



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 7, 2016

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San Francisco,
CA 94103-2479

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Date: March 31, 2016
Case No.: **2014.1253DRP**
Project Address: **276 Hartford Street**
Permit Application: **2013.12.11.3907**
Zoning: RH-3 (Residential House, Three Family)
40-X Height and Bulk District
Block/Lot: 3602/051
Project Sponsor: Stephen M. Williams
1934 Divisadero Street
San Francisco, CA 94115
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Do not take DR and approve as revised**

PROJECT DESCRIPTION

The request is for a Discretionary Review of Building Permit Application No. 2013.12.11.3907 proposing to construct side, rear and vertical additions to the existing structure, designated as a two-family dwelling. The project proposes to convert the existing basement crawlspace into habitable space, rehabilitate the building interior, raise the existing front gable roof structure 1 foot in height, and increase the overall building depth through a 3-story rear horizontal addition. The property is currently used as a single family residence.

PROJECT BACKGROUND

On August 15, 2014, Stephen M. Williams filed an application with the Planning Department (hereinafter "Department") for Mandatory Discretionary Review (2014.1253D) pursuant to Planning Code Section 317, to legalize the present single family use as part of a residential expansion at 276 Hartford Street. On February 19, 2015, Leslie Andelin (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Department for Discretionary Review (2014.1253DRP) of Building Permit Application No. 2013.12.11.3907.

On April 16, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2014.1253DDRP, which included both the Mandatory Discretionary Review and Public Initiated Discretionary Review.

The Planning Commission disapproved the Mandatory Discretionary Review (2014.1253D) for the merger of dwelling units, but directed the project sponsor that they may return with a proposal for a two unit building. The commission also encouraged the Project Sponsor to obtain an updated Report of Residential Building Record Report (3R) reflecting the use as Two Family Dwelling. On December 9, 2015, the Department of Building Inspection released a 3R Report stating the authorized use as a Two Family Dwelling.

SITE DESCRIPTION AND PRESENT USE

The subject lot is located on the west side of Hartford Street between 19th and 20th Streets, measures 22'x125' and is down-sloping toward the rear property line. The subject property presents to Hartford Street as a 1-story structure with a steep driveway to a garage partially below curb level. The down-sloping lot results in a 2½-story building height at the rear elevation. City records indicate a building area of 2,124 square feet with a 930-square-foot basement.

Historic water tap records, maps, city directories and building permits state that the building was constructed in 1891 as a two family dwelling. The last known permit acknowledging the building as a "2 Family Dwelling" was filed in 1996, and Sanborn maps assign two addresses to the building (#276 & #278) through 1998. The current owners received a Report of Residential Building Record (3-R) on December 9, 2015 that stated the Authorized Use as a "Two Family Dwelling." The building currently exists as a one-family dwelling.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located at the convergence of several zoning districts, but falls within the RH-3 (Residential House, Three Family) zone. The RH-3 zoning extends west beyond Castro Street and north towards Market Street. The east side of Hartford Street is largely RH-3 and partially zoned RH-1 (Residential House, One Family). Blocks immediately south of the subject property are zoned RH-2 (Residential House, Two Family).

Hartford Street has 15 street-facing parcels on the west side of the 200-block, which are all zoned RH-3 (Residential House, Three Family). The seven buildings in the middle of the block-face are the largest, averaging 2-3 stories in height over a raised basement. The Reports of Residential Record (3-R) for those buildings show typical dwelling unit counts of 3-6 dwelling units. Flanking those larger buildings, on either end of the block, are smaller 1½ -2 story buildings each containing 1-3 dwelling units. The subject property is one in a row of five smaller buildings that were constructed in the 1890s and retain their original building height and form as viewed from Hartford Street.

The east side of the street is a mix of RH-1 and RH-3 zoning, with limited 3-R information to verify on accurate dwelling unit counts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Jan. 20 – Feb. 19, 2015	Feb 19, 2015	April 14, 2015 April 7, 2016	54 days 413 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 28, 2016	March 28, 2016	10 days
Mailed Notice	10 days	March 28, 2016	March 28, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	
Other neighbors on the block or directly across the street		22	
Neighborhood groups			

Opposed – Leslie Andelin (DR Requestor) – Owner/occupant at 280 Hartford Street (adjacent to the south) – Ms. Andelin expressed concerns with respect to loss of light, air and access to mid-block open space.

Opposed – 22 owners/occupants within the project vicinity – 22 neighbors signed a letter in opposition dated January 15, 2015. The letter stated concerns with respect to the dwelling unit merger and the loss of light, air and access to mid-block open space.

DR REQUESTORS

Leslie Andelin, 280 Hartford Street, San Francisco, CA 94114
Requestor is the abutter located directly south of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated February 19, 2015

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 27, 2015.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

1. **Privacy, Light and Mid-Block Open Space:** Privacy, light and the mid-block open space are protected as the project's depth and proposed rear and side setbacks appropriately responds to the adjacent building conditions. The deeper portion of the rear addition is located against the deeper adjacent building to the north, and setbacks are provided in response to the building conditions to the south. The project is within the privacy tolerances to be expected when living in a dense, urban environment such as San Francisco.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:	Do not take DR and approve project as revised
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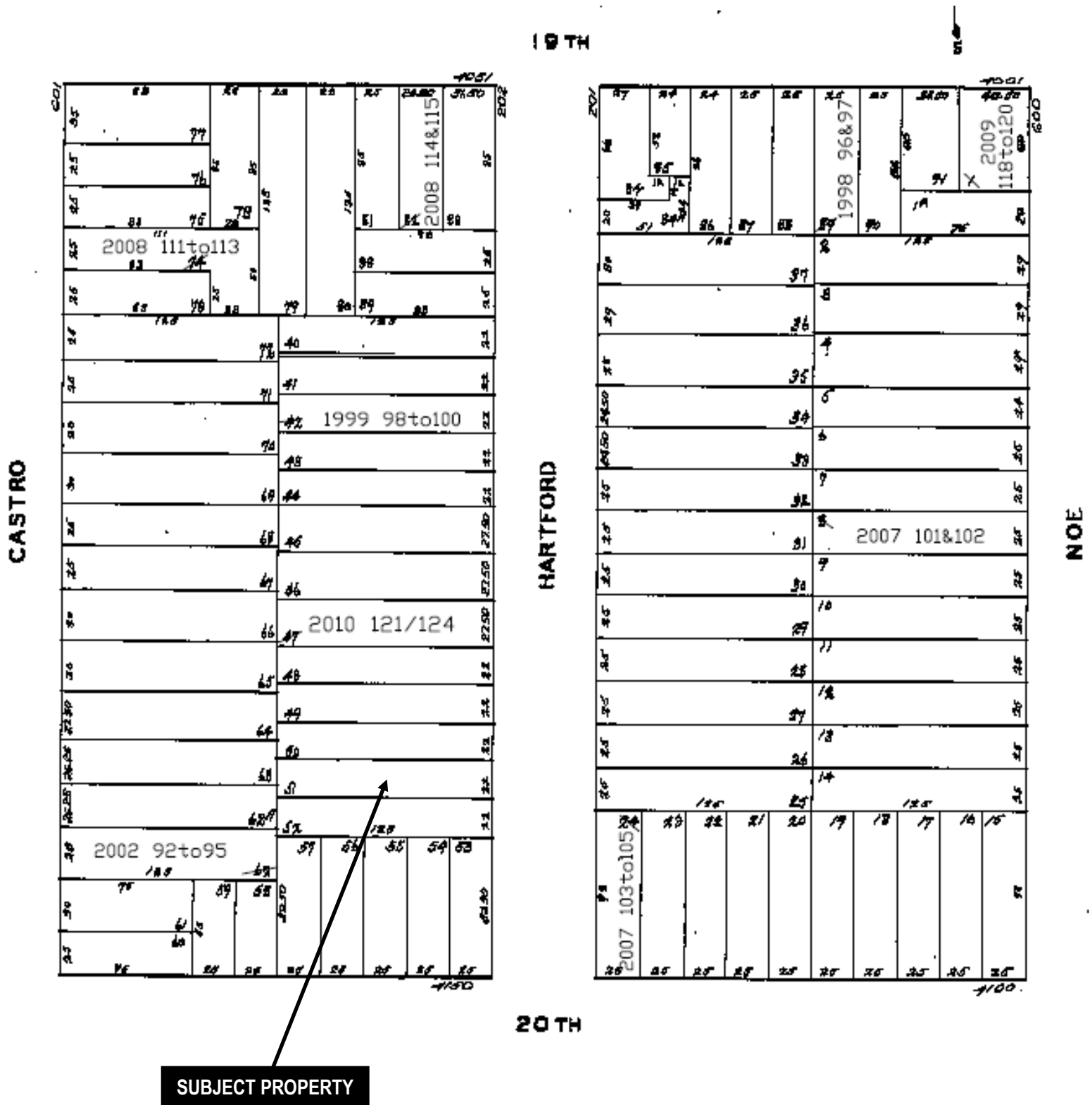
Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Streetscape Photographs
CEQA Categorical Exemption Determination
Section 311 Notice
DR Notice
DR Application
Response to Public DR
RDT Checklist
RDT Review 3/18/2015
DR Analysis for DUM
Report of Residential Building Record Report (3R)
RDT Review 7/22/2015
Revised Plans per Planning Commission

JH: I:\Cases\2014\2014.1253 - 276 Hartford Street\276 Hartford_DR Analysis.doc

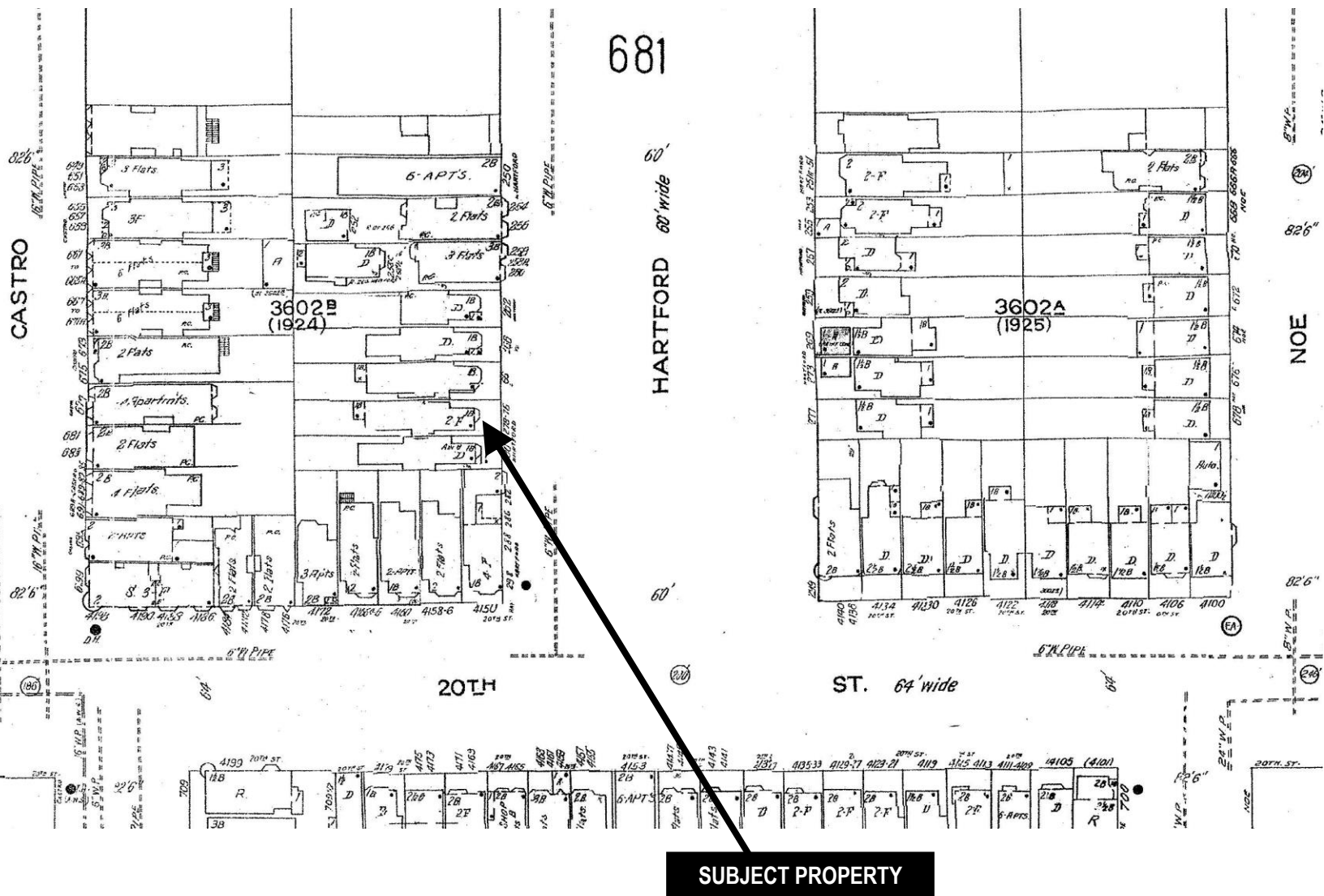
276 Hartford Street – Attachments

Block Book Map



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

Sanborn Map, ca. mid-1990s (Subject Property is a 2-flat)



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

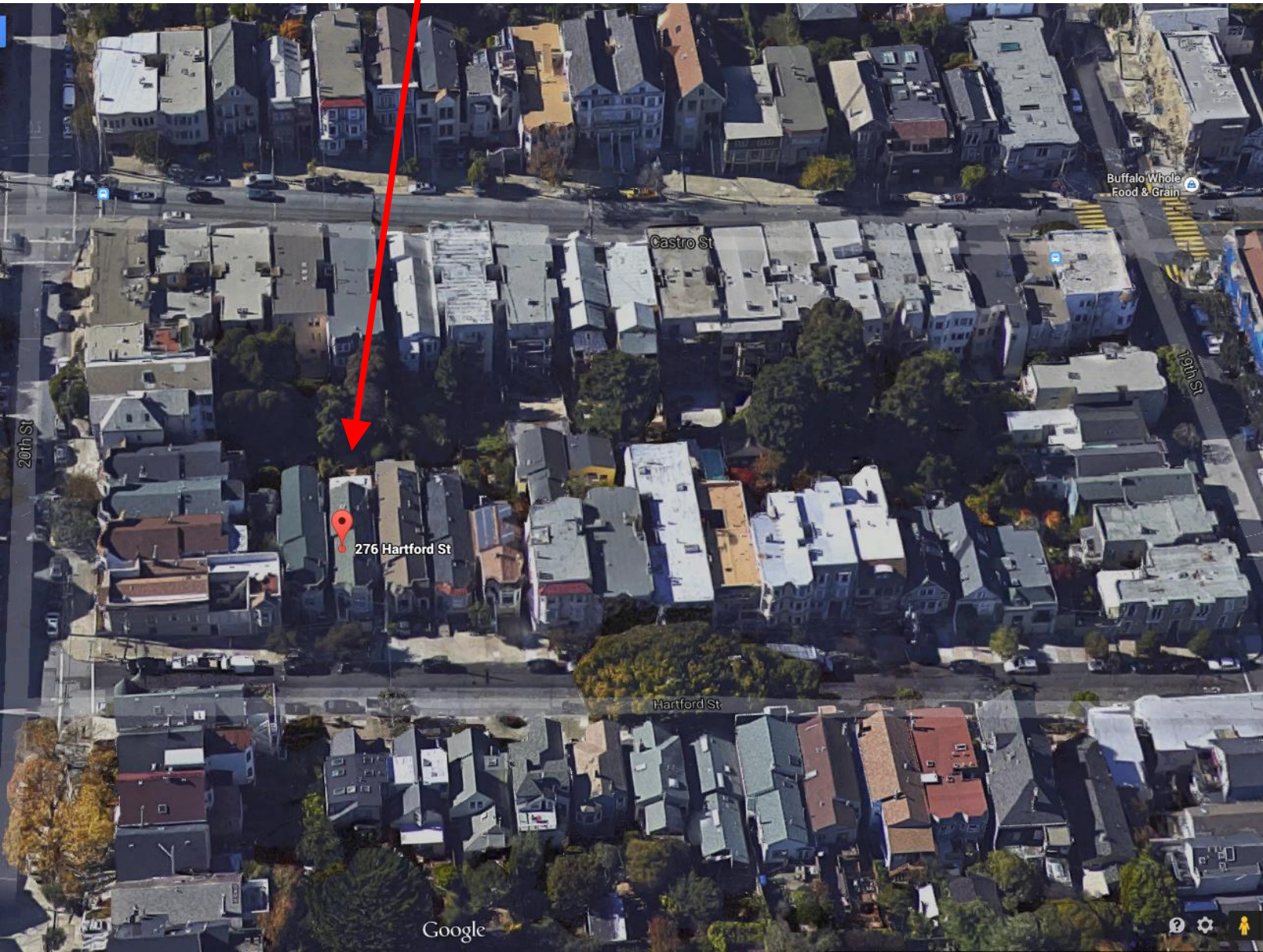
Zoning Map (RH-3/40-X)



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

Aerial Photo, looking West towards Castro St.

**SUBJECT PROPERTY
(RH-3 ZONING EXTENDS TO CASTRO STREET)**

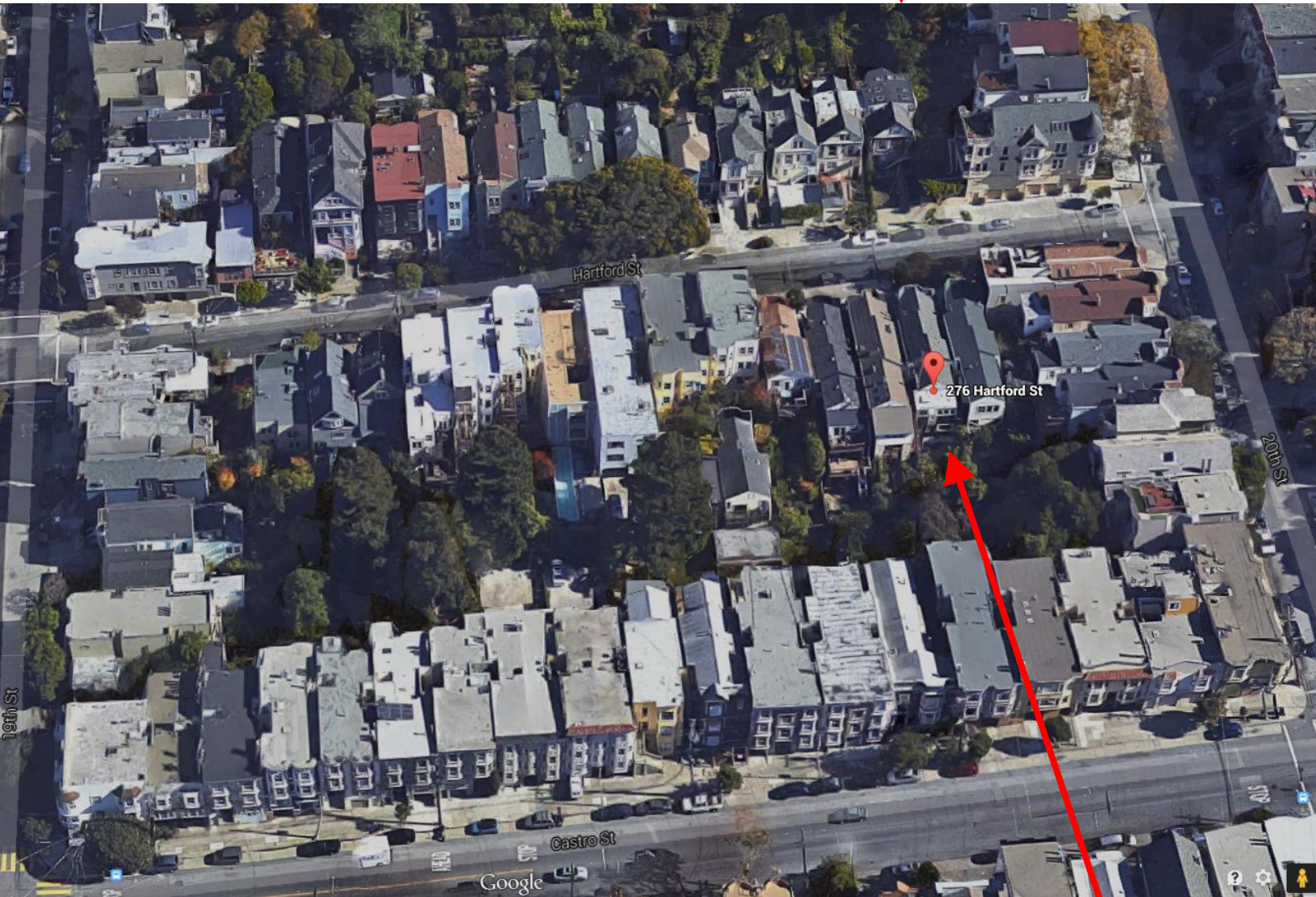


**(RH-1 ZONING DIRECTLY ACROSS FROM SUBJECT
PROPERTY)**

Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

Aerial Photo, looking east towards Hartford St.

(RH-1 ZONING DIRECTLY ACROSS
FROM SUBJECT PROPERTY)

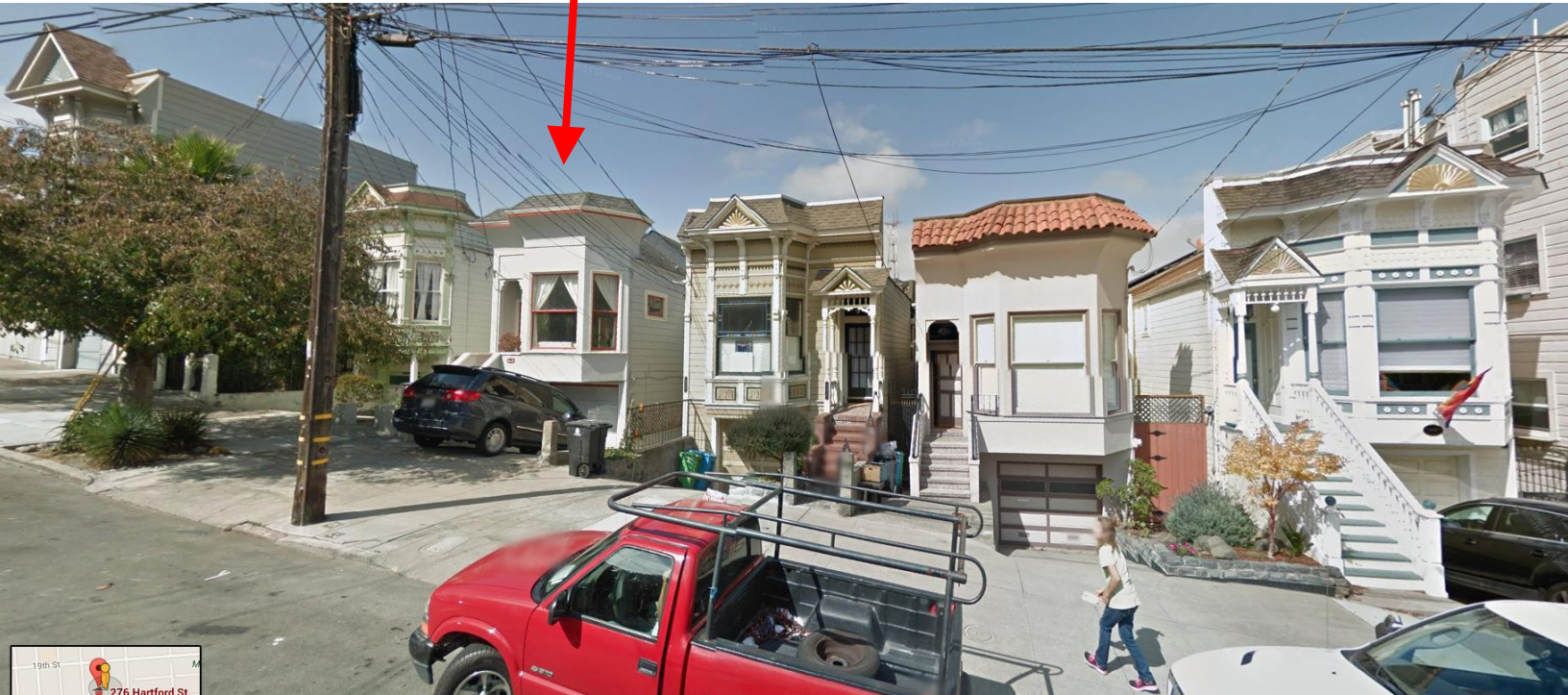


**SUBJECT PROPERTY
(RH-3 ZONING EXTENDS
TO CASTRO STREET)**

Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

West Side of Hartford Street (RH-3 Zoning)

SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

West Side of Hartford Street (RH-3 Zoning)



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

East Side of Hartford Street (RH-1 directly across from Subject Property)



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street

East Side of Hartford Street (RH-3 towards 19th St.)



Mandatory Discretionary Review Hearing
Case Number 2014.0627D
276 Hartford Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **December 11, 2013**, the Applicant named below filed Building Permit Application No. **2013.12.11.3907** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	276 Hartford Street	Applicant:	Dennis Budd, Gast Architects
Cross Street(s):	20th Street	Address:	355 11th St., #300
Block/Lot No.:	3602/051	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 885-2946

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Former Two-Family Dwelling	Legal Single Family Dwelling
Front Setback	10 feet 7 inches (to front of bay)	No Change
Side Setbacks	0' -- 2'9" (south); 3' -- 5'-3"(north)	2' (south); 0 -- 3' (north)
Building Depth	73 feet 5 inches (from front of bay)	82 feet (to new rear building wall)
Rear Yard	41 feet	32 feet 5 inches
Building Height	20 feet (from curb to highest gable roof ridge) 17'-6" (from curb to ridge of rear gable roof)	21 feet (from curb to highest gable roof ridge) 18'-6" (from curb to ridge of rear gable roof)
Number of Stories	2 + crawlspace	3
Number of Dwelling Units	1	1

PROJECT DESCRIPTION

The proposal is to convert the existing basement crawlspace into habitable space, rehabilitate the building interior, raise the existing front gable roof structure 1 foot in height, and increase the overall building depth through a 3-story rear horizontal addition. The project requires approval through a Mandatory Discretionary Review hearing before the Planning Commission – notice for which will be mailed to adjacent owners and occupants 10 days in advance of the hearing date -- to legalize the existing single family use.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Eiliesh Tuffy

Telephone: (415) 575-9191

E-mail: eiliesh.tuffy@sfgov.org

Notice Date: 1/20/15

Expiration Date: 2/19/15

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

PLAN CHECK SUMMARY

BLOCK 4 LOT: 3602/05.1
LOT SIZE: 2.20 X 125.0 = 2.750 SQ. FT.
ZONING: RH-3
REAR YARD AVERAGE BTWN. ADJ. BUILDINGS = 32'-5"
HEIGHT LIMIT: 40'
EXISTING OCCUPANCY: SINGLE FAMILY DWELLING
PROPOSED OCCUPANCY: SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: V-B

PROJECT GROSS SQUARE FOOTAGE CALCULATIONS

GROSS SQUARE FOOTAGE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
RESIDENTIAL	2,249 SF	2,249 SF	0 SF	3,144 SF
STORAGE/MECH.	408 SF	153 SF	0 SF	153 SF
PARKING	304 SF	304 SF	0 SF	304 SF
DECKS/BALCONY	0 SF	0 SF	158 SF	158 SF

STOBINS

REFERENCE SYMBOLS		ELECTRICAL MECHANICAL SYMBOLS	
INDOOR WALL	OUTDOOR WALL	DUPLEX OUTLET	SMOKE DETECTOR
EXTENSIBLE WALL	NEW WALL	POUR-EX OUTLET	MULTI-FUNCTION SMOKE & CO DETECTOR
HIDDEN DRAIN AND/OR BEYOND	HIDDEN DRAIN BELOW OR BEHIND	ELECTRICAL OUTLET HALF SWITCHED	HEAT DETECTOR
DOOR SYMBOL	WINDOW SYMBOL	240V ELECTRICAL OUTLET	TV
SUNLIGHT SYMBOL	PALL TYPE	FURNITURE MOUNTED OUTLET	DM-1
12	12	GROUND FAULT CIRCUIT INTERRUPT	DM-2
12	12	ARC FAULT CIRCUIT INTERRUPT	DM-3
12	12	JUNCTION BOX	DM-4
12	12	SHOCK DETECTOR	DM-5
12	12	SMOKE DETECTOR	DM-6
12	12	MULTI-FUNCTION SMOKE & CO DETECTOR	DM-7
12	12	HEAT DETECTOR	DM-8
12	12	TV	DM-9
12	12	DM-1	DM-10
12	12	DM-2	DM-11
12	12	DM-3	DM-12
12	12	DM-4	DM-13
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12	12	DM-317	

YICINITY



ABBREVIATIONS

[illegible]

DIRECTORY

CLIENT
Samantha Campbell & Dean Scheben
276 Hartford Street
San Francisco, CA 94114

ARCHITECT

Phone: (415) 885-2946
Fax: (415) 885-2808

David S. Gast, AIA, Principal
Dennis Budd, AIA, Project Architect

DRAWING INDEX

ARCHITECTURAL

A00 COVER SHEET
A01 RENDERINGS
A10 SITE PLAN
A20 BASEMENT FLOOR PLANS
A21 FIRST FLOOR PLANS
A22 SECOND FLOOR PLANS

A2.3 ROOF PLANS
A3.0 EXISTING EXTERIOR ELEVATIONS
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS
A3.3 PROPOSED LONGITUDINAL SECTION

GENERAL NOTES

- [illegible]

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL,
PLUMBING AND PLUMBING CODE AMENDMENTS

SCOPES

1. 2-STORY OVER BASEMENT. HORIZONTAL ADDITION AT THE REAR.
2. REAR YARD PATIO EXCAVATED BELOW EXISTING GRADE.
3. INTERIOR RENOVATION AND RE-PARTITIONS AT (S) FLOORS.
4. UPGRADED PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS.
5. NEW FIXTURES, FINISHES, AND FITTINGS THROUGHOUT.
6. LEGALIZE EXISTING CONDITIONS AS SINGLE-FAMILY DWELLING.



CAST ARCHITECTS

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Tel 415.865.2666
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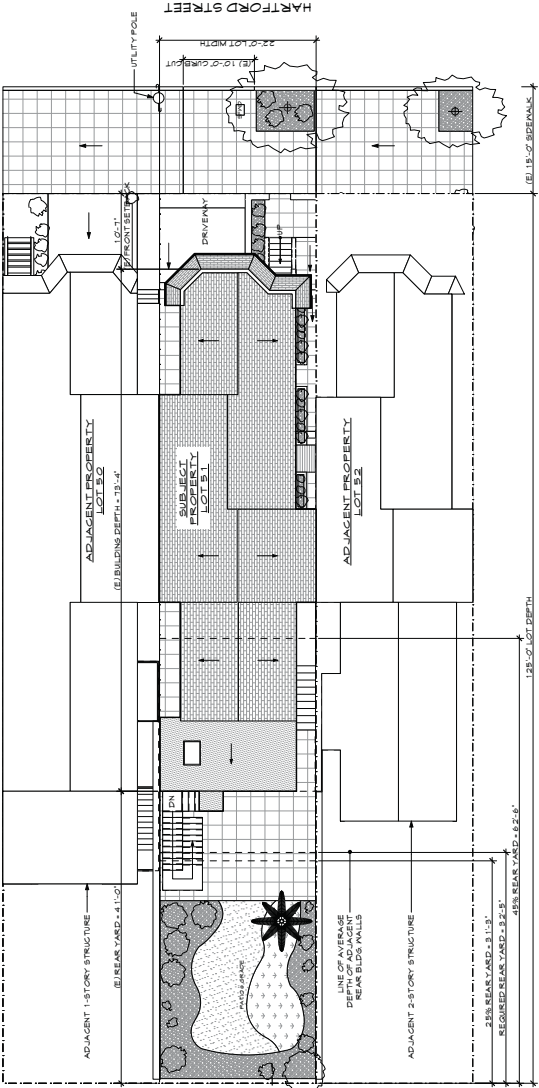
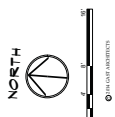
Campbell-Scheeben Residence
276 Hartford Street
San Francisco, CA 94114

SITE PLAN

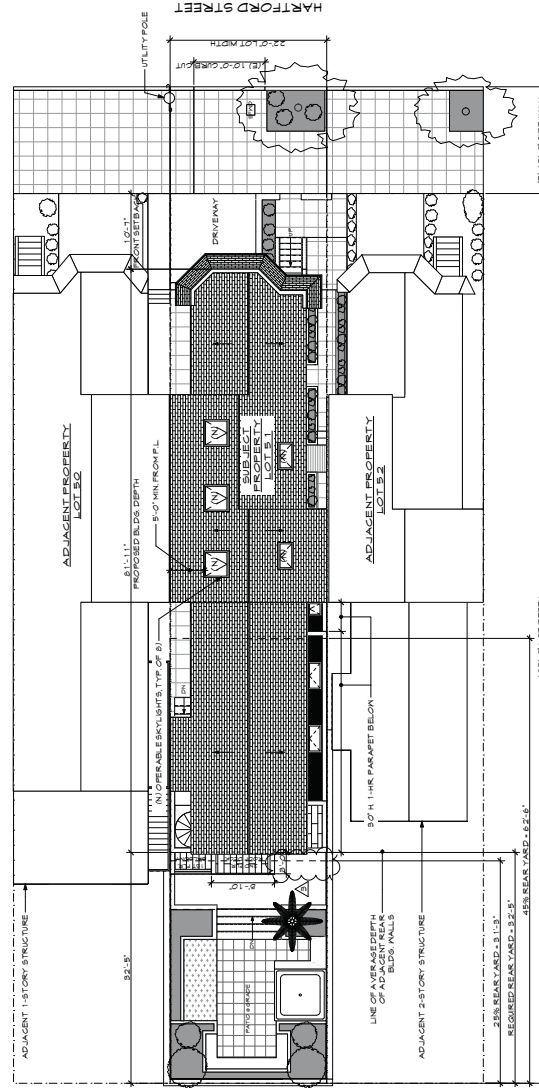
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5. SITE PLAN	12/15/2014
6. SITE PLAN	12/15/2014
7. SITE PLAN	12/15/2014
8. SITE PLAN	12/15/2014
9. SITE PLAN	12/15/2014
10. SITE PLAN	12/15/2014

Scale: AS SHOWN
North Arrow
Date: 12/15/2014

Sheet
A1.0



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



355 14th Street, Suite 300
San Francisco, CA 94103
Tel 415 565 2666
Fax 415 565 2668



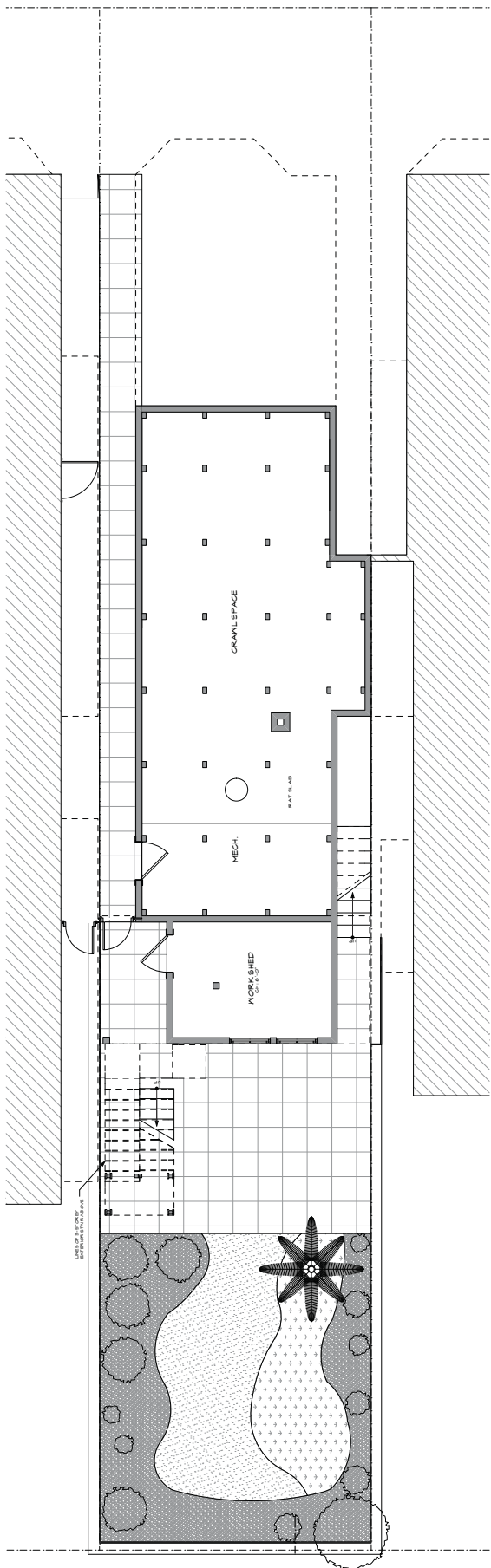
Campbell-Scheeben Residence
276 Hartford Street
San Francisco, CA 94114

BASEMENT FLOOR
PLAN

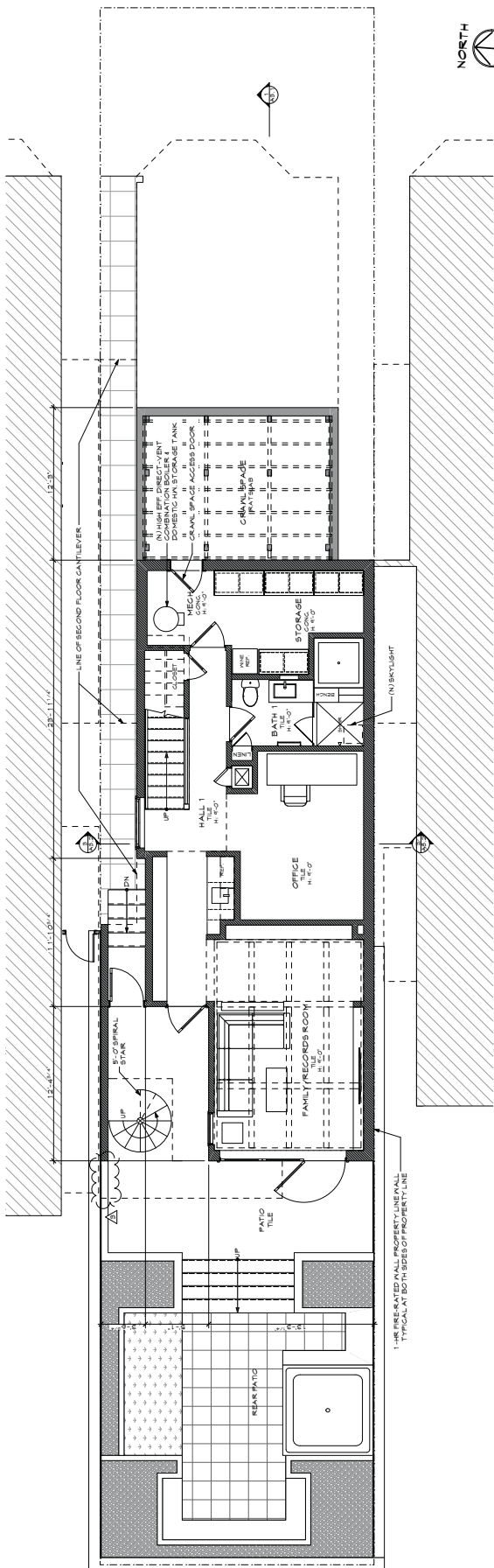
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9. REVISED DESIGN	12/15/2014
10. REVISED DESIGN	12/15/2014

Date: 12/15/2014
Scale: AS SHOWN
Notes: CIP PD
Sheet: 122.1

Project: A2.0
Date: 12/15/2014



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



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



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Fax 415 862 2668



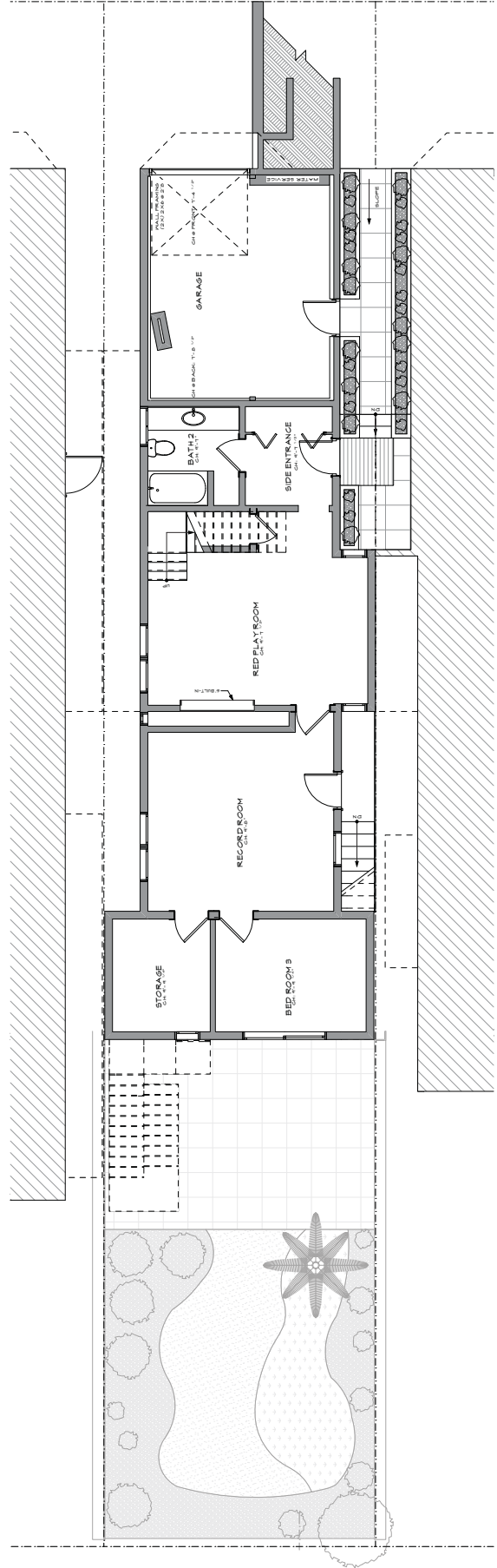
Campbell-Scheeben Residence
276 Hartford Street
San Francisco, CA 94114

FIRST FLOOR PLANS

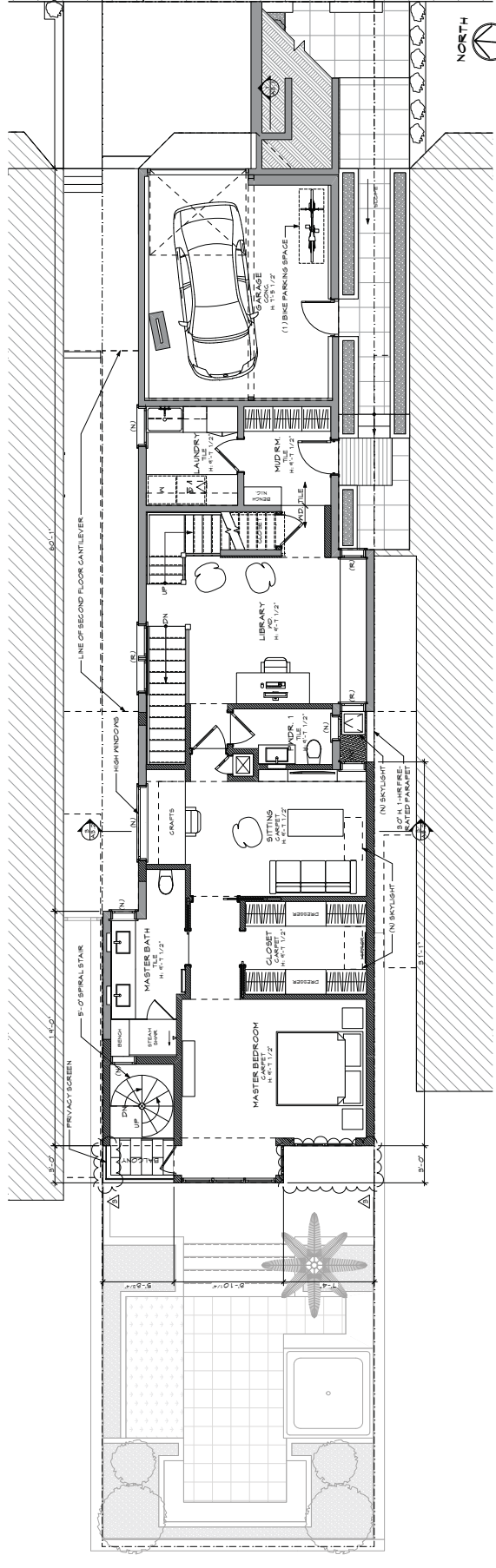
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9. 10-10-10	10-10-10
10. 10-10-10	10-10-10

Scale: 1/4" = 1'-0"
North Arrow
Scale: 1/4" = 1'-0"
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A2.1



1. EXISTING FIRST FLOOR
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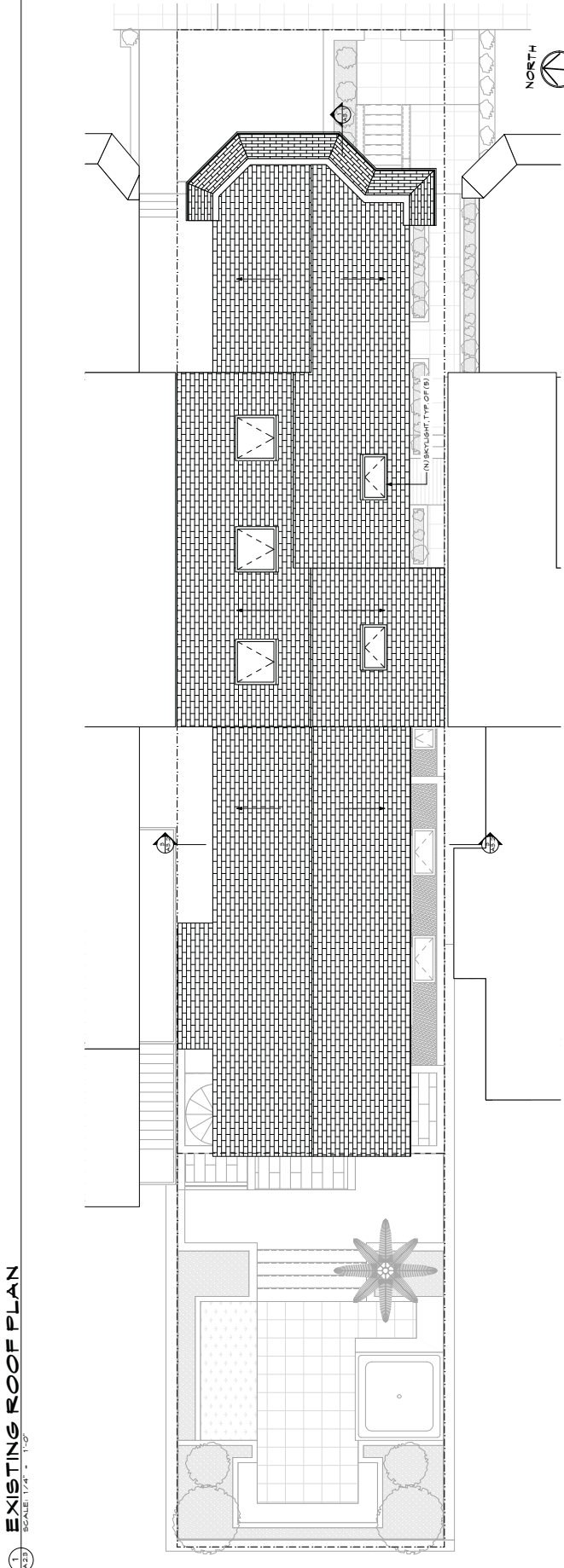
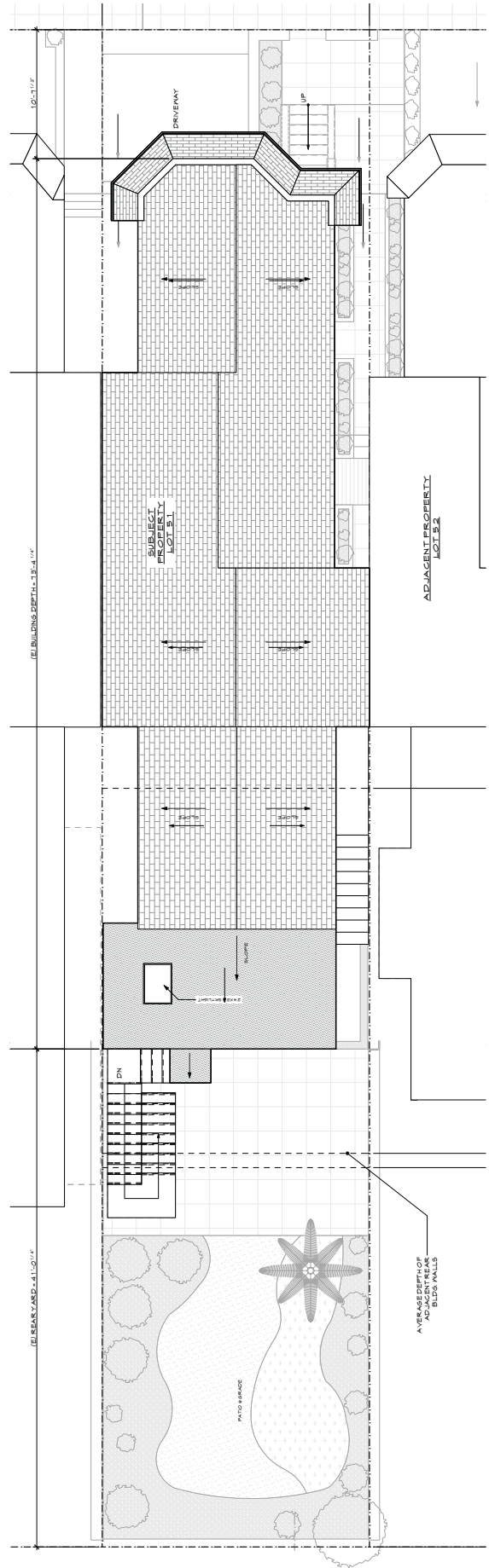
2. PROPOSED FIRST FLOOR
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ROOF PLANS

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8. PERMIT SET	CA
9. PERMIT SET	CA
10. PERMIT SET	CA

Scale: 1/4" = 1'-0"
North Arrow
Sheet: A2.3
Date: 12/1/2014
Author: ASS/CA
Checker: CP/CA
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Fax 415.866.2688



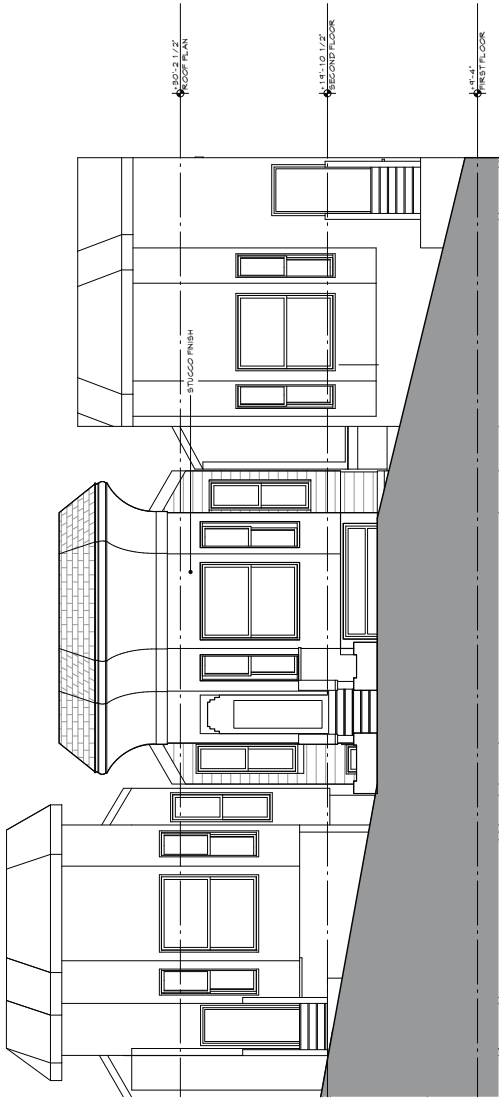
Campbell-Scheeben Residence
276 Hartford Street
San Francisco, CA 94114

EXISTING EXTERIOR
ELEVATIONS

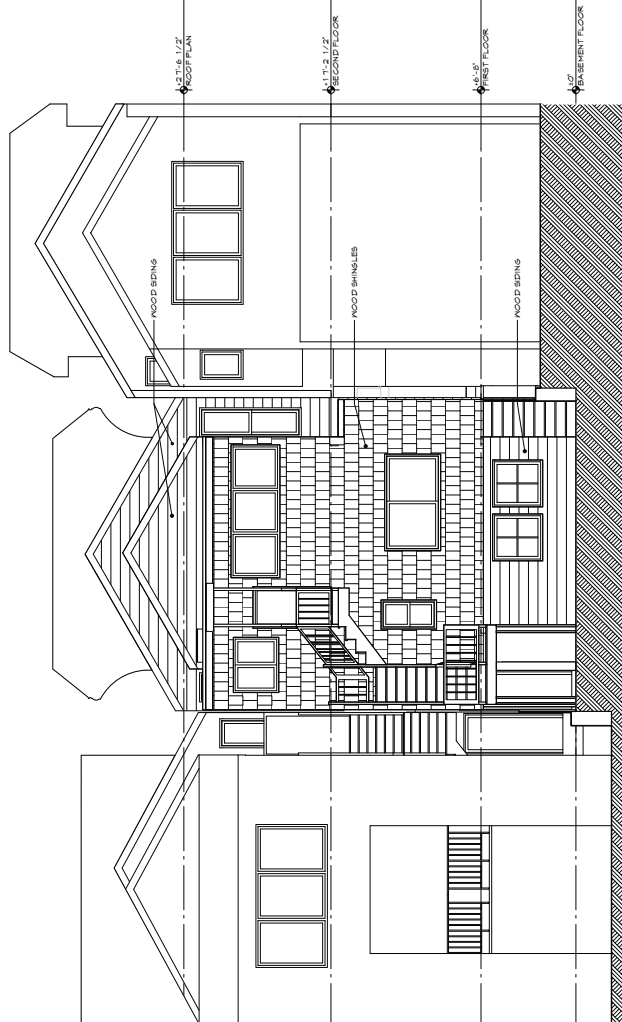
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Check	PS/1

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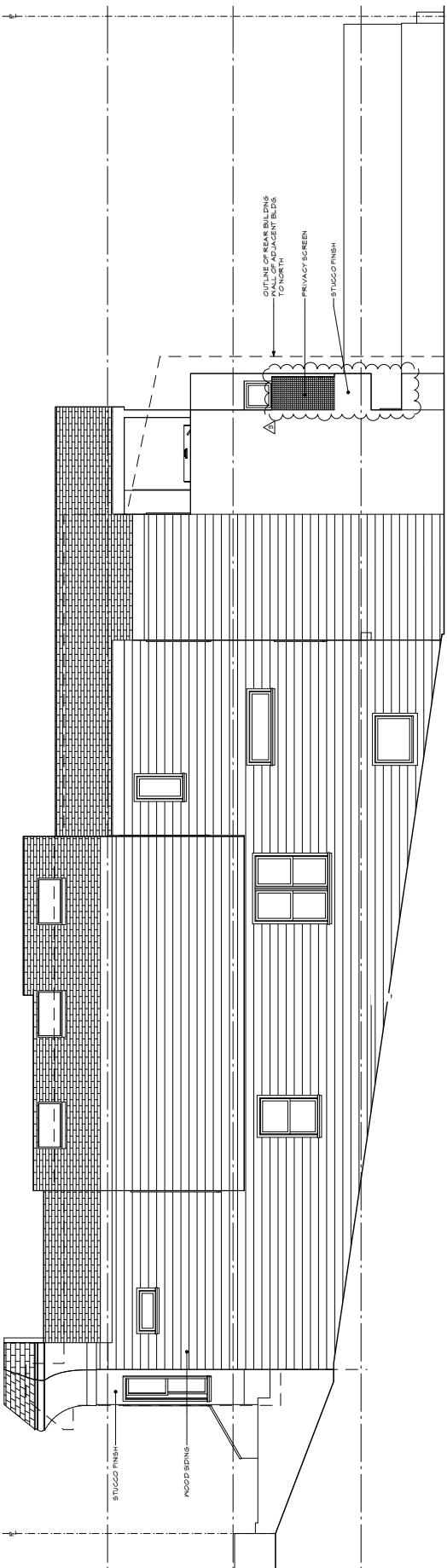
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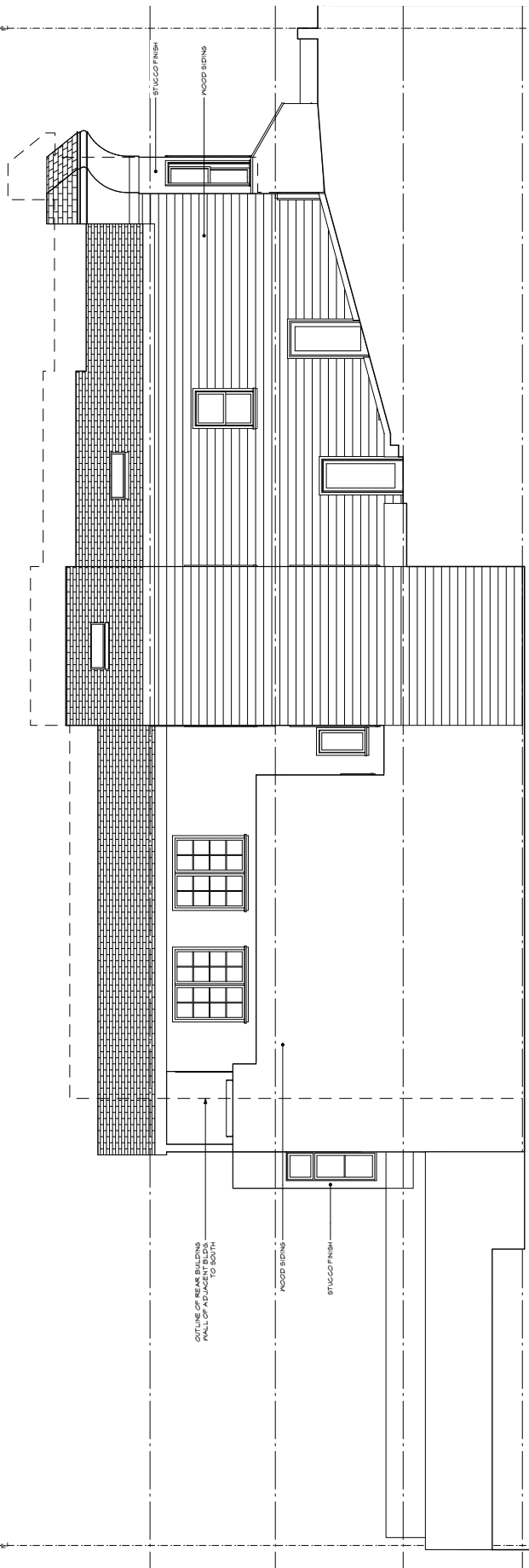
2 EXISTING WEST ELEVATION
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RE-APP. MEETING 12/10/2018	
SITE PERMIT 12/11/2018	
SITE PERMIT #REV.1 8/6/1/2014	
SITE PERMIT #REV.2 10/8/1/2014	
SITE PERMIT #REV.3 12/6/1/2014	

Date	12/1/2014
Scale	AS SHOWN
Drawn	CP, PD
Job	1521



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A3.1
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



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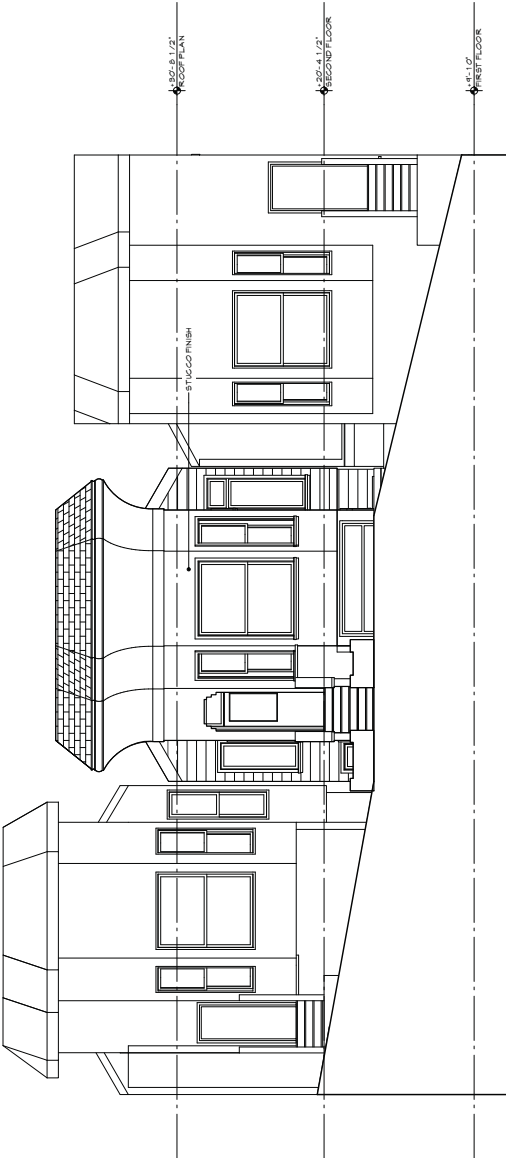
PROPOSED EXTERIOR
ELEVATIONS & CROSS
SECTION

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5. REVISED DESIGN	CA
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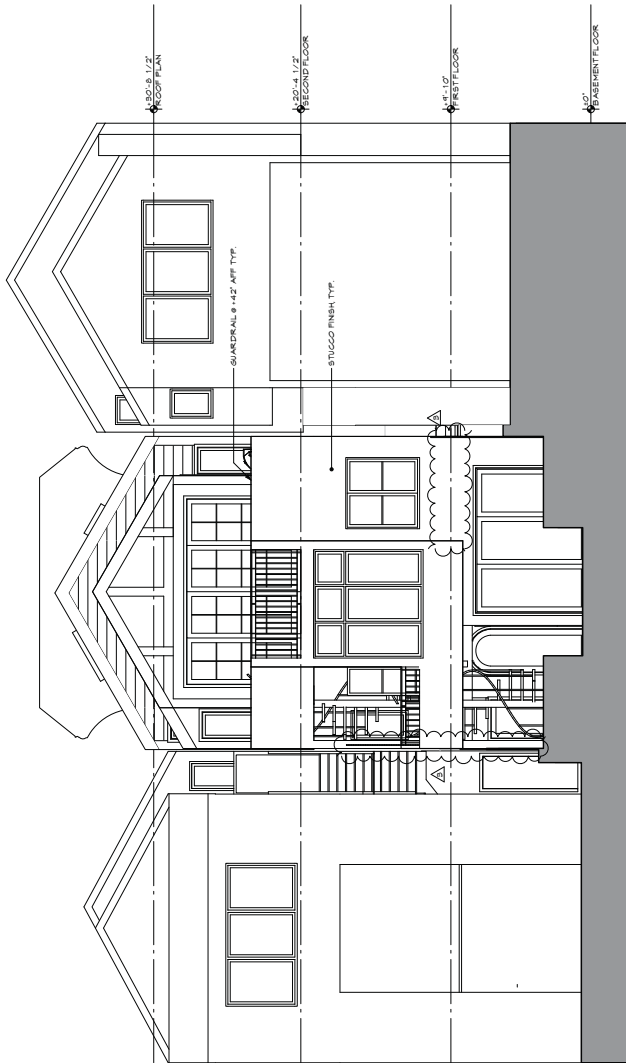
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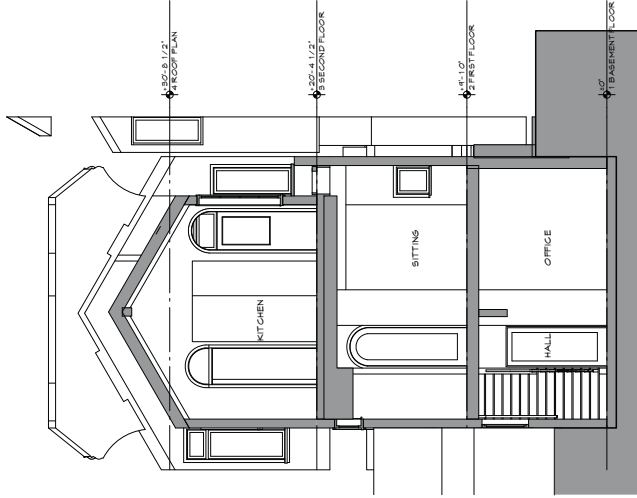
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1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 PROPOSED CROSS SECTION
SCALE: 1/4" = 1'-0"



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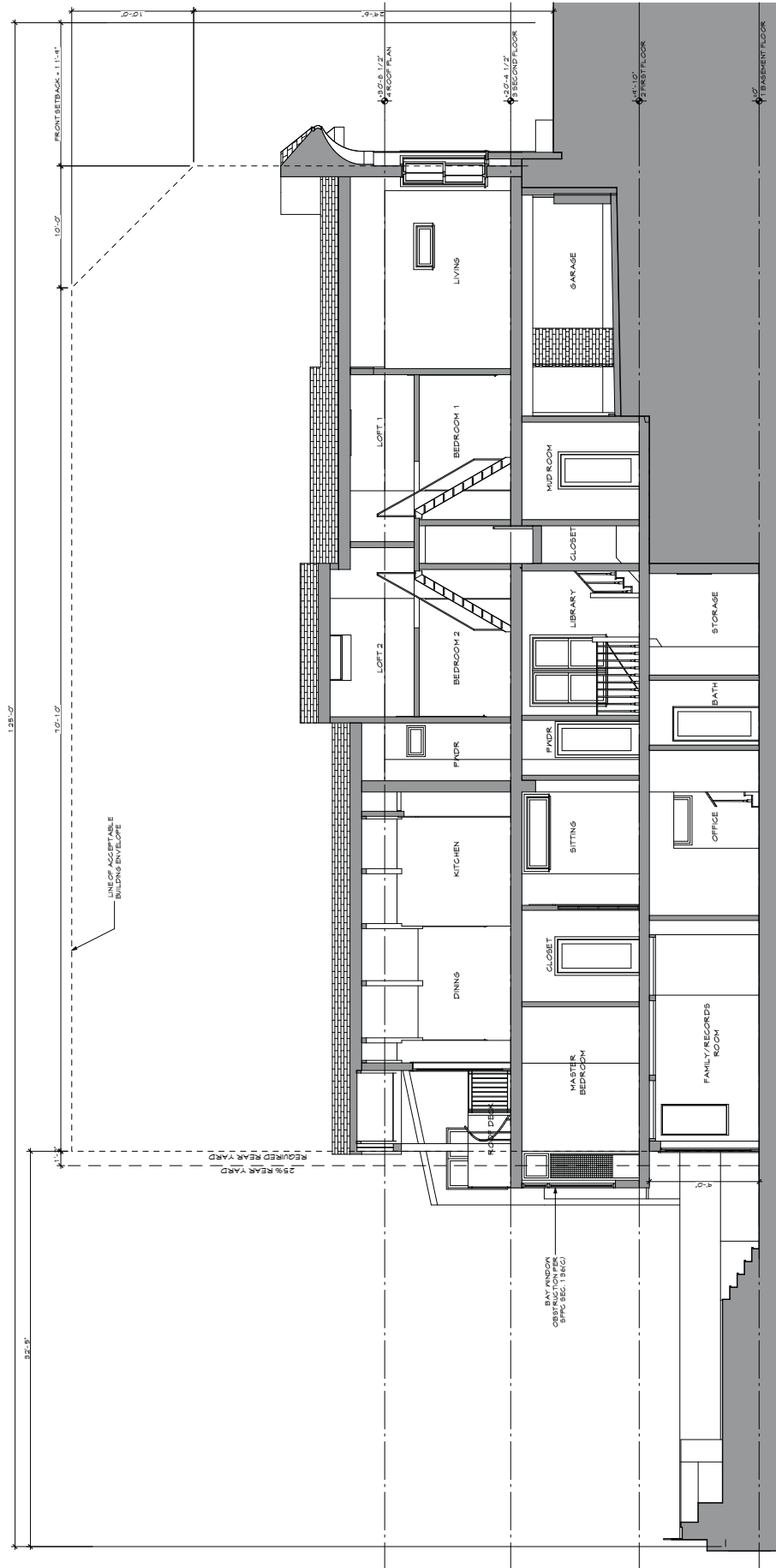


Campbell-Scheeben Residence
276 Hartford Street
San Francisco, CA 94114

PROPOSED
LONGITUDINAL SECTIONS

REVISIONS	BY
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2. REVISED PERMITS	12/1/2014
3. REVISED PERMITS	12/1/2014
4. REVISED PERMITS	12/1/2014
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6. REVISED PERMITS	12/1/2014
7. REVISED PERMITS	12/1/2014
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9. REVISED PERMITS	12/1/2014
10. REVISED PERMITS	12/1/2014

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Map	12/1
Sheet	
As.9	



PROPOSED LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 7, 2016**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Rm 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	276 Hartford Street	Case No.:	2014.1253DRP
Cross Street(s):	20th Street	Building Permit:	2013.12.11.3907
Block /Lot No.:	3602/051	Applicant:	Stephen Williams, attorney
Zoning District(s):	RH-3 / 40-X	Telephone:	415-292-3656
Area Plan:	N/A	Email:	smw@stevewilliamsllaw.com
PROJECT DESCRIPTION			
<p>The request is for a Discretionary Review of Building Permit Application No. 2013.12.11.3907 proposing to construct side, rear and vertical additions to the existing two-family dwelling. The project proposes to convert the existing basement crawlspace into habitable space, rehabilitate the building interior, raise the existing front gable roof structure 1 foot in height, and increase the overall building depth through a 3-story rear horizontal addition.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code.</p>			
ADDITIONAL INFORMATION			
<p>ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Jeff Horn Telephone: (415) 575-6925 E-Mail: jeffrey.horn@sfgov.org</p>			

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Leslie Andelin		
DR APPLICANT'S ADDRESS: 280 Hartford Street, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415) 956-8100
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Samantha Campbell, Mark Christian Scheben		
ADDRESS: 276 - 278 Hartford Street, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415) 885-2946
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Ryan J. Patterson, Esq. / Zacks & Freedman, P.C.		
ADDRESS: 235 Montgomery Street, Suite 400, San Francisco, CA	ZIP CODE: 94104	TELEPHONE: (415) 956-8100
E-MAIL ADDRESS: ryanp@zulpc.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 276 - 278 Hartford Street, San Francisco, CA		ZIP CODE: 94114		
CROSS STREETS: 19th & 20th Streets				
ASSESSORS BLOCK/LOT: 3602 /051	LOT DIMENSIONS: 22' x 125'	LOT AREA (SQ FT): 2750 sq. ft.	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☒

Present or Previous Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Building Permit Application No. 2013.12.11.3907

Date Filed: 12/11/2013

RECEIVED

FEB 19 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

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.

The DR Requestor asked the Project Sponsor if she would consider amending the project to reduce its impacts on the adjacent properties. The Project Sponsor replied "We could have made it worse." No changes have been made to mitigate the project's impacts.

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.

DISCRETIONARY REVIEW APPLICATION

- 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?*

276-278 Hartford Street (the "subject property") was built as a two-unit building in 1893. It was maintained as a two-unit building with two kitchens until 2007, when the Project Sponsor illegally merged the two units without permits. The second unit's tenant – an immigrant – was bought out in conjunction with the Project Sponsor's purchase of the property circa 2005. The proposed project would remove two rent-controlled units from the City's housing stock, resulting in a large, *non*-rent-controlled single-family house. What was previously a naturally affordable housing unit will now be turned into a private library.

Although the Project Sponsor obtained an erroneous 3R for a single family home (which DBI later corrected), the Project Sponsor knew that the property contained two units with two kitchens. (See real estate listing for the property, Exhibit F: "bright single family home retains all of the charm and comfort of a single family home with the **added bonus of a four room income unit**. . . . **Both units will be delivered vacant at close of escrow.**")

The Project Sponsor also knew that building, plumbing, and electrical permits were required for the removal of a second unit, even if that unit was illegal – which it was not. However, **the unit removal and merger work was done without any permits**. As cover, the Project Sponsor obtained a building permit for foundation work at the same time: BPA No. 200709263798. The foundation permit was never finalized and was expired in 2010. Tellingly, in the 2007 foundation permit application box labeled "number of dwelling units," the number "2" is crossed out and a "1" is written in next to it.

Approval of this building permit would set a precedent rewarding the illegal removal of rental units by granting permission to enlarge those buildings in ways that harm surrounding (Policies 2, 3, and 7).

A. Impact on Existing Rent-Controlled Housing and Neighborhood Character

Planning Priority Policy No. 2 requires that "existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." (Planning Code sec. 101.1(b)(2).) The project violates this policy in two ways.

First, by physically connecting the upper and lower dwelling units with no permits, the Project Sponsor tried to eliminate two rent-controlled units. This unlawful merger and unpermitted removal of a kitchen, plumbing, and electrical should not be sanctioned. It destroys "existing

housing” and threatens the “economic diversity of our neighborhoods” by replacing two rent-controlled units with one large dwelling. If landlords believe that they can physically merge existing multi-family housing without benefit of building permits and then obtain after-the-fact permission, the Commission will likely see an increase in this illicit activity.

Second, the project violates the requirement that “existing . . . neighborhood character be conserved and protected.” The subject property consists of a charming Victorian structure with a moderately sized upper unit and smaller sized lower unit. **It is located in a row with four other structures of the same design and vintage.** Allowing for the merger of two units into one large single-family dwelling, and at the same time allowing the substantial expansion of that merged building, would damage the existing neighborhood character:

1. The proposed rear expansion will wall off the mid-block open space, affecting the DR Requestor’s property and the properties of surrounding neighbors.
2. The proposed side expansion will destroy the light court which was built for the common benefit of each of the five matching Victorians. Removal of the light court will reduce the breeze and light to the DR Requestor’s home.

B. Impact on Affordable Housing Supply

The project also violates Planning Priority Policy No. 3, which requires that “the City’s supply of affordable housing be preserved and enhanced.” (Planning Code § 101.1(b)(3).) As stated previously, the project would sanction the unlawful merger of two rent-controlled dwelling units into one large house. The lower unit’s tenant was bought out by the prior owner in conjunction with the Project Sponsor’s purchase to make the pair of flats more saleable. Property owners are most likely to follow this precedent in gentrifying neighborhoods that already have very little affordable housing left, such as the project’s neighborhood. Planning Commission approval of the proposed project would signal to property owners that if they get caught illegally merging two units, they will be rewarded with an after-the-fact approval and permission to expand the building.

C. Impact on Historic Buildings

Planning Priority Policy No. 7 requires that “landmarks and historic buildings be preserved.” (Planning Code § 101.1(b)(7).) But the subject property consists of a potential historic resource (Class B). This structure is one of five matching Victorians built in a row by the same builder in the late 1800s. As one of a group of identical structures, the subject property’s potential historic significance is even greater. The subject property’s historic value should be assessed before the City considers approving a permit to substantially expand and redesign the structure, increase its height, and reduce and/or eliminate existing side-yard setbacks. All of these actions could affect the historic value of the subject property and its contribution to the collection of

matching Victorian buildings. Any failure to conduct such a historic resource assessment would be at odds with the mandate of Priority Policy No. 7 that “historic buildings be preserved.”

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

The DR Requestor’s property would suffer a number of unreasonable impacts from the proposed construction. First, the proposed structure would deviate from the existing, historic building’s footprint by eliminating and/or reducing the side yard setback along the south property line. This minimal setback was a design feature incorporated by the builder into each one of the five Victorian homes, ensuring common access to light and air. Removing this design feature would deprive the DR Requestor’s home of adequate access to light and air circulation. The rear expansion of the building would exacerbate both of these negative impacts.

Furthermore, the substantial expansion of the project site at the rear would wall off the valuable mid-block open space, lessening surrounding residents’ enjoyment of that common open area.

- 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?*

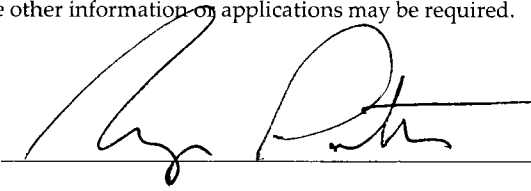
The Project Sponsor has made no changes to mitigate the negative impacts to the neighborhood. The subject property should be restored to its legal configuration as a two-unit rent-controlled building. The rear-yard setback should be maintained to ensure the continued enjoyment of the mid-block open space by neighboring properties. Lastly, the side-yard setback (including the light court) should be maintained to preserve the light and air reaching the DR Requestor’s home, as was reciprocally built into each of these five matching Victorians.

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 on applications may be required.

Signature: _____



Date: _____

2/19/15

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

Ryan J. Patterson, Esq.

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 checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" 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: _____

ZACKS & FREEDMAN

A PROFESSIONAL CORPORATION

April 8, 2015

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zulpc.com

Hon. Rodney Fong and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 276-278 Hartford Street – Residential Unit Merger & Envelope Expansion
Case Nos. 2014.1253D & 2014.1253DRP

Dear President Fong and Commissioners:

This office represents DR Requestor Leslie Andelin, the immediate neighbor of the Project.
Enclosed with this letter are the following:

- A. A **letter of neighborhood opposition** signed by 22 neighbors.
- B. **Personal attestations** of 10 neighbors who “have personal knowledge and can attest that there were two separate residential units located at 276-278 Hartford Street ***at the time the [Project Sponsors] bought the building*** in December 2005.”
- C. A **former owner’s declaration** confirming the property’s historic and ongoing use as two separate residential units at least as far back as his grandmother’s ownership of the property.

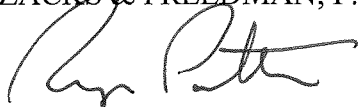
The facts of this case are simple and stark:

- 1. The Project Sponsors illegally removed a lawful rent-controlled housing unit without a building permit, plumbing permit, or electrical permit, and without Planning Department review.
- 2. The Project Sponsors lied to the City and to their neighbors about the lawful status of the property. They got caught.
- 3. The Project would adversely affect the neighborhood by walling off the common rear-yard open space, and by in-filling the reciprocal side-yard setback that provides light and air to the adjacent home.

We respectfully ask the Planning Commission to require the property’s restoration to its lawful status as two rent-controlled units, and to preserve the neighborhood’s character.

Very truly yours,

ZACKS & FREEDMAN, P.C.



Ryan J. Patterson

EXHIBIT A

Neighbor Opposition Letters: 22 Total



January, 2015

President Cindy Wu and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: ILLEGAL REMOVAL OF AFFORDABLE HOUSING
276-278 Hartford Street - Building Permit Application No. 2013.12.11.3907
Hearing Date: pending

Dear President Wu and Commissioners:

The owners of the property at 276-278 Hartford Street recently illegally converted two rent-controlled housing units into a single-family house, without permits or public notice. They have now applied to the City to sanction their illegal act, along with dramatically expanding the historic c. 1892 building in a way that is out of character with the neighborhood.

We respectfully urge the City to deny the owners' building permit application. The City should require the owners to restore the building to its rent-controlled two-unit condition, for the following reasons:

- 1) Approval of this permit would permanently remove a two bedroom unit from the housing market in this neighborhood.
- 2) Rewarding people who illegally convert their houses by approving this permit for a massive expansion, sends a message that the rules are not the same for everyone and will change the character of this historic neighborhood.
- 3) The proposed construction is excessively large, blocking light and air originally designed to give these matching Victorians room to breathe in a compact urban environment. It will dramatically increase the size of the historic building, and it will wall off and take away green space from the shared mid-block rear yard open space.

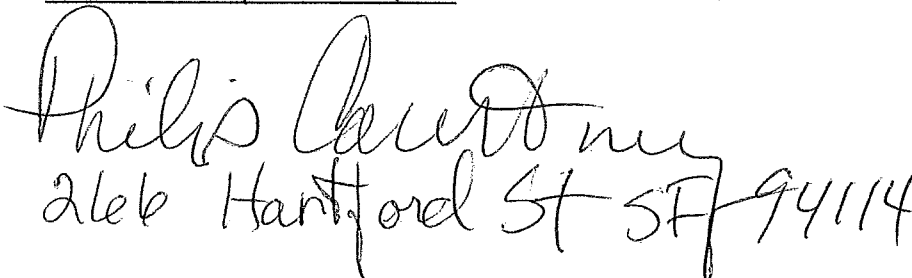
① Name:



Address:

280 Hartford St. SF 94114

②


216 Hartford St SF 94114

Amanda L. Covert
266 Hartford St. San Francisco, Ca. 94114

f) Teri Albertville
4150 20th St. SF.

⑤ John Beauparlant
4242 20th St. S.F., CA 94114

⑥ IKUKO HOTA
4130 20TH STREET, SF CA 94114

⑦ Glenn Auck
258#C Hartford SF CA 94117

⑧ MARGARETE MEEH SF 94114
4158 A 20th St.

⑨ Joann P. Ginder SF 94114
4162 20th St

⑩ Daniel Fibiger - DJ
4182 20th Street

⑪ John Zima
4184 20th St ce zi

⑫ 4190 20th Sami Wahhab

⑬ Brian Sauls
629 Castro St.
San Francisco CA 94114

January, 2015

President Cindy Wu and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: ILLEGAL REMOVAL OF AFFORDABLE HOUSING
276-278 Hartford Street - Building Permit Application No. 2013.12.11.3907
Hearing Date: pending

Dear President Wu and Commissioners:

The owners of the property at 276-278 Hartford Street recently illegally converted two rent-controlled housing units into a single-family house, without permits or public notice. They have now applied to the City to sanction their illegal act, along with dramatically expanding the historic c. 1892 building in a way that is out of character with the neighborhood.

We respectfully urge the City to deny the owners' building permit application. The City should require the owners to restore the building to its rent-controlled two-unit condition, for the following reasons:

- 1) Approval of this permit would permanently remove a two bedroom unit from the housing market in this neighborhood.
- 2) Rewarding people who illegally convert their houses by approving this permit for a massive expansion, sends a message that the rules are not the same for everyone and will change the character of this historic neighborhood.
- 3) The proposed construction is excessively large, blocking light and air originally designed to give these matching Victorians room to breathe in a compact urban environment. It will dramatically increase the size of the historic building, and it will wall off and take away green space from the shared mid-block rear yard open space.

(14)

Name: 

Address: 280 Hartford St 94114

(15)

Barbara McQuillen
269 Hartford St.

(16) Vincent M. Williams
253 Hartford Street.

(17) Brian Fry
277 Hartford Street.

(18) D. Run
274 Hartford Street SF CA

(19) Cloud Gelacio-Rosablanco
R.R. #2
247 Hartford St. (not an owner)

(20) Roberto Armas Armas
4188 20th St
SF CA 94114

(21) David Meeth
4188 20th St.
S.F. CA 94114

(22) David Tok
4160 20th St #2
SF CA 94114

(23) Anthony Vanoni
4167A 20th St
SF CA 94114

January, 2015

President Cindy Wu and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: ILLEGAL REMOVAL OF AFFORDABLE HOUSING
276-278 Hartford Street - Building Permit Application No. 2013.12.11.3907
Hearing Date: January 15, 2015

Dear President Wu and Commissioners:

The owners of the property at 276-278 Hartford Street recently illegally converted two rent-controlled housing units into a single-family house, without permits or public notice. They have now applied to the City to sanction their illegal act, along with dramatically expanding the historic c. 1892 building in a way that is out of character with the neighborhood.

We respectfully urge the City to deny the owners' building permit application. The City should require the owners to restore the building to its two-unit condition, for the following reasons:

- 1) We are in a housing crisis. We cannot afford to lose two affordable, rent-controlled housing units.
- 2) People who cheat and break City laws should not be rewarded, while people who play by the rules lose out. If the Planning Commission approves this permit, the owners' illegal scheme will be rewarded.
- 3) The proposed construction is out of character with the neighborhood, blocking light and air to the adjacent matching Victorians. It will dramatically increase the size of the historic building, and it will wall off the block's shared rear-yard open space.

Sincerely,

(22) Name:

Gabriella Schutz

Address:

3/2/15 4130 20th St SF CA 94114

EXHIBIT B

I, the undersigned, have personal knowledge and can attest that there were two separate residential units located at 276-278 Hartford Street at the time the present owners bought the building in December 2005.

①

280 Hartford St.

Address

Leslie Andelin

Printed Name

[Signature]

Signature

1/20/2015

Date

②

Sami Wahhab 699 Castro St.

Address

SAMI WAHHAB

Printed name

[Signature]

Signature

1/20/15

Date

③

244 Hartford St

Address

Philip Courtney

Printed name

[Signature]

Signature

1/20/15

Date

I, the undersigned, have personal knowledge and can attest that there were two separate residential units located at 276-278 Hartford Street at the time the present owners bought the building in December 2005.

④ 280 Hartford St

Address

Barbara Iungano

Printed Name

[Signature]
Signature

01/21/2015

Date

⑤ 266 Hartford St. S.F. Ca 94114

Address

Amanda L. Courtney
printed Name

Amanda L. Courtney
signature

Jan. 21, 2015

Date

⑥ 4323 20th St #3

Address

Deborah Stacey Cori
printed name

Deborah Stacey Cori
signature

1/22/15

Date

I, the undersigned, have personal knowledge and can attest that there were two separate residential units located at 276-278 Hartford Street at the time the present owners bought the building in December 2005.

⑦ 258 HC Hartford

Address

Dene Dick

Printed Name

Dene Dick

Signature

1/30/15

Date

⑧ 4242 20th St.

Address

JOHN BEAUPARLANT

printed name

John C. Beauparlant

Signature

1/30/15

date

⑨ 277 HARTFORD ST.

Address

BRIAN FRY + ~~Brian~~

printed name

Brian A Fry D.D.R.

Signature

1/30/15

DENNIS ROSS

EXHIBIT C

1 RYAN J. PATTERSON (SBN 277971)
2 MICHAEL E. PROFANT (SBN 299246)
3 ZACKS & FREEDMAN, P.C.
4 235 Montgomery Street, Suite 400
San Francisco, CA 94104
Tel: (415) 956-8100
Fax: (415) 288-9755

5 Attorneys for Discretionary Review Requestor,
6 Leslie Andelin

7
8 SAN FRANCISCO PLANNING COMMISSION

9
10 **DECLARATION OF PHILLIP MOTTINI**

11 Discretionary Review Application
12 Project Address: 276-278 Hartford Street
BPA No. 2013.12.11.3907

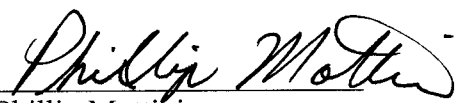
13 I, Phillip Mottini, declare as follows:

14 1. I make this declaration based on facts personally known to me, except as to
15 those facts stated on information and belief, which facts I believe to be true.

16 2. I am informed and believe that my grandmother owned the property known as
17 276-278 Hartford Street at the time I was born. For as long as I remember—at least 40 years—
18 the property included two separate dwelling units with separate kitchens.
19

20 3. After my grandmother passed away, I inherited the property in or about 1995. I
21 sold the property in or about 2001. The property remained as two dwelling units the entire time
22 I owned it. I occupied the upper level, and tenants occupied the lower level.
23

24 I declare under penalty of perjury under the laws of California that the foregoing is true
25 and correct, and that this was executed on April 7, 2015.
26

27 
28 Phillip Mottini

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

March 30, 2016

VIA EMAIL

Hon. Rodney Fong and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
Jeffrey.Horn@sfgov.org

Re: 276-278 Hartford Street
Case No. 2014.1253D

Dear President Fong and Commissioners:

Our office represents DR Requestor Leslie Andelin, the neighbor to the immediate south of the Project. The Project Sponsor's unlawful removal of a dwelling unit was taken very seriously by this Commission at its April 16, 2015 hearing, and the Commission voted to disapprove the application.

Now that a revised Project application has been filed (and the Project plans sold along with the house), we would like to reemphasize our objection to infilling the southern light-court which benefits the DR Requestor's property. The Project Site and the DR Requestor's home are part of a series of five Victorian sister-homes, with coordinated reciprocal light-courts. It is absolutely inappropriate to block the light-court in this manner.

Likewise, we request a reasonable setback of the rear deck, parapet, and roof overhang. Given the massing, light, and air impacts on the DR Requestor's home, we assume this design passed review because the Project plans misrepresent site conditions. Sheet A0.1 shows solid rear walls in the DR Requestor's home that *do not actually exist*. Rather than solid walls, there is a rear deck and open posts which allow light and air into the DR Requestor's art studio. (Please see attached.) The proposed side/rear expansion would wall off the common rear-yard open space, severely impacting the DR Requestor's home.

As a procedural matter, we must also object to the scheduling of this DR hearing without the issuance of a new 311 notice. The previous project application was denied. While the Commission allowed the Project Sponsor to submit a new application without waiting for the standard one-year bar on resubmission, this new submission is a new project and must be separately noticed. To wit, the Project under consideration now contains two units rather than a single-family home as originally proposed. Without a new 311 notice, other residents are denied the right to file their own requests for Discretionary Review. We hope the Department will reconsider this procedural decision.

Hon. Rodney Fong
March 30, 2016
Page 2

Thank you for your consideration.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

A handwritten signature in black ink, appearing to read "Ryan J. Patterson", written over a horizontal line.

Ryan J. Patterson



CAST ARCHITECTS

303 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2806



Campbell-Scheben Residence
276 Hartford Street
San Francisco, CA 94114

REVISIONS

REV	DESCRIPTION	DATE
1	Initial Design	10/1/10
2	Revised Design	10/1/10
3	Final Design	10/1/10

Drawn	AS SHOWN
Check	PD
Date	10/1/10

AO.1



1
AS.1
Rear View 2



1
AS.1
Rear View





SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014. 1253 DD

Building Permit No.: 2013-1211-3907

Address: 276 Hartford Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Samantha Campbell & Dean Scheben

Telephone No.: (415) 292-3656 (for Planning Department to contact)

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.

Please see attachment.

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. Indicate whether the changes were made before filing your application with the City or after filing the application.

Please see attachment.

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attachment.

March 27, 2015:

ATTACHMENT TO RESPONSE TO DISCRETIONARY REVIEW (DR)

PROPERTY ADDRESS: 276 Hartford Street
ASSESSOR'S PARCEL NO.: Block 3602, Lot 051
ZONING DISTRICT: RH-3/40-X
PERMIT APPLICATION NO.: 2013-1211-3907

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.)

The proposed remodel of the existing building at 276 Hartford Street is a relatively modest, and entirely code compliant remodel and addition. The DR requester's building is located to the south of the subject property, and therefore DR requestor will not suffer any loss of direct light nor any shadowing or other alleged impacts from the proposed addition. The DR requester's objections to the proposed project are exaggerated. The claims of being "walled off" border on the absurd. The proposed new rear yard extension is setback from the property line at the upper floor, and extends only a few feet past the DR requester's building into the rear yard.

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. Indicate whether the changes were made before filing your application with the City or after filing the application.

With the guidance of the planning staff, the project sponsor has incorporated a substantial setback at the second floor of the proposed addition which is 3 feet wide and more than 20 feet in length. This was incorporated into the design to allow additional indirect light to reach the north side of the DR requester's building. The project sponsor has also reduced the overall depth of the rear yard extension to an average between the adjacent buildings.

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.


When the project sponsors purchased the subject building as a single family home more than 10 years ago they had no children. In the interim their family has expanded; and they now have two small children and a need for additional space. The proposed project came about solely in response to the needs of this family. The project does not have any adverse effect on the DR requester's building as it is located to the south of the subject property, and will not be shadowed or impacted by the addition in any way whatsoever. The DR requestor's only response to the project has been to demand the elimination of any rear yard extension or any expansion of the subject building.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3 (loft)</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2249</u>	<u>3144</u>
Height	<u>16'-8"</u>	<u>16'-8"</u>
Building Depth	<u>73'-4"</u>	<u>81'-11"</u>
Most recent rent received (if any)	<u>0</u>	<u>0</u>
Projected rents after completion of project	<u>0</u>	<u>0</u>
Current value of property	<u>\$2,300,000</u>	<u> </u>
Projected value (sale price) after completion of project (if known)	<u> </u>	<u>\$2,800,000</u>

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

 _____ Signature	_____ March 27, 2015 Date	_____ Stephen M. Williams Name (please print)
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Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

March 25, 2016

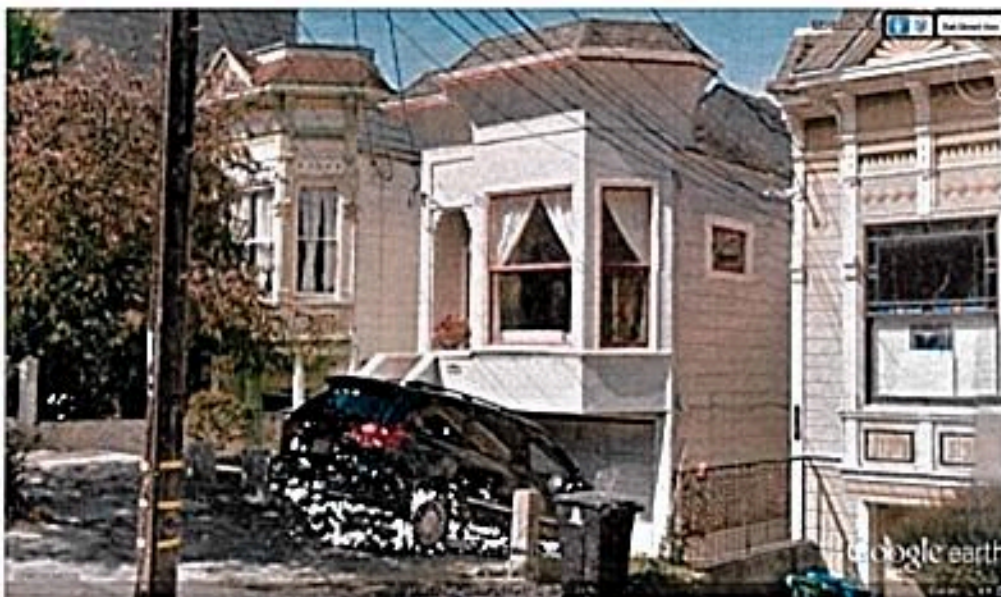
RE: **276 Hartford Street; Planning Department Case No. 2014.1253DD**
Discretionary Review: 2014.1253DDRP
BPA No.: 2013.12.11.3907
Hearing Date: April 7, 2016

President Fong and Members of the Commission:

INTRODUCTION

This office, along with the team of David Gast, AIA LEED AP and Dennis Budd, AIA, LEED AP, of Gast Architects, represents Christian "Dean" Scheben and Samantha Campbell (husband and wife) and Samantha's father, D. Keith Campbell, the owners of the residential building located at 276 Hartford Street located in the Delores Heights neighborhood of San Francisco ("the Property").

The Property Owners bought and lived in the house for 11 plus years believing it to be a single family home. Since buying the property Samantha and Dean have had two children, and decided to renovate their home to accommodate their growing family. However, they found that their building was technically a two-unit building. Their application for a merger was denied but the planned renovation and small expansion was approved by this Commission if it returned as a two-unit building



276 Hartford (Center)

The Owners Learned of the Status When They Sought to Renovate

Samantha and Dean closed escrow on the home on December 14, 2005. For the next ten years they used the building as a single family home. In December 2013, Samantha and Dean, with the assistance of Gast Architects, initiated a modest remodel/expansion project of their home in response to their growing family, (they have two children under the age of six). At that time, they learned for the first time that the building is technically considered a two unit building. The paperwork given to them in escrow stated the building was a single family home.

The property owners initially attempted to "legalize" the existing physical layout of the house by applying to the Planning Department for an administrative merger of the two units. An administrative merger requires a mandatory Discretionary Review ("DR") hearing. That DR was originally scheduled before the Commission on January 16, 2015, but the neighbor to the south (DR Requestor) filed a last minute DR Application on the last day to challenge the project---claiming impacts to "light and air" --- which caused the hearing on the merger application to be delayed until April 16, 2015. That additional DR was utterly without merit. The proposed small rear extension and associated construction to the north of the complaining neighbor cannot possibly cause exceptional and extraordinary circumstances or unreasonable impacts to "light and air" on the building to the south.

The Commission Denied the Merger But Approved the Project Envelope

The Planning Commission held the mandatory Discretionary Review on the unit merger application on April 16, 2015. At that same hearing the Commission considered the DR of the remodel project brought by the Appellant herein. The Planning Commission denied the merger application. The denial of the merger was based on the need to preserve all units of housing and the affordable housing crisis, and not based on a defect or deficiency with the application.

On the remodel/expansion permit, the Planning Commission determined that the expansion of the envelope contemplated by the alteration application was acceptable and so ruled that,

"The Project Sponsor may return within 12 months with a proposal for a two-unit building." (Discretionary Review Action Memo dated May 29, 2015 attached hereto as Exhibit 1.)

The Commission denied the merger but specifically allowed the Project Sponsor to proceed with a remodel which respected and maintained two units on the property.

The Project Sponsors attempted to follow the Planning Commission's instructions, and directed their architects to devise a new remodel plan which would retain the two-unit layout (Plans attached as Exhibit 2). However, before the Planning Department would

allow a permit to be issued for the 2-unit remodel project, they required that the Property Owners apply to the Department of Building Inspection for an administrative permit documenting the official legal use and number of dwelling units in the building. The Project Sponsors duly complied with that requirement, and after requiring the Sponsor to jump through many hoops, the DBI issued a certificate of final completion and occupancy for a two-unit building on November 11, 2015 (a copy of the Certificate of Final Completion and Occupancy, and accompanying job card is attached hereto as Exhibit 3).

DR Requestor Appealed the Administrative Permit Confirming Two Units

After objection at the Commission last year of the merger request the DR Requestor took the exact opposition position and challenged the issuance of the permit certifying the two-unit count of the building before the San Francisco Board of Appeals, on the basis that the permit was "improperly issued." The Board voted unanimously to deny the appeal and uphold the permit on the grounds that the permit was properly issued (See, Meeting Minutes of February 10, 2016 Board of Appeals attached as Exhibit 4).

Having lost at the Board of Appeals, Appellant is back before the Planning Commission pursuing the same Discretionary Review request which they filed last February. Because the Commission disposed of the unit merger question, all that remains of the DR request is that directed to the proposed rear expansion of the project building.

It should be noted that Appellant's original challenge was primarily to the legalization of the unit merger. The purpose of the administrative permit certifying the two-unit status of the building was to settle the ambiguity regarding the legal number of units in the building. Opposing the permit certifying the two-unit status of the building, is diametrically opposed to the appellant's stated "exceptional and extraordinary circumstances that justify Discretionary Review of the Project" i.e. that the removal of dwelling units violated the City's Planning Priority Policy # 2 (See appellant's original DR Application of February 19, 2015 attached hereto as Exhibit 5.)

Maintaining the two-unit nature of this property is the stated reason for this Discretionary Review in the first place. The property owners have accepted that they must maintain the two-unit configuration of the property. However, as it stands the building lacks the physical infrastructure (second kitchen) needed for two truly separate units.

The Property Owners have modified their plans to conform with the City's demands at every turn. The City demanded that the property owners correct the ambiguous status of the building found in the 3R reports. The Property Owners did just that. (Exhibit 3). The City has demanded that the property owners maintain the two-unit configuration of the building, but gave them 12 months leave to return with remodel proposal which maintained the two-units. The Property owners duly complied.

Now the property owners are requesting approval of a plan to remodel the home which will maintain the two-units and rebuild the second unit's kitchen (thus making the facts

on the ground match the facts in the City's file). However, the Property Owners cannot move forward with implementing the two-unit configuration until they receive approval to begin construction, and they cannot receive that approval while this discretionary review is pending. The Commission should deny the DR request for lack of merit. There are no unreasonable impacts or exceptional and extraordinary circumstances which justify delaying this project any further.

A. Project Setting and Proposal

The property is a one story over garage building located on the west side of Hartford Street between 19th and 20th Streets, in the Dolores Heights/Eureka Valley neighborhood. The block on which it is located is split-zoned RH-2 and RH 3. This is a residential neighborhood with mostly single-family buildings with some 2-unit and very few buildings of 3-unit or more.

Although we have learned that the existing building is technically characterized as two units, as set forth in the merger application, Samantha and Dean purchased the property as a single-family dwelling in 2005 and relying on official city documents including the Assessors Report and the 3R Report from DBI, both of which confirmed the building as a single-family dwelling. Because of this discrepancy the Commission ordered the Property owners to clarify the unit count with the City, but specified that the current project was acceptable if it was revised so as to retain the two-unit configuration. To comply with the Commission's orders, the Property Owners have redesigned their proposed remodel such that it maintains the two-unit configuration (See Exhibit 5).

The existing building is approximately 2200 square feet. The lower floor has approximately 930 square feet of living space and the upper floor contains 1170 square feet of living space. (See Exhibit 5) Samantha and Dean purchased the building with the help of her father Keith Campbell in December 2005 with the sole intention of making it their family home. Since the time the purchased the home, both of their children have been born and the need for additional space has substantially increased.

The project would create an approximately 2492 square foot residence that the family will continue to occupy. The new renovated second unit would be approximately 816 square feet. The total renovation would result in a building of approximately 3208 square feet. The proposed project is mostly interior renovations and the modest rear yard expansion maintains the rear yard setbacks.

Appellant's Discretionary Review is premised on their DR application No. 2104.1253DRP (Exhibit 5), which was filed February 19, 2015. This DR Application was primarily premised on the merger application which was pending at the time. As described above, the Property Owners have moved on from the merger application. Therefore, the remaining complaints contained in the DR application are: 1) that the rear expansion will wall off the mid-block open space; 2) that the proposed side expansion will reduce the "light court" reducing the air and light of DR Requester; and 3) that the historic character of neighborhood will be effected if one of the five contemporary

Victorian homes in a row on the subject block is allowed to be renovated. There is no merit to any of these arguments. None of these remaining arguments rises to the level of exceptional and extraordinary circumstances or unreasonable impacts which would warrant taking Discretionary Review.

1. The Rear Expansion Will Not Wall Off Midblock Open Space

The proposed expansion does not "wall off" the mid-block open space, and maintains the required rear yard setbacks. The proposed rear yard expansion will maintain the 25% rear yard set back called for in Residential Design Guidelines. The proposed expansion also respects the average adjacent rear yard setbacks of the two adjacent property owners. Therefore, there are no exceptional and extraordinary circumstances or unreasonable impacts from the proposed project.

DR Requestors property is located to the south of the Project Sponsor's property. In San Francisco, a property's light is not substantially impacted by the properties to the north. This is the case here. The proposed modest rear yard expansion will not affect the air and light of DR Requester.

2. The Small Side Yard Expansion Will Not Change the Air and Light Between the Houses

The Proposed expansion would not have an unreasonable impact on the air and light of DR Requester. DR Requester has complained that the expansion of the basement level of the Project Property would block the air and light between the buildings. However, the plans for the proposed project clearly show that on the Project Sponsor's side of the property line, the light court is already covered to light from above starting at the first story, and closed to air and light on the east side. Calling this a light court at all is something of a stretch. It is covered to light from the top, and closed to air passing between the buildings. The proposed expansion will only effect the basement level, making the basement wall even with the first story wall as it currently exists.

The expansion of which DR requester complains was already approved by the Commission during the hearing on the Merger Application. At that hearing the Commission approved of the old proposed project. That project differed in numerous ways, however the expansion in question was a feature that has been consistent between the two designs (See the initial one-unit plans attached hereto as Exhibit 6).

There are no unreasonable impacts. It will not change the amount of air circulating between the houses and as discussed above, the existing wall of the Property and the location of the DR Requesters property (to the south) already prevents significant impacts to the light of DR Requester.

3. The Project Will Not Affect the Historic Character of the Block.

DR Requester acknowledges that this property has been classified as Class B “potential historical resource”. Despite acknowledging that the historic character of the building has been assessed, the DR Requester goes on to argue, “the subject property’s historic value should be assessed before the City considers approving [the] permit.” This argument lacks merit. The City has considered the historic value of the subject building and did not choose to make a more restrictive historical classification.

Furthermore, DR Requester fails to note that the renovation plans show that the front façade of the Subject Property is nearly identical to the existing site. There is no significant change to the exterior appearance of the house from the street. There is no unreasonable impact to the historic character of any of the other buildings on the block.

There Are No Unreasonable Impacts

There are no negative impacts on the neighbors or the properties surrounding the subject site. As set forth in the Application, (and as determined by the Residential Design Team) the project complies with the General Plan guidelines for design of in-fill development and compatibility with existing neighborhoods. The Department has reviewed and generally approved the project. No variances of any kind are needed for the project. At the prior hearing before the Planning Commission, during the merger request discretionary review, the Commission encouraged Samantha and Dean to return with a design proposal which retained the two-unit configuration but otherwise approved the expansion of the building. This indicates that the last time it was considered; the Commission did not find merit to the DR Requester’s other arguments.

The merger application was opposed by the DR Requester because it would remove housing units from the market. However, the house currently does not have the infrastructure for two units (lacking a second kitchen). Therefore, in order to bring the house into compliance with the two-unit requirement the property owners *have to* renovate the building. To do this the property owners applied for an administrative permit to certify the unit count. The DR Requester however appealed the issuance of that permit. Which is to say that after challenging the request to legally merge the units, (which resulted in the requirement that the Property Owners rebuilding the second unit’s infrastructure); the DR requester also challenged the request to legally recognize that there are two units. The DR requester’s shifting challenges are frivolous and without merit. These challenges are not brought to remedy legitimate grievances but rather to harass delay and exhaust both financially and emotionally the property owners.

The current two-unit Project is what the Planning Commission *specifically told the Property Owners they should do* when they denied the merger application. Now the Property Owners have complied with the Commission’s instructions, to come back with a two-unit proposal. But the neighbor has challenged the permit and the project again, as they at every turn. The Commission should deny this discretionary review request and approve the Project and proposed

B. Project Benefits.

The arguments of DR Requester are without merit. There are no exceptional and extraordinary circumstances which should prevent the proposed renovation plan from being approved, nor are there unreasonable impacts to the neighboring and adjacent property owners. In addition, the following factors support approval of this proposed renovation:

No tenant displacement. The project would maintain two dwelling units that have been occupied by the Campbell/Scheben family since 2005. The project affects only owner-occupied housing; it will not displace any existing tenants or remove an otherwise available dwelling unit. No tenant has been or will be displaced.

Increase to the City's Supply of Family Housing. Housing units of an appropriate size and affordable to growing San Francisco families are in scarce supply. As a result, many families with young children find themselves priced out of the City. This trend is to the detriment of neighborhood diversity and community investment. Allowing the project to go forward will create a home of appropriate size for this growing family, and will not effect the current housing stock. This will diversify the City's available housing supply by turning a building with two units which were only suitable for families without children into a building with two units, one of which is suitable for a family with children.

In this case, the proposed renovation will directly advance the policies of the City's Housing Element, including Policy 4.1 to encourage the remodeling of existing housing for families with children.

No Affordable Dwelling Units Affected. There are no below market rate units at the property. Because the building is valued at over \$3 million dollars, it is anticipated that even after the home is divided into two units they would still appraise for a higher amount in the current market.

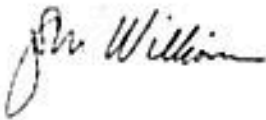
The Renovation Will Provide a Complete Seismic Upgrade The remodeling project that the Property Owners have proposed includes a complete seismic upgrade of the building and the complete remodeling and updating of the entire building. Attached hereto and marked as Exhibit 2 is a reduced set of plans for the proposed remodeling project. Earthquake preparedness is an express priority policy. The project also includes up-grades to all systems and other improvements to the building

Consistency with Neighborhood Character. The project will not change the existing building's conformity with neighborhood character. As detailed in the proposed plans, the renovations will respect the existing façade and height of the building.

CONCLUSION

The facts in this case do not create an exceptional and extraordinary circumstance which should prevent the approval of the proposed renovation. This family has gone to extraordinary lengths to comply with the City's planning and zoning requirements. The DR requester has gone to extraordinary lengths to harass and delay the Project Sponsors by raising frivolous, meritless, and contradictory appeals at every opportunity. The Property Owners have followed the Planning Commission's instructions for moving forward with their desired renovation, and have taken great care to ensure that there are no unreasonable impacts associated with this project. The Commission should approve the requested renovation plans. The Commission should deny the DR Request for lack of merit. There are no unreasonable impacts or exceptional and extraordinary circumstances which justify delaying this project any further.

VERY TRULY YOURS,

A handwritten signature in cursive script, appearing to read "Stephen M. Williams".

STEPHEN M. WILLIAMS

Exhibit 1



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0415

HEARING DATE: APRIL 16, 2015

Date: May 29, 2015
Case No.: 2014.1253DDRP
Project Address: 276-278 HARTFORD STREET
Building Permit: 2013.12.11.3907
Zoning: RH-3 (Residential House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 3602/051
Project Sponsor: Dean Scheben
Samantha Campbell
D. Keith Campbell
276 Hartford Street
San Francisco, CA 94114
DR Requestor: Leslie Andelin
280 Hartford Street
San Francisco, CA 94114
Staff Contact: Delvin Washington - (415) 558-6443
delvin.washington@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE MANDATORY DISCRETIONARY REVIEW OF CASE NO. 2014.1253DDRP AND DISAPPROVAL OF THE REQUEST FOR A DWELLING UNIT MERGER. THE REQUEST WAS PART OF A PROJECT PROPOSAL TO CONSTRUCT A THREE-STORY HORIZONTAL REAR ADDITION, CREATE NEW HABITABLE SPACE ON TWO LOWER LEVELS, AND RAISE THE GABLE ROOF TO ACCOMMODATE A TOP FLOOR LOFT ON AN EXISTING TWO-STORY RESIDENTIAL DWELLING WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 11, 2013, Samantha Campbell and Dean Scheben filed for Building Permit Application No. 2013.12.11.3907 proposing construction of a three-story horizontal rear addition, increase in the existing roof height and full interior renovation of a two-story, residential dwelling within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. During the Planning Department's review of the proposal, it was determined that a Dwelling Unit Merger application and Mandatory Discretionary Review were required to seek legalization of the building's current single family use. The dwelling unit merger review was necessary because building permits, city directories and fire insurance maps indicated the property was originally constructed and occupied historically as a two-family dwelling.

On February 19, 2015 Leslie Andelin (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2014.1253DDRP) of Building Permit Application No. 2013.12.11.3907.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On April 16, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2014.1253DDRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby disapproves the request for a Dwelling Unit Merger as part of the current proposal submitted under Building Permit Application 2013.12.11.3907, with the following conditions:

1. The Project Sponsor may return within 12 months with a proposal for a two-unit building.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. The Department of Building Inspection, following a site visit during the Summer of 2014, informed the owner's attorney that the property would have to be classified as a two-family.
2. The owner stated to a Commission member during a site visit, and during the public hearing that the 2nd kitchen was removed after they had purchased the property.
2. The Commission determined that the current proposal to expand a single-family residential use would be based on an inconclusive 3-R report that currently states the legal use as "Unknown". The Planning Commission must have clear direction based on a current and verified 3-R report before approving the expansion of a building and its associated use. The Project Sponsor is encouraged to work with the Department of Buildings to provide the required water tap and confidential Assessor's records to establish a definitive 3-R report.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on September 8, 2011.

Jonas P. Ionin
Commission Secretary

AYES: Fong, Wu, Hillis, Johnson, Moore, Richards

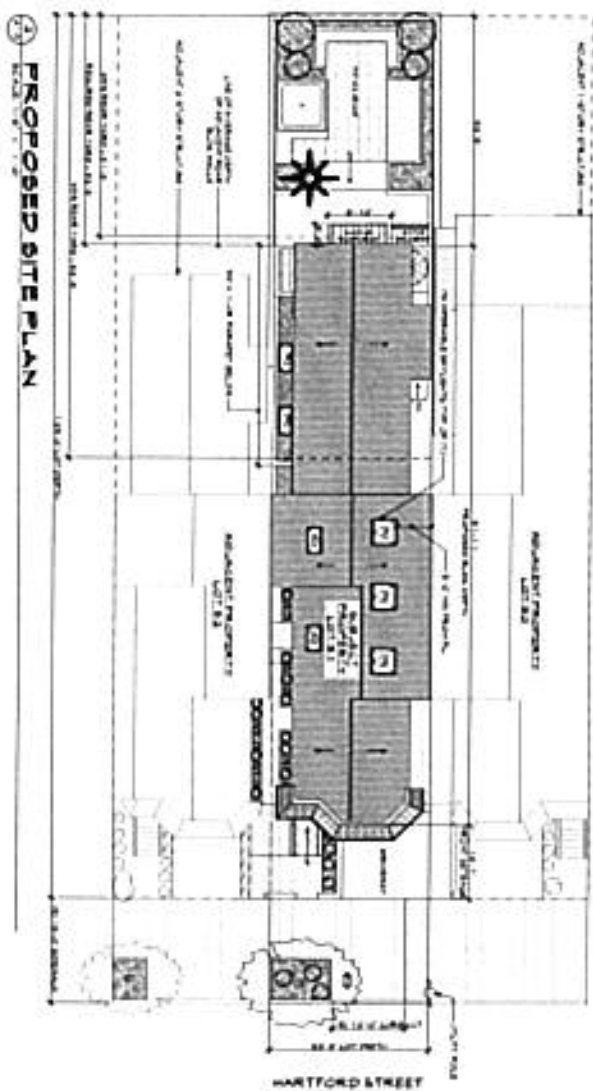
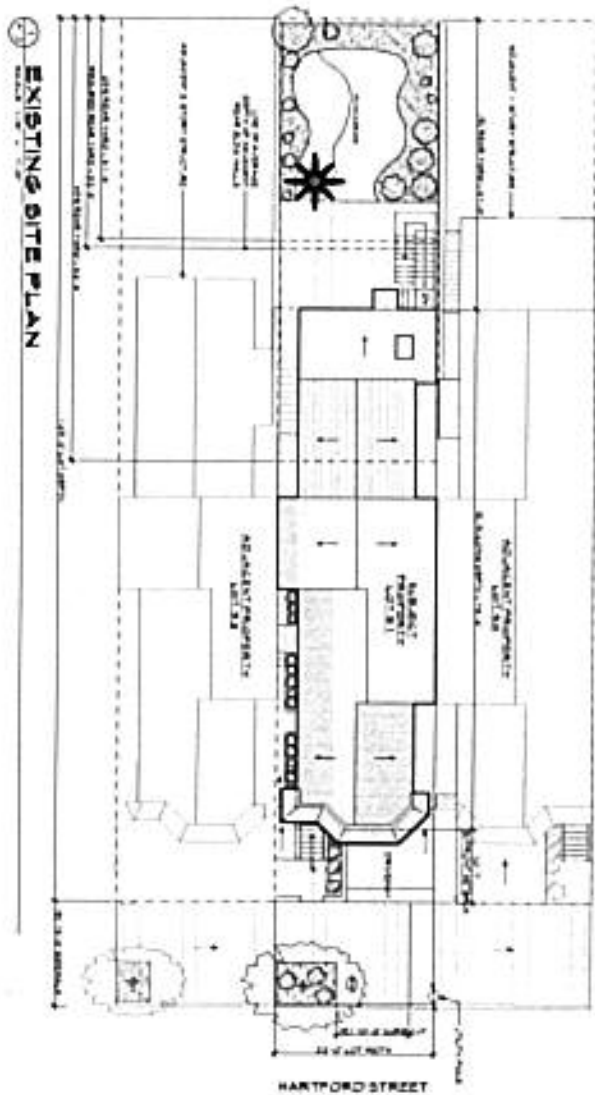
NAYS: Antonini

ABSENT: none

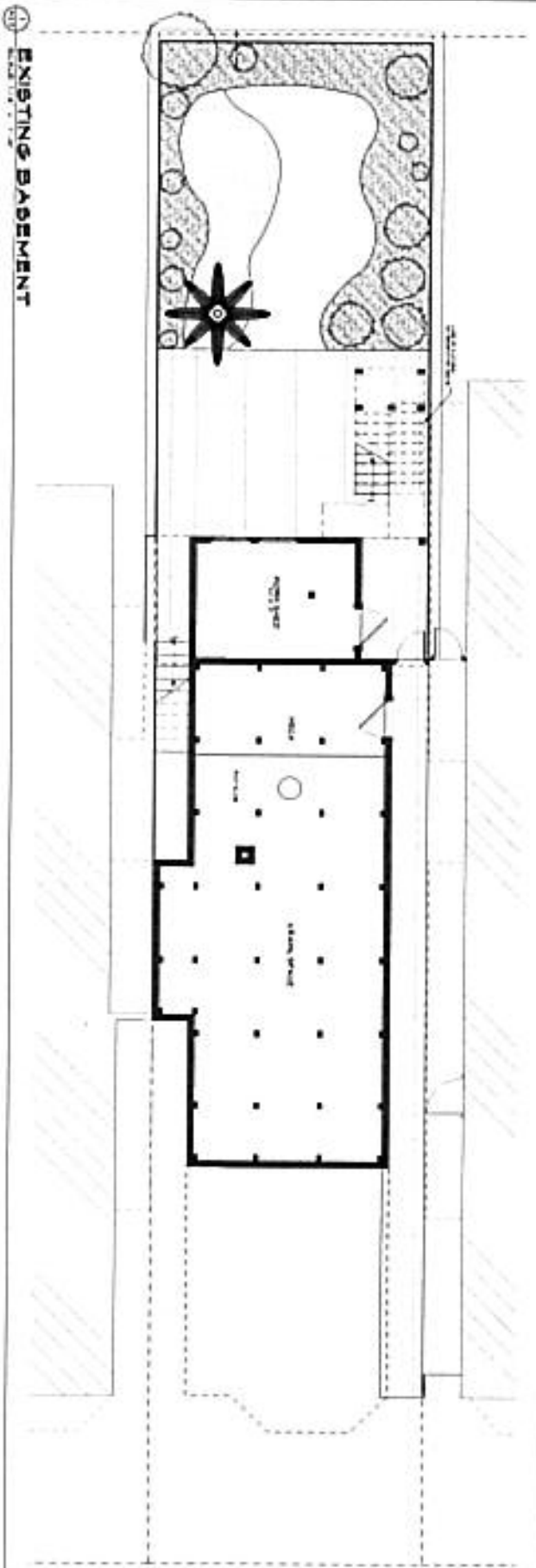
ADOPTED: April 16, 2015

Exhibit 2

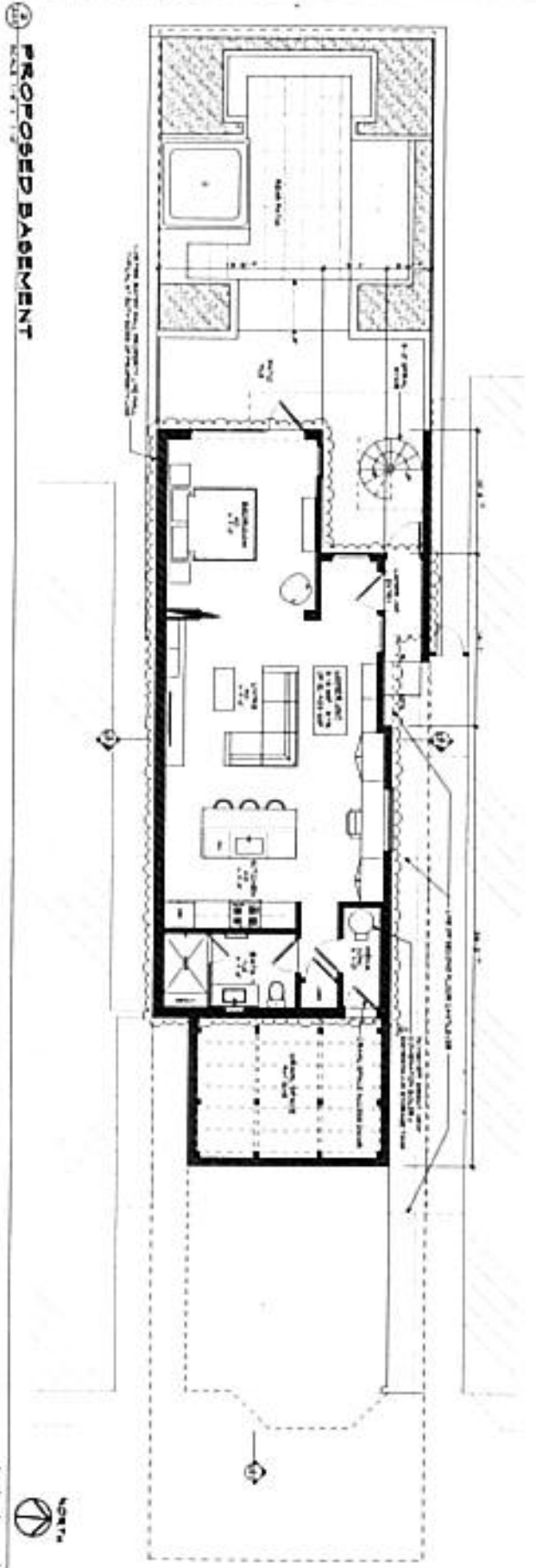
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EXISTING BASEMENT



PROPOSED BASEMENT



BASEMENT FLOOR PLANS

Campbell-Scheben Residence
216 Hartford Street
San Francisco, CA 94114



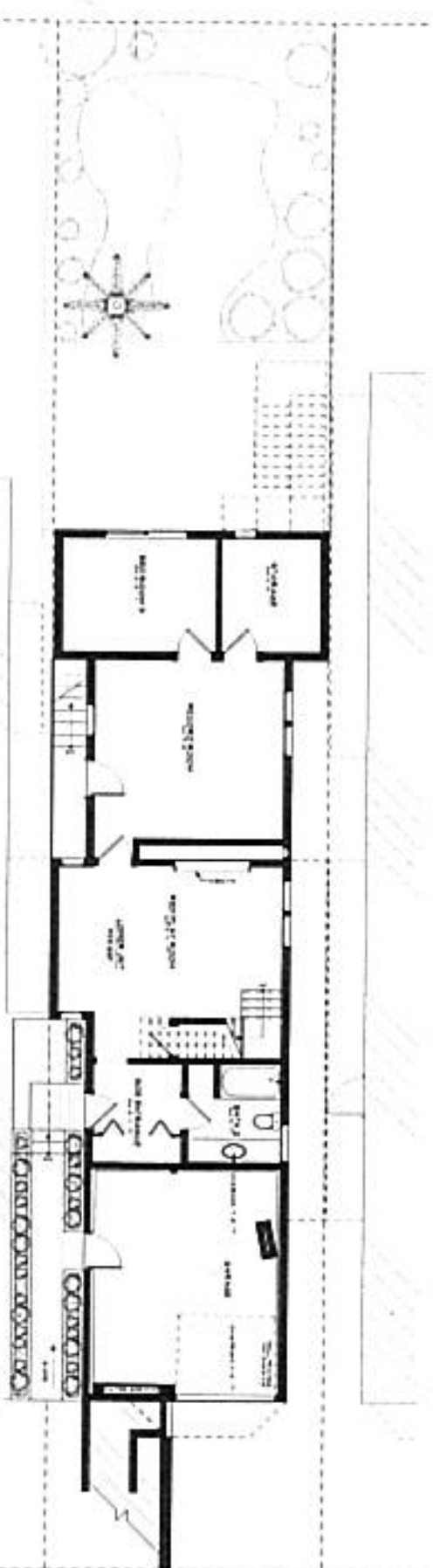
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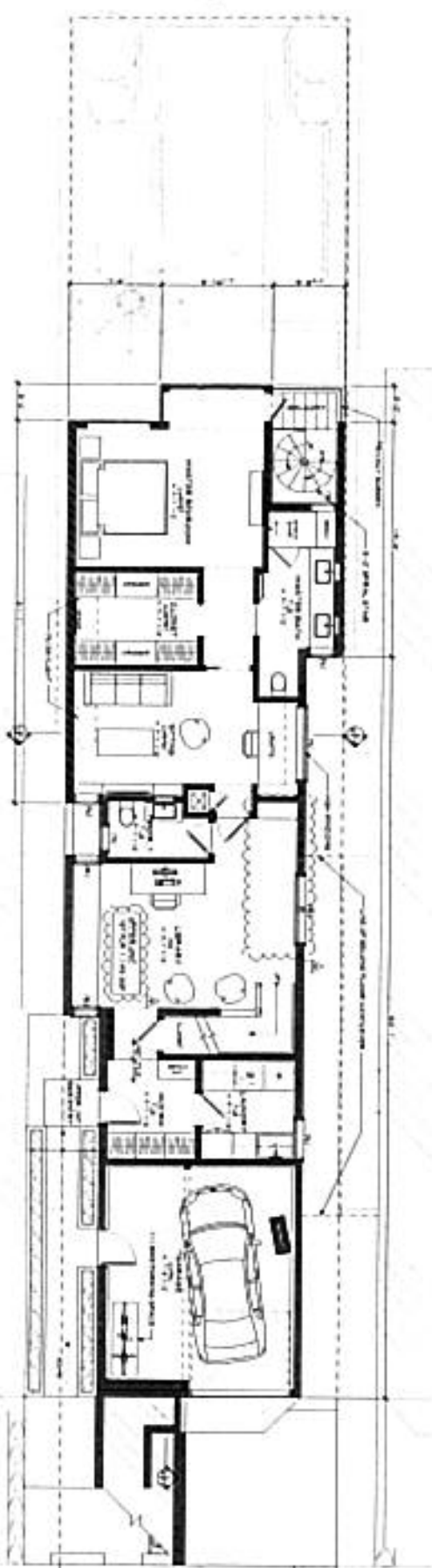
NO.	DESCRIPTION	DATE
1	BASEMENT FLOOR PLANS	10/10/00
2	REVISIONS	
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EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



FIRST FLOOR PLANS

Campbell-Scheben Residence
376 Hartford Street
San Francisco, CA 94114



101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-

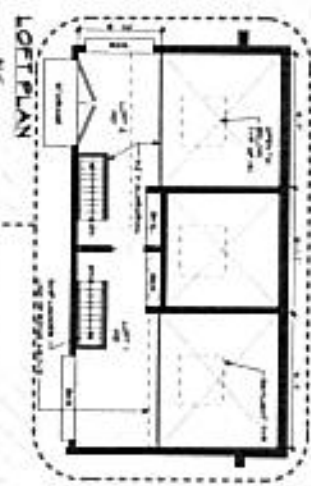


Count on us.

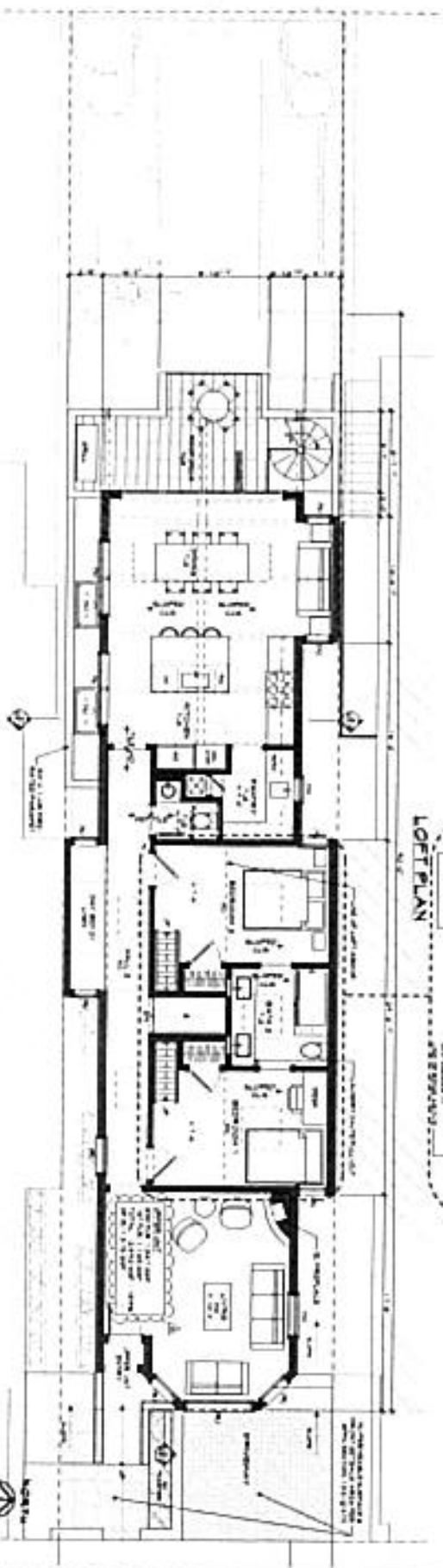
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EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR



SECOND FLOOR PLANS

Campbell-Scheben Residence
216 Hartford Street
San Francisco, CA 94114

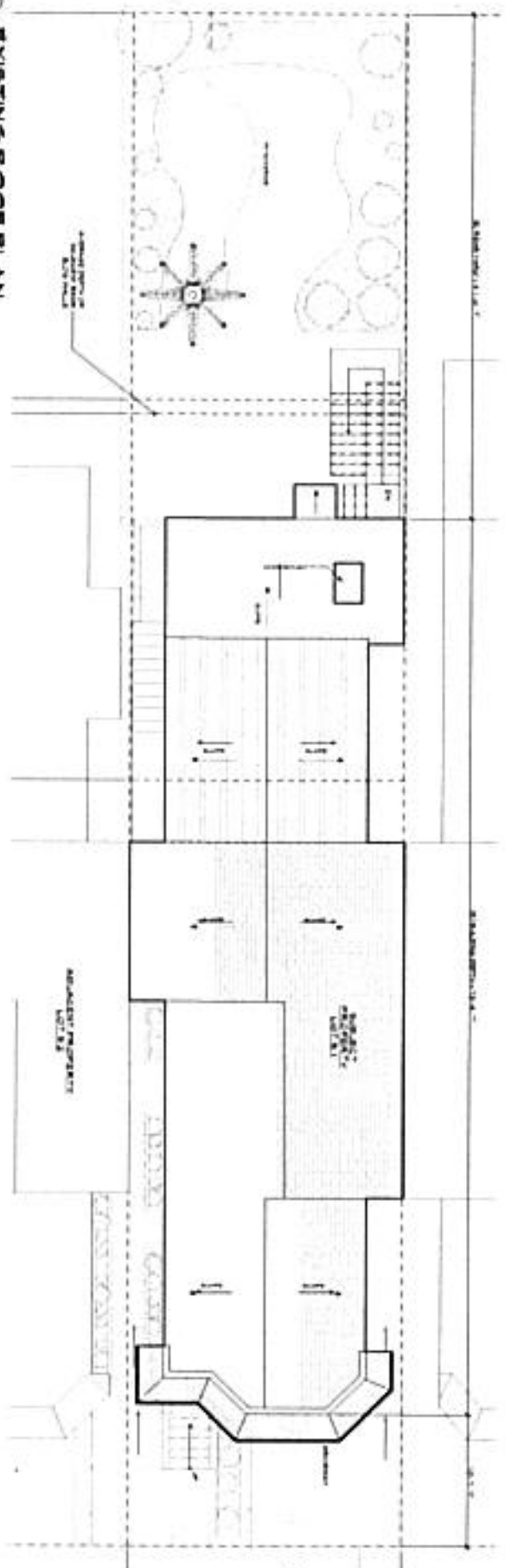


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BY: [Signature]
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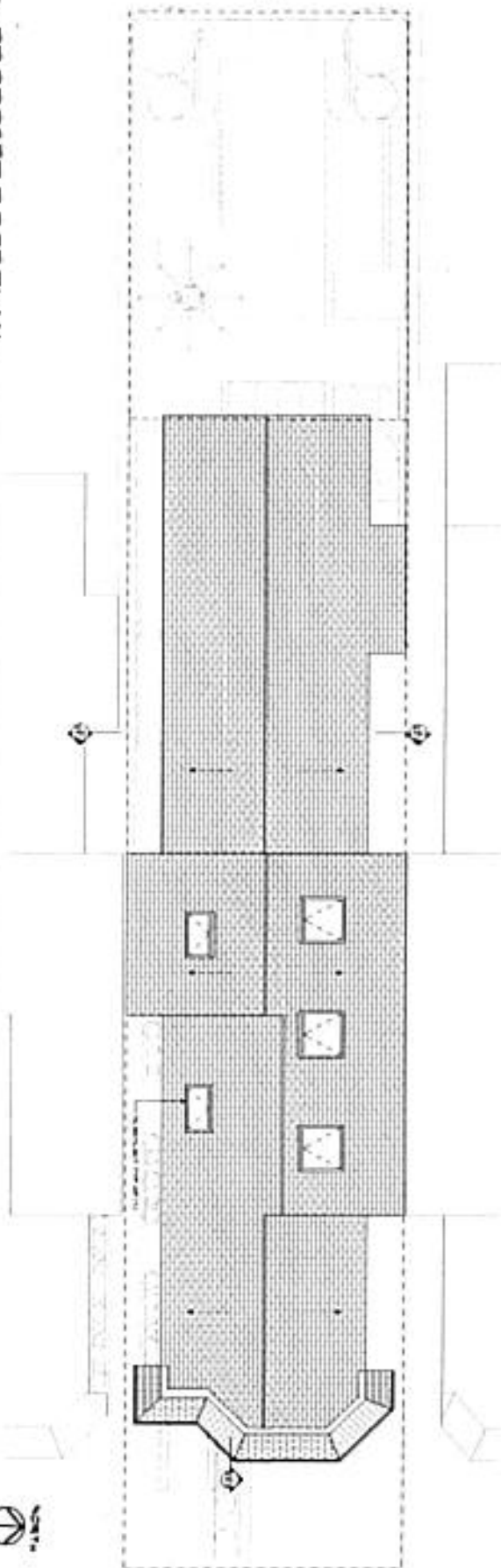


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NO. 2	1/8" = 1'-0"
NO. 3	1/16" = 1'-0"
NO. 4	1/32" = 1'-0"
NO. 5	1/64" = 1'-0"
NO. 6	1/128" = 1'-0"
NO. 7	1/256" = 1'-0"
NO. 8	1/512" = 1'-0"
NO. 9	1/1024" = 1'-0"
NO. 10	1/2048" = 1'-0"
NO. 11	1/4096" = 1'-0"
NO. 12	1/8192" = 1'-0"
NO. 13	1/16384" = 1'-0"
NO. 14	1/32768" = 1'-0"
NO. 15	1/65536" = 1'-0"
NO. 16	1/131072" = 1'-0"
NO. 17	1/262144" = 1'-0"
NO. 18	1/524288" = 1'-0"
NO. 19	1/1048576" = 1'-0"
NO. 20	1/2097152" = 1'-0"
NO. 21	1/4194304" = 1'-0"
NO. 22	1/8388608" = 1'-0"
NO. 23	1/16777216" = 1'-0"
NO. 24	1/33554432" = 1'-0"
NO. 25	1/67108864" = 1'-0"
NO. 26	1/134217728" = 1'-0"
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NO. 28	1/536870912" = 1'-0"
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EXISTING ROOF PLAN



PROPOSED ROOF PLAN



ROOF PLAN

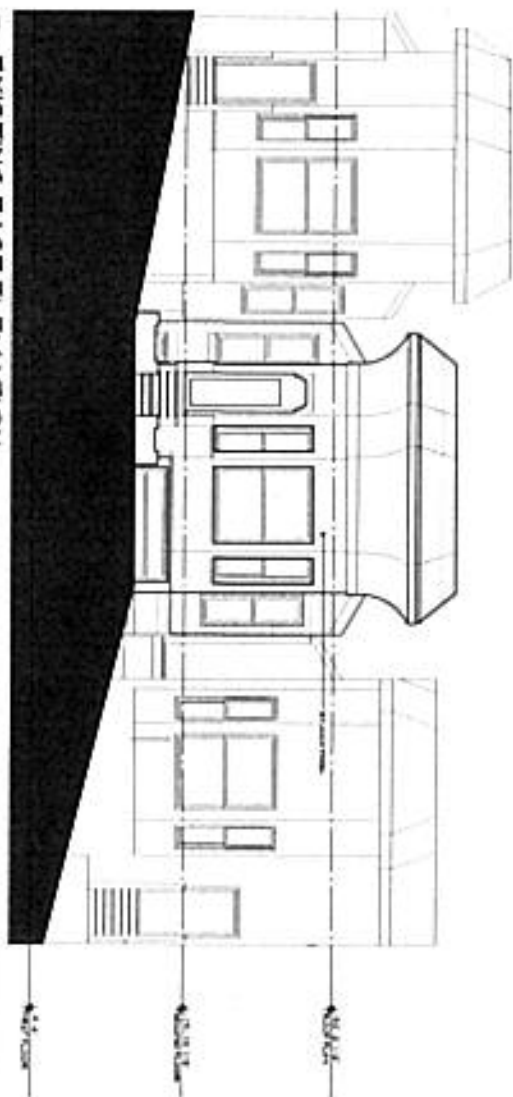
Campbell-Scheben Residence
216 Hartford Street
San Francisco, CA 94114



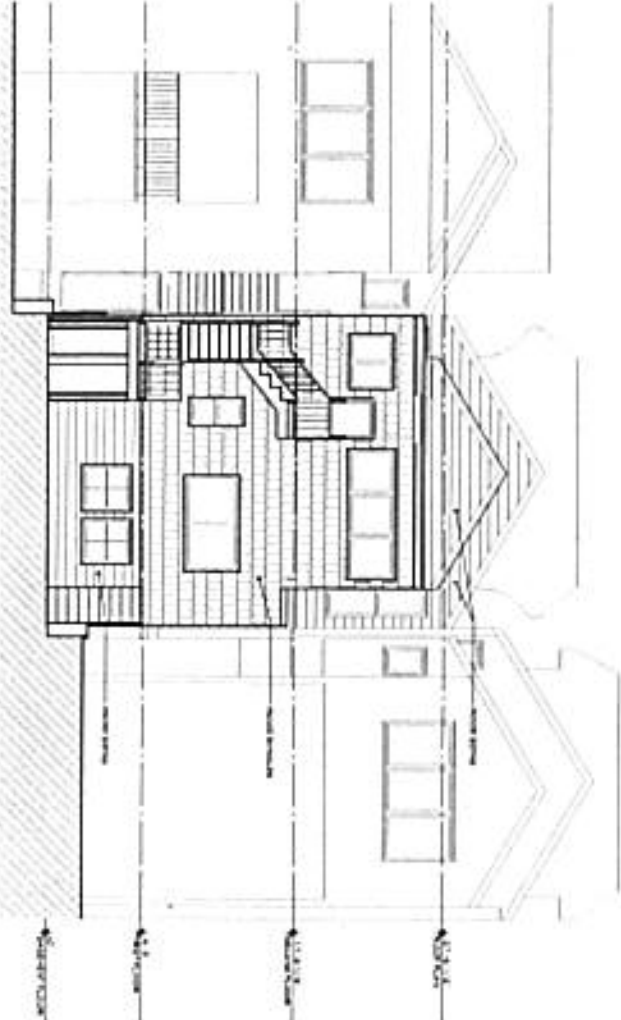
100% Satisfaction
 24/7 Support
 100% Money Back Guarantee



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING EXTERIOR ELEVATIONS

Campbell-Scheben Residence
276 Hartford Street
San Francisco, CA 94114

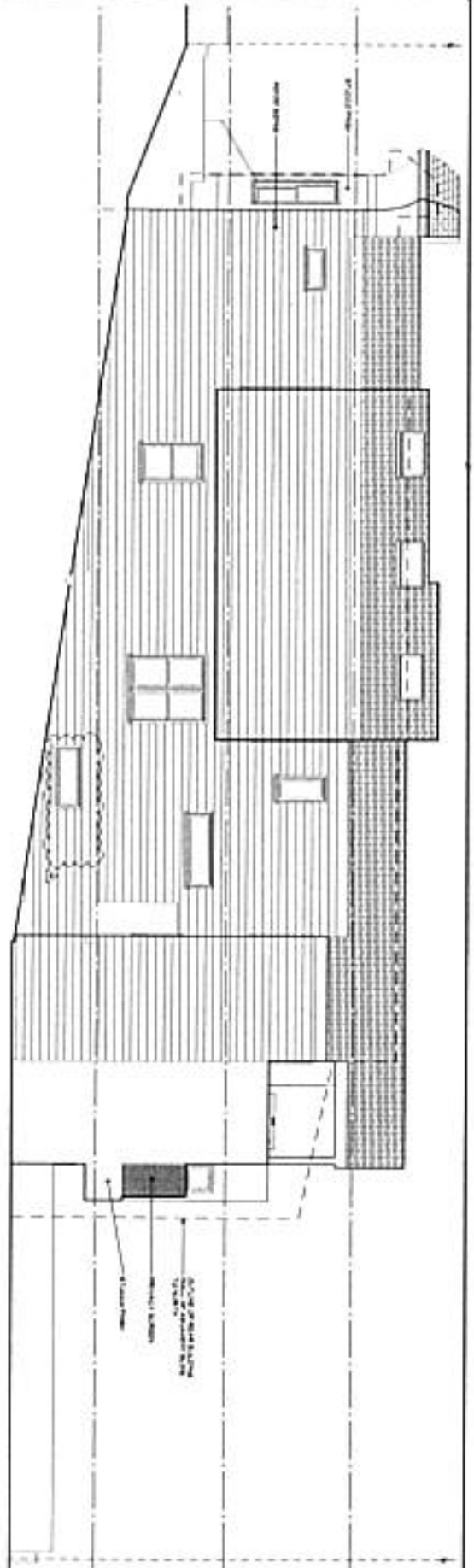


THE UNIVERSITY OF CHICAGO

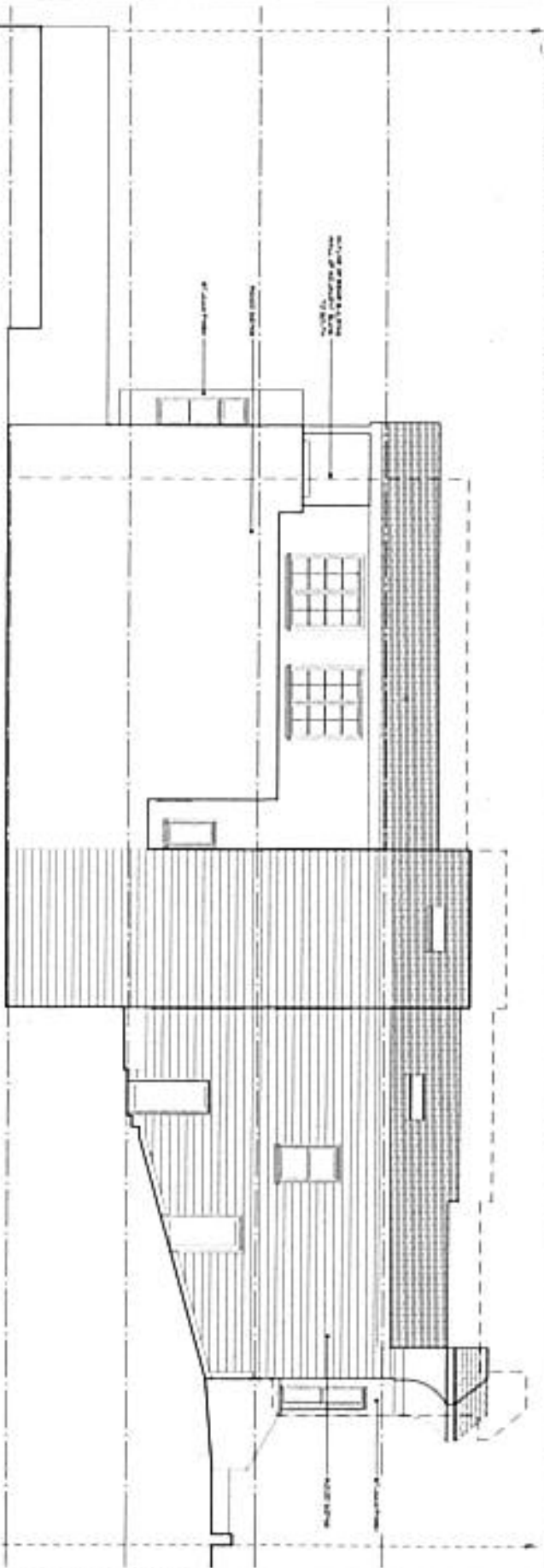
CA
CART MACHINERY

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PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EXTERIOR ELEVATIONS

Campbell-Scheben Residence
276 Hartford Street
San Francisco, CA 94114



DATE: 10/10/10
BY: [Signature]
SCALE: AS SHOWN



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[illegible]

Exhibit 3



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 276-278 Hartford St 3402-051
(number) (street) (block and lot)

Permit Application No: 201511243484 Type of Construction: VB Stories: 2 Dwelling Units: 2

Basements: 1 Occupancy Classification: R-3 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: For Administrative purposes only to document the local use and
occurrence of this building or a two story and a basement with two residential
dwelling units. This determination is based on a review of City Records including
note department records, Access records, Sanborn map and building permit
history. No work on this permit.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

This certificate issued on: November 25th 2015

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Acting Director

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

by: Joseph Hui
(Signature) Building Inspector

Joseph Hui
Printed Name

City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,
FROM 8:00 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY,
MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7 DAYS A WEEK
BY CALLING (415) 575-6955

APPLICATION NO. 20151243484 ISSUED NOV 24 2015
JOB ADDRESS: 276-278 Hartford St. BLOCK: 3602 LOT: 051
NATURE OF WORK: _____

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED
PRIOR TO EXPIRATION DATE OF 11-18-2016

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For information on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

*** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. ***

**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

Name / Date / Div.

SUPPLEMENTAL INSPECTION RECORD

11/25/15 For Unit Count Verification only

10/16



DEPARTMENT OF BUILDING INSPECTION

INSPECTION RECORD

APPLICATION NO. 201511243484 ISSUED NOV 24 2015

JOB ADDRESS: 276-278 Hartford St. BLOCK: 3602 LOT: 051

NATURE OF WORK: _____

Do Not Pour CONCRETE until the following are signed

INSPECTIONS	Dates	Inspectors
Foundation Forms		
Foundation Steel		
Grounding Electrode		
O.K. TO POUR		

Do Not CONCRETE SLAB until the following are signed

INSPECTIONS	Dates	Inspectors
Plumbing Underground		
Electrical Underground		
Fire Service Underground		

Do Not COVER until the following are signed

INSPECTIONS	Dates	Inspectors
Rough Plumbing		
Shower Pan		
Flu, Vents & Ducts (PLBG)		
Heating Hydrostatic Test		
Rough Sprinklers (PLBG)		
Rough Electrical		
Rough Sprinklers (FIRE)		
Hydrostatic (FIRE)		
Sound Transmission		
Rough Framing		
Insulation		
Environmental Air, Vents, Ducts (BLDG)		
Lath		
O.K. TO COVER		

ADDITIONAL WORK REQUIRING APPROVALS

INSPECTIONS	Dates	Inspectors
Special		
Special		
Special		
Fire Alarm		
Energy Ordinance		

FINAL INSPECTION REQUIRED

INSPECTIONS	Dates	Inspectors
Disabled Access		
Sprinklers (PLBG)		
Mechanical		
Plumbing		
Electrical		
Street Use & Mapping		
Urban Forestry		
Fire Department		
Health Department		
Building	11/25/15	J. Duffy
CERTIFICATE OF FINAL COMPLETION	11/25/15	J. Duffy

WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.

FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION AT 415-558-6088.

PLEASE CALL THE FOLLOWING PHONE NUMBERS FOR QUESTIONS AND/OR COMPLAINTS RELATED TO PERMITTED WORK UNDER WAY:

BUILDING INSPECTION:	415-558-6570	ENERGY/MECHANICAL	
CENTRAL PERMIT BUREAU:	415-558-6070	PLAN CHECK:	415-558-6133
CODE ENFORCEMENT:	415-558-6454	RECORDS:	415-558-6080
PLAN REVIEW SERVICES:	415-558-6133	PLANNING DEPARTMENT:	415-558-6377
DISABLED ACCESS:	415-558-6110	PLUMBING INSPECTION:	415-558-6570
ELECTRICAL INSPECTION:	415-558-6570	REROOFING INSPECTION:	415-558-6570
FIRE INSPECTION:	415-558-3300	SPECIAL INSPECTION:	415-558-6132
FIRE PLAN CHECK:	415-558-6177	DPW-BSM:	415-558-6060
GENERAL INFORMATION:	415-558-6088	STREET USE & MAPPING AT	
HEALTH INSPECTION:	415-252-3800	1155 MARKET STREET, 3RD FL.:	415-554-5810
HOUSING INSPECTION:	415-558-6220	BUREAU OF URBAN FORESTRY:	415-641-2674

A FINAL REMINDER

AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.

IMPORTANT!

If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:

**San Francisco Department of Building Inspection
Housing Inspection Services
1660 Mission Street, 6th Floor
San Francisco, California 94103-24214**

CENTRAL PERMIT BUREAU
1660 Mission Street
San Francisco, California 94103

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
(415) 558-6088**

Receipt No: 1376450
Application/Permit No: 201511243484

PERMIT IS GRANTED TO

☐ ERECT ☒ ALTER BUILDING ☐ ERECT SIGN DATE OF ISSUE 24 - NOV - 15
☐ DEMOLISH BUILDING ☐ GRADE FILING FEE RECEIPT #
☐ LOWER CURB ☐ OCCUPY STREET SPACE
☐ EXCAVATE STREET OR SIDEWALK ☐ POST NOTICE
☐ HOUSE NUMBER CERTIFICATE ☐ REPAIR OR CONSTRUCT SIDEWALK

SUPPLEMENTAL FEE PAID:

<input type="checkbox"/> FINAL PLAN CHECK	<input type="checkbox"/> EXPEDITER FEE	<input type="checkbox"/> PENALTY
<input type="checkbox"/> STRUCTURAL LTR	<input type="checkbox"/> DCP FEE	<input type="checkbox"/>

CLASS 1:

SAMANTHA CAMPBELL D KEITH CAMP
(415)235-6172

LOCATION OF JOB: STREET ADDRESS	HOUSE NUMBER:	EXISTING	ASSIGNED BLOCKLOT
278 HARTFORD ST		3602/051	
276 HARTFORD ST		3602/051	

METES AND BOUNDS

FRONTAGE FT. 2 STORIES 5 TYPE B LEGAL OCCUPANCIES R-3
 BUILDING USE 2 FAMILY DWELLING ESTIMATED COST \$ 1.00
 SIDEWALK SQ FT 0 ST SPACE LINEAR FT 0 9 FT. CURB SECT TO BE LOWERED 0
 PARKING METER LINEAR FT 0 PARKING METER DAYS 0

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES **360 Days** AFTER DATE OF
ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.
(NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF
PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

STEPHEN M WILLIAMS 415/292-3656

PERMIT 1376450

1934 DIVISADERO STREET	APPEAL
SAN FRANCISCO CA 94115	CENTRAL
	PERMIT
	BUREAU-BI. MPASION

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
9003-18(Rev 10/95)

WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

ADDITIONAL INFORMATION

1. Building Permit.

All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.

2. Demolition Permit.

If Demolition Involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.

3. Permit to Lower Curb/To Excavate in Street or Sidewalk.

Issued to construct Auto Runway as per Article 15, Public Works Code.

Excavation should be carried out in accordance with Article 8 of Public Works Code.

If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.

4. Street Space Permit.

No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.

All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.

Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.

5. Permit to Repair or Construct Sidewalk.

Handicap Ramps required in vicinity of Crosswalks per plan No.11-13, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.

Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.

6. Hold Harmless Clause.

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

BOARD OF PERMIT APPEALS STIPULATIONS.

205019 of 40

NOV 24 2015

Tom C. Hui

TOM C. HUI, C.E.
DIRECTOR

DEPT. OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

NOV 23 2015

PERMIT RECEIPT NO.

(1) STREET ADDRESS OF JOB

BLOCK & LOT

276 272 Hartford St 3108 001

PERMIT NO.

NOV 24 2015

(2) ESTIMATED COST OF JOB

(3) REVIEWED CLASS

DATE

13760450

00

1-2000A

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR. (2A) NO. OF STORIES (3A) NO. OF BASEMENTS AND CELLARS (4A) PRESENT USE (5A) OCCUP. CLASS (6A) NO. OF DWELLING UNITS

(1B) TYPE OF CONSTR. (2B) NO. OF STORIES (3B) NO. OF BASEMENTS AND CELLARS (4B) PROPOSED USE (5B) OCCUP. CLASS (6B) NO. OF DWELLING UNITS

(7) IS AUTO RUMBLEY TO BE CONSTRUCTED OR ALTERED? (8) WILL STREET SPACE BE USED DURING CONSTRUCTION? (9) ELECTRICAL WORK TO BE PERFORMED? (10) PLUMBING WORK TO BE PERFORMED?

(11) GENERAL CONTRACTOR (12) OWNER - TENANT (13) ADDRESS (14) ZIP (15) PHONE (16) CALIF. LIC. NO. (17) EXPIRATION DATE

(18) OWNER - TENANT (19) ADDRESS (20) ZIP (21) PHONE (22) CALIF. LIC. NO. (23) EXPIRATION DATE

(24) OWNER - TENANT (25) ADDRESS (26) ZIP (27) PHONE (28) CALIF. LIC. NO. (29) EXPIRATION DATE

(30) OWNER - TENANT (31) ADDRESS (32) ZIP (33) PHONE (34) CALIF. LIC. NO. (35) EXPIRATION DATE

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(234) OWNER - TENANT (235) ADDRESS (236) ZIP (237) PHONE (238) CALIF. LIC. NO. (239) EXPIRATION DATE

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6' to any sidewalk existing more than 750' wide. See San Francisco Building Code.

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



While there is no change in drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and soil bearings must be submitted to this Department for approval.

ANY VIOLATION OF THE BUILDING CODE OR ANY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, MECHANICAL, PLUMBING, OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE MECHANICAL AND PLUMBING MUST BE OBTAINED. SEPARATE PLUMBS AND MECHANICALS IF ANY OF THE ABOVE (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) 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CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE: <u>NOV 23 2011</u>
	 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	REASON: <u>OK to process</u>
<input type="checkbox"/>	APPROVED:	DATE: _____
	DEPARTMENT OF CITY PLANNING	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	BUREAU OF ENGINEERING	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	DEPARTMENT OF PUBLIC HEALTH	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	REDEVELOPMENT AGENCY	REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____
	 HOUSING INSPECTION DIVISION	REASON: _____

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

Exhibit 4

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES - WEDNESDAY, FEBRUARY 10, 2016

5:00 P.M., CITY HALL, ROOM 416, ONE DR. CARLTON B. GOODLETT PLACE

PRESENT: President Darryl Honda, Vice President Frank Fung, Commissioner Ann Lazarus and Commissioner Rick Swig.

ABSENT: Commissioner Bobbie Wilson.

Robert Bryan, Deputy City Attorney, Office of the City Attorney (OCA); Corey Teague, Assistant Zoning Administrator (ZA); Joseph Duffy, Senior Building Inspector, Department of Building Inspection (DBI); Mark Walls, Senior Building Inspector, DBI; Chris Buck, Acting Urban Forester, San Francisco Public Works, Bureau of Urban Forestry (SFPW); Cynthia Goldstein, Executive Director; Gary Cantara, Legal Assistant.

(1) PUBLIC COMMENT

At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President may continue Public Comment to another time during the meeting.

PUBLIC COMMENT: None.

(2) COMMISSIONER COMMENTS & QUESTIONS

SPEAKERS: President Honda wished everyone health, happiness and prosperity in the Chinese Lunar New Year.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of the January 27, 2016 minutes.

ACTION: Upon motion by Commissioner Swig, the Board voted 3-0-2 (Vice President Fung and Commissioner Wilson absent) to adopt the January 27, 2016 minutes.

SPEAKERS: None.

PUBLIC COMMENT: None.

(4) APPEAL NO. 15-197

RALF BENDUSKI, Appellant(s) vs. DEPT. OF PUBLIC WORKS BUREAU OF URBAN FORESTRY, Respondent	1-136 Yerba Buena Avenue. Protesting the ISSUANCE on December 07, 2015, to St. Francis Wood Homeowners Association, of a Tree Removal Permit (allow eleven trees to be removed and replaced). ORDER NO. 184339. FOR HEARING TODAY.
--	---

ACTION: Upon motion by Vice President Fung, the Board voted 4-0-1 (Commissioner Wilson absent) to deny the appeal and uphold the permit on the basis that the tree removals will allow the renewal of the existing vegetation.

SPEAKERS: Ralf Benduski, appellant; Brian Mulry, attorney for permit holder; Steven Ormond, agent for permit holder; Chris Buck, SFPW.

PUBLIC COMMENT: Kevin Kosewi spoke in support of the permit holder. Sylvia Johnson addressed the Board.

ITEMS (5A) & (5B) SHALL BE HEARD TOGETHER:

(5A) APPEAL NO. 15-142

LEEANN NAPOLITANA, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	8 Palm Avenue. Protesting the ISSUANCE on October 08, 2014, to Joshua Baker, of an Alteration Permit (revision to BPA Nos. 2014/11/21/2271 and 2015/01/28/6904; south breezeway to remain at existing grade; entrance to Unit 2 revised to rear of building; rear yard retaining wall modifications). APPLICATION NO. 2015/10/07/9127. FOR HEARING TODAY. Note: this matter was continued to allow time for the permit holders to prepare revised plans that show an alternate design with no entrance in the rear; no additional briefing is allowed.
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(5B) APPEAL NO. 15-145

FRANCES JUDNICK LIVING TRUST, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	8 Palm Avenue. Protesting the ISSUANCE on October 08, 2014, to Joshua Baker, of an Alteration Permit (revision to BPA Nos. 2014/11/21/2271 and 2015/01/28/6904; south breezeway to remain at existing grade; entrance to Unit 2 revised to rear of building; rear yard retaining wall modifications). APPLICATION NO. 2015/10/07/9127. FOR HEARING TODAY. SEE NOTE ABOVE IN APPEAL NO. 15-142.
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ACTION: Upon motion by Commissioner Lazarus, the Board voted 4-0-1 (Commissioner Wilson absent) to continue the appeals to February 24, 2016, to allow more time for the parties to discuss a resolution, with a list of conditions to be submitted by all parties, and revised plans if needed, no later than the Thursday prior to hearing.

SPEAKERS: Leeann Napolitana, appellant; Elizabeth Bader, attorney for appellant; John Kevlin, attorney for permit holder; Joshua Baker, permit holder; Joseph Duffy, DBI; Mark Walls, DBI; Corey Teague, AZA.

PUBLIC COMMENT: None.

ITEMS (6A) & (6B) SHALL BE HEARD TOGETHER:

(6A) APPEAL NO. 14-101

MARIA MARANGHI, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	1000 Filbert Street. Protesting the ISSUANCE on May 08, 2014, to Xelan Prop 1 LLC, of an Alteration Permit (three kitchen and four bathroom remodel; units 1008, 1002, 1006 and 1000; no structural work). APPLICATION NO. 2014/05/07/5172. Note: On Nov. 05, 2014, the Board voted 3-0 to continue this appeal to the Call of the Chair to allow time for the outstanding Notices of Violation to be resolved. The appeal was returned to the Board's active calendar with the agreement of the parties.
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(6B) APPEAL NO. 14-104

MARIA MARANGHI, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	1000 Filbert Street. Protesting the ISSUANCE on May 19, 2014, to Xelan Prop 1 LLC, of a Plumbing Permit (install forced air furnace). APPLICATION NO. PM2014/05/19/847. SEE NOTE ABOVE IN APPEAL NO. 14-101.
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ACTION: Withdrawn prior to the hearing.

(7) APPEAL NO. 15-111

KATHRYN R. DEVINCENZI, Appellant vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	16, 16A and 18 Iris Avenue. Protesting the ISSUANCE on July 30, 2015, to James and Anna Marie Murray, of an Alteration Permit (16A Iris: ground floor horizontal addition at rear yard; 16 Iris: remodel of second floor kitchen, bathroom and bedrooms, new second floor deck at rear yard; three dwelling units to remain). APPLICATION NO. 2014/04/16/3387S. REHEARING GRANTED JANUARY 13, 2016. FOR REHEARING TODAY. Note: on December 09, 2015, the Board upheld this permit on the basis that it is Code compliant, and on January 13, 2016, the Board granted the appellant's rehearing request and scheduled the rehearing for February 10, 2016.
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ACTION: Upon motion by Commissioner Swig, the Board voted 3-1-1 (Vice President Fung dissented and Commissioner Wilson absent) to grant the appeal and uphold the permit on the condition that the disputed wall be removed from the plans. Lacking the four votes needed to pass, the motion failed. With no further motion made, the permit was upheld by operation of law.

SPEAKERS: Kathryn Devincenzi, appellant; James Murray, permit holder; Yakuh Askew, agent for permit holder; Joseph Duffy, DBI, Corey Teague, AZA.

PUBLIC COMMENT: Hiroshi Fukuda spoke in support of the appellant. Sylvia Johnson addressed the Board.

(8) APPEAL NO. 15-195

LESLIE ANDELIN, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	276-278 Hartford Street. Protesting the ISSUANCE on November 24, 2015, to Samantha Campbell, of an Alteration Permit (for administrative purposes only to document the legal use and occupancy of this building as a two story and a basement with two residential dwelling units. This determination is based on a review of City records including Water Department records, Assessor Records, Sanborn Map and building permit history. No work on this permit). APPLICATION NO.: 2015/11/24/3484. FOR HEARING TODAY.
--	--

ACTION: Upon motion by Vice President Fung, the Board voted 4-0-1 (Commissioner Wilson absent) to deny the appeal and uphold the permit on the basis that it was properly issued.

SPEAKERS: Ryan Patterson, attorney for appellant; Leslie Andelin, appellant; Patrick Buscovich, agent for appellant; Stephen Williams, attorney for permit holder; Joseph Duffy, DBI, Corey Teague, AZA.

PUBLIC COMMENT: Sylvia Johnson addressed the Board.

(9) APPEAL NO. 15-198

STEPHEN MCDONAGH, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	4400-4402 Pacheco Street. Protesting the ISSUANCE on December 07, 2015, to Huai Zhong Li, of an Alteration Permit (comply with complaint No. 201571402; revision to approved BPA No. 2015/08/25/5206: existing floor plans to reflect existing condition, remove and infill interior stairway between second and third floor, add non-bearing partition walls between living room and dining room at second and third floor, add roof deck to provide usable open space for Unit 4402). APPLICATION NO. 2015/12/01/3892. FOR HEARING TODAY.
--	---

ACTION: Upon motion by Vice President Fung, the Board voted 4-0-1 (Commissioner Wilson absent) to grant the appeal and uphold the permit on the condition that the 2nd and 3rd floor living room and dining room plans revert to the existing condition as shown on sheet A1 of the approved plan set, on the basis that some of the work has been performed without a permit.

SPEAKERS: Stephen McDonagh, appellant; Eric Li, agent for permit holder; Joseph Duffy, DBI, Corey Teague, AZA.

PUBLIC COMMENT: Paul Brady, Hugh Wayham, Tom Tichy, Patrick Wasley, Harry McGuire and Peter Young spoke in support of the appellant. Sylvia Johnson addressed the Board.

(10) APPEAL NO. 15-199

THOMAS NOURSE AND SARAH BACON, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent PLANNING DEPT. APPROVAL	407A 30 TH Street. Protesting the ISSUANCE on December 14, 2015, to Michael Kramer, of an Alteration Permit (proposed front stairs relocation and yard landscaping; add 6' x 4' shed not to exceed 8' in height). APPLICATION NO. 2015/12/04/4195. FOR HEARING TODAY.
---	--

ACTION: Dismissed prior to the hearing.

(11) APPEAL NO. 15-200

BEN AND LORRAINE FREELAND, Appellant(s) vs. DEPT. OF BUILDING INSPECTION, Respondent	152 Collins Street. Protesting the DENIAL on December 18, 2015, of an Alteration Permit (to comply with Complaint No. 20150508576, to legalize change of use of attic space to habitable space. Attic completed originally under BPA No. 8306840 and finalized on November 1, 1983. No construction work). APPLICATION NO. 2015/11/13/2548. FOR HEARING TODAY.
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ACTION: Upon motion by Vice President Fung, the Board voted 4-0-1 (Commissioner Wilson absent) to grant the appeal, overturn the denial by Department of Building Inspection, and issue the permit on the basis that the work performed to the attic space is legal.

SPEAKERS: Ben Freeland, appellant; Frederick Preyer, agent for appellant; Tim Logan, agent for appellant; Joseph Duffy, DBI; Mark Walls, DBI.

PUBLIC COMMENT: None.

ADJOURNMENT.

There being no further business, President Honda adjourned the meeting at 9:35 p.m.

Exhibit 5

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Leslie Andelin		
DR APPLICANT'S ADDRESS: 280 Hartford Street, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415) 956-8100
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Samantha Campbell, Mark Christian Scheben		
ADDRESS: 276 - 278 Hartford Street, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415) 885-2946
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Ryan J. Patterson, Esq. / Zacks & Freedman, P.C.		
ADDRESS: 235 Montgomery Street, Suite 400, San Francisco, CA	ZIP CODE: 94104	TELEPHONE: (415) 956-8100
E-MAIL ADDRESS: ryanp@zulpc.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 276 - 278 Hartford Street, San Francisco, CA		ZIP CODE: 94114
CROSS STREETS: 19th & 20th Streets		
ASSESSOR'S BLOCK/LOT: 3602 / 051	LOT DIMENSIONS: 22' x 125'	LOT AREA (SQ FT): 2750 sq. ft.
ZONING DISTRICT: RH-3		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☒

Present or Previous Use: Two-Family Dwelling

Proposed Use: Single-Family Dwelling

Building Permit Application No. 2013.12.11.3907

Date Filed: 12/11/2013

RECEIVED

FEB 19 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P/C

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.

The DR Requestor asked the Project Sponsor if she would consider amending the project to reduce its impacts on the adjacent properties. The Project Sponsor replied "We could have made it worse." No changes have been made to mitigate the project's impacts.

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.

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.

DISCRETIONARY REVIEW APPLICATION

- 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?*

276-278 Hartford Street (the "subject property") was built as a two-unit building in 1893. It was maintained as a two-unit building with two kitchens until 2007, when the Project Sponsor illegally merged the two units without permits. The second unit's tenant – an immigrant – was bought out in conjunction with the Project Sponsor's purchase of the property circa 2005. The proposed project would remove two rent-controlled units from the City's housing stock, resulting in a large, *non-rent-controlled* single-family house. What was previously a naturally affordable housing unit will now be turned into a private library.

Although the Project Sponsor obtained an erroneous 3R for a single family home (which DBI later corrected), the Project Sponsor knew that the property contained two units with two kitchens. (See real estate listing for the property, Exhibit F: "bright single family home retains all of the charm and comfort of a single family home with the **added bonus of a four room income unit. . . . Both units will be delivered vacant at close of escrow.**")

The Project Sponsor also knew that building, plumbing, and electrical permits were required for the removal of a second unit, even if that unit was illegal – which it was not. However, **the unit removal and merger work was done without any permits.** As cover, the Project Sponsor obtained a building permit for foundation work at the same time: BPA No. 200709263798. The foundation permit was never finalized and was expired in 2010. Tellingly, in the 2007 foundation permit application box labeled "number of dwelling units," the number "2" is crossed out and a "1" is written in next to it.

Approval of this building permit would set a precedent rewarding the illegal removal of rental units by granting permission to enlarge those buildings in ways that harm surrounding (Policies 2, 3, and 7).

A. Impact on Existing Rent-Controlled Housing and Neighborhood Character

Planning Priority Policy No. 2 requires that "existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods." (Planning Code sec. 101.1(b)(2).) The project violates this policy in two ways.

First, by physically connecting the upper and lower dwelling units with no permits, the Project Sponsor tried to eliminate two rent-controlled units. This unlawful merger and unpermitted removal of a kitchen, plumbing, and electrical should not be sanctioned. It destroys "existing

housing" and threatens the "economic diversity of our neighborhoods" by replacing two rent-controlled units with one large dwelling. If landlords believe that they can physically merge existing multi-family housing without benefit of building permits and then obtain after-the-fact permission, the Commission will likely see an increase in this illicit activity.

Second, the project violates the requirement that "existing . . . neighborhood character be conserved and protected." The subject property consists of a charming Victorian structure with a moderately sized upper unit and smaller sized lower unit. **It is located in a row with four other structures of the same design and vintage.** Allowing for the merger of two units into one large single-family dwelling, and at the same time allowing the substantial expansion of that merged building, would damage the existing neighborhood character:

1. The proposed rear expansion will wall off the mid-block open space, affecting the DR Requestor's property and the properties of surrounding neighbors.
2. The proposed side expansion will destroy the light court which was built for the common benefit of each of the five matching Victorians. Removal of the light court will reduce the breeze and light to the DR Requestor's home.

B. Impact on Affordable Housing Supply

The project also violates Planning Priority Policy No. 3, which requires that "the City's supply of affordable housing be preserved and enhanced." (Planning Code § 101.1(b)(3).) As stated previously, the project would sanction the unlawful merger of two rent-controlled dwelling units into one large house. The lower unit's tenant was bought out by the prior owner in conjunction with the Project Sponsor's purchase to make the pair of flats more saleable. Property owners are most likely to follow this precedent in gentrifying neighborhoods that already have very little affordable housing left, such as the project's neighborhood. Planning Commission approval of the proposed project would signal to property owners that if they get caught illegally merging two units, they will be rewarded with an after-the-fact approval and permission to expand the building.

C. Impact on Historic Buildings

Planning Priority Policy No. 7 requires that "landmarks and historic buildings be preserved." (Planning Code § 101.1(b)(7).) But the subject property consists of a potential historic resource (Class B). This structure is one of five matching Victorians built in a row by the same builder in the late 1800s. As one of a group of identical structures, the subject property's potential historic significance is even greater. The subject property's historic value should be assessed before the City considers approving a permit to substantially expand and redesign the structure, increase its height, and reduce and/or eliminate existing side-yard setbacks. All of these actions could affect the historic value of the subject property and its contribution to the collection of

matching Victorian buildings. Any failure to conduct such a historic resource assessment would be at odds with the mandate of Priority Policy No. 7 that "historic buildings be preserved."

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

The DR Requestor's property would suffer a number of unreasonable impacts from the proposed construction. First, the proposed structure would deviate from the existing, historic building's footprint by eliminating and/or reducing the side yard setback along the south property line. This minimal setback was a design feature incorporated by the builder into each one of the five Victorian homes, ensuring common access to light and air. Removing this design feature would deprive the DR Requestor's home of adequate access to light and air circulation. The rear expansion of the building would exacerbate both of these negative impacts.

Furthermore, the substantial expansion of the project site at the rear would wall off the valuable mid-block open space, lessening surrounding residents' enjoyment of that common open area.

- 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?*

The Project Sponsor has made no changes to mitigate the negative impacts to the neighborhood. The subject property should be restored to its legal configuration as a two-unit rent-controlled building. The rear-yard setback should be maintained to ensure the continued enjoyment of the mid-block open space by neighboring properties. Lastly, the side-yard setback (including the light court) should be maintained to preserve the light and air reaching the DR Requestor's home, as was reciprocally built into each of these five matching Victorians.

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 on applications may be required.

Signature: _____



Date: _____

2/19/15

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

Ryan J. Patterson, Esq.
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)	OR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" 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: _____

Exhibit 6

[illegible]

END OF THE SUPER-PROFIT AGE

	Best Time min	First Time min 1/2 mile max 1000 ft	1000 ft min 1000 ft	1000 ft min 1000 ft
1. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
2. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
3. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
4. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
5. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
6. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
7. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
8. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
9. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00
10. 1000 ft	1:00.00	1:00.00	1:00.00	1:00.00

SYMBOLS

Symbol	Meaning
	Person
	Room
	Door
	Window
	Light
	Furniture
	Plant
	Car
	Bicycle
	Motorcycle
	Bus
	Train
	Ship
	Airplane
	Helicopter
	Boat
	Submarine
	Rocket
	Spacecraft
	Satellite
	Antenna
	Telescope
	Microscope
	Computer
	Printer
	Scanner
	Fax
	Phone
	Radio
	TV
	Refrigerator
	Stove
	Sink
	Cupboard
	Chair
	Table
	Bed
	Sofa
	Armchair
	Ottoman
	Rug
	Curtain
	Blind
	Light fixture
	Switch
	Outlet
	Plug
	Wiring
	Pipe
	Valve
	Faucet
	Showerhead
	Toilet
	Sink
	Cupboard
	Chair
	Table
	Bed
	Sofa
	Armchair
	Ottoman
	Rug
	Curtain
	Blind
	Light fixture
	Switch
	Outlet
	Plug
	Wiring
	Pipe

VICINITY MAP



ABBREVIATIONS

1	John Doe	123 Main St	New York	NY	10001	212-555-1234	212-555-5678	john.doe@ny.com	http://www.johndoe.com	John Doe is a resident of New York City.
2	Jane Smith	456 Elm St	Los Angeles	CA	90001	213-555-2345	213-555-6789	jane.smith@la.com	http://www.janesmith.com	Jane Smith is a resident of Los Angeles.
3	Bob Johnson	789 Oak St	Chicago	IL	60601	312-555-3456	312-555-7890	bob.johnson@chicago.com	http://www.bobjohnson.com	Bob Johnson is a resident of Chicago.
4	Alice Brown	101 Pine St	San Francisco	CA	94101	415-555-4567	415-555-8901	alice.brown@sfbay.com	http://www.alicebrown.com	Alice Brown is a resident of San Francisco.
5	Charlie Davis	202 Maple St	Seattle	WA	98101	206-555-5678	206-555-9012	charlie.davis@seattle.com	http://www.charliedavis.com	Charlie Davis is a resident of Seattle.
6	Diana White	303 Cedar St	Portland	OR	97201	503-555-6789	503-555-0123	diana.white@portland.com	http://www.dianawhite.com	Diana White is a resident of Portland.
7	Frank Green	404 Birch St	Denver	CO	80201	303-555-7890	303-555-1234	frank.green@denver.com	http://www.frankgreen.com	Frank Green is a resident of Denver.
8	Grace Black	505 Spruce St	Phoenix	AZ	85001	602-555-8901	602-555-2345	grace.black@phoenix.com	http://www.graceblack.com	Grace Black is a resident of Phoenix.
9	Henry Blue	606 Ash St	San Diego	CA	92101	619-555-9012	619-555-3456	henry.blue@sandiego.com	http://www.henryblue.com	Henry Blue is a resident of San Diego.
10	Ivy Gold	707 Hickory St	San Jose	CA	95101	408-555-0123	408-555-4567	ivy.gold@sanjose.com	http://www.ivygold.com	Ivy Gold is a resident of San Jose.
11	Jack Silver	808 Walnut St	San Antonio	TX	78201	214-555-1234	214-555-5678	jack.silver@sanantonio.com	http://www.jacksilver.com	Jack Silver is a resident of San Antonio.
12	Karen Bronze	909 Chestnut St	San Jose	CA	95101	408-555-2345	408-555-6789	karen.bronze@sanjose.com	http://www.karenbronze.com	Karen Bronze is a resident of San Jose.
13	Leo Copper	1010 Elm St	San Jose	CA	95101	408-555-3456	408-555-7890	leo.copper@sanjose.com	http://www.leocopper.com	Leo Copper is a resident of San Jose.
14	Mia Iron	1111 Oak St	San Jose	CA	95101	408-555-4567	408-555-8901	mia.iron@sanjose.com	http://www.miairon.com	Mia Iron is a resident of San Jose.
15	Noah Steel	1212 Pine St	San Jose	CA	95101	408-555-5678	408-555-9012	noah.steel@sanjose.com	http://www.noahsteel.com	Noah Steel is a resident of San Jose.
16	Olivia Tin	1313 Maple St	San Jose	CA	95101	408-555-6789	408-555-0123	olivia.tin@sanjose.com	http://www.oliviatin.com	Olivia Tin is a resident of San Jose.
17	Peter Lead	1414 Cedar St	San Jose	CA	95101	408-555-7890	408-555-1234	peter.lead@sanjose.com	http://www.peterlead.com	Peter Lead is a resident of San Jose.
18	Quinn Zinc	1515 Birch St	San Jose	CA	95101	408-555-8901	408-555-2345	quinn.zinc@sanjose.com	http://www.quinnzinc.com	Quinn Zinc is a resident of San Jose.
19	Rachel Nickel	1616 Spruce St	San Jose	CA	95101	408-555-9012	408-555-3456	rachel.nickel@sanjose.com	http://www.rachelnickel.com	Rachel Nickel is a resident of San Jose.
20	Sam Cobalt	1717 Ash St	San Jose	CA	95101	408-555-0123	408-555-4567	sam.cobalt@sanjose.com	http://www.samcobalt.com	Sam Cobalt is a resident of San Jose.
21	Tina Cadmium	1818 Hickory St	San Jose	CA	95101	408-555-1234	408-555-5678	tina.cadmium@sanjose.com	http://www.tinacadmium.com	Tina Cadmium is a resident of San Jose.
22	Uma Manganese	1919 Walnut St	San Jose	CA	95101	408-555-2345	408-555-6789	uma.manganese@sanjose.com	http://www.umamanganese.com	Uma Manganese is a resident of San Jose.
23	Victor Vanadium	2020 Chestnut St	San Jose	CA	95101	408-555-3456	408-555-7890	victor.vanadium@sanjose.com	http://www.victorvanadium.com	Victor Vanadium is a resident of San Jose.
24	Wendy Chromium	2121 Elm St	San Jose	CA	95101	408-555-4567	408-555-8901	wendy.chromium@sanjose.com	http://www.wendychromium.com	Wendy Chromium is a resident of San Jose.
25	Xavier Molybdenum	2222 Oak St	San Jose	CA	95101	408-555-5678	408-555-9012	xavier.molybdenum@sanjose.com	http://www.xaviermolybdenum.com	Xavier Molybdenum is a resident of San Jose.
26	Yara Niobium	2323 Pine St	San Jose	CA	95101	408-555-6789	408-555-0123	yara.niobium@sanjose.com	http://www.yaraniobium.com	Yara Niobium is a resident of San Jose.
27	Zoe Zirconium	2424 Maple St	San Jose	CA	95101	408-555-7890	408-555-1234	zoe.zirconium@sanjose.com	http://www.zoeczirconium.com	Zoe Zirconium is a resident of San Jose.
28	Adam Hafnium	2525 Cedar St	San Jose	CA	95101	408-555-8901	408-555-2345	adam.hafnium@sanjose.com	http://www.adamhafnium.com	Adam Hafnium is a resident of San Jose.
29	Eve Tantalum	2626 Birch St	San Jose	CA	95101	408-555-9012	408-555-3456	eve.tantalum@sanjose.com	http://www.evetantalum.com	Eve Tantalum is a resident of San Jose.
30	Frank Rhenium	2727 Spruce St	San Jose	CA	95101	408-555-0123	408-555-4567	frank.rhenium@sanjose.com	http://www.frankrhenium.com	Frank Rhenium is a resident of San Jose.
31	Grace Ruthenium	2828 Ash St	San Jose	CA	95101	408-555-1234	408-555-5678	grace.ruthenium@sanjose.com	http://www.graceruthenium.com	Grace Ruthenium is a resident of San Jose.
32	Henry Rhodium	2929 Hickory St	San Jose	CA	95101	408-555-2345	408-555-6789	henry.rhodium@sanjose.com	http://www.henryrhodium.com	Henry Rhodium is a resident of San Jose.
33	Ivy Palladium	3030 Walnut St	San Jose	CA	95101	408-555-3456	408-555-7890	ivy.palladium@sanjose.com	http://www.ivypalladium.com	Ivy Palladium is a resident of San Jose.
34	Jack Silver	3131 Chestnut St	San Jose	CA	95101	408-555-4567	408-555-8901	jack.silver@sanjose.com	http://www.jacksilver.com	Jack Silver is a resident of San Jose.
35	Karen Platinum	3232 Elm St	San Jose	CA	95101	408-555-5678	408-555-9012	karen.platinum@sanjose.com	http://www.karenplatinum.com	Karen Platinum is a resident of San Jose.
36	Leo Gold	3333 Oak St	San Jose	CA	95101	408-555-6789	408-555-0123	leo.gold@sanjose.com	http://www.leogold.com	Leo Gold is a resident of San Jose.
37	Mia Silver	3434 Pine St	San Jose	CA	95101	408-555-7890	408-555-1234	mia.silver@sanjose.com	http://www.miasilver.com	Mia Silver is a resident of San Jose.
38	Noah Copper	3535 Maple St	San Jose	CA	95101	408-555-8901	408-555-2345	noah.copper@sanjose.com	http://www.noahcopper.com	Noah Copper is a resident of San Jose.
39	Olivia Zinc	3636 Cedar St	San Jose	CA	95101	408-555-9012	408-555-3456	olivia.zinc@sanjose.com	http://www.oliviazinc.com	Olivia Zinc is a resident of San Jose.
40	Peter Nickel	3737 Birch St	San Jose	CA	95101	408-555-0123	408-555-4567	peter.nickel@sanjose.com	http://www.peternickel.com	Peter Nickel is a resident of San Jose.
41	Quinn Cobalt	3838 Spruce St	San Jose	CA	95101	408-555-1234	408-555-5678	quinn.cobalt@sanjose.com	http://www.quinncobalt.com	Quinn Cobalt is a resident of San Jose.
42	Rachel Manganese	3939 Ash St	San Jose	CA	95101	408-555-2345	408-555-6789	rachel.manganese@sanjose.com	http://www.rachelmanganese.com	Rachel Manganese is a resident of San Jose.
43	Sam Vanadium	4040 Hickory St	San Jose	CA	95101	408-555-3456	408-555-7890	sam.vanadium@sanjose.com	http://www.samvanadium.com	Sam Vanadium is a resident of San Jose.
44	Tina Chromium	4141 Walnut St	San Jose	CA	95101	408-555-4567	408-555-8901	tina.chromium@sanjose.com	http://www.tinchromium.com	Tina Chromium is a resident of San Jose.
45	Uma Molybdenum	4242 Chestnut St	San Jose	CA	95101	408-555-5678	408-555-9012	uma.molybdenum@sanjose.com	http://www.umamolybdenum.com	Uma Molybdenum is a resident of San Jose.
46	Victor Niobium	4343 Elm St	San Jose	CA	95101	408-555-6789	408-555-0123	victor.niobium@sanjose.com	http://www.victorniobium.com	Victor Niobium is a resident of San Jose.
47	Wendy Zirconium	4444 Oak St	San Jose	CA	95101	408-555-7890	408-555-1234	wendy.zirconium@sanjose.com	http://www.wendyzirconium.com	Wendy Zirconium is a resident of San Jose.
48	Xavier Hafnium	4545 Pine St	San Jose	CA	95101	408-555-8901	408-555-2345	xavier.hafnium@sanjose.com	http://www.xavierhafnium.com	Xavier Hafnium is a resident of San Jose.
49	Yara Tantalum	4646 Maple St	San Jose	CA	95101	408-555-9012	408-555-3456	yara.tantalum@sanjose.com	http://www.yaratantalum.com	Yara Tantalum is a resident of San Jose.
50	Zoe Rhenium	4747 Cedar St	San Jose	CA	95101	408-555-0123	408-555-4567	zoe.rhenium@sanjose.com	http://www.zoerhenium.com	Zoe Rhenium is a resident of San Jose.
51	Adam Ruthenium	4848 Birch St	San Jose	CA	95101	408-555-1234	408-555-5678	adam.ruthenium@sanjose.com	http://www.adamruthenium.com	Adam Ruthenium is a resident of San Jose.
52	Eve Rhodium	4949 Spruce St	San Jose	CA	95101	408-555-2345	408-555-6789	eve.rhodium@sanjose.com	http://www.everhodium.com	Eve Rhodium is a resident of San Jose.
53	Frank Palladium	5050 Ash St	San Jose	CA	95101	408-555-3456	408-555-7890	frank.palladium@sanjose.com	http://www.frankpalladium.com	Frank Palladium is a resident of San Jose.
54	Grace Silver	5151 Hickory St	San Jose	CA	95101	408-555-4567	408-555-8901	grace.silver@sanjose.com	http://www.gracesilver.com	Grace Silver is a resident of San Jose.
55	Henry Gold	5252 Walnut St	San Jose	CA	95101	408-555-5678	408-555-9012	henry.gold@sanjose.com	http://www.henrygold.com	Henry Gold is a resident of San Jose.
56	Ivy Silver	5353 Chestnut St	San Jose	CA	95101	408-555-6789	408-555-0123	ivy.silver@sanjose.com	http://www.ivysilver.com	Ivy Silver is a resident of San Jose.
57	Jack Copper	5454 Elm St	San Jose	CA	95101	408-555-7890	408-555-1234	jack.copper@sanjose.com	http://www.jackcopper.com	Jack Copper is a resident of San Jose.
58	Karen Zinc	5555 Oak St	San Jose	CA	95101	408-555-8901	408-555-2345	karen.zinc@sanjose.com	http://www.karenzinc.com	Karen Zinc is a resident of San Jose.
59	Leo Nickel	5656 Pine St	San Jose	CA	95101	408-555-9012	408-555-3456	leo.nickel@sanjose.com	http://www.leonickel.com	Leo Nickel is a resident of San Jose.
60	Mia Cobalt	5757 Maple St	San Jose	CA	95101	408-555-0123	408-555-4567	mia.cobalt@sanjose.com	http://www.miacobalt.com	Mia Cobalt is a resident of San Jose.
61	Noah Manganese	5858 Cedar St	San Jose	CA	95101	408-555-1234	408-555-5678	noah.manganese@sanjose.com	http://www.noahmanganese.com	Noah Manganese is a resident of San Jose.
62	Olivia Vanadium	5959 Birch St	San Jose	CA	95101	408-555-2345	408-555-6789	olivia.vanadium@sanjose.com	http://www.oliviavanadium.com	Olivia Vanadium is a resident of San Jose.
63	Peter Chromium	6060 Spruce St	San Jose	CA	95101	408-555-3456	408-555-7890	peter.chromium@sanjose.com	http://www.peterchromium.com	Peter Chromium is a resident of San Jose.
64	Quinn Molybdenum	6161 Ash St	San Jose	CA	95101	408-555-4567	408-555-8901	quinn.molybdenum@sanjose.com	http://www.quinnmolybdenum.com	Quinn Molybdenum is a resident of San Jose.
65	Rachel Niobium	6262 Hickory St	San Jose	CA	95101	408-555-5678	408-555-9012	rachel.niobium@sanjose.com	http://www.rachelniobium.com	Rachel Niobium is a resident of San Jose.
66	Sam Zirconium	6363 Walnut St	San Jose	CA	95101	408-555-6789	408-555-0123	sam.zirconium@sanjose.com	http://www.samzirconium.com	Sam Zirconium is a resident of San Jose.
67	Tina Hafnium	6464 Chestnut St	San Jose	CA	95101	408-555-7890	408-555-1234	tina.hafnium@sanjose.com	http://www.tinahafnium.com	Tina Hafnium is a resident of San Jose.
68	Uma Tantalum	6565 Elm St	San Jose	CA	95101	408-555-8901	408-555-2345	uma.tantalum@sanjose.com	http://www.umatantalum.com	Uma Tantalum is a resident of San Jose.
69	Victor Rhenium	6666 Oak St	San Jose	CA	95101	408-555-9012	408-555-3456	victor.rhenium@sanjose.com	http://www.victorrhenium.com	Victor Rhenium is a resident of San Jose.
70	Wendy Ruthenium	6767 Pine St	San Jose	CA	95101	408-555-0123	408-555-4567	wendy.ruthenium@sanjose.com	http://www.wendyruthenium.com	Wendy Ruthenium is a resident of San Jose.
71	Xavier Rhodium	6868 Maple St	San Jose	CA	95101	408-555-1234	408-555-5678	xavier.rhodium@sanjose.com	http://www.xavierrhodium.com	Xavier Rhodium is a resident of San Jose.
72	Yara Palladium	6969 Cedar St	San Jose	CA	95101	408-555-2345	408-555-6789	yara.palladium@sanjose.com	http://www.yarapalladium.com	Yara Palladium is a resident of San Jose.
73	Zoe Silver	7070 Birch St	San Jose	CA	95101	408-555-3456	408-555-7890	zoe.silver@sanjose.com	http://www.zoesilver.com	Zoe Silver is a resident of San Jose.
74	Adam Gold	7171 Spruce St	San Jose	CA	95101	408-555-4567	408-555-8901	adam.gold@sanjose.com	http://www.adamgold.com	Adam Gold is a resident of San Jose.
75	Eve Silver	7272 Ash St	San Jose	CA	95101	408-555-5678	408-555-9012	eve.silver@sanjose.com	http://www.evesilver.com	Eve Silver is a resident of San Jose.
76	Frank Copper	7373 Hickory St	San Jose	CA	95101	408-555-6789	408-555-0123	frank.copper@sanjose.com	http://www.frankcopper.com	Frank Copper is a resident of San Jose.
77	Grace Zinc	7474 Walnut St	San Jose	CA	95101	408-555-7890	408-555-1234	grace.zinc@sanjose.com	http://www.gracezinc.com	Grace Zinc is a resident of San Jose.
78	Henry Nickel	7575 Chestnut St	San Jose	CA	95101	408-555-8901	408-555-2345	henry.nickel@sanjose.com	http://www.henrynickel.com	Henry Nickel is a resident of San Jose.
79	Ivy Cobalt	7676 Elm St	San Jose	CA	95101	408-555-9012	408-555-3456	ivy.cobalt@sanjose.com	http://www.ivycobalt.com	Ivy Cobalt is a resident of San Jose.
80	Jack Manganese	7777 Oak St	San Jose	CA	95101	408-555-0123	408-555-4567	jack.manganese@sanjose.com	http://www.jackmanganese.com	Jack Manganese is a resident of San Jose.
81	Karen Vanadium	7878 Pine St	San Jose	CA	95101	408-555-1234	408-555-5678	karen.vanadium@sanjose.com	http://www.karenvanadium.com	Karen Vanadium is a resident of San Jose.
82	Leo Chromium	7979 Maple St	San Jose	CA	95101	408-555-2345	408-555-6789	leo.chromium@sanjose.com	http://www.leochromium.com	Leo Chromium is a resident of San Jose.
83	Mia Molybdenum	8080 Cedar St	San Jose	CA	95101	408-555-3456	408-555-7890	mia.molybdenum@sanjose.com	http://www.miamololybdenum.com	Mia Molybdenum is a resident of San Jose.
84	Noah Niobium	8181 Birch St	San Jose	CA	95101	408-555-4567	408-555-8901	noah.niobium@sanjose.com	http://www.noahniobium.com	Noah Niobium is a resident of San Jose.
85	Olivia Zirconium	8282 Spruce St	San Jose	CA	95101	408-555-5678	408-555-9012	olivia.zirconium@sanjose.com	http://www.oliviazirconium.com	Olivia Zirconium is a resident of San Jose.
86	Peter Hafnium	8383 Ash St	San Jose	CA	95101	408-555-6789	408-555-0123	peter.hafnium@sanjose.com	http://www.peterhafnium.com	Peter Hafnium is a resident of San Jose.
87	Quinn Tantalum	8484 Hickory St	San Jose	CA	95101	408-555-7890	408-555-1234	quinn.tantalum@sanjose.com	http://www.quinntantalum.com	Quinn Tantalum is a resident of San Jose.
88	Rachel Rhenium	8585 Walnut St	San Jose	CA	95101	408-555-8901	408-555-2345	rachel.rhenium@sanjose.com	http://www.rachelrhenium.com	Rachel Rhenium is a resident of San Jose.
89	Sam Ruthenium	8686 Chestnut St	San Jose	CA	95101	408-555-9012	408-555-3456	sam.ruthenium@sanjose.com	http://www.samruthenium.com	Sam Ruthenium is a resident of San Jose.
90	Tina Rhodium	8787 Elm St	San Jose	CA	95101	408-555-0123	408-555-4567	tina.rhodium@sanjose.com	http://www.tinahrhodium.com	Tina Rhodium is a resident of San Jose.
91	Uma Palladium	8888 Oak St	San Jose	CA	95101	408-555-1234	408-555-5678	uma.palladium@sanjose.com	http://www.umapalladium.com	Uma Palladium is a resident of San Jose.
92	Victor Silver	8989 Pine St	San Jose	CA	95101	408-555-2345	408-555-6789	victor.silver@sanjose.com	http://www.victorsilver.com	Victor Silver is a resident of San Jose.
93	Wendy Gold	9090 Maple St	San Jose	CA	95101	408-555-3456	408-555-7890	wendy.gold@sanjose.com	http://www.wendygold.com	Wendy Gold is a resident of San Jose.
94	Xavier Silver	9191 Cedar St	San Jose	CA	95101	408-555-4567	408-555-8901	xavier.silver@sanjose.com	http://www.xaversilver.com	Xavier Silver is a resident of San Jose.
95	Yara Copper	9292 Birch St	San Jose	CA	95101	408-555-5678	408-555-9012	yara.copper@sanjose.com	http://www.yaracopper.com	Yara Copper is a resident of San Jose.
96	Zoe Zinc	9393 Spruce St	San Jose	CA	95101	408-555-6789	408-555-0123	zoe.zinc@sanjose.com	http://www.zoeczinc.com	Zoe Zinc is a resident of San Jose.
97	Adam Nickel	9494 Ash St	San Jose	CA	95101	408-555-7890	40			

DIRECTORY

1

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Abstract

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DRAINAGE INDEX

Abstract

[illegible]

GENERAL NOTES

- [illegible]

SCOPE OF WORK

1. answer with a minimum of 200 characters, a minimum of 70% read
2. show country/territory/region/BLAT location clearly
3. explain difference and BLAT reasoning of 20 answers
4. please answer/submit before 14:00 (Thursday) 17/11/2014
5. the correct answer will be among 20 answers
6. 100% BLAT and two correct answers should be fully awarded

APPROACHABLE CODES

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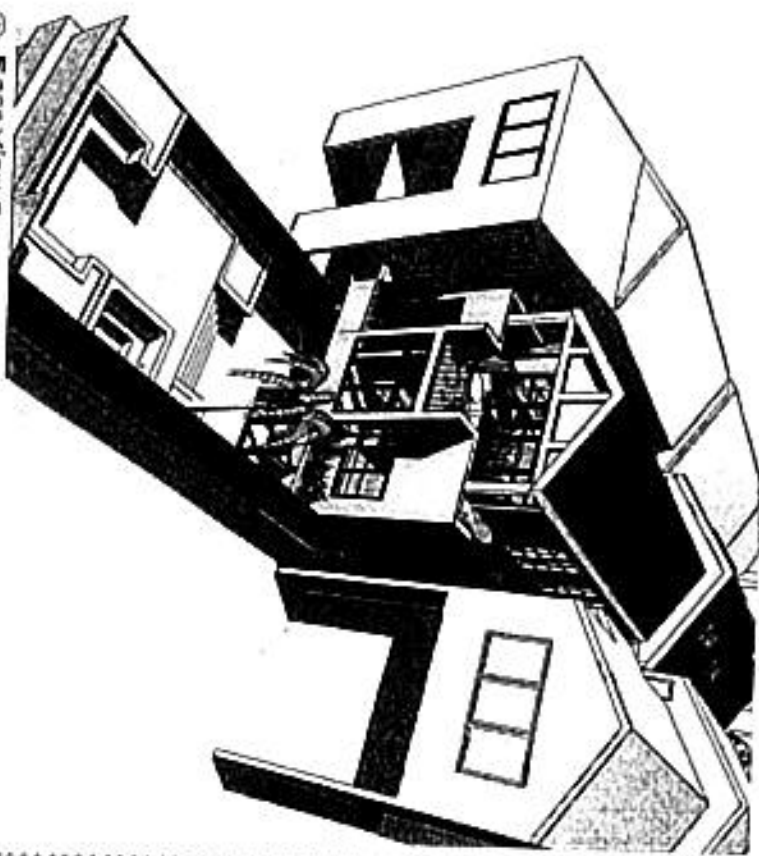
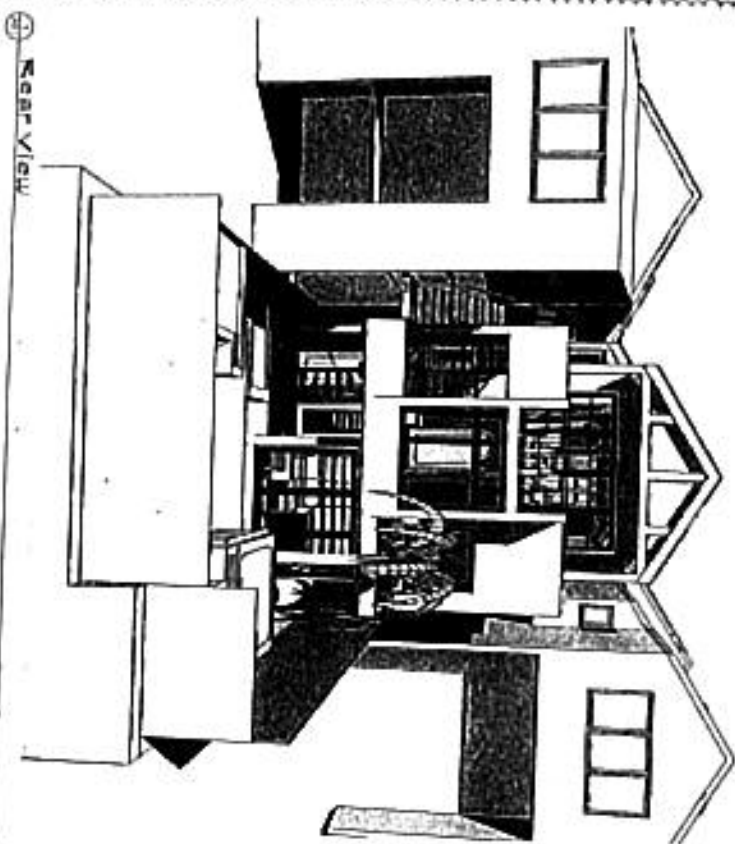
COVER SHEET

Campbell-Scheben Residence
376 Hartford Street
San Francisco, CA 94114



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40.9



⊕ Rear View

⊕ Rear View 2

1.01	1.02	1.03	1.04	1.05	1.06	1.07	1.08	1.09	1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49	1.50	1.51	1.52	1.53	1.54	1.55	1.56	1.57	1.58	1.59	1.60	1.61	1.62	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70	1.71	1.72	1.73	1.74	1.75	1.76	1.77	1.78	1.79	1.80	1.81	1.82	1.83	1.84	1.85	1.86	1.87	1.88	1.89	1.90	1.91	1.92	1.93	1.94	1.95	1.96	1.97	1.98	1.99	2.00
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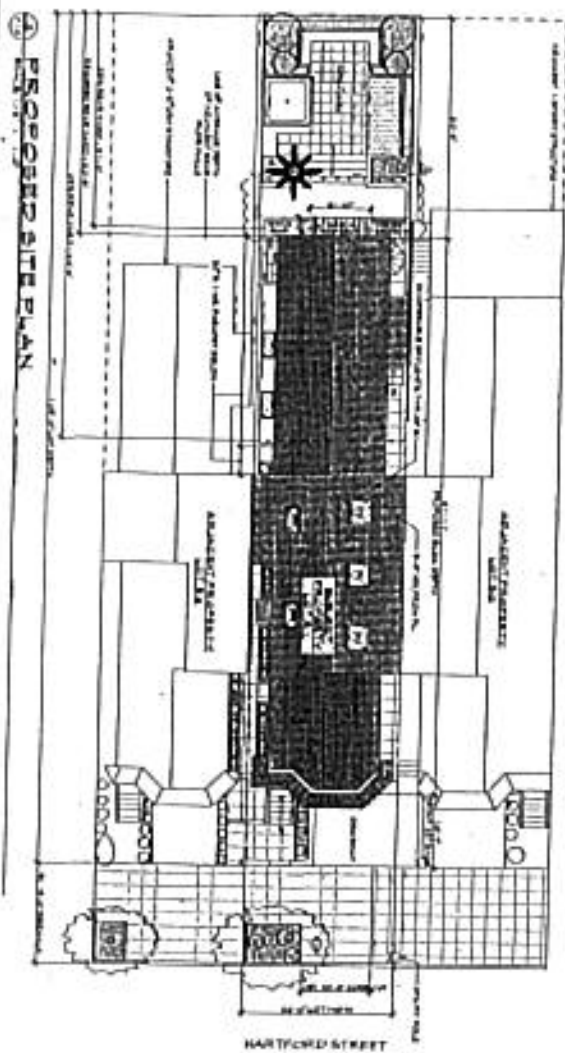
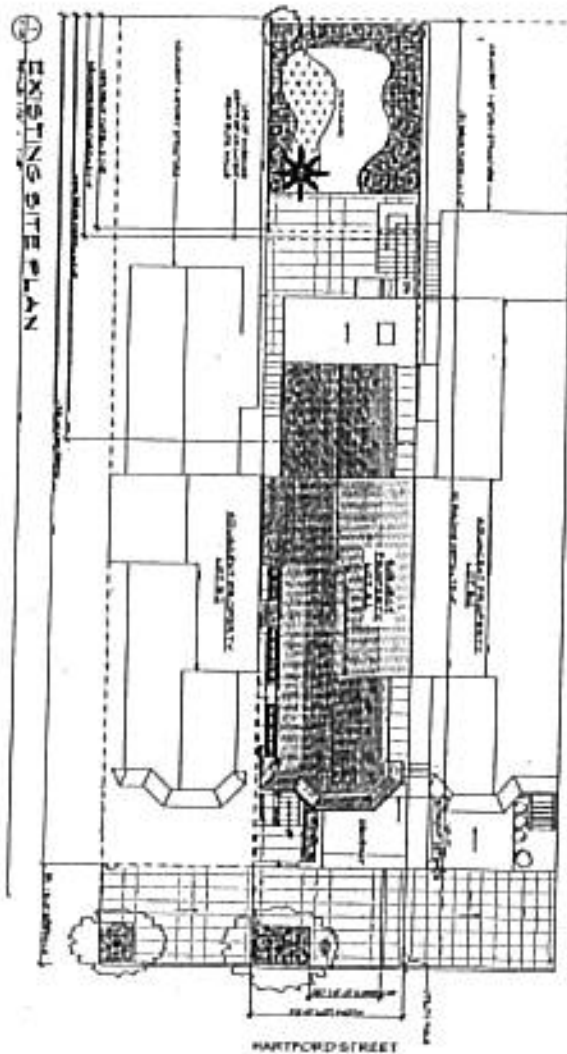
RENDERINGS

Campbell-Scheben Residence
276 Hartford Street
San Francisco, CA 94114

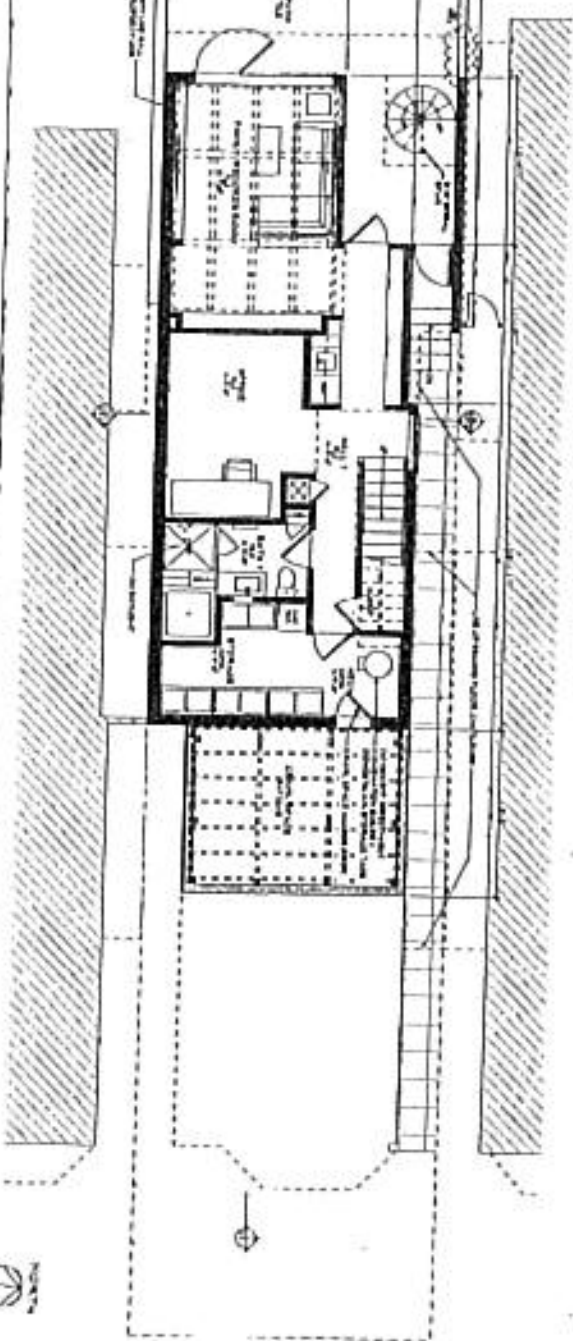


For Further Information
Contact
276 Hartford Street
San Francisco, CA 94114

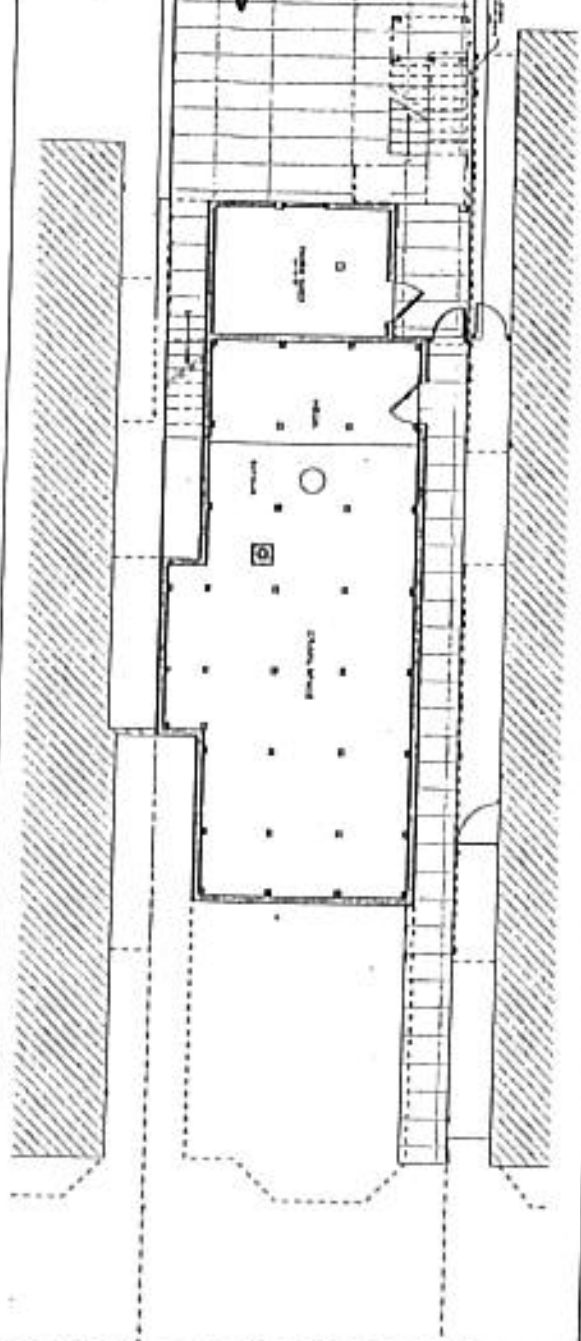




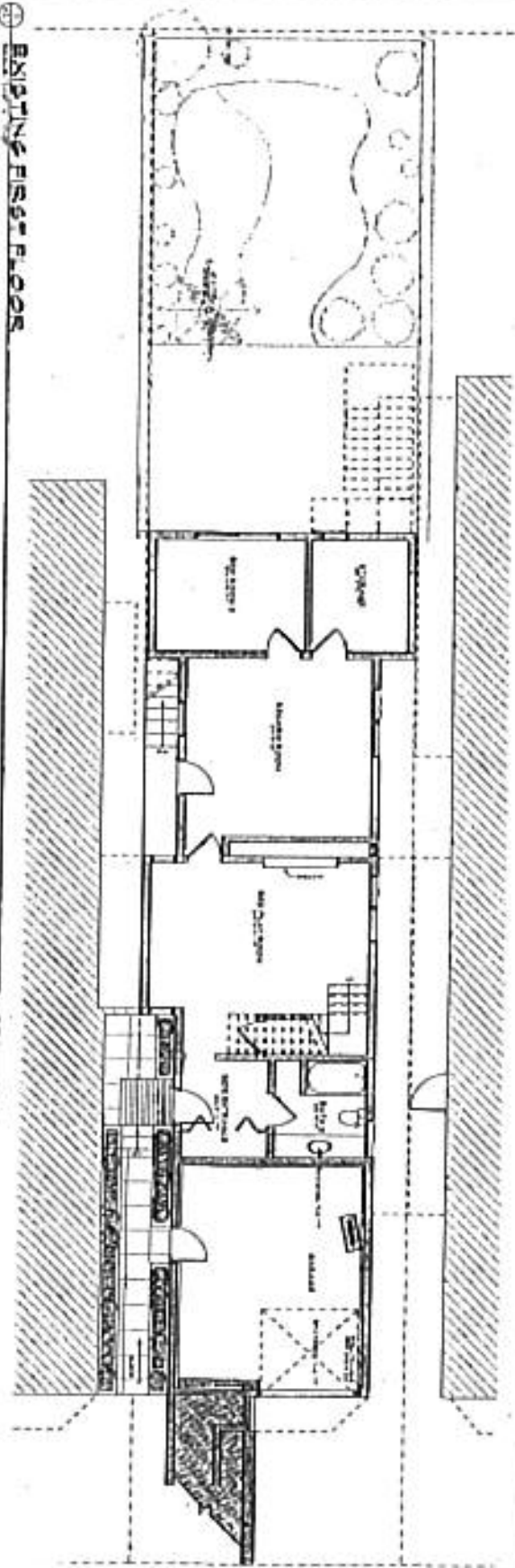
PROPOSED BASEMENT



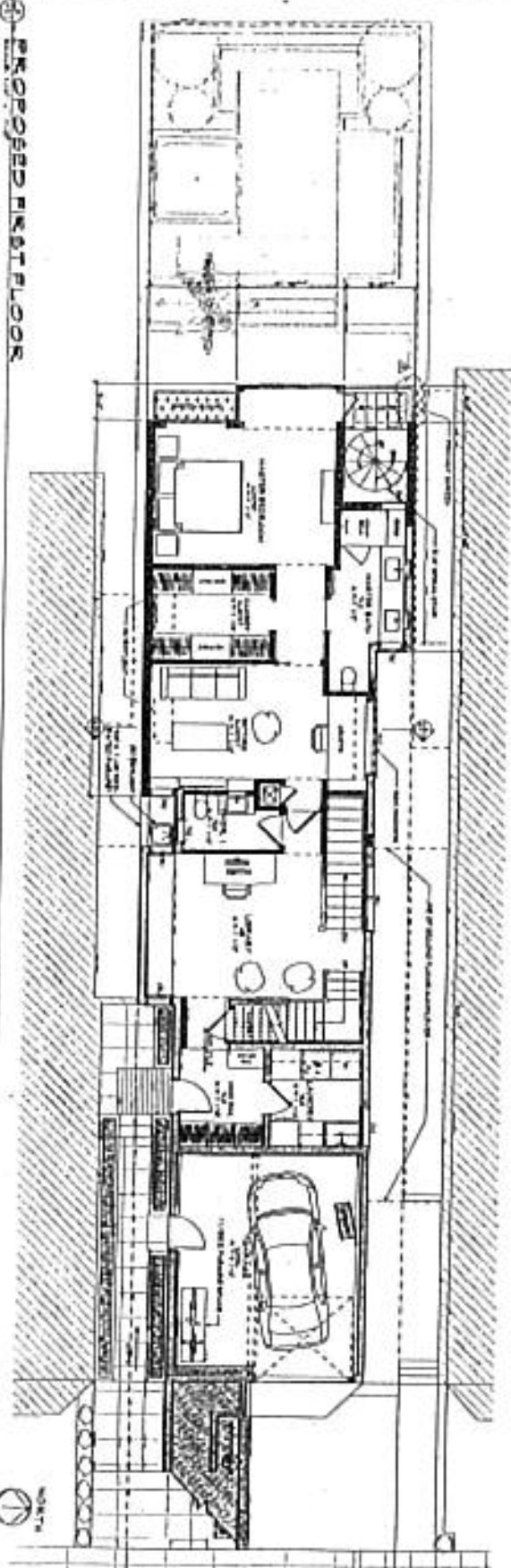
EXISTING BASEMENT



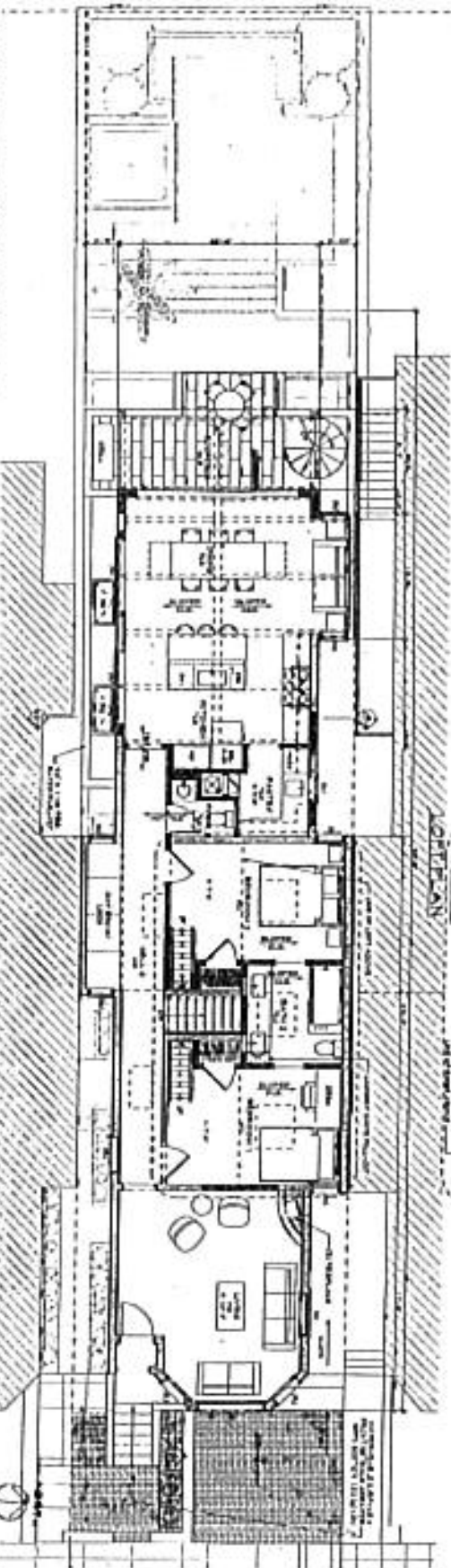
EXISTING FIRST FLOOR



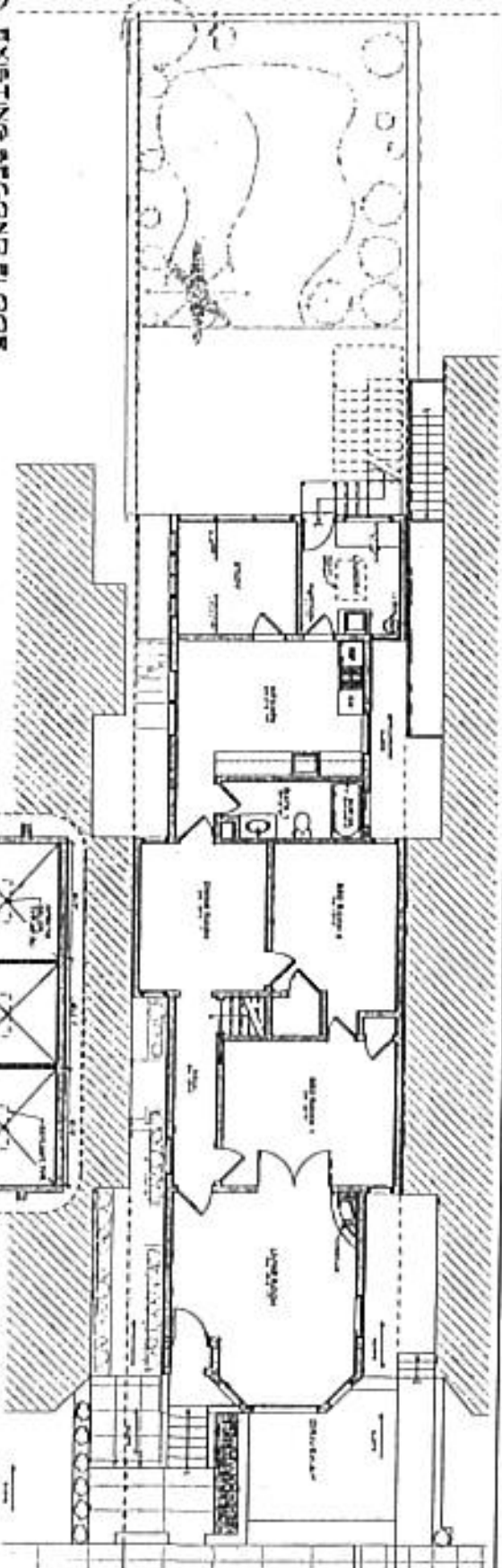
PROPOSED FIRST FLOOR



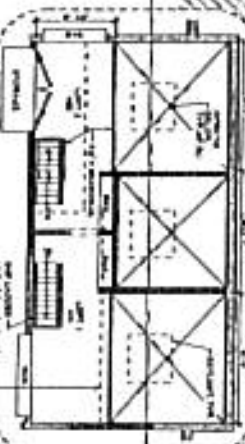
PROPOSED SECOND FLOOR



EXISTING SECOND FLOOR



NORTH



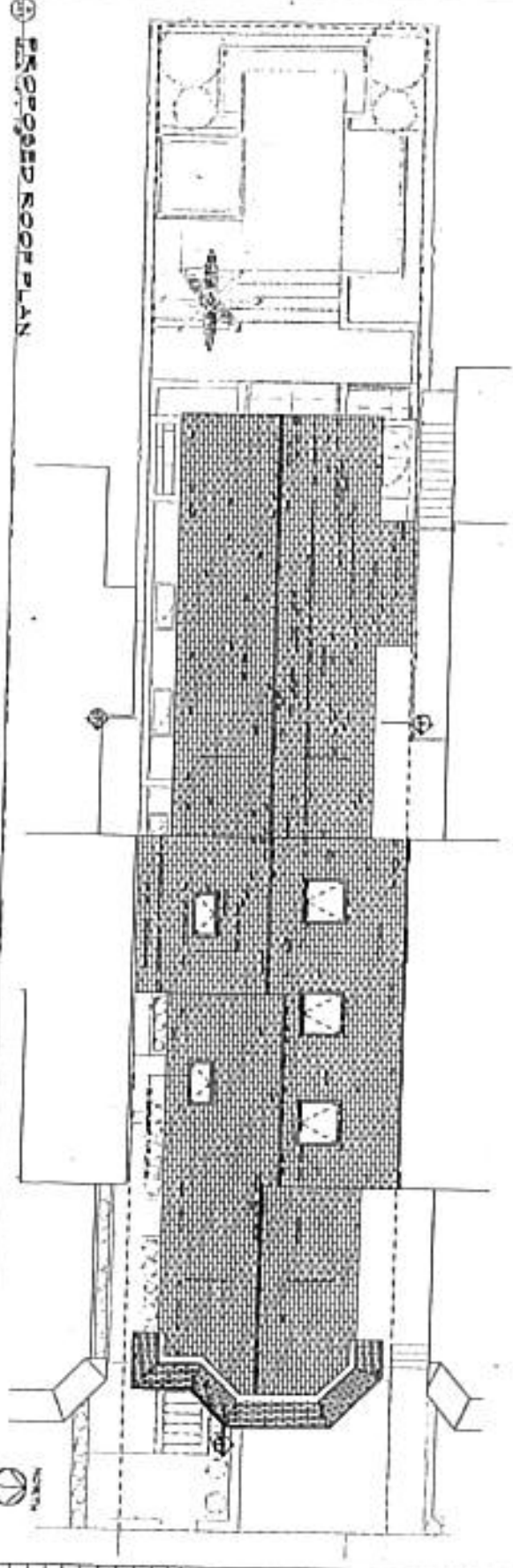
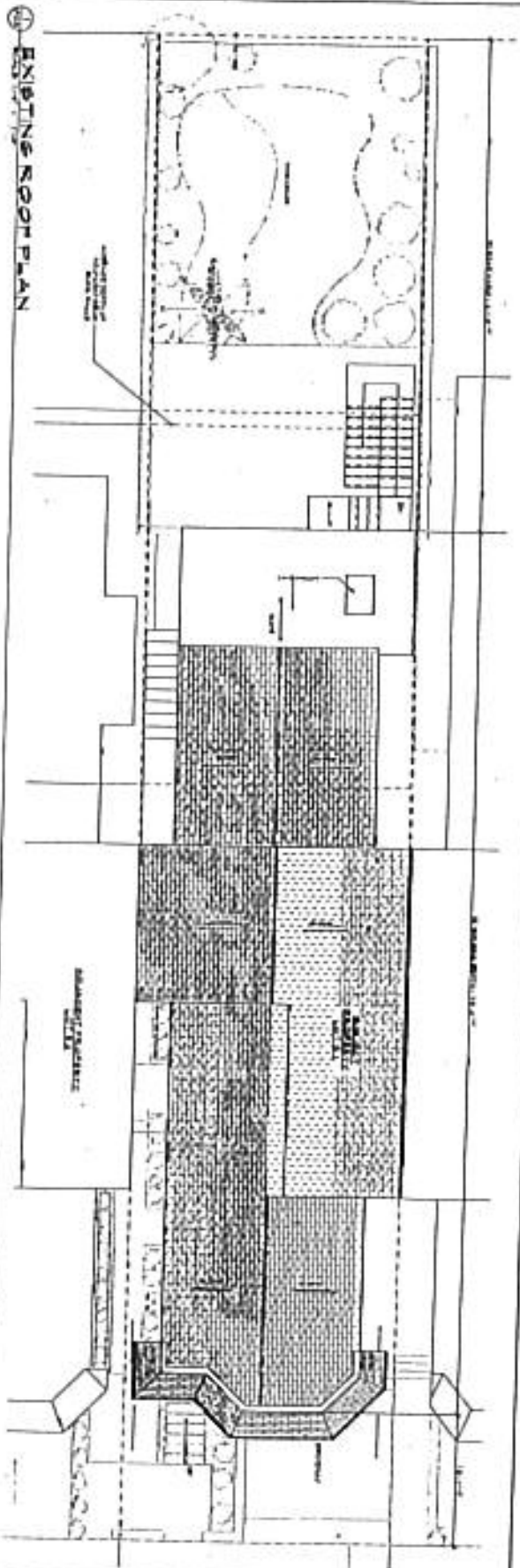
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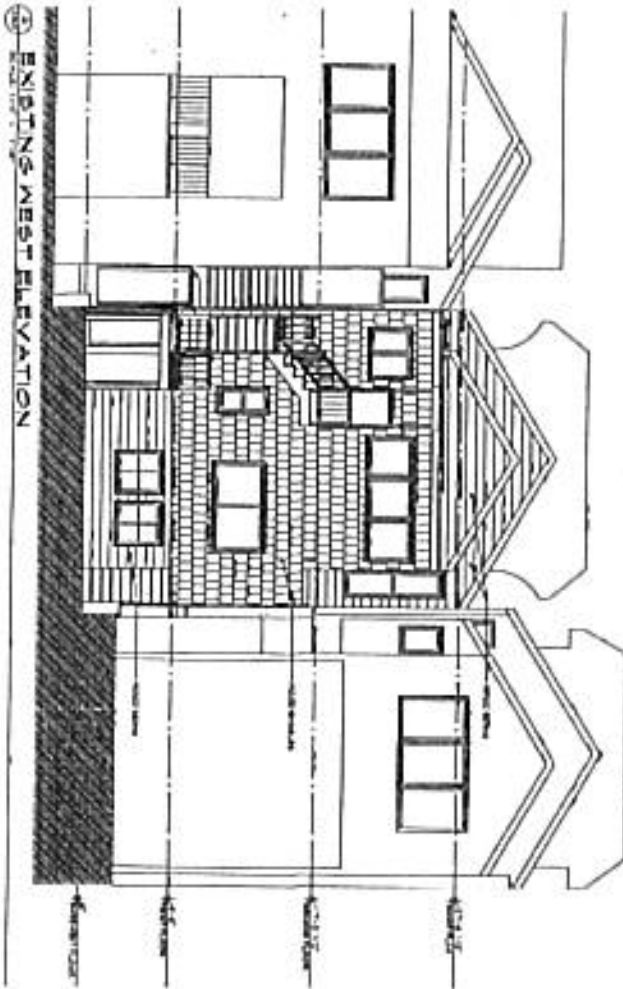
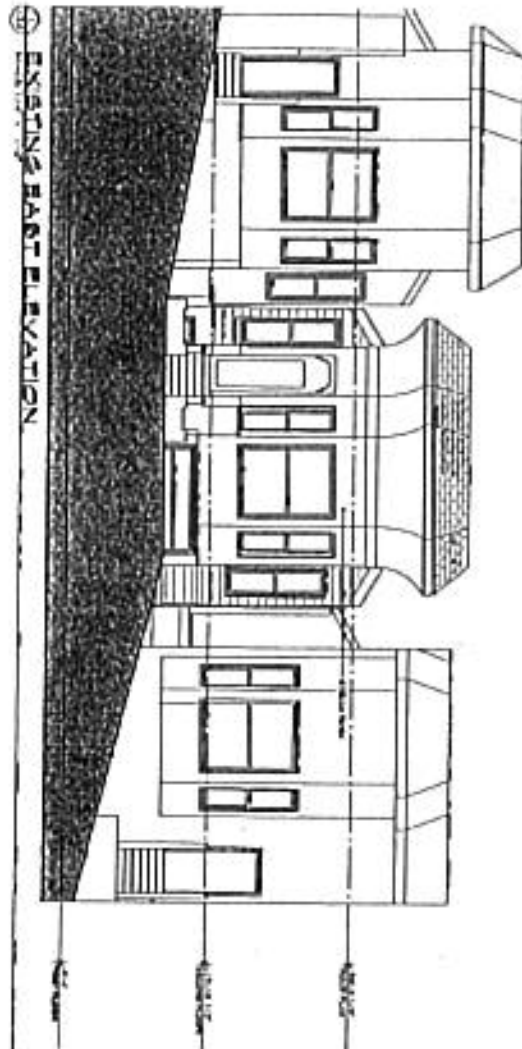
SECOND FLOOR PLAN

Campbell-Scheben Residence
216 Hartford Street
San Francisco, CA 94114

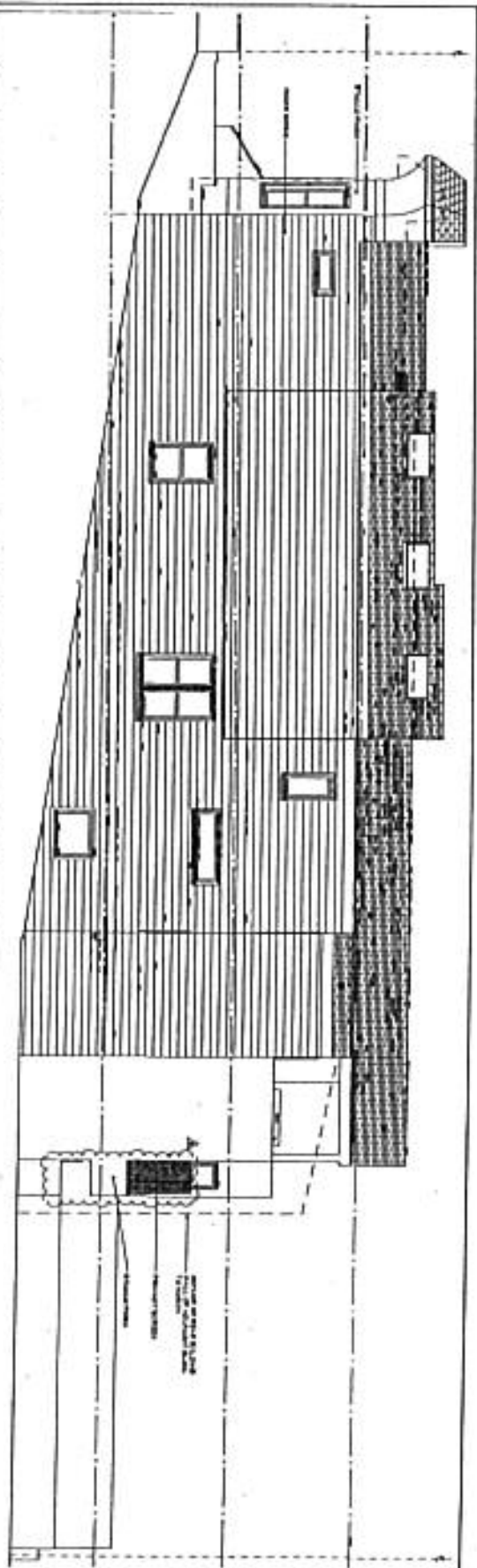


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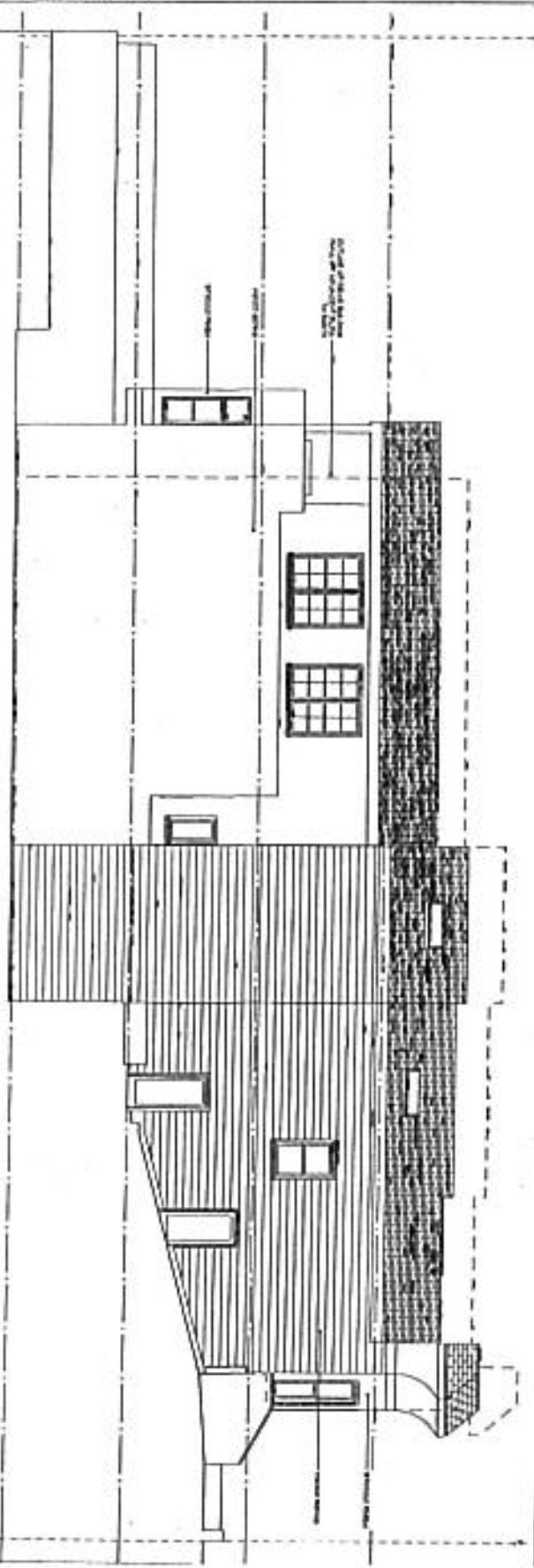




⊕ PROPOSED NORTH ELEVATION



⊕ PROPOSED SOUTH ELEVATION



NO. 1	1/4" = 1'-0"
NO. 2	1/8" = 1'-0"
NO. 3	1/16" = 1'-0"
NO. 4	1/32" = 1'-0"
NO. 5	1/64" = 1'-0"
NO. 6	1/128" = 1'-0"
NO. 7	1/256" = 1'-0"
NO. 8	1/512" = 1'-0"
NO. 9	1/1024" = 1'-0"
NO. 10	1/2048" = 1'-0"
NO. 11	1/4096" = 1'-0"
NO. 12	1/8192" = 1'-0"
NO. 13	1/16384" = 1'-0"
NO. 14	1/32768" = 1'-0"
NO. 15	1/65536" = 1'-0"
NO. 16	1/131072" = 1'-0"
NO. 17	1/262144" = 1'-0"
NO. 18	1/524288" = 1'-0"
NO. 19	1/1048576" = 1'-0"
NO. 20	1/2097152" = 1'-0"
NO. 21	1/4194304" = 1'-0"
NO. 22	1/8388608" = 1'-0"
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NO. 27	1/268435456" = 1'-0"
NO. 28	1/536870912" = 1'-0"
NO. 29	1/1073741824" = 1'-0"
NO. 30	1/2147483648" = 1'-0"
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PROPOSED EXTERIOR ELEVATIONS

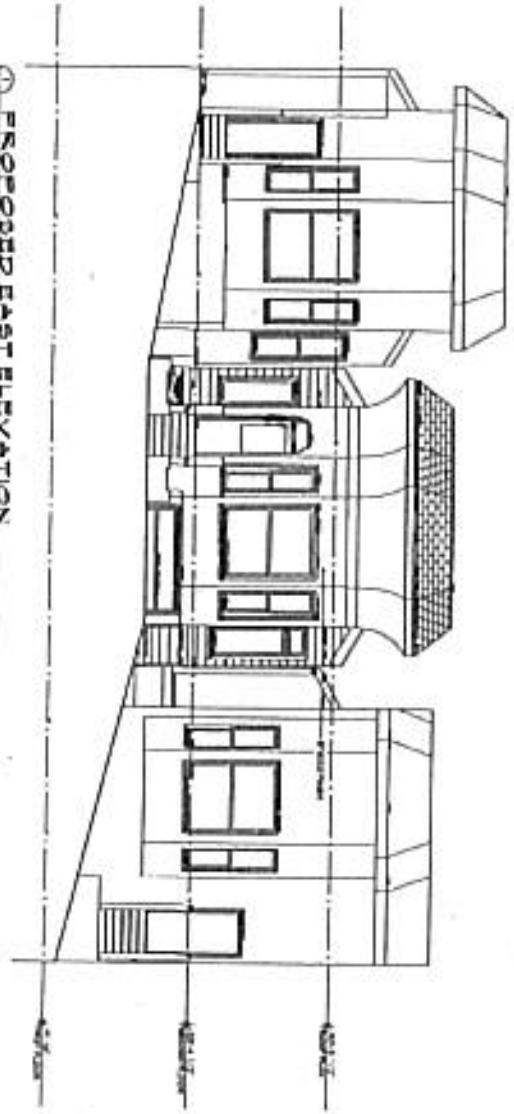
Campbell-Scheben Residence
275 Hartford Street
San Francisco, CA 94114



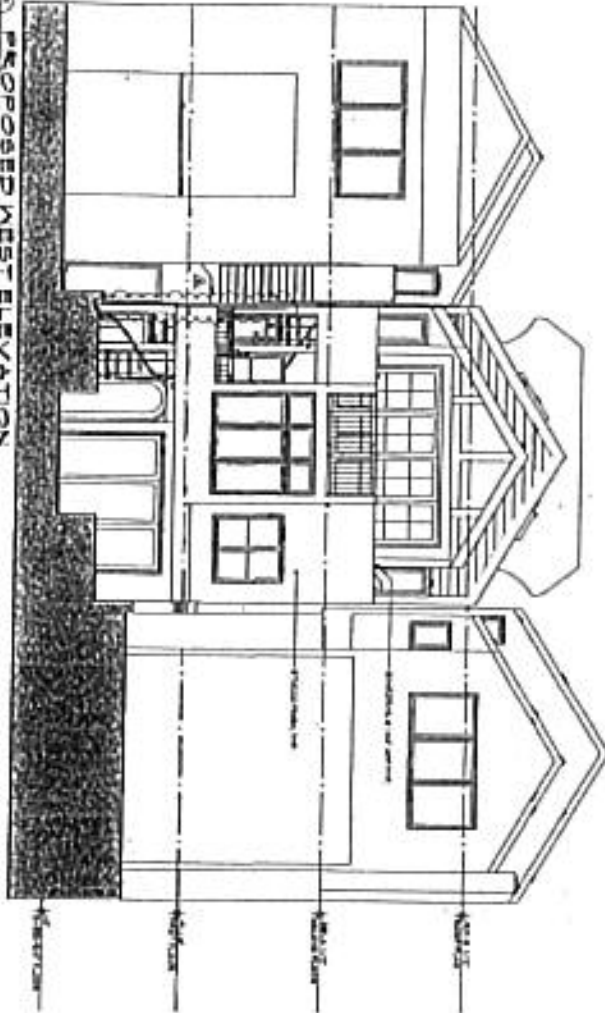
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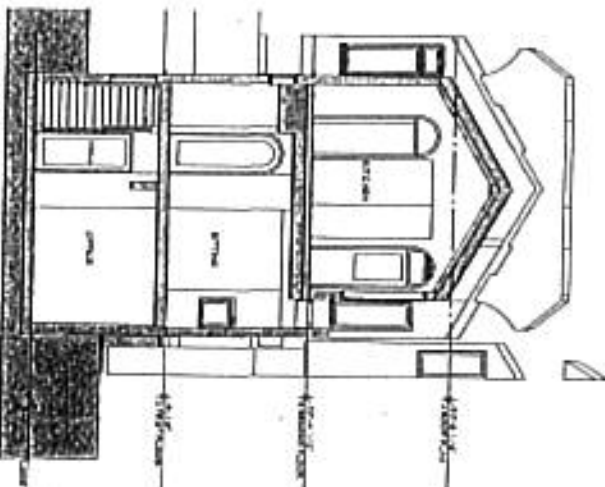
① PROPOSED EAST ELEVATION



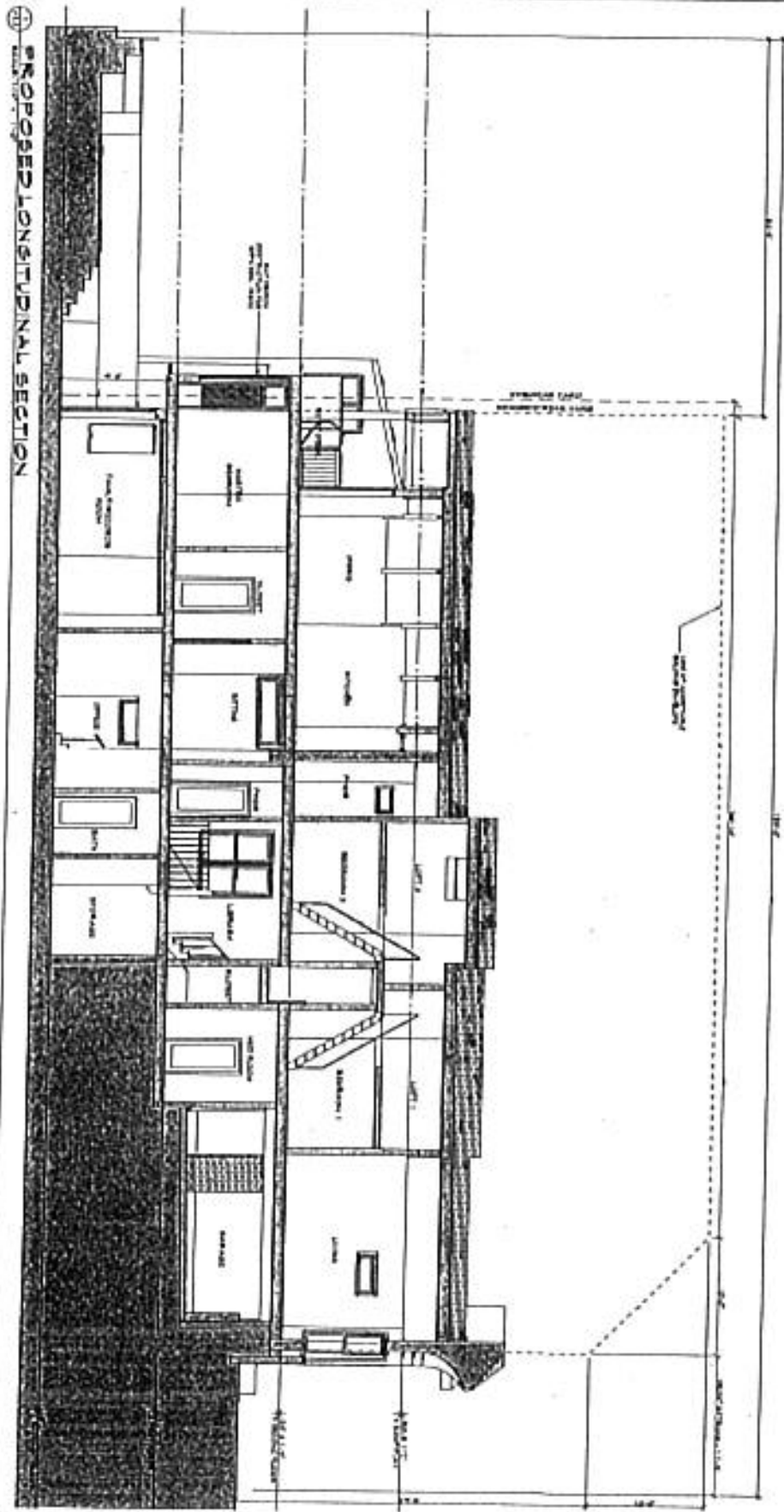
② PROPOSED WEST ELEVATION



③ PROPOSED CROSS SECTION



PROPOSED LONGITUDINAL SECTION



<p>ASB</p>	<p>PROPOSED LONGITUDINAL SECTIONS</p>	<p>Campbell-Scheben Residence 278 Hartford Street San Francisco, CA 94114</p>	<p>DATE: 10/1/78 BY: [Signature]</p>	<p>SCALE: 1/8" = 1'-0"</p>
	<p>DATE: 10/1/78 BY: [Signature]</p>	<p>DATE: 10/1/78 BY: [Signature]</p>	<p>DATE: 10/1/78 BY: [Signature]</p>	<p>DATE: 10/1/78 BY: [Signature]</p>



SAN FRANCISCO PLANNING DEPARTMENT

Design Review Checklist

Checklist completed for the proposed expansion of the building at **276 Hartford Street**, per plans labeled "Site Permit Rev. 3".

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33) <i>No changes to entrance are proposed</i>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37) <i>No changes to garage are proposed</i>			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?			X
Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41) <i>Not applicable</i>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and			X

on light to adjacent buildings?			
---------------------------------	--	--	--

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?	X		
Are the character-defining features of the historic building maintained?	X		
Are the character-defining building form and materials of the historic building maintained?	X		
Are the character-defining building components of the historic building maintained?	X		
Are the character-defining windows of the historic building maintained?	X		
Are the character-defining garages of the historic building maintained?			X



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 3/18/15 RDT MEETING DATE: 3/18/15

PROJECT INFORMATION:

Planner:	<u>Eiliesh Tuffy</u>
Address:	<u>276 Hartford Street</u>
Cross Streets:	<u>Btwn. 19th and 20th Streets</u>
Block/Lot:	<u>3602/051</u>
Zoning/Height Districts:	<u>RH-3/40-X</u>
BPA/Case No.	<u>201312113907 / 2014.1253DD</u>
Project Status	<input checked="" type="checkbox"/> Initial Review <input type="checkbox"/> Post NOPDR <input checked="" type="checkbox"/> DR Filed
Amount of Time Req.	<input checked="" type="checkbox"/> 5 min (consent) <input type="checkbox"/> 15 minutes <input type="checkbox"/> 30 minutes (required for new const.)

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 proposal is to

- convert the existing basement crawlspace into habitable space,
- rehabilitate the building interior,
- raise the existing front gable roof structure 1 foot in height, and
- increase the overall building depth through a 3-story rear horizontal addition to the average rear yard setback.

The project requires approval through a Mandatory Discretionary Review hearing before the Planning Commission to legalize the existing single family use. Historic maps, permit records, and the real estate listing at the time of the 2006 sale indicate 2 dwelling units. The 2nd unit was never legally removed.

Project Concerns (If DR is filed, list each concern.):

General Plan concerns

- Illegal removal of a rent-controlled dwelling unit (*former tenant is believed to have been bought out in 2005, at the time of the last sale*) **Planning Code Section 101.1(b)(3)**
- Impact to neighborhood character. **Planning Code Section 101.1(b)(2)**
- Impact on historic buildings (*proposal meets the checklist for CatEx-Historical Review*). **Planning Code Section 101.1(b)(7)**
- **DR filer supports restoring 2 rent-controlled dwelling units.**

RDG concerns

- Reduction of the south elevation side setback (which is repeated in the row of historic Italianates) as part of the rear expansion, and the resulting loss of common access to light and air. **DR filer supports maintaining the side setback & light court on the south elevation to preserve common access to light and air and maintain the pattern found on the adjacent buildings.**

- Walling off of the DR filer's access to the mid-block open space. **DR filer supports maintaining the existing rear yard setback to protect access to mid-block open space.**

RDТ Comments:

- General Plan concerns are to be addressed through the Mandatory Discretionary Review scheduled before the Planning Commission, and are not the purview of the Residential Design Team.
- The proposed project largely maintains the existing 3-foot side setback from the south property line on the upper floor of the building (**RDG, pg. 16**). The only exception being the firewall at the top floor's rear deck.
- The proposed rear yard dimension, which is based on the average rear yard depth of the two adjacent neighboring buildings, is not uncharacteristically deep for this block, is compatible with the surrounding context, and would have little impact on the mid-block open space. (**RDG, pg. 16, pgs. 25-26**)
- No exceptional or extraordinary circumstances.



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0415

HEARING DATE: APRIL 16, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 29, 2015
Case No.: 2014.1253DDRP
Project Address: 276-278 HARTFORD STREET
Building Permit: 2013.12.11.3907
Zoning: RH-3 (Residential House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 3602/051
Project Sponsor: Dean Scheben
Samantha Campbell
D. Keith Campbell
276 Hartford Street
San Francisco, CA 94114
DR Requestor: Leslie Andelin
280 Hartford Street
San Francisco, CA 94114
Staff Contact: Delvin Washington – (415) 558-6443
delvin.washington@sfgov.org

ADOPTING FINDINGS RELATED TO THE MANDATORY DISCRETIONARY REVIEW OF CASE NO. 2014.1253DDRP AND DISAPPROVAL OF THE REQUEST FOR A DWELLING UNIT MERGER. THE REQUEST WAS PART OF A PROJECT PROPOSAL TO CONSTRUCT A THREE-STORY HORIZONTAL REAR ADDITION, CREATE NEW HABITABLE SPACE ON TWO LOWER LEVELS, AND RAISE THE GABLE ROOF TO ACCOMMODATE A TOP FLOOR LOFT ON AN EXISTING TWO-STORY RESIDENTIAL DWELLING WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 11, 2013, Samantha Campbell and Dean Scheben filed for Building Permit Application No. 2013.12.11.3907 proposing construction of a three-story horizontal rear addition, increase in the existing roof height and full interior renovation of a two-story, residential dwelling within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. During the Planning Department's review of the proposal, it was determined that a Dwelling Unit Merger application and Mandatory Discretionary Review were required to seek legalization of the building's current single family use. The dwelling unit merger review was necessary because building permits, city directories and fire insurance maps indicated the property was originally constructed and occupied historically as a two-family dwelling.

On February 19, 2015 Leslie Andelin (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2014.1253DDRP) of Building Permit Application No. 2013.12.11.3907.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On April 16, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2014.1253DDRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby disapproves the request for a Dwelling Unit Merger as part of the current proposal submitted under Building Permit Application 2013.12.11.3907, with the following conditions:

1. The Project Sponsor may return within 12 months with a proposal for a two-unit building.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. The Department of Building Inspection, following a site visit during the Summer of 2014, informed the owner's attorney that the property would have to be classified as a two-family.
2. The owner stated to a Commission member during a site visit, and during the public hearing that the 2nd kitchen was removed after they had purchased the property.
2. The Commission determined that the current proposal to expand a single-family residential use would be based on an inconclusive 3-R report that currently states the legal use as "Unknown". The Planning Commission must have clear direction based on a current and verified 3-R report before approving the expansion of a building and its associated use. The Project Sponsor is encouraged to work with the Department of Buildings to provide the required water tap and confidential Assessor's records to establish a definitive 3-R report.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on September 8, 2011.

Jonas P. Ionin
Commission Secretary

AYES: Fong, Wu, Hillis, Johnson, Moore, Richards

NAYS: Antonini

ABSENT: none

ADOPTED: April 16, 2015



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building **276 HARTFORD ST**

Block **3602**

Lot **051**

Other Addresses

1. A. Present authorized Occupancy or use: **TWO FAMILY DWELLING**

B. Is this building classified as a residential condominium? Yes No ☒

C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒

2. Zoning district in which located: **RH-3**

3. Building Code Occupancy Classification: **R3**

4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**

5. Building Construction Date (Completed Date): **UNKNOWN**

6. Original Occupancy or Use: **UNKNOWN**

7. Construction, conversion or alteration permits issued, if any:

<u>Application #</u>	<u>Permit #</u>	<u>Issue Date</u>	<u>Type of Work Done</u>	<u>Status</u>
89435	83265	Jun 12, 1946	REPLACE STUDDINGS, FOUNDATION WORK - CFC	C
9602909	788248	Feb 22, 1996	REMODEL EXISTING KITCHEN AND BATHROOM, WORK IN LOWER UNIT ONLY	C
9605242	790584	Mar 28, 1996	CAP FOUNDATION ON NORTH WALL IN BATHROOM, RENEW BATHROOM FLOOR FRAMING	C
9717974	717974	Mar 15, 1998	REROOFING	X
200709263798	1133907	Sep 26, 2007	REPLACE EXISTING BRICK FOUNDATION WITH NEW REINFORCED CONCRETE FOUNDATION	X
201511243484	1376450	Nov 24, 2015	FOR ADMINISTRATIVE PURPOSES ONLY TO DOCUMENT THE LEGAL USE AND OCCUPANCY OF THIS BUILDING AS A TWO STORY AND A BASEMENT WITH TWO RESIDENTIAL DWELLING UNITS. THIS DETERMINATION IS BASED ON A REVIEW OF CITY RECORDS INCLUDING WATER DEPARTMENT RECORDS, ASSESSORS RECORDS SANBORN MAP & BUILDING PERMIT (CFC 2FD)	C

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ☒

B. Is this property currently under abatement proceedings for code violations? Yes No ☒

9. Number of residential structures on property? **1**

10. A. Has an energy inspection been completed? Yes ☒ No B. If yes, has a proof of compliance been issued? Yes ☒ No

11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ☒

B. If yes, has the required upgrade work been completed? Yes No

**Department of Building Inspection
1660 Mission Street - San Francisco CA 94103 - (415) 558-6080
Report of Residential Record (3R)**

Page 2

Address of Building *276 HARTFORD ST*

Block *3602*

Lot *051*

Other Addresses

Date of Issuance: 09 DEC 2015

Date of Expiration: 09 DEC 2016

By: ROCHELLE GARRETT

Report No: *201512074531*

**Patty Herrera, Manager
Records Management Division**

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 7/21/15 RDT MEETING DATE: 7/22/15

PROJECT INFORMATION:

Planner: Jeff Horn
Address: 276 Hartford Street
Cross Streets: Btwn. 19th and 20th Streets
Block/Lot: 3602/051
Zoning/Height Districts: RH-3/40-X
BPA/Case No. 201312113907 / 2014.1253DRP
Project Status ☐ Initial Review ☐ Post NOPDR ☒ DR Filed
Amount of Time Req. ☒ 5 min (consent) ☐ 15 minutes
☐ 30 minutes (required for new const.)

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Suite 400
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Project Description:

The proposal is to

- convert the existing basement crawlspace into habitable space,
- rehabilitate the building interior,
- raise the existing front gable roof structure 1 foot in height, and
- increase the overall building depth through a 3-story rear horizontal addition.

The project requires rehearing as a 2 unit building per DR Action Memo. Project Design was not discussed at the DR hearing.

Project Concerns (If DR is filed, list each concern.):

General Plan concerns by DR:

- Impact to neighborhood character. **Planning Code Section 101.1(b)(2)**
- Impact on historic buildings (*proposal meets the checklist for CatEx-Historical Review*).
Planning Code Section 101.1(b)(7)

RDG concerns

- Reduction of the south elevation side setback (which is repeated in the row of historic Italianates) as part of the rear expansion, and the resulting loss of common access to light and air. **DR filer supports maintaining the side setback & light court on the south elevation to preserve common access to light and air and maintain the pattern found on the adjacent buildings.**
- Walling off of the DR filer's access to the mid-block open space. **DR filer supports maintaining the existing rear yard setback to protect access to mid-block open space.**

RDT Comments:

-No new comments

-No exceptional or extraordinary circumstances

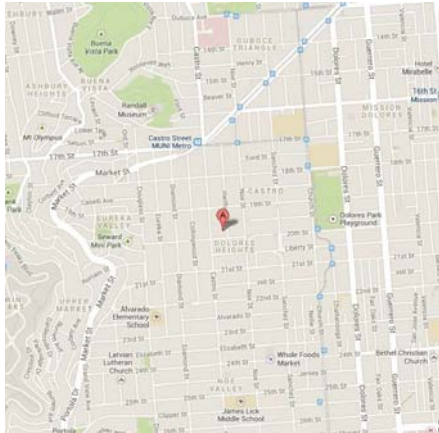
PLAN CHECK SUMMARY

BLOCK & LOT: 3602/051
LOT SIZE: 22'0" X 125'0" = 2,750 SQ. FT.
ZONING: RH-3
REAR YARD: AVERAGE BTWN. ADJ. BUILDING REAR WALLS = 32'-5"
HEIGHT LIMIT: 40'
EXISTING OCCUPANCY: TWO FAMILY DWELLING
PROPOSED OCCUPANCY: TWO FAMILY DWELLING
CONSTRUCTION TYPE: V-B

PROJECT GROSS SQUARE FOOTAGE CALCULATIONS

EXISTING	UPPER UNIT	1,315 SF
	LOWER UNIT	935 SF
	TOTAL GSF	2,250 SF
PROPOSED	UPPER UNIT	2,492 SF - 89% MORE THAN (E) 1,315 GSF
	LOWER UNIT	816 SF - 13% LESS THAN (E) 935 GSF
	RESIDENTIAL TOTAL GSF	3,308 SF
EXISTING	PARKING DECKS/BALCONY	304 SF 0 SF
PROPOSED	PARKING DECKS/BALCONY	304 SF 156 SF

VICINITY MAP



DIRECTORY

CLIENT

Samantha Campbell & Dean Scheben
276 Hartford Street
San Francisco, CA 94114

ARCHITECT

Gast Architects
355 11th Street, Suite 300
San Francisco, CA 94103

Phone: (415) 885-2946
Fax: (415) 885-2808

David S. Gast, AIA, Principal
Dennis Budd, AIA, Project Architect

Email: DGast@GastArchitects.com
Email: DBudd@GastArchitects.com

DRAWING INDEX

ARCHITECTURAL

- A00 COVER SHEET
- A0.1 RENDERINGS
- A1.0 SITE PLAN
- A2.0 BASEMENT FLOOR PLANS
- A2.1 FIRST FLOOR PLANS
- A2.2 SECOND FLOOR PLANS
- A2.3 ROOF PLANS
- A3.0 EXISTING EXTERIOR ELEVATIONS
- A3.1 PROPOSED EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR ELEVATIONS & CROSS SECTION
- A3.3 PROPOSED LONGITUDINAL SECTIONS

SYMBOLS

REFERENCE SYMBOLS

- DEMO WALL
- EXISTING WALL
- NEW WALL
- HIDDEN EDGE, ABOVE OR BEYOND
- HIDDEN EDGE, BELOW OR BEHIND
- DOOR SYMBOL
- WINDOW SYMBOL
- SKYLIGHT SYMBOL
- WALL TYPE
- GRID OR REFERENCE LINE
- BUILDING OR WALL SECTION NO. OVER SHEET NO.
- DETAIL NO. OVER SHEET NO.
- ELEVATION NO. OVER SHEET NO.
- ROOM NO. OVER SHEET NO.
- LEVEL LINE OR DATUM
- SPOT ELEVATION (N)
- PROPERTY LINE
- NEW OR FINISHED CONTOURS
- EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

- DUPLEX OUTLET
- FOURPLEX OUTLET
- ELECTRICAL OUTLET, HALF-SWITCHED
- ELECTRICAL OUTLET, FULLY SWITCHED
- 240V ELECTRICAL OUTLET
- FLUSH FLOOR MOUNTED OUTLET
- GROUND FAULT CIRCUIT INTERRUPT
- ARC FAULT CIRCUIT INTERRUPT
- JUNCTION BOX
- SMOKE DETECTOR
- MULTI-FUNCTION SMOKE & CO DETECTOR
- HEAT DETECTOR
- (1) R66 QUAD
- (1) 24/4 PAIR CAT-6
- (2) CAT-6 & (2) R66 QUAD
- (1) CAT-6 & (1) R66 QUAD
- HDMI
- (1) 24/4 PAIR CAT-3
- DOOR BELL BUTTON
- DOOR CHIME
- GARAGE DOOR OPENER SWITCH
- INTERCOM STATION
- ALARM KEYPAD
- MOTION DETECTOR
- SPEAKER OUTLET
- SCENE CONTROL MASTER UNIT
- SCENE CONTROL REMOTE WALL STATION
- STEAM UNIT CONTROL PANEL
- PLUG MOLD
- COLD WATER CONNECTION
- HOT WATER CONNECTION
- CENTRAL VACUUM
- GAS OUTLET
- HOSE BIB
- FLOOR DRAIN
- DOWNSPOUT
- THERMOSTAT
- SUPPLY AIR REGISTER AT WALL OR TOE SPACE
- SUPPLY AIR REGISTER AT FLOOR
- SUPPLY AIR GRILL AT WALL
- RETURN AIR GRILL AT FLOOR
- RETURN AIR GRILL AT CEILING
- EXHAUST FAN
- EXHAUST FAN/ LIGHT UNIT
- CEILING FAN

ABBREVIATIONS

- AT CENTERLINE DIAMETER
- ABOVE AREA DRAIN
- ADJUSTABLE
- APPROXIMATE
- ARCHITECTURAL ASPHALT
- BUILDING BLOCKING
- BUILT-UP ROOFING
- CONTROL JOINT
- CLEAR CONTINUOUS CENTER
- DRYER
- DOUBLE DETAIL
- DOUGLAS FIR
- DIAMETER
- DIMENSION
- DISPOSER
- DOWN
- DOOR
- DOWN SPOUT
- DISHWASHER
- DRAWING
- DRAWER
- EAST
- EXISTING
- EACH
- ELEVATION
- ELECTRICAL
- EQUAL
- EXTERIOR
- FLOOR DRAIN
- FOUNDATION
- FINISH
- FLOOR
- FACE OF
- FACE OF FINISH
- FACE OF STUD
- FLEXIBLE SHEET
- MEMBRANE FLASHING
- FEET
- FOOTING
- GAUGE
- GALVANIZED
- GYP. BD.
- HIGH
- HOSE BIB
- HEADER
- HARDWARE
- HORIZONTAL
- HEIGHT
- INSIDE DIAMETER
- INSULATED GLASS
- INSULATION
- INTERIOR
- JOINT
- LAVATORY
- LIGHT
- MASTER
- MAXIMUM
- MECHANICAL
- MANUFACTURER
- MINIMUM
- MISCELLANEOUS
- NOT IN CONTRACT
- NUMBER
- NOMINAL
- NOT TO SCALE
- ON CENTER
- OVERHANG
- OPENING
- OPPOSITE
- OVER
- PROPERTY LINE
- PLATE
- PLASTIC LAMINATE
- PLYWOOD
- PRESSURE TREATED
- PAINTED
- RELOCATED
- RISE, RISER
- RETURN AIR
- REFRIGERATOR
- REGISTER
- REINFORCED
- REQUIRED
- ROOM
- ROUGH OPENING
- REDWOOD
- SOUTH
- SOLID CORE
- SMOKE DETECTOR
- SECTION
- SHEET
- SHEATHING
- SIMILAR
- SPECIFICATION
- SQUARE
- SEE STRUCT. DWGS.
- STANDARD
- STEEL
- STORAGE
- STRUCTURAL
- SUSPENDED
- SYMBOL
- TREAD
- TOWEL BAR
- TONGUE AND GROOVE
- TOP OF
- TOP OF CURB
- TOP OF PLATE
- TOP OF WALL
- TOILET PAPER HOLDER
- TRANSOM
- TELEVISION
- TYPICAL
- UNLESS OTHERWISE NOTED
- VENT
- VERTICAL
- VERIFY IN FIELD
- VERTICAL GRAIN
- WASHING MACHINE
- WITH
- WATER CLOSET(TOILET)
- WOOD
- WATER HEATER
- WITHOUT
- WATERPROOF, WORK
- POINT
- WATER RESISTANT
- YARD

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF FINISH OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, PLANNING AND PLUMBING CODE AMENDMENTS

SCOPE OF WORK

- 2-STORY OVER BASEMENT HORIZONTAL ADDITION AT THE REAR
- REAR YARD PATIO EXCAVATED BELOW EXISTING GRADE
- INTERIOR RENOVATION AND RE-PARTITIONING AT (3) FLOORS
- UPGRADED PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS
- NEW FIXTURES, FINISHES AND FITTINGS THROUGHOUT

- RELOCATE EXISTING LOWER LEVEL 2ND RESIDENTIAL UNIT FROM 1ST FLOOR TO BASEMENT LEVEL



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COVER SHEET

REVISIONS	BY
PRE-APP. MEETING 12/10/2013	
SITE PERMIT 12/11/2013	
SITE PERMIT REV. 1 8/01/2014	
SITE PERMIT REV. 2 10/31/2014	
SITE PERMIT REV. 3 12/01/2014	
SITE PERMIT REV. 4 08/08/2015	

Date: 6/5/2015

Scale: AS SHOWN

Drawn: PD

Job: 1321

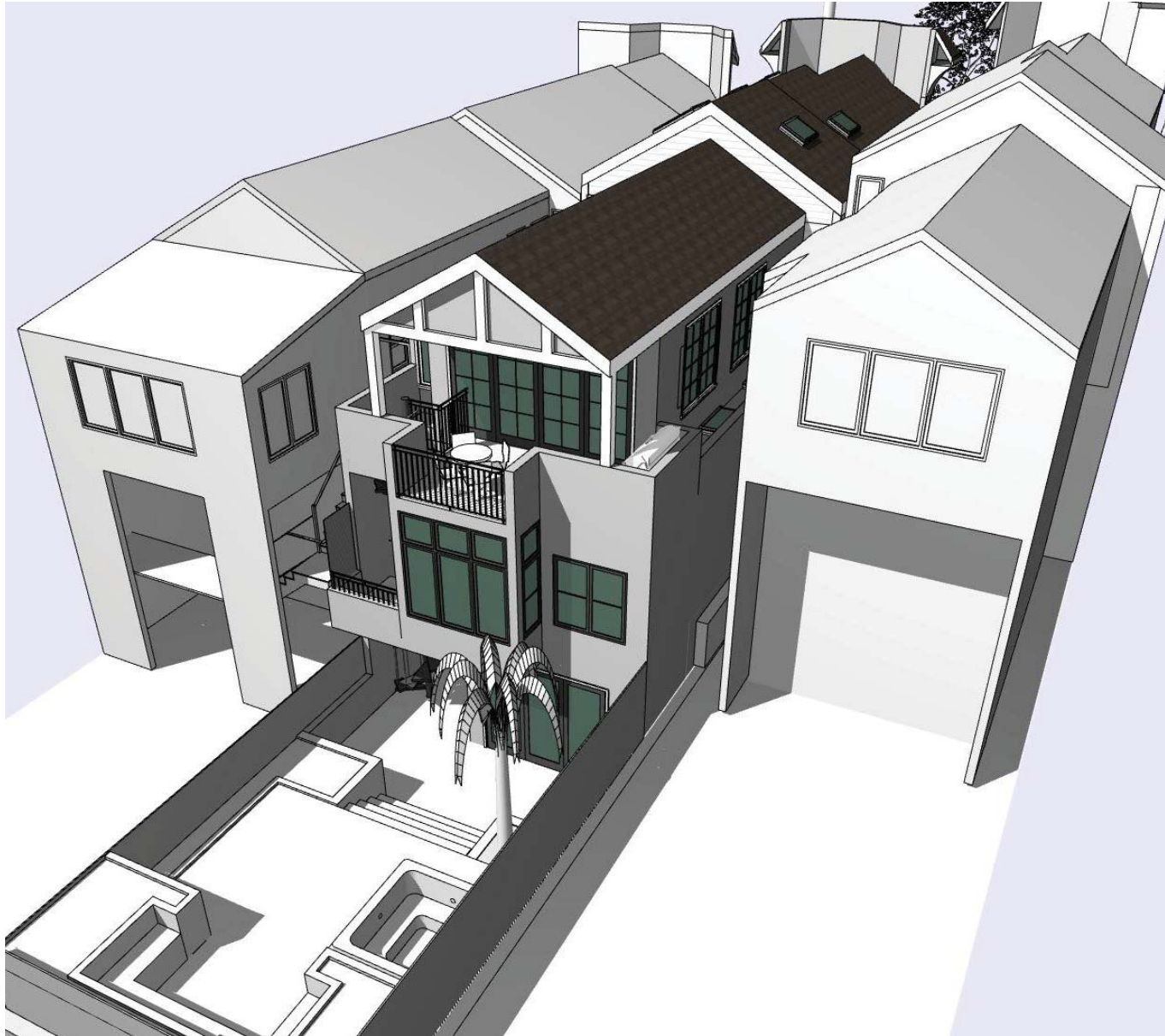
Sheet

A0.0

Of Sheets



1
A.O.1
Rear View



1
A.O.1
Rear View 2



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RENDERINGS

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Job	1321
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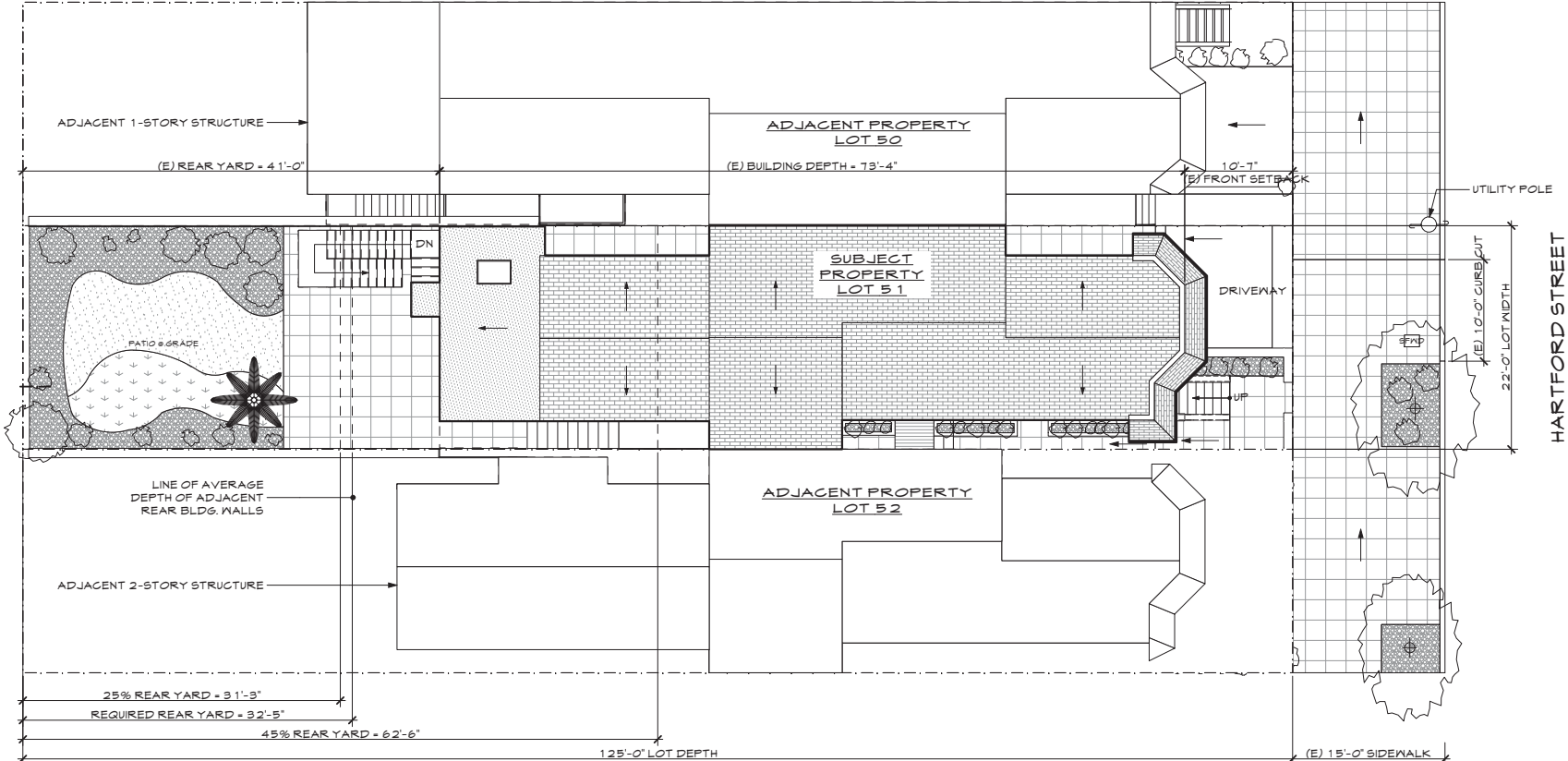


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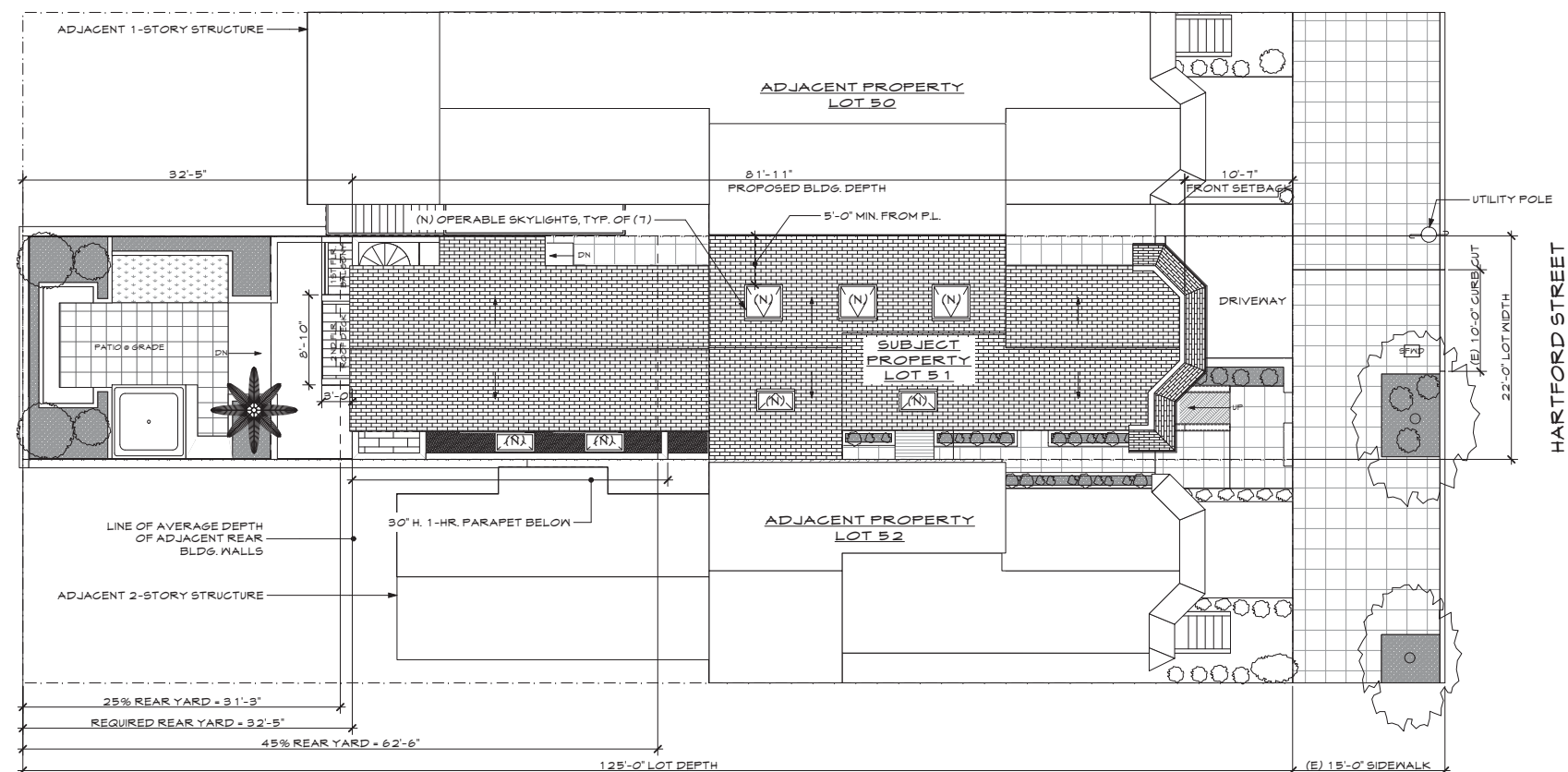
SITE PLAN

REVISIONS	BY
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SITE PERMIT REV. 2 10/31/2014	
SITE PERMIT REV. 3 12/01/2014	
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Scale AS SHOWN
Drawn PD
Job 1321
Sheet
A1.0
Of Sheets



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"





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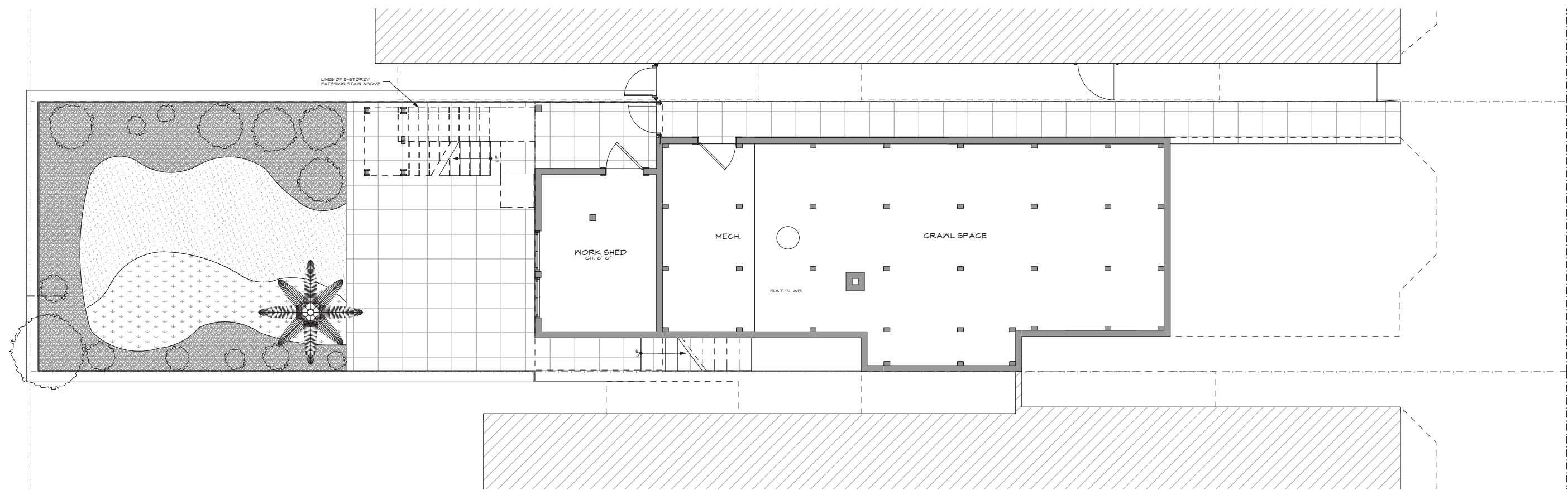
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BASEMENT FLOOR
PLANS

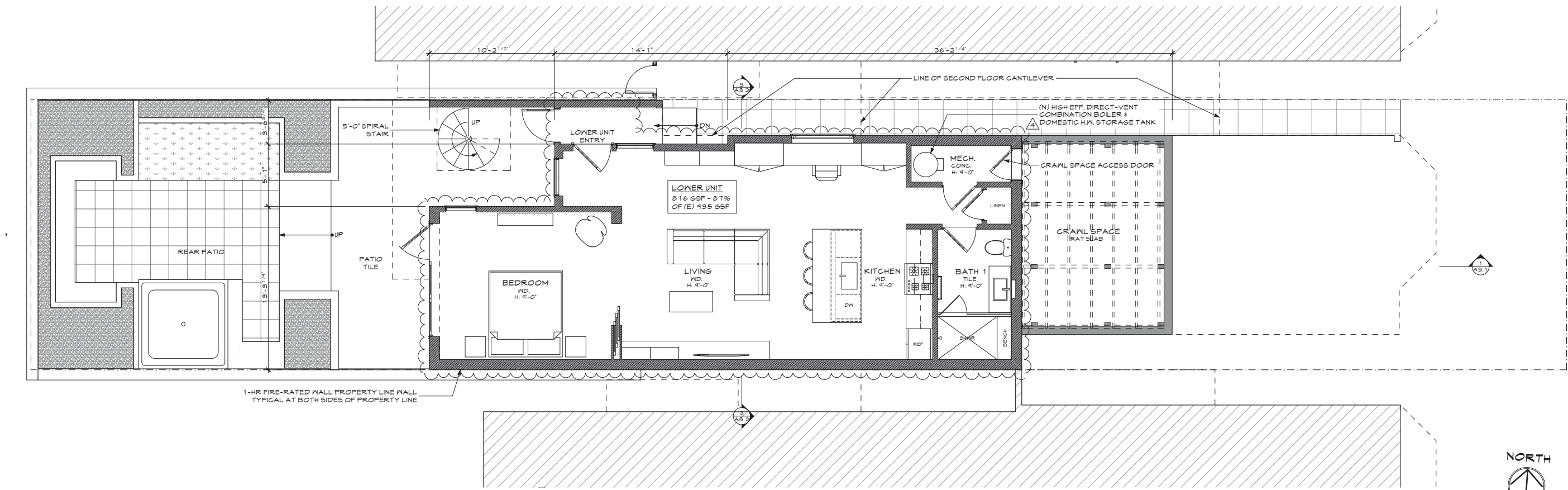
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Date 6/5/2015
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Job 1321

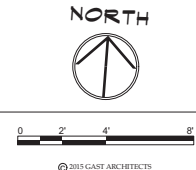
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Of Sheets



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



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



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GAST ARCHITECTS

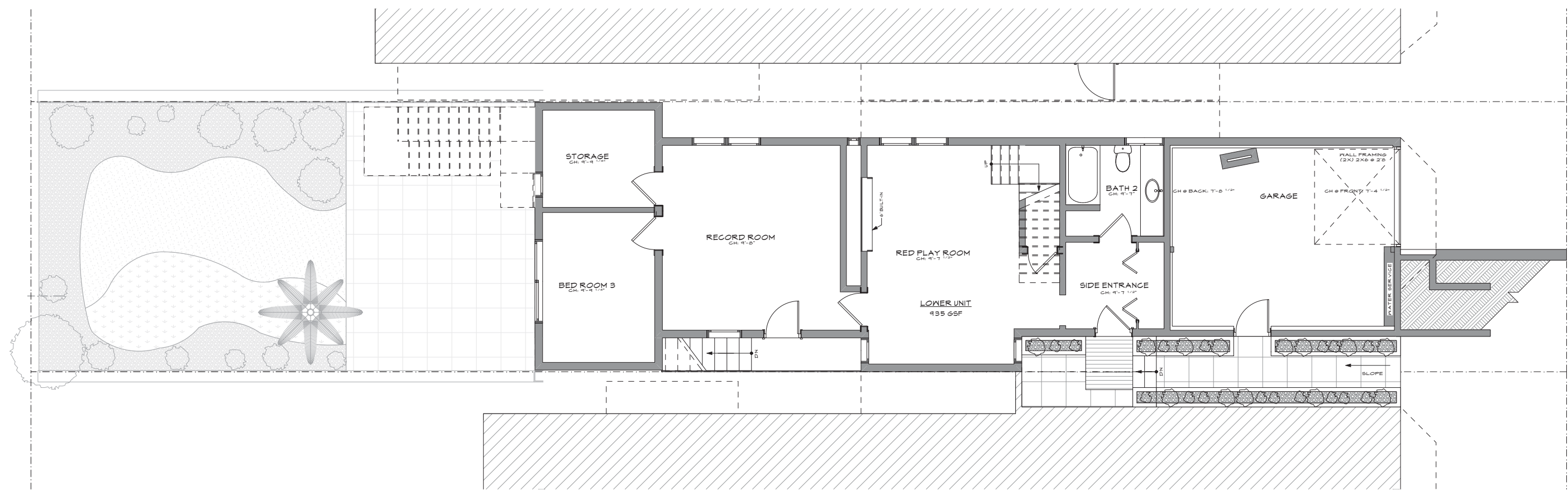
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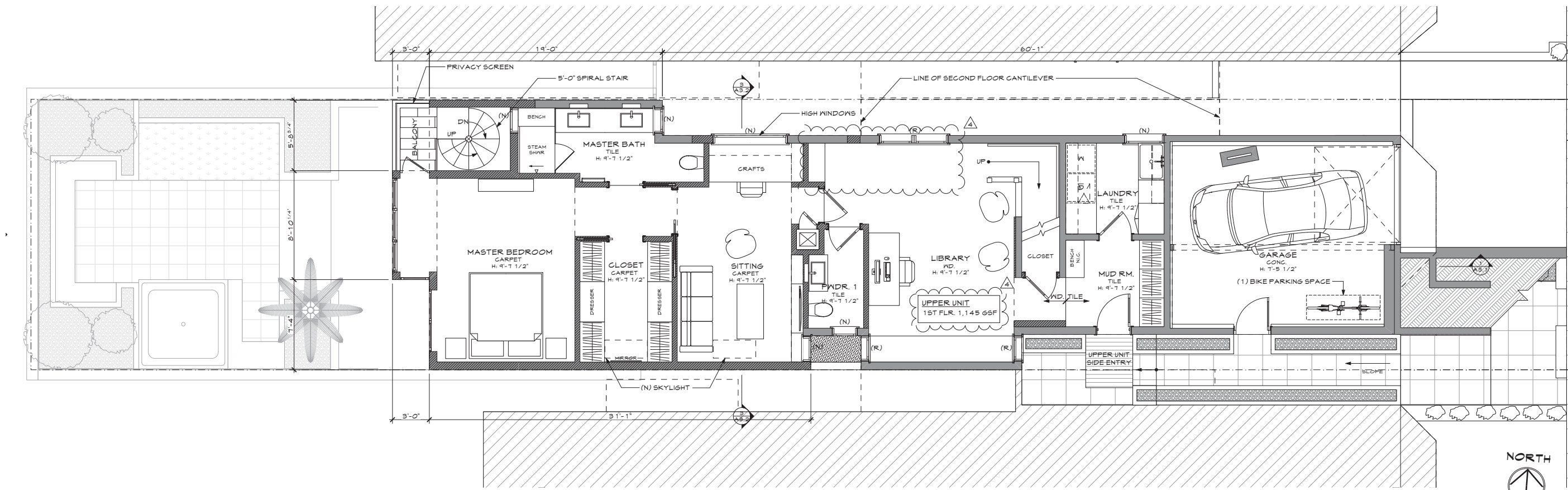
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FIRST FLOOR PLANS

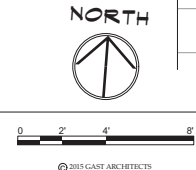
REVISIONS	BY
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SITE PERMIT REV. 3 12/01/2014	
SITE PERMIT REV. 4 06/09/2015	
Date: 6/5/2015	
Scale: AS SHOWN	
Drawn: PD	
Job: 1321	
Sheet A2.1	Of Sheets



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



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



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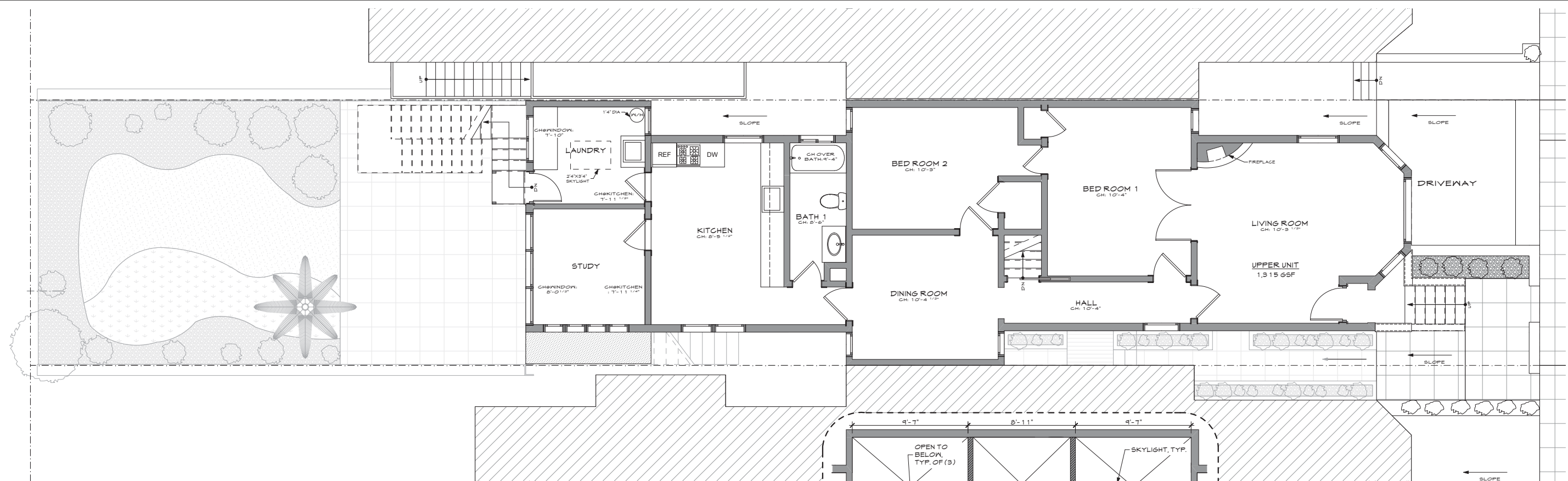
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CA 94103
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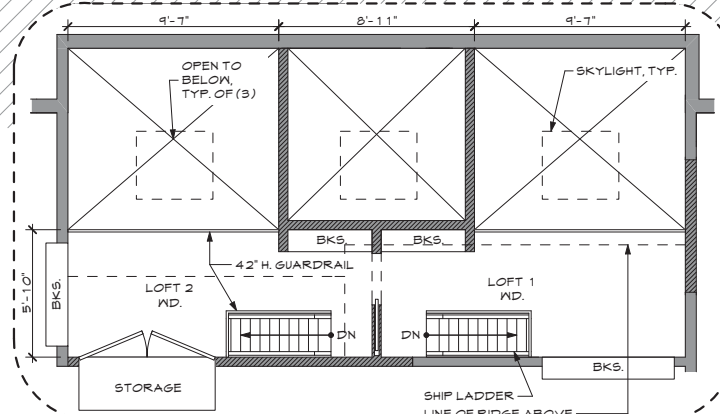
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SECOND FLOOR PLANS

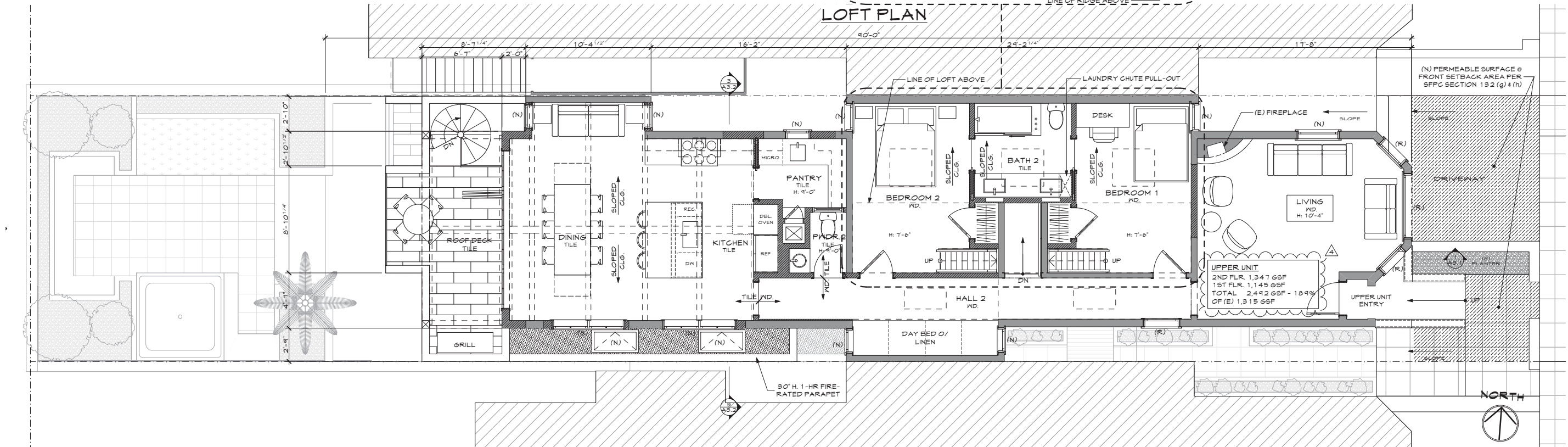
REVISIONS	BY
PRE-APP. MEETING 12/10/2013	
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SITE PERMIT REV. 2 10/31/2014	
SITE PERMIT REV. 3 12/01/2014	
SITE PERMIT REV. 4 08/09/2015	
Date: 6/5/2015	
Scale: AS SHOWN	
Drawn: PD	
Job: 1321	
Sheet: A2.2	Of Sheets



1
A2.2
EXISTING SECOND FLOOR
SCALE: 1/4" = 1'-0"



LOFT PLAN

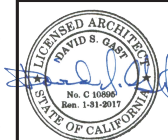


2
A2.2
PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

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CAST ARCHITECTS

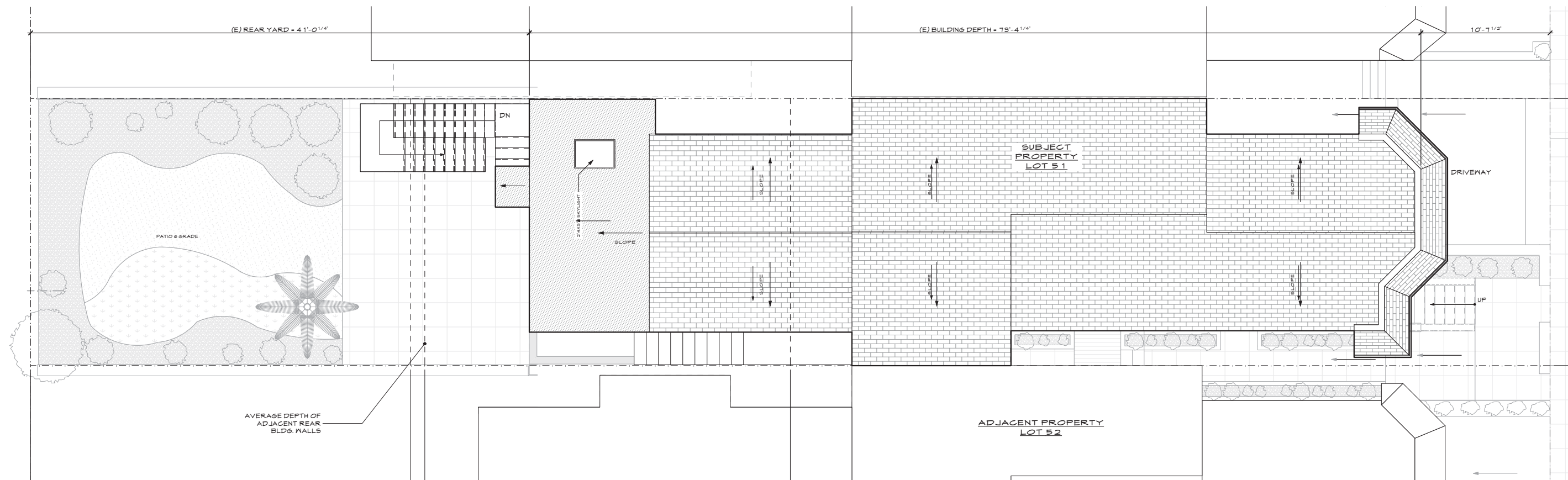


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SHALLOON

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SITE PERMIT REV.2 10/51/2014	
SITE PERMIT REV.3 12/31/2014	
SITE PERMIT REV.4 08/09/2015	

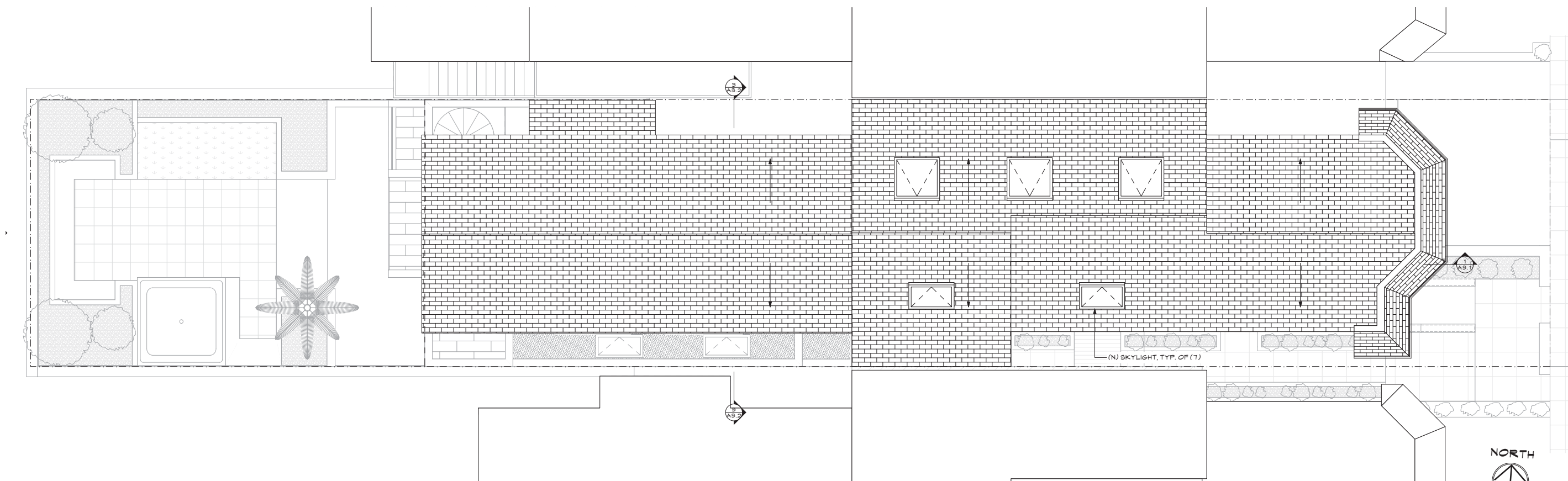
Date	6/5/2015
Scale	A5 SHOWN
Drawn	PD
Job	1321
Sheet	A2.3
Of	Sheets



1
A2.3

EXISTING ROOF PLAN

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



2
A2.3

PROPOSED ROOF PLAN

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



IBM Server: CAD2058M - IBM Server: 19x30x16Campbell-Schedule - Tuesday, March 01, 2016 4:12 PM

ID	DOOR SIZE			TYPE	DETAIL			HDWR SET #	NOTES
	W	H	THK		HEAD	JAMB	SILL		
0	2'-3"	6'-8"	0'-1 1/4"						
0	2'-8"	5'-10"	0'-1 9/16"	---	---	---	---	---	---
0	2'-8 1/2"	6'-8"	1.75"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
0	2'-8 1/2"	8'-11 1/2"	0'-1 9/16"	---	---	---	---	---	---
0	3'-0"	6'-8"	0'-1 1/4"						
06	2'-8"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
07	2'-8"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
08	2'-8"	6'-9"	0'-1 1/4"						
09	2'-8"	6'-7"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
10	2'-4"	6'-4"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
10	7'-9"	7'-0"	0'-1 1/4"						
11	2'-8"	6'-5"	0'-1 1/4"						
12	2'-8"	6'-8"	0'-1 3/4"						
13	2'-7"	6'-5"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
13	5'-6"	6'-8"	0'-1 3/8"						
14	2'-6"	6'-6"	0'-1 9/16"	---	---	---	---	---	---
19	2'-4"	5'-2 1/4"	0'-1 1/4"						
22	2'-4"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
22	2'-6"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
23	2'-8"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
24	2'-9 1/2"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
25	2'-6"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
26	2'-2"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
27	2'-2"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
29	2'-7"	6'-8"	0'-1 9/16"	---	---	---	---	---	---
30	2'-8"	6'-8"	0'-1 1/4"						
31	2'-8"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
31		6'-9"	0'-1 1/4"						
32	2'-6 1/2"	6'-8"	0'-1 1/2"						
34	2'-3"	6'-0"	0'-1 1/4"						
34	3'-0"	5'-10"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
35	3'-0"	5'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
37	3'-0"	6'-8"	0'-1 1/4"						
41	6'-0"	5'-10"	0'-1 9/16"	---	---	---	---	---	---
A	2'-6"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
A	2'-6"	6'-8"	0'-1 3/4"	B					CUSTOM INT STILE/RAIL BI-FOLD POCKET DR, STAINED
A	5'-0"	6'-8"	0'-1 3/4"	C					INT STILE/RAIL FLAT PANEL DR, STAINED
A	5'-0"	6'-8"	0'-1 3/4"	B					CUSTOM INT STILE/RAIL BI-FOLD POCKET DR, STAINED

ID	UNIT SIZE		TYPE	NOTES
	WIDTH	HEIGHT		
0	1'-9"	3'-0"		
0	2'-0"	3'-0"		
0	2'-0"	5'-0"		
0	2'-0"	7'-1 1/2"		
0	2'-2"	4'-0"		
0	2'-6"	4'-0"		
0	2'-6 1/2"	6'-11 1/2"		
0	3'-0"	5'-6"		
0	3'-10"	3'-2"		
0	4'-0"	4'-0"		
0	5'-0"	5'-0"		
0	5'-4 3/4"	6'-11 1/2"		
0	10'-0"	5'-0"		
10	3'-2"	5'-11 1/2"		
11	5'-6 1/2"	6'-2 1/2"		
19	2'-0"	7'-1 1/2"		
20	2'-0"	7'-1 1/2"		
30	2'-6 1/2"	6'-11 1/2"		
31	5'-4 3/4"	6'-11 1/2"		
32	2'-6 1/2"	6'-11 1/2"		
33	3'-5 1/2"	1'-6 1/2"		
34	9'-3 1/2"	3'-5"		
36	3'-6"	4'-0"		
37	3'-6"	4'-0"		
38	3'-10"	3'-2"		
40	2'-3 7/8"	2'-7 1/2"		
41	5'-3 1/2"	4'-5"		
42	3'-0"	5'-0"		
42	3'-4"	1'-6 1/2"		
42	5'-6 1/2"	5'-0"		
43	2'-11 1/2"	1'-10 1/2"		
44	2'-0"	3'-10 1/2"		
44	2'-0"	7'-1 1/2"		
45	2'-0"	4'-0"		
45	2'-0"	7'-1 1/2"		
45	2'-9 1/2"	6'-4 1/2"		
46	2'-0"	7'-1 1/2"		
47	1'-0"	2'-0"		
47	1'-9"	3'-0"		
47	2'-0"	3'-0"		
47	2'-0"	7'-1 1/2"		
48	2'-0"	3'-0"		
49	2'-0"	3'-0"		
49	3'-3"	3'-6"		
50	3'-3"	3'-6"		
51	6'-9"	3'-11"		
A	2'-6"	4'-0"		MARVIN CLAD ULTIMATE DOUBLE HUNG COTTAGE STYLE UNITS W/ CLEAR INSULATING GLAZING
A	3'-0"	4'-0"		MARVIN CLAD ULTIMATE DOUBLE HUNG COTTAGE STYLE UNITS W/ CLEAR INSULATING GLAZING



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DOOR & WINDOW
SCHEDULE

REVISIONS	BY
AS BUILT 07/28/2018	
SCHEMATIC DESIGN 11/08/2018	

Date	3/1/2016
Scale	AS SHOWN
Drawn	PD
Job	1321
Sheet	A2.4
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EXISTING EXTERIOR
ELEVATIONS

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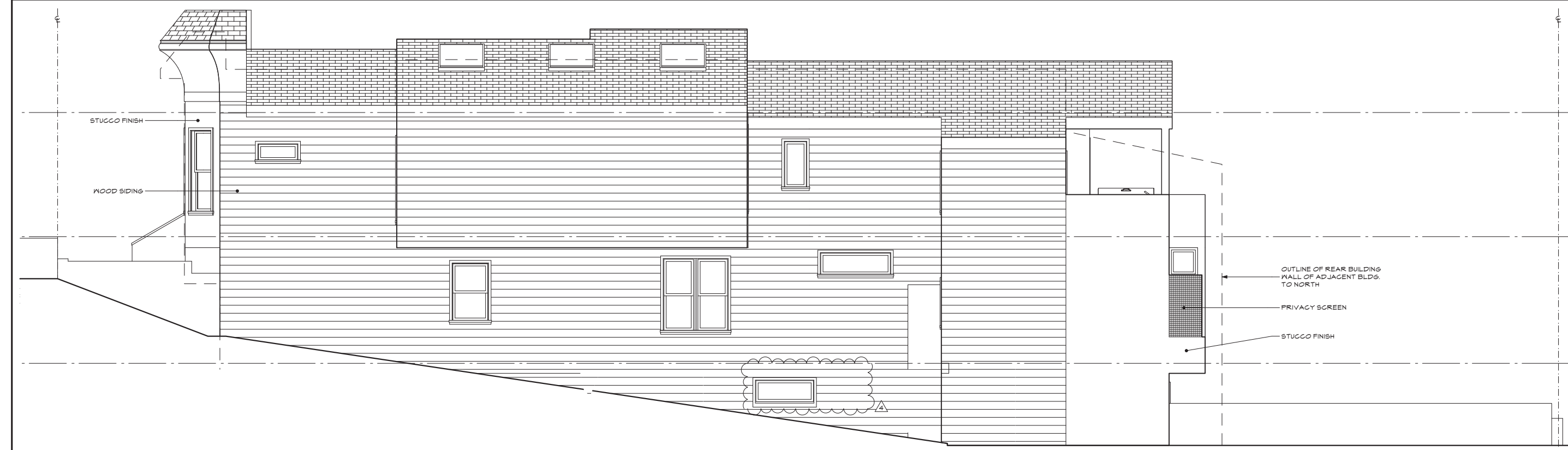
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Of	Sheets



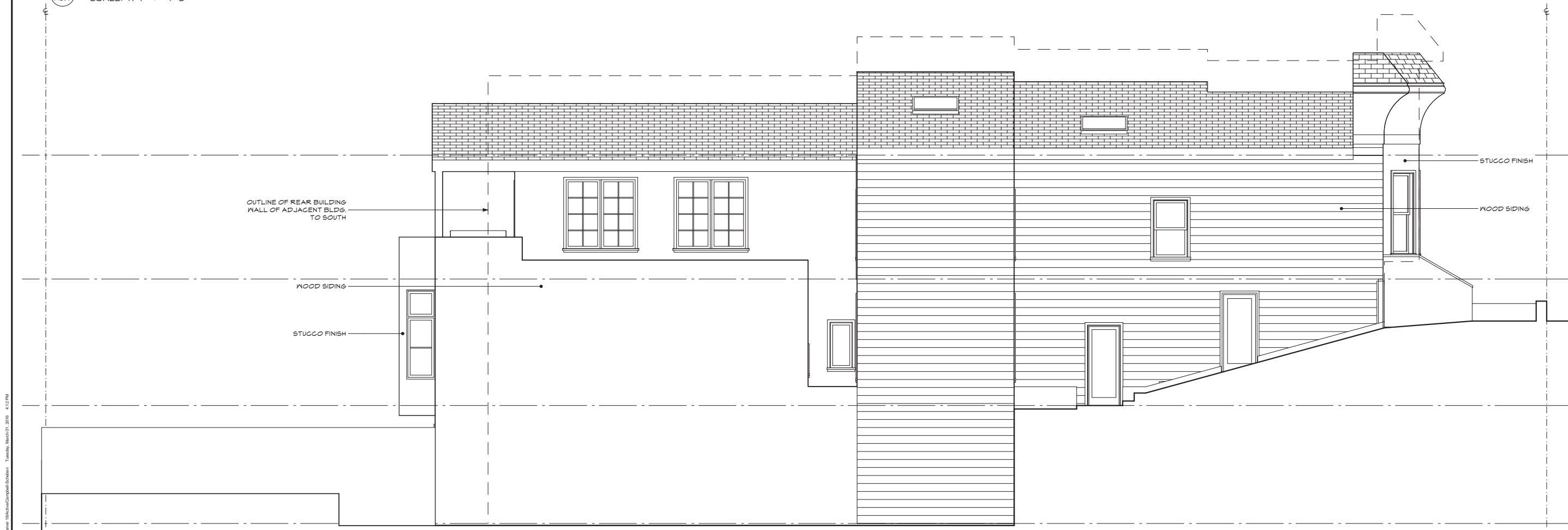
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1
A3.1
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A3.1
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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**PROPOSED EXTERIOR
ELEVATIONS**

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SITE PERMIT REV. 2 10/31/2014	
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SITE PERMIT REV. 4 06/09/2015	

Date	6/5/2015
Scale	AS SHOWN
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Of	Sheets



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**PROPOSED EXTERIOR
ELEVATIONS & CROSS
SECTION**

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SITE PERMIT REV.3 12/01/2014	
SITE PERMIT REV.4 08/08/2019	
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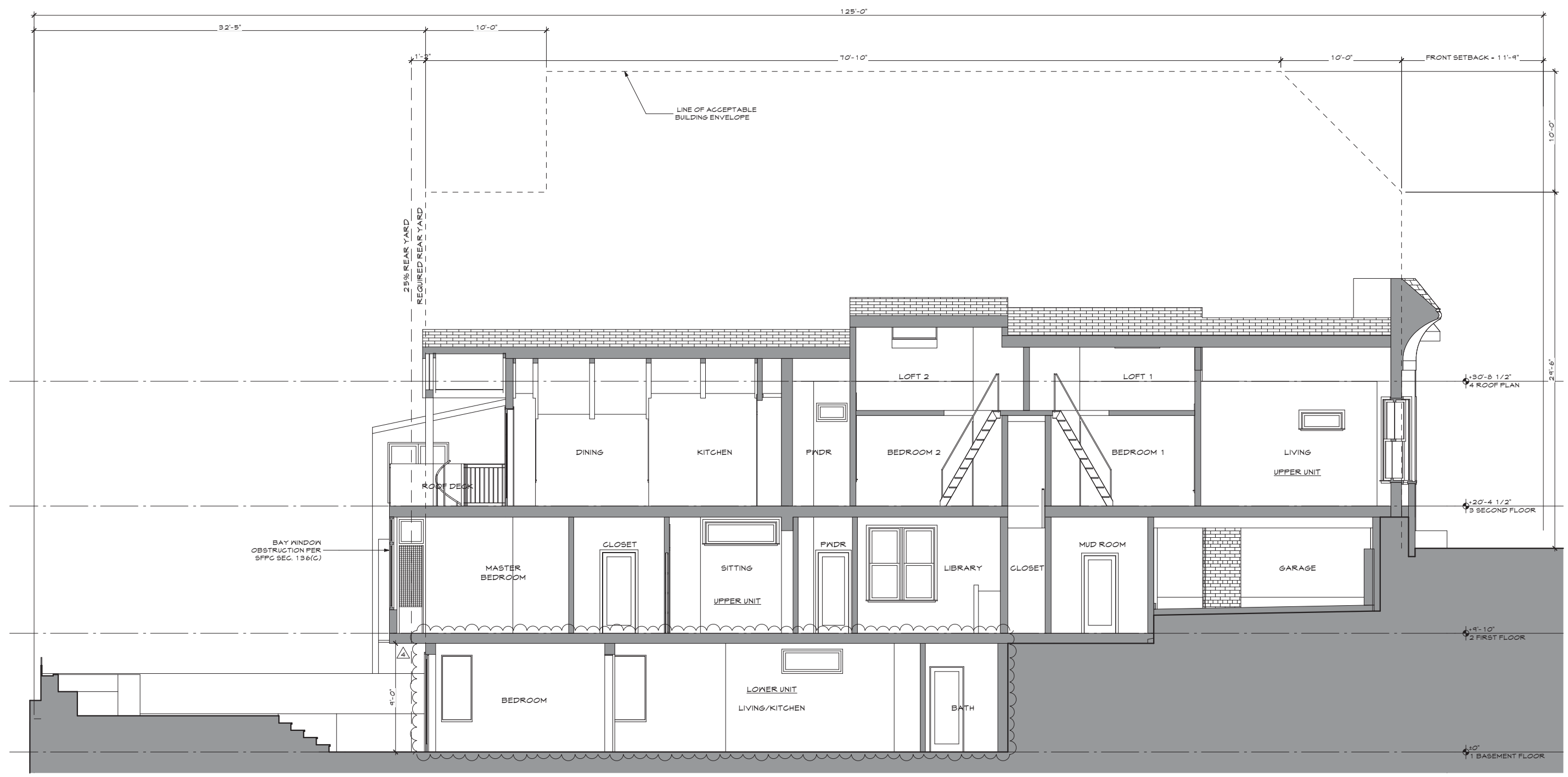


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PROPOSED
LONGITUDINAL SECTIONS

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SITE PERMIT REV. 3 12/01/2014	
SITE PERMIT REV. 4 06/09/2015	

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Job	1321
Sheet	A3.3
Of	Sheets



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

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