% Rear Yard Open Space requirement?	<b>268</b>	<b>46%</b>	<b>24%</b>
<b>How Many RH-2 Lots Can Expand Under Existing Policy?</b>			
	<i>Number</i>	<i>% of Total RH-2</i>	<i>% of Total Neighborhood</i>
45% Rear Yard Open Space requirement?	<b>119</b>	<b>30%</b>	<b>10%</b>

### **C. Analysis of Building Height and Importance to Neighborhood Character**

Building height, including front and rear façade heights, is another key element of Cow Hollow neighborhood character. The neighborhood is dominated by three story structures, providing a uniform sense of scale along the majority of block faces and preserving a sense of open space in the majority of rear yards. Existing zoning, however, has not preserved these valued characteristics in all situations. The San Francisco Planning Code does not address complex situations such steeply sloping lots in a manner that consistently preserves access to light, air and views for neighbors of properties expanded to the maximum allowable building envelope.

**RH-1, RH-1(D) and RH-2: Rear Yard Open Space**



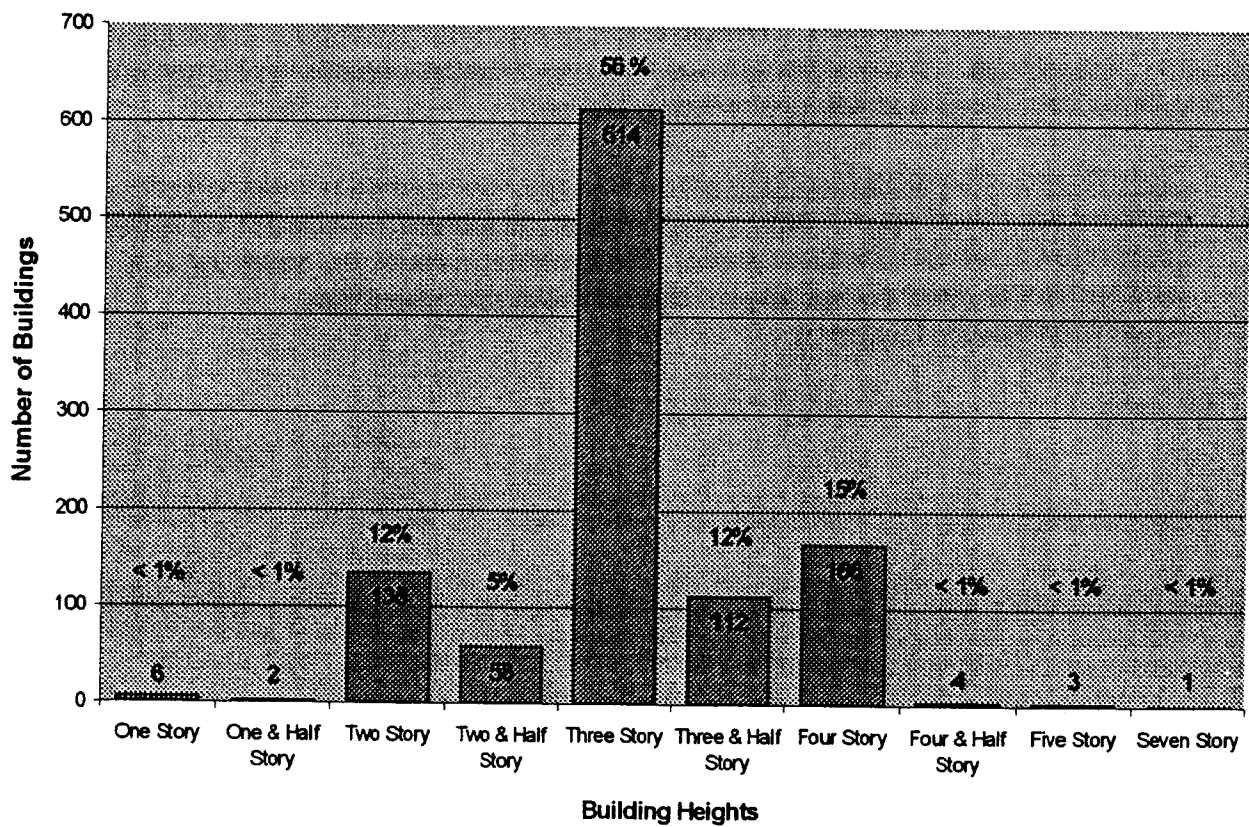


Analysis of Cow Hollow building heights reveals that 98 percent of the structures are from two stories to three and one half stories. 56 percent of the homes are three stories. The few taller structures, 4 stories and taller, are confined to less than two percent of the total number of neighborhood buildings. Among the 4 story structures, roughly one third occur in the RM multi-family zoning districts located primarily at the northern edge of the Cow Hollow Neighborhood. The other taller structures, 5 and 7 stories, are anomalies in the neighborhood, such as the few larger apartment buildings and foreign government consulates.

The chart below illustrates the distribution of neighborhood building among the various height categories, clearly showing the concentration of three-story structures.

These neighborhood design guidelines, in response to the analysis presented in this section, focus not only on the visual elements of design but establish specific guideline policies addressing the dimensions for new construction and renovation, including: building height, rear yard setback, lot coverage, and side yard dimensions. These individual topics are discussed in more detail in Section 3.

**Cow Hollow Building Heights**



## **D. Cow Hollow Association Policies**

### **D.1 Rear Yard Setbacks and Open Space**

As described above in the section Cow Hollow Neighborhood Character, the Cow Hollow Neighborhood is zoned predominately RH-1 and RH-2. The San Francisco Planning Code establishes a 25 percent rear yard open space requirement for the RH-1 zone, meaning the building may cover 75 percent of the lot. The Planning Code requirement for the RH-2 zone is a 45 percent open space requirement, or, the building may cover 55 percent of the lot. Because the RH-1 and RH-2 zones are intermingled, as shown in zoning diagram figure in Section 1, the Cow Hollow Neighborhood would benefit from a consistent rear yard open space requirement.

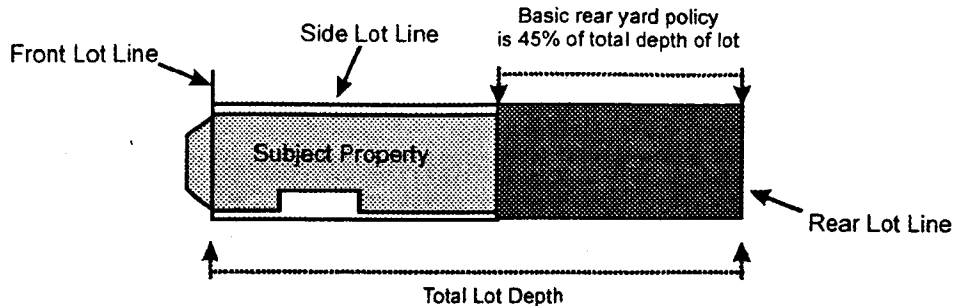
#### **Cow Hollow Neighborhood Policy:**

**New construction and additions outside of the existing building envelope in both RH-1 and RH-2 zones must follow an overriding 45 percent rear yard open space policy. (See Next Page for Diagram)**

This policy will primarily limit expansions of existing homes within the RH-1 zone. According to analysis performed by the Cow Hollow Association, presented in greater detail in the Cow Hollow Neighborhood Character section of this document, 34 percent of the RH-1 lots can expand under this policy (169 lots). The remainder of the lots (328 lots) are built out, with 55% or greater lot coverage. This rear yard policy, however, must be considered along with the rear yard equalization policy, described immediately below.

**Cow Hollow Neighborhood Policy: The only time an extension into the 45 percent rear yard open space requirement is allowed is when both adjacent neighbors intrude into that space. The extension must be measured by “equalization” to the more complying of the two adjacent properties. (See Next Page for Diagram)**

## Cow Hollow Neighborhood Policy RH-1 and RH-2 Rear Yard Setback

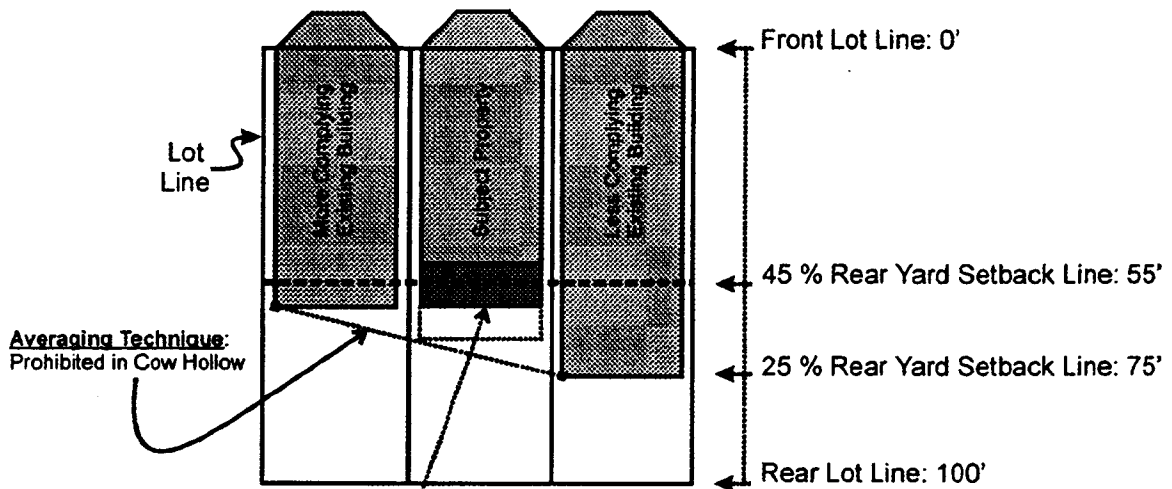


### Cow Hollow Neighborhood Setback Policy compared to Planning Code:

**RH-1:** Reduction in building footprint from 75 percent lot coverage to 55 percent lot coverage.

**RH-2:** No reduction in building footprint.

## Cow Hollow Neighborhood Policy Rear Yard Equalization for RH-1 and RH-2



**Equalization Technique:** Intrusion into the 45 percent rear yard space should be allowed only when both neighbors are within the 45 percent area. In this case, the subject property may expand to the more complying of the two adjacent properties. Equalization is distinct from "averaging," as depicted.

Equalization should be based on legally installed and permitted extensions. If a neighbor has an illegally constructed rear yard extension, equalization based on measurement of the illegal structure should not be allowed. Equalization is distinct from averaging, which allows for creeping into the rear yard space indefinitely.

## D.2 Rear Yard Extensions

Rear yard extensions allowed by the Planning Code often have overwhelming impacts on rear yards. The 12 foot extension allowed by the code is prohibited in the Cow Hollow neighborhood, in order to preserve the limited rear yard open space in the neighborhood. Generally, these extensions diminish midblock open space by breaking the continuity of views and green space shared by neighboring rear yards.

**Cow Hollow Neighborhood Policy: No 12-foot rear yard extension. The 12-foot extensions allowed by the Planning Code is prohibited in the Cow Hollow Neighborhood in order to preserve valuable midblock open space.**

## Finish of the Rear Façade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of neighboring properties and often, depending on topography, of those far beyond. This façade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties.

Exposed plywood, for example, is prohibited in the Cow Hollow Neighborhood where the majority of building facades are finished with shingle, brick, siding or stucco.



### D.3 Height

These Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

**Cow Hollow Neighborhood Policy:** The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep down-sloping lots in RH-1(D), RH-1 and RH-2 zoning districts.

The figures included in the following pages diagram level, steep down-sloping, and steep up-sloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway pent-houses are permitted.

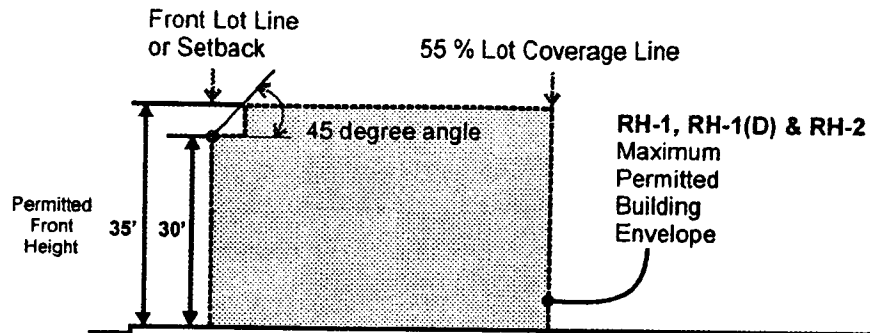
**Neighborhood Height Policy Table**

District	Slope/Elevation Difference	Height Policies	
		Front Height	Rear Height
RH-1(D), RH-1, and RH-2 districts with a mapped height of 40 feet or less	<b>Level Lots:</b> gently up-sloping & down-sloping: less than 10' elevation difference	35 ft.	35 ft.
	<b>Steep Down-Sloping Lots:</b> average ground elevation at rear yard setback line is lower by 10 ft. or more than elevation at front lot line	30 ft.	30 ft.
	<b>Steep Up-Sloping Lots:</b> average ground elevation at rear yard setback line is higher by 10 ft. or more than elevation at front lot line	30 ft.	25 ft.

Note: See diagrams for complete neighborhood height policies for level, up-sloping and down-sloping lots.

**Level Lots:** less than 10 feet change in elevation from front lot line (or front setback) to rear yard setback line

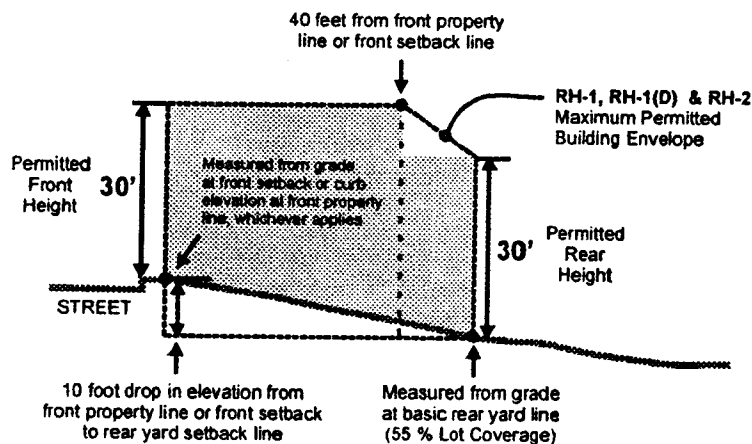
**Overriding 35 ft. Maximum Height for level lots**  
**RH-1(D), RH-1 and RH-2 districts**



### Steep Down-Sloping Lots

10 foot or greater drop in elevation from front lot line (or front setback) to rear yard setback line

**Overriding 30 ft. Maximum Height**  
**30 ft. Maximum in RH-1(D) and RH-1 districts**  
**30 ft. Maximum height in RH-2 districts**



In addition, the permitted front height for RH-1 is reduced to 25 feet, by the Planning Code, where the average ground elevation at the rear lot line is lower by 20 feet or more than at the front line thereof.

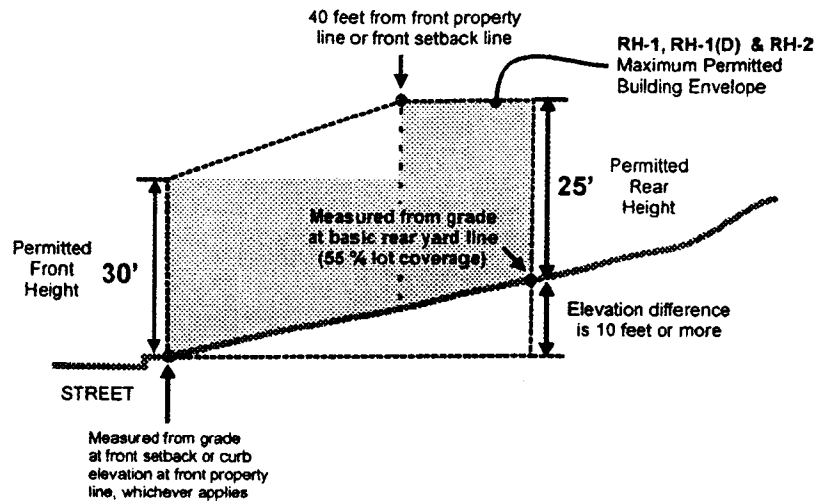
### Steep Up-Sloping Lots

10 foot or greater gain in elevation from  
front lot line (or front setback) to rear yard setback line

#### Overriding 30 ft. Maximum Height

30 ft. Maximum in RH-1(D) and RH-1 districts

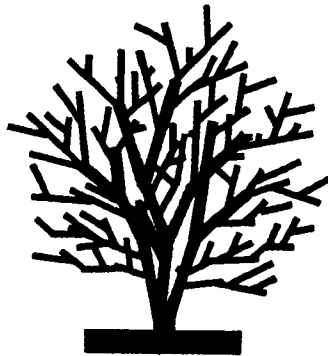
25ft. Maximum height in RH-2 districts



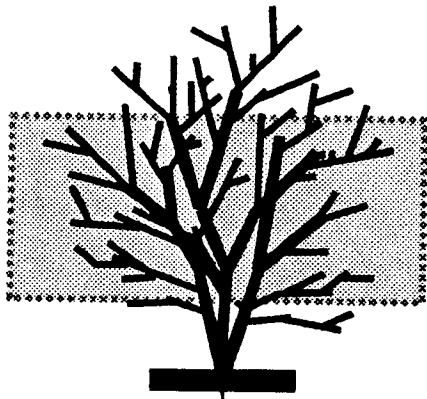
#### D.4 Tree pruning techniques for View Preservation

Topping—reducing the height of a mature tree by sawing back its top limbs—is not a solution. This pruning technique produces weak secondary growth which often increases the height of the tree while diminishing its health and appearance. A professional arborist should be consulted in large scale pruning projects.

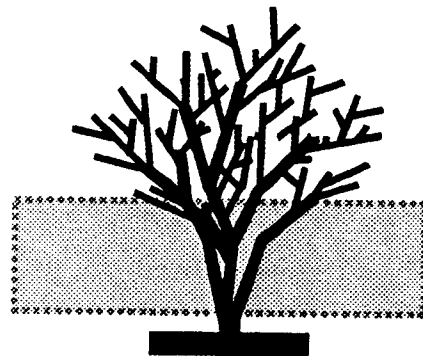
The illustration on the following page depicts appropriate pruning techniques that can enhance and preserve neighborhood views.



Dense mature trees can block views from multiple elevations. Consult with a professional arborist regarding the pruning techniques illustrated below to restore obscured views.

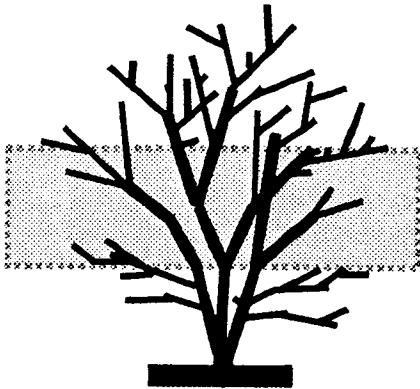


**Thinning:**  
Removing some of the lower limbs can reveal a view without ruining the lines of the tree.

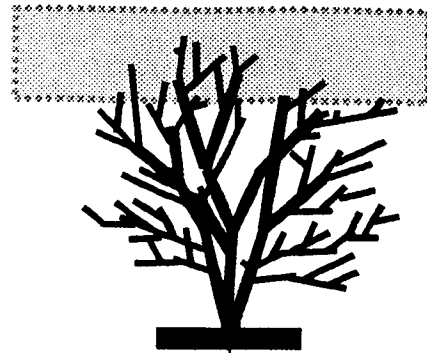


**Skirting Up:**  
Removing some of the lower limbs can reveal a view without ruining the lines of the tree.





**Windowing:**  
By selectively removing lateral branches, the tree is opened, creating a framed view or views of whatever lies beyond.



**Crown Reduction:**  
To lower the tree's canopy, use the technique called crown reduction, which reduces the size of the tree while retaining natural growth lines (IMPORTANT: DO NOT TOP-- SEE TEXT)

## E. Shadow Study

## **F. Height Ordinances**

### **Hiller Highlands View Protection**

In writing Design Guidelines for the rebuilding of the Hiller Highlands homes in the Oakland Hills after they were destroyed by fire, architects pointed out that “the most remarkable feature of the Hiller Highlands site is the view”, and that the views “should be preserved”. (Elbasani and Logan, 1992, p.4). The architects determined that plans for the original homes had been designed to preserve “unobstructed views above a +4 degree angle of declination. On houses or garages where the ridge line would have projected above the 4 degree view line of its uphill neighbor, a flat roof was substituted for the typical 4/12 pitch gable roof”. In the rebuilding of the Hiller Highland Homes, the Design Guidelines include similar restrictions, except when uphill neighbors agree to allow some view obstruction for the sake of the more picturesque gable roof.

### **Town of Tiburon View Protection**

One goal of the Town of Tiburon Design Guidelines for Hillside Dwellings [Synopsis] 91981, James S. Malott, for the Tiburon Planning Department) is “to preserve existing views as much as possible and allow new dwellings access to views similar to those enjoyed from existing dwellings” (G3 p.1). Principles of the Guidelines intended to help preserve views include:

- “Locate all new dwellings so they interfere minimally with views of adjacent dwellings.
- Certain parts of the view, important features, the horizon line, center of view, slot views, are more important than other areas of views. Avoid blocking these sensitive areas.
- Measuring a view for blockage, be sure to present the entire view from view stop on left to view stop on right, in order to present the problem completely.
- Other important presentation techniques include story poles with ridge strings, photos including story poles, photos from neighboring vantage points, models, perspectives, surveys, landscaping plans, plans/sections and elevations.”

While Hiller Highlands and Tiburon Hillside Design Guidelines provisions apply to lots larger than those in Miraloma Park, and therefore offer some options for the placement of structures that may not be available to Miraloma Park homeowners, many of the guidelines and techniques presented in these documents can be helpful to designers of projects in Miraloma Park in preserving the views that the original developers of the neighborhood planned for its homes.

Other principles in the Tiburon Residential Design Guidelines relate primarily to reducing the bulk of a structure; however, these principles may pertain to reducing impact on views in some

circumstances, and include:

- “Cut building into hillside, terrace the building up the hill, use underground spaces for functions to reduce visual bulk.
- Break up mass of structure into individual elements, use small scale forms, varying materials and features to break up large scale masses.
- Make building from follow hillside slope and contours so building will flow with landscape.”

### **City of Berkeley View Protection**

The City of Berkeley’s Zoning Ordinance establishes a separate designation for hillside areas (“H District”) in order to protect the neighborhood character and views in areas similar to Miraloma Park.

The purposes of the H. District shall be to protect the character of Berkeley’s hill districts and their environs; to give reasonable protection to views yet allow appropriate development of all property; and to allow modifications in standard yard and height requirements when justified because of steep topography, irregular lot pattern, unusual street conditions, or other special aspects of hillside areas (Berkeley Zoning Ordinance, Section 14.01 - Regulations for H Districts, Purposes).

Although to some extent the assessment of the impact of an addition to an existing structure on views from surrounding homes is subjective, the above Bay Area residential design guidelines and zoning ordinances show that it is possible to apply guidelines that help to make these subjective assessments fair to both holders of existing views and those wishing to build. It is also possible to formulate some objective criteria to minimize the obstruction of existing views. These communities endorse a combination of such objective measures and professional judgements by planning staff in evaluating the effects of vertical additions on views.

### **References**

1. Hiller highlands title page and page 4
2. Tiburon Guidelines: additional information

**Note:** Text of references available from Miraloma Park Improvement Club.







# **WESTWOOD PARK ASSOCIATION**

Adopted by the City Planning Commission through Motion No. 13992 as  
**Specific Area Residential Design Guidelines**

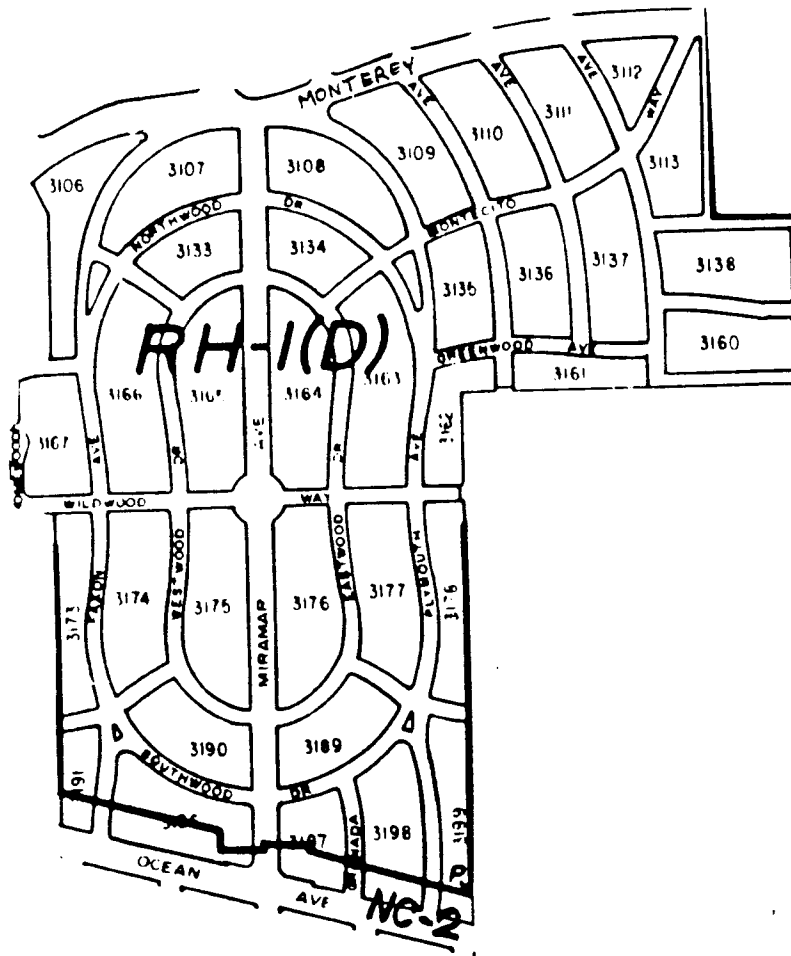
**January 1992**

***Westwood Park Association***  
*P. O. Box 27901 - No. 770*  
*San Francisco, CA 92127*





**NOTE:** In 1962, the Westwood Park Association developed the original Residential Design Guidelines from which the design guidelines in this publication were derived. In Motion Number 13992, the City Planning Commission adopted Section III and Appendix B of the original guidelines as specific area design guidelines. These guidelines amend the city-wide November 1989 San Francisco Department of City Planning's "Residential Design Guidelines" for purposes of reviewing building permit applications for the Westwood Park Neighborhood Character District which consists of the portion of the area in the map below zoned RH-1(D).





## SECTION III- DESIGN GUIDELINES



### *SITE*

**"The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards and Side Spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block." (16)**

## Westwood Park Association Design Guidelines

The siting of the homes in Westwood Park is one of the most important factors that has defined the neighborhood character. Westwood Park is zoned RH-1(D) by the City Planning Code. Buildings are limited to a single unit per lot and are to be detached from adjacent structures with setbacks on all sides. It is the detached requirement that has resulted in the open, light feeling that we have in the neighborhood.

### Location

In the evaluation of the "Location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not "...disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills."  
(17)

Because Westwood Park was developed on Mount Davidson, there is continuous slope throughout the neighborhood. This slope has been utilized in the layout of the lots to provide for a terraced rhythm of development. For houses on slopes, the terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. The advantages of uniform terracing will be substantially negated for numerous adjacent lots if the neighboring building's height and scale are not respected. The surrounding neighborhood's light and air amenities should not be sacrificed due to one property's increase in mass.

### Front Setback

The "Front Setback" for a particular lot is the distance between the front property line at the sidewalk to the front building line. In Westwood Park, the front setback line was defined in Article VII(a) of the C.C.& R.s. "No dwelling house or other structure shall be constructed nearer to the front street than the line shown on said map marked 'Building Line.'" (18) This document, was developed to provide for front yards and a transition space for gaining access to the residences. Because of the uniformity of setbacks in Westwood Park, a front setback that does not conform with the overall pattern of development will be seriously disruptive to neighborhood character. This parameter is applicable to all levels of the structure.



## Rear Yards

The space between the rear property line and the rear of the residence is defined as the "Rear Yard" of the lot. Not only do rear yards provide private open space for the specific residence but also, in tandem with the other rear yards in the block, provide a public, visually open, shared space.

The Planning Department guidelines state: "Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and reduce adverse impacts on adjacent buildings." (19) In Westwood Park, the rear yards of many lots are minimal at best. Because of the priority placed on the front setback, the rear yard is, in many cases, already less than that required by the San Francisco Planning Code. In cases where a detached garage already exists in the rear yard of a lot as a legal nonconforming structure as defined by the City Planning Code, the remaining minimal rear yard will not provide sufficient space to utilize for additional building area. In these cases, encroachment into this area would be detrimental because of the decrease in open rear yard area for the residence as well as for the block.

## Side Yards

Westwood Park is privileged to have side yards where windows can be placed for light and air. This element of the design is a major factor in the quality of the residences of the neighborhood. These side yards are a requirement of the Planning Code, but the Code does not address location of windows and the pattern of spacing on a block. In the development of a design, attention should be paid, not only to the pattern of spacing in the area, but also to the location of windows on the side. Although side yards provide the opportunity to provide windows for light and air, the location of these windows should be such that privacy of neighboring residences is addressed.

The Planning Department Design Guidelines state:

"Often a small set back or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of 'good neighbor' gestures should be incorporated into the design." (20)

## ***BUILDING ENVELOPE***

**"The building envelope refers to the exterior elements of a structure - the roof, the front, rear and side facades, and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings." (21)**

In the alteration of an existing building, the building envelope that is allowable by code is not the only factor in determining the compatibility of a design. The way the building envelope relates to the surrounding buildings is the factor that should be addressed during any preliminary conceptual design. Westwood Park was developed originally as a tract of predominantly uniform buildings in regard to building envelope and, therefore, major deviation from the prevalent envelope is highly disruptive.

As the buildings in Westwood Park terrace down the slope of the hill, a clear pattern of stepped down roof lines occur. A building that attempts to break this pattern would be considered disruptive to the overall pattern of development. In some cases where the pattern may not be as obvious as others, or where there is a mixed pattern of building heights, setting a taller building back from the front of the lot may mitigate some of the disruption created, but in an area of detached houses where upper levels can be seen from the street and surrounding buildings, upper level setbacks may not provide a solution to the break with the pattern.

### **Roofline**

Westwood Park has predominate roofline forms. The majority of roofs consist of flat or slightly sloping roofs for the side and rear of the building and small decorative sloped roofs on the street facades. The other predominate roof form is the steeply sloping roof.

**"In general, a strong repetition of consistent rooflines calls for similar design for new construction." (22)**

In evaluating the roof form of an alteration or addition, attention must be paid not only to the adjacent structures, but also to the overall forms of the surrounding block on both sides of the street.

## Volume and Mass

The volume of a building relates to the overall size of the perimeter footprint and the height of the building. The massing of a building also relates to the articulation of the facades and the materials used that can emphasize or decrease the perceivable size of the building.

**"The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings." (23)**

The evaluation of mass can be difficult to articulate in one dimensional drawings. Shadows and line weight on drawings can be helpful in evaluating the compatibility of the proposed project to the surrounding area. Massing models of the proposed and adjacent structures may also be helpful in evaluating the proposed massing of a project and its relationship to the massing of adjacent structures. The design of the articulation of windows, porches, and doors that are not consistent with neighboring buildings can increase the visual massing of a building. See Appendix B for information on the heights of buildings in Westwood Park.

## *SCALE*

**"The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring building should be examined." (24)**

The scale of a building is based on its dimensions in plan and elevation as well as its proportions of design elements. Two buildings of the same dimensions can be very different if differently proportioned. The original Westwood Park designers used the articulation of the facade's proportions to give a sense of grandness in scale to small sized bungalows. A feeling of a solid connection with the ground is made because of the de-emphasis of the height of the buildings. The vertical proportions are minimized and the horizontal proportions are emphasized.

## **Dimensions**

The actual dimensions of a building are the length, width and height of the structure. Westwood Park residences vary little in the overall dimensions of the buildings. This uniformity of the existing fabric of design creates a condition which dictates that a larger structure than the existing buildings in an area will be incompatible with the neighborhood. The visual impact from an increase in height can be counteracted in some cases by incorporating front setbacks as well as side and/or rear setbacks on upper levels. All of the original buildings that were designed with upper levels for the original development of Westwood Park utilize major setbacks from all sides and most of these buildings utilize the sloping roof form to minimize the perceived overall height of the building as well as minimize the perceived massing of the small upper level.

Buildings that "decorate" facades with appropriate articulation and detailing can still be grossly out of character with the surrounding area due to incompatible scale. Large, well proportioned buildings can still be incompatible if the scale of the surrounding buildings is small. Both the dimension scale and the proportions of a project need to be addressed during design and review.



## **Proportions**

The proportions of a building are the relationships between the dimensions of height, width, and depth of the elements of design as well as the relationship of the building to other surrounding structures. Westwood Park consists predominantly of buildings with horizontal proportions of trim, bay windows, bands of roofing, and articulation of porches and facades.

**"Poorly proportioned buildings may seem out of balance, inconsistent or unharmonious with their surroundings.**

**The proportions of the basic shapes of a project should be compatible with those of surrounding buildings." (25)**

Even small changes to the proportions of such elements of a facade design as the window shape or trim location can have a major effect on the compatibility of the design within the context of the surrounding buildings.

## ***TEXTURE AND DETAILING***

**"Texture refers to the visual surface characteristics and appearance of the building facade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's facade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of Materials and the degree of Ornamentation give the building its texture." (26)**

### **Exterior Materials**

The designers of Westwood Park's homes utilized many materials in the design of the development but the predominant material is cement plaster (stucco) for walls, spanish style clay tile for decorative roofing, and wood for windows. Unpainted and painted brick is used for the entry porches and steps in many cases. There are also examples of shingle style bungalows and some wood sided buildings as well as flat, parapeted built-up roofs and composition shingled, peaked roofs.

In the design of an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be addressed. The quality of materials and installation should be comparable to those used in the original buildings.

### **Ornamentation**

Ornamentation is the decorative detailing of a building. Westwood Park homes are not heavily ornamented like those found in the victorian style of design. The concept of simple, well crafted, elegant detailing was an important concept in the bungalow style. Therefore, detailing of the exterior of buildings will be evaluated on simple ornamentation. Examples of ornamentation in Westwood Park are the trellised porches, the raised stucco decorative friezes, the curved lines of porch walls, and the decorative mullion designs in many of the windows. If used with restraint, the ornamentation can be an effective method of mitigating other inconsistencies in design. If used without consideration for the surrounding neighborhood, ornamentation can become tacky and obtrusive.

## **OPENINGS**

**"Typically, openings in a building - Doorways, Windows and Garage Doors - make up the largest and most distinctive elements of buildings' facades." (27)**

### **Entryways**

The entrance to the house is considered the entryway. Westwood Park homes utilize several methods to articulate entryways. Most houses have decorative doors, often with curved tops. Articulation of the surrounding "portico" is often created with raised stucco "rustication", decorative detailing, or pediment elements of roof forms. Most of the homes also emphasize the entryway with a grand, often curving, stair and entry porch. Doors are oriented directly toward the street.

**"Doorways should be designed to be consistent with the surrounding entries. In a neighborhood where the predominant pattern is of stairways located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become an important ingredient of a building group, the goal is to respect it and respond sensitively to it." (28)**

Entryways that are to be altered should respect the level of articulation of the existing entry as well as the predominant level of articulation and design in surrounding buildings.

### **Windows**

In Westwood Park, because of the emphasis on simplicity of design in the bungalows, windows play an important role in the design and proportions of the buildings and are often the major ornamentation element of the facade.

**"The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs." (29)**

**Westwood Park Association  
Design Guidelines**

The quality of wood windows and/or wood trim should be utilized in facades for conformity with the quality of the original development. Decorative mullion and muntin design should be utilized when applicable and detailing of trim and reveals should be coordinated for compatibility with the surrounding area as well as the subject building.

### **Garage Doors**

Garage doors are often the most prominent element of the main level of the front facade of a building that incorporates the parking of cars on the ground level. Care must be taken to de-emphasize the garage door in the design. Many homes have the garage setback in plan well away from the street and front facade of the house. Those that do not, recess the door back in order to reduce the visual impact of the door.



## ***LANDSCAPING***

**"Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees." (30)**

Areas in front setbacks for landscaping were the major focus of the Westwood Park developers in the creation of a garden atmosphere for the area. Every effort should be made to minimize pavement for driveways and walkways so that the maximum area in the front of the residence can be used for planting. Large areas of pavement in the front of buildings is unacceptable.

## **APPENDIX B - GENERAL INFORMATION**

### ***EXISTING BUILDING HEIGHT STUDY SUMMARY***

The following summary outlines a prepared study of building heights in Westwood Park. Information for the study has been gathered from several sources in an effort to collect data that accurately reflects current conditions. The study's major element is a map of Westwood Park with building heights of each home designated. On the map, building heights in stories are numerically shown and shading is used to denote taller buildings.

"Sanborn" maps of San Francisco have been used for the initial basis of the study. These maps are available in the Assessor's office located in City Hall. Because Westwood Park is a uniform planned community and because the neighborhood was largely constructed prior to 1940, the "Sanborn" maps give relatively accurate information on the original buildings in the neighborhood. For purposes of clarity and coordination, descriptions of building types from the "Sanborn" maps have been used in the preparation of the study. A visual survey of the neighborhood was subsequently undertaken in an effort to verify the information obtained from the "Sanborn" maps as well as to gather preliminary information on vertical additions not reflected in the maps.

Once the visual survey was completed, San Francisco Building Department records were reviewed to gather information on all buildings of two stories or more as well as to investigate information of vertical additions that have been added to original buildings subsequent to the preparation of the "Sanborn" maps. The information from the records has been incorporated into the study.

The building height types, a description of each building type, and each building type's percentage of total buildings in Westwood Park has been included in this summary.

## **BUILDING HEIGHT DESCRIPTIONS**

### **1 "ONE LEVEL" (13.7% of total residences)**

One story main "living" level on grade with no "basement." Usually with an on-grade detached garage.

### **1B "ONE LEVEL OVER BASEMENT" (77.3% of total residences)**

One story main "living" level over a "basement." The majority of the lots slope with the basement built into the slope of the lot with retaining walls. The basement usually is used for parking and utility with less than the required ceiling height for utilization as living space. Many homes have utilized this "basement" area for living space with excavation to gain ceiling height.

### **1.5 "ONE LEVEL WITH ATTIC" (0.6% of total residences)**

One story main "living" level with partial upper "living" level and no "basement." Upper level is fully within lower level roof form and visual impact is of a one story structure with steeply sloping roof and attic.

### **2 "TWO LEVEL" (4.5% of total residences)**

One story main "living" level with partial upper "living" level and no "basement." Usually with an on-grade detached garage.

### **2B "TWO LEVEL OVER BASEMENT" (3.8% of total residences)**

One story main "living" level with partial upper "living" level over "basement." Upper level usually has been added to an existing one story over basement.

**A** Denotes buildings where upper levels have been added to original buildings through the construction of a vertical addition.

## SUMMARY OF STUDY

1. 91.6% (613 total) of the 669 residences in Westwood Park are "one level," "one level over a basement," or "one level with an attic" type buildings.
2. Only 8.4% (56 total) of the 669 residences are "two levels" or "two levels over a basement" type buildings. This percentage breaks down as follows:
  - a. 4.1% (27 total) of the 669 homes are "two level" or "two level over basement" type buildings from the original development. The upper levels usually consist of a limited square footage single room.
  - b. 4.3% (29 total) of the 669 homes are buildings that are "two level" or "two level over basement" type buildings due to vertical additions.
  - c. The "two level over a basement" type buildings, the tallest type structure in Westwood Park, make up only 3.8% (26 total) of the 669 homes.
    - i. Only 6 of these 26 homes of this type are from the original development. These homes are buildings with small, well integrated upper levels with setbacks from all sides of the lower level.
    - ii. 20 of the 26 homes of this building type are due to vertical additions to an existing one level over basement structure.

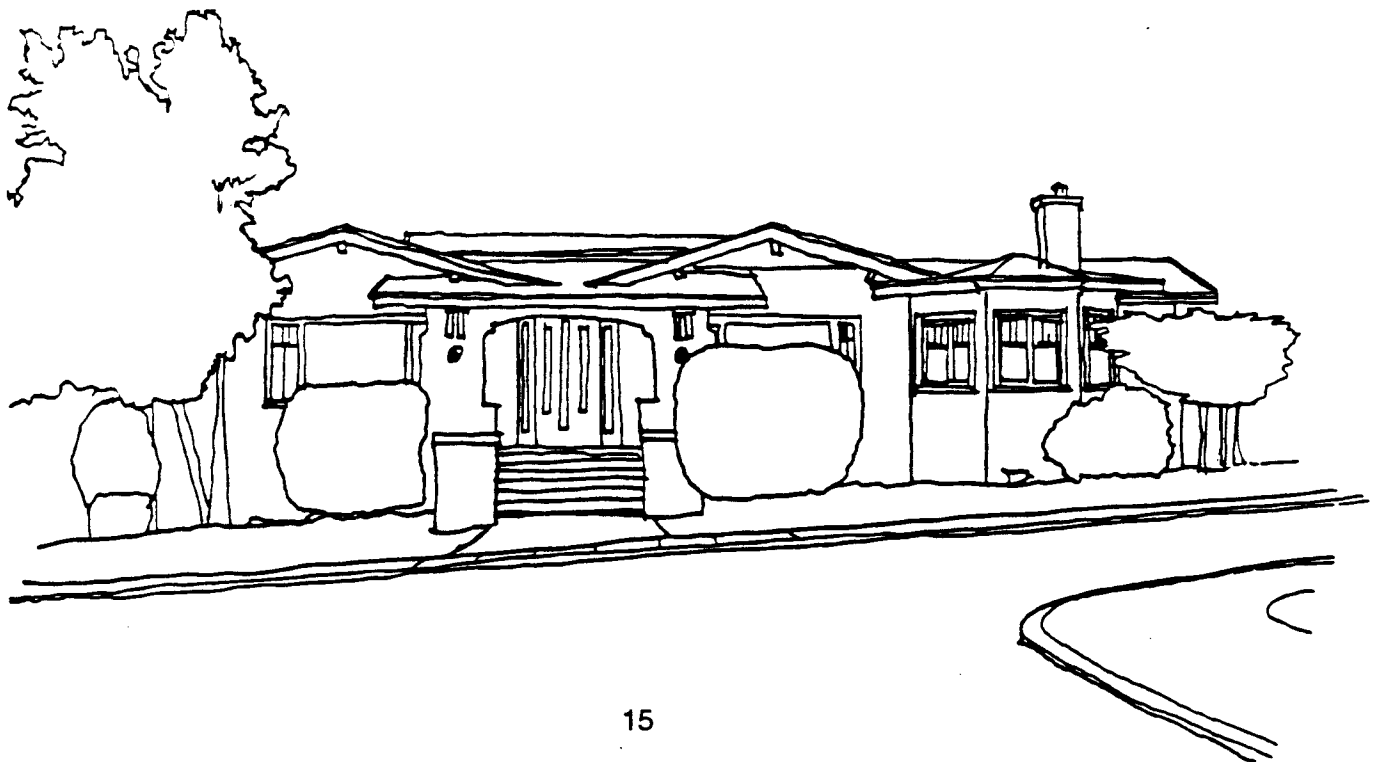
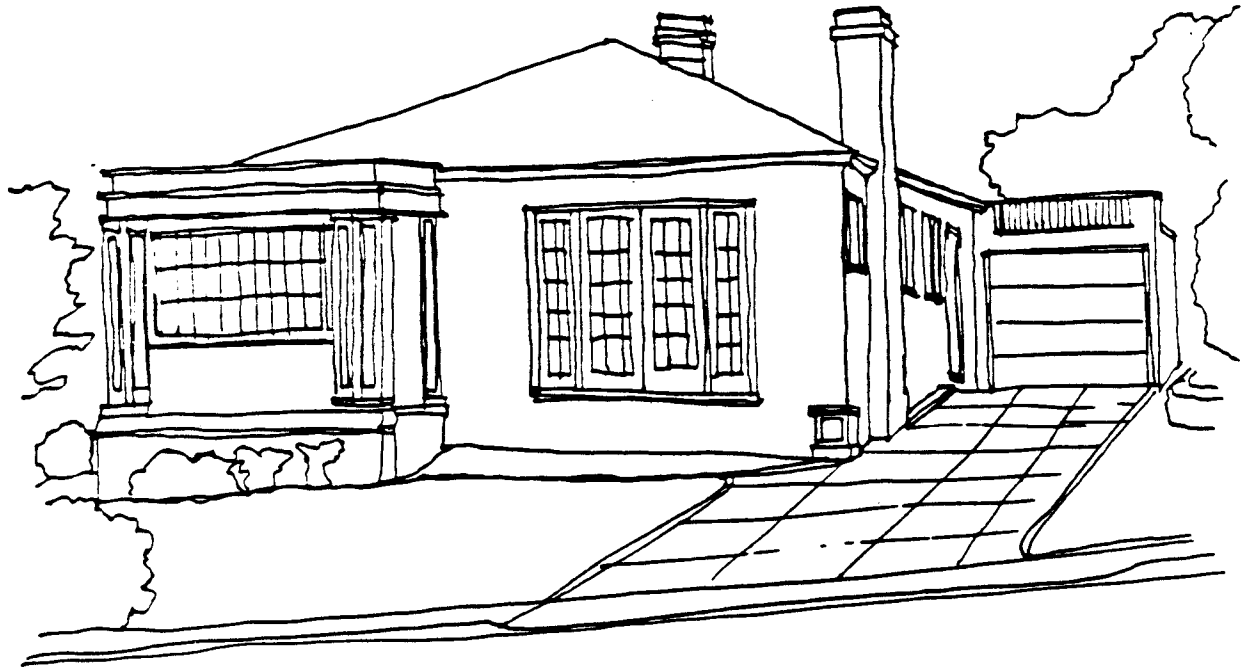
## CONCLUSIONS

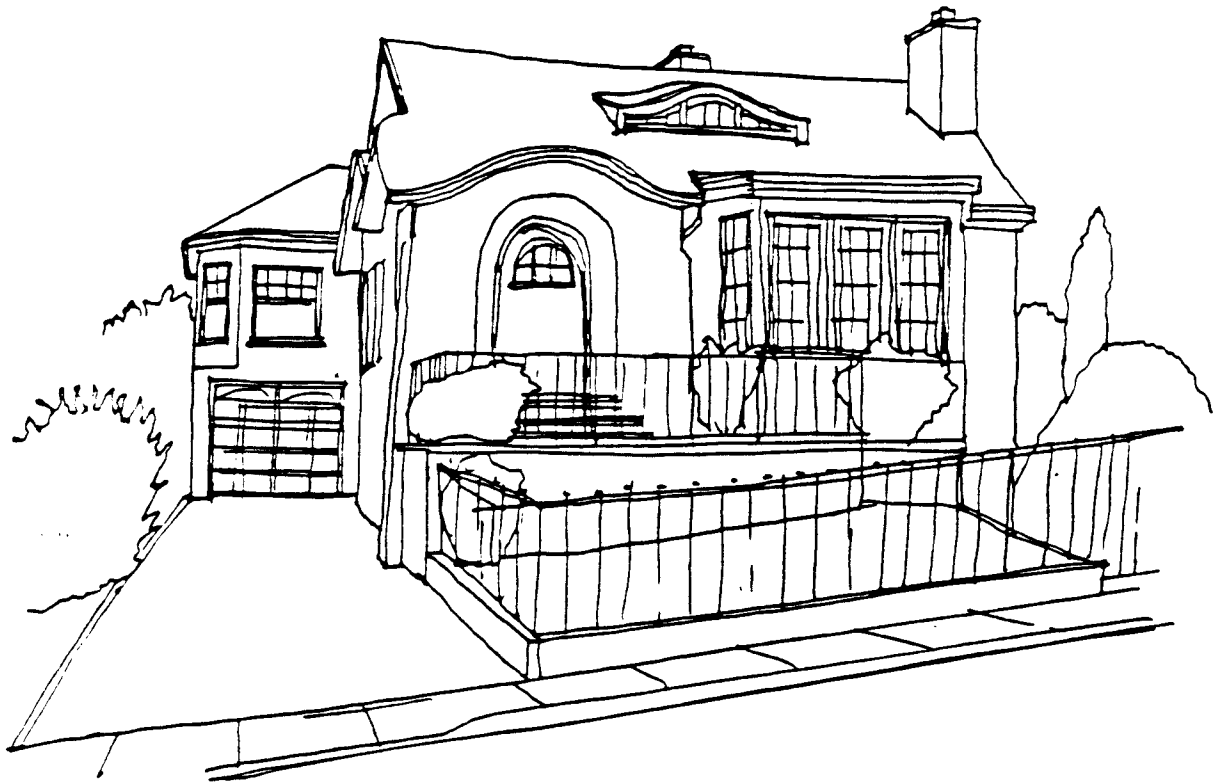
The conclusions that can be drawn from the study show that the existing fabric of Westwood Park is predominantly of "one level" and "one level over a basement" type buildings.

The great majority of larger size buildings are present because of vertical additions over an existing "one level" or over a "one level with basement" type structure.

Without exception, the buildings that have extremely large upper levels are buildings that have had vertical additions and are not buildings that were originally designed in this manner.

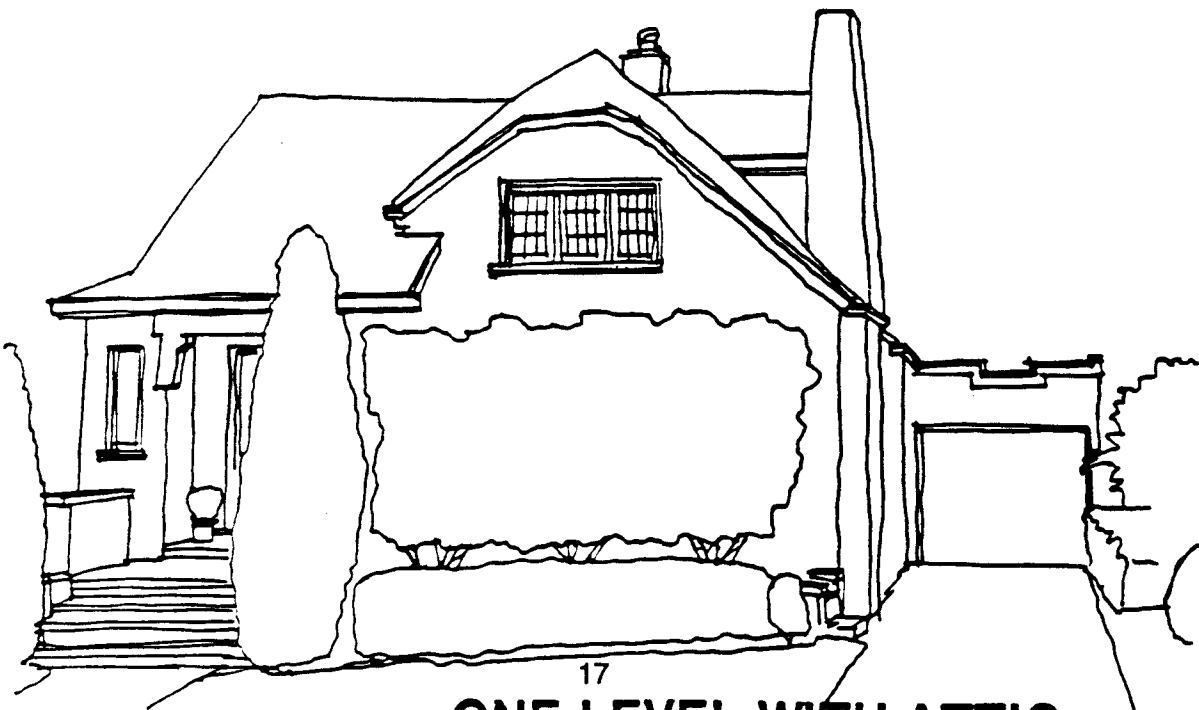






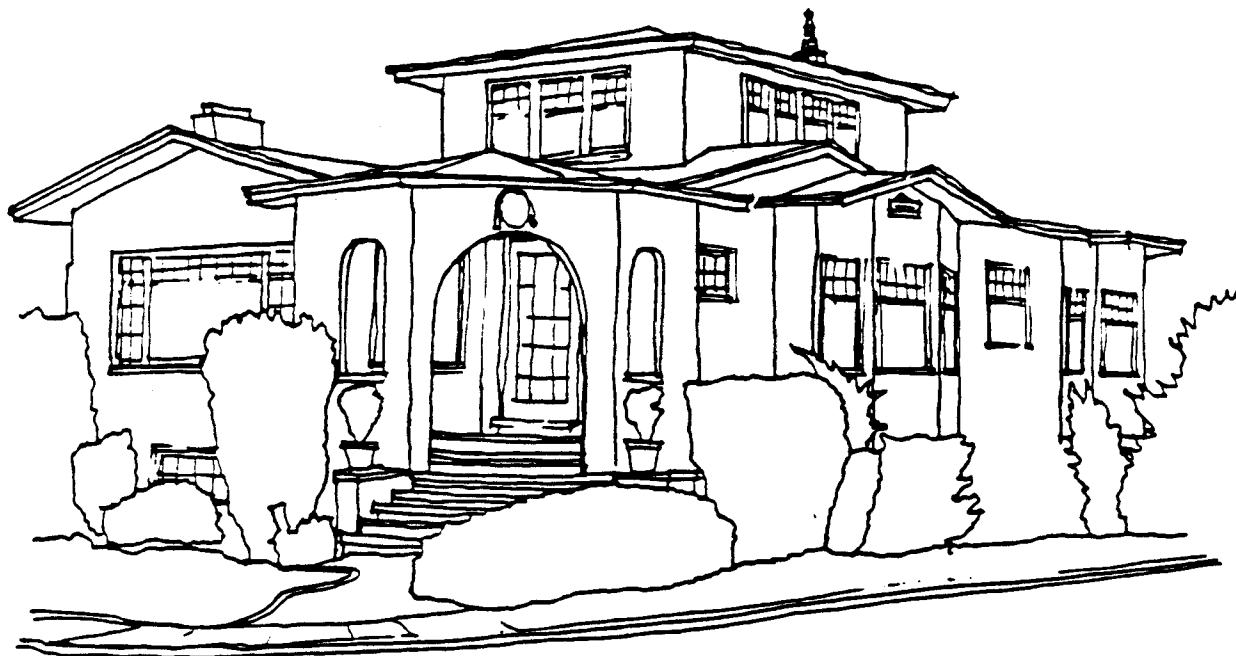
16

**ONE LEVEL OVER BASEMENT**











# EXHIBIT 16







# **ATTACHMENT D**



SAN FRANCISCO  
PLANNING  
DEPARTMENT

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

# APPLICATION PACKET FOR Discretionary Review

**Pursuant to Planning Code Section 311 (d) and 312 (e), the Planning Commission may exercise its power of Discretionary Review over a building permit application.**

**Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.**

## WHAT IS A DISCRETIONARY REVIEW?

The Planning Commission has discretion over all building permit applications. Normally, this discretion is delegated to the Planning Department, which approves applications that meet the minimum standards of the Planning Code, including the priority policies of Code Section 101.1.

From time to time the Commission will review a permit application. The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest. If so, they can require the permit applicant to make the necessary changes. The Department will disapprove the application unless the required changes are made. This process of Commission consideration is commonly known as "Discretionary Review" or simply "DR". By filing a DR application, a member of the public is asking the Commission to exercise its discretionary power.

Discretionary Review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with utmost constraint.

## WHEN IS A DISCRETIONARY REVIEW NECESSARY?

If no resolution is achieved between neighbors or with the help of Department staff, or Community Board mediation services, the Commission will hold a public hearing after the close of the notification period in which it will consider whether to approve, disapprove or require modifications to the project. The Commission will make its decision on the case based on the materials submitted by the permit applicant, DR requester and interested parties, as well as the testimony presented to the Commission at the scheduled public hearing.

## HOW DOES THE PROCESS WORK?

Applicants requesting Discretionary Review must fill out the attached application and submit it in person at the Planning Information Center, 1660 Mission Street, first floor, with the required materials along with a check payable to the Planning Department. (Please consult the current fee schedule, available at the Planning Information Center.)

The application will not be accepted by mail, messenger or at the Planning Department reception desk. The planner will gather comments and concerns from the neighborhood during the notification period. Neighborhood support or opposition will be reflected in a staff report presented at the Planning Commission hearing complete with the Planning Department recommendation to the Planning Commission to either take Discretionary Review or not take Discretionary Review.

#### WHO MAY APPLY FOR A DISCRETIONARY REVIEW AND WHEN CAN ONE APPLY?

Once the planner determines the minimum standards are met and the project is approvable, the Department will mail a notice to residents and property owners within 150 feet of the subject property and neighborhood organizations. The notice describes the project, and generally includes copies of the plans. The application is held for up to 30 days to allow neighbors to assess the project and determine whether there are any exceptional and extraordinary circumstances which they feel warrant DR and, if so, to file a DR request. The Planning Department only accepts DR requests during this 30-day public notification period. If a DR is requested, the Zoning Administrator shall set a time for hearing requests for discretionary review by the Planning Commission within a reasonable period. In addition to requesting discretionary review by the Planning Commission, one may appeal the issuance of the permit to the Board of Appeals. Such an appeal may be filed within 15 days of the date of permit issuance. (Permits are officially issued by the Central Permit Bureau [558-6070], which comes well after Planning approval.)

#### INSTRUCTIONS:

Applicants requesting Discretionary Review must fill out the attached application and submit it in person at the Planning Information Center, 1660 Mission Street, first floor, with the required materials along with a check payable to the Planning Department. (Please consult the current fee schedule, available at the Planning Information Center.) The application will not be accepted by mail, messenger or at the Planning Department reception desk. Answer all questions fully. Please type or print in ink. Attach additional pages as necessary, labeling all additional pages with the address of the property for which you are requesting Discretionary Review. Please number each page accordingly. You must provide each of the following to accompany your Discretionary Review application.

Please provide the following materials with this application:

- **Mailing Lists:** Two copies of a typewritten list including all the parties listed below must be submitted with your application. The first copy must be on self-adhering labels, and the second must be a photocopy of the labels (or a second set of labels). Include the names and addresses of the building permit applicant, the DR applicant, and concerned party. Please also include names and addresses for all abutting properties and those across the street. Please see the diagram on page 4. The names and addresses for the mailing list can be obtained at the Assessor's Office, City Hall, Room 190.
- **Discretionary Review Application:** Legibly print your name, address and phone number on the appropriate lines. If you are acting as an authorized agent, please indicate the name of the party you represent in the appropriate section. You should answer all the questions on the application. Include specific reasons for requesting Discretionary Review and a clear description of the proximity of your property to the subject site. Be specific as possible, especially in describing issues of concern. List all concerns and explain fully all projected impacts on surrounding properties, alternatives to the project, suggested changes to the project or other measures that would reduce the potential impacts. It is important to suggest reasonable alternatives, recognizing that the permit applicant normally would be allowed to build their project as originally proposed.
- **Additional Copy of Discretionary Review Application:** Please submit an additional copy of the completed Discretionary Review Application. This copy will be sent to the permit applicant of whose project you are requesting discretionary review.
- **Photographs:** Please include photographs of both the subject site and surrounding street frontages that are helpful in demonstrating your concerns. Please show the existing and anticipated neighborhood impact. Photographs should be adequate in size to show the nature of the property. In addition, please include photos showing specific concerns. Identify on the back of the photo the address of the buildings photographed, including the subject site and the point from which the photograph was taken.



- If you are aware of relevant covenants or deed restrictions on the property relevant to the subject of this Application, describe these restrictions, or submit a copy and indicate their expiration date, if any. (Note: covenants bind the owner, not the City.)
- In making this application for DR, you are requesting that the Planning Commission exercise control over a project that meets the zoning standards applicable to the subject site. The Commission only does this where exceptional and extraordinary circumstances exist. The burden of showing why a project that meets the minimum standards should be denied or modified rests with the DR Applicant. Consequently, you must make your request to the Planning Commission clear and concise. In addition to the written statement provided in your application, you may submit other materials that help prove your case. (Please keep submissions to 8.5" by 14" if possible, and preferably 8.5" by 11".) All plans, photographs and other exhibits submitted with this application will be retained as part of the permanent public record.
- Supplemental materials for the Commission to review in addition to the initial DR application these materials must be submitted to the project planner by the Wednesday, one week prior to the hearing date to be included with the staff case report. Please contact the project planner for the amount of copies required. The supplemental materials shall be submitted on 8 1/2" x 11" (folded 11" x 17" reduced plans may also be accepted). Materials not submitted by the deadline above shall be submitted directly to the Commission the day of the hearing.

**Fees:**

Please refer to the Planning Department Fee Schedule available at [www.sfpplanning.org](http://www.sfpplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6378.

**Planning Commission Hearing Material:**

This timeline includes a deadline for project sponsors to submit material to staff to be included in the Commission packet. If the Sponsor does not submit the necessary material by the deadline, the project will be continued to a later hearing date.

- Three weeks prior to hearing: Project Sponsor submits draft project graphics (plans, renderings etc) to project planner.
- Two weeks prior to hearing: Project planner submits Draft staff report (must include draft attachments) to Team Leader for review.

- Ten days prior to hearing (5pm on Monday): Deadline for submittal of all sponsor material and public comment to be included in Commission packets
- One week prior to hearing: Project planner delivers complete Commission packets to the Commission Secretary.

**ADDITIONAL INFORMATION ABOUT DISCRETIONARY REVIEW**

The Planning Commission may use its discretionary powers to review any building permit application that meets the minimum requirements and standards of the Planning and other Codes, if the Commission judges that action on the application is necessary to ensure that the interests of the City and its neighborhoods are protected. Any concerned party may request discretionary review by filing the appropriate application with the Planning Department. However, the Commission reserves this power for exceptional and extraordinary circumstances, generally involving conflicts with the City's Master Plan and the Planning Code Priority Policies

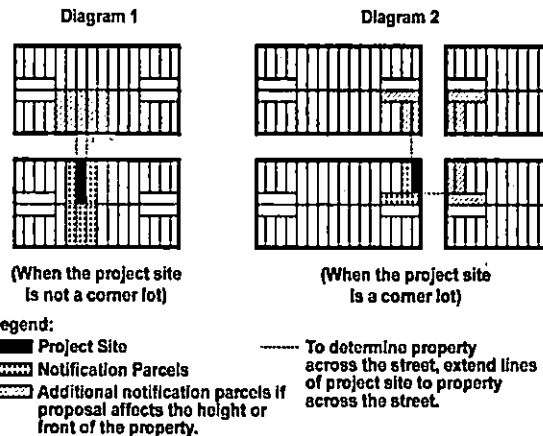
The Planning Commission derives its discretionary review authority from San Francisco's Municipal Code under the Business & Tax Regulations Code, Article 1 Permit Procedures, Section 26 (a). The authority to review permit applications that meet the minimum standards applicable under the Planning Code is set forth by City Attorney Opinion No. 845, dated May 26, 1954. The opinion states that the authority for the exercise of discretionary review is "a sensitive discretion...which must be exercised with the utmost restraint" to permit the Commission "to deal in a special manner with exceptional cases." Therefore, discretionary review should be exercised only when exceptional and extraordinary cases apply to the proposed construction, and modifications required only where the project would result in a significant impact to the public interest. The City Attorney's Opinion was reviewed in 1979 and re-affirmed with Opinion No. 79-29, dated April 30, 1979, and the power of Discretionary Review has been upheld in the courts.

**To file your Discretionary Review application,** please come to the Planning Information Center (PIC) located at 1660 Mission Street to submit in person. Please bring your completed application with all required materials.

# Notification Instructions

1. Submit two copies of a typewritten list including all the parties listed below with your application. The first copy must be on self adhering labels, and the second must be a photocopy of the labels (or a second set of labels).

- names and addresses of all concerned parties which you are aware.
- name(s) and address(es) of building permit applicant(s).
- Discretionary Review applicant's name and address.
- names and addresses of all abutting property owners and occupants and property owners and occupants directly across the street from the subject property (please see the diagram below).



## EXAMPLE OF MAILING LABEL

Block # / Lot #	#9331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

NOTE: THIS EXAMPLE IS NOT TO REQUIRED SCALE

2. If you wish to prepare the materials yourself, block maps may be traced at the office of the Assessor, 81 Dr. Carlton B. Goodlett Place, City Hall, Room 190. The width of the public right-of-way for the streets separating the blocks may be determined at the Department of Public Works, Bureau of Street Use and Mapping, 875 Stevenson Street, Room 460, 554-5810.
3. You may, for a fee that varies by firm, have a private drafting or mailing service prepare these materials.

The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request.

**Build CADD**  
3515 Santiago Street  
San Francisco, CA 94116  
(415) 759-8710

**Javier Solorzano**  
3288 - 21st Street #49  
San Francisco, CA 94110  
(415) 724-5240  
Javier131064@yahoo.com

**Jerry Brown Designs**  
619 - 27th Street, Apt. A  
Oakland, CA 94612  
(415) 810-3703  
jbdsgn328@gmail.com

**Ted Madison Drafting**  
P.O. Box 8102  
Santa Rosa, CA 95407  
(707) 228-8850  
tmadison@pacbell.net

**Notificationmaps.com**  
Barry Dunzer  
(866) 752-6266  
www.notificationmaps.com

**Radius Services**  
1221 Harrison Street #18  
San Francisco, CA 94103  
(415) 391-4775  
radiusservices@aol.com

**Notice This**  
(650) 814-6750

## What Applicants Should Know About the Public Hearing Process and Community Outreach

- A. The Planning Commission encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists are available on the Department's website. Notice of the hearing will be to adjacent neighbors, the Project Sponsor, and applicable neighborhood organizations. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The Commission requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Planning Commission's Rules and Regulations below.

**Hearings.** A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A brief description of the project issues and concerns by the Planning Department staff.
2. A presentation of the proposal by the DR requester -- not to exceed five (5) minutes. During the presentation, DR applicants should briefly describe their concerns about the proposed construction, how it affects their property or the neighborhood, and acceptable alternatives. Additional materials pertinent to the case may also be presented to the Commission at this time.
3. Presentation(s) supporting the DR request by other individuals or by a member of a neighborhood group or organization -- each speaker not to exceed three (3) minutes. Testimony should be kept brief and not duplicate the testimony or previous speakers. If possible, one person should be selected as the representative to make a presentation to the Commission. The Commission urges all parties supporting the DR request to limit the total length of their presentations to 15 minutes.
4. Presentation by project sponsor (building permit applicant) -- not to exceed five (5) minutes.

Project sponsor should address concerns of the DR requester and other individuals, including concerns articulated at the hearing, and demonstrate to the Commission why the project should be approved.

5. Presentation by persons or organizations supporting the project sponsor -- not to exceed three (3) minutes. The Commission urges all parties supporting the Project Sponsor to limit the total length of their presentations to 15 minutes.
6. The Commission may allow the DR requester a rebuttal not to exceed two minutes.
7. The Commission may allow the project sponsor a rebuttal not to exceed two minutes.
8. Public testimony is closed. The Commissioners may ask questions of various persons during their discussion and consideration of the project.
9. Action by Commission on the matter before it. The Commission can vote either to approve the project, approve it subject to certain modifications, disapprove it, or continue the case to a future date.

The Planning Commission action of the building permit can be appealed to the Board of Appeals within fifteen (15) days of the issuance or denial of the building permit application by the Central Permit Bureau.

- C. **Private Transcription.** The Commission President may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President may require that a copy of such transcript be provided for the Commission's permanent records.

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Susan Byrd and Mark Lampert

DR APPLICANT'S ADDRESS:

2415 Green Street

ZIP CODE:

94123

TELEPHONE:

( )

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Chris Durkin

ADDRESS:

474 Euclid Avenue

ZIP CODE:

94118

TELEPHONE:

(415 ) 407-0486

CONTACT FOR DR APPLICATION:

Same as Above ☐ Deborah Holley

ADDRESS:

220 Montgomery Street, Suite 2100 San Francisco

ZIP CODE:

94104

TELEPHONE:

(415 ) 609-9329

E-MAIL ADDRESS:

deborah@holleyconsulting.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

2417 Green Street

ZIP CODE:

94123

CROSS STREETS:

Pierce and Scott

ASSESSORS BLOCK/LOT:

0560/ /028

LOT DIMENSIONS:

25' x 100'

LOT AREA (SQ FT):

2,500

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☒ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☐

single-family residential

Present or Previous Use:

Proposed Use: single-family residential

Building Permit Application No. 2017-002545PRJ

Date Filed: 4/28/17



#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Although we made repeated requests of the applicant and planning staff, none of the changes requested by the neighbors at the March 30, 2017 Pre-Application meeting or in follow-up emails were made to the plans submitted to the City in response to concerns.

At the Pre-Application Meeting the applicant said he could put up story poles, but did not respond to follow-up requests to do so.

## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

Please see Attachment 1.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please see Attachment 2.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see Attachment 3

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name, and indicate whether owner, or authorized agent:

\_\_\_\_\_  
Owner / Authorized Agent (circle one)

## 2417 GREEN DR ATTACHMENT 1

**What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.**

The Lampert/Byrd family have lived next door the project site at 2415 Green Street for over 20 years. They are requesting Discretionary Review because, although the project may meet the minimum standards of the Planning Code, it conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs) and the Cow Hollow Neighborhood Design Guidelines (CHNDGs). *Most importantly, the project is inconsistent with all six Design Principles of the RDGs.*

The following narrative identifies the many reasons why the Planning Commission should take Discretionary Review of this project and establishes that there are extraordinary circumstances that require such review.

Page 5 of the RDGs explains that “The Residential Design Guidelines focus on whether a building’s design contributes to the architectural and visual qualities of the neighborhood.” Here are the six guiding Design Principles used to determine whether a project is consistent with the RDGs:

1. *Ensure that the building’s scale is compatible with surrounding buildings.*
2. *Ensure that the building respects the mid-block open space.*
3. *Maintain light to adjacent properties by providing adequate setbacks.*
4. *Provide architectural features that enhance the neighborhood’s character.*
5. *Choose building materials that provide visual interest and texture to a building.*
6. *Ensure that the character-defining features of an historic building are maintained.*

Below we explain why the project is inconsistent with each of these Design Principles.

**1. Ensure that the Building’s Scale is Compatible with Surrounding Buildings.**

*The scale of the project is not compatible with surrounding buildings – The project is too large for the lot as described below.*



- a. ***The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5*** ( $6,114/2,500 = 2.456$ ). The developer appears to be guided by maximization of profit at the expense of the neighbors as the scale of the proposed building is incompatible with the surrounding homes. The proposed 6,114 square foot house is on a 2,500-square-foot lot. The developer wants to squeeze an oversized house onto one of the smaller lots in the neighborhood. This development intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively modest development intensity. A survey of development intensity based on Floor Area Ratios for 30 properties on the block, including the south side of the 2400 block of Green Street, the north side of the 2500 block of Vallejo Street, the east side of the 2700 block of Scott Street, and the west side of the 2500 block of Pierce Street indicates that ***the average FAR is 1.0***. The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5 ( $6,114/2,500 = 2.456$ ). Figure 1 and Table 1 illustrate the vast difference in scale of the proposed project compared with the surrounding homes.

The CHNDGs also call for compatible development intensities, which the developer has ignored. For example:

“Compatibility of Volume and Mass. The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings.” (CHGs, page 34)

- b. ***If this 6,103 square-foot project were approved, it would be close to twice the average house size in District 2.*** According to the Planning Department, the average size of a single-family home in the Second Supervisorial District<sup>1</sup> is 3,190 SF. (San Francisco Planning Department, September 2016  
[http://default.sfplanning.org/administration/legaffairs/RET\\_presentation-100416.pdf](http://default.sfplanning.org/administration/legaffairs/RET_presentation-100416.pdf)) Currently, 2417 Green Street is 4,502 SF, or more than 40 percent larger than the average house in the District.

If the project sponsor were to remodel the home within the existing footprint, he would have a home that could accommodate a family without harming his neighbors and neighborhood.

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<sup>1</sup> District 2 includes:

94103 – bottom of Pacific Heights/Downtown.

94109 – Pacific Heights/Marina/Nob Hill.

94115 – Pacific Heights/Marina.

94118 – Presidio Heights/Inner Richmond.

94121 – Seacliff.

94123 – Marina.

94129 – Presidio.

94133 – Russian Hill/Financial District

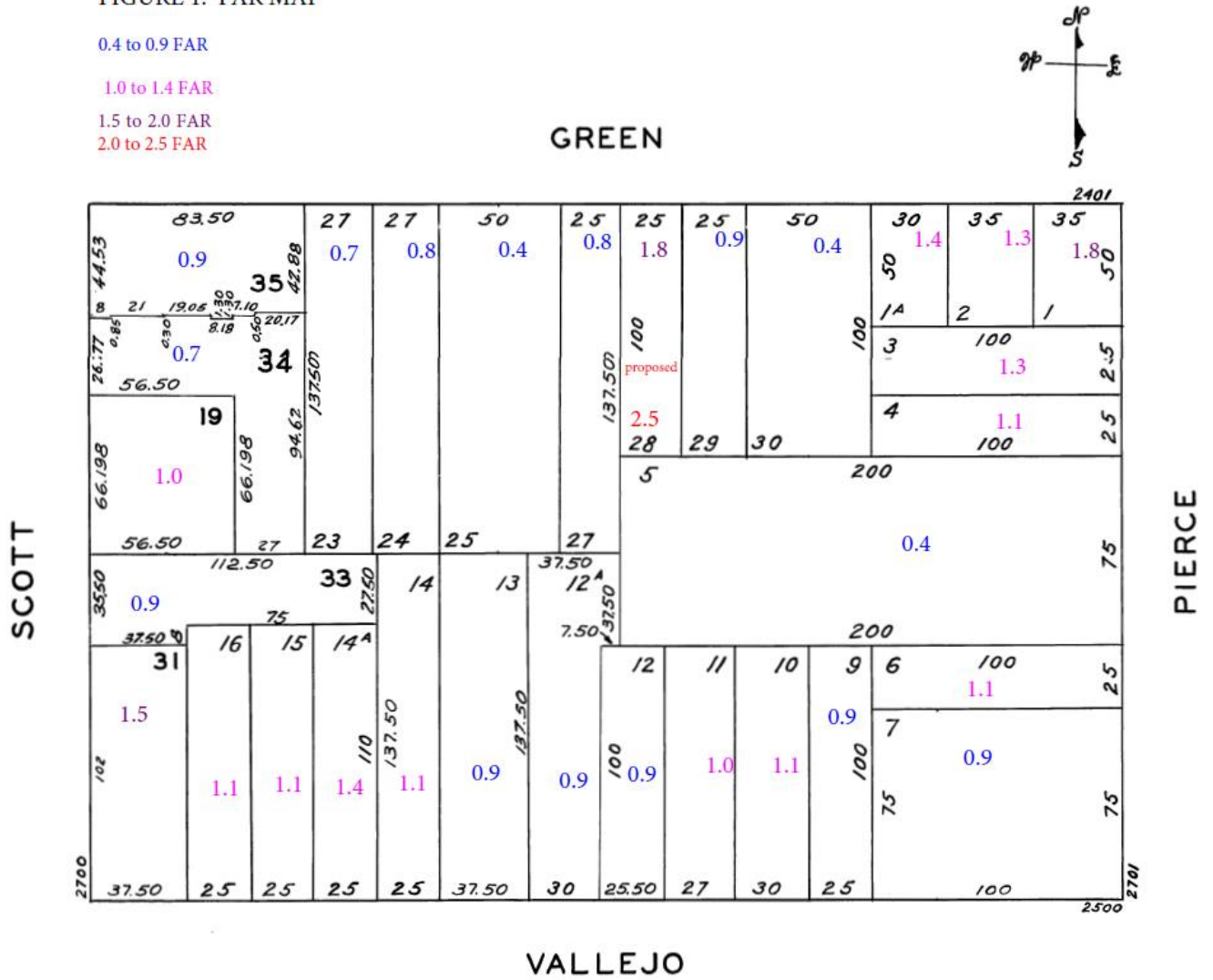
FIGURE 1. FAR MAP

0.4 to 0.9 FAR

1.0 to 1.4 FAR

1.5 to 2.0 FAR

2.0 to 2.5 FAR



**TABLE 1. NEIGHBORHOOD FLOOR AREA RATIOS****South Side of Green Street**

<b>Address</b>	<b>Building Area (SF)</b>	<b>Lot Area (SF)</b>	<b>FAR</b>
<b>2417 Green</b>	<b>4,502 existing 6,114 proposed</b>	<b>2,500</b>	<b>1.8 existing 2.5 proposed</b>
2772 Scott	3,300	3,728.56	0.9
2427 Green	2,660	3,711	0.7
2425 Green	3,125	3,712	0.8
2423 Green	2,694	6,875	0.4
2421 Green	2,700	3,437	0.8
2415 Green	2,346	2,500	0.9
2411 Green	1,900	5,000	0.4
2409 Green	2,080	1,498	1.4
2405 Green	2,280	1,750	1.3
2401 Green	3,125	1,746	1.8

**West Side of Pierce Street, North Side of Vallejo Street, and East Side of Scott Street**

<b>Address</b>	<b>Building Area (SF)</b>	<b>Lot Area (SF)</b>	<b>FAR</b>
2749 Pierce Street	3,344	2,495	1.3
2733 Pierce Street	2,720	2,500	1.1
2727 Pierce Street	5,875	15,000	0.4
2721 Pierce Street	2,750	2,500	1.1
2701 Pierce Street	6,828	7,500	0.9
2526 Vallejo Street	2,150	2,495	0.9
2530 Vallejo Street	3,380	3,000	1.1
2540 Vallejo Street	2,728	2,700	1.0
2544 Vallejo Street	2,390	2,548	0.9
2500 Vallejo Street	3,915	4,125	0.9
2560-62 Vallejo Street	4,668	5,153	0.9
2566 Vallejo Street	3,904	3,436	1.1
2570 Vallejo Street	3,807	2,750	1.4
2576 Vallejo Street	3,109	2,748	1.1
2580 Vallejo Street	3,686	2,748	1.3
2700 Scott Street	5,815	3,825	1.5
2710 Scott Street	3,180	3,393.75	0.9
2716 Scott Street	3,900	3,737	1.0
2750 Scott Street	2,850	4,103	0.7
2772 Scott Street	3,300	3,728.56	0.9

Source: San Francisco Property Information Map, 2017 for all properties other than 2417 Green.

- c. The Planning Department has determined that one important trigger from Planning Commission review of a residential alteration or demolition project is a proposed FAR exceeding established norms.* The Planning Department is currently in the process of recommending changes to Section 317 of the Planning Code. Planning is proposing to replace the demolition thresholds with "...controls for the RH Districts that use a Floor Area Ratio metric as a trigger for requiring a Planning Commission hearing, whether a project is an alteration or demolition." According to the applicant, they are removing 51 percent of the front and rear facades and 90 percent of the horizontal elements.

In the most recent iteration of the Planning Department recommendations for revising Section 317 (October 16, 2017

[http://default.sfplanning.org/administration/legaffairs/RET\\_Presentation\\_10-16-17.pdf](http://default.sfplanning.org/administration/legaffairs/RET_Presentation_10-16-17.pdf)),

the FAR trigger in the RH-1 District is recommended to be **1.4**, a measure that the proposed project far exceeds. The June 1, 2017 memo states that “***In determining whether a project that exceeds the base FAR should be approved by the Planning Commission, they would have to consider the following criteria when granting an exception to the base 1.4 FAR:***

1. high-quality architectural design;
2. contextual and compatible building siting, orientation, massing, scale, and fenestration pattern;
3. compatibility with surrounding density;
4. family friendly units;
5. whether existing units have been reconfigured, and if they have, whether the redesign results in a family-friendly layout; and
6. access to and quality of open space.

Under the Planning Department’s own proposal for revising the review process, this project would automatically be reviewed by the Planning Commission, obviating the need for neighbors to petition for DR and it would not meet the first three criteria listed above.

## **2. Ensure that the building respects the mid-block open space.**

*The project does not respect the mid-block open space.* Figure 2 illustrates the existing long-held open space pattern and shows how the project would substantially change it. The project will expand the footprint of the house **17 feet** back into the rear yard, significantly reducing the midblock open space that the neighborhood has enjoyed for so many years and that is protected by this second RDG design principle as well as many key policies of the CHNDGs, including the following:





FIGURE 2 EXISTING MID-BLOCK OPEN SPACE

“Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

Consider:

- Is there a pattern of rear yard depths creating a common open space?
- Will changing this pattern have a negative effect?
- Are light and air to adjacent properties significantly diminished?” (CHNDGs, page 28)

“Respect Rear Yard and Adjacent Buildings Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.” (CHNDGs, page 29)

The project would overshadow the patio and yard space of the Lampert/Byrd home. The photos in Figures 3 through 6 show the patio and yard space, and bedroom and kitchen/dining area windows that would be deprived of light and air as a result of the proposed expansion.

While many neighbors on the block have remodeled, they have generally stayed within their respective existing footprints and have not degraded the neighborhood's mid-block open space that makes this a special place to live. We unsuccessfully requested that this developer do the same. Here are some examples:

**2409 Green Street.** Remodel including a kitchen and family room stayed within the footprint except the addition of a rear deck.

**2411 Green Street.** Remodel included kitchen and bathrooms. Stayed within the footprint. This is an historic “English country cottage” and the addition maintained the historic integrity of the home.

**2415 Green Street.** The Lampert/Byrd family (the DR requesters) did an extensive remodel and added bedrooms and bathrooms their house to accommodate their family, but stayed entirely within the building footprint. And, despite the extent of the interior renovations, the before and after photos look almost the same.

**2425 Green Street.** This stately Victorian home was also remodeled within the existing footprint.

**2427 Green Street.** The interior of this home has been remodeled at least twice entirely within the footprint.

**2423 Green Street.** Just three years ago, our neighbors at 2423 Green Street, two houses to the west of 2417, proposed a modest remodel on their 6,875 SF 50-foot-wide, 137.5-foot-deep lot measuring lot (which is close to three times the size of the 2417 lot). For some reason, they were held to an entirely different standard than the developer of 2417. Although their original proposal to add a small addition to the rear of their home was not opposed by any neighbors and complied with the Planning Code, the Planning Department required that the plans needed to be revised in order to comply with neighborhood mid-block open space requirements and guidelines. The plans were revised as required, and the modest 11.5-foot expansion was scaled back to 9.5 feet.

Here is an excerpt from the 2015 Notice of Planning Department Requirements letter requiring the revision:

“Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:

2. Residential Design Guidelines. The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at <http://www.sfgov.org> or purchase for \$3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. **Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern.** (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29 [emphasis added]).”<sup>2</sup>

We request that you apply the same standards to 2417, so that the project respects the mid-block open space pattern and is no deeper than the adjacent Lampert/Byrd home at 2415 Green Street. We also request that the Commission consider the CHNDGs in their review of the project, which were not considered by the developer and do not appear to

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<sup>2</sup> Notice of Planning Department requirements for the Heffernan extension, 2014.08.21.4406, February 9, 2015.

have been specifically considered during the September 6, 2017 RDAT review of the project. The meeting notes state that this was an initial 15-minute RDAT meeting. The sole comment noted was that “The project complies with the Residential Design Guidelines. RDAT members did note that the third-floor interior wall abuts the front façade window; consider pulling the wall back or providing a more substantial façade element to obscure this condition.” No letter of Planning Department Requirements was issued by the Department for this project.

We ask that the Planning Commission require the project to be scaled back to comply with the RDGs and CHNDGs. Please refer to Attachment 3 herein for a suggested alternative design.

**3. Maintain light to adjacent properties by providing adequate setbacks.**

*The project does not provide adequate setbacks and would adversely impact the neighbors’ light and air.* The project has been designed with complete disregard for the neighbors. It would block light and air to the kitchen, bedroom, back porch, and yard of the Lampert/Byrd home (2415 Green Street). These areas are shown in Figures 3, 4, 5, and 6. It would block or darken numerous windows and the deck off of the kitchen of the Kaufman residence (2421 Green Street).

The Commission should not permit such significant light and air impacts. We respectfully request that you balance the protection of existing residents with allowing reasonable development, not maximization of profit at the expense of neighbors.

**4. Provide architectural features that enhance the neighborhood’s character.**

*The proposed project design would detract from, rather than enhance the neighborhood’s character.* Figure 7 is the applicant’s rendering of the proposed Green Street façade next to the existing front façade. Figure 8 is the applicant’s rendering of the rear façade. The developer is proposing a bulky oversized building of poor design quality with no regard for the neighborhood’s architectural character. The project would demolish the existing compatible characteristics of the building and replace the front and rear facades with a with excessive glazing and an awkward top floor deck that would detract from the neighborhood character.





Figure 3. Kitchen/Dining Area Windows of 2415 Green Street that would be blocked/darkened by proposed horizontal extension



Figure 4. Porch and yard of 2415 Green Street that would be darkened by proposed horizontal extension





Figure 5. Second Floor Master Bedroom Window 2415 Green Street that would be darkened by proposed horizontal extension



Figure 6. Existing rear facades of 2417 and 2415 Green Street





Figure 7 Existing and Proposed Front Façade

Source: Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.



Figure 8 Proposed Rear Façade

Source: Existing – Google Earth 2017. Proposed -- Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.

- 5. Choose building materials that provide visual interest and texture to a building.** As shown in Figures 7 and 8, the project plans do not indicate building materials that provide visual interest or texture to the building. The focus of the bulky design of front and rear facades is overly large windows. This is clearly inconsistent with page 39 of the CHNDGs, which cite poorly proportioned buildings with windows that are inconsistent in size with surrounding buildings as something that should not be permitted.

“Compatibility of Vertical and Horizontal Proportions. The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings. The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships.” (CHNDGs, page 39)

- 6. Ensure that the character-defining features of an historic building are maintained.** *The project would not maintain the character-defining features of this pre-earthquake shingle style residence.* The 2417 Green Street residence was built just prior to the 1906 earthquake. While the home has thus far been deemed not an historic resource under CEQA, it is attractive and compatible with the neighborhood character and the adjacent historic homes.

We ask that that the Planning Commission require the developer to preserve the existing front and rear façades and architectural details or redesign them in a style that is compatible with the historic character and high design quality of the neighboring homes.

## 2417 GREEN DR ATTACHMENT 2

**The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others, or the neighborhood would be adversely affected, please state who would be affected, and how.**

The insensitive siting, orientation, massing, and scale of the project as proposed will significantly affect the adjacent residents. Specific concerns are addressed below.

1. **The project would reduce the privacy of the neighbors.** The project has been insensitively designed. The proposed rear deck would look right into one of the bedrooms of the Lampert/Byrd home (window shown in Figure 5). For this reason, the project would be inconsistent with the following RDG Guideline: “Articulate the building to minimize impacts on light and privacy to adjacent properties.” (RDGs, page 16) Please see item 3 in Attachment 1 for further discussion of this issue.
2. **We are worried about potentially severe impacts on neighboring foundations.** We understand that the proposed project could have severe and irreversible impacts on the foundation of 2421 Green, the Kaufman home which was designed and occupied by Master Architect Ernest Coxhead. This home is a historic resource and has been deemed by the State Office of Historic Preservation has deemed to be “clearly eligible for the National Register”<sup>3</sup> and should not be sacrificed by this project. The developer has been completely uncooperative with respect to providing foundation plans and calculations needed to fully understand the impacts of the project on neighboring foundations.
3. **The developer did not change the plans submitted to the City to address any of the concerns raised by the neighbors.** The developer fulfilled the requirement to hold a pre-application meeting (technically two, but only because most of the neighbors, including the two adjacent neighbors, were unable to attend the first meeting) with the neighbors, but made no changes to the plan in response to neighborhood concerns. Nor did the developer put up story poles as recommended in the CHNDGs as he said he would do at the neighborhood meeting. At the Pre-Application meeting the developer claimed to know nothing about the CHNDGs, which is evident in the design which disregards key elements of the Guidelines.

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<sup>3</sup> Letter from Amy Crain, State Historian II, Regarding Ernest Coxhead House Nomination to the National Register of Historic Places, September 13, 2017.



- 4. The project could be scaled back while still allowing for a reasonable profit and achievement of the programmatic goals.** Please see Attachment 3 for an alternative design to achieve this objective.

## 2417 GREEN DR ATTACHMENT 3

**What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?**

If the developer were to remodel the home within the existing footprint as shown in the attached drawings of the alternative project, he would have a six-bedroom, 5,279-square-foot home with a two-car garage that could accommodate a large family without significantly impacting the immediate neighbors and larger neighborhood.

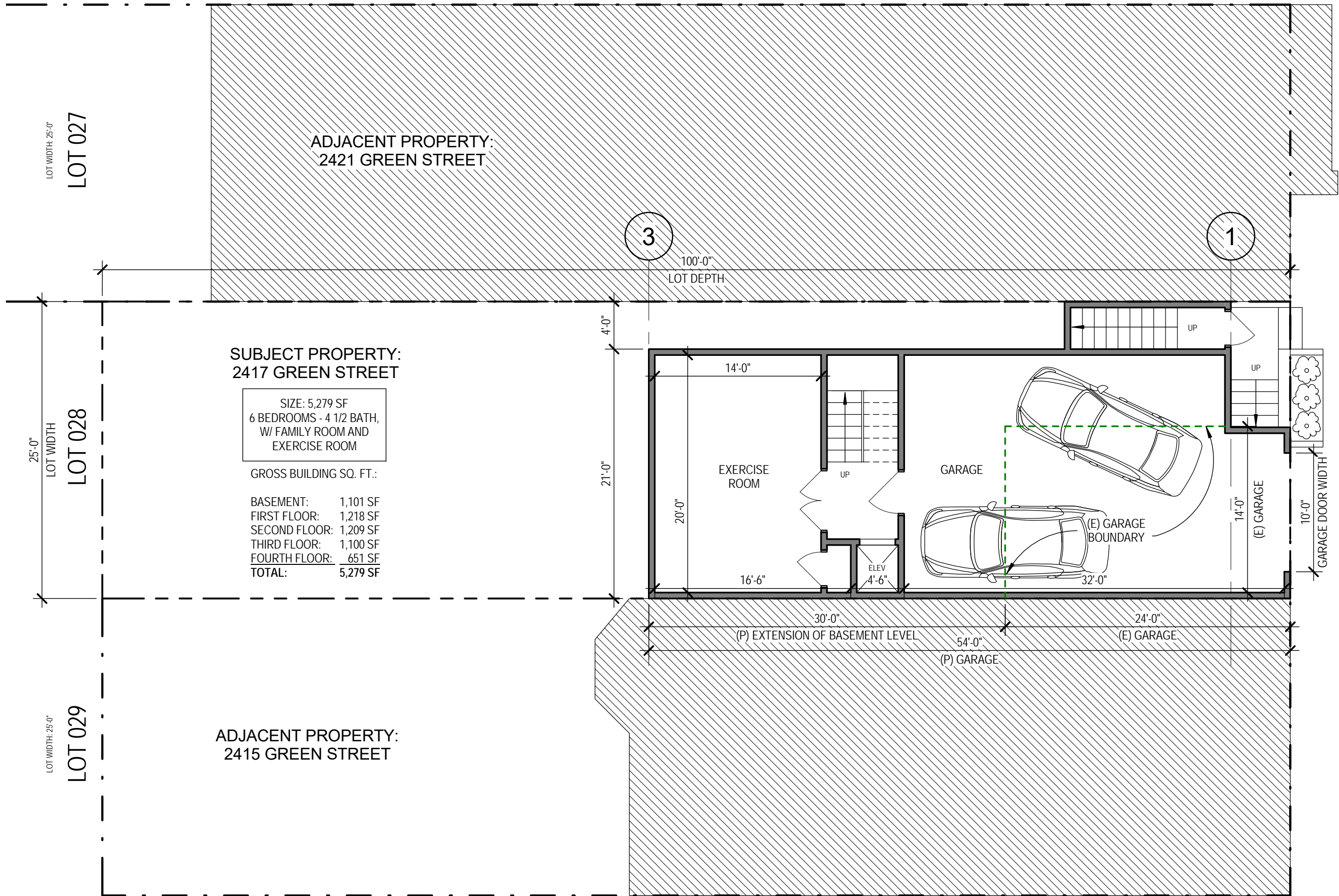
This alternative would still allow the developer to make a reasonable profit by developing a large house while also protecting the neighbors by preserving their access to light and air and privacy and the neighborhood by maintaining the mid-block open space. And, unlike the proposed project, this alternative would comply with the RDGs and CHNDGs.

As shown in the attached concept plans, this would permit a 5,279-square-foot home with six bedrooms, four and a half baths, a family room, an exercise room, and a two-car garage.

- The alternative design expands the **garage level** for two cars, an exercise room and a direct stair to the main house. The excavation provides for a four-foot separation between the Kaufman house foundation and property line and the walls of the basement/garage.<sup>i</sup>
- Under this alternative, there is no expansion of the house to the rear, in order to protect the mid-block open space. The Family Room at the **first floor** is below the kitchen and has a nice outlook to the garden. There is also a bedroom at this level.
- The **second floor** looks much like that of the developer's scheme – except there is no walk out deck at this living level to the south facing yard in order to protect the privacy of the neighbors.
- The **third floor** has three bedrooms (one of which is the master) -- perfect for a young family looking to have the bedrooms all on one floor.
- The **fourth floor** has two more bedrooms. The north facing room provides excellent views of the Bay.

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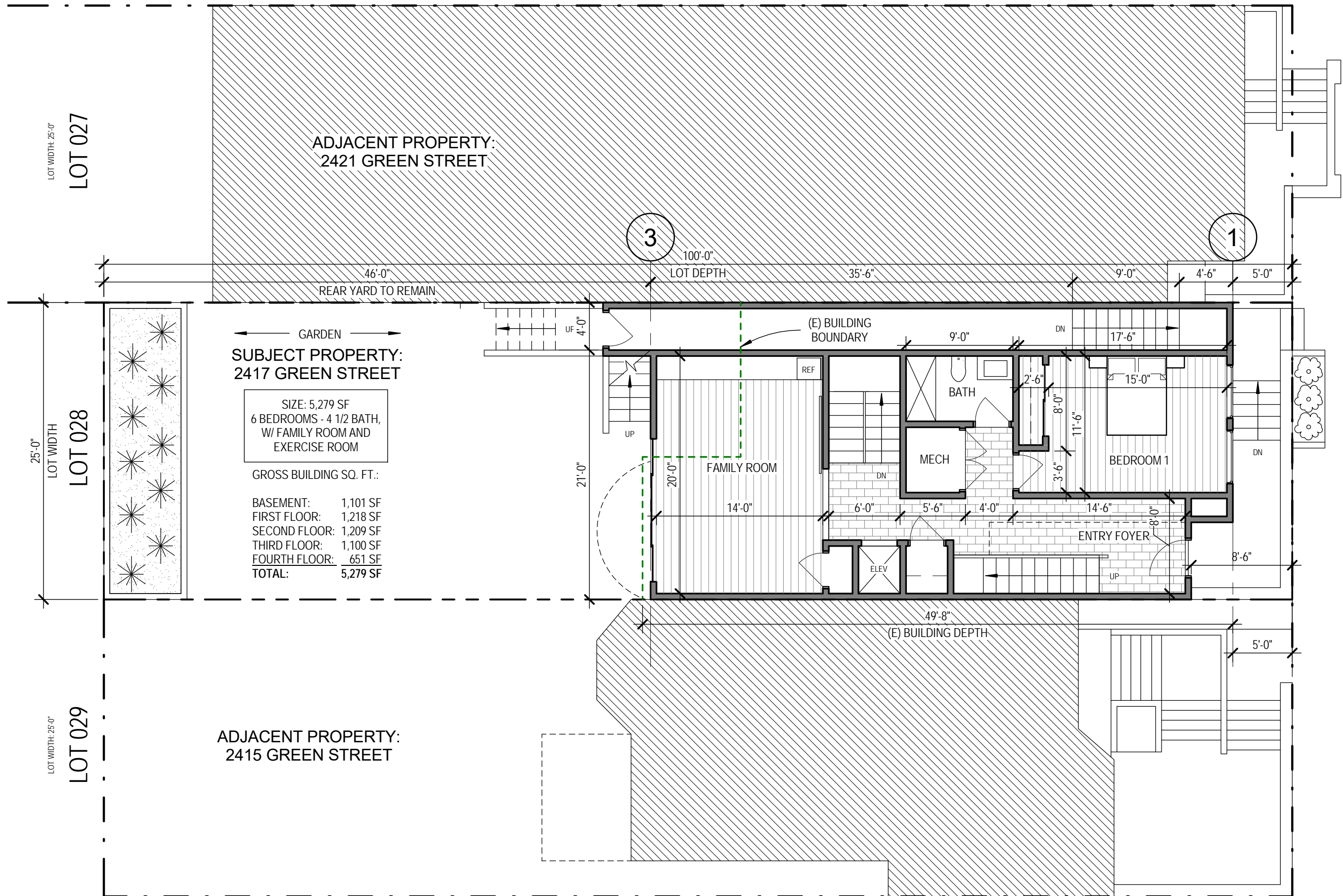
<sup>i</sup> Any construction would be required to ensure protection of the existing foundations and structures at 2415 and 2421 Green Street.



BASEMENT FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET



FIRST FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET





LOT 027

ADJACENT PROPERTY:  
2421 GREEN STREET

3 2

1

46'-0"  
REAR YARD TO REMAIN

100'-0"  
LOT DEPTH

13'-0"

12'-6"

5'-6"

7'-6"

13'-0"

25'-0"  
LOT WIDTH

LOT 028

SUBJECT PROPERTY:  
2417 GREEN STREET

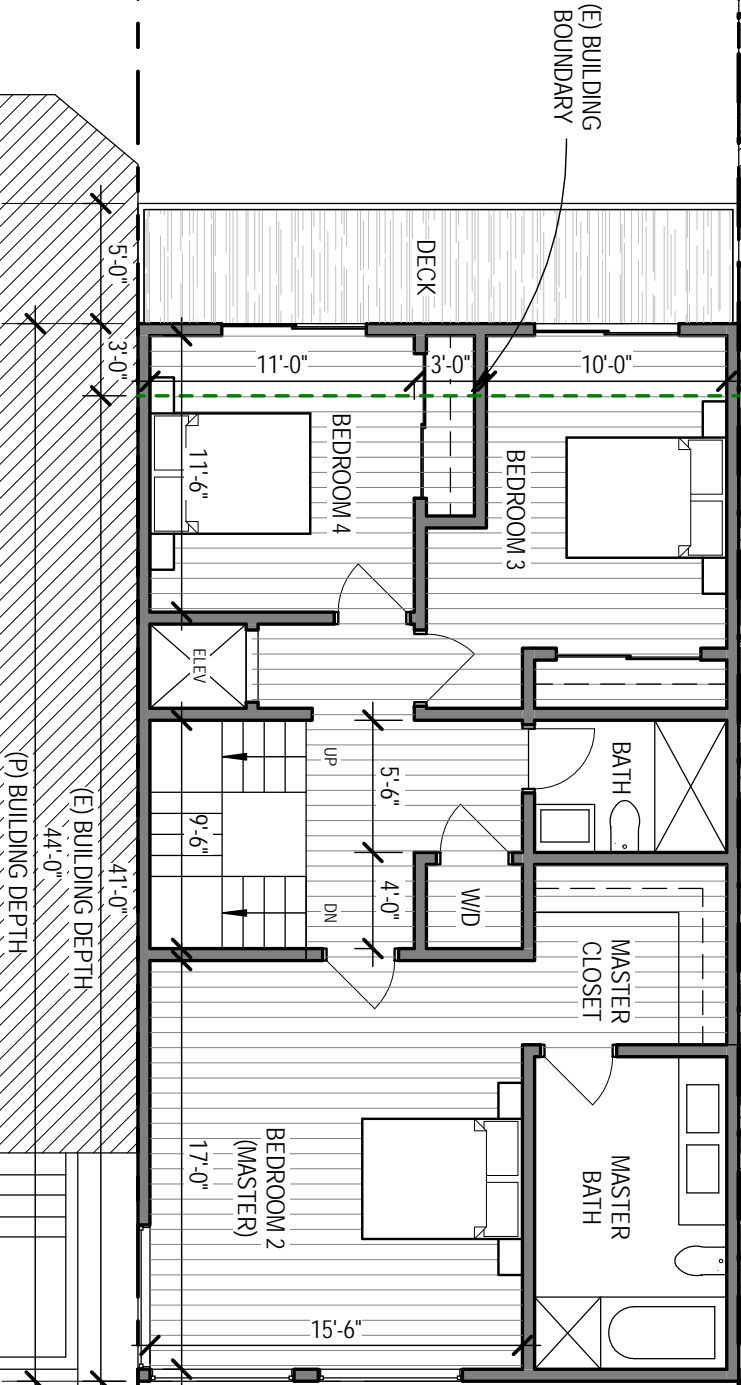
SIZE: 5,279 SF  
6 BEDROOMS - 4 1/2 BATH,  
W/ FAMILY ROOM AND  
EXERCISE ROOM

GROSS BUILDING SQ. FT.:

BASEMENT: 1,101 SF  
FIRST FLOOR: 1,218 SF  
SECOND FLOOR: 1,209 SF  
THIRD FLOOR: 1,100 SF  
FOURTH FLOOR: 651 SF  
TOTAL: 5,279 SF

LOT 029

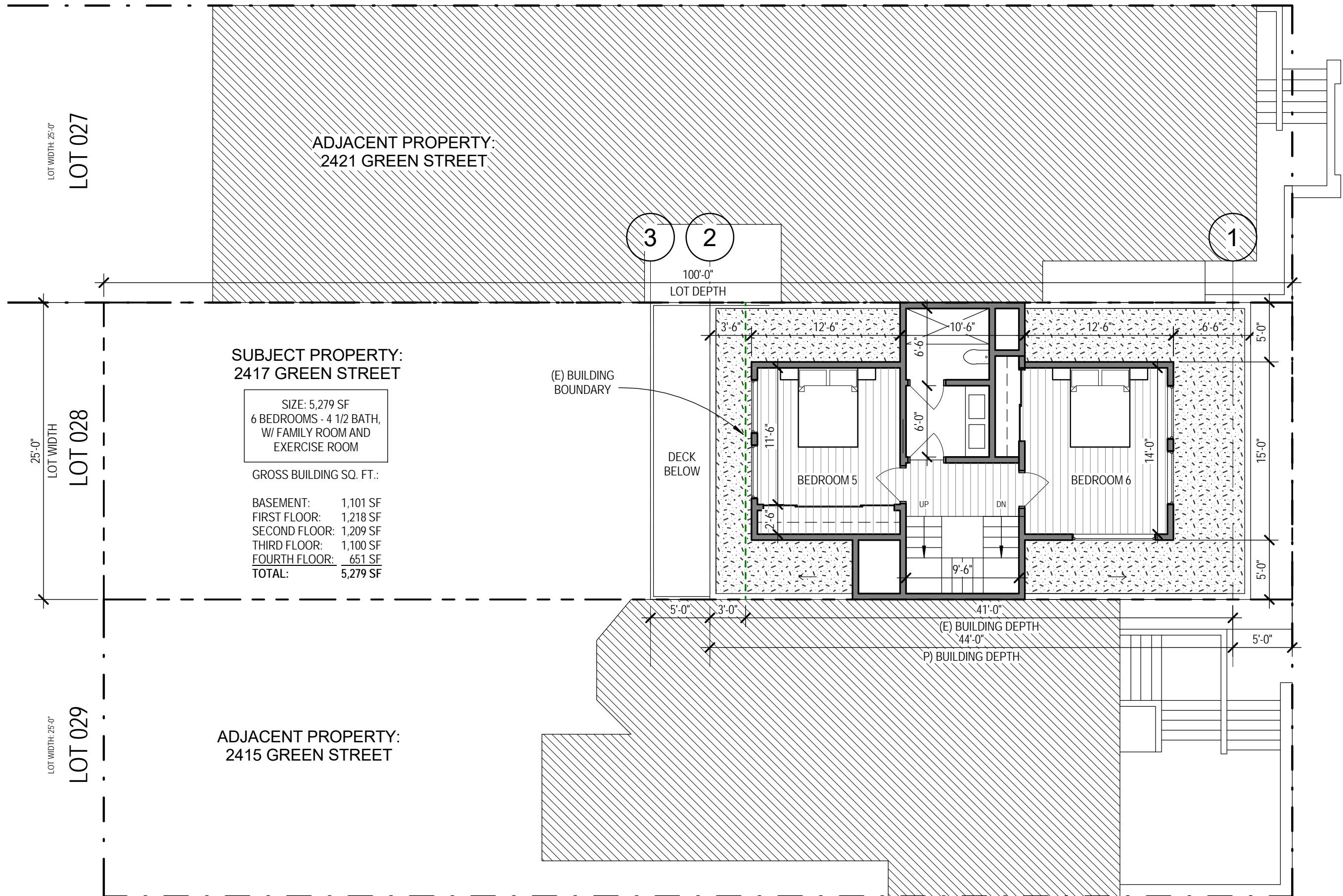
ADJACENT PROPERTY:  
2415 GREEN STREET



## THIRD FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET



FOURTH FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET







SAN FRANCISCO  
PLANNING  
DEPARTMENT

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

# APPLICATION PACKET FOR Discretionary Review

Pursuant to Planning Code Section 311 (d) and 312 (e), the Planning Commission may exercise its power of Discretionary Review over a building permit application.

Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

## WHAT IS A DISCRETIONARY REVIEW?

The Planning Commission has discretion over all building permit applications. Normally, this discretion is delegated to the Planning Department, which approves applications that meet the minimum standards of the Planning Code, including the priority policies of Code Section 101.1.

From time to time the Commission will review a permit application. The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest. If so, they can require the permit applicant to make the necessary changes. The Department will disapprove the application unless the required changes are made. This process of Commission consideration is commonly known as "Discretionary Review" or simply "DR". By filing a DR application, a member of the public is asking the Commission to exercise its discretionary power.

Discretionary Review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with utmost constraint.

## WHEN IS A DISCRETIONARY REVIEW NECESSARY?

If no resolution is achieved between neighbors or with the help of Department staff, or Community Board mediation services, the Commission will hold a public hearing after the close of the notification period in which it will consider whether to approve, disapprove or require modifications to the project. The Commission will make its decision on the case based on the materials submitted by the permit applicant, DR requester and interested parties, as well as the testimony presented to the Commission at the scheduled public hearing.

## HOW DOES THE PROCESS WORK?

Applicants requesting Discretionary Review must fill out the attached application and submit it in person at the Planning Information Center, 1660 Mission Street, first floor, with the required materials along with a check payable to the Planning Department. (Please consult the current fee schedule, available at the Planning Information Center.)

The application will not be accepted by mail, messenger or at the Planning Department reception desk. The planner will gather comments and concerns from the neighborhood during the notification period. Neighborhood support or opposition will be reflected in a staff report presented at the Planning Commission hearing complete with the Planning Department recommendation to the Planning Commission to either take Discretionary Review or not take Discretionary Review.

## WHO MAY APPLY FOR A DISCRETIONARY REVIEW AND WHEN CAN ONE APPLY?

Once the planner determines the minimum standards are met and the project is approvable, the Department will mail a notice to residents and property owners within 150 feet of the subject property and neighborhood organizations. The notice describes the project, and generally includes copies of the plans. The application is held for up to 30 days to allow neighbors to assess the project and determine whether there are any exceptional and extraordinary circumstances which they feel warrant DR and, if so, to file a DR request. The Planning Department only accepts DR requests during this 30-day public notification period. If a DR is requested, the Zoning Administrator shall set a time for hearing requests for discretionary review by the Planning Commission within a reasonable period. In addition to requesting discretionary review by the Planning Commission, one may appeal the issuance of the permit to the Board of Appeals. Such an appeal may be filed within 15 days of the date of permit issuance. (Permits are officially issued by the Central Permit Bureau [558-6070], which comes well after Planning approval.)

## INSTRUCTIONS:

Applicants requesting Discretionary Review must fill out the attached application and submit it in person at the Planning Information Center, 1660 Mission Street, first floor, with the required materials along with a check payable to the Planning Department. (Please consult the current fee schedule, available at the Planning Information Center.) The application will not be accepted by mail, messenger or at the Planning Department reception desk. Answer all questions fully. Please type or print in ink. Attach additional pages as necessary, labeling all additional pages with the address of the property for which you are requesting Discretionary Review. Please number each page accordingly. You must provide each of the following to accompany your Discretionary Review application.

Please provide the following materials with this application:

- **Mailing Lists:** Two copies of a typewritten list including all the parties listed below must be submitted with your application. The first copy must be on self-adhering labels, and the second must be a photocopy of the labels (or a second set of labels). Include the names and addresses of the building permit applicant, the DR applicant, and concerned party. Please also include names and addresses for all abutting properties and those across the street. Please see the diagram on page 4. The names and addresses for the mailing list can be obtained at the Assessor's Office, City Hall, Room 190.
- **Discretionary Review Application:** Legibly print your name, address and phone number on the appropriate lines. If you are acting as an authorized agent, please indicate the name of the party you represent in the appropriate section. You should answer all the questions on the application. Include specific reasons for requesting Discretionary Review and a clear description of the proximity of your property to the subject site. Be specific as possible, especially in describing issues of concern. List all concerns and explain fully all projected impacts on surrounding properties, alternatives to the project, suggested changes to the project or other measures that would reduce the potential impacts. It is important to suggest reasonable alternatives, recognizing that the permit applicant normally would be allowed to build their project as originally proposed.
- **Additional Copy of Discretionary Review Application:** Please submit an additional copy of the completed Discretionary Review Application. This copy will be sent to the permit applicant of whose project you are requesting discretionary review.
- **Photographs:** Please include photographs of both the subject site and surrounding street frontages that are helpful in demonstrating your concerns. Please show the existing and anticipated neighborhood impact. Photographs should be adequate in size to show the nature of the property. In addition, please include photos showing specific concerns. Identify on the back of the photo the address of the buildings photographed, including the subject site and the point from which the photograph was taken.

- If you are aware of relevant covenants or deed restrictions on the property relevant to the subject of this Application, describe these restrictions, or submit a copy and indicate their expiration date, if any. (Note: covenants bind the owner, not the City.)
- In making this application for DR, you are requesting that the Planning Commission exercise control over a project that meets the zoning standards applicable to the subject site. The Commission only does this where exceptional and extraordinary circumstances exist. The burden of showing why a project that meets the minimum standards should be denied or modified rests with the DR Applicant. Consequently, you must make your request to the Planning Commission clear and concise. In addition to the written statement provided in your application, you may submit other materials that help prove your case. (Please keep submissions to 8.5" by 14" if possible, and preferably 8.5" by 11".) All plans, photographs and other exhibits submitted with this application will be retained as part of the permanent public record.
- Supplemental materials for the Commission to review in addition to the initial DR application these materials must be submitted to the project planner by the Wednesday, one week prior to the hearing date to be included with the staff case report. Please contact the project planner for the amount of copies required. The supplemental materials shall be submitted on 8 1/2" x 11" (folded 11" x 17" reduced plans may also be accepted). Materials not submitted by the deadline above shall be submitted directly to the Commission the day of the hearing.

#### **Fees:**

Please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6378.

#### **Planning Commission Hearing Material:**

This timeline includes a deadline for project sponsors to submit material to staff to be included in the Commission packet. If the Sponsor does not submit the necessary material by the deadline, the project will be continued to a later hearing date.

- Three weeks prior to hearing: Project Sponsor submits draft project graphics (plans, renderings etc) to project planner.
- Two weeks prior to hearing: Project planner submits Draft staff report (must include draft attachments) to Team Leader for review.

- Ten days prior to hearing (5pm on Monday): Deadline for submittal of all sponsor material and public comment to be included in Commission packets
- One week prior to hearing: Project planner delivers complete Commission packets to the Commission Secretary.

### **ADDITIONAL INFORMATION ABOUT DISCRETIONARY REVIEW**

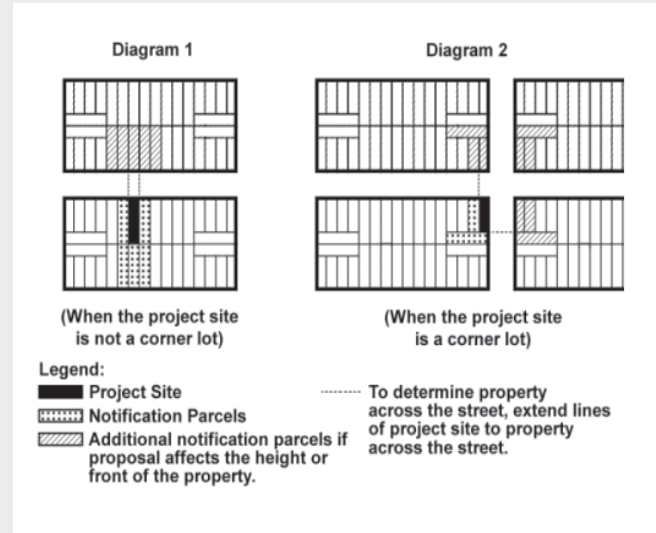
The Planning Commission may use its discretionary powers to review any building permit application that meets the minimum requirements and standards of the Planning and other Codes, if the Commission judges that action on the application is necessary to ensure that the interests of the City and its neighborhoods are protected. Any concerned party may request discretionary review by filing the appropriate application with the Planning Department. However, the Commission reserves this power for exceptional and extraordinary circumstances, generally involving conflicts with the City's Master Plan and the Planning Code Priority Policies

The Planning Commission derives its discretionary review authority from San Francisco's Municipal Code under the Business & Tax Regulations Code, Article 1 Permit Procedures, Section 26 (a). The authority to review permit applications that meet the minimum standards applicable under the Planning Code is set forth by City Attorney Opinion No. 845, dated May 26, 1954. The opinion states that the authority for the exercise of discretionary review is "a sensitive discretion...which must be exercised with the utmost restraint" to permit the Commission "to deal in a special manner with exceptional cases." Therefore, discretionary review should be exercised only when exceptional and extraordinary cases apply to the proposed construction, and modifications required only where the project would result in a significant impact to the public interest. The City Attorney's Opinion was reviewed in 1979 and re-affirmed with Opinion No. 79-29, dated April 30, 1979, and the power of Discretionary Review has been upheld in the courts.

**To file your Discretionary Review application, please come to the Planning Information Center (PIC) located at 1660 Mission Street to submit in person. Please bring your completed application with all required materials.**

# Notification Instructions

1. Submit two copies of a typewritten list including all the parties listed below with your application. The first copy must be on self adhering labels, and the second must be a photocopy of the labels (or a second set of labels).
  - names and addresses of all concerned parties which you are aware.
  - name(s) and address(es) of building permit applicant(s).
  - Discretionary Review applicant's name and address.
  - names and addresses of all abutting property owners and occupants and property owners and occupants directly across the street from the subject property (please see the diagram below).



## EXAMPLE OF MAILING LABEL

Block # / Lot #	#9331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

NOTE: THIS EXAMPLE IS NOT TO REQUIRED SCALE

2. If you wish to prepare the materials yourself, block maps may be traced at the office of the Assessor, 81 Dr. Carlton B. Goodlett Place, City Hall, Room 190. The width of the public right-of-way for the streets separating the blocks may be determined at the Department of Public Works, Bureau of Street Use and Mapping, 875 Stevenson Street, Room 460, 554-5810.
3. You may, for a fee that varies by firm, have a private drafting or mailing service prepare these materials.

The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request.

**Build CADD**  
3515 Santiago Street  
San Francisco, CA 94116  
(415) 759-8710

**Javier Solorzano**  
3288 - 21st Street #49  
San Francisco, CA 94110  
(415) 724-5240  
Javier131064@yahoo.com

**Jerry Brown Designs**  
619 - 27th Street, Apt. A  
Oakland, CA 94612  
(415) 810-3703  
jbdsgn328@gmail.com

**Ted Madison Drafting**  
P.O. Box 8102  
Santa Rosa, CA 95407  
(707) 228-8850  
tmadison@pacbell.net

**Notificationmaps.com**  
Barry Dunzer  
(866) 752-6266  
www.notificationmaps.com

**Radius Services**  
1221 Harrison Street #18  
San Francisco, CA 94103  
(415) 391-4775  
radiusservices@aol.com

**Notice This**  
(650) 814-6750



# What Applicants Should Know About the Public Hearing Process and Community Outreach

- A. The Planning Commission encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists are available on the Department's website. Notice of the hearing will be to adjacent neighbors, the Project Sponsor, and applicable neighborhood organizations. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.
- B. The Commission requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Planning Commission's Rules and Regulations below.

**Hearings.** A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A brief description of the project issues and concerns by the Planning Department staff.
2. A presentation of the proposal by the DR requester -- not to exceed five (5) minutes. During the presentation, DR applicants should briefly describe their concerns about the proposed construction, how it affects their property or the neighborhood, and acceptable alternatives. Additional materials pertinent to the case may also be presented to the Commission at this time.
3. Presentation(s) supporting the DR request by other individuals or by a member of a neighborhood group or organization -- each speaker not to exceed three (3) minutes. Testimony should be kept brief and not duplicate the testimony or previous speakers. If possible, one person should be selected as the representative to make a presentation to the Commission. The Commission urges all parties supporting the DR request to limit the total length of their presentations to 15 minutes.
4. Presentation by project sponsor (building permit applicant) -- not to exceed five (5) minutes.

Project sponsor should address concerns of the DR requester and other individuals, including concerns articulated at the hearing, and demonstrate to the Commission why the project should be approved.

5. Presentation by persons or organizations supporting the project sponsor -- not to exceed three (3) minutes. The Commission urges all parties supporting the Project Sponsor to limit the total length of their presentations to 15 minutes.
6. The Commission may allow the DR requester a rebuttal not to exceed two minutes.
7. The Commission may allow the project sponsor a rebuttal not to exceed two minutes.
8. Public testimony is closed. The Commissioners may ask questions of various persons during their discussion and consideration of the project.
9. Action by Commission on the matter before it. The Commission can vote either to approve the project, approve it subject to certain modifications, disapprove it, or continue the case to a future date.

The Planning Commission action of the building permit can be appealed to the Board of Appeals within fifteen (15) days of the issuance or denial of the building permit application by the Central Permit Bureau.

- C. **Private Transcription.** The Commission President may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President may require that a copy of such transcript be provided for the Commission's permanent records.



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
		(     )
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
ADDRESS:	ZIP CODE:	TELEPHONE:
		(     )
CONTACT FOR DR APPLICATION:		
Same as Above <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		(     )
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
CROSS STREETS:				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/				

## 3. Project Description

Please check all that apply

Change of Use ☐    Change of Hours ☐    New Construction ☐    Alterations ☐    Demolition ☐    Other ☐
**Additions to Building:**    Rear ☐    Front ☐    Height ☐    Side Yard ☐

Present or Previous Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Building Permit Application No. \_\_\_\_\_ Date Filed: \_\_\_\_\_

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

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## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

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2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

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3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

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## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name, and indicate whether owner, or authorized agent:

\_\_\_\_\_  
Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

**NOTES:**

☐ Required Material.

☐ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
**Call or visit the San Francisco Planning Department**

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

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

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



# **ATTACHMENT D2**

## 2417 GREEN DR ATTACHMENT 1

**What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.**

The Lampert/Byrd family have lived next door the project site at 2415 Green Street for over 20 years. They are requesting Discretionary Review because, although the project may meet the minimum standards of the Planning Code, it conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs) and the Cow Hollow Neighborhood Design Guidelines (CHNDGs). *Most importantly, the project is inconsistent with all six Design Principles of the RDGs.*

The following narrative identifies the many reasons why the Planning Commission should take Discretionary Review of this project and establishes that there are extraordinary circumstances that require such review.

Page 5 of the RDGs explains that “The Residential Design Guidelines focus on whether a building’s design contributes to the architectural and visual qualities of the neighborhood.” Here are the six guiding Design Principles used to determine whether a project is consistent with the RDGs:

1. *Ensure that the building’s scale is compatible with surrounding buildings.*
2. *Ensure that the building respects the mid-block open space.*
3. *Maintain light to adjacent properties by providing adequate setbacks.*
4. *Provide architectural features that enhance the neighborhood’s character.*
5. *Choose building materials that provide visual interest and texture to a building.*
6. *Ensure that the character-defining features of an historic building are maintained.*

Below we explain why the project is inconsistent with each of these Design Principles.

**1. Ensure that the Building’s Scale is Compatible with Surrounding Buildings.**

*The scale of the project is not compatible with surrounding buildings – The project is too large for the lot as described below.*

- a. ***The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5*** ( $6,114/2,500 = 2.456$ ). The developer appears to be guided by maximization of profit at the expense of the neighbors as the scale of the proposed building is incompatible with the surrounding homes. The proposed 6,114 square foot house is on a 2,500-square-foot lot. The developer wants to squeeze an oversized house onto one of the smaller lots in the neighborhood. This development intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively modest development intensity. A survey of development intensity based on Floor Area Ratios for 30 properties on the block, including the south side of the 2400 block of Green Street, the north side of the 2500 block of Vallejo Street, the east side of the 2700 block of Scott Street, and the west side of the 2500 block of Pierce Street indicates that ***the average FAR is 1.0***. The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5 ( $6,114/2,500 = 2.456$ ). Figure 1 and Table 1 illustrate the vast difference in scale of the proposed project compared with the surrounding homes.

The CHNDGs also call for compatible development intensities, which the developer has ignored. For example:

“Compatibility of Volume and Mass. The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings.” (CHGs, page 34)

- b. ***If this 6,103 square-foot project were approved, it would be close to twice the average house size in District 2.*** According to the Planning Department, the average size of a single-family home in the Second Supervisorial District<sup>1</sup> is 3,190 SF. (San Francisco Planning Department, September 2016 [http://default.sfplanning.org/administration/legaffairs/RET\\_presentation-100416.pdf](http://default.sfplanning.org/administration/legaffairs/RET_presentation-100416.pdf)) Currently, 2417 Green Street is 4,502 SF, or more than 40 percent larger than the average house in the District.

If the project sponsor were to remodel the home within the existing footprint, he would have a home that could accommodate a family without harming his neighbors and neighborhood.

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<sup>1</sup> District 2 includes:

94103 – bottom of Pacific Heights/Downtown.

94109 – Pacific Heights/Marina/Nob Hill.

94115 – Pacific Heights/Marina.

94118 – Presidio Heights/Inner Richmond.

94121 – Seacliff.

94123 – Marina.

94129 – Presidio.

94133 – Russian Hill/Financial District

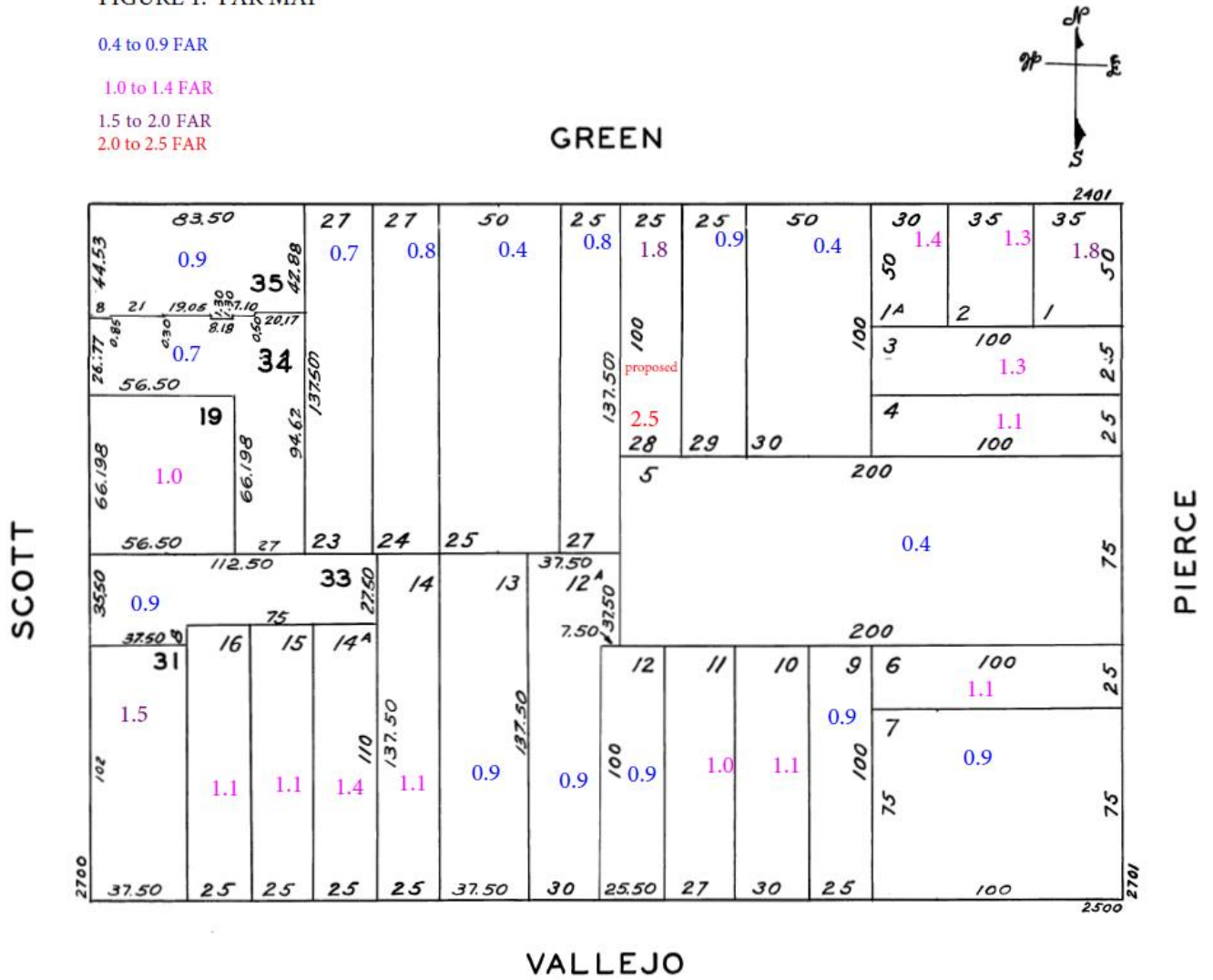
FIGURE 1. FAR MAP

0.4 to 0.9 FAR

1.0 to 1.4 FAR

1.5 to 2.0 FAR

2.0 to 2.5 FAR





**TABLE 1. NEIGHBORHOOD FLOOR AREA RATIOS****South Side of Green Street**

<b>Address</b>	<b>Building Area (SF)</b>	<b>Lot Area (SF)</b>	<b>FAR</b>
<b>2417 Green</b>	<b>4,502 existing 6,114 proposed</b>	<b>2,500</b>	<b>1.8 existing 2.5 proposed</b>
2772 Scott	3,300	3,728.56	0.9
2427 Green	2,660	3,711	0.7
2425 Green	3,125	3,712	0.8
2423 Green	2,694	6,875	0.4
2421 Green	2,700	3,437	0.8
2415 Green	2,346	2,500	0.9
2411 Green	1,900	5,000	0.4
2409 Green	2,080	1,498	1.4
2405 Green	2,280	1,750	1.3
2401 Green	3,125	1,746	1.8

**West Side of Pierce Street, North Side of Vallejo Street, and East Side of Scott Street**

<b>Address</b>	<b>Building Area (SF)</b>	<b>Lot Area (SF)</b>	<b>FAR</b>
2749 Pierce Street	3,344	2,495	1.3
2733 Pierce Street	2,720	2,500	1.1
2727 Pierce Street	5,875	15,000	0.4
2721 Pierce Street	2,750	2,500	1.1
2701 Pierce Street	6,828	7,500	0.9
2526 Vallejo Street	2,150	2,495	0.9
2530 Vallejo Street	3,380	3,000	1.1
2540 Vallejo Street	2,728	2,700	1.0
2544 Vallejo Street	2,390	2,548	0.9
2500 Vallejo Street	3,915	4,125	0.9
2560-62 Vallejo Street	4,668	5,153	0.9
2566 Vallejo Street	3,904	3,436	1.1
2570 Vallejo Street	3,807	2,750	1.4
2576 Vallejo Street	3,109	2,748	1.1
2580 Vallejo Street	3,686	2,748	1.3
2700 Scott Street	5,815	3,825	1.5
2710 Scott Street	3,180	3,393.75	0.9
2716 Scott Street	3,900	3,737	1.0
2750 Scott Street	2,850	4,103	0.7
2772 Scott Street	3,300	3,728.56	0.9

Source: San Francisco Property Information Map, 2017 for all properties other than 2417 Green.

- c. The Planning Department has determined that one important trigger from Planning Commission review of a residential alteration or demolition project is a proposed FAR exceeding established norms.* The Planning Department is currently in the process of recommending changes to Section 317 of the Planning Code. Planning is proposing to replace the demolition thresholds with "...controls for the RH Districts that use a Floor Area Ratio metric as a trigger for requiring a Planning Commission hearing, whether a project is an alteration or demolition." According to the applicant, they are removing 51 percent of the front and rear facades and 90 percent of the horizontal elements.

In the most recent iteration of the Planning Department recommendations for revising Section 317 (October 16, 2017

[http://default.sfplanning.org/administration/legaffairs/RET\\_Presentation\\_10-16-17.pdf](http://default.sfplanning.org/administration/legaffairs/RET_Presentation_10-16-17.pdf)),

the FAR trigger in the RH-1 District is recommended to be **1.4**, a measure that the proposed project far exceeds. The June 1, 2017 memo states that “***In determining whether a project that exceeds the base FAR should be approved by the Planning Commission, they would have to consider the following criteria when granting an exception to the base 1.4 FAR:***

1. high-quality architectural design;
2. contextual and compatible building siting, orientation, massing, scale, and fenestration pattern;
3. compatibility with surrounding density;
4. family friendly units;
5. whether existing units have been reconfigured, and if they have, whether the redesign results in a family-friendly layout; and
6. access to and quality of open space.

Under the Planning Department’s own proposal for revising the review process, this project would automatically be reviewed by the Planning Commission, obviating the need for neighbors to petition for DR and it would not meet the first three criteria listed above.

## **2. Ensure that the building respects the mid-block open space.**

*The project does not respect the mid-block open space.* Figure 2 illustrates the existing long-held open space pattern and shows how the project would substantially change it. The project will expand the footprint of the house **17 feet** back into the rear yard, significantly reducing the midblock open space that the neighborhood has enjoyed for so many years and that is protected by this second RDG design principle as well as many key policies of the CHNDGs, including the following:



FIGURE 2 EXISTING MID-BLOCK OPEN SPACE

“Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

Consider:

- Is there a pattern of rear yard depths creating a common open space?
- Will changing this pattern have a negative effect?
- Are light and air to adjacent properties significantly diminished?” (CHNDGs, page 28)

“Respect Rear Yard and Adjacent Buildings Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.” (CHNDGs, page 29)

The project would overshadow the patio and yard space of the Lampert/Byrd home. The photos in Figures 3 through 6 show the patio and yard space, and bedroom and kitchen/dining area windows that would be deprived of light and air as a result of the proposed expansion.

While many neighbors on the block have remodeled, they have generally stayed within their respective existing footprints and have not degraded the neighborhood's mid-block open space that makes this a special place to live. We unsuccessfully requested that this developer do the same. Here are some examples:

**2409 Green Street.** Remodel including a kitchen and family room stayed within the footprint except the addition of a rear deck.

**2411 Green Street.** Remodel included kitchen and bathrooms. Stayed within the footprint. This is an historic “English country cottage” and the addition maintained the historic integrity of the home.

**2415 Green Street.** The Lampert/Byrd family (the DR requesters) did an extensive remodel and added bedrooms and bathrooms their house to accommodate their family, but stayed entirely within the building footprint. And, despite the extent of the interior renovations, the before and after photos look almost the same.



**2425 Green Street.** This stately Victorian home was also remodeled within the existing footprint.

**2427 Green Street.** The interior of this home has been remodeled at least twice entirely within the footprint.

**2423 Green Street.** Just three years ago, our neighbors at 2423 Green Street, two houses to the west of 2417, proposed a modest remodel on their 6,875 SF 50-foot-wide, 137.5-foot-deep lot measuring lot (which is close to three times the size of the 2417 lot). For some reason, they were held to an entirely different standard than the developer of 2417. Although their original proposal to add a small addition to the rear of their home was not opposed by any neighbors and complied with the Planning Code, the Planning Department required that the plans needed to be revised in order to comply with neighborhood mid-block open space requirements and guidelines. The plans were revised as required, and the modest 11.5-foot expansion was scaled back to 9.5 feet.

Here is an excerpt from the 2015 Notice of Planning Department Requirements letter requiring the revision:

“Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:

2. Residential Design Guidelines. The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at <http://www.sfgov.org> or purchase for \$3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. **Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern.** (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29 [emphasis added]).”<sup>2</sup>

We request that you apply the same standards to 2417, so that the project respects the mid-block open space pattern and is no deeper than the adjacent Lampert/Byrd home at 2415 Green Street. We also request that the Commission consider the CHNDGs in their review of the project, which were not considered by the developer and do not appear to

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<sup>2</sup> Notice of Planning Department requirements for the Heffernan extension, 2014.08.21.4406, February 9, 2015.

have been specifically considered during the September 6, 2017 RDAT review of the project. The meeting notes state that this was an initial 15-minute RDAT meeting. The sole comment noted was that “The project complies with the Residential Design Guidelines. RDAT members did note that the third-floor interior wall abuts the front façade window; consider pulling the wall back or providing a more substantial façade element to obscure this condition.” No letter of Planning Department Requirements was issued by the Department for this project.

We ask that the Planning Commission require the project to be scaled back to comply with the RDGs and CHNDGs. Please refer to Attachment 3 herein for a suggested alternative design.

**3. Maintain light to adjacent properties by providing adequate setbacks.**

*The project does not provide adequate setbacks and would adversely impact the neighbors’ light and air.* The project has been designed with complete disregard for the neighbors. It would block light and air to the kitchen, bedroom, back porch, and yard of the Lampert/Byrd home (2415 Green Street). These areas are shown in Figures 3, 4, 5, and 6. It would block or darken numerous windows and the deck off of the kitchen of the Kaufman residence (2421 Green Street).

The Commission should not permit such significant light and air impacts. We respectfully request that you balance the protection of existing residents with allowing reasonable development, not maximization of profit at the expense of neighbors.

**4. Provide architectural features that enhance the neighborhood’s character.**

*The proposed project design would detract from, rather than enhance the neighborhood’s character.* Figure 7 is the applicant’s rendering of the proposed Green Street façade next to the existing front façade. Figure 8 is the applicant’s rendering of the rear façade. The developer is proposing a bulky oversized building of poor design quality with no regard for the neighborhood’s architectural character. The project would demolish the existing compatible characteristics of the building and replace the front and rear facades with a with excessive glazing and an awkward top floor deck that would detract from the neighborhood character.



Figure 3. Kitchen/Dining Area Windows of 2415 Green Street that would be blocked/darkened by proposed horizontal extension



Figure 4. Porch and yard of 2415 Green Street that would be darkened by proposed horizontal extension





Figure 5. Second Floor Master Bedroom Window 2415 Green Street that would be darkened by proposed horizontal extension



Figure 6. Existing rear facades of 2417 and 2415 Green Street



Figure 7 Existing and Proposed Front Façade

Source: Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.





Figure 8 Proposed Rear Façade

Source: Existing – Google Earth 2017. Proposed -- Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.



- 5. Choose building materials that provide visual interest and texture to a building.** As shown in Figures 7 and 8, the project plans do not indicate building materials that provide visual interest or texture to the building. The focus of the bulky design of front and rear facades is overly large windows. This is clearly inconsistent with page 39 of the CHNDGs, which cite poorly proportioned buildings with windows that are inconsistent in size with surrounding buildings as something that should not be permitted.

“Compatibility of Vertical and Horizontal Proportions. The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings. The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships.” (CHNDGs, page 39)

- 6. Ensure that the character-defining features of an historic building are maintained.** *The project would not maintain the character-defining features of this pre-earthquake shingle style residence.* The 2417 Green Street residence was built just prior to the 1906 earthquake. While the home has thus far been deemed not an historic resource under CEQA, it is attractive and compatible with the neighborhood character and the adjacent historic homes.

We ask that that the Planning Commission require the developer to preserve the existing front and rear façades and architectural details or redesign them in a style that is compatible with the historic character and high design quality of the neighboring homes.

## 2417 GREEN DR ATTACHMENT 2

**The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others, or the neighborhood would be adversely affected, please state who would be affected, and how.**

The insensitive siting, orientation, massing, and scale of the project as proposed will significantly affect the adjacent residents. Specific concerns are addressed below.

1. **The project would reduce the privacy of the neighbors.** The project has been insensitively designed. The proposed rear deck would look right into one of the bedrooms of the Lampert/Byrd home (window shown in Figure 5). For this reason, the project would be inconsistent with the following RDG Guideline: “Articulate the building to minimize impacts on light and privacy to adjacent properties.” (RDGs, page 16) Please see item 3 in Attachment 1 for further discussion of this issue.
2. **We are worried about potentially severe impacts on neighboring foundations.** We understand that the proposed project could have severe and irreversible impacts on the foundation of 2421 Green, the Kaufman home which was designed and occupied by Master Architect Ernest Coxhead. This home is a historic resource and has been deemed by the State Office of Historic Preservation has deemed to be “clearly eligible for the National Register”<sup>3</sup> and should not be sacrificed by this project. The developer has been completely uncooperative with respect to providing foundation plans and calculations needed to fully understand the impacts of the project on neighboring foundations.
3. **The developer did not change the plans submitted to the City to address any of the concerns raised by the neighbors.** The developer fulfilled the requirement to hold a pre-application meeting (technically two, but only because most of the neighbors, including the two adjacent neighbors, were unable to attend the first meeting) with the neighbors, but made no changes to the plan in response to neighborhood concerns. Nor did the developer put up story poles as recommended in the CHNDGs as he said he would do at the neighborhood meeting. At the Pre-Application meeting the developer claimed to know nothing about the CHNDGs, which is evident in the design which disregards key elements of the Guidelines.

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<sup>3</sup> Letter from Amy Crain, State Historian II, Regarding Ernest Coxhead House Nomination to the National Register of Historic Places, September 13, 2017.

- 4. The project could be scaled back while still allowing for a reasonable profit and achievement of the programmatic goals.** Please see Attachment 3 for an alternative design to achieve this objective.

## 2417 GREEN DR ATTACHMENT 3

**What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?**

If the developer were to remodel the home within the existing footprint as shown in the attached drawings of the alternative project, he would have a six-bedroom, 5,279-square-foot home with a two-car garage that could accommodate a large family without significantly impacting the immediate neighbors and larger neighborhood.

This alternative would still allow the developer to make a reasonable profit by developing a large house while also protecting the neighbors by preserving their access to light and air and privacy and the neighborhood by maintaining the mid-block open space. And, unlike the proposed project, this alternative would comply with the RDGs and CHNDGs.

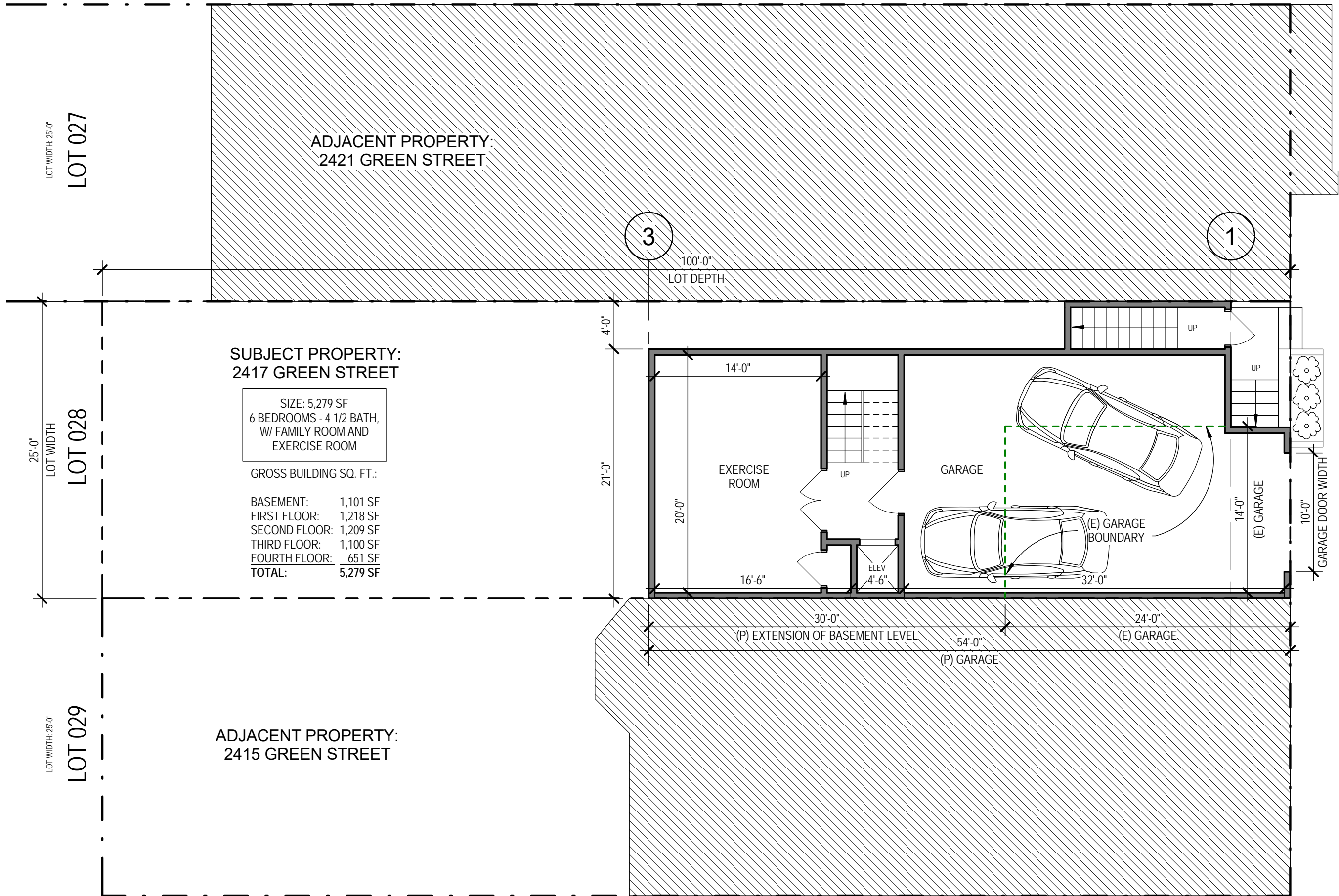
As shown in the attached concept plans, this would permit a 5,279-square-foot home with six bedrooms, four and a half baths, a family room, an exercise room, and a two-car garage.

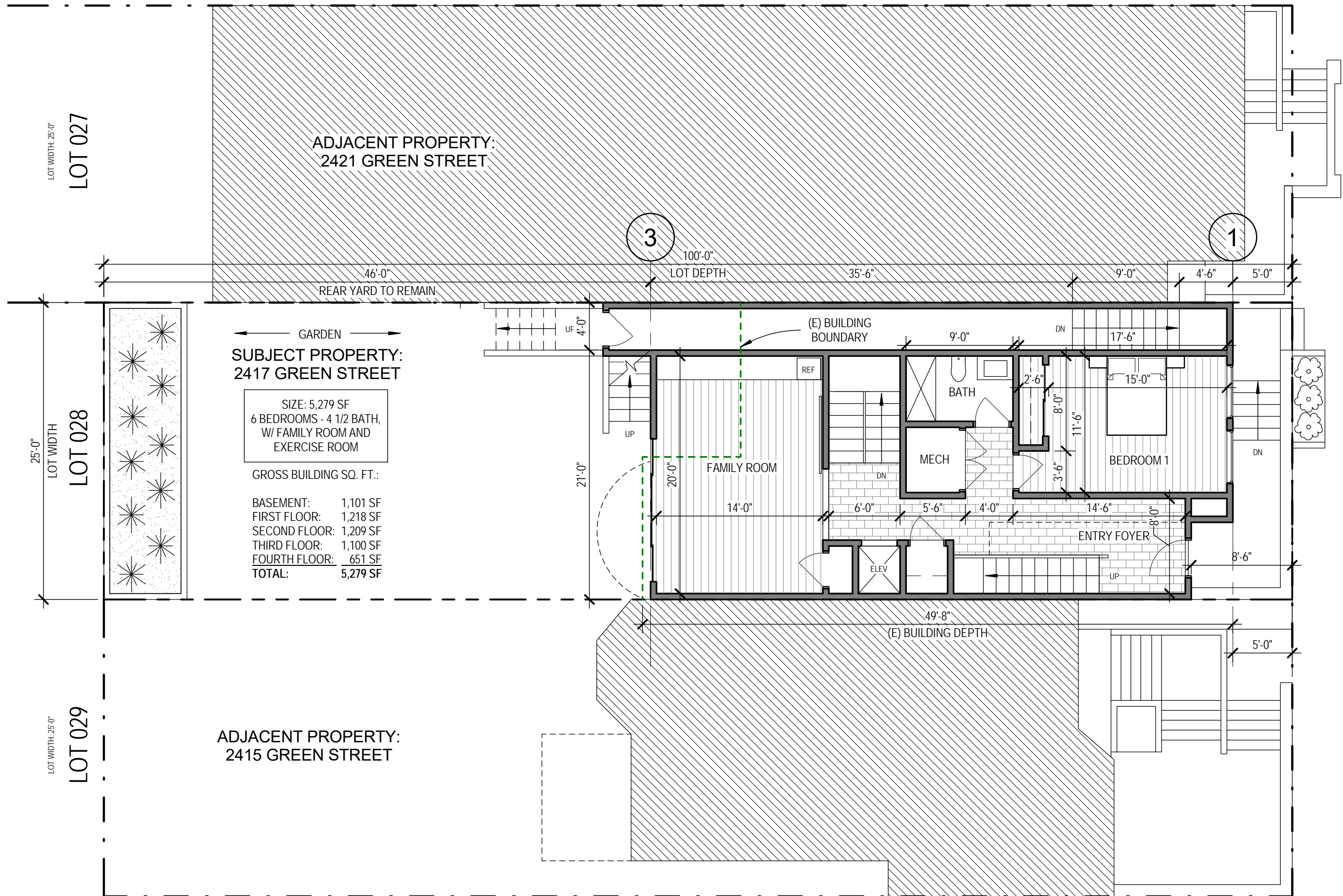
- The alternative design expands the **garage level** for two cars, an exercise room and a direct stair to the main house. The excavation provides for a four-foot separation between the Kaufman house foundation and property line and the walls of the basement/garage.<sup>i</sup>
- Under this alternative, there is no expansion of the house to the rear, in order to protect the mid-block open space. The Family Room at the **first floor** is below the kitchen and has a nice outlook to the garden. There is also a bedroom at this level.
- The **second floor** looks much like that of the developer's scheme – except there is no walk out deck at this living level to the south facing yard in order to protect the privacy of the neighbors.
- The **third floor** has three bedrooms (one of which is the master) -- perfect for a young family looking to have the bedrooms all on one floor.
- The **fourth floor** has two more bedrooms. The north facing room provides excellent views of the Bay.

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<sup>i</sup> Any construction would be required to ensure protection of the existing foundations and structures at 2415 and 2421 Green Street.



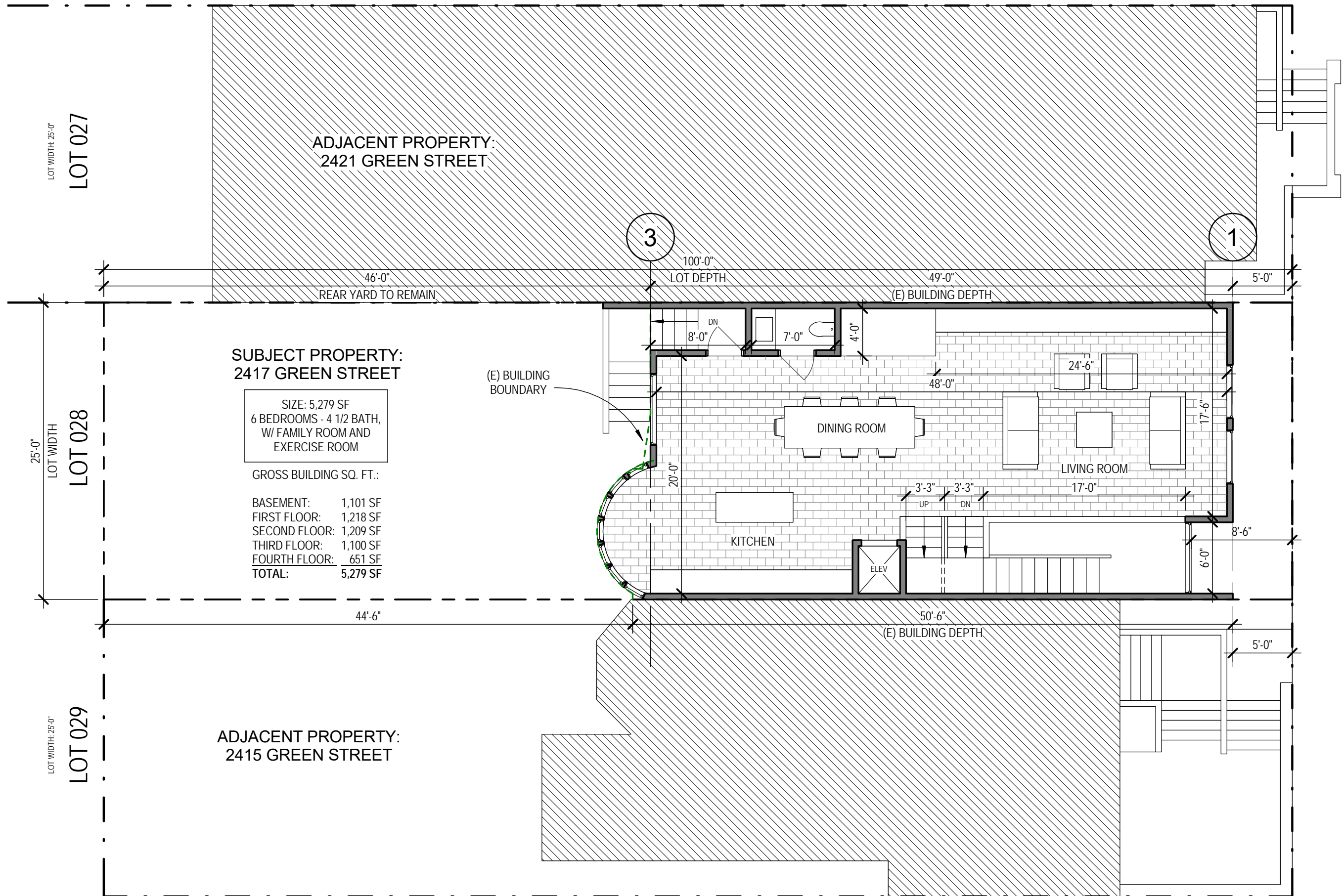




FIRST FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET



SECOND FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

LOT 027

ADJACENT PROPERTY:  
2421 GREEN STREET

3 2

100'-0"

46'-0"  
REAR YARD TO REMAIN

LOT DEPTH

13'-0"

12'-6"

5'-6"

7'-6"

13'-0"

1

25'-0"  
LOT WIDTH

LOT 028

SUBJECT PROPERTY:  
2417 GREEN STREET

SIZE: 5,279 SF  
6 BEDROOMS - 4 1/2 BATH,  
W/ FAMILY ROOM AND  
EXERCISE ROOM

GROSS BUILDING SQ. FT.:

BASEMENT: 1,101 SF  
FIRST FLOOR: 1,218 SF  
SECOND FLOOR: 1,209 SF  
THIRD FLOOR: 1,100 SF  
FOURTH FLOOR: 651 SF  
TOTAL: 5,279 SF

LOT 029

ADJACENT PROPERTY:  
2415 GREEN STREET

(E) BUILDING  
BOUNDARY

DECK

BEDROOM 3

BEDROOM 4

BATH

W/D

MASTER  
CLOSET

MASTER  
BATH

BEDROOM 2  
(MASTER)

15'-6"

UP

DN

ELEV

(P) BUILDING DEPTH

(E) BUILDING DEPTH

3'-0"

5'-0"

44'-0"

41'-0"

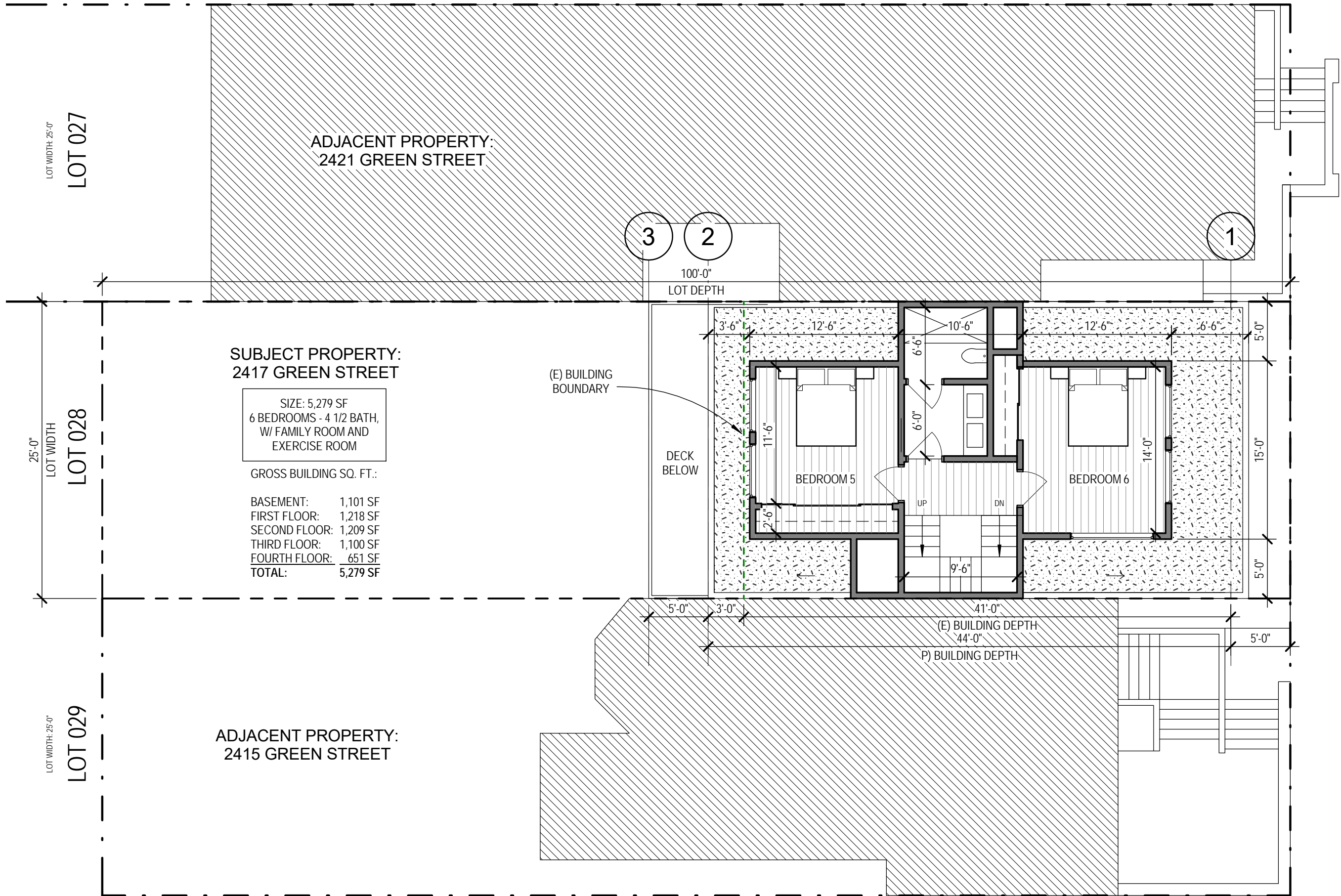
5'-0"

## THIRD FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

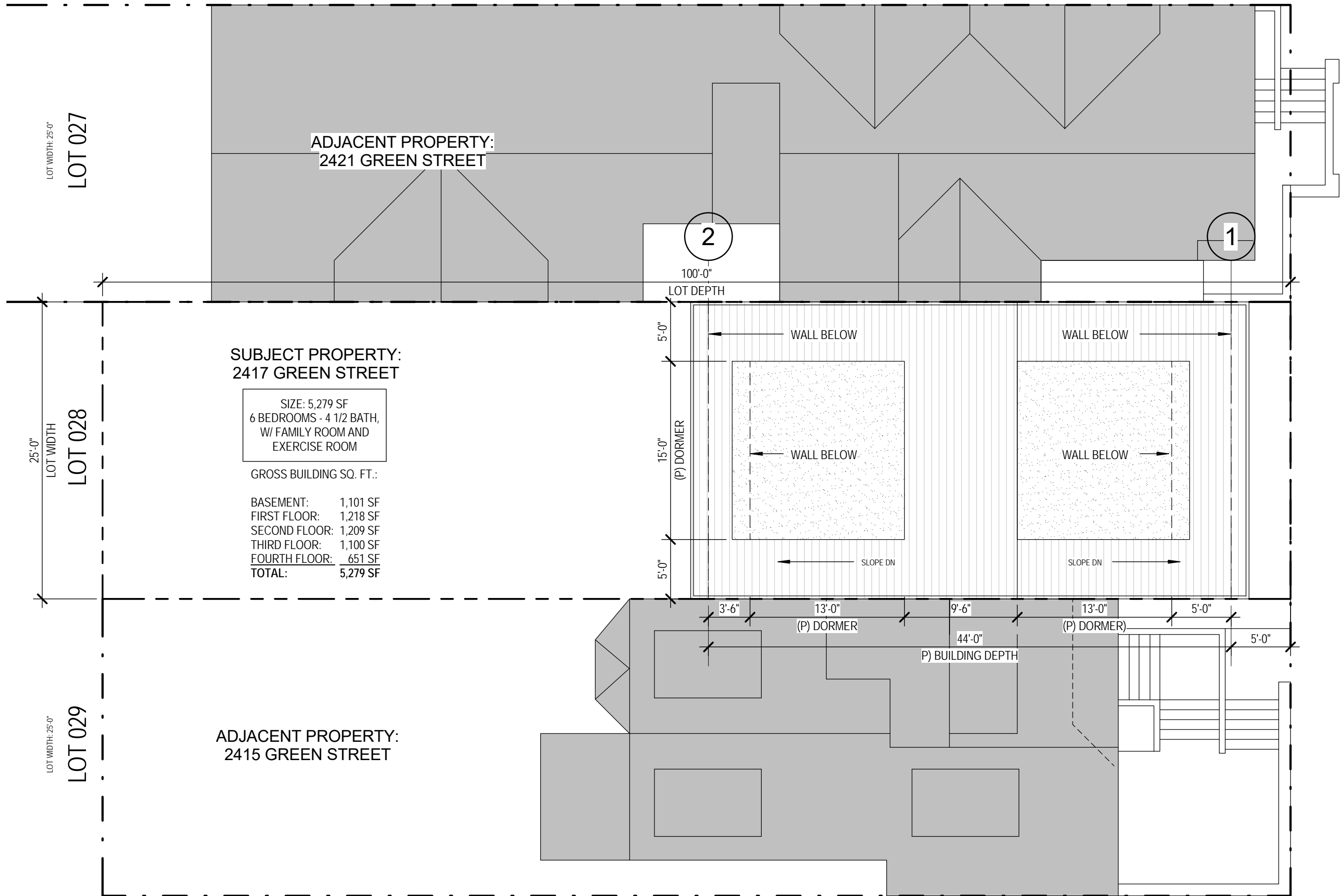




FOURTH FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET



ROOF PLAN

1/8" = 1'-0"

2417 GREEN STREET

# **ATTACHMENT E**

Christopher May  
San Francisco Planning Dept.  
1650 Mission St  
Suite 400  
San Francisco CA  
94103

Permit Application #2017.04.28.5244  
October 28, 2017

Dear Mr. May,

I am writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) As a down the hill neighbor at 2409 Green St, former Board member of the Cow Hollow Association and CHA 'Block Captain' for the 2400 block it is my opinion that the proposed massive expansion of the above residence is completely out of character with our neighborhood. Having known the previous residents and been in the house many times, the proposed more than doubling of the square footage is both unnecessary and excessive.

When viewed from the Street the fourth (actually fifth) floor addition is far too high for our 35 ft. zoning and makes the height of the house equal or higher than that of the up-the-hill residence at 2421 Green. The Cow hollow guidelines call for keeping a median height between three like adjacent residences. This proposal is clearly out of step with those guidelines as well as higher than code height. **I strongly recommend rejection of this fourth (fifth) floor addition** which produces a streetscape mass which is out of keeping with our neighborhood.

I am also aware that the proposed rear yard extension will impact the lot line windows of the adjacent 'Coxhead designed house' at 2421 Green St. This is a historic residence and those windows have been there over a hundred and twenty years and most likely preceded the building of the subject 2417 Green St. house. I hope that additional consideration could be given to avoiding occluding those windows which are prominent in the Coxhead design. (See attached article on 2421 and 2423 Green St.)

The rear yard extension also eliminates a significant amount of green space in the center of our block. It is my hope that the scope of the rear expansion can be scaled back to preserve some of the lovely garden and open space enjoyed by many of the surrounding properties.

This is the second of two such recent developer applications on our block which attempt to maximize the square footage for economic gain, at the expense of neighborhood character. I hope that both can be reined in.

Thank you for the opportunity to comment.

Anthony Imhof  
2409 Green St  
415 317 4657  
imhof3@sbcglobal.net



Thomas A. Goossens  
2425 Green Street  
San Francisco, CA 94123

Mr. Christopher May  
San Francisco Planning Dept.  
1650 Mission St.  
Suite 400  
San Francisco, CA 94103

December 4, 2017

RE: Permit Application # 2017.04.28.5244

As residents of 2425 Green Street, we stand with our neighbors in staunch opposition to the building project currently under review for 2417 Green Street.

The architect's rendering pertaining to this permit lays out plans for a single-family mega-house wholly out-of-scale with its surroundings. Given the small building lot, this 6,000 sq. ft. undertaking becomes possible only by encroaching on prized open space within the block and by adding a 5th floor that will create a visual disruption to the height symmetry of our street. For the neighbors, particularly the adjoining neighbors, the prospect of a McMansion getting shoehorned into a modest lot is like having a late-arriving sumo wrestler take the middle seat next to them on an airplane.

The proposed new construction accomplishes nothing for any interested party except the developer, who stands to maximize his investment return by building and then selling the largest house possible under permit. Neighbors gain nothing. We stand to lose green, open space, light, views and a street symmetry all of which have made our neighborhood unique and a source of pride. For us, the project gravely compromises the character of our neighborhood and our quality of life. Finally, the city in this building project merely swaps one single-family taxpayer for another.

In our view the greater good in this situation is served by denying the permit application and finding in favor of the neighbors. Thank you.

Sincerely,

Thomas A. Goossens and Barbara L. Rambo

## 2417 Green Street development project

Mon, Nov 6, 2017 6:39 pm

barbara heffernan bjhassoc@comcast.net [Hide](#)

To **Christopher.may** Christopher.may@sfgov.org

Cc **Barbara Heffernan** bjhassoc@comcast.net, **Barbara Rambo** bbrambo@aol.com, **Dan Heffernan** heffassoc@gmail.com, **David and Jessica**

**MacGregor** davemacgregor@yahoo.com, **Goossens tom** tagoossens@yahoo.com, **jessica**

**macgregor** jmacgregor@longlevit.com, **Julie Dowling** julie@dowling-studios.com, **Marco and**

**Sonal** marco.sonal@me.com, **mark Lampert** lampert@bvflp.com, **Phil**

**Kaufman** philkaufman@me.com, **Steven Platzman** platzman@addisonfinearts.com, **Susan**

**Byrd** sbyrdsf@yahoo.com, **Walrus and Associates** xiaomu@aol.com

[Slideshow](#)

2400 block 2.JPG (3.3 MB)

2400 block.JPG (3.0 MB)

Dear Christopher May

We are homeowners and residents living at 2423 Green Street two doors uphill and west of the proposed project at 2417 Green Street. We believe in maintaining the character of our neighborhood (Cow Hollow) and we are active members in the Cow Hollow Association and Pacific Heights Residents Association. We are supporting our neighbors who own homes adjoining this proposed renovation.

My husband, Dan Heffernan along with other residents on our block attended the pre-application meeting with the Developer and it was evident that the developer was not willing to address any of the concerns raised by the neighbors attending the meeting. There have been no changes to the plan in response to these concerns. The design of the property is not in keeping with the design guidelines for our neighborhood and block in particular. A question that keeps us very concerned: Is the developer at all interested in preserving the character of Cow Hollow and our 2400 block. We are not a block of oversized houses. Is this just an opportunity to oversize and create a mega-house?

In this email, we will address the residential guidelines as they pertain to the proposed development at 2417 Green Street in **Part 1** and then in **Part 2**, address our personal concerns regarding this development and our experience with planning regarding an extension.

**Part 1:** There is a distinctive character in our 2400 block. As neighbors, we respect our mid-block open space, our building envelope, our exterior blockface, and most importantly our neighborhood character. I am attaching 2 photographs of the houses on the 2400 side of the street, a steep hill, note the scale of the houses, the character, the design of each house, and the roofline. Starting from the left side of the left photo: 2417, then 2421 and 2423. 2421 and 2423 were designed and built by Ernest Coxhead in 1894 and 1892 respectively. The photo on the right; from the left: 2415, 2417 and 2421.

We have reviewed the Residential Design Guidelines with regard to the design of this project. In reviewing the guidelines, as home owners and residents in Cow Hollow, we would expect that the planning commission would respect the guidelines particularly with regard to the following excerpts that are critical to consider when reviewing the design of 2417 Green Street. I copy some of the text from the guidelines that to us are relevant to this application.

**Excerpts from the Design Guidelines that are pertinent.**

### What is a neighborhood?

In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:

*The broader context.* Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant.

*The immediate context.* Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

### **What is the Block Face?**

The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block open space.

### **What is Mid-Block Open Space?**

The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents.

### **Respect or Improve upon the context: Flexibility in Design**

In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options. Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

### **Clearly Defined Visual Character**

On some block faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types in the following drawing.

A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure—attention that is damaging to the existing street character, as shown below.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. The Lower Elevation Sub-Area includes the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.

#### **Respect the Topography of the Site**

New buildings should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills and in relation to mid-block open space.

The following drawing shows a harmonious streetscape typical of Cow Hollow, in which the buildings respect the topography and the architectural context, stepping down the hill.

For houses on slopes, (the 2400 block of Green Street is on a steep hill) terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. This terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. Terracing in this arrangement preserves lateral access to light and views. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes. Many of the hillside homes in Cow Hollow use a reverse plan, with large picture windows at the rear, in their living and dining rooms, while the homes behind and downhill from them are carefully designed to be below the line of sight from the homes above. The strength of this design, which takes full advantage of available views, will be undermined if the relation of the structure to the topography is not respected

In Cow Hollow, within any particular block face, each building is set back from the property line to a similar degree (Portions of the facades are recessed even further creating partial setbacks). The setbacks help to define the transition between the private spaces and public street areas. Landscaping can help soften this transition. Existing patterns of landscaped front setbacks should be retained

#### **Acknowledge Significant Neighboring Buildings**

In some cases, a proposed project is adjacent to a historically or architecturally significant building. (2421 Green Street) These structures are often set back from the street or are on



wider lots with gardens in front. For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space. Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

Consider:

- *Is there a pattern of rear yard depths creating a common open space?*
- *Will changing this pattern have a negative effect?*
- *Are light and air to adjacent properties significantly diminished?*

### **Respect Rear Yard and Adjacent Buildings**

Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings.

In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.

### **Finish the Rear Facade and Visible Sides of the Building**

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of the neighboring properties, and often, depending on the topography, of those far beyond. This facade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties. Exposed plywood, for example, should be considered inappropriate in the Cow Hollow neighborhood, where the majority of the building facades are finished with siding or stucco

*Is this compatible?*

### **Side Spacing (Side Yards)**

Spacings are the separations, existing or perceived, between buildings. Side or “notchbacks” between buildings help to underscore the separate nature of each unit and set up a characteristic rhythm to the street scape composition.

- *Is there a pattern of side spacing between the buildings?*
- *Will changing this pattern have a negative effect?*
- *Can a negative impact be minimized by changing the design?*

### **Respect Spacing Pattern**

As with front setbacks, a poorly designed side setback between buildings can strongly impact the neighboring buildings as well as be visually disruptive.

### **Incorporate “Good Neighbor” Gestures**

Often a small side setback or notch can prevent blockage of a neighbor’s window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of “good neighbor” gestures should be incorporated into the design

### **Lateral Lighting, Air and Views**

Where side yards exist, new buildings or expansions should be designed so as to preserve these side yards in their entirety and thus to protect the privacy of and light to neighboring

buildings. When rear additions impinge on light and air to adjacent homes, setbacks can be used to preserve the extent of light and air intended in the existing design.

### **Rear Expansions**

In attached homes in Cow Hollow, the lack of side yards limits light received by residences and limits the sight lines (air envelope) around the residences. For this reason, attached homes are particularly vulnerable to deprivation of light and air by a neighboring rear expansion. Therefore, it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures.

### **Roofline**

The roofline refers to the profile of the building against the sky. In the case of Cow Hollow, where steep slopes expose the design, and appearance of the roof of buildings down hill, roofline also refers to the perception of roofs as seen from higher elevations.

- *Is there an identifiable pattern to the rooflines of buildings on the block face?*
- *What choices are there to respond to this pattern?*
- *Can the impact of unavoidable disruptions to the pattern be lessened?*

### **Respect Roofline Patterns**

The style of roofline varies throughout the Cow Hollow Neighborhood from block to block. Many blocks throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style. Blocks that are more varied and eclectic require special consideration in order to bring greater harmony or visual interest to the block face. In general, a strong repetition of consistent rooflines calls for similar design for new construction and alteration. As important as the pattern of rooflines seen from the street level, is the perception of the roofs of buildings as seen from higher places. A flat roof, the choice of bright and reflective roof materials, the random placement of skylights, the construction of elevator and stair penthouses, or the design of a bulky roof, can greatly affect the neighborhood character as perceived from higher locations within the neighborhood.

### **Minimize the Impact of Inconsistent Building Rooflines**

The impact of inconsistent building forms should be responded to creatively.

There is likely to be more than one way to address a complex pattern of rooflines. While the design may respond more specifically to one pattern over another, picking up on several patterns may help to tie the streetscape composition together.

### **Part 2: Our (2423 Green Street) concerns with this proposed design project**

1. **The project would reduce mid-block open space.** The project will expand the footprint of the house 17 feet back into the rear yard, substantially reducing the midblock open space that the neighborhood has enjoyed for so many years and that is protected by key policies of the CHNDs. While many neighbors have remodeled, they have generally stayed within their respective existing footprints and have not degraded the neighborhood's mid-block open space that makes this a special place to live. We ask the developer to do the same. The 6,114 square-foot project could be scaled back substantially and would still provide a sumptuous place to live, well beyond the average size of most homes in the neighborhood.

We (2423 Green Street) are a case in point to illustrate a decision regarding mid-block open space. In 2016, we added a small addition at the back of our home at 2423 Green Street. On 7/23/2014 we held our neighborhood pre-app meeting. There were no objections to the planned and proposed extension. On 8/21/14 the Application went to Sharon Lai at the Planning Department. After several months, we were informed that we had to comply with the neighborhood mid block open space requirements and guidelines. The plans were redrawn and we went from 11 1/2 feet out (our south) to 9 1/2 feet. We had to do this even though it cost us in time, dollars, redesign fees, and reduction in space. I will copy below a section of the document from the Planning Department to our architect, dated Feb 9, 2015. Note the reference to the Residential Design Guidelines. We complied with the guidelines in every respect and would be disappointed if these same standards were not applied to all proposed

building projects in our block. The developer at 2417 wants to go 25' out - in a smaller space effectively removing virtually all the mid block open space and creating an adverse effect on the adjoining neighbors.

**Notice of Planning Department requirements for the Heffernan extension**

February 9, 2015

Lorin Hill

6573 Shattuck Avenue

Oakland, CA 94609

**RE: 2423 Green Street** (Address of Permit Work)

**0560/025** (Assessor's Block/Lot)

**2014.08.21.4406** (Building Permit Application)

Your Building Permit Application #2014.08.21.4406 has been received by the Planning Department and has been assigned to planner Sharon Lai. Sharon Lai has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy. In order to proceed with our review of your Building Permit Application, the following is required:

1. Please note that the subject property is listed as a Category A building, known historic resource and is pending preservation planner review.

**NOTE: Revisions to the project may be requested as part of the CEQA review process outlined above. Revisions may also be requested to address the Planning Code, the Residential Design Guidelines and other local ordinances and policies. Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:**

2. **Residential Design Guidelines.** *The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines.* You can download a copy of the Guidelines from our website at <http://www.sfgov.org> or purchase for \$3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern. (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29).

2. **The proposed design would detract from the character of the neighborhood.** The developer proposes to demolish the façade of the current shingled style home built in 1906. While the home is not considered to be an historic resource under CEQA, it is attractive and compatible with the neighborhood character and the adjacent historic homes. We are alarmed that the developer is proposing a bulky oversized building of poor design quality when we as home owners and neighbors have always worked together to sustain the design integrity and character of our neighborhood. This new proposed design is massive and totally out of keeping with the character of the houses on the block.

3. **The project is over-sized for the lot.** The developer appears to be guided by maximization of profit at the expense of the neighbors. The proposed design is a 6,114-square foot house on a 2,500-square-foot lot, at expense of midblock open space. This is inconsistent with the character of the neighborhood and is a departure from existing residential design guidelines.

In summary, there is an alarming trend in Cow Hollow: developers purchasing, demolishing, rebuilding, and expanding residential properties regardless of impacts to midblock open space, exterior blockface or the character of the neighborhood. Our street is typical of the character of Cow Hollow, and homes have been cared for and renovated with the intent of preserving that character. Within our block (#0560) there are 11 historic houses identified in the City Survey including a City Landmark, the Casebolt House as well as the houses at 2423 and 2421 Green Street designed by Ernest Coxhead. Many of us have lived on this block for over 20 years, and have updated our homes in some ways over the years. These renovations have been done maintaining the original footprint of the homes as well as maintaining exterior historic character (façade, setbacks, windows, roof lines, rear, yards, etc.)

We look to the SF Planning Department to be consistent in its decision regarding open space, mid block open space, size and mass of proposed development, maintaining the character of neighborhoods, and following the Residential Design Guidelines as referenced in our 2423 Green Street permit process in 2014.

Regards,

Barbara and Dan Heffernan

2423 Green Street

San Francisco CA 94123

2 Attached Images

[Reply](#) [Reply All](#) [Forward](#)

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Richard Drury &lt;richard@lozeaudrury.com&gt;

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**Fwd: 2417 Green Street development project -- Comments**

1 message

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**xiaomu@aol.com** <xiaomu@aol.com>  
To: richard@lozeaudrury.com

Tue, Dec 5, 2017 at 12:55 PM

-----Original Message-----

From: Thomas Goossens &lt;tagoossens@yahoo.com&gt;

To: Susan Byrd &lt;sbyrdsf@yahoo.com&gt;

Cc: Barbara Rambo &lt;blrambo@aol.com&gt;; Dan Heffernan &lt;heffassoc@gmail.com&gt;; David and Jessica MacGregor &lt;davemacgregor@yahoo.com&gt;; jessica macgregor &lt;jmacgregor@longlevit.com&gt;; barbara heffernan &lt;bjhassoc@comcast.net&gt;; Julie Dowling &lt;julie@dowling-studios.com&gt;; mark Lampert &lt;lampert@bvflp.com&gt;; Phil Kaufman &lt;philkaufman@me.com&gt;; Steven Platzman &lt;platzman@addisonfinearts.com&gt;; Walrus and Associates &lt;xiaomu@aol.com&gt;; Sonal DESAI &lt;marco.sonal@me.com&gt;

Sent: Mon, Dec 4, 2017 2:10 pm

Subject: Re: 2417 Green Street development project -- Comments

Susan ...here is our letter in support of the coalition

On Thursday, November 09, 2017 02:08:42 PM PST, Sonal DESAI &lt;marco.sonal@me.com&gt; wrote:

Christopher May  
San Francisco Planning Dept.  
1650 Mission St  
Suite 400  
San Francisco CA  
94103

Re: Permit Application #2017.04.28.5244

Dear Mr. May,

We are the owners and residents of 2427 Green Street, and are writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) We have a number of serious concerns about the project, which seems to be guided by sheer short-term profit maximization with no regard for the neighborhood's history and character. Also, as we are adding our voice to those of many of our neighbors, we will not repeat many of the same details but would like to stress that we fully share the views and concerns they have expressed.

The proposed size, at over 6,000 square feet, appears disproportionate, especially given the relatively smaller size of the lot. This alone would make the new house completely out of character with the neighboring properties.

The project would substantially reduce the green open space that the block currently enjoys between Green Street and Vallejo Street. This midblock green space is a crucial defining characteristic of this area of San Francisco. Sacrificing it for the sake of additional square footage would not only degrade the block, but would also be a terrible example of total disregard for the character of the neighborhood and of the city. We will point out that several residents, ourselves included, have remodeled their residences while taking care to remain within the existing footprint to safeguard the mid-block open space.

On a similar note, the proposal to demolish the original 1906 façade to replace it with a non-descript massive structure shows blatant disregard for the character of the block. Once again, the comparison with the remodeling projects carried out by others on the block underscores the difference between residents who care about preserving the neighborhood and developers who only care about making a quick profit.

We would also note that the fifth floor addition appears to exceed the 35 ft zoning restrictions; it would bring the new house at a height equal to or greater than the 2421 residence up the hill, whereas the guidelines call for an intermediate height between adjacent residences, to respect the symmetry with the natural slope of the street. That the project simply ignores this fundamental guideline speaks volumes, in our opinion.

While the whole block would be damaged by this project, we are also concerned that some of our neighbors would be affected to an especially severe degree. In particular, the Kaufman residence at 2421 Green Street would have several

windows blocked. This is a wonderful historic residence with great charm and character that should be respected and preserved for the benefit of future generations. The Lampert-Byrd residence at 2415 would also be very negatively affected. Both properties would also be at significant risk of structural damage, given the scope of the work envisaged. There is a stream running under the block that has already caused issues during a much smaller project across the street.

Like the project proposed for 2452 Green Street, this is another egregious example of developers attempting to capitalize on rising house prices by maximizing square footage, sacrificing quality, circumventing guidelines and regulations and completely disregarding the character of the neighborhood. We sincerely hope such efforts will be thwarted, in this neighborhood and elsewhere in San Francisco.

Thank you for your attention and for the opportunity to comment.

Marco Annunziata and Sonal Desai  
2427 Green Street, San Francisco  
[415 932 6532](tel:4159326532)  
[marco.sonal@mac.com](mailto:marco.sonal@mac.com)



**Green Street teardown.docx**

15K

**From:** Julie Dowling [<mailto:julie@dowling-studios.com>]  
**Sent:** Monday, November 06, 2017 3:33 PM  
**To:** May, Christopher (CPC)  
**Cc:** Steven Platzman ([platzman@addisonfinearts.com](mailto:platzman@addisonfinearts.com))  
**Subject:** Permit Application #2017.04.28.5244

Christopher May  
San Francisco Planning Dept.  
1650 Mission St  
Suite 400  
San Francisco CA  
94103

Permit Application #2017.04.28.5244

November 6, 2017

Dear Mr. May,

I am writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) As a neighbor directly across the street at 2450 Green St, it is my opinion that the proposed massive expansion of the existing residence is completely out of character with our neighborhood.

When viewed from the Street, the top level is higher than the 35 ft. zoning allows. The Cow hollow guidelines call for keeping a median height between three like adjacent residences. This proposal does not follow those guidelines. I strongly recommend rejection of this fourth (fifth) floor addition which produces a streetscape mass which is not in scale with our neighborhood.

I am also aware that the proposed rear yard extension will impact the lot line windows of the adjacent 'Coxhead designed house' at 2421 Green St. This is a historic residence with significant architectural features that are 120 years old. The Coxhead design should ideally be preserved and unchanged.

As an architect, I chose to live in this neighborhood for it's residential scale and character and I am concerned that the recent proposed projects are going to undermine this very special street. I too remodeled my home in 2012, and I understand a property owner has the right to do so, but I was able to arrive at a workable solution that did not involve the expansion of the envelope which would have negative effects on my neighbors. As a result, I had full support from my neighbors.

Thank you for your time and consideration.

Julie Dowling and Steven Platzman  
2450 Green St  
415 519 1357



Christopher May  
San Francisco Planning Dept.  
1650 Mission St [Suite 400](#)  
[San Francisco CA 94103](#)

Permit Application #2017.04.28.5244

Dear Mr. May:

We are writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) We live across the street from this home and have serious concerns about the proposed plans.

The proposed project at 2417 is very large (6,114 square-feet). As a result, the project is far in excess of a 1.2 Ret-FAR. We understand the Planning Department and all neighborhood residential groups support this standard. The massive structure on a small lot is inconsistent with the character of the block. This is contrary to Cow Hollow Residential Design Guidelines.

Most of the new square-footage is added through an expansion to the rear of the building. The proposed project's expansion into the rear yard fails to preserve mid-block open space. This is yet another way in which it is inconsistent with Cow Hollow Residential Design Guidelines. Even worse, its failure to adhere to this guideline impinges upon numerous historically significant homes.

The rear-yard expansion also fails to respect the adjacent neighbors' air, light and privacy. This is especially egregious in the case of 2421 Green, the Kaufman residence. 2421 is one of two historically significant Coxhead homes on our block. It was built long before 2417 and has an East-West orientation. The proposed large expansion into the rear of 2417 would block many of 2421's east facing windows, impinging significantly on light, air and privacy. The Lampert-Byrd home is similarly affected.

Finally, the top level of the building is higher than the 35 foot zoning limit. The sponsor did not average the roof height between the adjacent buildings, as required under Cow Hollow Guidelines. This is another way in which the proposed plan produces massing out of scale with our neighborhood.

We moved to the 2400 block of Green Street in 2012. As parents of young children, one of the primary reasons we chose this block was because the homes were designed to ensure mid-block open space. We believed Cow Hollow Residential Design Guidelines would preserve this unique feature of our neighborhood. Indeed, we and many of our neighbors have remodeled our homes, consistent with those Guidelines. We listened to our neighbors' concerns and took steps to respond to them. As a result, none of the remodeling projects, including our own, drew objection.

Thank you for your careful review of these important issues.

Happy Holidays.

Jessica Rudin MacGregor and David MacGregor

[2460 Green Street](#)

[San Francisco, CA 94123](#)

Begin forwarded message:

**From:** Sonal DESAI <[marco.sonal@me.com](mailto:marco.sonal@me.com)>  
**Date:** November 9, 2017 at 2:08:36 PM PST  
**To:** [Christopher.may@sfgov.org](mailto:Christopher.may@sfgov.org)  
**Cc:** Barbara Rambo <[blrambo@aol.com](mailto:blrambo@aol.com)>, Dan Heffernan <[heffassoc@gmail.com](mailto:heffassoc@gmail.com)>, David and Jessica MacGregor <[davemacgregor@yahoo.com](mailto:davemacgregor@yahoo.com)>, Goossens tom <[tagoossens@yahoo.com](mailto:tagoossens@yahoo.com)>, jessica macgregor <[jmacgregor@longlevit.com](mailto:jmacgregor@longlevit.com)>, barbara heffernan <[bjhassoc@comcast.net](mailto:bjhassoc@comcast.net)>, Julie Dowling <[julie@dowling-studios.com](mailto:julie@dowling-studios.com)>, mark Lampert <[lampert@bvflp.com](mailto:lampert@bvflp.com)>, Phil Kaufman <[philkaufman@me.com](mailto:philkaufman@me.com)>, Steven Platzman <[platzman@addisonfinearts.com](mailto:platzman@addisonfinearts.com)>, Susan Byrd <[sbyrdsf@yahoo.com](mailto:sbyrdsf@yahoo.com)>, Walrus and Associates <[xiaomu@aol.com](mailto:xiaomu@aol.com)>  
**Subject:** 2417 Green Street development project -- Comments

Christopher May  
San Francisco Planning Dept.  
1650 Mission St  
Suite 400  
San Francisco CA  
94103

Re: Permit

Application #2017.04.28.5244

Dear Mr. May,

We are the owners and residents of 2427 Green Street, and are writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) We have a number of serious concerns about the project, which seems to be guided by sheer short-term profit maximization with no regard for the neighborhood's history and character. Also, as we are adding our voice to those of many of our neighbors, we will not repeat many of the same details but would like to stress that we fully share the views and concerns they have expressed. The proposed size, at over 6,000 square feet, appears disproportionate, especially given the relatively smaller size of the lot. This alone would make the new house completely out of character with the neighboring properties.

The project would substantially reduce the green open space that the block currently enjoys between Green Street and Vallejo Street. This midblock green space is a crucial defining characteristic of this area of San Francisco. Sacrificing it for the sake of additional square footage would not only degrade the block, but would also be a terrible example of total disregard for the character of the neighborhood and of the city. We will point out that several residents, ourselves included, have remodeled their residences while taking care to remain within the existing footprint to safeguard the mid-block open space.

On a similar note, the proposal to demolish the original 1906 façade to replace it with a non-descript massive structure shows blatant disregard for the character of the block. Once again, the comparison with the remodeling projects carried out by others on the block underscores the difference between residents who care about preserving the neighborhood and developers who only care about making a quick profit.

We would also note that the fifth floor addition appears to exceed the 35 ft zoning restrictions; it would bring the new house at a height equal to or greater than the 2421 residence up the hill, whereas the guidelines call for an intermediate height between adjacent residences, to respect the symmetry with the natural slope of the street. That the project simply ignores this fundamental guideline speaks volumes, in our opinion.

While the whole block would be damaged by this project, we are also concerned that some of our neighbors would be affected to an especially severe degree. In particular, the Kaufman residence at 2421 Green Street would have several windows blocked. This is a wonderful historic residence with great charm and character that should be respected and preserved for the benefit of future generations. The Lampert-Byrd residence at 2415 would also be very negatively affected. Both properties would also be at significant risk of structural damage, given the scope of the work envisaged. There is a stream running under the block that has already caused issues during a much smaller project across the street.

Like the project proposed for 2452 Green Street, this is another egregious example of developers attempting to capitalize on rising house prices by maximizing square footage, sacrificing quality, circumventing guidelines and regulations and completely disregarding the character of the neighborhood. We sincerely hope such efforts will be thwarted, in this neighborhood and elsewhere in San Francisco.

Thank you for your attention and for the opportunity to comment.



Marco Annunziata and Sonal Desai  
2427 Green Street, San Francisco  
415 932 6532

-----Original Message-----

From: susan byrd [<mailto:sbyrdsf@yahoo.com>]

Sent: Friday, September 29, 2017 2:57 PM

To: May, Christopher (CPC); Lindsay, David (CPC)

Cc: [Ggwood2@gmail.com](mailto:Ggwood2@gmail.com); [chaboard@cowhollowassociation.org](mailto:chaboard@cowhollowassociation.org)

Subject: 2417 Green Street, Christopher Durkin Project

Dear Mr. May and Mr. Lindsay:

As adjacent neighbors, we write to you with continued concerns about the developer Christopher Durkin and his proposed project at 2417 Green Street.

As Mr. Lindsay will recall, on March 30th, Mr. Durkin held a pre-application meeting which was attended by a large number of the local neighbors (Mr. Lindsay was helpful in getting this meeting scheduled with the developer and architect on a date when neighbors could actually attend). At that meeting we learned that the proposed project for the 1907 home at 2417 Green Street was massively out of scale with the neighborhood homes (particularly filling up all of our "shared" beautiful green open space and gardens to the rear).. The project is not only physically inappropriate for SF Residential Guidelines, amazingly thoughtless regarding air/light/green space and neighbor's homes, it is also glaringly inconsistent with the Cow Hollow Association Guidelines.

The project has three immediate adjacent neighbors and one on each side "one removed": Each of these five homes is historic in nature: a Victorian, two Ernest Coxhead homes, the registered historic Casebolt Mansion, and an Edwardian English Cottage with gardens. Somehow this is not being taken into consideration by the developer and the city planning department to date.

At the Pre-App meeting (also attended by a CHA representative) we as neighbors voiced our concerns and requested that Chris Durkin consider a second plan which would stay within the footprint of the current home and take CHA guidelines into consideration. He suggested that was not going to happen, the meeting ended on a sour note, we never heard more. We also never heard more from the CHA representative there taking notes. As adjacent neighbors we decided we would need to hire an attorney and a planning consultant to actually and truly represent neighborhood interests.

We recently asked Chris Durkin to provide plans that we and our attorney could review. We were told we would need to go to Durkin's attorney's office (Zacks) to view the plans. What was made available were not the actual/stamped plans, it was a waste of time and a joke. Then, we learned last week that Mr. May and others at the RDAT meeting recently held a "15 minute review" of the developer's plans and have deemed them to be "consistent with the RDG's." It was suggested by Mr. May that it would be now up to us as neighbors to file for a DR.

We were shocked to learn that this inappropriate residential development plan (with documented neighborhood concerns) was "moved" so quickly through this RDAT process. We ask you, Mr. May, would your family consider a "15 minute review" sufficient if this building were proposed next to your home? We also ask, where is the advocacy of the CHA, where is the collaboration between neighbors and city planning we are supposedly all working toward, where is the support from planning for such cooperation so that neighbors aren't forced to hire attorneys and file DR and other legal action?

Please make note:

Without apparently proper permit process, 1. Chris Durkin has built a work shed the length of the building at 2417 Green Street, which (a) is obstructing the side walk and (b) would indicate work on an excavation project much larger than was being described in the plans for the current one car garage. Inappropriate excavation will have dire consequence on the upside neighbor's home.

2. There has been a tree removal at the front of the property, on the sidewalk. We are under the impression we as a city are busy planting trees, not ripping them out, and we would like to know which permit/office was consulted for the tree removal 3. There was a work permit issued and posted at 2417 Green on the work "shed" for (a) 9/6/17-12/06/17, permit m831527; (b) Notice of Violation/Stop all work, signed by senior Planning Inspector yesterday on 9/28, due to complaint #201708032; (c) newer 10/2/17- 04/02/18 notices, same work permit #, placed last night by Durkin, after the NOV notice was posted.

We would like to ask Planning Department Officials sooner rather than later to flag this case! We are concerned about the nature and the pace of this case and are wondering how it is possible that it is being moved along so quickly without adequate review and apparently conflicting facts.

We are also copying here Geoff Wood and the Board President of the Cow Hollow Association, Lori Brooke. Mr. Wood, as the CHA zoning representative, was unable to attend the March 30 Pre-App meeting but sent instead Nancy Levens; in his email of 3/29 : " I am unable to attend the meeting tomorrow at 2417 Green but did attend the first meeting held on the 16th so am familiar with the project. Nancy Levens will attend for the CHA and will be forwarding on to me any concerns you and other neighbors have with the proposed project to date, and also any measures that the architect and owners offer to mitigate those issues." We are concerned there has been no follow-up and ask that the CHA become advocates alongside us and all neighbors for the CHA guidelines, which we as a neighborhood refer to in all our communication, but the developer Chris Durkin appears to have no knowledge of as he rolls out the plans for adding a massive home to the neighborhood. How can we all do this better?

We are hoping as long time residents of a beloved and historic San Francisco neighborhood we can all work towards environmentally appropriate building and "greening rather than demeaning" ALL of our city neighborhoods. San Francisco is special for a reason--because we all love it and wish to protect its beauty and character.

Thank you,  
Susan Byrd  
Mark Lampert  
2415 Green Street



Thomas A. Goossens  
2425 Green Street  
San Francisco, CA 94123

Mr. Christopher May  
San Francisco Planning Dept.  
1650 Mission St.  
Suite 400  
San Francisco, CA 94103

December 4, 2017

RE: Permit Application # 2017.04.28.5244

As residents of 2425 Green Street, we stand with our neighbors in staunch opposition to the building project currently under review for 2417 Green Street.

The architect's rendering pertaining to this permit lays out plans for a single-family mega-house wholly out-of-scale with its surroundings. Given the small building lot, this 6,000 sq. ft. undertaking becomes possible only by encroaching on prized open space within the block and by adding a 5th floor that will create a visual disruption to the height symmetry of our street. For the neighbors, particularly the adjoining neighbors, the prospect of a McMansion getting shoehorned into a modest lot is like having a late-arriving sumo wrestler take the middle seat next to them on an airplane.

The proposed new construction accomplishes nothing for any interested party except the developer, who stands to maximize his investment return by building and then selling the largest house possible under permit. Neighbors gain nothing. We stand to lose green, open space, light, views and a street symmetry all of which have made our neighborhood unique and a source of pride. For us, the project gravely compromises the character of our neighborhood and our quality of life. Finally, the city in this building project merely swaps one single-family taxpayer for another.

In our view the greater good in this situation is served by denying the permit application and finding in favor of the neighbors. Thank you.

Sincerely,

Thomas A. Goossens and Barbara L. Rambo

# **ATTACHMENT F**

Begin forwarded message:

**From:** "imhof3" <[imhof3@sbcglobal.net](mailto:imhof3@sbcglobal.net)>  
**Date:** December 23, 2017 at 11:05:01 AM PST  
**To:** "barbara heffernan" <[bjhassoc@comcast.net](mailto:bjhassoc@comcast.net)>  
**Cc:** "Peter Kaufman" <[xiaomu@aol.com](mailto:xiaomu@aol.com)>, "Dan Heffernan" <[heffassoc@gmail.com](mailto:heffassoc@gmail.com)>, "Ellen McLean" <[ellenmc@sbcglobal.net](mailto:ellenmc@sbcglobal.net)>  
**Subject:** RE: Green Street

Barb:

Yes there is an underground water course that goes down the south side of Green St. I have been told that the Casebolt house (Beyas) was probably located where it is (in 1856?) because of the available water. The Chinese Vegetable gardens were located across Pierce St in the late 1800s using the same water.

We didn't excave in our renovation last year but I did have a system of French drains installed in our basement area to direct away the water which would occasionally seep[ across our basement floor in heavy rains. The Livingstons who had lived at 2401 had the spring come up through their garage floor in the 1980s and likewise installed a sump pump to handle the water. It is generally the same water that comes out at the fountain in St Mary's courtyard (Steiner and Union. The basement of that Church has a large French Drain system to drain off the excess.

Hope that helps

Tony

---

**From:** barbara heffernan [<mailto:bjhassoc@comcast.net>]  
**Sent:** Saturday, December 23, 2017 10:43 AM  
**To:** Imhof tony <[imhof3@sbcglobal.net](mailto:imhof3@sbcglobal.net)>  
**Cc:** Peter Kaufman <[xiaomu@aol.com](mailto:xiaomu@aol.com)>; Dan Heffernan <[heffassoc@gmail.com](mailto:heffassoc@gmail.com)>  
**Subject:** Green Street

Tony and Ellen,

Season's Greetings from the Heffernan's

As you know we are all supporting Phil, Peter, Susan and Marc on the proposed project at 2417 Green Street.

We want to research the water drainage issues on our block particularly on the south side.

We had issues when we did our small renovation/extension at the back of our house in 2016. The contractor hit water when he started to excavate near the upper retaining wall. As a result he needed to install a pump under the new foundation to drain the excess water into the sewer line.

When you did your renovation this past year, did you run into any water issues? We do know that there are several streams running down Green Street. At this point we need

some examples of how this affects the home owners. Any information you can add to this is very welcome.

Cheers,

Barbara and Danny

2423 Green Street

# ATTACHMENT G





Technical Consultation, Data Analysis and  
Litigation Support for the Environment

2656 29<sup>th</sup> Street, Suite 201  
Santa Monica, CA 90405

Matt Hagemann, P.G., C.Hg.  
(949) 887-9013  
[mhagemann@swape.com](mailto:mhagemann@swape.com)

December 26, 2017

Richard Drury  
Lozeau Drury LLP  
410 12th Street, Suite 250  
Oakland, CA 94607

**Subject:           Comments on the 2417 Green Street Project**

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Dear Mr. Drury:

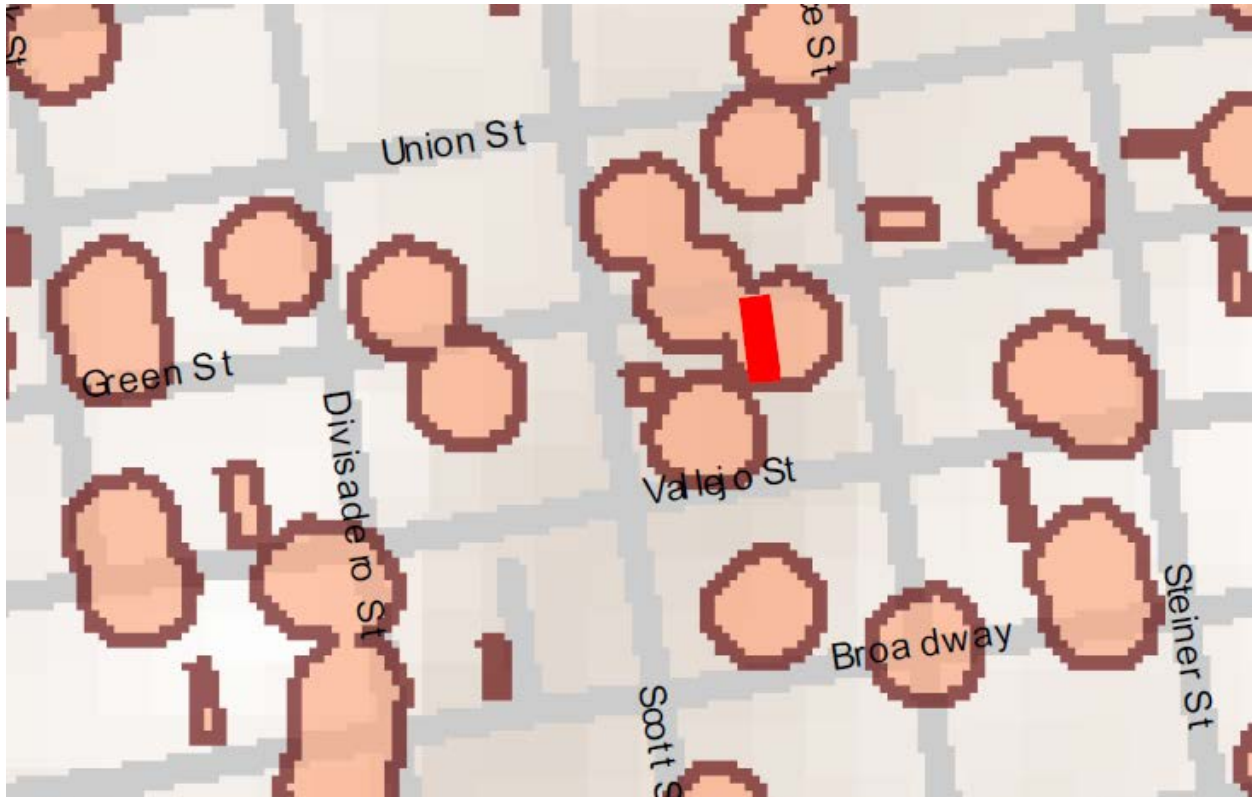
I have reviewed the City of San Francisco's documentation for the May 16, 2017 Categorical Exemption for proposed excavation and construction work at a residence at 2417 Green Street in San Francisco. Because of placement on the Maher List and because of potential impacts from shallow groundwater, a Categorical Exemption for the project is erroneous. Instead, a full CEQA review, to include mitigation of potential impacts from hazards associated from the Maher listing and hydrological impacts from shallow groundwater, is necessary.

Properties with potential subsurface chemical contamination that require grading of 50 cubic yards of material are regulated under the San Francisco Maher Ordinance (Article 22A of the San Francisco Health Code and Article 106A.3.4.2 of the San Francisco Building Code)<sup>1</sup>. The City's determination that the project is exempt from CEQA review is in error because the subject property at 2417 Green Street occurs on the 2015 Maher Map,<sup>2</sup> which identifies areas within 100 feet of current or historical underground storage tanks. As shown in the map below, excerpted from Maher Map, the project is atop a mapped site.

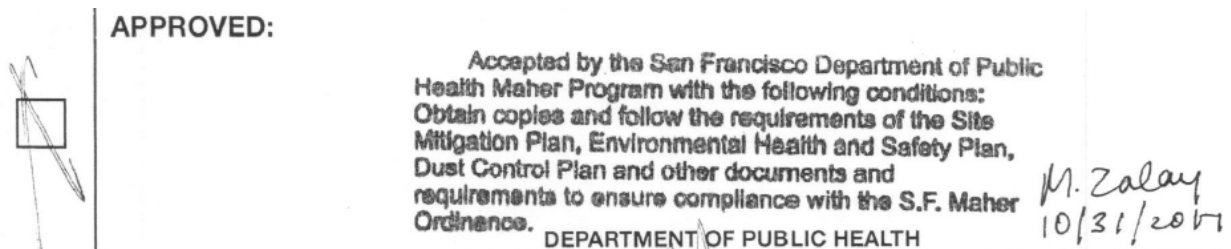
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<sup>1</sup>[http://library.amlegal.com/nxt/gateway.dll/California/health/article22aanalyzingsoilsforhazardouswast?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco\\_ca](http://library.amlegal.com/nxt/gateway.dll/California/health/article22aanalyzingsoilsforhazardouswast?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca)

<sup>2</sup> [http://www.sf-planning.org/ftp/files/publications\\_reports/library\\_of\\_cartography/Maher%20Map.pdf](http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf)



Conditions and stipulations for the Maher Ordinance under the October 2, 2017 Application for a Building Permit are as follow:



None of the required elements under this approval have been produced. A full CEQA review is required to include a Site Mitigation Plan, an Environmental Health and Safety Plan, a Dust Control Plan, and other documents, as required under the Maher Program.

The application materials indicate that the proposed project on the subject property would require 408 cubic yard of soil excavation and removal (Environmental Evaluation, p. 7). Given the listing of the property on the Maher Map, this excavation may disturb potentially contaminated soil, which may expose nearby residents and/or construction workers to hazardous chemicals. Given this, there is a fair argument that the proposed project at 2417 Green Street may have adverse environmental impacts that must be analyzed under the Maher Ordinance and CEQA.

Additionally, Project documents show that excavation to a depth of approximately 15 feet will be required for the construction of a garage. An excavation to this depth will likely affect shallow

groundwater flow which has been observed beneath the residence upgradient (directly uphill) from the Project. Groundwater has been reported beneath another residence on Green Street, two houses uphill from the Project, at a depth of 2 feet. Another neighbors on Green Street reported groundwater to rise to the surface as a spring beneath their home. The foundation for the garage proposed for the Project may, in effect, “dam up” the flow of groundwater and may result in flooding in the adjacent uphill property if water were to back up into the residence.

A full CEQA analysis should be invoked to allow for the Maher process to be completed, to allow for public disclosure of any contamination that may be present, and to identify any mitigation that would be necessary for the protection of the public, including construction workers and adjacent residents. Additionally, a CEQA analysis is necessary to evaluate the potential for flooding in the adjacent uphill residence by interruption of the flow of shallow groundwater though construction of the foundation for the garage.

Sincerely,

A handwritten signature in blue ink, appearing to read "M Hagemann", with a long horizontal flourish extending to the right.

Matt Hagemann, P.G., C.Hg.



Technical Consultation, Data Analysis and  
Litigation Support for the Environment

1640 5<sup>th</sup> St., Suite 204 Santa  
Santa Monica, California 90401  
Tel: (949) 887-9013  
Email: [mhagemann@swape.com](mailto:mhagemann@swape.com)

**Matthew F. Hagemann, P.G., C.Hg., QSD, QSP**

**Geologic and Hydrogeologic Characterization  
Industrial Stormwater Compliance  
Investigation and Remediation Strategies  
Litigation Support and Testifying Expert  
CEQA Review**

**Education:**

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

**Professional Certifications:**

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

**Professional Experience:**

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

**Senior Regulatory and Litigation Support Analyst:**

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.



- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

### **Executive Director:**

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

### **Hydrogeology:**

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

### **Policy:**

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

### **Geology:**

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

### **Teaching:**

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

### **Invited Testimony, Reports, Papers and Presentations:**

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

**Hagemann, M.F.**, 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

**Hagemann, M.F.**, 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

**Hagemann, M.F.**, 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

**Hagemann, M.F.**, 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

**Hagemann, M.F.**, 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

**Hagemann, M.F.**, 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

**Hagemann, M.F.**, 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

**Hagemann, M.F.**, 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

**Hagemann, M.F.**, 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

**Hagemann, M.F.**, 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

**Hagemann, M.F.**, 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

**Hagemann, M.F.**, 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.



**Hagemann, M.F.**, 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

**Hagemann, M.F.**, 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

**Hagemann, M.F.**, and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

**Hagemann, M.F.**, 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

**Hagemann, M.F.**, 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

**Hagemann, M.F.**, and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

**Hagemann, M.F.**, Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

**Hagemann, M. F.**, Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

**Hagemann, M.F.**, 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

**Hagemann, M.F.** and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

**Hagemann, M.F.**, 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

**Hagemann, M.F.**, 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

**Other Experience:**

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

## JESSIE MARIE JAEGER



Technical Consultation, Data Analysis and  
Litigation Support for the Environment

### SOIL WATER AIR PROTECTION ENTERPRISE

2656 29th Street, Suite 201  
Santa Monica, California 90405  
Mobile: (530) 867-6202  
Office: (310) 452-5555  
Fax: (310) 452-5550  
Email: [jessie@swape.com](mailto:jessie@swape.com)

### EDUCATION

UNIVERSITY OF CALIFORNIA, LOS ANGELES B.S. CONSERVATION BIOLOGY & ENVIRONMENTAL SCIENCES JUNE 2014

### PROJECT EXPERIENCE

#### SOIL WATER AIR PROTECTION ENTERPRISE

SANTA MONICA, CA

##### AIR QUALITY SPECIALIST

#### SENIOR ANALYST: CEQA ANALYSIS & MODELING

- Calculated roadway, stationary source, and cumulative impacts for risk and hazard analyses at proposed land use projects.
- Quantified criteria air pollutant and greenhouse gas emissions released during construction and operational activities of proposed land use projects using CalEEMod and EMFAC2011 emission factors.
- Utilized AERSCREEN, a screening dispersion model, to determine the ambient air concentrations at sensitive receptor locations.
- Organized presentations containing figures and tables comparing results of particulate matter analyses to CEQA thresholds.
- Prepared reports that discuss results of the health risk analyses conducted for several land use redevelopment projects.

#### SENIOR ANALYST: GREENHOUSE GAS MODELING AND DETERMINATION OF SIGNIFICANCE

- Quantified greenhouse gas (GHG) emissions of a "business as usual" scenario for proposed land use projects using CalEEMod.
- Determined compliance of proposed projects with AB 32 GHG reduction targets, with measures described in CARB's Scoping Plan for each land use sector, and with GHG significance thresholds recommended by various Air Quality Management Districts in California.
- Produced tables and figures that compare the results of the GHG analyses to applicable CEQA thresholds and reduction targets.

#### PROJECT MANAGER: OFF-GASSING OF FORMALDEHYDE FROM FLOORING PRODUCTS

- Determined the appropriate standard test methods to effectively measure formaldehyde emissions from flooring products.
- Compiled and analyzed laboratory testing data. Produced tables, charts, and graphs to exhibit emission levels.
- Compared finalized testing data to Proposition 65 No Significant Risk Level (NSRL) and to CARB's Phase 2 Standard.
- Prepared a final analytical report and organized supporting data for use as Expert testimony in environmental litigation.
- Participated in meetings with clients to discuss project strategy and identify solutions to achieve short and long term goals.

#### PROJECT ANALYST: EXPOSURE ASSESSMENT OF CONTAMINANTS EMITTED BY INCINERATOR

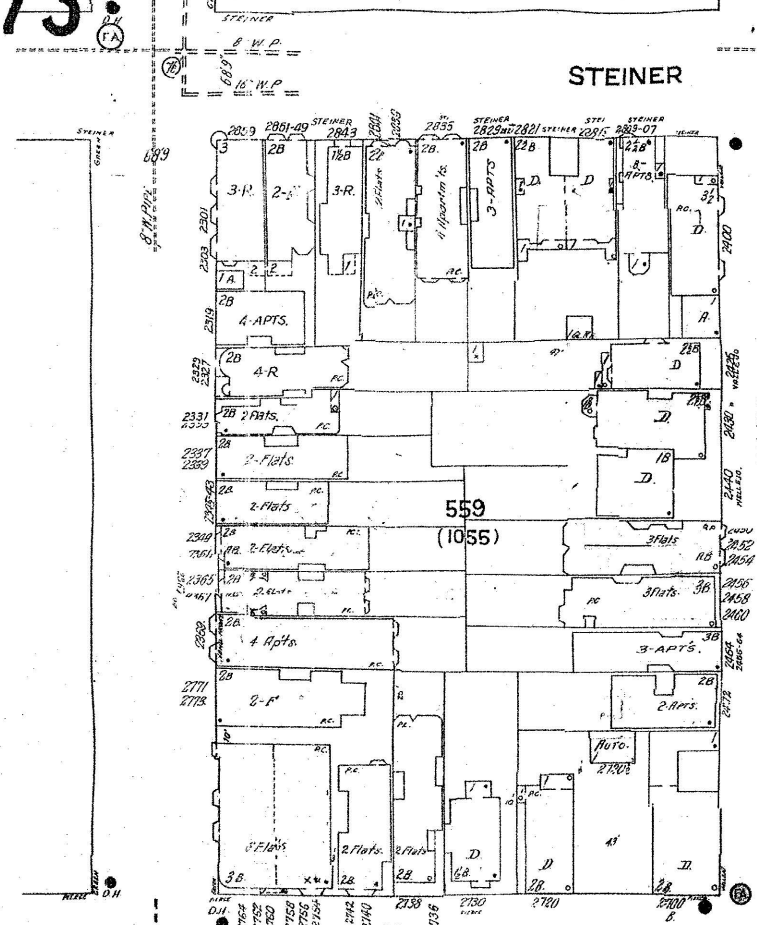
- Reviewed and organized sampling data, and determined the maximum levels of arsenic, dioxin, and lead in soil samples.
- Determined cumulative and hourly particulate deposition of incinerator and modeled particle dispersion locations using GIS and AERMOD.
- Conducted risk assessment using guidance set forth by the Office of Environmental Health Hazard Assessment (OEHHA).
- Utilized LeadSpread8 to evaluate exposure, and the potential adverse health effects from exposure, to lead in the environment.
- Compared final results of assessment to the Environmental Protection Agency's (EPA) Regional Screening Levels (RSLs).

### ACCOMPLISHMENTS

- |   |                              |
|---|------------------------------|
| • <b>Recipient</b> , Bruins Advantage Scholarship, University of California, Los Angeles          | <b>SEPT 2010 – JUNE 2014</b> |
| • <b>Academic Honoree</b> , Dean's List, University of California, Los Angeles                    | <b>SEPT 2013 – JUNE 2014</b> |
| • <b>Academic Wellness Director</b> , UCLA Undergraduate Students Associated Council              | <b>SEPT 2013 – JUNE 2014</b> |
| • <b>Student Groups Support Committee Member</b> , UCLA Undergraduate Students Associated Council | <b>SEPT 2012 – JUNE 2013</b> |

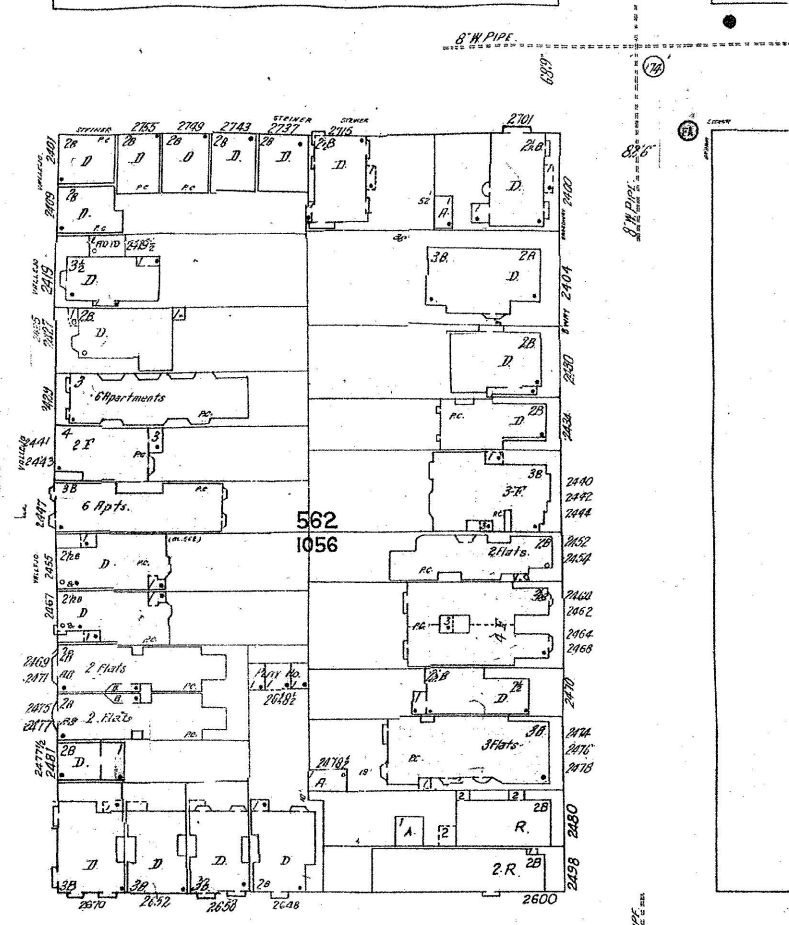
# **ATTACHMENT H**

261

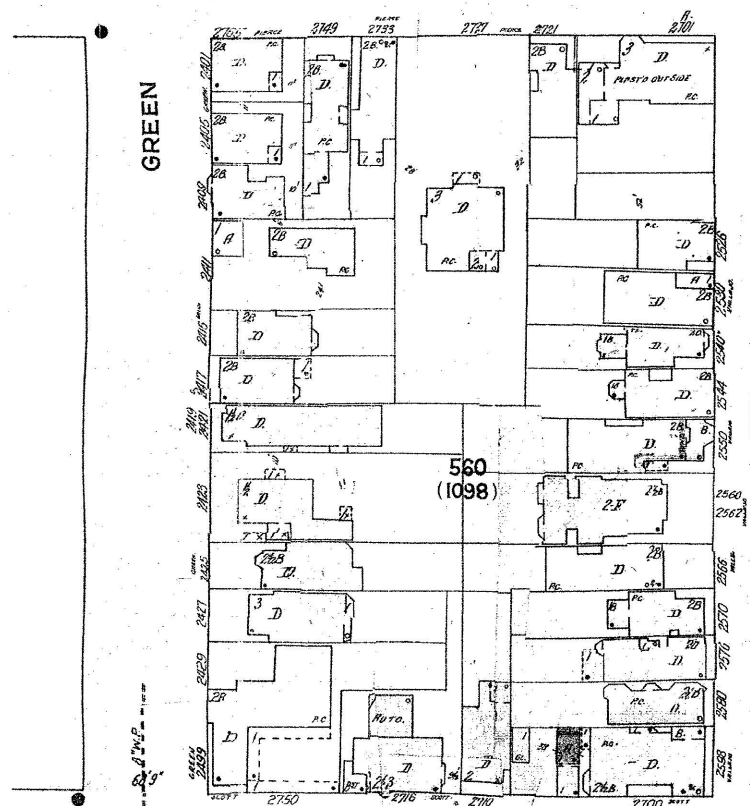


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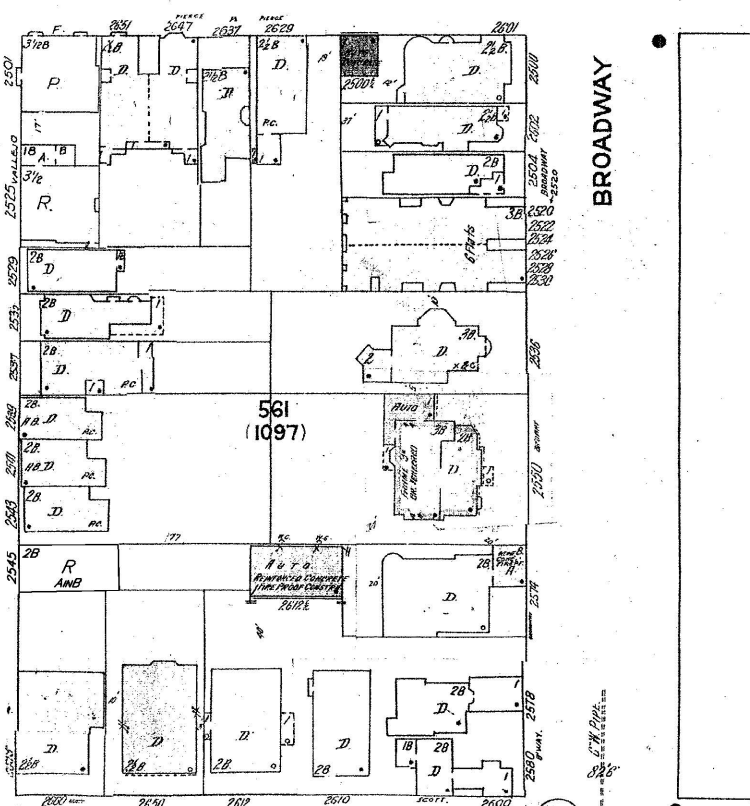
274



VALLEJO

SCOTT

284



BROADWAY

Scale of Feet.

285



# ATTACHMENT I

# ZACKS & FREEDMAN

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400  
San Francisco, California 94104  
Telephone (415) 956-8100  
Facsimile (415) 288-9755  
[www.zulpc.com](http://www.zulpc.com)

October 30, 2015

## VIA HAND DELIVERY

President London Breed  
c/o Angela Calvillo, Clerk of the Board  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

Re: Appeal of CEQA Categorical Exemption Determination  
Planning Case No. 2006.0508V  
Building Permit Application No. 2015.07.16.1729  
1026 Clayton Street

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

This office represents appellant Chris Durkin, the adjacent neighbor to the north of the proposed project at 1026 Clayton Street (PBA No. 2015.07.16.1729, the "Project"). The Project is an attempt to surreptitiously legitimize an illegal, unpermitted roof-deck and stairs located in the mandatory rear-yard setback area.

The Appellant opposes the above-captioned Project, *inter alia*, on the grounds that the Project's categorical exemption determination ("CatEx") violates the California Environmental Quality Act ("CEQA"). Pursuant to San Francisco Administrative Code Section 31.16, Appellant hereby appeals the October 2, 2015 CatEx. A true and correct copy of the CatEx is attached hereto as **Exhibit A**. A true and correct copy of the proposed Project permit is attached hereto as **Exhibit B**. A copy of this letter of appeal will be concurrently submitted to the Environmental Review Officer.

The Project site is a Potential Historical Resource, built ca. 1910. The Project received a CatEx (under an unspecified Guidelines section) for a "Deck . . . **not visible from any immediately adjacent public right-of-way.**" (CatEx, Step 4, Question 5: Proposed Work Checklist, emphasis added.) However, the proposed structure **is highly visible** from the adjacent right of way. (See **Exhibit C**.)

Additionally, the Project violates Planning Code Section 134 and cannot be approved. Because the deck and stairs were illegally constructed in the mandatory rear-yard open space, they cannot be approved without a zoning variance. A variance was issued nine years ago for this purpose, but it became "deemed void and cancelled" because "a Building Permit [had] not been issued within

~~Handwritten signature~~  
Ryanp@zulpc.com  
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three years from the effective date of [the variance] decision.” (Variance Decision, Case No. 2006.0508V, attached as **Exhibit D.**)

The CatEx describes the Project as follows: “To clarify DBI records for work related to garage roof deck and stairs completed under permit number 2007.06.26.51111, and signed off by DBI inspector on 8/1/2007.” However, permit number 2007.06.26.51111 did not authorize a “roof deck and stairs.” (See **Exhibit E.**) Rather, it was a permit for re-roofing. It did not reference a deck or a variance, and it was never reviewed by the Planning Department. A related permit, number 2007.05.04.0498, likewise was for re-roofing only, did not reference a deck or a variance, and was never reviewed by the Planning Department. (See **Exhibit F.**) In fact, neither permit application checked Box 19, “DOES THIS ALTERATION CREATE DECK . . . ?”

The construction of a roof-deck and related stairs has never been authorized or completed under a prior permit. Therefore, the CatEx’s description of the Project is fatally erroneous.

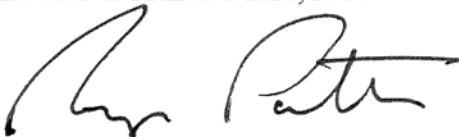
Moreover, the Project will have likely significant adverse environmental impacts, including enlarging a nonconforming structure – intensifying massing in an area which is statutorily required to remain open space – casting shadow on adjacent properties, and altering the visible portion of a Potential Historical Resource. (See Declaration of Patrick Buscovich, S.E.)

Appellant reserves the right to submit additional written and oral comments, bases, and evidence in support of this appeal to the City up to and including the final hearing on this appeal and any and all subsequent permitting proceedings or approvals for the Project. Appellant requests that this letter and exhibits be placed in and incorporated into the administrative record for Case No. 2006.0508V.

Appellant respectfully requests that the Board of Supervisors revoke the CatEx determination and require further environmental review pursuant to CEQA. If the CatEx determination is upheld, Appellant is prepared to file suit to enforce Appellant’s and the public’s rights.

Very truly yours,

ZACKS & FREEDMAN, P.C.

A handwritten signature in black ink, appearing to read "Ryan J. Patterson", written over a horizontal line.

Ryan J. Patterson  
Attorney for Chris Durkin

President London Breed  
October 30, 2015  
Page 3

cc: Sarah Jones, Environmental Review Officer  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[Sarah.B.Jones@sfgov.org](mailto:Sarah.B.Jones@sfgov.org)

Encl.



# SAN FRANCISCO PLANNING DEPARTMENT

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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1026 Clayton Street		1268/043	
Case No.	Permit No.	Plans Dated	
2006.0508V	2015.07.16.1729	5/18/2007	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. To clarify DBI records for work related to garage roof deck and stairs completed under permit number 2007.06.26.5111, and signed off by DBI inspector on 8/1/2007.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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



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

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

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

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


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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> mary woods  <b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b>   <small>Digitally signed by mary woods DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=mary woods, email=mary.woods@sfgov.org Date: 2015.10.02 18:33:17 -07'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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

1 ANDREW M. ZACKS (SBN 147794)  
2 RYAN J. PATTERSON (SBN 277971)  
3 MICHAEL F. CORBETT (SBN 301087)  
4 ZACKS & FREEDMAN, P.C.  
5 235 Montgomery Street, Suite 400  
6 San Francisco, CA 94104  
7 (415) 956-8100

8 Attorneys for Appellant  
9 Chris Durkin

10 **SAN FRANCISCO BOARD OF SUPERVISORS**

11  
12 Planning Case No. 2006.0508V

13 **DECLARATION OF PATRICK**  
14 **BUSCOVICH IN SUPPORT OF CEQA**  
15 **APPEAL**

16  
17 I, Patrick Buscovich, declare as follows:

18 1. I am a licensed civil and structural engineer, practicing in San Francisco,  
19 California. I make this declaration in support of the above-captioned appeal. Unless  
20 otherwise stated, I have personal knowledge of the facts stated herein and, if called as a  
21 witness, could and would testify competently thereto.

22 2. I have conducted a site visit to the Project area and have reviewed plans  
23 submitted in connection with the proposed Project.

24 3. This is an appeal of the Planning Department's determination that the  
25 proposed Project at 1026 Clayton Street (Case No. 2006.0508V, Building Permit No.  
26 201507161729) is categorically exempt from the California Environmental Quality Act  
27  
28



(CEQA). Attached hereto as Exhibit A is a true and correct copy of the categorical exemption determination ("CatEx") for this Project. The CatEx states that the Project is to clarify DBI records for work related to garage roof deck and stairs completed under permit number 2007.06.26.5111, and signed off by DBI inspector on August 1, 2007.

4. Attached hereto as Exhibit B is a true and correct printout of Building Permit No. 201507161729, taken from the San Francisco Department of Building Inspection's Permit Tracking System website.

5. Per the CatEx, the Project site is a Potential Historical Resource, built ca. 1910. Attached hereto as Exhibit C is a true and correct printout of the 1026 Clayton Property Report, taken from the San Francisco Planning Department Website.

6. The Project received a CatEx (under an unspecified Guidelines section) for a "Deck . . . not visible from any immediately adjacent public right-of-way." (CatEx, Step 4, Question 5: Proposed Work Checklist, emphasis added.) However, the proposed structure is highly visible from the adjacent right of way. Attached hereto as Exhibit D are true and correct copies of street view images from Google Maps of the 1026 Clayton Street parapet from June 2008 and July 2015. Google Maps. (2008) [1026 Clayton St., San Francisco, CA 94117] [Street View] Retrieved From <https://www.google.com/maps/@37.7637728,122.4464417,3a,75y,247.85h,87.22t/data=!3m7!1e1!3m5!1sgkNCsUjUITVbrWf2IULKDg!2e0!5s20080601T000000!7i13312!8i6656!6m1!1e1>; Google Maps. (2015) [1026 Clayton St., San Francisco, CA 94117] [Street View] Retrieved From <https://www.google.com/maps/@37.7637708,122.4464434,3a,75y,247.85h,87.22t/data=!>

1 3m7!1e1!3m5!1sFzE1FGaLzn9Uhw4az5\_g!2e0!5s20150701T000000!7i13312!8i6656!6  
2 m1!1e1.

3 7. A variance was issued nine years ago for this purpose, but it became  
4 “deemed void and cancelled” because “a Building Permit [had] not been issued within  
5 three years from the effective date of [the variance] decision.” Attached hereto as Exhibit  
6 E is a true and correct copy of Variance Decision, Case No. 2006.0508V.

7 8. The CatEx describes the Project as follows: “To clarify DBI records for  
8 work related to garage roof deck and stairs completed under permit number  
9 2007.06.26.51111, and signed off by DBI inspector on 8/1/2007.” However, permit  
10 number 2007.06.26.51111 did not authorize a “roof deck and stairs.” Rather, it was a  
11 permit for re-roofing. It did not reference a deck or a variance, and it was never reviewed  
12 by the Planning Department. Attached hereto as Exhibit F is a true and correct copy of  
13 Permit No. 2007.06.26.51111. On 10/29/15, I reviewed Building Permit No.  
14 2007.06.26.51111 at DBI microfilm records.

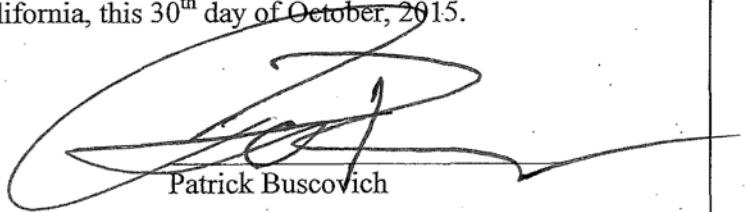
15 9. A related permit, number 2007.05.04.0498, likewise was for re-roofing  
16 only, did not reference a deck or a variance, and was never reviewed by the Planning  
17 Department. In fact, neither permit application checked Box 19, “DOES THIS  
18 ALTERATION CREATE DECK . . . ?” Attached hereto as Exhibit G is a true and  
19 correct copy of Permit No. 2007.05.04.0498. On 10/29/15, I reviewed Building Permit  
20 No. 2007.05.04.0498 at DBI microfilm records.

21 10. The construction of the roof-deck and related stairs has never been  
22 authorized or completed under a prior permit, and therefore were both illegally  
23 constructed.  
24  
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1           11. The Project will have significant adverse environmental impacts, as per  
2 DCP/CEQA guidelines, including enlarging a nonconforming structure – intensifying  
3 massing in an area which is statutorily required to remain open space – casting shadow  
4 on adjacent properties, and altering the visible portion of a Potential Historical Resource.  
5 As a licensed civil and structural engineer, I am qualified to make this determination.  
6

7  
8           I declare, under penalty of perjury under the laws of the State of California that  
9 the foregoing is true and correct.  
10

11           Executed in San Francisco, California, this 30<sup>th</sup> day of October, 2015.

12  
13  
14             
15           Patrick Buscovich  
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# **EXHIBIT A**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1026 Clayton Street		1268/043	
Case No.	Permit No.	Plans Dated	
2006.0508V	2015.07.16.1729	5/18/2007	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. To clarify DBI records for work related to garage roof deck and stairs completed under permit number 2007.06.26.5111, and signed off by DBI inspector on 8/1/2007.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

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



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

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an Environmental Evaluation Application.</b>	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: mary woods	Signature:
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	mary woods <small>Digitally signed by mary woods  DN: dc=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=mary woods, email=mary.woods@sfgov.org  Date: 2015.10.02 18:33:17 -07'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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

# EXHIBIT B



## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 10/29/2015 7:10:18 PM

Application Number: 201507161729  
 Form Number: 3  
 Address(es): 1269 / 043 / 0 1026 CLAYTON ST  
 Description: ADD ACCESS STAIR TO GARAGE ROOF. ADD DECK ON TOP OF GARAGE ROOF. COMPLY WITH COMPLAINT 201408641  
 Cost: \$4,000.00  
 Occupancy Code: R-2  
 Building Use: 24 - APARTMENTS

### Disposition / Stage:

Action Date	Stage	Comments
7/16/2015	TRIAGE	
7/16/2015	FILING	
7/16/2015	FILED	

### Contact Details:

#### Contractor Details:

License Number: OWN  
 Name: OWNER OWNER  
 Company Name: OWNER  
 Address: OWNER \* OWNER CA 00000-0000  
 Phone:

### Addenda Details:

#### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CES	7/16/15	7/16/15			7/16/15		415-558-6454	BY CES SIGNER
2	INTAKE	7/16/15	7/16/15			7/16/15	BUFKA SUSAN	415-999-9999	
3	CPB	7/17/15	7/17/15			7/17/15	SHEK KATHY	415-558-6070	
4	CP-ZOC	7/17/15	9/4/15			10/2/15	WOODS MARY	415-558-6377	
5	BLDG	10/5/15					MCELROY CAREY	415-558-6133	
6	SFFD							415-558-6177	
7	PPC							415-558-6133	
8	CPB						HICKEY TIMOTHY	415-558-6070	10/5/15: to BLDG ; TH.

### Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

### Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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### Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
-------------	----------------	--------------	-----------------	-------------	---------

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

[Contact SFGov](#) [Accessibility](#) [Policies](#)  
City and County of San Francisco ©2000-2009

# EXHIBIT C



## SAN FRANCISCO PLANNING DEPARTMENT

### Report for: 1026 CLAYTON



### Property Report: 1026 CLAYTON

General information related to properties at this location.

#### PARCELS (Block/Lot):

1269/043

#### ADDRESSES:

1024 CLAYTON ST, SAN FRANCISCO, CA 94117

1026 CLAYTON ST, SAN FRANCISCO, CA 94117

1024A CLAYTON ST, SAN FRANCISCO, CA 94117

#### NEIGHBORHOOD:

Haight Ashbury

#### CURRENT PLANNING TEAM:

NW Team

## SUPERVISOR DISTRICT:

District 5 (London Breed)

## CENSUS TRACTS:

2010 Census Tract 017101

## TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 229

## RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder.

## CITY PROPERTIES:

None

## PORT FACILITIES:

None

## ASSESSOR'S REPORT:

Address: 1024-1026 CLAYTON ST

Parcel: 1269043

## Assessed Values:

Land: \$535,780.00

Structure: \$383,148.00

Fixtures: -

Personal Property: -

Year Built: 1910

Building Area: 3,225 sq ft

Parcel Area: 2,530 sq ft

Units: 3

Stories: 2

## Zoning Report: 1026 CLAYTON

Planning Department Zoning and other regulations.

## ZONING DISTRICTS:

RH-2 - RESIDENTIAL- HOUSE, TWO FAMILY

## HEIGHT &amp; BULK DISTRICTS:

40-X

## SPECIAL USE DISTRICTS:

None



## SPECIAL SIGN DISTRICTS:

None

## LEGISLATIVE SETBACKS:

None

## COASTAL ZONE:

Not in the Coastal Zone

## PORT:

Not under Port Jurisdiction

## LIMITED AND NONCONFORMING USES:

None

## NEIGHBORHOOD-SPECIFIC IMPACT FEE AREAS:

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

An overview of Development Impact Fees can be found on the [Impact Fees](#) website.

## REDEVELOPMENT AREAS:

None

## OTHER INFORMATION:

*Control:* Slope of 20% or greater

*Description:* CEQA Impact: an Environmental Evaluation Application may be required for some types of development.

*Added:* 3/19/2013

---

*Control:* Noise Study Required

*Description:* CEQA Impact: a noise study may be required for some types of development.

*Added:* 3/20/2013

---

## PLANNING AREAS:

None

## MAYOR'S INVEST IN NEIGHBORHOODS INITIATIVE AREA:

None

## COMMUNITY BENEFIT DISTRICT:

None

## SCHOOLS:

Within 1,000ft of: Grattan Elementary/Early Education

## NOTICE OF SPECIAL RESTRICTIONS:

None

**ZONING LETTERS OF DETERMINATION:**

**Planning App. No.:** 4327ZAD  
**Planner:** [Planning Information Center](#) Tel: 558-6377  
**Record Type:** Zoning Administrator Determination Letter (ZAD)  
**Opened:** 5/3/2005  
**Name:** 1024 Clayton Street - Letter of Determination - add a second story to an existing garage fronting on Ashbury St  
**Description:** 1024 Clayton Street - Letter of Determination - add a second story to an existing garage fronting on Ashbury St  
**Status:** Closed - Issued 5/18/2005  
**Parcel:**  
**Further Information:** [View](#)  
**Related Records:** None

---

**Historic Preservation Report: 1026 CLAYTON**

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: [pic@sfgov.org](mailto:pic@sfgov.org)

**HISTORIC EVALUATION:**

**Parcel:** 1269043  
**Building Name:**  
**Address:** 1024 - 1026 CLAYTON ST  
**Planning Dept. Historic Resource Status:** B - Unknown / Age Eligible  
**California Register:**  
**National Register:**

**ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:**

None

**ARTICLE 11 PRESERVATION DESIGNATION:**

None

**NATIONAL REGISTER HISTORIC DISTRICTS:**

None

**CALIFORNIA REGISTER HISTORIC DISTRICTS:**

None

**HISTORIC SURVEYS:**

None

**HISTORIC RESOURCE EVALUATION RESPONSES:**

None

**ARCHITECTURE:**

Unknown

## Planning Applications Report: 1026 CLAYTON

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the [Planning Code](#). The 'Project' is the activity being proposed.

## PLANNING APPLICATIONS:

**2015-009733PRJ**[Mary Cheung-Woods](#) Tel: 415-558-6315**Project Profile (PRJ)** 1026 Clayton Street

ADD ACCESS STAIR TO GARAGE ROOF. ADD DECK ON TOP OF GARAGE ROOF. COMPLY WITH COMPLAINT 201408641

OPENED	STATUS	ADDRESS	FURTHER INFO
7/30/2015	Closed 10/2/2015	1026 CLAYTON ST 94117	<a href="#">View</a>

**RELATED RECORDS:** None**RELATED BUILDING PERMITS:** [201507161729](#)**2006.0508V**[Sara Vellve](#) Tel: 415-558-6263**Variance (VAR)** 1024 CLAYTON ST

Construct new egress stair to garage roof w/ deck.

OPENED	STATUS	ADDRESS	FURTHER INFO
4/18/2006	Closed - Approved 10/11/2006	1024 CLAYTON ST, SAN FRANCISCO, CA 94117	<a href="#">View</a>

**RELATED RECORDS:** [2006.0508](#)  
- [2006.0508V](#)**2006.0508**[Planning Information Center](#) Tel: 558-6377**Project Profile (PRJ)** 1024 CLAYTON ST

Construct new egress stair to garage roof w/ deck.

OPENED	STATUS	ADDRESS	FURTHER INFO
4/18/2006	Closed	1024 CLAYTON ST, SAN FRANCISCO, CA 94117	<a href="#">View</a>

**RELATED RECORDS:** [2006.0508](#)  
- [2006.0508V](#)**RELATED BUILDING PERMITS:** None

## SHORT TERM RENTALS:

None

## Building Permits Report: 1026 CLAYTON

Applications for Building Permits submitted to the Department of Building Inspection.

## BUILDING PERMITS:

p://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/

5/10

**Permit:** 9701854  
**Form:** 8 - Alterations Without Plans  
**Filed:** 1/31/1997  
**Address:** 1024 CLAYTON ST  
**Existing:** APARTMENTS  
**Proposed:** APARTMENTS  
**Existing Units:** 0  
**Proposed Units:** 3  
**Status:** EXPIRED, EXPIRED  
**Status Date:** 7/16/1997  
**Description:** REPAIR OF (E)REAR STAIRS & WALKWAY, LANDINGS, POST & THREADS  
**Cost:** \$4,000.00

---

**Permit:** 201507161729  
**Form:** 3 - Alterations With Plans  
**Filed:** 7/16/2015  
**Address:** 1026 CLAYTON ST  
**Parcel:** 1269/043  
**Existing:** APARTMENTS  
**Proposed:** APARTMENTS  
**Existing Units:** 0  
**Proposed Units:** 3  
**Status:** FILED, FILING, TRIAGE  
**Status Date:** 7/16/2015 1:56:44 PM  
**Description:** ADD ACCESS STAIR TO GARAGE ROOF. ADD DECK ON TOP OF GARAGE ROOF.  
COMPLY WITH COMPLAINT 201408641  
**Cost:** \$4,000.00

---

**Permit:** 200812108204  
**Form:** 8 - Alterations Without Plans  
**Filed:** 12/10/2008  
**Address:** 1026 CLAYTON ST  
**Parcel:** 1269/043  
**Existing:** APARTMENTS  
**Proposed:** APARTMENTS  
**Existing Units:** 0  
**Proposed Units:** 0  
**Status:** COMPLETE  
**Status Date:** 7/2/2013  
**Description:** reroof with Class A asphalt shingles  
**Cost:** \$16,850.00

---

**Permit:** 200806305633  
**Form:** 8 - Alterations Without Plans  
**Filed:** 6/30/2008  
**Address:** 1026 CLAYTON ST  
**Parcel:** 1269/043  
**Existing:** APARTMENTS  
**Proposed:** APARTMENTS  
**Existing Units:** 0  
**Proposed Units:** 3  
**Status:** COMPLETE  
**Status Date:** 10/9/2008

Description: REMODEL EXISTING KITCHEN - REPLACE EXISTING KITCHEN CABINETS WITH NEW, UPGRADE ELECTRICAL, NEW APPLIANCES. MIN 50% OF KITCHEN LIGHT WATTS MUST BE IN FLOURESCENT LIGHTS. NOV 200345506-PID.

Cost: \$11,500.00

---

**Permit:** 200802154988

Form: 8 - Alterations Without Plans

Filed: 2/15/2008

Address: 1026 CLAYTON ST

Parcel: 1269/043

Existing: APARTMENTS

Proposed: APARTMENTS

Existing Units: 0

Proposed Units: 3

Status: COMPLETE

Status Date: 5/13/2008

Description: remove window and door (rear of house), install 6x8 anderson french door (frame in new, install 2 skylights (frame in new). Reconnect dutch gutter to rain water leader to clear complaint 200345506.

Cost: \$10,000.00

---

**Permit:** 200802154988

Form: 8 - Alterations Without Plans

Filed: 2/15/2008

Address: 1024A CLAYTON ST

Parcel: 1269/043

Existing: APARTMENTS

Proposed: APARTMENTS

Existing Units: 0

Proposed Units: 3

Status: COMPLETE

Status Date: 5/13/2008

Description: remove window and door (rear of house), install 6x8 anderson french door (frame in new, install 2 skylights (frame in new). Reconnect dutch gutter to rain water leader to clear complaint 200345506.

Cost: \$10,000.00

---

**Permit:** 200802154988

Form: 8 - Alterations Without Plans

Filed: 2/15/2008

Address: 1024 CLAYTON ST

Parcel: 1269/043

Existing: APARTMENTS

Proposed: APARTMENTS

Existing Units: 0

Proposed Units: 3

Status: COMPLETE

Status Date: 5/13/2008

Description: remove window and door (rear of house), install 6x8 anderson french door (frame in new, install 2 skylights (frame in new). Reconnect dutch gutter to rain water leader to clear complaint 200345506.

Cost: \$10,000.00

---

**Permit:** 200706265111

Form: 8 - Alterations Without Plans



Filed: 6/26/2007  
Address: 1026 CLAYTON ST  
Parcel: 1269/043  
Existing: 1 FAMILY DWELLING  
Proposed: 1 FAMILY DWELLING  
Existing Units: 0  
Proposed Units: 1  
Status: COMPLETE  
Status Date: 8/1/2007  
Description: REPLACE DRYROT DECKING & SIDING EXPAND SCOPE OF WORK.  
Cost: \$5,000.00

---

**Permit:** 200705040498  
Form: 8 - Alterations Without Plans  
Filed: 5/4/2007  
Address: 1026 CLAYTON ST  
Parcel: 1269/043  
Existing: PRKNG GARAGE/PRIVATE  
Proposed: PRKNG GARAGE/PRIVATE  
Existing Units: 0  
Proposed Units: 0  
Status: COMPLETE  
Status Date: 8/1/2007  
Description: REROOFING  
Cost: \$11,400.00

---

**Permit:** 9918957  
Form: 8 - Alterations Without Plans  
Filed: 9/9/1999  
Address: 1026 CLAYTON ST  
Existing: 1 FAMILY DWELLING  
Proposed: 1 FAMILY DWELLING  
Existing Units: 0  
Proposed Units: 0  
Status: COMPLETE  
Status Date: 9/16/1999  
Description: RENEW PA#9813944 FOR FINAL INSPECTION  
Cost: \$1.00

---

**Permit:** 9813944  
Form: 3 - Alterations With Plans  
Filed: 7/22/1998  
Address: 1026 CLAYTON ST  
Existing: PRKNG GARAGE/PRIVATE  
Proposed: PRKNG GARAGE/PRIVATE  
Existing Units: 0  
Proposed Units: 0  
Status: EXPIRED  
Status Date: 9/16/1999  
Description: CONVERT STORAGE AREA UNDER AN (E)GARAGE INTO A STUDY  
Cost: \$15,000.00

---

**Permit:** 9701854  
Form: 8 - Alterations Without Plans

Filed: 1/31/1997  
 Address: 1026 CLAYTON ST  
 Existing: APARTMENTS  
 Proposed: APARTMENTS  
 Existing Units: 0  
 Proposed Units: 3  
 Status: EXPIRED, EXPIRED  
 Status Date: 7/16/1997  
 Description: REPAIR OF (E) REAR STAIRS & WALKWAY, LANDINGS, POST & THREADS  
 Cost: \$4,000.00

---

**Permit:** **8919775**  
 Form: 8 - Alterations Without Plans  
 Filed: 10/17/1989  
 Address: 1026 CLAYTON ST  
 Existing: APARTMENTS  
 Proposed: APARTMENTS  
 Existing Units: 0  
 Proposed Units: 3  
 Status: COMPLETE  
 Status Date: 12/21/1989  
 Description: REMODEL KITCHEN -- CABINETS COUNTERS APPLIANCES FIXTURES  
 Cost: \$12,000.00

---

**Permit:** **8109957**  
 Form: 8 - Alterations Without Plans  
 Filed: 12/29/1981  
 Address: 1024 CLAYTON ST  
 Existing:  
 Proposed:  
 Existing Units: 0  
 Proposed Units: 3  
 Status: COMPLETE  
 Status Date: 3/4/1983  
 Description:  
 Cost: \$1,000.00

---

## Miscellaneous Permits Report: 1026 CLAYTON

Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Health Department, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code.

### MISCELLANEOUS PERMITS REVIEWED BY THE PLANNING DEPT:

None

## Complaints Report: 1026 CLAYTON

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco Planning Code and Building Inspection Commission Codes respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those

violations and educate property owners to maintain code compliance.

#### COMPLAINTS - PLANNING DEPT:

**5911\_ENF**

Rachna Rachna Tel: 415-575-6806

**Enforcement (ENF)** 1024 CLAYTON ST

the deck structures and stairways which exist at this time at the rear yard do not match the configuration as described on the plans approved under application #9813944; there is no record of a permit to alter and or construct for the conditions as observed at this time - horizontal addition without permit and removal of exterior stairway

OPENED	STATUS	ADDRESS	FURTHER INFO
12/1/2003	Closed - Abated 12/21/2007	1024 CLAYTON ST, SAN FRANCISCO, CA 94117	<u>View</u>

**RELATED RECORDS:** None

#### Appeals Report: 1026 CLAYTON

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco Board of Appeals.

#### APPEALS:

None

#### Block Book Notifications Report: 1026 CLAYTON

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code.

#### BLOCK BOOK NOTIFICATIONS:

None

*The Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an 'as is' basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.*

Printed: 10/29/2015

<http://propertymap.sfplanning.org>

# **EXHIBIT D**

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## Google Maps 1058 Ashbury St

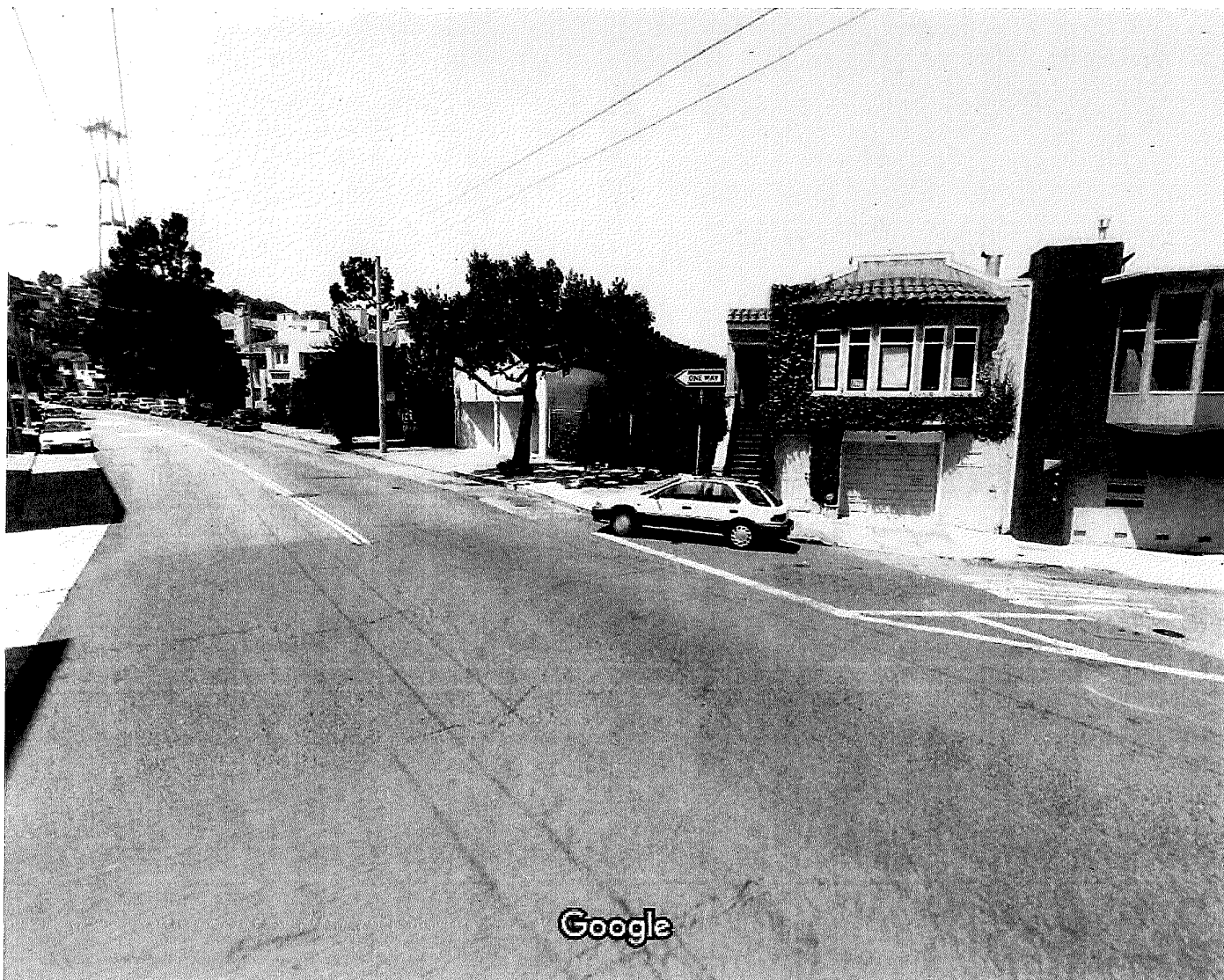
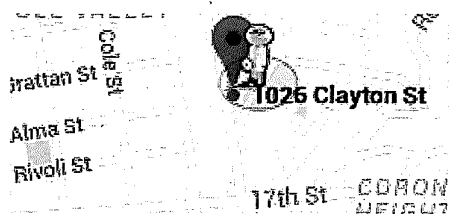


Image capture: Jun 2008 © 2015 Google

San Francisco, California

Street View - Jun 2008





## Google Maps 1058 Ashbury St

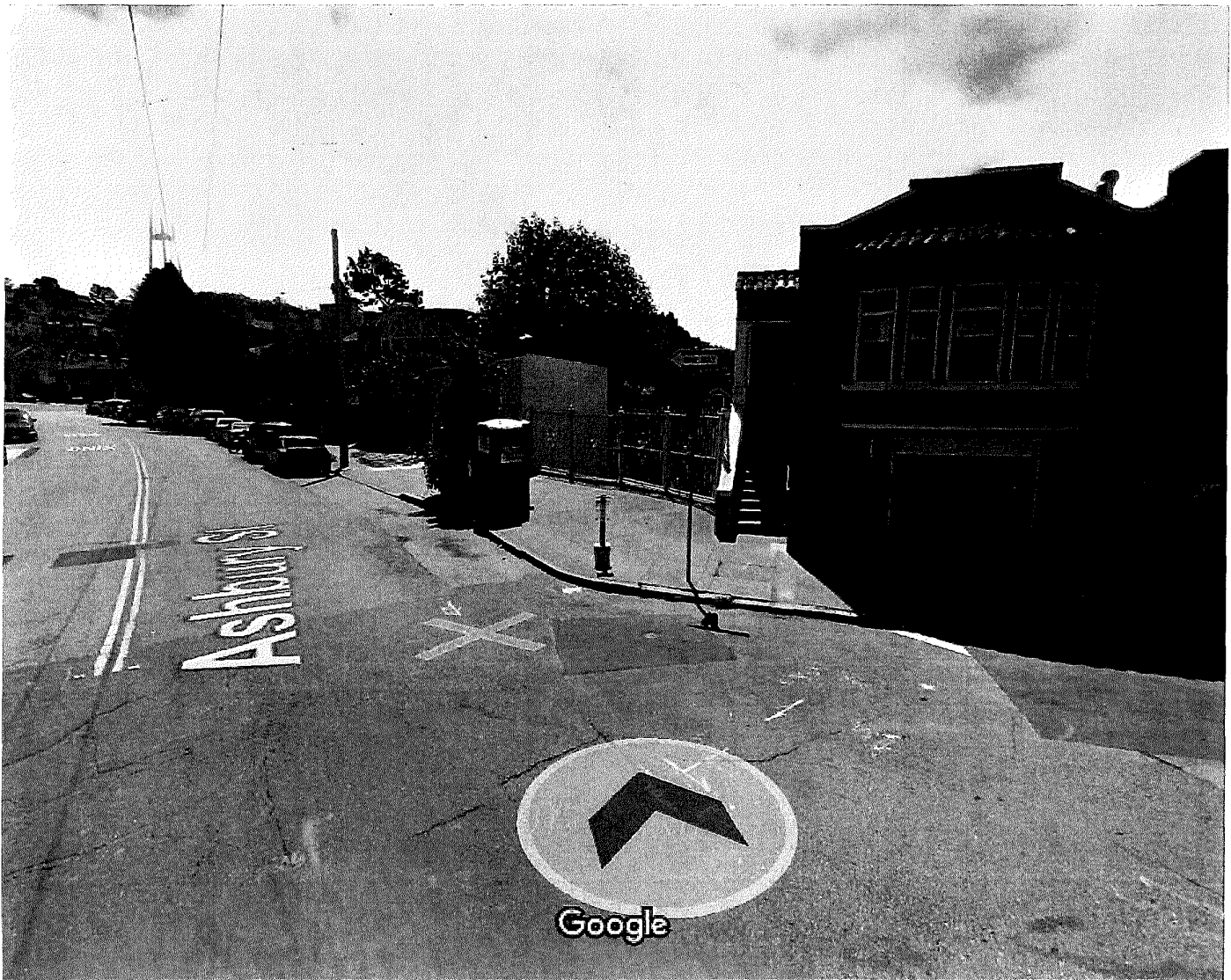
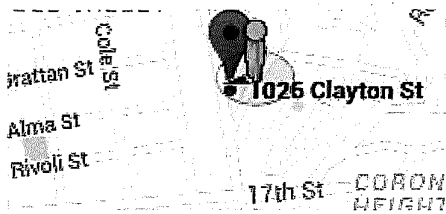


Image capture: Jul 2015 © 2015 Google

San Francisco, California

Street View - Jul 2015



# EXHIBIT E

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## PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER  
(415) 558-6378

DIRECTOR'S OFFICE ZONING ADMINISTRATOR  
PHONE: 558-6411

PHONE: 558-6350

4TH FLOOR  
FAX: 558-6426

5TH FLOOR  
FAX: 558-6409

PLANNING INFORMATION  
PHONE: 558-6277  
MAJOR ENVIRONMENTAL  
FAX: 558-5991

COMMISSION CALENDAR  
INFO: 558-6422  
INTERNET WEB SITE  
[www.sfgov.org](http://www.sfgov.org)

CASE NO. 2006.0508V  
1024 - 1026 Clayton Street  
October 11, 2006  
Page 2

October 11, 2006

VARIANCE DECISION

UNDER THE PLANNING CODE  
CASE NO. 2006.0508V

APPLICANT: Rheanna LaRoche  
2X Design  
450 Linden Street  
San Francisco, CA 94102

PLANNER: Sara Vellve - 558-6263

PROPERTY IDENTIFICATION: 1024 - 1026 CLAYTON STREET

East side, between Frederick and Ashbury Streets; Lot 043 in Assessor's Block 1269 in an RH-2 (House, Two-Family) District and a 40-X-Height and Bulk District. The subject lot is a through lot fronting on both Clayton and Ashbury Streets. A three-story, three-unit structure fronts on Clayton Street and a two-story, two-car garage fronts on Ashbury Street.

DESCRIPTION OF VARIANCE - REAR YARD AND NONCOMPLYING STRUCTURE  
VARIANCES SOUGHT: The proposal is to construct a new exterior stairway from the second floor of the garage to the garage roof, and a new firewall/parapet on the north side of the garage roof to facilitate a rooftop deck for recreational and maintenance purposes. The new stairs would be approximately 11 feet high with one landing, and the overall height of the subject stairs would be approximately 22 feet from grade to the garage roof. The overall height of the firewall is approximately 3 feet 6 inches above the garage roof.

Small portions of the existing rear deck attached to the residential structure and landing attached to the garage that provide access between the garage and dwellings require variances as they are located within the required rear yard.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 25 feet, measured from the rear property line. The proposed new stair at the garage extend to within approximately 20 feet of the rear property line, and the proposed firewall would extend to the rear property line. Small portions of the existing deck and landing have been constructed outside the footprint of the two-story permitted obstruction.

Section 188 of the Planning Code prohibits the expansion of a noncomplying structure. As the existing garage is already built within the required rear yard it is considered a legal noncomplying structure. Therefore, the expansion is contrary to Section 188.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be categorically exempt from Environmental Review.

CASE NO. 2006.0508V  
1024 - 1026 Clayton Street  
October 11, 2006  
Page 3

2. The Zoning Administrator held a public hearing on Variance Application No. 2006.0508V on Wednesday, August 23, 2006.
3. 311 neighborhood notification was not conducted in conjunction with the Variance.

**DECISION:**

**GRANTED**, to construct a new exterior stairway from the second floor of the garage to the garage roof, and a new firewall/parapet on the north side of the garage roof. The new stairs would be approximately 11 feet high with one landing, and the overall height of the existing and proposed stairs would be approximately 22 feet from grade to the garage roof. Small portions of the existing decks and landings located between the dwellings and garage, and outside the buildable area, have been incorporated into the proposal, in general conformity with the plans on file with this application, shown as Exhibit A and dated April 18, 2006, subject to the following conditions:

1. This variance is to allow building expansion into an area that would not normally be permitted under the Planning Code. Therefore, any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale, and that there is no significant impact upon the light or air or an extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new variance application be sought and justified.
2. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
4. The proposal associated with this variance shall be constructed in accordance with the plans identified as Exhibit B in the case docket.
5. Minor modifications as determined by the Zoning Administrator may be permitted if it is demonstrated that such modifications are necessary in order to comply with Department of Building Inspection requirements.
6. The property owner shall diligently pursue all necessary approvals to legalize all decks, stairs and landings constructed between the residential structure and garage without the benefit of permits.

**FINDINGS:**

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:



**FINDING 1.**

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

**REQUIREMENT MET.**

- A. The subject property is a through lot with a two-car garage at the rear, fronting on Ashbury Street, a noncomplying structure constructed prior to implementation of the Code.
- B. The lot slopes steeply uphill from Clayton Street to Ashbury Street and creates a challenge in efficiently moving between the residential structure and garage, and providing useable open space.
- C. The rear property line is sharply angled and constructing new features or additions parallel to the rear property line is not compatible with standard building practices.

**FINDING 2.**

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

**REQUIREMENT MET.**

- A. The literal enforcement of the Planning Code would prohibit access from the interior of the lot to the garage roof for maintenance and recreational purposes.
- B. The literal enforcement of the Planning Code would prohibit the garage roof from providing additional open space on a steeply sloping lot with limited southern exposure. Decks on noncomplying structures are typically permitted as-of-right.
- C. The literal enforcement of the Planning Code would prohibit small portions of the existing deck attached to the residential structure and garage landing, which provide efficient access between the residential structure and garage.

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**FINDING 3.**

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

**REQUIREMENT MET.**

- A. Granting the variances will allow the subject property owner to provide additional useable open space that is level and to maintain the garage roof.
- B. Granting the variances will allow the subject property to retain small portions of the deck and garage landing that are built outside the two-story permitted obstruction footprint, and which provide efficient means of egress between the garage and residential structure.

**FINDING 4:**

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

**REQUIREMENT MET:**

- A. Granting the variance will not impede improvements to surrounding properties.
- B. An adjacent neighbor at 1018 Clayton Street expressed concern regarding potential shadowing of landscaped areas, loss of open space, and constructing features without appropriate authorization. The neighbor's property is not a through lot. The required fire-rated wall/parapet is expected to be less than 4 feet in height above the garage roof, and will not impact areas of any adjacent property protected by the Planning Code. The open area between the two structures on the subject lot is primarily within the buildable area. In order to authorize small portions of the features previously constructed.

**FINDING 5:**

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

**REQUIREMENT MET:**

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- B. Code Section 101.1 establishes eight priority planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:
  - 1. That the proposed project will be in keeping with the existing housing and neighborhood character. As discussed above, it is generally consistent with the size and scale of other homes in the vicinity, and preserves the character of the architecturally significant structure.
  - 2. That the proposed project will have no effect on the City's supply of affordable housing, public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

CASE NO: 2006.0508V  
1024 - 1026 Clayton Street  
October 11, 2006  
Page 6

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

**APPEAL:** Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1660 Mission Street, (Room 3036) or call 575-6880.

Very truly yours,

Lawrence B. Badiner  
Zoning Administrator

---

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY.  
PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS  
STARTED OR OCCUPANCY IS CHANGED.

G:\WP51\VARIANCES\VARIANCE DECISION LETTERS\1026 Clayton.doc

# **EXHIBIT F**



APPROVED  
Dept. of Building Insp.

JUN 26 2007

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER  
2007-06-86-0111

OSHA APPROVAL REC'D  
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 1/1/08

DO NOT WRITE ABOVE THIS LINE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION FOR AN OVER-THE-COUNTER PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 6/26/07	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1026 Clayton Street	BLOCK & LOT 1269 + 43
PERMIT NO. 1124336	ISSUED JUN 26 2007	(2A) ESTIMATED COST OF JOB \$7005	(2B) REVISED COST: \$7500000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(1A) TYPE OF CONSTR. V-N	(2A) NO. OF STORIES OF OCCUPANCY 2	(3A) NO. OF BASEMENTS AND CELLARS 0	(4A) PRESENT USE SINGLE FAMILY	(5A) OCCUP. CLASS R-3	(6A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(1) TYPE OF CONSTR. V-N	(2) NO. OF STORIES OF OCCUPANCY 2	(3) NO. OF BASEMENTS AND CELLARS 0	(4) PROPOSED USE (LEGAL USE) SFO	(5) OCCUP. CLASS R-3	(6) NO. OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(14) GENERAL CONTRACTOR STANDARD ROOFING CO. 1226 9th Ave. - 94122 566-2049 348544 04/30/09							
(15) OWNER - LICENSE (CROSS OUT ONE) DAVID RYAN - 1026 Clayton St. - 94117 (415) 350-4750							
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Expand scope of work Rear deck, roof, siding & siding. No roof permit 1119130							
ADDITIONAL INFORMATION							
(17) SUGGESTED ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER HANG OF FRONT FT. FT.							
(19) DOES THIS ALTERATION CREATE BACK OR SIDE EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(20) IF (19) IS YES, STATE NEW GROUNDFLOOR AREA SQ. FT. SQ. FT.							
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLANS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>							
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS CALIF. CERTIFICATE NO.							
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") ADDRESS							

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
☐ OWNER ☐ ARCHITECT  
☐ LESSEE ☐ AGENT  
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

5003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier STATE COMPENSATION FUND  
Policy Number 0002016-2007
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of this work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

6/24/07

ORIGINAL



OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: [Signature]  
 REFER TO: [Signature]  
 Contact the district building inspector at the start of work call 558-6036. For plumbing inspection scheduling call 558-6036. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

THOMAS SIMMS, DBI

JUN 26 2007

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICE COPY

DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

HOUSING INSPECTION DIVISION

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT



# DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CENTRAL PERMIT BUREAU

1660 MISSION STREET

SAN FRANCISCO, CA 94103

Appl. #

Address

2007-06-26-511

1026 CLAYTON

## LICENSED CONTRACTOR'S STATEMENT

### Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 348544

License Class C39

Expiration Date 7/09

Contractor BRUCE MULLINS

PRINT

SIGNATURE

### Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

☐ architect, agent

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

☐ I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason \_\_\_\_\_

Date 6/26/07

\_\_\_\_ Architect (PRINT) \_\_\_\_\_

\_\_\_\_ Agent (PRINT) BRUCE MULLINS

\_\_\_\_ Owner (PRINT) \_\_\_\_\_

(SIGNATURE) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01



## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco  
1660 Mission Street, San Francisco, California 94103-2414

DATE: 6/26/07

PERMIT APPLICANT AND AUTHORIZED AGENT  
DISCLOSURE AND CERTIFICATION

☐ New  
☐ Amended

Permit Application No.: 2007-06-26-5711 Job Address: 1026 CLAYTON

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 5 and 6). The form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

## A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(s):

- ☐ The owner (B) ☐ The lessee (C)  
☐ The authorized agent. Check entity(s):  
☐ Architect (D) ☐ Engineer (E)  
☐ Contractor (F) ☐ Attorney (G)  
☐ Permit Consultant/Expediter (H)  
☐ Other \_\_\_\_\_ (H)

Print Applicant Name \_\_\_\_\_

Sign Name \_\_\_\_\_

## B. Owner Information

Name: DAVID KYHA  
 Phone: \_\_\_\_\_  
 Address: 1026 CLAYTON ST  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## C. Lessee Information

Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## D. Architect / Engineer Information

- ☐ None ☐ List all Architect(s)/Engineer(s) on project

1. Name: \_\_\_\_\_  
☐ Architect ☐ Engineer  
 Phone No.: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_  
 License #: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Firm Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_  
☐ Architect ☐ Engineer  
 Phone No.: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_  
 License #: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Firm Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 3. Name

☐ Architect ☐ Engineer

Phone No.: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_  
 License #: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Firm Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name: STANDARD ROOFING CO  
 Phone: 415 562 2049  
 Firm Name: \_\_\_\_\_  
 License #: 348544  
 Expiration Date: 4/09  
 Firm address: 1226 9TH AVE  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

- ☐ Contractor not yet selected. If this box is checked, submit an amended form when known.  
☐ Owner - Builder. If this box is checked, submit owner-builder declaration form.

## F. Attorney Information

Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_  
 Firm Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## G. Permit Consultant / Expediter

Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_  
 Firm Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## H. Authorized Agent - Others

Name: Bruce Williams  
 Phone: 415 562 2049  
 Firm Name: STANDARD ROOFING CO  
 Firm Address: 1226 9TH AVE  
 City: SF State: CA Zip: 94107

Please describe your relationship with the owner

SAN FRANCISCO  
W. D. B.  
DEPARTMENT OF  
BUILDING INSPECTION

ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.
1026	CLAYTON ST	1269/043	200706265111
OWNER NAME		TELEPHONE	
RYAN FRANCIS D & CHRISTINE H		(415) 350-4750	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE
\$5,000	06/26/07	ISSUED	06/26/07
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS
8	5	R-3	0
CONTACT NAME		STORIES	UNITS
		2	1
		DISTRICT	
		18	
		BID-INSP	
STANDARD ROOFING CO		4155662049	
DESCRIPTION/BLDG. USE		OTHER DESCRIPTION	
1 FAMILY DWELLING		REPLACE DRYROT DECKING & SIDING EXPAND SCOPE OF WORK	
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO
SPECIAL USE DISTRICT		TIDF	
		PENALTY	NO
NOTES:		COMPLIANCE WITH REPORTS	

DATE BUILDING INSPECTORS JOB RECORD

8/11/07 Job complete ETD

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WORK COMPLETED. FINAL CERTIFICATE ISSUED

APP. NO. 200706265111 Ed. Donnelly  
BUILDING INSPECTOR



# EXHIBIT G

OFFICIAL COPY

SAN FRANCISCO

APPROVED

REROOFING

Dept. of Building Inspection  
MAY 04 2007  
BUILDING INSPECTION

PLEASE CALL THE BUILDING INSPECTION DIVISION:  
558-6096. FOR A FINAL INSPECTION APPOINTMENT.  
NEW OR REPLACEMENT SHEATING AND SKYLIGHTS  
REQUIRES A SEPARATE BUILDING PERMIT.

APPROVED FOR ISSUANCE

MAY 14 2007

BLDG. FORM 318

JOSEPH T. C. D.N.

APPLICATION NUMBER

APPROVAL NUMBER

ISAM HASENIN, P.E., C.B.O.  
DIRECTOR/CHIEF BUILDING OFFICIAL  
DEPT. OF BUILDING INSPECTION

# APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF  
BUILDING INSPECTION OF SAN FRANCISCO FOR  
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS  
AND SPECIFICATIONS SUBMITTED HERewith AND  
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE  
HEREINAFTER SET FORTH.

DATE FILED 3/4/07	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1026 Clayton St. 1269 + 43	BLOCK LOT
PERMIT NO. 1119130	ISSUED 5-4-07	(2A) ESTIMATED COST OF JOB \$11,400.00	(2B) REVISED COST \$11400 / 5/4/07

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

### LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. SN	(5A) NO. OF STORIES OF OCCUPANCY 1	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Detached Garage @ Front	(8A) OCCUP. CLASS U-1	(9A) NO. OF DWELLING UNITS 0
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. SN	(5) NO. OF STORIES OF OCCUPANCY 1	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) 11	(8) OCCUP. CLASS U-1	(9) NO. OF DWELLING UNITS 0
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) GENERAL CONTRACTOR STANDARD Roofing Co. - 1226 9th Ave - 94122 566-2049 - (415) 350-4750	
(15) OWNER - LESSEE (CROSS OUT ONE) DAVID REAN - 1026 Clayton St. - 94114 - (415) 350-4750					

REMOVE tar + gravel roofing from garage roof to dumps. Apply 4 layer fiberglass roof. This roofing has a "Class A" fire rating w/ mineral surface cap sheet.

### ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") ADDRESS			

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts See Sec 3835, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
☐ OWNER ☐ ARCHITECT  
☐ LESSEE ☐ AGENT  
☒ CONTRACTOR ☐ ENGINEER

### APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

3003-03 (REV. 1/02)

### NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- (X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier WILKINS COMPENSATION FUND  
Policy Number 0662016-2007
- ( ) III. The cost of the work to be done is \$100 or less.
- ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant/Agent

Date

ORIGINAL

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CENTRAL PERMIT BUREAU

1660 MISSION STREET

SAN FRANCISCO, CA 94103

Appl. #

Address

2007/05/04/0498

1026 Clayton Street

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 348544

License Class C39

Expiration Date 04/30/03

Contractor Bruce Mullins

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

☐ architect, agent

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

☐ I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason \_\_\_\_\_

Architect (PRINT) \_\_\_\_\_

Date \_\_\_\_\_ Agent (PRINT) \_\_\_\_\_

Owner (PRINT) \_\_\_\_\_

(SIGNATURE) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco  
1660 Mission Street, San Francisco, California 94103-2414

DATE:

PERMIT APPLICANT AND AUTHORIZED AGENT  
DISCLOSURE AND CERTIFICATION

☒ New  
☐ Amended

Permit Application No.: 2007-05-04-0498 Job Address: 1026 Clayton St

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 5 and 8). The form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(s):

- ☐ The owner (B) ☐ The lessee (C)  
☐ The authorized agent. Check entity(s):  
☐ Architect (D) ☐ Engineer (O)  
☒ Contractor (E) ☐ Attorney (F)  
☐ Permit Consultant/Expediter (G)  
☐ Other \_\_\_\_\_ (H)

Print Applicant Name BRUCE MULLINS

Sign Name: [Signature]

B. Owner Information

Name DAVID RYAN  
Phone (415) 350-4750  
Address 1026 Clayton Street  
SAN FRANCISCO, CA 94117  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

C. Lessee Information

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

D. Architect / Engineer Information

- ☐ None ☐ List all Architect(s)/Engineer(s) on project:

1. Name \_\_\_\_\_  
☐ Architect ☐ Engineer

Phone No. \_\_\_\_\_  
Firm Name \_\_\_\_\_  
License # \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

2. Name \_\_\_\_\_  
☐ Architect ☐ Engineer

Phone No. \_\_\_\_\_  
Firm Name \_\_\_\_\_  
License # \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

3. Name \_\_\_\_\_  
☐ Architect ☐ Engineer  
Phone No. \_\_\_\_\_  
Firm Name \_\_\_\_\_  
License # \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name BRUCE MULLINS  
Phone (415) 828-4145  
Firm Name STANDARD ROOFING COMPANY  
License # 348544  
Expiration Date 04/30/05  
Firm address 1226 9th AVENUE  
SAN FRANCISCO, CA 94102  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

☐ Contractor not yet selected. If this box is checked, submit an amended form when known.

☒ Owner - Builder. If this box is checked, submit owner-builder declaration form.

F. Attorney Information

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Firm Name \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

G. Permit Consultant / Expediter

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Firm Name \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

H. Authorized Agent - Others

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Firm Name \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Please describe your relationship with the owner

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SAN FRANCISCO  
J. D. B.  
DEPARTMENT OF  
BUILDING INSPECTION

ADDRESS OF JOB  
 1026 CLAYTON ST 1269/043 200705040498  
 OWNERNAME TELEPHONE  
 RYAN FRANCIS D & CHRISTINE H 350-4750  
 ESTIMATED COST FILE DATE DISPOSITION DISPOSITION DATE PERMIT NO. EXPIRATION DATE  
 \$11,400 05/04/07 ISSUED 05/04/07 200705040498 11/04/07  
 FORM CONST. TYPE OCCUPANCY CODES PLANS STORIES UNITS DISTRICT  
 8 U-1 0 18 BID-INSP  
 CONTACTNAME TELEPHONE  
 STANDARD ROOFING CO 4155662049  
 DESCRIPTION/BLDG. USE REROOFING OTHER DESCRIPTION  
 PRKNG  
 GARAGE/PRIVAT  
 SPECIAL INSPECTIONS? NO FIREZONE NO  
 SPECIAL USE DISTRICT TIOF  
 PENALTY NO COMPLIANCE WITH REPORTS  
 NOTES:

9003-15
 
 PERMIT INSPECTION RECORD  
 DEPARTMENT OF BUILDING INSPECTION  
 CITY AND COUNTY OF SAN FRANCISCO  
 BUILDING INSPECTION JOB CARD



SAN FRANCISCO  
*Dr. B.*  
 DEPARTMENT OF  
 BUILDING INSPECTION

[illegible]



## DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
1660 Mission Street, San Francisco, California 94103-2414

Date: 10/29/15 11:09:01

### Permit details report

Application Number: 200705040498

Form Number: 8 Application REROOFING  
Description:

Address: 1269/043/1 1026 CLAYTON ST

Cost: \$11,400

Occupancy  
code: U-1

Building  
Use: 86-PRKNG  
GARAGE/PRIVATE

#### Disposition/Stage:

Action Date	Stage	Comments
04-MAY-2007	TRIAGE	
04-MAY-2007	FILING	
04-MAY-2007	FILED	
04-MAY-2007	APPROVED	
04-MAY-2007	ISSUED	
01-AUG-2007	COMPLETE	Final Inspection/Approved

#### Contact Details:

#### Contractor Details

License No. : 348544

Name: THOMAS SESTAK

Company name: STANDARD CONSTR. INC/STANDARD ROOF

Address: 1226 9TH AV SAN FRANCISCO CA 94122

Phone:  
5662049

#### Addenda Details:


#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CNT-PC	04-MAY-2007	04-MAY-2007			04-MAY-2007	YU JOSEPH	
2	CPB	04-MAY-2007	04-MAY-2007			04-MAY-2007	SHAWL HAREGGEV	

Permit Tracking System		88							
Project	Location	Status	Characterization	Routing Address	Fee	Payment	Current Construction	Planning	Development Fee
Payment Details									
Payee Name: BRUCE MULLINS		566-2049		Phone					
Id Type: 00		Id Number: 00		Payor Type: Contractor					
Company Name:									
Address (Street): 1226		9TH		AV					
City/State/Zip: SF		CA		94122		No Bad Debts			
Payment Method: VISA									
Financial Institution:									
Instrument Id:									
Type: Issuing		Date: 05/04/2007		Receipt/Permit #: 1119130					
Amount: 253.68		SAVE		CLOSE		SAVE NSF CHANGES			
Post-issuance Payments		New Payment		Total Paid: 253.68		NSF (non-sufficient funds) check returned to DBI. Double click on any column except NSF Comments to see more info.			
				Balance Due: .00					

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**ZACKS & FREEDMAN**  
**A PROFESSIONAL CORPORATION**  
OPERATING ACCOUNT  
235 MONTGOMERY STREET, 4TH FLOOR  
SAN FRANCISCO, CA 94104

 **FIRST REPUBLIC BANK**  
PRIVATE BANKING-SAN FRANCISCO  
SAN FRANCISCO, CA 94111

2607

11-8166/3210

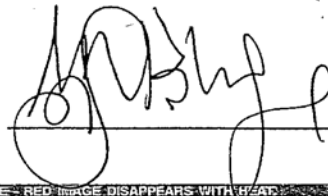
10/30/2015

AY TO THE  
RDER OF San Francisco Planning Department

\$ \*\*562.00

Five Hundred Sixty-Two and 00/100\*\*\*\*\* DOLLARS

San Francisco Planning Department



MP SAFEGUARD SECUR  
MP SAFEGUARD SECUR

MEMO

CEQA Appeal - 1026 Clayton Street

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