



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: JUNE 28, 2018

Date: June 18, 2018
Case No.: 2014-001994DRP
Project Address: 278 Monticello Street
Permit Application: 2014.09.09.5905
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 7002/041
Project Sponsor: Andy (Yang) De Chen
120 Gordon Way
Pacifica, CA 94044
Staff Contact: Matt Dito – (415) 575-9164
Matthew.Dito@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project is to legalize numerous alterations completed without benefit of a building permit application, including the conversion of the front façade to stucco, adding one bedroom on the ground floor, adding two bedrooms and one full bathroom on the second floor, and adding one bedroom on the third floor. The project also proposes to remove a door installed on the front façade and a full bathroom on the ground floor, both installed without benefit of a building permit application. The project proposes a total of ten bedrooms and six full bathrooms.

SITE DESCRIPTION AND PRESENT USE

The project is on the east side of Monticello Street between Garfield and Shields Streets, in Assessor's Block 7002, Lot 041, and located within an RH-1 (Residential – House, One Family) Zoning District and within a 40-X Height and Bulk District. The site is occupied by a three-story, single family dwelling that was originally constructed in 1942.

In 2012, the property owner, also the Project Sponsor, filed Building Permit Application No. 2012.11.07.3748 (plans enclosed), proposing a horizontal and rear addition to add a third story. The project proposed no changes to the façade of the existing two stories. The project resulted in a total of six bedrooms and four full bathrooms. The permit required neighborhood notification, pursuant to Planning Code Section 311. The notification was duly conducted and no requests for discretionary review were filed; subsequently the Planning Department approved the permit. On April 25, 2013 the permit was issued by the Department of Building Inspection ("DBI").

In March 2014, DBI opened Complaint No. 201460542 against the subject property for exceeding the scope approved on Building Permit Application No. 2012.11.07.3748. A Notice of Violation was subsequently issued, as the front façade of the building had been reframed and converted to a stucco material.

In addition to the exterior work, the subject property had also added, without benefit of a building permit application, one bedroom on the ground floor, four bedrooms on the second floor, and one bedroom on the third floor. The subject property totaled 12 bedrooms and six full bathrooms, in addition to a study on the third floor.

The Project Sponsor filed Building Permit Application No. 2014.09.09.5905, the subject building permit, in September 2014 to comply with the previously issued Notice of Violation, and to legalize all work done without an approved building permit.

While the Planning Department was reviewing the subject building permit application, the Project Sponsor was issued a separate building permit (No. 2015.01.26.6602, plans enclosed to show existing layout) to legalize the entirety of the unpermitted work, without requiring Planning Department review. This permit was issued incorrectly, as the scope of work did require Planning Department review.

On October 13, 2015, the Planning Department opened Enforcement Case No. 2015-013642ENF in response to a complaint that the subject property had been converted into either student or group housing.

A site inspection on October 30, 2015 (photos enclosed) by the Planning Department confirmed that the subject property had been converted into an unauthorized Group Housing¹ use, which is not permitted in the RH-1 Zoning District. The dwelling was occupied by 13 individuals, mostly college-aged students, all with separate contractual arrangements with the property owner (also the Project Sponsor). A Notice of Violation was subsequently issued for the violation.

Building Permit Application No. 2015.01.26.6602, which was erroneously issued and legalized the unpermitted construction, was suspended on October 30, 2015 by DBI, with the Certificate of Final Completion having been revoked as well.

The Project Sponsor then resumed work on the subject building permit application (No. 2014.09.09.5905) with the Planning Department. Since the October 2015 site inspection, the Project Sponsor abated the Group Housing violation, and the dwelling has remained mostly vacant since that time. The scope of work in the subject building permit application includes all outstanding issues with both the Planning Department and DBI.

¹ Pursuant to Planning Code Section 102, Group Housing is defined as a “Residential Use that provides lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by this Code as a dwelling unit. Such group housing shall include, but not necessarily be limited to, a Residential Hotel, boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent, or ashram.”

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Ocean View neighborhood, part of the Ingleside District, and within Supervisorial District 11. The subject property and surrounding neighborhood is entirely zoned RH-1, with the only exception being Merced Heights Playground to the south. The area is characterized by single-family dwellings, ranging from one to three stories. The nearest commercial areas are located along 19th Avenue to the south, approximately two blocks away.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
BBN	10 days	March 13, 2018 – March 26, 2018	March 26, 2018	June 28, 2018	95 days

The subject building permit application did not require neighborhood notification under the Planning Code; a Block Book Notification (BBN) request was filed by a neighbor of the subject property and was given a ten day notification. The Block Book Notification was scheduled to expire at the close of business on Friday, March 23, 2018. The Zoning Administrator granted a one-business day extension of the notification to the close of business on Monday, March 26, 2018.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 18, 2018	June 16, 2018	12 days
Mailed Notice	10 days	June 18, 2018	June 18, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the block or directly across the street			
Neighborhood groups			

As of June 18, 2018, the Department had not received any formal comments regarding the Discretionary Review request, though numerous neighbors reached out during the initial enforcement process to state their concern over the group housing use and number of bedrooms at the property.

DR REQUESTOR

Adam Damico, occupant at 270 Monticello Street, a two-story single family home located two lots to the south of the subject property. Mr. Damico had previously filed multiple requests for Block Book Notification on the property, and was given a ten day notification period to review the subject building permit application.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: Originally approved as a six bedroom dwelling, the Project Sponsor proceeded to build 13 bedrooms and convert the property to a Group Housing use. The neighborhood has already experienced the impact the additional bedrooms cause, including an increased police presence due to noise and loitering issues. Reducing the number of bedrooms from 13 to ten does not do enough to alleviate these issues.

Issue #2: The building now blocks sun and invades privacy of neighboring properties. Parking has also been impacted due to the increased occupancy of the building. An increase of non-resident (i.e. friends of occupants) presence was observed while the Group Housing use was active.

The Discretionary Review Requestor believes that a reasonable expectation is that the project be limited to the originally approved six bedrooms, per Building Permit Application No. 2012.11.07.3748.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor has revised the project based on the Department's concerns and suggestions regarding the number of bedrooms and common space. This includes reducing the number of bedrooms from 13 to ten. The Project Sponsor has shown good faith in working with the Department by paying all fees related to Enforcement Case No. 2015-013642ENF (approximately \$30,000) and keeping the property vacant while working to correct the issues.

The DR Requestor's concern regarding the size of the building is related to a previously approved permit (Building Permit Application No. 2012.11.07.3748) that underwent public notice and was subsequently approved when no members of the public filed a Discretionary Review request.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

Prior to conducting the required Block Book Notification, the project was revised multiple times. The project was reviewed by senior Planning Department staff to ensure compliance with the City's policies and goals. While the project originally proposed to retain all unpermitted work via legalization, staff instructed the Project Sponsor to incorporate changes to the proposed plans, such as:

1. **Reduce the number of bedrooms from 13 to ten:** While group housing is not tied to the number of bedrooms within a dwelling, the Department recognizes that a higher number of bedrooms can make it more likely for an issue to arise. As such, ten bedrooms were recommended based on an analysis of each floor, determining which bedrooms were extraneous. On the first floor, an increased bedroom size at the rear was recommended for livability reasons. Additionally, a bathroom was recommended for removal, as it was located in a storage area with no easy access for any particular bedroom. The ground floor will see an increase of one bedroom in an area previously used as a playroom.

On the second floor, two bedrooms across from the living/dining room were eliminated to increase common space in the dwelling. In its current, unpermitted layout, the dwelling provides nearly no common space for residents, much more akin to a residential hotel (a form of Group Housing). An increase in common space would be more in-line with a dwelling. The second floor would see an increase of two bedrooms, in space previously used as a bathroom and family room, respectively. The bathroom is proposed for relocation.

On the third floor, a study (which had been used as a small, 14th bedroom) was revised to remove the door and provide an open visual connection to the stairwell, eliminating it as a living quarters. The third floor would see an increase of one bedroom, in space previously used as a bathroom. The bathroom is proposed for relocation.

2. **Removal of a door at the front façade:** The project proposed to legalize a door on the front façade of the ground floor that led into a storage area for the garbage receptacles. This alteration was unnecessary, as the receptacles could be retrieved with existing access from the garage. The door was subsequently removed. The façade has been reviewed by the Department's preservation staff and given CEQA clearance.

The project proposes no increase in mass or building volume. Any blockage of sunlight or privacy issues would not be the result of the subject permit, as the building's current exterior dimensions were approved in 2012 after being duly noticed, pursuant to Planning Code Section 311.

While the Planning Department sympathizes with the issues the Discretionary Review Requestor and neighborhood have dealt with, the core of the problem stemmed from the Group Housing use, not the number of bedrooms. Additionally, the Planning Code does not regulate the number of bedrooms permitted in a single-family dwelling. Were the dwelling occupied by a Planning Code-compliant unit, such as a family², the property would not have created any neighborhood livability issues.

² Pursuant to Planning Code Section 102, a Family is defined as a "single and separate living unit, consisting of either one person, or two or more persons related by blood, marriage or adoption or by legal guardianship pursuant to court order; plus necessary domestic servants and not more than three roomers or boarders; a group of not more than five persons unrelated by blood, marriage or adoption, or such legal guardianship unless the group has the attributes of a family in that it (a) has control over its membership and composition; (b) purchases its food and prepares and consumes its meals collectively; and (c) determines its own rules or organization and utilization of the residential space it occupies. A group occupying group housing or a hotel, motel, or any other building or portion thereof other than a Dwelling, shall not be deemed to be a family."

As previously discussed, the proposed number of bedrooms was determined not by choosing a number, but by reviewing each individual bedroom and floor to ensure that each remained viable. The entirety of the dwelling was also reviewed to ensure that the increased number of bedrooms has the necessary amenities, such as a living room, office area, and storage space. While the project proposes an increase in the number of bedrooms, only minimal common space has been lost, with only a playroom on the first floor and a secondary family room on the second floor being lost.

On the ground floor, a playroom measuring approximately 300 square feet is being converted into bedroom space, resulting in an existing bedroom being enlarged, and the creation of a new bedroom.

On the second floor, a secondary living room of approximately 100 square feet is being converted into a bedroom. This represents approximately 8% of the living space on the second floor. An additional bedroom is being created by dividing an existing bedroom and moving a bathroom, with no loss of common space.

The third floor sees no significant loss of common space, as none existing prior, and the addition of a bedroom comes from dividing the existing bedrooms.

Group Housing uses are not impacted or defined by the number of bedrooms, but simply the number of occupants. While ten, or thirteen, individual bedrooms may appear to be conducive to Group Housing, the City has seen an increase in communal living with shared bedrooms; six double occupancy bedrooms would serve the same purpose. Additionally, it is not reasonable to expect a single-family dwelling to have no more than six bedrooms, as each family unit that occupies a dwelling is unique, with their own needs. Rather than limit the number of bedrooms, the Department believes Code-compliance from a use perspective will have a greater impact on the neighborhood. Regardless of the number of bedrooms in the dwelling, it should be occupied by a unit meeting the definition of family. Without any Planning Code requirement limiting the number of bedrooms in a single-family dwelling, nor an issue with any individual bedroom, the Department believes the project should be approved as proposed.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RECOMMENDATION: Do not take DR and approve the project as proposed.

BASIS FOR RECOMMENDATION

- The project proposes no increase in mass or building volume.
- The Planning Code does not regulate the number of bedrooms permitted in a single-family dwelling.
- Previous issues arose from a Group Housing violation, which is not impacted or defined by the number of bedrooms.

- When occupied in a Planning Code compliant manner, the dwelling will not cause the issues that the previous Group Housing use caused.
- The Planning Department has reviewed each individual bedroom and floor to ensure that the necessary amenities are on each floor and available to each bedroom.
- The project has previously been revised to include more common space and removal of bedrooms.

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

DR Application

Response to DR Application dated June 14, 2018

Photos from site inspection on October 30, 2015

Plans for Building Permit Application 2012.11.07.3748

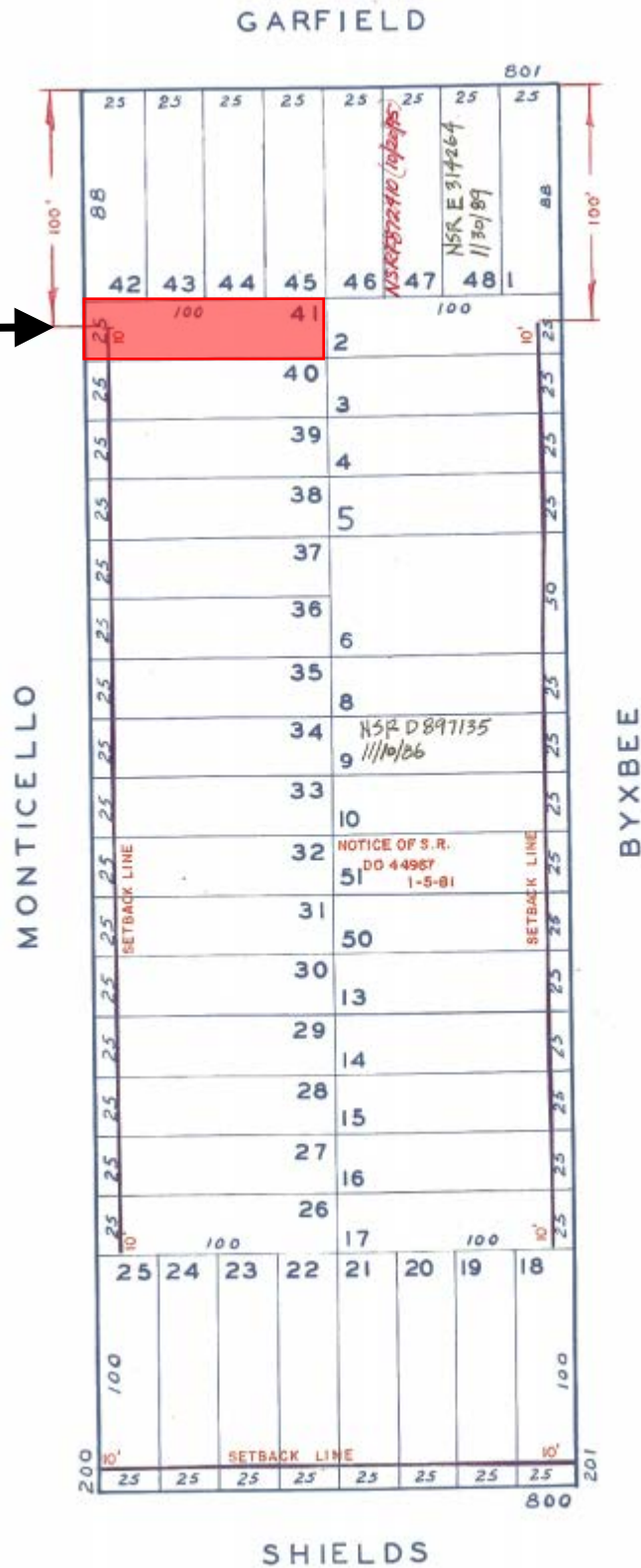
Plans for Building Permit Application 2015.01.26.6602

Reduced Plans

MD: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\999000-999999\999553\L\L\DR - Full Analysis (ID 999553).docx

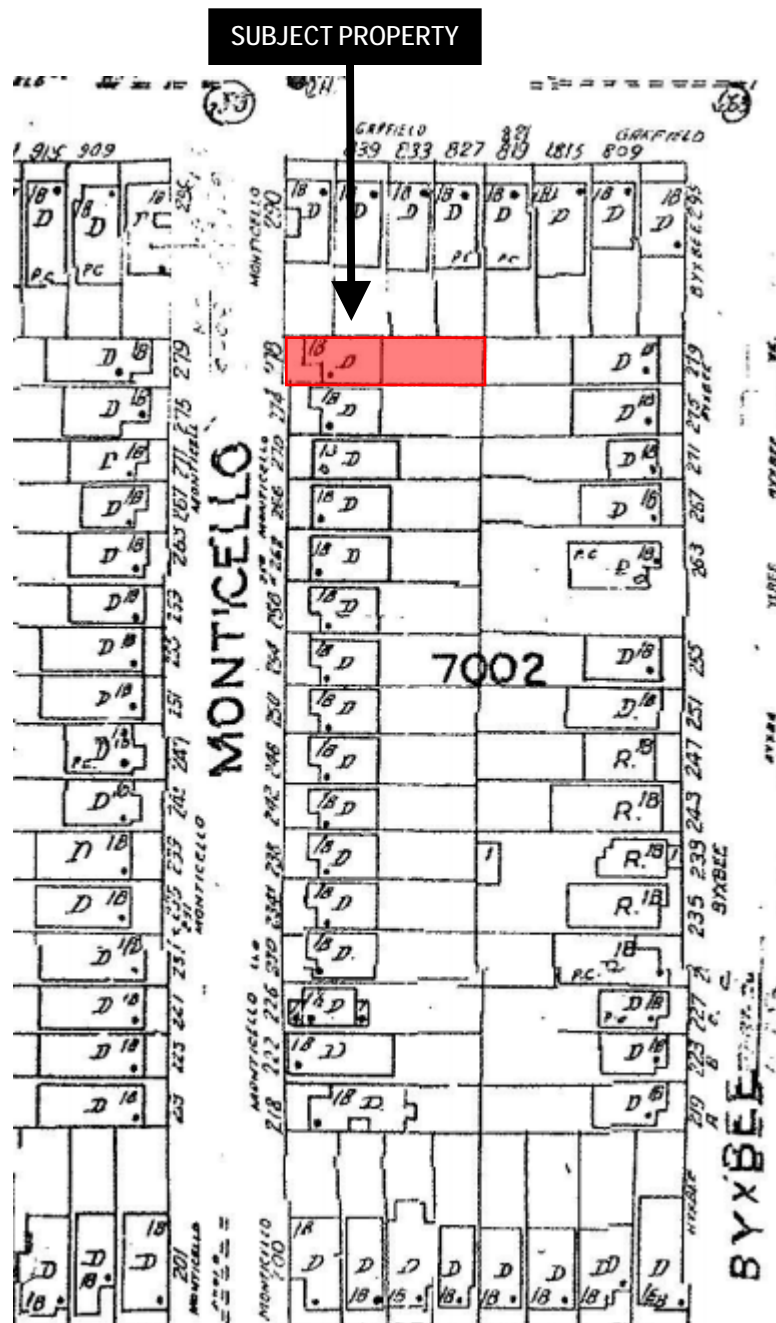
Parcel Map

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014-001994DRP
278 Monticello Street
June 28, 2018

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2014-001994DRP
278 Monticello Street
June 28, 2018

Aerial Photo



SUBJECT PROPERTY



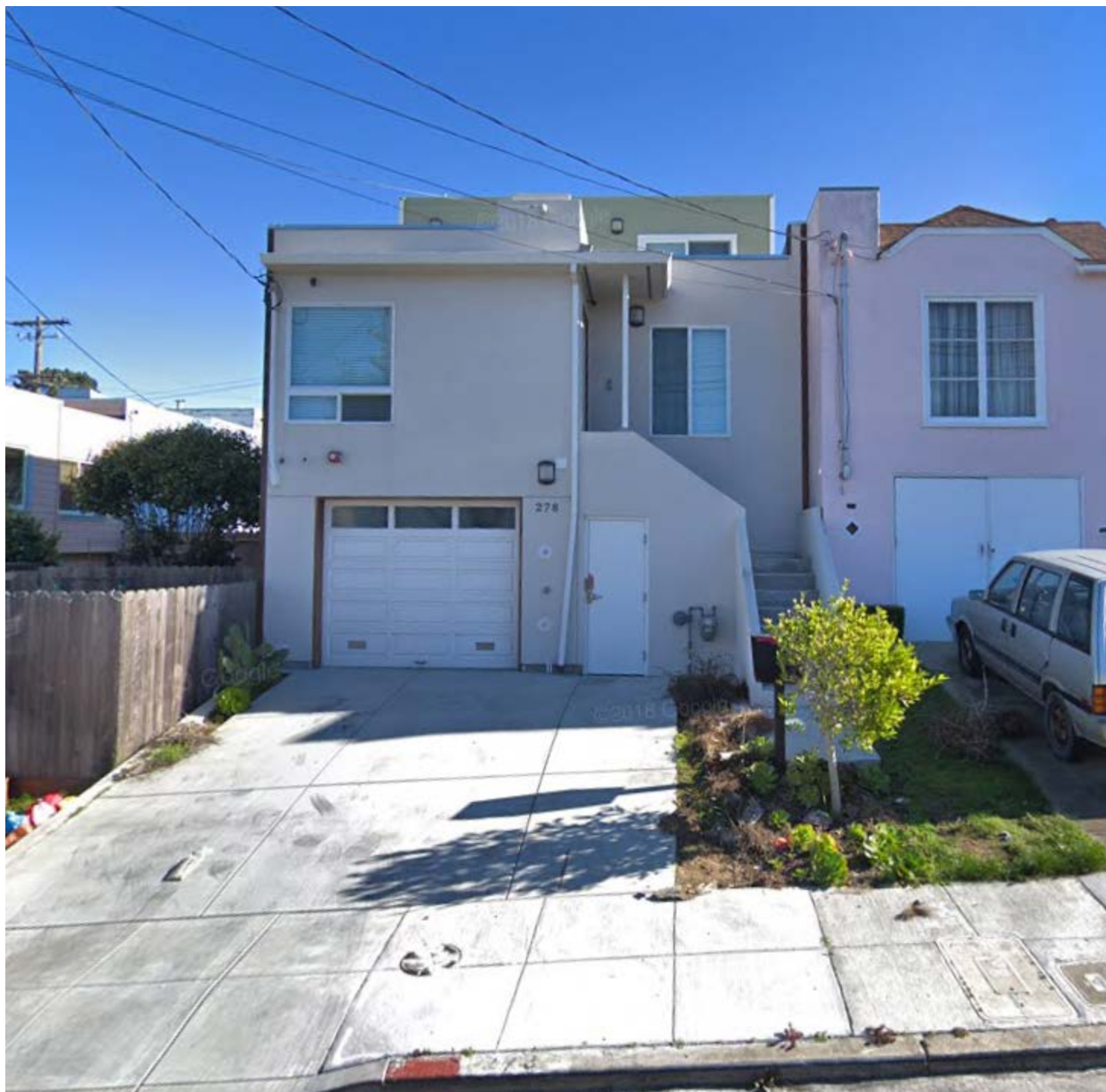
Discretionary Review Hearing
Case Number 2014-001994DRP
278 Monticello Street
June 28, 2018

Zoning Map



Discretionary Review Hearing
Case Number 2014-001994DRP
278 Monticello Street
June 28, 2018

Site Photo



Discretionary Review Hearing
Case Number 2014-001994DRP
278 Monticello Street
June 28, 2018

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME Adam Damico		
DR APPLICANT'S ADDRESS 270 Monticello St	ZIP CODE 94132	TELEPHONE (510) 334-7776
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME Andy Chen		
ADDRESS 278 Monticello St.	ZIP CODE 94132	TELEPHONE ()
CONTACT FOR DR APPLICATION Same as Above <input checked="" type="checkbox"/> Adam Damico		
ADDRESS	ZIP CODE	TELEPHONE ()
E-MAIL ADDRESS		

2. Location and Classification

STREET ADDRESS OF PROJECT 278 Monticello St.		ZIP CODE 94132
CROSS STREETS Garfield St.		
ASSESSOR'S BLOCK/LOT 7002 / 041	LOT DIMENSIONS	LOT AREA (SQ. FT.)
ZONING DISTRICT		HEIGHT/BULK DISTRICT

3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☒ Height ☒ Side Yard ☐
R1 2BR single family home

Present or Previous Use:

R3 10 BR 6 Bath Group Housing

Proposed Use:

Building Permit Application No. 2014.09.09.5905

Date Filed:

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

~~None. Chief Inspector Patrick O'Riordan and Sr. Inspector Bernie Curran met with neighbors and confirmed that the construction had exceeded the scope of the approved permit. The property owner made a verbal promise to correct damage to the adjacent property caused by the work performed. No action has been taken to remedy the damage. The property then proceeded to be occupied by upwards of 12 individuals, resulting regularly in excessive nuisances including loud music and profane language after 10pm and well into early morning hours, increased foot traffic by individuals who do not reside on the street, frequent fire alarms, parties and groups loitering on the street who do not reside at the address, increased security concerns.~~

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The property owner has shown disregard for the permitting process. This is an R-1 zoned property, however the past permits state that it is zoned R-3. The owner was approved for 6 bedrooms and proceeded to build 14 bedrooms. This out of scope work should have been identified by DBI, but was not for some reason despite frequent visits by inspectors. This neighborhood has already experienced what impact this address has on the neighborhood while it is occupied, which includes more police response to noise and loitering than this street has ever seen. The proposed permit shows the addition of 4 bedrooms, when the building already has 14 bedrooms. There is no mention of removing rooms that were allowed to be built previously.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

In addition to the improper zoning, it is believed that this construction has devalued the surrounding properties due to the increased density, noise effect on privacy and encroachment of views. The building now blocks sun to homes on the Northern side, and imposes on the privacy of homes on the Southern side. Parking was adversely affected due to increased density of the block. Due to the nature of the demographic occupying the building, an increase of non-resident presence was observed, which can be a concern for the type of neighborhood this is (single families, elderly, retired). There is also a concern that this building may be operating as a business as opposed to an investment property based on existing definitions.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We believe that a reasonable expectation is that the project be limited to the originally approved 6 Bedrooms, as stated on permit 201211073748.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

3/26/18

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

ADAM DAMICO

Owner / Authorized Agent (circle one)

Adam Damico
270 Monticello St
San Francisco CA 94132

Reggie Caldwell
276 Monticello St
San Francisco CA 94132

Jim & Barbara Hendry
279 Monticello St
San Francisco CA 94132

Steve Wolf & C'Anne Stone
246 Monticello St
San Francisco CA 94132

Dae Kim
267 Monticello St
San Francisco CA 94132

Shannon & Eric Benner
848 Garfield
San Francisco CA 94132

Dan Talbot & Katie McCaffery
290 Monticello St
San Francisco CA 94132

David Sum
266 Monticello St
San Francisco CA 94132

Don Herndon
275 Monticello St
San Francisco CA 94132

Blas Herrera
234 Monticello St
San Francisco CA 94132

Sarah Ordódy
255 Monticello St.
San Francisco CA 94132

Mary Harris
127 Granada Ave.
San Francisco CA 94112

7002 / # 039
Adam Damico
270 Monticello St
San Francisco CA 94132

7002 / # 040
Reggie Caldwell
276 Monticello St
San Francisco CA 94132

7001 / # 002
Jim & Barbara Hendry
279 Monticello St
San Francisco CA 94132

7002 / # 033
Steve Wolf & C'Anne Stone
246 Monticello St
San Francisco CA 94132

7001 / # 005
Dae Kim
267 Monticello St
San Francisco CA 94132

6997 / # 027
Shannon & Eric Benner
848 Garfield
San Francisco CA 94132

7002 / # 042
Dan Talbot & Katie McCaffery
290 Monticello St
San Francisco CA 94132

7002 / # 038
David Sum
266 Monticello St
San Francisco CA 94132

7001 / # 003
Don Herndon
275 Monticello St
San Francisco CA 94132

7002 / # 030
Blas Herrera
234 Monticello St
San Francisco CA 94132

7001 / # 008
Sarah Ordody
255 Monticello St.
San Francisco CA 94132

6983 / 016
Mary Harris
127 Granada Ave.
San Francisco CA 94112

7001 / # 001
Francisco & Theresa Hernandez
295 Monticello St
San Francisco CA 94132

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 278 Monticello Street

Zip Code: 94134

Building Permit Application(s): 2014.0909.5905

Record Number: 2014-001994DRP

Assigned Planner: Matthew Ditto

Project Sponsor

Name: Andy Chen

Phone: (415) 971-0789

Email: ydc780263@yahoo.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

278 Monticello is zoned for RH-1 with a building code designation of R-3 as a single family house. The additional bedrooms were created by a revision permit and the previous tenants who caused the concerns had moved out approximately two years ago. We feel that the proposed project should be approved because we are committed to work with the neighbors and prepared to reduce the number of bedrooms as suggested by the Planning Department.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

The original vertical and horizontal addition was approved, inspected and final. The current application will reduce the number of bedrooms as suggested by Planning and the next tenant will be a family instead of a group of friends.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

We are prepared to make the changes mentioned above.

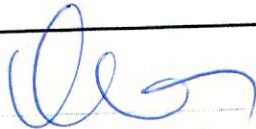
Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	1
Bedrooms	13	10
Height	27'-3"	27'-3"
Building Depth	58'-11"	58'-11"
Rental Value (monthly)	0	4,000
Property Value	1.2 mil	1.2 mil

I attest that the above information is true to the best of my knowledge.

Signature:



Printed Name:

ANDY chen

Date:

6.14.2018

- ☒ Property Owner
☐ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.





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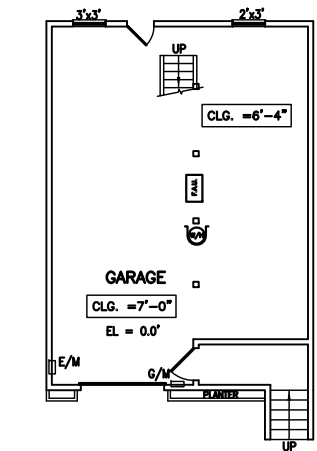
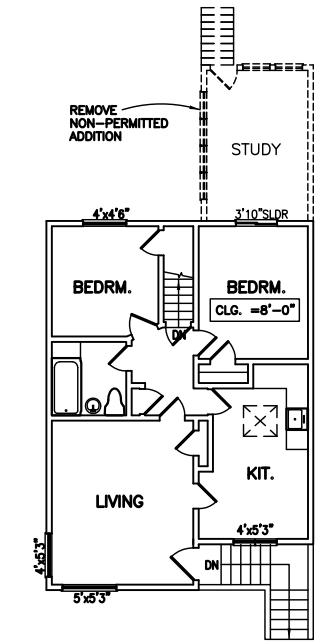
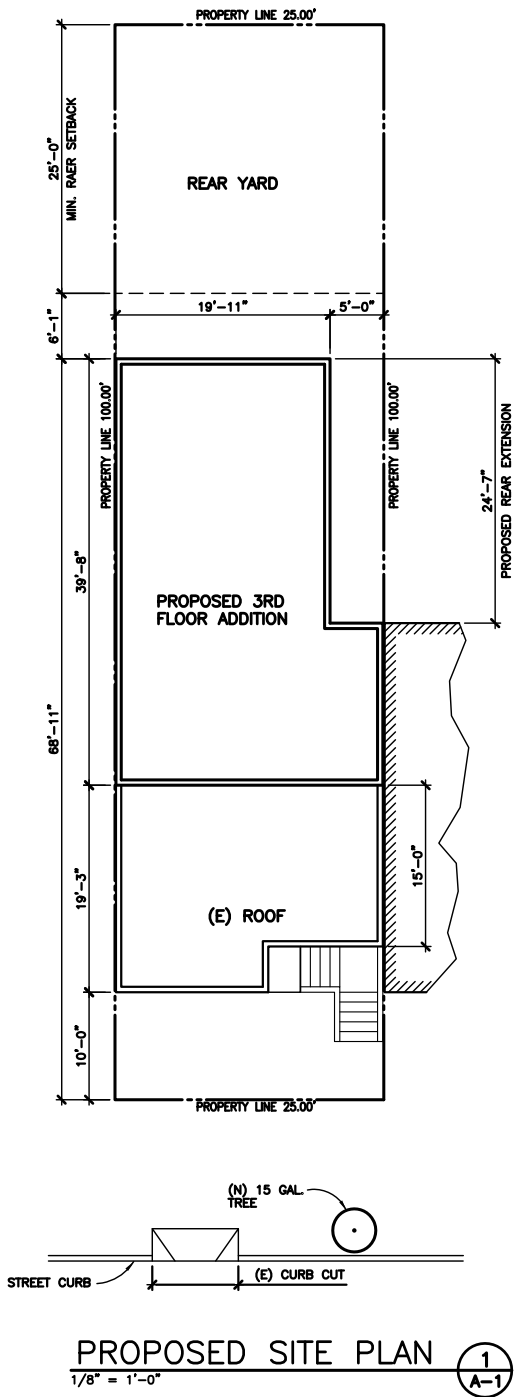
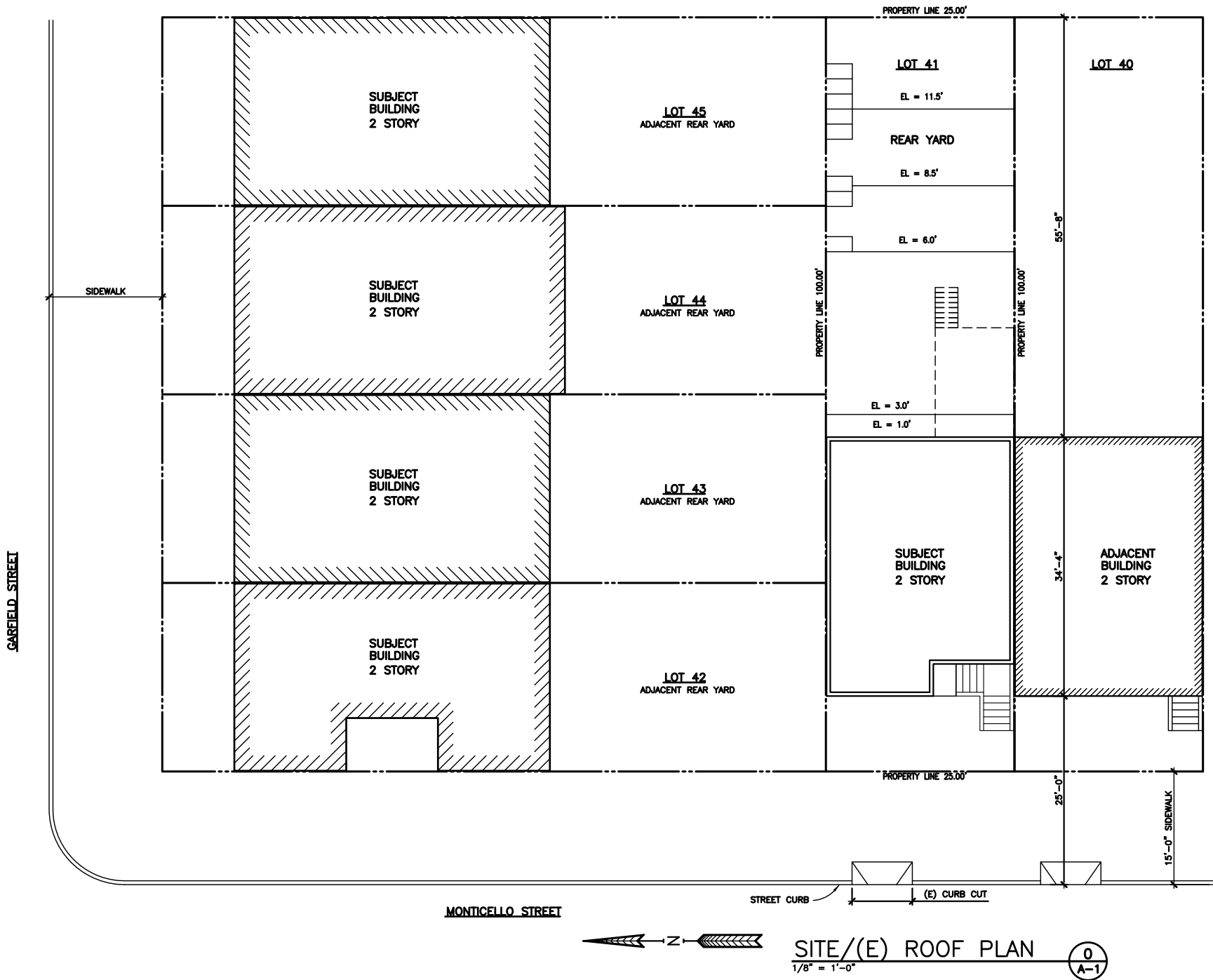
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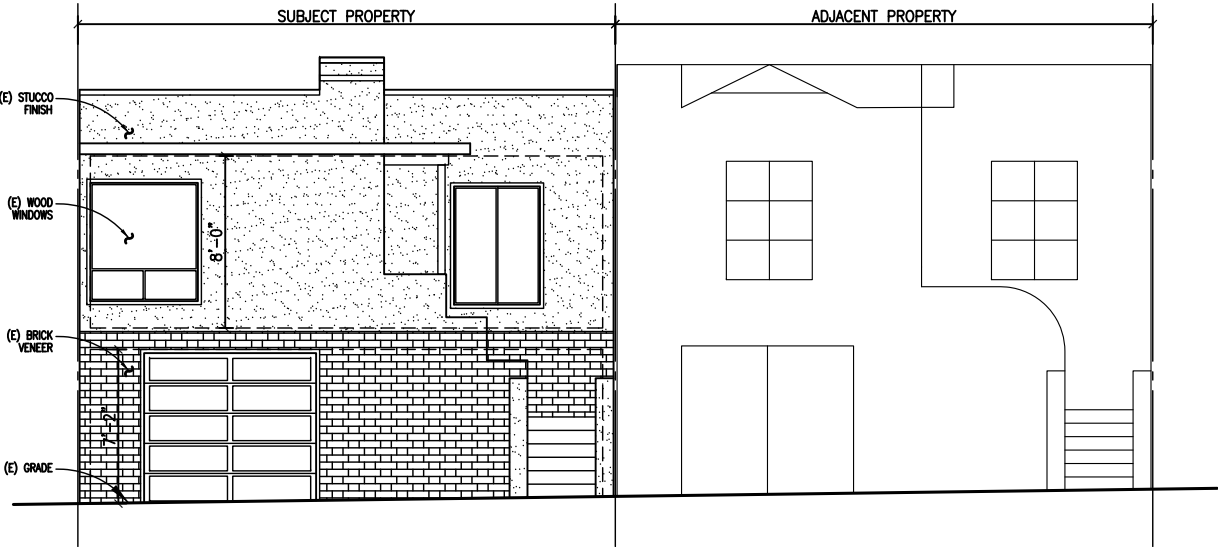
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2012.11.07.3748 - Approved

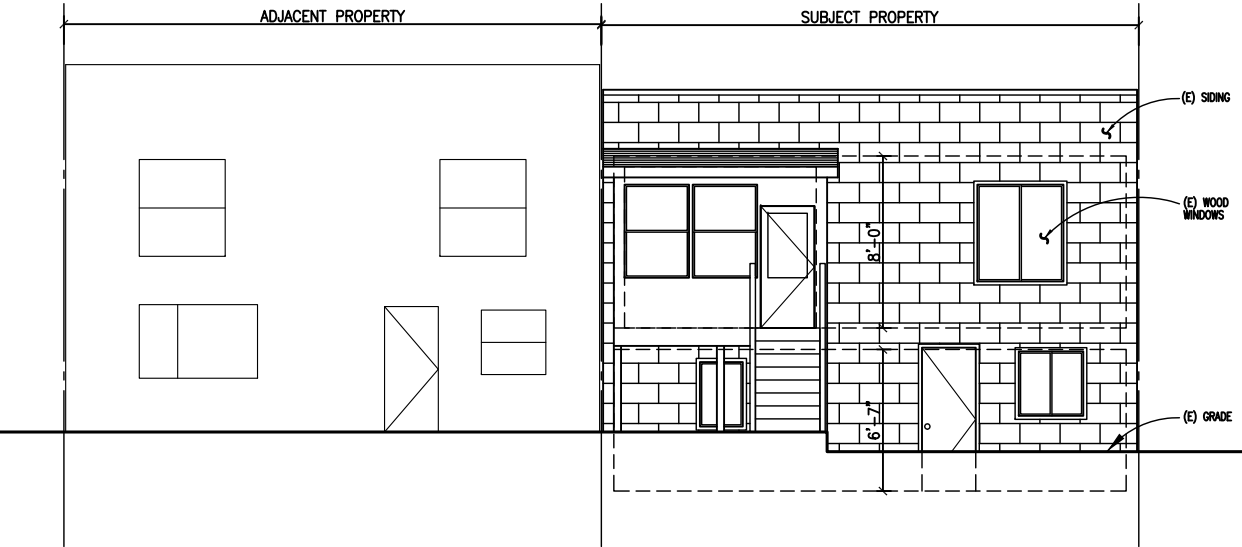
SHEET INDEX	BUILDING DATA	CBC 2010	SCOPE OF WORK:
A-1 SITE, (E) FLOOR PLANS	BLOCK AND LOT NO.	7002/041	VERTICAL AND HORIZONTAL ADDITION
A-2 PROPOSED FLOOR/ROOF PLANS	ZONING	RH-1	
A-3 (E) ELEVATIONS	TYPE OF CONSTRUCTION	V-B	
A-4 (P) ELEVATIONS	OCCUPANY GROUP	R-3/U	



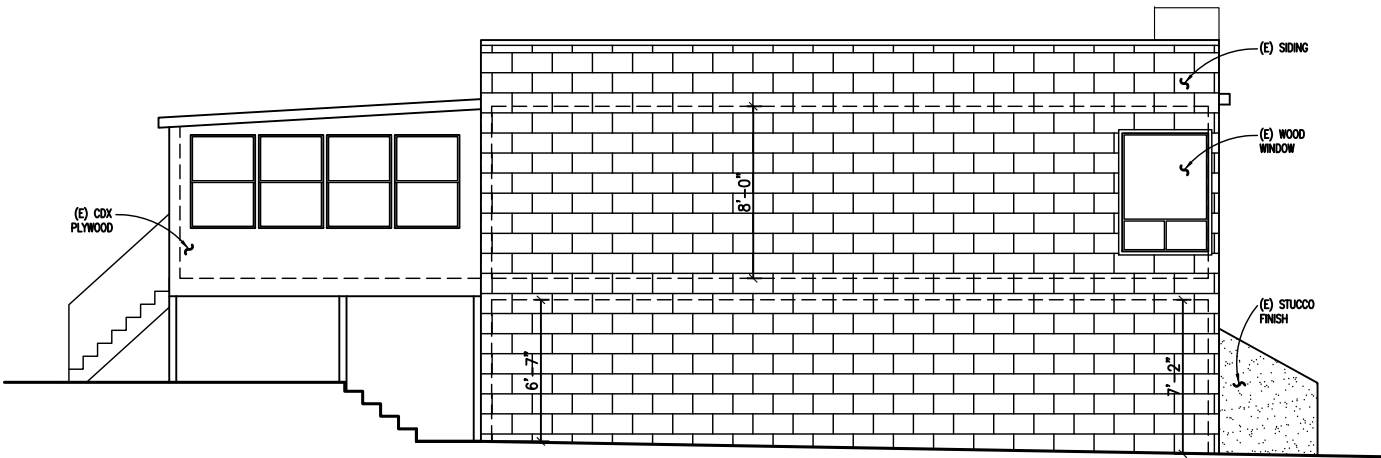
OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	SITE AND (E) FLOOR PLANS	DRAWING DATE: 12/20/12
DESIGNER:	TONY LEE	415-640-6474
	1315 GENEVA AVE S.F., CA 94112	DRAWING NUMBER: A-1 of 4



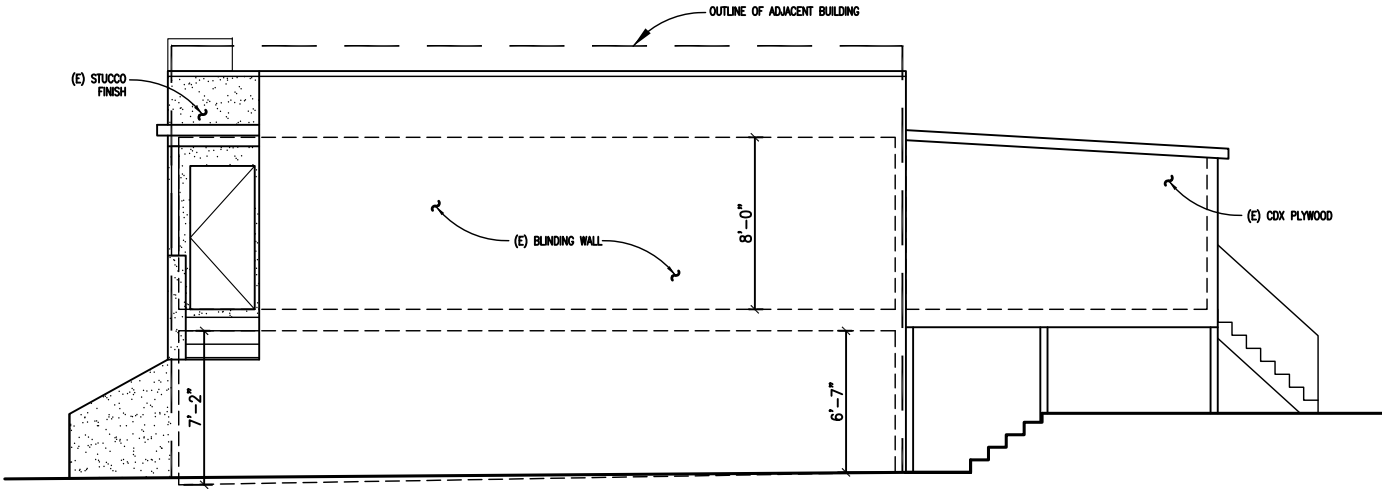
(E) FRONT ELEVATION
1/4" = 1'-0" 1
A-3



(E) REAR ELEVATION
1/4" = 1'-0" 2
A-3

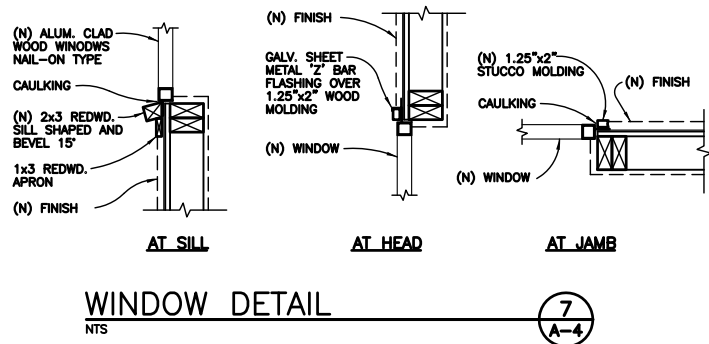
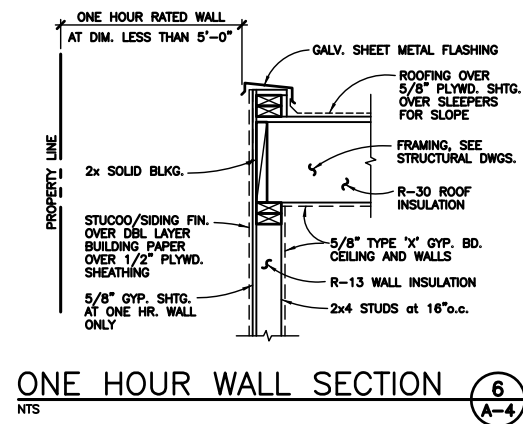
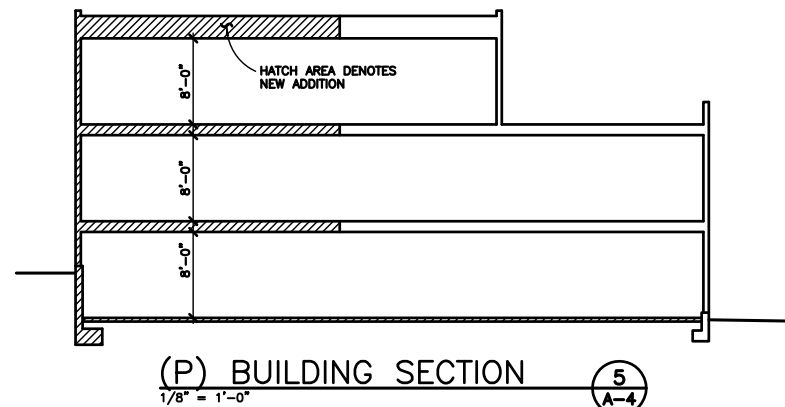
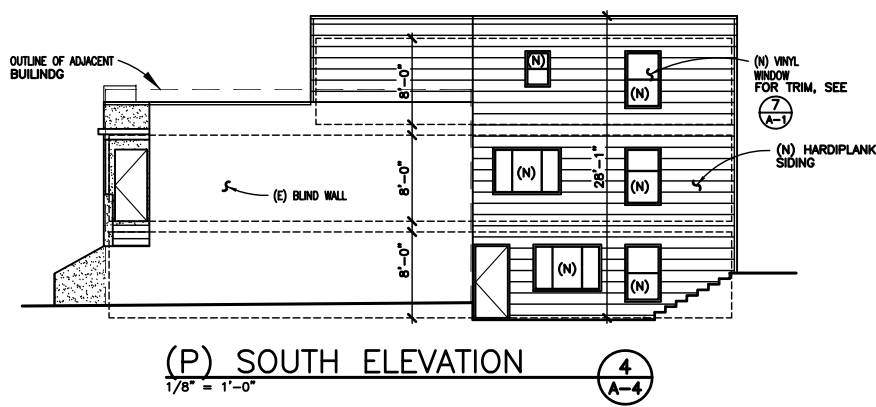
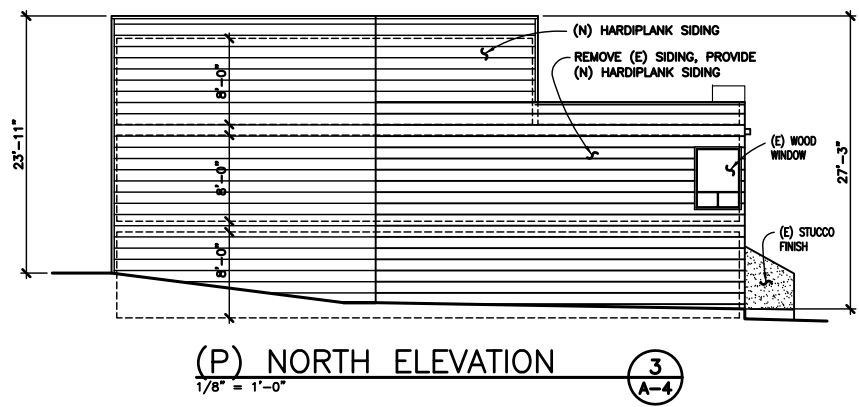
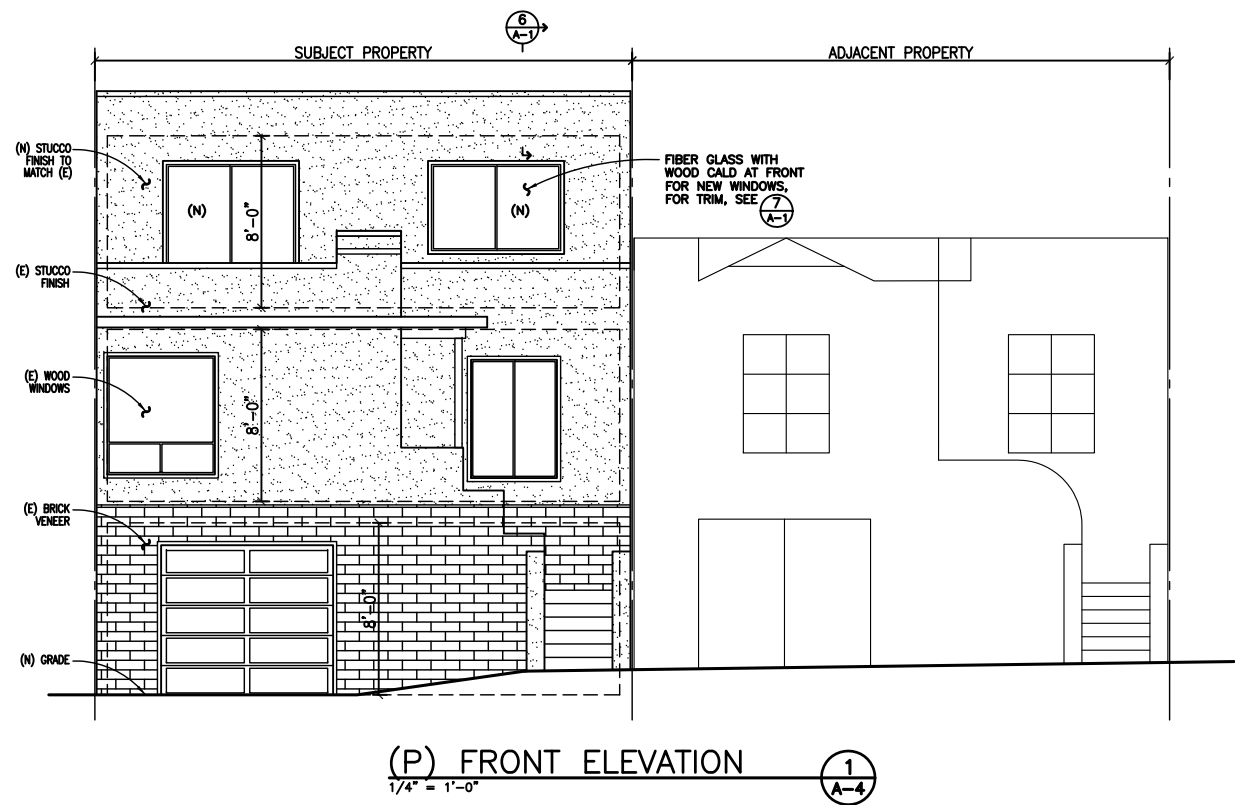


(E) NORTH ELEVATION
1/4" = 1'-0" 3
A-3



(E) SOUTH ELEVATION
1/4" = 1'-0" 4
A-3

OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	EXISTING ELEVATIONS	DRAWING DATE: 12/20/12
DESIGNER:	TONY LEE	DRAWING NUMBER
	1315 GENEVA AVE S.F., CA 94112	A-3 of 4



OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	PROPOSED ELEVATIONS	DRAWING DATE: 12/20/12
DESIGNER:	TONY LEE	DRAWING NUMBER
	1315 GENEVA AVE S.F., CA 94112	A-4 of 4

2015.0126.6602

APPROVED
Dept. of Building Inspection
JAN 29 2015
Tara C. Hsu
TOWN ENGINEER

9/8/14, AC

**BUILDING HVAC REQUIREMENTS -
INDOOR QUALITY AND MECHANICAL VENTILATION**
EQUATION 4-1
VENTILATION RATE (CFM) = CFA/100 + 7.5 x (NO. BEDRMS.+1)
CFM = (2792)/100 + 7.5 x (13 + 1)
CFM = 27.92 + 105
CFM = 132.92 (3- 80 CFM FANS)
FAN CONTINUOUSLY RUNNING
SOUND LEVEL LESS THAN 1.0 SONES

(N) FLAT ROOF
(N) ONE HOUR BITUMEN
TORCHED ROOFING, SEE 6
AT PARAPET TYPICAL
SCUPPER
WATER TO SEWER

PROVIDE CARBON MONOXIDE
ALARMS PER SFGC CHAPTER 4
AND SMOKE ALARMS PER SFGC
CHAPTERS 9 AND 34.

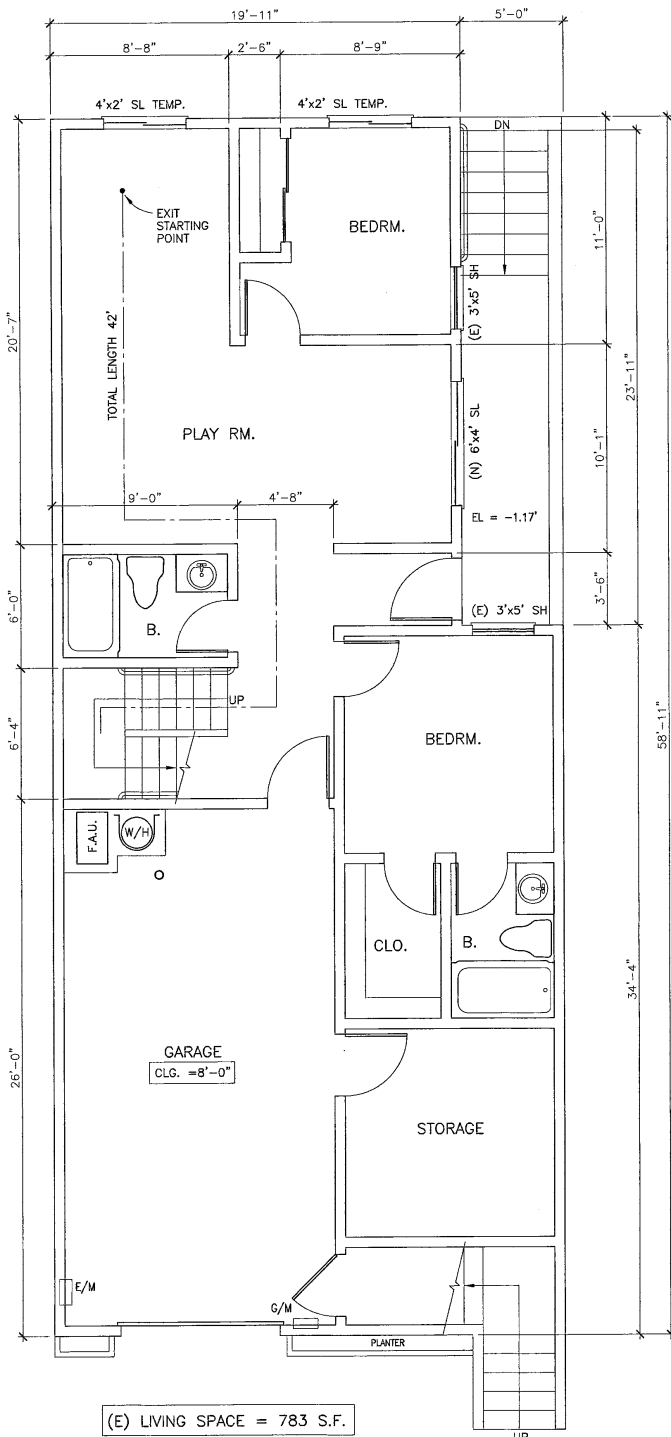
(E) HIGH ROOF PLAN 1
1/4" = 1'-0"

Call 415-558-6570 to schedule inspections for
building, electrical and plumbing. This
application is appropriate for review and does
not constitute approval of the building work.
Inspection must be conducted in accordance with all
applicable codes. Any electrical or plumbing work
shall require appropriate separate permits.

RECEIVED
JAN 26 2015
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING

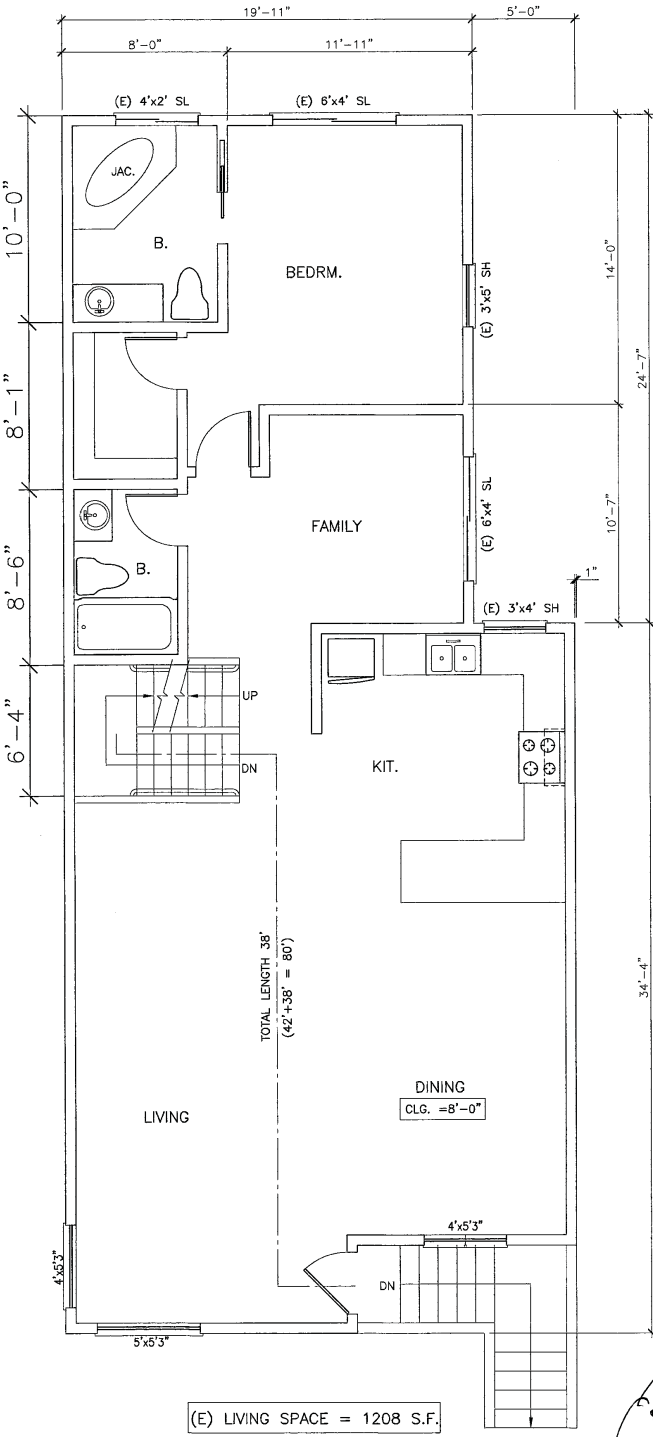


OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	09/08/14	
SITE AND (E) FLOOR PLANS		
DRAWING NUMBER		
A-1 OF 5		



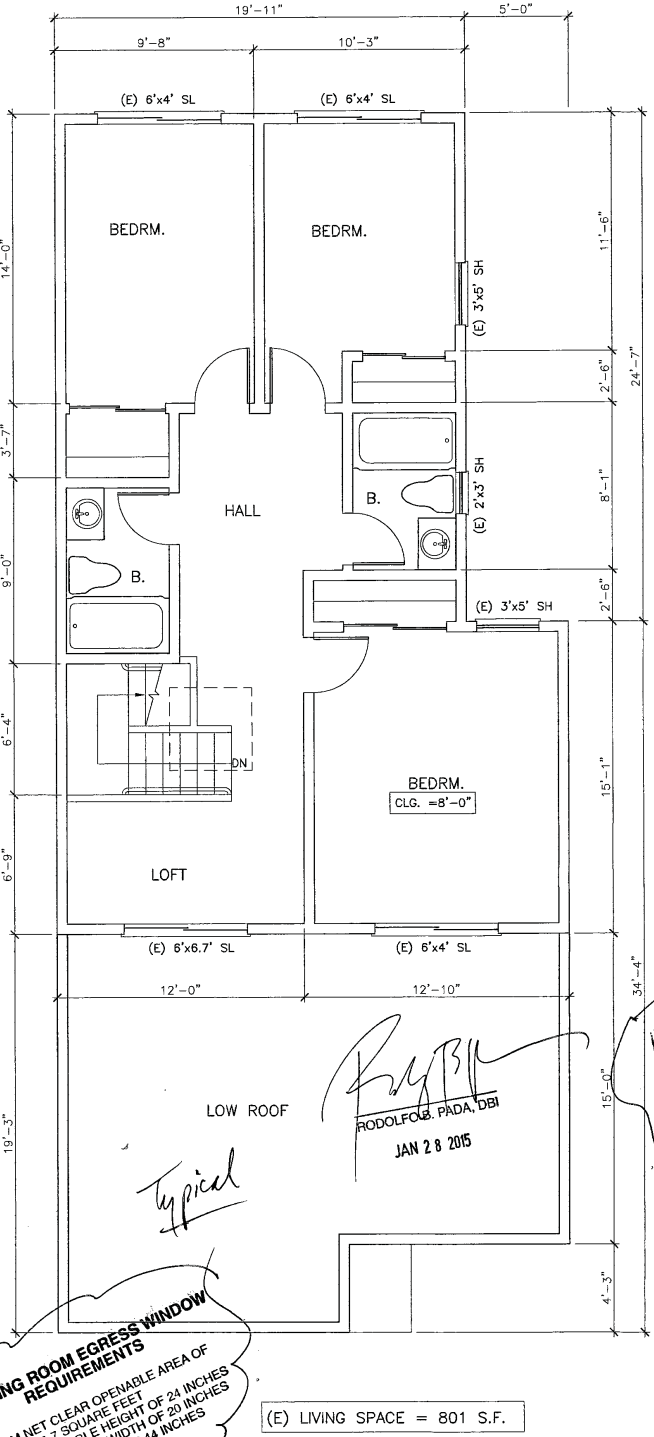
(E) LIVING SPACE = 783 S.F.

(E) 1ST FLR. PLAN 4
1/4" = 1'-0"



(E) LIVING SPACE = 1208 S.F.

(E) 2ND FLR. PLAN 3
1/4" = 1'-0"



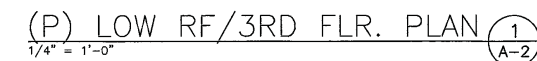
(E) LIVING SPACE = 801 S.F.

(E) 3RD FLR. PLAN 2
1/4" = 1'-0"

**SLEEPING ROOM EGRESS WINDOW
REQUIREMENTS**
MINIMUM NET CLEAR OPENABLE AREA OF
5.7 SQUARE FEET
MINIMUM OPENABLE HEIGHT OF 20 INCHES
MINIMUM OPENABLE WIDTH OF 20 INCHES
MAXIMUM SILL HEIGHT OF 44 INCHES
SECTION 1126.2, SFGC

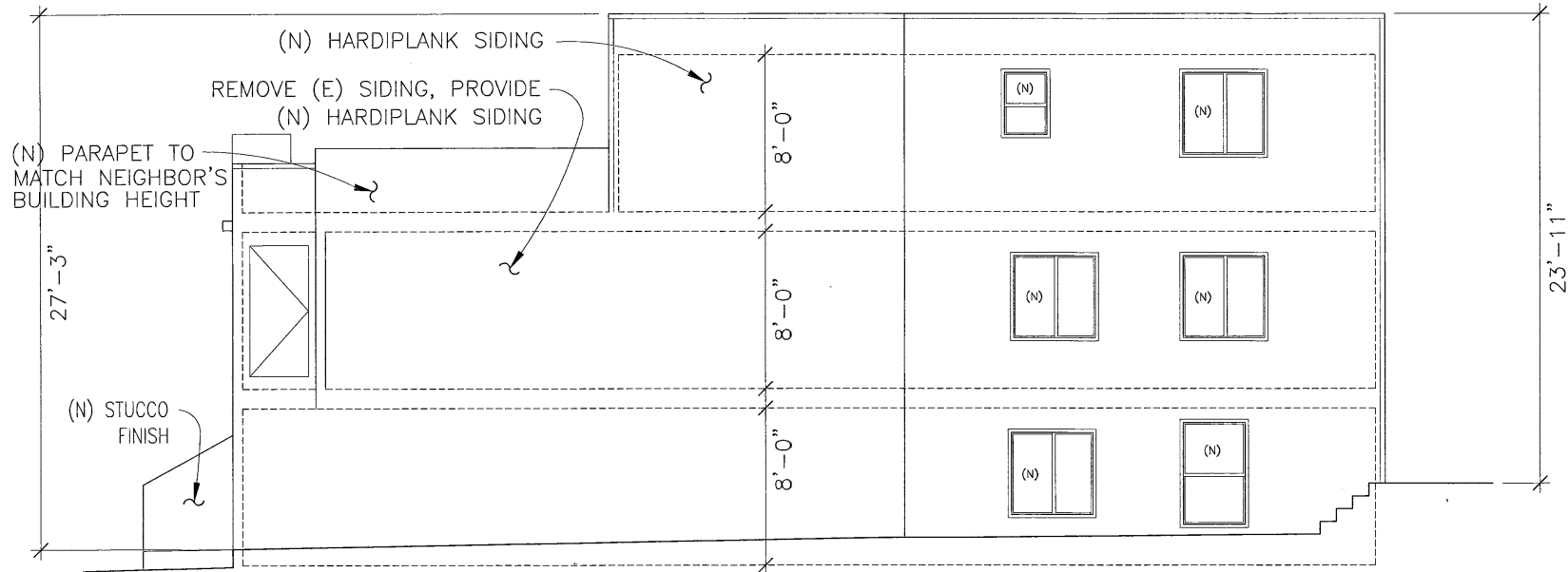
SHEET INDEX		BUILDING CODES	
A-1	(E) FLOOR PLANS	2013 CALIFORNIA BUILDING CODE	
A-2	(P) FLOOR PLANS	2013 CALIFORNIA MECHANICAL CODE	
A-3	FRONT AND NORTH SIDE ELEVATION	2013 CALIFORNIA PLUMBING CODE	
A-4	SECTION, DETAIL, AND NOTES	2013 CALIFORNIA ELECTRICAL CODE	
S2.1	FRAMING PLAN	2013 CALIFORNIA ENERGY CODE	
		2013 SAN FRANCISCO BUILDING CODE	
		BLOCK AND LOT NO.	7002/041
		ZONING	RH-1
		TYPE OF CONSTRUCTION	V-B
		OCCUPANCY GROUP	R-3/U

SCOPE OF WORK:
COMPLY WITH NOV#: 201460542.
REVISION TO PERMIT#: 201211073748 S/
NEW STUCCO AND BRICK VENEER IN KIND AND
REPLACE 2 WINDOWS ON 2ND FLOOR WITH WOOD-
CLAD IN KIND AT FRONT.
1ST FLR: ADD 3 BEDROOM AND .5 BATH.
2ND FLR: RELOCATE KITCHEN AND ADD 4 BEDROOM.
3RD FLR: ADD 1 BEDROOM AND 1 STUDY.
RECONFIGURE STAIRCASE FROM 2ND TO 3RD FLOOR.
No exterior changes. JAN 28 2015

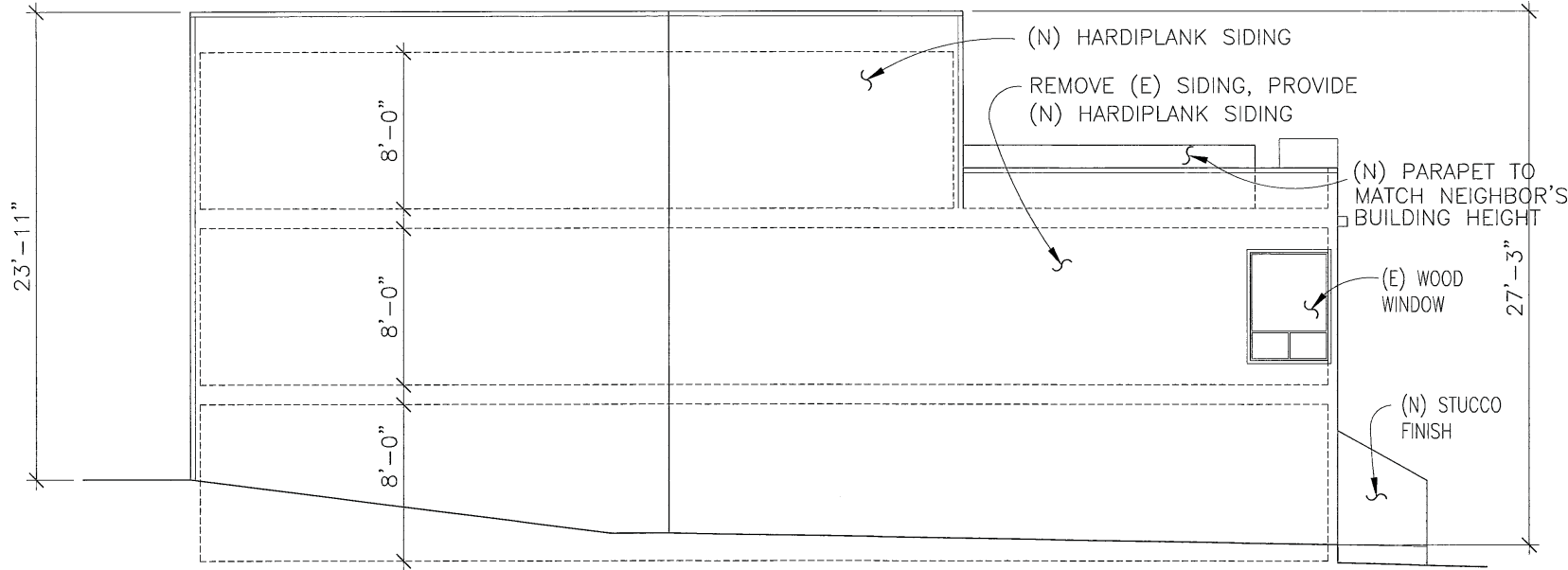


BEDROOM RESCUE WINDOWS
 clear 20 in. wide minimum
 clear 24 in. height minimum
 57 sq. ft. net clear opening
 window sill within 44 in. of floor

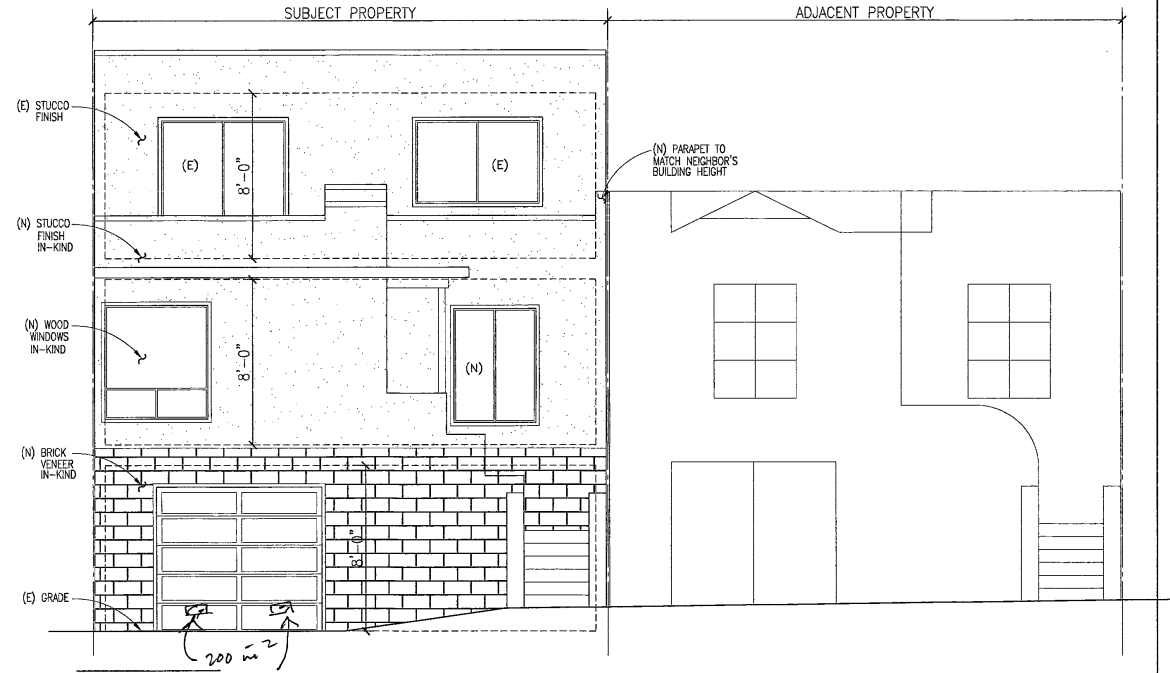
OWNER: ANDY CHEN		415-971-0789	
JOB ADDRESS: 278 MONTICELLO ST S.F.		CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE:	AS NOTED
SHEET TITLE		DRAWING DATE: 09/08/14	
(P) FLOOR PLANS			
		DRAWING NUMBER A-2 of 5	



(P) SOUTH ELEVATION 2
1/4" = 1'-0" A-3



(P) NORTH ELEVATION 2
1/4" = 1'-0" A-3



RODOLFO B. PADA, DBI
JAN 28 2015 (P) FRONT ELEVATION 1
1/4" = 1'-0" A-3

APPROVED
RODOLFO B. PADA, DBI
JAN 28 2015

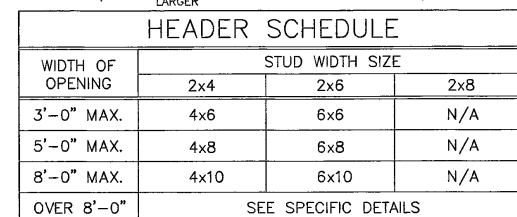
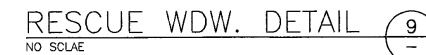
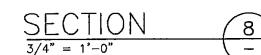
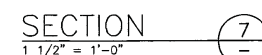
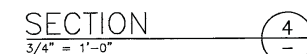
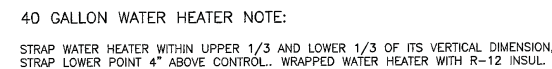
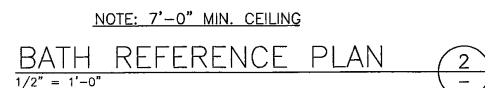
APPROVED
JAN 29 2015
TOM C. HILL
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
JAN 26 2015
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPTED

FOR REFERENCE ONLY



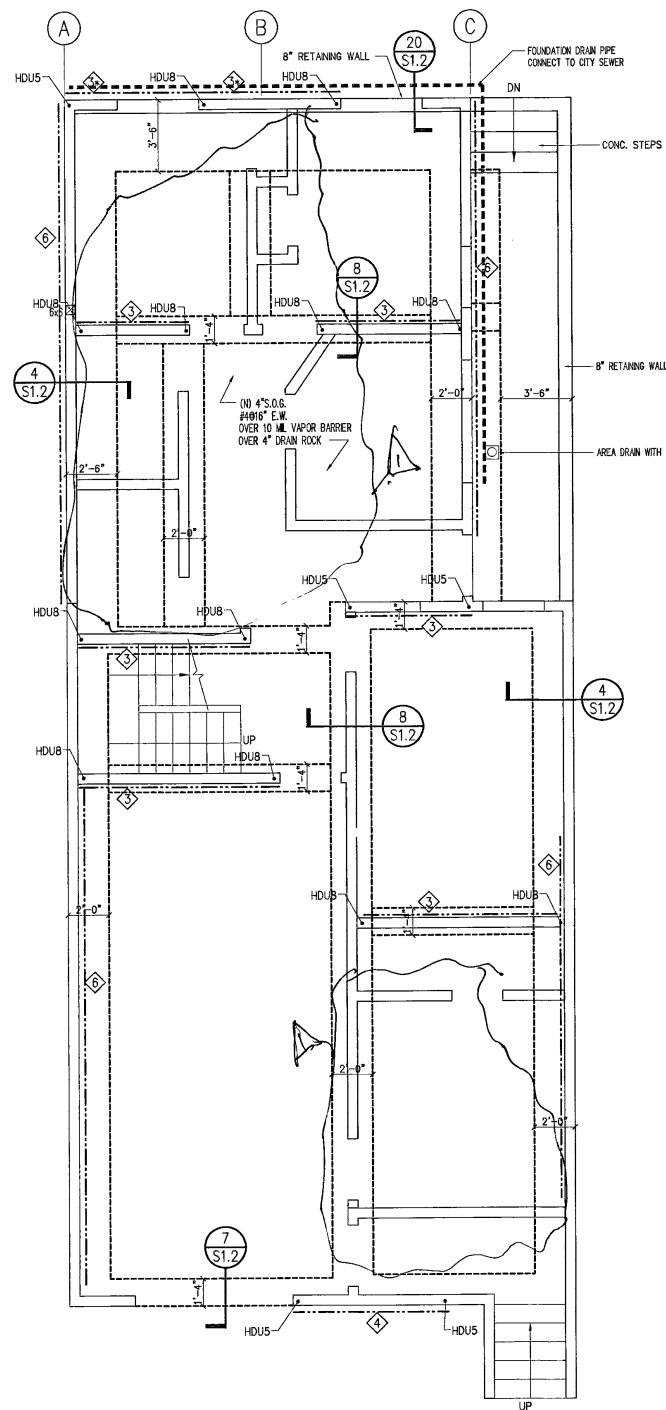
OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	(P) FRONT AND SIDE ELEVATIONS	DRAWING DATE: 09/08/14
DRAWING NUMBER	A-3	OF 5



DETAIL 11
NO SCALE

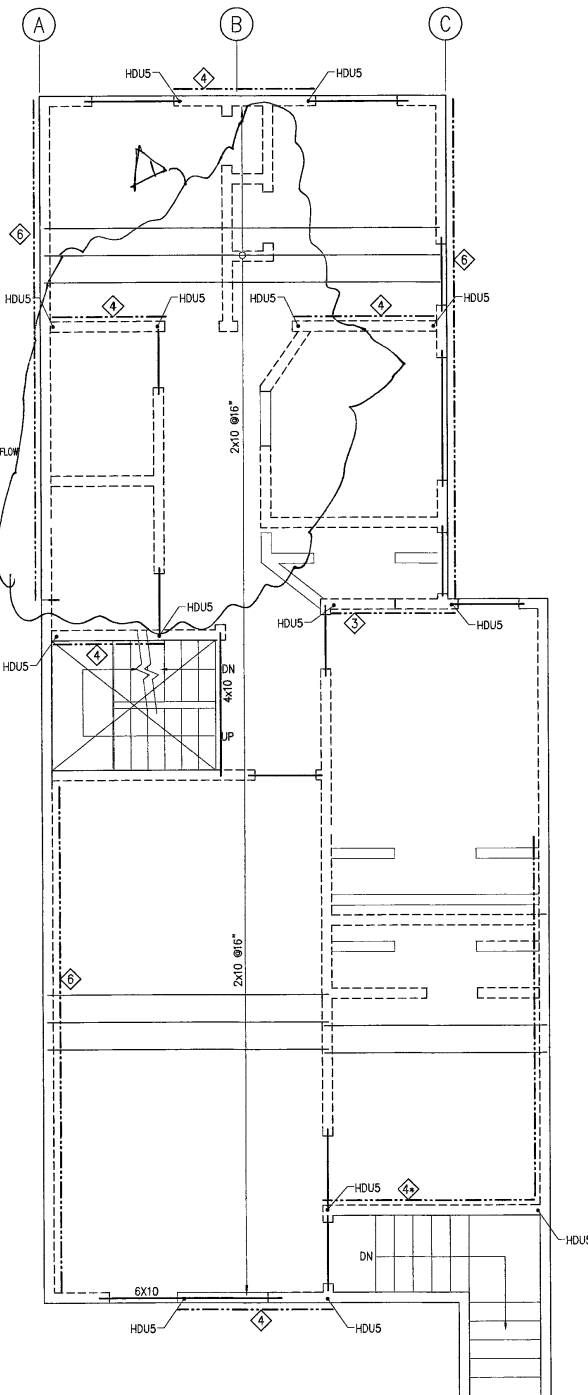
OWNER: ANDY CHEN		415-971-0789	
JOB ADDRESS: 278 MONTICELLO ST S.F.		CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE:	AS NOTED
SHEET TITLE		DRAWING DATE: 09/08/14	
SECTION AND DETAILS			
		DRAWING NUMBER A-4 of 5	

STRUCTURAL ENGINEER
HORON LEE
email: Horon.Lee@Sbcglobal.net
T 415.215.5888



FOUNDATION AND GROUND FLOOR PLAN
1/4"=1'-0"

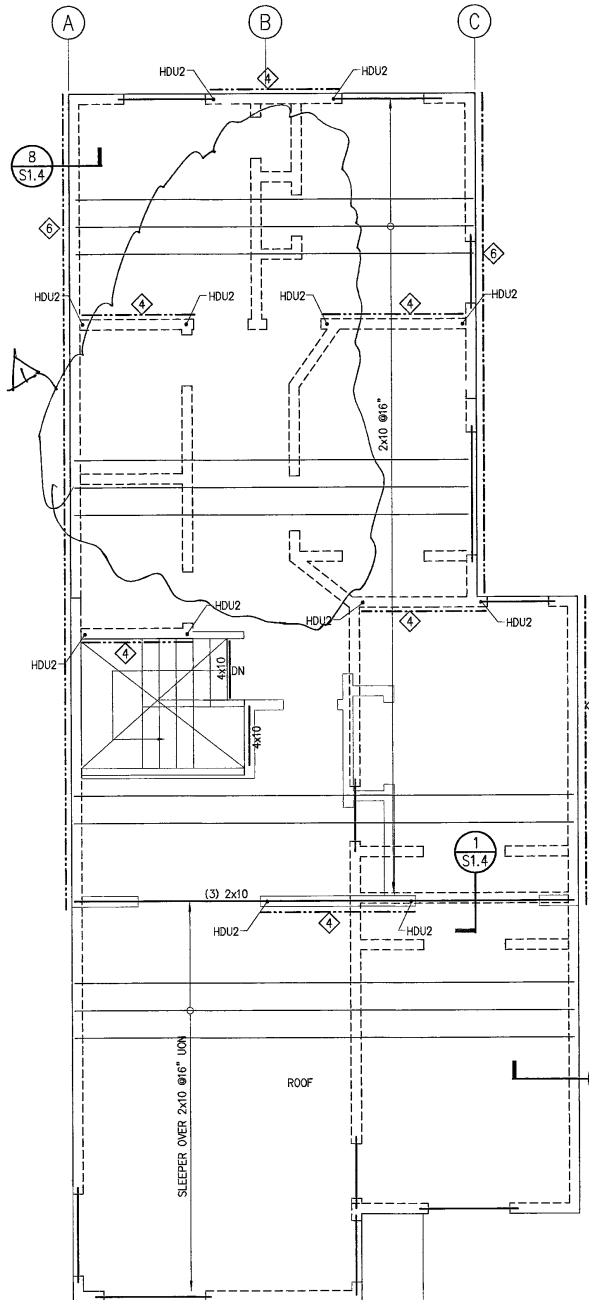
2x6@16" BEARING WALL
OR USE 3x4 OR 22x4 AT 16" O.C.



2nd FLOOR FRAMING PLAN
1/4"=1'-0"

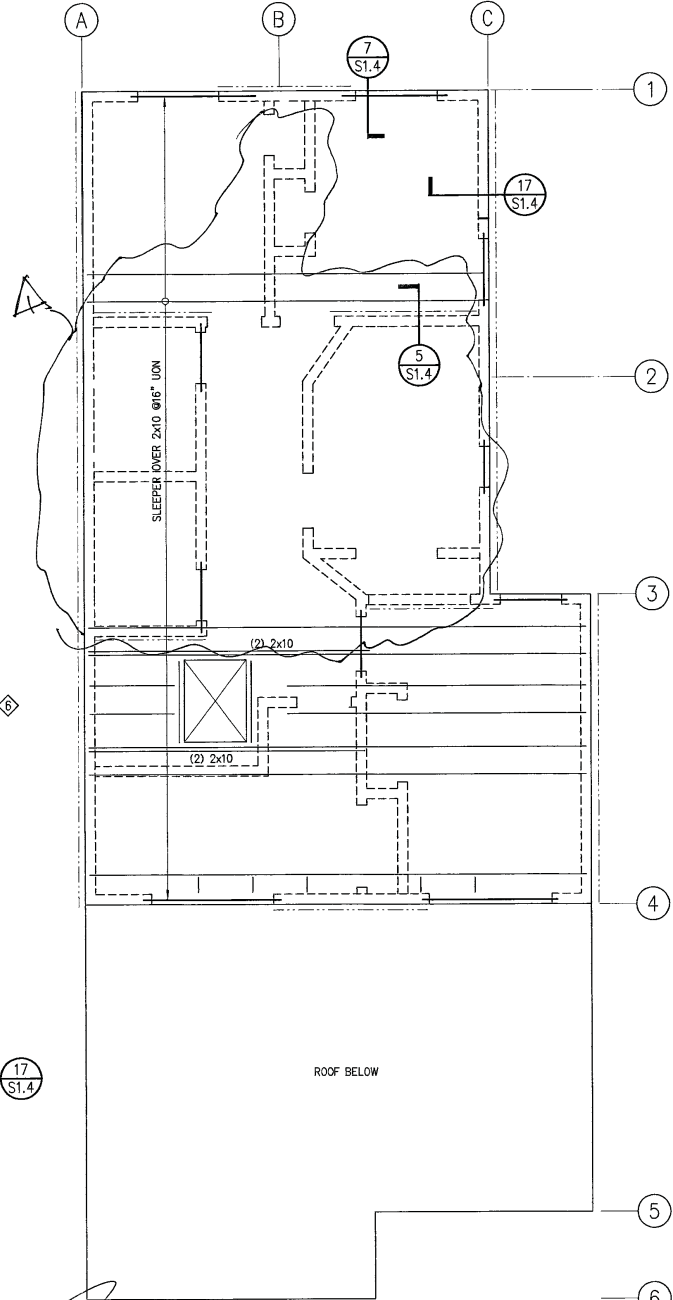
3/4" T&G PLYWOOD SHEATHING
10@96" E.W.
10@910" FIELD
GLUE-NAILED TO JOIST

- CS STRAP OVER FLOOR SHEATHING
- SHEATHING BELOW WALL BELOW
- HDU5 TIE-DOWN SEE 14/S1.4
- SHEATHING ABV. SHEAR WALL MARK SEE SCHED. 16/S1.3
- WALL ABV. SEE 13/S1.3



3rd FLOOR FRAMING PLAN
1/4"=1'-0"

3/4" T&G PLYWOOD SHEATHING
10@96" E.W.
10@910" FIELD
GLUE-NAILED TO JOIST



ROOF FRAMING PLAN
1/4"=1'-0"

1/2" PLYWOOD SHEATHING
10@96" E.W.
2x4@16" BEARING WALL BELOW

APPROVED
Dept. of Building Insp.

JAN 29 2015

Tom C. Hu
DIRECTOR
DEPT. OF BUILDING INSPECTION

1' 4' 8' 16'

RECEIVED
JAN 26 2015
DEPT. OF BUILDING INSPECTION
STANDARD MEETS THE QUALITY
ACCEPTED FOR MICROFILMING

ISSUE RECORD/DATE
9-8-14 REVISED PERMIT

STAMP



PROJECT
278 MONTICELLO ST.
SAN FRANCISCO
CA 94132

DRAWING TITLE
PROPOSED FLOOR PLANS

S2.1

278 MONTICELLO ST S.F. CA 94132

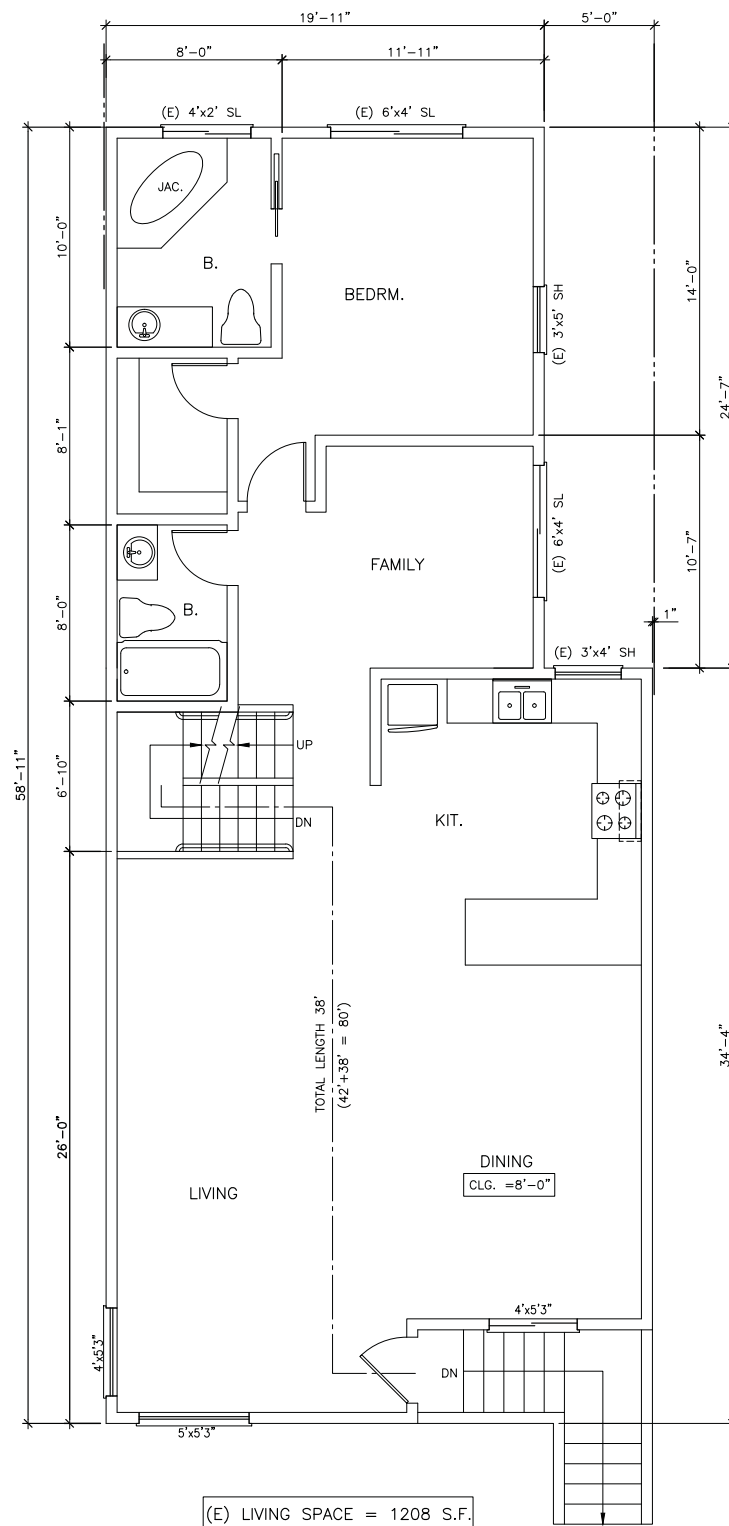


2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE 2013 SAN FRANCISCO BUILDING CODE	
BLOCK AND LOT NO.	7002/041
ZONING	RH-1
TYPE OF CONSTRUCTION	V-B
OCCUPANY GROUP	R-3/U
NUMBER OF UNIT	1
NUMBER OF STORIES	3
SCOPE OF WORK: REVISION TO BPA#: 201501266602 REPLACE (E) BRICK VENEER WITH STUCCO AT FRONT. STEEL WIRE GUARD RAIL AT ROOF DECK BEHIND 42" PARAPET.	
SHEET INDEX A-1 APPROVED & (P) 1ST FLR PLANS AND SITE PLAN A-2 APPROVED & (P) 2ND AND 3RD FLR PLANS A-3 APPROVED AND (P) SOUTH AND FRONT ELEVATIONS A-4 APPROVED AND (P) NORTH ELEVATIONS	

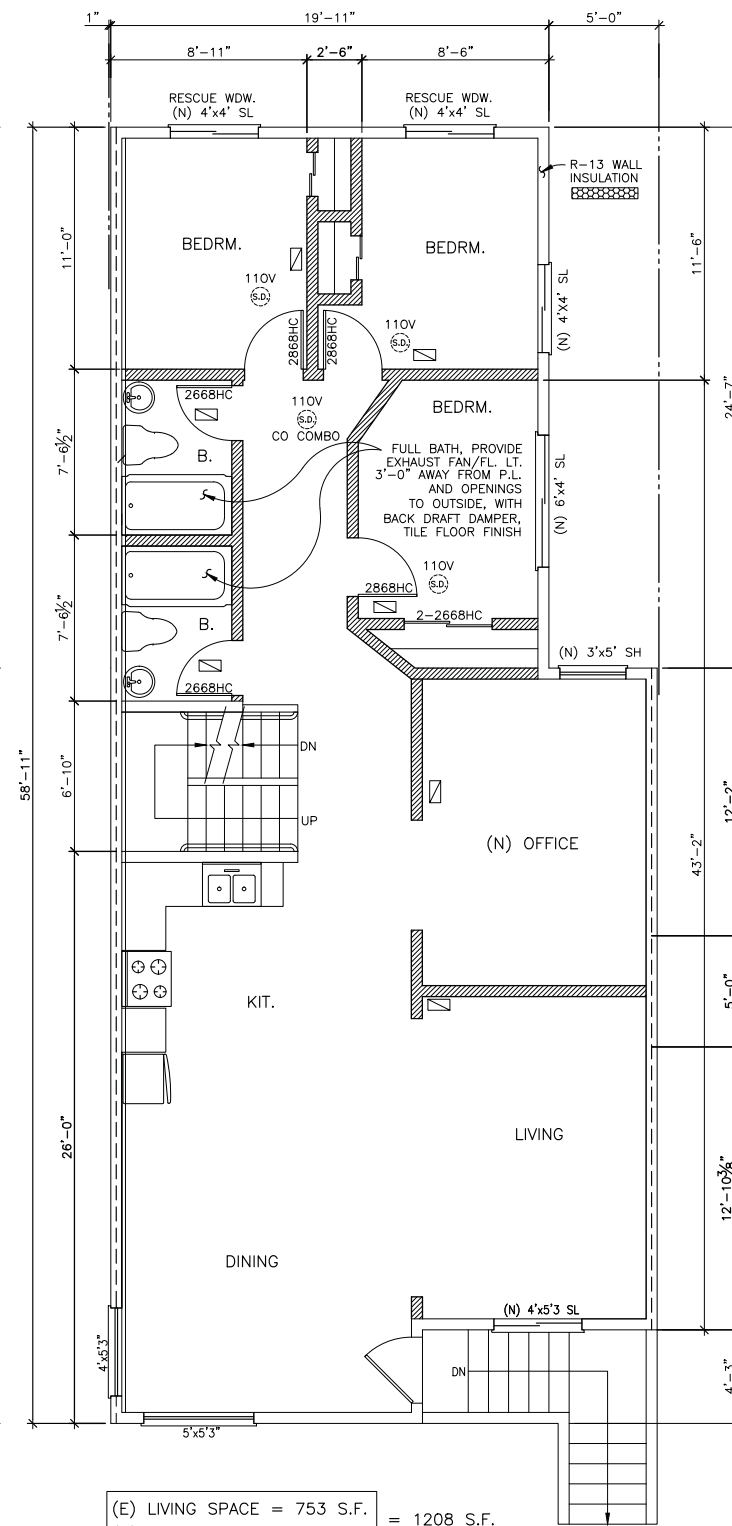


OWNER: ANDY CHEN		415-971-0789	
JOB ADDRESS: 278 MONTICELLO ST S.F.		CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE:	AS NOTED
SHEET TITLE		DRAWING DATE: 10/9/17	
APPROVED & (P) 1ST FLR PLANS AND SITE PLAN			
		DRAWING NUMBER A-1 OF 4	

2014.09.09.5905 - Discretionary Review Request



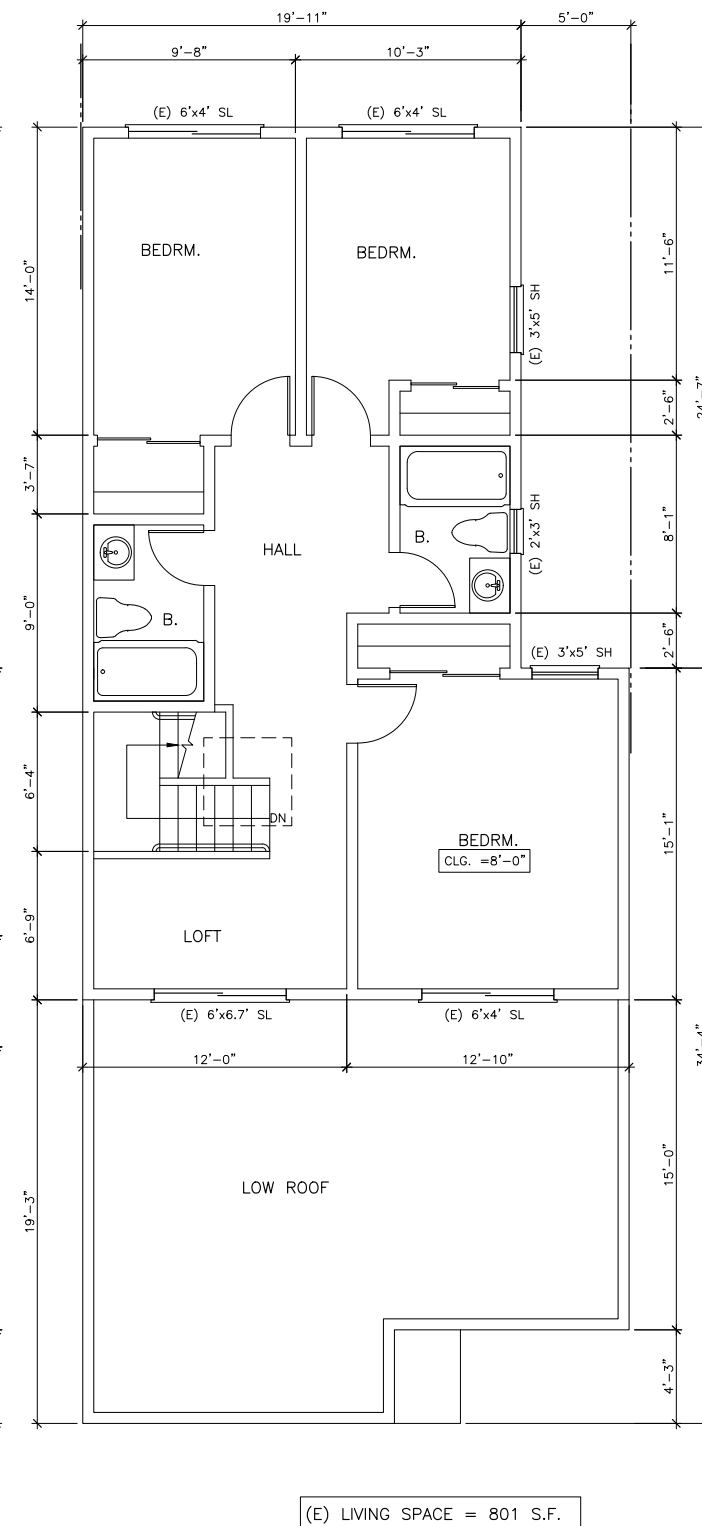
APPROVED 2ND FLR. PLAN 3
A-2



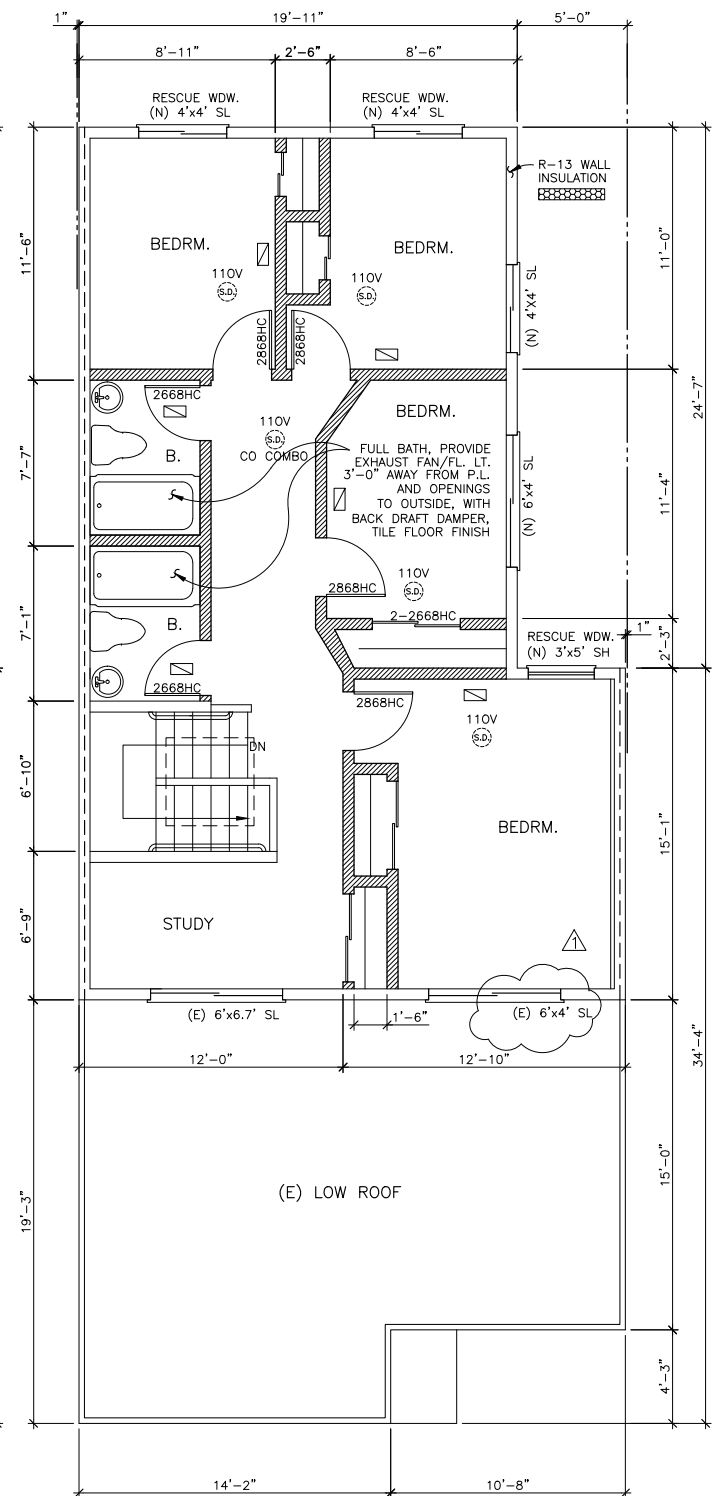
(P) 2ND FLR. PLAN

1/4" = 1'-0"

2
A-2



APPROVED 3RD FLR. PLAN 3
1/4" = 1'-0" A-2



(P) 3RD FLR. PLAN

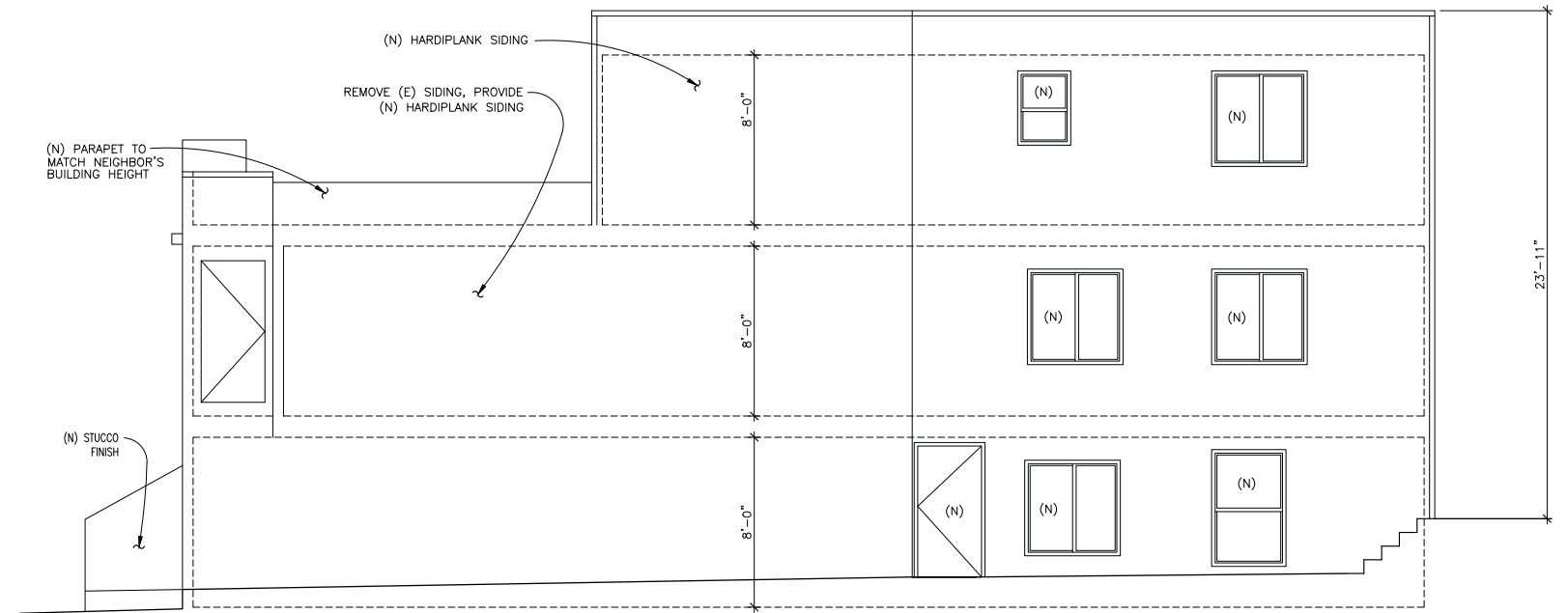
$\frac{1}{4}'' = 1'-0''$

4
A-2



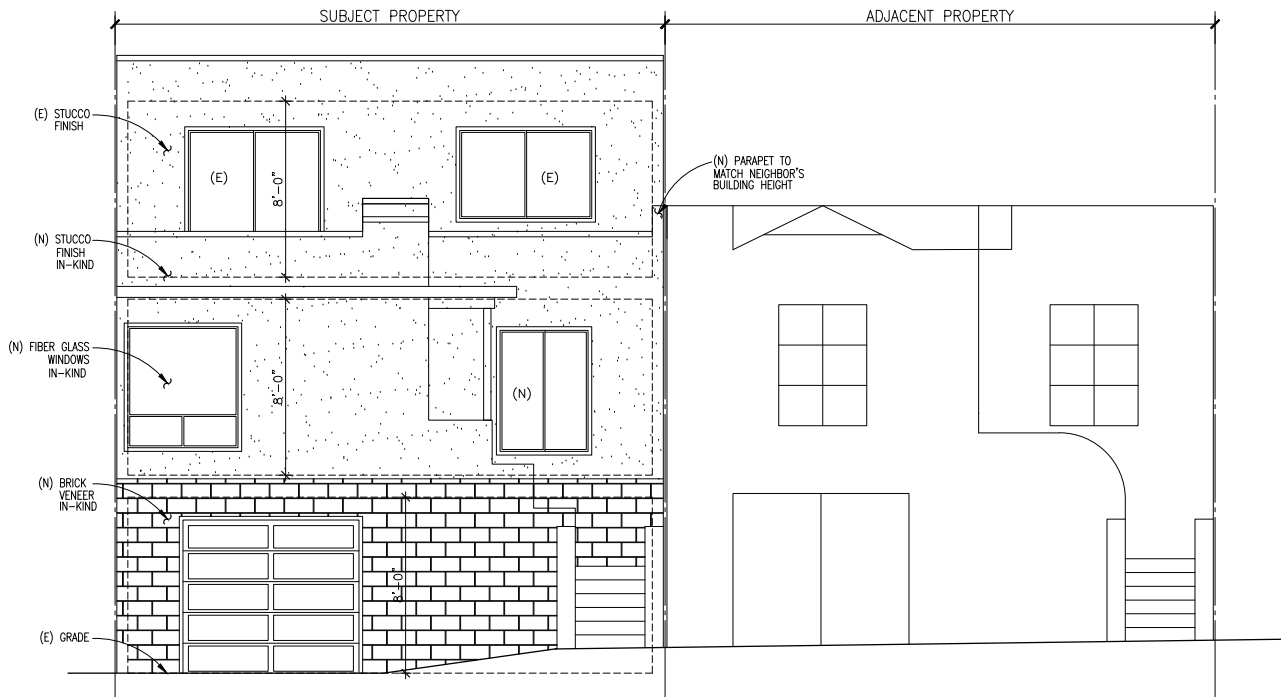
OWNER: ANDY CHEN		415-971-0789	
JOB ADDRESS: 278 MONTICELLO ST S.F. CA 94132			
BLOCK/LOT	7002/041	DRAWING SCALE:	AS NOTED
SHEET TITLE		DRAWING DATE: 10/9/17	
APPROVED & (P) 2ND AND 3RD FLR PLANS			
		DRAWING NUMBER A-2 OF 4	

2014.09.09.5905 - Discretionary Review Request



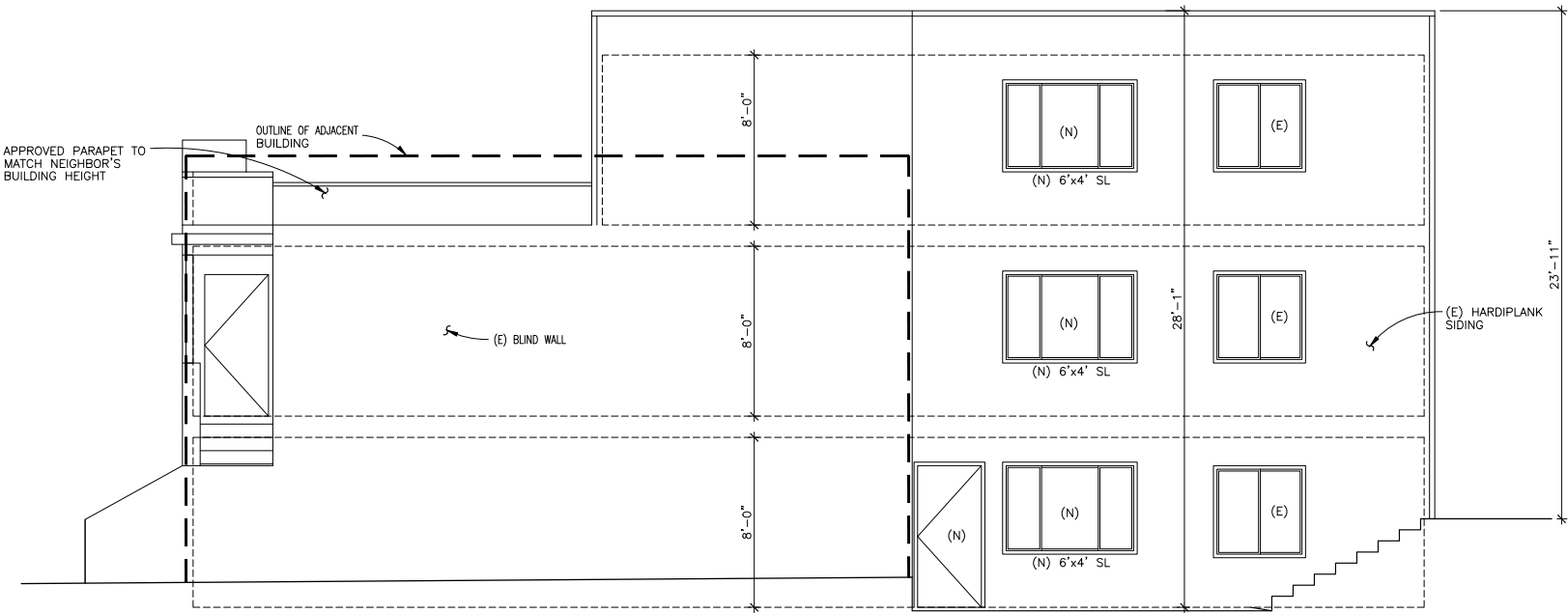
APPROVED SOUTH ELEVATION
1/4" = 1'-0"

1
A-3



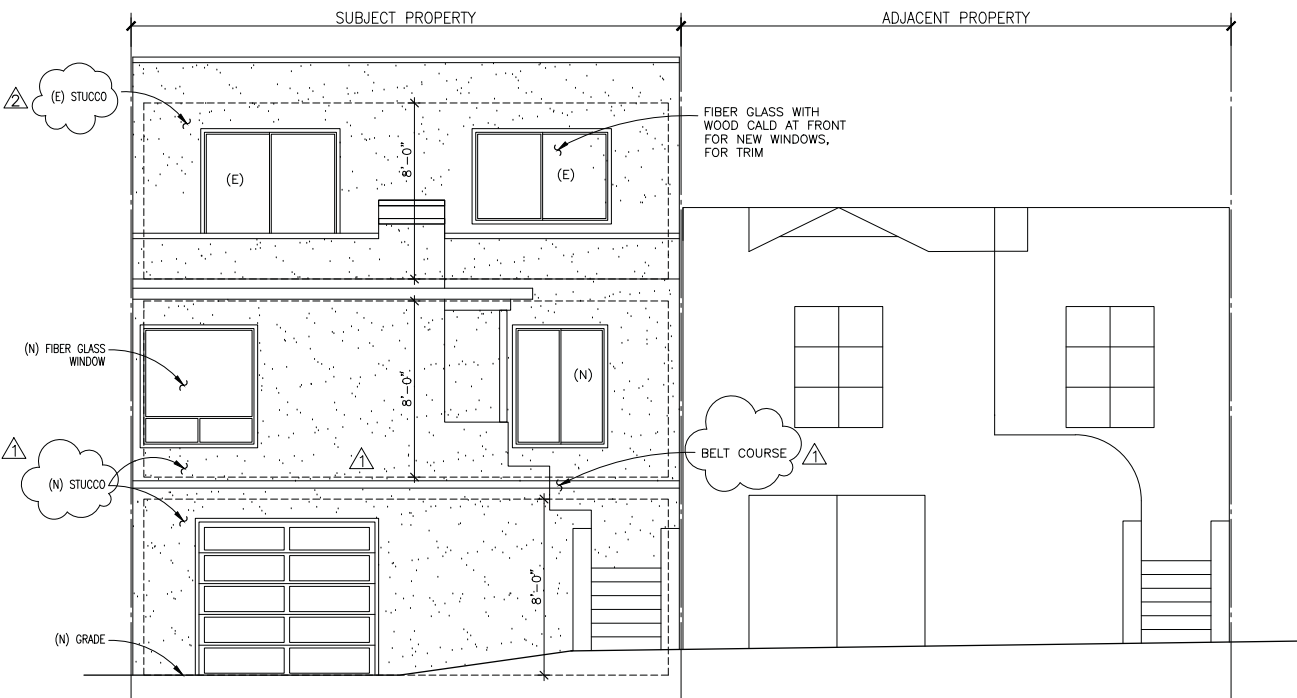
APPROVED FRONT ELEVATION
1/4" = 1'-0"

3
A-3



(P) SOUTH ELEVATION
1/4" = 1'-0"

2
A-3



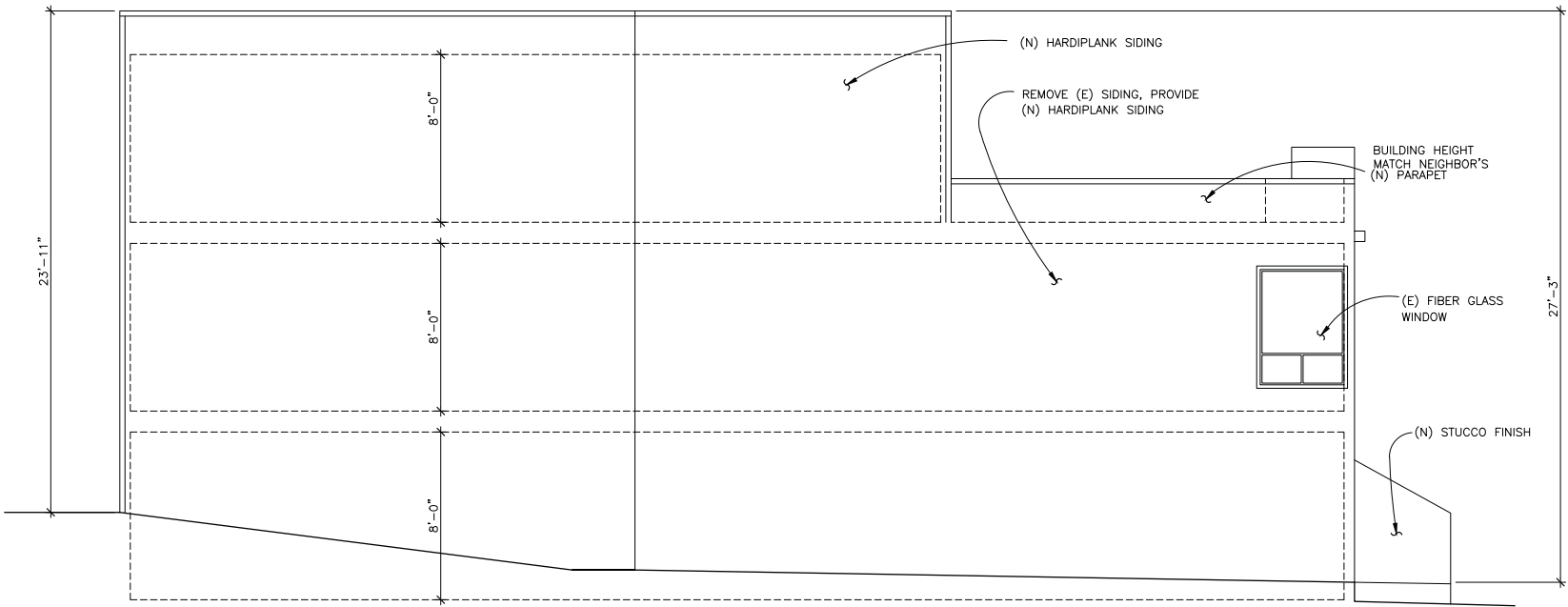
(P) FRONT ELEVATION
1/4" = 1'-0"

4
A-3



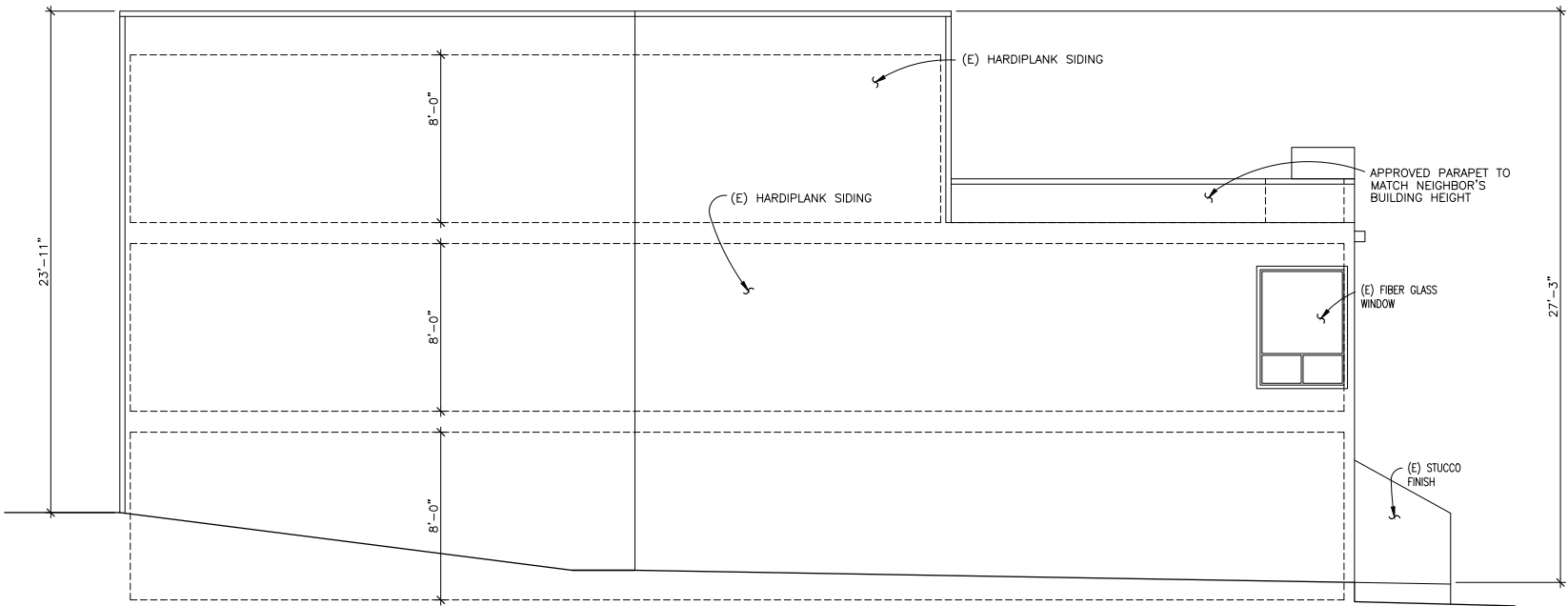
OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	APPROVED AND (P) SOUTH AND FRONT ELEVATIONS	DRAWING DATE: 10/9/17
		DRAWING NUMBER: A-3 OF 4

2014.09.09.5905 - Discretionary Review Request



APPROVED NORTH ELEVATION
1/4" = 1'-0"

1
A-4



(P) NORTH ELEVATION
1/4" = 1'-0"

2
A-4

WALL CALCULATION:

	EXISTING	REMOVE
1ST FLOOR	149'-0"	43'-0"
2ND FLOOR	80'-6"	38'-6"
3RD FLOOR	111'-0"	67'-6"
TOTAL WALLS	340'-6"	149'-0"
$149' / 340'-6" = 43.76\%$		
MORE THAN 25% WALLS REMAIN		



OWNER:	ANDY CHEN	415-971-0789
JOB ADDRESS:	278 MONTICELLO ST S.F. CA 94132	
BLOCK/LOT	7002/041	DRAWING SCALE: AS NOTED
SHEET TITLE	APPROVED AND (P) NORTH ELEVATIONS	DRAWING DATE: 10/9/17
		DRAWING NUMBER: A-4 OF 4