



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 15, 2016

Date: September 15, 2016
Case No.: 2014-002562DRP
Project Address: 1883 Church Street
Permit Application: 2014.11.26.2579
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6656/027
Project Sponsor: Jorge Carbonell
Jorge Carbonell Architecture
605 Mississippi
San Francisco, CA 94107
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@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

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project is the construction of a 3-story horizontal addition at the rear of an existing single-family home. The addition will include a new deck at the rear yard, 2 new bathrooms, and one new bedroom. No additional units are proposed.

SITE DESCRIPTION AND PRESENT USE

The subject property is a single-family residential unit – 1883 Church Street. The project is located on the east side of Church Street between Randall and 30th Streets in Assessor's Block 6656, Lots 027, and is located within the RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject site is located in Diamond Heights and the area surrounding the project site is residential in use and residentially zoned. Properties along Church Street are zoned RH-2 (Residential House, Two-Family) and are developed with mostly single-family residences. The subject site is surrounded by predominately residential uses and is just south of the Upper Noe Recreation Center.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 5, 2016 – February 4, 2016	February 3, 2016	September 15, 2016	226 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 5, 2016	August 19, 2016	28 days
Mailed Notice	10 days	September 5, 2016	September 2, 2016	14 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	
Other neighbors on the block or directly across the street	17		
Neighborhood groups			X

The Department has received feedback by an adjacent neighbor who is in support of this project. Seventeen other neighbors surrounding the subject site have all submitted written statements of support of this project. Only one adjacent neighbor filed the DR Application.

DR REQUESTOR

Albert Camarena, 1889 Church Street. Mr. Camarena is representing Blanca Camarena who is property the owner and is adjacent to the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The DR Requestor is concerned about the design of this project. He believes this design is conflicting with the Department Residential Design Guidelines. He believes more cohesive building materials need to be included and the proposed design is obstructive to adjacent views.

The DR Requestor has offered proposed changes including a sloped roof, eliminate the top story or set it back, and eliminate the rear deck.

See attached *Discretionary Review Application*

PROJECT SPONSORS RESPONSE TO DR APPLICATION

The project sponsor states this is a reasonable addition and has worked with Planning Staff and the surrounding neighbors to redefine the project to make it code compliant and have minimal impacts. This new addition will have a building depth that is compatible to the surrounding property owners.

See attached *Response from the Project Sponsor*

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).

RESIDENTIAL DESIGN TEAM REVIEW

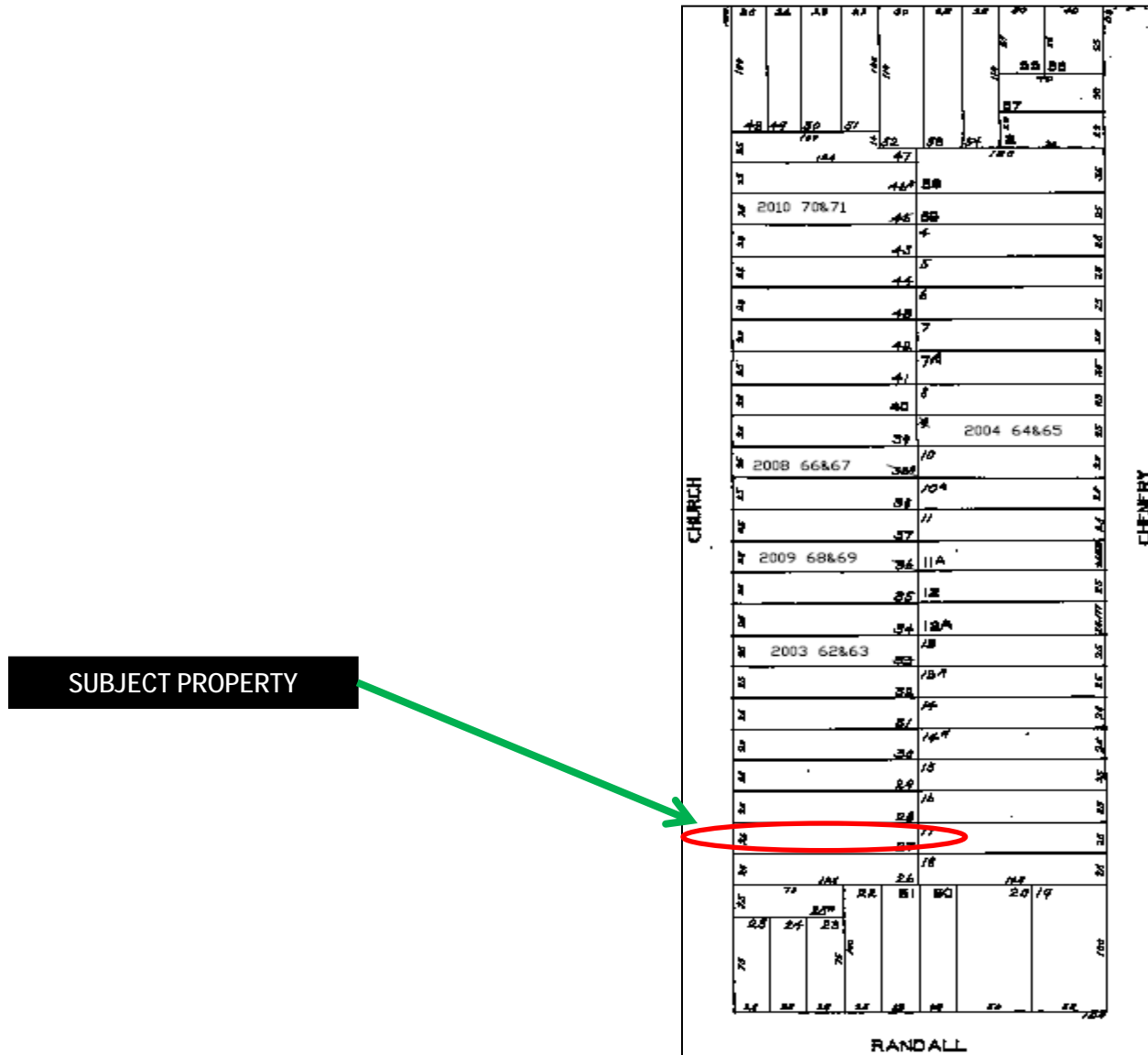
The Residential Design Team (RDT) reviewed the project on May 11, 2016. The RDT issued changes to the project including a sloped roof. That change was partially in agreement with the DR Requestor. The RDT supports the rear deck and depth of the addition and determined that is neither exceptional nor extraordinary. The addition will have side setbacks of 3 feet on the north side and 3'11 inches on the south side. The south side is adjacent to the DR Requestor's property. The DR Requestor's residence though it is not as deep as the subject property, it is south of the subject property and is on the uphill side. The DR Requestor will not lose southern exposure.

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

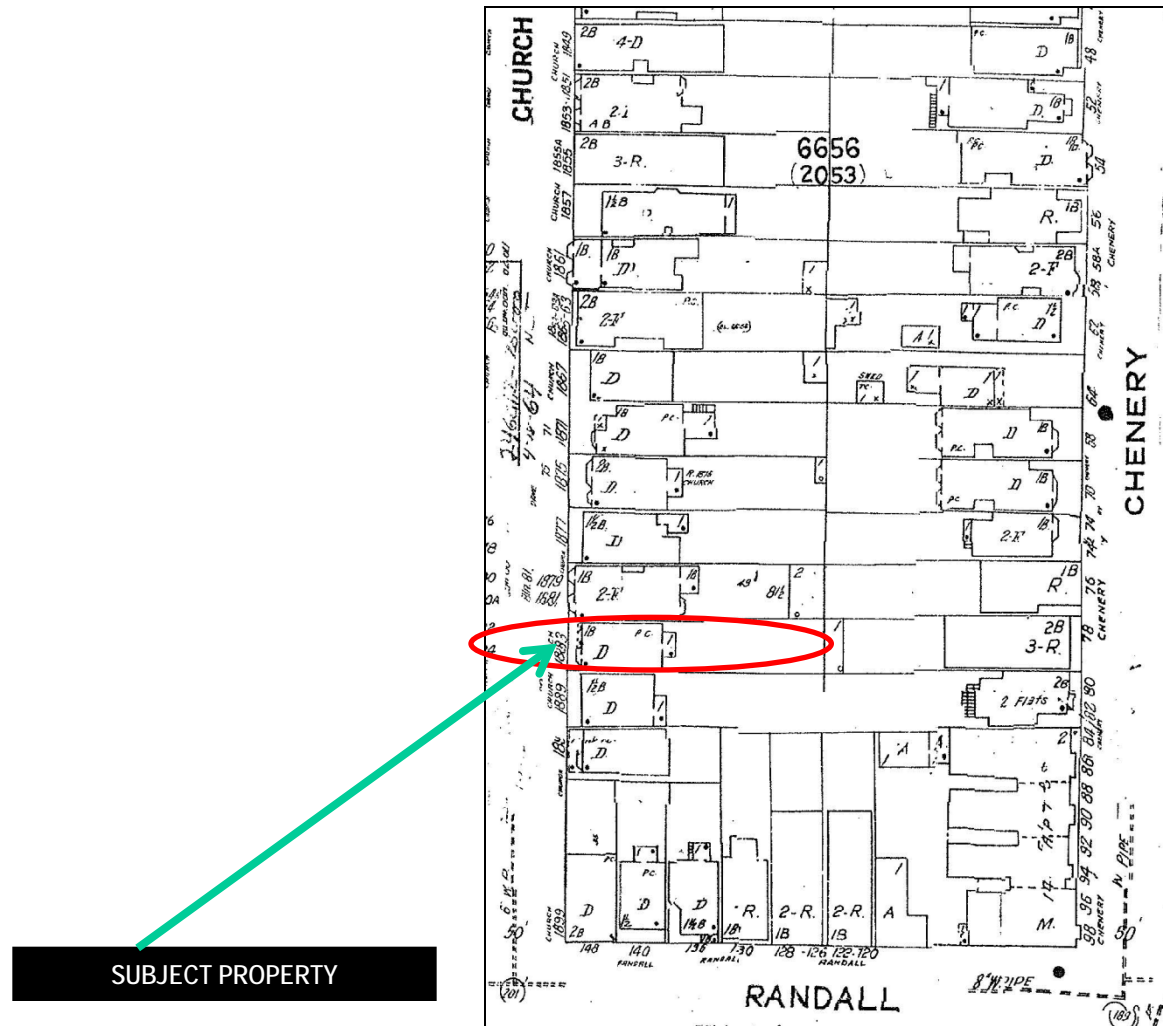
Block Book Map
Sanborn Map
Zoning Map
Aerial Photo
Site Photo
Section 311 Notice
DR Application
Response Supplement from Project Sponsor
Reduced Plans

Block Book Map



Discretionary Review – Public Initiated
Case Number 2014-002562DRP
RH-2 – Residential House, Two Family
1883 Church Street

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 – Public Initiated
Case Number 2014-002562DRP
 RH-2 – Residential House, Two Family
 1883 Church Street

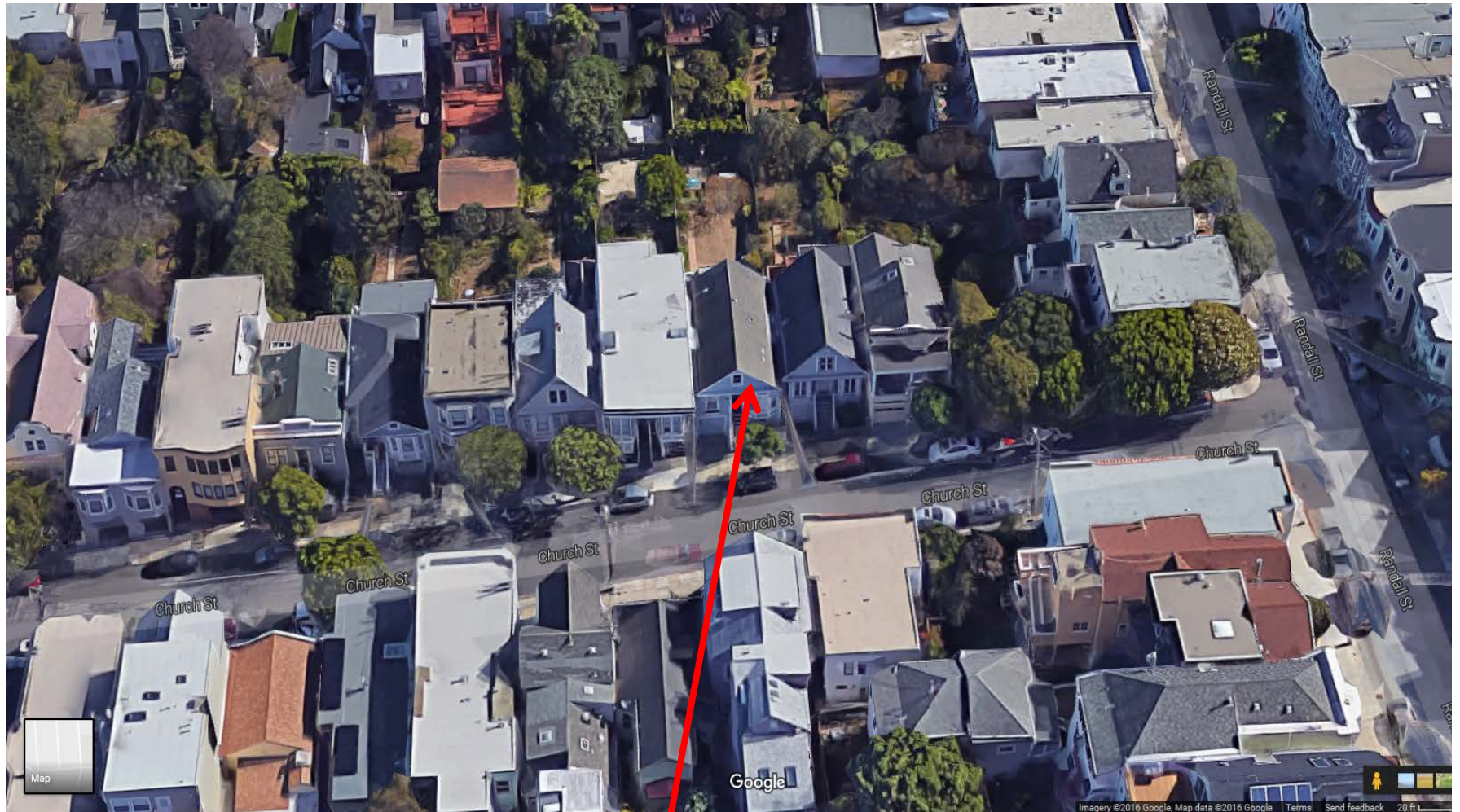
Zoning Map



SUBJECT PROPERTY

Discretionary Review – Public Initiated
Case Number 2014-002562DRP
 RH-2 – Residential House, Two Family
 1883 Church Street

Aerial Photo



SUBJECT PROPERTY

Discretionary Review – Public Initiated
Case Number 2014-002562DRP
RH-2 – Residential House, Two Family
1883 Church Street

Site Photo





1883 CHURCH
FRONT FACADE



SUBJECT
PROPERTY



1883 CHURCH
VIEW ACROSS CHURCH ST.



1883 CHURCH
VIEW TO REAR YARD.



1883 CHURCH ST.
VIEW FROM REAR YARD.

↑
SUBJECT
PROPERTY



1883 CHURCH.
VIEW FROM REAR YARD



SUBJECT
PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 26, 2014**, the Applicant named below filed Building Permit Application No. **2014.11.26.2579** (Addition) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Jorge Carbonell	Project Address:	1883 Church Street
Address:	605 Mississippi Ave	Cross Streets:	Randall Street
City, State:	San Francisco, CA	Assessor's Block /Lot No.:	6656/027
Telephone:	(415) 336-3278	Zoning Districts:	RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	One Family Dwelling.....	No Change
FRONT SETBACK	N/A.....	No Change
SIDE SETBACKS	No Side Setback.....	3'11" south and 3'0" north
BUILDING DEPTH	+/- 60 feet	+/- 81 feet
REAR YARD	+/- 65 feet	+/- 44 feet
HEIGHT OF BUILDING	+/- 21 feet	+/- 31 feet
NUMBER OF STORIES	2.....	3
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change

PROJECT DESCRIPTION

The proposal includes a 3-story horizontal addition at the rear yard, a new deck at the rear yard, 2 new bathrooms, and 1 new bedroom.

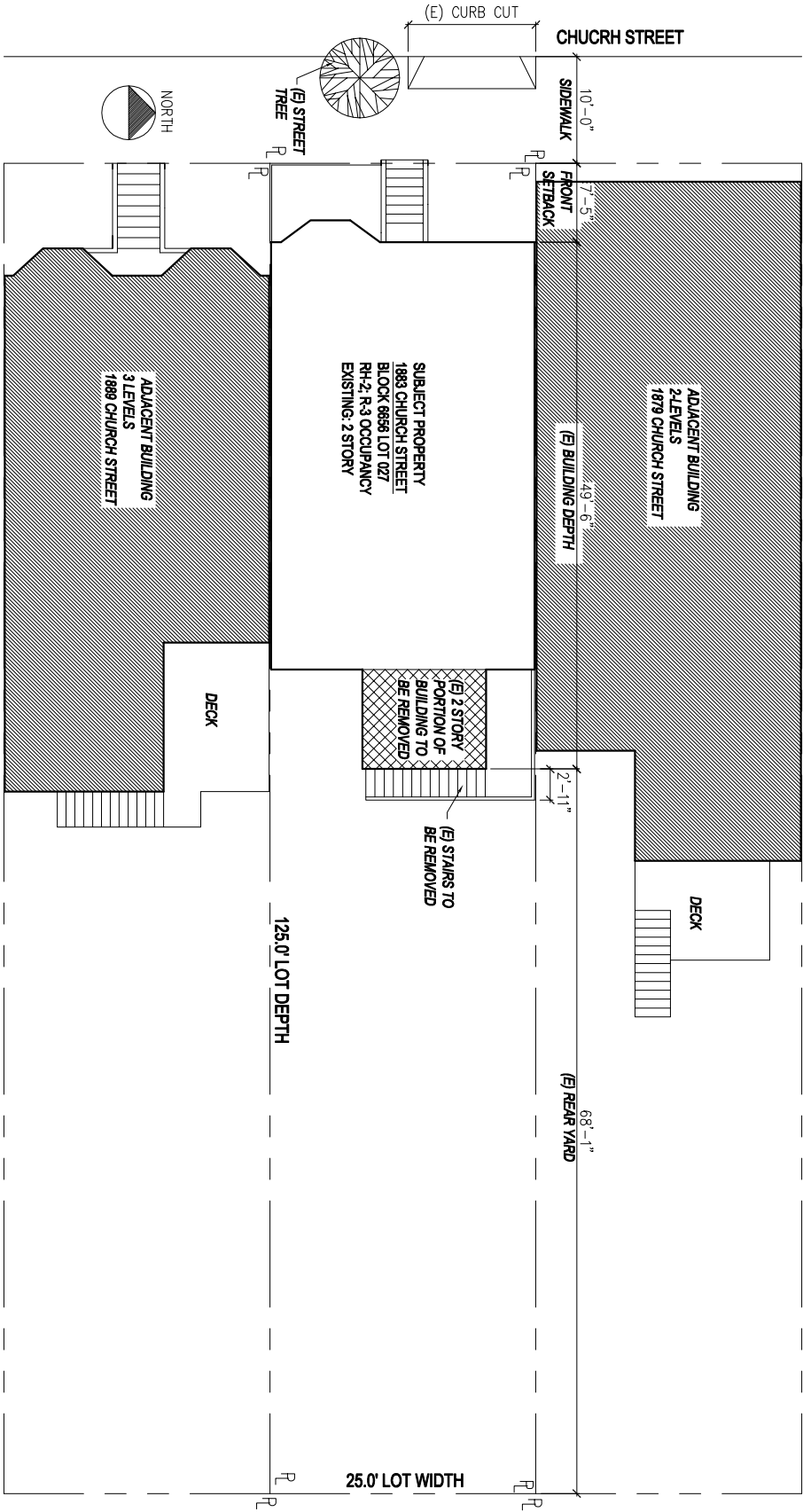
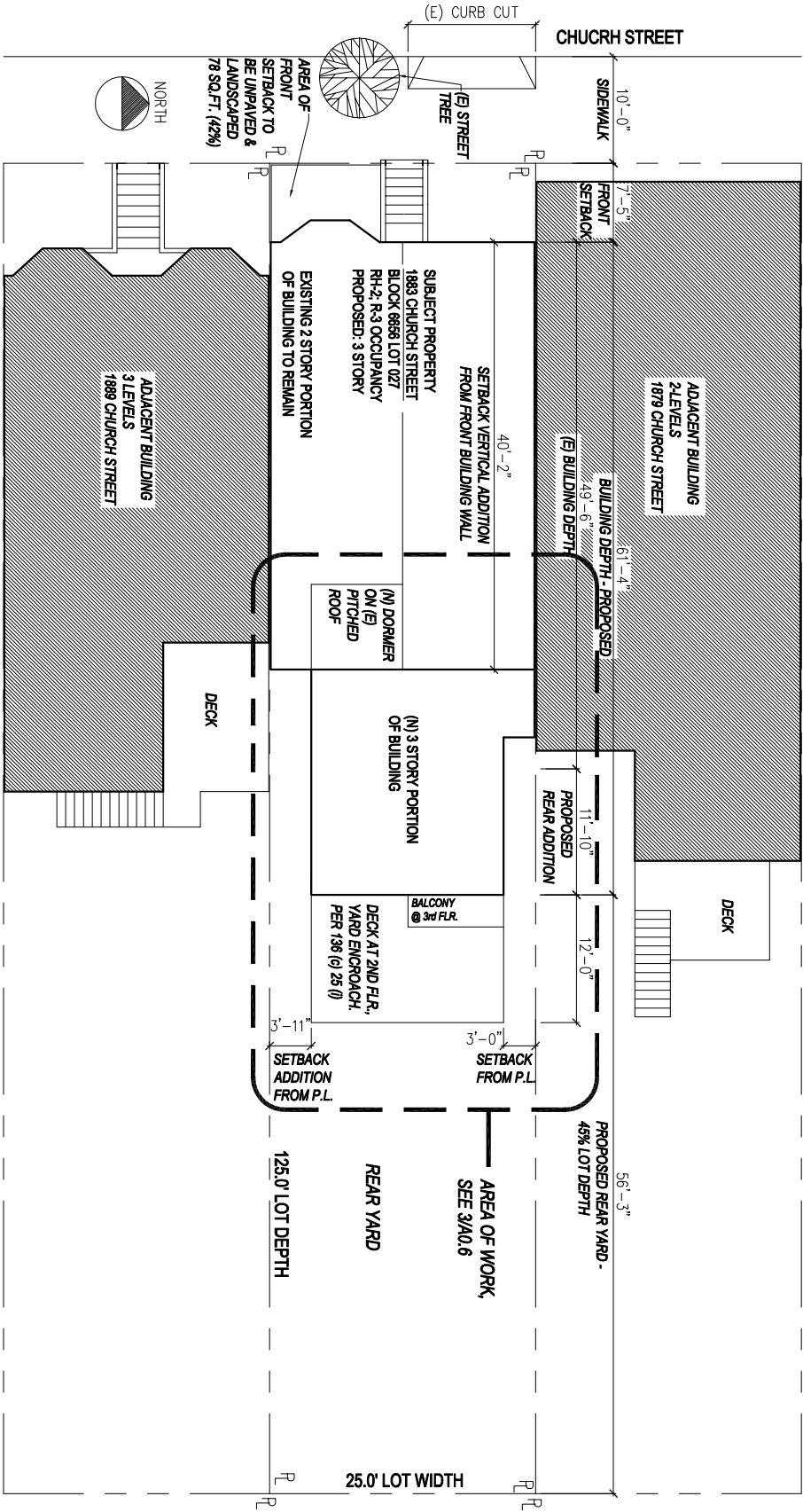
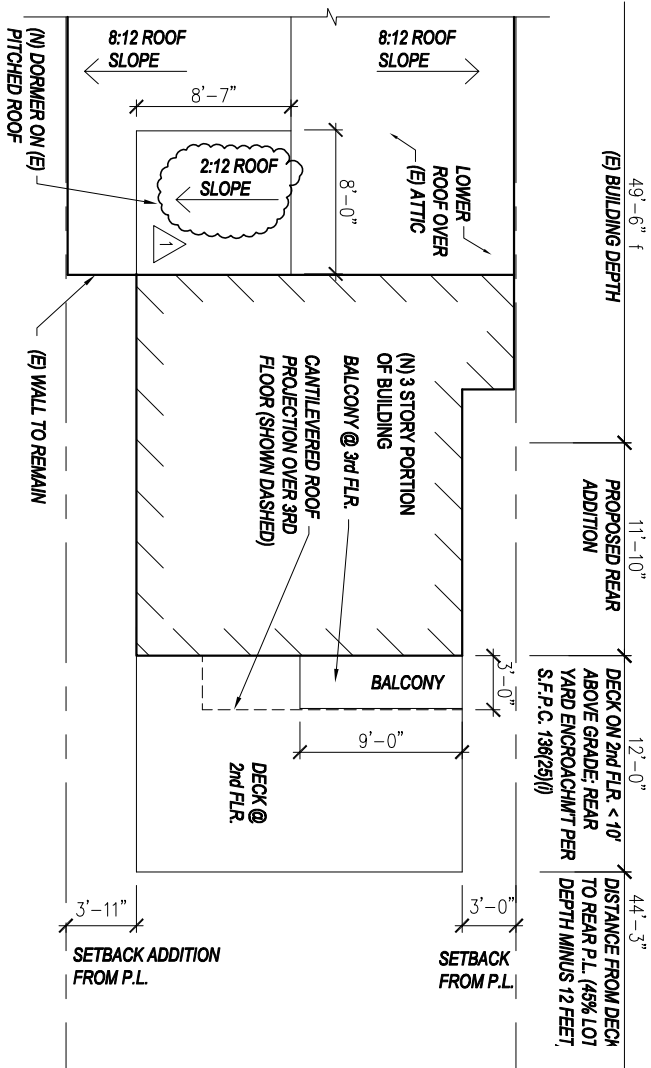
PLANNER'S NAME: **Todd Kennedy**

PHONE NUMBER: **(415) 575-9125**

EMAIL: **todd.kennedy@sfgov.org**

DATE OF THIS NOTICE: **1/5/16**

EXPIRATION DATE: **2/4/16**



JORGE CARBONELL
ARCHITECTURE +
INTERIORS

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SAN FRANCISCO, CA
94107

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FAX. (415) 206-1848

jorge@carbonellarchitecture.com
www.carbonellarchitecture.com

PROJECT:
RESIDENTIAL ADDITION
& REMODEL

ADDRESS:
1883 CHURCH ST.
SAN FRANCISCO
CA, 94131

LOT / BLOCK:
6656 / 027

ISSUED DATE

PERMIT 11.13.2014

PERMIT 07.20.2015

PERMIT 12.14.2015

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICES, OF THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT THE ARCHITECT'S PREVIOUS WRITTEN AUTHORIZATION.
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SHEET DESCRIPTION
SITE PLAN

A0.6

JORGE CARBONELL
ARCHITECTURE +
INTERIORS

605 MISSISSIPPI ST.
SAN FRANCISCO, CA
94107

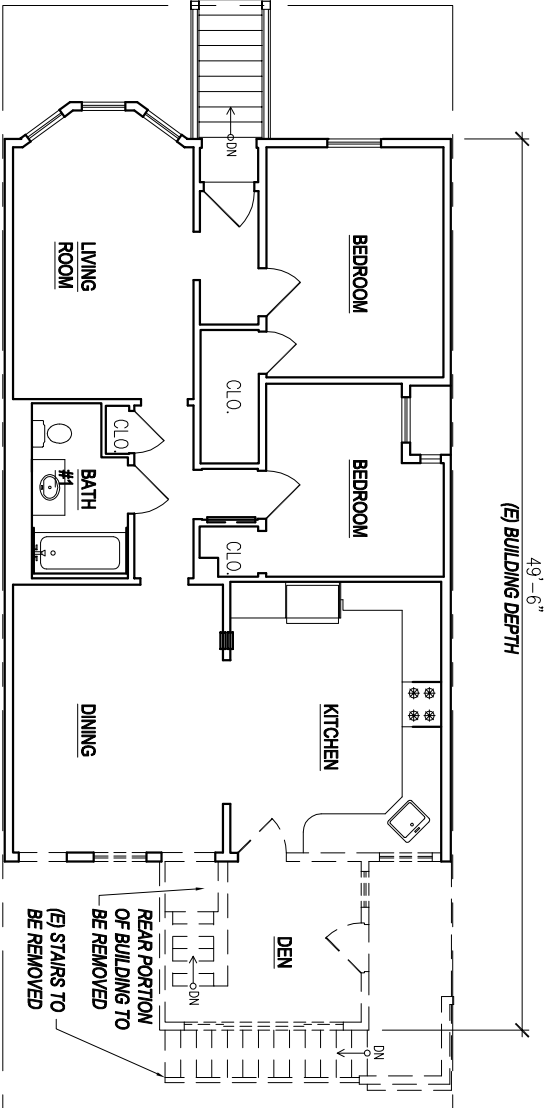
TEL. (415) 336-3278
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www.carbonellarchitecture.com

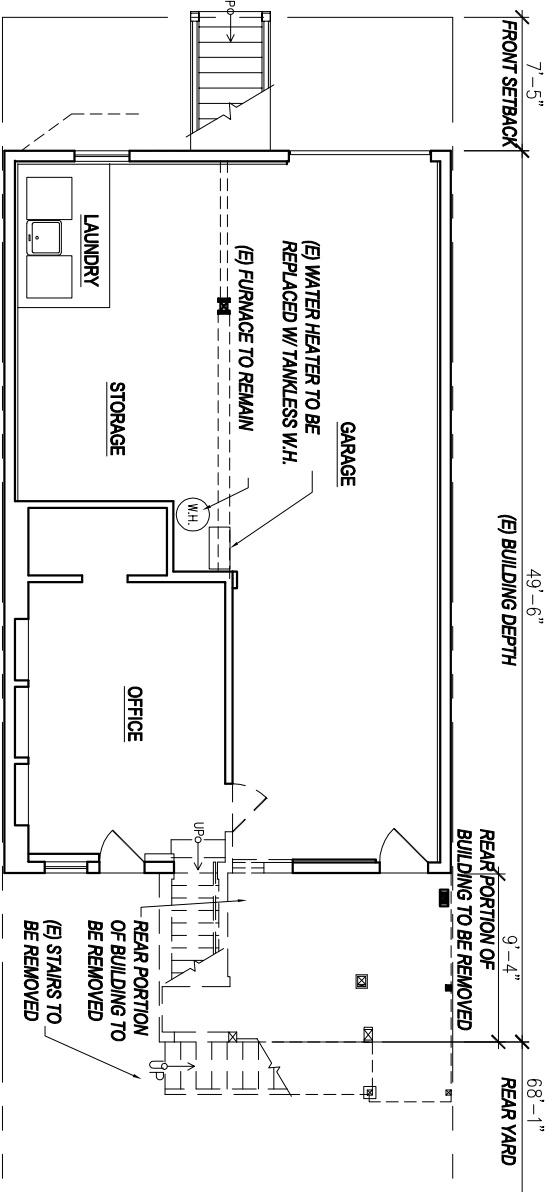
PROJECT:
RESIDENTIAL ADDITION
& REMODEL

ADDRESS:
1883 CHURCH ST.
SAN FRANCISCO
CA, 94131

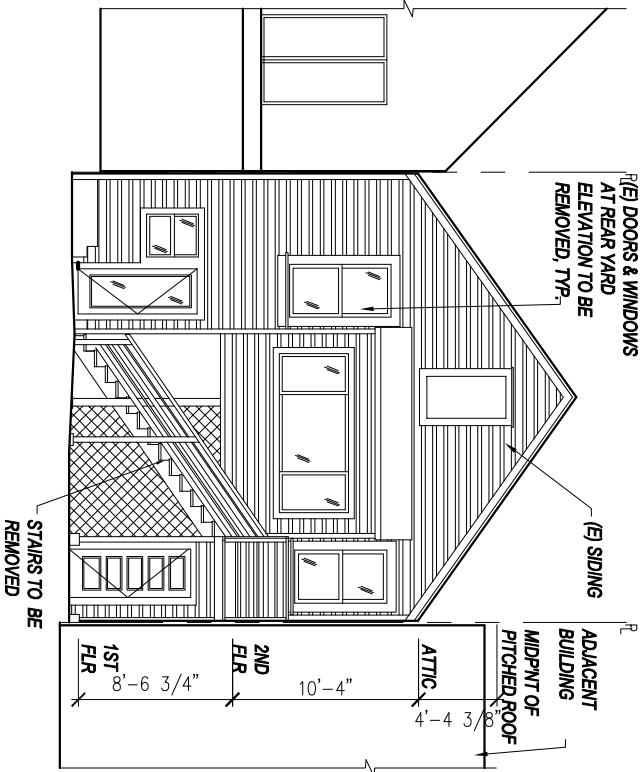
LOT / BLOCK:
6656 / 027



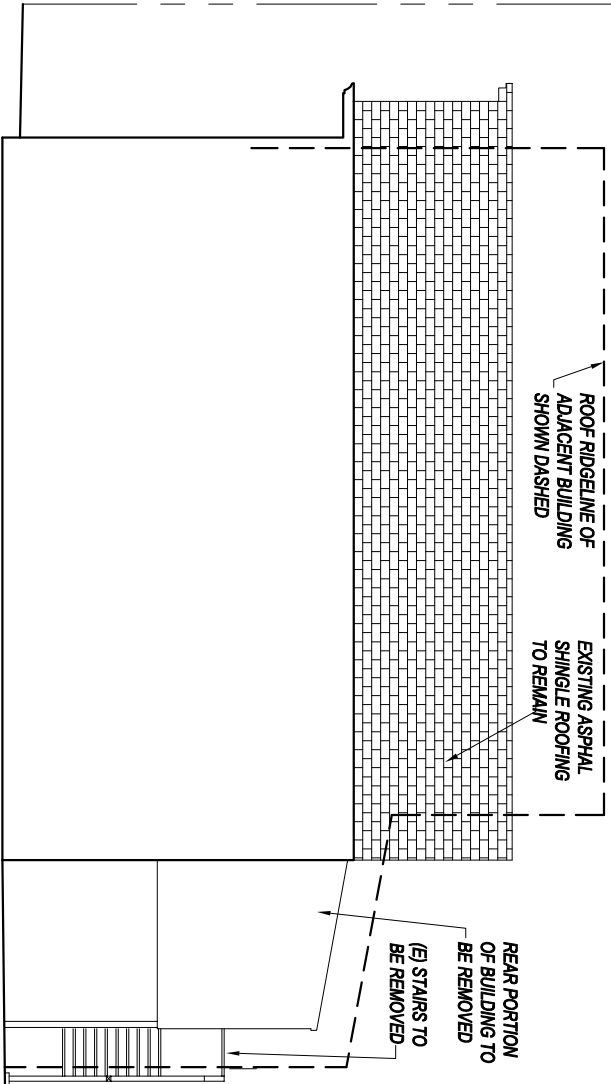
2 SECOND FLOOR PLAN - EXISTING W/ DEMO
SCALE: 3/32" = 1'-0"



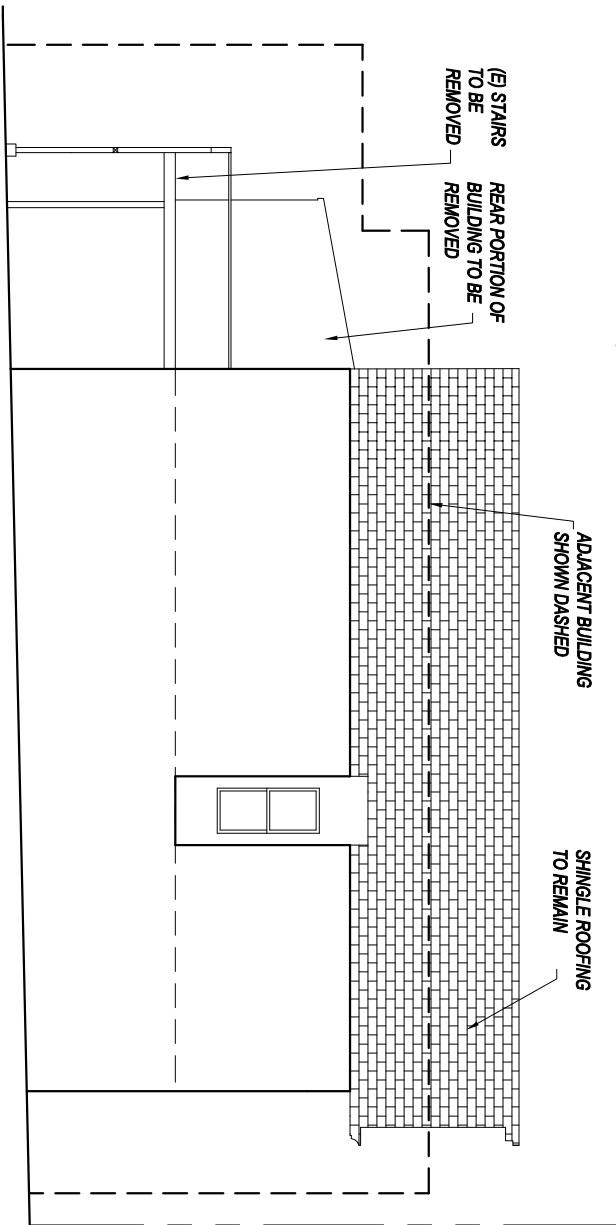
1 FIRST FLOOR PLAN - EXISTING W/ DEMO
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"



5 NORTH ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

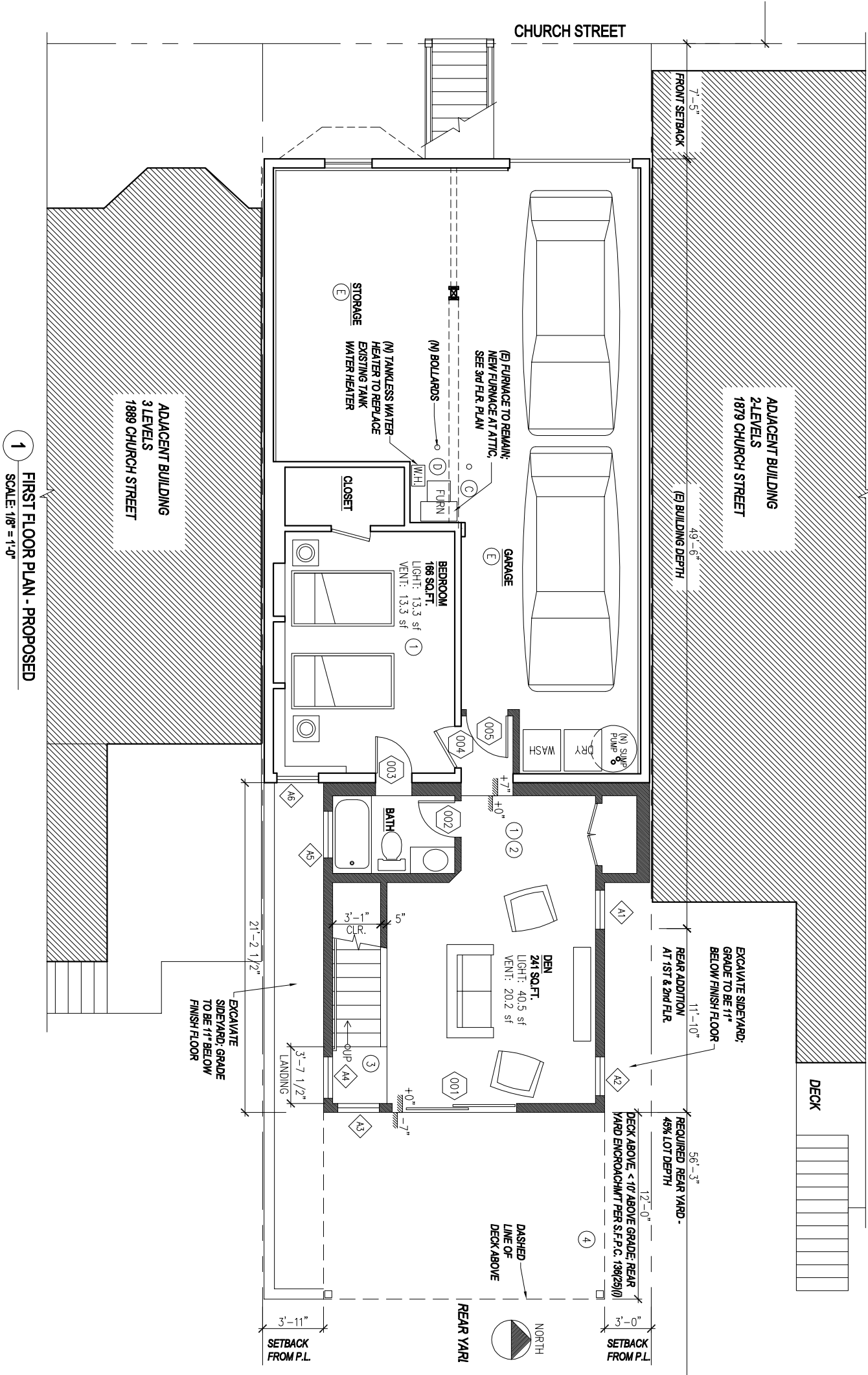
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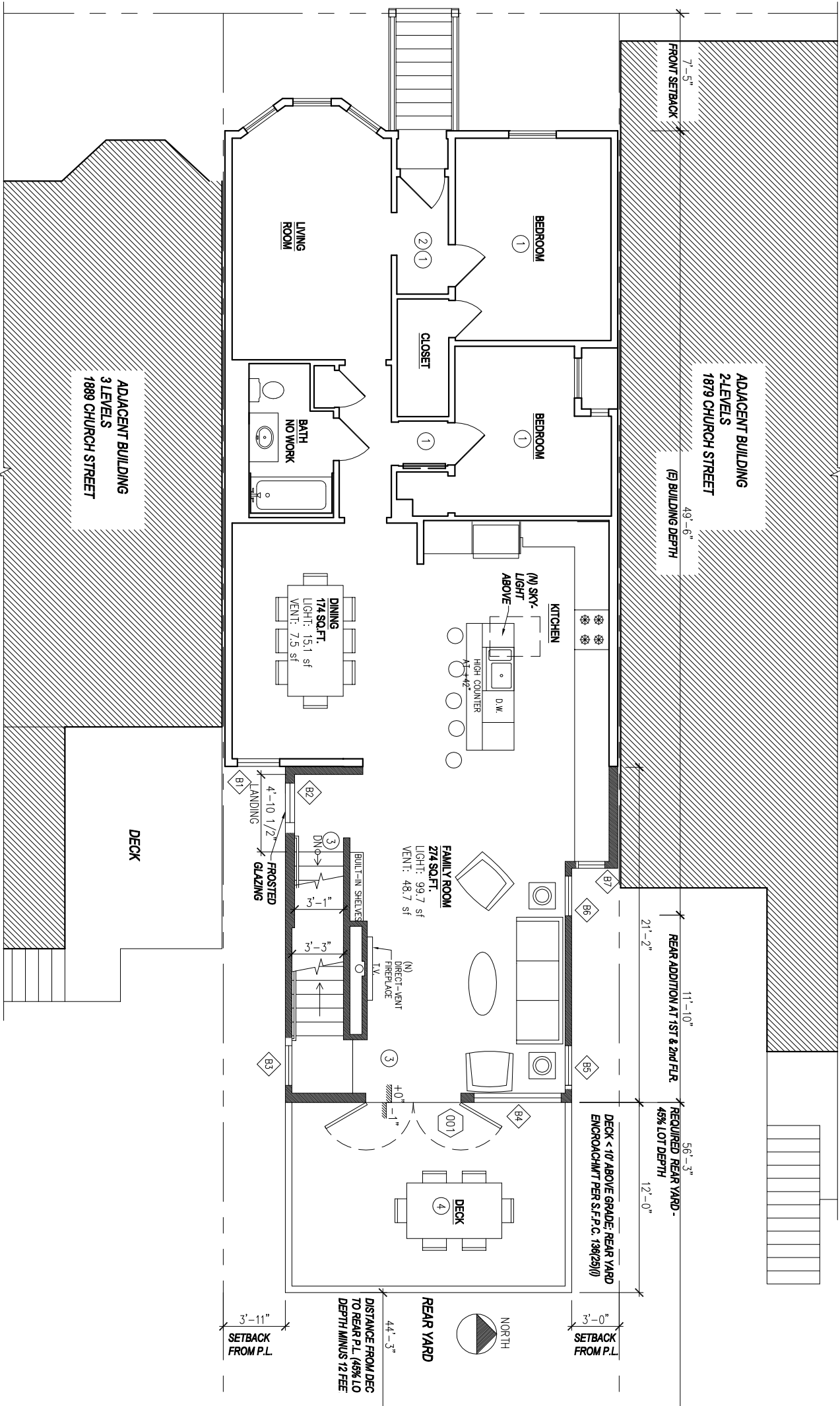
SHEET DESCRIPTION
EXISTING CONDITIONS

A1.1

ISSUED	DATE
PERMIT	11.13.2014
PERMIT	07.20.2015
OWNER	11.09.2015
OWNER	11.16.2015
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ISSUED	DATE
PERMIT	11.13.2014
PERMIT	07.20.2015
OWNER	11.09.2015
OWNER	11.16.2015



1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

LEGEND:

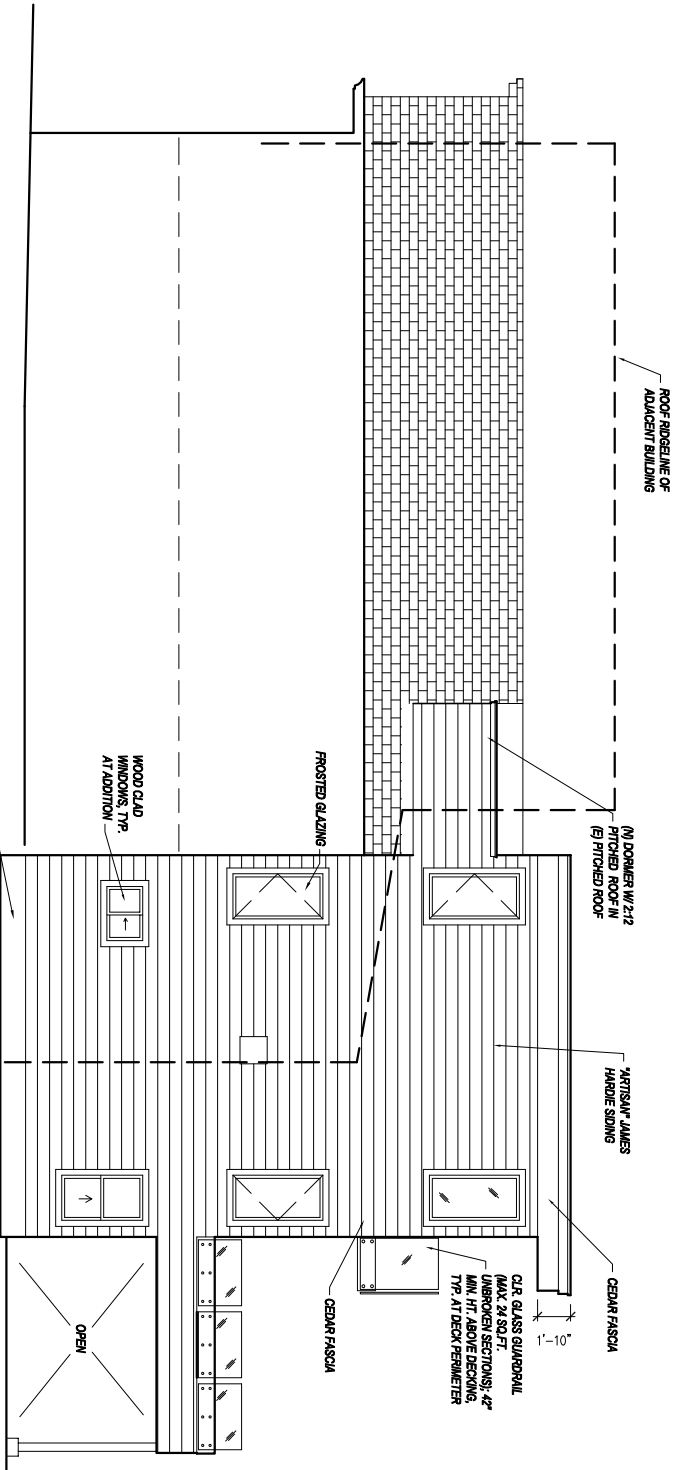
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL

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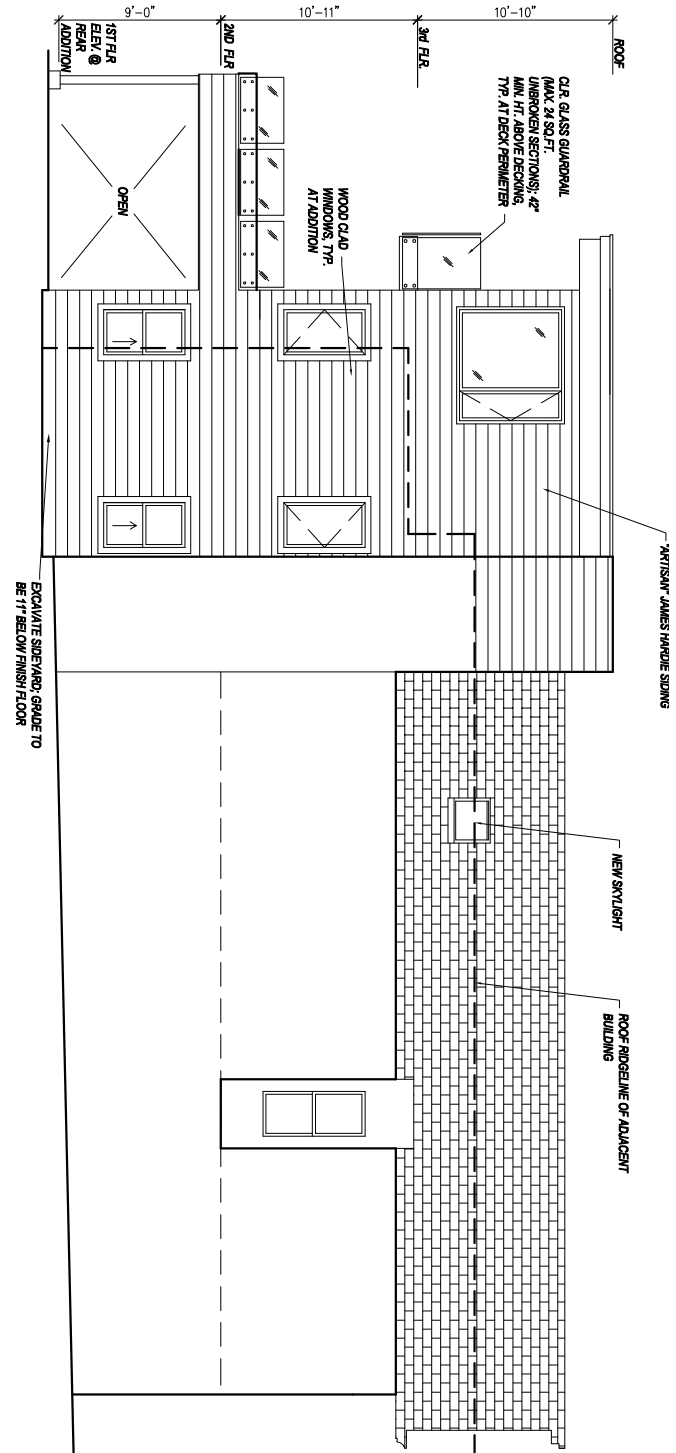
COPYRIGHT 2014, JORGE CARBONELL

SHEET DESCRIPTION

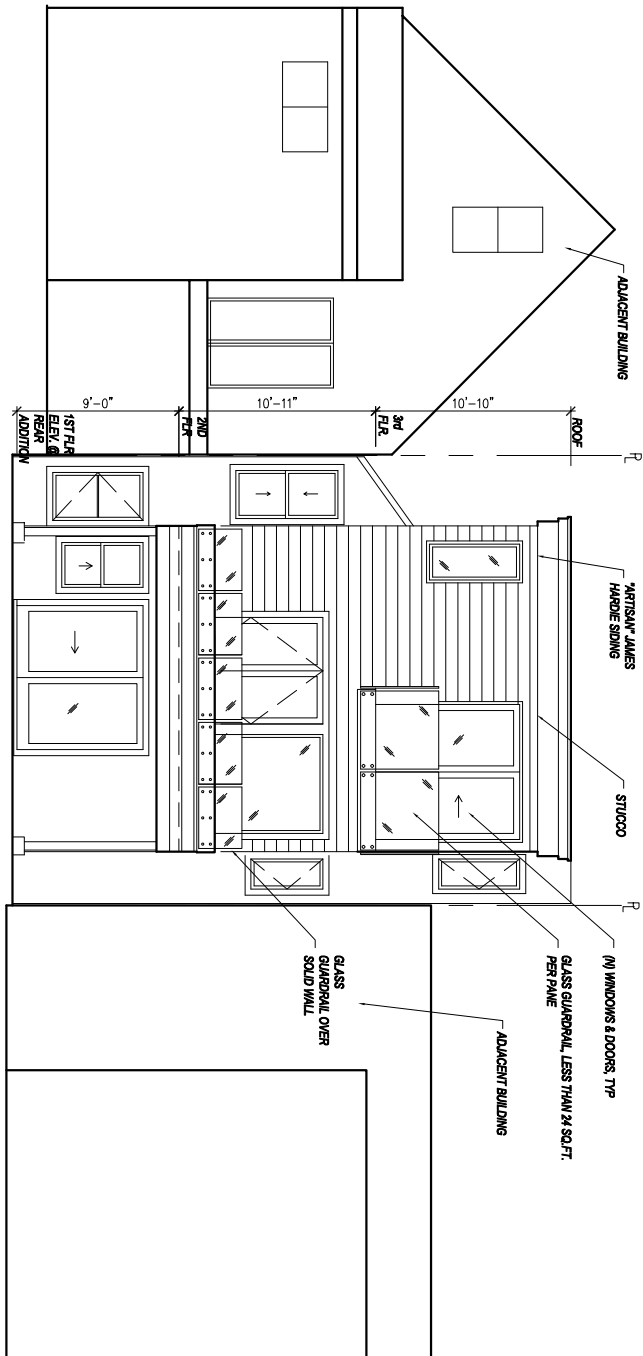
FLOOR PLANS



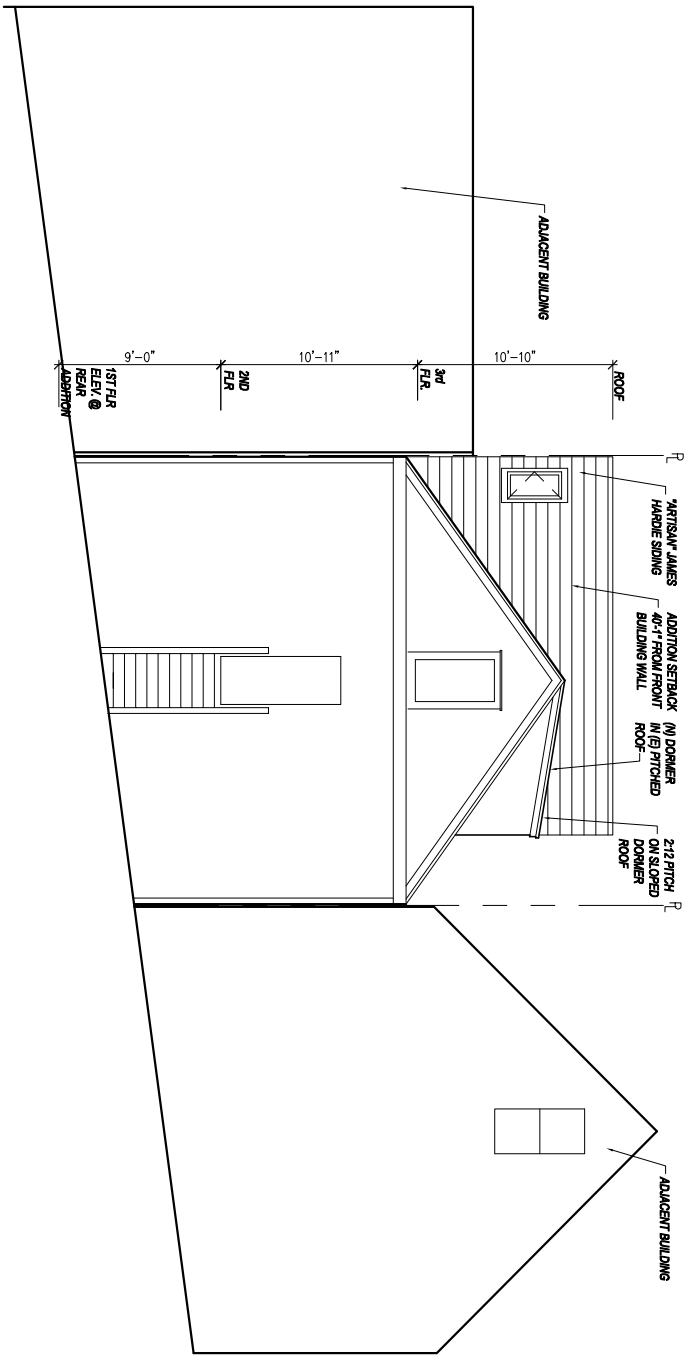
3 SOUTH ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

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jorge@carbonellarchitecture.com
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PROJECT:
RESIDENTIAL ADDITION
& REMODEL

ADDRESS:
1883 CHURCH ST.
SAN FRANCISCO
CA, 94131

LOT / BLOCK:
6656 / 027

ISSUED DATE

PERMIT 11.13.2014

PERMIT 07.20.2015

SHEET DESCRIPTION
ELEVATIONS

A3.1

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RECEIVED

FEB 10 2016

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2014-002562DRP

2014-002562 PRJ
TODD L.
59125

APPLICATION FOR

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Albert Camarena

DR APPLICANT'S ADDRESS:

1889 Church Street S.F. CA

ZIP CODE:

94131

TELEPHONE:

(415) 269-4996

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Adam Cockburn

ADDRESS:

1883 Church Street S.F. CA

ZIP CODE:

94131

TELEPHONE:

(415) 806-9069

CONTACT FOR DR APPLICATION:

Same as Above ☐ Jorge Carbonell

ADDRESS:

605 Mississippi Ave. S.F. CA

ZIP CODE:

94107

TELEPHONE:

(415) 336-3278

E-MAIL ADDRESS:

jorge@carbonellarchitecture.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

1883 Church Street S.F. CA

ZIP CODE:

94131

CROSS STREETS:

Randall Street

ASSESSORS BLOCK/LOT:

6656 / 027

LOT DIMENSIONS:

25' x 120'

LOT AREA (SQ FT):

3125

ZONING DISTRICT:

RH

HEIGHT/BULK DISTRICT:

40'

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 ☐

one family dwelling

Present or Previous Use:

Proposed Use: one family dwelling

Building Permit Application No. 2014.11.26.2579

Date Filed: 11-26-2014

4. Actions Prior to a Discretionary Review Request

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

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

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

see attached

Discretionary Review Request

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

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

see attached

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:

see attached

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?

see attached

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: _____

1.31.16

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

Albert Camarena

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material.

☐ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2/3/16

January 27, 2016

San Francisco Planning department

1650 Mission Street

San Francisco, CA 94103

Re: Request for discretionary Review, 1883 Church Street S.F. CA 94131

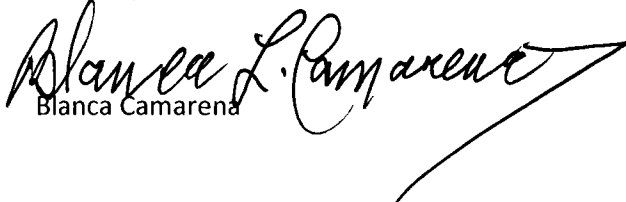
P.A # 2014.11.26.2579

To whom it may concern:

I own the property at 1889 Church Street next door (to the right as viewed from exterior) to the property in question.

Albert Camarena and Francisco Matos AIA will be my agents in this matter.

Sincerely


Blanca Camarena

5. I attended the pre-application meeting held by the project sponsor/owner and expressed my concerns regarding the design. I have had two subsequent meetings with the sponsor/owner. The objective of the first meeting was to review my concerns and hopefully arrive at a compromise, but the sponsor/owner made no attempt to revise the design. At the second meeting, I again voiced my concerns in hopes the applicant would be willing to revise the design; however, the sponsor/owner only reiterated the unwillingness to compromise or even consider an alternative design.

I have also discussed the project with the planner Todd Kennedy who by his own admission said the permit might have been rushed through and encouraged further discussion with the applicant, Todd said he would send out an email to encourage a new discussion but there has not been any further effort by the project sponsor/owner to contact me.

1. It is my belief there are aspects of this project in direct conflict with the Residential Design Guidelines (RDG). The proposed design lacks cohesive elements and is out of context with the surrounding structures; it conflicts with some of the most basic design principles stated in the RDG: the building scale is incompatible with surrounding buildings, the building will not respect the mid-block open space, the building maximizes setbacks and it does not adhere to the character-defining features of this type of home.

RDG II.

Neighborhood Character states "buildings must be designed to be compatible with the scale, patterns, and architectural features of surrounding buildings." It is obvious from the architectural elevations that the design of the proposed structure does not conform to these guidelines.

RDG III Site Design

Topography: The proposed design disregards how this building fits into the street scape, particularly on a sloped hill, the proposed height is almost in line with the taller adjacent structure as visible from the street even though this is a rear yard addition. This is compounded by the use of a flat roof as opposed to the existing and prolific gable roof found in this area. The rear yard expansion with four windows and two decks will impact the privacy of the adjacent structure to the south or to the right as viewed from the street. Furthermore, the lack of a light study makes it difficult to assess what a building of the proposed height and mass would have upon the adjacent structure. Although, the rear setback of the proposed structure is within code

compliance it seeks to maximize the allowable rear setback creating an overwhelming mass. Since the side setback of the adjacent deck is at least 10 feet from the property line the side setback of the new structure should be increased to allow for more open area between the two homes. The bottom deck of the proposed structure also incorporates closed walls which contribute to the mass of the structure versus see through railings.

RDG IV Building Scale and Form

The proposed building is more in conflict with this section of the RDG than any other. The provided architectural elevations offer the clearest example of non-conformity to this section of the RDG. The height and depth of this particular expansion into the rear yard, although allegedly conforming to code, is inappropriately tall and deep, creating a boxed-in effect to the adjacent property and potentially a problem affecting mid-block open space. It is difficult to determine the height of the new structure as the dimensions appear inaccurate but it is clear to see that the three story addition is substantially out of scale and almost an identical example of what is discouraged in the first drawing on page 27 of the RDG (see attached exhibit A and B). The lack of a sloping roof line and the use of a flat roof only increases the visual impact and the incompatibility to the existing and adjacent gable roofs.

RDG V Dormers

There is also a proposed addition of a dormer to the existing roof facing the adjacent property for a mechanical system. There are no specifications provided of the type of mechanical system or the noise impact it could potentially have on the adjacent property. This dormer against the back drop of the box design only adds to the mass and the lack of continuity with the existing street scape.

RDG VI Building Details

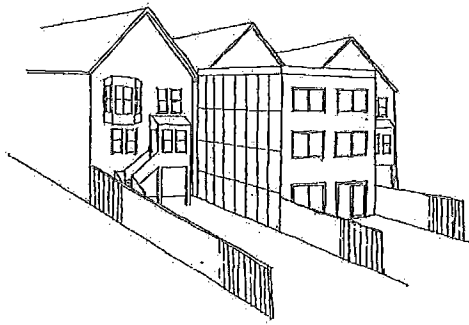
The materials specified on the architectural elevations range from hardy siding to stucco, neither of which exist on any of the rear elevations of the surrounding homes. In addition, the introduction of glass railings above a closed in wall surround of the deck provide zero continuity to the established architectural features of the surrounding homes and again add to mass of the structure.

2. The neighborhood would be dramatically affected by the change in visual character associated with the inappropriate scale and design of the proposed alteration to the existing structure. The home in question, as well as our house next door, were built in 1907 and are among the first in the St. Paul Church area. These homes typical of Noe Valley maintain a traditional gable roof and similar height continuity on hill/slope streets. The height and mass of the proposed building would create a disproportionally sized box piggy backed to the existing structure and a 30'-0"(+ ?) wall pushing out to the maximum depth allowed, engulfing the house next door and providing absolutely zero relation or context with the established neighborhood character .

3.

- A. Eliminate the top story or at least set back.
- B. Eliminate the dormer housing a mechanical system or provide a comprehensive noise impact report with specifications of the system and relocate the dormer to the north side of the roof.
- C. Implementation of a gable roof versus a flat roof.
- D. Conform rear set back to the standards for a 100'-0" lot or scale back the design as to not go to the maximum allowed for 120'-0" lot.
- E. Increase side setback adjacent to deck to increase the open area.
- F. Eliminate the rear deck or set the deck within the setback requirements and use open railings.
- G. Eliminate side windows facing adjacent property to the south.
- H. The use or similar materials as all the other homes i.e. wood siding, etc...

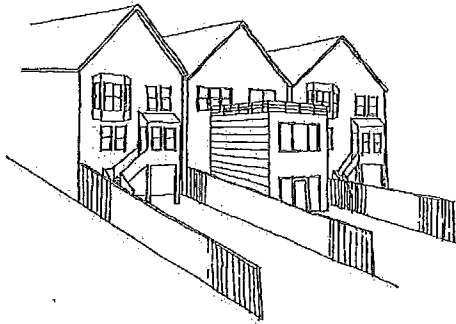
EXHIBIT A FOR THE DISCRETIONARY REVIEW REQUEST OF
ALBERT CAMARENA 1889 CHURCH STREET SF CA 94131 FOR PERMIT APPLICATION 2014.11.26.2579



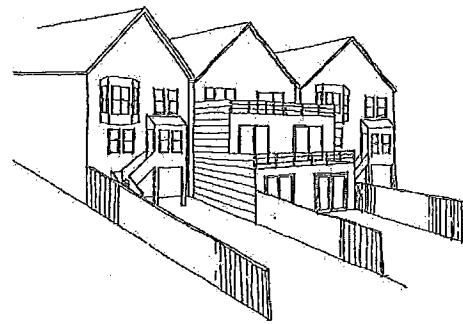
Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.



A two-story addition with a pitched roof lessens the impacts of the addition and is more in scale with the rear of the adjacent buildings.



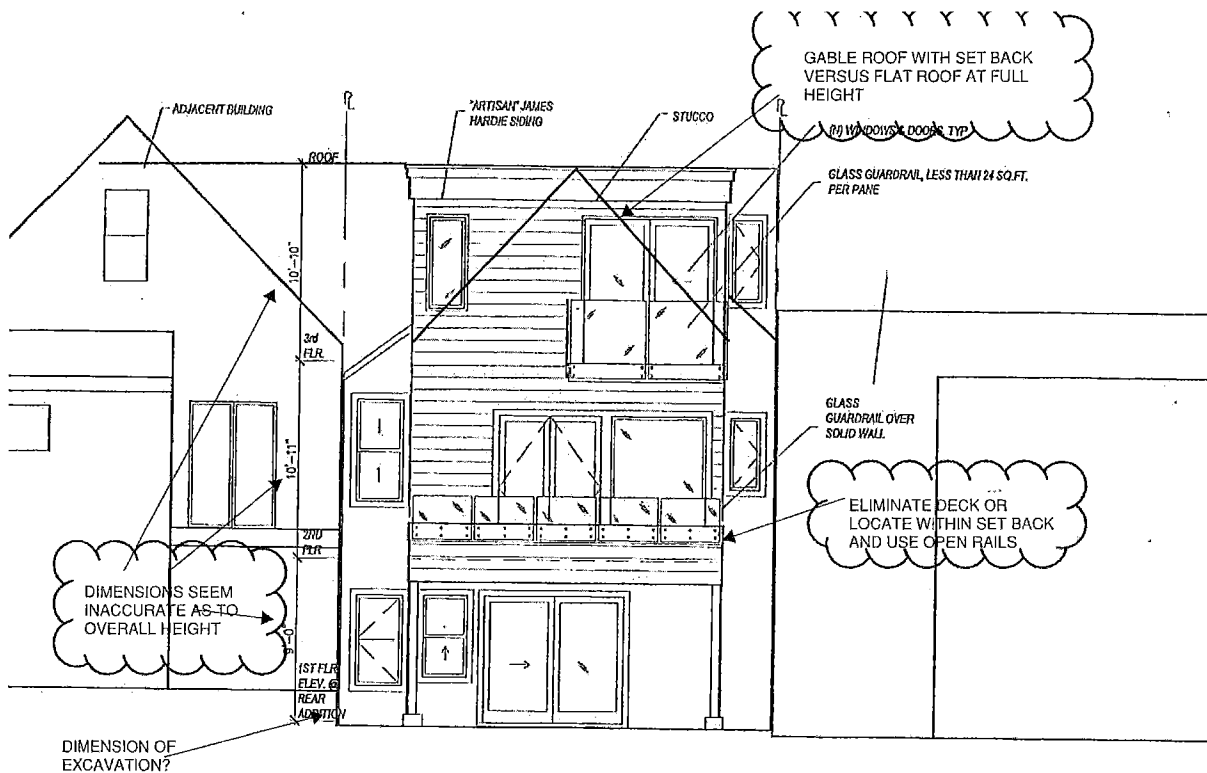
This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.



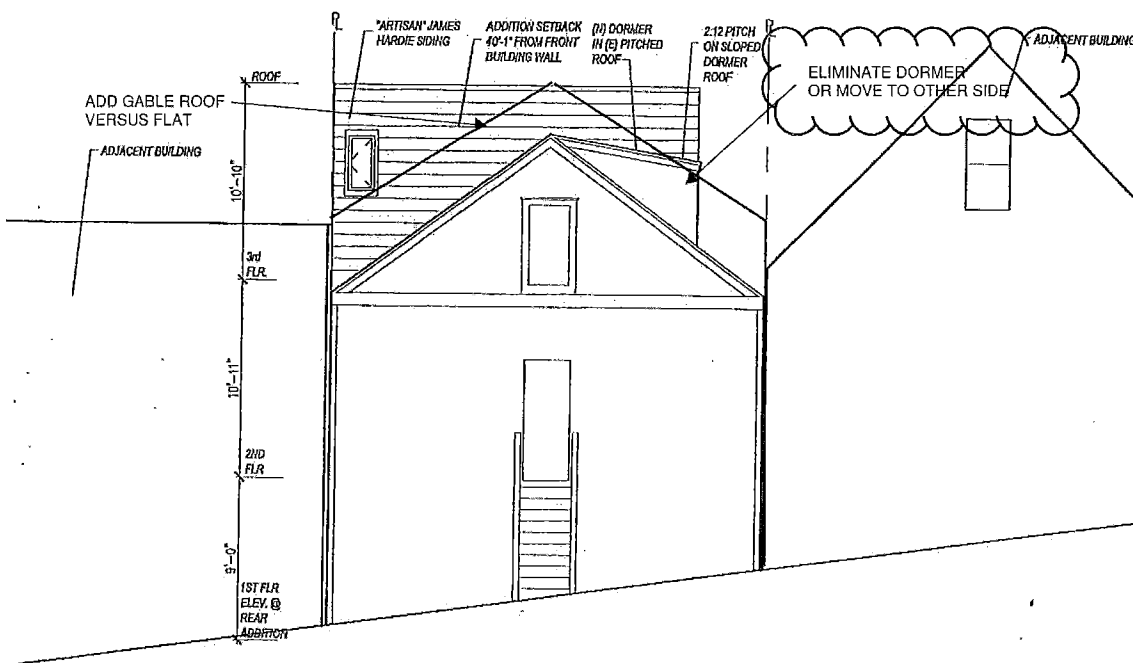
This addition extends the full width of the lot but is set back at the second floor so the building steps down to the rear yard.



The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.



1 EAST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

PAGE 5

**JORGE CARBONELL
ARCHITECTURE +
INTERIORS**

605 MISSISSIPPI ST.
SAN FRANCISCO, CA
94107

TEL. (415) 336-3278
FAX. (415) 206-1848

jorge@carbonellarchitecture.com
www.carbonellarchitecture.com

PROJECT:
RESIDENTIAL ADDITION
& REMODEL

ADDRESS:
1883 CHURCH ST.
SAN FRANCISCO
CA, 94131

LOT / BLOCK:
6656 / 027

ISSUED	DATE
PERMIT	11.13.2014
PERMIT	07.20.2015

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INSTRUMENTS OF PROFESSIONAL SERVICES,
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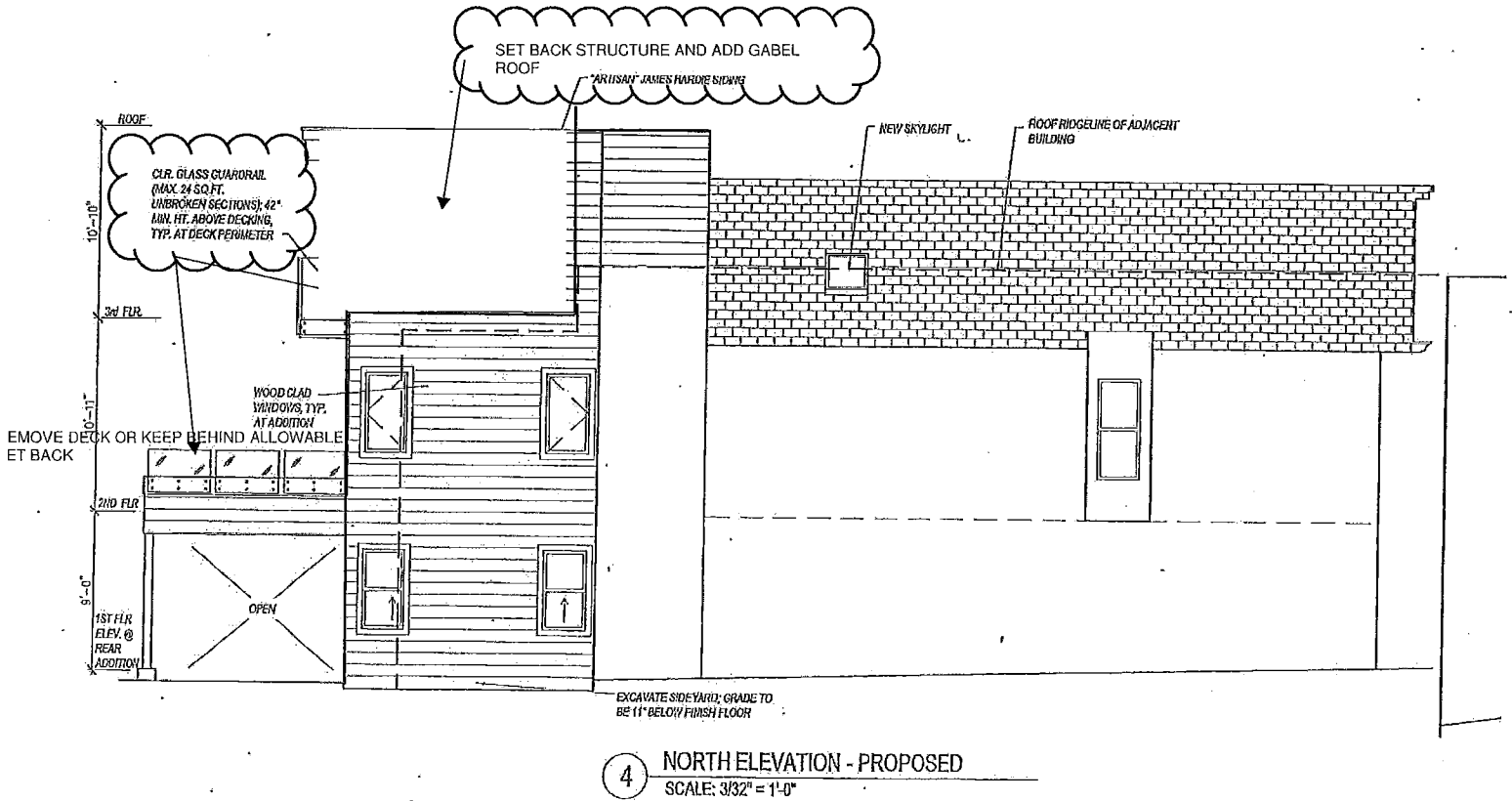
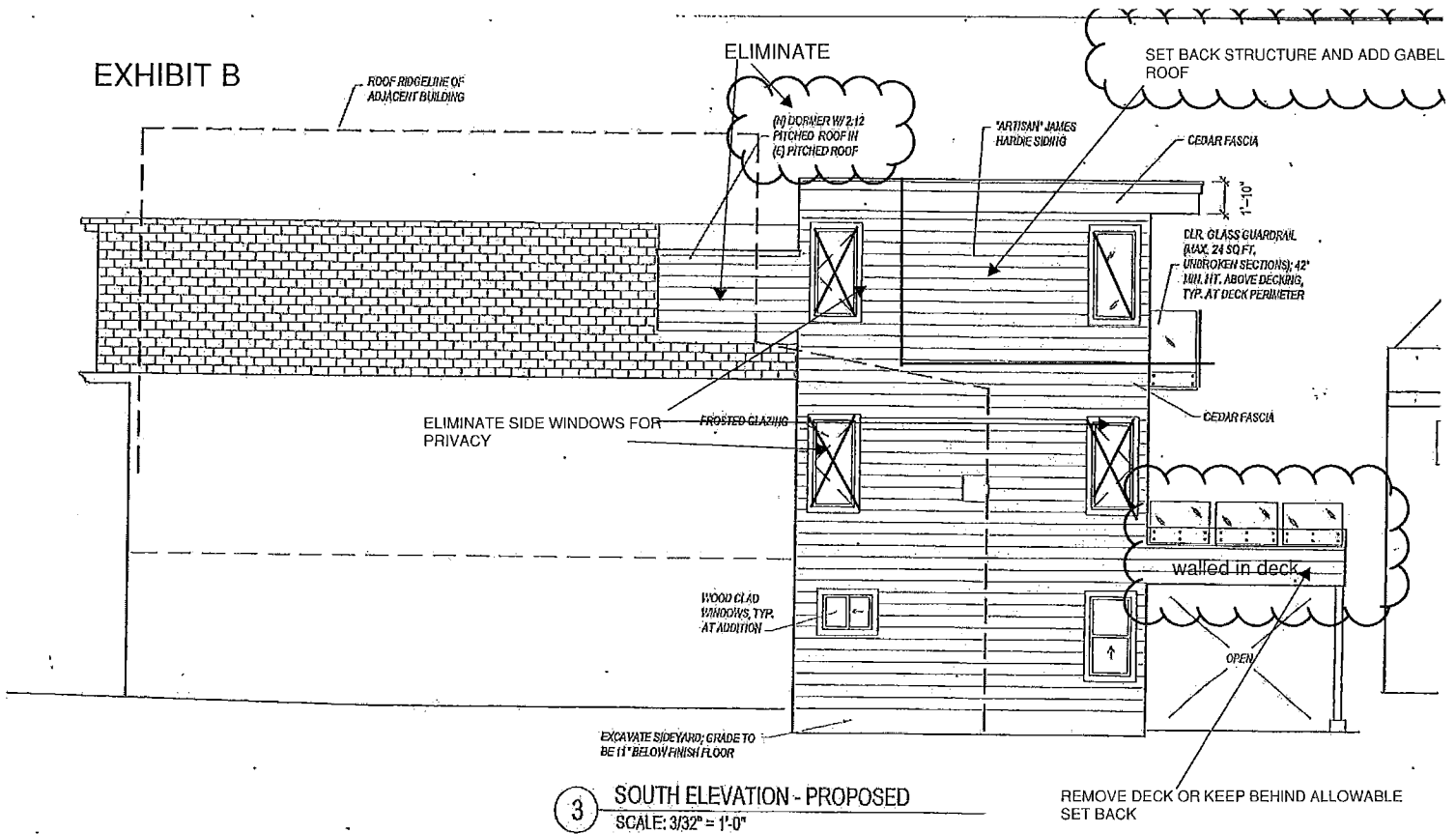
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SHEET DESCRIPTION
ELEVATIONS

A3 1

FOR THE DISCRETIONARY REVIEW REQUEST OF
ALBERT CAMARENA 1889 CHURCH STREET SF CA 94131
FOR PERMIT APPLICATION 2014.11.26.2579

EXHIBIT B



**RESPONSE TO
DISCRETIONARY
REVIEW (DRP)**



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1850 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 STPLANNING.ORG

Project Information

Property Address: 1883 Church Street

Zip Code: 94131

Building Permit Application(s): 2014.11.26.2579

Record Number: 2014-002562DRP

Assigned Planner: Todd Kennedy

Project Sponsor

Name: Adam & Gina Cockburn

Phone: Gina WK: 650 506-9189

Email: Adam.Cockburn@gmail.com

cel: 415 264-0837

Gina.Cockburn@gmail.com

Adam cel: 415-806-9069

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.)

See Attached.

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.

See Attached.

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.

See Attached.

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	No Change
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	None	None
Parking Spaces (Off-Street)	2	No Change
Bedrooms	2	4
Height	21"	31"
Building Depth	49' 6"	61' 4" + 12' Deck
Rental Value (monthly)	NA	NA
Property Value	Unknown	Unknown

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

Signature: <u>Gina M Cockburn</u>	Date: <u>3/11/16</u>
Printed Name: <u>Gina M Cockburn</u>	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> 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.

Project Sponsors' submittal in Response to Application for Discretionary Review Regarding Single Family Home Addition for owner occupancy.

1883 Church Street

**Project Sponsors:
Adam and Gina Cockburn**

Building Permit Application: 2014.11.26.2579

Required Questions:

- 1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?**

Response:

The project should be approved because it is a Planning Code complying proposal that meets the goals of the Residential Design Guidelines and there are no extraordinary circumstances.

We are long-time owners who only want to accommodate our growing family's needs. We want to provide individual rooms for our children on the same floor, plus a more comfortable living space for family functions. In the current state, we only have two bedrooms, in which the smaller bedroom they share cannot comfortably fit a regular size twin bed. This is a modest expansion that does not max-out the building envelope potential.

From the beginning of the design process, we have made considerable concessions to the neighbors to the north and to the south. We provided side setbacks of 3'11" to the north and 3' to the south of the proposed addition.

The addition is respectful of the surrounding mid-block open space. We **did not** propose a 2-story 12 foot pop-out at the back yard (as allowed by the Planning Code) because we wanted to preserve a large rear yard for the benefit of our family and our neighbors. (See Exhibit G1).

- 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.**

Response:

Good Neighbor Gestures and other modifications: Our design was considerate of our neighbors from concept design, as we set back from the property line on both sides of our plans. The design that was presented is compliant with the residential design guidelines and conforms to the existing, scale, character, setbacks of the homes in the neighborhood, and especially those of its shared mid-block opening.

We have taken considerable care and attention to maintain and respect the original Victorian architectural integrity of the Project. We do not request any variances, and the Project does not max-out the living space potential allowed by the Planning Code.

Before we sent to planning:

- We started with our best foot forward, offering the most ‘neighbor-friendly’ project we could.
 - Did not “Max Out” on our property. Our proposal is the minimum scope we need for our growing family needs.
 - Added 3’ 11” Side Set Back at the South Property Line; and 3” Side Set Back at the North Property Line.
 - Moved 3rd floor Balcony from North Side to East Side.
 - We chose not to build a 2 story pop-out (as allowed by Planning Code section 136.c.25.ii) to preserve the open / midblock space.
- Besides hosting a Pre-app meeting, we offered a private meeting with the DR Requestor.
- We voluntarily mailed status updates to the DR Requestor throughout the process.

After planning / before 311:

DR Requestor asked us to reduce our rear addition by 3 feet. We gave it our due diligence by talking to two different architects and 1 design firm but were not able to reduce the project floor plan without major impacts to our project needs.

- 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 DR requester.**

Response:

We are willing to change our plans to accommodate the DR Requester. We could compromise our design to meet his following requests:

- 2nd floor wire deck railing
- Frosted window facing your sliding doors to preserve your privacy
- Use of horizontal siding to directly match the character of the home

But we are not willing to compromise on our basic needs to provide our growing twin boy and girl their own room on the same floor, and to allow more space for family gatherings. We cannot reduce the depth of our addition and still provide a more functional floor plan for a family of four.

In addition, to the modifications made before planning (see #2), we offered to change deck railing from the DR Requester’s proposed alternatives to reduce the visual massing of the proposed deck. However, the other alternative’s the DR Requester proposed are not reasonable alternatives for the reasons below:

In the immediately surrounding properties, there are already many homes expanded all the way to their rear yard setback that are three stories, with flat roofs. The project is consistent with RDG for midblock open space. (See Exhibit G2).

Additionally, the project does not seek to maximize its buildable area. We provide setbacks along the property line of both adjacent neighbors. These setbacks account for 25% of the available buildable area. Thus, we were willing to compromise the floor plans of our proposed project (our Home) because our neighbors are very important to us and we want to be considerate.

RGD II - The finished proposed project is in scale, pattern, and character of the surrounding buildings.

RDG III Site Design

Please note our properties are on a gently sloping hill. The floor levels are within +/- 24" of each other. The proposed addition will be barely visible from the sidewalk across the street.

A flat roof is proposed to keep the roofline low as compared to a gable roof. A pitched roof would make the proposed structure even taller. Additionally, there are many flat roof buildings on the block. (See Exhibit G2).

The proposed windows are set back from the property line, and do not look into adjacent windows. A shadow study is not needed. The proposed project is to the north of the DR Requester's property. It is impossible for the proposed project to cast a shadow on the DR Requester's property for most of the year.

The proposed project in its entirety is set back from the DR Requester's Property Line 3' 11" and 3' feet from the neighbor to the north. The project is not maximizing its potential volume, and within RGD standards.

The Licensed architect's drawings are to scale as required by planning code.

RDG V Dormers

It is not typical to require noise impact studies for planning approval of a residential home. The proposed dormer will house a residential furnace and a residential tank-less water heater which would be fully enclosed by the insulated building structure. Additionally the dormer will be located next to the applicant master bedroom. Please be assured, it will be well within the normal standards for sound transmission of a residential HVAC system.

RGD VI Building Details

The Project Sponsor's home has horizontal siding on its street side elevation. Horizontal siding is proposed on the addition to match the established character of the home. Horizontal siding is one of the most common materials used in the neighbor and the shared mid-block open space.

Conclusion:

It is our intent, as long time home owners, to stay in this neighborhood for years to come. We are active in our community, and our children go to school just a walk away from our home. It is our desire to improve our home to have a more comfortable living space with our family, as well as keeping in character with the neighborhood.

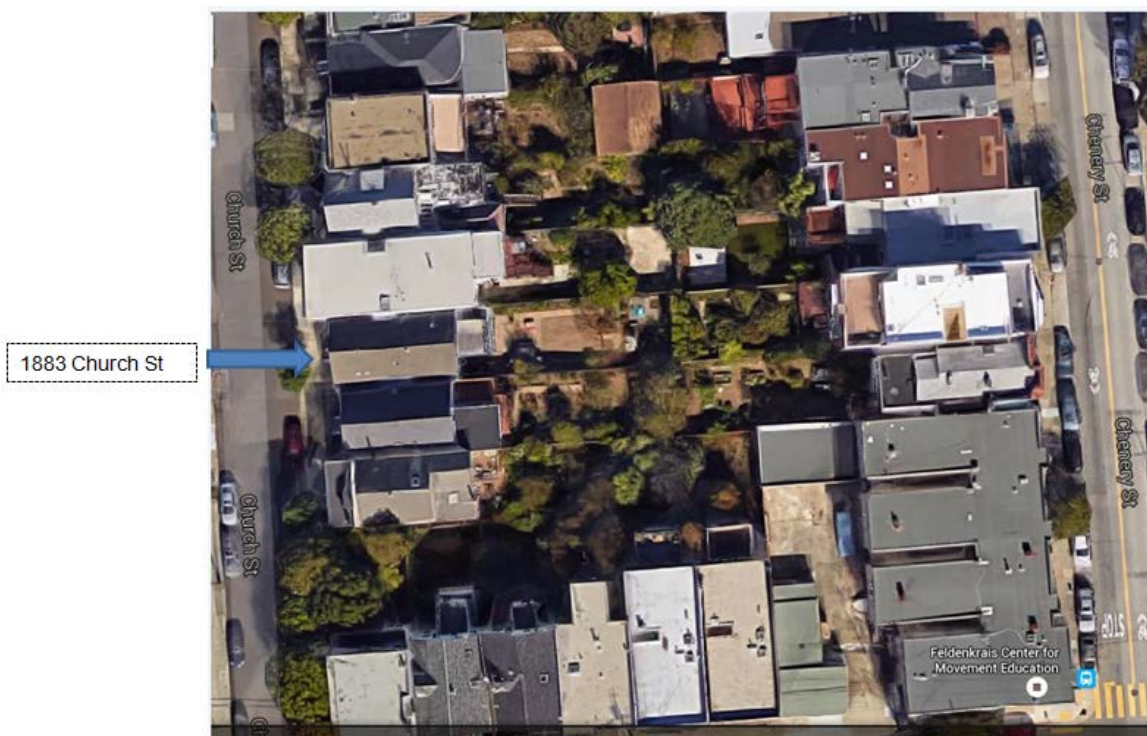
Exhibit G1

Exhibit G2

Mid-block space from backyard view from 1883 Church Street showing many of the homes are 3 stories with flat roofs.



South Facing



SUPPLEMENT TO DISCRETIONARY REVIEW REGARDING SINGLE FAMILY HOME RENOVATION AND ADDITION FOR OWNER OCCUPANCY

Project Sponsors: Adam and Gina Cockburn
Address: 1883 Church Street
Building Permit Application: 2014.11.26.2579

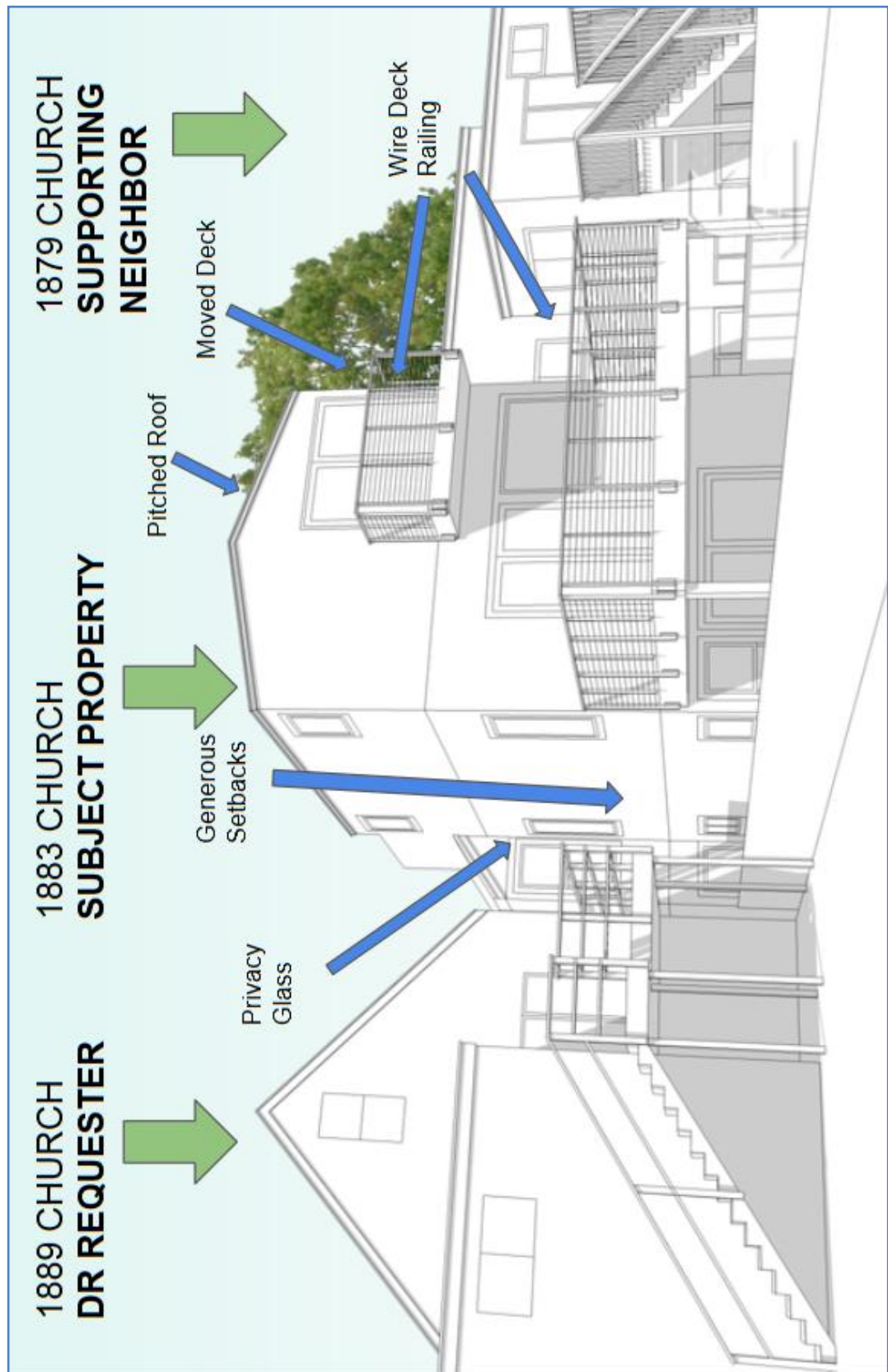
Hearing Date: September 15, 2016

Table of Contents

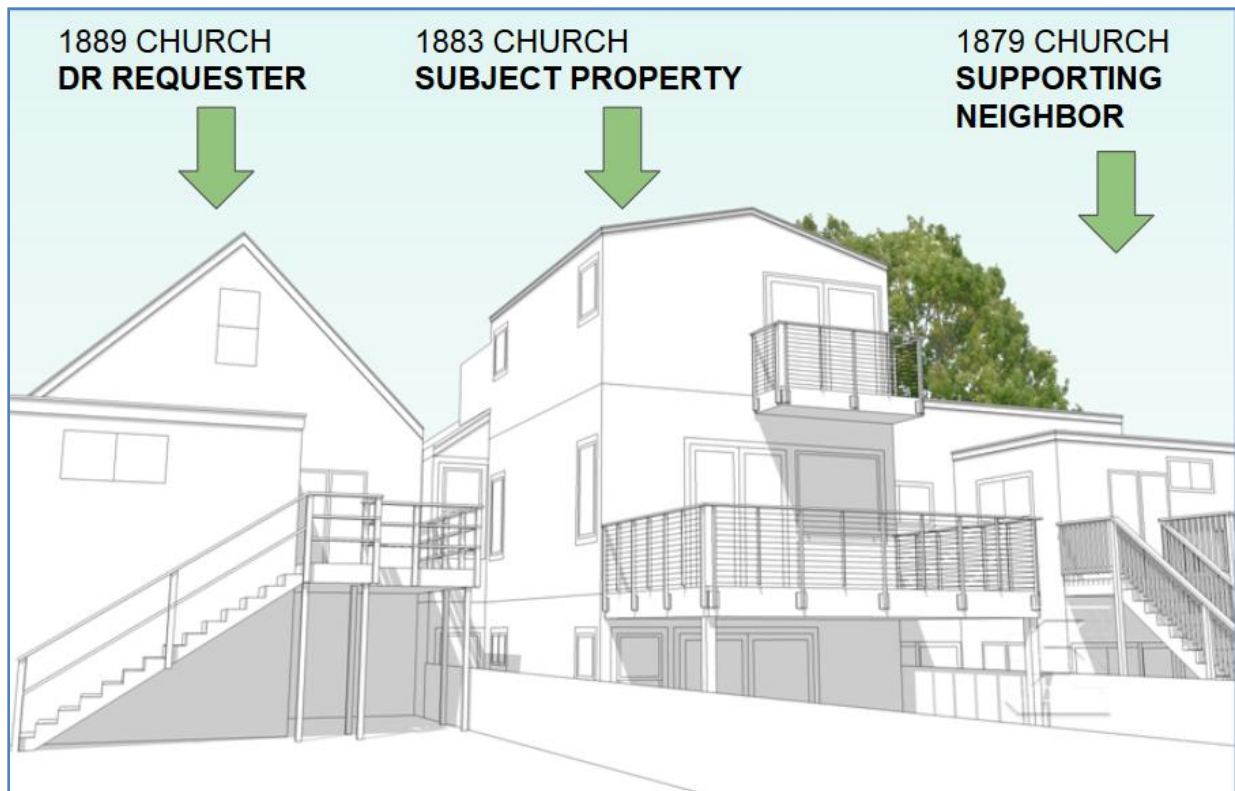
- A. Working with our Neighbors
- B. Rear façade of proposed addition showing design concessions
- C. Side by side: Rear façade proposed and potential if we were to build to planning code (Southern Angle)
- D. Side by side: Rear façade proposed and potential if we were to build to planning code (Rear Yard Angle)
- E. Image to show number of stories on block (as viewed from street)
- F. Map of 18 Neighborhood support letters
- G. Addresses of 18 Neighbor support letters
- H. Neighbor support letters

Working with our Neighbors

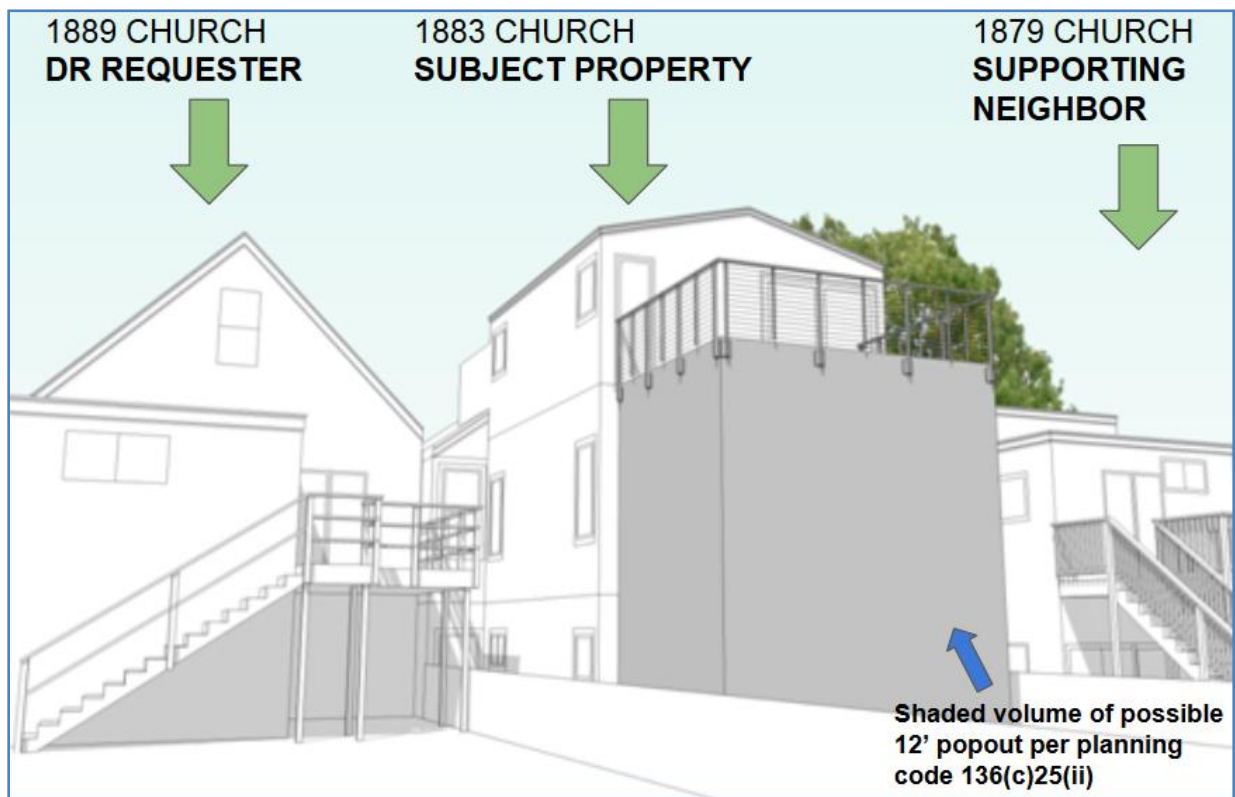
- **We started with our best foot forward, did not ‘Max out’ and offered the most neighbors friendly project we could, taking into consideration feedback from our neighbors**
- **We met planning staff, to understand the residential design guidelines**
- **The proposed project is the minimum scope we need for our family home**
- **Besides the pre-application meeting, we also met privately with the DR requestor prior to submitting plans**
- **We voluntarily mailed status updates to our neighbors throughout the planning process.**
- **Potential building could have been much bigger**
- **DR Requestor has not proposed any reasonable alternatives**



Rear façade of proposed addition showing design concessions

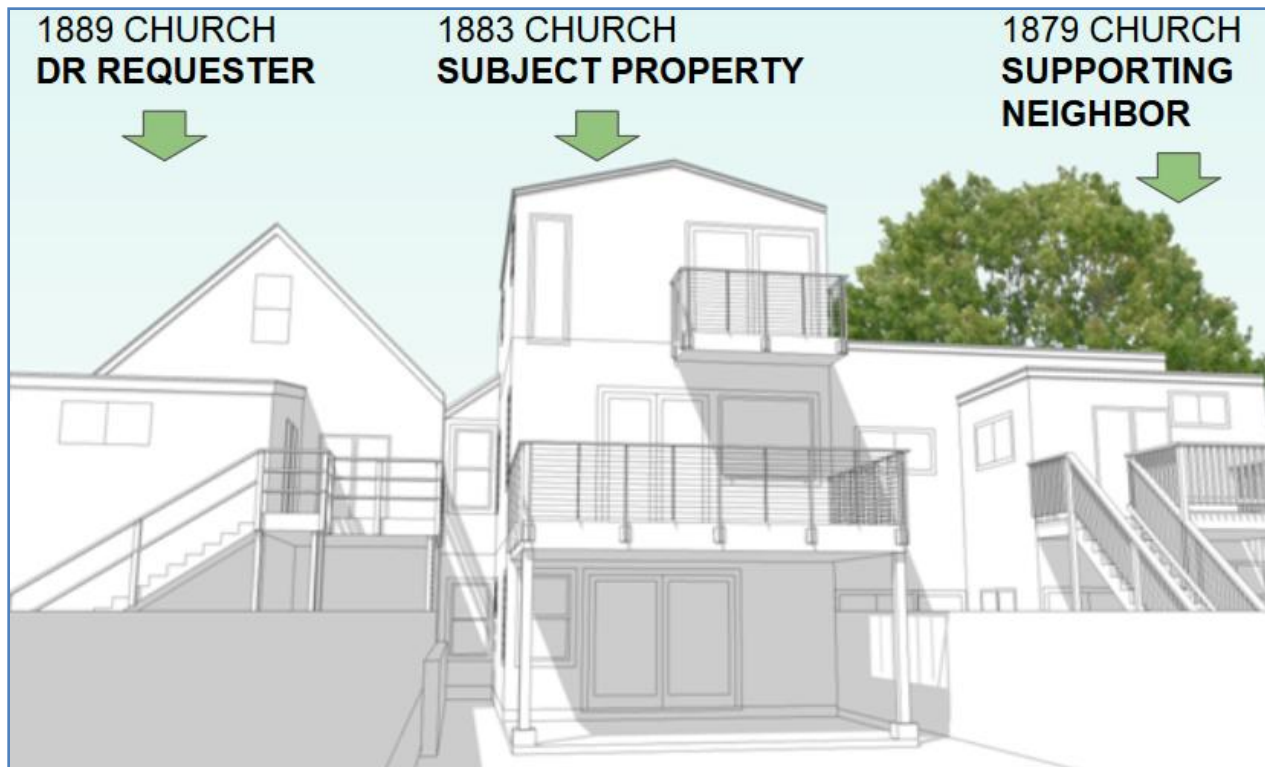


Proposed

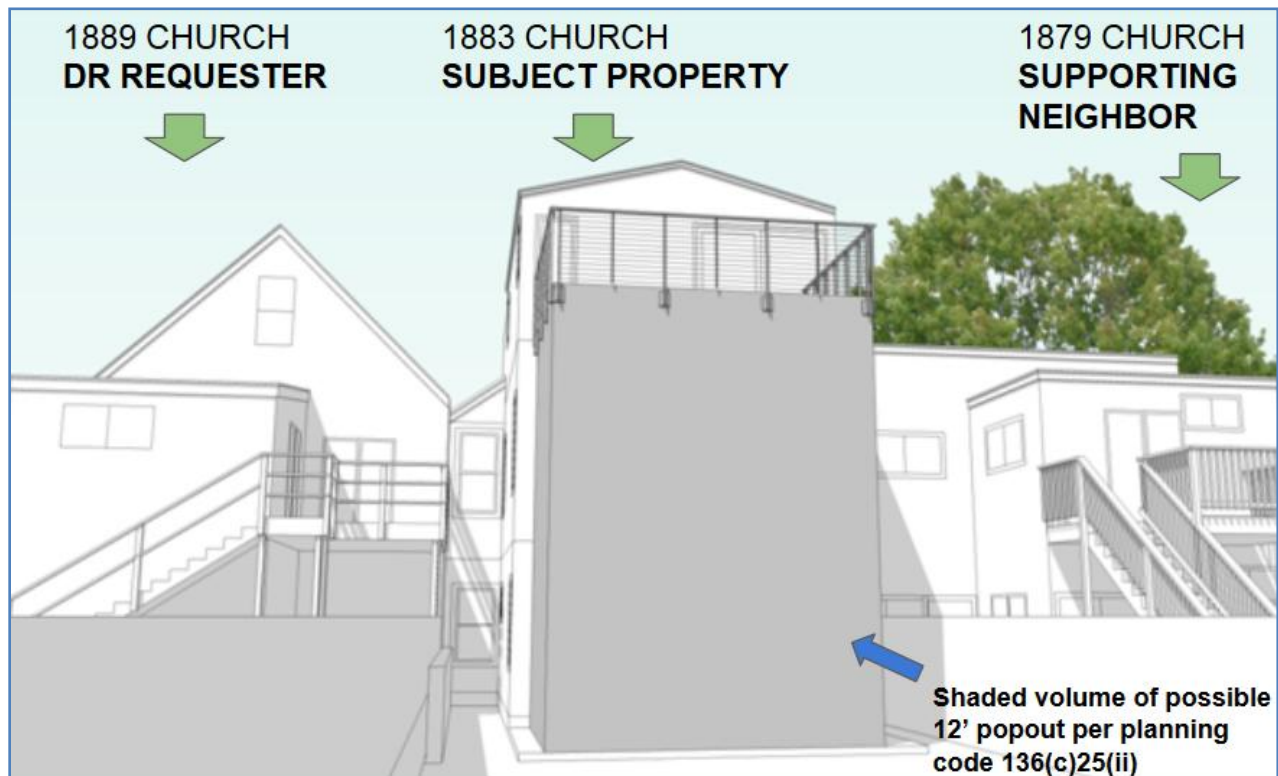


Possible (Based on Code)

**Side by side: Rear façade proposed and potential if we were to build to planning code
(Southern Angle)**



Proposed



Possible (Based on Code)

**Side by side: Rear façade proposed and potential if we were to build to planning code
(Rear Yard Angle)**

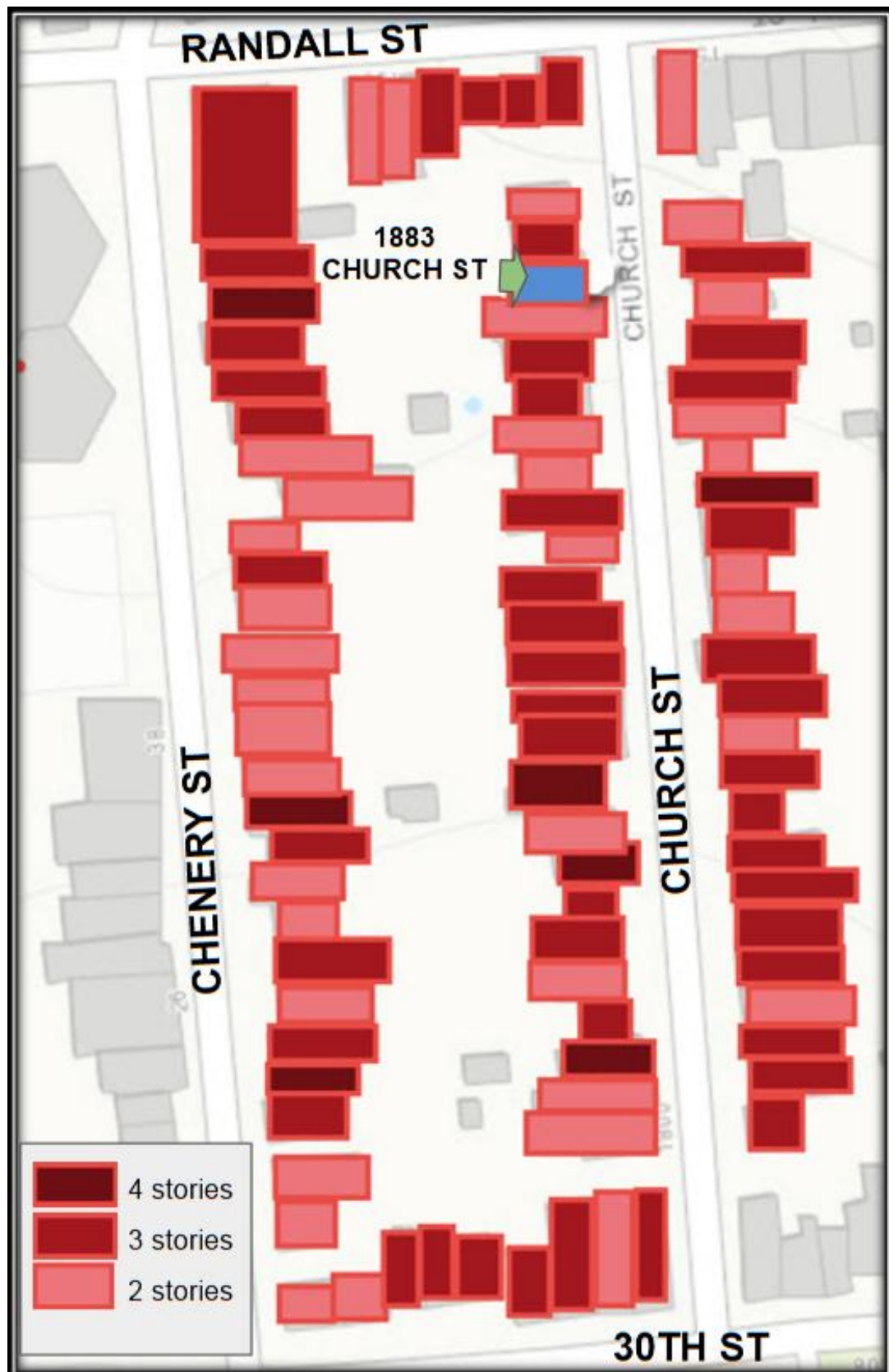


Image to show number of stories on block (as viewed from street)

1883 Church Street



Map of 18 Neighborhood support letters

1883 Church Street

Name	Address
David Govorko	1884 Church Street
Jon & Cynthia Ewers	1879 Church Street
Nicolas & Frances Baltazar	78 Chenery Street, #2
Mary Mendoza	78 Chenery Street, 1
Julie Kim	130 Randall
Cory Warren & Ray Cendana	1821 Church Street
Mark & Jenny Rudnicki	1827 Church Street
Peggy O'Brien	1853 Church Street
Bill Shoaf & Tom Miyoko	1862 Church Street
Ronnie Zuckerburg & Jason Mass	1867 Church Street
Trey Wichmann	1864 Church Street
Andrea Dindinger & Chris Ach	1866 Church Street
Bev Benson & Pam Farmer	1870 Church Street
Kim Urbain & Steve Wheeler	1865 Church Street
Mary Smith	1877 Church Street
Bao-Tran & Jim Ausman	1837 Church Street
Dan & Louise Janos	160B Randall
Kelly Hollingsworth	181 Randall

Names and Addresses of 18 Neighborhood support letters

July 23, 2016

Re: 1883 Church Street Improvement Project

Dear Planning Commissioners:

My name is David Govorko and I have resided at 1884 Church Street for more than thirty five years. Being located directly across the street from 1883 Church I have a clear view of the Cockburn's property. I have written this letter to be read at the Discretionary Review hearing for the 1883 Church Street project, in order to express my support for the project as proposed.

The Cockburn's have provided plans of the proposed improvements to their home. I have reviewed the details of those plans and find them to be in no way inconsistent with the general appearance and size of the other residences in and near the 1800 block of Church Street. As a matter of fact the proposed addition to the existing structure is relatively modest when compared to the permitted changes to several other houses in the neighborhood in recent years.

As has been reported, San Francisco's percentage of children in the City's population is one of the lowest in the country due to family flight to the suburbs. Allowing reasonable additions to smaller homes to accommodate the needs of growing families would help keep them here.

I hope these remarks will encourage the Planning Commission to approve the Cockburn's proposed plans for improving their home.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Govorko', with a stylized, looping flourish at the end.

David Govorko

1883 CHURCH ST

John Ewers
1879 Church Street
San Francisco, CA 94131

August 13, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, John Ewers could voice my support for the project as proposed.

My wife Cynthia and I reside at 1879 Church Street, which is next to and on the North side of 1883 Church. I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole.

Gina and Adam have met with us to explain their plans, and I personally understand them in the context of a growing family. I think it's important to allow smaller homes to make reasonable remodels to allow families to stay in San Francisco.

Yours Truly,



John Ewers

1883 CHURCH ST

Nicolas and Frances Baltazar
78 Chenery Street, #2
San Francisco, CA 94131

August 18, 2016

Dear Planning Commissioners:

I am writing in support of the proposed project at 1883 Church Street. I have asked for this letter be read at the Discretionary Review hearing for 1883 Church Street so I could voice my support for the project as proposed.

My family and I reside at 78 Chenery Street, #2 which I can clearly see from our back window as our gardens are facing each other. The owners, Adam and Gina Cockburn, have discussed their proposed project with me, as well as their desire to ensure that the proposed improvements are compatible with the architecture and style of the neighborhood, in addition to responding to the priorities of the neighbors. Based upon their explanations and descriptions, I am confident that the proposed renovations at 1883 Church will improve the aesthetic of the neighborhood and not detract from it.

I appreciate this opportunity to address the Planning Commission and I hope that this project will be approved and move forward accordingly.

Sincerely yours,



Nicolas Baltazar

CC: Planning Department

1883 CHURCH ST

Mary Mendoza
78 Chenery Street, #1
San Francisco, CA 94131

August 18, 2016

Dear Planning Commissioners:

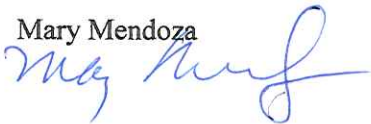
I am writing in support of the proposed project at 1883 Church Street. I have asked for this letter to be read at the Discretionary Review hearing for 1883 Church Street so I could voice my support for the project as proposed.

My family and I reside at 78 Chenery Street, #1 which I can clearly see from our back window as our gardens are facing each other. The owners, Adam and Gina Cockburn, have discussed their proposed project with me, as well as their desire to ensure that the proposed improvements are compatible with the architecture and style of the neighborhood, in addition to responding to the priorities of the neighbors. Based upon their explanations and descriptions, I am confident that the proposed renovations at 1883 Church will improve the aesthetic of the neighborhood and not detract from it.

I appreciate this opportunity to address the Planning Commission and I hope that this project will be approved and move forward accordingly.

Sincerely yours,

Mary Mendoza



CC: Planning Department

1883 CHURCH ST

130 Randall Street
San Francisco, CA 94131

July 10, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, Julie Kim, could voice my unequivocal support for the project as proposed.

I am the owner of 130 Randall Street, which is just around the corner from 1883 Church Street. From the rear of my home as well as my backyard, I have a clear view of the back and side of the Cockburn's house. I also view the back of the houses on Randall St, Chenery and Church.

I am generally in favor of housing improvements in our neighborhood in that they improve the block and neighborhood as a whole and keep growing families in San Francisco. The Cockburns have met with neighbors like myself to explain their plans, but it seems that unfortunately change is difficult for some to embrace. However, I hope that you do not ask them to make further modifications to their house and their modest proposal to expand their home. I think we need to be mindful that if we want families to stay in San Francisco, we need to allow them to remodel their homes with a functional layout.

I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in the neighborhood is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,

A handwritten signature in black ink, appearing to be 'Julie Kim', with a long horizontal flourish extending to the right.

Julie Kim

1883 CHURCH ST

G. C. Warren
A. R. Cendana
1821 Church Street
San Francisco, California 94131

August 19, 2016

Planning Commission
City and County of San Francisco
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Dear Planning Commissioners:

We have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so we, G. C. Warren and A. R. Cendana, could voice our support for the project as proposed.

Our family resides at 1821 Church Street, which is located down the street from 1883 Church St.

I am writing in support of the proposed project at 1883 Church Street. The owners, Gina and Adam Cockburn, have met with neighbors like ourselves to explain their plans, and we personally understand the plans in the context of the needs of a growing family. We think it's important to allow smaller homes to make reasonable remodels, thus helping keep families in San Francisco.

We appreciate this opportunity to address the Planning Commission. Please let us know if you have any questions regarding our support of the 1883 Church St. project.

Sincerely yours,



G. C. Warren



A.R. Cendana

Cc: Planning Department

1883 CHURCH ST

1827 Church Street
San Francisco, CA 94131

August 2, 2016

Dear Planning Commissioners:

We have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so we, Jennifer and Mark Rudnicki, could voice our unequivocal support for the project as proposed.

Our family resides at 1827 Church Street, which is down the street from 1883 Church Street. We are generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. We are also in favor of considerate additions that improve the façade and general appearance of homes in the area. The plans for Gina and Adam's house are just that.

Gina and Adam have met with neighbors like ourselves to explain their plans, and we personally understand them in the context of a growing family. We think it's important to allow smaller homes to make reasonable remodels to allow families to stay in San Francisco.

We appreciate this opportunity to address the Planning Commission and hope we have made as clear as possible that we San Franciscans are not opposed to improvements in our neighborhood. Thank you.

Sincerely,

Mark & Jennifer Rudnicki



1883 CHURCH ST

Peggy O'Brien
1853 Church Street
San Francisco, CA 94131

August 23, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, Peggy O'Brien could voice my unequivocal support for the project as proposed.

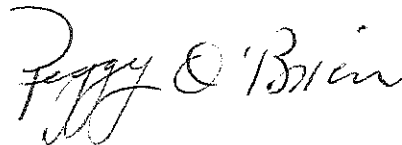
I reside at 1853 Church Street, which is down the street from 1883 Church. I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. I am also in favor of considerate additions that improve the façade and general appearance of homes in the area. The plans for Gina and Adam's house are just that.

Gina and Adam have met with neighbors like myself to explain their plans, and I personally understand them in the context of a growing family. I think it's important to allow smaller homes to make reasonable remodels to allow families to stay in San Francisco.

I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in San Francisco is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,

Peggy O'Brien

A handwritten signature in cursive script that reads "Peggy O'Brien". The signature is written in dark ink and is positioned below the printed name.

CC: SF Planning Department

1883 CHURCH ST

1862 Church Street
San Francisco, CA 94131

August 25, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so my husband and I could voice our unequivocal support for the project as proposed.

We reside at 1862 Church Street, down the street from 1883 Church. From the front of our home we have a clear view of their home.

We are writing in support of the proposed project at 1883 Church Street. The owners, Adam and Gina Cockburn, have discussed their proposed project with us, as well as their desire to ensure that the proposed improvements are compatible with the architecture and style of the neighborhood, in addition to responding to the priorities of their neighbors. Based upon their explanations and descriptions, I am confident that the proposed renovations at 1883 Church will improve the aesthetic of the neighborhood, and not detract from it.

We hope that this project will be approved and move forward accordingly.

Sincerely yours,

William Shoaf and Thomas Miyoko



Cc: Planning Department

1883 CHURCH ST

August 1, 2016

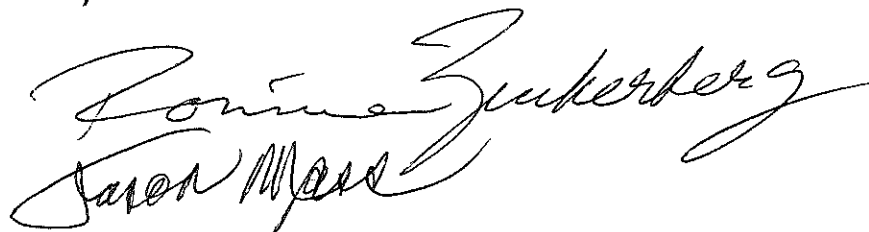
To: Planning Commissioners

My husband and I live at 1867 Church Street, just a few houses from our neighbors Gina, Adam and their kids Shane and Cailyn at 1883 Church Street. These people have been great neighbors in every sense of the word, but we would not be moved to write a letter like this if we didn't believe that the improvements Gina and Adam are hoping to make to their home were not up to the very high standards that our great city of San Francisco deserves and requires. We have visited their home with the explicit request that we understand the changes that are on the docket for their renovations, and spent an hour there going through every plan detail. Without that kind of 'in person' information and step by step walk through, we could not in good conscience support any building project. One of the things that struck us so strongly was the modesty of the plans, certainly given what is legally allowed! We appreciated their lack of flamboyant greed, and what has come to be routine inconsideration by builders, so prevalent in these last decades of building in SF.

We have been living in our home for 37 years and are your basic fanatical lovers of San Francisco and its historic charm, so anything coming in the way of approval regarding renovations demands clear eyed evaluation to get our support. These are wonderful people, with young cared for children looking for some very reasonable additional breathing room in a dense city like ours. They have been extremely responsible and plan on living here a long, long time, for which we are grateful.

Thank you all for your consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is 'Ronnie Zuckerberg' and the bottom signature is 'Jason Mass'. Both are written in a cursive, flowing style.

Ronnie and Jason Zuckerberg/Mass

1867 Church Street, SF CA 94131

1883 CHURCH ST

1864 Church Street
San Francisco, CA 94131

August 1, 2016

Dear Planning Commissioners:

I am writing in support of the proposed project at 1883 Church Street. I have asked for this letter be read at the Discretionary Review hearing for 1883 Church Street so I could voice my support for the project as proposed.

I reside at and am the owner of 1864 Church Street, which is down the street from 1883 Church. From the front of my home, I have a clear view of their home. The owners, Adam and Gina Cockburn, have discussed their proposed project with me, as well as their desire to ensure that the proposed improvements are compatible with the architecture and style of the neighborhood, in addition to responding to the priorities of their neighbors. Based upon their explanations and descriptions, I am confident that the proposed renovations at 1883 Church will improve the aesthetic of the neighborhood and not detract from it.

I hope that this project will be approved and move forward accordingly.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Charles J. Wichmann III". The signature is fluid and cursive, with a horizontal line underlining the last name.

Charles J. Wichmann III

Cc: Planning Department

1883 CHURCH ST

*Andrea & Christian Ach
1866 Church Street
San Francisco, CA 94131*

July 12, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, Christian Ach, could voice my unequivocal support for the project as proposed.

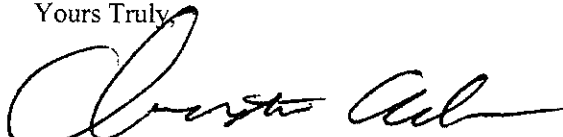
My family and I reside at 1866 Church Street, which is down the street from 1883 Church. From the front of my home I have a clear view of their home.

I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. Gina and Adam Cockburn have met with neighbors like me to explain their plans, and I personally understand them in the context of a growing family. It's unfortunate change is difficult for some folks to accept. However, I hope you do not ask them to make further modifications to their house and their modest proposal to expand their home. I think we need to be mindful that if we want families to stay in San Francisco, we need to allow them to remodel their homes with a functional layout.

The Cockburns are very supportive of this street and neighborhood. Their kids are starting kindergarten at a neighborhood school in the fall, and Gina takes an active role in keeping our street contact list updated as well as periodic news for our street. They are definitely an asset to the neighborhood.

I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in San Francisco is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,



Christian Ach

1883 CHURCH ST

1870 Church Street
San Francisco, CA 94131

July 28, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, Beverly Benson, could voice my unequivocal support for the project as proposed.

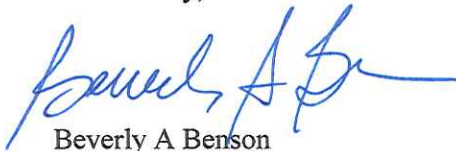
I reside at 1870 Church Street, which is down the street from 1883 Church. From the front of my home I have a clear view of their home.

We have known the Cockburns since they moved into their home in 2009. We have watched their twins grow from birth and now they are starting kindergarten at a neighborhood school in the fall. They are a very important and supportive family on the block and in the neighborhood. Gina takes an active role greeting all new neighbors who move onto the block. With their permission she adds them to our block contact list that she has developed and distributed to neighbors. This contact list has allowed us to call, email or notify each other of important events or as a courtesy if there is going to be any work going on in the area. Gina updates the neighbor as well as periodic news for our street. The Cockburns are definitely an asset to the neighborhood and we realize if they are not able to expand their home they will have to move and we would not want to lose such a wonderful family from our block.

In addition, I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. The Cockburns have met with neighbors like myself to explain their plans, and I personally understand them in the context of a growing family. It is unfortunate change is difficult for some folks to accept. However, I hope you do not ask them to make further modifications to their house and their modest proposal to expand their home. I think we need to be mindful that if we want families to stay in San Francisco, we need to allow them to remodel their homes with a functional layout.

I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in San Francisco is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,



Beverly A Benson
1870 Church Street
San Francisco, CA 94131

1883 CHURCH ST

Stephen Wheeler
Kim Urbain
1865 Church Street
San Francisco, CA 94131

August 1, 2016

Dear Planning Commissioners:

We ask that this letter be read at the Discretionary Review hearing for 1883 Church Street so we, Stephen Wheeler and Kim Urbain, could voice our unequivocal support for the project as proposed.

Our family resides at 1865 Church Street, which is down the block from 1883 Church.

We are writing in support of the proposed project at 1883 Church Street. The owners, Gina and Adam Cockburn, have met with neighbors like ourselves to explain their plans; we understand the plans and feel that they are appropriate for their house and family. We also agree (with them) that it's important to allow smaller homes to make reasonable remodels to allow families to stay in San Francisco.

We appreciate this opportunity to address the Planning Commission and hope that we have made clear that we are not opposed to this improvement in our neighborhood. Thank you.

Sincerely,

The image shows two handwritten signatures in blue ink. The first signature is a stylized 'K' followed by a horizontal line, representing Kim Urbain. The second signature is a more complex, cursive script, representing Stephen Wheeler.

Kim Urbain
Stephen Wheeler

Cc: Planning Department

1883 CHURCH ST

1877 Church Street
San Francisco CA 94131

August 4, 2016

San Francisco City and County Planning Commission
1650 Mission Street, Suite 400
San Francisco CA 94103-2414

Dear Planning Commissioners:

I have asked that this letter be considered at the Discretionary Review hearing for 1883 Church Street so that my unequivocal support for the project at 1883 Church Street is heard.

I live at 1877 Church Street, a couple of doors from 1883 Church. I am generally in favor of housing improvements in our neighborhood when they improve the block, the neighborhood, and the city as a whole. The proposed remodel, in my opinion, achieves that goal.

Gina and Adam have met with their neighbors to explain their plans. I believe their project retains the charm of the original house while also providing the necessary space and livability for their growing family. Also, your approval of this reasonable remodel of a smaller home is good for the city in that this couple is encouraged to stay and raise their family here in San Francisco. As a city we need that diversity of ages in the population of our urban environment.

Thank you for your favorable response to this proposed remodel.

Respectfully submitted,


Mary Smith

1883 CHURCH ST

Bao-Tran Ausman
1837 Church Street
San Francisco, CA 94131

July 8, 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1837 Church Street so I, Bao-Tran Ausman, could voice my unequivocal support for the project as proposed.

My family and I reside at 1837 Church Street, which down the street from 1883 Church. I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. I am also in favor of considered and considerate additions that improve the façade and general appearance of homes in the area. The plans for Gina and Adam's house are just that.

They hired the same architect that we are using for our home remodel, and together they have created a plan that will bring architectural interest to the neighborhood while being respectful of the existing homes and neighbors.

Gina and Adam have met with neighbors like myself to explain their plans, and I personally understand them in the context of a growing family. I think it's important to allow smaller homes to make reasonable remodels to allow families to stay in San Francisco.

I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in San Francisco is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,



Bao-Tran Ausman

1883 CHURCH ST

160 B Randall Street
San Francisco, CA 94131

July 19 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, Louise Dowd could voice my unequivocal support for the project as proposed.

My family and I reside at 160 B Randall Street, which is down the street from 1883 Church. From the back of our home we have a clear view of their home.

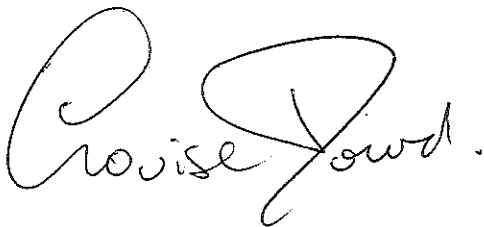
I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. Gina and Adam Cockburn have met with neighbors like myself to explain their plans, and we personally understand them in the context of a growing family. We know they love the neighborhood and take an active role in the community. Their kids are starting kindergarten at a neighborhood school in the fall. They are a kind, personable and generous family. Gina and Adam welcome neighborhood kids into their home to play with their kids all the time. They have good old fashioned family values and as their neighbor I know I can count on them for anything.

It is unfortunate change is difficult for some folks to accept. However, I hope you do not ask them to make further modifications to their house and their modest proposal to expand their home. I think we need to be mindful that if we want families to stay in San Francisco, we need to allow them to remodel their homes with a functional layout.

I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in San Francisco is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,

Louise Dowd

A handwritten signature in black ink that reads "Louise Dowd." The signature is written in a cursive, flowing style with a large initial "L" and a long, sweeping underline.

1883 CHURCH ST

181 Randall Street
San Francisco, CA 94131

August 6 2016

Dear Planning Commissioners:

I have asked that this letter be read at the Discretionary Review hearing for 1883 Church Street so I, Timothy Hollingsworth, could voice my unequivocal support for the project as proposed.

I reside at 181 Randall Street, which is around the corner from 1883 Church.

I am generally in favor of housing improvements in our neighborhood, in that they improve the block and the neighborhood as a whole. The Cockburns have met with neighbors like myself to explain their plans, and I personally understand them in the context of a growing family. It is unfortunate change is difficult for some folks to accept. However, I hope you do not ask them to make further modifications to their house and their modest proposal to expand their home. I think we need to be mindful that if we want families to stay in San Francisco, we need to allow them to remodel their homes with a functional layout.

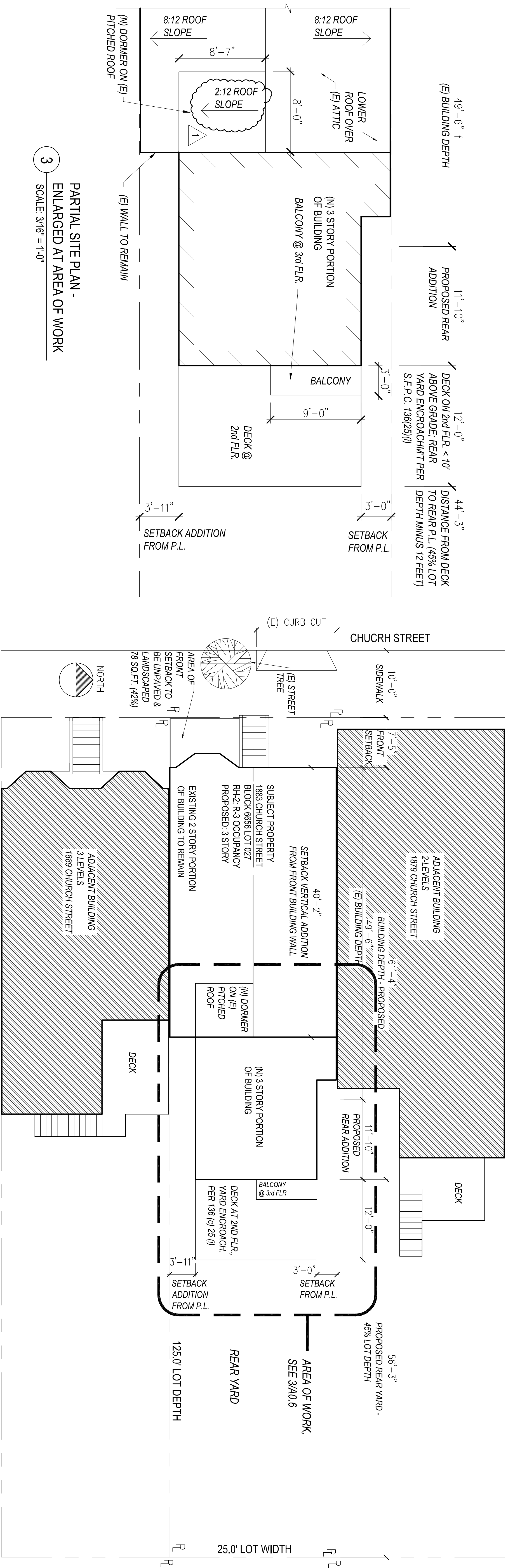
I appreciate this opportunity to address the Planning Commission and I hope I have made as clear as possible that not everyone who lives in San Francisco is opposed to improvements in their neighborhoods. Thank you.

Yours Truly,

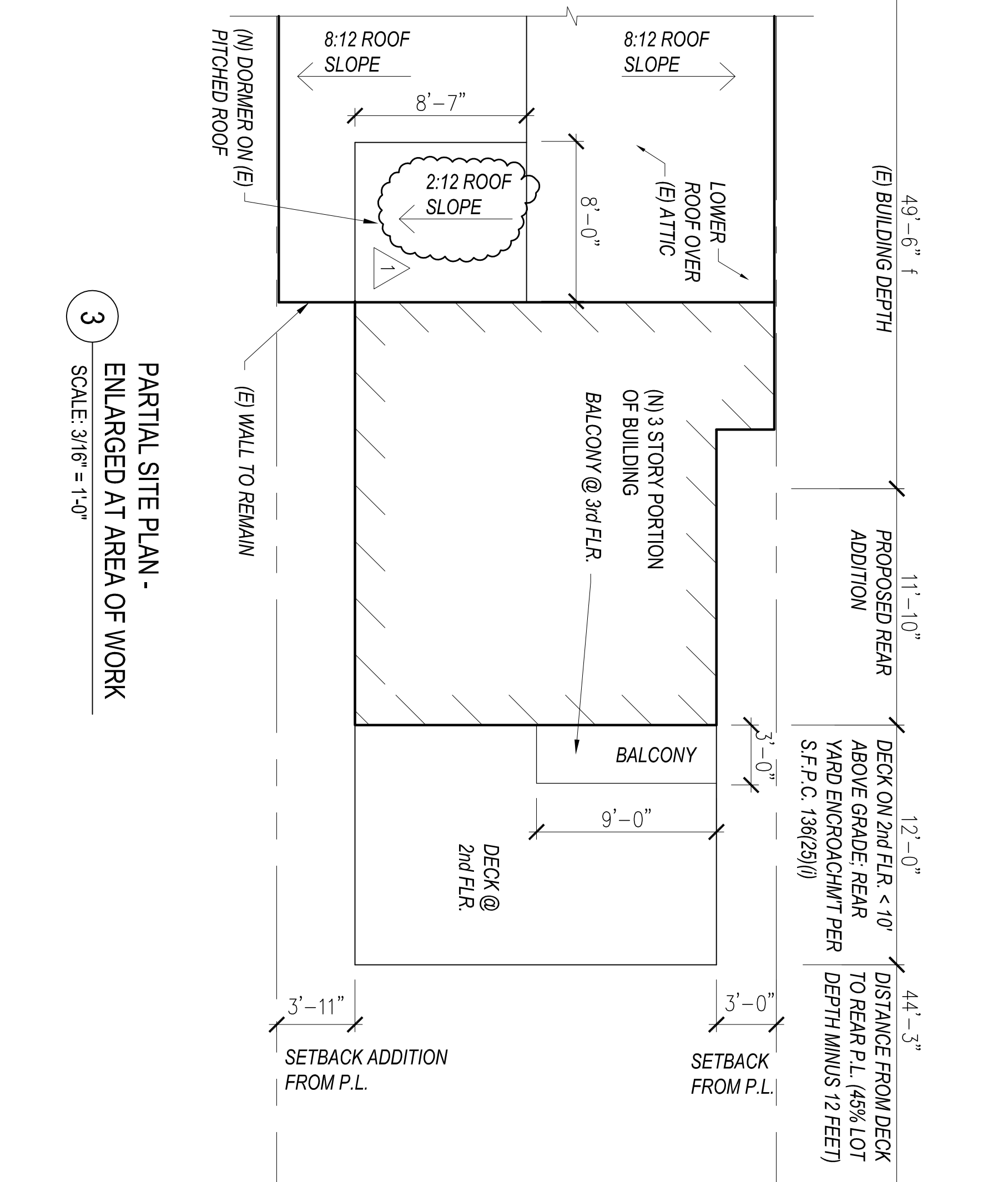


Timothy Hollingsworth

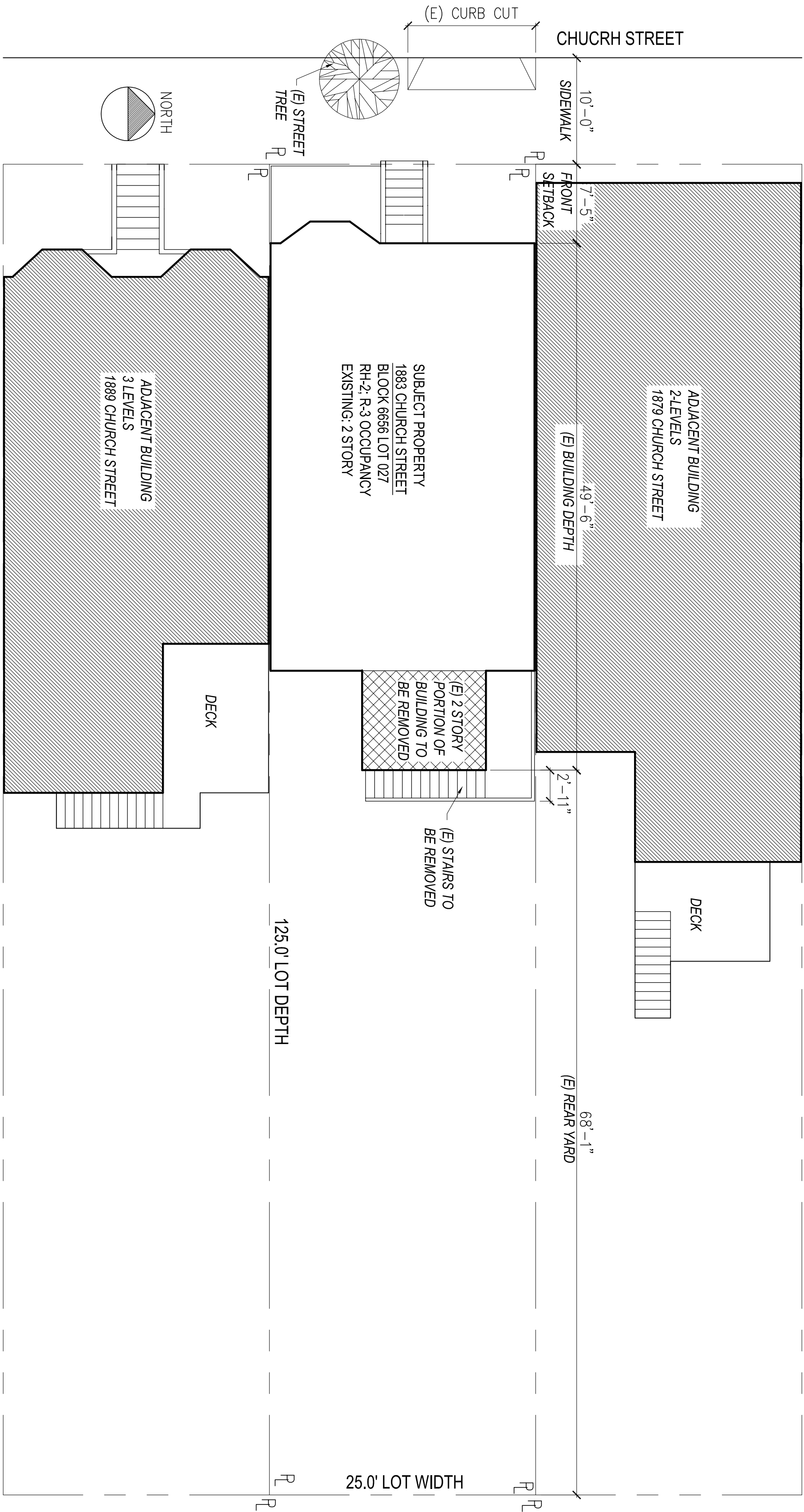
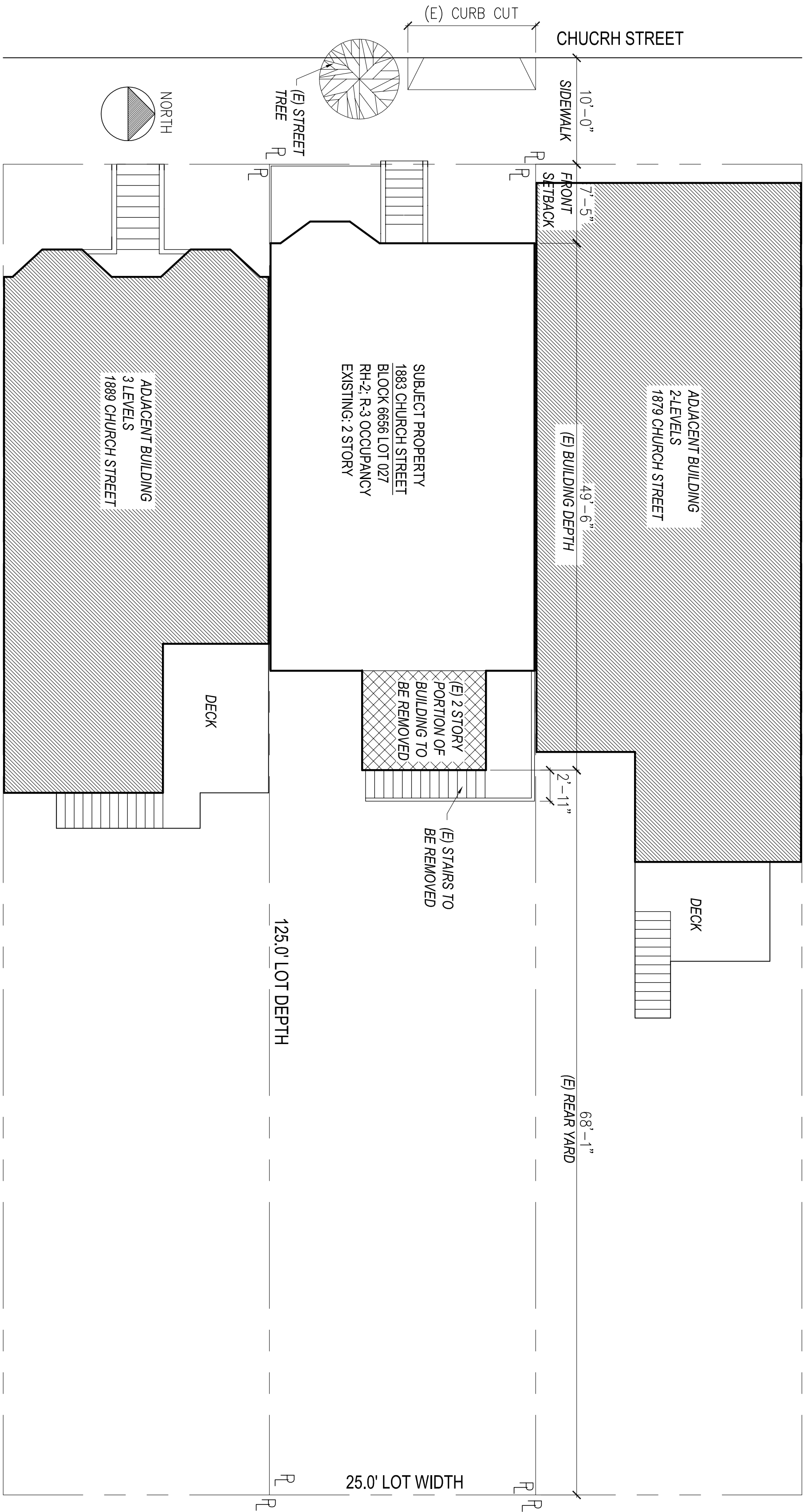
1883 CHURCH ST



1
SCALE: 1/8" = 1'-0"



2
SCALE: 1/8" = 1'-0"



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jorge@carbonellarchitecture.com
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PROJECT:
RESIDENTIAL ADDITION
& REMODEL
ADDRESS:
1883 CHURCH ST.
SAN FRANCISCO
CA, 94131
LOT / BLOCK:
6656 / 027

ISSUED	DATE
PERMIT	11.13.2014
PERMIT	07.20.2015
PERMIT	12.14.2015

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SHEET DESCRIPTION
SITE PLAN

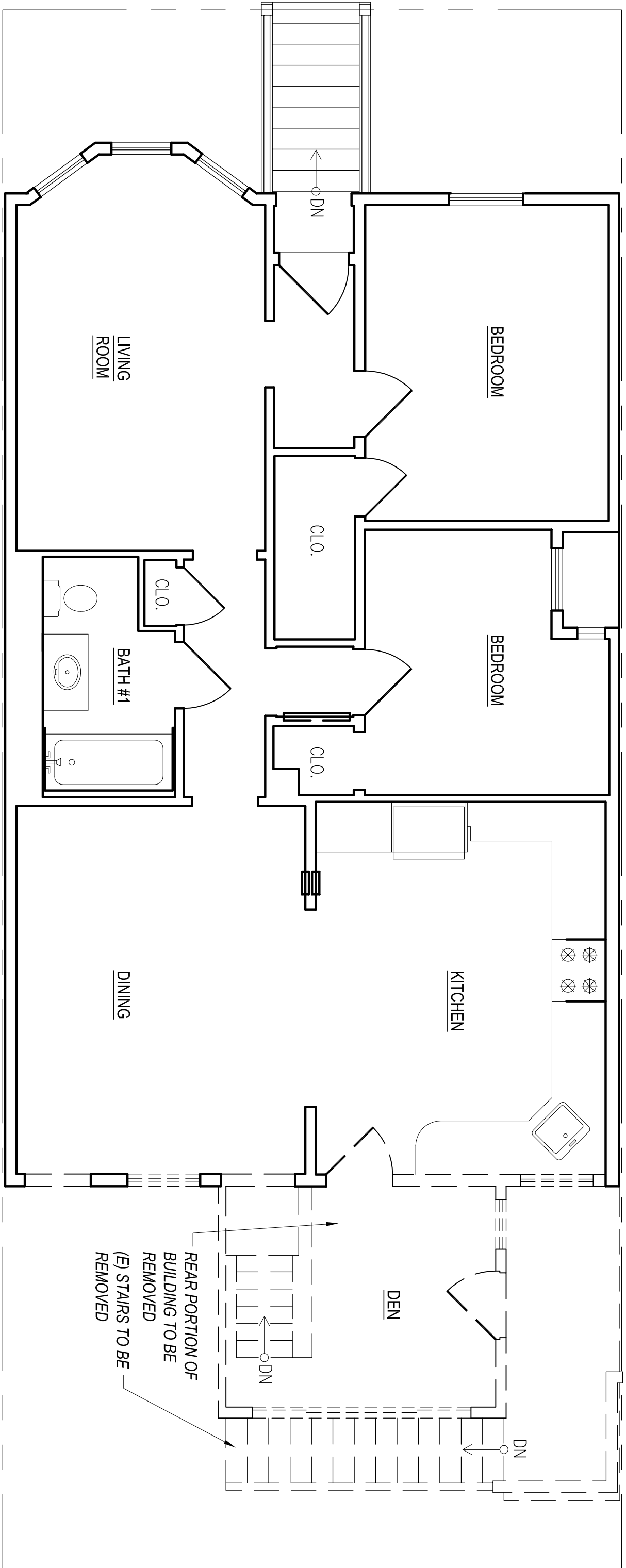
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DEMOLITION NOTES

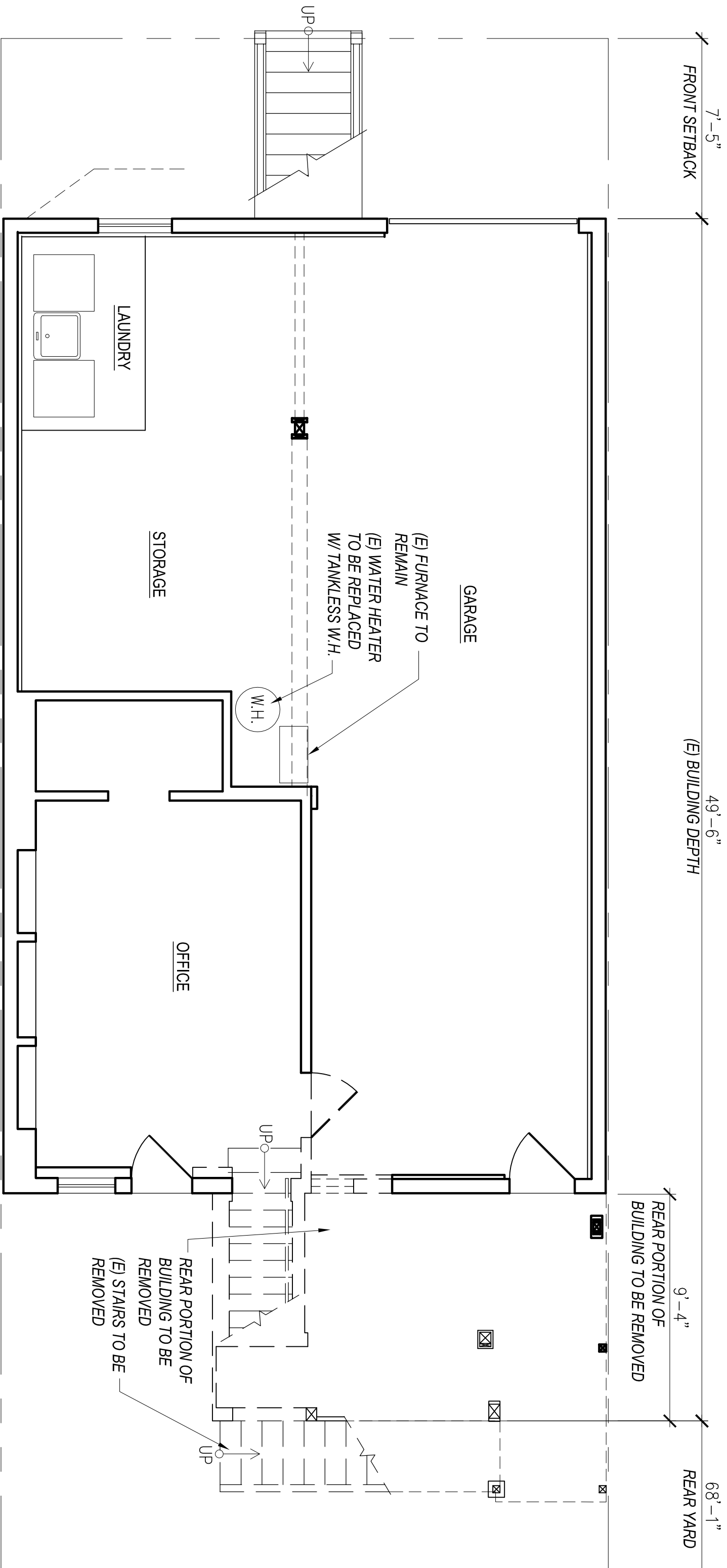
- DEMOLITION WORK SHOWN ON THESE DRAWINGS IS NOT THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK. THE INTENT OF THE DRAWING IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE THE ADDITIONAL WORK REQUIRED BUT NOT SHOWN IN ORDER TO ACCOMMODATE THE NEW WORK.
- WHERE NECESSARY, THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL FIXTURES, SYSTEM AND ASSOCIATED DEVICES TO BE REMOVED, WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM.
- WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE. PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT & INTRUSIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES, SUCH AS A STRUCTURAL ENGINEER, TO DETERMINE IF SHORING DESIGN IS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ADDITIONAL PERMITS, ENGINEERING, AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING WHICH LAWS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF TOXIC MATERIALS (SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS (SUCH AS CAL-OSHA CERTIFICATES)
- REMOVE AND LEGALLY DISPOSE ALL ABANDONED HVAC EQUIPMENT, INCLUDING DUCTWORK; ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES; ABANDONED WATER PIPES, GAS LINES & SEWER LINES.
- 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OPENINGS SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHOD TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM.

LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL



2 SECOND FLOOR PLAN - EXISTING W/ DEMO
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING W/ DEMO
SCALE: 1/4" = 1'-0"

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jorge@carbonellarchitecture.com
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PROJECT:
RESIDENTIAL ADDITION
& REMODEL

ADDRESS:
1883 CHURCH ST.
SAN FRANCISCO
CA, 94131

LOT / BLOCK:
6656 / 027

ISSUED	DATE
PERMIT	11.13.2014

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SHEET DESCRIPTION
EXISTING CONDITIONS

A1.1

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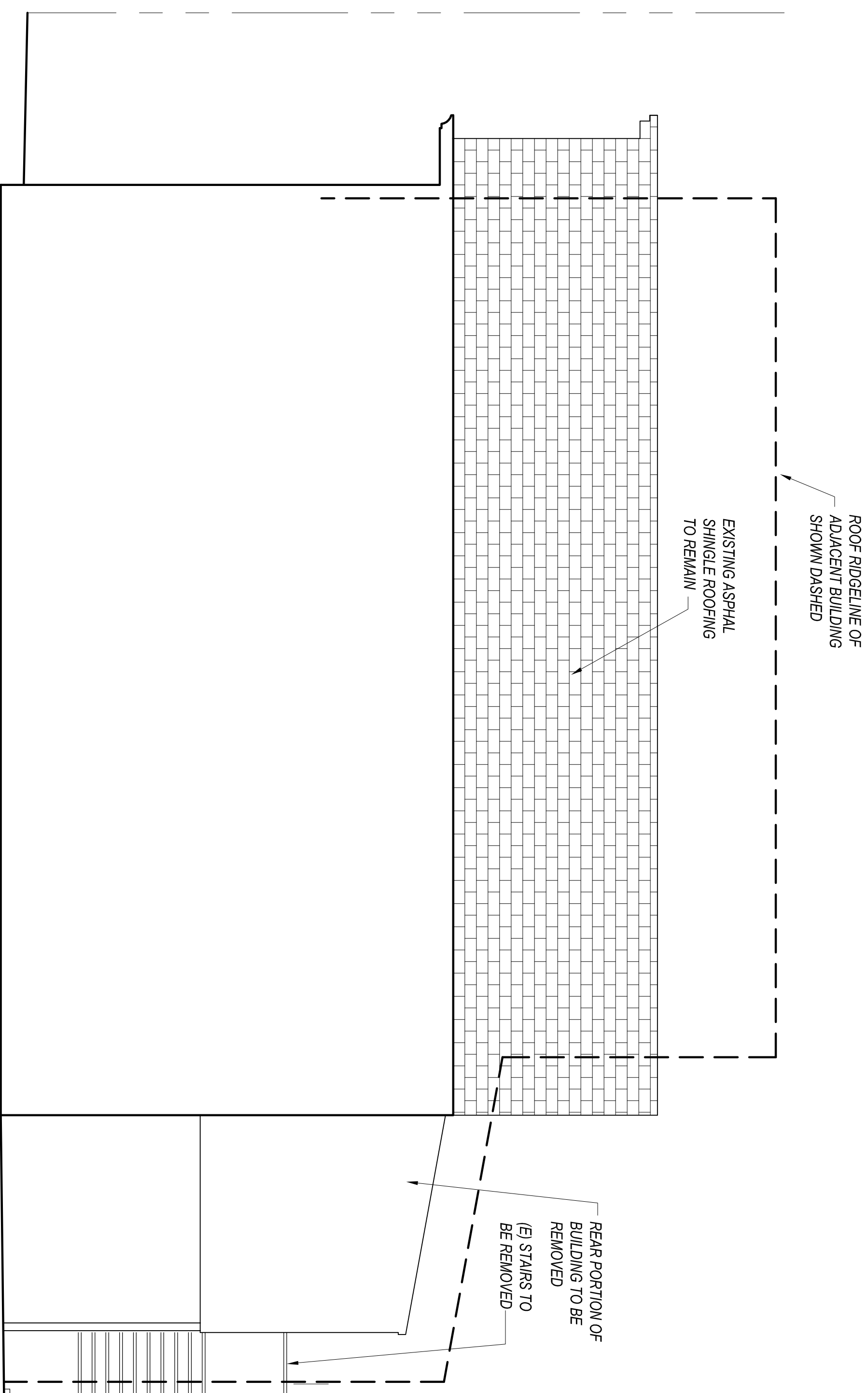
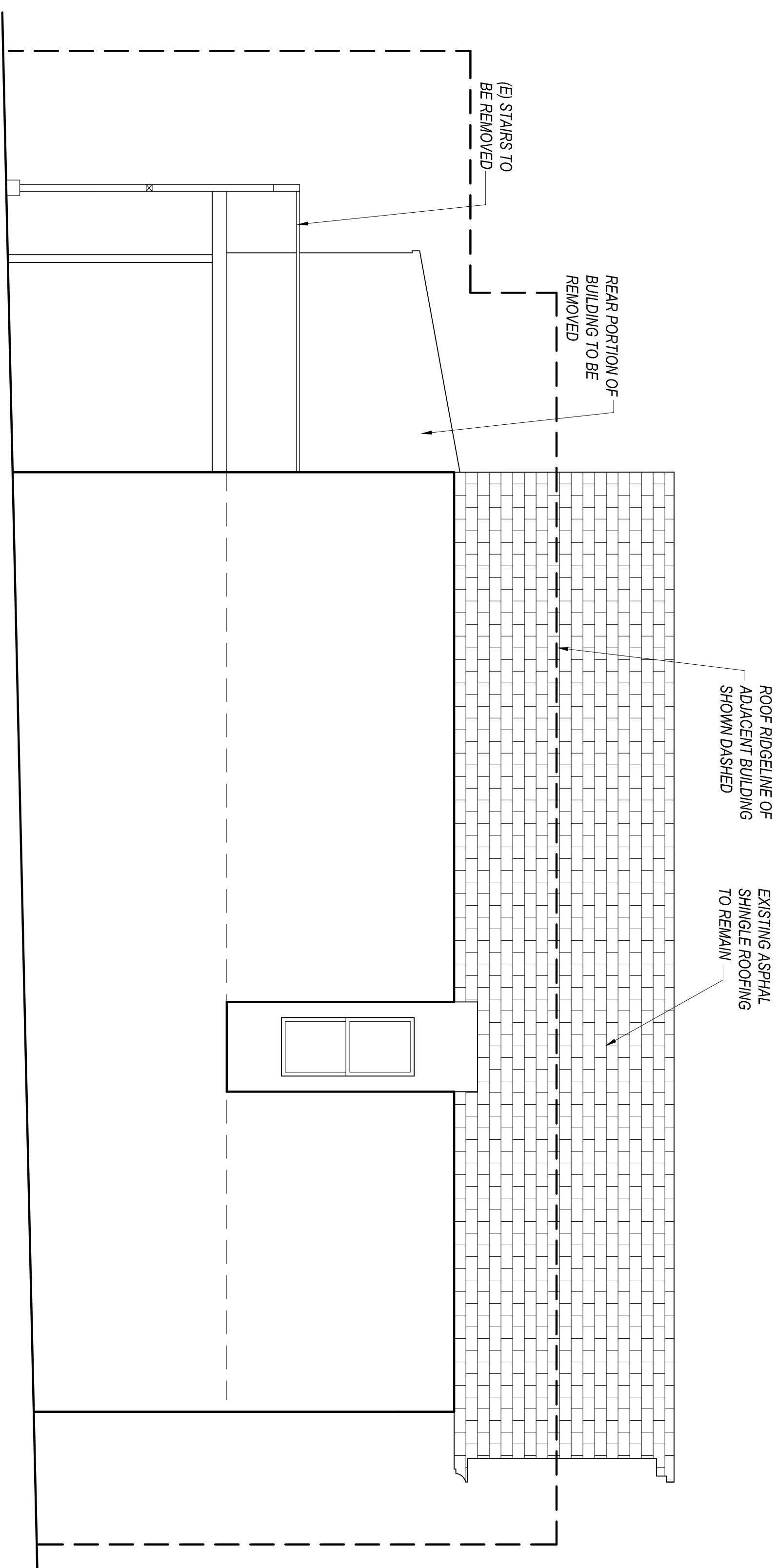
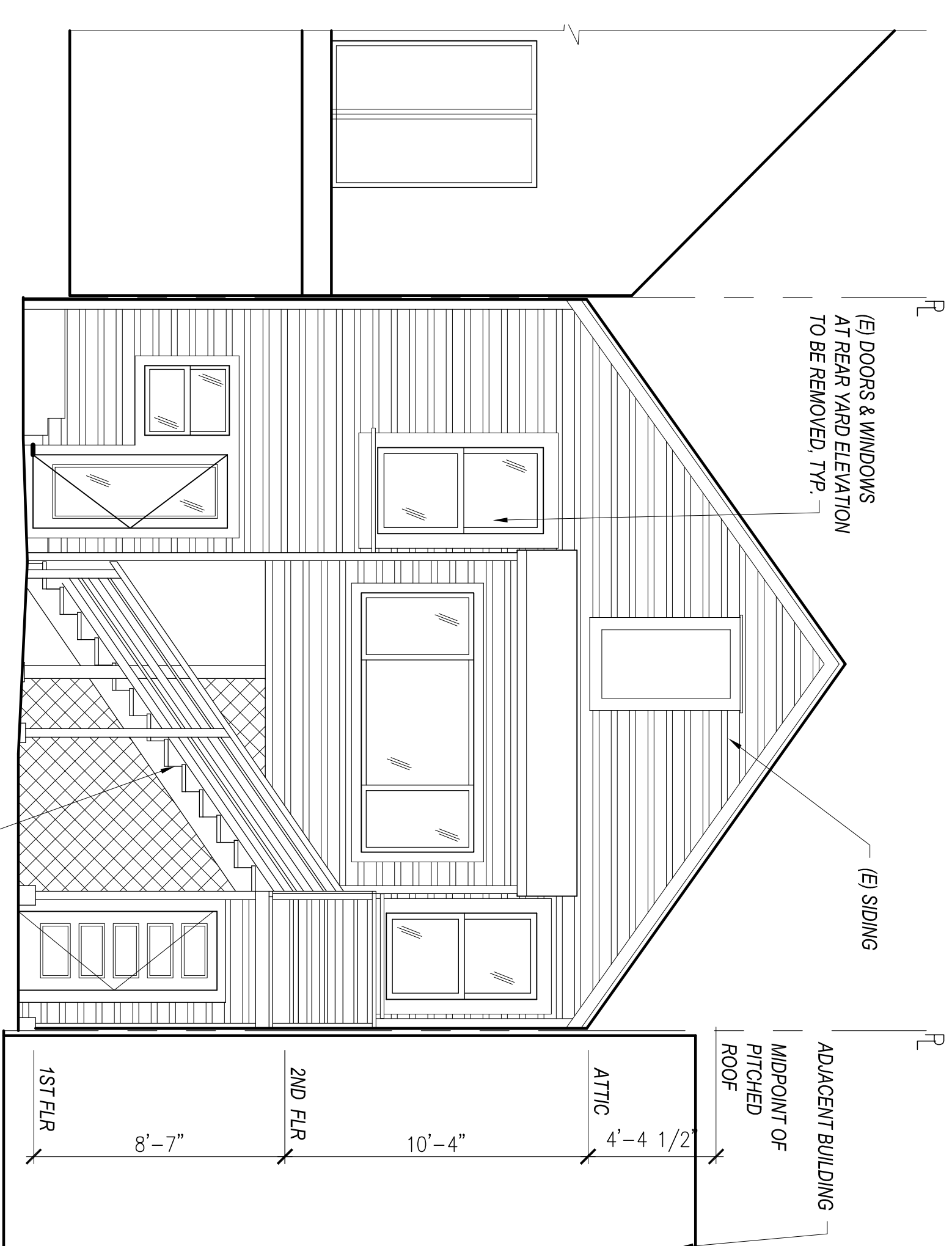
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LOT / BLOCK:
6656 / 027

ISSUED	DATE
PERMIT	11.13.2014
PERMIT	07.20.2015
OWNER	11.09.2015
OWNER	11.16.2015

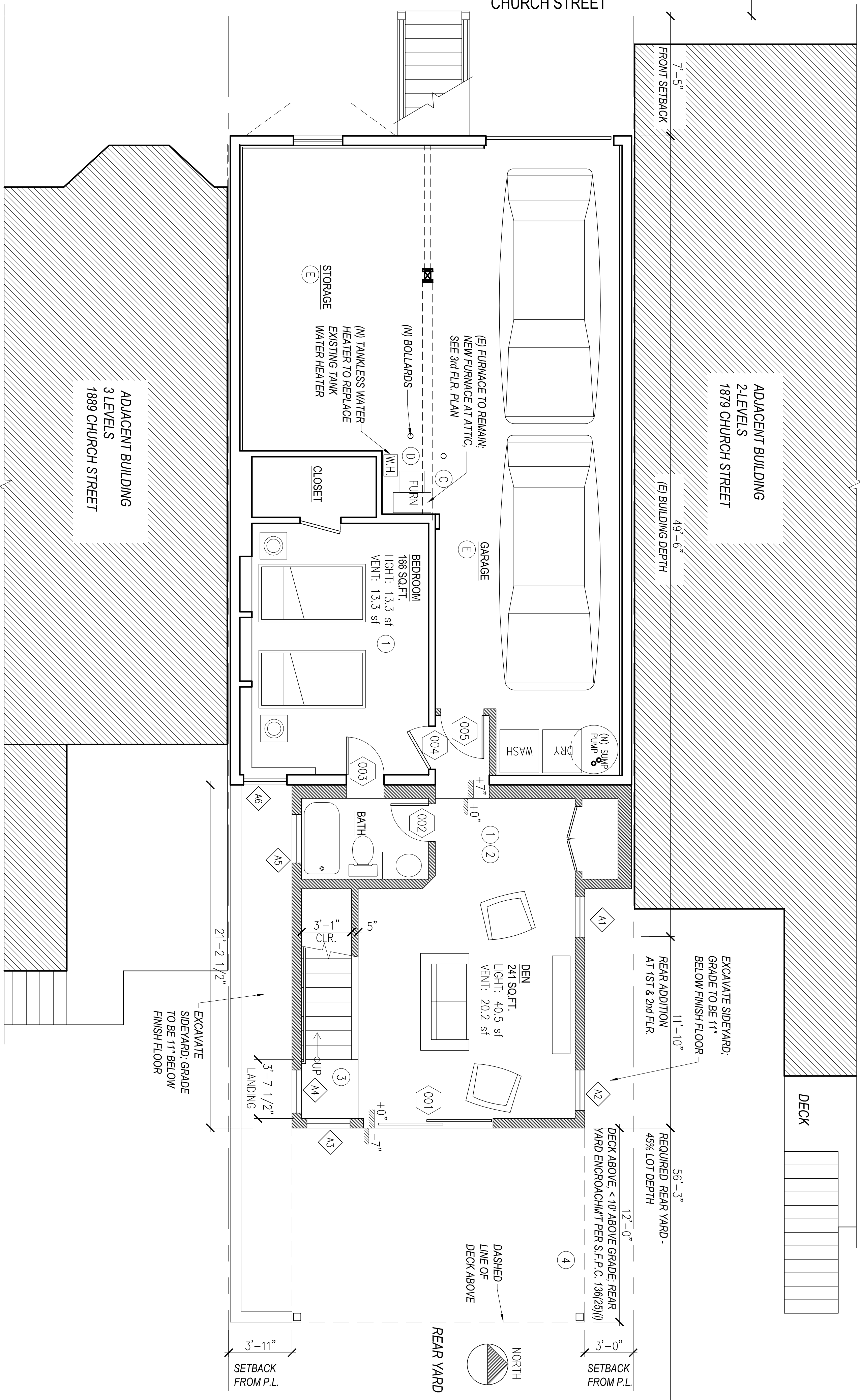
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SHEET DESCRIPTION FLOOR PLANS	
A2.1	

KEYNOTES

- 1 SMOKE DETECTOR & ALARM:** SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS RECD WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.
- 2 CARBON MONOXIDE DETECTOR & ALARM** ARE REQUIRED ON HALLWAYS' OUTSIDE BEDROOMS & AT LEAST ONE ON EACH STORY.
- 3 STAIRS:** RISE AND RUN 4" MIN. RISE/ 7.75" MAX. RISE AND 10" MIN. RUN MEASURED FROM NOSING TO NOSING. LARGEST RISE OR RUN BETWEEN LANDINGS MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS ARE REQUIRED ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS, OPENING LESS THAN 4" , 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42" (EXCEPTION: WITHIN DWELLING UNIT, CAN BE LOWER IF HANDRAIL MOUNTED ABOVE GUARDRAIL). LANDINGS RECD AT EVERY 12 VERTICAL FEET. MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- 4 STRUCTURE @ EXTERIOR** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- 5 LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- 6 BATHROOM:** W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS. MAX. SHOWER: 30" MIN. D.I.A. CIRCLE & 1024 SQ. INCHES MIN. AREA. 32" X 32" INSIDE THRESHOLD: SHOWERHEAD THE COMBINED FLOW RATE OF ALL SHOWER HEADS IN ONE SHOWER SHALL NOT EXCEED 2.0 GAL./MINUTE MAX AT 80 PSI. OR SHOWER DESIGN TO ALLOW ONLY ONE SHOWERHEAD TO FUNCTION AT A TIME. WET AREAS: NO G-PSIW BOARD OR GREENBOARD OR PURLPEBOARD ALLOWED ON WET AREAS. USE 1/2" CEMENTITIOUS BACKERS (HARDBACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL./MINUTE MAX.
- 7 LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- 12 TEMPERED WINDOWS:** TEMPERED GLASS RECD WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.
- 13 INDOOR AIR QUALITY:** INTERIOR PAINTS & COATINGS: SHALL COMPLY WITH V.O.C. LIMITS PER CAL-GREEN TABLE 4.504.3; AEROSOL PAINTS & COATINGS SHALL MEET V.O.C. LIMITS PER CAL-GREEN 4.504.2.3; CAULKS, ADHESIVES & SEALANTS SHALL MEET V.O.C. LIMITS PER CAL-GREEN TABLES 4.504.1 & 4.504.2

LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

MECHANICAL & ELECTRICAL KEYNOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:
- BATHROOM:** OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: AT LEAST ONE FIXTURE TO BE H.E. LIGHTING TO BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING. NON-H.E. LIGHTING LIGHTING TO BE CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S). EXHAUST FANS: PROVIDE "ENERGY STAR" COMPLIANT FAN WITH BACKDRAFT DAMPER, DUCTED TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION. FAN CONTROLLED BY HUMIDISTAT, ADJUSTABLE BETWEEN 50%-80% RELATIVE HUMIDITY.
 - LAUNDRY:** ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. DRYER VENT: RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIAM PIPE 14' MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS, MINUS 2' FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRYERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTING: ALL HE LIGHTING, TO BE CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S). EXHAUST FANS: PROVIDE MECHANICAL EXHAUST FANS WITH BACKDRAFT DAMPER, EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION
 - HEATING SYSTEM:** AS SHOWN IS SCHEMATIC. ONLY CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1-HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
 - WATER HEATER (DIRECT VENT, TANKLESS):** COMPLY W/ MANUFACTURER'S REQUIRED SETBACKS FROM PROPERTY LINES, OVERHANGS & WINDOWS
 - GARAGE:** LIGHTING: ALL H.E. LIGHTING, TO BE CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
 - DECKS & EXTERIOR AREAS:** OUTLETS TO BE GFCI WITH WEATHERPROOF-IN-USE COVER. LIGHTING: ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S).
 - GAS COMBUSTION TERMINATION:** TERMINATE MIN. 4 FT. FROM PROP. LINE PER C.M.C. 802.6
 - FURNACE:** ACCESS MIN. SIZE: 22"x36" CLEAR OPENING, PASSAGEWAY TO FURNACE MIN. 24" WIDH CLEAR. PLATFORM CLEAR AND LEVEL IN FRONT OF FURNACE MIN. SIZE 30"x30". PROVIDE 1 CONVENIENCE OUTLET AND ONE LIGHTING FIXTURE ADJACENT TO FURNACE

MECHANICAL & ELECTRICAL SHEETNOTES

- WHOLE BUILDING VENTILATION:** ONE EXHAUST FAN AT ONE OF THE BATHROOMS OR POWDER ROOMS TO REMAIN IN OPERATION AT MIN. 60 CFM WHEN DWELLING IS OCCUPIED. MAX. NOISE 1.0 SONE. FAN SWITCH TO BE LABELED: "FAN CONTROL TO BE ON" AT ALL TIMES WHEN BUILDING IS OCCUPIED UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION". KITCHEN HOOD TO BE VENTED TO EXTERIOR, MIN. 100 CFM. MAX. NOISE LEVEL FOR ALL EXHAUST FANS IS 3.0 SONES.
- OUTLETS/ELECTRICAL RECEPTACLES:** AT LEAST ONE OUTLET IN HALLWAYS LONGER THAN 10 FT. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET.
- TAMPER RESISTANT:** ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- SWITCHES AND CONTROLS** SHALL BE PLACED MIN. 36" - MAX 48" ABOVE FINISH FLOOR.
- THERMOSTATS** SHALL BE PLACED 60" ABOVE FINISH FLOOR, LIGHTING (OTHER ROOMS), BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SF. ALL HE LIGHTING UNLESS LIGHTING IS CONTROLLED BY A DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S).
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<div>JORGE CARBONELL ARCHITECTURE + INTERIORS</div> <div>605 MISSISSIPPI ST. SAN FRANCISCO, CA 94107 TEL. (415) 336-3278 FAX. (415) 206-1848</div> <div>jorge@carbonellarchitecture.com www.carbonellarchitecture.com</div> <div>PROJECT: RESIDENTIAL ADDITION & REMODEL</div> <div>ADDRESS: 1883 CHURCH ST. SAN FRANCISCO CA, 94131</div> <div>LOT / BLOCK: 6656 / 027</div>	<table><tr><th>ISSUED</th><th>DATE</th></tr><tr><td>PERMIT</td><td>11.13.2014</td></tr><tr><td>PERMIT</td><td>07.20.2015</td></tr><tr><td>OWNER</td><td>11.09.2015</td></tr><tr><td>OWNER</td><td>11.16.2015</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td colspan="2">DRAWINGS AND SPECIFICATIONS, AS WELL AS ALL OTHER DOCUMENTS, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE ARCHITECT'S PREVIOUS WRITTEN AUTHORIZATION.</td></tr><tr><td colspan="2">COPYRIGHT © 2014, JORGE CARBONELL</td></tr></table> <div>SHEET DESCRIPTION FLOOR PLANS</div> <div>A2.2</div>	ISSUED	DATE	PERMIT	11.13.2014	PERMIT	07.20.2015	OWNER	11.09.2015	OWNER	11.16.2015							DRAWINGS AND SPECIFICATIONS, AS WELL AS ALL OTHER DOCUMENTS, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE ARCHITECT'S PREVIOUS WRITTEN AUTHORIZATION.		COPYRIGHT © 2014, JORGE CARBONELL	
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KEYNOTES

① **SMOKE DETECTOR & ALARM:** SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

② **CARBON MONOXIDE DETECTOR & ALARM** ARE REQUIRED ON HALLWAYS OUTSIDE BEDROOMS & AT LEAST ONE ON EACH STORY.

③ **STAIRS, RISE AND RUN** 4" MIN. RISE, 7.75" MAX. RISE AND 10" MIN. RUN MEASURED FROM NOSING TO NOSING. LARGEST RISE OR RUN BETWEEN LANDINGS MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS ARE REQUIRED ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS, OPENING LESS THAN 4", 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42" (EXCEPTION: WITHIN DWELLING UNIT, CAN BE LOWER IF HANDRAIL MOUNTED ABOVE GUARDRAIL). LANDING RECD AT EVERY 12 VERTICAL FEET. MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS, TREAD AND-UP. ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.

④ **STRUCTURE @ EXTERIOR** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.

⑤ **LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.

⑬ **INDOOR AIR QUALITY:** INTERIOR PAINTS & COATINGS: SHALL COMPLY WITH V.O.C. LIMITS PER CAL-GREEN TABLE 4.504.3; AEROSOL PAINTS & COATINGS SHALL MEET V.O.C. LIMITS PER CAL-GREEN 4.504.2.3; CAULKS, ADHESIVES & SEALANTS SHALL MEET V.O.C. LIMITS PER CAL-GREEN TABLES 4.504.1 & 4.504.2

MECHANICAL & ELECTRICAL KEYNOTES

ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:

① **DECKS & EXTERIOR AREAS:** OUTLETS TO BE GFCI WITH WEATHERPROOF IN-USE COVER. LIGHTING: ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S).

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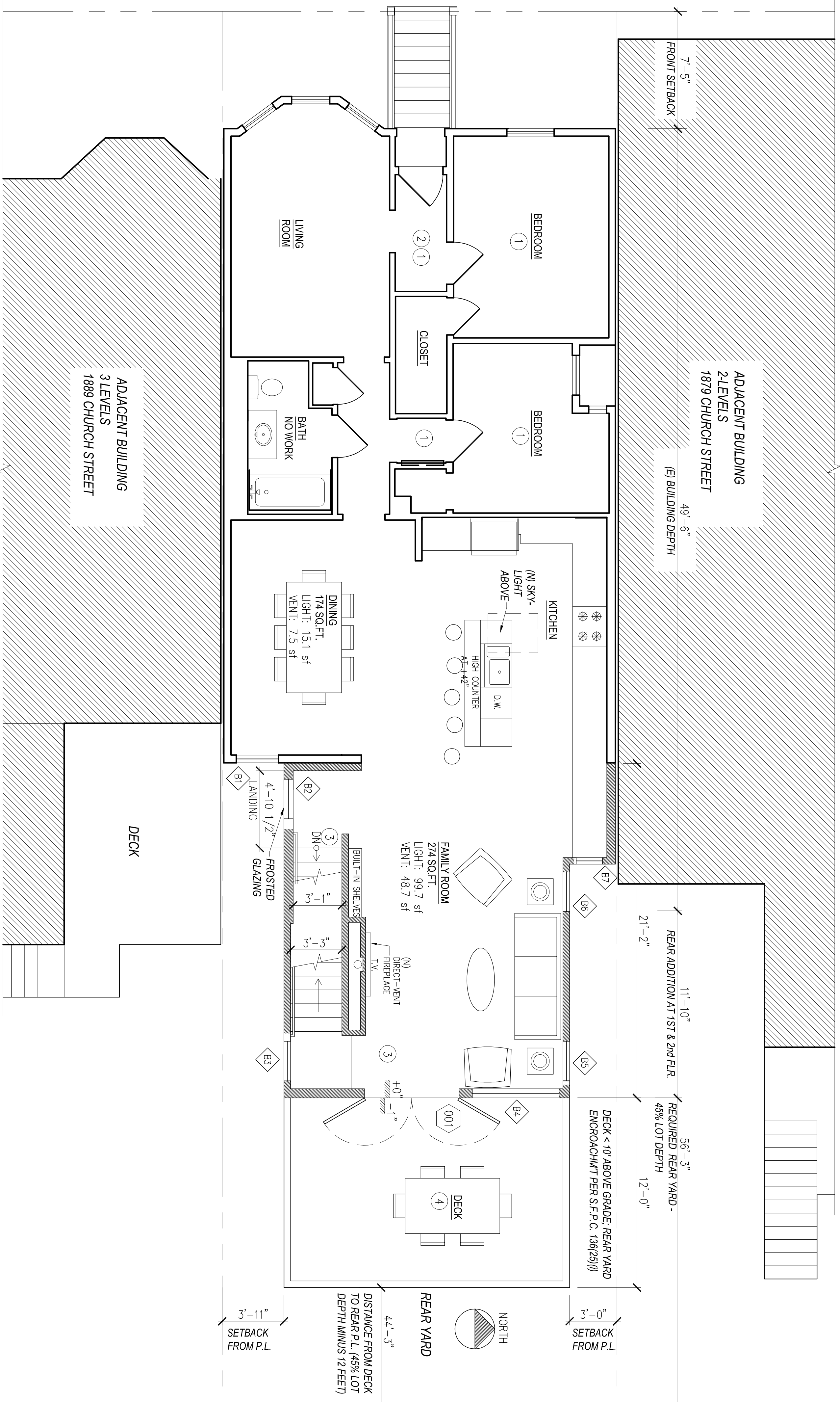
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1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

- LEGEND:
- (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (N) WALL

SAN FRANCISCO, CA

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PERMIT	03.04.2016
PERMIT	06.02.2016

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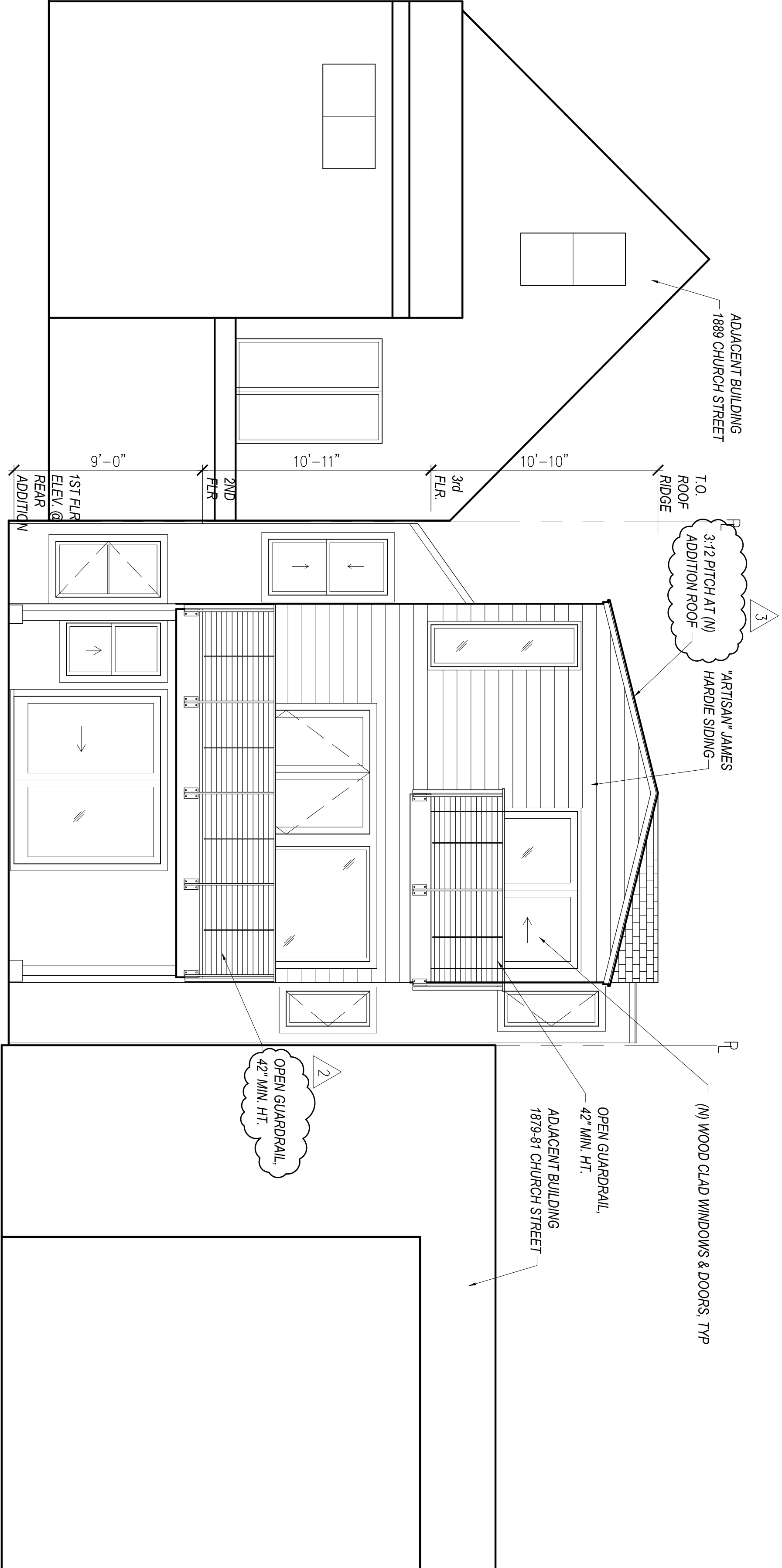
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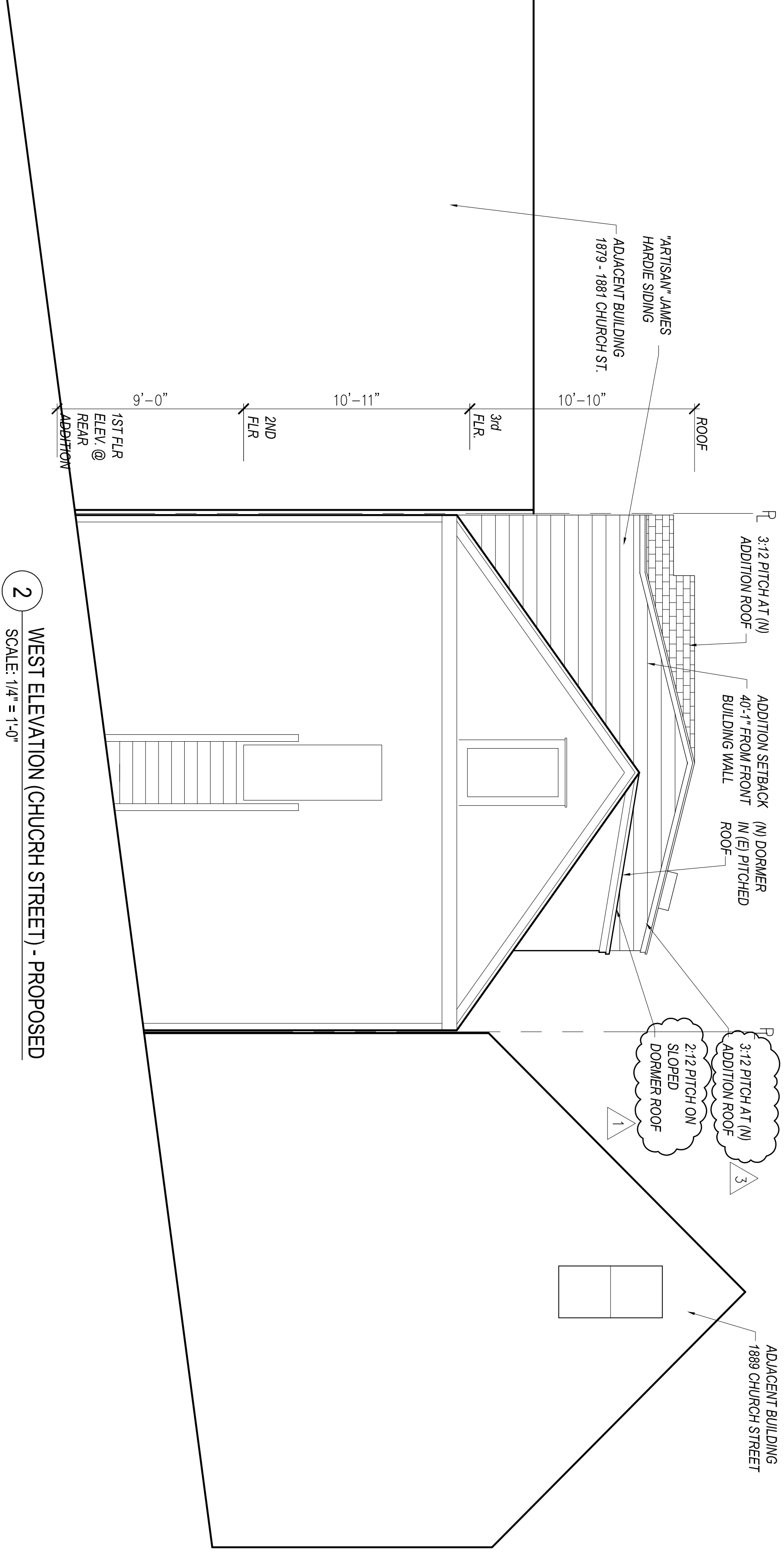
FEET DESCRIPTION

LEVATIONS

A3.1



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



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

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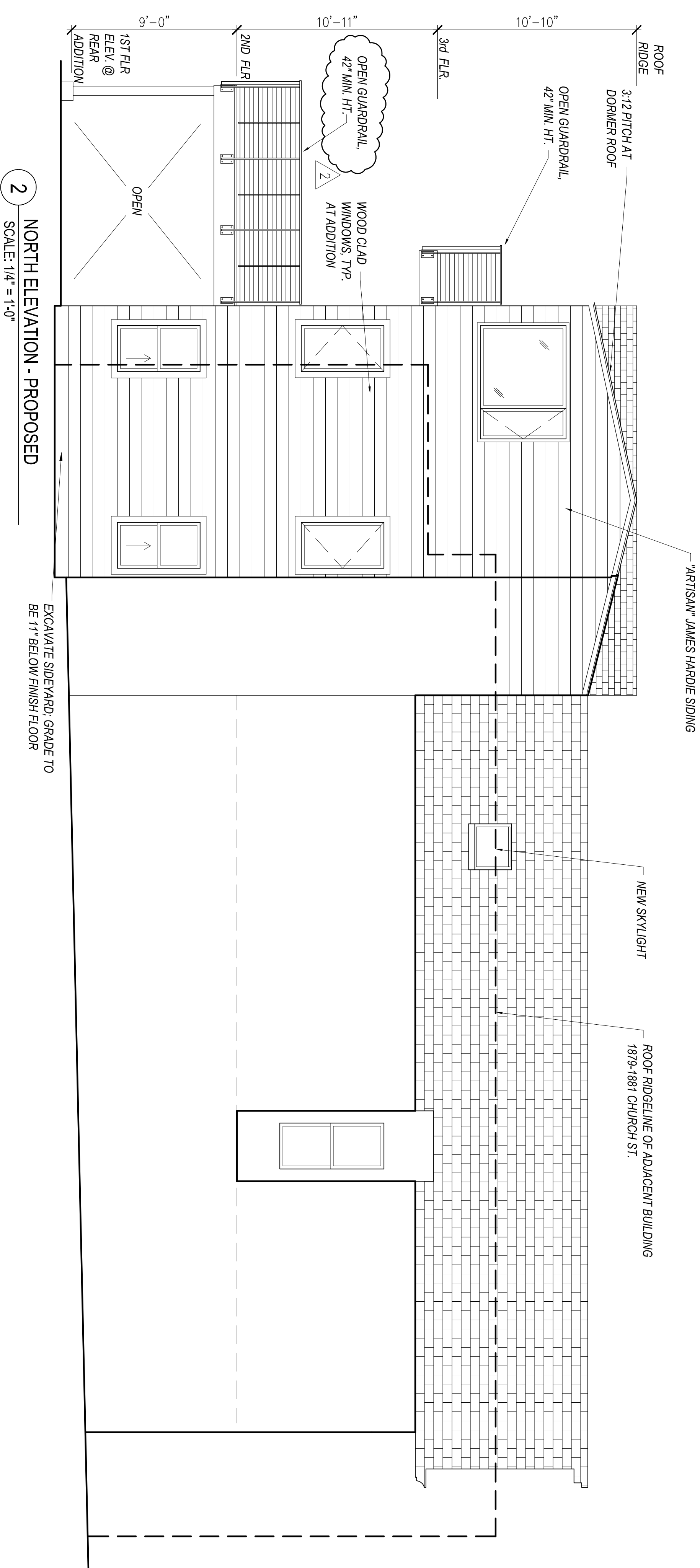
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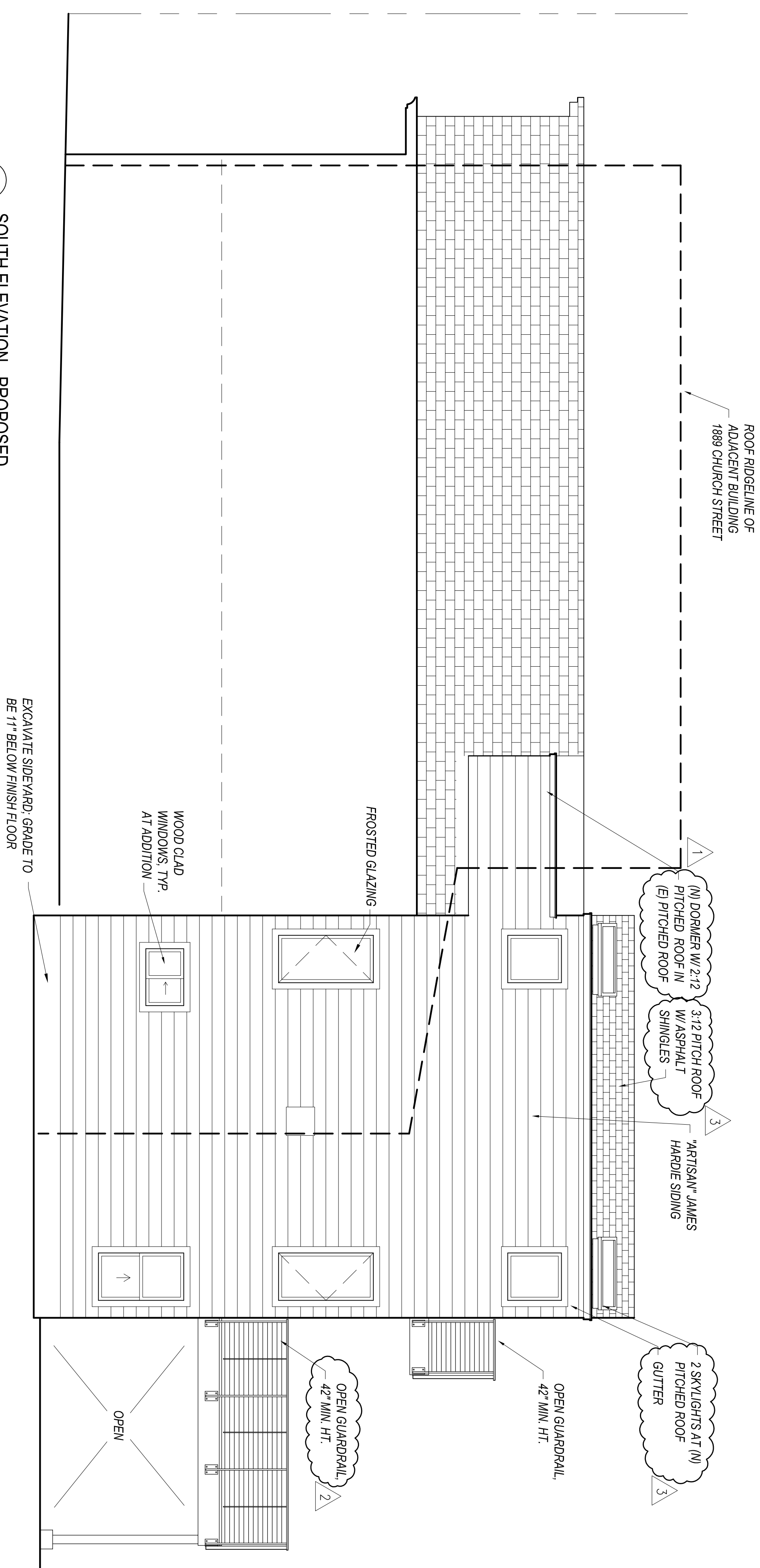
SHEET DESCRIPTION

ELEVATIONS

A3.2



2 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

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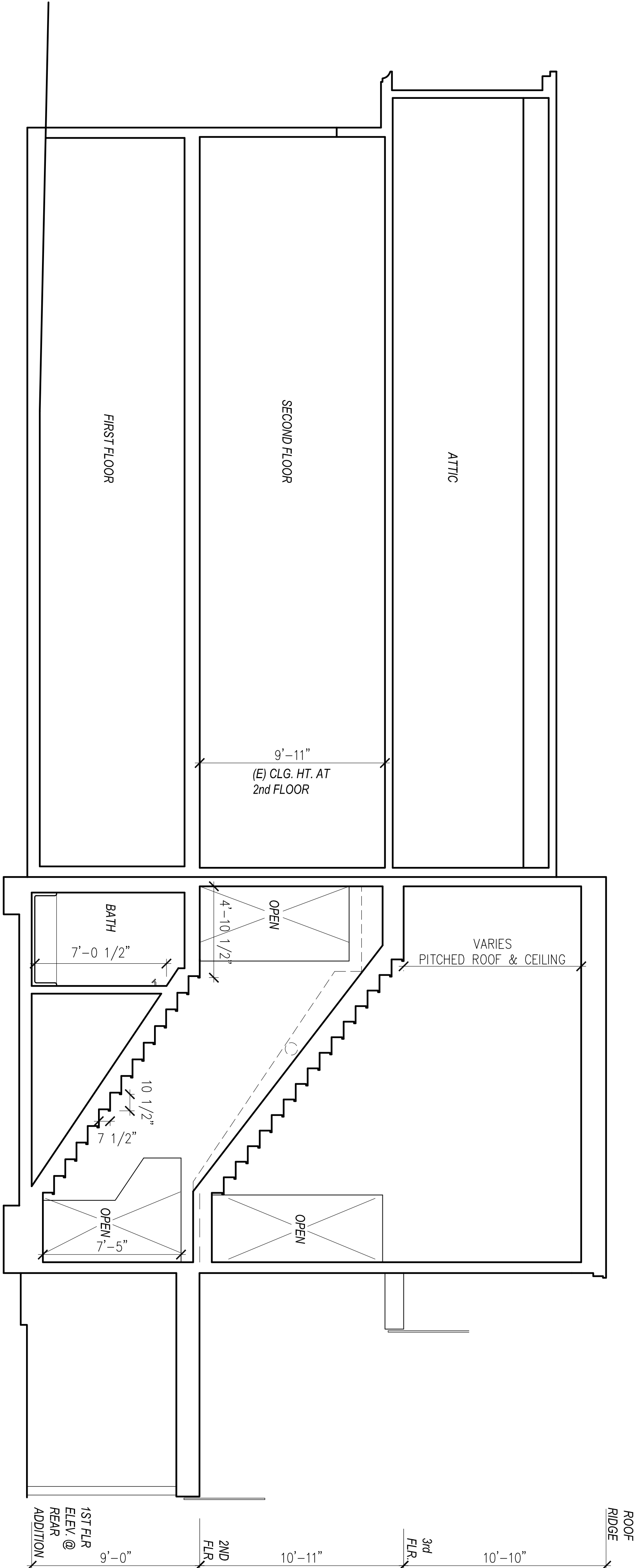
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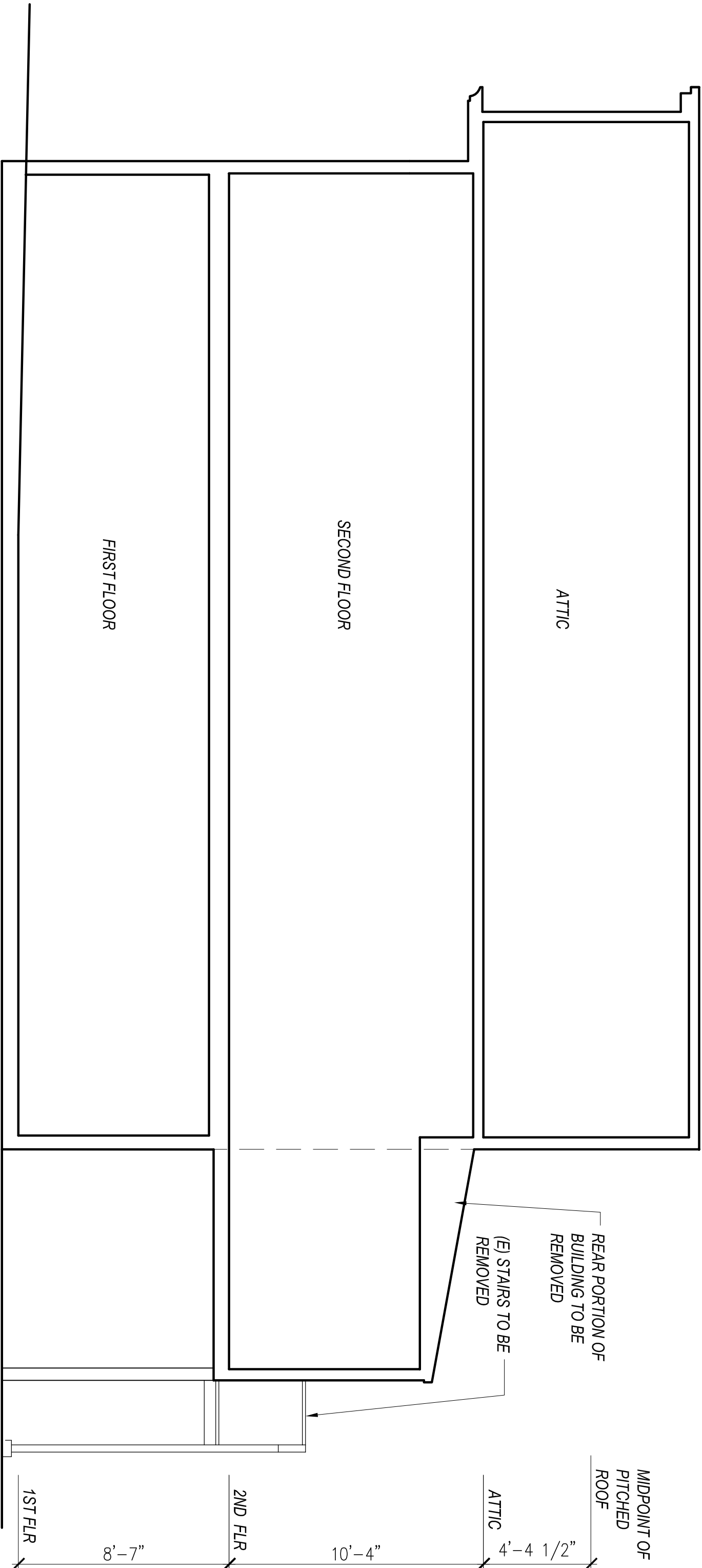
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2 BUILDING SECTION - PROPOSED
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - EXISTING
SCALE: 1/4" = 1'-0"

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