

# **SPEAK** SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE

1329 7th Avenue, San Francisco, CA 94122-2507 [speaksanfrancisco@yahoo.com](mailto:speaksanfrancisco@yahoo.com)

March 17, 2020

Norman Yee, President of the Board of Supervisors  
Angela Calvillo, Clerk of the Board of Supervisors  
Supervisors Shamann Walton, Catherine Stefani, Ahsha Safai, Sandra Lee Fewer,  
Matt Haney, Rafael Mandelman, Gordon Mar, Aaron Peskin, Dean Preston,  
Hillary Ronen

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

Dear President Yee, Clerk Calvillo and Supervisors:

This is a Reply to the Appeal Opposition Brief of Justin Zucker of Reuben, Junius & Rose, LLP that includes responses by Peter Mandel, owner of 1420 Taraval Street. This is also a Reply to the Planning Department Appeal Response. This Reply supports the community-originated appeal of the conditional use authorization approved by the Planning Commission. Attached are supplemental materials supporting the appeal.

This is apparently a self-developed project by Mr. Mandel which is of concern to members of the Parkside neighborhood community. Our neighborhood has experienced other self-developed projects in which owners experienced financing issues midstream. Were this to happen following demolition, particularly if the economy worsens, the neighborhood could be left with an empty lot subject to graffiti and litter.

## **Reply to Appeal Opposition Brief of Justin Zucker of Reuben, Junius & Rose, LLP**

In the Opposition Brief, Mr. Mandel concedes that older homes “are generally more affordable.” Yet Mr. Mandel somehow claims that his project which will demolish naturally affordable housing and construct new, market-rate housing is “naturally affordable by design” (*Opposition Brief, p. 4, paragraph 2*). This is questionable in that construction costs in San Francisco are the highest in the world, according to the *New York Times* and Mr. Mandel’s current property tax on 1420 Taraval of \$1,869.32 will rise substantially preventing new market rate units from becoming anywhere near naturally affordable.

Regarding displacing at least 3 tenants, Mr. Mandel claims that he and the tenants have “reached an agreement in which the tenants are voluntarily leaving upon extended notice (3) three to (4) four months out prior to construction starting” (*Opposition Brief, p. 4, paragraph 3*). He provides no evidence of this purported agreement nor does he indicate the date of the purported agreement. If the purported agreement exists, one

would expect it would include a firm number of months of notice rather than “three to four.” Further, if the purported agreement exists, Mr. Mandel could demolish the naturally-affordable housing at any time with at least 3 tenants obliged to vacate their homes during the current COVID-19 emergency.

Further, Mr. Mandel’s response states that “the home has been determined not to be historic” and cites several “extensive alterations” without indicating whether these alterations were done with permits. Based on the Planning Department’s determination and a report from Tim Kelly Consulting, LLC (hired by Mr. Mandel) on which the Planning Department partially based its determination, Mr. Mandel’s response concludes “it has lost its integrity and need not be preserved.”

In contrast, the March 12, 2020 letter from Mike Buhler, President & CEO of SF Heritage states (*see Exhibit 1: Letter from Mike Buhler, SF Heritage attached hereto and incorporated by reference*):

***“As one of the first houses built by Hugh C. Keenan for the Parkside District Realty Company, 1420 Taraval (built in 1907) is one of a small number of properties connected to the district’s creation and early development.”***

Further, Mike Buhler of SF Heritage’s letter states:

***“1420 Taraval survives overwhelmingly intact today.”***

Note that Hugh C. Keenan is also the builder of the Grateful Dead house at 710 Ashbury Street.

Regarding the negative environmental impact of demolition, Mr. Mandel’s response discusses energy efficiency of new, market-rate units and his intention to comply with a dust control ordinance, but the response fails to address the appeal’s statement that demolition and construction now account for 25% of solid waste that ends up in US landfills each year.

Regarding covering tenants’ windows of the small apartment building next door, Mr. Mandel’s response states that “...private views are not protected under Planning and Building codes.” Mr. Mandel’s response does not address the negative impact on next door tenants’ quality of life involving covering the windows of the small apartment building adjacent to 1420 Taraval.

Clearly, Mr. Mandel’s responses to the Statement of Appeal are inadequate and questionable.

### **Reply to Planning Department Appeal Response**

The Planning Department Response fails to specifically address the negative impact of demolition of this historic building on the look, feel and character of the Parkside district

or the lack of compliance with **Planning Code Section 101.1(b) (2)** which requires General Plan consistency and implementation and states:

***“That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.”***

The Planning Department’s Response states that “On balance, the Planning Commission found that the proposed project was consistent with the General Plan” (*Planning Department Response, p. 5, Response 1*). The phrase “on balance” is vague and questionable in that the project is clearly not consistent with General Plan Housing Element Policies 2.1, 3.1 and 3.4 which are:

**Policy 2.1**

Discourage the demolition of sound existing housing unless the demolition results in a net increase in affordable housing.  
*(Note: no units meeting the definition of “affordable” are part of the 1420 Taraval project plan. The plan is for new, market-rate housing.)*

**Policy 3.1**

Preserve rental units, especially rent controlled units, to meet the City’s affordable housing needs

**Policy 3.4**

Preserve “naturally affordable” housing types, such as smaller and older ownership units.

The Planning Department’s Response concedes that older structures are “generally considered more affordable than new construction” but that the proposed addition of two market-rate, new construction units “outweighed negative impacts associated with the loss of existing housing” (*Planning Department Response, p. 6, Response 2*). This is ill-considered in that diversity of housing types including older housing stock enables cooperative living arrangements which are some of the most naturally-affordable housing in San Francisco.

Further, the Planning Department’s Response states that “the Planning Department and Commission are not qualified or authorized to adjudicate tenant displacement issues.” This statement suggests that the Planning Department and Commission failed to even consider tenant displacement issues or the General Plan Housing Element Policies 3.1 and 3.4 above.

Currently, at least 3 tenants are living cooperatively in a 3-story structure with 2,176 square feet of living space (725 square feet per person). In contrast, the average rent in San Francisco is \$3,688. for an average-sized apartment of 747 square feet, according to RentCafe. As an alternative to the proposed market-rate units, the owner of 1420 Taraval could consider adding an accessory dwelling unit in the spacious back yard.

Regarding destroying a historical resource, the Planning Department's Response concedes that "the subject property was found to be significant under Criterion 1 as part of the early residential development of Parkside ...it was also found to be significant under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside." (*Planning Department Response, p. 7, Response 4*) Yet, the Planning Department's Response again concludes that the subject property does not retain integrity due to alterations.

Both the letters of Mike Buhler, President and CEO of SF Heritage, and the letter of Woody LaBounty, local historian and co-author of the Parkside District historical context statement disagree with Planning's conclusion regarding any loss of integrity. (*Statement of Appeal, Exhibit D: Letter from local historian Woody LaBounty*).

Attached are supplemental appeal materials as follows:

**Exhibit 1**

Letter from Mike Buhler, SF Heritage dated March 12, 2020

**Exhibit 2**

Exterior image of 1420 Taraval Street

**Exhibit 3**

Interior images of 1420 Taraval, a 3-story, 2,176 square foot historic 1907 house, from Apartments.com

**Exhibit 4**

Project Application signed under penalty of perjury by project sponsor stating in its Exhibit A that "the project will add to the city's supply of affordable housing" and "there will be no impact to the economic and cultural diversity" and "the project will not impact any landmark or historical buildings."

**Exhibit 5**

Pre-Application Meeting Affidavit signed under penalty of perjury by project sponsor. The meeting at the property was attended by Eileen Boken, President of the Sunset-Parkside Education and Action Committee and the son of the owner of the small apartment building at 1414 Taraval Street next door to 1420 Taraval. The project plans call for covering up tenants' windows of 1414 Taraval. This concern regarding covering tenants' windows was raised during the meeting, but the sworn affidavit includes no concerns whatsoever.

**Exhibit 6**

All permits on file with the Department of Building Inspection for work done on 1420 Taraval. It does not appear that there are permits for each of the modifications on which the Planning Department based its CEQA determination which led to the Planning Commission's approving the conditional use authorization. According to the letter from



Mike Buhler of SF Heritage (Exhibit 1), a simple change such as replacing windows should not be the threshold for determining loss of integrity.

**Exhibit 7**

Article from Citylab entitled "Density without Demolition" by Stephanie Meeks

**Exhibit 8**

Statement of Appeal with Exhibits as follows:

**Exhibit A:** SF General Plan Housing Element Summary of Objectives and Policies

**Exhibit B:** SF Planning Code Section 101.1(b)

**Exhibit C:** Planning Preservation Team Review Form

**Exhibit D:** Letter from local historian Woody LaBounty dated February 24, 2020

For all of the above reasons, the appellant respectfully requests that the Board of Supervisors overturn the ill-considered conditional use authorization for 1420 Taraval.

Sincerely,



Eileen Boken  
President



March 12, 2020

Board of Supervisors  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

**RE: Appeal of Conditional Use Authorization - 1420 Taraval Street**

Dear Supervisors:

I write in support of the Sunset-Parkside Education and Action Committee's appeal to deny the proposed project at 1420 Taraval Street (Block 2353, Lot No. 010). Certification of Conditional Use Authorization 2018-011904CUA would demolish an excellent example of one of the Parkside District's few surviving early houses.

San Francisco Heritage (Heritage) is committed to the preservation of the city's unique architectural and cultural identity in every corner of the city. The Parkside and Supervisorial District 4 is woefully underrepresented on the city's official inventory of historic properties. Halting this project and retaining 1420 Taraval is consistent with city policy that "existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." (Planning Code, Section 101.1(b).)

As one of the first houses built by builder Hugh C. Keenan for the Parkside District Realty Company, 1420 Taraval (built in 1907) is one of a small number of properties connected to the district's creation and early development. As recognized by Planning Department staff, the property is significant under evaluation guidelines for state historical resources under Criteria 1 and 3. Heritage disagrees with the subsequent CEQA categorical exemption determination claiming 1420 Taraval lacked sufficient physical integrity to be considered a historic resource.

The *Secretary of Interior's Standards for Treatment of Historic Properties* specifically contemplate—and provide guidance for reversing—minor alterations to older buildings such as 1420 Taraval. The house's porch pillars may have been altered and windows replaced, but 1420 Taraval survives overwhelmingly intact today. The integrity of properties in historically working-class neighborhoods should be considered contextually. If a simple change such as replacing windows were to become the threshold for determining loss of integrity, it would reinforce a perception that only civic structures and residences of the wealthy elite are worthy of recognition and protection.

Please uphold this appeal and deny this project. San Francisco Heritage is committed to working with the property owner and providing technical assistance to sensitively reverse alterations to the building, initiate designation of the house as a historic resource, secure any available preservation-based financial incentives, and explore appropriate ways to add residential units to the property while preserving the original home. As an example, neighboring properties are built to the lot line and Heritage encourages examining the feasibility of adding an Accessory Dwelling Unit in the backyard.

Sincerely,

Mike Buhler  
President & CEO





1420





# 1420 Taraval St

1420 Taraval St, San Francisco, CA 94116 – Central Sunset



No Availability Avoid Scams

Houses / California / San Francisco / 1420 Taraval St 2 Weeks Ago



There are no available units. Alert Me When Units Are Available


Beds	Baths	# of Units	Average SF
3 Beds	1 Bath	1	—

These similar rentals nearby have available units.

This Property 
  Available Property 
 +  
-

Exhibit 3  
1 of 6

## Similar Rentals Nearby


- 

**2701 42nd Ave**  
San Francisco, CA 94116

**\$3,990** | House for Rent Available 03/15/20

1 WK AGO

[Email](#) [Apply](#)




**1221 Plymouth Ave**  
San Francisco, CA 94112

**\$4,995** | House for Rent Available Now

1 DAY AGO

[Email](#) [Apply](#)




**130 Plymouth Ave**  
San Francisco, CA 94112

**\$4,500** | House for Rent Available Now

1 WK AGO

[Email](#) [Apply](#)




**163 14th Ave**  
San Francisco, CA 94118

**\$9,995** | House for Rent Available 06/01/20

NEW

[Email](#) [Apply](#)



**908 Commercial Ave**  
South San Francisco, CA 94080

**\$4,049** | House for Rent Available 03/14/20

650-866-9898

[Email](#) [Apply](#)

1420 Taraval St, San Francisco, CA 94116 - House for Rent in San Francisco, CA

1420 Taraval Microsoft Windows 1420 Taraval St, San ... Untitled - Paint 4:13 PM



# 1420 Taraval St

1420 Taraval St, San Francisco, CA 94116 – Central Sunset



No Availability Avoid Scams

Houses / California / San Francisco / 1420 Taraval St 2 Weeks Ago



There are no available units. Alert Me When Units Are Available


Beds	Baths	# of Units	Average SF
3 Beds	1 Bath	1	—

These similar rentals nearby have available units.

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Exhibit 3  
2 of 6

## Similar Rentals Nearby

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**2701 42nd Ave**  
San Francisco, CA 94116  
\$3,990 | House for Rent Available 03/15/20

Email Apply

1 WK AGO
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**1221 Plymouth Ave**  
San Francisco, CA 94112  
\$4,995 | House for Rent Available Now

Email Apply

1 DAY AGO
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**130 Plymouth Ave**  
San Francisco, CA 94112  
\$4,500 | House for Rent Available Now

Email Apply

1 WK AGO
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**163 14th Ave**  
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\$9,995 | House for Rent Available 06/01/20

Email Apply

NEW
- 

**908 Commercial Ave**  
South San Francisco, CA 94080  
\$4,049 | House for Rent Available 03/14/20  
650-866-9898

Email Apply



# 1420 Taraval St

1420 Taraval St, San Francisco, CA 94116 – Central Sunset



No Availability Avoid Scams

Houses / California / San Francisco / 1420 Taraval St 2 Weeks Ago



There are no available units. Alert Me When Units Are Available


Beds	Baths	# of Units	Average SF
3 Beds	1 Bath	1	—

These similar rentals nearby have available units.

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Exhibit 3  
3 of 6

## Similar Rentals Nearby


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San Francisco, CA 94116

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1 WK AGO

[Email](#) [Apply](#)




**1221 Plymouth Ave**  
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**\$4,995** | House for Rent Available Now

1 DAY AGO

[Email](#) [Apply](#)




**130 Plymouth Ave**  
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1 WK AGO

[Email](#) [Apply](#)




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[Email](#) [Apply](#)



**908 Commercial Ave**  
South San Francisco, CA 94080

**\$4,049** | House for Rent Available 03/14/20

650-866-9898

[Email](#) [Apply](#)

Windows taskbar with icons for 1420 Taraval, Microsoft Windows, and system clock showing 4:15 PM.



# 1420 Taraval St

1420 Taraval St, San Francisco, CA 94116 – Central Sunset



No Availability Avoid Scams

Houses / California / San Francisco / 1420 Taraval St 2 Weeks Ago



There are no available units. Alert Me When Units Are Available

Beds	Baths	# of Units	Average SF
3 Beds	1 Bath	1	—

These similar rentals nearby have available units.


This Property  Available Property





Ex


Exhibit 3  
4 of 6


## Similar Rentals Nearby

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**2701 42nd Ave**  
San Francisco, CA 94116  
\$3,990 | House for Rent Available 03/15/20  
1 WK AGO  
[Email](#) [Apply](#)
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**1221 Plymouth Ave**  
San Francisco, CA 94112  
\$4,995 | House for Rent Available Now  
1 DAY AGO  
[Email](#) [Apply](#)
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**130 Plymouth Ave**  
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1 WK AGO  
[Email](#) [Apply](#)
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650-866-9898  
[Email](#) [Apply](#)



# 1420 Taraval St

1420 Taraval St, San Francisco, CA 94116 – Central Sunset



No Availability Avoid Scams

Houses / California / San Francisco / 1420 Taraval St 2 Weeks Ago



There are no available units. Alert Me When Units Are Available


Beds	Baths	# of Units	Average SF
3 Beds	1 Bath	1	—

These similar rentals nearby have available units.

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Exhibit 3  
5 of 6

## Similar Rentals Nearby


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**2701 42nd Ave**  
San Francisco, CA 94116

**\$3,990** | House for Rent Available 03/15/20

Email Apply

1 WK AGO




**1221 Plymouth Ave**  
San Francisco, CA 94112

**\$4,995** | House for Rent Available Now

Email Apply

1 DAY AGO




**130 Plymouth Ave**  
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Email Apply

1 WK AGO




**163 14th Ave**  
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**\$9,995** | House for Rent Available 06/01/20

Email Apply

NEW



**908 Commercial Ave**  
South San Francisco, CA 94080

**\$4,049** | House for Rent Available Now

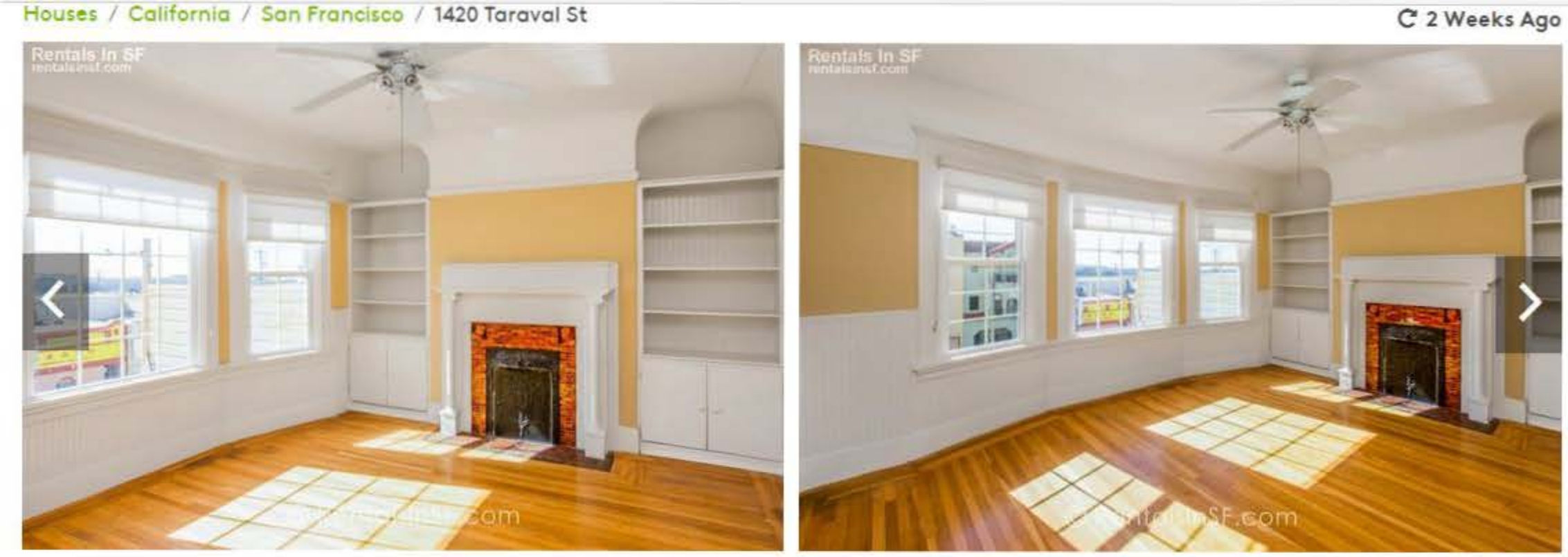
650-866-9898

Email Apply

Microsoft Windows 1420 Taraval 1420 Taraval St, San ... 3:40 PM



No Availability ♥  
 Houses / California / San Francisco / 1420 Taraval St 🕒 2 Weeks Ago



There are no available units. 🔔 Alert Me When Units Are Available

Beds	Baths	# of Units	Average SF
3 Beds	1 Bath	1	—

These similar rentals nearby have available units.

This Property 
  Available Property 
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Exhibit 3  
6 of 6



**2701 42nd Ave**  
 San Francisco, CA 94116  
**\$3,990** | House for Rent Available 03/15/20  
 ✉ Email 📄 Apply



**1221 Plymouth Ave**  
 San Francisco, CA 94112  
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 ✉ Email 📄 Apply



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 San Francisco, CA 94112  
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 ✉ Email 📄 Apply



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 ✉ Email 📄 Apply



**908 Commercial Ave**  
 South San Francisco, CA 94080  
**\$4,049** | House for Rent Available Now  
 ☎ 650-866-9898  
 ✉ Email 📄 Apply



**810 Masson Ave**  
 San Bruno, CA 94066



Application - 1420 Taraval SE

San Francisco



2018-011904PEJ

# PROJECT APPLICATION (PRJ)

## Property Information

Project Address: 1420 Taraval Street

Block/Lot(s): 2353/010

## Property Owner's Information

Name: Peter Mandel

Address: 35 Santa Ana Ave

Email Address: pmandel@mgmediatoion.com

Telephone: 510 300 7500

## Applicant Information

Same as above

Name: William Pashelinsky

Company/Organization:

Address: 1937 Hayes Street, San Francisco, Ca. 94117

Email Address: billpash@gmail.com

Telephone: 415 806 3464

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Please Select Primary Project Contact:

Owner

Applicant

Billing

## RELATED APPLICATIONS

### Related Building Permit Applications

N/A

Building Permit Applications No(s): 2018-08-08-6753

### Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

Exhibit 4  
1 of 8



**Project Description:**

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

**Demolish existing single family residence and construct new 3 residential units over ground level commercial space.**

**Project Details:**

- Change of Use     New Construction     Demolition     Facade Alterations     ROW Improvements  
 Additions     Legislative/Zoning Changes     Lot Line Adjustment-Subdivision     Other \_\_\_\_\_

- Residential:**     Senior Housing     100% Affordable     Student Housing     Dwelling Unit Legalization  
 Inclusionary Housing Required     State Density Bonus     Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:     Rental Units     Ownership Units     Don't Know

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment  
 Financial Service     Massage Establishment     Other: Unknown

**Estimated Construction Cost:** \$1,000,000

Exhibit 4  
2 of 8



		Existing	Proposed
<b>General Land Use</b>	Parking GSF	0	0
	Residential GSF	1,921	4,812
	Retail/Commercial GSF	0	1,731
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	949	1,392
	Public Open Space GSF	0	0
<b>Project Features</b>	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	0	0
	Dwelling Units - Total	1	3
	Hotel Rooms	0	0
	Number of Building(s)	1	1
	Number of Stories	3	4
	Parking Spaces	0	0
	Loading Spaces	0	0
	Bicycle Spaces	0	3
	Car Share Spaces	0	0
Other: _____			
<b>Land Use - Residential</b>	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	1	0
	Three Bedroom (or +) Units	0	3
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

Exhibit 4  
3 of 8

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.






Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan.
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
4. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes:  Number of existing trees on, over, or adjacent to the project site:  Number of existing trees on, over, or adjacent to the project site that would be removed by the project:  Number of trees on, over, or adjacent to the project site that would be added by the project:
5a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org.

Exhibit 4  
4 of 8

 Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. <b>Archeology</b> 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
7. <b>Geology and Soils</b> 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: <ul style="list-style-type: none"><li>○ excavation of 50 or more cubic yards of soil, or</li><li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li></ul> ● The project involves a lot split located on a slope equal to or greater than 20 percent.  <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
8. <b>Air Quality</b> 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
9a. <b>Hazardous Materials</b>	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. <b>Hazardous Materials</b> 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.  <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

See attachment "A"

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

See Attachment "A"

3. That the City's supply of affordable housing be preserved and enhanced;

See attachment "A"

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See Attachment "A"

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

See Attachment "A"

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

See Attachment "A"

7. That landmarks and historic buildings be preserved; and

See Attachment "A"

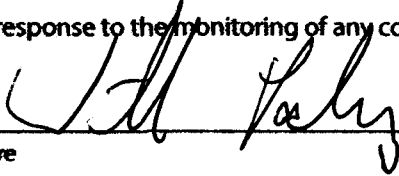
8. That our parks and open space and their access to sunlight and vistas be protected from development.

See Attachment "A"

Exhibit 4  
6 of 8

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

William Pashelinsky

Name (Printed)

Architect

415 806 3464

billpash@gmail.com

Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

Exhibit 4  
7 of 8

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

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



**William Pashelinsky**  
**Architect**  
**1937 Hayes Street**  
**San Francisco, California 94117**  
**(415) 379 3676**  
**Email: billpash@gmail.com**

## **EXHIBIT A**

### **Prop M Findings**

- 1). The project will not impact any neighborhood retail use.
- 2). There will be no impact to the economic and cultural diversity.
- 3). The project will add to the City's supply of affordable housing.
- 4). Commuter traffic will not be impacted.
- 5). The project will not impact the industrial or service sectors.
- 6). The project will meet all current seismic and structural codes.
- 7). The project will not impact any landmark or historic buildings.
- 8). The project will not impact any parks.

# Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, William Pashelinsky, do hereby declare as follows:  
(print name)

1. I have conducted a **Pre-Application Meeting** for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 1420 Taraval Street (location/address)  
on 4.12.18 (date) from 6-7 pm (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, June 18th, 2019 IN SAN FRANCISCO

William Pashelinsky

Signature

William Pashelinsky

Name (type or print)

Architect

Relationship to Project, e.g. Owner, Agent  
(if Agent, give business name and profession)

1420 Taraval Street

Project Address

# Pre-Application Meeting Sign-in Sheet

Meeting Date: 4/12/18

Meeting Time: 6pm

Meeting Address: 1420 Taraval Street

Project Address: 1420 Taraval Street

Property Owner Name: Peter Mandel

Project Sponsor/Representative: William Pashelinsky

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
Eileen Boken Sunset Parkside 1. Education and action Committee			aeboken@gmail.com	<input checked="" type="checkbox"/>
2. Tony Lee			lee.prop@yahoo.com	<input checked="" type="checkbox"/>
3.				<input type="checkbox"/>
4.				<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>

# Summary of discussion from the Pre-Application Meeting

Meeting Date: 4/12/18  
Meeting Time: 6 pm  
Meeting Address: 1420 Taraval Street  
Project Address: 1420 Taraval Street  
Property Owner Name: Peter Mandel  
Project Sponsor/Representative: William Pashleinsky

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

General discussion of plans

Project Sponsor Response: \_\_\_\_\_

Question/Concern #2: \_\_\_\_\_

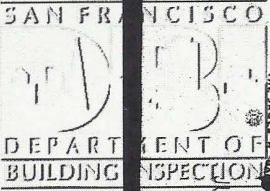
Project Sponsor Response: \_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

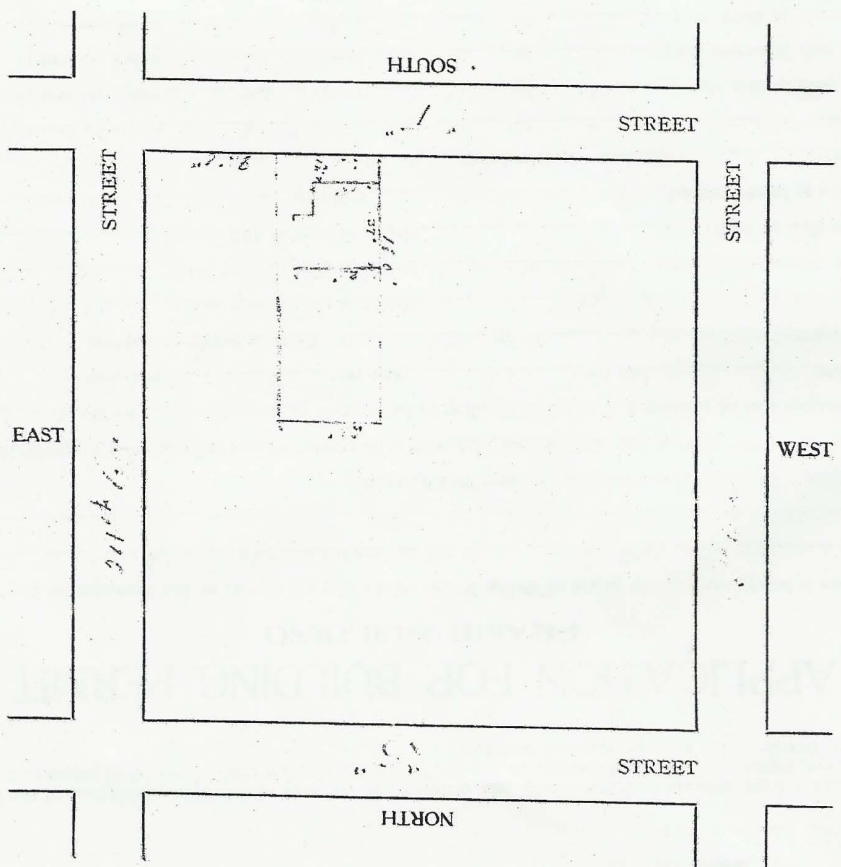
Question/Concern #4: \_\_\_\_\_





2023  
 No. 9110000  
 APPLICATION  
 OR  
 For Permit to Erect  
 1420 Serrano  
 Location: 1420 Serrano  
 Filed: James Serrano  
 Price 381 to be completed with  
 381 to be completed with  
 Street front 27'0" by  
 11'0" by 11'0"

Approved: [Signature]  
 City Building Inspector  
 JUN 29 1909  
 RECEIVED





Dept. of Public Works  
Bureau of Bldg. Inspection P. No. 2.

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

# APPLICATION FOR BUILDING PERMIT

## FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build frame building on the lot situated at the corner of the intersection of Taylor St. & Sacramento St. off Market Cor. in accordance with the plans and specifications submitted herewith.

All provisions of the building law shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 25,000.00 Building to be occupied as dwelling by No. 1 families  
Size of Lot 25 feet front 35 feet rear 120 feet deep.

Size of proposed building 20 ft. by 27 ft. Extreme height of building 10 ft.  
Height in clear of cellar 3 Height in clear of first story 8  
Height in clear of second story 8 Height in clear of third story 8  
Height in clear of fourth story 8 Height in clear of fifth story 8

Foundation to be of, material concrete, thickness, 8 inches

Size footings 12 inches. Greatest height 2 ft.

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

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

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

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

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

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

Wall covering to be of plaster

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 2 ft.

Second floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 2 ft.

Third floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 2 ft.

Fourth floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 2 ft.

Fifth floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 2 ft.

Rafters 2 by 4 inches 16 inches on centers. Longest span between supports 11 ft.

Roof covered with shingles Steep or Flat? Flat

Studs in bearing partitions 2 by 4 inches 16 inches on centers.

Bearing partitions must be same as outside ones.

Chimneys of brick lined with plaster

Any gas grates? 1 Any patent flues? 1 Is the building to be heated, and how? no

Any opening to basement in sidewalk? no Any elevator, freight-passage or dumb? no

There are to be 2 stairways 4 ft. wide located at the rear of the building

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.

Name of Architect W. H. ...  
Address ...  
Name of Builder ...  
Address ...  
By ... Owner

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



SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM -

3

No. 2430  
APPLICATION OF

*Alex Savaras* Owner

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location *1420 Laurel St*

Cost \$ *750.00*

Filed *MAY 28 1946* 194*6*

Approved: *[Signature]*  
Superintendent Bureau of Building Inspection

Permit No. *83161*

Issued *JUN 12 1946* 194*6*

*Report favorable*

*H. J. Kay*  
*5/28/46*

Bureau of Fire Prevention and Investigation

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- ..... D. (Dry) Standpipes
- ..... Wet Standpipes
- ..... Hose Reels
- ..... Ladders
- ..... Fire Pumps
- ..... Automatic Fire Pumps
- ..... Automatic Sprinkler System
- ..... Water Service Connection
- ..... Ground Floor Pipe Casings
- ..... Refrigeration
- ..... Incinerators

APPROVED:

**FRANK P. KELLY, Chief**  
Division of Fire Prevention and Investigation  
*F. P. Kelly*

Approved:  
.....  
Superintendent Bureau of Building Inspection

Zoning: *C*  
Approved:  
*[Signature]*  
City Planning Commission

Approved:  
.....  
Director of Public Health

Approved:  
.....  
Department of Electricity

Approved:  
.....  
Bureau of Engineering

Approved:  
.....  
Art Commission

Workmen's Compensation Insurance Policy or Certificate filed with Central Permit Bureau . . . . .

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

(a) No one to be employed . . . . .

(b) Casual labor only to be employed . . . . .

(c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

OFFICIAL COPY

SAN FRANCISCO PERMIT BUREAU F. NO. 433

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

DEPARTMENT OF  
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT  
ALTERATION

RECEIVED  
MAY 28 1946

1946

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:

- (1) Location 1420 Taraval st
- (2) Present use of building Family Dwelling No. of families one
- (3) Use of building hereafter Residence No. of families one
- (4) Total Cost \$ 750.00
- (5) Description of work to be done Stone under the existing building 18'x20'

(6) APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE.

- (1) Supervision of construction by Peter E. Vukicovich  
Address 1447 Taraval st

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 Peter E. Vukicovich

License No. 15031 License No. 1281  
 State of California \_\_\_\_\_ City and County of San Francisco \_\_\_\_\_  
 Address 1447 Taraval st

- (12) Owner Alex Stavarus

Address 1420 Taraval st  
 By Peter E. Vukicovich  
 Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. Montrose 2568  
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



OFFICIAL COPY



C. P. B. Copy

\$750.00

Est. Cost

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDING INSPECTION

# CERTIFICATE OF FINAL COMPLETION

For work described in building permit application number

89133

1420 Taraval St.

Home No.

Street

Alter one story & basement frame

Class title

Occupancy

Dwelling.

Nature of construction

Rebuild front porch and stairs

Work under building permit issued pursuant to above stated application has been completed in accordance with the laws pertaining thereto.

*H. J. Kay* .. . 1947

Building Inspector

10-1-46

Date

*John G. Little*

JOHN G. LITTLE, SUPERINTENDENT  
BUREAU OF BUILDING INSPECTION

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM No. 35570

3 APPLICATION OF

Mr. Starrou Lessee  
Owner  
FOR PERMIT TO MAKE  
ADDITIONS, ALTERATION or REPAIRS  
TO BUILDING

Location 1420 Taraval St

Total Cost \$ 2,500.00

APR 12 1968  
Filed April 12 1968

APPROVED:  
APPROVED  
Capt. Public Works  
APR 29 1968  
Alfred Goldblatz  
SUPERINTENDENT  
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

2706 319312  
Permit No.

APR 29 1968

Issued 19

SE

REFER TO:

- Bureau of Engineering . . . . .
- BBI Struct. Engineer . . . . .
- Boiler Inspector . . . . .
- Art Commission . . . . .
- Dept. of Public Health . . . . .
- Dept. of Electricity . . . . .
- Redevelopment Agency . . . . .
- Parking Authority . . . . .

Approved 4/15 1968  
Provided the following conditions are complied with:

*[Signature]*  
Building Inspector, Bureau of Building Inspection  
I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.  
*J. F. Sullivan*  
Owner or Owner's Authorized Agent

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

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

Approved:

Zone . . . . . the Department of City Planning  
CPC setbacks the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

*D. W. McArthur*  
Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering



OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION

CENTRAL PERMIT BUREAU F435

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  
ADDITIONS, ALTERATIONS OR REPAIRS

APR 12 1968

3

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

- (1) Location 1420 TARAVAL ST.
- (2) Total Cost (\$) 2500.00 (3) No. of Stories 2 (4) Basement or Cellar No  
yes or no
- (5) Present Use of building Dwelling (6) No. of families 1  
yes or no
- (7) Proposed Use of building " (8) No. of families 1  
yes or no
- (9) Type of construction 5 (10) Residential 18.2  
1, 2, 3, 4 or 5 Proposed Building Code Classification
- (11) Any other building on lot No (must be shown on plot plan if answer is yes.)  
yes or no
- (12) Does this alteration create an additional story to the building? No  
yes or no
- (13) Does this alteration create a horizontal extension to the building? No  
yes or no
- (14) Does this alteration constitute a change of occupancy No  
yes or no
- (15) Electrical work to be performed No (16) Plumbing work to be performed No  
yes or no yes or no
- (17) Automobile runway to be altered or installed No  
yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No  
yes or no
- (19) Will street space be used during construction? No  
yes or no
- (20) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

Underpin West Foundation Wall

- (21) Supervision of construction by \_\_\_\_\_ Address \_\_\_\_\_
- (22) General Contractor T. Sullivan Co. California License No. 144215  
Address 1375 Van Dyke St.
- (23) Architect or Engineer J.F. Mitchell California Certificate No. \_\_\_\_\_  
(for design) Address 221 Filbert St.
- (24) Architect or Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
(for construction) Address \_\_\_\_\_

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

- (26) Owner Mr. Stavrou (Phone 622-4566)  
Address 1420 Taraval St.  
For contract by Bureau

By T. F. Sullivan Address 1375 Van Dyke St.  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

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

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

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



OFFICIAL COPY

APPROVED FOR ISSUANCE MAY 9 1982 DEPT. Public Works SUPERINTENDING BUREAU BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

DATE FILED 4/29/82 PERMIT NO. 481398

1420 TARAVAL STREET APR 30 1982 ESTIMATED COST OF JOB ABOUT \$80,500.00

Table with columns for (A) TYPE OF CONSTR., (SA) NUMBER OF STORIES OF OCCUPANCY, (10A) NUMBER OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) BLDG. CODE OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

(23) GENERAL CONTRACTOR NAME ADDRESS PHONE CALIF. LICENSE NO. (24) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION ADDRESS CALIF. CERTIFICATE NO. (25) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO LEADER IN CONSTRUCTION LEADER, ENTER "UNKNOWN").

(26) OWNER - (CROSS OUT ONE) NAME ADDRESS PHONE (FOR CONTACT BY BUREAU)

(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REPLACEMENT OF GUTTERS (EAST/WEST) AND LEADERS

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... CHECK APPROPRIATE BOX: OWNER, ARCHITECT, ENGINEER, LESSEE, AGENT WITH POWER OF ATTORNEY, CONTRACTOR, ATTORNEY IN FACT.

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH. NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit...

8-13-82 100-103337



DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*  
 DEPARTMENT OF PUBLIC WORKS  
 APPLICATION FOR BUILDING PERMIT  
 ADDITIONS, ALTERATIONS OR REPAIRS  
 OFFICE COPY  
 BUILDING INSPECTOR, DIV. OF BLDG. INSP.

DATE: \_\_\_\_\_  
 REASON: **REMOVE**  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: *[Signature]*  
 DEPARTMENT OF CITY PLANNING  
 If not reviewed by the Department or City Planning, issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.

DATE: \_\_\_\_\_  
 REASON: **REMOVE**  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: *[Signature]*  
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
 REASON: **REMOVE**  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: *[Signature]*  
 CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
 REASON: **REMOVE**  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., A.B.I.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.  
 NUMBER OF ATTACHMENTS   
*[Signature]*  
 SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT

REPRODUCTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED QUINCE PROTESTING



DEPARTMENT OF BUILDING INSPECTION

CENTRAL PERMIT BUREAU  
450 McAllister Street  
San Francisco, CA 94102

Appl. # 8203337  
Address \_\_\_\_\_  
\_\_\_\_\_

**NOTICE TO APPLICANTS**

**Licensed Contractor's Declaration**

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

License \_\_\_\_\_ License Class \_\_\_\_\_  
Date \_\_\_\_\_ Contractor (print) \_\_\_\_\_  
(signature) \_\_\_\_\_

**Owner-Builder Declaration**

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as architect owner am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date 4/21/82 Owner (print) J. H. MARDEL  
(signature) \_\_\_\_\_

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



**CERTIFICATION OF AUTHORIZED AGENT**

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to State laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in dark ink, appearing to read "H. Mandel".

Applicant's Signature

H. MANDEL

Type or Print Name

H0799252

Identification (Drivers Lic. No., etc.)

~~Owner/Leasee~~ / ~~Contractor Name~~

Date

4/29/82





**CERTIFICATION OF AUTHORIZED AGENT**

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to State laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

Applicant's Signature

H. MANDEL

Type or Print Name

H0799252

Identification (Drivers Lic. No., etc.)

~~owner/lessee~~ / ~~contractor name~~

4/29/82  
Date



OFFICIAL COPY



CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to State laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

M. J. Dolan  
Applicant's Signature

MICHAEL JOSEPH DOLAN  
Type or Print Name

B 206 7872  
Identification (Drivers Lic. No., etc.)

LESSEE  
Owner/Lessee

5/11/1982  
Date

F  
DN



5/11/82

Please give to the  
braves permit #820337

Thanking you

W. L. R.

H. MANDEL  
2134-42 DR  
S.F. CA. 94116

*Specify...* **First American Title Company**

225 SANSOME ST.	•	(415) 989-1300
5174 MISSION STREET	•	P.O. BOX 3078, RINCON ANNEX, S.F., CA 94104
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	•	SAN FRANCISCO, CALIFORNIA 94127



# Density Without Demolition

Stephanie Meeks June 11, 2017

**Tearing down old buildings won't make our cities more affordable or inviting. It's time to make better use of the buildings and spaces we already have.**

As anyone who's tried to find an apartment lately can tell you firsthand, many of America's biggest cities are in the midst of a full-blown affordability crisis. All over the country, as young job-seekers and empty nesters both look to enjoy a more urban daily experience than offered by the previous suburban ideal, neighborhoods are struggling with skyrocketing housing and rental costs and surging development pressure.

We face some tough challenges in trying to navigate these pressures, but creating a false dichotomy between affordable housing and historic preservation should not be one of them. Creating affordable housing and retaining urban character are not at all competing goals. In fact, contrary to the conventional wisdom, they can most successfully be achieved in tandem.

This may seem surprising at first, especially given the debates now raging in several cities. Take Portland, for instance, where a highly contested state bill aimed at spurring affordable housing also threatens to weaken historic protections and, in so doing, foster a wave of demolition that only threatens to further raise the cost of homes there.\* Last November, San Francisco voters rejected a hotly contested housing moratorium targeting the Mission District, a traditionally Latino neighborhood that has become the favorite of workers in the region's burgeoning tech sector. In Los Angeles, meanwhile, residents argued sharply over Measure S, a voter initiative that would have restricted any large-scale construction that did not conform to the city's planning guidelines.

Even in our most densely populated cities, parking takes up inordinate amounts of valuable urban space.

Unfortunately, the heated rhetoric in these cases suggests there is a natural opposition between affordability and community character. In fact, we can achieve both at the same time, as evidenced by the past several years of research at the National Trust. In city after city, we have found that neighborhoods with older, smaller buildings and mixed-age blocks tend to provide more units of affordable rental housing, defined as housing whose monthly rent is a third or less of that city's median income.

These areas also performed better along a host of other important social, economic, and environmental metrics. Across all 50 cities surveyed in our new Atlas of ReUrbanism, a comprehensive, block-by-block study of the American urban landscape, areas of older, smaller buildings and mixed-age blocks boast 33 percent more new business jobs, 46 percent more small business jobs, and 60 percent more women- and minority-owned businesses.

They are also denser than newer areas. As anywhere from Boston's North End to Miami's Little Havana can attest, relatively low-slung, human-scale neighborhoods with older fabric are the "missing middle" of cities and can achieve surprisingly high population densities.

Simply put, older blocks often offer more affordable housing options than newer areas of the city, while creating employment and entrepreneurial opportunities for urban residents of all incomes. At a time when cities are struggling with the high costs of adding new affordable housing, making better use of the tremendous adaptive potential of under-used existing buildings is a proven way forward that sidesteps many of the problems posed by demolition for new construction.

Of course, in many cities, new construction is also needed to keep pace with growing numbers of residents. But this new development doesn't have to dwarf established neighborhoods or demolish existing urban fabric to accommodate growth. Almost anywhere you look, there are opportunities for sensitive and compatible infill that can enrich urban character rather than diminish it.



**Statement of Appeal to Board of Supervisors of Conditional Use Authorization  
Planning Case # 2018-011904CUA Building Permit Application 201808086754  
1420 Taraval Street**

**STATEMENT OF APPEAL (5 pages)**

**a) Set forth the part(s) of the decision the appeal is taken from:**

**Paragraph 9** (pages 10-11). **General Plan Compliance. Housing Element Objectives and Policies**

**Paragraph 10** (pages 15-16)

**Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies.

**Paragraph 8** (pages 7-10)

iii. Whether the property is a “historical resource” under CEQA

iv. Whether the removal of the resource will have a substantial adverse effect under CEQA

v. Whether the project converts rental housing to other forms of tenure or occupancy;

vi. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

ix. Whether the project protects the relative affordability of existing housing;

**Paragraph 7** (p.5-6)

A. Compatibility with the neighborhood or community per SF Planning Code 303

**b) Set forth the reasons in support of your appeal**

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District, according to the CUA application packet. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. Reasons for this appeal are:

**1) Not consistent with the San Francisco General Plan Housing Element and SF Planning Code 101.1(b)**

The 1420 Taraval project is not consistent with Objectives 2 and 3  
**(see Exhibit A: San Francisco General Plan Housing Element-**

**Summary of Objectives and Policies attached hereto and incorporated**

*by reference*) and several policies of the San Francisco General Plan Housing Element. These include:

**Policy 2.1 Discourage the demolition of sound existing housing unless the demolition results in a net increase in affordable housing.**

The 1420 Taraval project would replace naturally-affordable housing with market-rate housing and therefore is not consistent with Policy 2.1.

**Policy 3.1 Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs**

1420 Taraval is subject to the Residential Rent Stabilization and Arbitration Ordinance. Three tenants who comprise three separate households (in that they are not a family unit) have naturally affordable rent. Therefore, the project is not consistent with Policy 3.1

**Policy 3.4 Preserve "naturally affordable" housing types, such as smaller and older ownership units.**

1420 Taraval is a "naturally affordable" older housing type with annual property tax of \$1,869.32 for this fiscal year. The economics of demolishing existing rental property with a very low tax base and replacing it with market-rate housing with a tax base more than twenty times higher plus recovery of new construction costs (highest in the world in SF, according to the *New York Times*) further renders the existing housing type "naturally affordable" housing that should be preserved. Therefore, the project is not consistent with Policy 3.4.

Further, the 1420 Taraval project is **not in compliance with the San Francisco Planning Code Section 101.1(b)** which provides for general plan consistency and implementation including Priority Policies 2 and 3 (***see Exhibit B: SF Planning Code Section 101.1(b) attached hereto and incorporated by reference***)

*"That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods."*

*“That the City’s supply of affordable housing be preserved and enhanced.”*

**2) Decreases “naturally affordable” housing in the Parkside district**

The existing 3-story structure currently houses at least 3 current tenants living cooperatively in a 3-bedroom house and paying naturally affordable rent for 2,176 square feet of space (725 square feet per person). In contrast, average rent in San Francisco is \$3,688 for an average-sized apartment of 747 square feet, according to RentCafe.

The proposed project would replace “naturally affordable” housing with market-rate housing. Considering that San Francisco has the highest housing construction costs in the world, only high-income tenants would be able to afford living in the proposed new structure.

It should be noted that it is misleading that the 3-bedroom, 3-story, 2,176 square foot house has been represented variously as a 2-bedroom and even a 1-bedroom house (see p. 10 of decision, bottom of page). According to the project plans, the second floor contains 4 good-sized rooms. The plans label two of the rooms as bedrooms and the other two rooms as family room and sitting room.

**3) Displaces a minimum of 3 current tenants paying naturally affordable rent.**

These tenants comprise 3 separate naturally-affordable rate households in that they arrived at 1420 Taraval at different times and are not part of a family unit. Multiple households living cooperatively and sharing existing structures are some of the most affordable housing available in San Francisco.

**4) Destroys a rare historical resource and negatively impacts the look, feel and character of the Parkside district**

The 1420 Taraval project would demolish one of Parkside’s earliest houses, a 1907-1909 craftsman which is the last remaining house in a row built by Hugh Keenan who also built the Grateful Dead house at 710



Ashbury Street. It was constructed following the 1906 earthquake. According to the Preservation Team Review Form attached to the CEQA Categorical Exception Determination (**see Exhibit C: Preservation Team Review Form attached hereto and incorporated by reference**),

*“The subject property is significant under Criterion 1 as part of the early residential development of Parkside and the later evolution to accommodate commercial uses and under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside.”*

However, the subjective review concludes that the property “does not retain integrity due to significant alterations.”

According to Woody LaBounty, local historian and co-author of the Parkside District historic context statement adopted by the City of San Francisco, "With proper contextual consideration of the materials, design, feeling, location, association and setting, 1420 Taraval easily retains a majority of the seven aspects of historic integrity." (**see attached Exhibit D: Letter from local historian Woody LaBounty attached hereto and incorporated by reference**). LaBounty also states that the only modifications are minor, utilitarian and “entirely reversible.” Further, LaBounty states “This proposed project would destroy one of the last, best, early buildings on the Parkside District’s main street.”

In summary, the 1420 Taraval project is not consistent with the SF General Plan Housing Element and the project is not consistent with the Priority Polices of the SF Planning Code section 101.1(b) including affordable housing, existing housing and neighborhood character. Further, the Planning Department’s preservation team was correct in determining that 1420 Taraval is significant and a rare example but its subjective determination that the structure has lost integrity is not consistent with the views of local historians, preservationists and community members.

**5) Demolition of the existing structure has a negative environmental impact.**

There are significant negative environmental consequences of demolishing the existing structure. According to the Chicago Metropolitan Agency for Planning (CMAP), demolition and construction now account for 25% of the solid waste that ends up in US landfills each year. Also, hauling all of the debris to the dump is bad for climate change among many other environmental impacts.

**6) Proposed project would cover up side windows of occupant apartments of small apartment building next door.**

The 1420 Taraval project would cover up the side windows of the small apartment building next door at 1414 Taraval Street built in 1936. This will substantially impact the quality of life for existing occupants of 1414 Taraval Street next door to the project.

For all of the above reasons, the Sunset-Parkside Education Action Committee (SPEAK) respectfully requests that the Board of Supervisors exercise its oversight authority for the 1420 Taraval Street demolition and project.

# I. SUMMARY OF OBJECTIVES & POLICIES

## ISSUE 1: ADEQUATE SITES

### OBJECTIVE 1

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

#### POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

#### POLICY 1.2

Focus housing growth and infrastructure-necessary to support growth according to community plans. Complete planning underway in key opportunity areas, such as Treasure Island, Candlestick Park and Hunter's Point Shipyard..

#### POLICY 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

#### POLICY 1.4

Ensure community based planning processes are used to generate changes to land use controls.

#### POLICY 1.5

Consider secondary units in community planning processes where there is neighborhood support and when other neighborhood goals can be achieved, especially if that housing is made permanently affordable to lower-income households.

#### POLICY 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

#### POLICY 1.7

Consider public health objectives when designating and promoting housing development sites.

#### POLICY 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial,

institutional or other single use development projects.

#### POLICY 1.9

Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

#### POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

## ISSUE 2: CONSERVE AND IMPROVE EXISTING STOCK

### OBJECTIVE 2

**RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

#### POLICY 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

#### POLICY 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

#### POLICY 2.3

Prevent the removal or reduction of housing for parking.

#### POLICY 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

#### POLICY 2.5

Encourage and support the seismic retrofitting of the existing housing stock.

#### POLICY 2.6

Ensure housing supply is not converted to de facto commercial use through short-term rentals.

### OBJECTIVE 3

**PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

#### POLICY 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

#### POLICY 3.2

Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

#### POLICY 3.3

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

#### POLICY 3.4

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

#### POLICY 3.5

Retain permanently affordable residential hotels and single room occupancy (SRO) units.

## ISSUE 3: EQUAL HOUSING OPPORTUNITIES

### OBJECTIVE 4

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

#### POLICY 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

#### POLICY 4.2

Provide a range of housing options for residents with special needs for housing support and services.

#### POLICY 4.3

Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.



## San Francisco Planning Code

### SEC. 101.1. GENERAL PLAN CONSISTENCY AND IMPLEMENTATION.

(a) The General Plan shall be an integrated, internally consistent and compatible statement of policies for San Francisco. To fulfill this requirement, after extensive public participation and hearings, the Planning Commission shall in one action amend the General Plan by January 1, 1988.

(b) The following Priority Policies are hereby established. They shall be included in the preamble to the General Plan and shall be the basis upon which inconsistencies in the General Plan are resolved:

(1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

(2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

(3) That the City's supply of affordable housing be preserved and enhanced;

(4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

(5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

(6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

(7) That landmarks and historic buildings be preserved; and,

(8) That our parks and open space and their access to sunlight and vistas be protected from development.

(c) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after November 4, 1986, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the Priority Policies established above.

(d) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after January 1, 1988, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the General Plan.

(e) Prior to issuing a permit for any project or adopting any legislation which requires an initial study under the California Environmental Quality Act, and prior to issuing a permit for any demolition, conversion or change of use, and prior to taking any action which requires a finding of consistency with the General Plan, the City shall find that the proposed project or legislation is consistent with the Priority Policies established above. For any such permit issued or legislation adopted after January 1, 1988 the City shall also find that the project is consistent with the General Plan.

(Added by Proposition M, 11/4/86; amended by Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015)



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	6/6/2019
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros/Melanie Bishop	1420 Taraval Street	
Block/Lot:	Cross Streets:	
2353/010	Taraval & 24th	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-011904ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	N/A
------------------------------------	-----

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting, LLC (November 2017).	

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



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

**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting, LLC (November 2017) and information found in the Planning Department files, the subject property at 1420 Taraval Street contains a three-story over raised basement, single-family residence. According to the original construction permit, the building was constructed in 1909 by Hugh Keenan, who worked as a builder with architect Robert Dickie Cranston to construct homes primarily in the Haight Ashbury neighborhood during the 1890's. Notable examples of their work include 710 Ashbury and 459 Ashbury. The partnership lasted briefly, with Keenan branching out as the sole proprietor of a construction company, working primarily in the Parkside. Though it is not known exactly when the partnership between Cranston and Keenan dissolved, Hugh Keenan Construction Company appears in newspaper articles and city directories after 1900. Extensive alterations have been made to the subject property including the front addition of commercial space (1946), window replacement, reconstruction of front steps, and remodel of front porch. It is likely the latter changes were completed without a permit, as no permit records have been found to confirm the date of these alterations.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located within the Parkside neighborhood on a block that includes residences constructed between 1909-1968. The initial residential development of Parkside occurred between 26th & Ulloa and 32nd & Vicente in the form of "Parkside Cottages"; typically one-story six-room structures with a variety of facade styles available (Source: San Francisco's Historic Parkside District:1905-1957 Context Statement). The subject property was constructed shortly after this initial wave of development and reflects the early development of Parkside and the subject block of Taraval, which was primarily residential.

A historical photo from 1914 included in the Historic Resource Evaluation Part I shows the block originally contained six properties built by Keenan that were similar in massing and style to 1420 Taraval. The subject building and 1409 Taraval are the only two properties remaining. Hugh Keenan was on the board of directors of the Parkside Realty Company (Source: San Francisco Chronicle, 1905), and his construction company was responsible for the construction of several streets and block grading in Parkside. In an effort to develop the area and attract residents, the Parkside Realty Company also formed a sister agency, the Parkside Transit Company, a private corporation that assisted in bringing public transit to the area and therefore, more prospective residents.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<b>Allison K. Vanderslice</b> Digitally signed by Allison K. Vanderslice Date: 2019.06.07 11:08:07 -07'00'	

The subject block was primarily residential and largely undeveloped aside from the six properties constructed by Keenan until approximately 1938. The 1938 Harrison Ryker aerial photograph of the subject block shows an increase in development with several larger scale properties constructed around the subject building. The 1950 Sanborn Map shows the property as it exists currently with the front commercial addition. Based on this historic documentation, it is likely the property added a commercial storefront to their existing property in order to accommodate new commercial development brought to the area by increased transit. Many properties like this exist along Taraval but have not been in use commercially in recent years. The property at 1420 Taraval tells the story of two separate waves of development in the Parkside along Taraval: the first initial wave of residential development occurring in the early 1900's and later, the development of the block commercially in the late 1930's and 1940's. Hugh Keenan Construction Company was integral in the development of Parkside as a neighborhood. The subject property is significant under Criterion 1 as part of the early residential development of Parkside and the later evolution to accommodate commercial uses and under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside. However, the subject property does not retain integrity due to significant alterations over time including alterations to the commercial space which is no longer in use. The subject building is not eligible for listing in the California Register under any criteria as part of a historic district. The property at 1409 Taraval is a more intact representative example of single-family residential architecture from the early period of development in Parkside and is significant under Criterion 1 as part of the early residential development of Parkside and Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside.



February 24, 2020

Board of Supervisors  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Appeal of 2018-011904PRG (1420 Taraval Street)**

Supervisors:

I am the founder of Western Neighborhoods Project, a twenty-year-old nonprofit dedicated to the history of the city's west side, a co-author of the city-adopted Parkside District historic context statement, and a native San Franciscan who has spent years working and residing in the Parkside.

I have great respect for Planning's preservation staff, and since last summer have tried to work with them in recognizing the importance of the house at 1420 Taraval Street to the neighborhood's history, character, and early development. To staff's credit, they disagreed with the opinion of the consultant hired by the project sponsor and acknowledged that 1420 Taraval *was* a potential historic resource, specifically, "**an early and rare example of an early 20th century residence in the neighborhood.**" Unfortunately, staff then decided that the building had lost integrity and was therefore not a resource.

This is one of a handful of the earliest house in the Parkside, with a distinctive Arts and Crafts style, in a highly visible part of the district at 24th and Taraval Streets. 1420 Taraval represents the first architectural style of this neighborhood before it was overrun by stucco Mediterranean styles in the 1920s and is the sole survivor of a row constructed by builder Hugh C. Keenan, a director of the firm responsible for the district's creation, the Parkside Realty Company.

The guidelines for analyzing a property's integrity are detailed, consisting of seven official criteria, but in the end, determination on whether integrity is lost is a fairly subjective decision. One criteria, for example, is "feeling." I contend that the historic nature of the building is evident at a glance, and certainly retains integrity to convey its significance. Planning staff cited loss of the original porch railings and posts and the replacement of the windows as the primary reasons for determining a loss of integrity. These are fairly minor and utilitarian issues with a 110-year-old building subject to the ocean breezes and fog of the Parkside, and entirely reversible alterations. 1420 Taraval still has its gable trim, knee braces, rafter tails, entry porch, and possibly its original shingle cladding. With proper contextual consideration of the materials, design, feeling, location, association, and setting, 1420 Taraval easily retains a majority of the seven aspects of historic integrity. Please take a close look at the existing façade.

Members of the Planning Commission, rightly concerned about San Francisco's affordability crisis, have expressed a desire for the three units and commercial storefront this project proposes in replacement. But two additional **market rate units** will not change the dynamics of the real estate and rental market, and will not be in the financial reach of our teachers, fixed-income seniors, struggling families, or unhoused population. And there are many, many unrented commercial storefronts already on Taraval Street. This is not a neighborhood that needs another empty one.

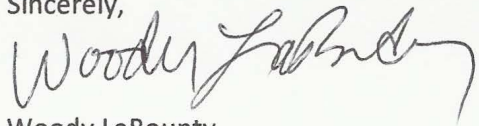
Of the more than 400 properties on Taraval Street from 17th Avenue to Ocean Beach there are only three known that predate World War I and only two of them have not been radically modified. **This**

**proposed project would destroy one of the last, best, early buildings on the Parkside District's main street.** Taraval is rich with potential sites to increase density, but this isn't one of them.

San Francisco is a city known for distinctive neighborhoods. The Parkside's development and character was and is different than the rest of the greater Sunset District, but each time we lose one of these early buildings, the Parkside gets closer to a form of anonymity. When these handsome early homes are gone they're gone forever.

Despite the project architect claiming at the last hearing that there had been "not one objection" to the demolition of this historic house, a number of neighbors have worked with staff to try and stop its destruction since last July. As a last resort, we ask you to step in and save this building for the Parkside.

Sincerely,



Woody LaBounty



1420 Taraval Street, taken on January 1, 2020.





1420 Taraval Street, taken on January 1, 2020 (above), and in 1923 (far right in photo below).

