



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE FEBRUARY 23, 2017

Date: February 16, 2017
Case No.: 2014.1459DRMDRP-02
Project Address: 214 States Street
Permit Application: 2015.04.16.3876
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2620/017
Project Sponsor: Rodrigo Santos
Santos & Urrutia
2451 Harrison Street
San Francisco, CA 94110
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org
Recommendation: **Take DR and Approve with Modifications.**

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 project proposes the addition of a ground floor with garage and relocated building entrance, the expansion of the first floor, a one-story horizontal rear addition with roof deck to the 2nd floor, three new roof dormers and the enclosing of two existing front decks to create bay windows on an existing two-story single-family-dwelling. The proposal includes façade material changes, internal remodeling and the legalization of excavation that occurred to accommodate the ground floor, an expanded first floor and retaining walls that provide area for the rear patio at the second floor. The proposal will increase the existing 1,635 gross square foot (gsf) building by 1,214 gsf, for a total size of 2,849 gsf.

SITE DESCRIPTION AND PRESENT USE

The property at 214 States is located midblock between Levant and Castro Streets within the Corona Heights neighborhood. The subject property is a through lot with 25 feet of frontage on States Street and on Museum Way. The lot is 125 feet in depth and slopes upward (in excess of 20%) from the States Street frontage. The subject property contains a circa 1910 two-story single-family-dwelling of approximately 1,635 gsf in size fronting on the States Street side of the lot. The parcel totals 3,125 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Although the existing residence was two-stories, due to the structure's siting on the upward sloping lot, the residence presented itself to the street as a three-story structure with a raised entry stair providing access at the second floor. In 2014, the Project Sponsor was issued the first in a series of over-the-counter building permits intended to resolve outstanding Department of Building Inspection (DBI) complaints and Notices of Violation (NOV) (which pre-dated the Project Sponsor's ownership on the property). The

permits also proposed scopes of work for building alterations that included facade alterations, enclosing the existing balconies to create bay windows, removing the front stairs and relocating the entrance to ground floor, relocating the “existing garage” and adding dormers and roof deck at the rear. The Building was classified as a ‘C’ Resource per preservation analysis under case 2014.1459E, filed by the Project Sponsor. A summary of all over-the-counter permits is as follows, please note that all of these permits have been suspended:

- 2014.03.17.0933 – Repair and enclose front balconies (to comply with NOV 201391903).
- 2014.05.15.5937 – Foundation replacement.
- 2014.07.25.2165 – DBI confirmation of 1-unit building.
- 2014.08.19.4205 – Add 3 dormers (exempt from Section 311), repair balconies (to comply with NOV 201391903), interior redesign.
- 2014.08.25.4675 – Facade alterations, enclose the existing balconies, remove the front stairs and relocate the entrance to ground floor and relocate “existing garage.”
- 2014.08.29.5145 – Revision to 2014.05.15.5937, Replace foundation walls with concrete

In December of 2014, several complaints were filed with DBI (Complaint No. 201411676 and 201412792) for work being done beyond the scope of permit and on December 29, 2014 a Planning Enforcement case was opened for construction without Section 311 notification (2014-003195ENF). Upon review of the complaint, it was determined that within the issued permits (2014.05.15.5937, 2014.08.19.4205 and 2014.08.25.4675) the existing conditions of the residence was portrayed as containing a 26 foot-10 1/2 inch deep excavated ground floor with a garage, storage, laundry and internal stairs; a 36 foot- 3 1/2 inch deep first floor; and a 42 foot-1 inch deep second floor (with a 8 foot x 5 foot-6 inch projection) and a retaining wall setback 10 feet from the rear building wall.

However, as shown on the existing floor plans of the attached reduced plan set for the Building Permit currently under Discretionary Review: no excavated ground floor or garage existed at the property, the first floor was only 26 foot-10 1/2 inch deep and the second floor was only 35 feet deep (with a 8 foot x 12 foot-9 inch projection and a 6 foot-2 inch x 7 foot-1 inch projection).

Through the over-the-counter permits that were issued, the Project Sponsor excavated the hillside at all floors to the dimensions shown as the “existing conditions” on the aforementioned over-the-counter permits. In addition to the inaccuracy of the existing conditions shown on the submitted plans, during construction the removal of exterior and interior walls exceeded the scope of work authorized on the issued permits. Currently, the entirety of the ground floor and first floor’s front façade, the floor plate and all interior walls of the first floor and the second floor’s rear wall (the gable mostly remains) and rear projections have been removed. Context photos of the current conditions of the front and rear façades have been provided as an attachment.

To correct all complaints, violations and enforcement actions, the Project Sponsor submitted a Building Permit Application (2015.04.16.3876) on April 16, 2015. Since the time of submittal, there has been four revised plan sets submitted to the department, which were required to address comments provided by the Planning Department. In consideration of the removal of vertical and horizontal elements that have already occurred cumulatively with the removal needed to accommodate the proposed alterations, the

demolition analysis provided by the Project Sponsor determined that the project as proposed does not result in tantamount to demolition per Planning Code Section 317.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of vacant lots and one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. States Street slopes up slightly to the west, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the north side of States Street are steeply upsloping, in excess of 20 percent. The adjacent building to the east, 212 States Street, is a two-story single family residence that sits above street grade and is accessed by a raised entrance. The adjacent property to the west has an approximately two-story tall retaining wall that fronts on States Street, the wall serves to support the rear yard of the one-story mid-lot residence at 126 Museum Way.

BACKGROUND

Prior to the February 9, 2016 Planning Commission hearing, the project was continued to the February 23, 2016 Planning Commission.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 30, 2016 – December 30, 2016	December 29, 2016	February 9, 2017; Continued to February 23, 2017	42 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 30, 2017	January 30, 2017	10 days
Mailed Notice	10 days	January 30, 2017	January 30, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		2 (DR Requestors)	
Other neighbors on the block or directly across the street	1		
Neighborhood groups			

The Department received one letter in support of the proposed project from a neighbor on the subject block (220 States Street) and two form letters in support from residents of the Castro Neighborhood. The Project Sponsor has provided an additional 11 form letters in support from residents of States Street and the surrounding neighborhood and a signed petition in support from residents of San Francisco (See Appendix A and B of the Project Sponsor's submittal).

STAFF INITATED DISCRETIONARY REVIEW CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The Department is concerned that the proposal does not respect the prevailing character and pattern established by existing properties on the northern (uphill) block face of States Street. Photos of the context of the block face of States Street have been provided as an attachment. (RDG pgs. 31-32)

Issue #2: The Department is concerned that the existing building's raised entry sequence and articulation of the ground floor better responds to and respects the upward slope of the lot. (RDG pgs. 11-12)

The Department has proposed the following alternatives to address the concerns raised above:

- Maintain the existing raised entrance

The Project Sponsor's revised plan set #3, submitted on April 14, 2016, provided a potentially supportable building design with a raised front entrance. However, this design feature was subsequently changed in the revised submittal received on October 14, 2016 and therefore the project was publically noticed for a Staff-Initiated Discretionary Review.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor declined to alter the proposal in the manner requested by the Department in accordance with the Residential Design Team review. See attached Documents

PROJECT ANALYSIS

Residential Design Guidelines

The Department believes that the proposal conflicts with the Residential Design Guidelines and has concluded that the proposed façade should maintain the building's raised entrance and stairs. The proposal fails to respond to topography of the site or to the character-defining context of building entry design that currently exists at the subject property and at the adjacent building to the east (212 States Street). Additionally, the neighboring buildings located on the northern (uphill) side of States Street, ranging from 180 States Street to 236 States Street, all contain a raised entrance feature.

PUBLIC DR REQUESTOR (1 OF 2)

The first DR Requestor is Michael Schulte, who owns the adjacent property of the west, 126 Museum Way.

PUBLIC DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The two DRs that were filed share many similar concerns about the project, including the following:

Issue #1: The DR Requestor is concerned that construction activities have encroached upon and caused damaged to the DR Requestor's property.

Issue #2: The DR Requestor is concerned the proposed roof deck on the rear addition will create impacts to neighborhood privacy, open space and access to light and air

Issue #3: The DR Requestor is concerned with the completeness and accuracy of the plans that have been submitted by the Project Sponsor.

Issue #4: The DR Requestor is concerned that the proposed alterations to the front façade are not consistent with the neighborhood context.

Issue #5: The DR Requestor is concerned that the project as presently designed has no access to the rear yard suggesting that future development could occur on the upper portion of the lot.

The DR Requestor suggests the project set back the rear deck terrace from the shared side property line and eliminate the parapet (planter). The DR Requestor requests any property line encroachments by the subject project to be resolved. Furthermore, the DR Requestor asks that the project plans accurately detail the scope of unpermitted work that already occurred at the site, and detail the future development potential of the site.

Reference the attached *Discretionary Review Application* dated December 29, 2016 and supplemental materials for additional information.

PUBLIC DR REQUESTOR (2 OF 2)

The second DR Requestor is Joell Hallowell who owns and lives at the adjacent property to the east, 212 States Street.

PUBLIC DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The two DRs that were filed share many similar concerns about the project, including the following:

Issue #1: The DR Requestor is concerned that construction activities have caused damaged to the DR Requestor's foundation and retaining walls.

Issue #2: The DR Requestor is concerned the proposed dormers and roof deck on the rear addition will create impacts to neighborhood privacy, open space and access to light and air.

The DR Requestor suggests the project set back the rear deck terrace from the shared side property line and eliminate the dormers. The DR requestor would also like any damaged foundation and retaining walls to be shored and capped.

Reference the *Discretionary Review Application* dated December 29, 2016 and supplemental materials for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Please reference the attached Response to Discretionary Review and the Project Sponsor's support materials for additional information.

PROJECT ANALYSIS

Department staff reviewed the DR Requestor's concerns with the proposed project and presents the following comments:

DR Requestor 1 and 2 – Issue # 1 - Property Damages: The DR Requestors are concerned that the Project's construction has caused damages to each DR Requestors' respective properties. This is a civil matter and not in the Planning Department's jurisdiction. Complaints related to construction activity can be directed to the Department of Building Inspection, Inspection Services.

DR Requestor 1 and 2– Issue # 2 – Privacy, Light and Air: The DR Requestors are concerned the proposed project will create impacts to neighborhood privacy, open space and access to light and air. In review of the project in context to the DR Requestors' concerns, the Residential Design Team found the proposed additions to the building to be compatible in scale and volume with the existing mid-block open space and the design approach at the rear minimizes light and air and privacy impacts to the adjacent buildings (RDG pgs. 25-28). Due to the upward slope of the lot, the proposed roof deck is at an elevation equal to what the natural grade of the lot, and therefore the deck and the parapets (planter) at the side property lines would have limited impacts the adjacent properties. The planters also serve as a separation between the usable space of the deck and the property lines. When fully vegetated, the planters intend to serve as visual screening for mutual privacy. The Department does not find that the Project results in circumstances that justify a modification to the Project as proposed due to impacts to midblock open space, privacy and access to light and air.

DR Requestor 1 – Issue # 3 – Completeness and Accuracy of Plans: The DR Requestor is concerned with the completeness and accuracy of the plans that have been submitted by the Project Sponsor. Department Staff has worked vigilantly in review of all plan submittals to ensure that the existing conditions of the building design prior to construction activities have been factually represented. Through the review of historic permits, photos and aerial imagery, the Department believes the Building Permit plans and Demolition Analysis represent an accurate depiction of the existing conditions at the site prior the removal of building elements. However, due to the amount of building removal that has already occurred, there are portions of the building where the provided dimensions cannot be wholly verified.

DR Requestor 1 – Issue # 4 – Front Facade: The DR Requestor is concerned that the proposed alterations to the front façade are not consistent with the neighborhood context. The Department agrees that the proposal conflicts with the Residential Design Guidelines and has concluded that the proposed façade should maintain the building's raised entrance and stairs. The proposed design fails to respond to topography of the site or to the character-defining context of building entry design that currently exists at the subject property and at the adjacent building to the east (212 States Street). Therefore the Department

required a Staff-Initiated Discretionary Review and recommend that the project to be modified to provide a raised entrance.

DR Requestor 1 – Issue # 5 – Future Development on the Lot: The DR Requestor is concerned that the project as presently designed has no access to the rear yard suggesting that future development could occur on the upper portion of the lot. The property is located in a RH-2 (Residential House, Two-Family) Zoning District and therefore a second residential unit or dwelling could be permitted on the subject property.

The Department has not received any applications for work proposed at the upper portions of the lot. Any new construction would require the submittal of a Building Permit Application, an Environmental Evaluation Application and any other Planning Department applications required by Code. The subject property is currently located within the boundaries of the *Interim Controls: Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts*, which expire on March 20, 2017. Per the Interim Controls, Conditional Use authorization is required for any residential development, either as an addition to an existing building or as a new building that results in greater than 55% lot coverage. The Interim Controls also resolved that when considering a Conditional Use authorization in a situation where an additional new residential unit is proposed on a through lot, on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

Additionally, a project proposing a development fronting on Museum Way would be required to seek and justify a Variance for rear yard requirements per Section 134(c)(4)(C), *Through Lots Abutting Properties that Contain Two Buildings*. The code section allows development on the opposite side of an already developed through lot only when both adjacent lots are also through lots containing two structures located at opposite ends of the lot.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

In review of the project in context to the DR applications, the Residential Design Team found the proposed additions to the building to be compatible in scale and volume with the existing mid-block open space and the design approach at the rear minimizes light and air and privacy impacts to the adjacent buildings (RDG pgs. 25-28). The Residential Design Team did not find any exceptional or extraordinary circumstances and supports the building volume as proposed (This determination excludes a review of building entrance issues discussed in the Staff-Initiated DR.)

BASIS FOR RECOMMENDATION

The Department recommends the Planning Commission take Discretionary Review and approve the project with the modifications as specified by the Residential Design Team:

- The Project will result in no net loss of dwelling-units on the property.
- No tenants will be displaced as a result of this Project.
- The Project will retain the number of bedrooms on the property at three bedrooms.
- The Project will increase the size of the unit by approximately 74%, and provide a private garage, which will provide a family-sized unit.
- The specified modifications better responds to and respects the upward sloping topography of the lot and create a façade design that is consistent with the prevailing character and pattern established by existing properties on the block face.
- The Project does not contain or create any exceptional or extraordinary circumstances in regards to massing and scale or to protections of mid-block open space, privacy, and access to light and air.
- Although the structures are more than 50-years old, a Historic Resource Evaluation resulted in a determination that the existing buildings are not historic resources.

RECOMMENDATION: Take DR and Approve with Modifications
--

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

Section 311 Notice

Mandatory DR Application

DR Application #1 with Supplemental Letters

DR Application #2 with Supplemental Letters

Response to DR Application dated January 30, 2017 with Supplemental Letter

Letters in Support of the Project

Demolition Plans

Reduced Plans/3-D Rendering

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of vacant lots and one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. The property has one adjacent neighbor fronting on States Street, which is a home of similar massing, design and character.

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?			
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

Comments: The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. The proposed building is not designed to follow the topography in a manner similar to surrounding buildings (page 11). A raised entrance should be retained.

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		

Comments: The proposed building height at the street and depth at the mid-block open space is compatible with the existing pattern on the subject block. Due to the upward slope of the lot, the proposed roof deck at an elevation equal to what the natural grade of the lot, and therefore the deck and the parapets (planter) at the side property lines would have limited impacts the adjacent properties.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
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)			
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)			
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 on light to adjacent buildings?			X

Comments: The Planning Department believes the proposed ground floor entrance is not consistent with the prevailing character and pattern established by existing properties on the northern (uphill) block face of States Street (page 31-32).

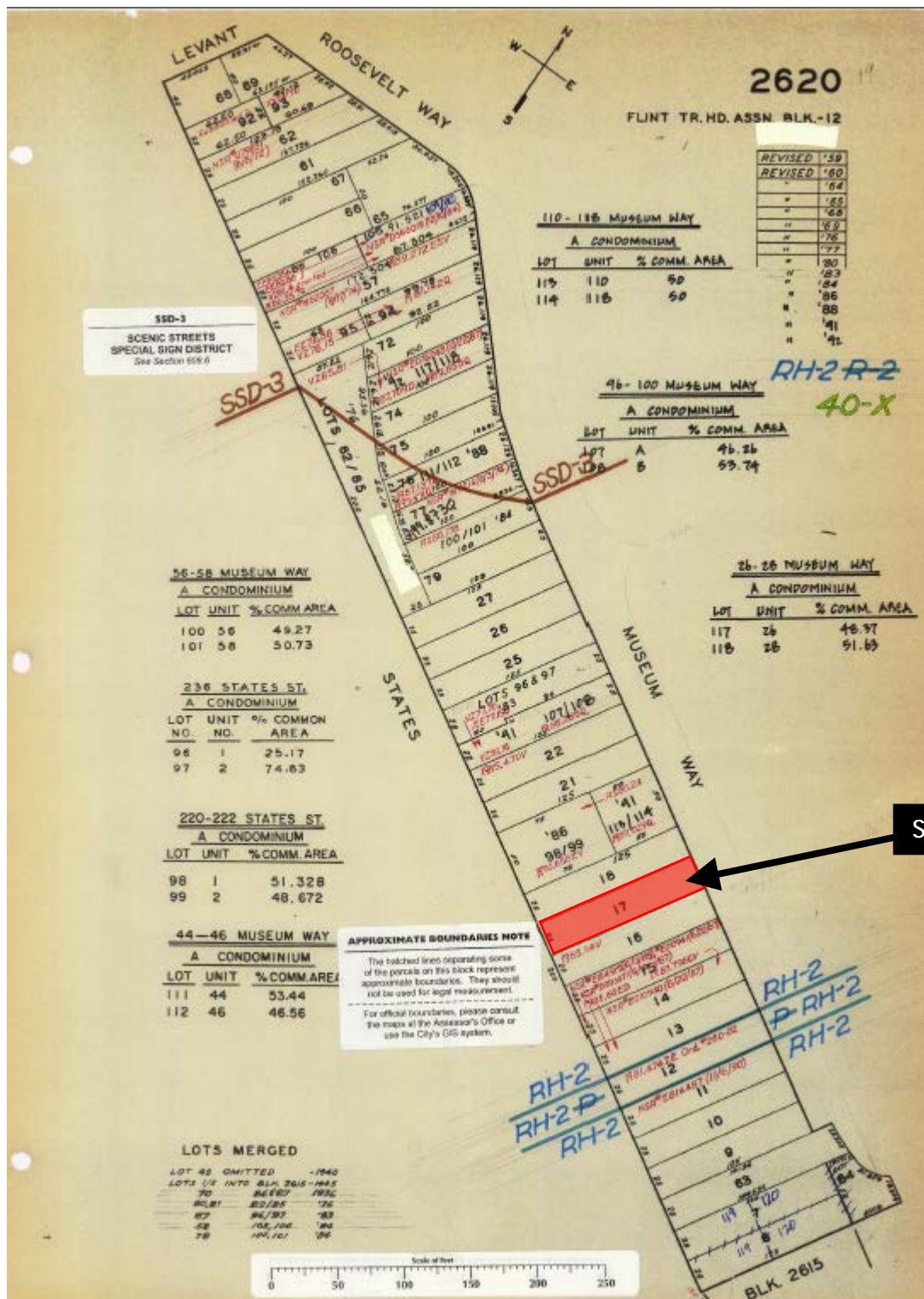
BUILDING DETAILS (PAGES 43 - 48)

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		

Comments: The Planning Department believes the proposed exterior materials' finish, quality and details are compatible and appropriately applied.

JH: I:\Cases\2014\2014.1459DRMDRP - 214 States Street\214 DR - Full Analysis.docx

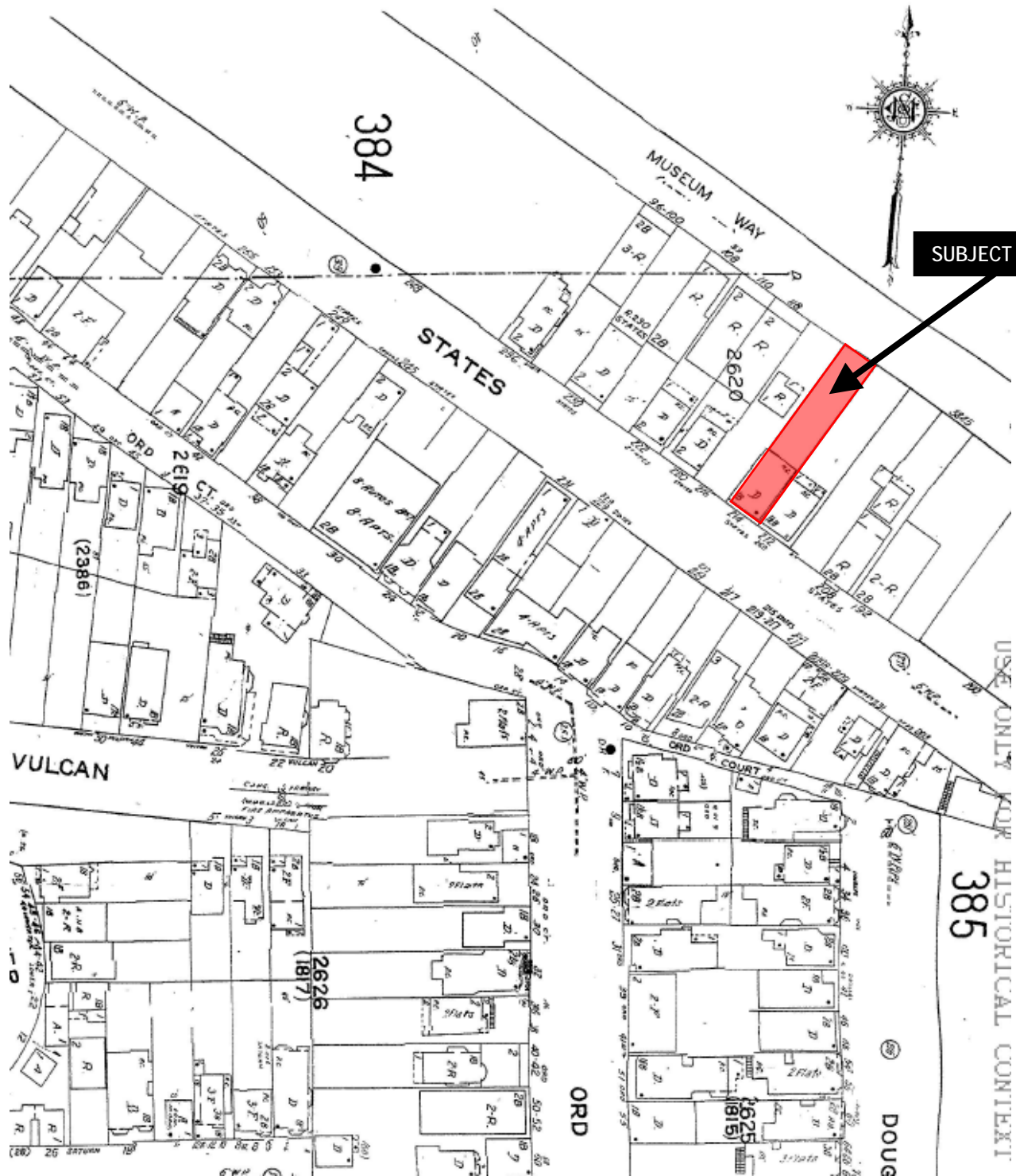
Parcel Map



Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street



Sanborn Map*

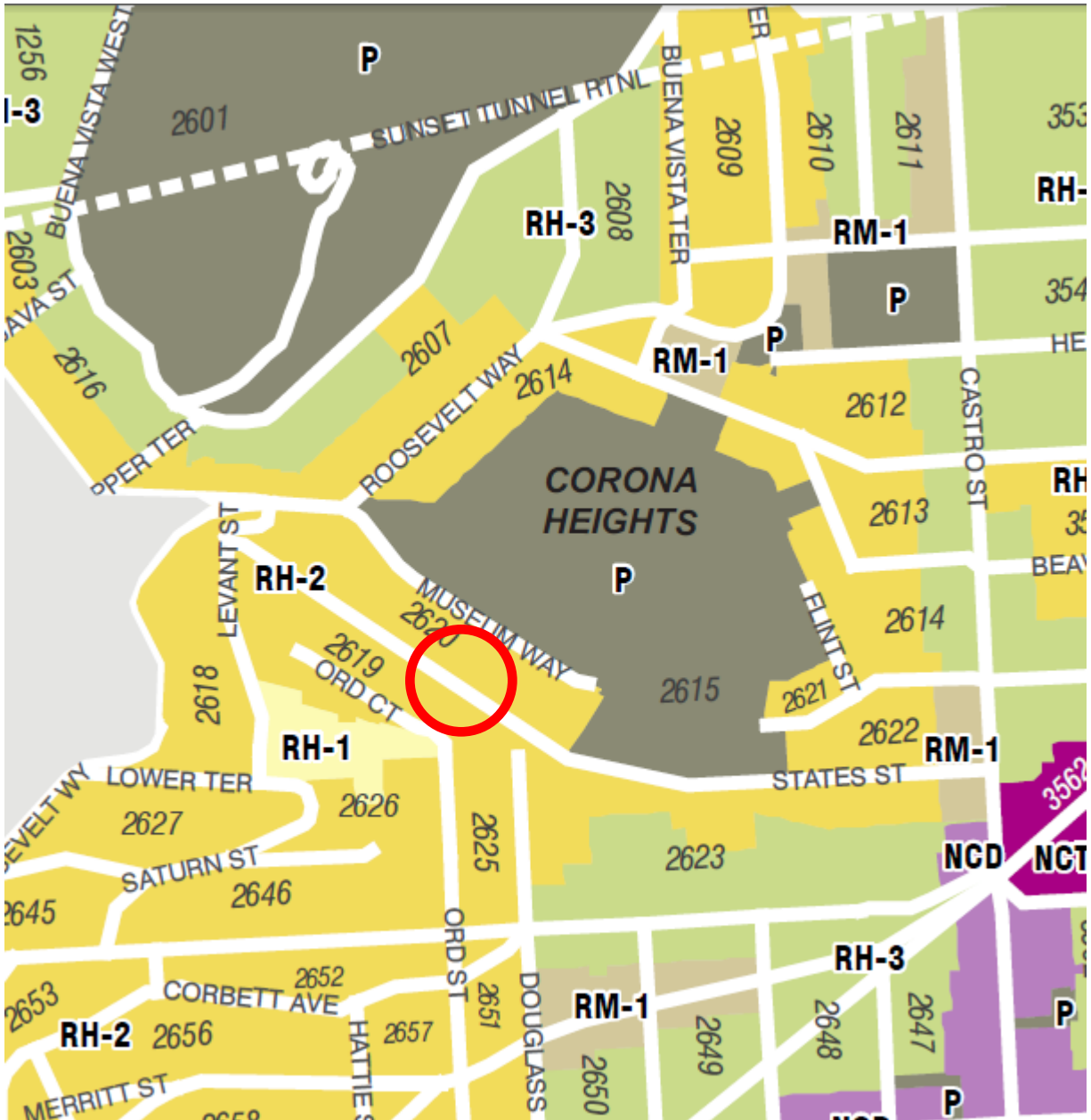


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Existing Site Photo



Existing conditions of front façade and building

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Existing Site Photo



Existing conditions of rear façade

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Site Photo Prior to Construction



Front façade prior to construction activities

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

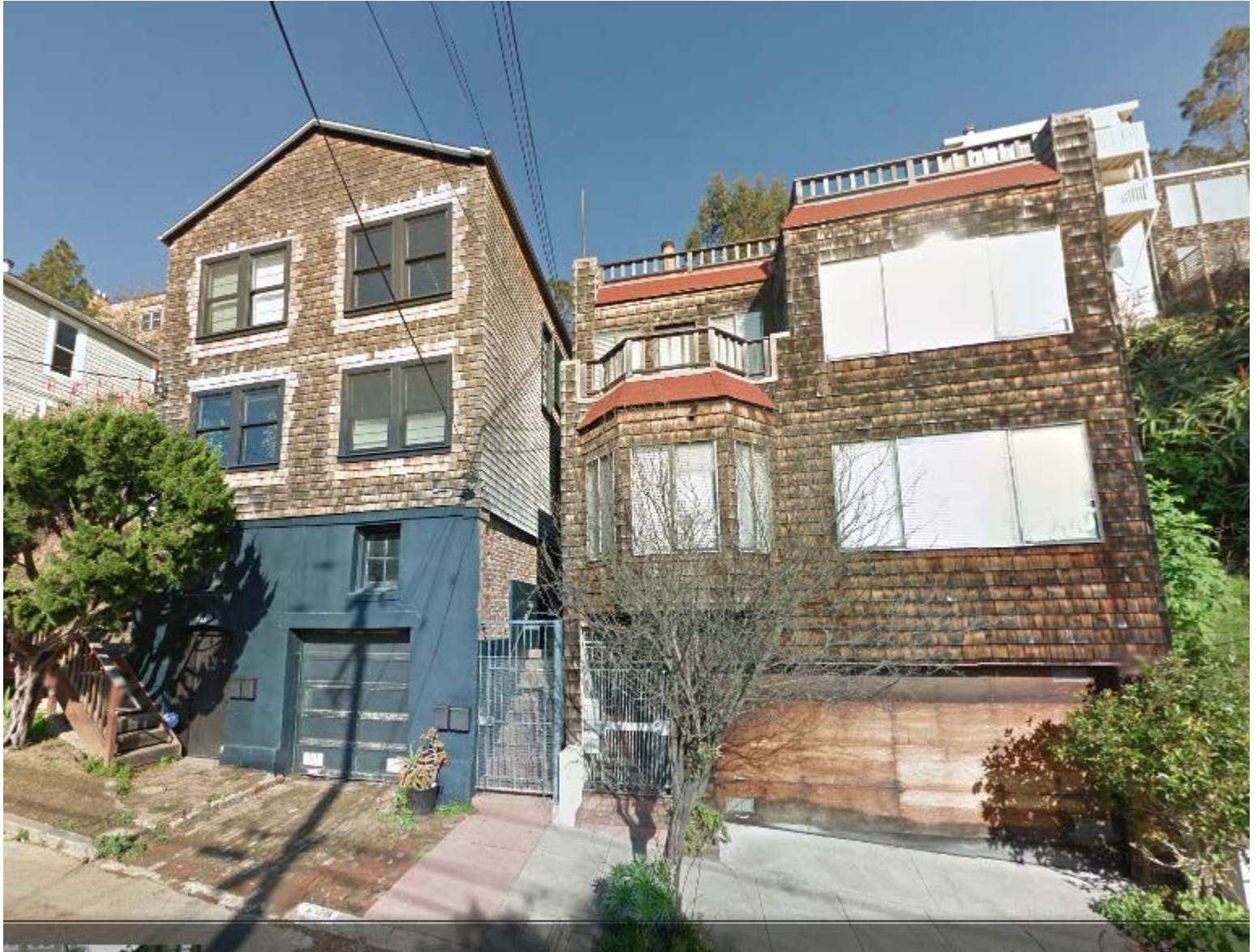
Context Street Photo



Subject property's adjacent neighbor to east with raised entry

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Context Street Photo



Subject property's neighbors to the east, 208 States Street (4 units) and 198 States Street (2 units) with raised entries

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Context Street Photo



Properties east of the Subject property's, 184-186
States Street (2 units) and 180 States Street with raised
entries

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Context Street Photo



Properties west of the Subject property's, 220 States Street and 222 States Street with a shared raised entries

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Context Street Photo



Property west of the Subject property's, 230 States Street with a raised entries

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street

Context Street Photo



Property west of the Subject property's, 236 States Street with a raised entries

Discretionary Review Hearing
Case Number 2014.1459DRMDRP-02
214 States Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 16, 2015**, the Applicant named below filed Building Permit Application No. **2015.04.16.3876** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	214 States Street	Applicant:	Rodrigo Santos
Cross Street(s):	Levan Street	Address:	2451 Harrison Street
Block/Lot No.:	2620/017	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 / 40-X	Telephone:	415-642-7722

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 checked="" 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	Residential	No Change
Front Setback	±5'-2"	No Change
Building Depth	±47'-9"	±41'-7"
Rear Yard	±77'-3"	±83'-5"
Building Height	40'-0"	40'-0"
Number of Stories	2	3-over-garage
Number of Dwelling Units	1	1
Number of Parking Spaces	0	1

PROJECT DESCRIPTION

The proposal is for the addition of a ground floor garage and front entrance, a 1-story horizontal rear alteration of the 2nd floor, three new roof dormers and the enclosing of two existing front decks to create bay windows. The proposal includes façade changes and internal remodelling. The proposal will increase the building size by 1,218 square feet, for a total size of 2,853 gross square feet. The Department has determined that the project does not comply with the Residential Design Guidelines and has staff initiated a discretionary review of the project. The discretionary review hearing is scheduled for February 7, 2016 at City Hall, Room 400. Members of the public with unresolved concerns should file their own discretionary review.

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: Jeff Horn
Telephone: (415) 575-6925
E-mail: Jeffrey.horn@sfgov.org

Notice Date: **11/30/16**
Expiration Date: **12/30/16**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Project Sponsor

DR APPLICANT'S ADDRESS:

PO Box 460171

ZIP CODE:

94146

TELEPHONE:

(415) 307-4376

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

214 States Street LLC

ADDRESS:

PO Box 460171

ZIP CODE:

94146

TELEPHONE:

(415) 307-4376

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

214 States Street

ZIP CODE:

94114

CROSS STREETS:

Levant and Castro Street

ASSESSORS BLOCK/LOT:

2620 /017

LOT DIMENSIONS:

25 x 125

LOT AREA (SQ FT):

3125

ZONING DISTRICT:

RH-2

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 ☐

Single Family Residence

Present or Previous Use:

Single Family Residence

Proposed Use:

Building Permit Application No. 2015.04.16.3876

Date Filed: 04/16/2015

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.

NA

Application for Discretionary Review	
CASE NUMBER: <small>For Staff Use Only</small>	

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.

Planning Department Senior Management erred in requiring that facade remain as historically designed.

Project Sponsor proposes entrance to be on the First Floor, consistent with Residential Design Guidelines,

Planning Department CEQA Categorical Exemption Determination approved under 2014.1459E on October 24, 2014, and for Alterations to Buildings of Potential Historic or Architectural Merit.

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:

Both Adjacent Neighbors (212 States Street and 126 Museum Way) support Facade Alteration as proposed by Project Sponsor. Please see attached letters and signed Facade drawings.

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?

Planning Department Senior Management should permit facade changes as proposed by Project Sponsor and supported by both Adjacent Neighbors (212 States Street and 126 Museum Way).

Applicant's Affidavit

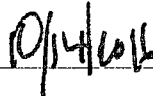
Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____



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

214 States Street LLC, Agent

Owner / Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Mail Use OnlyDiscretionary 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: _____

11/4/16

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: michael schulte		
DR APPLICANT'S ADDRESS: 6 elsie street san francisco ca	ZIP CODE: 94110	TELEPHONE: (415)710-5805

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 214 States LLC		
ADDRESS: po box 460171 sf ca	ZIP CODE: 94146	TELEPHONE: ()

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS: michaelschulte.sf@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 214 states sf ca	ZIP CODE: 94114
CROSS STREETS: levant street	

ASSESSORS BLOCK/LOT: 2620 /017	LOT DIMENSIONS: 25x 125	LOT AREA (SQ.FT): 3125	ZONING DISTRICT: RH-2	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: single family dwelling

Proposed Use: single family dwelling

Building Permit Application No. 2015.04.16.3876

Date Filed: _____

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" 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.

No changes have been made to the project

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 Request. 214 States 2015-0416-3876

1. Not applicable as Planning Department has initiated DR.

A. The original Project, built without a permit, was built over the property line. The proposal continues to show construction over the property line. The Building/Planning Department can't approve a project known to be over the property line.

B. Drawings received in the 311 mailings are incomplete, inaccurate and contradictory. The submittal doesn't follow Project Checklist for new submittals.

C. I request that a distinction be made on the drawings between the Existing Conditions prior to the issuance (now revoked) of permit applications 2014-0819-4202 and 2014-0515-5937 and what the present Existing Conditions.

D. The Project Sponsor keeps fabricating existing conditions. The Mechanical Room did not exist as portrayed on the drawings. See also permit drawings of the permit applications 2014-0819-4202 and 2014-0515-5937 amongst others.

E. The Project's front facade does not follow the Residential Design Guidelines. Adjacent properties do not have ground floor entrances.

F. The new deck off of the Attic Bedroom will significantly impede on the privacy of my terrace.

G. The project as presently designed has no access to the rear yard suggesting the future development on the upper portion of the lot. I think there should be discussion within the community as to the requirements of such future development and how it will affect the neighborhood. Reference 22 & 24 Ord Street Discretionary Review.

2. 126 Museum Way.....privacy- light and air
210 States.....privacy - light and air
The neighborhood.....open space

3. A. An accurate, thorough, proposal detailing future development setbacks

B. Set back terrace from property line and eliminate parapet.

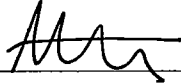
C. Relocate existing construction and new construction to be within the subject's property lines.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

12.29.16

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

michael schulte

Owner / Authorized Agent (circle one)

Santos & Urrutia
2452 Harrison Street
San Francisco, CA 94110

#2620 / #018
Michael Schulte Trs.
126 Museum Way
San Francisco, CA 94114

#2615 / #002
Park & Recr. Department
25 Van Ness Ave. # 400
San Francisco, CA 94102

#2619 / #071
Robert Mackay Trs.
14 Ord Court
San Francisco, CA 94114

#2619 / #072
N & A Gelineau
12 Ord Court
San Francisco, CA 94114

#2619 / #109
Kevin Reher Trs.
60 Bay Way
San Rafael, CA 94901

#2619 / #109
Occupant.
227 States Street
San Francisco, CA 94114

#2619 / #110
C B Kanand Trs.
229 States Street
San Francisco, CA 94114

#2620 / #016
Joell Hallowell
212 States Street
San Francisco, CA 94114

#2620 / #017
214 States LLC
Po Box 460171
San Francisco, CA 94146

#2620 / #017
Occupant
214 States
San Francisco, CA 94114

#2620 / #018
Michael Schulte Trs.
126 Museum Way
San Francisco, CA 94114

Santos & Urrutia
2452 Harrison Street
San Francisco, CA 94110

#2615 / #002
Park & Recr. Department
25 Van Ness Ave. # 400
San Francisco, CA 94102

#2619 / #071
Robert Mackay Trs.
14 Ord Court
San Francisco, CA 94114

#2619 / #072
N & A Gelineau
12 Ord Court
San Francisco, CA 94114

#2619 / #109
Kevin Reher Trs.
60 Bay Way
San Rafael, CA 94901

#2619 / #109
Occupant.
227 States Street
San Francisco, CA 94114

#2619 / #110
C B Kanand Trs.
229 States Street
San Francisco, CA 94114

#2620 / #016
Joell Hallowell
212 States Street
San Francisco, CA 94114

#2620 / #017
214 States LLC
Po Box 460171
San Francisco, CA 94146

#2620 / #017
Occupant
214 States
San Francisco, CA 94114

January 27, 2017

214 States Street, LLC
Liberty Development Group, LLC
Todd Mavis + Kevin Cheng
214 States Street
San Francisco, Ca 94114

D.R. REQUESTER'S RESPONSE TO PROJECT SPONSOR'S RESPONSE JAN. 16, 2017

Dear Mr. Mavis and Mr. Cheng,

Thank You for your response to my Discretionary Review Application.

1. Re: property damage and property line issues. I have tried contacting both of the insurance companies you provided. They have yet to return my calls. Perhaps you can contact them and ask them to return my calls? For the record, you did not suggest this two years ago. You did not give me any contact info until your letter dated Jan, 16, 2017.
2. Re: completeness and accuracy of the drawings. I contacted Jeffrey Horn, SF Planning Dept., and he forwarded me the latest that he said he had. I now have 2 sets of drawings dated Oct. 11, 2016 and Oct. 25, 2016. Unfortunately, they both still contain numerous inaccuracies with incomplete, contradictory and fabricated conditions including but not limited to:
 - No topographical information has been provided. Please provide. (This will go a long way to resolving whether your previous construction under a revoked permit is located on your property or mine)
 - On all of your elevations and sections, please provide the outline of the adjacent structures including blind wall locations, building/landscape features, window locations, etc
 - There are no exterior material selections noted on your exterior elevations
 - There is no roof plan
 - Please provide new and existing sections
 - Your exterior elevations are wildly inaccurate. You seem to be combining exterior elevations with sectional grades?
 - Please delineate between the existing conditions that existed prior to the issuance of (now revoked) permit application 2014-0819-4202 and what exists today.
 - You may also want to visit the Planning Department's Website for additional requirements for submittal.

<http://sf-planning.org/article/changes-permit-checklist-intake-process>

3. Re: privacy impacts from your proposed terrace to my decks. I see that you have noted for a planter as a possible screen. Unfortunately, from the poor caliber of the drawings, it is difficult to understand how the planters work with your roof- parapet and skylight. Are the planters temporary (moveable) or a permanent part of the structure? In my original D.R. Application, I requested greater detail with dimensions. You have failed to provide such. I propose that you conform to the Residential Design Guidelines and set back your addition at least 3 feet from our shared property line to provide relief.
4. Although I don't have accurate drawings, it's my assertion that you have removed more than 50% of the vertical envelope elements and more than 50% of the horizontal elements of the existing building. I believe your project is tantamount to a demolition.
5. You did not respond to my inquiry about future development if any for the property. Given your previous desire to also develop the upper portion of the property, I believe this is in conflict with the Interim Controls for Developments on through lots in Corona Heights.
6. I am happy to meet you at your convenience but I ask that you provide me a complete and accurate set of drawings 5 days prior to such a meeting.

Sincerely,
Michael Schulte

ADRIANO GONZALEZ

XREF PATH:

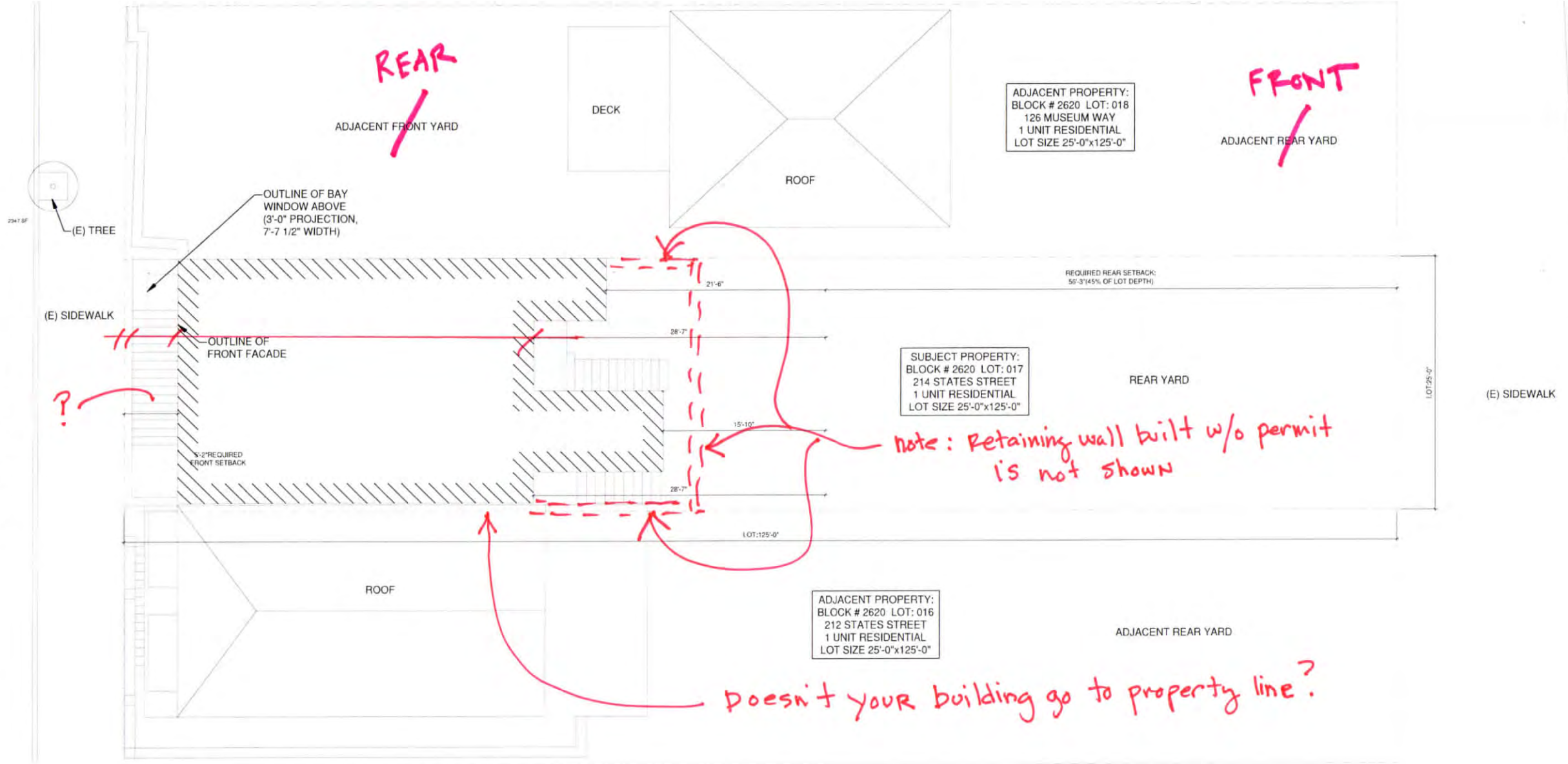
XREF:

\\drawing\0402-4400\429\429\0402-4400.dwg

36x24

STATES STREET

MUSEUM WAY



EXISTING SITE PLAN
SCALE: 3/16"=1'-0"

REVISIONS		BY

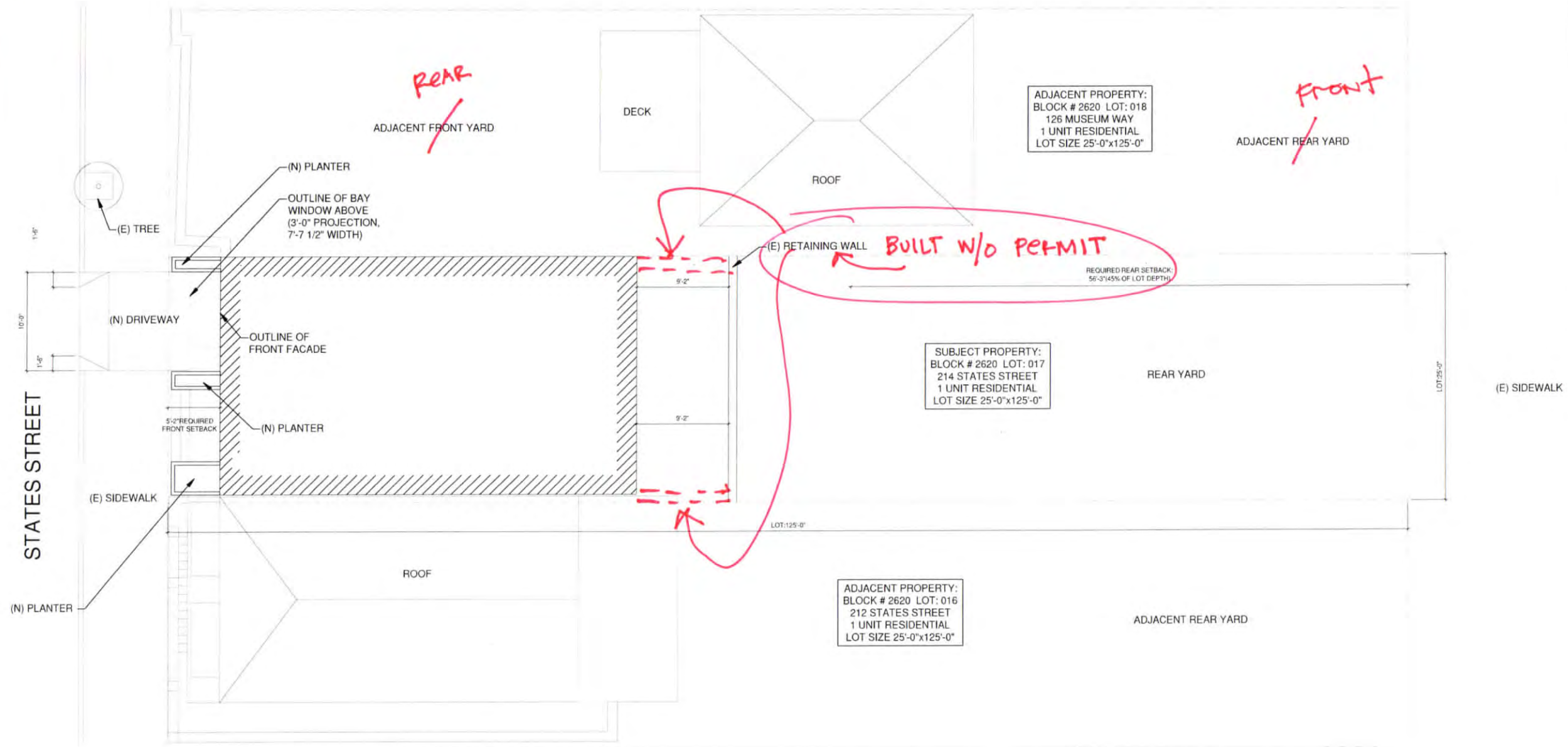
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. 52884
Exp. 6/30/18
STRUCTURAL
CIVIL

**SITE PLAN
EXISTING**

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 11 October 2016
Scale: AS NOTED
Drawn By: RS
Job No: 9429
Sheet
A1
of 12 Sheets



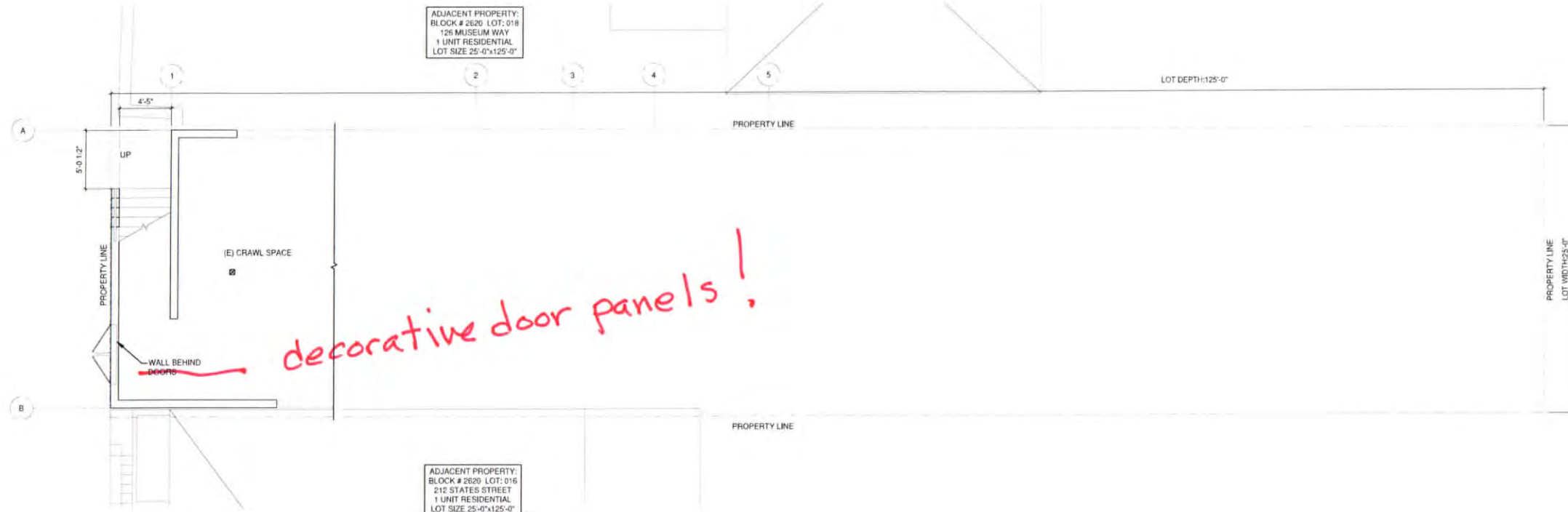
PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

[illegible]

ADJACENT PROPERTIES

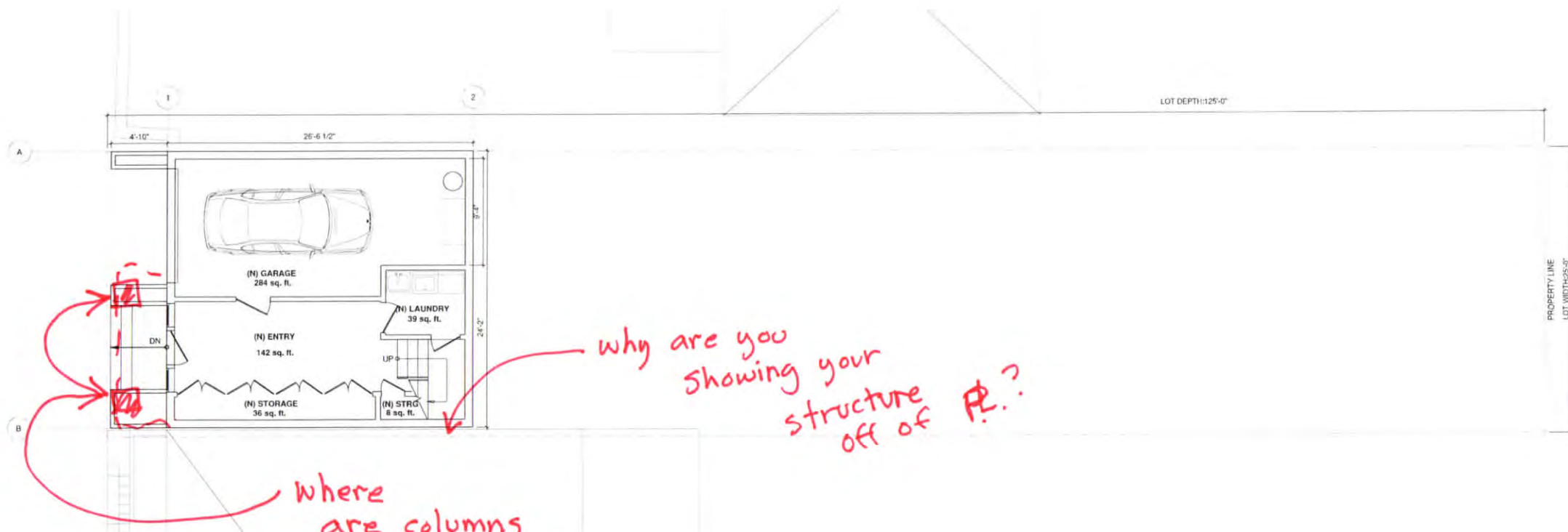
REF. PATH:

REF.



EXISTING GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"



PROPOSED GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7722
FAX (415) 842-7590



GROUND FLOOR PLANS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

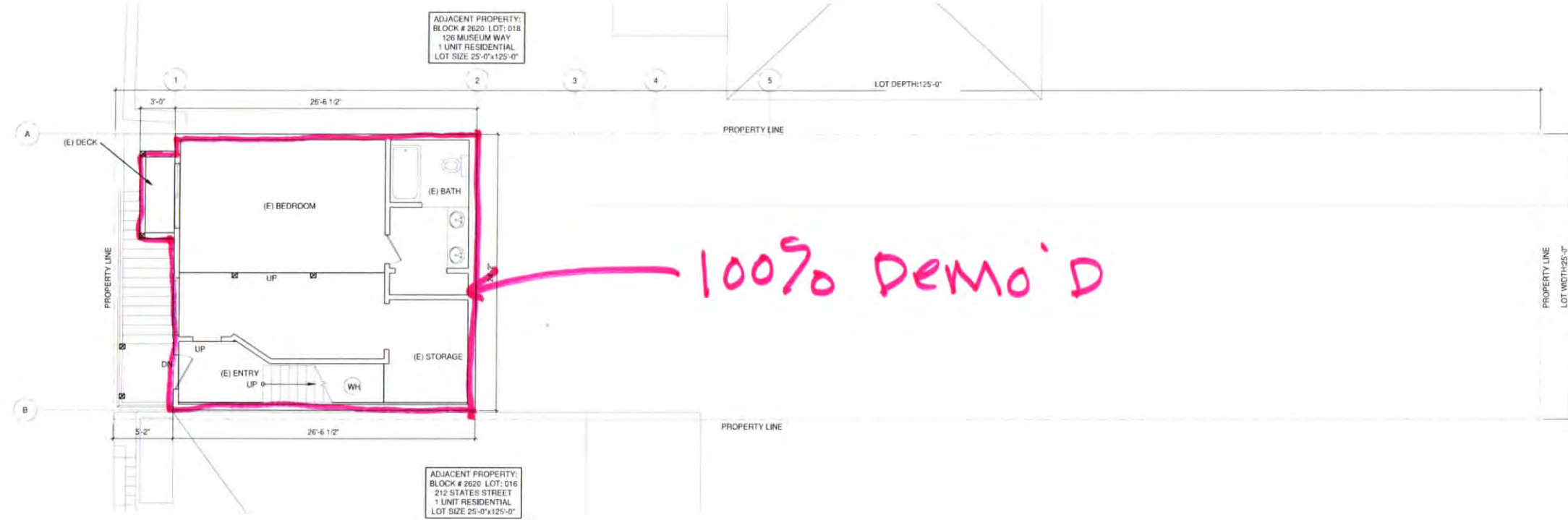
Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	A3
Of 12 Sheets	

ADJACENT PROPERTIES

XREF: PATH:

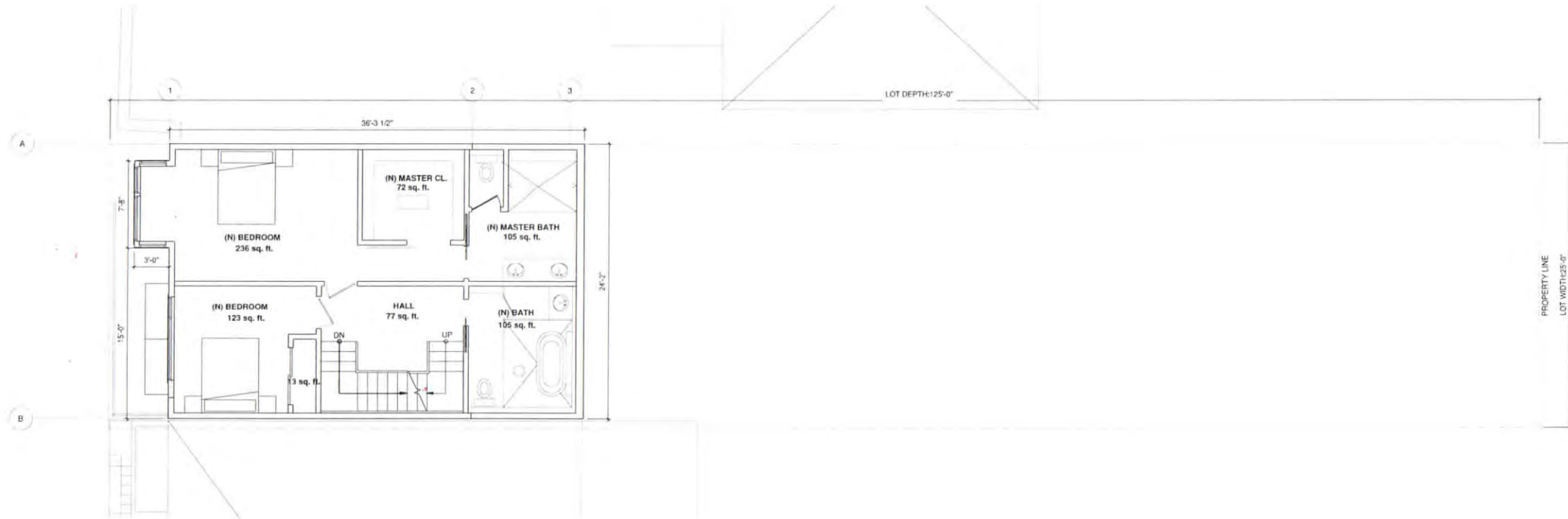
XREF:

36x24



EXISTING FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
214 STATES STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



FIRST FLOOR PLANS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

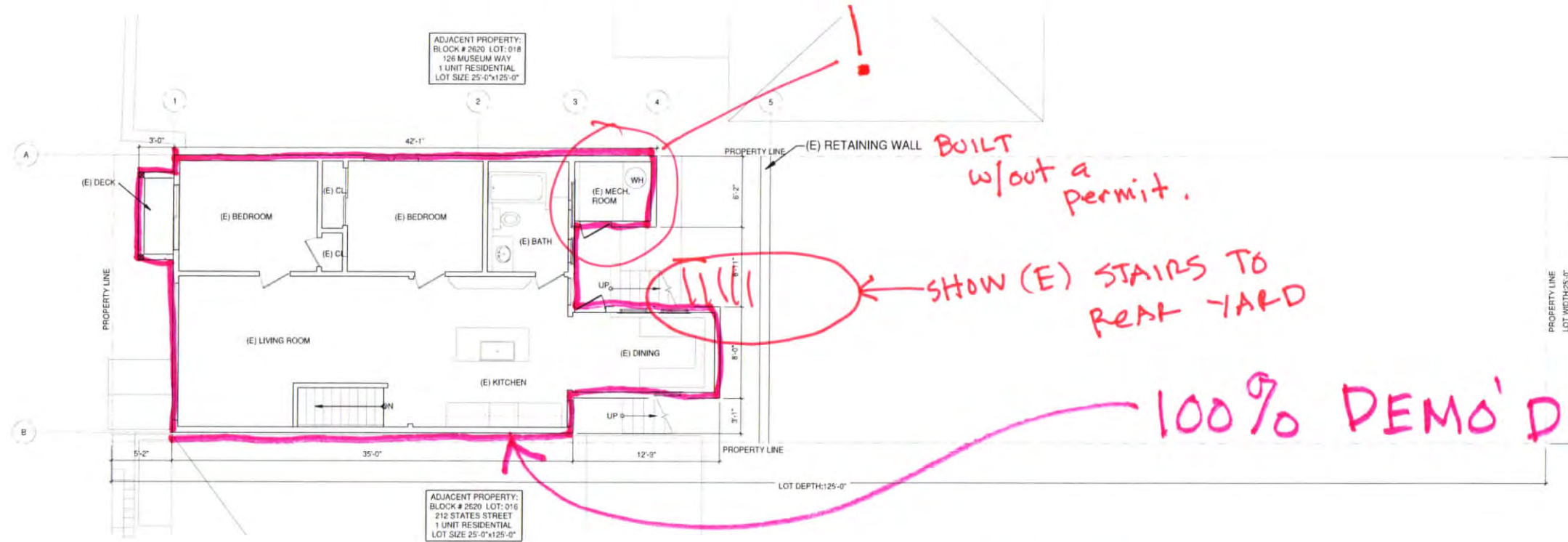
Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	A4
Of 12	Sheets

REFERENCE: 01/01/2015

XREF: PATH:

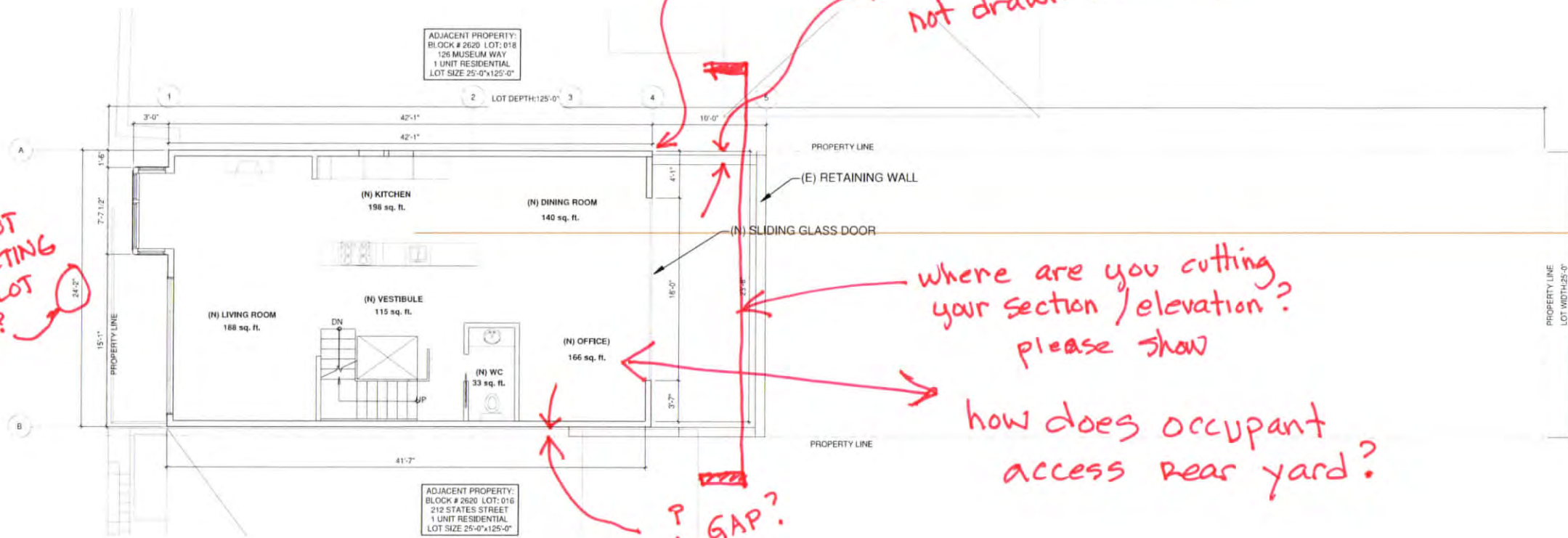
XREF:

36x24



EXISTING SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

REVISIONS BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



SECOND FLOOR PLANS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 11 october 2016

Scale: AS NOTED

Drawn By: RS

Job No. 9429

Sheet

A5

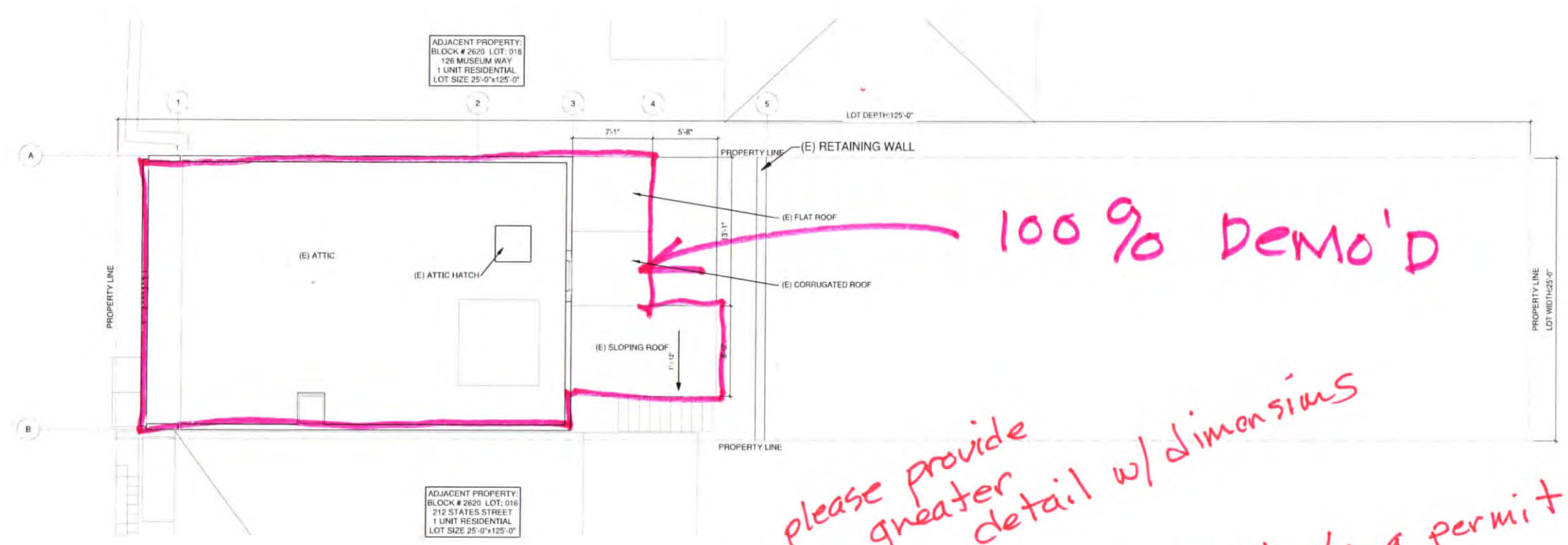
Of 12 Sheets

ALBERICI CONSULTANTS

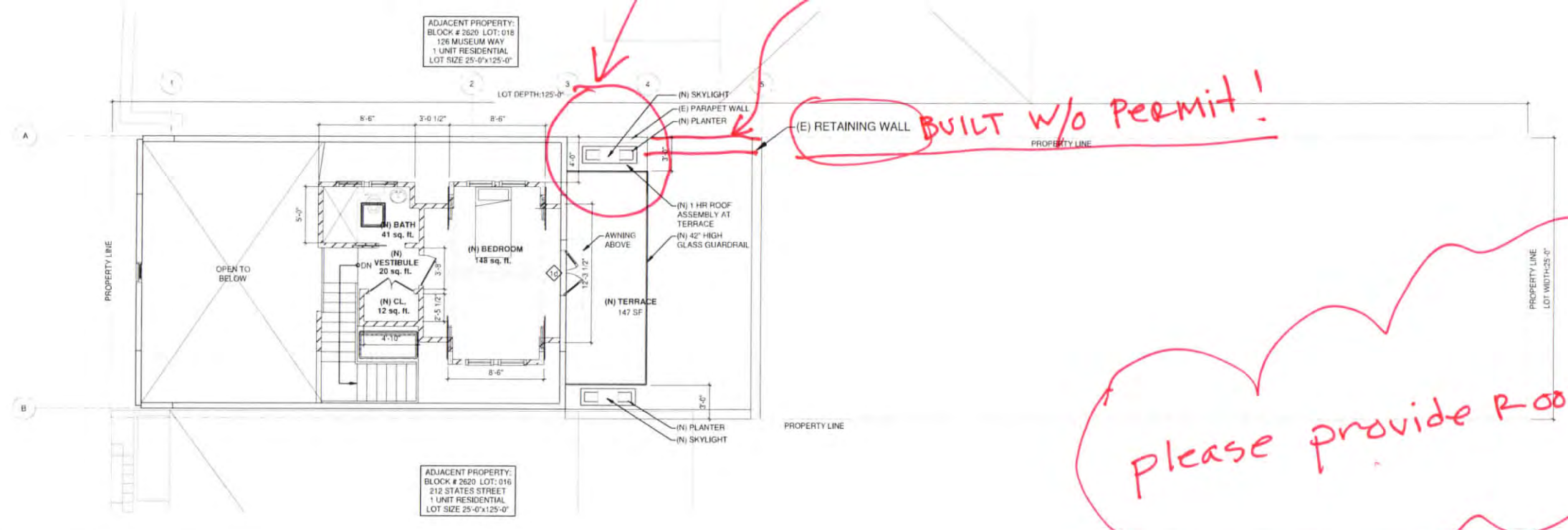
XREF: PATH:

XREF:

3/5/24



EXISTING ATTIC FLOOR PLAN
SCALE: 3/16"=1'-0"



PROPOSED ATTIC FLOOR PLAN
SCALE: 3/16"=1'-0"

100% DEMO'D

please provide greater detail w/ dimensions
show exist R. wall built w/o a permit

BUILT W/O PERMIT!

please provide roof plan

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
242 FRANCISCO STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 842-7722
FAX (415) 842-7590



ATTIC FLOOR PLANS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	A6
Of 12 Sheets	

materials?
DRAW IN outline of my house

Retaining wall built w/out permit

DRAW IN ADJ. STRUCTURE

materials

show adj. wall & my house begun

show sidewalk St. tree & curb cut

NOT ACCURATE! WALL IS HIGHER THAN DRAWN PLS. DIMENSION!

NOT ACCURATE

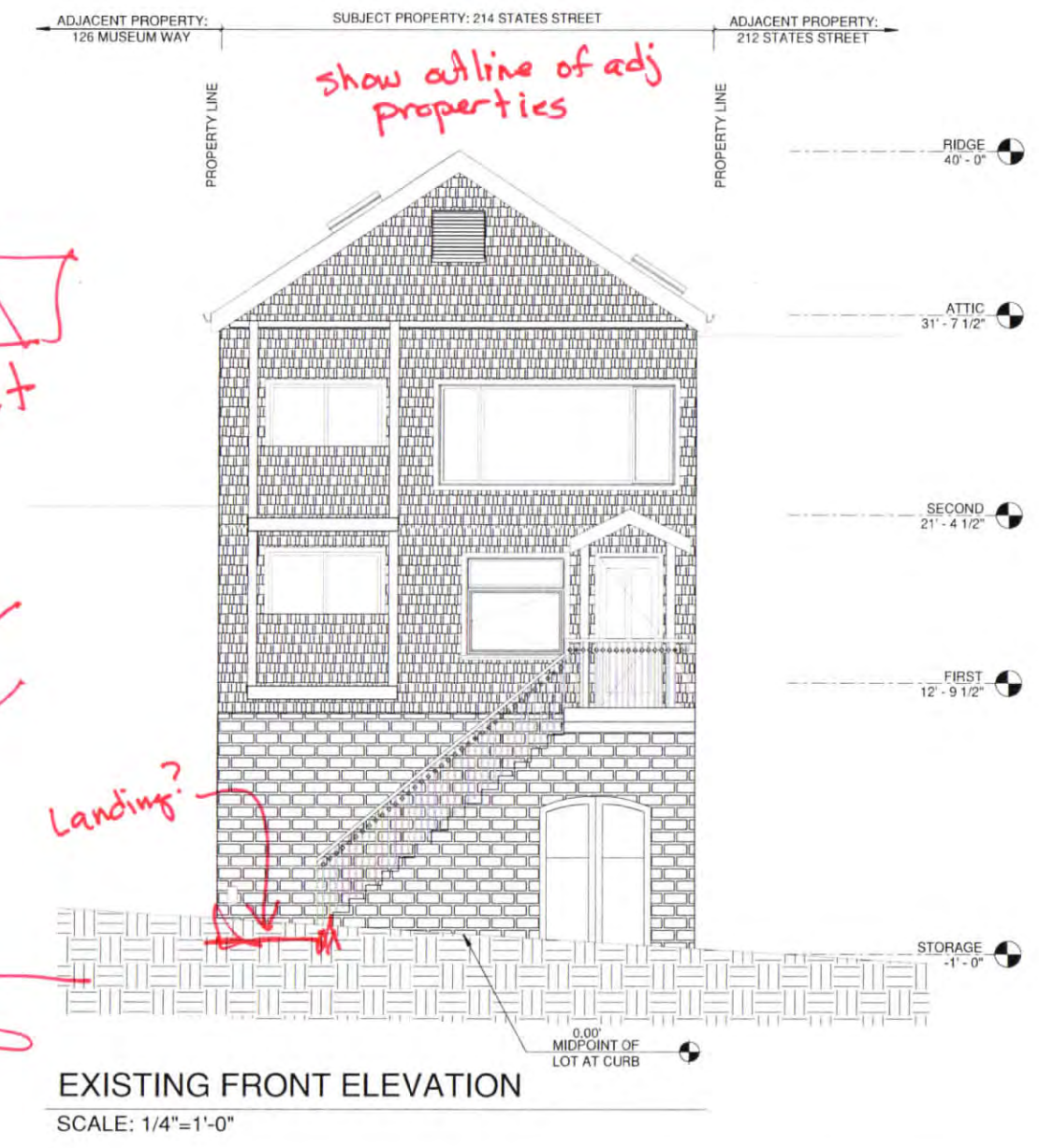
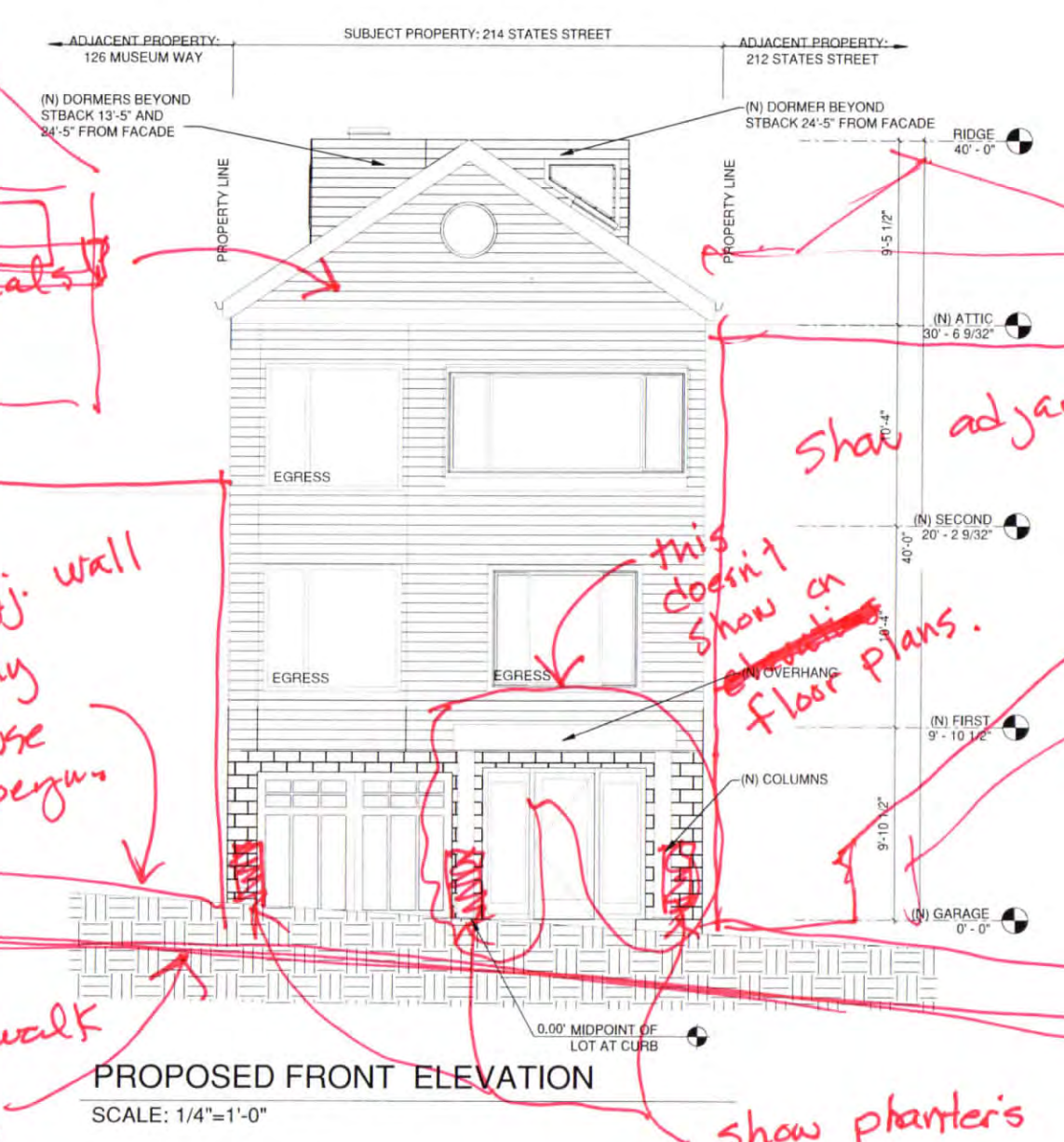
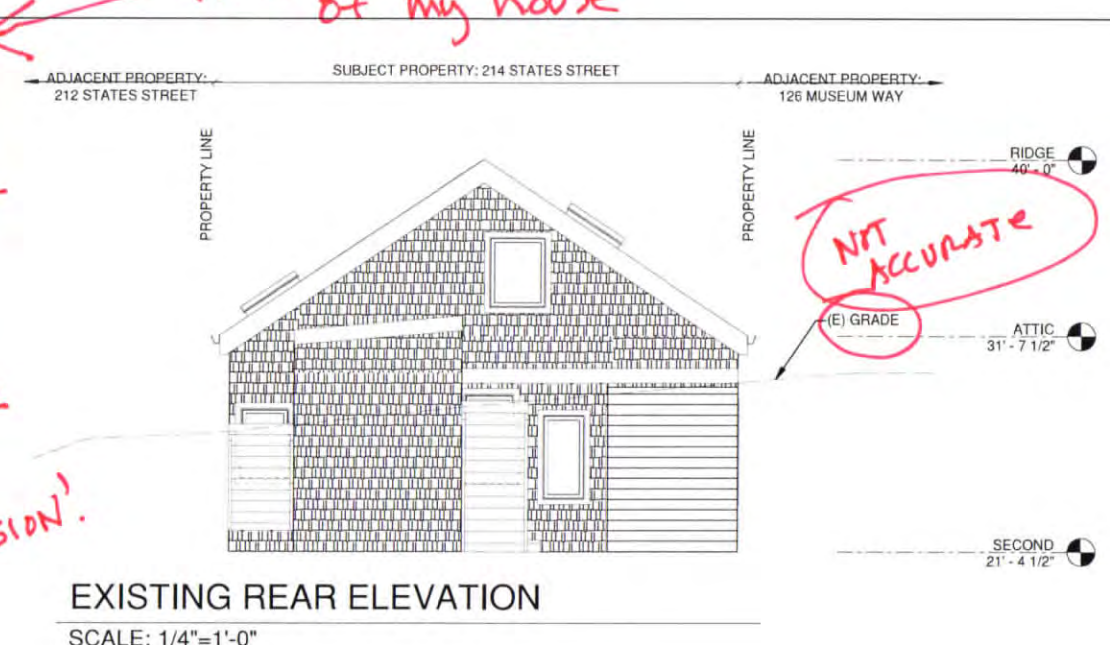
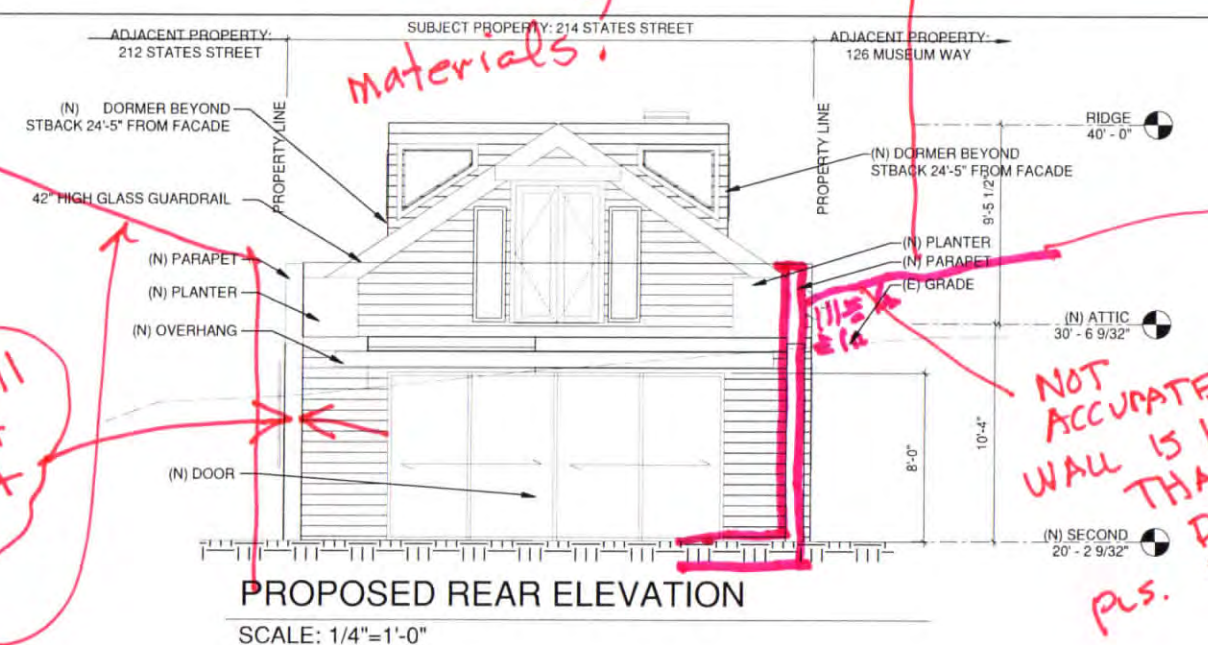
show outline of adj properties

show adjacent

this doesn't show on floor plans.

Landing?

show planter's



REVISIONS	BY

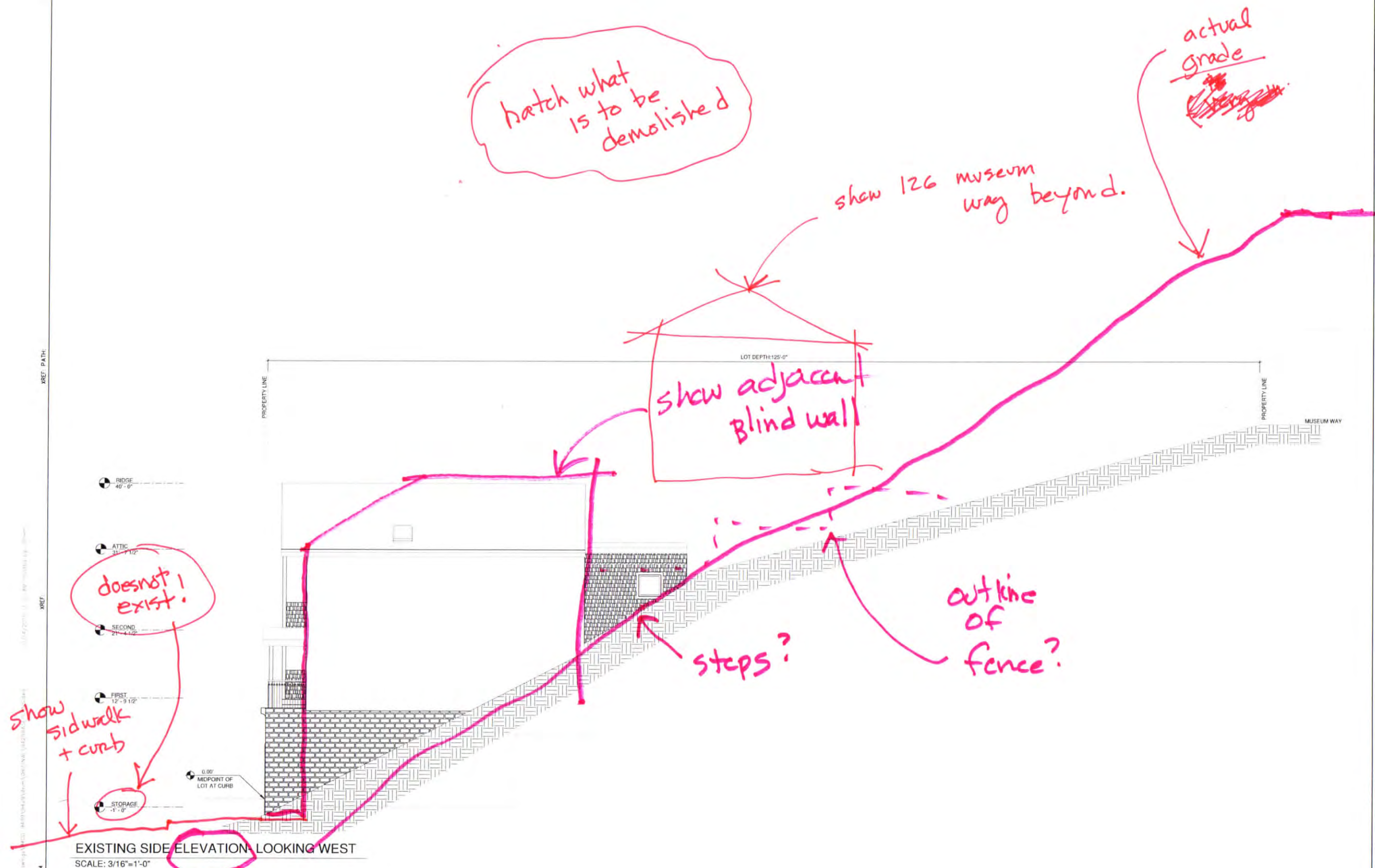
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
1411 MARCONI STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

FRONT & REAR ELEVATIONS
EXISTING & PROPOSED

REMODEL

214 STATES STREET
SAN FRANCISCO, CA

Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	A7
Of 12 Sheets	



REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



**SIDE ELEVATION
EXISTING**

REMODEL

Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No	9429
Sheet	A8
Of 12 Sheets	

PROPOSED SIDE ELEVATION- LOOKING WEST
SCALE: 3/16"=1'-0"

- RIDGE
40'-0"
- (N) ATTIC
30'-6 9/32"
- (N) SECOND
20'-2 9/32"
- (N) FIRST
9'-10 1/2"
- (N) GARAGE
0'-0"

Materials

Section?

dimensions

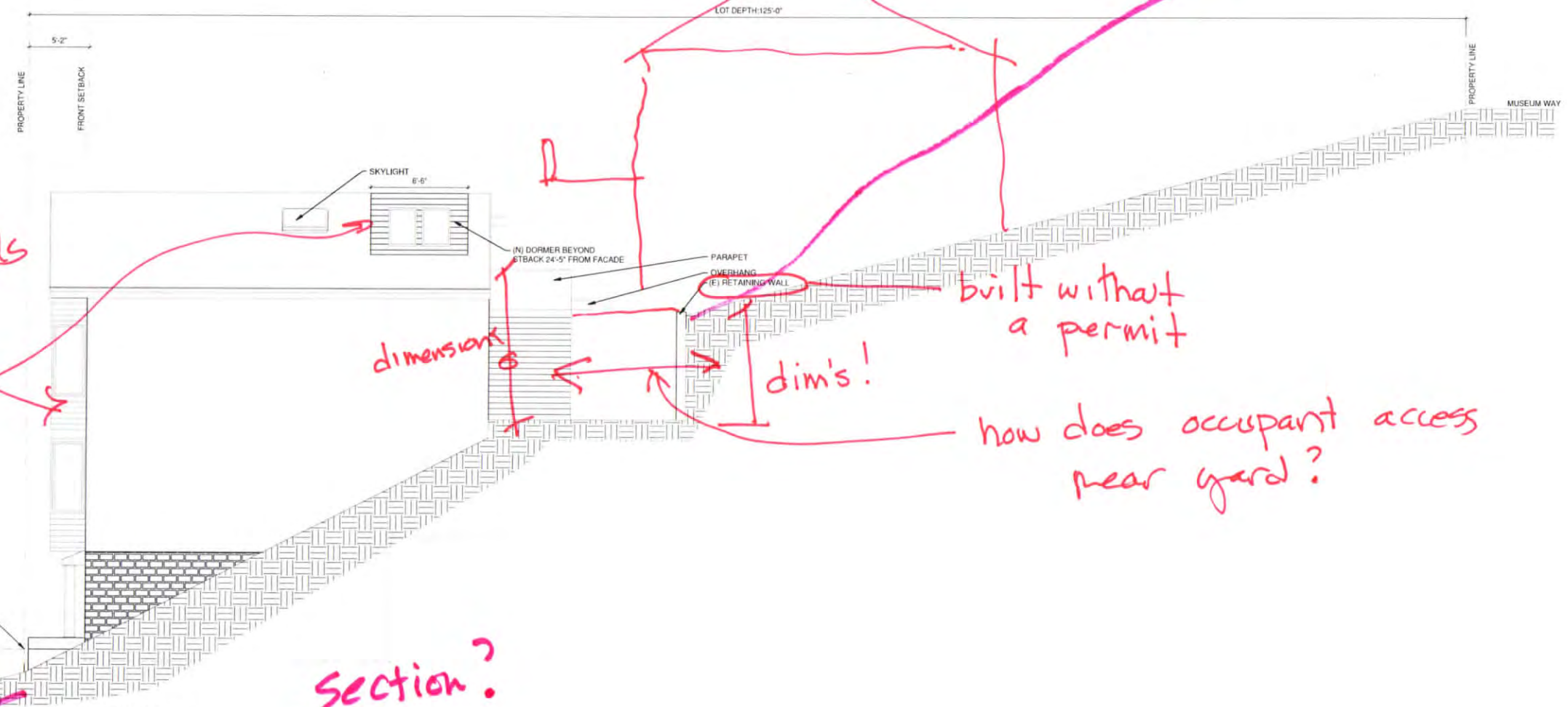
dim's!

built without
a permit

how does occupant access
near yard?

Show outline
of 126
Museum
wy before

show
actual
grade



REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
INC.
214 STATES STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

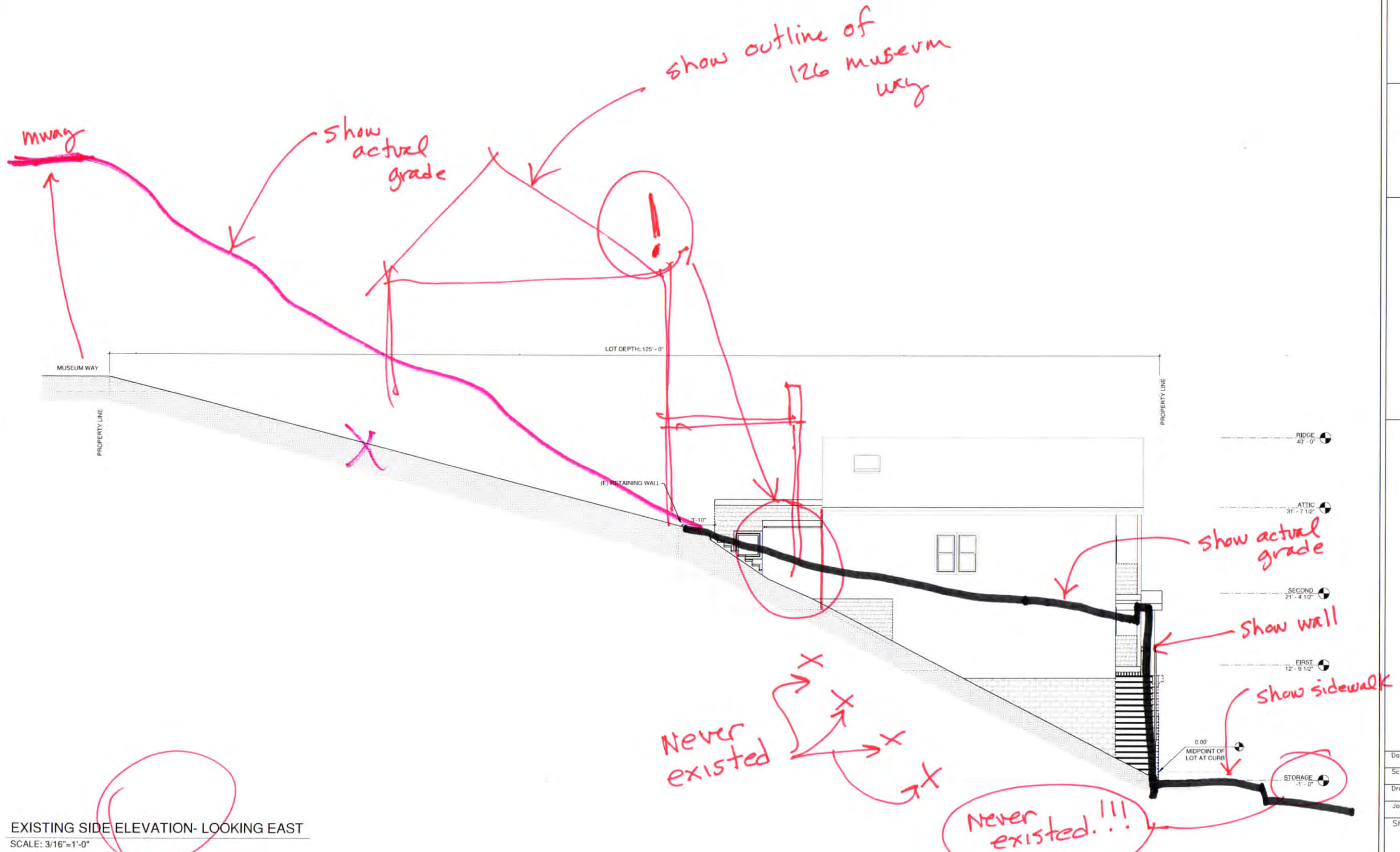


SIDE ELEVATION
PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	A9
Of 12 Sheets	

3624
XREF
XREF PATH
XREF



EXISTING SIDE ELEVATION- LOOKING EAST
SCALE: 3/16"=1'-0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS INC.
2451 HARRISON STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 642-7722
FAX (415) 642-7590

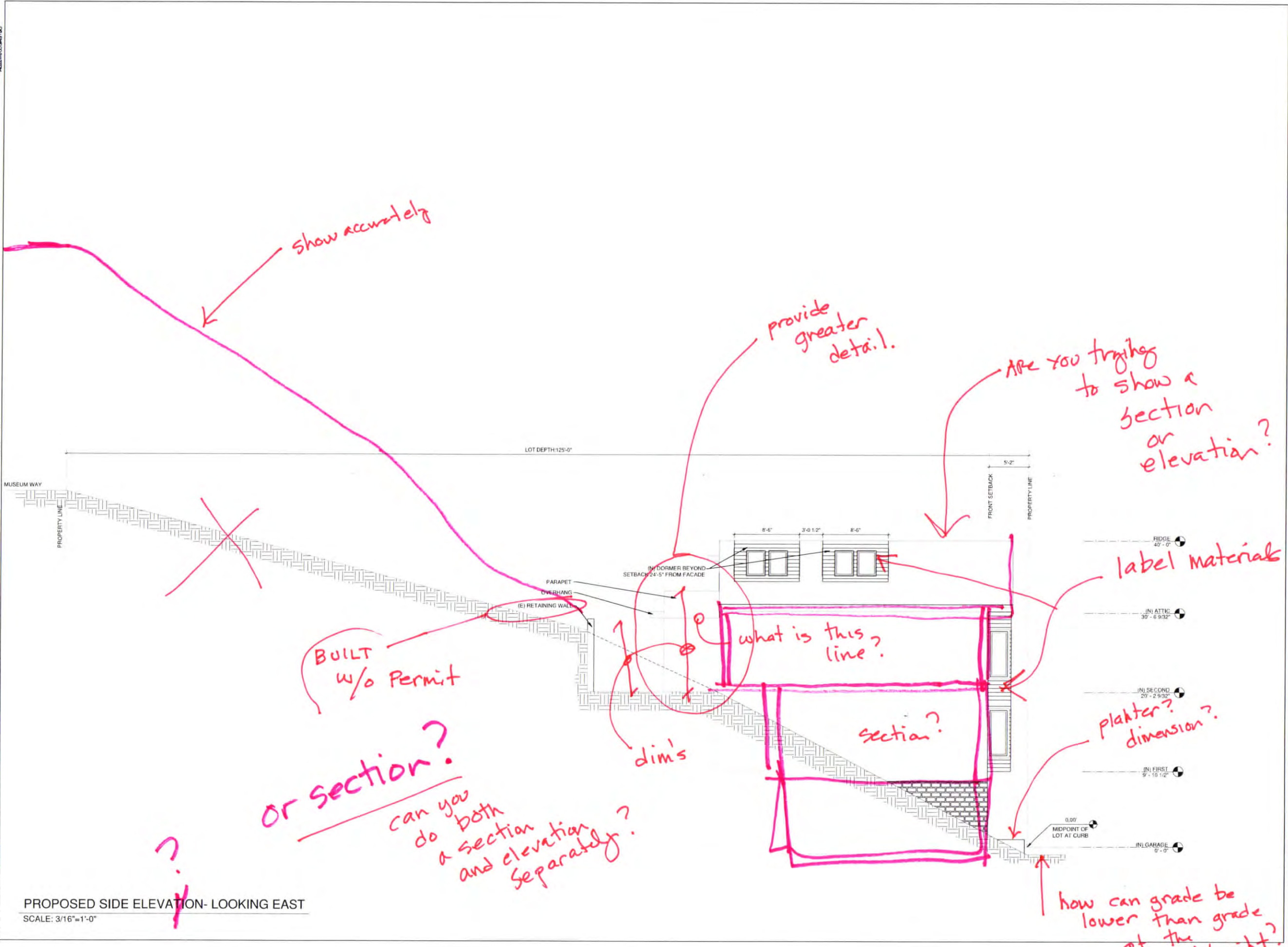
PROFESSIONAL ENGINEER
No. 53984
Exp. 6/30/18
STRUCTURAL
SANTOS & URRUTIA

**SIDE ELEVATION
EXISTING**

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	A10
Of 12 Sheets	

36x24
XREF: PATH:
XREF:
MUSEUM WAY
PROPERTY LINE
LOT DEPTH: 125'-0"
FRONT SETBACK
PROPERTY LINE
0.00'
MIDPOINT OF LOT AT CURB
IN GARAGE
0'-0"



PROPOSED SIDE ELEVATION- LOOKING EAST
SCALE: 3/16"=1'-0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
245 T HARRISON STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. 52884
Exp. 6/30/18
CIVIL
STATE OF CALIFORNIA

SIDE ELEVATION
PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

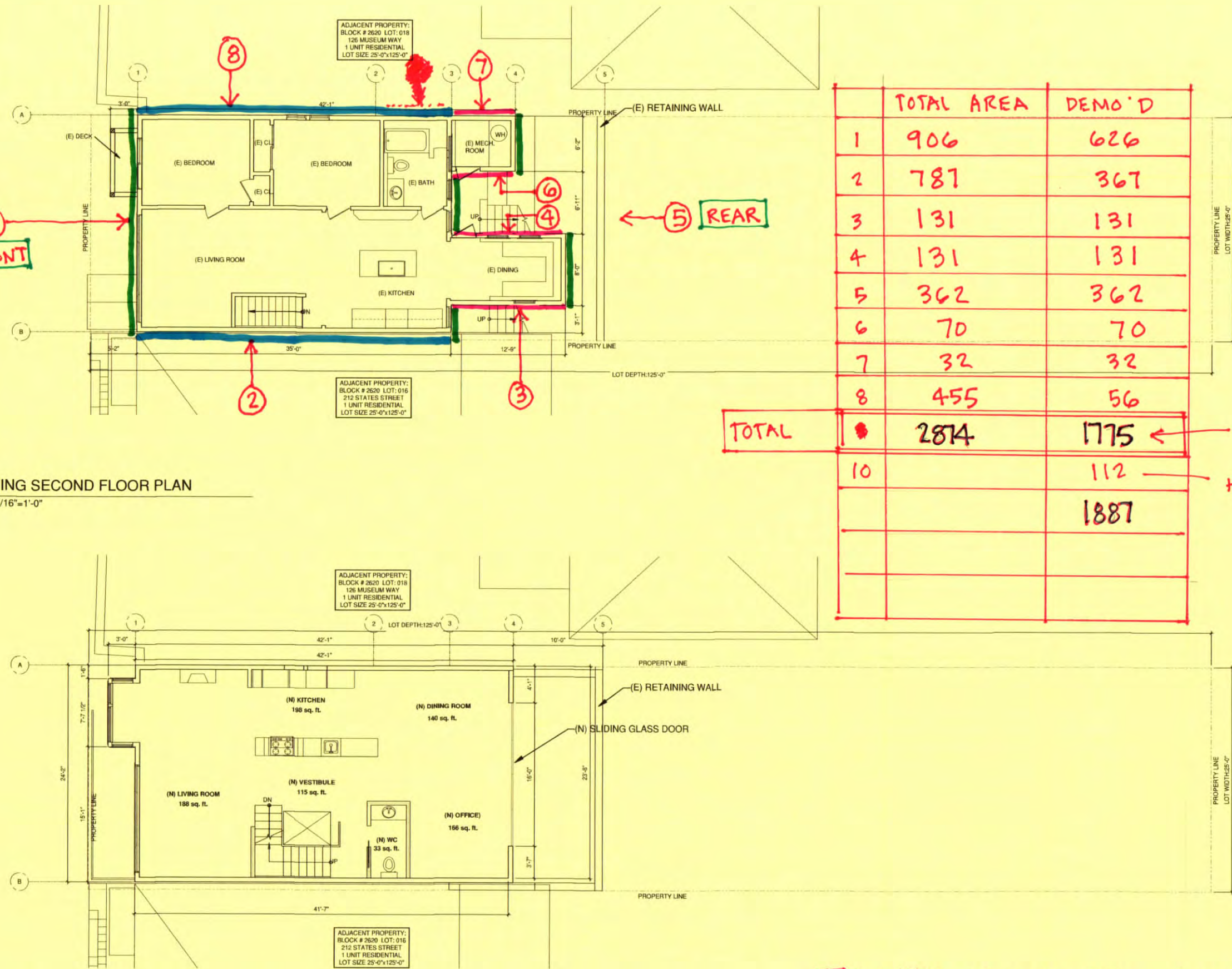
Date: 11 october 2016
Scale: AS NOTED
Drawn By: RS
Job No: 9429
Sheet
A11
Of 12 Sheets

EXISTING SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



TANTAMOUNT DEMO
VERTICAL ELEMENTS

REVISIONS BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 842-7720
FAX (415) 842-7590

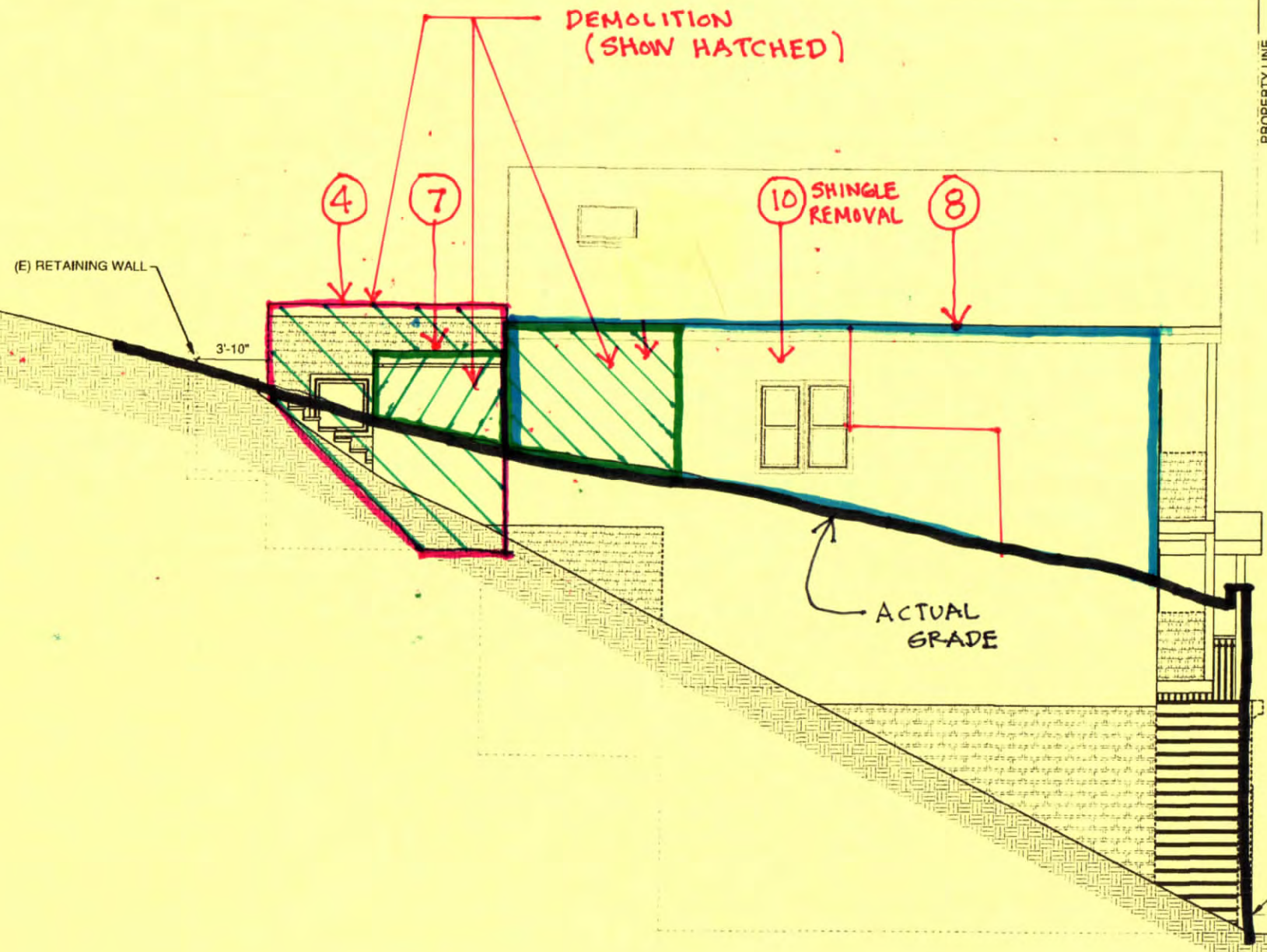


SECOND FLOOR PLANS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 11 october 2016
Scale: AS NOTED
Drawn By: RS
Job No: 9429
Sheet
A5
of 12 Sheets

LOT DEPTH: 125' - 0"



RIDGE
40' - 0"

ATTIC
31' - 7 1/2"

SECOND
21' - 4 1/2"

FIRST
12' - 9 1/2"

0.00'
MIDPOINT OF
LOT AT CURB

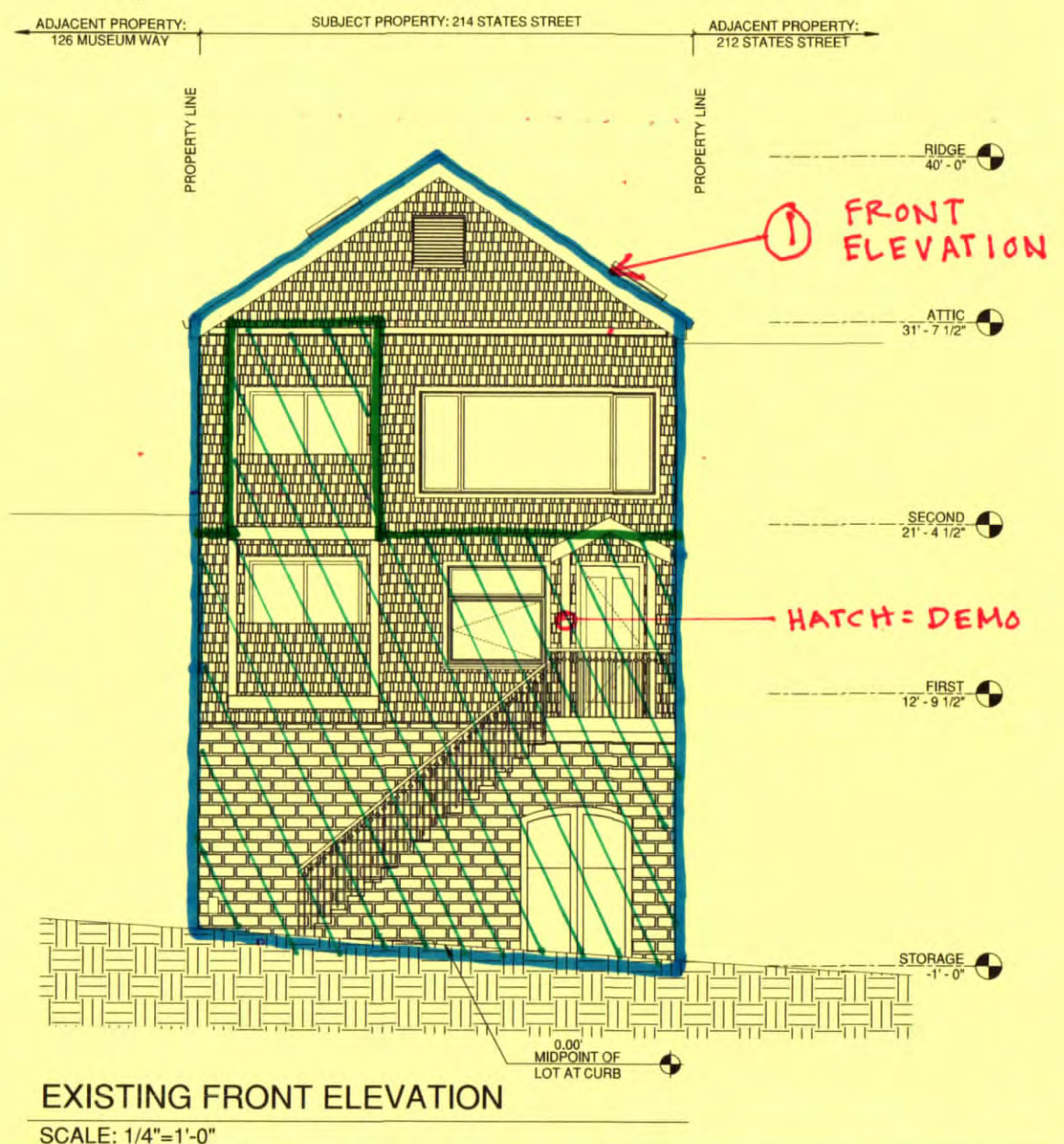
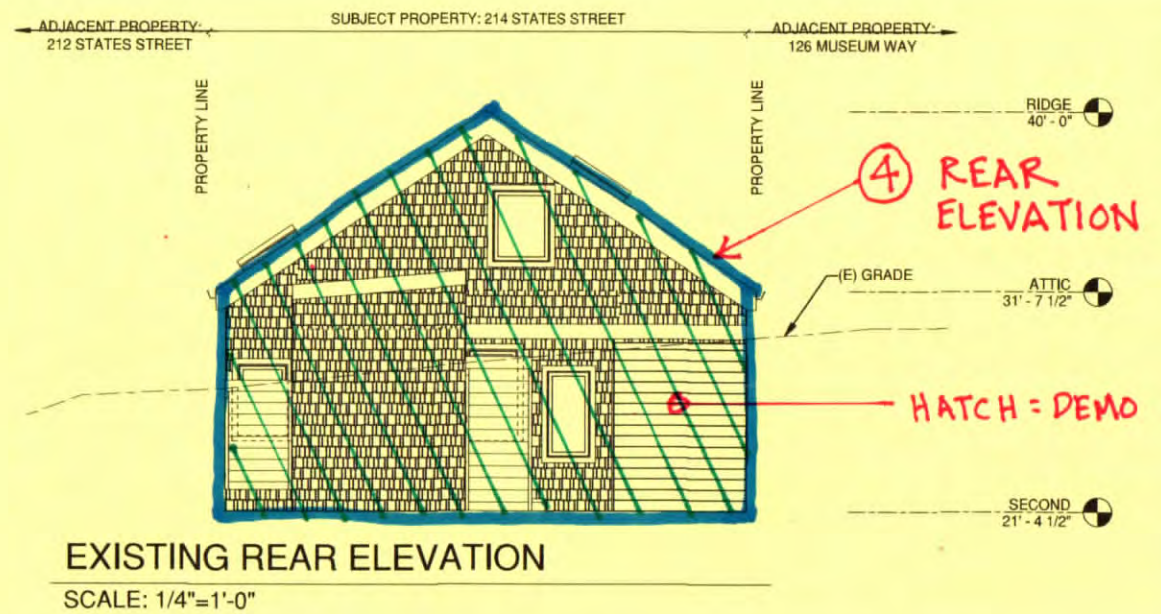
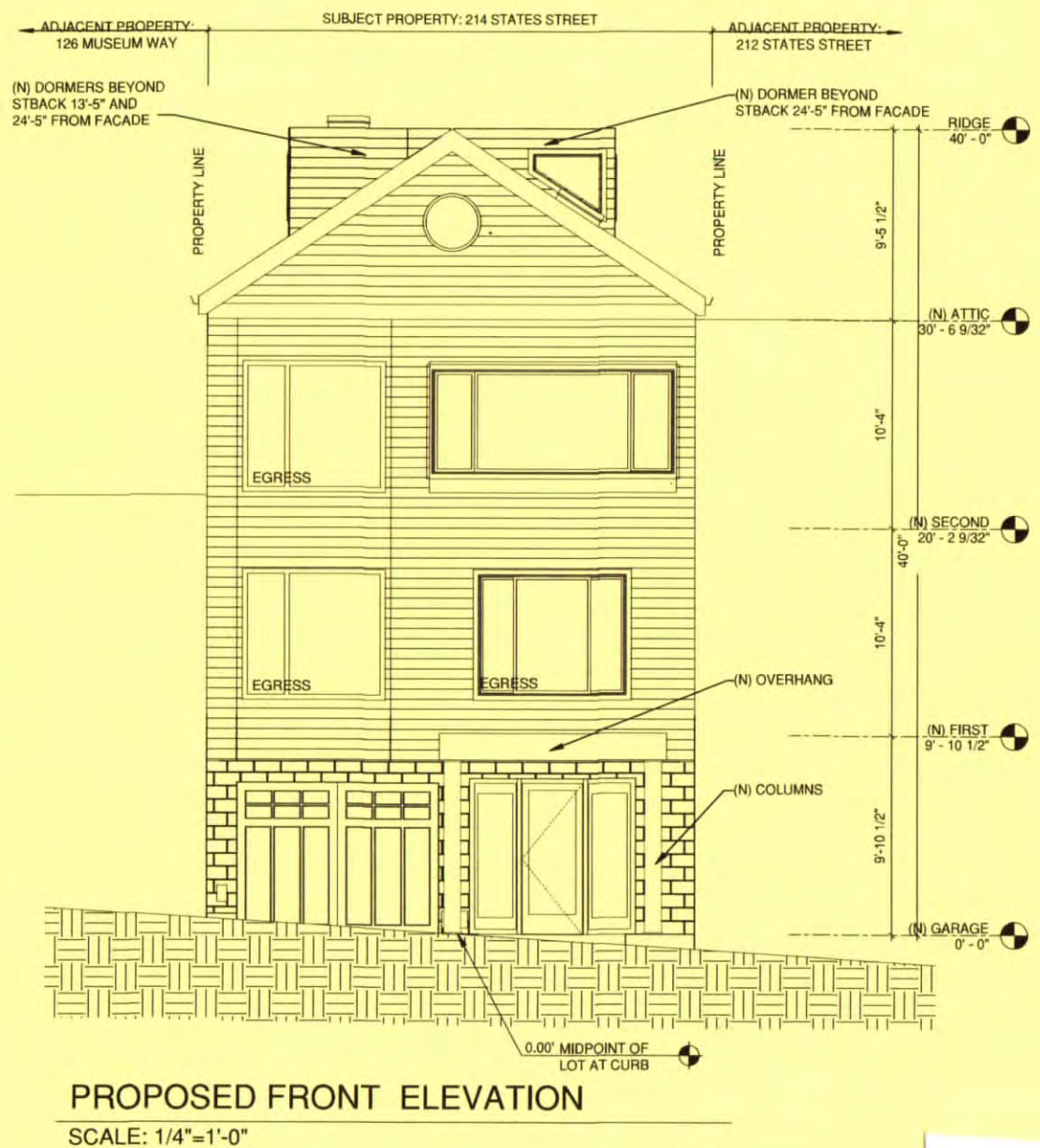
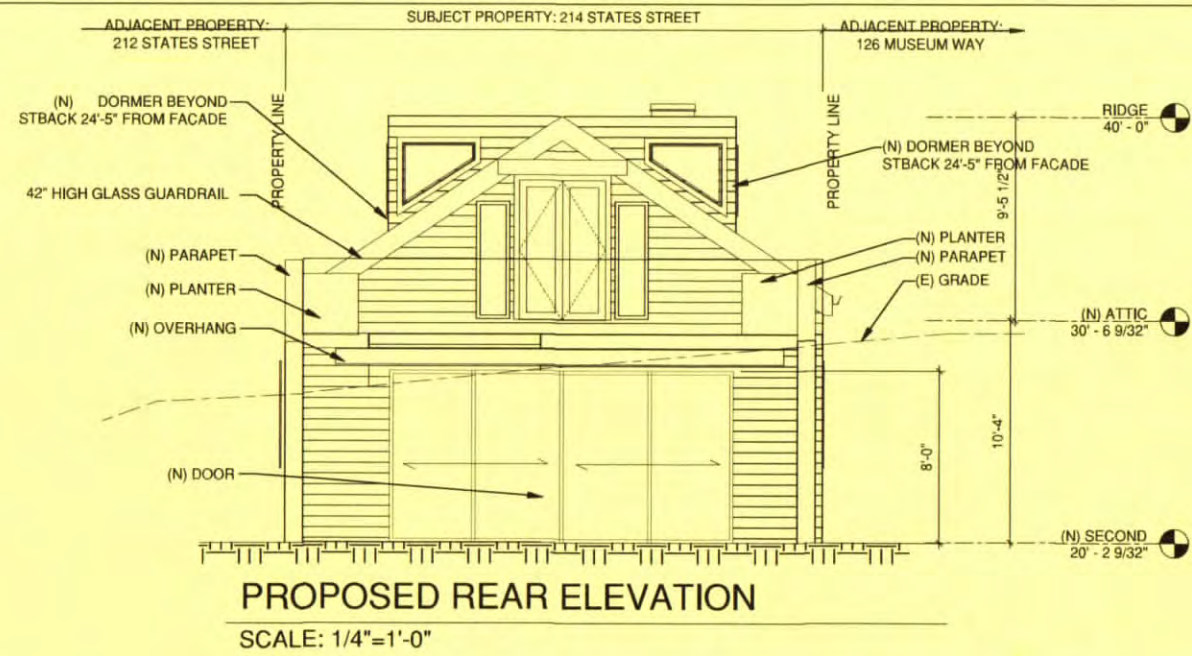
STORAGE
-1' - 0"

SIDE ELEVATION
EXISTING

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 11 october 2016
Scale: AS NOTED
Drawn By: RS
Job No: 9429
Sheet
A10
Of 12 Sheets

ADJACENT PROPERTY: 212 STATES STREET
SUBJECT PROPERTY: 214 STATES STREET
ADJACENT PROPERTY: 126 MUSEUM WAY
XREF: PATH:
XREF:
10/14/2016 11:55 AM Plotted by: Drawn
X:\Drawings\9400-9499\9429\Arch\ORIGINAL\9429BASEPLANS.dwg
36x24



REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 841-7522
FAX (415) 842-7550

REGISTERED PROFESSIONAL ENGINEER
No. 32984
Exp. 6/30/18
CIVIL
STATE OF CALIFORNIA

FRONT & REAR ELEVATIONS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 11 october 2016
Scale: AS NOTED
Drawn By: RS
Job No: 9429
Sheet
A7
Of 12 Sheets

X:\Drawings\9400-9400-9400\9429\Acad\ORIGINAL\9429RASE.PLAN.dwg 10/14/2016 11:05 AM Plotted by: Drawn

36x24

XREF:

XREF: PATH:

RIDGE
40' - 0"

ATTIC
31' - 7 1/2"

SECOND
21' - 4 1/2"

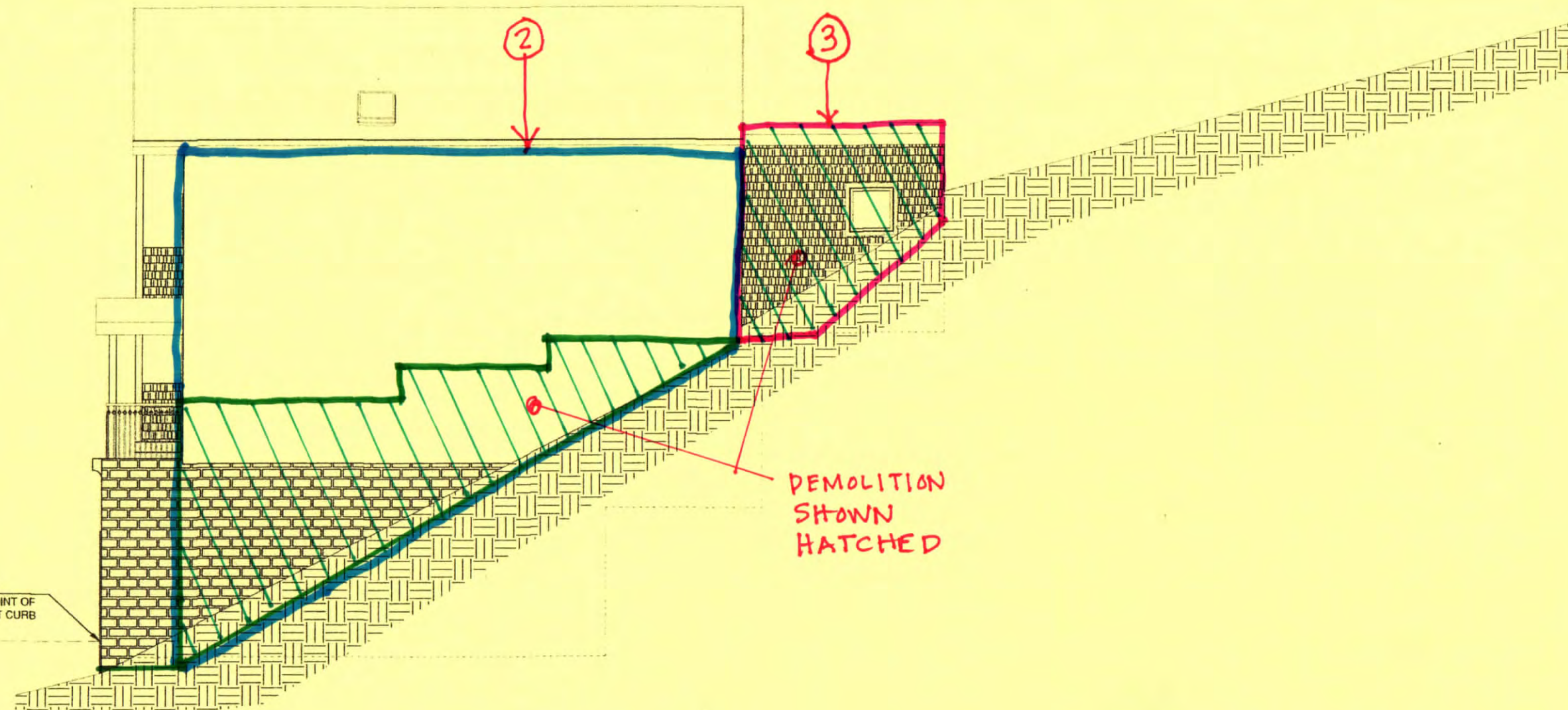
FIRST
12' - 9 1/2"

STORAGE
-1' - 0"

0.00'
MIDPOINT OF
LOT AT CURB

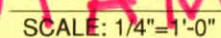
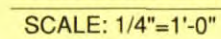
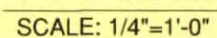
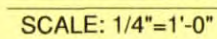
PROPERTY LINE

LOT DEPTH: 125'-0"



EXISTING SIDE ELEVATION- LOOKING WEST

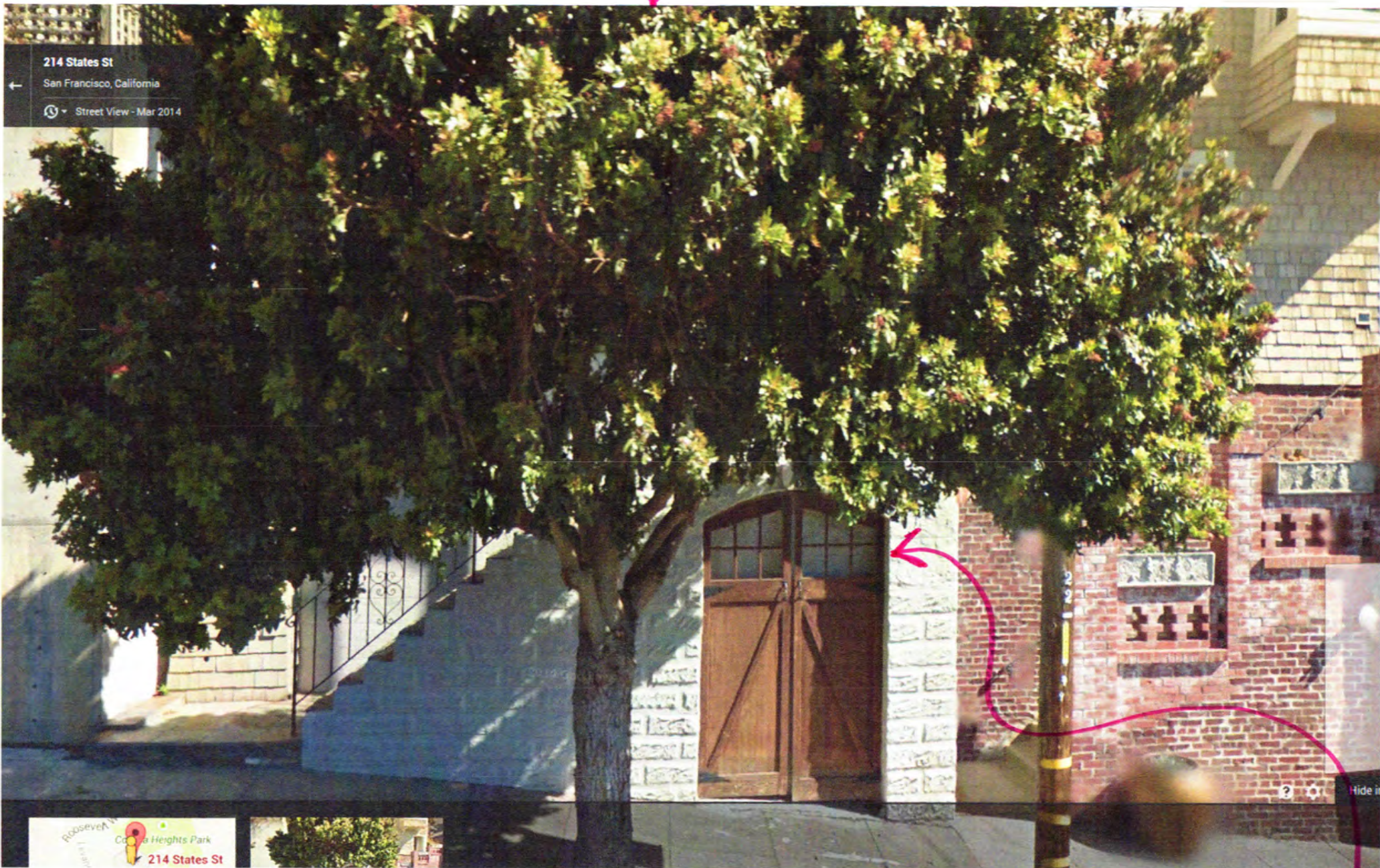
SCALE: 3/16"=1'-0"



→ 100% DEMO'D

Date:	11 october 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	9429
Sheet	
	A7
Of 12 Sheets	

STREET TREE REMOVED
WITHOUT PERMIT

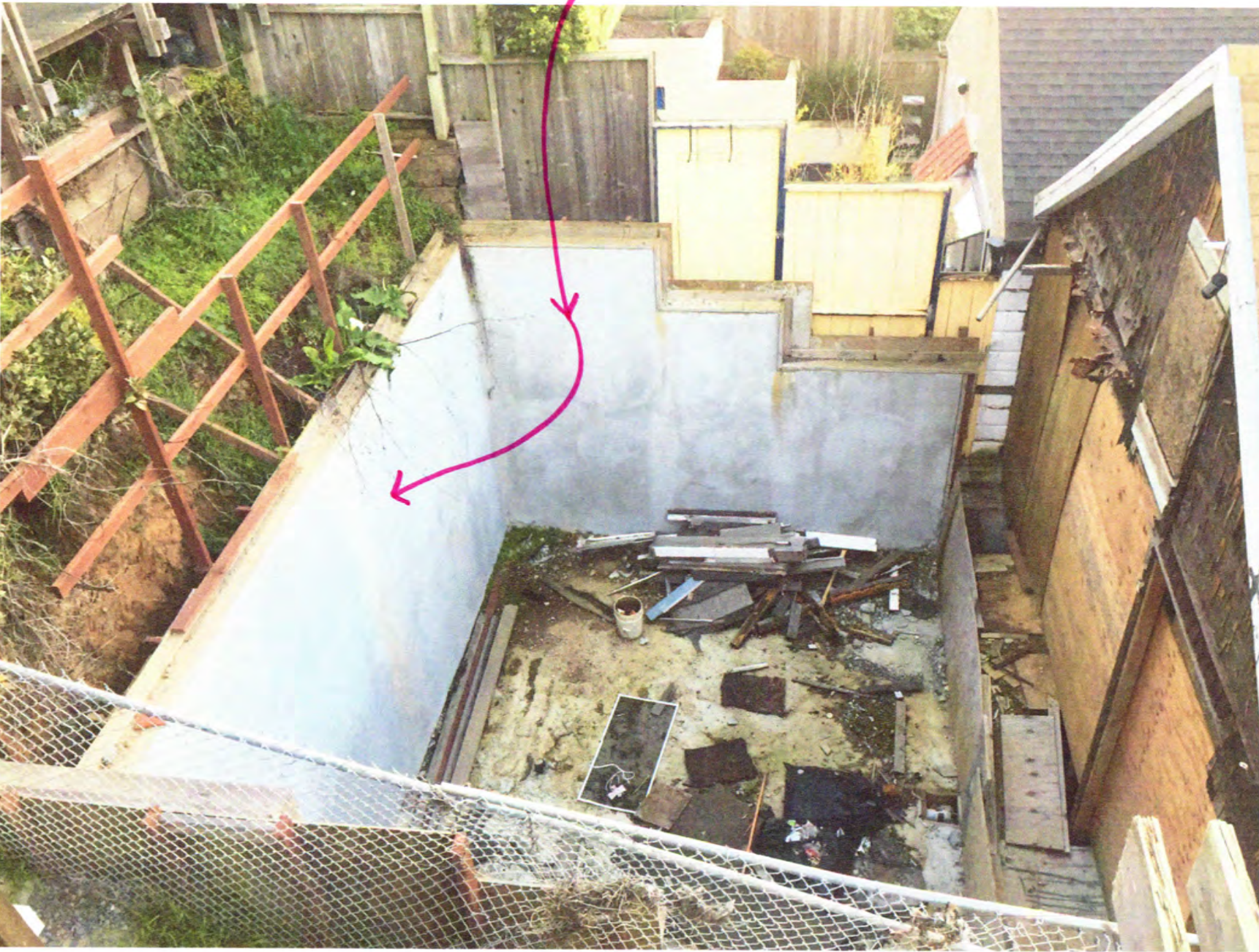


FABRICATED EXISTENCE OF [REDACTED] FULL BASEMENT INCLUDING GARAGE,
LAUNDRY AND INTERIOR COMMUNICATING STAIR TO LEVELS ABOVE

EXCAVATION WITHOUT PERMIT



NEW RETAINING WALL WITHOUT PERMIT





FABRICATES EXISTENCE OF
MECH. ROOM - SEE SHEET A-10

FRONT
ELEVATION



REAR ELEVATION





WEST
ELEVATION

RESIDENTIAL DESIGN GUIDELINES

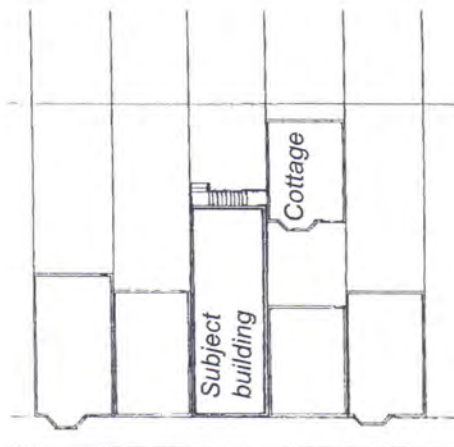
Special attention is necessary to ensure that the building's facades enhance the public realm. Blank walls or fences along public spaces can make these spaces feel isolated. Instead, these building facades must be fenestrated, articulated, ornamented and finished with a level of detail compatible to a front facade. Provide exterior lighting that is energy efficient and is shielded to avoid excess glare.

Rear Yard Cottages

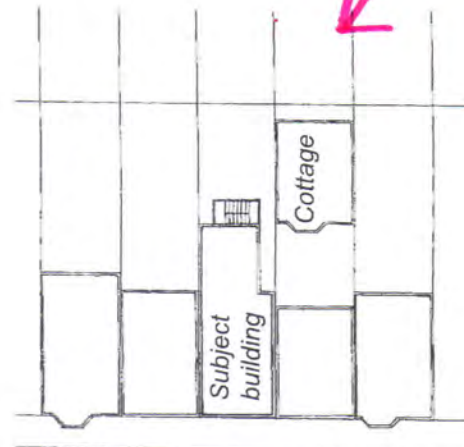
GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.

Buildings located in rear yards are non-complying structures under the Planning Code and may themselves have an impact on the rear yard open space. However, when a proposed project is adjacent to a lot that has a cottage used as a dwelling unit at the rear of the lot, modifications to the building's design may be necessary to reduce light impacts to that cottage specifically. Consider the following modifications; other measures may also be appropriate depending on the circumstances of a particular project:

- Provide side setbacks at the rear of the building.
- Minimize rear projections such as decks and stairs.



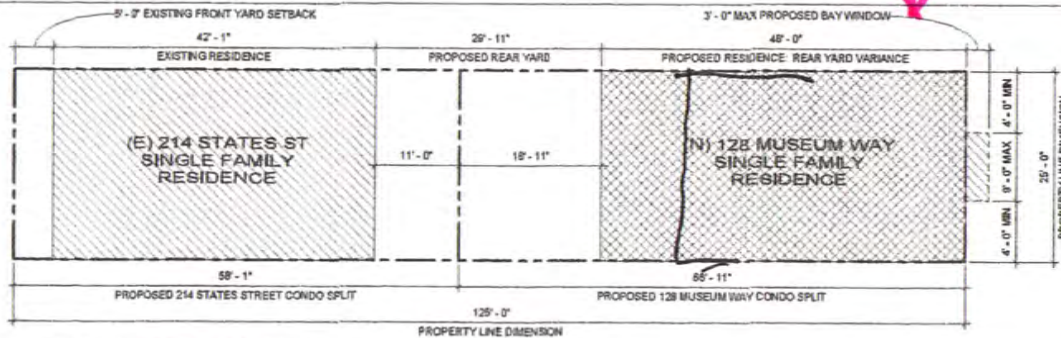
This illustration shows a new building permitted under the Planning Code. The building's design has not been modified to minimize light impacts to the adjacent cottage, and further restricts the mid-block open space.



This illustration shows a new building that provides a side setback to reduce the impact on light to the cottage.

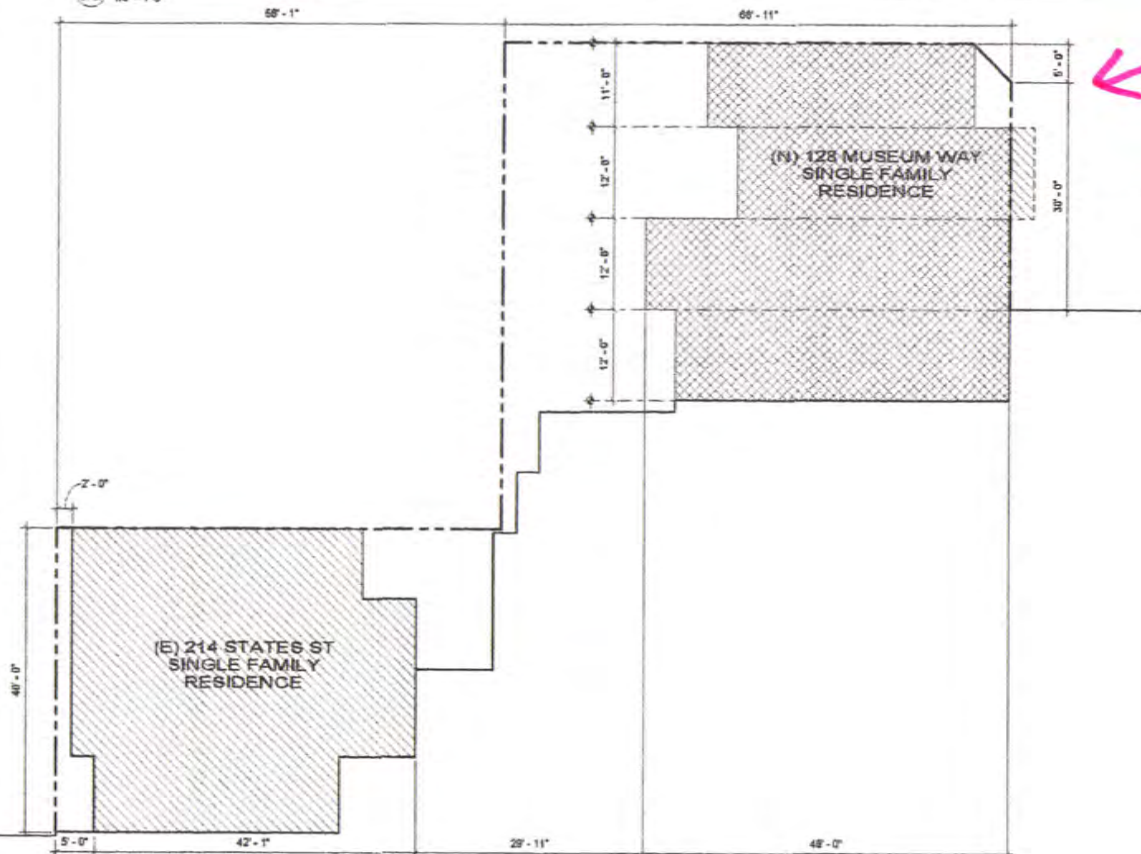
PROVIDE
SETBACK

**FUTURE
DEVELOPMENT
ON MUSEUM WAY**



2 PLANNING SITE DIAGRAM

1/8" = 1'-0"



1 PLANNING SECTION DIAGRAM

1/8" = 1'-0"

PLANNING NOTES

GENERAL

1. ZONING DISTRICT: RH-2 - RESIDENTIAL HOUSE, TWO FAMILY
2. HEIGHT & BULK DISTRICT: 40-X
3. CEQA: SLOPE GREATER THAN 20% MAY REQUIRE AN ENVIRONMENTAL EVALUATION APPLICATION. NOTE: 128 MUSEUM WAY RECEIVED A CATEGORICAL EXEMPTION IN 2007.
4. URBAN BIRD REFUGE: FACADES WITH MORE THAN 50% GLASS REQUIRE PROTECTION FOR WINDOWS 24 SQ. FT. OR LARGER.

SETBACKS & YARDS

1. SECTION 132 - FRONT SETBACK: NO LEGISLATED SETBACK. SUBJECT TO THE BASIC REQUIREMENT. ADDITIONALLY, SUBJECT TO SUBSECTION (d) THE PROPERTY IS ADJACENT TO A PROPERTY WHICH FRONTS ON ANOTHER STREET (STATES ST), SO THE APPLICABLE SETBACK IS THE ADJACENT PROPERTY SETBACK OF 0'-0" FEET AT 128 MUSEUM WAY.
2. SECTION 136(h) - FRONT YARD SHALL BE 50% PERMEABLE.
3. SIDE YARDS - NOT APPLICABLE FOR RH-2 ZONING DISTRICTS.
4. SECTION 134 - REAR SETBACK: 45% PER SUBSECTION (a)(2) FOR ZONING DISTRICT RH-2. VARIANCE REQUESTED.

SETBACKS & YARDS - EXCEPTIONS

1. FRONT SETBACK: 136(i) ARCHITECTURAL PROJECTIONS THAT DO NOT INCREASE FLOOR AREA, WITH 7 1/2 FEET MINIMUM VERTICAL CLEARANCE FROM THE STREET, NO MORE THAN 2 1/2 FEET IN HEIGHT, PROJECTING 3 FEET MAX AT THE ROOF, AND 1 FOOT MAX AT ALL OTHER LEVELS.
2. REAR YARD: 136(i) ARCHITECTURAL PROJECTIONS THAT DO NOT INCREASE FLOOR AREA, WITH 7 1/2 FEET MINIMUM VERTICAL CLEARANCE, NO MORE THAN 2 1/2 FEET IN HEIGHT, PROJECTING 3 FEET MAX.
3. FRONT SETBACK/REAR YARD: 136(c)(2) BAY WINDOWS MAY BE USED IN EITHER THE FRONT SETBACK OR REAR YARD, BUT NOT BOTH. 7 1/2 FEET MINIMUM VERTICAL CLEARANCE FROM THE STREET, PROJECTING 3 FEET MAX, AND 9 FEET MAX WIDTH. BAY WINDOWS MUST BE SEPARATED FROM THE PROPERTY LINE BY 4 FEET MINIMUM AND FROM ADJACENT BAYS BY 8 FEET MINIMUM.
4. REAR YARD: 136(c)(3) BAY WINDOWS MAY BE USED IN EITHER THE FRONT SETBACK OR REAR YARD, BUT NOT BOTH. 7 1/2 FEET MINIMUM VERTICAL CLEARANCE FROM THE STREET, PROJECTING 3 FEET MAX, AND 10 FEET MAX WIDTH. BAY WINDOWS MUST BE SEPARATED FROM ADJACENT BAYS BY 5 FEET MINIMUM. COMBINED LENGTH OF REAR BAYS 18 3/4 FEET MAX (20 LOT WIDTH).
5. FRONT SETBACK/REAR YARD: 136(c)(4) STEPS NOT MORE THAN 3 FEET ABOVE GRADE, AND UNCOVERED STAIRWAYS AND LANDINGS NOT HIGHER THAN THE ADJACENT FIRST FLOOR OF OCCUPANCY ABOVE GROUND LEVEL. 28 LOT WIDTH MAX. 6 FEET MAX INTO REAR YARD FOR ALL PORTIONS OF STAIRWAYS MORE THAN 3 FEET ABOVE GRADE.
6. REAR YARD: 136(c)(5) DECKS, AND ENCLOSED EXTENSIONS OF BUILDING 12 FEET MAX INTO YARD. SHALL NOT EXTEND INTO REAR 25% OF LOT OR 15 FEET OF LOT, WHICHEVER IS GREATER. MAX HEIGHT 2ND FLOOR OF OCCUPANCY, EXCLUDING THE GROUND LEVEL WITH 5 FEET CLEAR FROM SIDE PROPERTY LINES, 10 FEET ABOVE GRADE IF NOT SETBACK FROM SIDE PROPERTY LINES.

HEIGHT & BULK

1. HEIGHT DEFINITION: SECTION 102.12(d) WHERE THE LOT IS LEVEL WITH OR SLOPES DOWNWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AT CURB LEVEL ON SUCH A STREET. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER. MEASUREMENT OF HEIGHT FOR ANY PORTION OF THE LOT EXTENDING BEYOND SUCH LINE SHALL BE CONSIDERED IN RELATION TO THE OPPOSITE (LOWER) END OF THE LOT, AND THAT PORTION SHALL BE CONSIDERED AN UPWARD SLOPING LOT IN ACCORDANCE WITH SUBSECTION (c) BELOW, WHETHER OR NOT THE LOT ALSO HAS FRONTAGE ON A LOWER STREET.
2. HEIGHT LIMIT: SECTION 281(d)(2), 35 FEET MAXIMUM FOR RH-2 LOTS WITH A REAR LOT LINE 20 FEET OR MORE LOWER THAN THE FRONT LOT LINE.
3. HEIGHT LIMIT: SECTION 281(c)(1), 30 FEET MAXIMUM FOR RH-2 LOTS AT THE FRONT SET BACK, INCREASING AT A 45 DEGREE ANGLE UNTIL THE MAXIMUM HEIGHT IS REACHED.
4. BULK LIMIT: SECTION 270, TABLE 270 NA FOR "X" TYPE BUILDINGS.

JAYSON
ARCHITECTURE

214 STATES STREET
LLC
128 MUSEUM WAY
SAN FRANCISCO CA

DRAFT!
NOT FOR
CONSTRUCTION

PLANNING
SUBMITTAL

SHEET TITLE
PLANNING DIAGRAMS

REVISED
NO. DATE DESCRIPTION

DATE: 9/19/14
DRAWN: AJ
CHECKED: AJ
SCALE: 1/8" = 1'-0"
JDD: 2014.01

SHEET NUMBER

G1.01

New Planning Code Summary

Interim Controls:

Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

Amended Sections:	134 and 136
Case Number:	Board File No. 150192/ Enactment No TBD
Legislative Sponsor:	Supervisors Wiener
Effective Date:	March 20, 2015
Expiration Date	September 20, 2016

These Interim Controls apply only to parcels zoned RH-1, RH-2, or RH-3, and located within the area bound by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street (aka Dolores Heights). These interim controls apply to all applications for residential development in the area covered by the controls where a final site or building permit has not been issued as of the effective date of the Interim Controls.

The Way It Was:

1. Properties located within the area affected by the Interim Controls zoned RH-1 were permitted to cover up to 75% of the lot without seeking a Variance or Conditional Use authorization.
2. Properties zoned RH-2 and RH-3 within the area affected by the Interim Controls were permitted to cover more than 55% of lot based on averaging the depths of the adjacent buildings without seeking a Variance or Conditional Use authorization.
3. For all properties located within the area affected by the Interim Controls, encroachments into the required rear yard were permitted if the applicant obtained a Rear Yard Variance.
4. For properties located within the area affected by the Interim Controls, there were no requirements for Conditional Use Authorization based on the size of a proposed addition.

The Way It Is Now:

Parcels zoned RH-1, RH-2 and RH-3 located within the within the area affected by the Interim Controls are subject to the following requirements for the next 18 months:

1. Conditional Use authorization is required for any residential development, either as an addition to an existing building or as a new building that results in greater than 55% lot coverage. Lot coverage is interpreted to mean how much of the lot a building covers, and not how far the building extends into the lot.

2. Conditional Use authorization is required for any residential development that will result in total residential square footage exceeding 3,000 gross square feet on a parcel if the residential development will occur on a vacant parcel;
3. Conditional Use authorization is required for any residential development that will increase the total existing gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75% without increasing the existing legal unit count or (b) more than 100% if increasing the existing legal unit count; and

The Interim Controls outline the following findings for Conditional Use authorization:

1. Planning Commission shall only grant a Conditional Use authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or, in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.
2. The Planning Commission, in considering a Conditional Use authorization in a situation where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The link to signed legislation:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2230063&GUID=528EB9C9-7D8B-4998-86AC-3917F888023F&Options=ID|Text|&Search=150192>

From: Joell Hallowell / Tricia Garlock, 212 States Street
Michael Schulte, 126 Museum Way

Re: Development at 214 States

Dear Commissioners,

Project Sponsors, Todd Mavis/Kevin Cheng, began a “remodel” in 2014. When it became clear that the scope of work went well beyond what was stated on the permits, we, as adjacent neighbors, and many others in the neighborhood, began to wonder how the project was able to progress so far without a standard pre-application meeting or a neighborhood notification mailing (Section 311). In the Fall of 2014, we asked the Sponsors to provide drawings that would show what they were proposing to build as they extended deeply into previously undeveloped areas behind and under the existing house. The Sponsors refused to provide those drawings.

Upon further investigation at the Building Department, we discovered that “existing conditions” on the drawings had been completely fabricated (including the presence of a non-existent garage and full basement). We believe the misrepresentations on the drawings allowed the Project Sponsors to avoid going through the neighborhood notification process and to far-exceed the parameters of a standard remodel. In December 2014, the Building Department red-tagged the Project Sponsors and shut down the project for exceeding and fabricating the scope of their permits. In January of 2015, the permits were revoked and we were told that the developers would need to open a new permit application to continue.

To be clear, we were never against the development of this property. In fact, we each gave the Project Sponsors our early support when they were attempting to pull their first of seven permits, to simply enclose the two front balconies. In the two years since the project was shut down, we have done nothing to block the Project Sponsors from filing for new permits. Even as we have experienced property damage from the demolition process and the unshored construction, we anxiously awaited the safe completion of the project, only asking that it move forward in a safe, transparent, professional and ethical fashion, conforming to all Building and Planning Codes. Unfortunately, as the new plans were revealed, we found them to be incomplete, inaccurate and confusing. It also became apparent that they intend to develop the property in a piecemeal fashion and in order to avoid Ex Supervisor Scott Weiner’s Emergency Interim Controls, passed by the Board of Supervisors.

Our objections and requests are as follows:

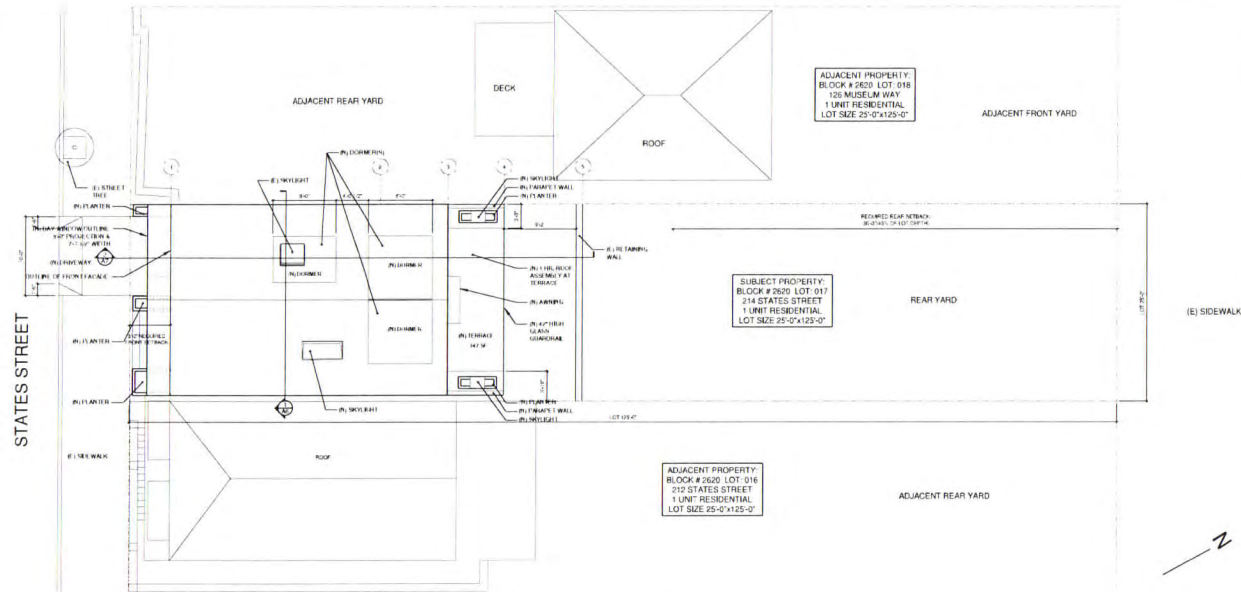
- There has yet to be a Pre-Application meeting sponsored by the developers with an invitation to the neighbors and relevant neighborhood communities.
- The drawings are consistently inaccurate (see attached). Given the Sponsors' history of fabricating existing conditions, and to insure the safety of our adjacent properties, we request that a survey be produced by a licensed surveyor accurately delineating existing grades and elevations.
- It is our contention that the Project is tantamount to a demolition. Project Sponsors have previously submitted attempts at documenting compliance but such attempts have been debunked. See attached. As of the time of writing this, the latest demolition diagrams/calcs have not been provided. We ask that the commission to use their discretion and call this project what it really is : Tantamount to a Demolition.
- We have twice requested greater detail and information about the proposed planter/skylight/parapet detail that the Project Sponsors have proposed as mitigation to our privacy concerns. How does that work? Are the planters permanent? They have not responded. In the spirit of compromise and neighborly negotiation, we ask that they provide a permanent, three-foot setback of the rear-deck addition to provide privacy and light to both adjacent properties. We do not think the Commission should give consideration to the new retaining walls, which were built without proper permission/permits.
- We believe the current 214 States Project strives to skirt Supervisor Wiener's interim controls. The Sponsors have shown us drawings that explicitly demonstrate that they intend to develop at both ends of their property and construct buildings on much more than 55 percent of the property. They have already completed (unpermitted) construction that seeks to split the property and set the ground for the continuation of the project.
- We are requesting that the Commission implement the Interim Controls as passed and require two units to be included at the States Street end of the property, meeting the Project Sponsor's RH-2 zoning maximum at this time. We believe that it is entirely feasible and preferable to the neighborhood, and in the spirit of the Weiner's controls which encourage development on one side of a through-lot unless it is "infeasible to add a unit to the already developed street frontage of the lot." The Sponsors, by gutting the original house at 214 States, removing all existing interior walls, entirely reframing every floor including the attic, excavating tons of bedrock, and cutting many yards back into the hill behind the house—all without proper permits—have created a perfectly feasible opportunity to include two units on States Street. By requiring a two-unit building at this time, the neighborhood will be assured that the totality of the project will be finished in a fraction of the time and the risk of

another contentious neighborhood fight over the Museum Way frontage will be averted.

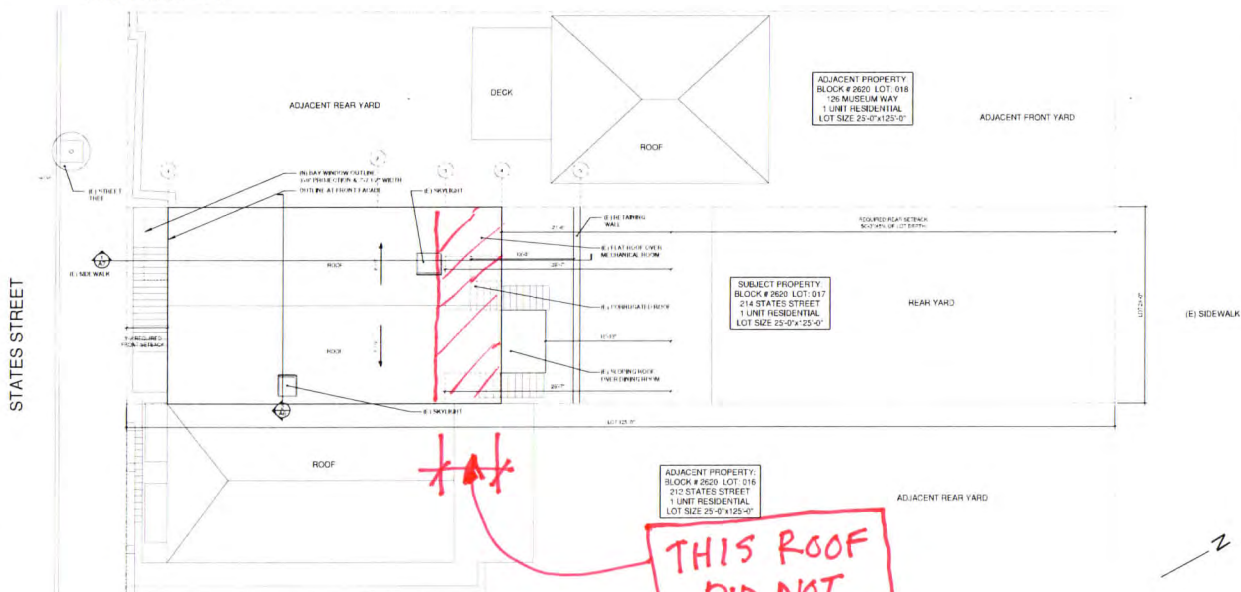
We thank you for your consideration.

REMODEL
214 STATES STREET, SAN FRANCISCO, CALIFORNIA

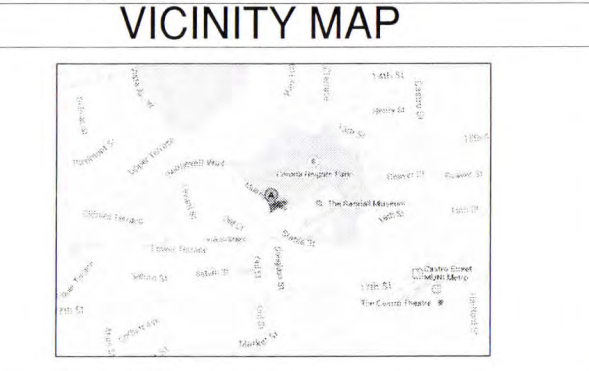
"FALSE DOOR"



PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

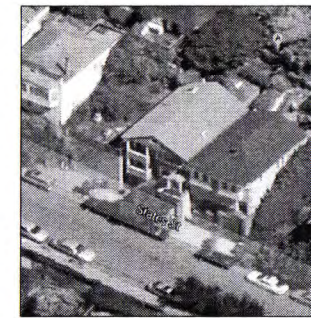


EXISTING SITE PLAN
SCALE: 3/32"=1'-0"



VICINITY MAP

AERIAL VIEW

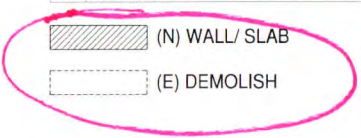


ARCHITECTURAL NOTES

MARK	DESCRIPTION
A1	NEW STONE CLADDING AT GROUND FLOOR
A2	NEW FRONT DOOR AND SIDELITES
A3	NEW CONCRETE STAIRS AND LANDING (MAX 7 3/4" RISE, MIN. 10" RUN, MIN. 5'-0" LANDING)
A4	MIN. 200 SQ. IN. VENTILATION FOR GARAGE
A5	RELOCATE CARRIAGE DOOR AND ENTRY TO WEST SIDE OF FACADE
A6	EXISTING ELECTRICAL METER TO REMAIN
A7	REPLACE (E) WINDOWS THROUGHOUT FRONT FACADE
A8	ENCLOSE EXISTING DECKS AS BAY WINDOW, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721, CIRCA 1964
A9	NEW PAINTED REDWOOD LAP SIDING AT FRONT FACADE, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721, CIRCA 1964
A10	NEW PLANTER
A11	NEW PAINTED REDWOOD LAP SIDING
A12	NEW PAINTED REDWOOD SIDING OR PRE-FINISHED PLYWOOD
A13	NEW DOUBLE GLAZED, FIXED ALUMINUM CURB-MOUNTED SKYLIGHT
A14	NEW DOUBLE GLAZED ALUMINUM CLAD WOOD WINDOWS
A15	NEW DOUBLE GLAZED ALUMINUM CLAD WOOD WINDOWS
A16	1 HR FIRE RATED ROOF ASSEMBLY AT NEW DORMERS WITH COMPOSITE SHINGLES OVER TWO LAYERS BUILDING PAPER OVER 1-1/8" PLYWOOD OVER NEW JOISTS, 5/8" TYPE-X GYP. SD. AT INTERIOR SIDE
A17	(E) BLIND WALL
A20	NEW INTERIOR WALL SEE WALL TYPE LEGEND
A21	NEW GUARDRAIL BESIDE STAIRS AND STAIR OPENING, 42" HIGH ABOVE TREAD NOING, 4" MAX SPACING
A22	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE PER CBC 1009.4 WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS
A26	NEW EXTERIOR WALL SEE WALL TYPE LEGEND
A27	NEW INTERIOR DOOR

DEMOLITION NOTES

MARK	DESCRIPTION
D1	REMOVE (E) EXTERIOR STAIR AND METAL RAILING
D2	EXCAVATE (E) CRAWL SPACE FOR NEW GARAGE
D3	RELOCATE DOOR TO WEST SIDE OF FACADE
D5	REMOVE (E) STAIRS
D6	REMOVE (E) DOOR
D10	REMOVE (E) NON-ORIGINAL SHINGLES AT FRONT FACADE
D11	REPLACE (E) WHITE VINYL WINDOWS THROUGHOUT FRONT FACADE
D12	ENCLOSE EXISTING DECKS AS BAY WINDOW, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721, CIRCA 1964
D15	REMOVE (E) FLOOR FRAMING FOR OPEN CEILING OVER LIVING ROOM BELOW
D17	REPLACE ALL (E) WINDOWS w/ NEW PER SCHEDULE
D18	RELOCATE (E) FLOOR JOIST TO NEW FLOOR ELEVATION
D20	RELOCATE ENTRY DOOR TO STREET LEVEL
D21	REMOVE (E) ROOF OVER ENTRY
D22	REMOVE (E) FAUX BRICK SIDING



PROJECT INFO

PROJECT CONTACT:	SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CALIFORNIA 94110 PHONE: (415) 642-7722 FAX: (415) 642-7590
BLOCK:	2620
LOT:	017
PROJECT DATA:	
APPLICABLE CODES:	2013 CALIFORNIA RESIDENTIAL BUILDING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ENERGY CODE ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

	EXISTING	PROPOSED
ZONING:	RH-2	RH-2
BUILDING USE:	RESIDENTIAL	RESIDENTIAL
OCCUPANCY TYPE:	R3	R3
CONSTRUCTION TYPE:	V-B	V-B

BUILDING DATA

	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	V-B	V-B	V-B
OCCUPANCY TYPE	RH-2	RH-2	RH-2
BUILDING HEIGHT	40'-0"	40'-0"	40'-0"
GROSS FLOOR AREA	1635 SF	N/A	2,849 SF
HABITABLE SF	1348 SF	N/A	2,013 SF
NON-HABITABLE* SQ. FT.	287 SF	N/A	836 SF
STORIES/BASEMENTS	2/0	3/1	3/1
# OF UNITS	1	2	1
FIRE SPRINKLERS	NO	N/A	YES
SEISMIC UPGRADE	NO	N/A	YES

HABITABLE FLOOR AREAS:	EXISTING	PROPOSED
GARAGE FLOOR	0 SF	225 SF
FIRST FLOOR	515 SF	731 SF
SECOND FLOOR	833 SF	840 SF
ATTIC FLOOR	0 SF	217 SF
TOTAL HABITABLE	1348 SF	2013 SF

	EXISTING	ALLOWABLE	PROPOSED
BUILDING DEPTH	50'-11"	56'-3"	50'-11"

*NON-HABITABLE SQ. FOOTAGE IS CONSTITUTED BY:
A) GARAGE
B) STAIR
C) INTERIOR WALLS
D) EXTERIOR WALLS

SHEET INDEX

- A0 - TITLE SHEET & SITE PLANS
- A1- PROPOSED/ EXISTING PLANS
- A2- PROPOSED/ EXISTING PLANS
- A3- PROPOSED/ EXISTING ELEVATIONS
- A4- PROPOSED/ EXISTING ELEVATIONS
- A5- PROPOSED/ EXISTING ELEVATIONS
- A6- PROPOSED/ EXISTING SECTIONS
- A7- PROPOSED/ EXISTING SECTIONS
- D0- DEMO CALCS.

SCOPE OF WORK

1. EXTERIOR AND INTERIOR RENOVATION.
2. REMOVAL OF EXTERIOR STAIR AT FRONT FACADE.
3. RELOCATION OF MAIN ENTRY TO GARAGE LEVEL.
4. DORMERS ADDED AT ROOF LEVEL.
5. MOVE INTERNAL CIRCULATION CORE (STAIRS).

REVISIONS	BY

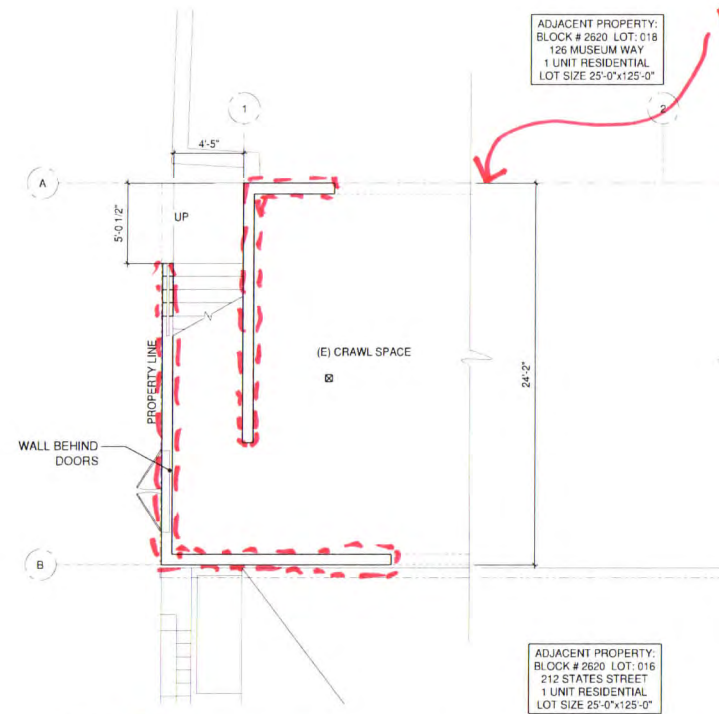
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



TITLE PAGE

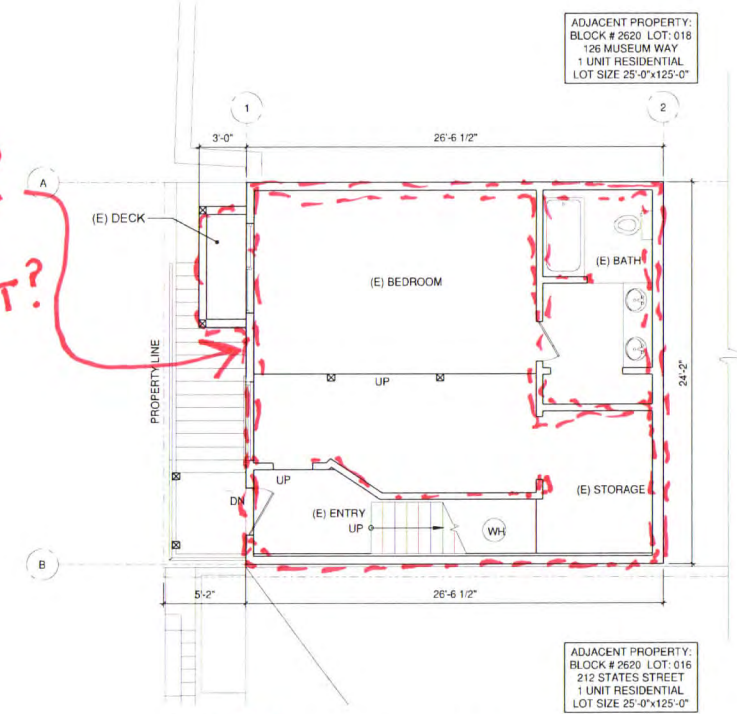
REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	30 January 2017
Scale:	
Drawn By:	R.S.
Job No:	9429
Sheet	AO
Of 9 Sheets	



4
A1 (E) GROUND FLOOR PLAN
SCALE: 3/16"=1'0"

100% DEMO

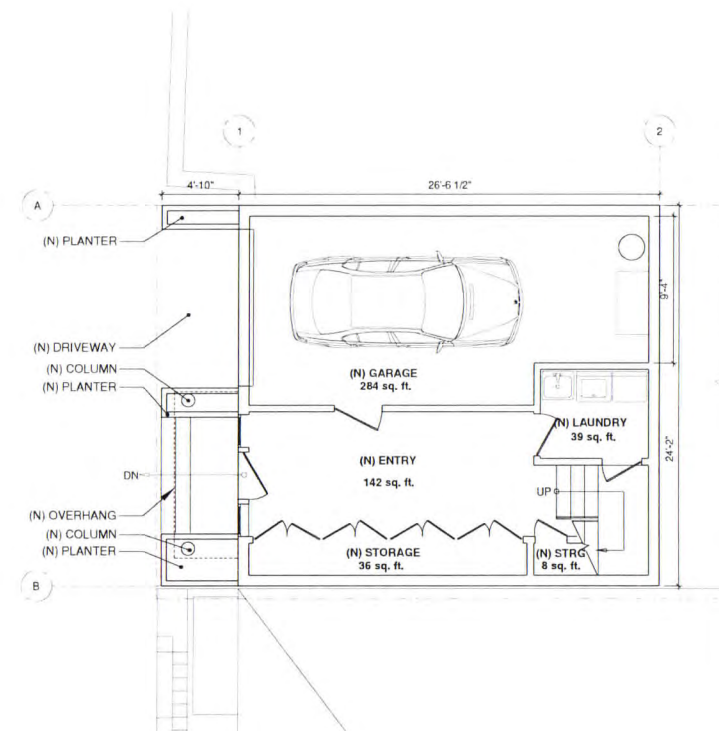


2
A1

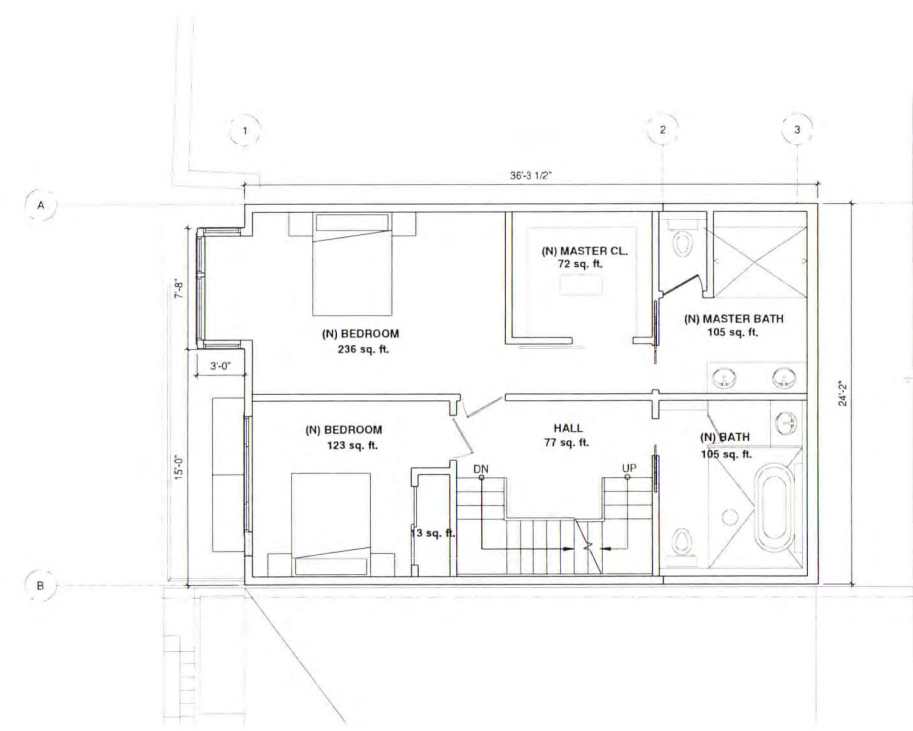
(E) FIRST FLOOR PLAN
SCALE: 3/16"=1'0"

100% DEMO

WHY ARE
YOU NOT
SHOWING
WALLS TO
BE DEMO'D?
PER YOUR
TITLE SHEET?



3 (N) GROUND FLOOR PLAN
A1 SCALE: 3/16"=1'0"



1 (N) FIRST FLOOR PLAN
A1 SCALE: 3/16"=1'0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



GROUND & FIRST FLOOR PLANS EXISTING & PROPOSED

REMODEL

214 STATES STREET
SAN FRANCISCO, CA

Date:	30 January 2017
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429

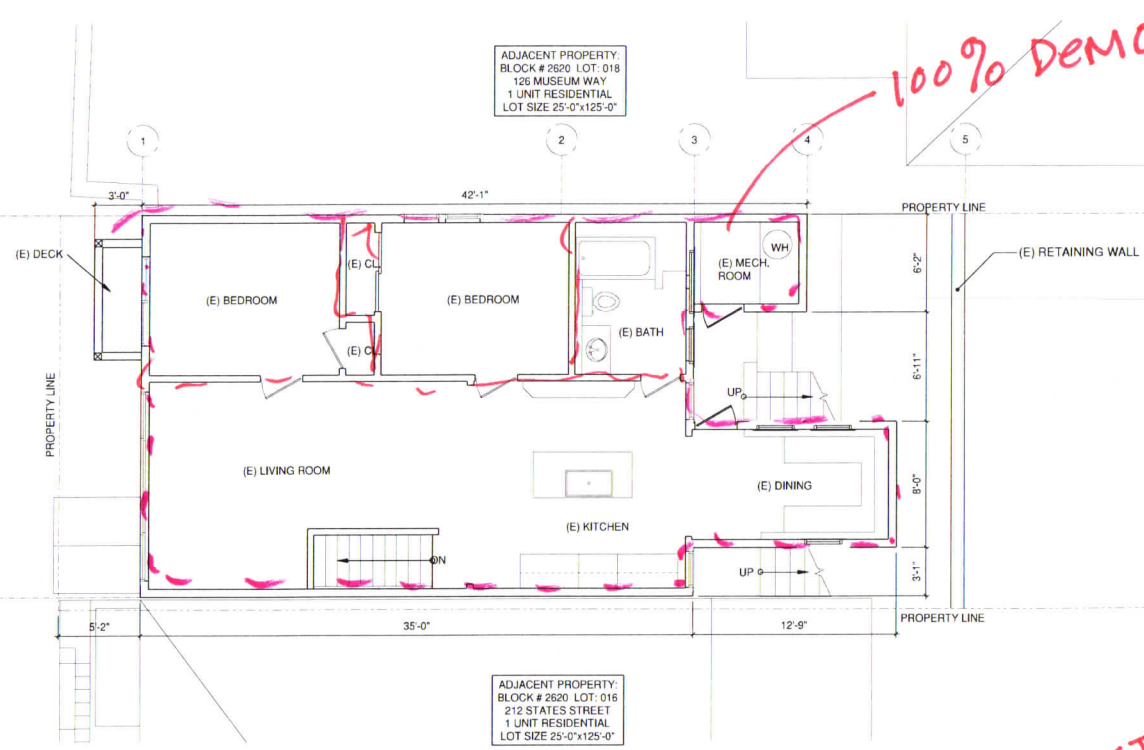
Sheet
A1
Of 9 Sheets

ADJACENT PROPERTY:

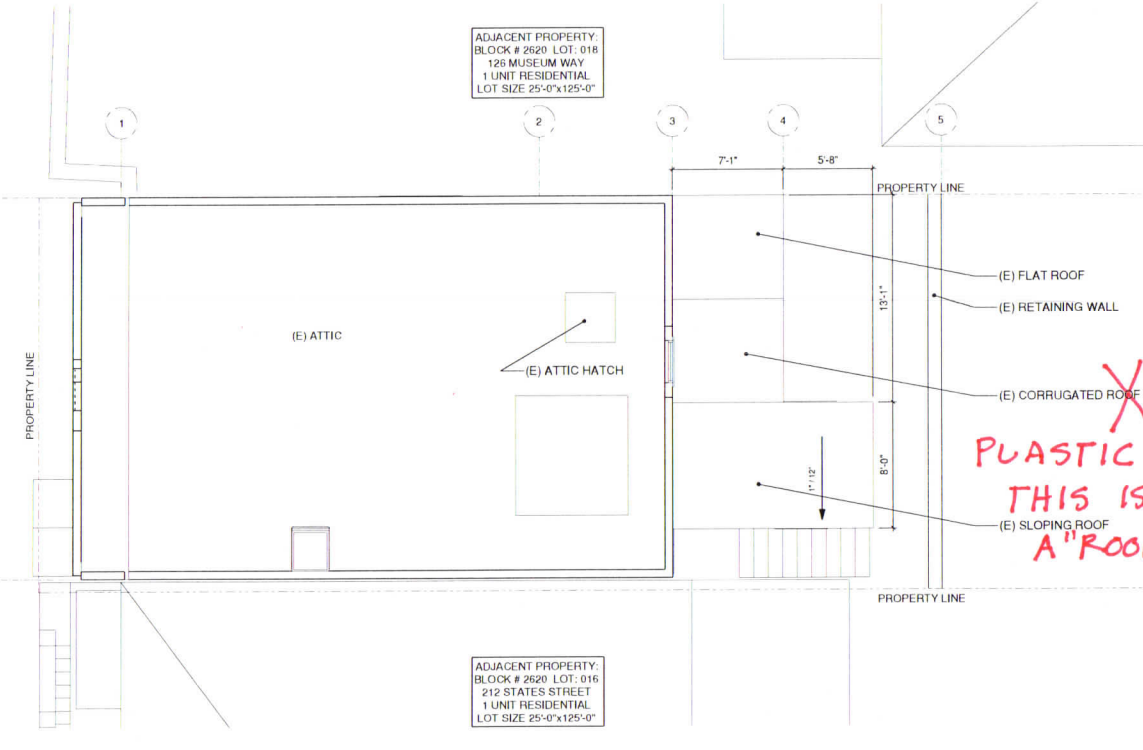
ADJACENT PROPERTY:

ADJACENT PROPERTY:

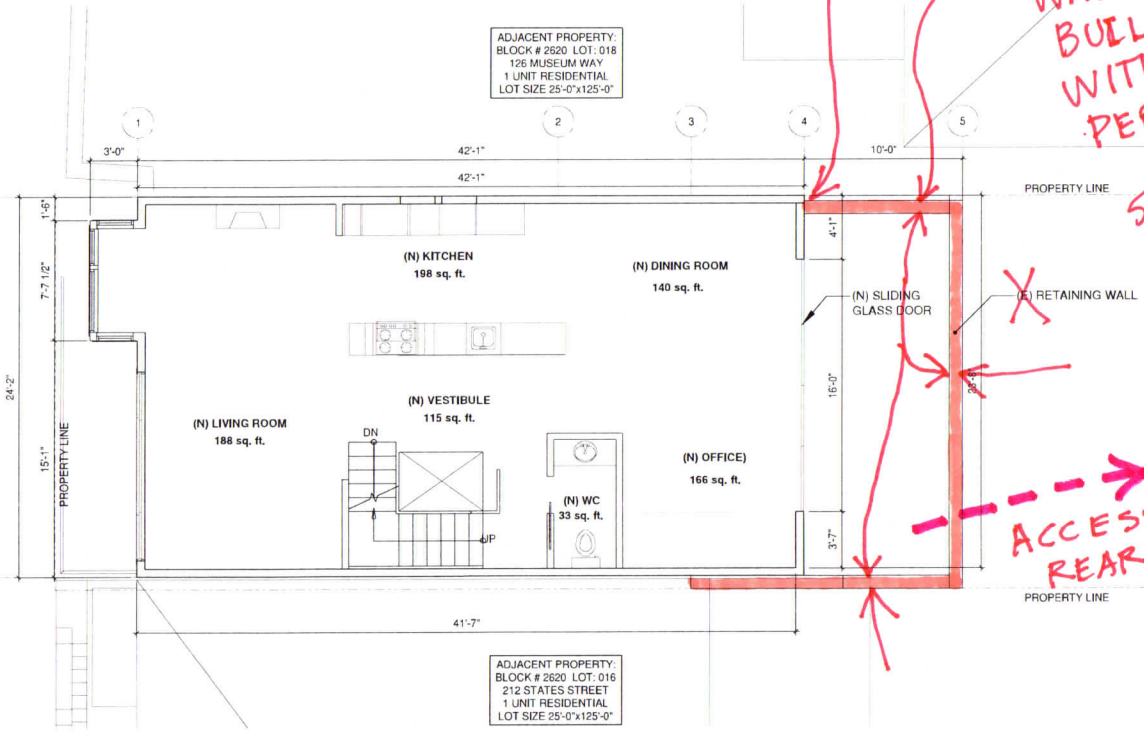
ADJACENT PROPERTY:



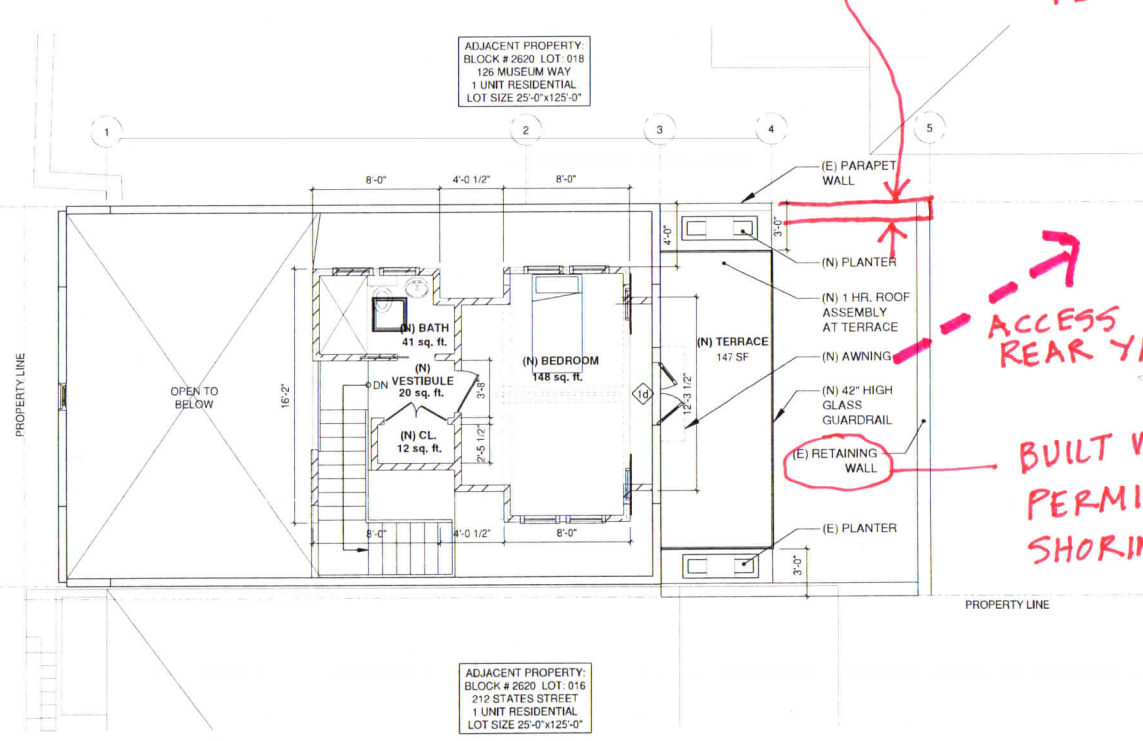
4 (E) SECOND FLOOR PLAN
A2 SCALE: 3/16"=1'0"



2 (E) ATTIC FLOOR PLAN
A2 SCALE: 3/16"=1'0"



3 (N) SECOND FLOOR PLAN
A2 SCALE: 3/16"=1'0"



1 (N) ATTIC FLOOR PLAN
A2 SCALE: 3/16"=1'0"

REVISIONS		BY

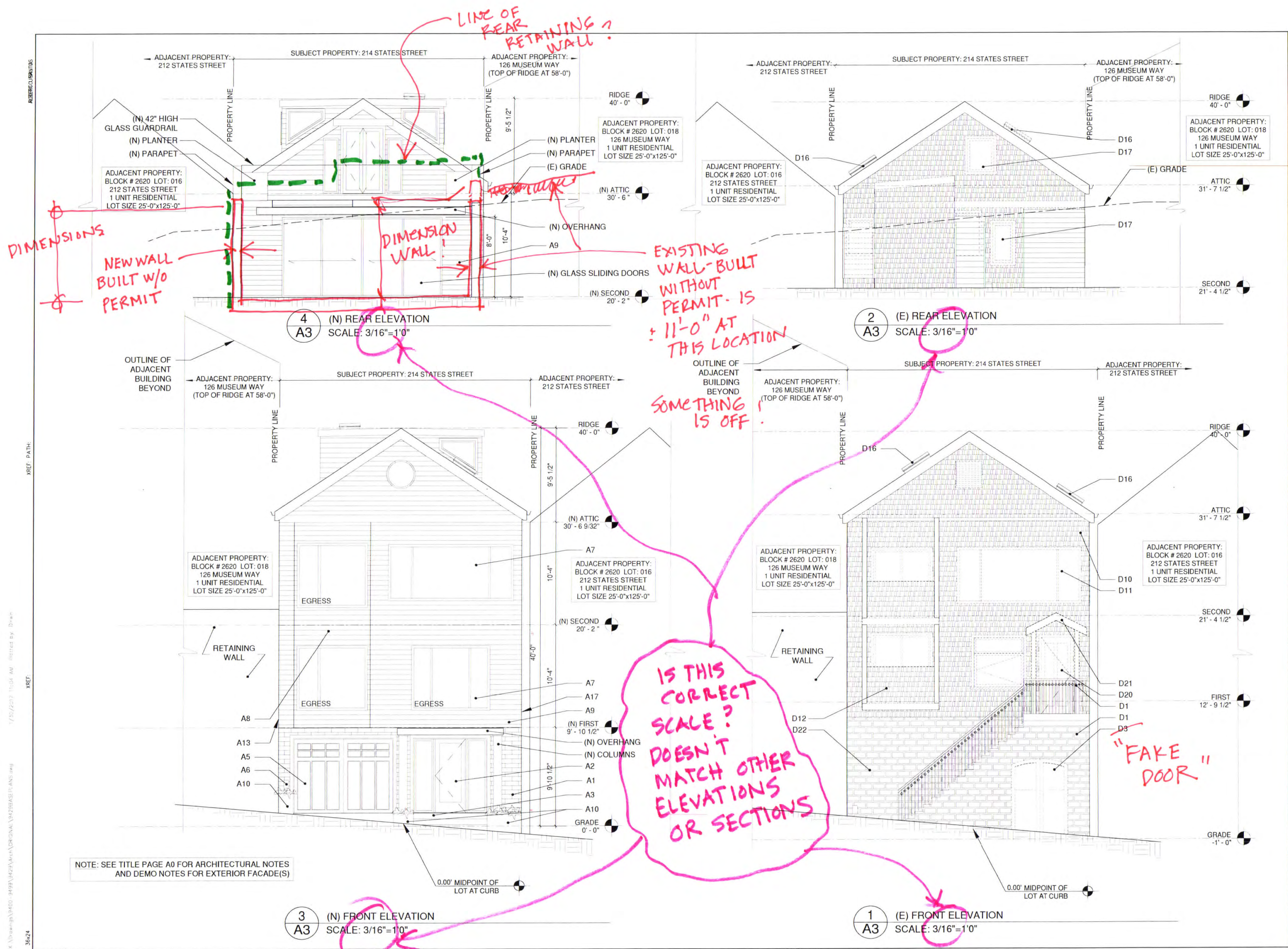
SANTOS & URRUTIA INC
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. 52984
Exp. 6/30/18
STATE OF CALIFORNIA
CIVIL ENGINEERING

SECOND & ATTIC FLOOR PLANS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 30 January 2017
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429
Sheet
A2
Of 9 Sheets



REVISIONS	BY

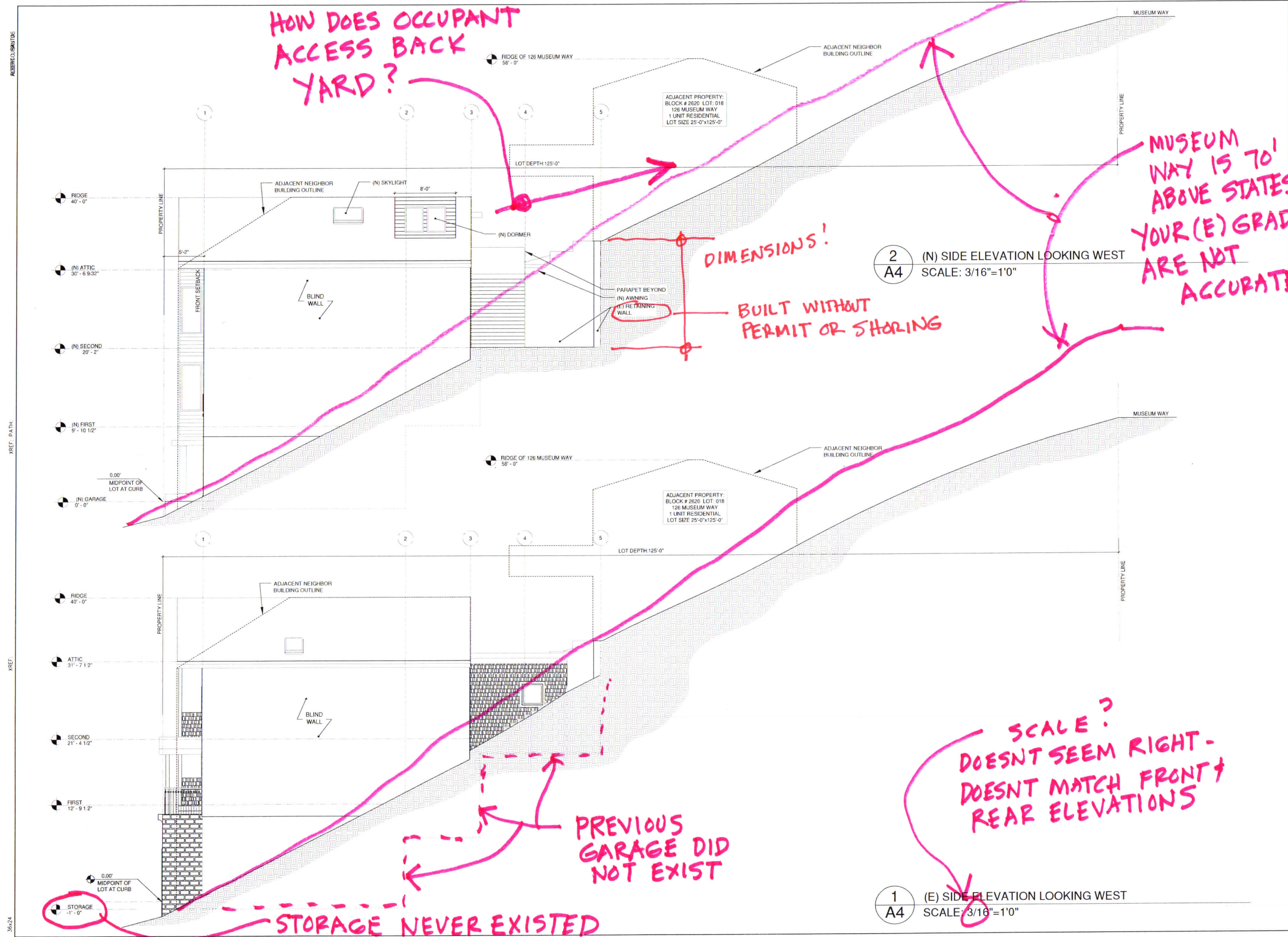
SANTOS & URRUTIA INC
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7592
FAX (415) 842-7592

REGISTERED PROFESSIONAL ENGINEER
NO. 52984
Exp. 6/30/18
STATE OF CALIFORNIA

**FRONT & BACK ELEVATIONS
EXISTING & PROPOSED**

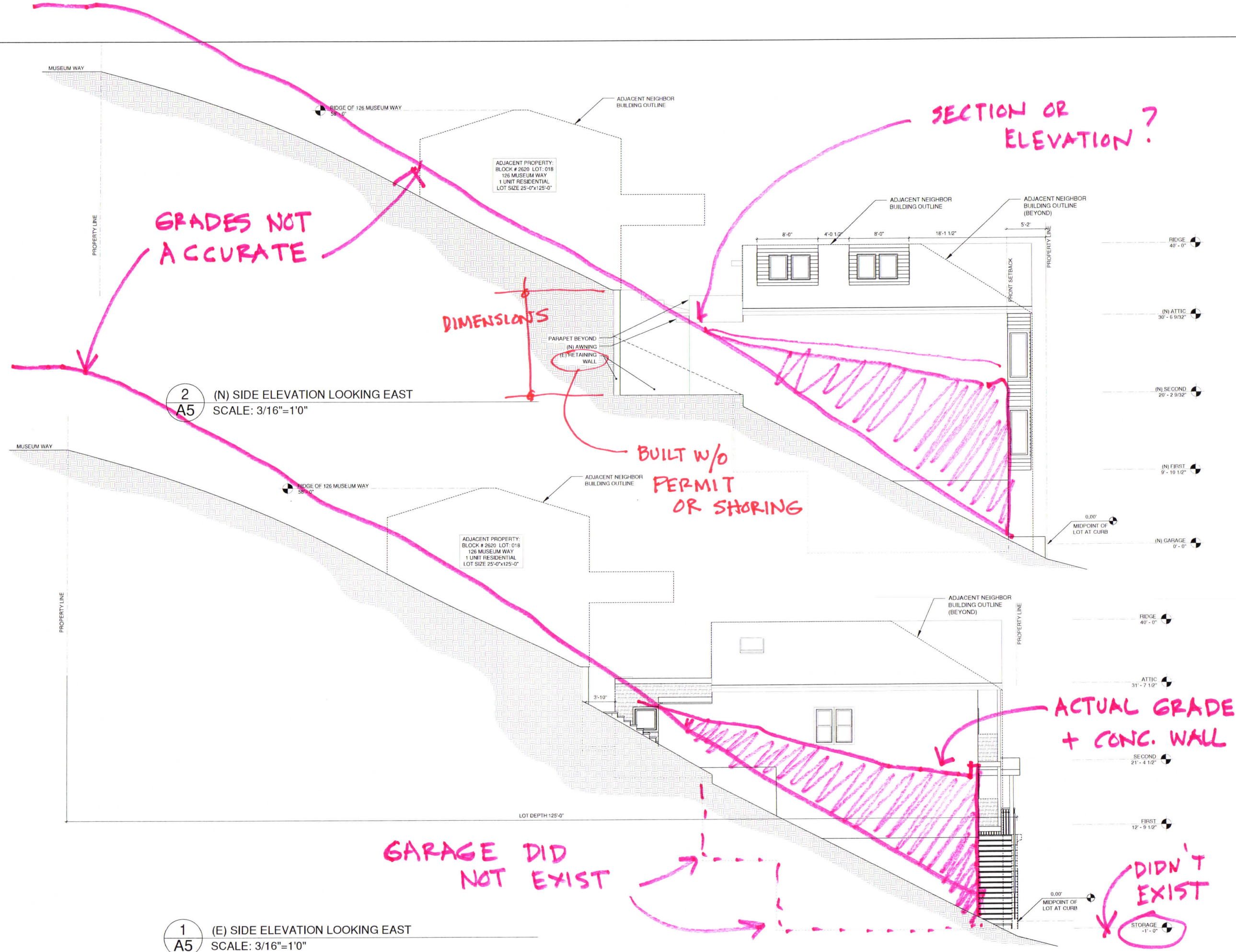
REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 30 January 2017
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429
Sheet
A3
Of 9 Sheets



REVISIONS		BY
<p>SANTOS & URRUTIA STRUCTURAL ENGINEERS  2451 T. HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</p>		
<p>ELEVATIONS LOOKING NW EXISTING & PROPOSED</p>		
<p>REMODEL</p> <hr/> <p>214 STATES STREET SAN FRANCISCO, CA</p>		
Date:	30 January 2017	
Scale:	AS NOTED	
Drawn By:	R.S.	
Job No:	9429	
Sheet	<p>A4</p> <p>Of 9 Sheets</p>	

ADJACENT CO. GRANTUS
XREF. PATH:
XREF:



2 (N) SIDE ELEVATION LOOKING EAST
A5 SCALE: 3/16"=1'0"

1 (E) SIDE ELEVATION LOOKING EAST
A5 SCALE: 3/16"=1'0"

REVISIONS	BY

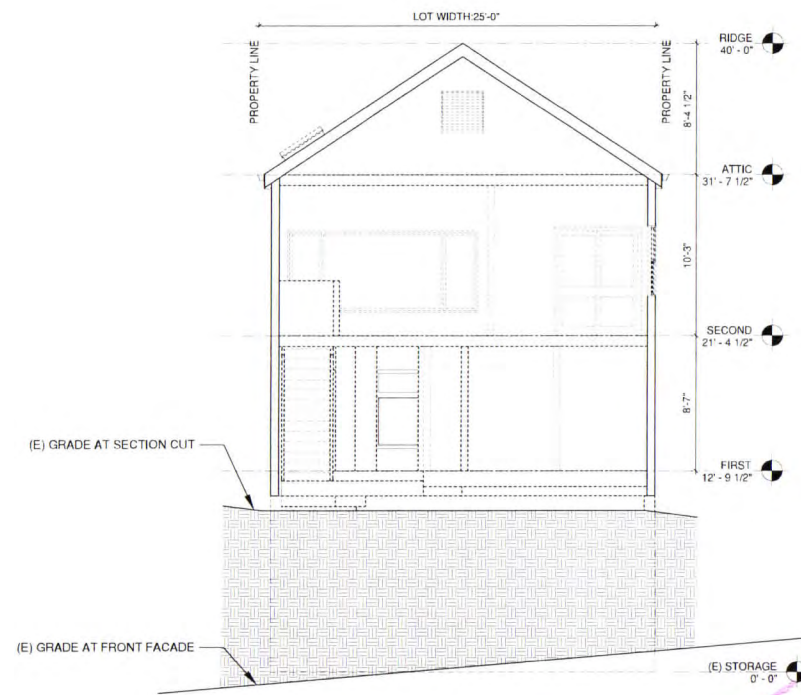
SANTOS & URRUTIA
STRUCTURAL ENGINEERS
245 HARRISON STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. 52884
Exp. 6/30/16
STATE OF CALIFORNIA

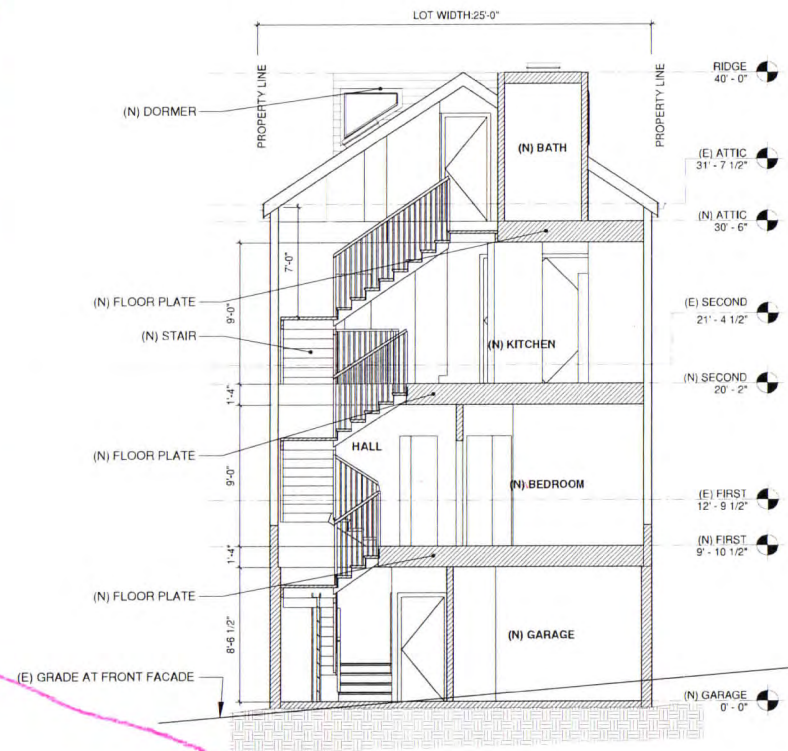
ELEVATIONS LOOKING SE
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 30 January 2017
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429
Sheet
A5
Of 9 Sheets



2 (E) LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0"



1 (N) LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0"

SCALE
DOESN'T
MATCH OTHER
DRAWINGS....

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS

2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



LATERAL SECTIONS EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	30 january 2017
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429

Sheet
A6
Of 9 Sheets

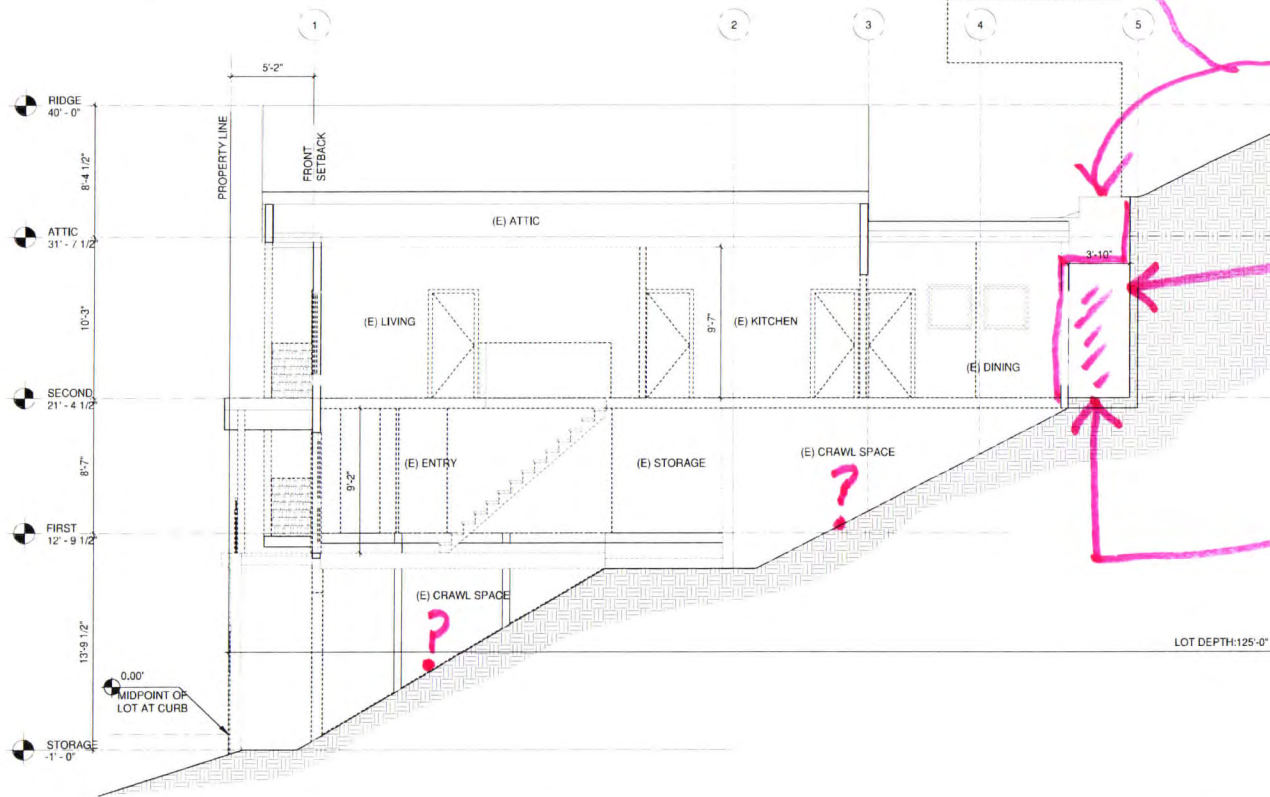
ADJACENT CLIMATE

XREF: PATH:

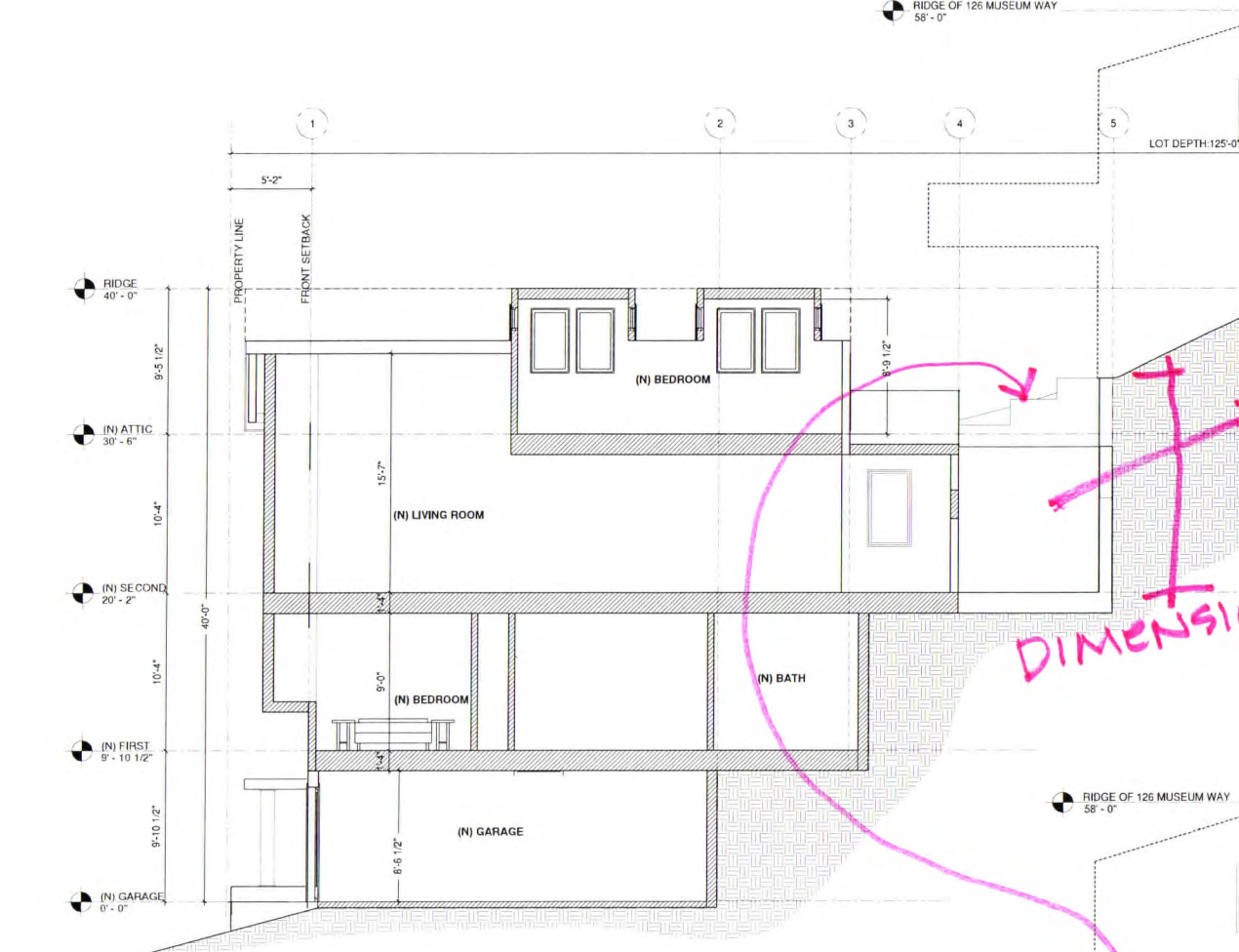
XREF:

1/15/2017 11:05 AM Modified by: Drawn

X:\Drawings\9400-3430\3430\ORIGINAL\34255A.SET\ANS.dwg 36/24



1
A7 (E) LONGITUDINAL SECTION LOOKING WEST
SCALE: 3/16"=1'0"



2
A7 (N) LONGITUDINAL SECTION LOOKING WEST
SCALE: 3/16"=1'0"

HOW DOES OCCUPANT ACCESS BACK ~~DOOR~~ YARD?

DIMENSIONS?

RETAINING WALL BEYOND DID NOT EXIST AND WAS BUILT W/O A PERMIT OR SHORING.

THIS HIGH WALL AND GAP DID NOT EXIST

REVISIONS	BY

SANTOS & URRUTIA INC
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7722
FAX (415) 842-7590

PROFESSIONAL ENGINEER
NO. 52884
Exp. 6/30/18
SANTOS & URRUTIA INC
REGISTERED

LONGITUDINAL SECTIONS
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 30 January 2017
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429
Sheet
A7
Of 9 Sheets

IF EVERY FLOOR IS DEMO'D
AND APPROXIMATELY 1/2 OF
THE ROOF IS DEMO'D,
HOW COULD THE TOTAL
REMOVAL OF HORIZONTAL
ELEMENTS BE ONLY 22%?

CALCULATIONS MUST
BE WRONG

**VERTICAL ENVELOPE ELEMENTS DETERMINATION:
PASSED SECTION 317 (2) (C)**

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50%
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50%

VERTICAL ENVELOPE ELEMENTS CALCULATION:
TOTAL EXISTING VERTICAL ENVELOPE ELEMENTS: 3,135 SQUARE FEET
TOTAL REMOVED VERTICAL ENVELOPE ELEMENTS: 859 SQUARE FEET
PERCENTAGE REMOVED: 28% < 50%

**HORIZONTAL ELEMENTS DETERMINATION:
PASSED SECTION 317 (2) (C)**

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50%
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50%

HORIZONTAL ELEMENTS CALCULATION:
TOTAL EXISTING HORIZONTAL ELEMENTS: 3,794 SQUARE FEET
TOTAL REMOVED HORIZONTAL ELEMENTS: 820 SQUARE FEET
PERCENTAGE REMOVED: 22% < 50%

**FRONT & REAR FACADE DETERMINATION:
PASSED SECTION 317 (2) (B)**

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL."

PROPOSED SUM FACADE TO BE REMOVED IS < 50%
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%

FACADE CALCULATION:
TOTAL EXISTING WALL: 48'-4"
TOTAL REMOVED WALL: 10'-0"
PERCENTAGE REMOVED: 21% < 50%

**EXTERIOR WALLS DETERMINATION:
PASSED SECTION 317 (2) (B)**

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL."

PROPOSED SUM FACADE TO BE REMOVED IS < 50%
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%

EXTERIOR WALLS CALCULATION:
TOTAL EXISTING WALL: 163'-2"
TOTAL REMOVED WALL: 42'-5"
PERCENTAGE REMOVED: 26% < 65%

PROJECT INFORMATION

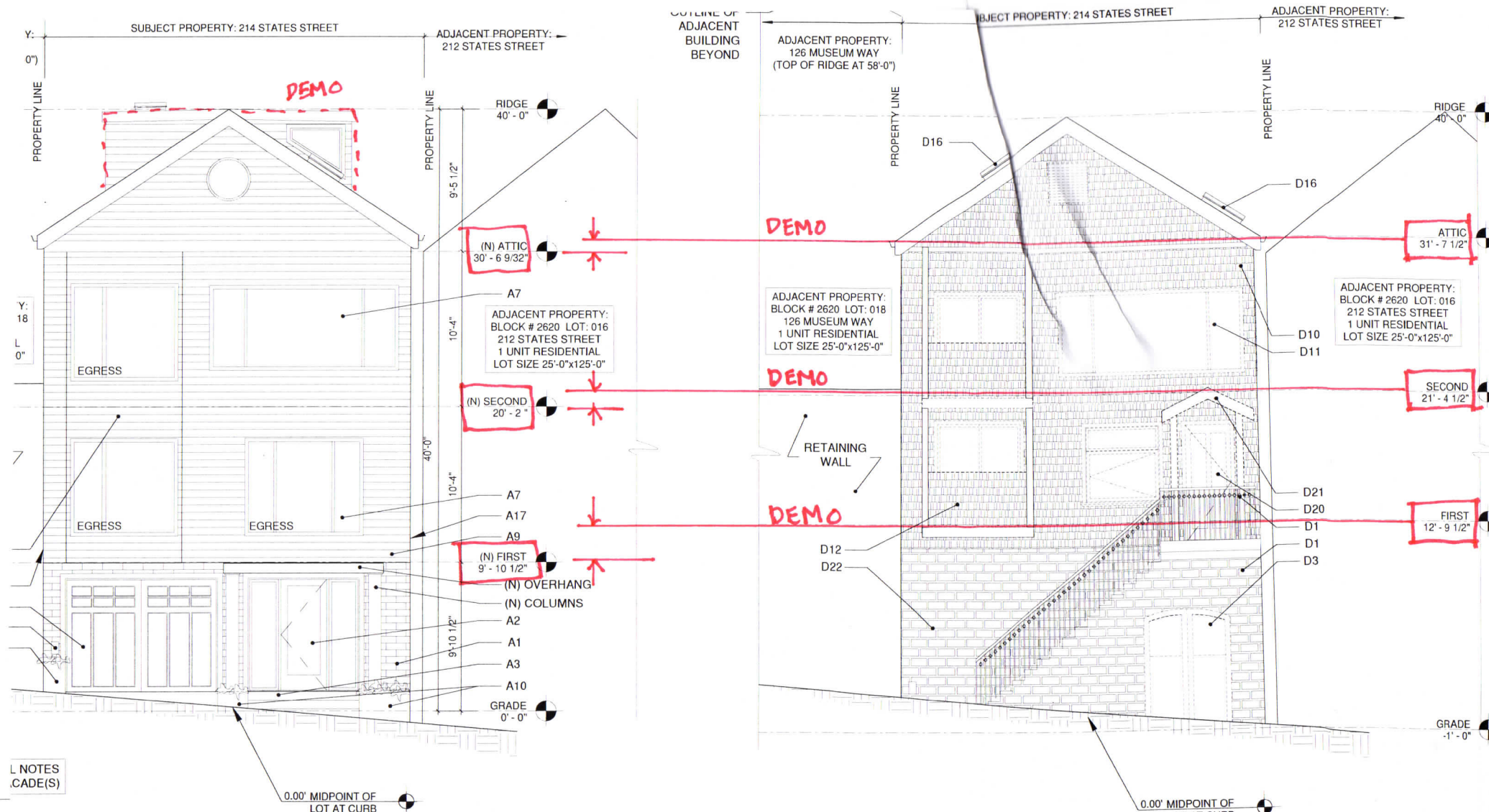
ASSESSOR'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 05/27/15, WITH REVISION #1 ON 05/27/15, AND REVISION #2 ON 04/08/16.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)(B) & 317(2)(C) OF THE SAN FRANCISCO PLANNING CODE.

THIS DEMOLITION ANALYSIS IS PROVIDED IN RESPONSE TO THE LETTER FROM THE PLANNING DEPARTMENT FROM JEFF HORN, DATED AUGUST 27, 2015, AND IS ONLY INTENDED TO RESPOND TO ITEMS #3 AND #4 IN THIS LETTER. ALL OTHER ITEMS ARE OUTSIDE THE SCOPE OF THESE DOCUMENTS.

NOT BASED UPON
THE DRAWINGS
WHICH WERE
SUBMITTED!



3
A3 (N) FRONT ELEVATION
SCALE: 3/16"=1'0"

1
A3 (E) FRONT ELEVATION
SCALE: 3/16"=1'0"

JAYSON
ARCHITECTURE
125 POCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT
214 STATES STREET, LLC

PROJECT
REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



**DEMOLITION
ANALYSIS**

SHEET TITLE
COVER SHEET

REVISIONS
NO. DATE DESCRIPTION

DATE JANUARY 18, 2017

SCALE

JOB NO. 2015.04

SHEET NUMBER

D-0



126
Museum
Way

212 States

214 States



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS 214 States St
OCCUPANCY / USE R-3 Residential

CONST. TYPE II

☒ If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT _____

MAILING ADDRESS _____

PERSON CONTACTED @ SITE _____

☒ FIRST NOTICE

☐ SECOND NOTICE

☐ OTHER: _____

COMPLAINT NUMBER

201412792

DATE 12/24/14

BLOCK _____ LOT _____

STORIES _____ ☐ BASEMENT

PHONE # _____

CITY _____

ZIP _____

PHONE # _____

VIOLATION DESCRIPTION:

☐ WORK WITHOUT PERMIT (SFBC 103A); ☒ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);

☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;

☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS CODE / SECTION # _____

Following Complaints and subsequent site inspection it appears that existing conditions on this building have been misrepresented on drawings which were submitted to Dept. of Building Inspection and San Francisco Planning department.

It appears that no garage ever existed at this property. Excavation at the rear of the property is in excess of that which was shown on plans.

BC - Building Code

HC - Housing Code

PC - Plumbing Code

EC - Electrical Code

MC - Mechanical Code

201405

CORRECTIVE ACTION: 201408254675 155937

☒ **STOP ALL WORK SFBC 104A.2.4** on PA 201408194202 201408295145

☐ FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS (☐ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

☐ OBTAIN PERMIT WITHIN _____ DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

☐ CORRECT VIOLATIONS WITHIN _____ DAYS. ☐ NO PERMIT REQUIRED.

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

☒ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

Stop all work, present all permit documents, permits, job cards and plans to Department of Building Inspection for review. This Notice of Violation may be modified after a further investigation is conducted. Penalty to be determined.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

☐ 9x Permit Fee (Work w/o Permit after 9/1/60)

☐ 2x Permit Fee (Work Exceeding Scope of Permit)

☐ Other _____

☐ Reinspection Fee \$ _____

☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT _____

VALUE OF WORK PERFORMED WITHOUT PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Joseph Duffy / Chris Schroeder

(Inspector - Print Name)

OFFICE HOURS 7-30 TO 8-30 AM AND 3-00 TO 4-00 PM

PHONE # 415 558-6656

By: (Inspector's Signature) _____

DISTRICT # _____

CC: ☒ DCP ☒ EID ☒ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☐ DPH ☐ PS

☒ Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096

☐ Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220

☐ Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030

☐ Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054

☐ Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454

**CITY & COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION**

ADDRESS: 214 States st

**STOP
WORK**

All work on this property shall cease immediately by order of the Director, Department of Building Inspection [S.F.B.C. Sec. 104.2.4].

Any person who disobeys this order shall be liable for a civil penalty, not to exceed \$500 for each day such violation is committed, or by imprisonment not exceeding 6 months, or by both such fine and imprisonment [S.F.B.C. Sec. 103].

It is unlawful to interfere with the posting of this notice or to tear down or mutilate this notice [S.F.B.C. Sec. 103].

Violations of this order should be reported to: Department of Building Inspection, 1660 Mission Street, Third Floor, 558-6096.

Frank Y. Chiu, Director

**DO NOT REMOVE
THIS SIGN**

Date: 12-26-14 Time: _____

By: Sr Joe Puffy
Building Inspector

Chris Schwach for Joe Puffy
Inspector - Print Name

Inspector Phone No. 558- _____

USE FORBIDDEN!
USO PROHIBIDO

**THE
THIS**

INTERIOR EXCAVATION

(Clearly identify machine, or equipment, or location, or condition, etc.)

IS DANGEROUS

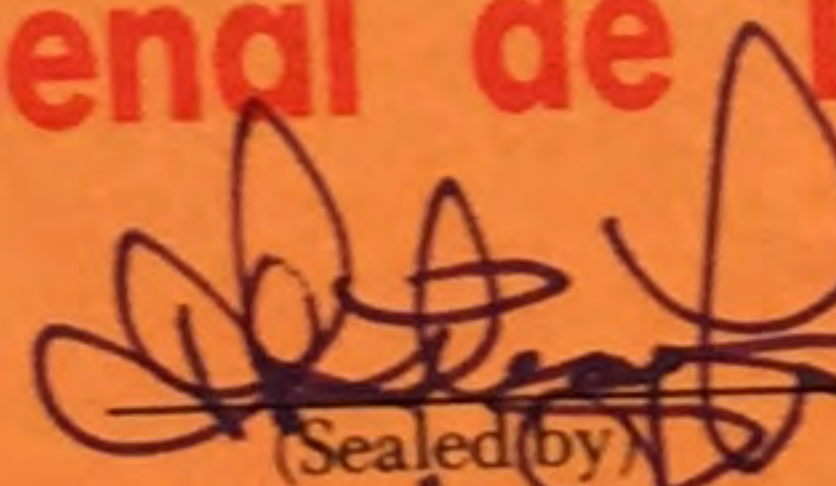
and all work at this machine, equipment, location, or under
this condition, is a violation of the law, punishable by fine or
imprisonment or both.

This notice must not be removed except by an authorized representative of the
Division of Occupational Safety and Health. Violation of this requirement
constitutes a misdemeanor, punishable by fine or imprisonment or both.

@ 214 STATES ST, SE

Work Prohibited Tag

Señal de Trabajo Prohibido

 12815-1010
(Sealed by) (Date) (Time)
W/ EVANS (415) 557-0114

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH

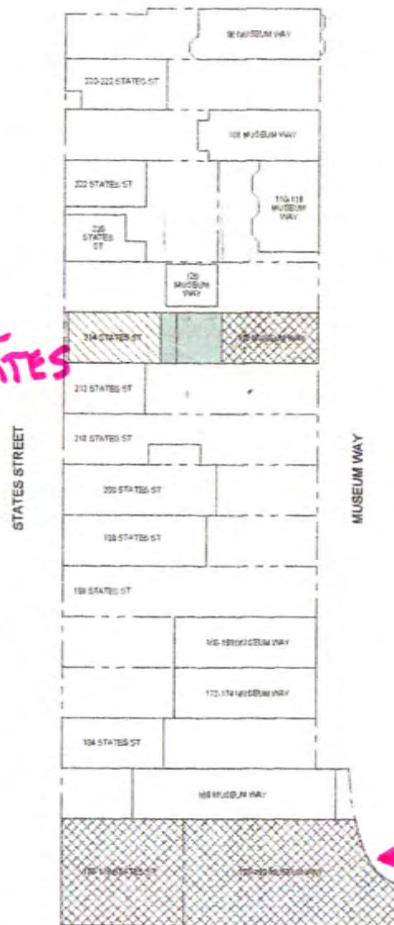
#5457

(SEE OTHER SIDE)

RECENT THROUGH LOT DEVELOPMENT BETWEEN
STATES STREET AND MUSEUM WAY



214
STATES

JAYSON
ARCHITECTURE

128 MUSEUM WAY
SAN FRANCISCO CA

DRAFT
NOT FOR
CONSTRUCTION

PLANNING
SUBMITTAL

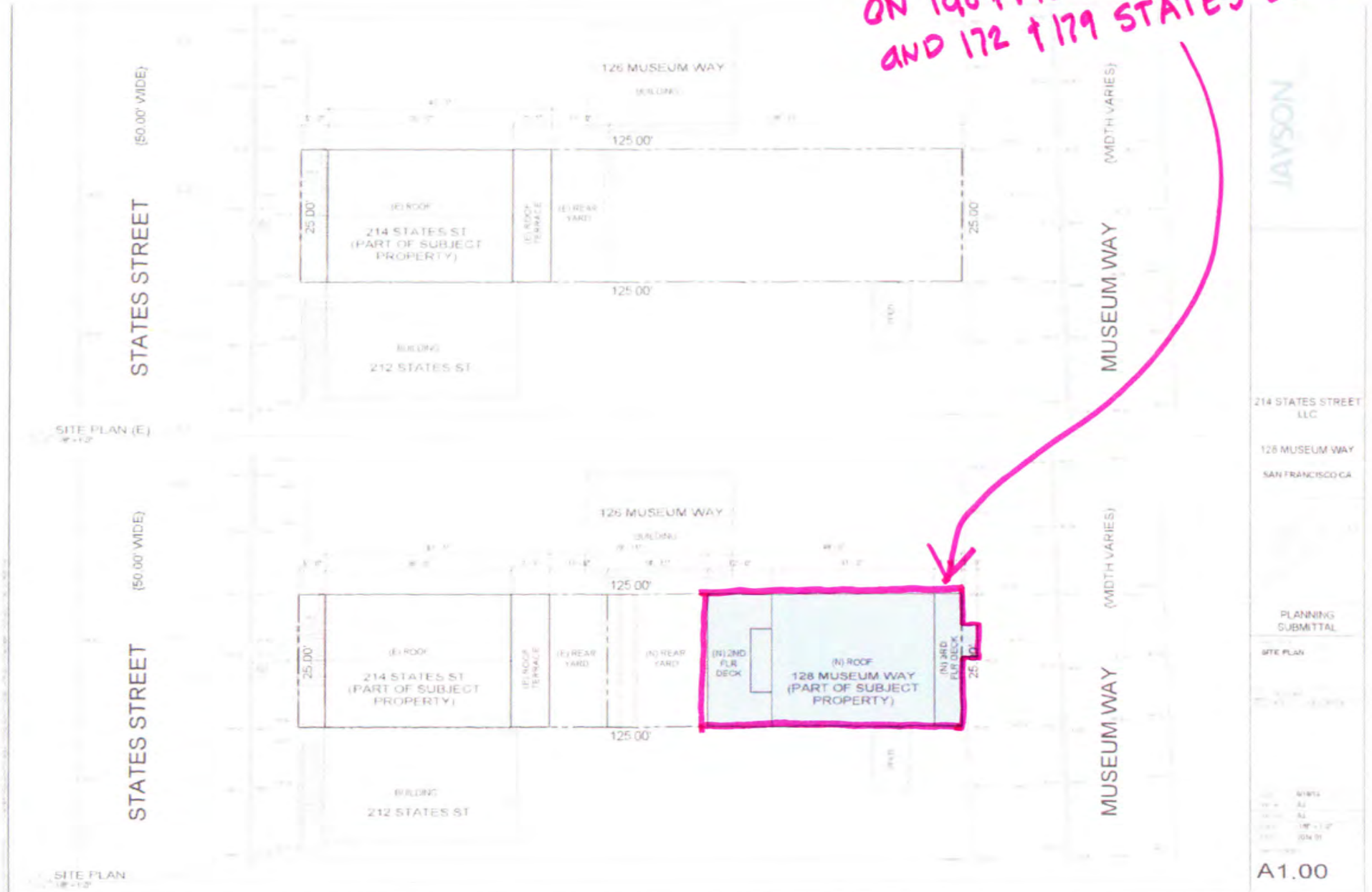
SHEET TITLE
VICINTY MAP

REVISIONS		
NO.	DATE	DESCRIPTION

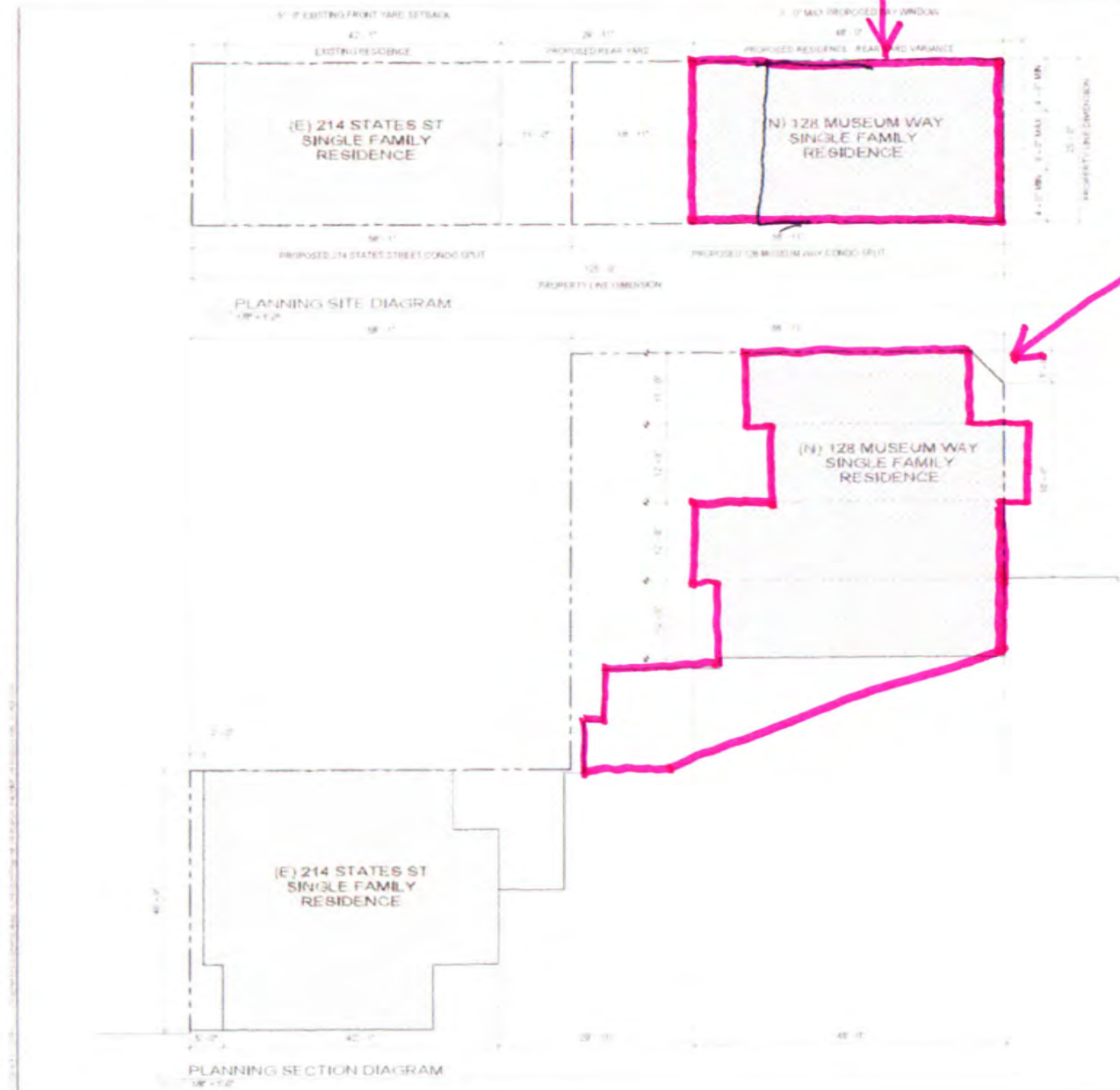
DATE	8/18/14
DRAWN	AJ
CHECKED	AJ
SCALE	As indicated
JOB NO	2014.01

G1.00

FUTURE
DEVELOPMENT MODELED ON
ON 190 + 192 MUSEUM WAY
AND 172 + 179 STATES STREET



FUTURE DEVELOPMENT ON 214 STATES MODELED ON 190 & 192 MUSEUM WAY & 172 & 179 STATES STREET



PLANNING NOTES

GENERAL

1. ZONING DISTRICT: RH-2, RESIDENTIAL HOUSE TWO-FAMILY
2. HEIGHT & BULK DISTRICT: AD-1
3. CEILING: SLOPE GREATER THAN 30% MAY REQUIRE AN ENVIRONMENTAL EVALUATION APPLICATION. NOTE: 128 MUSEUM WAY RECEIVED A CATEGORICAL EXEMPTION IN 2007.
4. URBAN BROWNFIELD: FACADES WITH MORE THAN 50% GLASS REQUIRE PROTECTION FOR WINDOWS 24 SQ. FT. OR LARGER.

SETBACKS & YARDS

1. SECTION 12.2, FRONT SETBACK: NO REGULATED SETBACK SUBJECT TO THE BASIC REQUIREMENT. ADDITIONALLY, SUBJECT TO SUBSECTION 4.2, THE PROPERTY IS ADJACENT TO A PROPERTY WHICH FRONTS ON ANOTHER STREET (STATES ST), SO THE APPLICABLE SETBACK IS THE ADJACENT PROPERTY SETBACK OF 6'-0" FEET AT 125 MUSEUM WAY.
2. SECTION 12.6(a), FRONT YARD: SHALL BE 50% PERMEABLE.
3. SIDE YARDS: NOT APPLICABLE FOR RH-2 ZONING DISTRICT.
4. SECTION 12.4, REAR SETBACK: 45% FOR SECTION 4.4.2 FOR ZONING DISTRICT RH-2. VARIANCE REQUESTED.

SETBACKS & YARDS: EXCEPTIONS

1. FRONT SETBACK: 15% ARCHITECTURAL PROJECTIONS THAT DO NOT INCREASE FLOOR AREA WITH 7'-0" FEET MINIMUM VERTICAL CLEARANCE FROM THE STREET NO MORE THAN 2'-0" FEET IN HEIGHT, PROJECTING 3 FEET MAX AT THE ROOF AND 1 FOOT MAX AT ALL OTHER LEVELS.
2. REAR YARD: 15% ARCHITECTURAL PROJECTIONS THAT DO NOT INCREASE FLOOR AREA WITH 7'-0" FEET MINIMUM VERTICAL CLEARANCE, NO MORE THAN 2'-0" FEET IN HEIGHT, PROJECTING 3 FEET MAX.
3. FRONT SETBACK/REAR YARD: 15% BAY WINDOWS MAY BE USED IN EITHER THE FRONT SETBACK OR REAR YARD, BUT WITH BOTH: 7'-0" FEET MINIMUM VERTICAL CLEARANCE FROM THE STREET, PROJECTING 3 FEET MAX AND 4 FEET MAX WIDTH. BAY WINDOWS MUST BE SEPARATED FROM THE PROPERTY LINE BY 4 FEET MINIMUM AND FROM ADJACENT BAYS BY 8 FEET MINIMUM.
4. REAR YARD: 15% BAY WINDOWS MAY BE USED IN EITHER THE FRONT SETBACK OR REAR YARD, BUT WITH BOTH: 7'-0" FEET MINIMUM VERTICAL CLEARANCE FROM THE STREET, PROJECTING 3 FEET MAX AND 10 FEET MAX WIDTH. BAY WINDOWS MUST BE SEPARATED FROM ADJACENT BAYS BY 5 FEET MINIMUM, COMBINED LENGTH OF REAR BAYS 16.56 FEET MAX (55.00' WIDTH).
5. FRONT SETBACK/REAR YARD: 15% STAIRS NOT MORE THAN 3 FEET ABOVE GRADE AND UNCOVERED STAIRWAYS AND LANDINGS NOT HIGHER THAN THE ADJACENT FIRST FLOOR OF OCCUPANCY ABOVE GROUND LEVEL. 20' LOT WIDTH MAX. 6 FEET MAX INTO REAR YARD FOR ALL PORTIONS OF STAIRWAYS MORE THAN 3 FEET ABOVE GRADE.
6. REAR YARD: 15% DECKS AND ENCLOSED EXTENSIONS OF BUILDING 10 FEET MAX INTO YARD. SHALL NOT EXTEND INTO REAR 25% OF LOT OR 15 FEET OF LOT, WHICHEVER IS GREATER. MAX HEIGHT 2ND FLOOR OF OCCUPANCY EXCLUDING THE GROUND LEVEL WITH 5 FEET CLEAR FROM SIDE PROPERTY LINES, 10 FEET ABOVE GRADE IF NOT SETBACK FROM SIDE PROPERTY LINES.

HEIGHT & BULK

1. HEIGHT DEFINITION: SECTION 12.2(b), WHERE THE LOT IS LEVEL WITH OR SLOPES DOWNWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AT CURB LEVEL ON SUCH A STREET. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER. MEASUREMENT OF HEIGHT FOR ANY PORTION OF THE LOT EXTENDING BEYOND SUCH LINE SHALL BE CONSIDERED IN RELATION TO THE OPPOSITE LOWER END OF THE LOT, AND THAT PORTION SHALL BE CONSIDERED AN UPWARD SLOPING LOT IN ACCORDANCE WITH SUBSECTION 12.2(b), WHETHER OR NOT THE LOT ALSO HAS FRONTAGE ON A LOWER STREET.
2. HEIGHT LIMIT: SECTION 20.8(b)(2), 35 FEET MAXIMUM FOR RH-2 LOTS WITH A REAR LOT LINE 20 FEET OR MORE LONGER THAN THE FRONT LOT LINE.
3. HEIGHT LIMIT: SECTION 20.8(c)(1), 30 FEET MAXIMUM FOR RH-2 LOTS AT THE FRONT SET BACK, INCREASING AT 4.45 DEGREE ANGLE UNTIL THE MAXIMUM HEIGHT IS REACHED.
4. BULK LIMIT: SECTION 21.9, TABLE 21.9(a) FOR 70' TYPE BUILDINGS.

JAYSON

214 STATES STREET
LLC
128 MUSEUM WAY
SAN FRANCISCO CA

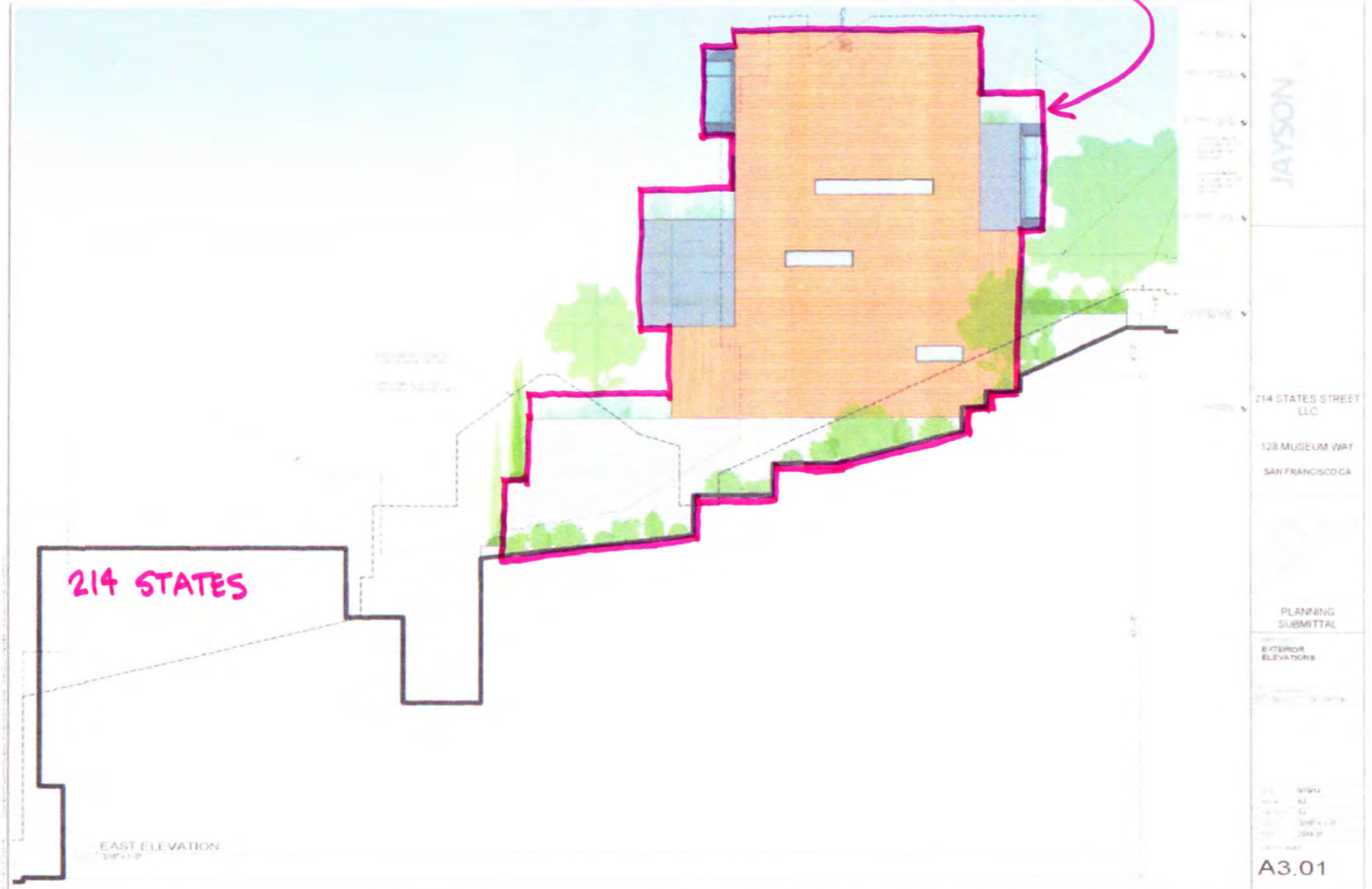
PLANNING
SUBMITTAL

PLANNING DIAGRAMS

DATE: 01/04/24
BY: AJ
CHECKED BY: VJP
DATE: 02/04/24

G1.01

FUTURE DEVELOPMENT MODELED ON
190 & 192 MUSEUM WAY and
172 & 179 STATES STREET





EXCAVATION WITHOUT SHORING OR PERMIT

CASE NUMBER: 2015-0161-PF DRP
BPA # 2015.04.16.3876

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Joell Hallowell		
DR APPLICANT'S ADDRESS: 212 States Street	ZIP CODE: 94114	TELEPHONE: (415) 626-7961

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Kevin Cheng/Todd Mavis		
ADDRESS: 214 States Street	ZIP CODE: 94114	TELEPHONE: () unknown

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 214 States Street		ZIP CODE: 94114		
CROSS STREETS: Castro/Levant				
ASSESSORS BLOCK/LOT: /	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

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

Present or Previous Use: _____

Proposed Use: _____

Building Permit Application No. 2015.04.16.3876 Date Filed: 4/16/15

RECEIVED.

DEC 30 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P10

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 type="checkbox"/>	<input checked="" 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.

We have met with the owners and their engineer and have received absolutely no cooperation. Our relationship is volatile, and in fact we have felt threatened. We are unable to negotiate any further.

- If you are aware of relevant covenants or deed restrictions on the property relevant to the subject of this Application, describe these restrictions, or submit a copy and indicate their expiration date, if any. (Note: covenants bind the owner, not the City.)
- In making this application for DR, you are requesting that the Planning Commission exercise control over a project that meets the zoning standards applicable to the subject site. The Commission only does this where exceptional and extraordinary circumstances exist. The burden of showing why a project that meets the minimum standards should be denied or modified rests with the DR Applicant. Consequently, you must make your request to the Planning Commission clear and concise. In addition to the written statement provided in your application, you may submit other materials that help prove your case. (Please keep submissions to 8.5" by 14" if possible, and preferably 8.5" by 11".) All plans, photographs and other exhibits submitted with this application will be retained as part of the permanent public record.
- Supplemental materials for the Commission to review in addition to the initial DR application these materials must be submitted to the project planner by the Wednesday, one week prior to the hearing date to be included with the staff case report. Please contact the project planner for the amount of copies required. The supplemental materials shall be submitted on 8 1/2" x 11" (folded 11" x 17" reduced plans may also be accepted). Materials not submitted by the deadline above shall be submitted directly to the Commission the day of the hearing.

Fees:

Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6378.

Planning Commission Hearing Material:

This timeline includes a deadline for project sponsors to submit material to staff to be included in the Commission packet. If the Sponsor does not submit the necessary material by the deadline, the project will be continued to a later hearing date.

- Three weeks prior to hearing: Project Sponsor submits draft project graphics (plans, renderings etc) to project planner.
- Two weeks prior to hearing: Project planner submits Draft staff report (must include draft attachments) to Team Leader for review.

- Ten days prior to hearing (5pm on Monday): Deadline for submittal of all sponsor material and public comment to be included in Commission packets
- One week prior to hearing: Project planner delivers complete Commission packets to the Commission Secretary.

ADDITIONAL INFORMATION ABOUT DISCRETIONARY REVIEW

The Planning Commission may use its discretionary powers to review any building permit application that meets the minimum requirements and standards of the Planning and other Codes, if the Commission judges that action on the application is necessary to ensure that the interests of the City and its neighborhoods are protected. Any concerned party may request discretionary review by filing the appropriate application with the Planning Department. However, the Commission reserves this power for exceptional and extraordinary circumstances, generally involving conflicts with the City's Master Plan and the Planning Code Priority Policies

The Planning Commission derives its discretionary review authority from San Francisco's Municipal Code under the Business & Tax Regulations Code, Article 1 Permit Procedures, Section 26 (a). The authority to review permit applications that meet the minimum standards applicable under the Planning Code is set forth by City Attorney Opinion No. 845, dated May 26, 1954. The opinion states that the authority for the exercise of discretionary review is "a sensitive discretion...which must be exercised with the utmost restraint" to permit the Commission "to deal in a special manner with exceptional cases." Therefore, discretionary review should be exercised only when exceptional and extraordinary cases apply to the proposed construction, and modifications required only where the project would result in a significant impact to the public interest. The City Attorney's Opinion was reviewed in 1979 and re-affirmed with Opinion No. 79-29, dated April 30, 1979, and the power of Discretionary Review has been upheld in the courts.

To file your Discretionary Review application, please come to the Planning Information Center (PIC) located at 1660 Mission Street to submit in person. Please bring your completed application with all required materials.

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.

During un-permitted demolition in November 2014, for which construction was brought to a halt by the DBI, our brick wall was disconnected from the foundation at 214, with no prior notification or warning. 1. We have requested (multiple times) engineered plans regarding the mitigation of that issue, the securing and capping of our wall, and have received none. In fact, although their engineer at one point agreed to provide a plan for securing our wall, the owners have since suggested that our walls were never connected. An out-and-out denial of the truth. The wall is now currently covered by plywood and we have been unable to inspect the damage or assess our needs. 2. Also, the planned extension at the back of the house and the proposed "parapet" will be hovering over our existing fence and will greatly

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:

1. We are concerned about the condition and safety of our foundation. For over 100 years 212 States and 214 States have shared a strong bedrock foundation and rested on adjoining walls. The tons of bedrock that were recently removed from 214 States immediately caused our front steps to crack away from the front brick wall and they have continued to crack since November 2014, when the bedrock was removed from our adjoining properties. We also have new cracks in several interior walls and the ceiling. 2. The proximity of our properties is within inches of each other. The back parapet and new windows will cause a severe intrusion on our lives.

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?

Moving the terrace five feet from the property line, shoring and capping our brick wall, and removing or moving the two new east-facing dormer windows will be a satisfactory conclusion.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Joell Hallowell

Date: _____

12/25/16

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

Joell Hallowell, owner

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

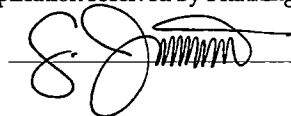
REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	
Covenant or Deed Restrictions	
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)	

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: _____

12/30/16

#2620 / #018
Michael Schulte Trs.
126 Museum Way
San Francisco, CA 94114

Santos & Urrutia
2452 Harrison Street
San Francisco, CA 94110

#2615 / #002
Park & Recr. Department
25 Van Ness Ave. # 400
San Francisco, CA 94102

#2619 / #071
Robert Mackay Trs.
14 Ord Court
San Francisco, CA 94114

#2619 / #072
N & A Gelineau
12 Ord Court
San Francisco, CA 94114

#2619 / #109
Kevin Reher Trs.
60 Bay Way
San Rafael, CA 94901

#2619 / #109
Occupant.
227 States Street
San Francisco, CA 94114

#2619 / #110
C B Kanand Trs.
229 States Street
San Francisco, CA 94114

#2620 / #016
Joell Hallowell
212 States Street
San Francisco, CA 94114

#2620 / #017
214 States LLC
Po Box 460171
San Francisco, CA 94146

#2620 / #017
Occupant
214 States
San Francisco, CA 94114

Santos & Urrutia
2452 Harrison Street
San Francisco, CA 94110

#2620 / #018
Michael Schulte Trs.
126 Museum Way
San Francisco, CA 94114

#2615 / #002
Park & Recr. Department
25 Van Ness Ave. # 400
San Francisco, CA 94102

#2619 / #071
Robert Mackay Trs.
14 Ord Court
San Francisco, CA 94114

#2619 / #072
N & A Gelineau
12 Ord Court
San Francisco, CA 94114

#2619 / #109
Kevin Reher Trs.
60 Bay Way
San Rafael, CA 94901

#2619 / #109
Occupant.
227 States Street
San Francisco, CA 94114

#2619 / #110
C B Kanand Trs.
229 States Street
San Francisco, CA 94114

#2620 / #016
Joell Hallowell
212 States Street
San Francisco, CA 94114

#2620 / #017
214 States LLC
Po Box 460171
San Francisco, CA 94146

#2620 / #017
Occupant
214 States
San Francisco, CA 94114

Issues Regarding Discretionary Review Request

Joell Hallowell & Tricia Garlock,
212 States Street
Re: 214 States Street

Withdraw Original Support

We have withdrawn all support for this project. The developers have not been aboveboard, their communications have been aggressive and threatening, and they have not acknowledged any misdoings, taken responsibility for damages to neighboring properties or allowed access to their property in order to inspect damage. Our original support was made after Mavis and Cheng (the Developers) informed us that they were planning an interior remodel requiring no variances and stated that the only permit requisite would be to enclose two small balconies at the front of the property. We had no objection to that idea and wrote a letter of support before the project began. As the work proceeded, we began to question the elaborate excavation and demolition work, but did not become alarmed until the day a bulldozer crashed through their front wall, shaking our house, cracking our front cement steps and several interior walls, and disconnecting our front exterior wall from theirs. Until the day it happened, we had no previous warning that the Developers were demolishing the house or adding a garage or removing the foundation.

Brick Wall

We have lived next door to the site of this project for 30 years. The two houses not only share a history, built by the same family, but until the unapproved, unannounced excavation of many tons of bedrock by the Developers in November 2014, the houses shared a foundation and were connected by their front walls—walls that had been attached since somewhere around 1912. We have asked to inspect the unpermitted wall that now holds back the earth that our house sits on, but have not been allowed access to the property. We have received no plans to shore up and stabilize our disconnected wall. We have asked to see the soils tests; we have received no tests. The project engineer, Rodrigo Santos, originally promised to provide us with plans to cap and stabilize our dangling brick wall, but later he reneged on that agreement. At the moment, we have no access to the disconnected portion of our wall, it is hidden behind the unpermitted wall that now exists on the east side of 214. When we recently began the process of receiving an insurance assessment, it was impossible to make any determination of damage because of the lack of access.

Unpermitted Construction of Walls

There are now at least five new unpermitted tall concrete walls that hold back land that has been known to slide many times over the past 30 years. Already there are superficial cracks in several of the walls. We would like to receive assurance of their structural

safety and see engineered plans that verify those new walls will hold back the soils under our house and behind 214 States.

Unpermitted Demolition

We believe that the project has advanced far from the original “interior remodel” and that the structure of 214 was essentially demolished. The shell of the original house remains precariously hanging over the newly excavated area. We believe the Developers should be held accountable for going forth with a demolition under dubious circumstances.

Privacy

We have asked the Developers to move the proposed back-deck five feet away from our fence line which would assure us privacy on our back patio. The developers assured us that instead of shortening the deck, they would install planters as a privacy barrier. That is not an acceptable solution and we request that planners take our privacy concerns into consideration as the plans are reviewed.

Existing Conditions

The representation of existing conditions on the current applications are not accurate and the drawings are inadequate and confusing. There was a small low room that jutted out on the backside that was a breakfast nook for many years, after it was first added without permits. We had no objection because it was well below our fence line and not open to the backyard. The developers are now claiming that it was a much larger, more significant part of the existing house. There are many other very confusing elements of the drawings and we have yet to see the fully engineered plans or any soils reports.

Future Development

The Developers have explicitly informed us that when they complete the project at 214, their “best case scenario” is to build another unit at the back of their property on Museum Way. We believe that at that juncture they will undoubtedly ask for a variance with hopes to use more than the 60 percent of the property, leaving our neighborhood yet another over-built development with minimal green space, fewer trees, and less public access to our neighborhood’s wonderful views. Further development would inevitably extend the project into another three or four years, at least, in the end creating a decade-long disruption to our once-quiet neighborhood at the same time that several other large projects are underway along our one-lane street. So far, the Developers have hired sub-par workers with very little knowledge or experience and when the project was in process, it was incredibly slow-going. The project has been in play for many years.

Two Units

After considering all possibilities and discussing it with our Corona Heights neighbors, we are asking planners to reconsider the scale of the 214 project. In reading Scott Weiner's Interim Corona Heights Development Restrictions, we understand that there is a suggested preference for developing only one side of a property whenever "feasible." Before the Developers hauled away tons of bedrock from 214, and cut deeply back into the hill behind the house, it would definitely not have been feasible to build two units on the States Street side, but now that the damage has been done, we believe that it would absolutely be possible—and preferable—if the Developers satisfied their R2 zoning max at the States Street side. We are aware that this option would increase the size of the 214 site and definitely effect our personal privacy and light (which of course is not *our* "best case scenario"), but if it means that the Developers would be unable to come back in a year or two and start in on a completely new project, thereby leaving green space and trees and views at the top of their through-property, we would like planners to consider requiring the 214 project to include two units on States Street and call an end to any future development of the property. We have great neighborhood support for this solution.

Conclusion

We have tried to civilly communicate with the Developers for years and have been continuously discouraged by the disingenuous and dishonest dealings with Mavis and Cheng. At this point we have absolutely no confidence that they, without constant oversight, will ever choose to "do the right thing." They went forward with a project that was far more substantial than stated in their original applications and we believe their intent was to get as much work done without authorization as possible and only ask for permission if called out by the neighborhood or DBI. They have lied to us directly, on numerous occasions, and their engineer, Rodrigo Santos, who originally agreed to help remedy the issue of our disconnected wall, has also lied about existing conditions and denied that our walls were ever connected.

We are very anxious to see this project finished and do not want to delay its progress, but we also want to ensure the safety of our home and the nature of our neighborhood through this planning process and with constant oversight of the DBI.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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


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

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



214 States Street Discretionary Review
Project Sponsor Response
February 23, 2017 Hearing

February 13, 2017

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: 214 States Street Discretionary Review: Project Sponsor Response

Planning Commissioners:

A Bit of History:

What the Discretionary Review Applicants really want is a cash payment from us as Project Sponsor. Otherwise, the DR Applicants threaten to stop the renovation of our single family home and attempt to force us to convert our home into two units. This is the reason why the DR Applicants filed to oppose our renovation plans.

In April 2014, both DR Applicants, Michael Schulte, AIA, and Joell Hallowell, signed letters of support and architectural drawings for the front and rear facades of our single family home, after going over the plans for our home. Three years later, we are proposing exactly the same design, which involves modest changes that reduce the footprint of the original building. See *Exhibit K, pages 26-29*.

In June 2014, we received a Notice of Violation and were forced to stop work for three months to prove our home was never two units. After proving that we did not illegally remove a unit, we are now being asked by the DR Applicants to start completely over again and reformulate our single family home into two units.

DR Applicants accuse us of damaging their property, undermining their foundations, building over the property line, working without permits and over-demolishing. All of these accusations are not true. DR Applicants made these accusations first in December 2014 and are making the same accusations now in February 2017 in their DR applications. In the intervening 27 months, the DR Applicants have not filed insurance claims, initiated lawsuits against the contractors who did the work damaging their properties, consulted with the appropriate construction / engineering professionals, or much less made any repairs. DR Applicants have done nothing to address their own concerns. In fact, until filing their DR applications, the DR Applicants have not even contacted us in the last 27 months.

For the last three years, DR Applicants have been satisfied with our home being in a condemned / unoccupied state. As we attempt to move forward with our permits, DR Applicants are again fighting to prevent us from finishing our home; and barring that, to force us to live in a way we do not want. That is not fair.

Addressing DR Applicant Objections:

DR Applicants have raised a number of objections to our renovation, which can be categorized as non-DR related and DR related with regards to the Planning Code and Design Review Guidelines.

Non-DR Related Objections:

To delay further our renovation, the DR Applicants cite objections such as the completeness of the 311 Notification drawings, the accuracy of the demolition calculations, and as a consequence the applicability of the Interim Controls for Corona Heights. These objections are made to force us to renounce or to reapply under a different application type.

Planning Department has determined that the submitted drawings are complete, that the demolition calculations are accurate (by visiting the site and concluding the current condition is not tantamount to demolition), and that the Interim Controls for Corona Heights do not apply.

DR-Related Objections:

To modify our renovation plans, the DR Applicants cite two objections: 1) Entrance should remain on the second floor, and 2) Rear deck / addition should be reduced and dormers should be moved to accommodate light and privacy concerns for the back yards of the two adjacent neighbors, the DR Applicants.

We are proposing modest changes that result in a smaller footprint than the original building and feel that the changes should be approved as proposed. We address each objection below.

1) Front Entrance Should Be on the Ground Level:

Entrance for 214 States Street should be on the Ground Level for five reasons: a) Predominant Pattern on States Streets is entrances on the ground level, b) Planning Department Precedence is to require new developments on States Street to have entrances on the ground level, c) In a Prior Decision for 214 States Street, Planning Department approves relocating the entrance to the ground level, d) By having the entrance on the ground level, 214 States Street provides improvements to the property that serve also as amenities benefiting the community, and e) Ground level entrance supports the General Plan guidelines for a safe living environment.

a. Predominant Pattern

While States Street is an eclectic mixture of homes with diverse building styles, the predominant pattern on the North Side of States Street (from Levant Street to Castro Street which is the full extent of States Street) involve entrances on the ground level (RDG: Neighborhood Context: Mixed Visual Character, pages 7-10, Site Design, pages 11-13). *See Exhibit A, page 5.* In fact:

i. 74 Percent of All Properties Have Entrances on Street Level

- Of the 56 Lots on the North Side of States Street, 29 lots have entrances on the Ground Level, 17 are vacant land, and 10 have stairs leading to a higher entrance. *Subject Property is not included in the aforementioned totals.*

ii. 87 Percent of All Properties with Garages Have Entrances on Street Level

- Of the 30 Lots with garages, 26 lots have entrances on the ground level

See Exhibit B, pages 6 to 9, for examples.

b. Planning Department Precedence

Planning Department requires the two most recent new developments on States Street (located at 176-178 States Street) to have their entrances on the Ground Level despite being adjacent to two buildings with stairs leading to a second and even a third level entry. *See Exhibit C, page 10.*

- Planning Department requires 176-178 States Street to “enlarge width of front entry to provide visual prominence from the street (RDG, Pages 32-22)”
- Planning Department confirms and then reiterates to 176-178 States Street that the Front Entry is required to be at the ground level not once but three times (via three separate written notices over a five month period)
- Unlike for 214 States Street, Planning Department does *not* make 176-178 States Street “respect the topography of the surrounding area by stepping down to the street,” or “by (having) elevated building entrances and setbacks to the mass of the buildings (RDG, Respect the Topography of the Site and the Surrounding Area, pages 11-12).”

c. Prior Decision by Planning Department

In 2014, after a three month review, Planning Department approves for 214 States Street via a CEQA Categorical Exemption Determination “*changes to front façade, replace balconies with bay windows, replace shingles with siding, remove entry stair, relocate front door and garage door, and replace windows*”. In that Determination, a Senior Historical Preservation Planner reclassifies 214 States Street as *not* a historical resource, “based upon photographic evidence, the subject building has been drastically altered and retains insufficient integrity.” *See Exhibits D and E, pages 11-12.* Historical Preservation Planner then approves a Building Permit to modify the façade to relocate entrance to ground level. *See Exhibit F, page 13.*

d. *Front Entry Improvements Also Benefiting Community*

According to the Residential Design Guidelines, entrances define more than the visual character of the streetscape. Entrances, particularly entrances on the ground level, “enhance the connection between the public realm of the street and sidewalk and the private realm of the building” (RDG, Architectural Features: Building Entrances, Page 31) and “provide a pedestrian scale and enhance the street” (RDG, Architectural Features: Location of Building Entrances, page 32).

By locating the entrance of 214 States Street on the ground level (and eliminating the existing raised stair entry on the second floor), a five feet by 25 feet front setback is created. This 125 square feet of front setback area serves not only as a front entry to the residential property but also as parklet-like area for a streetscape currently buttressed by a massive concrete retaining wall on one side and an imposing brickcastle-like staircase on another. See *Exhibit G, pages 13*.

214 States Street proposes using high quality materials and lighting for the front façade, installing art in the driveway path, and increasing the density of plants / shrubberies in the planters. Given the number of vacant lots and the lack of continuous sidewalks, most pedestrians do not walk on the North Side of States Street. 214 States Street proposes a front entry on the ground level that effectively cedes what is private property to the public domain, thereby enhancing the community connection between the current sidewalk, which is rarely used by pedestrians, and the renovated residential property at 214 States Street.

e. *Safe Living Environment*

Existing steep exterior stairs are not safe, especially during inclement weather, and do not encourage “aging in place”, as required by the General Plan for safe, quality living environments. According to research by the American Association of Retired Persons, nearly 90 percent of seniors want to stay in their own homes as they age, often referred to as “aging in place”. AARP identifies housing features that seniors find especially important in their later years, as they begin to experience reduced eyesight, poorer balance, and reduced flexibility: 77 percent of seniors identify front entrances without steps as an important requirement.

2) *Rear Deck / Addition and Dormers Should Remain as Proposed*

DR Applicants allege light and privacy impacts to their backyard terraces / decks / patios due to the new rear deck / addition and dormers proposed at the rear of 214 States Street. Rear deck / addition and dormers should remain as proposed for five reasons: a) Proposed changes incorporate almost all RDG Recommended Design Modifications, b) Dormers are located in only possible area permitted by regulations, c) Addition below deck is subterranean and is infilling of structures which already exist, d) DR Applicant claims negative impacts on a cottage which is planned to be demolished, and e) Planning Department finds no exceptional or extraordinary impacts to adjacent neighbors.

a. *Incorporating RDG Mitigation Recommendations*

214 States Street is incorporating a majority of the RDG Recommended Design Modifications (RDG, Rear Yard, pages 16-17) to address DR Applicant concerns for light and privacy impacts:

- Light
 - Provide Setbacks on the Upper Floors of the Building
 - Include a Sloped Roof in the Design
 - Incorporate Open Railings on Decks and Stairs
- Privacy
 - Incorporate Landscaping and Privacy Screens into the Proposal
 - Use Solid Railings (at Property Lines) on Decks
 - Develop Window Configurations that Break the Line of Sight Between Houses

Moreover, three-foot wide planters and skylights are proposed to be installed on both property lines adjacent to DR Applicants to create a setback on new deck.

b. *Dormers Located in Only Area Possible*

Given the short length of the current sloped roof, Dormers cannot be located anywhere else and still comply with Zoning Administration Bulletin Number 3. While dormers are included in the Section 311 Notification to neighbors, dormers complying with ZAB Bulletin Number 3 are normally permitted without neighborhood review.

c. *Rear Addition Mostly Subterranean and Largely Pre-Existing*

As the rear addition is below-grade to the two adjacent neighbors, there are no light or privacy impacts on their interior living spaces. Much of the proposed addition already exists as documented by recent photo and permit submitted almost 30 years ago. See *Exhibit H, pages 15-16*. Hence, citation (of RDG,

Rear Yard Cottages, page 21) by the DR Applicants does not apply.

d. *DR Applicant to Demolish Cottage*

DR Applicant claims negative impacts on a cottage which is planned to be demolished. In place of the cottage, DR Applicant plans to develop a new two-unit structure that would exceed 4500sf. See *Exhibit I, pages 17-19*.

e. *No Exceptional or Extraordinary Circumstances*

Planning Department has determined that the concerns raised by the DR Applicants are not exceptional or extraordinary. See *Exhibit J, page 20-21*.

*As an accommodation to DR Applicants, 214 States Street proposes the following **additional changes**: Frost side windows of dormers, increase density of plants / shrubberies in planters on rear deck, and construct solid, high-quality fences on property lines with adjacent neighbors.*

Broad Neighborhood Support for Proposed Changes:

Neighbors broadly support the proposed changes to 214 States Street. Within the vicinity of the required Discretionary Review Notice, **ALL** residential neighbors have signed letters supporting the changes proposed, including at one time, the two DR Applicants. See *Exhibit K, pages 22-29*.

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 2620017T	214 STATES ST	SANTOS	16	1026
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	SANTOS & URRUTIA	2451 HARRISON ST	SAN FRANCISCO	CA	94110
0001	005					
2615	002	PARK & RECREATION DEPARTMENT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102-6051
2619	071	ROBERT MACKAY TRS	14 ORD CT	SAN FRANCISCO	CA	94114-1417
2619	072	N & A GELINEAU	12 ORD CT	SAN FRANCISCO	CA	94114-1417
2619	109	KEVIN REHER TRS	60 BAY WAY	SAN RAFAEL	CA	94901-2473
2619	109	OCCUPANT	227 STATES ST	SAN FRANCISCO	CA	94114-1405
2619	110	C B KANAND TRS	229 STATES ST	SAN FRANCISCO	CA	94114-1405
2620	016	HALLOWELL JOELL	212 STATES ST	SAN FRANCISCO	CA	94114-1406
2620	017	214 STATES ST LLC	PO BOX 460171	SAN FRANCISCO	CA	94146-0171
2620	017	OCCUPANT	214 STATES ST	SAN FRANCISCO	CA	94114-1406
2620	018	MICHAEL SCHULTE TRS	126 MUSEUM WAY	SAN FRANCISCO	CA	94114-1430
9999	999					

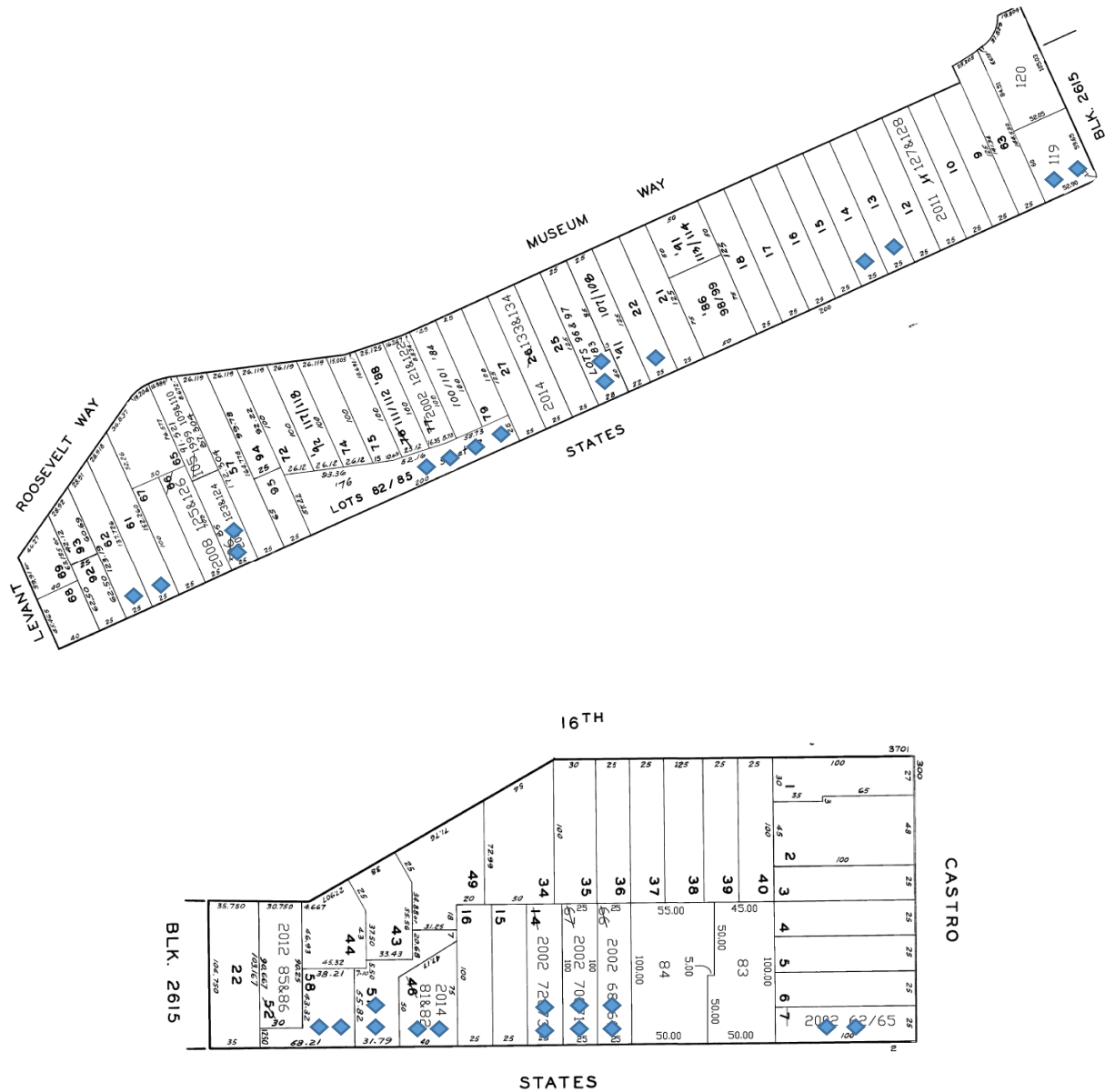
- ◆ Upon alleging property damage by contractors of 214 States Street and subsequently seeking financial restitution from Project Sponsor, two neighbors (212 States Street and 126 Museum Way) who are also DR Applicants, subsequently withdrew their support. See original letters of support from these two neighbors in *Exhibit K, pages 26-29*.

Within a one block radius and along States Street, 13 neighbors support the changes proposed. See *Appendix A*. Across San Francisco, 86 neighbors who live, work and play around 214 States Street, petitioned their support for the proposed changes. See *Appendix B*.

Please approve our renovation as proposed. *Thank you for your consideration.*

Exhibit A:

On the North Side of States Street, an overwhelming majority of properties has entrances on the ground level (as indicated by blue diamonds). Only a handful of properties have entrances leading to a higher entrance.

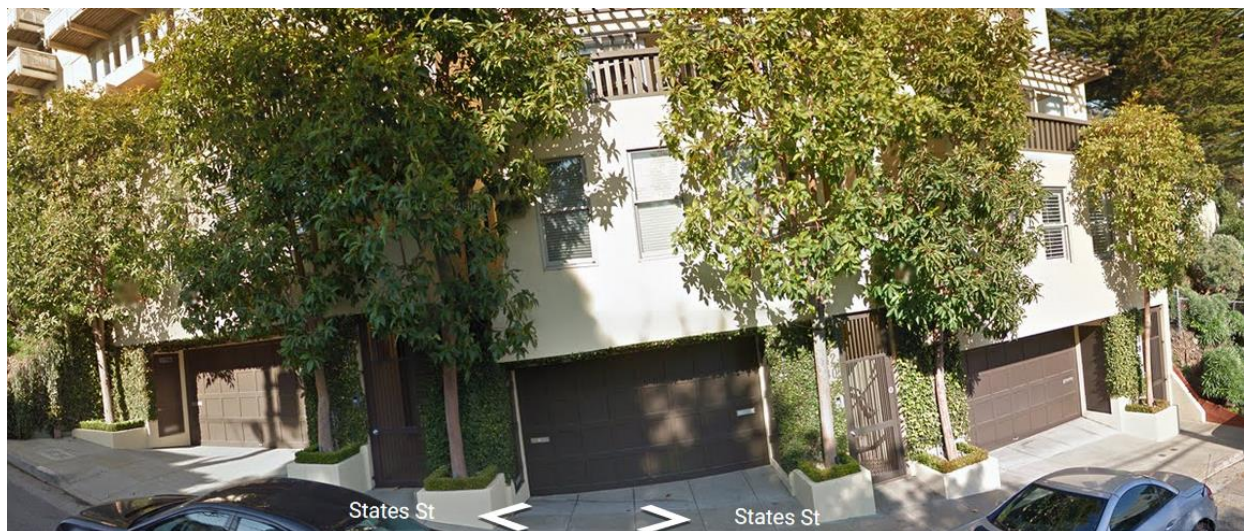


◆ Properties with Entrances on Ground Level.

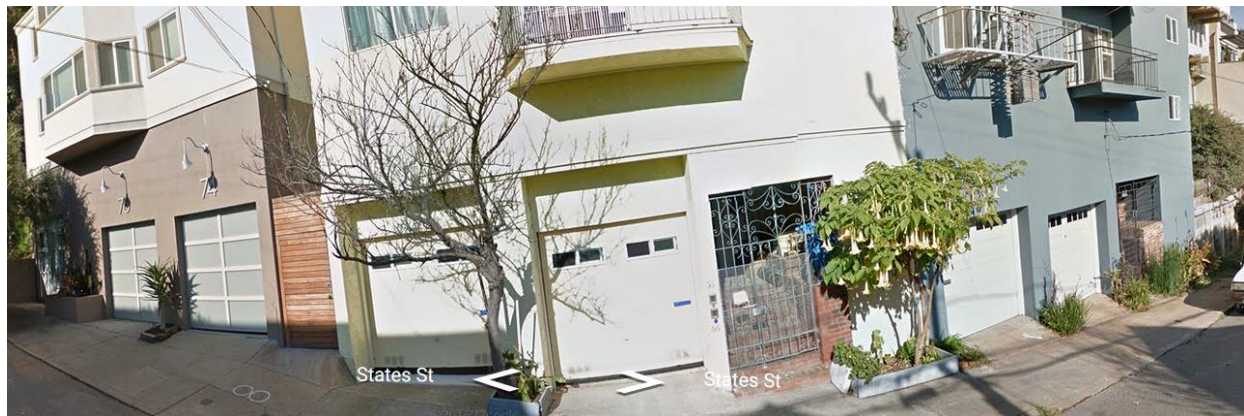
Exhibit B: Examples of Entrances on Ground Level: North Side of States Street



336 – 338 Castro Street, Block 2622, Lots 62-65



36 – 46 States Street, Block 2622, Lots 68/69, 70/71, 72/73

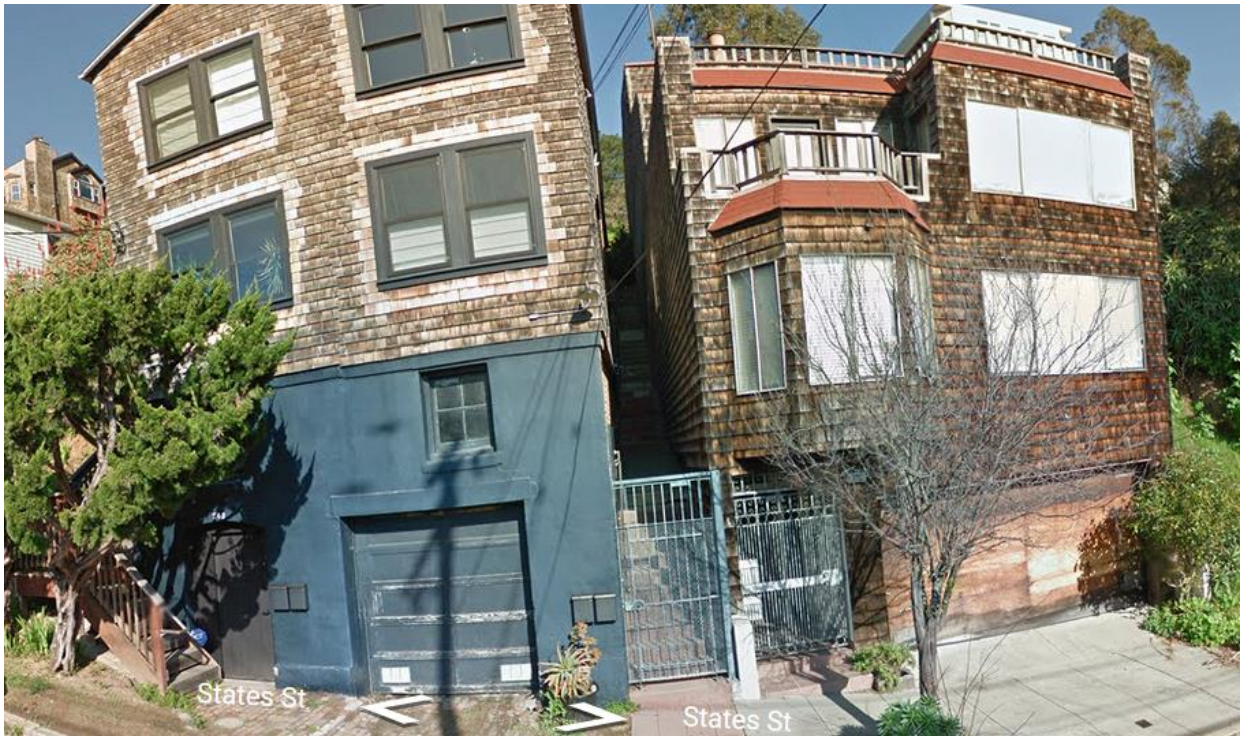


60 – 62 States Street, Block 2622, Lots 81-82
66 States Street, Block 2622, Lot 57
74 – 76 States Street, Block 2622, Lot 58

Exhibit B: Examples of Entrances on Ground Level: North Side of States Street (Continued)



176 – 178 States Street, Block 2620, Lot 119



198 States Street, Block 2620, Lot 13
208 States Street, Block 2620, Lots 129-132

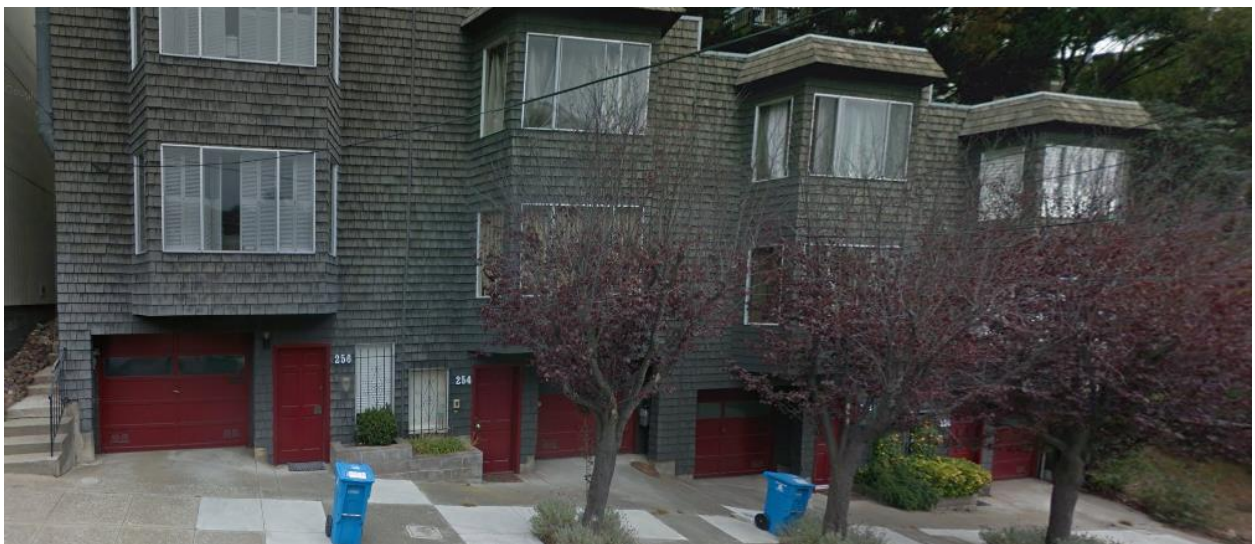
Exhibit B: Examples of Entrances on Ground Level: North Side of States Street (Continued)



230 States Street, Block 2620, Lot 22



238 States Street, Block 2620, Lots 96 -97



250-258 States Street, Block 2620, Lots 82-85

Exhibit B: Examples of Entrances on Ground Level: North Side of States Street (Continued)



274 States Street, Block 2620, Lot 66

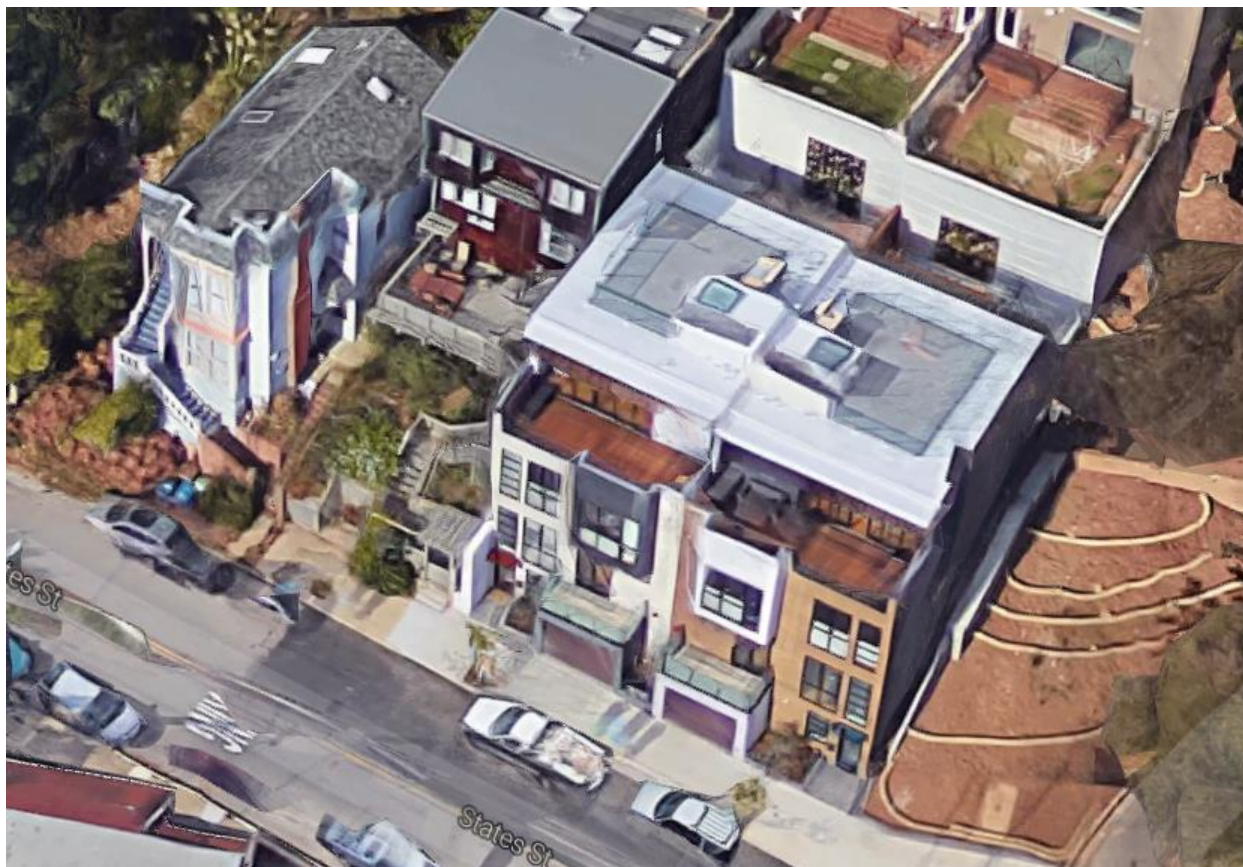


278 States Street, Block 2620, Lot 61



280 States Street, Block 2620, Lot 62

Exhibit C: Planning Department Requires Entrance on Ground Level for 176-178 States Street:



Despite being adjacent to two buildings with many stairs leading up to second and even third floor front entrances, Planning Department requires 176-178 States Street to have Front Entry at the ground level.



**SAN FRANCISCO
PLANNING DEPARTMENT**

RESIDENTIAL DESIGN TEAM REVIEW

DATE: February 11th, 2013 RDT MEETING DATE: February 28th, 2013

PROJECT INFORMATION:

Planner: Tom Wang
Address: 176, 178 States Street
Cross Streets: Between Castro and Levant streets
Block/Lot: 2620/119
Zoning: RH-2
Height/Bulk District: 40-X
BPA/Case No. 2012.06.29.3848
Project Status ☒ Initial Review ☐ Post NOPDR ☐ IDR Filed

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

Phone: 415.558.6378

Fax: 415.558.6409

Planning
Information: 415.558.6377

THIRD REVIEW

PROJECT DESCRIPTION: THE PROPOSED WORK IS TO CONSTRUCT TWO NEW SINGLE-FAMILY DWELLINGS SIDE BY SIDE ON A VACANT LOT.

PROJECT CONCERNS: BUILDING SCALE AT THE STREET AND AT THE MID-BLOCK OPEN SPACE.

RDT COMMENTS:

MINIMIZE THE WIDTH OF THE GARAGE STRUCTURE TO NO MORE THAN REQUIRED FOR ONE-CAR PARKING TO ENSURE GENEROUS SEPARATION (AND LANDSCAPING) BETWEEN THE TWO STRUCTURES AND REDUCE THE BULKY APPEARANCE ON THE STREET WALL, (RDG, Pg. 34-35).

ENLARGE WIDTH OF FRONT ENTRY TO PROVIDE VISUAL PROMINENCE FROM THE STREET, (RDG, Pg. 32-33).

176-178 States Street was **not** made to "respect the topography of the surrounding area by stepping down to the street," "by (having) elevated building entrances and setbacks to the mass of the buildings (RDG, Respect the Topography of the Site and the Surrounding Area, pages 11-12)."

Exhibit D:

Planning Department Determines 214 States Street is not a Historic Resource.



SAN FRANCISCO PLANNING DEPARTMENT

Report for: 214 STATES ST

[Historic Preservation Report](#): 214 STATES ST

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: pic@sfgov.org

HISTORIC EVALUATION:

Parcel:	2620017
Building Name:	
Address:	214 STATES ST
Planning Dept. Historic Resource Status:	C - No Historic Resource Present / Not Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Planning App. No.:	2014.1459E
Date:	11/3/2014
Decision:	No Historic Resource Present
Individual or District:	
Further Information:	View

HISTORIC SURVEYS:

None

Exhibit E:

Senior Historical Preservation Planner uses, for 214 States Street, Special Residential Design Guidelines in approving changes to the façade while also exempting from CEQA requirements.

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon photographic evidence, the subject building has been drastically altered and retains insufficient integrity. As such, the building is ineligible for listing on the California Register. 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 Environmental Evaluation Application to be submitted. GO TO STEP 6. <input checked="" 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: tina tam	
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 Environmental Evaluation Application. <input checked="" type="checkbox"/> No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Tina Tam	Signature: tina tam
Project Approval Action: Building Permit	*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.
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	
CEQA Categorical Exemption Determination	
PROPERTY INFORMATION/PROJECT DESCRIPTION	
Project Address	Block/Lot(s)
214 States St.	2620/017
Case No. 2014 1459E	Permit No.
<input checked="" 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. Changes to front facade: replace balconies with bay windows, replace siding with shingles, remove entry stair, relocate front door and garage door, replace windows.	
STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER *Note: If neither class applies, an Environmental Evaluation Application is required.* <input checked="" type="checkbox"/> Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. <input type="checkbox"/> 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. <input type="checkbox"/> 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"/> 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"/> 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone) <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. Exemptions: 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	

Exhibit F

After a three month review, and after applying special Residential Design Guidelines (RDG, Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit, pages 49-54), Historical Preservation Planner then approves permit to make the same changes currently proposed for the façade of 214 States Street.



Exhibit G: Streetscape Rendering of 214 States Street



Exhibit H: Existing Structures at Rear of Property

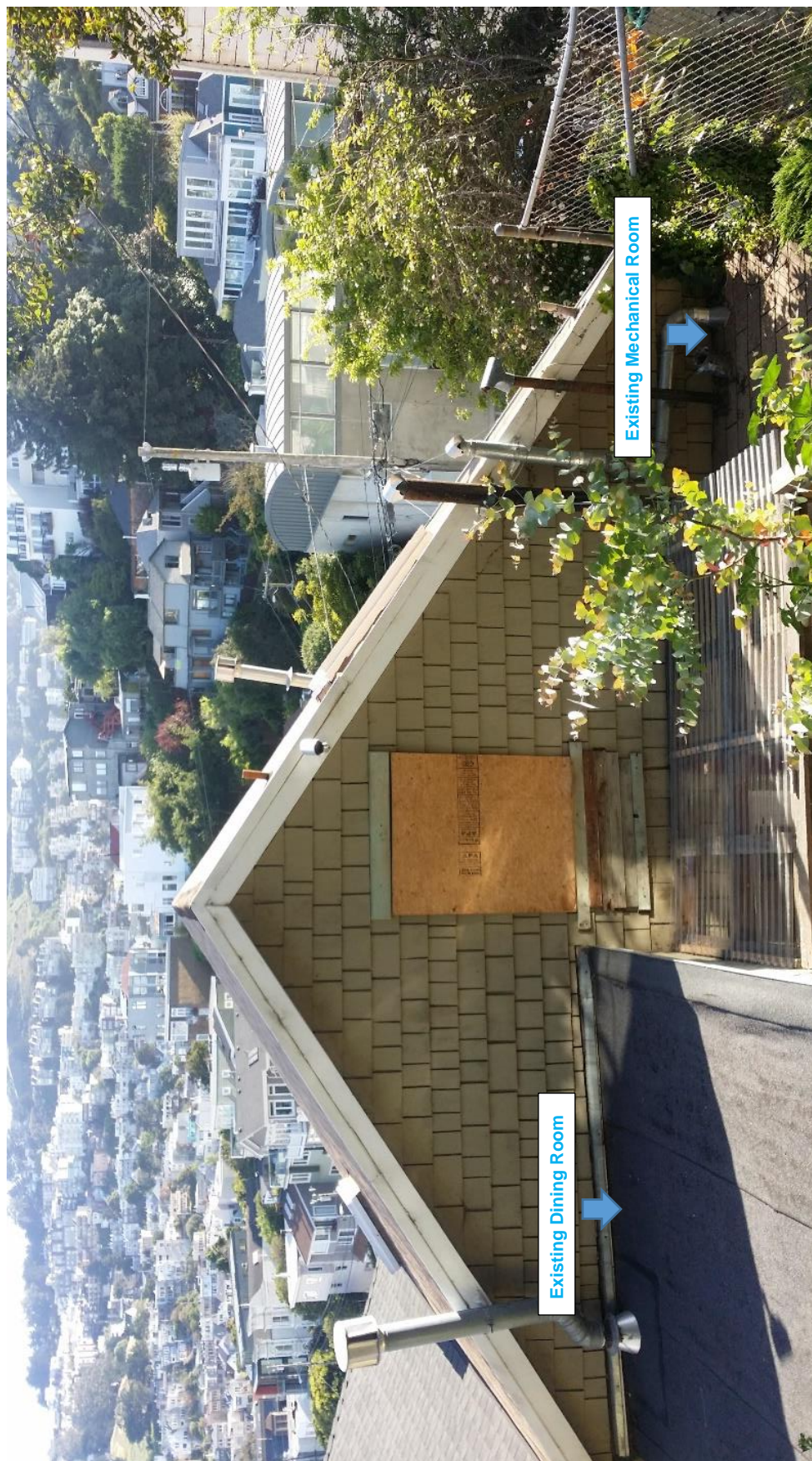


Exhibit I: DR Applicant to Demolish Cottage

Work Location

126 MUSEUM WY
SAN FRANCISCO CA 94102

Record Details

Project Description:

126 MUSEUM WY
The project would demolish an existing single-family dwelling
(1,028 s

The project would demolish an existing single-family dwelling
(1,028 square feet) and construct a new two-unit dwelling with
two off-street parking spaces.

▼ More Details

☒ Related Contacts

Billing Contact information

Michael Schulte
6 Elsie Street
San Francisco, CA, 94110
Phone 1:4157105805

☒ Application Information

PROJECT INFORMATION

Excavation Below Grade: 0

Preservation and Cultural Info

Historic Preservation Rating: No Historic Resource
Date of Determination: 12/07/2007

☒ Application Information Table

ENVIRONMENTAL INFORMATION

Review Type: Categorical Exemption-Certificate

☒ Parcel Information

Parcel Number:	Lot:
2620018	018
Block:	Page:
2620	07
Parcel Area:	Land Value:
0	0
Improved Value:	Exemption Value:
0	0

Exhibit I: DR Applicant to Demolish Cottage and Replace with over 4500sf Structure

Notice of Pre-Application Meeting

September 19, 2013

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 126 Museum Way, cross street(s) Roosevelt Way (Block/Lot#: 2620 / 18 ; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☒ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization.

The development proposal is to:
To demolish and existing +- 1000 SF house and construct a new 2 -unit structure/dwelling

Existing # of dwelling units: 1	Proposed: 2	Permitted: 2
Existing bldg square footage: +- 1000 S.F.	Proposed: 3500, 1000 SF	Permitted: ?
Existing # of stories: 2	Proposed: 3/4	Permitted: 4
Existing bldg height: 20' above grade	Proposed: 30'/40' ab. curb	Permitted: 40' (40x)
Existing bldg depth: 30'	Proposed: 68'	Permitted: 68' w/ 12' intrusion

MEETING INFORMATION:

Property Owner(s) name(s): Michael Schulte + Joanna Karger

Project Sponsor(s): Schulte Architecture

Contact information (email/phone): michael@schulte-architecture.com

Meeting Address*: 126 Museum Way

Date of meeting: October 21st, 2013

Time of meeting*: 6:00 pm

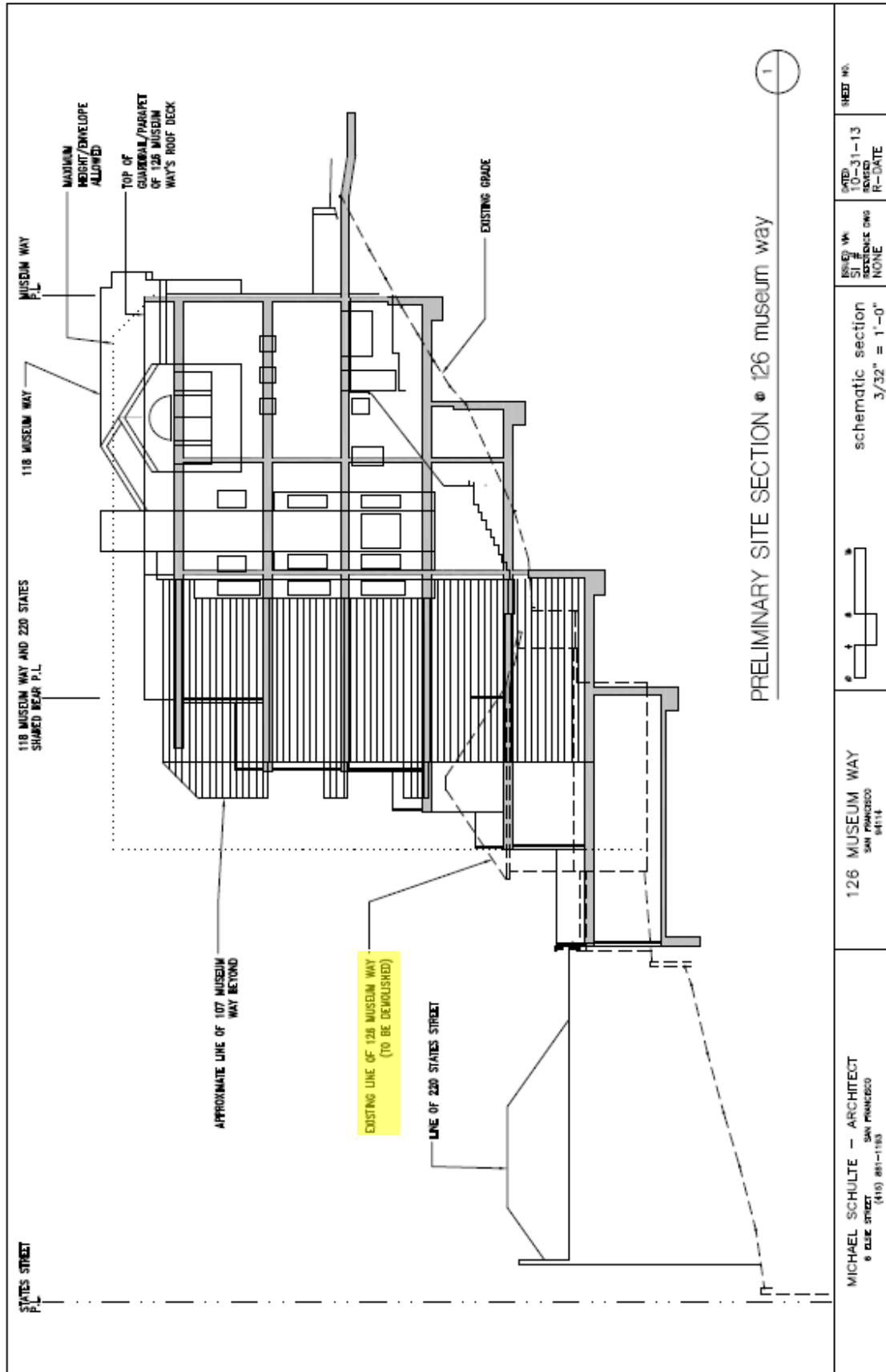
*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have any questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

SAN FRANCISCO PLANNING DEPARTMENT V.02.22.2

Exhibit I: DR Applicant to Demolish Cottage and Replace with over 4500sf Structure



<p>MICHAEL SCHULTE — ARCHITECT 8 CLAY STREET SAN FRANCISCO (415) 881-1193</p>	<p>126 MUSEUM WAY SAN FRANCISCO 94114</p>	<p>schematic section $3/32" = 1'-0"$</p>	<p>REVISIONS AND NONE</p>	<p>DATE 10-31-13 REVISED R-DATE</p>	<p>SHEET NO.</p>
---	--	--	--	--	------------------

Exhibit J: Adjacent neighbor concerns are not exceptional or extraordinary



**SAN FRANCISCO
PLANNING DEPARTMENT**

RESIDENTIAL DESIGN TEAM REVIEW

DATE: January 9, 2017 RDT MEETING DATE: January 11, 2017

PROJECT INFORMATION:

Planner: Jeff Horn
Address: 214 States Street
Cross Streets: Levant and Castro Streets
Block/Lot: 2620/017
Zoning/Height Districts: RH-2 / 40-X
BPA/Case No. 201504163876
Project Status ☐ Initial Review ☐ Post NOPDR ☒ DR Filed
Amount of Time Req. ☐ 5 min (consent) ☒ 15 minutes
☐ 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

Residential Design Team Members in Attendance:

Maia S., Tina T., David L., Moses C., Nick F., Jeff H.

Project Description:

REAR ADDITION AT THIRD FLOOR WITH ROOF DECK, ROOF DORMERS, BELOW-GRADE EXPANSION, RECONFIGURE ENTRANCE TO GROUND FLOOR AND ADD GARAGE.

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

DR from 212 States: Privacy and light & air concerns with rear deck and dormers.

DR from 126 Museum Way: Privacy and light & air concerns with rear deck and dormers.

RDT Comments:

- RDT finds the proposed additions to the building to be compatible in scale and volume with the existing mid-block open space and the design approach at the rear minimizes light and privacy impacts to the adjacent buildings (RDG pgs. 25-28).

- RDT does not find any exceptional or extraordinary circumstances and supports the building volume as proposed. This determination excludes a review of building entrance issues discussed in the Staff-Initiated DR.

Exhibit J: Adjacent neighbor concerns are not exceptional or extraordinary



Steep Midblock Open Space naturally protects light and privacy of adjacent neighbors' backyard terraces / decks / patios.



Privacy impact on deck of 126 Museum Way (cottage to be demolished) is minimal as deck is significantly higher than proposed addition to subject property.

Exhibit K:

All residential neighbors within vicinity of the required Discretionary Review Notice have signed letters of support for the changes proposed:

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

Name

Address

Date

Exhibit K: (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

Neil Helineau
Name

12 ORD CT
Address

1-15-17
Date

Exhibit K: (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>Reene Bauer</u>	<u>227 S. 10th</u>	<u>01/04/2017</u>
Name	Address	Date

Page 1

Exhibit K: (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>CHRIS KENNARD</u>	<u>221 STATES ST.</u>	<u>1/7/17</u>
Name	Address	Date

Page 1

Exhibit K: (Continued) DR Applicant

212 States Street
San Francisco, CA 94114
(415) 846-0091 cell

Letter of Support

April 21, 2014

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 214 States Street (Block 2620 / 017)

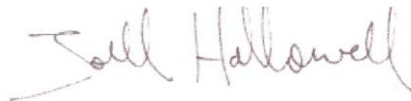
Planning Department:

I am the immediate adjacent neighbor to the east of 214 States Street.

I understand my neighbor wants to change the front façade of 214 States Street by moving the garage from the east to the west side of the property, by removing the front entry stairs and relocating the entry from the first story to the street level.

I am writing to provide that support. Please approve my neighbor's request to enclose to change the façade of 214 States Street.

Thank you very much.



Joell Hollowell
212 States Street
San Francisco, CA 94114

Exhibit K: (Continued) DR Applicant

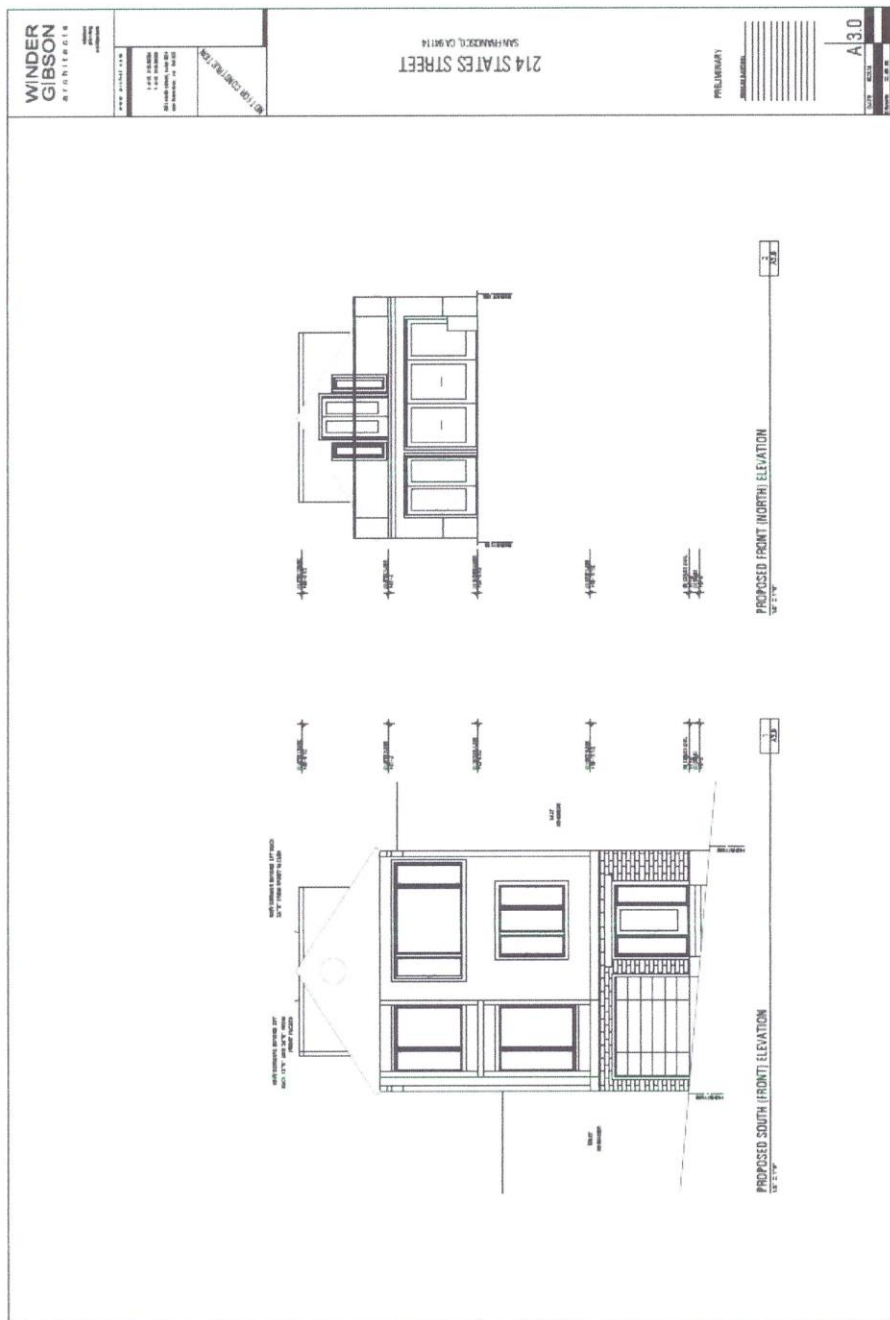


Exhibit K: (Continued) DR Applicant

126 Museum Way
San Francisco, CA 94114
(415) 861-1193 cell

Letter of Support

April 21, 2014

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 214 States Street (Block 2620 / 017)

Planning Department:

I am the immediate adjacent neighbor to the west of 214 States Street.

I understand my neighbor wants to change the front façade of 214 States Street by moving the garage from the east to the west side of the property, by removing the front entry stairs and relocating the entry from the first story to the street level.

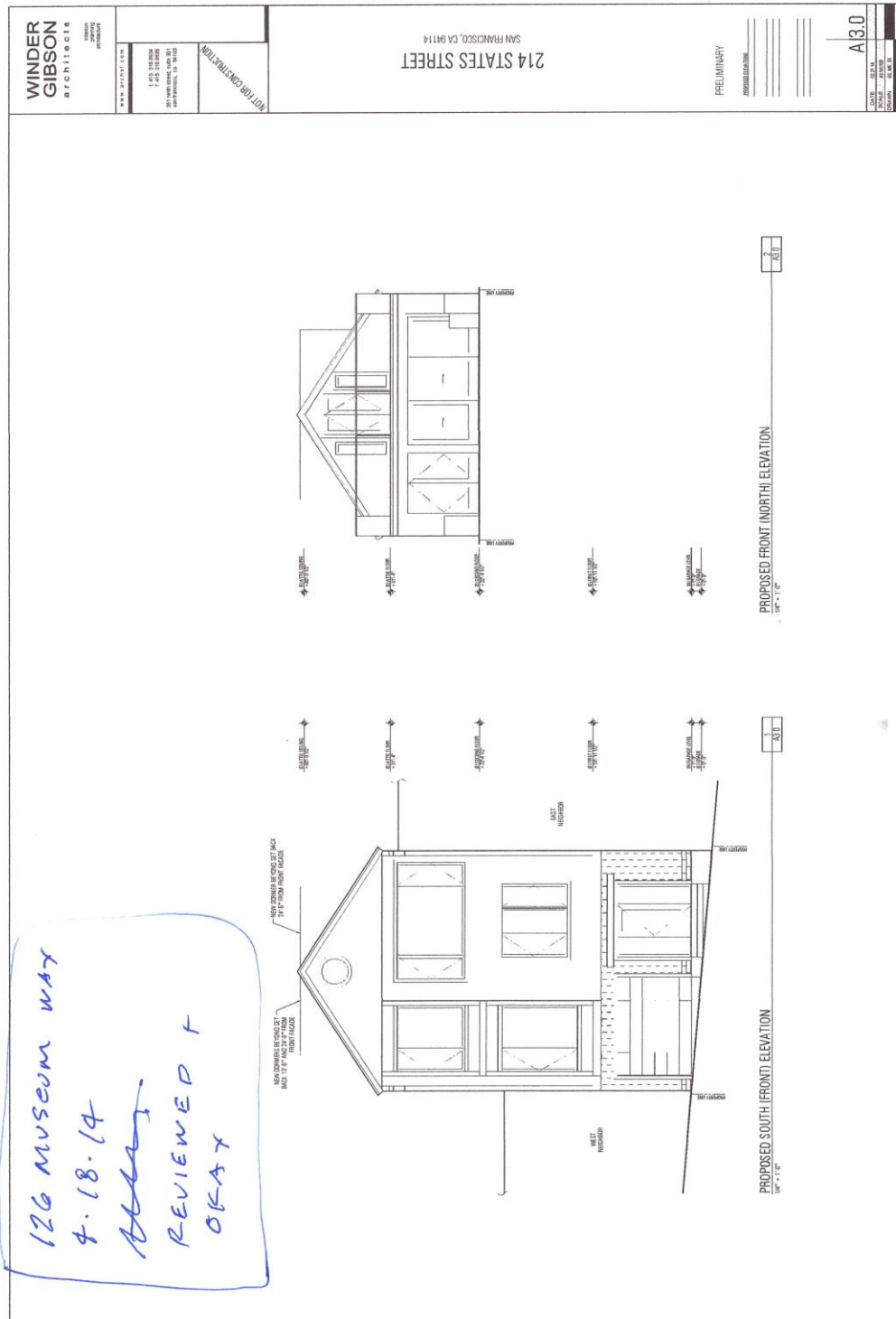
I am writing to provide that support. Please approve my neighbor's request to change the façade of 214 States Street.

Thank you very much.



Michael Shulte
126 Museum Way
San Francisco, CA 94114

Exhibit K: (Continued) DR Applicant



Appendix A: States Street Neighborhood Supporters

Petition in Support of
214 States Street
(Block 2620, Lot 017)

San Francisco Neighbors Support 214 States Street

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

QING WU
Name

208 States Street #2
Address

1/14/2017
Date

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

David Smith
Name

208 States St #4
Address

Jan 7th 2017
Date

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

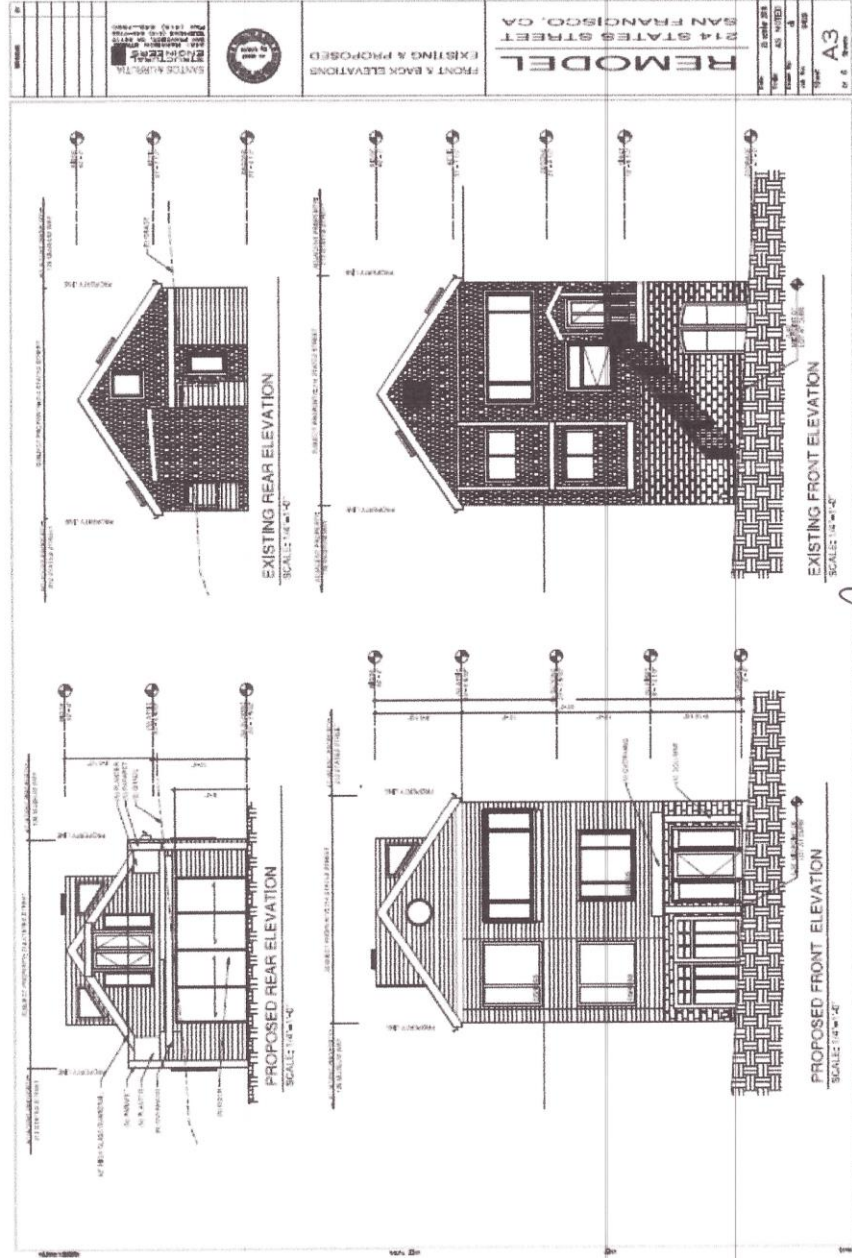
We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>Jeffrey Poe</u>	<u>40 Ord Court</u>	<u>1/3/17</u>
Name	Address	Date
Jeffrey Poe	for 249 States Street	
	40 Ord Court H.O.A.	

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)



Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

San Francisco Neighbors Support
214 States Street

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

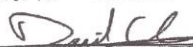
The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

David Chen



Name

261 States St., 94114

Address

1-21-17

Date

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

	<u>10 Green Ct</u>	<u>1-15-17</u>
Name	Address	Date

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

JOSEPH COLLINS

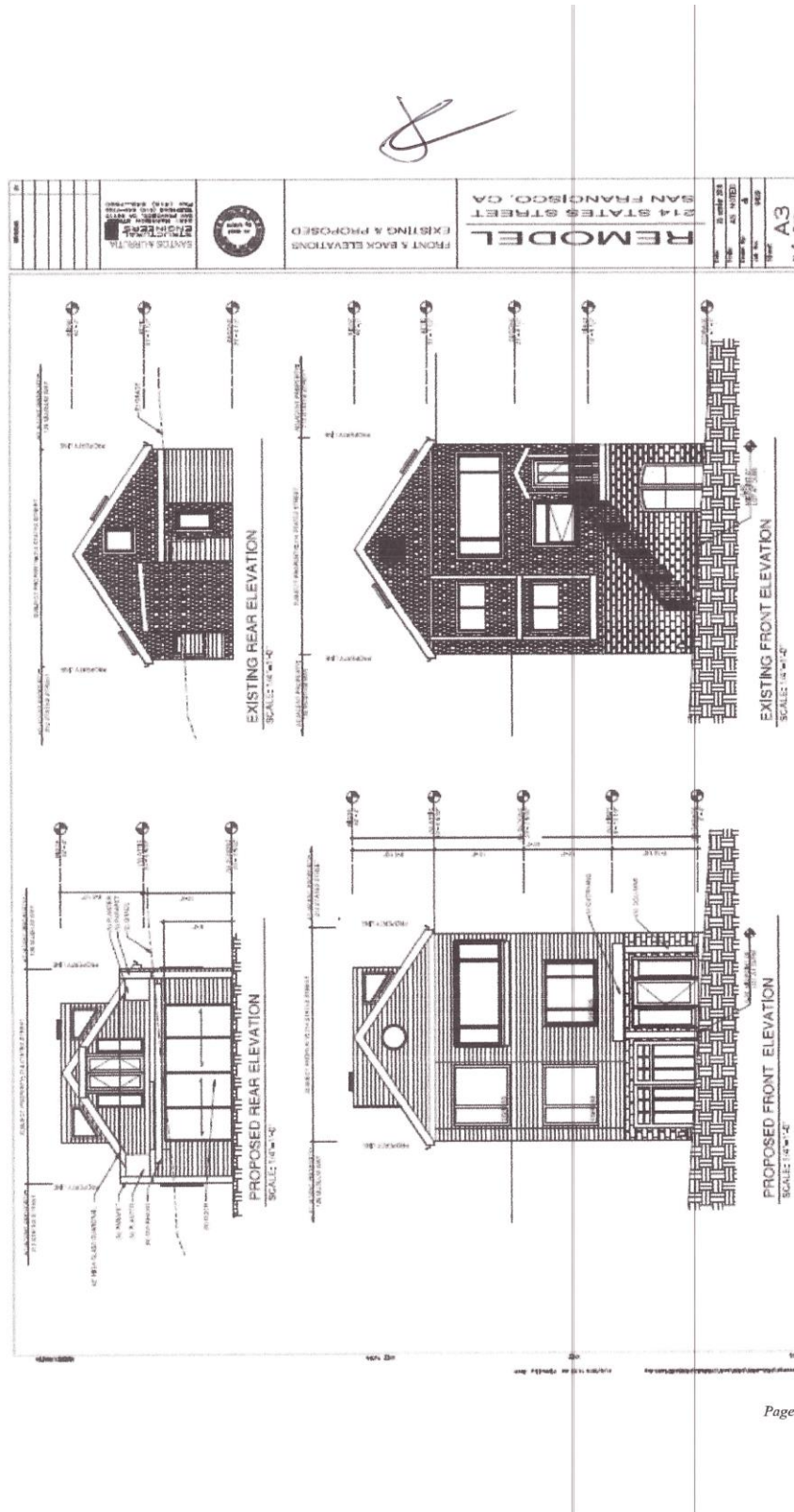

Name

40 OLD CANT
Address

9/1/17
1-3
Date

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)



THIS STAIRCASE IS
DANGEROUS FOR SENIORS
AND THE DISABLED

THIS IS A
BEAUTIFUL PLACE

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

JEFF CORNMAN

Name

2 DOUGLASS STREET

Address

1/18/17

Date

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:


We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

	2311 15 th Street	S.S. CA 94114	01/05/2017
Name	Address	Date	
Alberto Rangel			

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

David Austin
Name

360 Castro #4
Address

1-14-17
Date

Dana I

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>Crispin Hallings</u>	<u>73-B Collingwood</u>	<u>Jan 26, 2017</u>
Name	Address	Date
	SF CA 94114	

Page 1

Appendix A: States Street Neighborhood Supporters (Continued)

Petition in Support of
214 States Street
(Block 2620, Lot 017)

**San Francisco Neighbors Support
214 States Street**

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>Chris Cassillas</u>	<u>73-B Collingwood</u>	<u>Jan 26, 2017</u>
Name	Address	Date
	SF CA 94114	

Page 1

Appendix B: San Francisco Supporters

Petition in Support of Proposed Project at 214 States Street, San Francisco, CA

	Name	Address
1/24	Edontoshi	4432 California St Apt #5 San Francisco CA 94118
1/24	Irene Herman	3032 Webster St SF CA 94123
1/25	Kelson Hermann	1682 26th Ave San Francisco, CA 94122
1/25	Robert Lathen	84 Navy Rd San Francisco, CA 94124
1/25	Christine Kuo	1682 26th Ave San Francisco, CA 94122
1/26	Brigitte Anna	1907 Fallon Ave 303 San Francisco 94118
1/26	Sara Ginsburg	110 Pierce St., SF 94117
1/26	Chen Zundin	1410 Mountain Blvd SF CA 94127
1/26	Deha	925 Bush SF, CA 94108
1/26	HILARY BATEY	2950 CLAY ST. #102 San Francisco, CA 94115
1/26	SARAH TACFER	8 JORDAN AVE #4 S.F. 94118
1/26	Tekky Kamas	440 Davis Court #903 SF 94111
1/26	Jeanne Kirkwood	1815 35th Ave SF 94122
1/26	Sam Lam Cheng Candy	1946 California St S.F. CA 94121
1/26	L. Shakag	3009 Jackson #B - 94115
1/24	Kathleen Dyne	1880 Jackson St SF 94109
1/25	Leslie	28 Cityview SF 94131
1/26	Tammy Powers	1 Avenue of the Palms #021 San Francisco, CA 94130
1/26	Christian Herman	414 Presidio Ave SF CA 94115
1/26	John	3032 Webster St SF CA 94123
1/27	Lawrence Mortensen	65 Sanchez St. #14 SF, CA 94117

Appendix B: San Francisco Supporters (Continued)

Petition in Support of Proposed Project at 214 States Street, San Francisco, CA

Name	Address
Steven W. Brown	111 Lee Ave SF CA 94112
Michael H. H. H.	437 DAY ST. S.F. CA 94131
Michael H. H. H.	186 Casitas Ave. CA 94127
Michael H. H. H.	231 Hoffman Ave SF 94114
Mary Joan B. Yabut	91 Pope St. SF. CA 94112
KATIE GELARDI	1053 OAK ST. #204, SF. CA 94117
VASEN KDEFONZO	91 POPE ST. SF. CA 94112
Silvia Hernandez	257 Bartlett St SF CA 94110
Michael Halper	130 Grand View Ave #3 SF CA 94114
Maura Coffer	1565 Pershing Dr. 94129
Laureen Langford	347 15th Ave SF CA 94118
Robert Broucuret	425 Potrero Ave SF CA 94110
Julia Conner	1029 Fell St. SF CA
GINA NGUYEN	1067 Market St. SF, CA
Flurielle MAYORGA	836 Dwight St SF. CA
LESTER ALFORD	401 3RD ST SF CA 94107
Jamie Santiago	460 S. Van Ness Ave. SF, CA 94103
DANIEL SIEZKO	3287 QUINTANA ST. SF CA 94116
Gus Broucuret	425 Potrero Ave SF CA 94110

Appendix B: San Francisco Supporters (Continued)

Petition in Support of Proposed Project at 214 States Street, San Francisco, CA

Name	Address
Craig Petersen	106 Grandview Ave, SF, CA 94114
Froilan Mamacky	106 Grandview Ave, SF, CA 94114
Jonathan Villalobos	46 Lower Terrace, SF CA 94114
John Celenza	335 Joost Ave, SF CA 94131
Richard Barrin	1740 Broadway, SF 94109
BEN LEWIS	210 NOE ST. SF 94114
Peter Chuang	48 Yukon St SF 94114
Hoa Su	178 Caselli Ave SF 94114
Cesar Cadabes	178 Caselli Ave SF 94114
BILL JOCHIM	48 YUKON ST SF 94114
JENNIFER YANC	86 Seal Rock Drive SF 94121
Hoa Le	88 Seal Rock Dr SF 94121
Nash Prunty	1310 Minnesota ST #108 SF 94107
Homeno mui	1310 Minnesota St, #108 SF 94107
Wm Knappe	230 Scott St, SF 94109
Omar Mamar	48 Pearl St., SF 94103
David Hildent	709 Noe SF 94114
Chick May	709 NM SF 94114
Wu	477 18th Ave SF CA 94121

Appendix B: San Francisco Supporters (Continued)

Petition in Support of Proposed Project at 214 States Street, San Francisco, CA

Name	Address
Steven W. Brown	111 Lee Ave SF CA 94112
Michael L. Lier	437 DAY ST. S.F. CA 94131
Wesley L. Lier	186 Casitas Ave. CA 94127
Theresa L. Lier	231 Hoffman Ave SF 94114
Mary Joan B. Yabut	91 Pope St. SF. CA 94112
KATIE GELARDI	1053 OAK ST. #204, SF. CA 94117
JOSEN KLOTONZO	91 POPE ST. SF. CA 94112
Sitina Hernandez	257 Bartlett St SF CA 94110
Michael Halper	130 Grand View Ave #3 SF CA 94114
Maura Coffer	1565 Pershing Dr. 94129
Laureen Langford	347 15th Ave SF CA 94118
Robert Brancaret	425 Potrero Ave SF CA 94110
Julia Conner	1029 Fell St. SF CA
GINA NGUYEN	1067 Market St. SF. CA
Flurielle MAYORGA	836 Dwight St SF. CA
LESTER ALFORD	401 3RD ST SF CA 94107
Jamie Santiago	460 S. Van Ness Ave. SF, CA 94103
DANIEL SIEZKO	3287 QUINTANA ST. SF CA 94116
Gus Brancaret	425 Potrero Ave SF. CA 94110
Munkyoung Jung	235 Collins St. SF. CA 94118
GLORIA CHAN	1385 38th Ave SF, CA 94118

Appendix B: San Francisco Supporters (Continued)

Petition in Support of Proposed Project at 214 States Street, San Francisco, CA

Name	Address
R. Costello	2010-15 th St SF CA 94114
Nico Kuhn	805 Hayes St. Apt. F
Ann Hughes	10 Lundy Ln.
G. J. H.	17 Uranus Terrace, SF, CA 94114
Joseph Z. Chavez	121 Alpine Ter. S.F.

From: [Brian Johnson](#)
To: [Horn, Jeffrey \(CPC\)](#)
Subject: 214 States
Date: Tuesday, January 31, 2017 3:44:09 PM

Hello Jeff,

I am an architect and the owner of 220 States Street. I would like to submit this comment with regards to the upcoming Planning Commission meeting for a discretionary review of Building Permit Application No. 2015.04.16.3876, subject property 214 States Street.

As I understand it, one portion of this discretionary review involves concern about the removal of an exterior staircase serving a second story raised entrance. I do not believe there is a strong precedent for keeping this feature. States Street contains houses of many diverse styles/configurations and only a few have or retain this feature. By my count, only four (Including 214 States before demolition a couple years ago) have exterior stairs rising in front of the residence to serve the front door. In my opinion, this is not a contextual neighborhood standard.

My residence currently shares one of these exterior staircases with 222 States. From my experience, the exterior stair is a hazard. During my thirty-two years owning the house, there have been countless occasions, walking up and down the stairs in the rain, when I wished for an internal staircase from a street level entrance.

Thanks,

Brian Johnson
220 States Street
San Francisco, CA 94114

Petition in Support of
214 States Street
(Block 2620, Lot 017)

San Francisco Neighbors Support 214 States Street

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>Crispin Hollings</u>	<u>73-B Collingwood</u>	<u>Jan 26, 2017</u>
Name	Address	Date
	SF CA 94114	

Petition in Support of
214 States Street
(Block 2620, Lot 017)

San Francisco Neighbors Support 214 States Street

Jeffrey Horn
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Neighborhood Planning:

We are neighbors who live, work, and play near the proposed remodel project at 214 States Street.

The new design for the front façade of the building will be a significant improvement to the streetscape and pedestrian experience. Eliminating the exterior stairs along the sidewalk and moving the front entry door down to the street level is practical and attractive. It will make the already narrow sidewalk feel wider and matches the design of other homes on States Street that have a garage door. Furthermore, we completely support relocating the garage door, enclosing the old-fashioned, open-air balconies and replacing the shingles with redwood lap siding.

We also fully support the proposed design at the rear of the building. In-filling the light-wells, adding dormer windows and a balcony off the attic makes the interior and exterior spaces more family friendly without adding to the foot-print of the building.

We welcome the massing and scale of the proposed project that we believe are in keeping with its surrounding neighborhood. It will create a family-friendly home with interior access from the garage and eliminates the need to use exterior, uncovered stairs from the sidewalk to enter your home.

In consequence, we believe that the proposed project at 214 States Street is completely in context with its surroundings and should be approved as designed.

<u>Cris. Casillas</u>	<u>73-B Collingwood</u>	<u>Jan 26, 2017</u>
Name	Address	Date
	SF CA 94114	

VERTICAL ENVELOPE ELEMENTS DETERMINATION:
PASSED SECTION 317 (2) (C)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50%
 PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50% (SEE SHEET D-4)

VERTICAL ENVELOPE ELEMENTS CALCULATION:
TOTAL EXISTING VERTICAL ENVELOPE ELEMENTS: 2,829 SQUARE FEET
TOTAL REMOVED VERTICAL ENVELOPE ELEMENTS: 1,349 SQUARE FEET
PERCENTAGE REMOVED: 48% < 50%

NOTE:
CROSS HATCH = DEMOLISHED VERTICAL ENVELOPE ELEMENT
HEAVY DOTTED LINE = EXTENT OF EXISTING VERTICAL ENVELOPE ELEMENT

HORIZONTAL ELEMENTS DETERMINATION:
PASSED SECTION 317 (2) (C)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50% (SEE SHEET D-3)
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50%

HORIZONTAL ELEMENTS CALCULATION:
TOTAL EXISTING HORIZONTAL ELEMENTS: 3,838 SQUARE FEET
TOTAL REMOVED HORIZONTAL ELEMENTS: 3,083 SQUARE FEET
PERCENTAGE REMOVED: 81% > 50%

NOTE:
CROSSHATCH = DEMOLISHED HORIZONTAL ELEMENT
HEAVY DOTTED LINE = EXTENT OF EXISTING HORIZONTAL ELEMENT

FRONT & REAR FACADE DETERMINATION:
PASSED SECTION 317 (2) (B)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL."

PROPOSED SUM FACADE TO BE REMOVED IS > 50%
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65% (SEE SHEET D-2)

FACADE CALCULATION:
TOTAL EXISTING WALL: 48'-4"
TOTAL REMOVED WALL: 48'-4"
PERCENTAGE REMOVED: 100% > 50%

NOTE:
(D) = DEMOLISHED WALL LENGTH
(E) = EXISTING WALL LENGTH

EXTERIOR WALLS DETERMINATION:
PASSED SECTION 317 (2) (B)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL."

PROPOSED SUM FACADE TO BE REMOVED IS > 50% (SEE SHEET D-1)
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%

EXTERIOR WALLS CALCULATION:
TOTAL EXISTING WALL: 163'-2"
TOTAL REMOVED WALL: 88'-0"
PERCENTAGE REMOVED: 54% < 65%

NOTE:
(D) = DEMOLISHED WALL LENGTH
(E) = EXISTING WALL LENGTH

PROJECT INFORMATION

ASSESSORS'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)B & 317(2)C OF THE SAN FRANCISCO PLANNING CODE.

SHEET INDEX

D-0	COVER SHEET
D-1	FRONT & REAR FACADES
D-2	EXTERIOR WALLS
D-3	VERTICAL ENVELOPE ELEMENTS
D-4	HORIZONTAL ELEMENTS

JAYSON
ARCHITECTURE

125 PIOCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE FAMILY HOME AT 214 STATES STREET



DEMOLITION ANALYSIS

SHEET TITLE
COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DATE FEBRUARY 13, 2017

SCALE

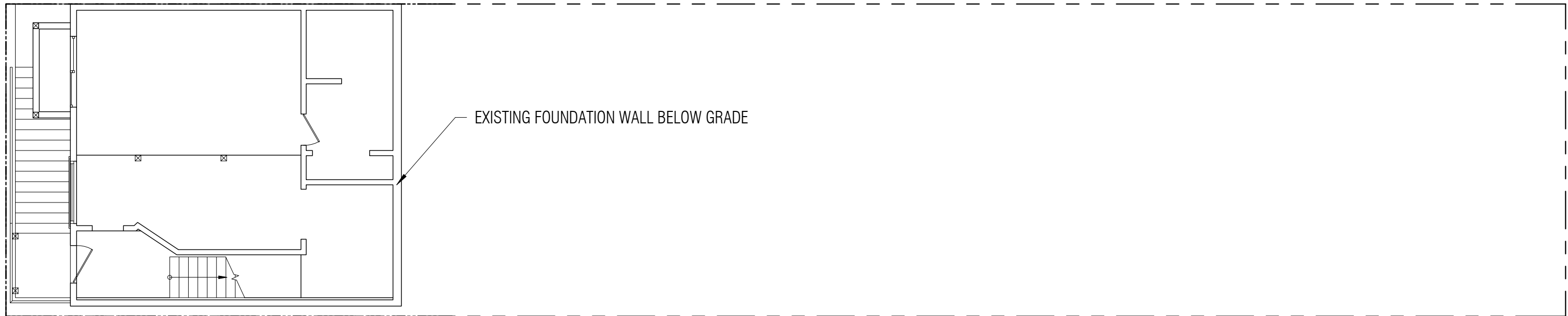
JOB NO. 2015.04

SHEET NUMBER

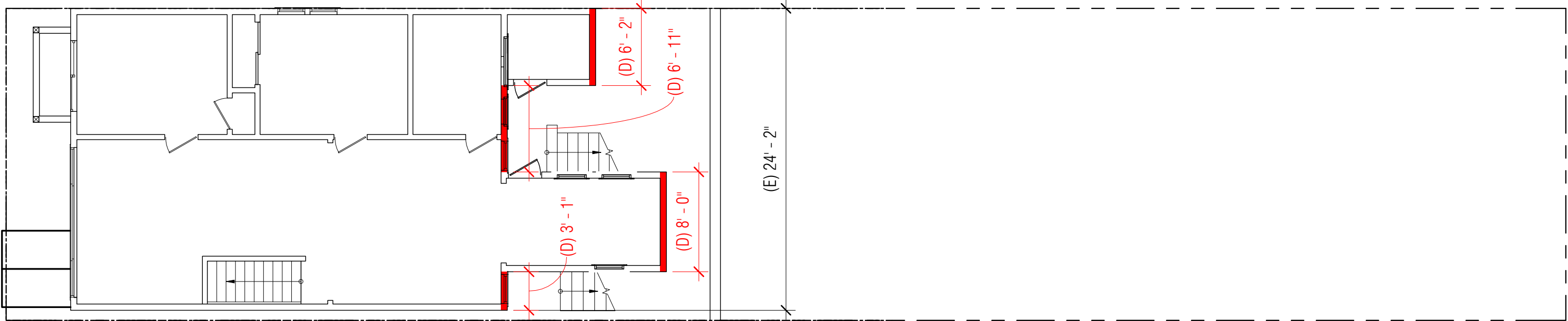
D-0



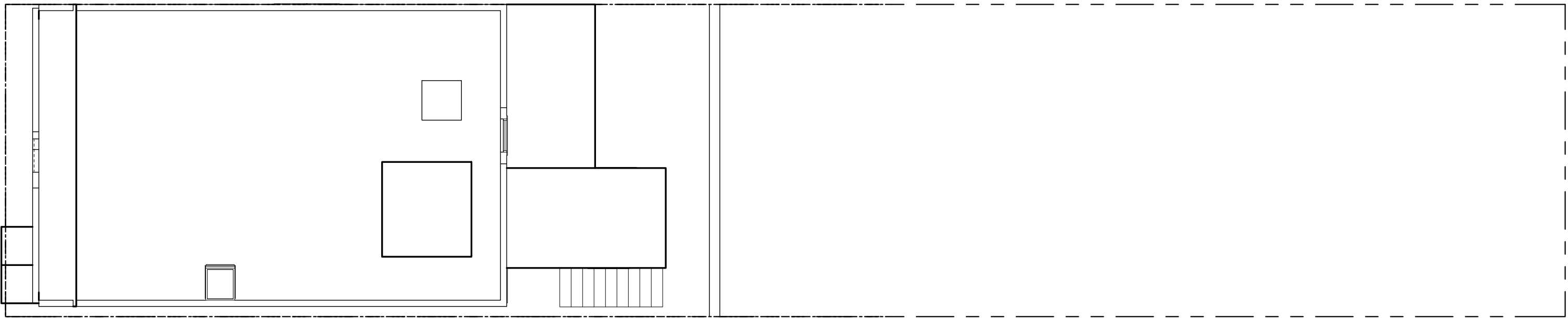
1
D-1
00 - STORAGE LEVEL PLAN - FACADE
1/8" = 1'-0"



2
D-1
01 - FIRST FLOOR PLAN - FACADE
1/8" = 1'-0"



3
D-1
02 - SECOND FLOOR PLAN - FACADE
1/8" = 1'-0"



4
D-1
03 - ATTIC PLAN - FACADE
1/8" = 1'-0"

PROJECT INFORMATION

ASSESSOR'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)B & 317(2)C OF THE SAN FRANCISCO PLANNING CODE.

**FRONT & REAR FACADE DETERMINATION:
PASSED SECTION 317 (2) (B)**

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL"

PROPOSED SUM FACADE TO BE REMOVED IS > 50%
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65% (SEE SHEET D-2)

FACADE CALCULATION:
TOTAL EXISTING WALL: 48'-4"
TOTAL REMOVED WALL: 48'-4"
PERCENTAGE REMOVED: 100% > 50%

NOTE:
(D) = DEMOLISHED WALL LENGTH
(E) = EXISTING WALL LENGTH

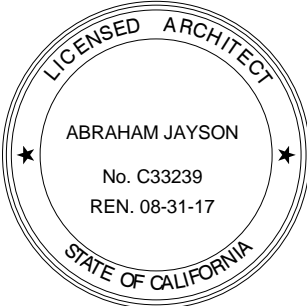
JAYSON
ARCHITECTURE
125 POCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



Abraham Jayson

**DEMOLITION
ANALYSIS**

SHEET TITLE
**FRONT & REAR
FACADES**

REVISIONS		
NO.	DATE	DESCRIPTION

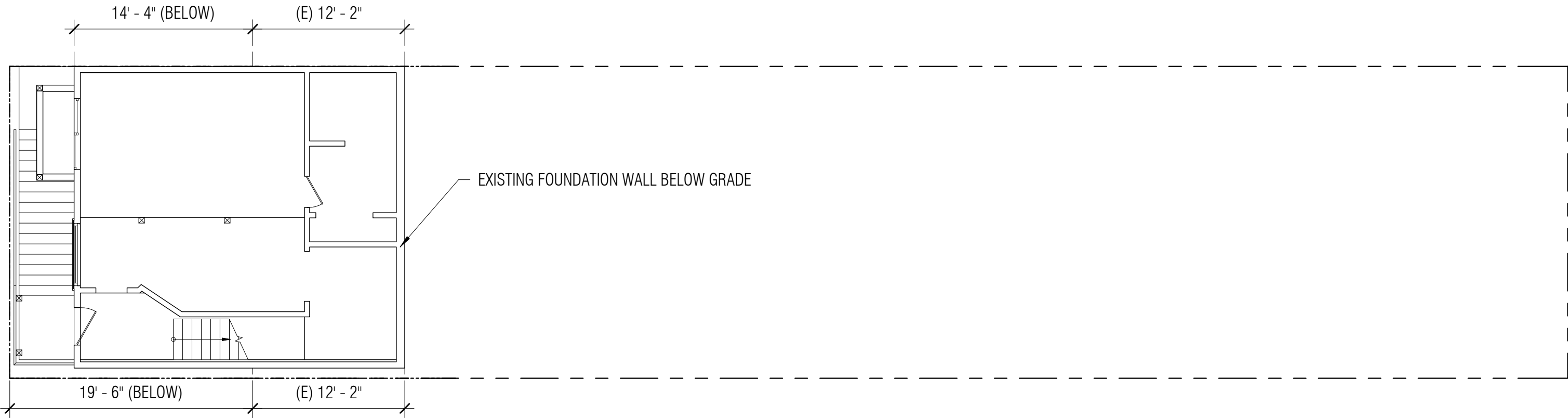
DATE: FEBRUARY 13, 2017
SCALE: 1/8" = 1'-0"
JOB NO.: 2015.04

SHEET NUMBER

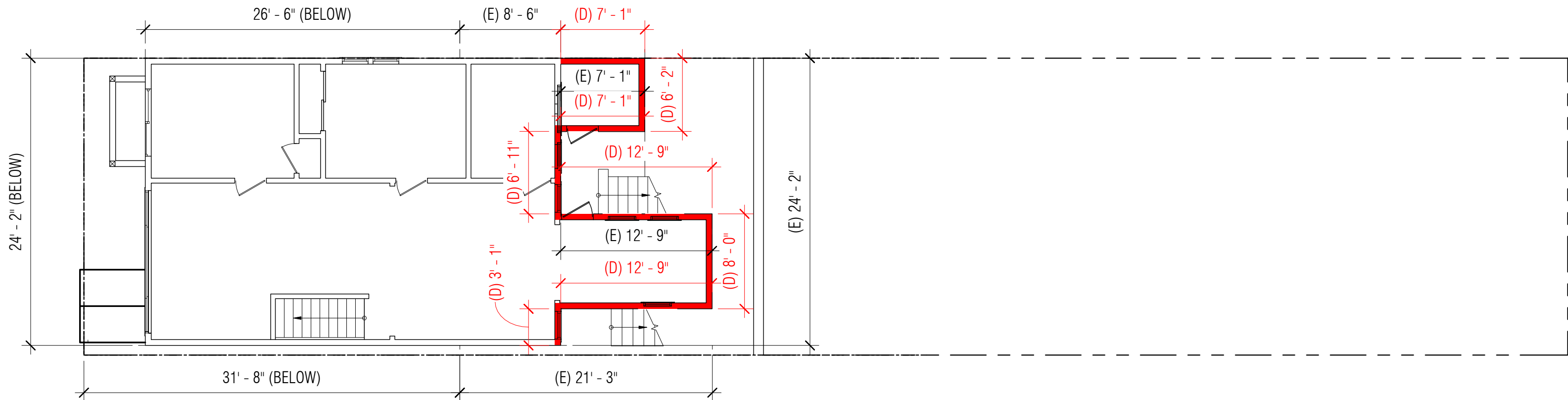
D-1



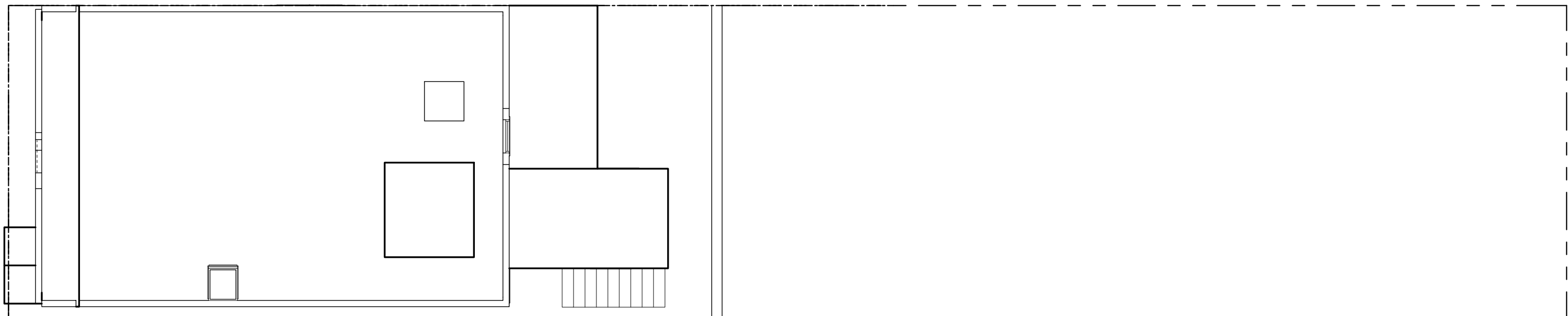
1
D-2 00 - STORAGE LEVEL PLAN - EXTERIOR WALLS
1/8" = 1'-0"



2
D-2 01 - FIRST FLOOR PLAN - EXTERIOR WALLS
1/8" = 1'-0"



3
D-2 02 - SECOND FLOOR PLAN - EXTERIOR WALLS
1/8" = 1'-0"



4
D-2 03 - ATTIC PLAN - EXTERIOR WALLS
1/8" = 1'-0"

PROJECT INFORMATION

ASSESSOR'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)B & 317(2)C OF THE SAN FRANCISCO PLANNING CODE.

EXTERIOR WALLS DETERMINATION:
PASSED SECTION 317 (2) (B)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL"

PROPOSED SUM FACADE TO BE REMOVED IS > 50% (SEE SHEET D-1)
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%

EXTERIOR WALLS CALCULATION:
TOTAL EXISTING WALL: 163'-2"
TOTAL REMOVED WALL: 88'-0"
PERCENTAGE REMOVED: 54% < 65%

NOTE:
(D) = DEMOLISHED WALL LENGTH
(E) = EXISTING WALL LENGTH

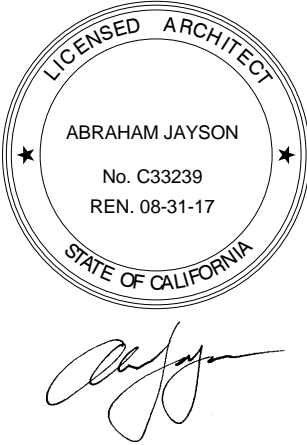
JAYSON
ARCHITECTURE
125 POCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



DEMOLITION
ANALYSIS

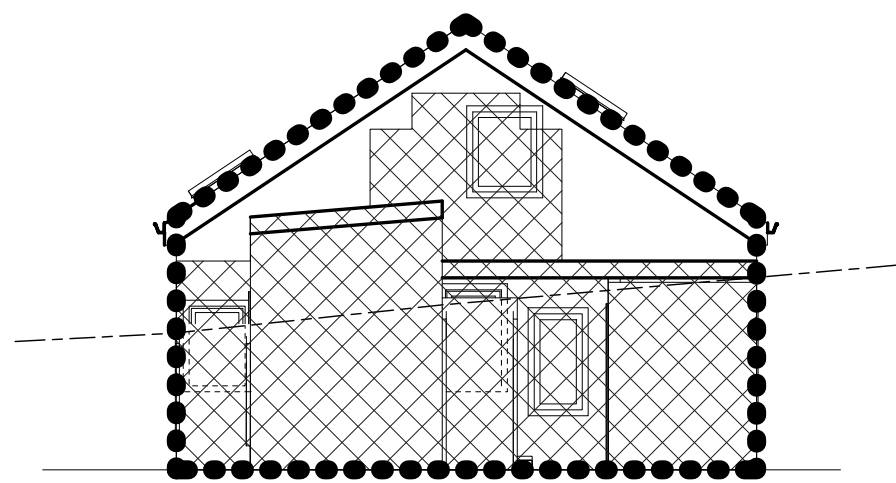
SHEET TITLE
EXTERIOR WALLS

REVISIONS		
NO.	DATE	DESCRIPTION

DATE FEBRUARY 13, 2017
SCALE 1/8" = 1'-0"
JOB NO. 2015.04

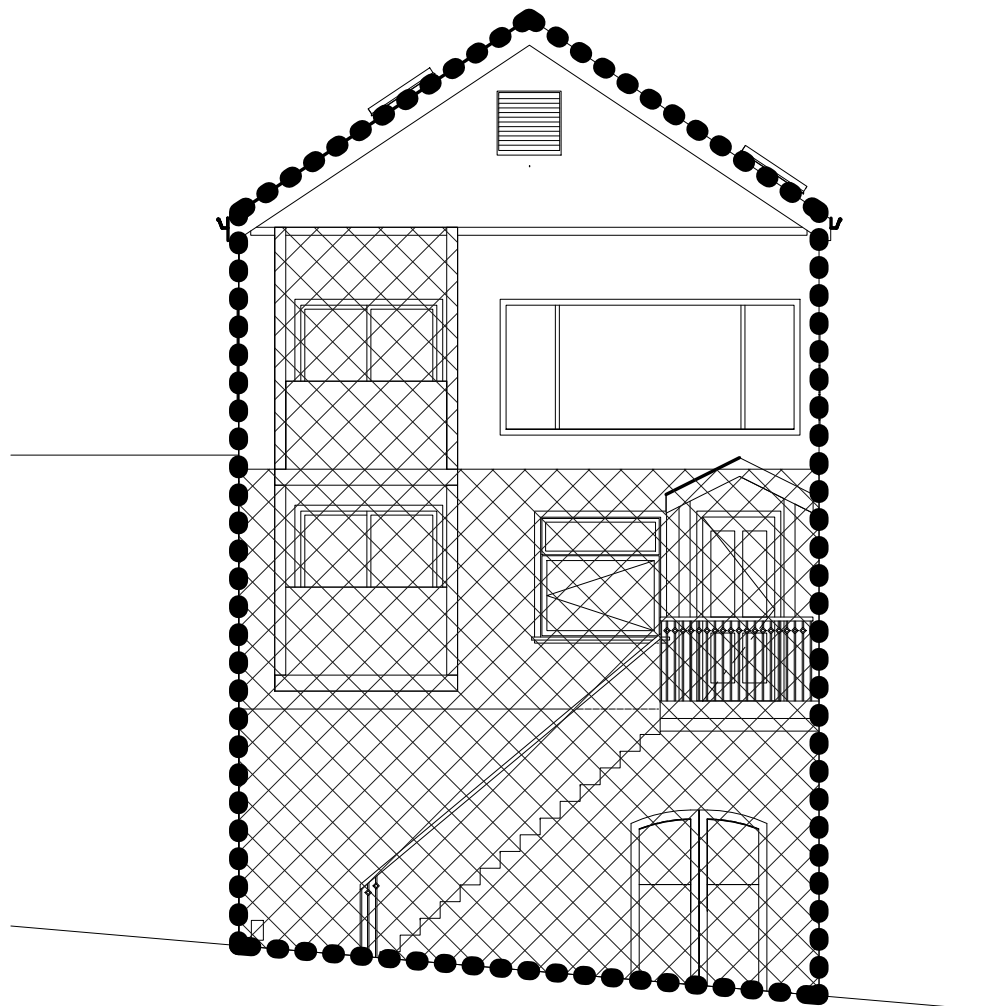
SHEET NUMBER

D-2



TOTAL EXISTING VERTICAL ELEMENTS: 354 SQUARE FEET
TOTAL REMOVED VERTICAL ELEMENTS: 272 SQUARE FEET

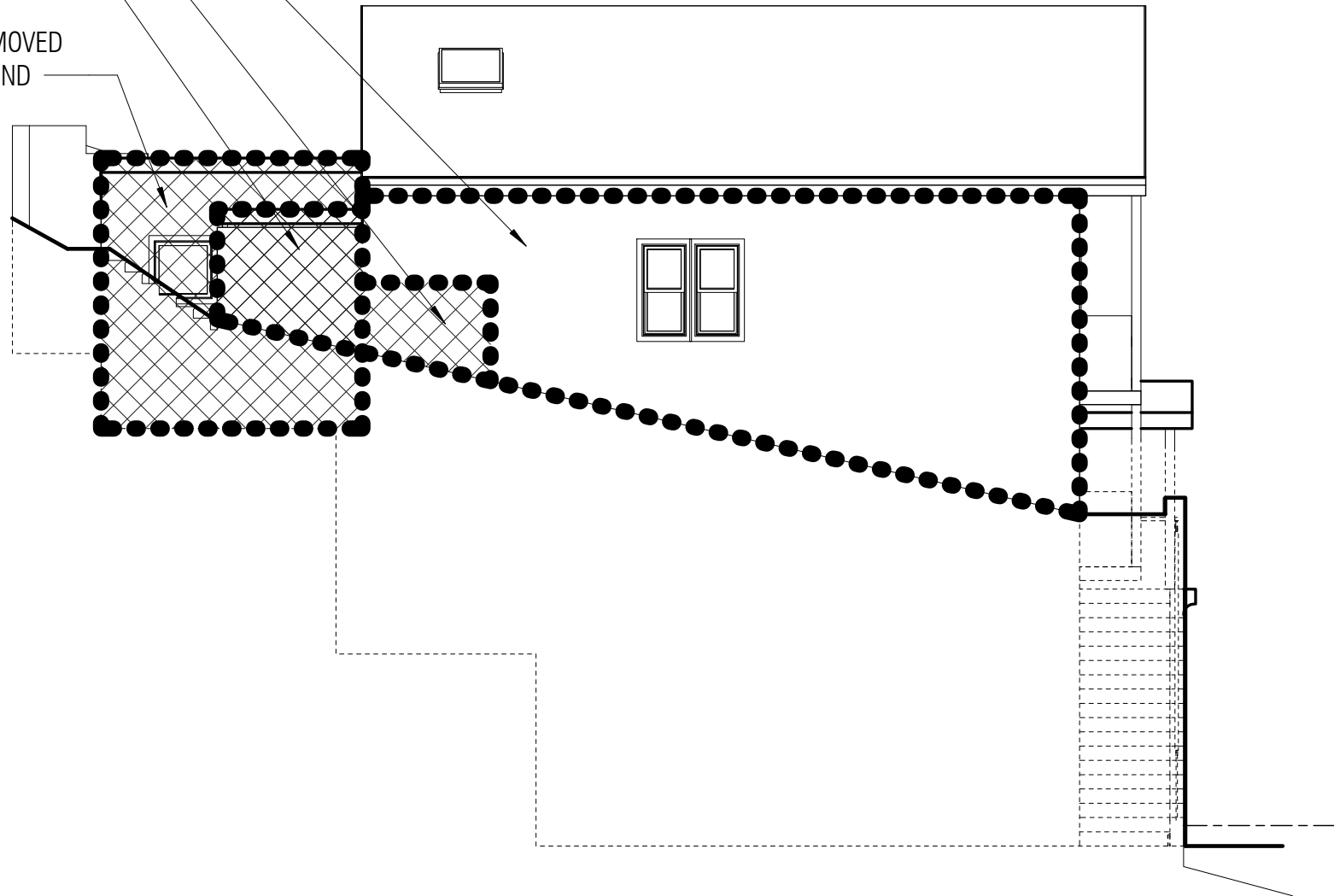
2 NORTH ELEVATION
D-3 1/8" = 1'-0"



TOTAL EXISTING VERTICAL ELEMENTS: 863 SQUARE FEET
TOTAL REMOVED VERTICAL ELEMENTS: 583 SQUARE FEET

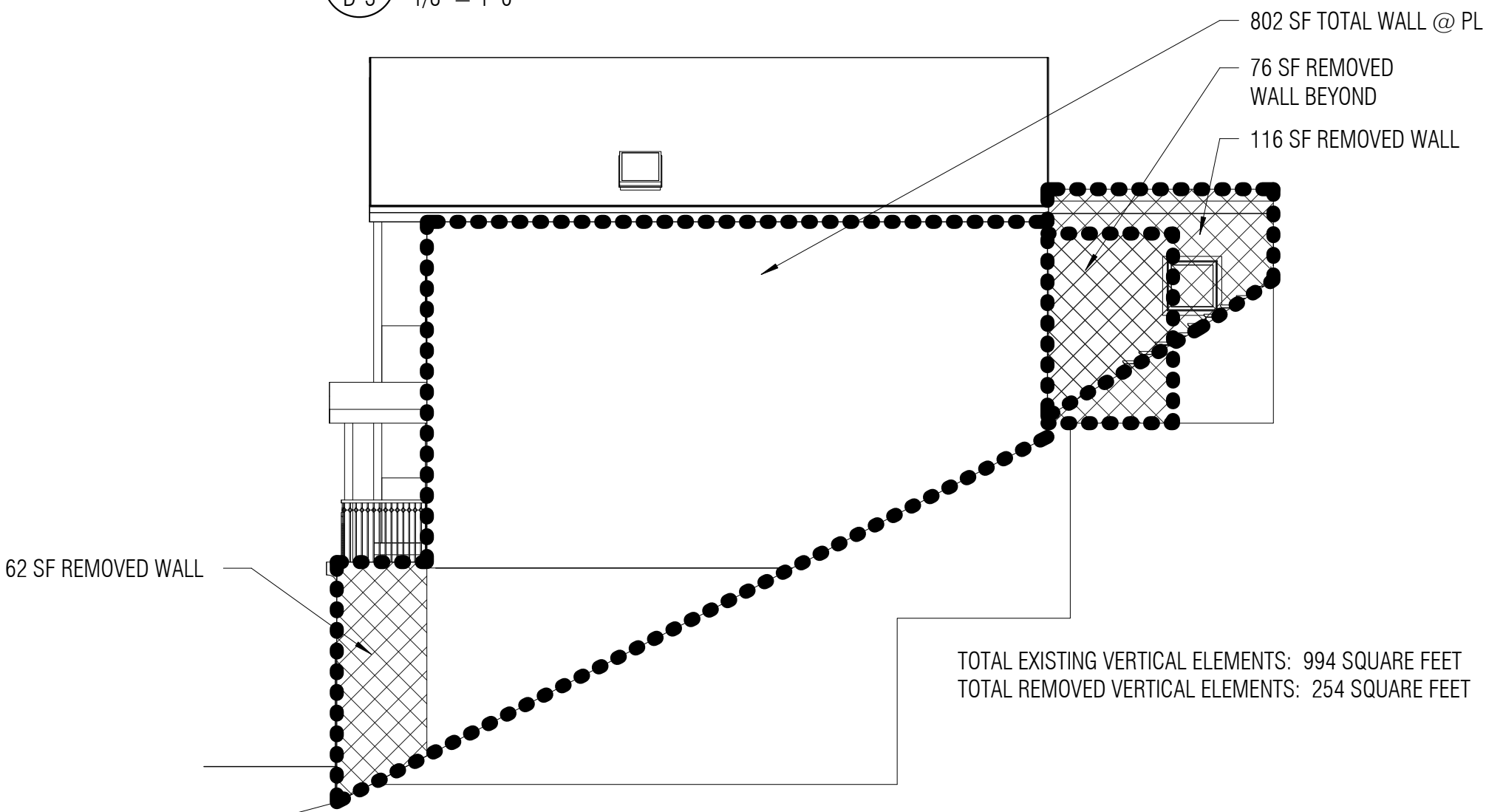
1 SOUTH ELEVATION
D-3 1/8" = 1'-0"

450 SF TOTAL WALL @ PL
28 SF REMOVED WALL @ PL
44 SF REMOVED WALL @ PL
168 SF REMOVED WALL BEYOND



TOTAL EXISTING VERTICAL ELEMENTS: 618 SQUARE FEET
TOTAL REMOVED VERTICAL ELEMENTS: 240 SQUARE FEET

3 WEST ELEVATION
D-3 1/8" = 1'-0"



TOTAL EXISTING VERTICAL ELEMENTS: 994 SQUARE FEET
TOTAL REMOVED VERTICAL ELEMENTS: 254 SQUARE FEET

4 EAST ELEVATION
D-3 1/8" = 1'-0"

PROJECT INFORMATION

ASSESSOR'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)B & 317(2)C OF THE SAN FRANCISCO PLANNING CODE.

VERTICAL ENVELOPE ELEMENTS DETERMINATION:
PASSED SECTION 317 (2) (C)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50%
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50% (SEE SHEET D-4)

VERTICAL ENVELOPE ELEMENTS CALCULATION:
TOTAL EXISTING VERTICAL ENVELOPE ELEMENTS: 2,829 SQUARE FEET
TOTAL REMOVED VERTICAL ENVELOPE ELEMENTS: 1,349 SQUARE FEET
PERCENTAGE REMOVED: 48% < 50%

NOTE:
CROSS HATCH = DEMOLISHED VERTICAL ENVELOPE ELEMENT
HEAVY DOTTED LINE = EXTENT OF EXISTING VERTICAL ENVELOPE ELEMENT

JAYSON
ARCHITECTURE
125 PIOCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



DEMOLITION
ANALYSIS

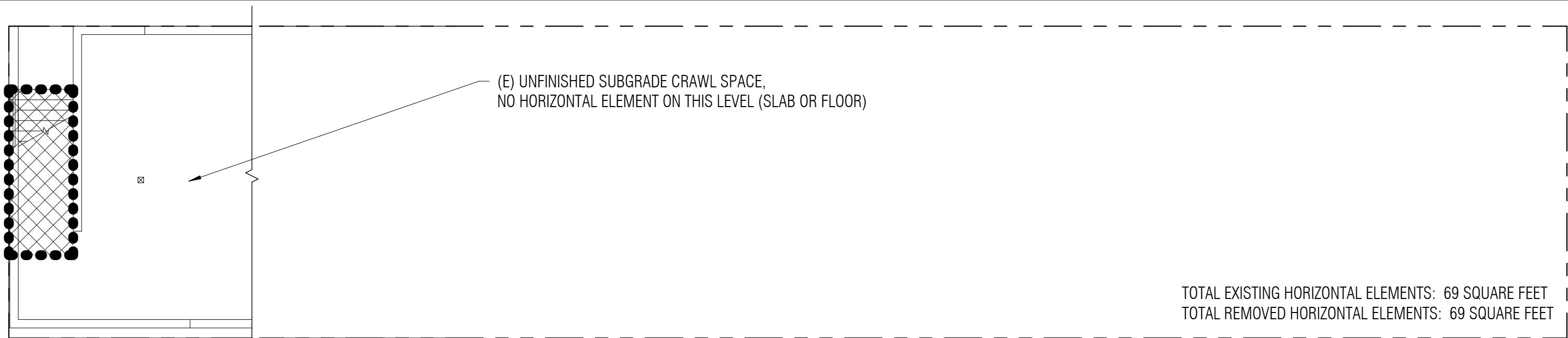
SHEET TITLE
VERTICAL
ENVELOPE
ELEMENTS

REVISIONS		
NO.	DATE	DESCRIPTION

DATE FEBRUARY 13, 2017
SCALE 1/8" = 1'-0"
JOB NO. 2015.04

SHEET NUMBER

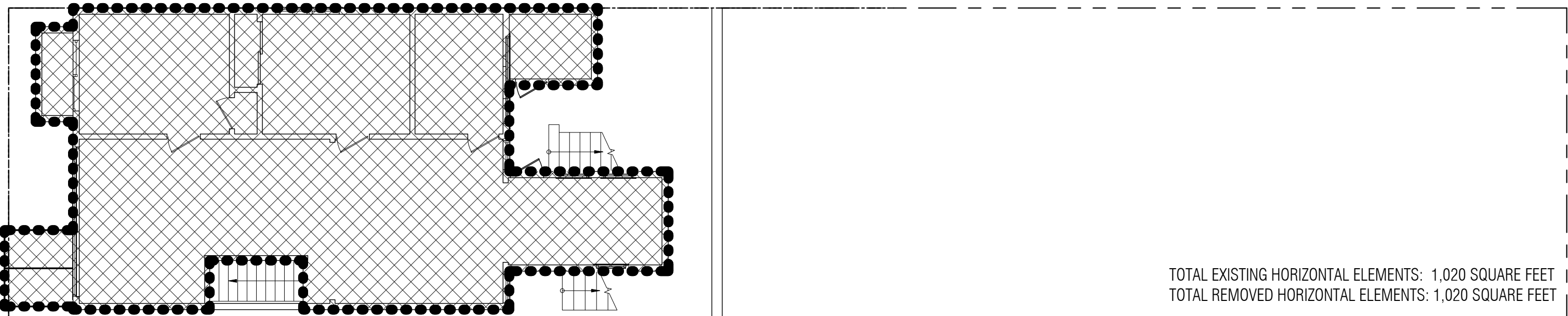
D-3



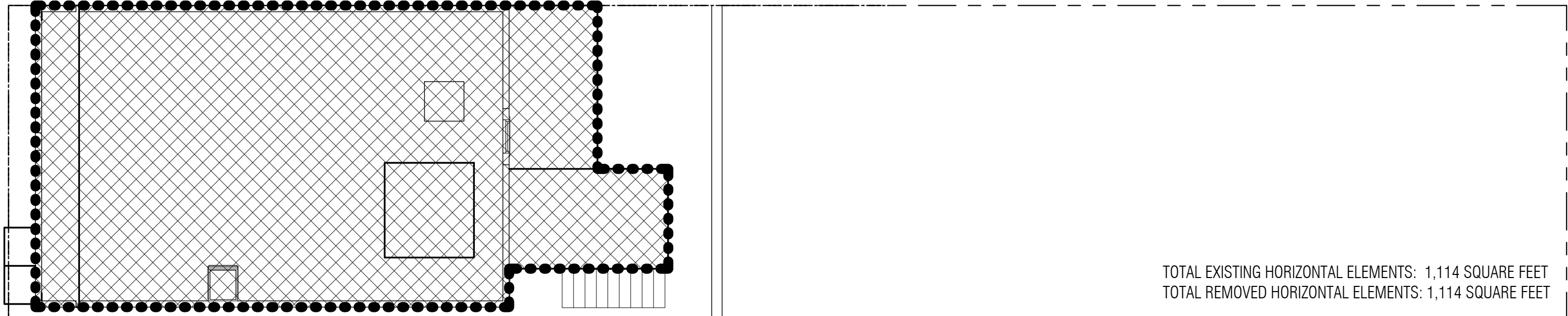
1
D-4
00 - STORAGE LEVEL PLAN - HORIZONTAL ELEMENTS
1/8" = 1'-0"



2
D-4
01 - FIRST FLOOR PLAN - HORIZONTAL ELEMENTS
1/8" = 1'-0"



3
D-4
02 - SECOND FLOOR PLAN - HORIZONTAL ELEMENTS
1/8" = 1'-0"



4
D-4
03 - ATTIC PLAN - HORIZONTAL ELEMENTS
1/8" = 1'-0"



5
D-4
04 - ROOF PLAN - HORIZONTAL ELEMENTS
1/8" = 1'-0"

PROJECT INFORMATION

ASSESSOR'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)B & 317(2)C OF THE SAN FRANCISCO PLANNING CODE.

HORIZONTAL ELEMENTS DETERMINATION:
PASSED SECTION 317 (2) (C)

"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50% (SEE SHEET D-3)
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50%

HORIZONTAL ELEMENTS CALCULATION:
TOTAL EXISTING HORIZONTAL ELEMENTS: 3,838 SQUARE FEET
TOTAL REMOVED HORIZONTAL ELEMENTS: 3,083 SQUARE FEET
PERCENTAGE REMOVED: 81% > 50%

NOTE:
CROSSHATCH = DEMOLISHED HORIZONTAL ELEMENT
HEAVY DOTTED LINE = EXTENT OF EXISTING HORIZONTAL ELEMENT

JAYSON
ARCHITECTURE
125 POCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



DEMOLITION
ANALYSIS

SHEET TITLE
HORIZONTAL
ELEMENTS

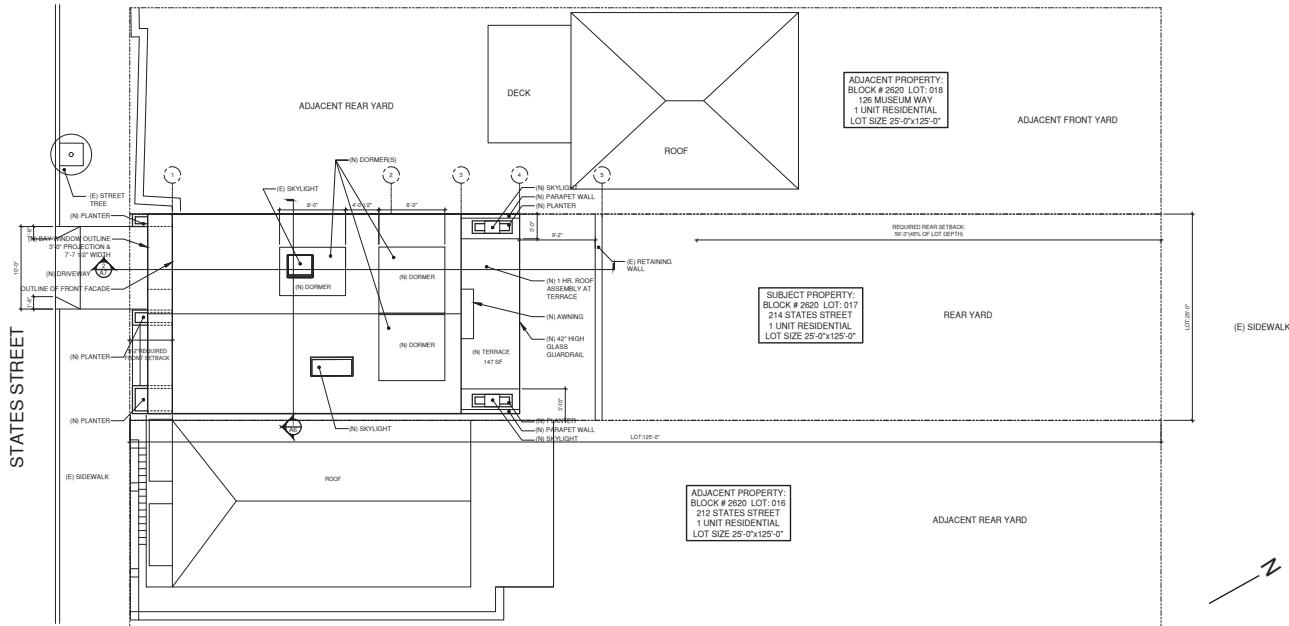
REVISIONS		
NO.	DATE	DESCRIPTION

DATE FEBRUARY 13, 2017
SCALE 1/8" = 1'-0"
JOB NO. 2015.04

SHEET NUMBER

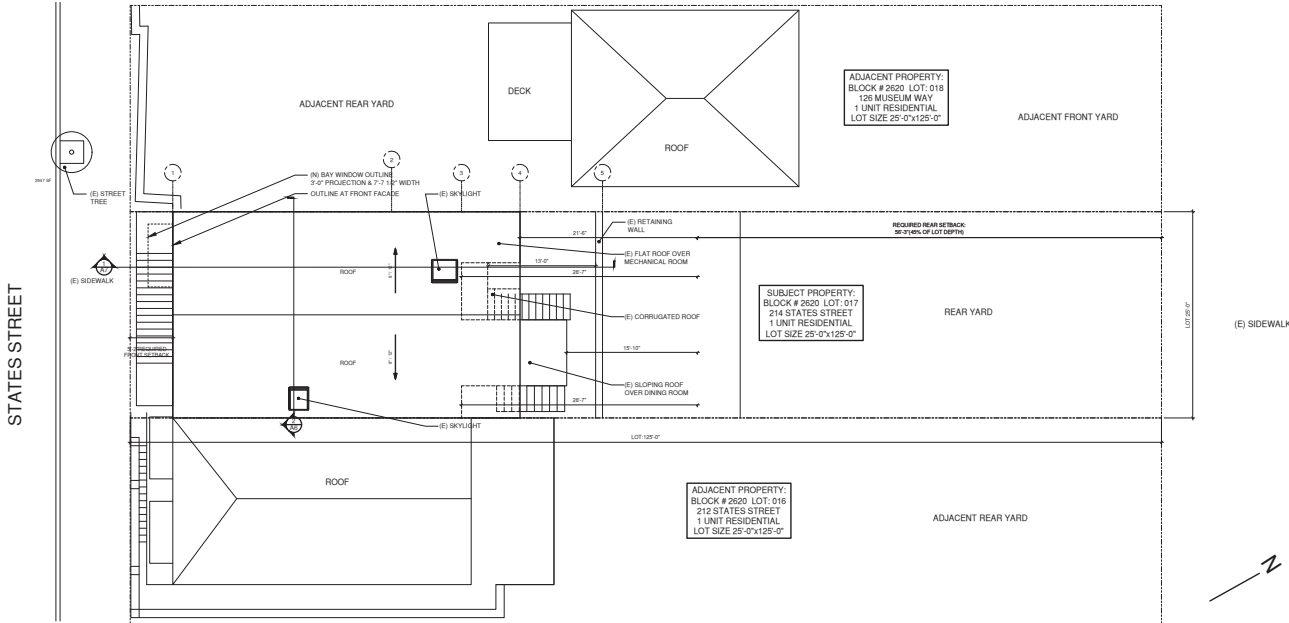
D-4

REMODEL 214 STATES STREET, SAN FRANCISCO, CALIFORNIA



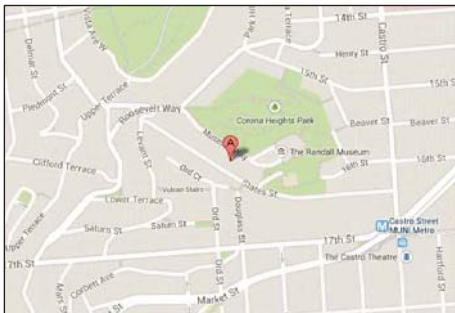
PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"



EXISTING SITE PLAN

SCALE: 3/32"=1'-0"



VICINITY MAP



AERIAL VIEW

ARCHITECTURAL NOTES	
MARK	DESCRIPTION
A1	NEW STONE CLADDING AT GROUND FLOOR
A2	NEW FRONT DOOR AND SIDELITES
A3	NEW CONCRETE STAIRS AND LANDING (MAX. 7 3/4" RISE, MIN. 10" RUN, MIN. 3'-0" LANDING)
A4	MIN. 200 SQ. IN. VENTILATION FOR GARAGE
A5	RELOCATE CARRIAGE DOOR AND ENTRY TO WEST SIDE OF FACADE
A6	EXISTING ELECTRICAL METER TO REMAIN
A7	REPLACE (E) WINDOWS THROUGHOUT FRONT FACADE
A8	ENCLOSE EXISTING DECKS AS BAY WINDOW, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721, CIRCA 1964
A9	NEW PAINTED REDWOOD LAP SIDING AT FRONT FACADE, RETURNING TO ORIGINAL STATE PER HISTORICAL PHOTO
A10	NEW PLANTER
A11	NEW PAINTED REDWOOD LAP SIDING
A13	NEW PAINTED REDWOOD SIDING OR PRE-FINISHED PLYWOOD
A14	NEW DOUBLE GLAZED, FIXED ALUMINUM CURB-MOUNTED SKYLIGHT
A15	NEW DOUBLE GLAZED ALUMINUM CLAD WOOD WINDOWS
A16	1 HR FIRE RATED ROOF ASSEMBLY AT NEW DORMERS WITH COMPOSITE SHINGLES OVER TWO LAYERS BUILDING PAPER OVER 1-1/8" PLYWOOD OVER NEW JOISTS, 8/8" TYPE-X GYP. BD. AT INTERIOR SIDE
A17	(E) BLIND WALL
A20	NEW INTERIOR WALL. SEE WALL TYPE LEGEND
A21	NEW GUARDRAIL BESIDE STAIRS AND STAIR OPENING. 42" HIGH ABOVE TREAD NOSING, 4" MAX SPACING
A22	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE PER CBC 1009.4 WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS
A26	NEW EXTERIOR WALL. SEE WALL TYPE LEGEND
A27	NEW INTERIOR DOOR

(N) WALL/ SLAB

(E) DEMOLISH

DEMOLITION NOTES	
MARK	DESCRIPTION
D1	REMOVE (E) EXTERIOR STAIR AND METAL RAILING
D2	EXCAVATE (E) CRAWL SPACE FOR NEW GARAGE
D3	RELOCATE DOOR TO WEST SIDE OF FACADE
D6	REMOVE (E) STAIRS
D8	REMOVE (E) DOOR
D10	REMOVE (E) NON-ORIGINAL SHINGLES AT FRONT FACADE
D11	REPLACE (E) WHITE VINYL WINDOWS THROUGHOUT FRONT FACADE
D12	ENCLOSE EXISTING DECKS AS BAY WINDOW, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721, CIRCA 1964
D15	REMOVE (E) FLOOR FRAMING FOR OPEN CEILING OVER LIVING ROOM BELOW
D16	REMOVE (E) SKYLIGHT
D17	REPLACE ALL (E) WINDOWS w/ NEW PER SCHEDULE
D18	RELOCATE (E) FLOOR JOIST TO NEW FLOOR ELEVATION
D20	RELOCATE ENTRY DOOR TO STREET LEVEL
D21	REMOVE (E) ROOF OVER ENTRY
D22	REMOVE (E) FAUX BRICK SIDING

SHEET INDEX

- A0 - TITLE SHEET & SITE PLANS
A.01- RENDERING OF PROPOSED DESIGN IN CONTEXT
A.02- RENDERING OF PROPOSED BUILDING MASSING
A1- PROPOSED/ EXISTING PLANS
A2- PROPOSED/ EXISTING PLANS
A3- PROPOSED/ EXISTING ELEVATIONS
A4- PROPOSED/ EXISTING ELEVATIONS
A5- PROPOSED/ EXISTING ELEVATIONS
A6- PROPOSED/ EXISTING SECTIONS
A7- PROPOSED/ EXISTING SECTIONS
D0- DEMO CALCS.

SCOPE OF WORK

- EXTERIOR AND INTERIOR RENOVATION.
- REMOVAL OF EXTERIOR STAIR AT FRONT FACADE.
- RELOCATION OF MAIN ENTRY TO GARAGE LEVEL.
- DORMERS ADDED AT ROOF LEVEL
- MOVE INTERNAL CIRCULATION CORE (STAIRS).

PROPOSED RENDERING AT STREET LEVEL



PROJECT INFO

PROJECT CONTACT: SANTOS & URRUTIA STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CALIFORNIA 94110
PHONE: (415) 642-7722
FAX: (415) 642-7590

BLOCK: 2620

LOT: 017

PROJECT DATA:

	EXISTING	PROPOSED
ZONING:	RH-2	RH-2
BUILDING USE:	RESIDENTIAL	RESIDENTIAL
OCCUPANCY TYPE:	R3	R3
CONSTRUCTION TYPE:	V-B	V-B

APPLICABLE CODES:

2013 CALIFORNIA RESIDENTIAL BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ENERGY CODE
ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

BUILDING DATA

	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	V-B	V-B	V-B
OCCUPANCY TYPE	RH-2	RH-2	RH-2
BUILDING HEIGHT	40'-0"	40'-0"	40'-0"
GROSS FLOOR AREA	1635 SF	N/A	2,849 SF
HABITABLE SF	1348 SF	N/A	2,013 SF
NON-HABITABLE* SQ. FT.	287 SF	N/A	836 SF
STORIES/BASEMENTS	2/0	3/1	3/1
# OF UNITS	1	2	1
FIRE SPRINKLERS	NO	N/A	YES
SEISMIC UPGRADE	NO	N/A	YES

HABITABLE FLOOR AREAS:	EXISTING	PROPOSED
GARAGE FLOOR	0 SF	225 SF
FIRST FLOOR	515 SF	731 SF
SECOND FLOOR	833 SF	840 SF
ATTIC FLOOR	0 SF	217 SF
TOTAL HABITABLE	1348 SF	2013 SF

	EXISTING	ALLOWABLE	PROPOSED
BUILDING DEPTH	50'-11"	56'-3"	50'-11"

*NON-HABITABLE SQ. FOOTAGE IS CONSTITUTED BY:

- A) GARAGE
B) STAIR
C) INTERIOR WALLS
D) EXTERIOR WALLS

REVISIONS

BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



TITLE PAGE

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 02/13/17

Scale:

Drawn By: R.S.

Job No: 9429

Sheet

AO

Of 11 Sheets



1
A.01

RENDERING OF PROPOSED BUILDING IN CONTEXT
SCALE: NTS

Date: 02/13/17
Scale:
Drawn By: R.S.
Job No: 9429
Sheet
A.01
Of 11 Sheets

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

RENDERING
PROPOSED VIEW AT STREET LEVEL



SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REVISIONS

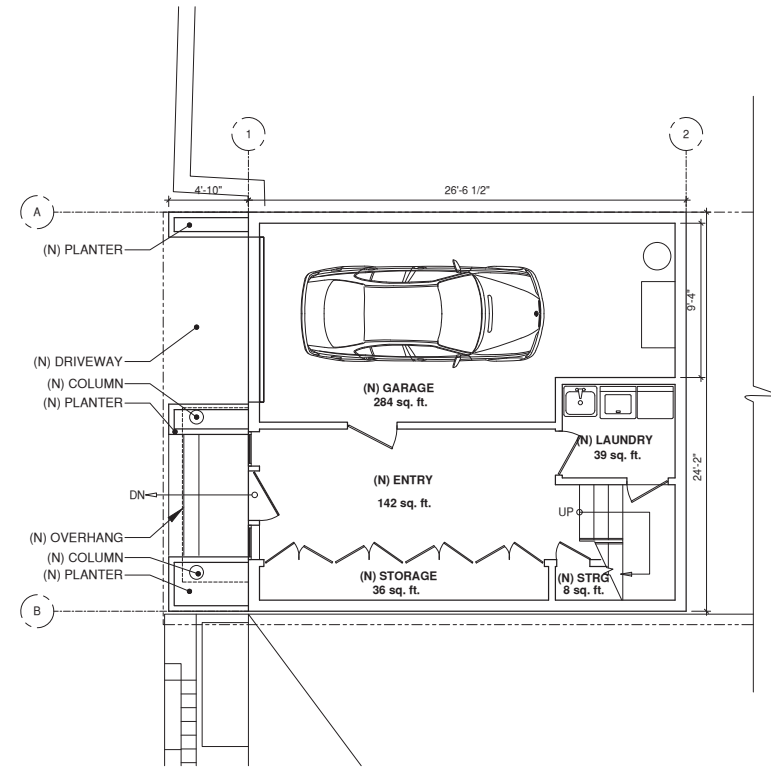
BY



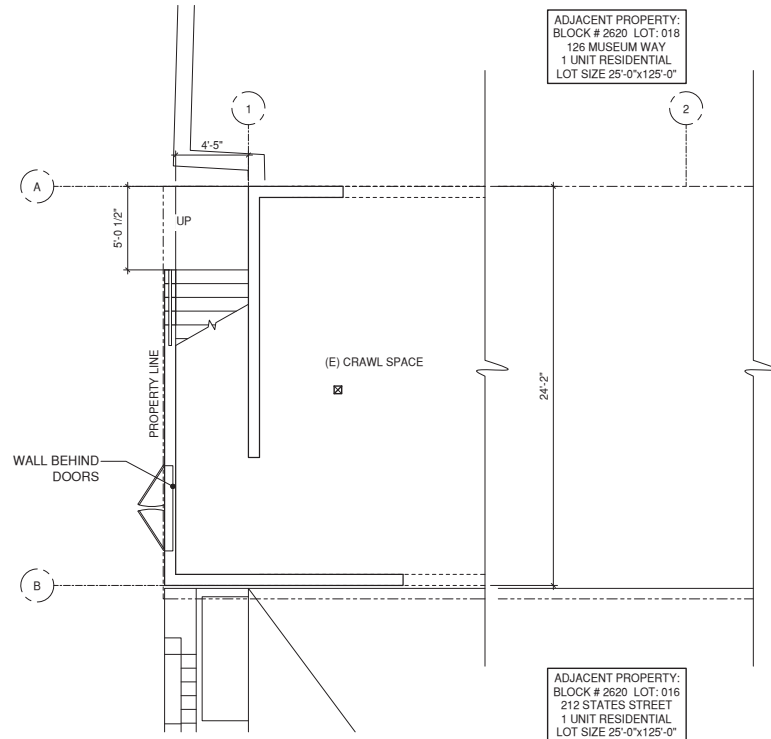
1
A.02

RENDERING OF PROPOSED BUILDING MASSING
SCALE: NTS

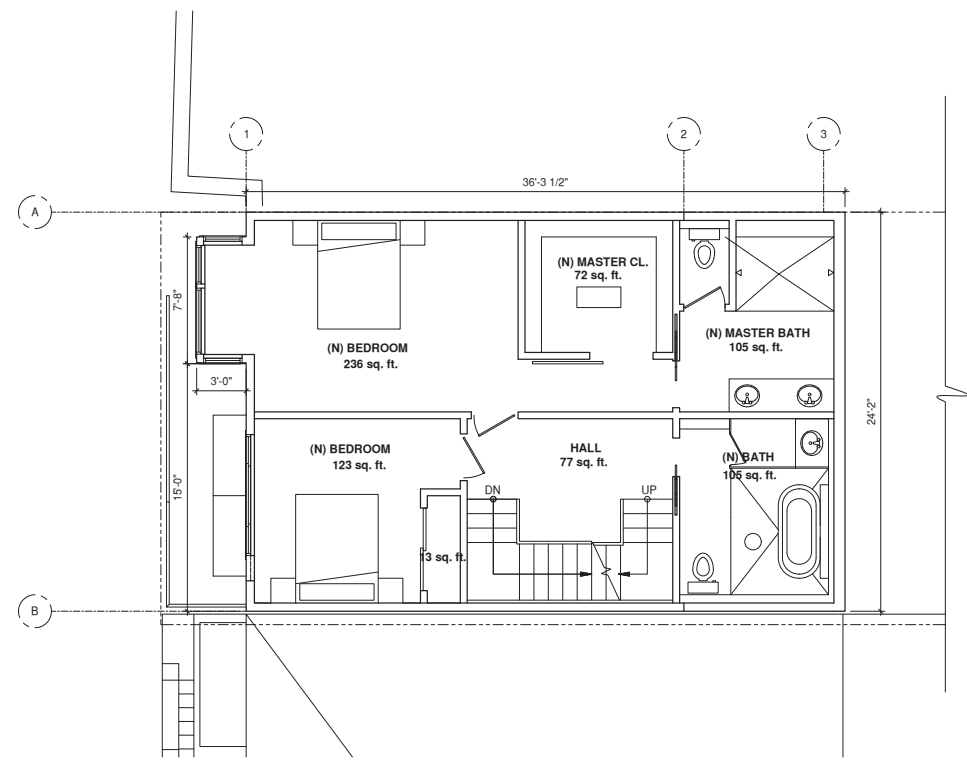
REVISIONS		BY
SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590		
		
RENDERINGS PROPOSED BUILDING MASSING		
REMODEL 214 STATES STREET SAN FRANCISCO, CA		
Date:	02/13/17	
Scale:		
Drawn By:	R.S.	
Job No:	9429	
Sheet	A.02	
Of 11 Sheets		



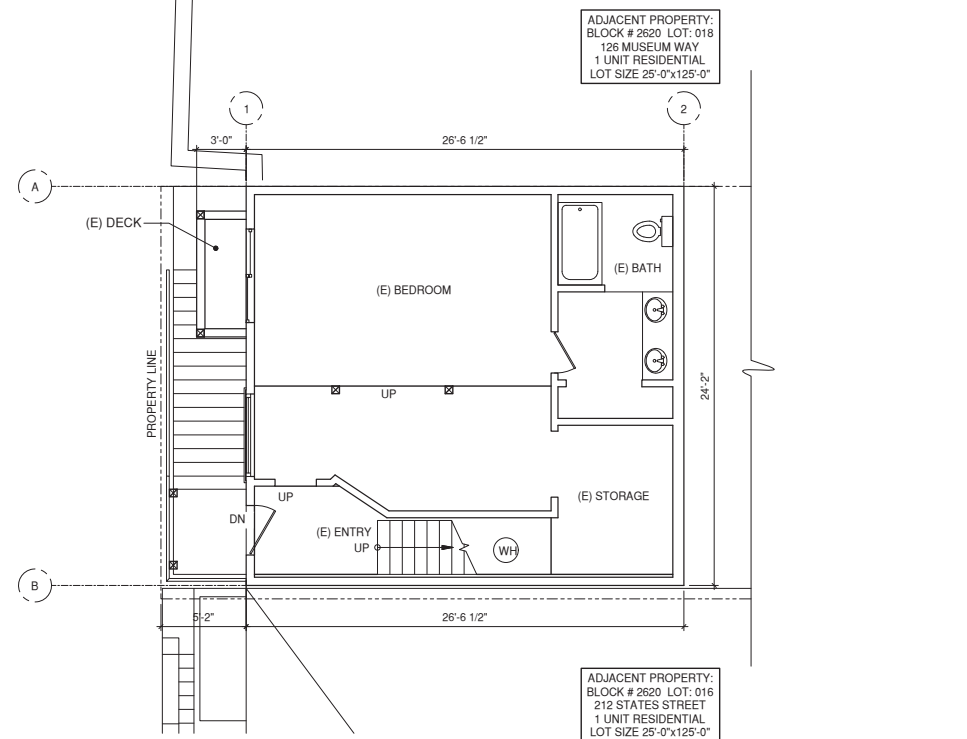
3
A1 (N) GROUND FLOOR PLAN
SCALE: 3/16"=1'0"



4
A1 (E) GROUND FLOOR PLAN
SCALE: 3/16"=1'0"



1
A1 (N) FIRST FLOOR PLAN
SCALE: 3/16"=1'0"



2
A1 (E) FIRST FLOOR PLAN
SCALE: 3/16"=1'0"

REVISIONS	BY

SANTOS & URRUTIA

STRUCTURAL

ENGINEERS

2451 HARRISON STREET

SAN FRANCISCO, CA 94110

TELEPHONE (415) 642-7722

FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER

NO. S2984

Exp. 6/30/18

STATE OF CALIFORNIA

GROUND & FIRST FLOOR PLANS
EXISTING & PROPOSED

REMODEL

214 STATES STREET

SAN FRANCISCO, CA

Date:

02/13/17

Scale:

AS NOTED

Drawn By:

R.S.

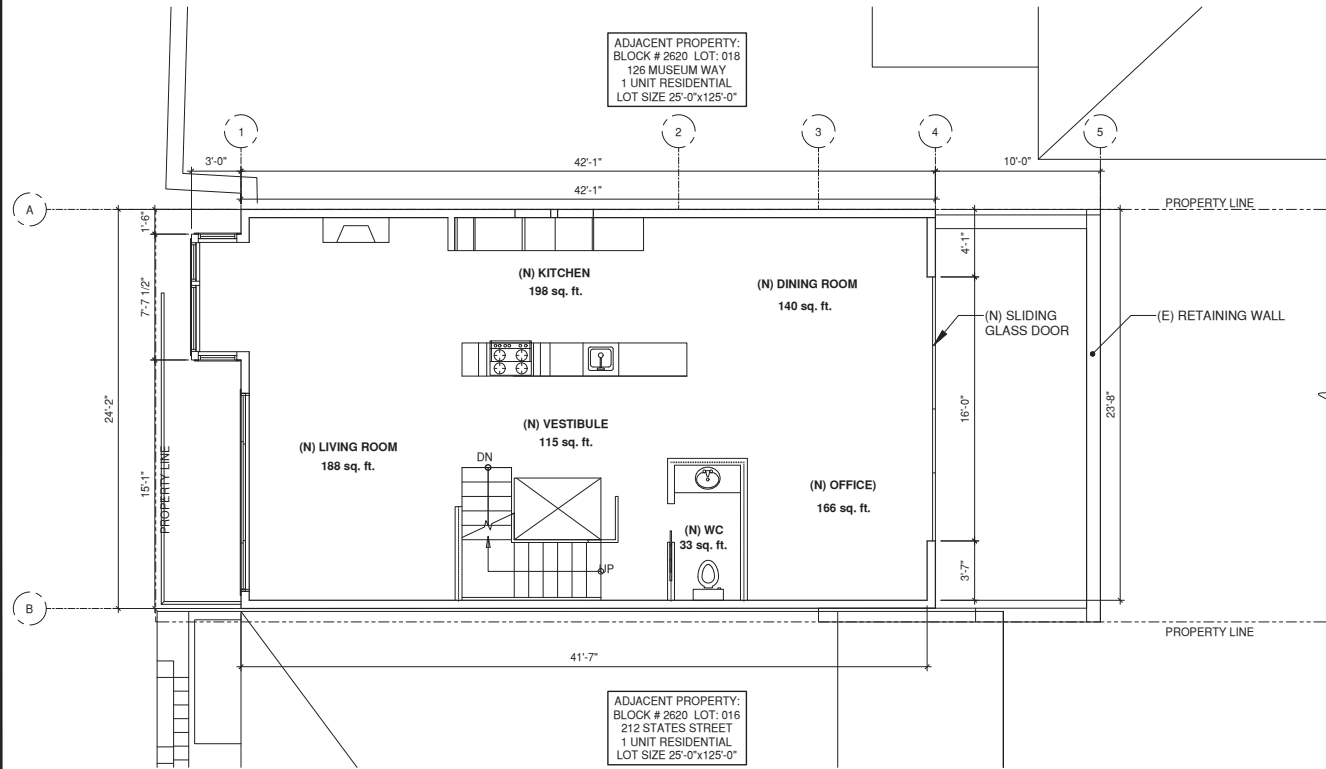
Job No:

9429

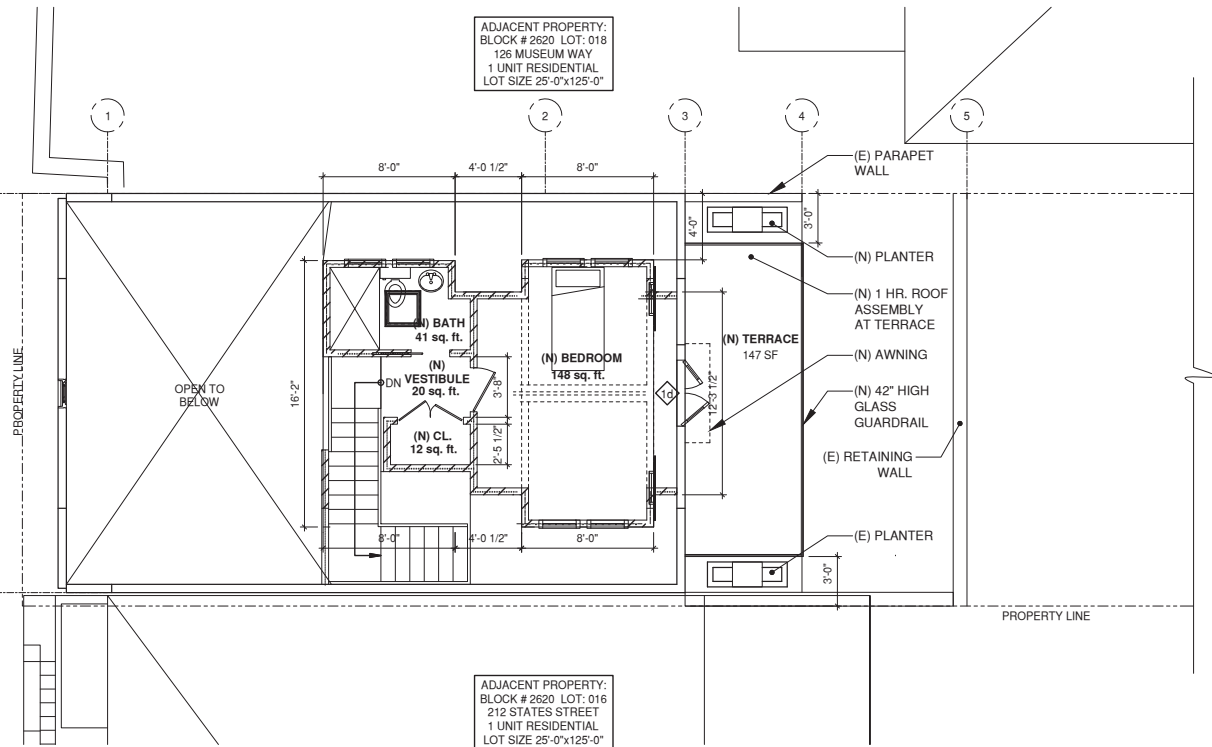
Sheet

A1

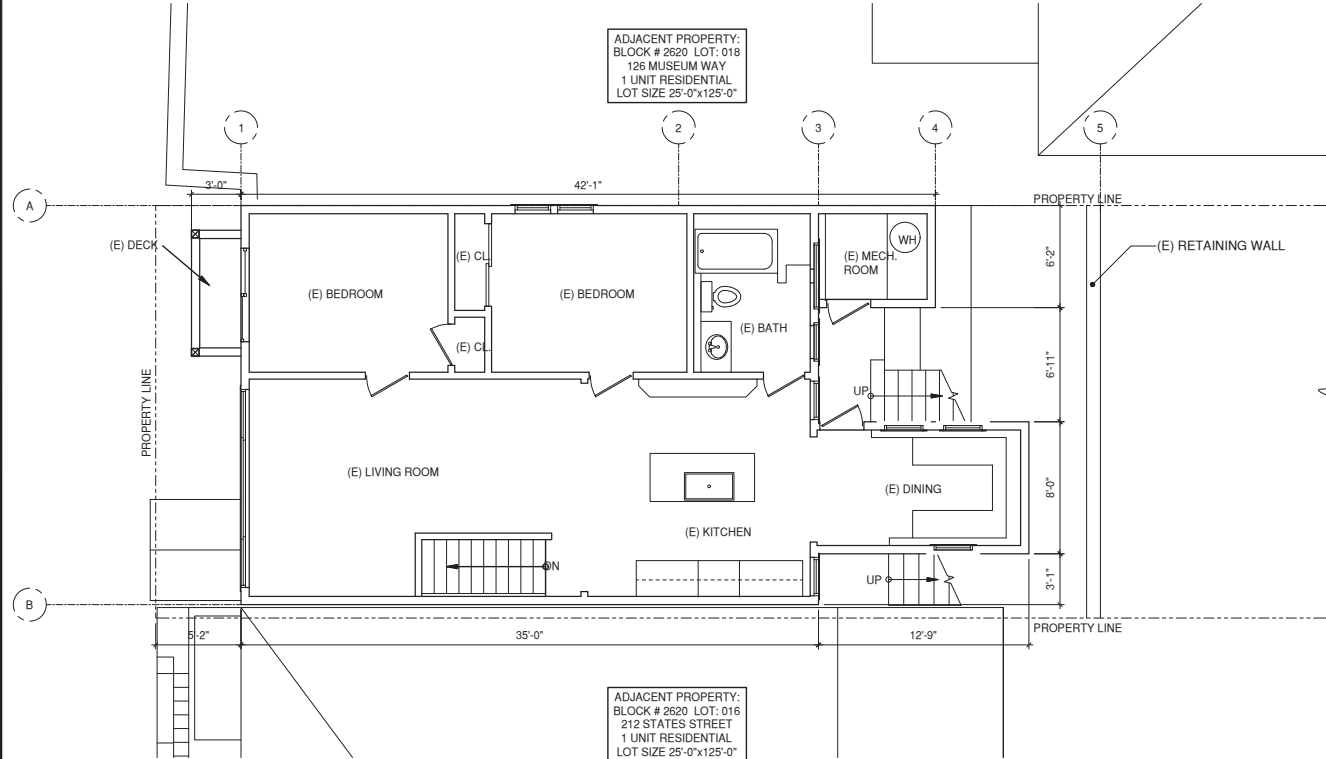
Of 11 Sheets



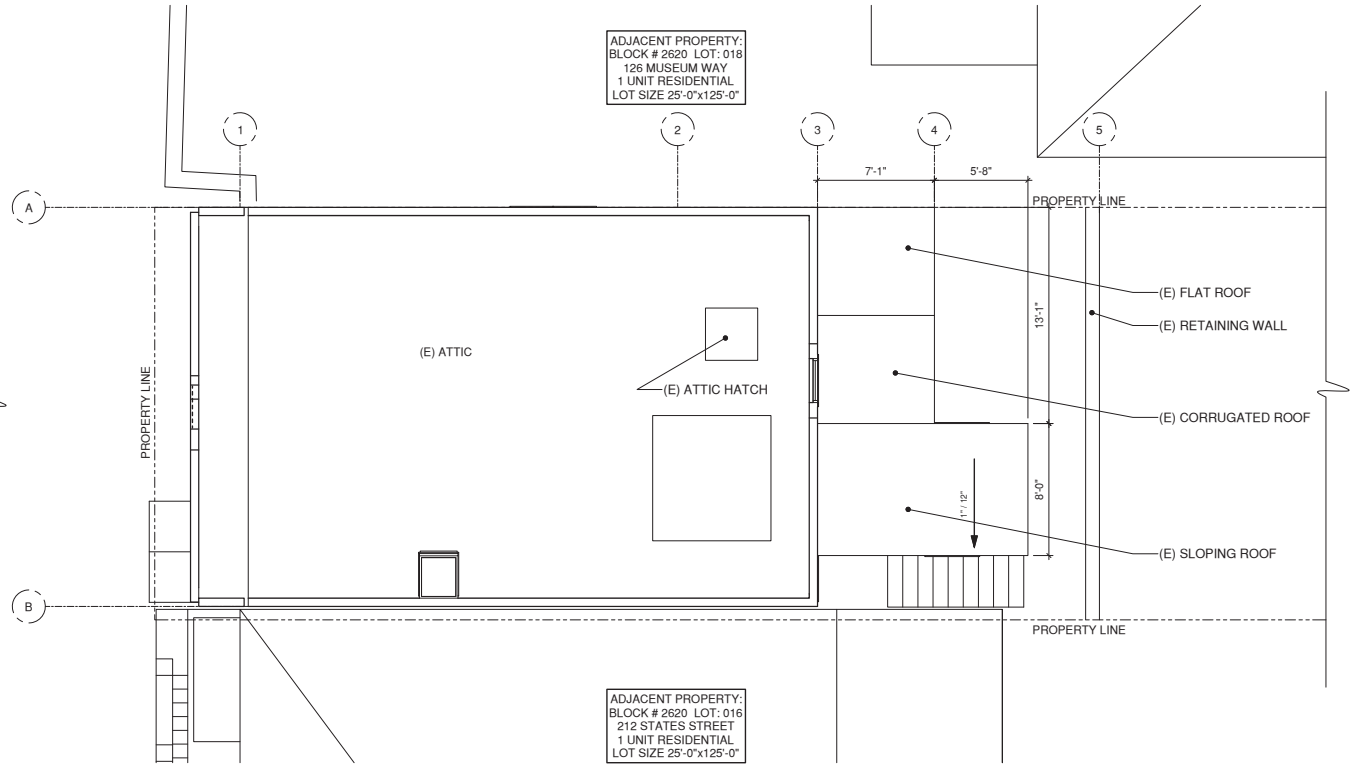
3
A2 (N) SECOND FLOOR PLAN
SCALE: 3/16"=1'0"



1
A2 (N) ATTIC FLOOR PLAN
SCALE: 3/16"=1'0"



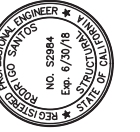
4
A2 (E) SECOND FLOOR PLAN
SCALE: 3/16"=1'0"



2
A2 (E) ATTIC FLOOR PLAN
SCALE: 3/16"=1'0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

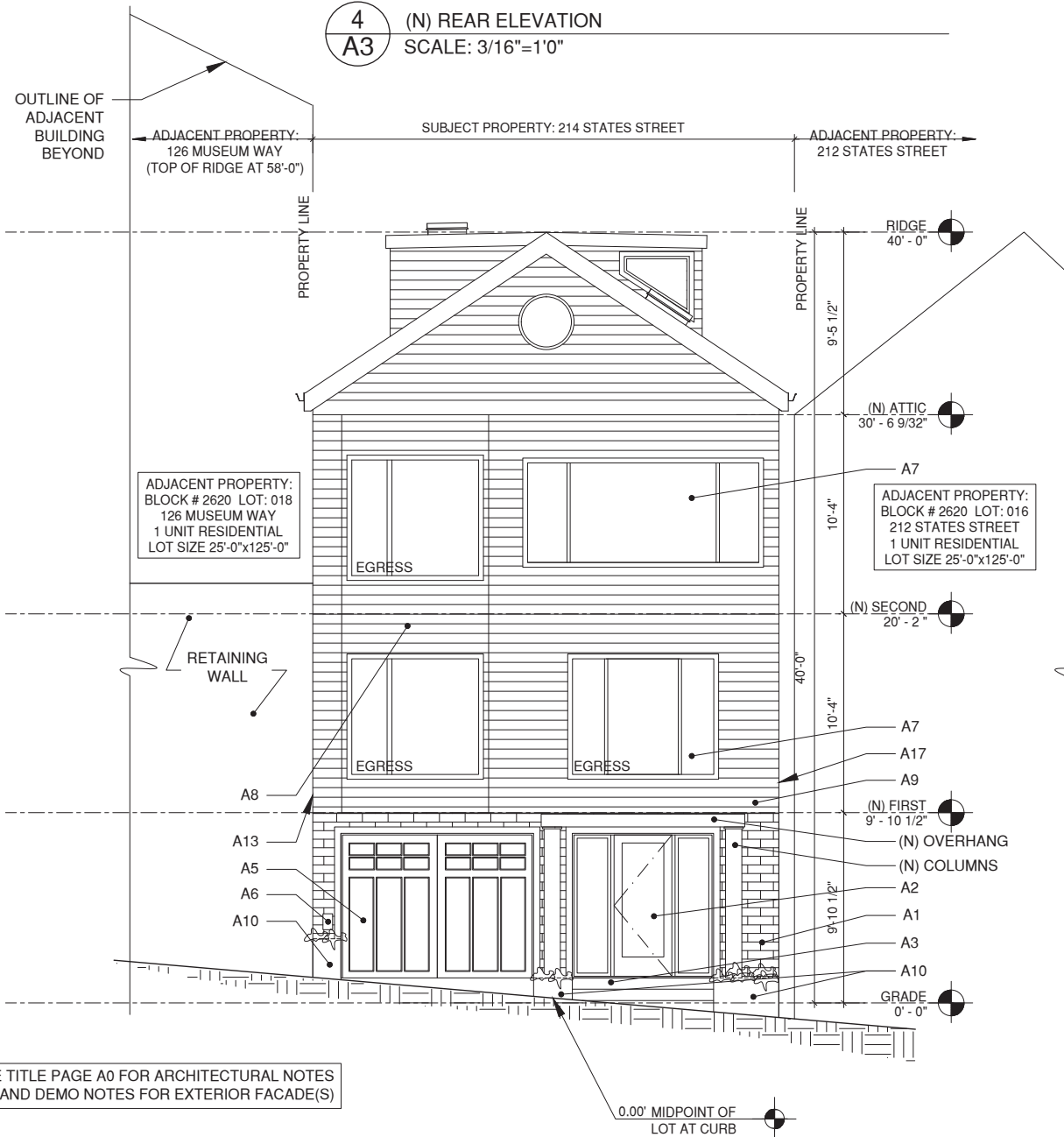


SECOND & ATTIC FLOOR PLANS
EXISTING & PROPOSED

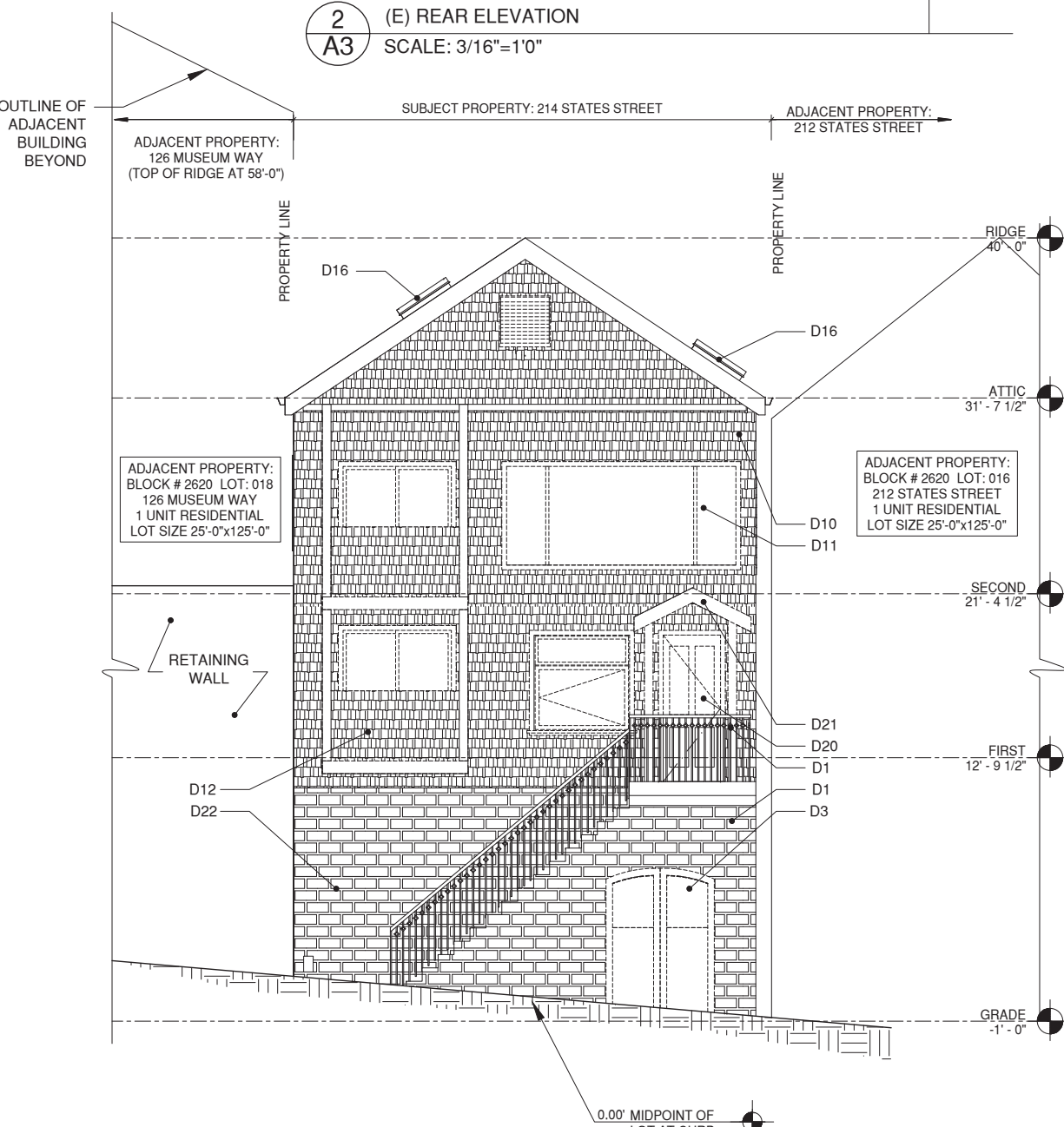
REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 02/13/17
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429
Sheet
A2
Of 11 Sheets

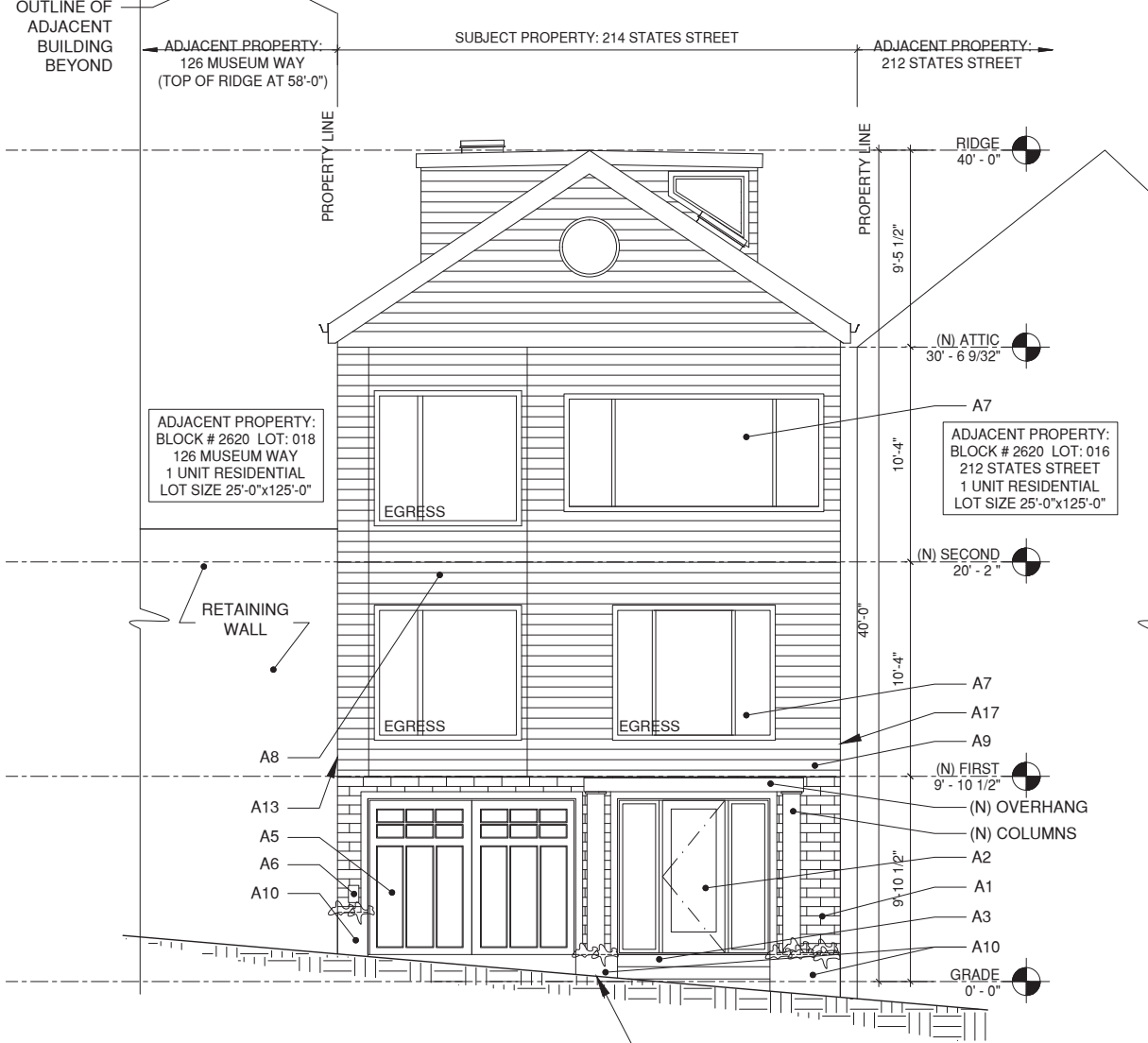
NOTE: SEE TITLE PAGE A0 FOR ARCHITECTURAL NOTES
AND DEMO NOTES FOR EXTERIOR FACADE(S)



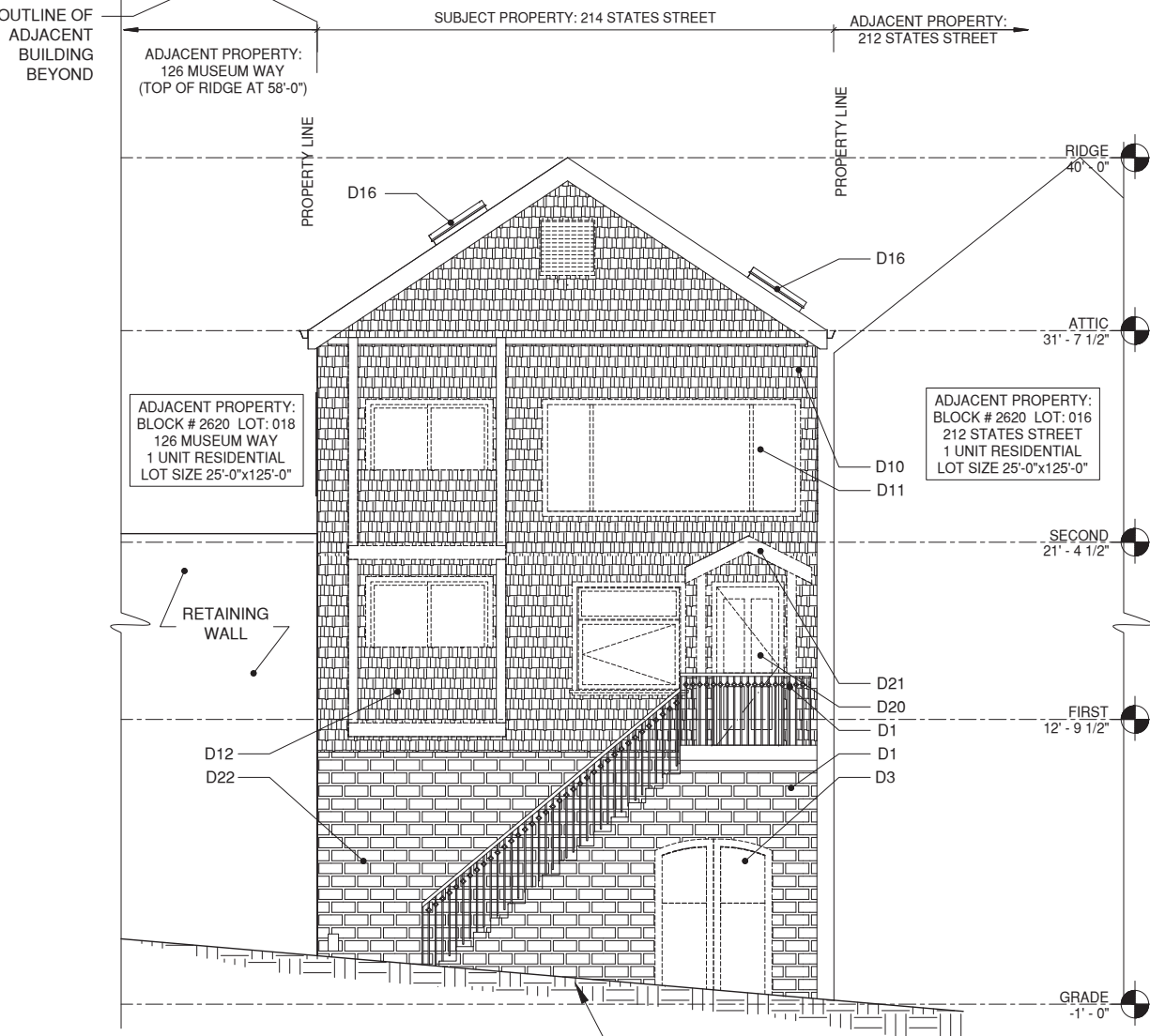
4
A3 (N) FRONT ELEVATION
SCALE: 3/16"=1'0"



2
A3 (E) FRONT ELEVATION
SCALE: 3/16"=1'0"



3
A3 (N) REAR ELEVATION
SCALE: 3/16"=1'0"



2
A3 (E) REAR ELEVATION
SCALE: 3/16"=1'0"

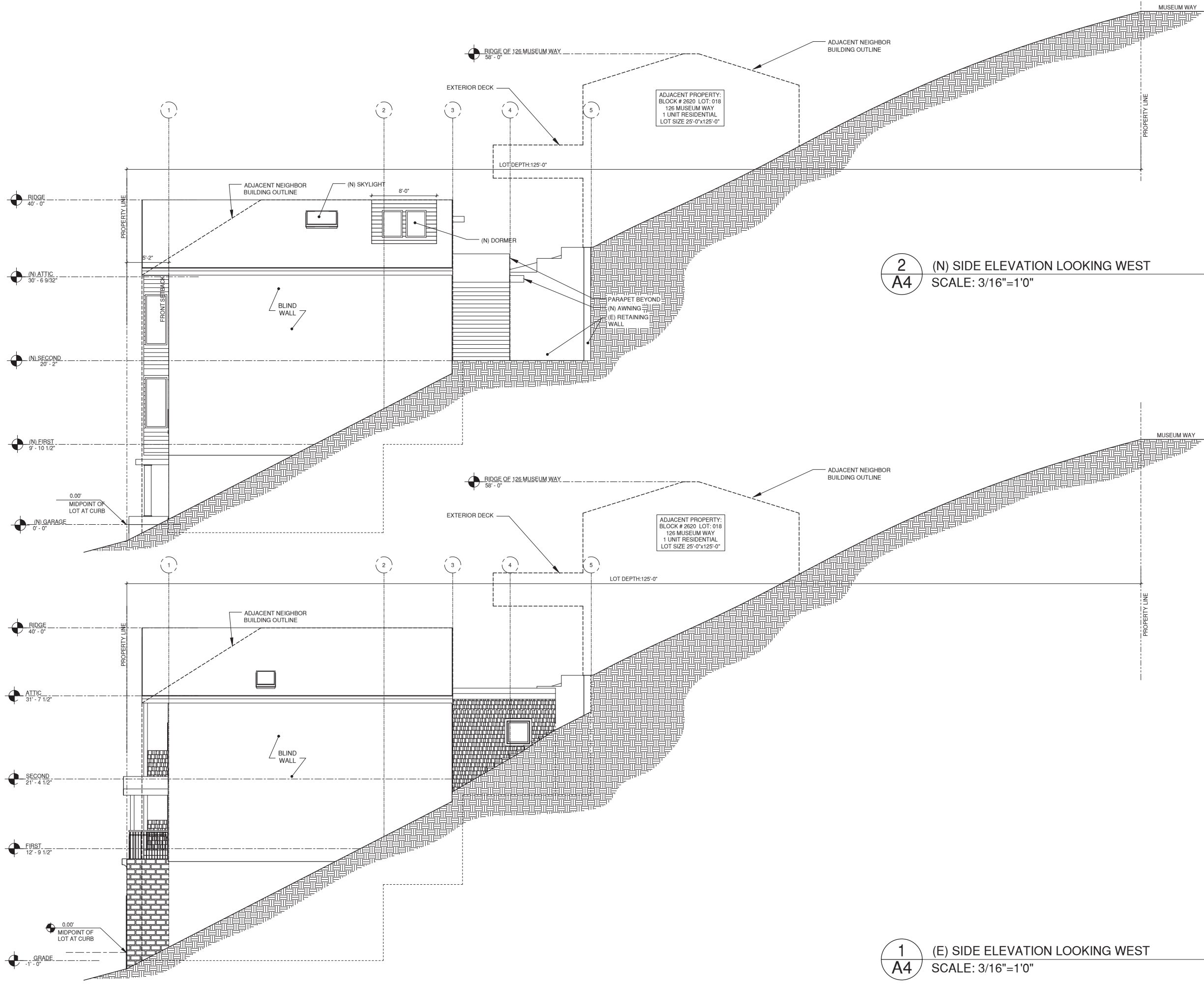
REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

**FRONT & BACK ELEVATIONS
EXISTING & PROPOSED**

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date: 02/13/17
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429
Sheet
A3
Of 11 Sheets



2 (N) SIDE ELEVATION LOOKING WEST
A4 SCALE: 3/16"=1'0"

1 (E) SIDE ELEVATION LOOKING WEST
A4 SCALE: 3/16"=1'0"

REVISIONS		BY

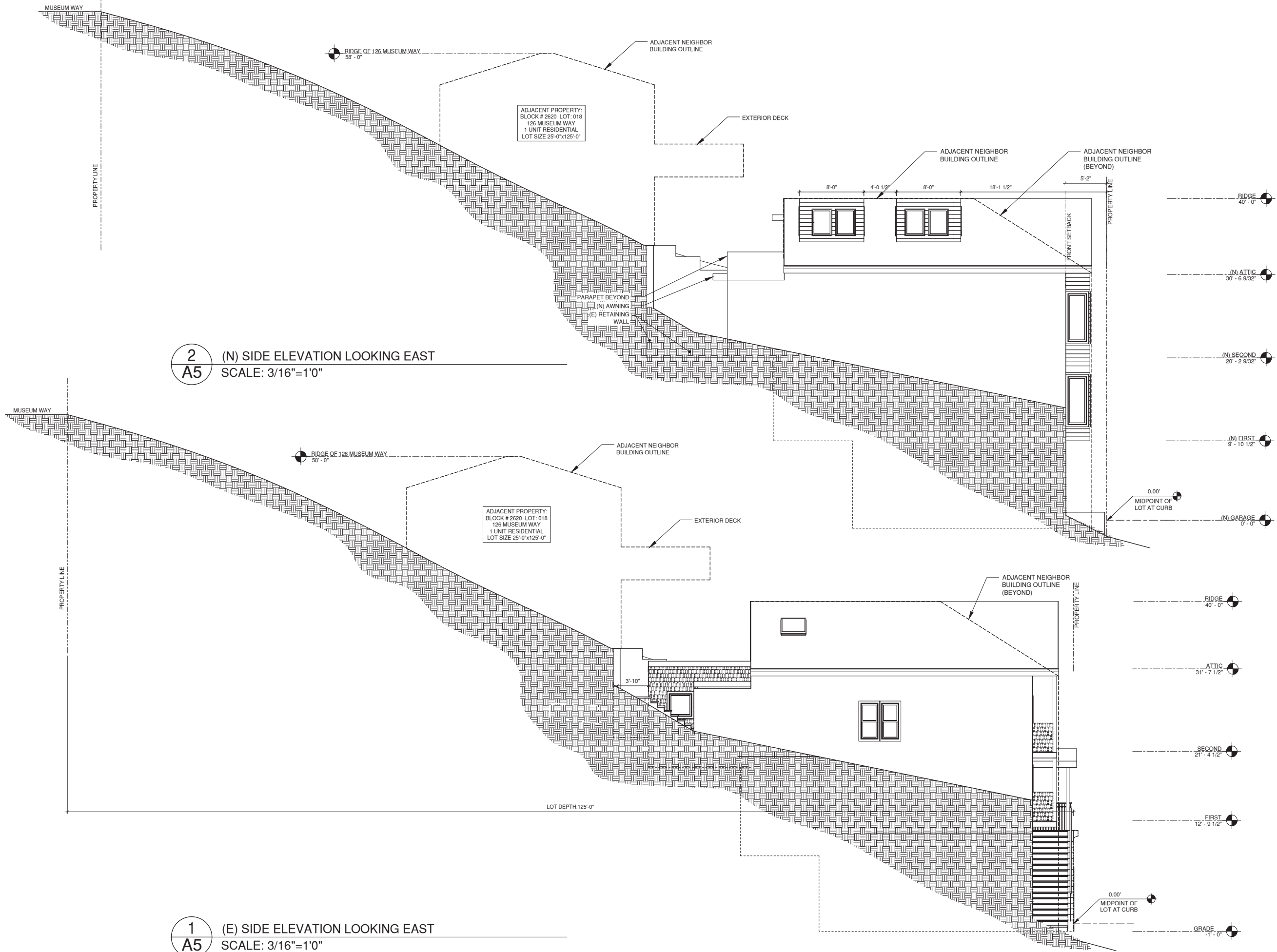
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. 52884
Exp. 6/30/18
SANTOS & URRUTIA
STRUCTURAL ENGINEERS
SAN FRANCISCO, CA

ELEVATIONS LOOKING NW
EXISTING & PROPOSED

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	02/13/17
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429
Sheet	A4
Of 11 Sheets	



2 (N) SIDE ELEVATION LOOKING EAST
A5 SCALE: 3/16"=1'0"

1 (E) SIDE ELEVATION LOOKING EAST
A5 SCALE: 3/16"=1'0"

REVISIONS	BY

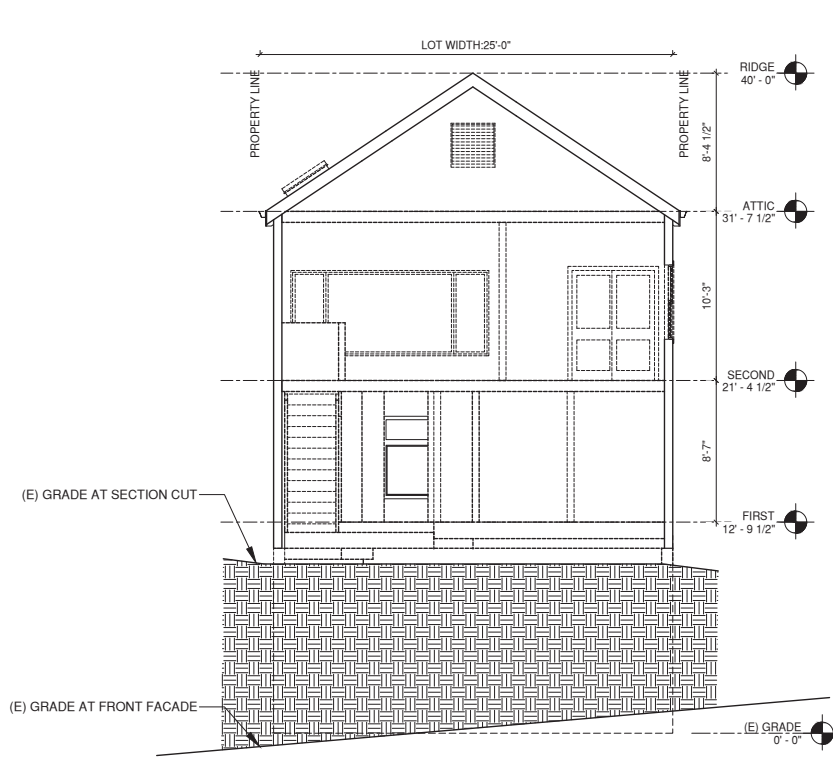
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. S2984
Exp. 6/30/18
STATE OF CALIFORNIA

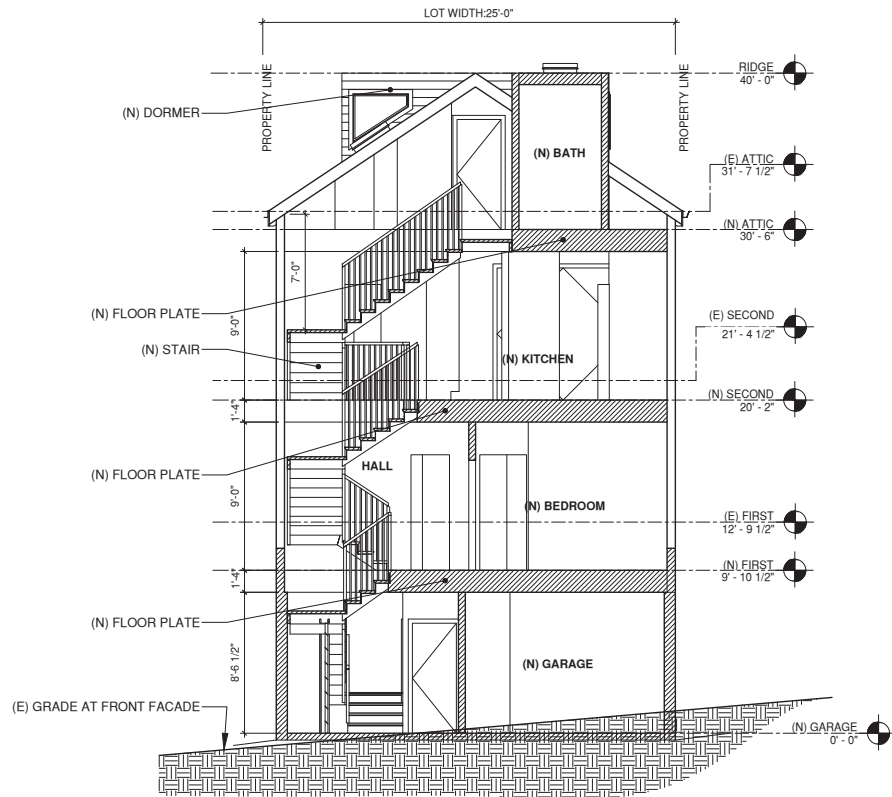
**ELEVATIONS LOOKING SE
EXISTING & PROPOSED**

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

Date:	02/13/17
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429
Sheet	A5
Of 11 Sheets	

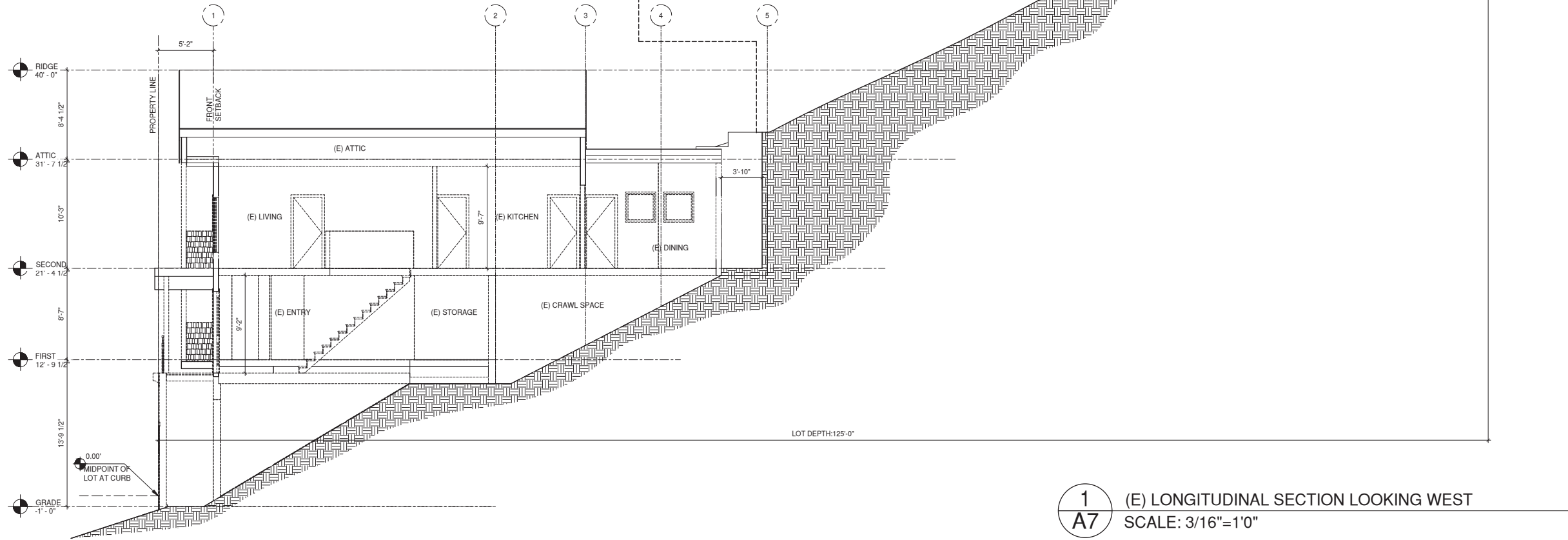


2 (E) LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0"

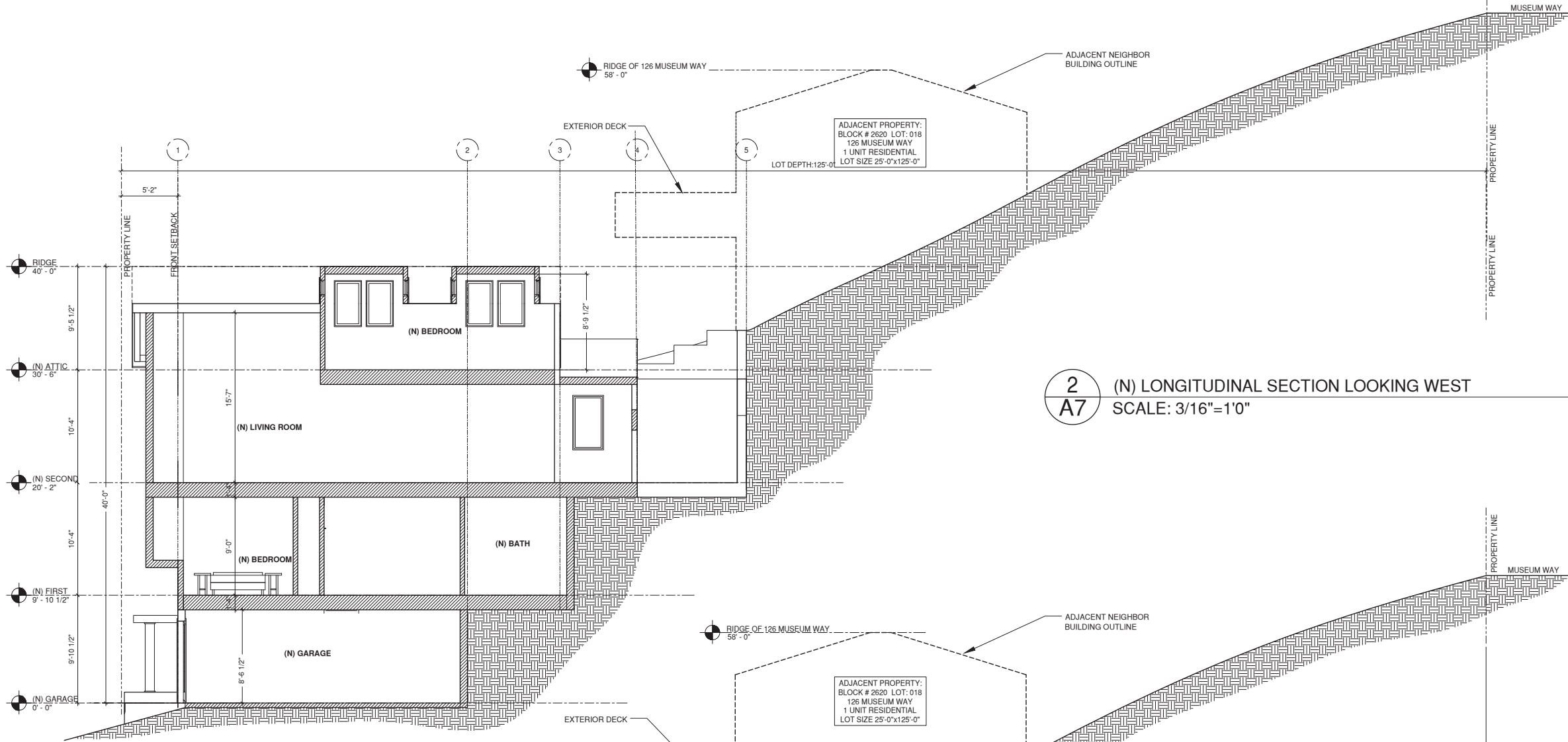


1 (N) LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0"


REVISIONS		BY
<div>SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</div>		
<div>PROFESSIONAL ENGINEER REGISTERED NO. S2984 Exp. 6/30/18 STATE OF CALIFORNIA</div>		
LATERAL SECTIONS EXISTING & PROPOSED		
<div>REMODEL 214 STATES STREET SAN FRANCISCO, CA</div>		
Date:	02/13/17	
Scale:	AS NOTED	
Drawn By:	R.S.	
Job No:	9429	
Sheet	A6	
Of 11	Sheets	



1
A7 (E) LONGITUDINAL SECTION LOOKING WEST
SCALE: 3/16"=1'0"



2
A7 (N) LONGITUDINAL SECTION LOOKING WEST
SCALE: 3/16"=1'0"

		<p>VERTICAL ENVELOPE ELEMENTS DETERMINATION: PASSED SECTION 317 (2) (C)</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."</p> <p>PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50% PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50% (SEE SHEET D-4)</p> <p>VERTICAL ENVELOPE ELEMENTS CALCULATION: TOTAL EXISTING VERTICAL ENVELOPE ELEMENTS: 2,829 SQUARE FEET TOTAL REMOVED VERTICAL ENVELOPE ELEMENTS: 1,349 SQUARE FEET PERCENTAGE REMOVED: 48%<50%</p> <p>NOTE: CROSS HATCH = DEMOLISHED VERTICAL ENVELOPE ELEMENT HEAVY DOTTED LINE = EXTENT OF EXISTING VERTICAL ENVELOPE ELEMENT</p> <p>HORIZONTAL ELEMENTS DETERMINATION: PASSED SECTION 317 (2) (C)</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."</p> <p>PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50% (SEE SHEET D-3) PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50%</p> <p>HORIZONTAL ELEMENTS CALCULATION: TOTAL EXISTING HORIZONTAL ELEMENTS: 3,838 SQUARE FEET TOTAL REMOVED HORIZONTAL ELEMENTS: 3,083 SQUARE FEET PERCENTAGE REMOVED: 81%>50%</p> <p>NOTE: CROSSHATCH = DEMOLISHED HORIZONTAL ELEMENT HEAVY DOTTED LINE = EXTENT OF EXISTING HORIZONTAL ELEMENT</p>	<p>FRONT & REAR FACADE DETERMINATION: PASSED SECTION 317 (2) (B)</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL"</p> <p>PROPOSED SUM FACADE TO BE REMOVED IS > 50% PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65% (SEE SHEET D-2)</p> <p>FACADE CALCULATION: TOTAL EXISTING WALL: 48'-4" TOTAL REMOVED WALL: 48'-4" PERCENTAGE REMOVED: 100%>50%</p> <p>NOTE: (D) = DEMOLISHED WALL LENGTH (E) = EXISTING WALL LENGTH</p> <p>EXTERIOR WALLS DETERMINATION: PASSED SECTION 317 (2) (B)</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL"</p> <p>PROPOSED SUM FACADE TO BE REMOVED IS > 50% (SEE SHEET D-1) PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%</p> <p>EXTERIOR WALLS CALCULATION: TOTAL EXISTING WALL: 163'-2" TOTAL REMOVED WALL: 88'-0" PERCENTAGE REMOVED: 54%<65%</p> <p>NOTE: (D) = DEMOLISHED WALL LENGTH (E) = EXISTING WALL LENGTH</p>	<p>PROJECT INFORMATION</p> <p>ASSESSOR'S BLOCK/LOT: 2620/017 BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76</p> <p>THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.</p> <p>ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)B & 317(2)C OF THE SAN FRANCISCO PLANNING CODE.</p> <p>SHEET INDEX</p> <p>D-0 COVER SHEET D-1 FRONT & REAR FACADES D-2 EXTERIOR WALLS D-3 VERTICAL ENVELOPE ELEMENTS D-4 HORIZONTAL ELEMENTS</p>	<div><div>JAYSON ARCHITECTURE</div><div>125 PICOHE ST SAN FRANCISCO CA, 94134 831.332.0837</div></div> <div>CLIENT</div> <div>214 STATES STREET, LLC</div> <div>PROJECT</div> <div>REMODEL OF SINGLE FAMILY HOME AT 214 STATES STREET</div> <div><div><div><div>LICENSED ARCHITECT</div><div>ABRAHAM JAYSON</div><div>No. C33239</div><div>REN. 08-31-17</div><div>STATE OF CALIFORNIA</div></div><div></div></div><div>DEMOLITION ANALYSIS</div><div>SHEET TITLE COVER SHEET</div><div><div>△ REVISIONS</div><table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody></tbody></table></div><div><div>DATE FEBRUARY 13, 2017</div><div>SCALE</div><div>JOB NO. 2015.04</div><div>SHEET NUMBER D-0</div></div></div>	NO.	DATE	DESCRIPTION
NO.	DATE	DESCRIPTION						