

## Lew, Lisa (BOS)

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**From:** Lew, Lisa (BOS)  
**Sent:** Monday, February 24, 2020 8:43 AM  
**To:** BOS Legislation, (BOS)  
**Subject:** FW: SF Planning Certified Transcripts and Historian's Report  
**Attachments:** REPORTER'S TRANSCRIPT OF VIDEO RECORDING 12-12-2019.zip; REPORTER'S TRANSCRIPT OF VIDEO RECORDING 04-11-2019.zip; 95 Nordhoff HRE.pdf

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**From:** joe@dsandm.com <joe@dsandm.com>  
**Sent:** Saturday, February 22, 2020 1:09 PM  
**To:** Lew, Lisa (BOS) <lisa.lew@sfgov.org>; bos.legislation@sfgov.org; Jalipa, Brent (BOS) <brent.jalipa@sfgov.org>  
**Cc:** Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>  
**Subject:** SF Planning Certified Transcripts and Historian's Report

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Dear Ms. Lew & Mr. Jalipa,

We wanted to provide you with certified transcripts of the two public Planning Commission meetings (April 11, 2019 & December 12, 2019) as will necessarily rely upon them during any oral argument before the Board of Supervisors.

These transcripts establish that (1) Mr. Ganz's failed to speak against the project whatsoever at the April 2019 meeting; and (2) that he commended the project's proposed treatment of the Coastal Redwood tree during the December 2019 meeting (See: page 15 line 18).

Please also see the attached historian's report which will likely be relied upon during hearing in conjunction with the Planning Department's own report to establish once and for all that the home and property at 95 Nordhoff is not historic pursuant to San Francisco law.

Sincerely,  
Joe Della Santina  
415-342-5500

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CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO CITY PLANNING COMMISSION

**CERTIFIED TRANSCRIPT**

REPORTER'S TRANSCRIPT OF VIDEO RECORDING  
THURSDAY, APRIL 11, 2019

REPORTED BY: DANIEL DASPIT, CSR NO. 14182

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 SAN FRANCISCO CITY PLANNING COMMISSION

2 16. 95 NORDHOFF STREET - REQUEST A

3 CONDITIONAL USE AUTHORIZATION FOR THE SUBDIVISION OF  
4 AN EXISTING LOT

5

6 >> We can move on to item 16 for case  
7 number 2018-015554CUA for 95 Nordhoff Street. This  
8 is a conditional use authorization.

9 >> Good afternoon, President Melgar,  
10 Commissioners, Gabrielle Pentova, department staff.

11 The case before you is a request for  
12 conditional use authorization for the subdivision of  
13 an existing lot currently containing a single-family  
14 home into four new dwelling units -- four new lots.  
15 Sorry. Two of which will be substandard lots. The  
16 proposal will individually develop two of the  
17 proposed four lots with single-family homes, for a  
18 total of three single-family homes. And alter the  
19 existing single-family home. And one lot will remain  
20 vacant. The project site is a 7,346 square foot  
21 property located on the west side of Nordhoff Street  
22 between Stillings and Mangels Avenue within the RH-1  
23 and 40-X Height in Bulk District. And within the  
24 Ader Mission neighborhood. The media neighborhood  
25 includes one to three story single-family homes. The

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1 item before you is required by planning code section  
2 121 for the subdivision of an existing lot into four  
3 new lots, two of which will be substandard lots.  
4 Prior to the listed project, the project sponsor  
5 sought to subdivide the subject lot into four  
6 conforming lots, and develop each lot with conforming  
7 single-family homes.

8           The existing lot -- the existing building of  
9 the subject property was proposed to be demolished.  
10 However, during the notification period, pursuant to  
11 section 311, a discretionary review request was  
12 submitted to the planning department. The  
13 discretionary review applicant stated concerns with  
14 regards to demolition of the existing single-family  
15 home, and to the removal of an existing age redwood  
16 tree located at the subject property.

17           Upon filing the discretionary review  
18 request, discussions were had between the listed  
19 property owner, and discretionary review applicant.

20           Ultimately, a compromise was reached between  
21 both parties, which preserved both the existing  
22 dwelling units, and the age redwood tree of the  
23 subject property. The reached compromised is the  
24 listed project sought under the listed conditional  
25 use authorization application. To date, the

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1 department has not received any correspondence in  
2 opposition of the project. The department has  
3 received 20 correspondence in support of the project,  
4 and members of the public expressing support of the  
5 project state, the applicant and projects ability to  
6 satisfy previously raised neighborhood concerns.

7 The department recommends approval with  
8 conditions, and believes the project is necessary and  
9 desirable for the following reasons:

10 The department finds the project is on  
11 balanced and consistent with the objectives and  
12 policies of the general plan, and meets all  
13 applicable requirements of the planning code.

14 The project will maximize the use of a  
15 currently under-utilized lot, and will provide two  
16 additional dwelling units to the cities housing stock  
17 with a potential of a third unit to be developed at  
18 the proposed vacant lot.

19 The project will provide a use compatible  
20 with the RH-1 zoning district, and construct  
21 buildings that are compatible in size, density,  
22 height, and architectural characteristics of the  
23 immediate residential neighborhood. The proposed  
24 project will not displace any existing residential  
25 tenants of the subject, or remove any rent-controlled

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1 or affordable housing from the cities housing stock.

2 This concludes staff's presentation, and I'm

3 available for any questions.

4 >> Thank you. We will now hear from the  
5 project sponsor.

6 >> I am technically challenged,  
7 Commissioner. I think it's there. Can you put it on  
8 the screen? There we go. Can we make it bigger?  
9 How can we make it bigger? All right.

10 Good afternoon, commissioners. My name is  
11 Tony Pantaleoni with Kotas Pantaleoni Architecture.  
12 We're the project architects. I would like to walk  
13 through the project with you. The project is located  
14 at the corner of north west -- I'm sorry. The north  
15 west corner of Nordhoff and Stilling Street, and  
16 Nordhoff is to the left, a lesser slope, and  
17 Stillings is to the right. Okay? The proposed  
18 project is to subdivide the lot into four smaller  
19 lots.

20 This is an aerial view of the site. You see  
21 the house in the middle of the photograph there? The  
22 lot is about 7,346 square feet, and we're essentially  
23 surrounded by single-family homes.

24 Oh, thank you. If you can, that would be  
25 great.

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1           Take a look. This is looking at the house  
2 on the corner, 95 Nordhoff, and some of our neighbors  
3 surrounding us. It's Nordhoff Street to the left,  
4 and Stilling Street to the right. Stilling Street is  
5 a steeper street, and Nordhoff Street is a lesser  
6 slope. Not going anywhere.

7           This is looking at Nordhoff, our house, our  
8 property is between the pink home one on the left,  
9 and our existing home on the right.

10          This is Stilling Street. Our house is to  
11 the left, and there's a large redwood tree and open  
12 space behind our house, our property, and then the  
13 neighbors.

14          This is the existing site plan currently.  
15 The single-family home will be maintained, and  
16 there's a redwood tree right behind it, that we're  
17 also maintaining. We've had some various meetings  
18 with the neighborhood neighbors and, as you  
19 mentioned, is a previous historic presentation that  
20 you had, some of the neighbors felt that this was a  
21 historic property, and we had a historic resource  
22 evaluation done, and they didn't find that, but we're  
23 saving it, we're restoring it, and we're preserving  
24 it. Okay?

25          This is the proposed subdivision. So the



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1 current -- the houses at the corner, we would have to  
2 modify it a little bit. It's a little bit too wide.  
3 There's a wrap around porch that needs to be removed  
4 on the side of it, and then the rear of it needs to  
5 be also reduced in size. So that lot, the reason  
6 we're here today is a conditional use application.  
7 The lot on the corner would be 24 feet wide, instead  
8 of the required 25 feet wide, and we have 1501 square  
9 feet, rather than the 1750 that we need.

10           The lot to the left, it will be a vacant  
11 lot. We're not proposing to build on that at this  
12 time. We're proposing to sell it. And then the  
13 other two lots facing Nordhoff, those are what we're  
14 proposing to build also.

15           In terms of the condition use application,  
16 89 Nordhoff, the lot at the bottom is only 24 feet  
17 wide, and it's code requires it to be 25, and those  
18 are the conditional use requests.

19           This is a site plan for the house at the  
20 corner. Again, as I mentioned, we have to reduce the  
21 size somewhat. We're also proposing an addition at  
22 the rear. The tree, again, will remain, but by doing  
23 this again, we're allowed to have two lots facing  
24 Nordhoff for two new homes. Let's see here. Just  
25 one second.

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1           This is the plan for the existing house. It  
2 has a one-car garage, bedroom on the basement level,  
3 living, dining, and kitchen area on the first floor,  
4 and then three bedrooms on the second floor. Because  
5 of the roof slope of the existing, the front of the  
6 house, which we're maintaining, the bedroom is really  
7 tight. We're only allowed to put sort of one tight  
8 bedroom there and some closets to the side, but at  
9 the rear portion, you can see that where the existing  
10 part is remaining and the new to the left, allows us  
11 to have two new bedrooms back there.

12           This is the elevation of the house  
13 currently. We will be removing the asbestos siding,  
14 and replacing it with new horizontal siding, new  
15 windows, new trim, new garage door, so rehabilitating  
16 the entire house.

17           These again, are the elevations of the  
18 Nordhoff house 95, and then the two proposed houses  
19 next door.

20           I'm going. Yeah, here we go.

21           And then this is the rendering for the  
22 corner house 95 Nordhoff that we're preserving, and  
23 you see the raised portion at the back to get the  
24 extra height, but keeping it in character with the  
25 existing house.

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1 >> Mr. Pantaleoni, your time is up.

2 Commissioners may have questions for you.

3 >> Okay. Well, I am here to answer any  
4 questions you have.

5 >> Thank you very much. Okay. With that,  
6 we will take public comments on this item. I have a  
7 few speaker cards, Joshlyn Shelly, Larry Catalain,  
8 Jennifer Pullopshuck, Bashir Abdullah, Brian  
9 Freedman, Carolyn Flag, and David Pierce.

10 And if you want to speak on this item, and I  
11 didn't call your name, you can come up, just line up  
12 on the left side please. Okay. Someone has to come  
13 up first don't be shy.

14 >> My name is Larry Ketalar, and I own the  
15 property at 65 Nordhoff Street. I have been living  
16 there for about 40 years, and I knew the lady that  
17 passed away at 95 Nordhoff. The entire time I have  
18 been there, of course, it's been a nice big open  
19 space. Everyone that I know of at the end of the  
20 block always knew that there were actually two lots,  
21 if you go to the city there was 95, and I don't know  
22 what that 89, or whatever that was, and then there  
23 was 65. So we're not opposed to the development of  
24 this corner, when that Connie's house was sold, 95  
25 Nordhoff, it was expected that somebody would develop

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1 that side lot. And I applaud the architects for what  
2 they have come up, what they've done, but my concern  
3 is, is that these -- I'm sorry for not being more  
4 articulate. What we would like to see, what I would  
5 like to see, is that, 95 and another house on the  
6 property, and not, you know, three skinny little  
7 houses that are much taller than all the other  
8 adjacent houses around there. I think the architects  
9 said that this -- the architectural plans were in  
10 keeping with the surrounding land, the architectural.  
11 And I disagree because the houses are very old. My  
12 house is over a hundred years old. And the house  
13 across the street, I think it's 89 Nordhoff is over a  
14 hundred years old. I think 69 Nordhoff, Mr. Bashir's  
15 house is probably around that age too. And we have  
16 large lots. I mean, that is one of the charms of  
17 living in this particular neighborhood is that we  
18 have deep backyards. We have -- not all of us have  
19 two lots, of course, but I have a lot and a half, and  
20 two -- this kind of density, on that corner lot is --  
21 impacts the whole nature of the neighborhood. It  
22 just diminishes it. And I think that's it. That's  
23 my comment. Thank you.

24 >> Thank you very much. Next speaker  
25 please.

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1           >> I'm Joshlyn. I live directly across the  
2 street from 95 Nordhoff Street. Some time ago, we  
3 were able to see a presentation of what their  
4 original design was for this piece of property, and  
5 that was nice. There was going to be two homes on  
6 Nordhoff Street, and then there was going to be two  
7 homes facing Stillings, so that worked out well. It  
8 took away the -- this -- this new design has too much  
9 density, too much weight on it. Where the other two,  
10 sort of, divided it up. There were two homes facing  
11 Nordhoff Street and two homes facing Stillings, and  
12 the other problem is, right now, presently, is that  
13 on the other street, it's one block long, and there  
14 is just so much traffic, and if you have all of those  
15 homes facing that street, it's just going to be an  
16 overload and severe traffic congestion and related  
17 vehicle problems. So we're urging you to consider  
18 not this layout, but maybe revert back to the  
19 proposal of the two homes on Nordhoff Street, and the  
20 additional home on Stillings, or maybe two on  
21 Stillings.

22           >> Okay. Next speaker please.

23           >> Hi. I'm Carolyn Flag. I live -- I'm  
24 the other house that is directly across the street  
25 from this -- this lot that is being developed. And

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1 thank you for hearing us. Um, so I have a few  
2 concerns, and one is also about traffic that, um,  
3 this is one -- one street, long street, and people  
4 use it to cut through from Monterey down to Chenery  
5 as they do Congo Street, and it has recently gotten  
6 very bad. Well, a lot of discussion between  
7 neighbors about it. And there was a lister next  
8 door, and there was a long discussion on there, and  
9 another one going on now about the same area. So my  
10 concern is about the increase in traffic, but also  
11 combined with the parking that's there because this  
12 will take away two, three, maybe, parking spots with  
13 the driveways coming out all on Nordhoff Street. The  
14 previous design had two driveways on Stillings, and  
15 just two on Nordhoff Street. And the other thing I'm  
16 concerned about is the height of the property and  
17 that the windows -- you know, there was some  
18 discussion with another, the housing on Cayuga, this  
19 seems to have windows face out on the street which  
20 goes directly into my house, and into the house on  
21 the corner. And the neighborhood is set up so nicely  
22 the way they built the houses so skillfully none of  
23 the windows look into anybody else's. It's very  
24 nice. I live on a single lot, and I'm very happy  
25 being there. I'm one of the newer neighbors being

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1 there, living there, I moved in in 2013, but most of  
2 the people who live on the street have lived there  
3 for generations.

4           Um, I also wanted to say that it was  
5 unfortunate the timing of the meeting. There are a  
6 lot of people who could not come because of working,  
7 and picking up kids, things like that, there were a  
8 lot of neighbors who wanted to speak, but were not  
9 able to today. So pretty much our whole block feels  
10 this way, and we're a pretty united block and a  
11 pretty friendly block. We don't want to keep people  
12 out, we just want it to still be a neighborhood. So  
13 thank you.

14           >> Thank you. Next speaker please.

15           >> I'm Jennifer Polishook. I live at 66  
16 Nordhoff, across the street. And my house was built  
17 in 1906. It's similar to a lot of the houses. This  
18 project is different from the first one we heard at  
19 915 Cayuga. This is not affordable housing. These  
20 are going to be \$2 million single-family homes.

21           There are concerns today, I heard being here  
22 all day, about the cannibalization of neighborhoods,  
23 and the importance of open space. And I think this  
24 project really echoes both of those. There is a  
25 double lot with one existing home in Glen Park, and

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1 the plans are to take this corner lot, and fill it  
2 with four large homes with no space in between. It  
3 will overshadow the neighborhood neighboring homes by  
4 four feet, increasing traffic in an already busy  
5 intersection, and removing green space.

6 Both Nordhoff and Stillings are one lane of  
7 traffic. People park on both sides, and so in the  
8 morning, at the commute time, you have people  
9 constantly having to back up, people needing to be  
10 directing traffic, and they only have one lane to  
11 work with, so it makes it for a narrow street.

12 Personally, my car has been hit three times parking  
13 on the street. I have lived there almost 20 years.

14 This construction will take away three  
15 street parkings, adding two garages, but also adding  
16 only one-car garages, and adding two new families.

17 The density is not in harmony with Glen Park  
18 neighborhood. I ask your consideration to maintain a  
19 safe and scale, and narrow streets with family  
20 residences. Thank you.

21 >> Thank you very much. Next speaker  
22 please.

23 >> Good afternoon, commissioners. I'm  
24 Bashir Abdullah, residing at 69 Nordhoff Street. I  
25 am next to the proposed development of the property.



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1 I have been living there since 1967. My children are  
2 born and raised in there, and we love the  
3 neighborhood, and we would like to keep the traffic  
4 flow, the security aspects of the community at  
5 controllable. My concern, basically, is -- a lot  
6 have been said earlier, is the development is going  
7 to produce density, I think, it's going to create a  
8 sense of height and, basically, it will not be in  
9 harmony with the rest of the existing dwellings on  
10 Nordhoff Street. Nordhoff Street will take much more  
11 blunt with this subdivision. In terms of the parking  
12 and traffic, and also the harmony aspect of it.

13 Traffic, naturally, is going to be a  
14 concern. Parking, as well, has been mentioned  
15 earlier. So I would like the commissioners to  
16 reconsider the plan to subdivide this for conditional  
17 use, with more stress on the corner lot and -- and,  
18 um, so your part in the planning process would be  
19 most welcome. Thank you.

20 >> Thank you very much. Next speaker  
21 please.

22 >> Hello? My name is David Pierce. I live  
23 at 20 Mangels Avenue, and I have been there for  
24 30 years. I have several issues with this proposal,  
25 one is the height. I don't think it's in with the

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1 current status of the houses that's are there now.

2 I also think that -- and, previously, we  
3 already had concerns with proposals from the  
4 developer in regards to the tree, the redwood tree,  
5 it's now going to be moved to a separate stand alone  
6 lot, which he has proposed to sell. I don't know  
7 when he sells that, how he is going to be developed.  
8 You can't develop that lot without the tree being  
9 removed. And I think the tree is essential to the  
10 neighborhood. It provides shade and cooling for  
11 properties, and we have fought this battle before,  
12 and it looks like we're going to have to continue to  
13 fight this battle until we die because they're set on  
14 removing that tree, and it's just another way to get  
15 around that for this tree to be removed. I'm  
16 concerned with the quote substandard lot sizes. I  
17 don't think that is conducive to the neighborhood.

18 And, again, I want to echo what they said  
19 about the traffic. Parking is already bad. This  
20 will acerbate the problem. With Lyft and Uber going  
21 through the neighborhoods, the traffic has increased  
22 substantially more, so in the past five years, if not  
23 more recently, and I think that this -- the way the  
24 current proposal is, it's not conducive to the  
25 neighborhood.

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1           And I would appreciate you considering what  
2 we have said, and take that into consideration, and  
3 make them come back to the drawing board again.

4 Thank you for your time. Appreciate it.

5           >> Thank you. Next speaker please.

6           >> Hello. My name is Barbara Dobrinin. I  
7 live at 8 Nordhoff Street for the past 50 years. We  
8 raised our children there, and loved the almost  
9 suburban feeling of our street, and we love the  
10 continuity of our neighbors, and we loved having a  
11 less dense area to live in.

12           We fought for the redwood tree to remain on  
13 the lot, and I'm glad that that will still happen,  
14 but I really question building four homes on one  
15 corner lot, which looks like too much, too much  
16 density. And I wish that it could be one other house  
17 on this lot, and not the two small ones, leave them  
18 out. And I know they want money, and money is very  
19 powerful, but I think beauty is even more powerful,  
20 and it would be great to preserve our neighborhood by  
21 having just two homes on that lot. Thank you.

22           >> Thank you. Next speaker please. Come  
23 on up.

24           >> I live 38 feet from 95 Nordhoff, and do  
25 not oppose development of the property, but this

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1 should be a balanced truck.

2 >> State your name for the record please.

3 >> I'm sorry?

4 >> State your name.

5 >> My name is Rohan Clark. I oppose  
6 allowing the developer to subdivide the lot into four  
7 lots. This would create a far too dense living  
8 situation which is out of sink with the neighborhood,  
9 and exacerbate traffic jams throughout construction.  
10 Three lots would be better, and would still allow the  
11 developer massive profits of millions of dollars.  
12 Please reconsider this plan. I met with my  
13 neighbors, the consensus is that they all oppose  
14 subdivision of the lot into four new lots, and they  
15 oppose four story new homes that are out of character  
16 with the neighborhood.

17 More neighbors who oppose the developers  
18 request wanted to attend the hearing today, but  
19 couldn't because the hearing is in the middle of the  
20 workday. This stands to favor the developer. I can  
21 test the developer's submission that there are quote  
22 "No features of the project that could be detrimental  
23 of those residing in the area." Four new lots will  
24 definitely have an adverse impact on the neighborhood  
25 for years. Aren't three lots enough to make a huge

1 profit?

2 As streets have become a major connection  
3 artery between 280 north and 280 south, and 101, and  
4 are very narrow to begin with, single-driving-car  
5 width, if you add construction vehicles for this much  
6 time, blocking these outlets, you're going to cause  
7 collisions and potential fatalities, and we won't be  
8 able to easily access our homes anymore.

9 Has the developer confirmed all three of the  
10 currently requested buildings, there could be four  
11 that will be built the same time rather than one  
12 after the other, drawing out the inconvenience for  
13 the neighbors and anyone traveling on these roads.  
14 This is an important question. Each new house would  
15 be a years' worth of construction, noise, and  
16 traffic, and parking problems. Our neighborhood is  
17 comprised of people who have been drawn to its peace  
18 and tranquility, and some have lived here for decades  
19 and generations, and this kind of development would  
20 destroy the neighborhood and remove a lot of green  
21 space. It isn't somber. Exhibit D, page 51, of the  
22 developers PDF, none of the new housing would be  
23 below market rate or affordable. None. Most likely,  
24 3 million dollar houses, and one even has an  
25 elevator. And this isn't about allowing average

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1 people to buy new homes in the city, the developer's  
2 request is simply him trying to maximize his profit  
3 to an excessive level, making millions on each  
4 property and leaving. He won't have to live through  
5 years of construction for each new house or  
6 renovation, or the end result of such overly dense  
7 houses in this neighborhood. The proposal does not  
8 fit in with the character of the neighborhood at all.  
9 And, importantly, two of the three houses are not  
10 three-story buildings as mentioned before. They  
11 worded it as three-story, over-garage, obfuscating  
12 the reality of four-story buildings. And these are  
13 not common building types in the area, which is  
14 normally two stories. One of those, the garage  
15 level, the developer included 20 legislature  
16 [indiscernible], stating the developer team, who  
17 worked over the past, did satisfy all the neighbors  
18 as best as possible. Not true, they didn't reach out  
19 to my partner and I, and as far as I am aware, the  
20 surrounding neighbors. The signed names, the 20  
21 submissions of letters, found almost all the  
22 retailers for Caldwell Bank or real estate, and two  
23 work for a title company or lender, and they're going  
24 to clearly support a developer. Only one of the 20  
25 people lives in Glen Park. 19 letters are exactly

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1 the same wording, and were clearly given by the  
2 developer. Is it a clear conflict of interests, and  
3 the second time this developer has done this in  
4 support of his building.

5 >> Thank you, sir, your time is up.

6 >> I didn't get a chance to put it on the  
7 overhead. That is the list. If you can just include  
8 that. All of the developers --

9 >> You can submit the list, your time is  
10 up.

11 >> Thank you.

12 >> I didn't get a chance to actually submit  
13 the other letters but here they are.

14 >> You can submit them, sir, but your time  
15 is up.

16 >> Thank you very much. Any other public  
17 comment on this item?

18 >> Okay. With that public comment is  
19 closed. Commissioner Moore.

20 >> I just want to speak to the project  
21 without having really received comments prior to  
22 looking at the project, and speak to it as we do look  
23 at all as a project. Particularly, with our very  
24 difficult responsibility to look at infill  
25 opportunities, and an appropriate densification

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1 whenever we can find a lot.

2 When I looked at the plans, and I'm not  
3 saying that in response, and not hearing you, I heard  
4 the neighbor's concerns, I take them very much into  
5 consideration, and speaking to what is in front of  
6 me, which did not include any of your comments,  
7 seeing that, actually, this project made me smile  
8 because there is a creativity to how this is resolved  
9 that made me feel that we're on the right track here.

10 The projects of the three buildings, the two  
11 buildings, which are composed, are code compliant.  
12 The minor lot adjustments that are really the subject  
13 of our decisions today are, I think, completely in  
14 keeping with of what our task really is.

15 The subdivision is a little bit more  
16 complicated due to the fact that previous commitments  
17 about the retention of the redwood tree drove the  
18 retention of the other home, which further on then,  
19 complicates a lot itself, is subdivided in a manner  
20 by which multiple buildings could comfortably sit on  
21 a very large corner parcel, emphasis on corner  
22 parcel. So I have to actually have to nod to  
23 Mr. Pantaleoni as this being a very creative and very  
24 harmonious solution.

25 I do also have to take staff's careful



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1 evaluation into consideration, which basically, does  
2 not leave one page unturned to look as to whether or  
3 not there are deficiencies or not. There are none.  
4 The staff believes that from code compliance to  
5 density, and architectural characteristics, the  
6 architect is compatible with the neighborhood, and  
7 further to that, it's a necessary and desirable  
8 project given the very difficult charge for us to  
9 support density and support sensitive infill, which,  
10 I believe, this project achieves.

11 >> Thank you. Commissioner Hillis.

12 >> So, I mean, I generally like that  
13 there's new units coming on this lot, but can I ask  
14 the architect a question, for a minute? I mean, I  
15 did a little -- this -- it is 7300 square feet, the  
16 lot?

17 >> Existing lot, yes.

18 >> Which if you do the math it's 25 by a  
19 hundred, is three lots, you have divided it into  
20 four. Why did you do that, first of all?

21 >> Well, because we're under the planning  
22 code, at a corner, we're allowed to reduce the size  
23 of the lots down to 1750, within a 150 feet of the  
24 corner, 150 or 130, anyway, that gave us the  
25 opportunity for more density at the corner.

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1           >> Okay. And then the 4th, why weren't you  
2 proposing anything for the 4th lot? Is it the tree?

3           >> No. Our neighbor next door has  
4 property-line windows right on the property line, and  
5 we had a discussion with them about a year and a half  
6 ago about his possibly purchasing the project  
7 property, so that maybe he could use it as a side  
8 yard, or develop it some day. So we decided to sort  
9 of put that on hold and focus on the other three  
10 parcels facing Nordhoff.

11          >> Okay. And then as far the height of the  
12 two buildings on Nordhoff, I mean, I know they're  
13 code compliant -- and I apologize to the neighbors --  
14 I do use Congo to cut through and get to Monterey, so  
15 I'm sorry, but it's actually given me the opportunity  
16 to see this neighborhood, which is lovely, but they  
17 are tall compared to -- I mean, I get the code, but  
18 it's tall. I mean, I don't think I have seen other  
19 four-story structures there, but maybe I just don't  
20 go the right route. Can you tell us about the  
21 context there?

22          >> Well, the 1st floor is essentially a  
23 basement, so that it's dug into the ground, and there  
24 are stairs for them to come up out of the garage.  
25 And then there's three stories above it, and the

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1 height limit is 35 feet, and it follows the contour  
2 of the elevation because it slopes up. And that is  
3 how we can get -- the uppermost floor is set back, I  
4 think, 15 feet from the front facade.

5 >> Right.

6 >> So that will help eliminate the massing  
7 of it from the street.

8 >> Okay. And how many square feet are the  
9 two --

10 >> Two new houses are approximately 1200 --  
11 sorry. 2600 square feet.

12 >> That is liveable, but gross.

13 >> Gross.

14 >> Right. I mean, you're not including the  
15 garage in that are you?

16 >> I have that here. Total square footage  
17 is 3,466, roughly.

18 >> That -- I would have loved to see four  
19 smaller houses on this. I mean, it's Glen Park, you  
20 know? You're fairly close to the BART station there,  
21 you know, I can -- I think you're just doing too  
22 much. You know, especially not knowing what is going  
23 to happen with that 4th lot. You're, generally,  
24 taller than most, your lots are smaller than most. I  
25 get wanting to densify, but I would love to see four

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1 2,000 square foot homes or, you know, 2200 square  
2 foot homes on all these lots than the two 3300, and I  
3 get it, you have gone underneath but, to me, it's  
4 just a little -- a little too much you're asking for  
5 in these with kind of not knowing what that 4th  
6 parcel is going to be. And, again, I'm fine with  
7 four units here, but I think it would be -- I would  
8 have loved to fit two units in those two buildings,  
9 in the building two each, but it's one, but I think  
10 in that size, you can fit that in the footprint you  
11 have. I like a lot about that this project, but it's  
12 making me uneasy because it's too large. I don't  
13 know if you want to call them monster homes, but  
14 they're pretty big. And then one to come, I would  
15 imagine.

16 >> Thank you. Commissioner Richards.

17 >> So I'm in complete agreement with  
18 Commissioner Hillis.

19 >> I looked at this, and the first thing I  
20 saw was the tree, and despite millions of dollars of  
21 trying to save the tree at 323 Cumberland, and we had  
22 an arborist come in and do a tree saving plan, they  
23 developed the lot, not only on 323 Cumberland, but  
24 the lot on Sanchez, and the tree is dead, and it was  
25 huge, it must have been 12 feet around. I think

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1 you're doing too much here. I would like to see two  
2 units in each of the buildings. I would add an ADU.  
3 Since we're now allowed to do ADUs in new  
4 construction. I would take the lots, and take them  
5 all the way to the back property line, you have the  
6 three houses, you have nice backyards, the tree gets  
7 saved, and you get two units in each building. That  
8 is my two cents.

9 >> Commissioner Koppel.

10 >> I'm with Commissioner Richards on this  
11 one. Don't know where the votes are going right now.

12 >> Want to make a motion?

13 >> Make a motion.

14 >> I'm going to make a motion to continue.

15 >> Second.

16 >> With the instructions? Or can't we just  
17 do the conditional use now with what I had said?

18 >> Are you giving direction to project  
19 sponsor to -- you'd like to see the -- an ADU  
20 designed within the two --

21 >> All three.

22 >> All three structures including the  
23 structure that is going to be -- remain the original  
24 structure on the corner?

25 >> Yeah.

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1 >> Okay.

2 >> And the lots go all the way -- the  
3 lots -- the lots -- you don't subdivide to four lots,  
4 you subdivide to three.

5 >> Right. Reconfigured. Okay. We would  
6 probably need a continuance. I don't think we can  
7 really --

8 >> Second.

9 >> We're going to -- as the -- did  
10 Commissioner Johnson -- did you want to say  
11 something?

12 >> Yeah. I just want to make sure, in that  
13 direction, there's also a direction to explore two  
14 units in each of the buildings?

15 >> Yeah, that's what the motion --

16 >> That's in there.

17 >> Okay.

18 >> Yeah. It's an ADU.

19 >> It has to be because it's RH-1.

20 >> They could go up to 1200 square feet, I  
21 think, by state law. Commissioner Moore?

22 >> What is in front -- what is in front of  
23 this commission is a subdivision only. That is  
24 basically the issue. I think that I have to rely on  
25 Mr. Washington, but in this, it will open as a whole

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1 other can of worms because I have a hard time giving  
2 the concerns the public has, or the neighbors have  
3 with density that adding three ADUs here, in any  
4 other neighborhood would be desirable, I think would  
5 exactly strike the wrong tone because now you're  
6 adding instead of, like, one living unit, you're  
7 adding, basically, two, which did increase the  
8 potential number of cars, which increases a  
9 significant number of people.

10           So I have to defer to you, what is in front  
11 of this commission is only the issue of subdivision.  
12 We're an RH-1, as to whether or not they're are  
13 creative solutions to adding ADUs. I don't know, and  
14 it will also not deal with the lot width because it  
15 will not make the lot wider, it will then only make  
16 them long, which is not exactly what the community is  
17 addressing here.

18           >> Mr. Washington. Yes. Go ahead.

19           >> It's triggering the conditional use  
20 authorization. So that aspect -- if that has changed  
21 because you no longer want to have that 4th parcel  
22 subdivided abutting the neighbor, that would have to  
23 removed. In essence, it would come back to more as a  
24 standard 311 notification, which could be DRed back  
25 to the commission, and we would be giving them

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1 direction if they withdrew if they took -- withdrew  
2 this conditional organization.

3 >> Could you speak in the microphone?

4 >> It would be still be back through  
5 notification of 311, and that could potentially be a  
6 DR.

7 >> Yeah. If I can clarify. So the  
8 conditional use authorization is brought forth to  
9 you. Because it's a combination with single-family  
10 homes. So, in this case, the two substandard lots  
11 that are being presented, are the ones that are being  
12 developed with the single-family homes, and that is  
13 triggering the conditional use authorization. And if  
14 the subdivide, the lot, had come in with confirming  
15 lots, or just single-family homes, the only way you  
16 guy would see that project is if it was DR, it would  
17 just be a standard 311 notification at that point.

18 >> Commissioner Hillis?

19 >> So to follow up on that though, if you  
20 took on the Nordhoff Street frontage, and tried to  
21 divided it into three lots, whether you had the 4th  
22 lot in the back or not, you would still have two  
23 substandard lots; right? Because you can't get the  
24 25 foot; is that not true?

25 >> We would have three standards lots



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1 facing Nordhoff.

2           >> Can I just mention it would be difficult  
3 in the existing house to put an ADU. It's too  
4 small. It would be very difficult to do that.  
5 You're talking five.

6           >> If you go two -- I think to address both  
7 neighborhood concerns, and the project itself, I get  
8 the ADU, so you would have two new buildings with  
9 four units, but two would be ADUs, you know, and we  
10 run into that. We can design them so they look and  
11 feel like ADUs, but no guarantees that they're  
12 necessarily used as ADUs. I would rather see the  
13 size of those buildings come down because I don't  
14 think you can bring them down by putting ADUs in them  
15 because you need two units. Is to develop the --  
16 bring a proposal in for the 4th lot, and have 3  
17 2,000 -- 2100 square foot home -- 2200 square foot  
18 homes that could potentially have ADUs in them down  
19 the line, instead of two large ones with ADUs that  
20 may or may not be used by ADUs.

21           >> I'm very confused about what you're  
22 wanting.

23           >> You lost me a little bit too.

24           >> They're asking for direction -- or  
25 Commissioner Richards was asking for direction to

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1 eliminate that 4th lot.

2 >> Gentlemen, can you put the site plan up?

3 >> SF GOV, can you go to the computer  
4 please?

5 >> You would want two ADUs in those new  
6 structures, and eliminate the 4th lot?

7 >> Yeah. I mean, if possible.

8 >> Or we can have three-single family --

9 >> Yes, go ahead, Commissioner Richards.

10 >> Or we can have three-single-family  
11 homes, that are on regular conforming lots, and they  
12 can put an ADU in them if they want.

13 Here we talked about biodiversity an hour  
14 ago, and we got this big redwood tree that we know  
15 damn well is going to go away if that lot is  
16 developed.

17 >> Not if we have --

18 >> I don't believe you. I am sorry. I  
19 don't believe you.

20 >> Commissioner Moore.

21 >> To me, conforming lots, we don't have  
22 the lineal lanes along Nordhoff --

23 >> Correct.

24 >> -- in order to create three 25 foot  
25 lots.

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1 >> Correct.

2 >> I was wrong. We do not.

3 >> There is just not the width. See, even

4 if you make three lots and drop the 4th lot, we will

5 not get compliant lots, we will always have,

6 basically, the same question to approve a subdivision

7 for slightly smaller lots, with three homes which have

8 deeper yards, or with four lots, which later on, at

9 some point, yes or no, will add another building,

10 which will have a larger deeper backyard.

11 >> Commissioner --

12 >> We cannot create -- we cannot create

13 25-foot lots for the three properties. That's is

14 impossible.

15 >> That's what I said.

16 >> Commissioner Richards.

17 >> So I move to approve the subdivision

18 with three single-family homes as is with the lots

19 going to the end of the property line. You have

20 three single-family homes, you got your lots, you got

21 more open space, more liveability.

22 >> Commissioner Hillis.

23 >> I think we just -- I support a

24 continuance that looks at those, at the two

25 alternatives. One, where you have what you're asking

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1 for now, two new homes with ADUs, potential for an  
2 ADU in the existing structure. Although, I see your  
3 point on how that may be difficult, or you keep the  
4 four lots, and you have four single-family -- you  
5 know, four single-family homes that could have ADUs  
6 in them, but I think that are more consistent and  
7 contextual with that neighborhood that they're three  
8 stories, a little smaller, you know, and maybe don't  
9 dig in for the garage because I think that is what is  
10 troubling me is kind of the size of those homes, and  
11 maybe it's acceptable with an ADU, but I just don't  
12 see it at this point.

13 >> And I would support that. Go ahead.

14 >> Just to clarify, if they were standard  
15 lots, it wouldn't be a conditional use. So it would  
16 really be -- it would just be a denial of a  
17 conditional use. By continuing it, I think it gives  
18 you a little more -- you and the developer more  
19 flexibility on how they approach. And if they choose  
20 to have standard size lots, then they can withdraw  
21 the conditional use application, and it won't come  
22 back to you except through a DR.

23 >> Can I just ask a question?

24 >> Yes, Commissioner.

25 >> I think you can only get -- if you came

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1 in and made this code compliant, and tried to get  
2 two -- the maximum number of code compliant lots, I  
3 think you can only get two; is that correct?

4 I think that is right because you can only  
5 fit two on Nordhoff, and that is your biggest  
6 frontage. I would love to see three or four lots,  
7 but even if you do three, they're all going to be  
8 substandard.

9 >> Okay. Commissioner Richards.

10 >> Okay. So the substandard of the lot is  
11 the 1 foot, the 24 feet. That's all. We're dealing  
12 with one foot here. If we had three additional feet,  
13 we wouldn't be sitting here.

14 >> Yes.

15 >> Then why not approve it with three  
16 buildings one foot less each lot? You kind of get --

17 >> Mr. Washington?

18 >> I think at this point it probably would  
19 be best -- normally, I'm always in support of a  
20 decision being made at this hearing, I think in this  
21 particular case, because of the comments raised by  
22 the neighbors, the distinctive design elements that  
23 are associated with this parcels and this property,  
24 it might be best for the project sponsor if we did a  
25 continuation, they could go back to the drawing board

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1 and address some of the concerns raised by the  
2 neighbors, and determine if it's in their best  
3 interest to either keep the active CEU, or if not  
4 withdraw it, come back, they have heard direct  
5 comment from our commission. And, if necessary, they  
6 may have to come back, and it may eliminate the need  
7 for a CEU, and they go for the normal 311  
8 notification. I'm very confident there is a design  
9 out for this property, one that will meet the project  
10 sponsor needs, and also address the concerns raised  
11 by the neighbors.

12 >> Okay. Commissioner Moore.

13 >> I would ask the city attorney, does this  
14 fall under housing accountability discussion?

15 >> No.

16 >> President Melgar, Kate Stacey, we would  
17 have to look at this issue when the continuance  
18 occurs. There is a modification from the code  
19 requirements here, and we would look at that and see  
20 what the standards of the code would be. We can look  
21 at that during the continuance.

22 >> Thank you.

23 >> Okay.

24 >> Mr. Pantaleoni, giving the direction  
25 from the commission how many time do you think you

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1 will need? I would image at least a month.  
2 >> So another hearing?  
3 >> Yeah.  
4 >> Do we have to notify 311, and all that  
5 kind of stuff?  
6 >> No.  
7 >> All right. I would say if you gave us a  
8 month.  
9 >> May 23rd, commissioners?  
10 >> May 23rd.  
11 >> And --  
12 >> Yes. Mr. Washington.  
13 >> Yes. If I can interject. I would just  
14 like to get some clarification from the commissioner.  
15 I have kind of heard two different sides here from  
16 Commissioner Hillis and Commissioner Richards, as far  
17 as if you would be supportive of either not  
18 subdividing and coming in the with ADUs, in the  
19 current configuration, or just looking at another  
20 alternative, but keeping this currently out on the  
21 subdivision. It just wasn't really clear. And I  
22 want to know, when we go back and talk with the  
23 architect that we have some clear direction from our  
24 commission.  
25 >> Commissioner Hillis.

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1           >> Yeah. I mean, I heard two things.  
2 Three lots, there still would be a substandard lot,  
3 but if you're going to go with a larger structure in  
4 ADU in it, or four lots, but four perhaps smaller  
5 structures in those. And in my sense, it would be  
6 you still go up to the 35 feet, but don't go as deep  
7 in the ground, and you eliminate the 4th floor.  
8 Those can have ADUs or not.

9           >> Commissioner Richards.

10          >> I really think we can still get four  
11 units with two structures on co-conforming lots, it  
12 would be better. If you pack another house on that  
13 lot in the back, I mean, I think that is doing  
14 everybody a disservice. I mean, you can still get  
15 four units with actually more than is being proposed  
16 with the two ADUs and the new construction. I mean,  
17 I would rather do that.

18          >> So I'm sorry. I'm going to point out  
19 that we haven't voted on this. And I think that  
20 there are a variety of opinions, but I think that you  
21 have been sitting through this commission enough to  
22 know that we want to do both, increase housing in the  
23 city, and at the same time, be responsive to the  
24 neighbors in terms of density, which is not always  
25 possible, so perhaps what Commissioner Hillis is



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1 suggesting is that we take down the bulk a little bit  
2 to, you know -- and in that, so I think that in  
3 between all of those things, that we're giving you a  
4 direction to explore different design. I just want  
5 you -- to point out that we haven't voted on this.  
6 So to be given a clear direction is difficult when we  
7 don't have a consensus. Okay.

8 >> Commissioners, there is a motion that  
9 has been seconded to continue this matter to May 23rd  
10 with some sort of direction from the commission.

11 >> On that motion, Commissioner Hillis?

12 >> I.

13 >> Commissioner Johnson?

14 >> I.

15 >> Commissioner Moore?

16 >> I don't know what we're saying, so I  
17 will just say I.

18 >> Continuing it.

19 >> We're continuing it.

20 >> Just continuing it?

21 >> Yeah.

22 >> Okay. I will continue it. Thank you.

23 Yes.

24 >> I.

25 >> Commissioner Richards?

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1 >> I.

2 >> Commissioner Koppel?

3 >> I.

4 >> And Commissioner President Melgar?

5 >> So move, commissioners, that motion  
6 passes unanimously passes five -- excuse me. Six to  
7 zero.

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1 STATE OF CALIFORNIA                     )  
   )     ss.  
2 COUNTY OF RIVERSIDE                     )

3

4                 I, Daniel Daspit, CSR No. 14182, a Court  
5 Reporter for the County of Riverside, State of  
6 California, do hereby certify:

7                 That said audio recorded material was  
8 transcribed into typewriting under my direction and  
9 supervision, and I hereby certify that said material is  
10 a full, true, and correct transcript of the audio  
11 recorded material.

12                 I further certify that I am neither counsel  
13 for nor related to any party to said action, nor in any  
14 way interested in the outcome thereof.

15                 IN WITNESS WHEREOF, I hereunto subscribe my  
16 name this 9th day of February.

17

18

19

*Daniel Daspit*

20

Court Reporter in and for the County

21

Of Riverside, State of California

22

23

24

25

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CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO CITY PLANNING COMMISSION

**CERTIFIED TRANSCRIPT**

REPORTER'S TRANSCRIPT OF VIDEO RECORDING  
THURSDAY, DECEMBER 12, 2019

REPORTED BY: DANIEL DASPIT, CSR NO. 14182

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 SAN FRANCISCO CITY PLANNING COMMISSION

2 21. 95 NORDHOFF STREET - REQUEST A CUA FOR  
3 THE SUBDIVISION OF AN EXISTING LOT CURRENTLY  
4 CONTAINING A SINGLE-FAMILY DWELLING UNIT INTO FOUR  
5 NEW LOTS WITHIN AN RH-1 ZONE

6

7 >> Commissioners, that will place us on  
8 item 21 for case number 2018-05554CUA, 95 Nordhoff  
9 Street. This is a conditional use authorization?

10 >> Five minutes is 8:30.

11 >> Good evening, President Melgar,  
12 Commissioners, department staff. The case before you  
13 is a request for conditional use authorization for  
14 the subdivision of an existing lot currently  
15 containing a single-family dwelling unit into four  
16 lots, two of which will be substandard lots.

17 The proposal will individually develop two  
18 of the proposed four lots with a single-family  
19 dwelling unit, for a total of three-family dwelling  
20 units, and alter the existing single-family home.

21 One lot will remain vacant. The project is  
22 a 7,346 square foot lot located on the west side of  
23 Nordhoff Street between Stillings and Mangels Avenues  
24 within the RH-1, 40-X Height and Bulk.

25 Prior to today's hearing, the item before

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 you was heard on April 11, 2019. In which, the  
2 Commission continued the item in request to the  
3 project sponsors explore the construction of ADUs  
4 within the three existing -- or three proposed  
5 single-family dwelling units, or the reduction of the  
6 proposed single-family dwelling units.

7 In response to the planning commissions  
8 direction, the project sponsors have explored  
9 reduction in the proposed new single-family dwelling  
10 units.

11 The project sponsors have reduced the size  
12 of each respective single-family dwelling unit by  
13 approximately 150 to 160 square feet. In doing so,  
14 the top floors will be set back at minimum 28 feet  
15 and six inches from the property lines.

16 The item before you is required by planning  
17 code section 121 for the combined subdivision of an  
18 existing lot into four new lots, two of which will be  
19 substandard lots, and the construction of the  
20 single-family home on said substandard lots.

21 To date, the department has received four  
22 correspondence in its opposition of the project.  
23 Members of the public expressing opposition of the  
24 project state concerns for the increased density in  
25 traffic impacts to the neighborhood.

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1           The department has received 20  
2   correspondences for the project. The department  
3   recommends approval with the conditions believing  
4   that the project is necessary and desirable for the  
5   following reasons:

6           The department finds the project is on  
7   balance and is consist with objectives and all  
8   applicable requirements of the planning code. The  
9   project will maximize the use of a currently  
10   underutilized lot, and will provide two additional  
11   dwelling units to the cities house stock with  
12   potential of a third to be developed in the vacant  
13   lot. The project will provide a use compatible  
14   within the RH-1 zoning district, and construct  
15   buildings that are compatible in size, density, and  
16   height, and architectural details to the immediate  
17   neighborhood. Proposed project would not displace  
18   any existing residential tenants to the subject  
19   property or remove rent-controlled or affordable  
20   housing units from the cites housing stock. This  
21   concludes staff's presentation. I am available for  
22   any questions.

23           >> Thank you. We Will now hear from the  
24   project's sponsor. And you get five minutes this  
25   time.

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1 >> Put it over here. That goes to the  
2 planner. Declaration of posting goes to the planner.

3 >> Okay. You have five minutes. Do you  
4 want to start your presentation?

5 >> I need to set up. Lets see.

6 >> Yeah. Right.

7 >> Yeah. Can you maybe click that?

8 >> Yeah. Sure.

9 >> Okay. Good evening. My name is Joe  
10 Della Santina. I have been brought on to help  
11 Mr. Kaufman, present his views and changes to the  
12 project that were requested by planning at our last  
13 meeting.

14 At our last meeting, the commissioners had  
15 requested us to explore the idea of ADU units, and  
16 issues with regard to the height and frontage of the  
17 buildings with regard to the neighborhood.

18 In that regard, we conducted a study of the  
19 neighborhood and prepared an appendix that has been  
20 provided for you. I believe you have it. It's about  
21 230 houses in the neighborhood that I went and took  
22 pictures of from across the street that they have  
23 such a varying structure, and that it really is the  
24 bric-a-brac of San Francisco.

25 >> Yeah.

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1           >> In that regard, and Tony is flipping  
2 through them right now. I think it's not projecting  
3 for some reason. I don't know if you are seeing what  
4 were flipping. You are?

5           >> We saw them.

6           >> I especially love this one the seven  
7 story house that is about a block and a half away.  
8 But, regardless, we explored what was there, and  
9 based upon what we found is, the street or the block  
10 across the street, which transitions from Stillings  
11 into Martha, literally, at the break of the block,  
12 there is one house that is still considered part of  
13 Nordhoff, it really is in line with the structure and  
14 design that -- that Tony has put together.

15           If you look at the designs of the houses on  
16 Martha, which he is about to get to. You'll see that  
17 the two houses that we're proposing flow with that.  
18 The existing house will stay in line with the house  
19 that is currently existing on the other side of the  
20 property, so that it will blend in from Martha into  
21 Nordhoff, and go into the neighborhood where there is  
22 still quite a varying level design on Nordhoff.

23           Other issues that were raised at the last  
24 meeting, with regard to the ADU proposition of either  
25 three lots with three ADUs, or four lots with four

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1 ADUs, we explored that with a civil engineer, with  
2 the -- a code inspector that works at Lawrence  
3 Livermore Labs, and the fire code safety issues, as  
4 well as a mold expert. And all of them concluded  
5 that with regard to the tree that it currently  
6 exists, that we need to keep by virtue of our  
7 agreements with the neighbors, and which we have  
8 designed around, that we might have egress issues,  
9 and we might have water intrusion issues, and  
10 ultimately mold and liveability issues. You have  
11 copies of those reports in the tab brochure that was  
12 provided.

13           The neighbors raised issues with regard to  
14 parking and traffic, for each unit that we're  
15 building, we're making sure that there is one  
16 off-street parking space. I don't think we can do  
17 much about the traffic on Congo, I personally was  
18 almost hit two or three times just trying to take the  
19 pictures, but I understand that is a fire egress for  
20 the city and cannot be addressed. There was one  
21 individual, at least one individual, that raised  
22 issues of open space, and not having the ADUs, we do  
23 have a perception of more space in the back of the  
24 property.

25           And all of the houses that we're going to be

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1 addressing have a backyard setback as required.

2 Thank you.

3 >> Okay. That's it.

4 >> Yeah.

5 >> You still have a minute and a half.

6 >> That's okay.

7 >> Okay. All right. So we will now take  
8 public comment on this item. I have a few speaker  
9 cards. I will call them out. And anybody else who  
10 wants to provide public comment on this item, and you  
11 have not filled out a speaker card, please do so now.  
12 So Bashir Abdullah, Gregg Regionhour, Omar Kamichi,  
13 Rohan Clark and Jennifer Polishook, and Steven Ganz.

14  
15 >> Bashir Abdullah. I'm at 69 Nordhoff  
16 Street. I am next to the proposed development. And,  
17 um, I would like to see further reduction in height,  
18 and density, and traffic issues that's were brought  
19 up earlier. You know, that's -- and I think some of  
20 the things will be covered by -- by my follow ups  
21 that the commissioners will take into account.

22 Um, I'm not in the best of my health today.  
23 I have been out here for long. And I hope that  
24 whatever we decide, will be doable for the community  
25 at large, inland park residents. Thank you.



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1           >> Thank you. Next speaker please.

2           >> Good evening, everyone. It's been a  
3 long day. Thank you for standing. My name is Omar  
4 Kamichi. I'm a civil engineer. Former resident of  
5 San Francisco, and work in San Francisco. I love the  
6 unique neighborhood, very nice and narrow -- narrow  
7 streets, and a lot of greenery, and also -- also  
8 hilly.

9           So I'm responding here to the question of  
10 neighborhood corrector the -- the -- what I did is I  
11 did the comparative analysis. The comparison  
12 meaning, I looked at the statistical data, or data  
13 provided by the assessors data, looking at the --  
14 looking at the homes in the neighborhood, and  
15 comparing the characteristics of those homes to the  
16 characteristics of the new planned properties.

17           So what I did is I looked at 31 homes  
18 roughly located up to 150 feet around the corner of  
19 Nordhoff and Stillings Avenue, 15 homes on Nordhoff,  
20 12 homes on Stillings, three homes on Martha, and one  
21 home on Congo, and those are the closest ones to the  
22 property. So based on, if you can -- if I can get  
23 the overhead please.

24           What I did is I looked at the main  
25 characteristics, physical characteristics because

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1 when we're talking about neighborhood character, what  
2 do you really mean? So from my standpoint, I'm  
3 looking at how does the neighborhood look? What is  
4 the size of the homes in terms of how big they are,  
5 what is the green space, and what is the height of  
6 the homes, and so on.

7           So what I -- what you see in this plot, what  
8 you see in this plot is the -- I looked at the  
9 characteristics, the number of stories, parcel areas,  
10 the buildable area, the footprint, the size of the  
11 lot, and compared to the size of the lot, and what is  
12 the size of the back and front yard together. So if  
13 you look at the 13 -- 31 homes, I looked at, the  
14 existing neighborhood, the average characteristics,  
15 number of stores is 1.3 stories, and the parcel are  
16 362 square feet and the back area is 296. The number  
17 of lots, the new lots they have instead 3.7 stories,  
18 1,837 parcel, 627 buildable area, and 706 square foot  
19 for the back and front.

20           So for the basement, what I had made a note,  
21 I counted basement as a story, if you have a full  
22 basement going through, and it's habitable, which is  
23 the case for the new development.

24           So over all, my comments are that density,  
25 do we have a smaller cross street home?

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1 >> Thank you. Your time is up.

2 >> Okay.

3 >> Thank you, sir. Next speaker, please.

4 >> Good evening, Gregg Regionhour. I live  
5 around the Congo Street just around the corner from  
6 the proposed development. I have lived there  
7 31 years, raised kids there, so now I only have one  
8 kid living at home.

9 And like many people, got involved in this  
10 project several years ago in an effort to save the  
11 redwood tree. Now, that seems to be successful, at  
12 least for now, but along the way, it was clear that  
13 this project was going to be a scale that would not  
14 really be in keeping with the neighborhood.

15 I think the point that Omar was trying to  
16 make, which differs from what the developer is  
17 saying, is that the houses in Glen Park are one and  
18 two story houses, there are some exceptions,  
19 especially some of the newest construction that are  
20 way out of character with the neighborhood, but there  
21 are exemptions, my house is two stories, and my  
22 neighbor's are two stories, and the -- the -- the  
23 project, as it's currently proposed, has four story  
24 houses.

25 And, um, so um, the issues of parking really

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1 shouldn't be overlooked, and if you don't live in the  
2 neighborhood, you really don't know. They're  
3 providing one off-street parking place, and doing so,  
4 they're taking away an on-street parking place. So  
5 there is no advantage to that. So I really wish they  
6 would look again at what they could do to still make  
7 a profit off this project.

8 I also hope that you have a mechanism for  
9 looking at the -- the 24 letters of support that  
10 supposedly have come in that none of us have seen.  
11 Hopefully, some of those are people that actually  
12 live in the neighborhood and are not other developers  
13 or contractors or friends of the developer. Thank  
14 you.

15 >> Thank you. Next speaker please.

16 >> Hi I'm Jennifer Polishook. I live  
17 directly one over across the street at 66 Nordhoff  
18 Street. My husband and I have lived there 18 years.

19 When we were here in April last time for the  
20 commission of this project was to -- we requested  
21 that the developer reduce the size of the units to  
22 keep them to, um, to be three story units, or if they  
23 were going to keep them as four-story units, to only  
24 have two or three lots that were developed, and leave  
25 the back one as green space. It doesn't appear to me

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1 that either have been done.

2 It's funny the images -- I did scroll  
3 through the 54-some images, and the three homes,  
4 including my own, that are directly across the  
5 street, actually, four homes, are all two and  
6 three-story homes, and they were not shown.

7 Several of the images that show bigger  
8 homes, are actually taken from Bosworth Street, so  
9 they are taken from not street level, but the street  
10 below, so it makes them look like they're bigger than  
11 they are.

12 This submission, I'm planning to the  
13 commission it is not in compliance with urban design  
14 elements they have not been met. The total affect is  
15 not characteristic to the district. There is really  
16 only two and three-story homes on Nordhoff, Stillings  
17 and Mangle currently. And, additionally, it does  
18 over burden the parking and impede traffic.

19 Several times I have e-mailed the  
20 Commissioner, each time we have had these -- these --  
21 I have e-mailed the Commissioner videos and images of  
22 the dangerous traffic at the corner Stillings and  
23 Nordhoff, with cars parked on both sides of the  
24 street on Stillings and Nordhoff, they have become  
25 one-lane streets.

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1           When we first moved to the neighborhood, we  
2 had a street calming assessment in the neighborhood,  
3 and traffic has only become worse in the past  
4 18 years. Cars are regularly hit on this street, and  
5 trucks constantly block traffic, and have to be  
6 backed up, which can be like 20-minute processes.

7           I'm only -- oh, and this was already  
8 addressed, the part about only adding one parking  
9 space for each one that is taken away. It's  
10 important to fact check the developers. I appreciate  
11 that in one of your previous -- I think it was in 18,  
12 I think you asked for more clarity, I believe that  
13 the statements, references, and application, do need  
14 to be checked for facts. Currently, this project is  
15 not compatible with density or scale. Thank you.

16           >> Thank you. Next speaker please.

17           >> Good evening, Commissioners. What a  
18 long day, huh? You guys started at 1:30. My name is  
19 Tom Christian. I live at 88 and Martha, which is a  
20 house, and one an across the street from the property  
21 at 95 Nordhoff. I have been there since 1994,  
22 25 years. The city is in a housing crisis, I think  
23 we all know that, you guys are particularly seeing it  
24 every day. It seems like we will be in a housing  
25 crisis for the foreseeable future. I am not sure

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1 when it's going to end, but this is not the night to  
2 end it on our block. It's taking a block with houses  
3 that are separated with one to two-story houses over  
4 a garage, and then forcing in something that is side  
5 by side, three and four stories over a garage, would  
6 be the wrong move in my opinion.

7 I think that future generations would look  
8 back on this neighborhood and say, "What happened  
9 here?" Everything else is in scale, and this project  
10 is completely out of scale. And they go, "Who  
11 approved this? Who proposed this?" And this is the  
12 night where we can stop this madness from happening  
13 and send this project back to be a more scaleable  
14 design. And so my request to you tonight is, please  
15 consider sending this back for a scaleable design.  
16 Thank you.

17 >> Thank you. Next speaker please.

18 >> Hi, there. I'm Steve Ganz. I'm the  
19 neighbor just to the west of the property up the  
20 hill. And, first, I want to start off by thanking  
21 the developer for accepting saving the tree, and  
22 saving the historic home. The home on the property  
23 was owned by the Stilling family, which is the name  
24 of the street, and there was a big organized group  
25 about five times as large as this one, when they

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1 wanted to tear down the house and tear down the tree.  
2 And I want to congratulate them on saving both of  
3 those. The reason I'm here today, is to address to  
4 things. One is the ADU issue, and I'm not sure if  
5 that is still part of the plan or not, but looking at  
6 the earlier conversations today about the units  
7 within the block that were going to be built and were  
8 fire hazards, the same condition will exist here if  
9 cottages are required to be put behind the houses.  
10 There will be absolutely no fire access, not even a  
11 pedestrian pathway, like at the other block, these  
12 would be interior houses with no fire controls or  
13 sprinklers that would be built in the backyards. So  
14 as far as that is concerned, I want to voice very  
15 strong concern and opposition to creating the ADUs.

16           And the second thing, which has been  
17 mentioned before, is the height of the buildings.  
18 Although, there are a couple of houses that are  
19 four-story, far away from this, within a broader  
20 neighborhood, within this smaller neighborhood, the  
21 three blocks around it, there are not any buildings  
22 that are four-story tall. So while the houses should  
23 be built, and we support the idea of building housing  
24 in San Francisco the scale is just out of the norm  
25 for our neighborhood.



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1 >> Thank you. Next speaker, please.

2 >> Hi, there. Rohan Clark. Congo Street.

3 The developer's application is not complaint, and  
4 therefore, should not be approved. It's not  
5 consistent with the objectives and polices of the  
6 general plan, nor does it meet all applicable  
7 requirements that are planning codes for buildings  
8 that are compatible with the size, density and height  
9 and architectural characteristics of the immediate  
10 neighborhood. I used the actual text from the  
11 application.

12 Contrary to what the application states, it  
13 is not compatible with the surrounding neighborhood,  
14 and would be detrimental to persons' and adjacent  
15 properties in the vicinity.

16 Seven, conditional use findings, planning  
17 code section 303 establishes criteria for the  
18 planning comission to consider when reviewing  
19 applications for conditional use authorization. This  
20 project does not comply with said criteria.

21 A, the proposed new uses and buildings of  
22 the size and intensity contemplated, and the proposed  
23 location, will not provide a development that is  
24 compatible with the neighborhood or the community.

25 B, the proposed project does have features

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1 that would be detrimental to the persons residing in  
2 the vicinity. In that, one, nature of proposed size,  
3 including the size and shape, and the proposed size,  
4 shape and arrangement of the structures.

5 2, the accessibility in traffic patterns of  
6 the persons in the vehicles, the type of volume of  
7 such traffic, in the inadequacy of proposed  
8 off-street parking and loading.

9 Urban design element, objective one, policy  
10 1.3, recognize that buildings when seen together  
11 produces a total effect that characterizes the city  
12 and its districts, the scale and density is not  
13 reflective of the neighborhood, south of market, yes,  
14 Glen Park, no.

15 Objective two, conservation of resources  
16 which provide a sense of nature, continuity with the  
17 past and freedom from overcrowding.

18 D, commuter traffic will impede and  
19 overburden our streets and neighborhood parking,  
20 which is already causing daily traffic standstills,  
21 head on collisions, and limited parking.

22 The SF planning code states, specifically,  
23 in conditions of approval, compliance, monitoring and  
24 reporting, number five, conformity with current law  
25 no application for building permits, or site permits,

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1 or other entitlements shall be approved unless it  
2 complies with all applicable provisions of city codes  
3 and effect the time of such approval. This  
4 application simply it's not in compliance, and should  
5 not be approved.

6 Please do not grant allowance for this  
7 subdivision development as it currently stands, as it  
8 would set a pre cent for destroying a neighborhood  
9 just to maximize developer profits.

10 Remember, there is a fourth subdivision lot  
11 of this application, which seems to be easily  
12 forgotten, which when developed could add an  
13 additional four story, four-bedroom house, and making  
14 the overall scope incredibly crammed, overwhelming  
15 and not compliant with the stated SF planning  
16 requirements.

17 The developer submitted 20 plus form letters  
18 as evidence in support of this application to cut  
19 down the redwood tree, and Google confirmed they were  
20 contractors and real estate agents who didn't live  
21 near the property or even in the neighborhood. He  
22 also brought in people to city hall meetings here to  
23 support tearing down the tree who were not  
24 neighborhood residents.

25 This current application is submitted as

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1 evidence. 20 form letters in support, and Google  
2 confirmed 90 percent are Caldwell bankers, and real  
3 estate agents, like himself, mortgage brokers or  
4 contractors, who don't live in the neighborhood, but  
5 would penitentially benefit from the building in the  
6 excessively dense proposal. It's clearly a conflict  
7 of interest and not being honest.

8 Be skeptical of all data submitted in favor  
9 of this application. The neighborhood is not  
10 anti-developmental, and there is actually a very  
11 clear consensus of what they will accept and back the  
12 developer on, if he will listen. I tried to explain  
13 to him today, when I called him, but he told me he  
14 wasn't interested in meeting with or listening to the  
15 neighborhood residents suggestions at all.

16 We just want to see a balance in keeping the  
17 character and new development in sync with the  
18 surrounding neighborhood scale and size. Thank you  
19 very much.

20 >> Thank you, sir. Your time is up.

21 >> Next speaker, please.

22 >> Good evening, Commissioners. My name is  
23 Adelle Della Santina. I want to thank you for  
24 taking the time to serve our community, as you do. I  
25 was on a planning commission for nine years. I know

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1 what it takes. Nothing on the scale of what you're  
2 dealing with in San Francisco.

3           You have my resume that the developer put --  
4 submitted with the project. I've served on board of  
5 design planning, commissions, city counsel, mayor San  
6 tram transportation authority at regional and local  
7 planning, got that, been there.

8           I was asked to conduct an analysis of this  
9 project as putting all my experience into it. I  
10 conducted an analysis of the property at 95 Nordhoff  
11 Street, and given the current design characteristics  
12 and the feasibility of including accessory dwelling  
13 units on the property.

14           My examination focused on review of the  
15 proposed four lot split with architectural plan to  
16 modify the existing home, and adding two new  
17 single-family homes.

18           >> I'm sorry. Excuse me, ma'am. I'm sorry  
19 to interrupt you. Have you been hired by the project  
20 sponsor?

21           >> Pardon me?

22           >> Were you hired by the project sponsor to  
23 conduct these studies?

24           >> He asked me to review the project and to  
25 make any suggestions, which I did.

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1           >> Okay. If you're part of the project  
2 sponsor team, then you opportunity to speak was under  
3 their presentation.

4           >> Well --

5           >> Yeah. So as I remember, the project  
6 sponsor had a minute and a half left, that you left  
7 on the table. That would have been your time to  
8 speak, but you didn't, but I will let you finish, as  
9 long as you keep it under a minute and a half.

10          >> Okay.

11          >> That was a minute already.

12          >> Just a little tid bit about affordable  
13 housing. People, today, are renting spaces in  
14 apartments and in homes just to have a home to live  
15 in.

16           Um, there are -- um, there's a lot of people  
17 that work, graduated from school, need a place to  
18 live, and people can rent rooms out easier at less  
19 money than in an dwelling unit.

20           The -- this proposal, um, provides housing  
21 for more people. You have families with Nannies, in  
22 laws, children that come home to live. It is a  
23 little bit addressing the affordable housing issue  
24 that we're all faced with all over the region.

25          >> Okay.

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1 >> Okay.

2 >> Thank you.

3 >> Any other public comment on this item?

4 Okay. Public comment is closed. Commissioner Moore.

5 >> I believe that this project does some  
6 very interesting things on an oversized lot.  
7 Preserving the existing building, and finding a way  
8 of subdivision is something I'm very interested in  
9 because it speaks to our charge to look for  
10 densification in context.

11 My personal opinion is that the buildings  
12 that are proposed are sensibly designed, and I don't  
13 find them in contrast with what is. They're a corner  
14 lot, and for that reason, I believe that they create  
15 a composition which is compatible with where they  
16 are, and they fit well, and I'm inclined to support  
17 the pool of this project.

18 >> Was that a motion, Commissioner?

19 >> Yes, it's a motion.

20 >> Second.

21 >> Okay. Commissioner Diamond has a  
22 question.

23 >> I couldn't tell, do they, or do they not  
24 include ADUs?

25 >> They don't.

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1 >> They don't.

2 >> No.

3 >> Okay. Thank you.

4 >> All right. Yeah. Very good,

5 Commissioners, there is a motion that has been

6 seconded to approve this project as proposed. On

7 that motion, Commissioner Diamond?

8 >> I.

9 >> Commissioner Fong?

10 >> I.

11 >> Commissioner Johnson?

12 >> I.

13 >> Commissioner Moore?

14 >> I.

15 >> Commissioner Koppel.

16 >> I.

17 >> And Commission President Melgar?

18 >> I.

19 >> So moved, Commissioners, a motion passes

20 unanimously six to zero.

21

22

23

24

25



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1 STATE OF CALIFORNIA                     )  
   )    ss.  
2 COUNTY OF RIVERSIDE                    )

3

4               I, Daniel Daspit, CSR No. 14182, a Court  
5 Reporter for the County of Riverside, State of  
6 California, do hereby certify:

7               That said audio recorded material was  
8 transcribed into typewriting under my direction and  
9 supervision, and I hereby certify that said material is  
10 a full, true, and correct transcript of the audio  
11 recorded material.

12              I further certify that I am neither counsel  
13 for nor related to any party to said action, nor in any  
14 way interested in the outcome thereof.

15              IN WITNESS WHEREOF, I hereunto subscribe my  
16 name this 9th day of February.

17

18

19

*Daniel Daspit*

20

Court Reporter in and for the County

21

Of Riverside, State of California

22

23

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<p>22:16,20</p> <p><b>unanimously</b> 24:20</p> <p><b>understand</b> 7:19</p> <p><b>underutilized</b> 4:10</p> <p><b>unique</b> 9:6</p> <p><b>unit</b> 2:4,15,19 3:12 7:14 22:19</p> <p><b>units</b> 2:20 3:5,6,10 4:11,20 5:15 12:21,22,23 16:6 21:13</p> <p><b>unless</b> 19:1</p> <p><b>upon</b> 6:9</p> <p><b>ups</b> 8:20</p> <p><b>urban</b> 13:13 18:9</p> <hr/> <p>V</p> <hr/> <p><b>vacant</b> 2:21 4:12</p> <p><b>varying</b> 5:23 6:22</p> <p><b>vehicles</b> 18:6</p> <p><b>vicinity</b> 17:15 18:2</p> <p><b>VIDEO</b> 1:10</p> <p><b>videos</b> 13:21</p> <p><b>views</b> 5:11</p> <p><b>virtue</b> 7:6</p> <p><b>voice</b> 16:14</p> <p><b>volume</b> 18:6</p> <hr/> <p>W</p> <hr/> <p><b>wasn't</b> 20:14</p> <p><b>water</b> 7:9</p> <p><b>we're</b> 6:17 7:14,15,25 10:1 22:24</p> <p><b>west</b> 2:22 15:19</p> <p><b>whatever</b> 8:24</p> <p><b>WHEREOF</b> 25:15</p> <p><b>wish</b> 12:5</p> <p><b>WITNESS</b> 25:15</p> <p><b>work</b> 9:5 22:17</p>	<p><b>works</b> 7:2</p> <p><b>worse</b> 14:3</p> <p><b>wrong</b> 15:6</p> <hr/> <p>Y</p> <hr/> <p><b>yard</b> 10:12</p> <p><b>You'll</b> 6:16</p> <hr/> <p>Z</p> <hr/> <p><b>zero</b> 24:20</p> <p><b>ZONE</b> 2:5</p> <p><b>zoning</b> 4:14</p>	
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# HISTORICAL RESOURCE EVALUATION PART 1

95 NORDHOFF STREET

SAN FRANCISCO, CALIFORNIA



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HISTORICAL RESOURCES

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## I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct a Historical Resource Evaluation (HRE) for 95 Nordhoff Street, a two-story-over-basement, wood-frame, single-family building in the Glen Park neighborhood built prior to 1911. A scoping discussion with Gretchen Hilyard, Planner, was conducted by email on July 21, 2014 that established an area to be visually examined in the vicinity of the subject property, specifically Nordhoff Street between Stillings and Mangels Avenues. This report investigates the building's eligibility for individual listing in the California Register of Historical Resources, and whether it is a contributor to an existing or potential historic district.

## II. SUMMARY

TKC finds 95 Nordhoff Street is not eligible for listing in the California Register. The building is not located in an existing or potential historic district.

## III. CURRENT HISTORIC STATUS

TKC searched the San Francisco Planning Department database to determine whether the property was identified in any recognized register of historical resources. The specific registers examined are listed below.

### A. *Here Today*

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

### B. *Department of City Planning Architectural Quality Survey*

The Department of City Planning Architectural Quality Survey, or 1976 Survey, was a reconnaissance survey that examined the entire City of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "0" (contextual) to "5"

(extraordinary). No historic research was performed and the potential historical significance of a resource was not considered when assigning ratings. According to the authors, the 10,000 rated buildings comprise only around 10 percent of the city's building stock. Due to its age and its lack of historical documentation, the 1976 Survey has *not* been officially recognized by the city of San Francisco as a valid local register of historic resources for CEQA purposes, although it is still used on a consultative basis. This property was not included in the 1976.

### *C. San Francisco Architectural Heritage*

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

### *D. California Historical Resource Status Code*

Properties listed in the California Historic Resources Information System (CHRIS) or under review by the California Office of Historic Preservation (OHP) are assigned status codes of "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are listed in the California or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated. No status code has been assigned to this property.

## IV. DESCRIPTION

### *A. Site*

95 Nordhoff Street is located on the southwest corner of Nordhoff Street and Stillings Avenue on a 7,399 square foot lot. Stillings Avenue slopes upward to the west, and Nordhoff Street slopes upward towards the south. The parcel slopes upward toward the west. Although this section of Nordhoff Street runs diagonally from northwest to southeast, the houses on this block are oriented to a north-south grid; as a result, the subject building is not square with the front lot line. It is separated from the neighboring buildings, and the surrounding buildings have varying setbacks.

### *B. Exterior*

95 Nordhoff Street is a rectangular plan, two-story-over-basement, wood-frame, single-family residence clad in asbestos siding and capped with a front-facing gable roof. The primary façade faces east on Nordhoff Street. At ground level on the right side is a garage with a narrow horizontal window. Adjacent to the garage are quarter-turn concrete steps that access the first-story primary entrance. The steps have stucco skirt walls with brick coping. The primary entrance on the north-facing façade of an enclosed wrap-around porch has a glazed door (**Figure 1**). The porch is punctuated with four-pane wood-sash windows and has a shallow pitched hip roof that projects from the main façade. To the right of the porch is a one-story cant bay with wood-sash, double-hung windows that overhangs the garage door. The bay window is topped with a pediment. The second-story is punctuated by two one-over-one, double-hung, wood-sash windows. The primary façade terminates with a raked cornice and cornice return.





**Figure 1:** North facing façade and detail of primary entrance.

The north facing façade is punctuated with four one-over-one, double-hung wood-sash windows. The south facing façade is dominated by the enclosed wrap-around porch and is punctuated by wood-sash windows in varying sizes (**Figure 2**). The porch features a screened door and a glazed and paneled door at the far end of the enclosure.



Figure 2: Detail, wrap-around porch and south-facing façade.

## V. HISTORIC CONTEXT

### A. Neighborhood

Although the San Francisco Property Information Map lists the subject property as part of the Outer Mission, its history fits more closely within the Glen Park neighborhood context. Originally part of Jose de Jesus Noe's Rancho San Miguel, Glen Park remained rural throughout most of the nineteenth century. Glen Canyon, one of the most prominent geological features in the southern part of the city, was explored by the Spanish and Mexicans and prospected for gold by the Forty-Niners. Noe ran cattle on his Rancho San Miguel, and successive landowners continued in the same tradition. By the 1870s, several major dairies had relocated from Cow Hollow to the lands of the former San Miguel Rancho. The first recorded non-agricultural use in the area was a gunpowder and dynamite factory named Giant Powder Company, which was located in Glen Canyon. Gunpowder manufacturing was prohibited in the dense areas of San Francisco; therefore Glen Canyon was ideal for such a business. Tragically, in 1869 the Giant Powder works exploded in what came to be known the Rock Gulch Explosion.

Glen Park was too remote from downtown to make speculative residential development feasible before the 1890s. Several homesteads related to the dairy operations settled in the area in the 1870s. These early dwellings typically included a variety of rural outbuildings such as barns, tank houses, and windmills. In addition to the dairies concentrated on the hillsides, there were also several smaller farms that raised hogs, chickens, and vegetables for urban markets. Since there were no graded roads in Glen Park, many of the earliest houses did not align with the street patterns later imposed in the 1890s. During the earliest phase of the neighborhood's history, Glen Park was popularly known as Little Switzerland, due to its scenic landscape and the presence of Swiss-owned dairies.

Public transportation to the area began in 1890 with the incorporation of the San Francisco & San Mateo Railroad Co. (SF & SM Railway). This first electric-powered interurban trolley line was developed by Behrend, Isaac, and Fabian Joost, three German immigrant brothers who owned a large tract of land named Sunnyside to the south of Glen Park. The train line, which officially opened on April 27, 1892, started near the Union Ferry Depot at the foot of Market Street. After winding through the Mission, passengers disembarked at 30<sup>th</sup> and Chenery Streets and transferred to another streetcar that would take them through Glen Park along Chenery and Diamond Streets.

The sparsely populated route of the SF & SM line did not earn much income for the Joosts but did increase the demand for land along the route. In addition to the Sunnyside tract, several large tracts were opened up to development, including the 30<sup>th</sup> Street & Mission Homestead Association/Fairmount Terrace, the Castro Street Addition and the Crocker Estate's Glen Park Terrace. However, it took several years for the residential boom to occur. The 1899 Sanborn Map (which does not include the subject block) shows that what is now Glen Park was still sparsely populated.

The housing boom came to Glen Park after the 1906 Earthquake and Fire, with the influx of earthquake refugees. Hundreds of temporary earthquake shacks were constructed in the

mouth of Glen Canyon and on open ground between houses. Many of these refugees ended up purchasing inexpensive lots in Fairmount and Glen Park.

Due to its remote location and few city services, Glen Park appealed less to the wealthy and more to working-class people, many of whom were Irish or German laborers previously living in the South of Market area and the Mission District. Advertisements in the Saturday real estate sections of local papers regularly encouraged renters to venture out to Glen Park to purchase a lot for \$500 or commission a cottage for “only 10% and \$10 a month.” Although buying into Glen Park was cheap, residents of the neighborhood would have to put up with relatively primitive conditions for decades. They did not receive municipal water service or sewers for many years.

Up until the First World War, Glen Park continued to be a popular destination for working-class homebuyers. Access to downtown improved after the City and County of San Francisco’s new Municipal Railway acquired the perennially troubled SF & SM Railway in 1916. Many of the cottages built on speculation were constructed in pairs or in rows of up to a half-dozen. Many different ethnic groups moved to Glen Park throughout the first quarter of the twentieth century, including large numbers of Irish and Germans and smaller numbers of Norwegians, Swedes, English and Scots.

### *B. Project Site History*

The first Sanborn map illustrating the subject block was published in 1915. The subject block contains several single-family residences (**Figure 3**). The subject building is shown as a one-and-a-half-story-over-basement with a covered wrap-around porch and three out buildings at the rear of the property.

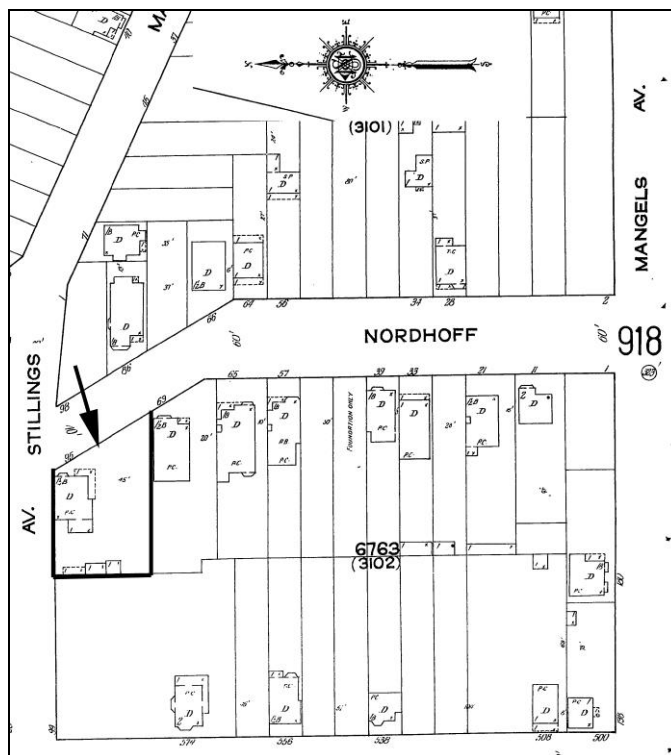


Figure 3: 1915 Sanborn Map showing 95 Nordhoff Street noted with arrow.

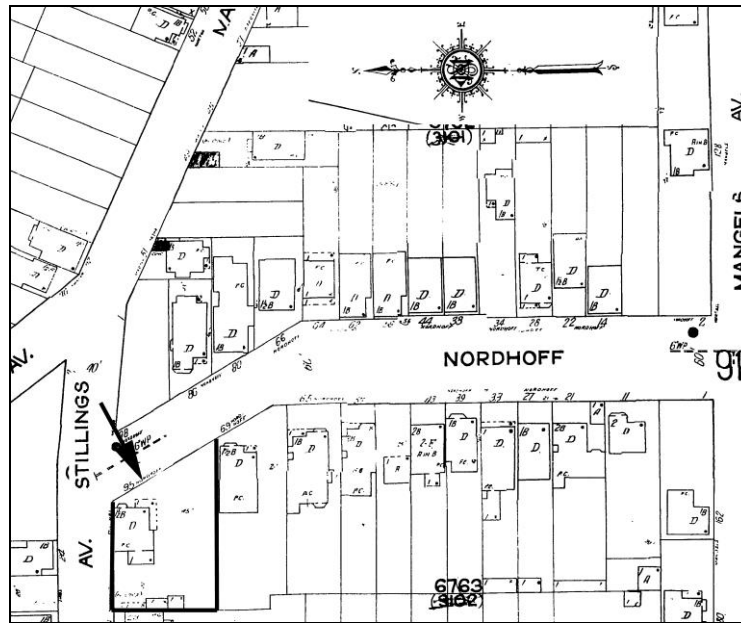
The 1938 Harrison Ryker aerial photograph shows the west side of Nordhoff was mostly developed while the east side still remained undeveloped (**Figure 4**). The subject property appears to have a porch in the rear and the outbuildings are obscured by shadows.



Figure 4: 1938 aerial photograph showing the location of 95 Nordhoff Street noted with arrow.  
Source: David Rumsey Historical Map Collection.



The 1950 Sanborn Map shows the subject block and block face developed entirely with residential buildings (**Figure 5**). The footprint of the subject building does not show the enclosure of the wrap-around porch (completed in 1925). One of the outbuildings is no longer extant.



**Figure 5:** 1950 Sanborn Map showing the location of 95 Nordhoff Street noted with arrow.

### *C. Construction Chronology*

The actual date of construction for 95 Nordhoff Street is unknown; although the Assessor's Office lists the construction date as 1900, Assessor's data for pre-1906 buildings is unreliable. However, evidence indicates that it was constructed prior to 1911. Olaf Johnson, the first known owner, applied for a permit to "plaster and repair building and install plumbing," in September 1911, indicating that a building was already present on the parcel.<sup>1</sup> Furthermore, an undated historic block map on file with the Department of Public Works (DPW) illustrates that this parcel previously contained a one-story building located in the same spot as the subject building (**Figure 6**). There is no evidence to suggest this building was demolished and the subject building constructed in its place. It is unclear when the building was enlarged to

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<sup>1</sup> *Building and Industrial News*, "Building Contracts Awarded," September 12, 1911.

one-and-a-half-story-over-basement (as seen on the Sanborn maps), but the 1911 building contract indicates the building needed repairs and upgrades. Alterations to the subject building include:

- Vertical expansion from one-story to one-and-a-half-story-over-basement (date unknown, pre-1915)
- Half story addition to two-story-over-basement (date unknown)
- Enclosed wrap-around porch (1925)
- Alter front entrance and front concrete stairs (1925)
- Insert garage into basement (1925)
- Asbestos siding over drop siding (1940)
- Removal of two outbuildings (date unknown)

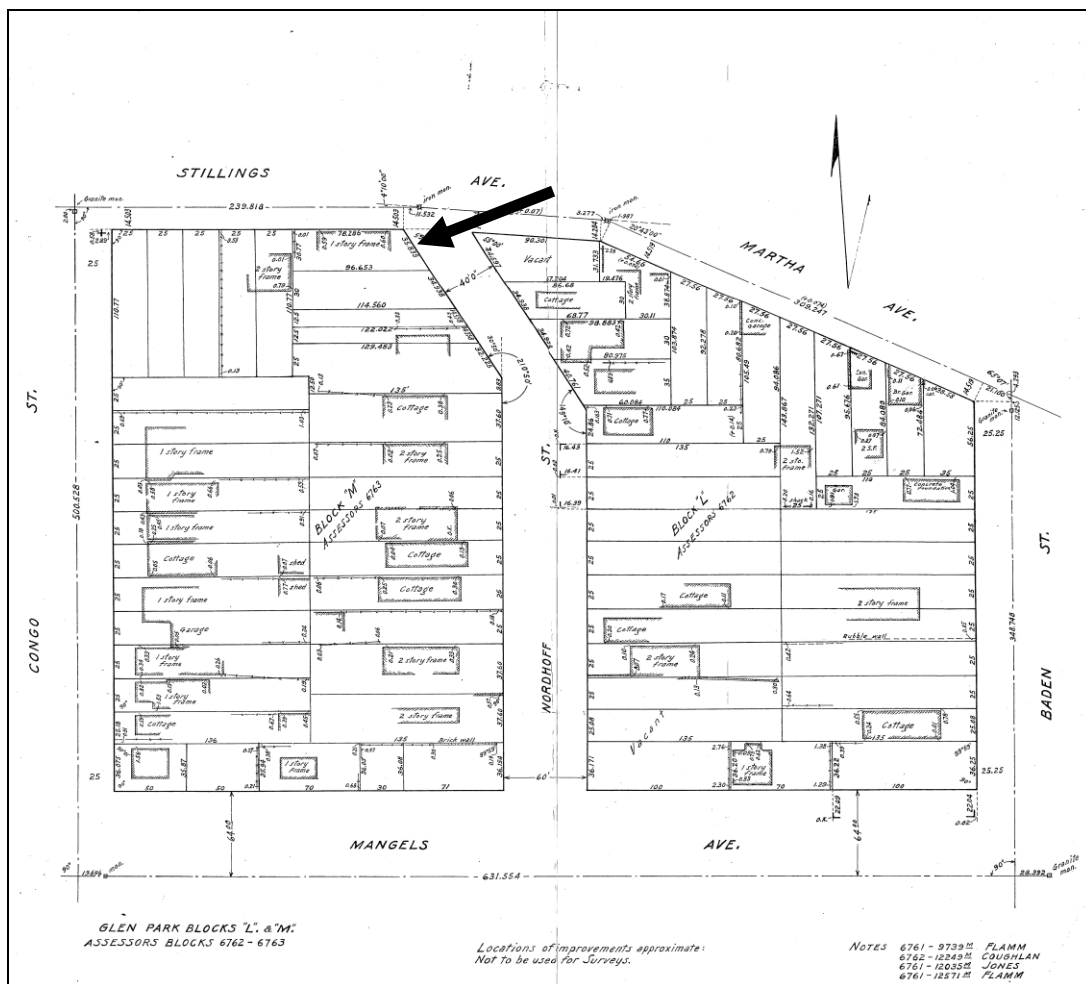


Figure 6: Undated DPW block map showing 95 Nordhoff Street noted with arrow.



#### *D. Permit Record*

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

- Permit #135390 February 6, 1925 – To put in garage door, close in front porch and put in new concrete front stairs. Front porch to close in with 4 lt. sash, 1 opening to have sliding other opening to all stationary. 1 glass door in front. Garage doors to be 1 ¾ thick 7/6 x7/6 (unreadable) glass and panel
- Permit #55266 August 14, 1940 – Siding and paneling with asbestos.
- Permit #646936 July 5, 1990 – New foundation per plans.

Copies of the permits are in the Appendix to this report.

#### *E. Architectural Style*

95 Nordhoff Street's has no discernable architectural style and can best be described as vernacular. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements.

#### *F. Owners and Occupants*

Olaf Johnson purchased the subject property in 1911 from Behrend A. Joost and Crocker Estate Company.<sup>2</sup> The Johnson family, which included wife Matilda and three daughters, resided at the property until 1936. Olaf was employed as a leather worker. Matilda Johnson sold the property to A. J. Herzig in March 1937. Herzig sold the property to Horace and Isabella Smith in August 1937. Horace was employed as a landscape gardener. George and Grace Malenfant purchased the property in July 1949 and quickly sold it to Chester and Evelyn Richardson in August 1949. The Richardsons sold the property to Baird and Constance Bramer in 1974. The Bramers did not reside at the property, and no occupants during their ownership period were located. The current owners recently purchased the property.

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<sup>2</sup> *San Francisco Call*, "Real Estate Transactions", September 1, 1911.

## VI. EVALUATION OF HISTORIC STATUS

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

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

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

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

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

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

### A. Individual Eligibility

- Criterion 1 (Events)

This building does not appear eligible for listing in the California Register under Criterion 1. The earliest history of the subject block is unclear. It appears that the earliest buildings on the block (subject building and 39 Nordhoff) were constructed sometime before 1911; however, the construction dates could not be confirmed. Prior to 1908, this area was undocumented and did not have street addresses.<sup>3</sup> The development pattern for this section of Glen Park is unknown, therefore it is not possible to determine if this building made a significant contribution to it. The building did not make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building does not appear to be eligible for listing in the California Register under Criterion 2. The building is not associated with significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection, San Francisco Public Library or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building does not appear to be eligible for listing in the California Register under Criterion 3. The original design, size, and massing of this building are unknown. The original construction date is also unknown. Additionally, the building's current appearance and design do not embody distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic value. Thus, it is not eligible for listing under Criterion 3.

- Criterion 4 (Information Potential)

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

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<sup>3</sup> The City directories begin including the subject street Nordhoff, formerly Midway, in 1908, either by address corresponding with a person or as a listed street name in the Street and Avenue Guide section. Construction announcements for the subject street do not appear until 1908 in the *Daily Pacific Builder*. The first Sanborn of the subject block is 1915, but there were clearly buildings in the area prior to this map's publication.

### *B. District*

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>4</sup> To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

The area around the subject property is not formally identified as an historic district. TKC investigated whether a potential historic district exists, conducting a visual examination of the area and a search of Historical Resource Evaluation Responses (HRERs) in the vicinity. Based on the scoping discussion of July 21, 2014, the area examined was Nordhoff Street between Stillings and Mangels Avenues. There are two HRERs nearby but outside this area.

The area contains 26 properties constructed between 1900 and 1958, and the buildings range in height from one to two stories. The following table lists these buildings (in directional order from north to south) and includes address, parcel number, construction date, and building use. The subject property is in italics. Contextual photographs are in the Appendix.

**Table 1: Buildings on the 95 Nordhoff Street Subject Block**

Address	Parcel Number	Construction Date	Building Use
<i>95 Nordhoff</i>	<i>6763001</i>	<i>1900 (estimated)</i>	<i>Single-family</i>
69 Nordhoff	6763044	1910	Single-family
65 Nordhoff	6763007	1911	Single-family
57 Nordhoff	6763008	1906	Multiple-family
49 Nordhoff	6763009	1953	Single-family

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<sup>4</sup> California Office of Historic Preservation. “Instructions for Recording Historical Resources,” Sacramento. 1995.

43 Nordhoff	6763010	1916	Single-family
39 Nordhoff	6763011	1900	Single-family
33 Nordhoff	6763012	1907	Single-family
27 Nordhoff	6763013	1949	Single-family
21 Nordhoff	6763014	1910	Multiple-family
11 Nordhoff	6763015	1910	Single-family
1 Nordhoff	6763032	1958	Single-family
Vacant	6762030		Vacant
86 Nordhoff	6762029	1914	Single-family
80 Nordhoff	6762028	1927	Single-family
66 Nordhoff	6762027	1911	Single-family
64 Nordhoff	6762026	1910	Single-family
62 Nordhoff	6762025	1939	Single-family
56 Nordhoff	6762024	1939	Single-family
44 Nordhoff	6762023	1948	Single-family
38 Nordhoff	6762022	1948	Single-family
34 Nordhoff	6762021	1910	Single-family
28 Nordhoff	6762020	1910	Single-family
22 Nordhoff	6762019	1916	Single-family
14 Nordhoff	6762018	1948	Single-family
8 Nordhoff	6762017	1950	Single-family
144 Mangels	6762012	1940	Single-family

### *HRERs in the Vicinity*

- **180 Mangels Street** 6763/015C, October 7, 2013 – Property is not a historic resource, no potential historic district.
- **541 Congo Street** 6764/021, March 9, 2011 – Property is not a historic resource, no potential historic district.

The examined area has no overall consistent pattern of style, type or period of construction and would not be considered a potential historic district.

## VII. INTEGRITY

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

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

Since this building is not eligible for listing in the California Register, no period of significance is established and integrity cannot be determined. However, for informational purposes, alterations to the building include: vertical addition; garage addition; alteration of the primary façade; and recladding.

## VIII. CONCLUSION

95 Nordhoff Street is not individually eligible for listing in the California Register and is not located in an existing or potential historic district.

## IX. BIBLIOGRAPHY

### *Published*

*Building and Industrial News*, "Building Contracts Awarded," September 1, 1911.

California Office of Historic Preservation. "Instructions for Recording Historical Resources." (Sacramento: 1995).

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

*San Francisco Call*, "Real Estate Transactions," September 1, 1911.

*San Francisco City Directories*.

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

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

### *Public Records*

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

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1915, 1950.

United States Census Records, 1920, 1930, 1940.



## X. APPENDIX

WEST SIDE OF NORDHOFF STREET BETWEEN STILLINGS AND MANGELS AVENUES

(Arrow indicates the subject property)











EAST SIDE OF NORDHOFF STREET BETWEEN STILLINGS AND MANGELS AVENUES

















Permits for 95 Nordhoff Street

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

No. 135-390

APPLICATION  
OF  
Mr. Johnson Owner  
To make additions, alterations or repairs  
to building

Location #95 Nordhoff  
West side - Street

Estimated Cost. \$300.00

Filed FEB 6 1923

Referred to Inspector. For Report.

Approved: *Louis Kelly*  
acting Chief Building Inspector

FEB 11 1923

OFFICIAL COPY



Division of Building Inspection  
Dept. of Public Works No. 1

## ALTERATION BLANKS

WRITE IN INK—FILE TWO 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 *west side* street *on corner*  
of *Nordhoff #95* street

## WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

*to put in Garage doors - close in front porch  
and put in new concrete front stairs  
front porch to close in with 4 ft. sash -  
1 opening to have sliding sash - other opening  
to all stationary  
1 glass door in front -  
Garage doors to be 1 1/2 inch 7/8 x 7/8 - Prod -  
Sashes & Panel*

Estimated cost of work, \$ *300.00*

Building to be used as

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

Name of Architect

Address

Name of Builder *B. Seltzer*Address *3633 22nd St.*Report ☐ favorably*Mr. Johnson* Owner*95 Nordhoff St.* AddressPer *B. Seltzer*

*James M. Krasny*  
Inspector  
*Feb 9 1925*

OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM.  
3  
No. 55266

APPLICATION OF  
Hence Smith Owner

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS OR REPAIRS  
TO BUILDING

Location 95 Nordhoff

Cost \$ 900.00

Filed 8/15/40

APPROVED: 8/16/40  
SUPERINTENDENT OF THE DEPT.  
OF BUILDING INSPECTION

Bureau of Building Inspection

Permit No. 116-20-19402

Issued 5/1/40

Report made by  
DeHaven  
8-15-40

APPROVED: 8/16/40  
Superintendent  
Bureau of Building Inspection

APPROVED: Johnson  
City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

BUREAU OF FIRE PREVENTION AND  
INVESTIGATION

Construct and install on Building to Satisfac-  
tion of Bureau of Fire Prevention the Follow-  
ing Fire Protection Equipment and Appliances

F. D. (Dry) Standpipes  
Wet Standpipes  
Hose Reels  
Tanks  
Downpipes  
Automatic Fire Pumps  
Automatic Sprinkler System  
Water Service Connection  
Groundfloor Pipe Casings  
Refrigeration  
Incinerators

APPROVED: FRANK P. KELLY, CHIEF  
Division of Fire Prevention and Investigation

Thomas H. Kelly 8-16-40



OFFICIAL COPY



CENTRAL PERMIT BUREAU F. NO. 425

Write in Ink—File Two Copies

## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

## APPLICATION FOR BUILDING PERMIT

3

## ALTERATION

Application is hereby made to the Department of Public Works of the City and County 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: *Aug 14 1940*

- (1) Location *95 Nordhoff*  
 (2) For what purpose is present building now used? *Home*  
 (3) For what purpose will building be used hereafter? *Same*  
 (4) Total Cost \$ *\$900.00*  
 (5) Description of work to be done *Siding & painting with*  
*gum, asbestos*

- (6) Contractor (DOES) ☒ carry Workmen's Compensation Insurance.  
 (DOES NOT) ☐  
 (7) Supervision of construction by \_\_\_\_\_

Address \_\_\_\_\_

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

## (8) Architect

Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
 State of California \_\_\_\_\_ City and County of San Francisco  
 Address \_\_\_\_\_

## (9) Engineer

Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
 State of California \_\_\_\_\_ City and County of San Francisco  
 Address \_\_\_\_\_

(10) Plans and specifications prepared by  
Other than Architect or Engineer

Address \_\_\_\_\_

## (11) Contractor

*Man Constable Co*  
 License No. *61334* License No. *E 488*  
 State of California \_\_\_\_\_ City and County of San Francisco  
 Address *701 O'Connell*

## (12) Owner

*Harold M. Smith*  
 Address *95 Nordhoff St*  
 By *Man Constable Co* *Max Hoff*  
 Owner's Authorized Agent

THE DEPARTMENT WILL CALL UP TELEPHONE NO. *8771*  
 IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED

**OFFICIAL COPY**

**SAN FRANCISCO**

**DEPARTMENT OF BUILDING INSPECTION**

**APPROVED**

**Dept. of Public Works**

**JUL 05 1990**

**APPROVED FOR ISSUANCE**

**43/8**

**09008986**

**APPROVAL NUMBER**

**APPROVAL NUMBER**

**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 PUBLIC WORKS**

**OFFICE COPY**

**APPROVAL IS HEREBY MADE BY THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR THE ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.**

**DATE** **5/8/90** **PERMIT NO.** **646936** **PRING PERMIT NO.** **213840** **7-5-90** **STREET ADDRESS OF JOB** **95 Nordhoff Street** **BLOCK & LOT** **S 7 94131 6762/1**

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**DESCRIPTION OF EXISTING BUILDING**

**(1A) TYPE OF CONSTRUCTION** **Foundation** **(1B) NO. OF STORIES OF OCCUPANCY** **2** **(1C) NO. OF BASEMENTS AND CELLARS** **1** **(1D) PRESENT USE (LEGAL USE)** **Private Home** **SFD.** **(1E) OCCUP. CLASS** **R3** **(1F) NO. OF DWELLING UNITS** **1**

**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

**(2A) TYPE OF CONSTRUCTION** **Foundation** **(2B) NO. OF STORIES OF OCCUPANCY** **2** **(2C) NO. OF BASEMENTS AND CELLARS** **1** **(2D) PROPOSED USE (LEGAL USE)** **NO CHANGE** **SFD.** **(2E) OCCUP. CLASS** **R3** **(2F) NO. OF DWELLING UNITS** **1**

**(17) IS ANY PORTION TO BE CONSTRUCTED OR ALTERED?** **YES** **(17A) WILL STREET SPACE BE USED DURING CONSTRUCTION?** **YES** **(17B) WILL EXISTING BUILDING BE USED DURING CONSTRUCTION?** **YES** **(17C) WILL EXISTING BUILDING BE USED DURING CONSTRUCTION?** **YES** **(17D) WILL EXISTING BUILDING BE USED DURING CONSTRUCTION?** **YES** **(17E) WILL EXISTING BUILDING BE USED DURING CONSTRUCTION?** **YES** **(17F) WILL EXISTING BUILDING BE USED DURING CONSTRUCTION?** **YES**

**(14) GENERAL CONTRACTOR** **NOT CHosen** **ADDRESS** **95 Nordhoff Street** **ZIP** **94131** **PHONE FOR CONTACT BY BUREAU** **584 5349**

**(15) OWNER - (CHECK ONE)** **BRAMER, Baird L.** **ADDRESS** **95 Nordhoff Street** **ZIP** **94131** **PHONE FOR CONTACT BY BUREAU** **584 5349**

**(16) WHERE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)** **New Foundation PER PLANS**

**ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY**

**(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?** **YES** **(17A) IF YES, STATE NEW HEIGHT AND CENTER LINE OF FRONT** **N.A.** **(17B) DOES THIS ALTERATION CREATE, ENLARGE OR MOVE EXISTING BUILDING?** **YES** **(17C) ANY OTHER EXISTING BUILDING ON LOT IF YES, SHOW ON PLAT PLANS** **YES** **(17D) DOES THE ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?** **YES** **(17E) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17F) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17G) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17H) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17I) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17J) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17K) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17L) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17M) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17N) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17O) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17P) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17Q) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17R) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17S) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17T) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17U) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17V) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17W) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17X) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17Y) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.** **(17Z) IF YES, STATE NEW GROUND FLOOR AREA** **N.A.**

**(23) ARCHITECT OR ENGINEER (DESIGN)** **CONSTRUCTION** **Ung VEIDEMAN Regional Structural Engineer** **Page St. S.F.** **ADDRESS**

**(24) CONSTRUCTION UNDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION UNDER, 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 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**

☐ **LESSOR** ☐ **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 THERETO 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 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 insurer.

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

(X) 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 I should become subject to the workman's 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) 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 prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

**Applicant's Signature** **John Constantine P. Brown** **Date** **May 08, 1990**