



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JUNE 2, 2016

Date: May 26, 2016
Case No.: **2014.1604CUA**
Project Address: **1848-1850 Green Street**
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 0543/012
Project Sponsor: Daniel Holbrook
Feldman Architecture
1005 Sansome Street
San Francisco, CA 94111
Staff Contact: Brittany Bendix – (415) 575-9114
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Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The project proposes horizontal and vertical additions to the existing two-family dwelling and the demolition of a three-car detached garage at the rear of the property. Because the alteration proposes removal of more than 50 percent of both the existing horizontal and vertical surface elements, the project is tantamount to a demolition. The proposed vertical addition includes raising the existing floor plates 3 feet 8.5 inches and excavating below to accommodate a new three car garage accessed at the front of the property. The project also includes a fourth floor vertical addition, setback 15 feet from the front building wall. These changes will result in an overall building height of 40-feet above curb. The existing building is legally non-complying in regards to the front setback requirements of the Planning Code. Because the existing building projects into the required front setback, a 2-foot 11-inch deep portion of the building at the front will be removed to bring the dwelling into compliance with the front setback requirement. The proposed horizontal addition to the western side of the property expands the building width 2 feet 2.5 inches. Above the basement level, the proposal will provide a 5-foot side setback for the first 49.5 feet of the building depth, thereafter it is reduced to 2-feet. The Project also includes an 18.5-foot deep expansion at the rear. The Project results in one two-bedroom unit of approximately 1,149 gross square feet and one four-bedroom unit of approximately 6,080 gross square feet.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	2	Number Of New Units	2
Existing Parking	3	New Parking	3
Number Of Existing Bedrooms	4	Number Of New Bedrooms	6
Existing Building Area	±4,296 Sq. Ft.	New Building Area	±8,077 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Franklin Street, between Chestnut and Lombard Streets, Lot 020 in Assessor’s Block 0498 in the Cow Hollow neighborhood. The project site is within an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk district. The subject lot is 25 feet wide and 87.5 feet deep, with an area of approximately 2,187.5 square feet, and slopes upward from the front of the property to the rear. The property contains one building, a 22-foot 9.75-inch tall, two-story single-family dwelling of 1,925 gross square feet, constructed circa 1922.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the north side of Green Street, between Octavia and Laguna Streets, Lot 012 in Assessor’s Block 0543 in the Cow Hollow neighborhood. The project site is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk district. The subject lot is 29.33 feet wide and 137.50 feet deep, with an area of approximately 4,033 square feet, and slopes downward from the front of the property to the rear. The property contains two buildings, a two-family dwelling, constructed circa 1887, and a two-story detached three-car garage accessible by a 7-foot 1.5-inch wide driveway situated along the western property line. The two-family dwelling has a height of 24.5-feet, is two stories at the block face, three stories at the rear, and has a depth of 72.5-feet. The upper unit is approximately 1,587 gross square feet. The lower unit is approximately 1,493 gross square feet. The 3R Report for the property indicates that the legal use is a two-family dwelling. In addition, a full Eviction History provided by the Rent Board has indicated that there is no evidence of a no-fault eviction at this site after December 10, 2013.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 13, 2016	May 11, 2016	22 days

Posted Notice	20 days	May 13, 2016	May 13, 2016	20 days
Mailed Notice	20 days	May 13, 2016	May 13, 2016	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

The project was initially noticed per Planning Code Section 311 on January 19, 2016. During the notification period neighbors on the east and west side of the subject property filed Requests for Discretionary Review. The concerns of the neighbor on the west side referred to the diminishing side setback along the west side of the property line, especially in relation to the units in the rearmost portion of the building. The concerns of the neighbor on the east side articulated that the 4th floor decks invaded the privacy of the tenants at 1840 Green Street.

The Residential Design Team reviewed the Discretionary Review requests and supported the project as proposed. However, during this extended review it became evident that the proposal was tantamount to a demolition, per Planning Code Section 317(d), thereby requiring Conditional Use Authorization by the Planning Commission. As a result of the procedural change, the requests for Discretionary Review have been withdrawn and the Project Sponsor is pursuing Conditional Use Authorization. The Discretionary Review applications are included as public comment for the proposal, as the opposition has not been withdrawn. However, all parties continue to discuss alternative solutions to the current proposal. At this time, the Department has not received any other public comment on this project.

ISSUES AND OTHER CONSIDERATIONS

- The proposal eliminates a legal non-complying structure in the required rear yard, relocates parking to the front of the property, reduces the existing curb cut, and alters the building footprint so that the expansion is within the buildable area.
- A Residential Appraisal Summary submitted to the Department for the 2013 tax year indicated that both existing units appraised at \$1,690,000.00. This value exceeds the 80th Percentile of San Francisco single-family home values (structure and land) for 2015.
- The Project results in one two-bedroom dwelling of approximately 1,149 gross square feet and one four bedroom dwelling of approximately 6,080 gross square feet. The smaller existing unit and the smaller proposed unit have the same number of bedrooms, although the proposed unit is approximately 23 percent the size of the existing unit.
- Although the project proposes alterations resulting in the de-facto demolition of the existing housing, the overall proposal retains two dwelling units, modernizes the interior programming and brings the property into greater compliance with the Planning Code.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the demolition of a dwelling unit within an RH-2 Zoning District, pursuant to Planning Code Section 317(d).

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of bedrooms and maintain the existing unit count.
- The Project maximizes the permitted density of the site.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Project is an appropriate in-fill development within the RH-2 Zoning District.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The District is well served by transit; therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Environmental Evaluation / Historic Resources Information
Submittals from the Public (Previous Discretionary Review Requests)
Project Sponsor Submittal
Reduced Plans
Color Rendering

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Context Photos | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Environmental Determination |

Exhibits above marked with an "X" are included in this packet

_____BB_____
Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\1848 Green St - DU Demol\Executive Summary.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414A)
- Other

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 317(D) OF THE PLANNING CODE TO CONSTRUCT A MAJOR ALTERATION THAT IS TANTAMOUNT TO THE DEMOLITION OF A THREE-STORY TWO-FAMILY DWELLING WITHIN AN RH-2 (RESIDENTIAL – HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 4, 2016, Daniel Holbrook of Feldman Architecture (Project Architect) for 1848 Green & Laguna Partners (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to construct a major alteration that is tantamount to the demolition of a three-story two-family dwelling at 1848-1850 Green Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On June 2, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1604CUA.

On March 20, 2015, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2014.1604E. The Commission has reviewed and concurs with said determination.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.1604CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located on the north side of Green Street, between Octavia and Laguna Streets, Lot 012 in Assessor's Block 0543 in the Cow Hollow neighborhood. The project site is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk district. The subject lot is 29.33 feet wide and 137.50 feet deep, with an area of approximately 4,033 square feet, and slopes downward from the front of the property to the rear. The property contains two buildings, a two-family dwelling, constructed circa 1887, and a two-story detached three-car garage accessible by a 7-foot 1.5-inch wide driveway situated along the western property line. The two-family dwelling has a height of 24.5-feet, is two stories at the block face, three stories at the rear, and has a depth of 72.5-feet. The upper unit is approximately 1,587 gross square feet. The lower unit is approximately 1,493 gross square feet. The 3R Report for the property indicates that the legal use is a two-family dwelling. In addition, a full Eviction History provided by the Rent Board has indicated that there is no evidence of a no-fault eviction at this site after December 10, 2013.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of five different zoning districts. To the north, and behind the subject property, the subject block is within the Union Street NCD (Neighborhood Commercial District). Immediately west of the subject property, the subject block is within the RH-3 (Residential House, Three-Family) Zoning District, and to the east of the subject property, the remaining block is within the RH-2 Zoning District. South of the subject property, on the opposite side of Green Street, the block is a mix of RM-2 (Residential, Mixed, Moderate Density), P (Public), and RH-2 Zoning Districts. The prevailing land uses, architectural scale and building mass are characteristic of these districts. Within the residential districts the immediate context includes raised two- to four-story residential flats, four-story multi-unit apartments, and the Golden Gate Valley Public Library. Within the Union Street NCD the context is one- to two-story mixed use or commercial buildings fronting onto Union Street. More specifically, directly north of the subject property are two two-story mixed-use buildings with ground floor commercial uses and dwellings above. Immediately east of the subject property is a four-story six-unit dwelling and immediately west of the property is a three-story five-unit dwelling. Directly across the street from the property, on the south side

of Green Street, is a four-story 25-unit apartment building. The subject property is also within .25-miles of stops for the following MUNI transit lines: 28-19th Avenue, 41-Union, and the 45-Union/Stockton.

4. **Project Description.** The project proposes horizontal and vertical additions to the existing two-family dwelling and the demolition of a three-car detached garage at the rear of the property. Because the alteration proposes removal of more than 50 percent of both the existing horizontal and vertical surface elements, the project is tantamount to a demolition. The proposed vertical addition includes raising the existing floor plates 3 feet 8.5 inches and excavating below to accommodate a new three car garage accessed at the front of the property. The project also includes a fourth floor vertical addition, setback 15 feet from the front building wall. These changes will result in an overall building height of 40-feet above curb. The existing building is legally non-complying in regards to the front setback requirements of the Planning Code. Because the existing building projects into the required front setback, a 2-foot 11-inch deep portion of the building at the front will be removed to bring the dwelling into compliance with the front setback requirement. The proposed horizontal addition to the western side of the property expands the building width 2 feet 2.5 inches. Above the basement level, the proposal will provide a 5-foot side setback for the first 49.5 feet of the building depth, thereafter it is reduced to 2-feet. The Project also includes an 18.5-foot deep expansion at the rear. The Project results in one two-bedroom unit of approximately 1,149 gross square feet and one four-bedroom unit of approximately 6,080 gross square feet.
5. **Public Comment/Community Outreach.** The project was initially noticed per Planning Code Section 311 on January 19, 2016. During the notification period neighbors on the east and west side of the subject property filed Requests for Discretionary Review. The concerns of the neighbor on the west side referred to the diminishing side setback along the west side of the property line, especially in relation to the units in the rearmost portion of the building. The concerns of the neighbor on the east side articulated that the 4th floor decks invaded the privacy of the tenants at 1840 Green Street.

The Residential Design Team reviewed the Discretionary Review requests and supported the project as proposed. However, during this extended review it became evident that the proposal was tantamount to a demolition, per Planning Code Section 317(d), thereby requiring Conditional Use Authorization by the Planning Commission. As a result of the procedural change, the requests for Discretionary Review have been withdrawn and the Project Sponsor is pursuing Conditional Use Authorization. The Discretionary Review applications are included as public comment for the proposal, as the opposition has not been withdrawn. However, all parties continue to discuss alternative solutions to the current proposal. At this time, the Department has not received any other public comment on this project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an

RH-2 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8 "Additional Findings pursuant to Section 317" below.

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

The average setback of the two adjacent buildings is 4 feet 11 inches. The existing building has a legally non-complying front setback of 2-feet. The proposal includes demolition of the first 2 feet 11 inches of the subject building so that a 4 foot 11 inch front setback will be provided. The resulting front building wall will then become code complying.

- C. **Landscaping/Permeability.** Planning Code Section 132 requires projects increasing the existing floor area by more than 20 percent to provide a minimum of 20 percent landscaping and 50 percent permeability within the required front yard setback.

The Project will provide a front setback that is at least 20 percent landscaped and 50 percent permeable. Given the slope of the proposed driveway, the Project Sponsor is also seeking a sidewalk encroachment permit from the Department of Public Works to provide additional landscaping in the public right-of-way.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard at grade and above, for properties containing dwelling units in RH-2 Zoning Districts. The required rear yard is 45 percent of the total depth, or a distance equal to the average depths of the rear building walls of the two adjacent buildings. Further, when applying the average alternative, the last 10 feet of the proposed building depth is limited to a height of 30 feet above curb.

The subject property is 137.5 feet deep and the 45 percent requirement is 61.875 feet. The existing rear yard is legally non-complying as it contains a garage within the required rear yard area. The Project will demolish this garage and provide a code complying rear yard of 44 feet 5 inches, equal to the depth allowed when averaging the two adjacent buildings, and which is no taller than 30 feet above the front curb for the last 10 feet of building depth.

- E. **Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or 332.5 square feet of common usable open space.

The Project provides access to the rear yard area for the lower level unit and access to a third floor terrace, balcony and roof deck for the upper level unit. The open space areas to both units exceed the 125 square feet required.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley, at least 30 feet in width, a side yard at

least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

The upper level unit has exposure onto Green Street which is 68 feet 9 inches wide and the lower level unit has exposure onto the code-complying rear yard.

- G. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width, or to a single such entrance of less than 8 feet in RTO and RTO-M districts.

The Project proposes a code-complying garage door width of 10-feet.

- H. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of four spaces when two are required.

The Project will demolish the existing off-street parking garage located in the required rear yard. The garage contains three off-street parking spaces. The Project will accommodate three new off-street parking spaces within the existing dwelling, although only two spaces are required.

- I. **Curb Cuts.** Section 155(l) of the Planning Code requires driveways crossing sidewalks to be no wider than necessary for ingress and egress, and to be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of off-street parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements.

The existing off-street parking is accessed by a shared curb cut spanning 26-feet across both the subject property and the western neighbor. The Proposal will remove this shared curb cut and instead provide two new 10 feet wide curb cuts. This reduction will assist in minimizing conflicts with pedestrians and establish improved sidewalk conditions.

- J. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project requires two Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project proposes two bicycle parking spaces, one for each dwelling unit, in the garage.

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RH-2 Zoning Districts with a downward slope less than 20 percent, height is measured at the center of the building starting from curb to a point of 30 feet at the front setback. The limit then increases at a 45 degree angle until it reaches a height of 40 feet.

The existing building is 24.5 feet. The Project will alter the front of the building so that it is 30 feet tall at the front building wall. The fourth floor massing is then setback 15-feet from the front building wall before it increases up to 40 feet.

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a building that results in one net new dwelling. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed project is compatible with the immediate neighborhood. The proposal eliminates a legal non-complying structure in the required rear yard, relocates parking to the front of the property, reduces the existing curb cut, and alters the building footprint so that the expansion is within the buildable area. Although the project proposes alterations resulting in the de-facto demolition of the existing housing, the overall proposal retains two dwelling units, modernizes the interior programming and brings the property into greater compliance with the Planning Code.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The existing site conditions are non-complying in regards to the front setback and rear yard requirements of the Planning Code. The Project resolves these discrepancies while increasing the habitable area within the principally permitted buildable envelope.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

While the Planning Code requires two parking spaces for the existing dwelling units; three are proposed, in addition to two Class 1 bicycle parking spaces. Furthermore, the Project will also demise an existing 26-foot wide curb cut into two smaller 10-foot curb cuts, improving the overall pedestrian environment on the block.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Although designed in a contemporary aesthetic, the façade treatment and materials of the renovated façade have been appropriately selected to be harmonious with the surrounding neighborhood.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed project is consistent with the stated purpose of the RH-2 Districts and brings the property into greater conformance with the RH-2 Zoning District controls.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

Project meets criterion.

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project meets criterion.

The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.

- iii. Whether the property is an “historical resource” under CEQA;

Project meets criterion.

Although the existing structures are more than 50 years old, a review of the supplemental information for the property history resulted in a determination that neither structure is an historical resource.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Project meets criterion.

Not applicable. The structures are not historical resources.

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

Project meets criterion.

The existing two-unit building is vacant/owner occupied and therefore not rental housing. Further, a full Eviction History provided by the Rent Board has indicated that there is no evidence of a no-fault eviction at this site after December 10, 2013.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project meets criterion.

No rent controlled units will be removed. The two units of the building are currently vacant.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project does not meet criterion.

Although the Project proposes a de-facto demolition of a two-unit dwelling through a major alteration, the number of units is maintained at the project site and the interior programming is renovated to accommodate modern families.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-size housing. The project would conserve the existing number of dwelling units, while providing a net gain of two bedrooms to the City’s housing stock. Further, the Project brings the subject property into greater compliance with the Planning Code.

- ix. Whether the Project protects the relative affordability of existing housing;

Project not meet criterion.

The Project does not protect the relative affordability of existing housing, as the project proposes de-facto demolition of the existing units through a major alteration. The modernization of the units will likely increase their value; however, a Residential Appraisal Summary submitted to the Department for the 2013 tax year indicated that both existing units appraised at \$1,690,000.00. This value exceeds the 80th Percentile of San Francisco single-family home values (structure and land) for 2015.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project does not meet criterion.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the project increases the number of family-sized units on-site;

Project meets criterion.

The Project proposes two opportunities for family-sized housing. One four-bedroom single-family residence is proposed, and one, two-bedroom unit is proposed within a two-unit building.

- xiii. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

Project meets criterion.

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliments the neighborhood character although applying a contemporary design.

- xv. Whether the Project increases the number of on-site dwelling units;

Project meets criterion.

The Project would not increase the number of on-site units as it is already at the maximum density; however, the Project would conserve the existing number of dwelling units while keeping within the scale and mass of the immediately surrounding development.

- xvi. Whether the Project increases the number of on-site bedrooms.

Project meets criterion.

The existing building contains two two-bedroom units. The proposal will provide one four-bedroom unit and one two-bedroom unit.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

Project meets criterion.

The project proposes the maximum density permitted on the subject lot.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Project meets criterion.

The existing building contains one two-bedroom dwelling of approximately 1,587 gross square feet and one two bedroom dwelling of approximately 1,493 gross square feet. The Project results in one two-bedroom dwelling of approximately 1,149 gross square feet and one four bedroom dwelling of approximately 6,080 gross square feet. The smaller existing unit and the smaller proposed unit have the same number of bedrooms, although the proposed unit is approximately 23 percent the size of the existing unit.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 2:

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

Policy 2.1:

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

The project proposes de-facto demolition of a sound residential structure containing two two-bedroom dwelling units. However, the project retains two units, one with four bedrooms, and a second with two bedrooms. These new units provide modernized living for families, at the maximum density for the site, and reflect a variation in size that promotes diversity in the housing stock, although the assessed value of the existing units already exceeds the 80th Percentile of San Francisco single-family home values.

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.3:

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

Policy 3.4:

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

The subject property is currently vacant/owner occupied and a full Eviction History provided by the Rent Board has indicated that there is no evidence of a no-fault eviction at this site after December 10, 2013. Accordingly, the property does not contain rent controlled units. The Project proposes vertical and horizontal expansions that will result in additional habitable floor area and bedrooms, while bringing the property into greater conformity with the Planning Code. However, the overall scope of work is considered tantamount to a demolition pursuant to Planning Code 317(d). To preserve the relative affordability of the units on site, the Project will retain two units and maximize the permitted density. One unit will substantially increase in size, while the other unit will remain comparable in size to the existing unit and provide two bedrooms, making it a comparably more affordable alternative.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed alteration conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal rectifies the non-complying front setback and rear yard conditions while maintaining the maximum density permitted for the site.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project proposes alterations to a non-complying structure that brings it into greater compliance with the Planning Code. In doing so, the project successfully relocates the parking to the front of the property and creates an appropriate scale at the street front.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and vertical addition are compatible with the existing neighborhood character and development pattern. Overall, the resulting building is a similar mass, width and height as the existing structures along the block-face.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces.

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

The project is compatible with the existing housing and neighborhood character of the immediate neighborhood. The project proposes a height and scale compatible with the adjacent neighbors, and the project proposes maximizing the allowed density, which is consistent with the higher density building on the block.

- C. That the City's supply of affordable housing be preserved and enhanced,

The two existing units are assessed at values exceeding the 80th Percentile of San Francisco single-family home values for 2015. Although the project is tantamount to a demolition, the proposal retains some existing fabric, as well as the existing density. One of the proposed units will remain relatively smaller than the other, while maintaining a two-bedroom unit count. This will help retain a diversity of unit stock.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project improves existing curb cut and side walk conditions and relocates off-street parking to the front of the property. There is no net increase in off-street parking and bicycle storage will be provided.

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

The Project is a residential project in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The altered structure will be built in compliance with San Francisco's current Building Code Standards and will meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.1604CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: June 2, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a major alteration that is tantamount of the demolition of a three-story two-family dwelling, located at 1848-1850 Green Street, Lot 012 in Assessor's Block 0543, pursuant to Planning Code Section(s) **303 and 317(d)** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 13, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1604CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 2, 2016** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 2, 2016**, under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

2. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two (2)** independently accessible off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

4. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

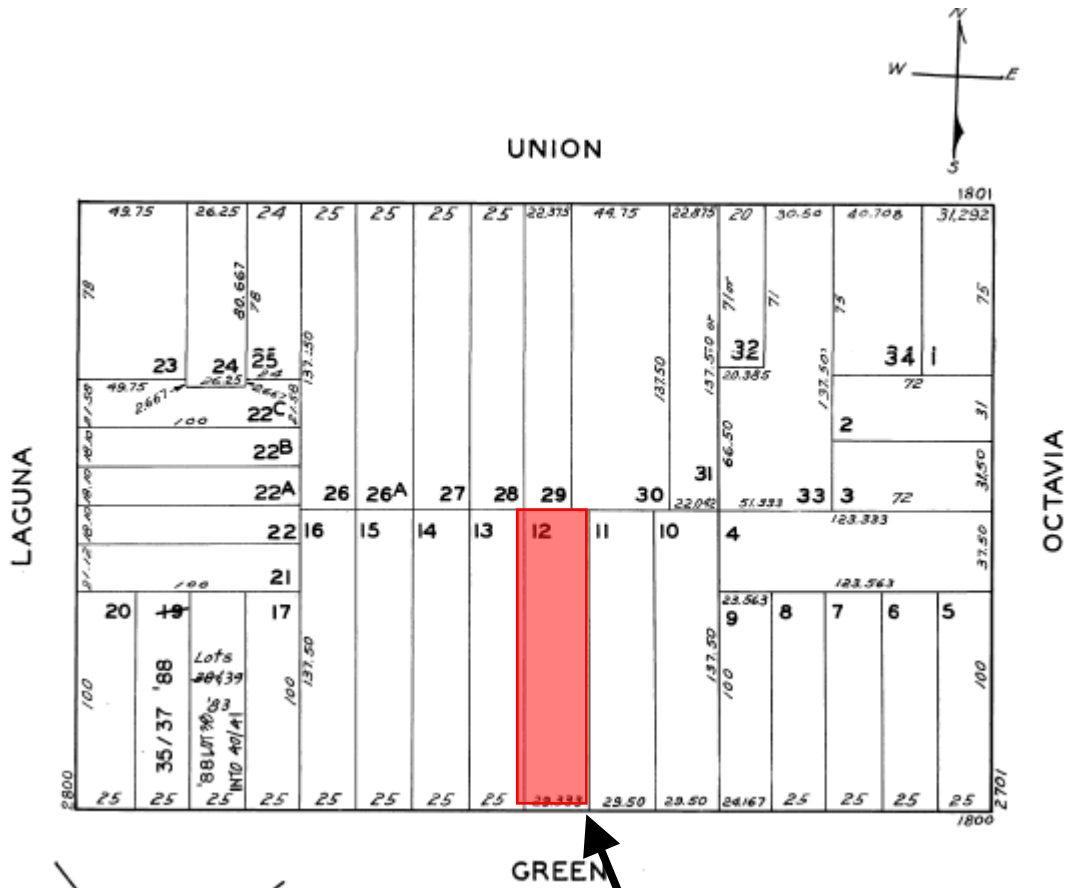
11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

Parcel Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.1604CUA
1848-1850 Green Street

Sanborn Map*



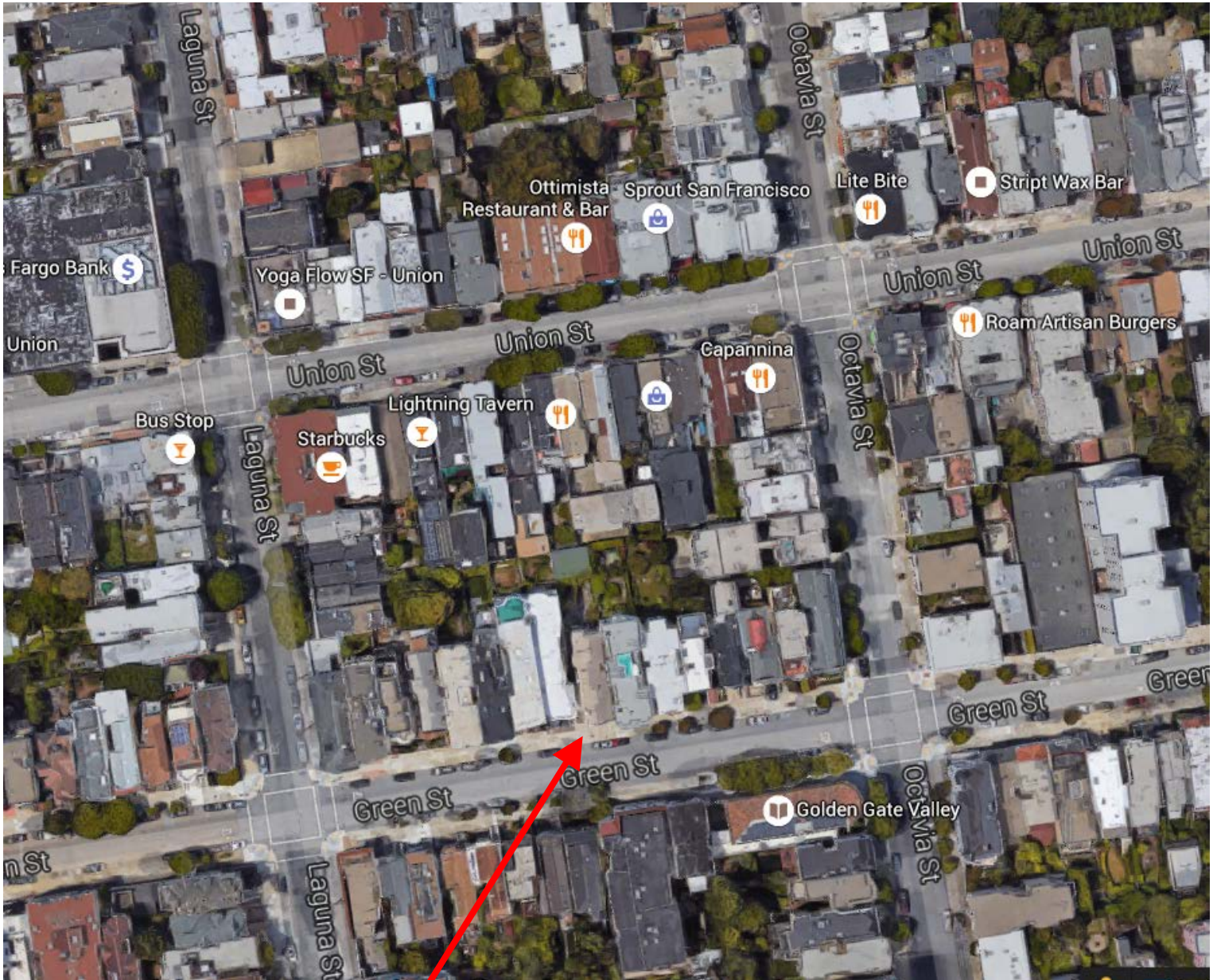
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

FRANKLIN



Conditional Use Authorization
Case Number 2014.1604CUA
1848-1850 Green Street

Aerial Photo

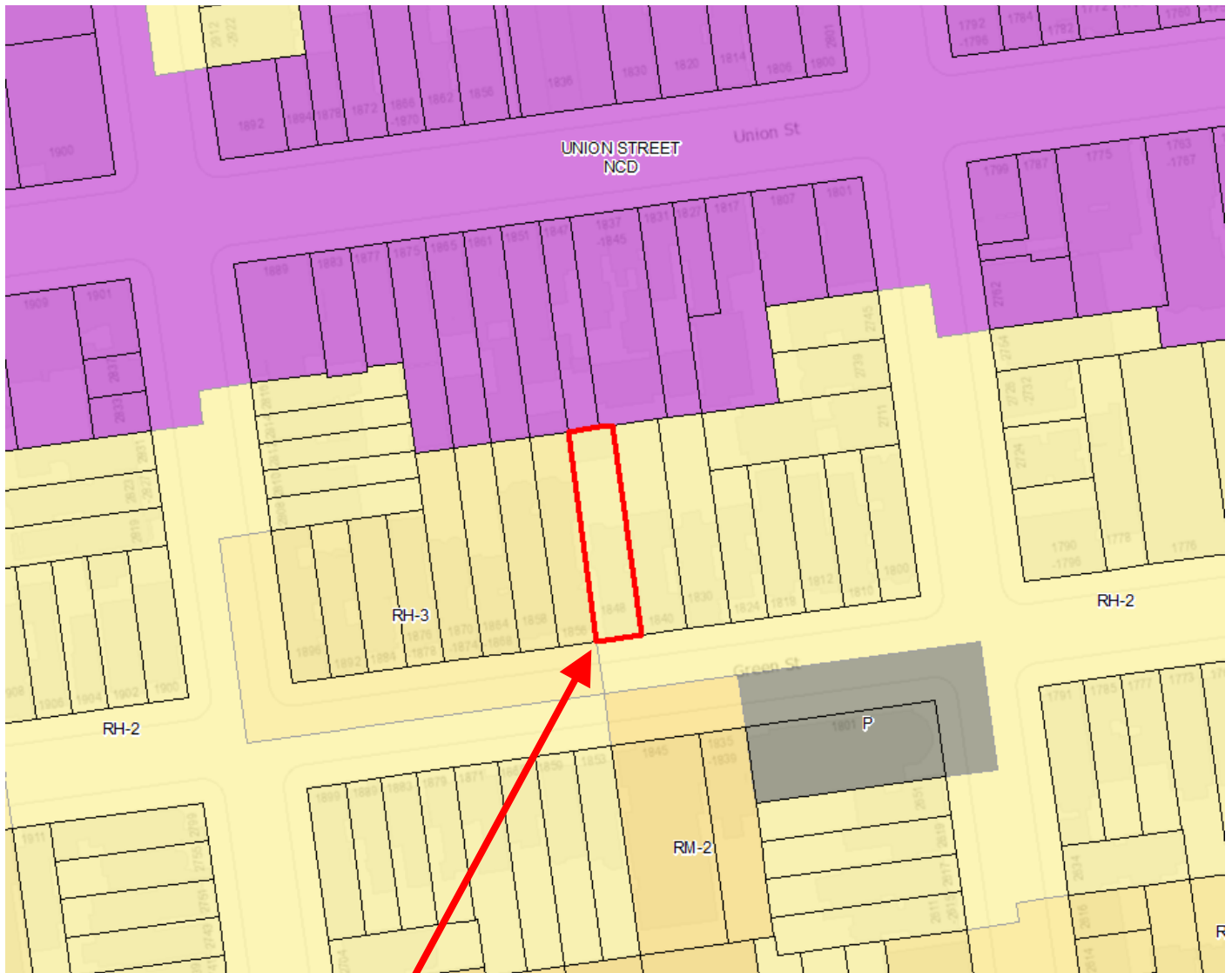


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.1604CUA
1848-1850 Green Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.1604CUA
1848-1850 Green Street

Site Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.1604CUA
1848-1850 Green Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1848-1850 Green St.		0543/012	
Case No.	Permit No.	Plans Dated	
2014.1604E		10/14/14	
<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. Horizontal and vertical addition to an existing two-unit residential building. Demolish garage in rear yard. Add garage to basement. Vertical addition to include new third story, terrace, roof deck, and stair penthouse.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> 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 <i>Environmental Evaluation Application</i> 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. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Archeo clearance	

Digitally signed by Jean Poling
DN: cn=Jean Poling, o=City and County of San Francisco, ou=City and County of San Francisco, email=jean.poling@sfplanning.org, c=US

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

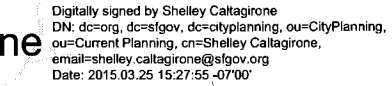
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement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

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

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

<input type="checkbox"/>	8. Other work consistent with the 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: <u>3/20/15</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input 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: Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: cn=Shelley Caltagirone, ou=CityPlanning, o=San Francisco Planning, email=shelley.caltagirone@sfgov.org, c=US</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Shelley Caltagirone Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature:  Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org, Date: 2015.03.25 15:27:55 -0700</small>
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

PRESERVATION TEAM REVIEW FORM

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

Preservation Team Meeting Date:		Date of Form Completion	3/11/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	1848 Green Street	
Block/Lot:	Cross Streets:	
0543/012	Laguna Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	no	2014.1604E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

DATE OF PLANS UNDER REVIEW:	10.10.14
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

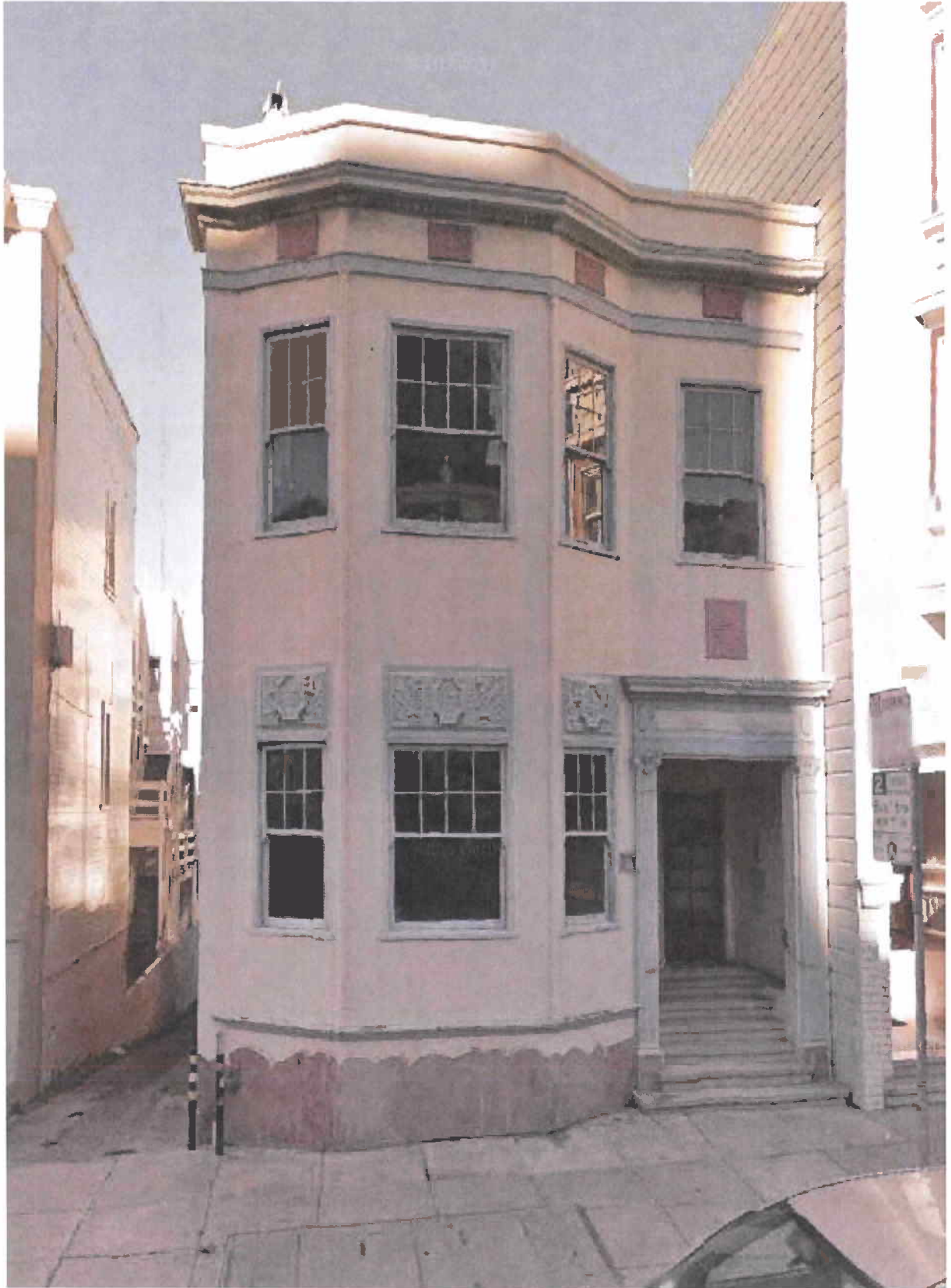
PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: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

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

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>According to the Historical Resource Evaluation report prepared by Tim Kelley Consulting, dated August 2014, and information found in the Planning Department's files, the subject property at 1848-1850 Green Street contains a two-story-over-basement, wood-frame, multiple-family building clad in stucco and capped with a flat roof. The building was constructed in 1887 for John Jennings and designed by architect A. J. Barnett as a single-family building most likely in the bay-fronted Italianate style. The building was remodeled in 1924 to a Classical Revival flat and the entire front facade was re-constructed. This has been the most substantial change to the property.</p> <p>No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is not architecturally distinct and the current facade does not represent the work of a master architect (Criterion 3).</p> <p>Planning Department staff concurs entirely with the findings of the Part 1 Historical Resource Evaluation report. The subject property is not eligible for listing on the California Register either as an individual historic resource or as a contributor to a historic district. Furthermore, the immediately adjacent buildings do not compose a historic district eligible for listing on the California Register as they lack architectural cohesion and historical integrity.</p> <p>Therefore, the proposed project would cause no adverse impacts to historic resources as no historic resources are present.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	<i>3-20-2015</i>



CASE NUMBER:
For Staff Use only

RECEIVED

FEB 16 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: DR. SHERRY MANNING

DR APPLICANT'S ADDRESS: P.O. BOX 1007, ST. MICHAELS MD 21663 ZIP CODE: TELEPHONE: 719 330 9900

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

ADDRESS: 1005 SAN GOME ST, #240 San Francisco 94111 ZIP CODE: TELEPHONE: 415 252 1441

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS: P.O. BOX 1007, St. Michaels MD 21663 ZIP CODE: TELEPHONE: 719 330 9900

E-MAIL ADDRESS: DR. SHERRY.MANNING@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1848-1850 GREEN STREET San Francisco 94133 ZIP CODE:

CROSS STREETS: LAGUNA and OCTAVIA

ASSESSORS BLOCK/LOT: 0543 / 012 LOT DIMENSIONS: 137'6" x 29'4" LOT AREA (SQ FT): 4033.33 ZONING DISTRICT: RH-2/40-X HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Excavation at the basement level to accommodate habitable space and a garage; demolition of detached garage; horizontal addition along the west side of the building; renovation of the front facade; and a fourth floor; vertical addition.

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: RESIDENTIAL

Proposed Use: RESIDENTIAL

Building Permit Application No. 2014.12.10.3446 (new)

Date Filed: 12/12/15

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 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.

* My daughter met at the Adjacent neighbor meeting
 ** left voice mail with architect

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.

Please 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:

Please 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?

Please see attached.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  _____

Date: 4/14/16 _____

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

SHARON F. MANNING
Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/> <i>KU</i>
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: *Kansai Uchida*
Kansai Uchida

Date: *2/16/16*

February 14, 2016

Brittany Bendix, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA, 94103-9426

RE: APPLICATION FOR DISCRETIONARY REVIEW

1848-1850 Green Street

Dear Brittany,

I am writing to request a **Discretionary Review** for the new building proposed for 1848-1850 Green Street. I would like to speak for myself and my tenants at 1856 Green as all the apartments will be affected by this remodel. (All the walls are new, the front façade is new, there is a rear yard and side yard addition, yet this is a remodel?!) I have followed the purchase and planning process of the building, and have had some concerns as this is a wonderful and historic neighborhood in the City. But it was not until I received the Notice of Building Permit Application, which details the plans for the heavy remodeled building, that I realized the old building would be completely transformed; the new building as proposed would significantly decrease the side space between 1848-50 Green and 1856 Green, (our building), dramatically decreasing light, views from several of the apartments, and privacy for 1856 Green bedrooms; and we have concerns for any future upgrades to our foundation and basement given their proximity to the building.

Question 1: The proposed plan conflicts with the City's Residential Design Guidelines in the following ways:

I. Pages 15-16 of the Guidelines

Side Spacing Between Buildings: Respect Existing Pattern of Side Spacing

The project as proposed, with its substantially wider, longer, and taller building, will block the light and visual perspectives of three apartments in the back at 1856 Green, as well as inhibit fresh air flow for the apartments contiguous to the subject building. Further, the floors of the proposed building are not terraced. The new top floor is set back, but the basement, first and second floors, as proposed, all align, with no set backs or terracing. They need to be set back and terraced, as the top floor is proposed to be, then more light would be provided to 1856 Green St.

2. Page 11

Site Design

Design Principle: "Place the building on its site so it responds to ... the placement of other buildings."

The building, as proposed, does not respect the placement of 1856 Green. The buildings have shared a side setback of 7 feet and one and a half inches, for over one hundred years.

3. Pages 49-50

Potential Historic or Architectural Merit

The building, built in 1915, is categorized as Preservation C, of no historical significance. The subject property is a one hundred year old building, with a façade from the historic period, and in one of the most beautiful and well preserved blocks in the City – Green Street, between Octavia and Laguna. Being over 50 years of age usually qualifies a building to become at least potentially historically significant. Why and how did this building become a C?

The side yard spacing as proposed is a significant departure from the historic placement of the building and the streetscape of Green on this block., The “Character Defining Features,” specifically the proposed “building’s location and orientation on the site,” violate this City guideline.

4. Page 17: Privacy

The proposed new building, proximate to 1856 Green, and with proposed minimal space between the buildings, will have an unusual impact on privacy to neighboring interior spaces at 1856 Green. The proposed new buildings light well cuts our light well in half. The privacy of our light well is being exposed by their new windows. We recommend respecting the historic and design guided side yard spaces, (as proposed earlier), as well as frost all windows on the first, second and third floors within our light well, on the side of said building proximate to 1856 Green.

5. Pages 7 – 8 Neighborhood Character

Design Principle: “Design buildings to be responsive to the overall context, in order to preserve the existing visual character.”

The current proposal which would decrease and destroy a great deal of space between said building and 1856 Green, would create “a sudden change in the building pattern and be visually disruptive.” The “Immediate Context”: the proposed building dramatically changes the visual and historic relationship to the adjacent building, 1856 Green.

6. Page 31 Architectural Features Garage Structures, page 34

The proposed building garage, abutting the garage at 1856 Green, may have a significant impact on the cost of any future remodel at 1856 Green. I am uncertain if this issue is a planning issue of the City, or not. Do we have a legal right to refuse underpinning if such underpinning would significantly increase the cost of any future garage re-model at 1856 Green? (Perhaps if the side yard setback were to remain seven feet, one and a half inches, as we are requesting, this would not be a problem). I would like this to be addressed before it goes to the building department, as they most likely will be required to dig deeper than our current foundation.

In summary, the side yard of seven feet, one and a half inches, has been between 1848-1850 Green and 1856 Green for over 100 years. For reasons articulated above – Spacing Between Buildings, Privacy, Site Design, Neighborhood Character, and potentially Architectural Features, Garage Structures – we request that the Planning Department preserve the existing space in the design of the proposed building.

Question 2. What we have proposed - - that the side yard of seven feet, one and a half inches, be preserved between 1848-50 and 1856 Green and terracing in the back of the first, second and third floors of the building - - is a reasonable modification to the plans of the building.

Without those modifications, the substantially longer, wider, taller building will adversely affect all the tenants of 1856 Green Street, with less light, less privacy and less view.

Question 3: The most straight forward and reasonable modifications to the plan as proposed in Permit No. 2014.12.10.3446, (NEW), is to modify the footprint and position of the building to preserve the seven foot one and one half incher side space between the buildings, and to terrace the first, second and third floors in the back of the building, with transparent guard rails. As this is nearly a brand new building, modifying the plans is a reasonable request to exceptional and extraordinary circumstances.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Sherry Manning". The signature is fluid and cursive, with a large initial "S" and "M".

Sherry Manning

2.14.2016

CASE NUMBER: For Staff Use only 2014.1604DRP02

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Louis LEGNITTO
DR APPLICANT'S ADDRESS: BELMONT ZIP CODE: TELEPHONE:

2010 MEZES AVE, ~~BELMONT~~ CA. 94002 415-519-1836

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Daniel Feildman Feildman ADDRESS: ZIP CODE: TELEPHONE:

1005 Sansome Street Suite 240 94111 415-252-1441

CONTACT FOR DR APPLICATION:
Same as Above ADDRESS: ZIP CODE: TELEPHONE:

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT: 1846-1850 GREEN ST ZIP CODE: 94123
CROSS STREETS:

LAGUNA & OCTAVIA ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: HEIGHT/BULK DISTRICT:

0543012 29'4"-137'6" R4-2 40X

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.

Date Filed:

2014-12-10 3446

2/18/16

RECEIVED

FEB 19 2016

CITY & COUNTY OF SAN FRANCISCO

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.

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 ATTACHMENT

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 ATTACHMENT

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 ATTACHMENT

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: Louis F. Legnitto Date: 2/18/16

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

Louis Legnitto - owner

Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input 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 checked="" 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: [Signature]

Date: 2/10/16

C 3:30 PM.



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

**Application for Discretionary Review
Proposed project at 1848-1850 Green Street, San Francisco, CA**

**Application submitted by:
Louis F. Legnitto
2010 Mezes Avenue, Belmont, CA 94002
Home 650-591-0599, Cell 415-519-1836**

- 1) I am requesting a Discretionary Review of the proposed project at 1848-1850 Green Street because the design of the proposed new structure and its placement on the lot invades the privacy of existing tenants residing in the adjacent apartment building located at 1840 Green Street and has the potential to degrade their quality of life.**
- 2) The privacy of the tenants residing in the adjacent apartment building located at 1840 Green Street would be lost because the new third floor terrace of the proposed project provides direct line of sight into the bedrooms and living rooms which does not currently exist. The new garden roof and roof deck of the proposed project provides direct line of sight into the light wells which house the bathroom windows of 1840 Green Street. The outdoor lighting and potential noise from the proposed terrace, garden roof and roof deck could further reduce the quality of life of the tenants at 1840 Green Street.**
- 3) A reduction in the dimensions of the proposed third floor terrace and added privacy screens to block the view into the light wells of 1840 Green Street could mitigate some of the impact to the tenants residing at 1840 Green Street.**
- 4) I met with the applicant regarding the proposed project and voiced concerns about the third floor terrace view into the bedrooms and living rooms of the tenants of 1840 Green Street. The applicant was unwilling to modify the third floor terrace at that time.**

REUBEN, JUNIUS & ROSE, LLP

May 20, 2016

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 1848-1850 Green Street
Brief in Support of Project Sponsor
Planning Department Case No. 2014.1604CUA
Hearing Date: June 2, 2016
Our File No.: 8779.02**

Dear President Fong and Commissioners:

We are working with 1848 Green & Laguna Partners, owner (the “Property Owner”) of the property located at 1848-1850 Green Street (Assessor’s Block 0543, Lot 012; the “Property”). The Property Owner has proposed a thoughtfully-designed remodel of the existing two-unit residential building at the Property that preserves the two units, but will transform these aged and poorly-functioning units into attractive spaces with updated interior programming to meet the needs of today’s families (the “Project”). The clean, contemporary design will be a major improvement to the block and the surrounding neighborhood. (Please see Project renderings attached as EXHIBIT A and neighborhood photos attached as EXHIBIT B.)

Although the Project will preserve the existing two residential units at the Property, a Conditional Use Authorization is required pursuant to Planning Code Section 317 because the proposal to raise the heights of the existing floor plates by approximately 3’-8” amounts to a *de facto* demolition of the units. (Plan. Code § 317(b)(2).)

As set forth in greater detail below, we submit that substantial evidence in the record supports the findings required for approval of the Conditional Use Authorization and the residential demolition. The Project fully complies with the Planning Code and the Residential Design Guidelines, and is supported by Planning Department Staff. As such, we urge the Planning Commission to approve this worthy Project.

I. PROJECT DESCRIPTION AND MITIGATION OF POTENTIAL IMPACTS

The Property is located on the north side of Green Street, between Octavia Street and Laguna Street, in the Cow Hollow neighborhood.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevin
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

The Project consists of a full interior remodel, a horizontal addition in the rear, and the addition of a third floor, which is set back 20 feet from the front property line and includes a terrace and a roof deck that will be accessed by an interior stair with a sliding glass roof hatch. (See Project plans attached as EXHIBIT C.) The existing garage in the rear yard will be demolished, with a new garage added to the existing basement.

As mitigation of any potential privacy impacts on the adjacent neighbor to the east at 1840 Green Street caused by the roof deck, the Project Sponsor has offered three options designed to provide both privacy and transparency: a fixed planter; a frosted glass partition; or a trellis with plantings.

On the west side, the Property's existing driveway provides a 7-foot setback between the Property's existing building and the building at 1856 Green Street. Although no side setback is required and there is no pattern of side setbacks on this block, and the neighbor's home is built from side property line to side property line, the Project Sponsor is willing to maintain a 5-foot setback for a depth of approximately 54 feet from the front property line, and a 2-foot setback for the remaining approximately 38 feet. Planning Staff and the Residential Design Team concluded that these setbacks are appropriate.

II. THE CONDITIONAL USE FINDINGS ARE MET

In order to grant a Conditional Use Authorization, the Planning Commission must make the findings required by Planning Code Section 303(c). Here, substantial evidence supports the findings as follows.

The Project will have no adverse affect on the Master Plan as it provides two units of well-designed family housing consistent with existing neighborhood character and density. (See Master Plan Housing Element, Policies 11.3 and 11.5.) The Project fully complies with the Planning Code and the Residential Design Guidelines.

The proposed design is compatible with the surrounding neighborhood character in terms of materials, massing, glazing patterns, roof lines, and open space, and the Project maintains necessary and desirable housing that will enhance the neighborhood and community through environmentally sensitive architecture and construction. The Project is seeking LEED Platinum certification, with a special focus on stormwater runoff management, responsible building materials, and alternative energy sources. The Project will cause no increase in traffic or have any negative impact on neighborhood parking.

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

III. THE SECTION 317 FINDINGS ARE MET

The Planning Commission must consider additional criteria under Planning Code Section 317 to approve the proposed demolition. We submit that the Project meets and exceeds the criteria required for approval of the proposed demolition as follows:

(A) *Whether the property is free of a history of serious, continuing Code violations;*

The Property has no history of serious, continuing code violations. The Department of Building Inspection and the Planning Department public databases show no pending enforcement cases or notices of violation.

(B) *Whether the housing has been maintained in a decent, safe, and sanitary condition;*

The Property has no code violations and has been maintained in a decent, safe and sanitary condition.

(C) *Whether the property is an "historical resource" under CEQA;*

The Property is not a historical resource under CEQA. Tim Kelley Consulting prepared a Historical Resource Evaluation Report in August 2014 confirming that the existing building has no historic significance. Planning Department/Preservation staff concurred with Tim Kelley's findings in their CEQA Categorical Exemption Determination dated March 11, 2015.

(D) *Whether the removal of the resource will have a substantial adverse impact under CEQA;*

The Property is not a historic resource.

(E) *Whether the project converts rental housing to other forms of tenure or occupancy;*

The existing two-unit building is vacant/owner occupied and thus not rental housing.

(F) *Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;*

The Project does not remove rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing as the existing units are vacant.

- (G) *Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;*

The Project conserves existing housing by maintaining the two existing dwelling units on site, with no new uses proposed;

- (H) *Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;*

The Project conserves neighborhood character by maintaining the two existing dwelling units on site, with no new uses proposed, and by remodeling the building with a design that is compatible with regard to materials, massing, glazing patterns, roof lines, and open space with the prevailing neighborhood character.

- (I) *Whether the project protects the relative affordability of existing housing;*

The value of the two existing dwelling units at the Property exceeds the threshold of relative affordability as defined by the 80th percentile of homes in San Francisco.

- (J) *Whether the project increases the number of permanently affordable units as governed by Section 415;*

The Project does not include any permanently affordable units as the Project does not trigger the requirements of Planning Code Section 415.

- (K) *Whether the project locates in-fill housing on appropriate sites in established neighborhoods;*

The Property is already developed; thus, it is not an in-fill site.

- (L) *Whether the project increases the number of family-sized units on-site;*

The Project maintains the existing two family-sized units at the Property.

- (M) *Whether the project creates new supportive housing;*

The Project is not specifically designed to accommodate any particular special population group.

(N) Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project is of superb architectural and urban design. It has been thoughtfully designed to meet the Residential Design Guidelines and has been approved by the Residential Design Team. The Project enhances existing neighborhood character in terms materials, massing, glazing patterns, roof lines, and open space. Moreover, the Project Sponsor seeks to remodel the residence in an environmentally responsible manner. The Project will be seeking LEED Platinum certification. The Project includes drought-resistant landscaping, a garden roof, solar panels, and environmentally responsible building materials.

(O) Whether the project increases the number of on-site Dwelling Units;

The Project retains the two existing dwelling units at the Property.

(P) Whether the project increases the number of on-site bedrooms;

The Project increases the number of onsite bedrooms from four bedrooms to seven bedrooms.

(Q) Whether or not the replacement project would maximize density on the subject lot; and

The Project maximizes the allowed density at the Property.

(R) If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms

The Project increases the floor area of 1848 Green Street and increases the bedrooms from two to five, and decreases the floor area of 1850 Green Street while maintaining the bedroom count at two.

IV. CONCLUSION

The proposed Project presents a superb architectural and urban design that greatly enhances the neighborhood, maintains the existing two dwelling units and increases the number of bedrooms, and is sensitive to the potential impacts on neighbors. The Project is supported by Staff and exceeds the requirements of Planning Code Sections 303 and 317.

One Bush Street, Suite 600
San Francisco, CA 94104

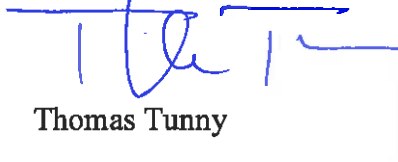
tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

For all of the above reasons, we respectfully request the Planning Commission approve this worthy Project. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Vice-President Dennis Richards
Commissioner Michael Antonini
Commissioner Rich Hillis
Commissioner Christine Johnson
Commissioner Kathrin Moore
Commissioner Cindy Wu
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Jonas Ionin – Commission Secretary
Brittany Bendix – Project Planner
1848 Green & Laguna Partners

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

EXHIBIT A



Front Perspective



Front Elevation



Sidewalk Perspective - Looking East



Front Perspective

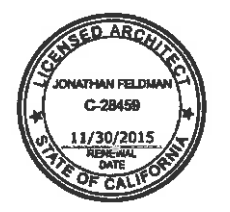


Rear Perspective



Rear Elevation

EXHIBIT B



AERIAL VIEW - NORTH SIDE OF GREEN STREET



SUBJECT PROPERTY

GREEN STREET

1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123

APN: 0543 012

1848-1850 GREEN ST

14-008

SITE PERMIT

12.09.14

NO.	DESC.	DATE
1		



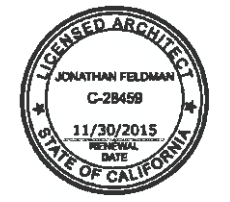
NORTH SIDE OF GREEN STREET - LOOKING WEST



STREET VIEW - NORTH SIDE OF GREEN STREET



**EXISTING
CONDITIONS-FRONT
OF PROPERTY**



GREEN STREET

PROJECT LOCATION:
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APR#:
0543 012
DATE:
1848-1850 GREEN ST
PROJECT NO:
14-008

SITE PERMIT

DATE:
12.09.14

REVISIONS:
DESC. DATE

**EXISTING
CONDITIONS-REAR
OF PROPERTY**



REAR YARD - AERIAL VIEW



VIEW FROM 2ND FLOOR AT REAR YARD



EXISTING GARAGE



SUBJECT PROPERTY - RELATIONSHIP TO ADJACENT NEIGHBORS AND GARAGE



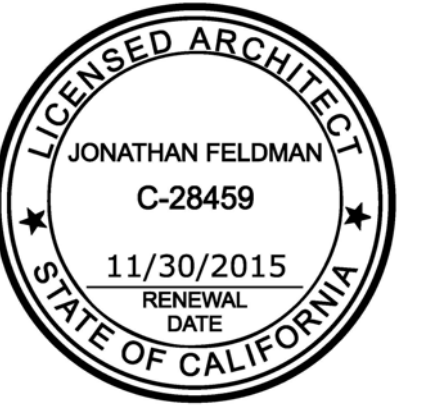
ADJACENT NEIGHBOR - PROPERTY LINE WINDOWS



ADJACENT NEIGHBOR - LIGHTWELL

12.09.2014 9:10:35 AM

EXHIBIT C



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

GREEN STREET SAN FRANCISCO, CA

PROJECT DIRECTORY

ARCHITECT
FELDMAN ARCHITECTURE
1005 SANSOME ST, STE 240
SAN FRANCISCO, CA 94111
PHONE: 415 252 1441
FAX: 415 252 1442
CONTACT: DANIEL HOLBROOK
EMAIL: DHOLBROOK@FELDMANARCH.COM

OWNER
1848 GREEN & LAGUNA PARTNERS
2044 UNION ST
SAN FRANCISCO, CA 94123
PHONE: 415 637 7077
EMAIL: ABROUGHTON@ADAMASBUILDERS.COM

DRAWING INDEX

GENERAL	ARCHITECTURAL
A0.0 COVER SHEET	A1.1 PROPOSED SITE PLAN
A0.1 PROJECT INFO	A2.1 FLOOR PLAN - BASEMENT
A0.3 GREEN BUILDING	A2.2 FLOOR PLAN - LEVEL 1
A0.4 EXISTING CONDITIONS-FRONT OF PROPERTY	A2.3 FLOOR PLAN - LEVEL 2
A0.5 EXISTING CONDITIONS-REAR OF PROPERTY	A2.4 FLOOR PLAN - LEVEL 3
A0.6 DEMO CALCS	A2.5 ROOF PLAN
DEMO	A3.1 EXTERIOR ELEVATION
D1.1 EXISTING SITE PLAN	A3.2 EXTERIOR ELEVATION
D2.1 DEMO FLOOR PLAN - BASEMENT	A3.3 EXTERIOR ELEVATION
D2.2 DEMO FLOOR PLAN - LEVEL 1	A3.4 EXTERIOR ELEVATION
D2.3 DEMO FLOOR PLAN - LEVEL 2	A4.1 BUILDING SECTION
D2.4 DEMO FLOOR PLAN - GARAGE	A4.2 BUILDING SECTION
D2.5 DEMO ROOF PLAN	A4.3 BUILDING SECTION
D3.1 EXISTING ELEVATION	
D3.2 EXISTING ELEVATION	
D3.3 EXISTING ELEVATION	
D3.4 EXISTING ELEVATION	

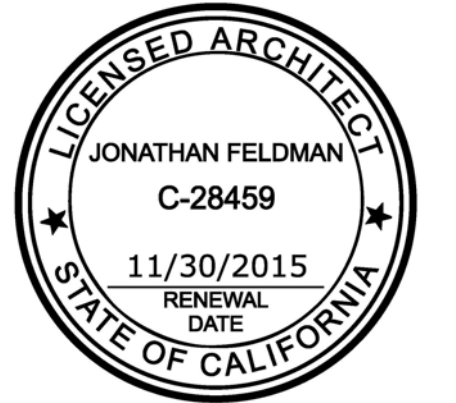
ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY	
Δ DESC.	DATE
SITE PERMIT	12.09.14
SITE PERMIT REV. 1	05.01.15
SITE PERMIT REV. 2	08.06.15

TITLE
COVER SHEET

A0.0
SHEET



PROJECT NAME: GREEN STREET

PROJECT ADDRESS: 1848-1850 GREEN ST. SAN FRANCISCO, CA 94123

APN # 0543/012

CLIENT: 1848-1850 GREEN ST.

FA JOB NO. 14-008

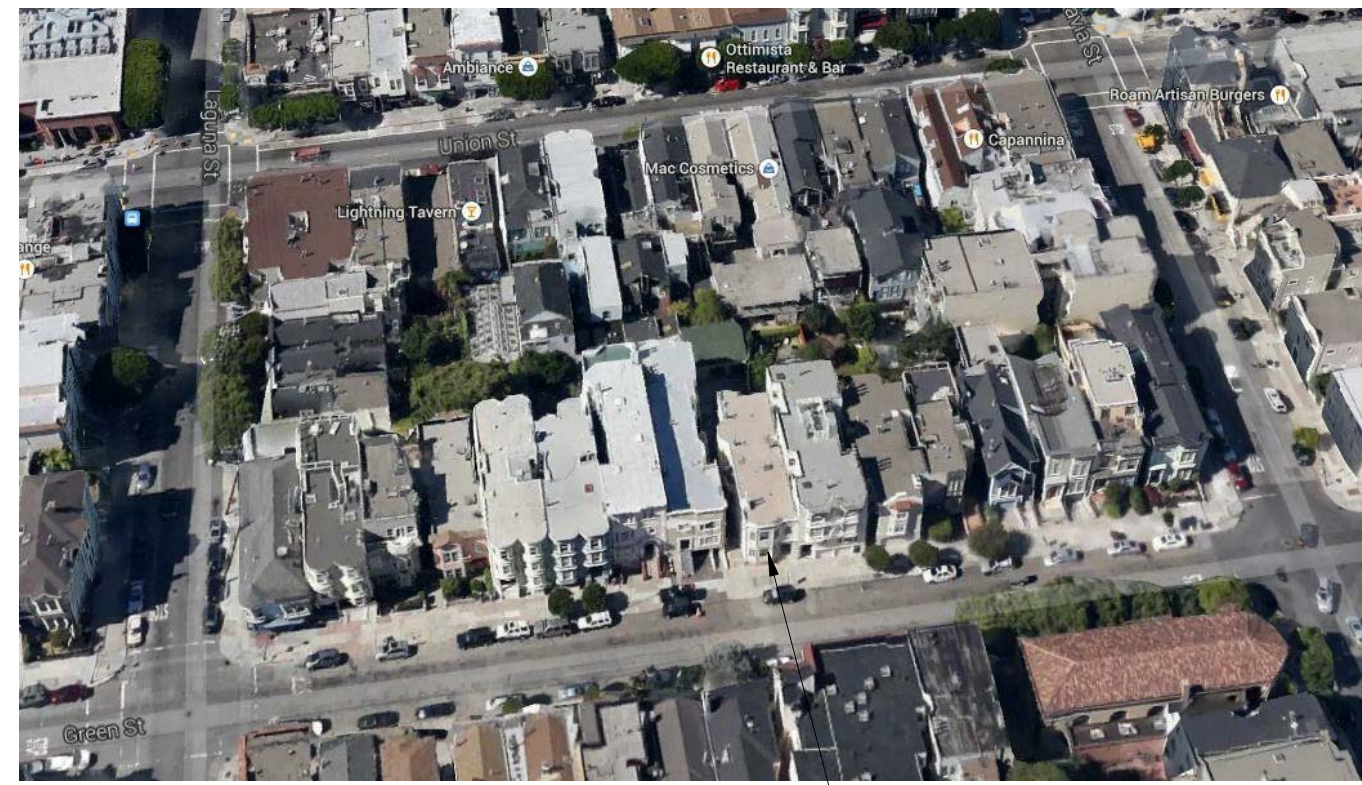
ISSUE: SITE PERMIT REVISION 3

DATE: 10.13.15

HISTORY: DESC. DATE, SITE PERMIT 12.09.14, SITE PERMIT REV. 1 05.01.15, SITE PERMIT REV. 2 08.06.15

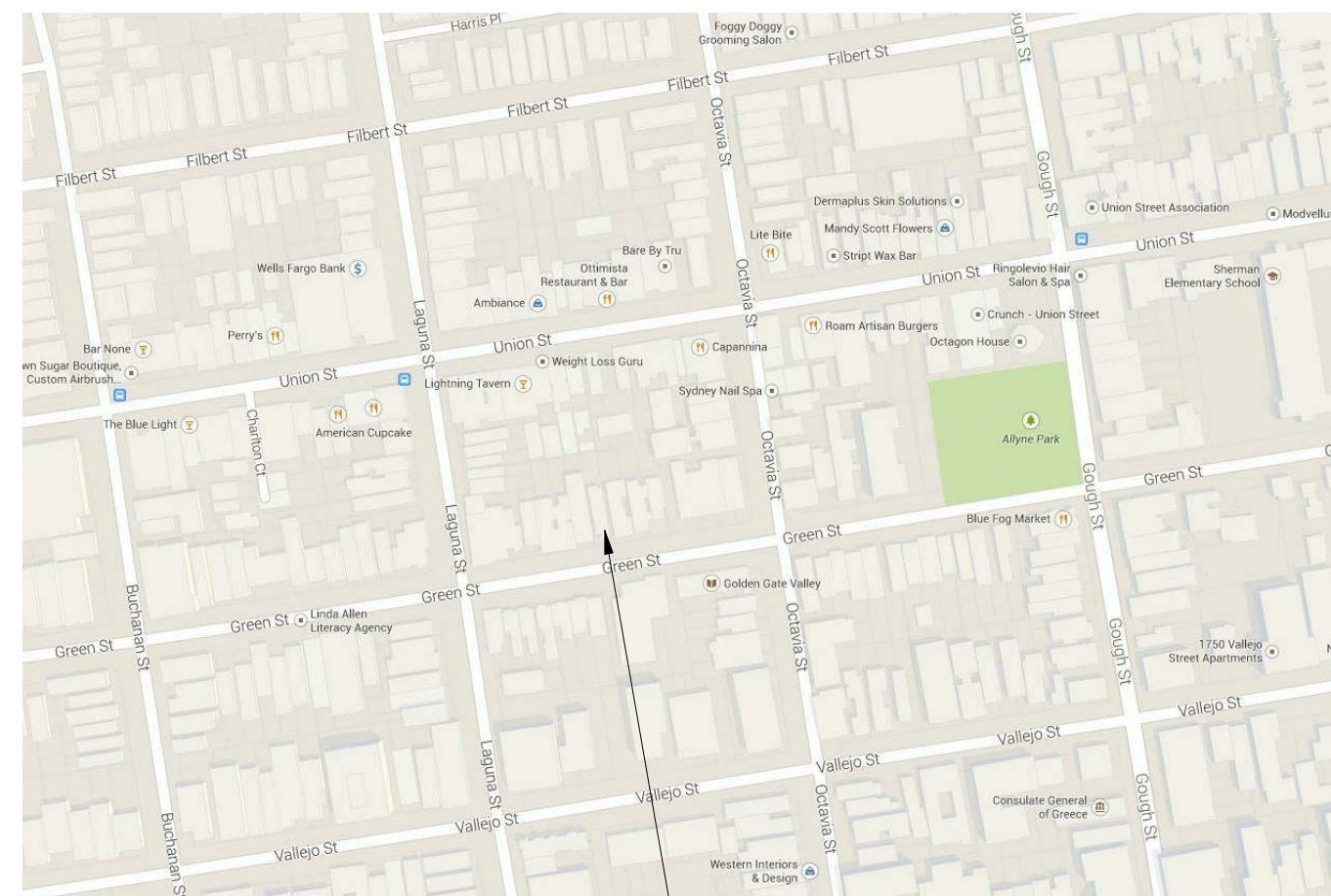
TITLE: PROJECT INFO

VICINITY MAPS



AERIAL PHOTO

SUBJECT PROPERTY



NEIGHBORHOOD PLAN

SUBJECT PROPERTY

ABBREVIATIONS

- AB. ANCHOR BOLT, ABV. ABOVE, A.C. AIR CONDITIONING, ACJUST. ADJUST., AD. AREA DRAIN, ADJ. ADJUSTABLE, A.F.F. ABOVE FINISHED FLOOR, AGGR. AGGREGATE, ALT. ALTERNATE, ALUM. ALUMINUM, ANOD. ANODIZED, AP. ACCESS PANEL, APPROX. APPROXIMATE, ARCH. ARCHITECTURAL, BD. BOARD, BITUM. BITUMINOUS, BLDG. BUILDING, BLK. BLOCK, BLKG. BLOCKING, BLW. BELOW, BEAM, BOT. BOTTOM, BRKT. BRACKET, BTWN. BETWEEN, B.U.R. BUILT UP ROOFING, C. CENTER, C.B. CATCH BASIN, CEM. CEMENT, CER. CERAMIC, CNSTR. CONTROL JOINT, CLG. CEILING, CLKG. CAULKING, CLR. CLEAR, C.M.U. CONCRETE MASONRY UNIT, COL. COLUMN, COMB. COMBINATION, CONC. CONCRETE, CONN. CONNECTION, CONTR. CONTRACTION, CONT. CONTINUOUS, CONTR. CONTRACTOR, CPT. CARPET, C.T. CERAMIC TILE, CTR. CENTER, CW. COLD WATER, D. DEEP/DEPTH, DBL. DOUBLE, DEG. DEGREE, DEMO. DEMOTITION, DEPT. DEPARTMENT, DET/DTL. DETAIL, D.F. DRINKING FOUNTAIN, DIAG. DIAGONAL, DIA. DIAMETER, DIM. DIMENSION, DN. DOWN, DR. DOOR, DS. DOWNSPOUT, DW. DISHWASHER, DWG. DRAWING, DWR. DRAWER, E. (E) EXISTING, E. EAST, EA. EACH, E.B. EXPANSION BOLT, E.J. EXPANSION JOINT, EL. ELEVATION, ELEC. ELECTRICAL, ELEV. ELEVATOR, EMER. EMERGENCY, ENCL. ENCLOSURE, ENGR. ENGINEER, E.P.B. ELECTRICAL PANEL BOARD, EQ. EQUAL, EQUIP. EQUIPMENT, EQ. EACH WAY, EXP. EXPANSION/EXPOSED, EXT. EXTERIOR, F. (F) FUTURE, F.A. FIRE ALARM, FABR. FABRICATE, F.A.R. FLOOR AREA RATIO, F.B. FLAT BAR, F.D. FLOOR DRAIN, F.D.C. FIRE DEPARTMENT CONNECTION, FDN/FND. FOUNDATION, F.E. FIRE EXTINGUISHER, F.E.C. FIRE EXTINGUISHER CABINET, F.F. FINISH FLOOR, F.F.E. FINISH FLOOR ELEVATION, F.G. FINISH GRADE, F.H. FULL HEIGHT, F.H.C. FIRE HOSE CABINET, F.H.M.S. FLAT HEAD MACHINE SCREW, F.H.W.S. FLAT HEAD WOOD SCREW, FIN. FINISH, FIXT. FIXTURE, FL. FLOW LINE, FLASH. FLASHING, FLR. FLOOR, FLUOR. FLUORESCENT, F.O. FINISHED OPENING, F.O.B. FACE OF BRICK, F.O.C. FACE OF CONCRETE, F.O.F. FACE OF FINISH, F.O.M. FACE OF MASONRY, F.O.S. FACE OF STUD, FRPF. FIREPROOFING, FT. FOOT OR FEET, FTG. FOOTING, FURR. FURRING, G. GAS, GA. GAUGE, GALV. GALVANIZED, G.B. GRAB BAR, G.C. GENERAL CONTRACTOR, G.D. GARBAGE DISPOSAL, GEN. GENERAL, GFCL. GROUND FAULT CIRCUIT INTERRUPTED, GL. GLASS, GLAZ. GLAZED, GLB. GLUE LAM BEAM, GND. GROUND, GR. GRADE, GSM. GALVANIZED SHEET METAL, GYP. GYPSUM, GYP BD. GYPSUM BOARD, H. HIGH, H.B. HOSE BIB, H.C. HANDICAPPED, H.C. HOLLOW CORE, HCWD. HOLLOW CORE WOOD DOOR, HDWD. HARDWOOD, HDWR. HARDWARE, H.M. HOLLOW METAL, HORIZ. HORIZONTAL, HP. HIGH POINT, HR. HOUR, HT. HEIGHT, HVAC. HEATING VENTILATION AIR CONDITIONING, HW. HOT WATER, I.D. INSIDE DIAMETER, IN. INCH, INCAD. INCANDESCENT, INFO. INFORMATION, INSUL. INSULATION, INT. INTERIOR, J. JANITOR, J-BOX. JUNCTION BOX, J.H. JOIST HANGER, JOINT, JST. JOIST, K.D. KILN DRIED, KIT. KITCHEN, L. LONGLENGTH, LAM. LAMINATE, LAV. LAVATORY, LB. POUND, LCO. LACQUER, LP. LOW POINT, LT. LIGHT, LTG. LIGHTING, M. MACH. MACHINE, MAT. MATERIAL, MAX. MAXIMUM, MECH. MECHANICAL, MEMB. MEMBRANE, MEZZ. MEZZANINE, MFR. MANUFACTURER, MID. MIDDLE, MIN. MINIMUM/MINUTE, MIRR. MIRROR, MIS.C. MISCELLANEOUS, M.O. MASONRY OPENING, M.P. METAL PANEL, M.S. MOTION SENSOR, MTD. MOUNTED, MTG. MOUNTING, MTL. METAL, MUL. MULLION, MW. MICROWAVE, N. NEW, NORTH, N.I.C. NOT IN CONTRACT, NO. NUMBER, NOM. NOMINAL, N.T.S. NOT TO SCALE, O. OVER, OA. OVERALL, ON CENTER, O.D. OUTSIDE DIMENSION, OH. OVERHEAD, OPG. OPENING, OPP. OPPOSITE, PRE-CAST, PERF. PERFORATED, PERP. PERPENDICULAR, P.L. PROPERTY LINE, PLAS. PLASTIC LAMINATE, PLAS. PLYWOOD, PNT. PAINT, PTD. PAINTED, PR. POINT/PRESSURE TREATED, PWR. POWER, Q. QTY., QUANTITY, R. REMODELED, R. RISER, RAD. RADIUS, RUBBER BASE, RCP. REFLECTED CEILING PLAN, R.D. ROOF DRAIN, RECEP. RECEPTACLE, RECT. RECTANGULAR, REF. REFERENCE, REFR. REFRIGERATOR, REINF. REINFORCED, REQD. REQUIRED, RESIL. RESILIENT, RETG. RETAINING, REV. REVISION, RM. ROOM, RND. ROUND, R.O. ROUGH OPENING, RWL. RAINWATER LEADER, S. SOUTH, S.C. SOLID CORE, S.C.D. SEE CIVIL DRAWINGS, SCHED. SCHEDULE, SCR. SCREEN, SCWD. SOLID CORE WOOD DOOR, SECT. SECTION, S.F. SQUARE FOOT, SHT. SHEET, SHTHG. SHEATHING, SHWR. SHOWER, SIM. SIMILAR, SKYLT. SKYLIGHT, S.L.D. SEE LANDSCAPE DRAWINGS, S.M.D. SEE MECHANICAL DRAWINGS, SMS. SHEET METAL SCREW, S.M.W.P. SHEET MEMBRANE WATERPROOFING, SPEC. SPECIFICATION, S.R. SUPPLY REGISTER, SQ. SQUARE, S.S. STAINLESS STEEL, S.S.D. SEE STRUCTURAL DRAWINGS, STD. STANDARD, STL. STEEL, STOR. STORAGE, STRUC. STRUCTURAL, SUR. SURFACE, SUSP. SUSPENDED, SVC. SERVICE, SVY. SURVEY, SYM. SYMMETRICAL, TR. TREAD, T&B. TOP AND BOTTOM, T&G. TONGUE AND GROOVE, T.B. TOWEL BAR, T.C. TRASH CAN, TRND. TRENCH DRAIN, TEMP. TEMPERED, TERRAZZO, TG. TEMPERED GLAZING, THK. THICK, THRES. THRESHOLD, T.O.C. TOP OF CONCRETE, T.O.P. TOP OF PAVEMENT, T.O.P.O. TOPOGRAPHY, T.O.S. TOP OF STEEL, T.O.W. TOP OF WALL, TPO. THERMOPLASTIC OLEFIN, TYP. TYPICAL, U UNF. UNFINISHED, UON. UNLESS OTHERWISE NOTED, V VCT. VINYL COMPOSITION TILE, VER. VERIFY, VERT. VERTICAL, VEST. VESTIBULE, VG. VERTICAL GRAIN, V.I.F. VERIFY IN FIELD, W. WEST/WIDE/WIDTH, WITH, W.C. WATER CLOSET, WD. WOOD, W.H. WATER HEATER, WIN. WINDOW, W/O. WITHOUT, WP. WATERPROOFING, W.R. WATER RESISTANT, WT. WEIGHT, W.V. WOOD VENEER

GENERAL NOTES

- 1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2013 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
2. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
5. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
7. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
8. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
9. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
11. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
14. VERIFY CLEARANCES FOR FLUES, VENTS, CHAGES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
15. PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2013 CBC 717 & R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MIN. 10-FOOT INTERVALS.
B. IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
16. PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2013 CBC 717.3.4 & R302.11. DRAFT-STOPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW. DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
A. SUSPENDED CEILING UNDER FLOOR FRAMING
B. OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
17. PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
18. ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
19. AN OPERATION AND MAINTENANCE MANUAL COMPACT DISC, WEB-BASED REFERENCE, OR OTHER MEDIA ACCEPTABLE TO THE CITY OF PALO ALTO INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACES IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
20. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
21. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

APPLICABLE CODES

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE (TITLE-24)
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA GREEN CODE
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

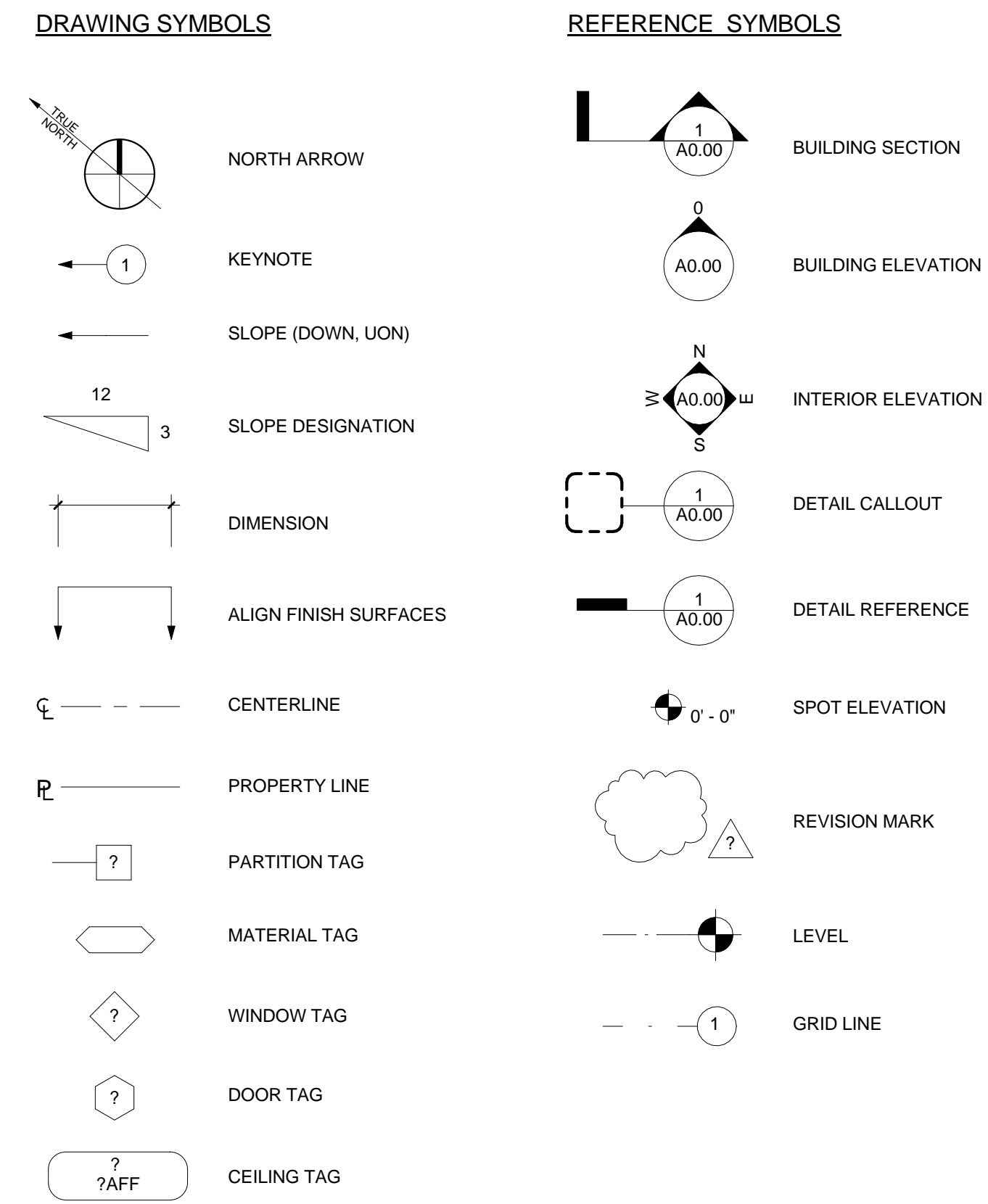
PROJECT DATA

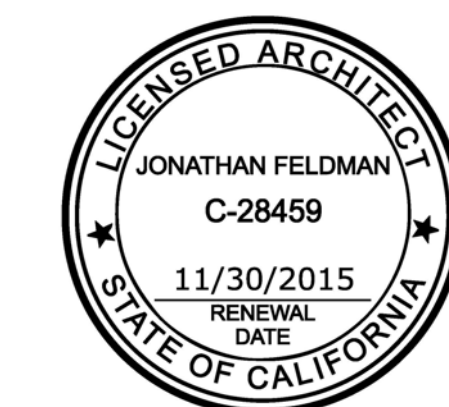
SCOPE OF WORK: HORIZONTAL AND VERTICAL ADDITION TO AN EXISTING TWO UNIT BUILDING. DEMOLITION OF EXISTING GARAGE IN THE REAR YARD. NEW GARAGE ADDED TO EXISTING BASEMENT. VERTICAL ADDITION TO INCLUDE NEW 3RD STORY, TERRACE AND ROOF DECK.
APN: 0543 / 012
OCCUPANCY GROUP: RESIDENTIAL
CONSTRUCTION TYPE: V-B
ZONING DISTRICT: RH-2
PERMITTED USES: TWO-UNIT RESIDENCE
EXISTING USE: TWO-UNIT RESIDENCE
PROPOSED USE: TWO-UNIT RESIDENCE
HEIGHT & BULK: 40X
BUILDING HEIGHT: EXISTING @ FRONT: 30'-0", PROPOSED: 39'-9", PERMITTED: 40'-0"
OF STORIES: EXISTING: 2 + BASEMENT, PROPOSED: 3 + BASEMENT
LOT SIZE: 137'-6" x 29'-4"
LOT AREA: 4,033.3 SF

Table with 4 columns: LEVEL, EXISTING, ADDITION/REMOVAL, TOTAL. Rows include GARAGE, BASEMENT, LEVEL 1, LEVEL 2, LEVEL 3, TOTAL GROSS SF, and TOTAL LIVABLE SF.

Table with 4 columns: UNIT, EXISTING, ADDITION/REMOVAL, TOTAL. Rows include 1848 GREEN, 1850 GREEN, and GARAGE.

ARCHITECTURAL SYMBOLS





Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 1848-1850 Green Street	Block/Lot 0543 / 012	Address 1848-1850 Green Street
Gross Project Area 8,077 SQ/FT	Primary Occupancy Residential - Single Family Home	Number of occupied floors 3 + Basement
Design Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	<input type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	<input type="checkbox"/>
Final number of required points (base number +/- adjustment)	<input type="checkbox"/>
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Type of Project Proposed (Indicate at right)	LEED PROJECTS					
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)		X				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	79 ²	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)		79		50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label. AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

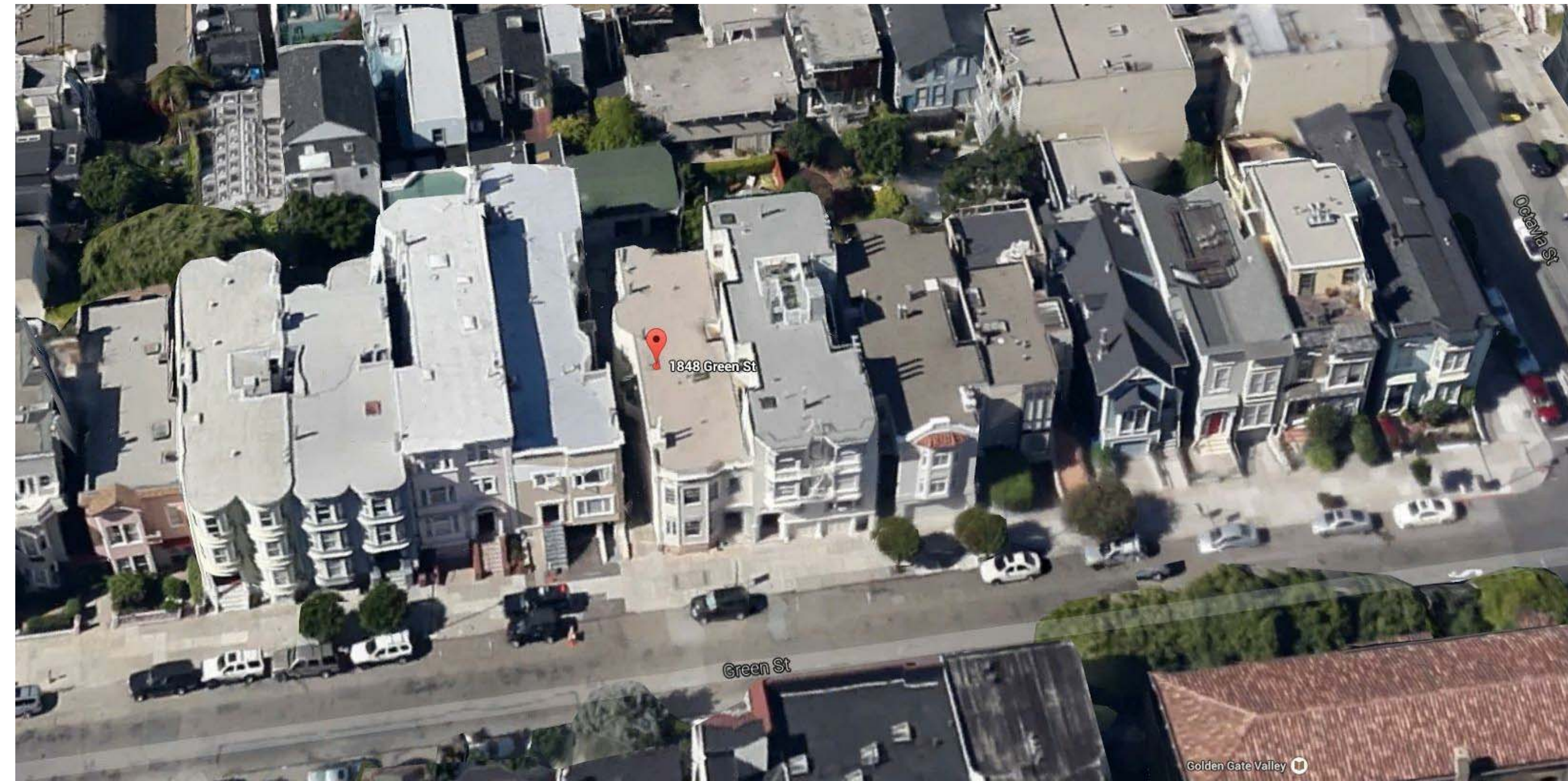
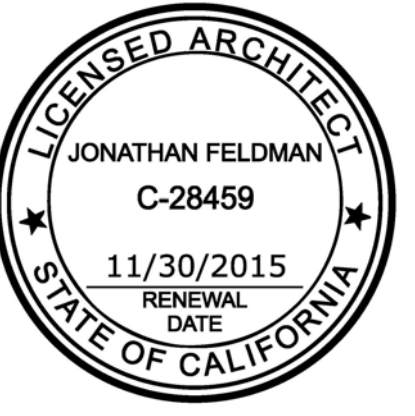
ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY

DESC.	DATE
Δ SITE PERMIT	12.09.14
SITE PERMIT REV. 1	05.01.15
SITE PERMIT REV. 2	08.06.15

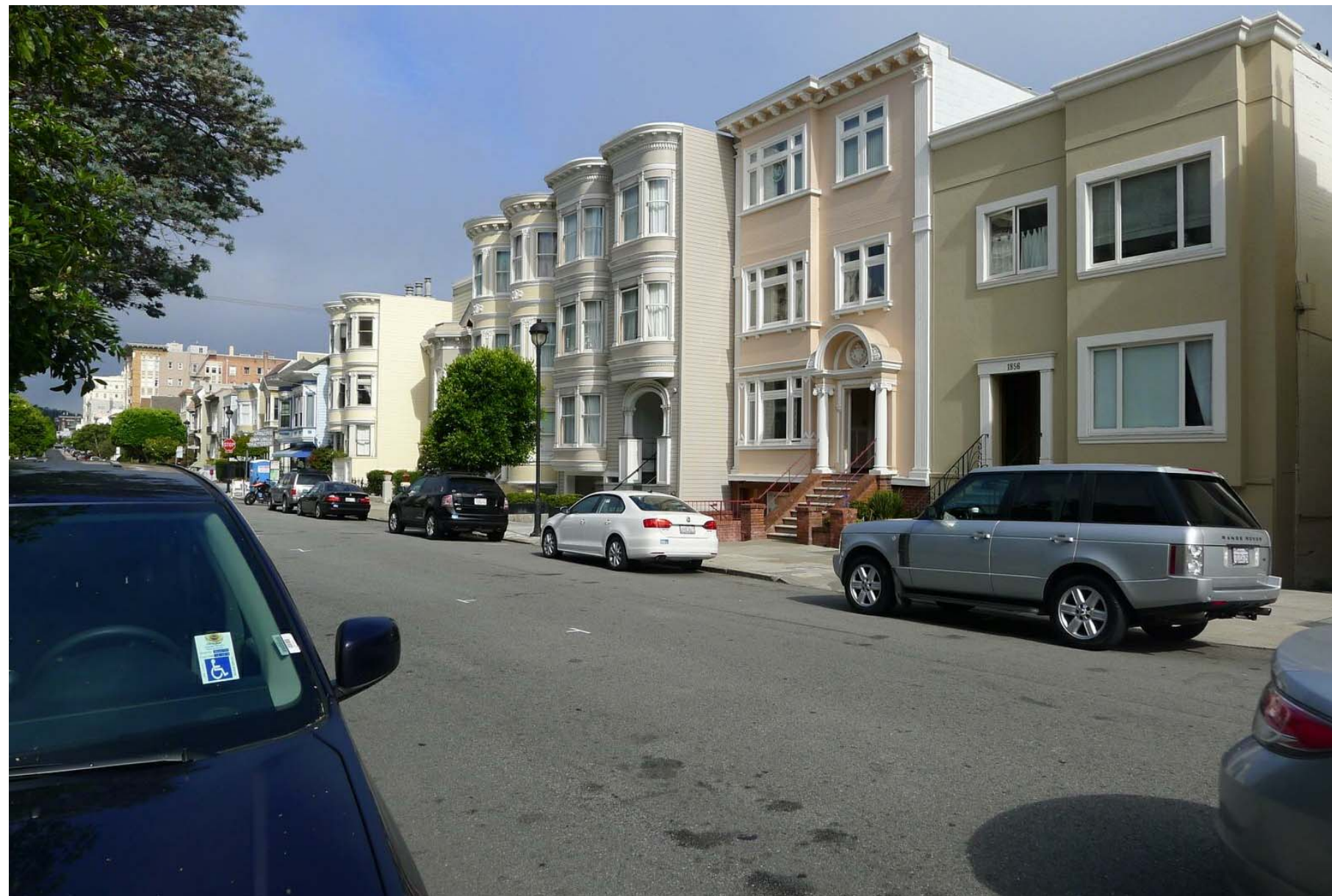
TITLE
GREEN BUILDING



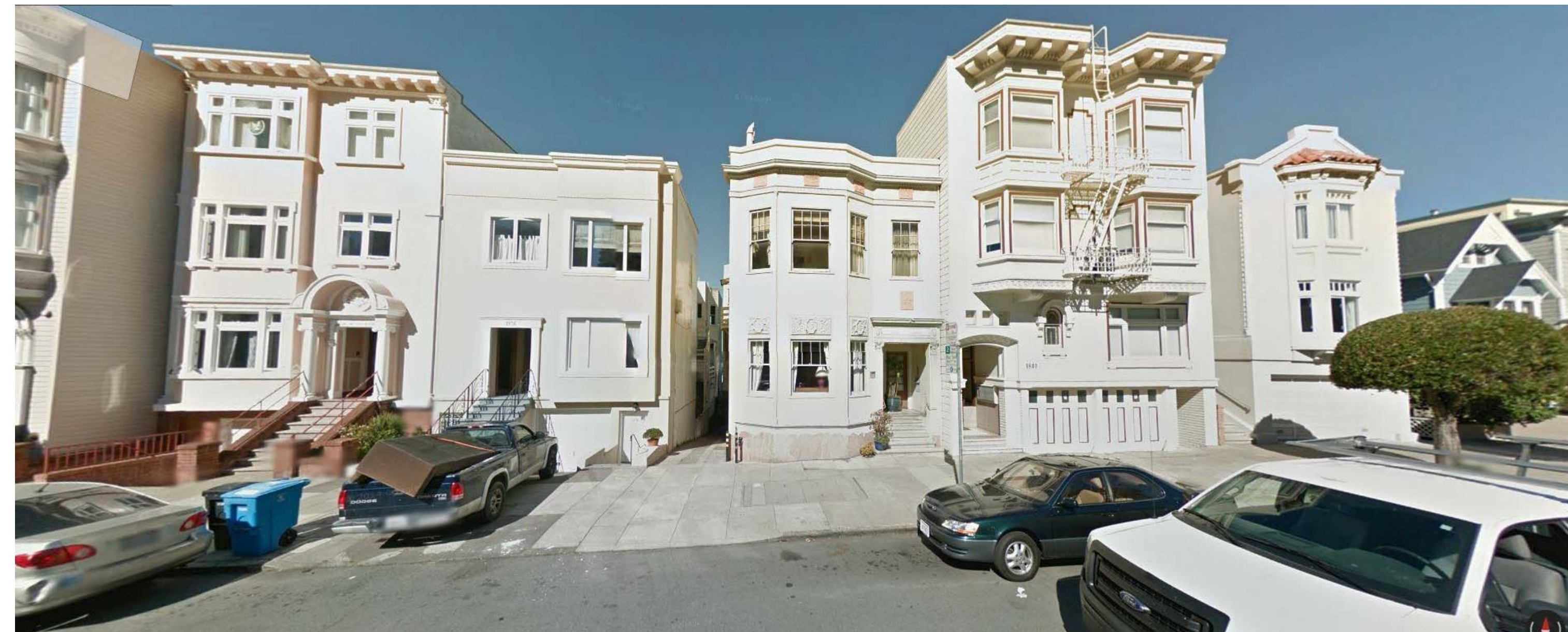
AERIAL VIEW - NORTH SIDE OF GREEN STREET



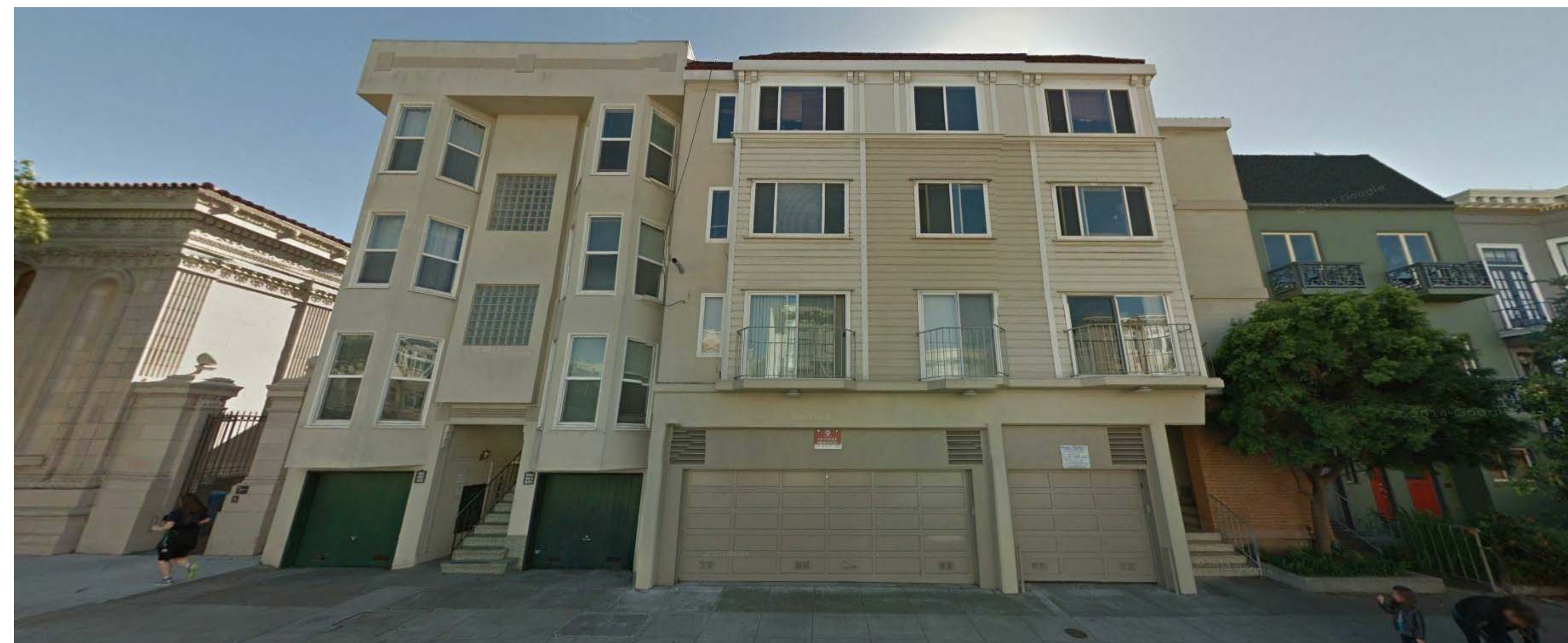
SUBJECT PROPERTY



NORTH SIDE OF GREEN STREET - LOOKING WEST



STREET VIEW - NORTH SIDE OF GREEN STREET



STREET VIEW - SOUTH SIDE OF GREEN STREET



SOUTH SIDE OF GREEN STREET - LOOKING WEST

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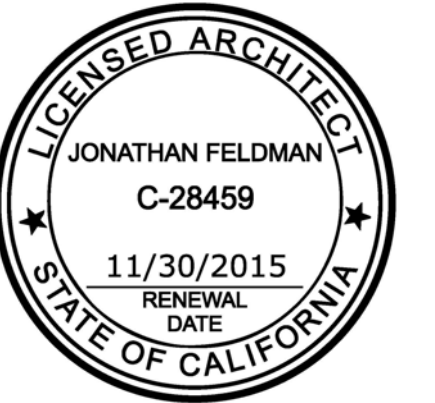
DATE
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HISTORY

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SITE PERMIT REV. 2	08.06.15

TITLE
**EXISTING
CONDITIONS-FRONT
OF PROPERTY**

A0.4
SHEET



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

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FA JOB NO.
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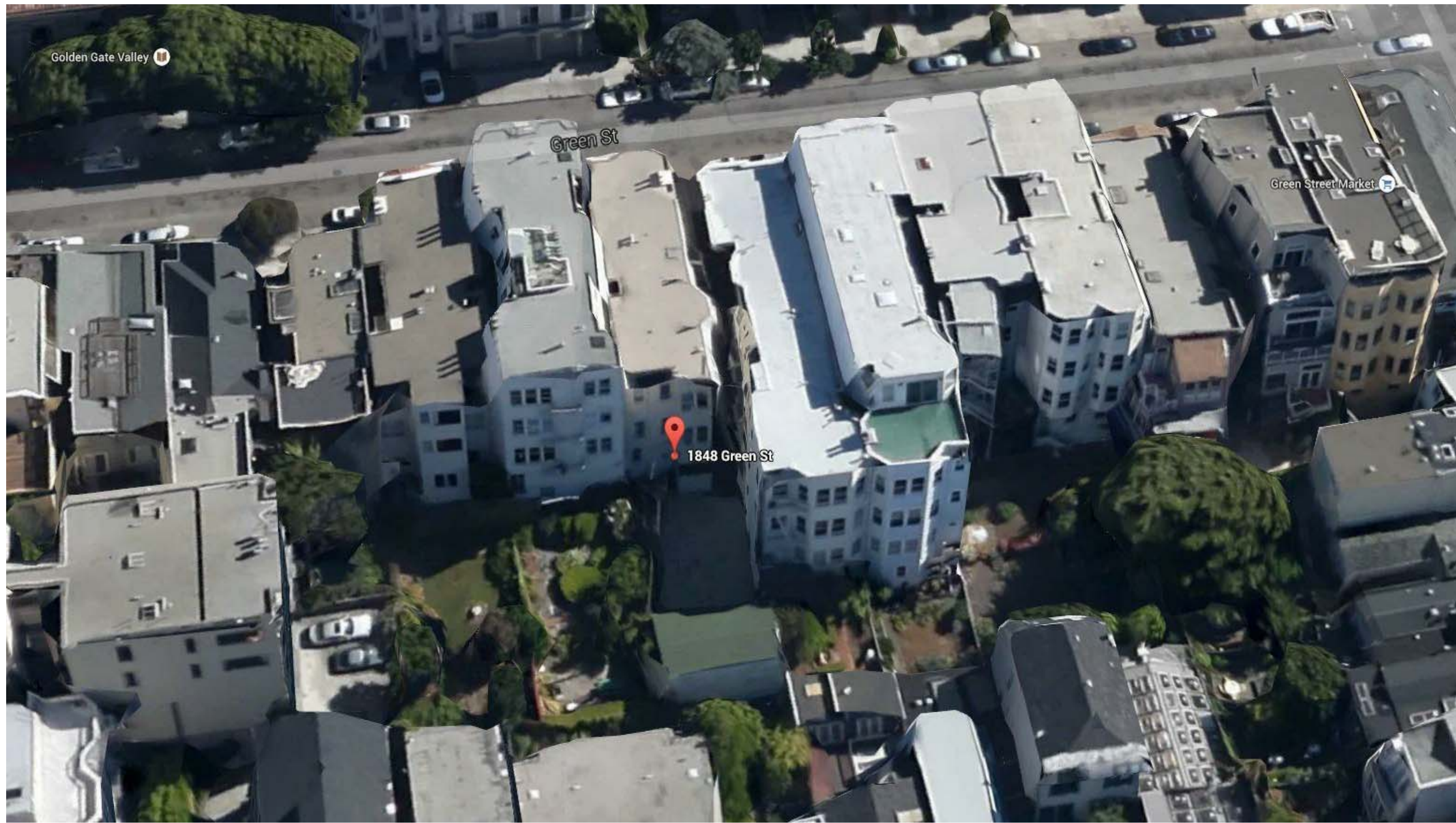
ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

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TITLE
**EXISTING
CONDITIONS-REAR
OF PROPERTY**



REAR YARD - AERIAL VIEW



VIEW FROM 2ND FLOOR AT REAR YARD



EXISTING GARAGE



5/19/2016 1:25:37 PM



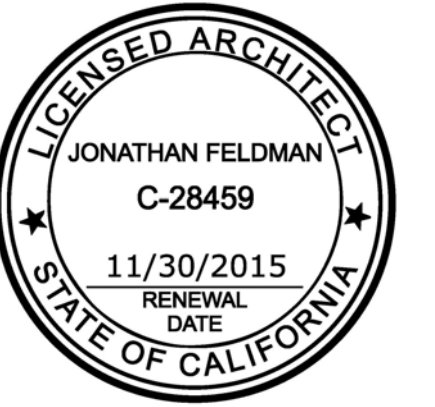
SUBJECT PROPERTY - RELATIONSHIP TO ADJACENT NEIGHBORS AND GARAGE



ADJACENT NEIGHBOR - PROPERTY LINE WINDOWS



ADJACENT NEIGHBOR - LIGHTWELL



LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- AREA TO BE DEMOLISHED
- AREA TO RETAIN

LINEAL DEMO CALCULATIONS

	DEMO	RETAIN	TOTAL
SOUTH	20' - 6 1/4"	8' - 4"	28' - 6 1/4"
NORTH	26' - 1 3/4"	0	26' - 1 3/4"
WEST	81' - 10"	0	81' - 10"
EAST	0	68' - 8 1/4"	68' - 8 1/4"
TOTAL (SOUTH & NORTH)	46' - 8" (84%)	8' - 4" (16%)	55' - 0"
TOTAL (ALL FACADES)	128' - 6" (63%)	106' - 1" (37%)	205' - 2 1/4"

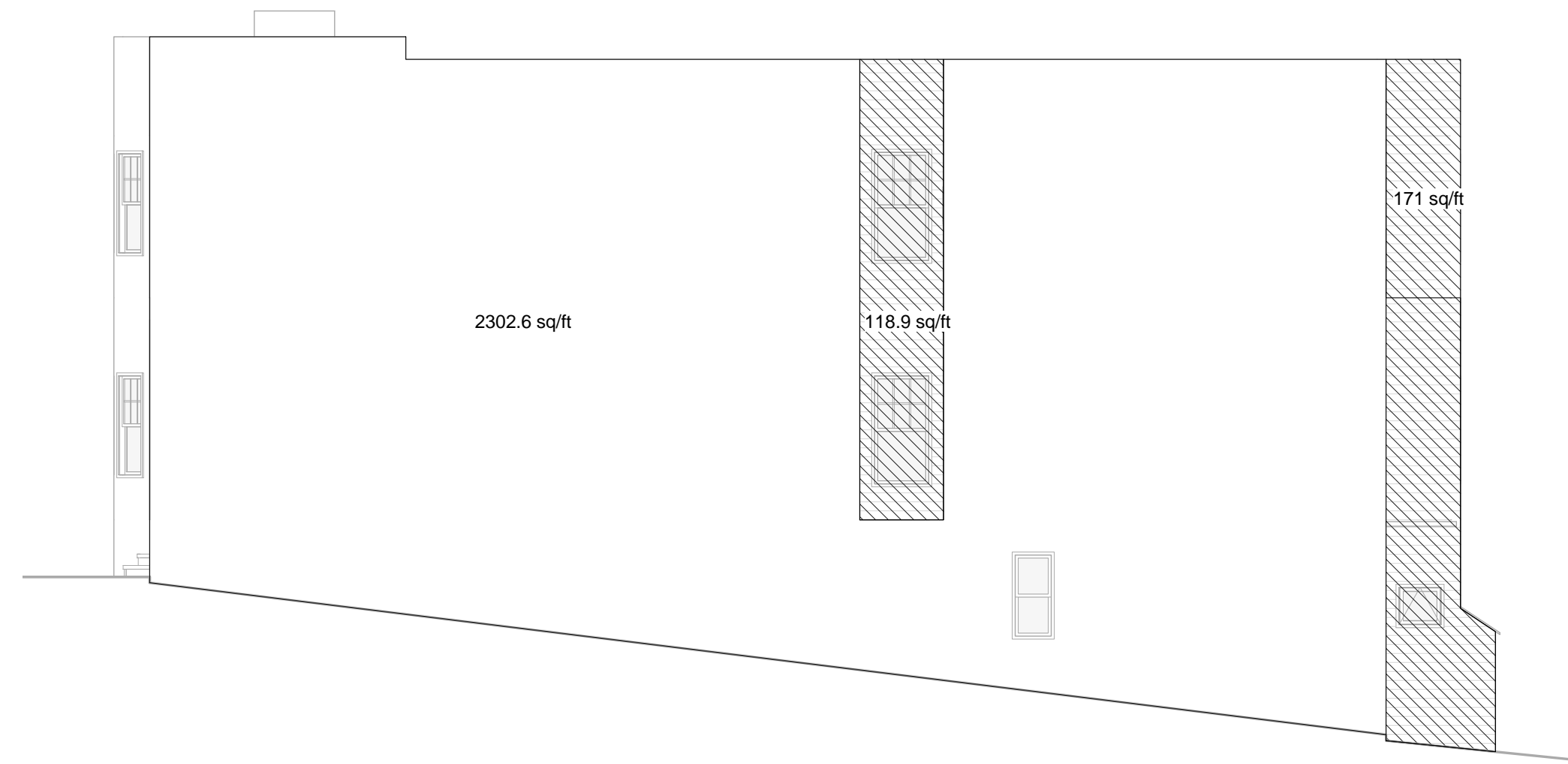
VERTICAL SURFACE AREA DEMO CALCULATIONS

	DEMO	RETAIN	TOTAL
SOUTH	515.7 SF	147.8 SF	661.8 SF
NORTH	836.8 SF	0 SF	836.8 SF
WEST	2,423.1 SF	80.1 SF	2,503.2 SF
EAST	290.1 SF	2,302.6 SF	2,592.7 SF
TOTAL	4,065.7 SF (62%)	2,530.5 SF (38%)	6,594.5 SF

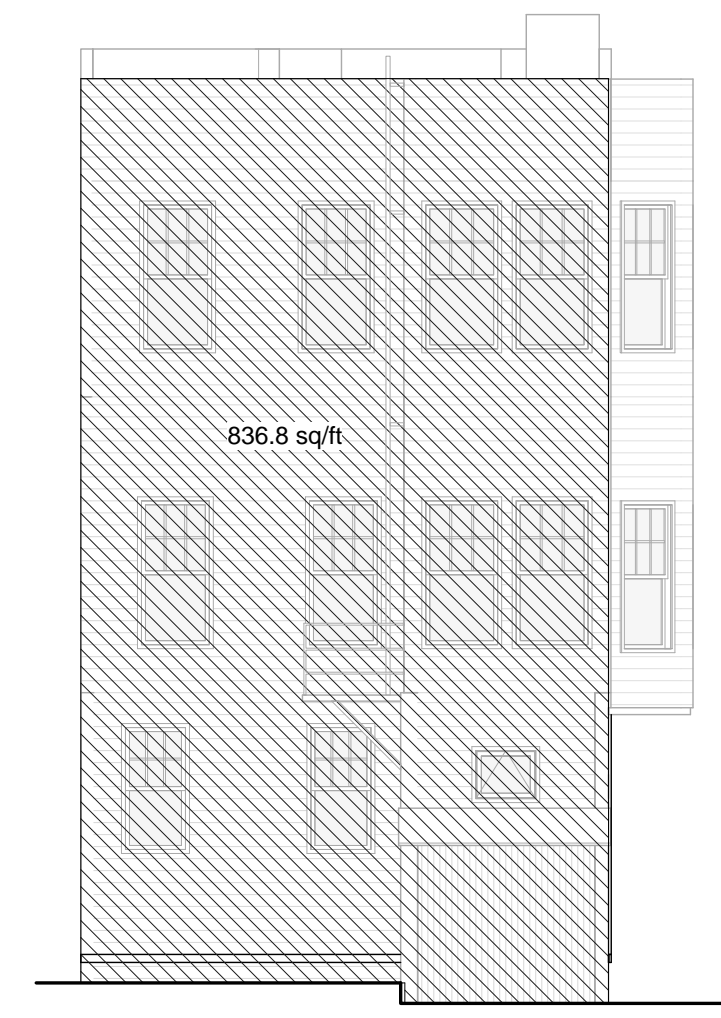
HORIZONTAL SURFACE AREA DEMO CALCULATIONS

*SEE D2.1 - D2.5 FOR HORIZONTAL SURFACE AREA DIAGRAMS

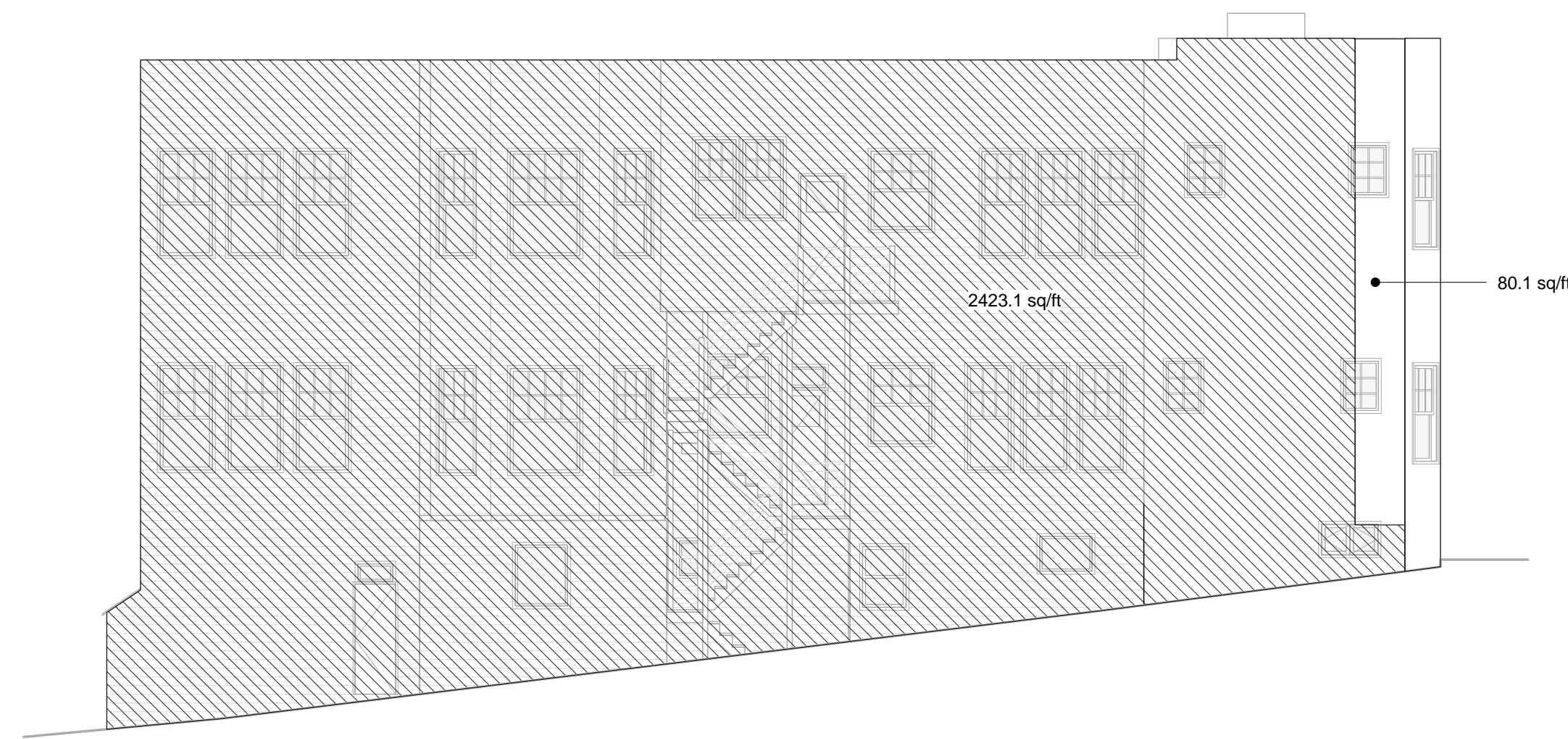
	DEMO	RETAIN	TOTAL
(E) BASEMENT	588.8 SF	865.1 SF	1,453.9 SF
(E) LEVEL 1	220.5 SF	1,244.1 SF	1,464.6 SF
(E) LEVEL 2	98.9 SF	1,433.0 SF	1,531.9 SF
(E) ROOF	1,565.6 SF	1,565.6 SF	1,565.6 SF
TOTAL	2,473.8 SF (41%)	3,230.2 SF (59%)	6,016.0 SF



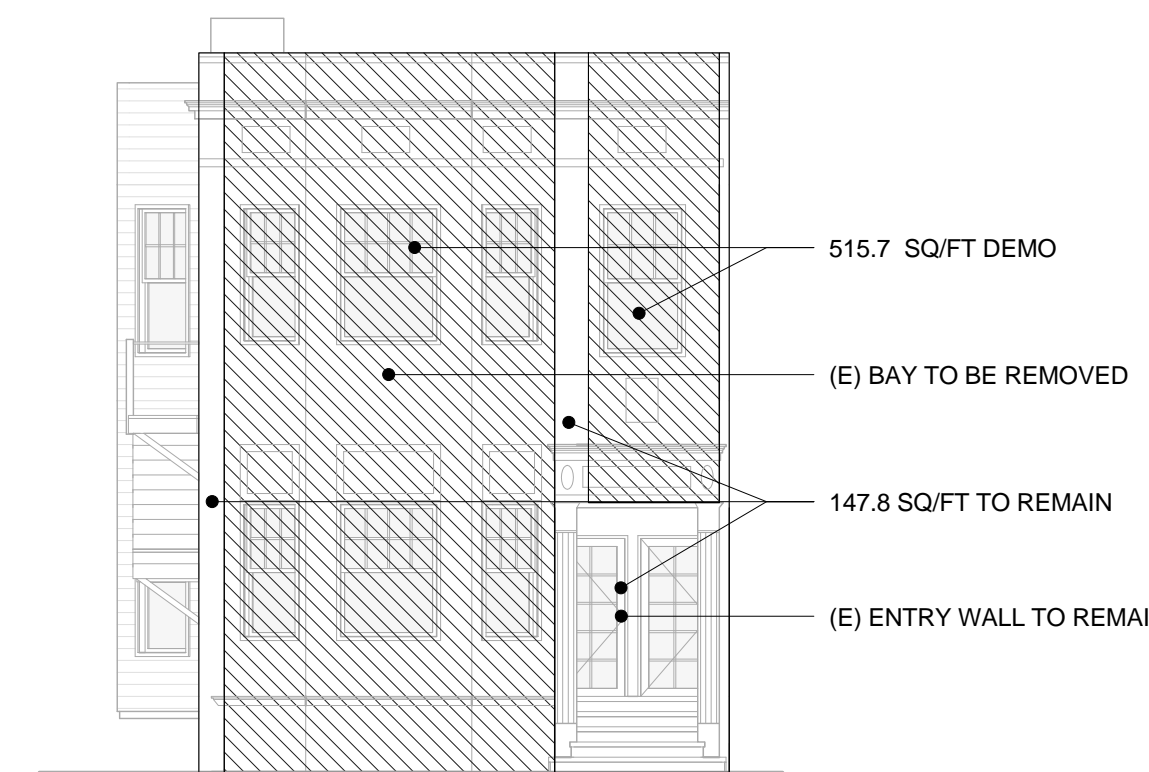
5 EAST ELEVATION - SURFACE AREA DEMO CALCS
1/8" = 1'-0"



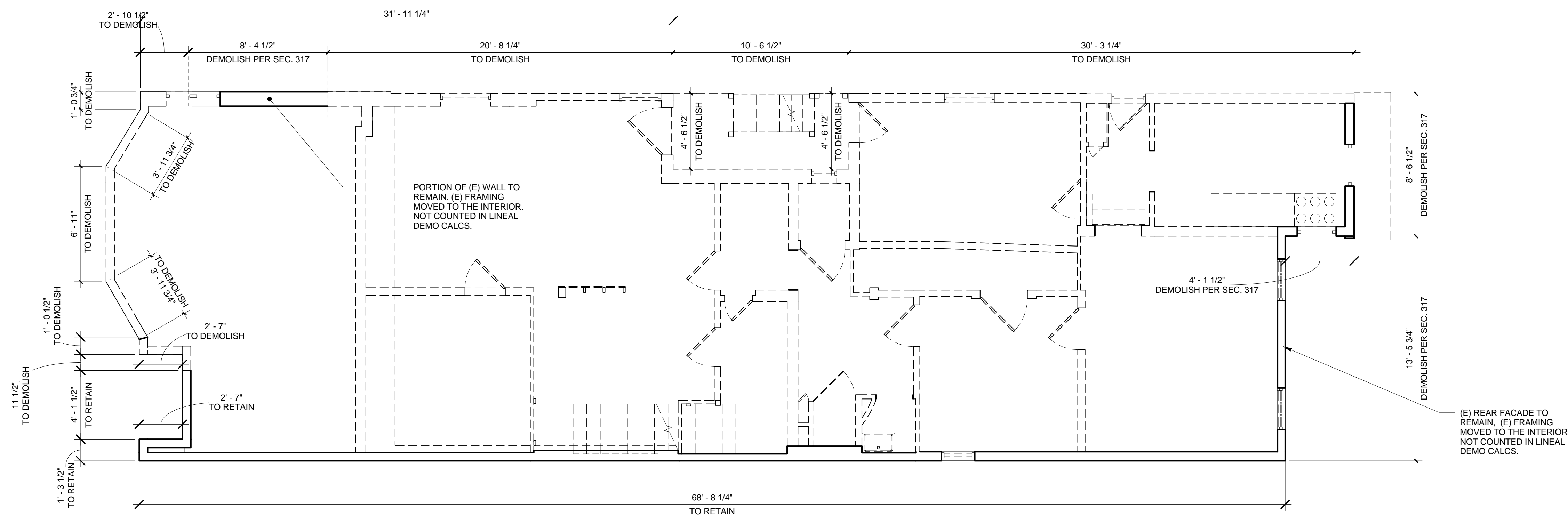
4 NORTH ELEVATION - SURFACE AREA DEMO CALCS
1/8" = 1'-0"



3 WEST ELEVATION - SURFACE AREA DEMO CALCS
1/8" = 1'-0"



2 SOUTH ELEVATION - SURFACE AREA DEMO CALCS
1/8" = 1'-0"



1 LINEAL DEMO CALCULATIONS AT FOUNDATION
1/4" = 1'-0"

PROJECT NAME
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94123**

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0543/012

CLIENT
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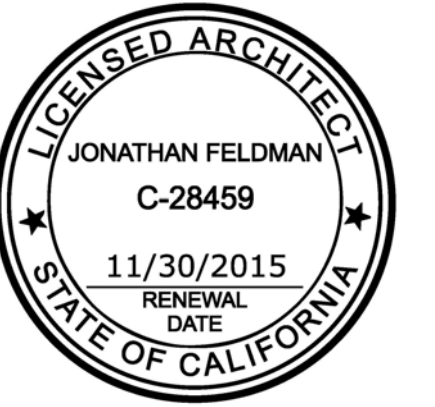
FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY	DATE
DESC.	12.09.14
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SITE PERMIT REV. 1	08.06.15
SITE PERMIT REV. 2	

TITLE
DEMO CALCS



LEGEND

- AREA OF ADDITION
- PROPERTY LINE
- SETBACK LINE
- ADJACENT NEIGHBOR

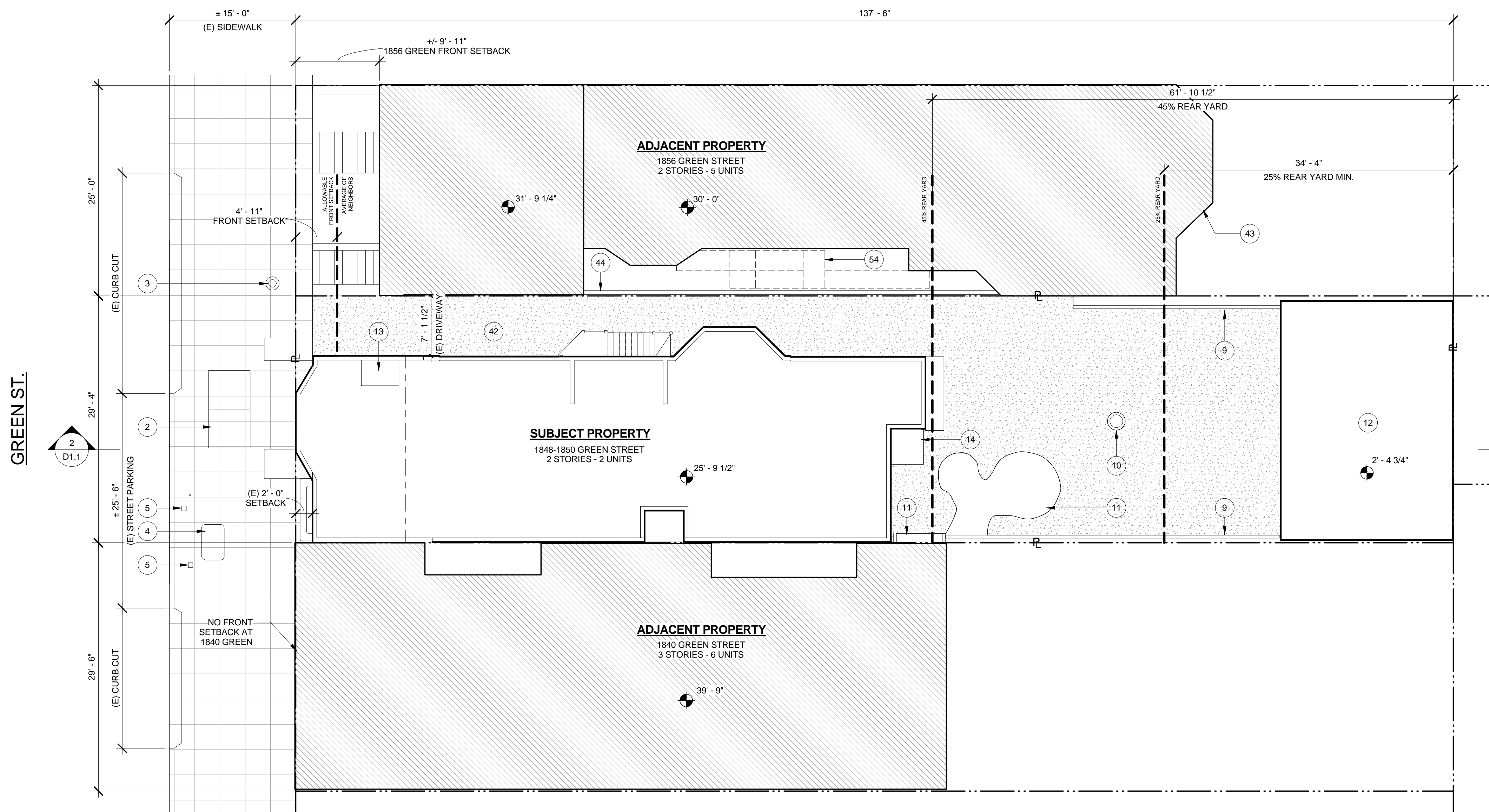
KEYNOTE LEGEND

- 2 HIGH VOLTAGE
- 3 PG&E GAS
- 4 PAC BELL
- 5 CLEAN OUT
- 9 (E) STONE BLOCKS TO BE REMOVED
- 10 MANHOLE
- 11 (E) PLANTER TO BE REMOVED
- 12 (E) GARAGE TO BE DEMOLISHED
- 13 (E) CHIMNEY TO BE REMOVED
- 14 (E) CATWALK TO BE REMOVED
- 42 (E) DRIVEWAY
- 43 (E) FULL HEIGHT BAY AT ADJACENT PROPERTY, DESIGNATED AS REAR BUILDING WALL
- 44 (E) CMU WALL @ PROPERTY LINE
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR

- HEIGHT LIMIT
40' - 0"
- (E) T.O. FRONT PARAPET
30' - 0"
- (E) T.O. MAIN PARAPET
28' - 9"
- (E) LEVEL 2 TOP PLATE
24' - 6"
- (E) LEVEL 2
15' - 6"
- (E) LEVEL 1
3' - 2"
- T.O. CURB
0' - 0"
- (E) BASEMENT
-7' - 9"



2 (E) SITE SECTION @ CL OF BUILDING
1/8" = 1'-0"



1 (E) SITE PLAN
1/8" = 1'-0"

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REVISION 3

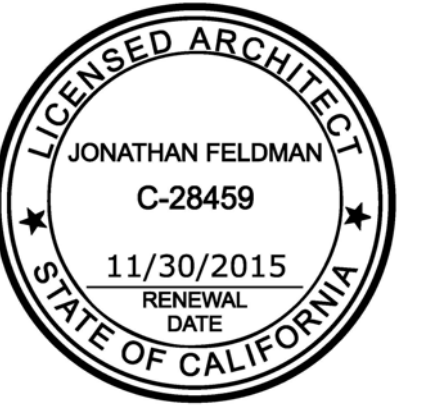
DATE
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HISTORY	DESC.	DATE
△	SITE PERMIT	12.09.14
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	SITE PERMIT REV. 2	08.06.15
1	SITE PERMIT REV. 3	10.13.15



TITLE
EXISTING SITE
PLAN

D1.1
SHEET

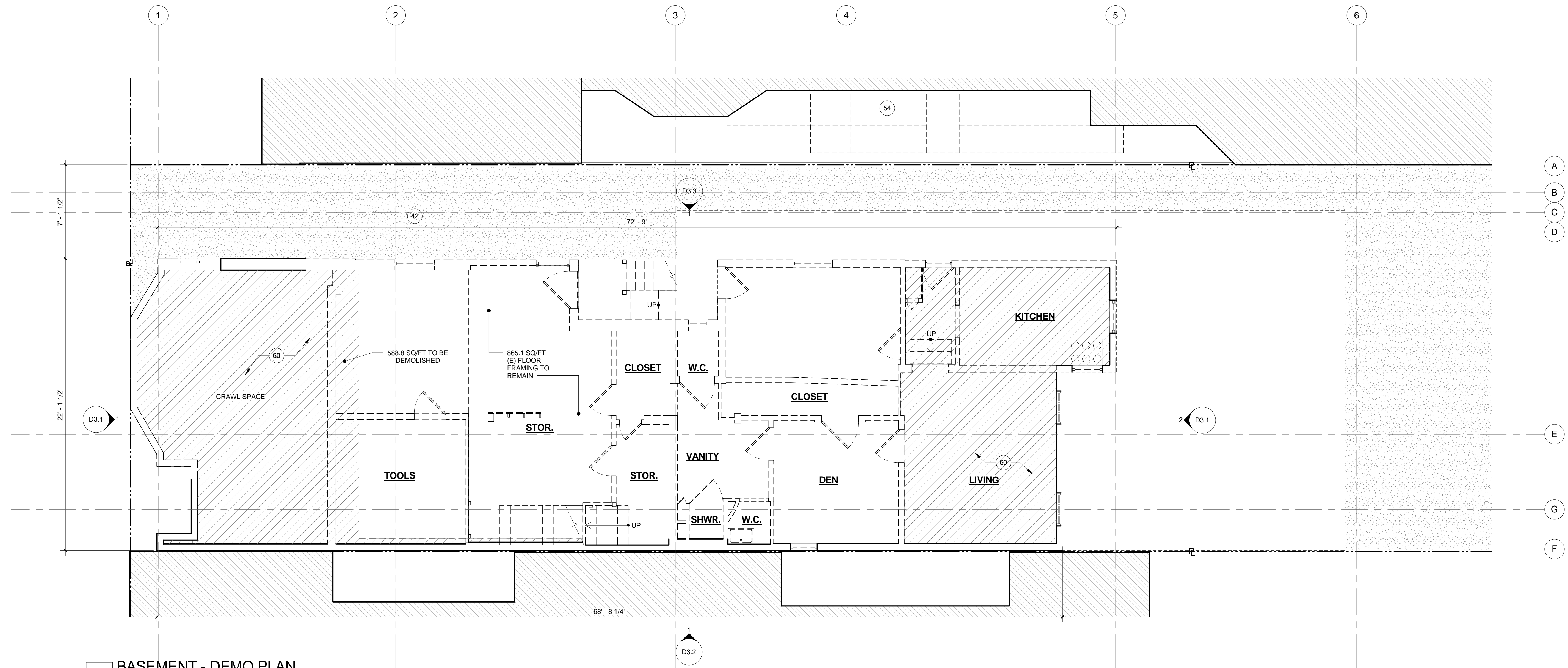


KEYNOTE LEGEND

- 42 (E) DRIVEWAY
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 60 PORTION OF (E) SLAB TO BE REMOVED

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- (E) FLOOR TO BE DEMOLISHED



1 BASEMENT - DEMO PLAN
1/4" = 1'-0"

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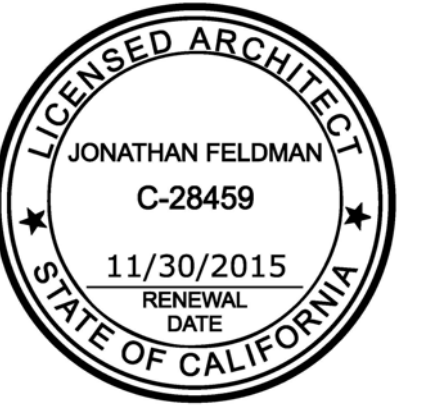
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TITLE
**DEMO FLOOR PLAN
- BASEMENT**

D2.1
SHEET

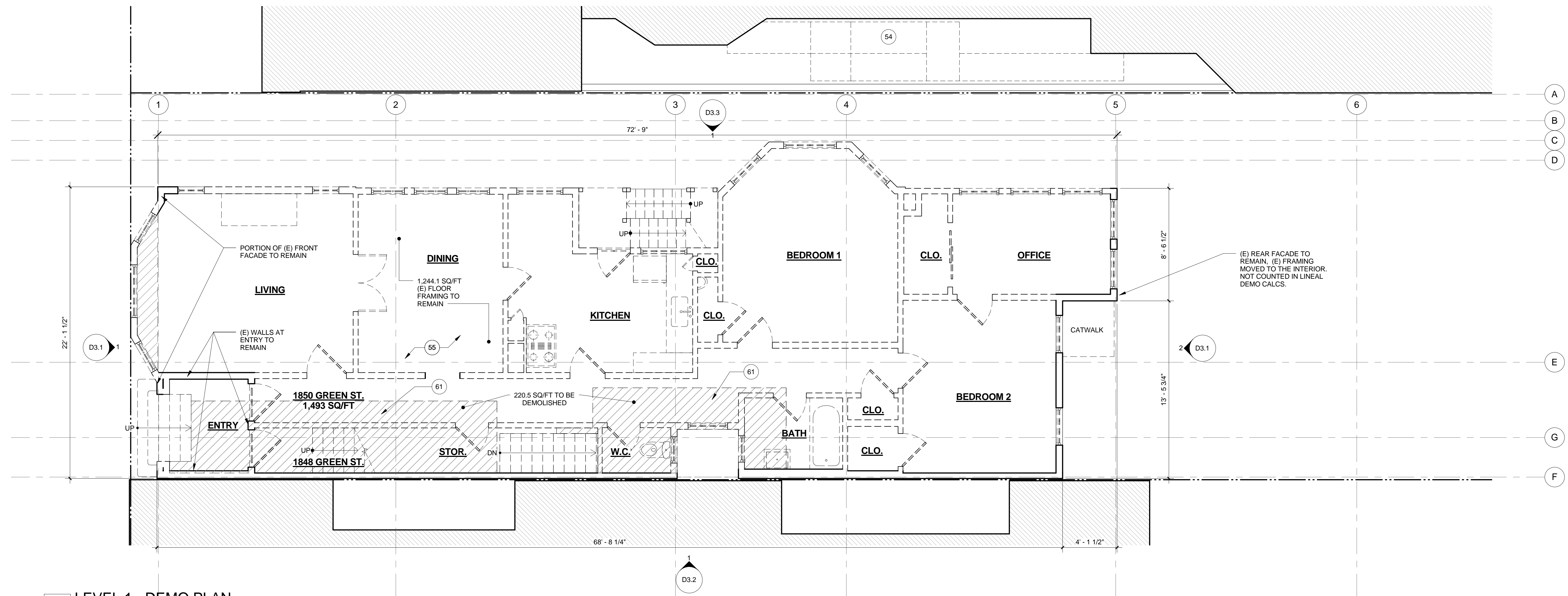


KEYNOTE LEGEND

- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 55 EXISTING FLOOR TO REMAIN
- 61 PORTION OF (E) FLOOR PLATE TO BE DEMOLISHED

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- (E) FLOOR TO BE DEMOLISHED



PROJECT NAME
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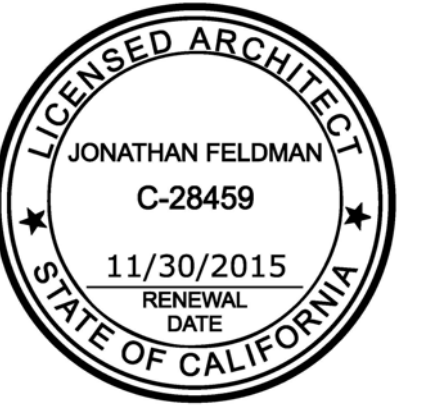


TITLE
**DEMO FLOOR PLAN
- LEVEL 1**

D2.2
SHEET

5/19/2016 1:25:43 PM

1 LEVEL 1 - DEMO PLAN
1/4" = 1'-0"

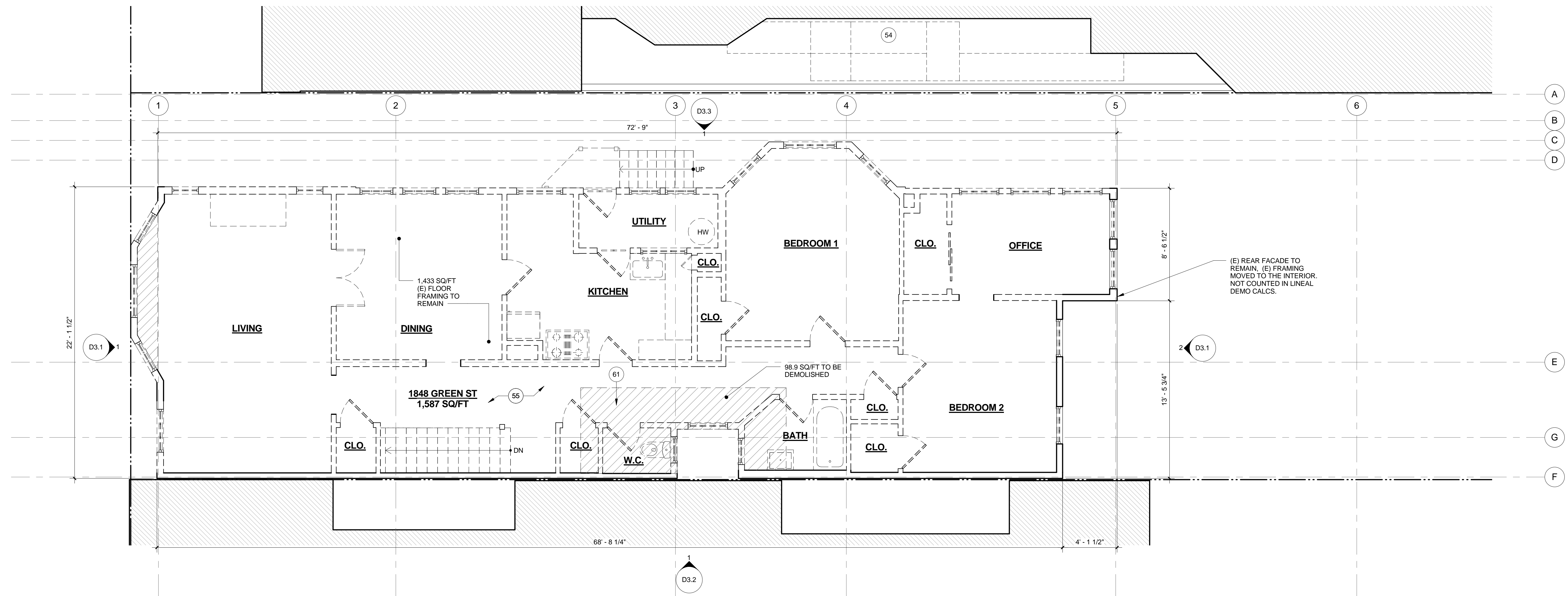


KEYNOTE LEGEND

- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 55 EXISTING FLOOR TO REMAIN
- 61 PORTION OF (E) FLOOR PLATE TO BE DEMOLISHED

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- (E) FLOOR TO BE DEMOLISHED



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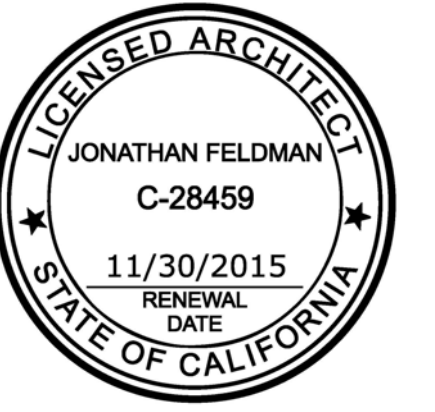


TITLE
**DEMO FLOOR PLAN
- LEVEL 2**

D2.3
SHEET

1 LEVEL 2 - DEMO PLAN
1/4" = 1'-0"

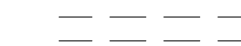
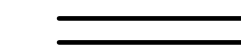

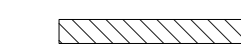
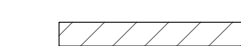
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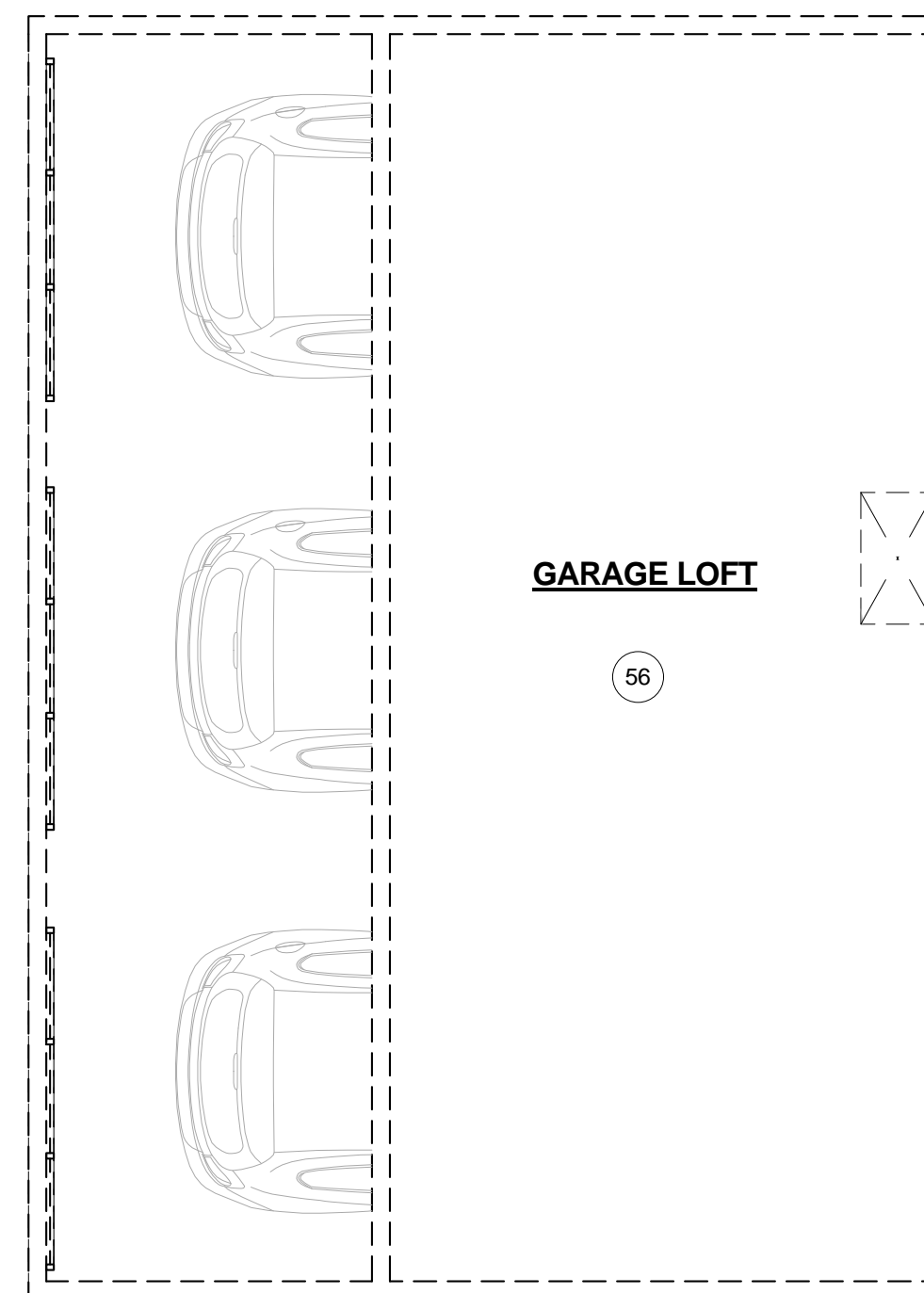


KEYNOTE LEGEND

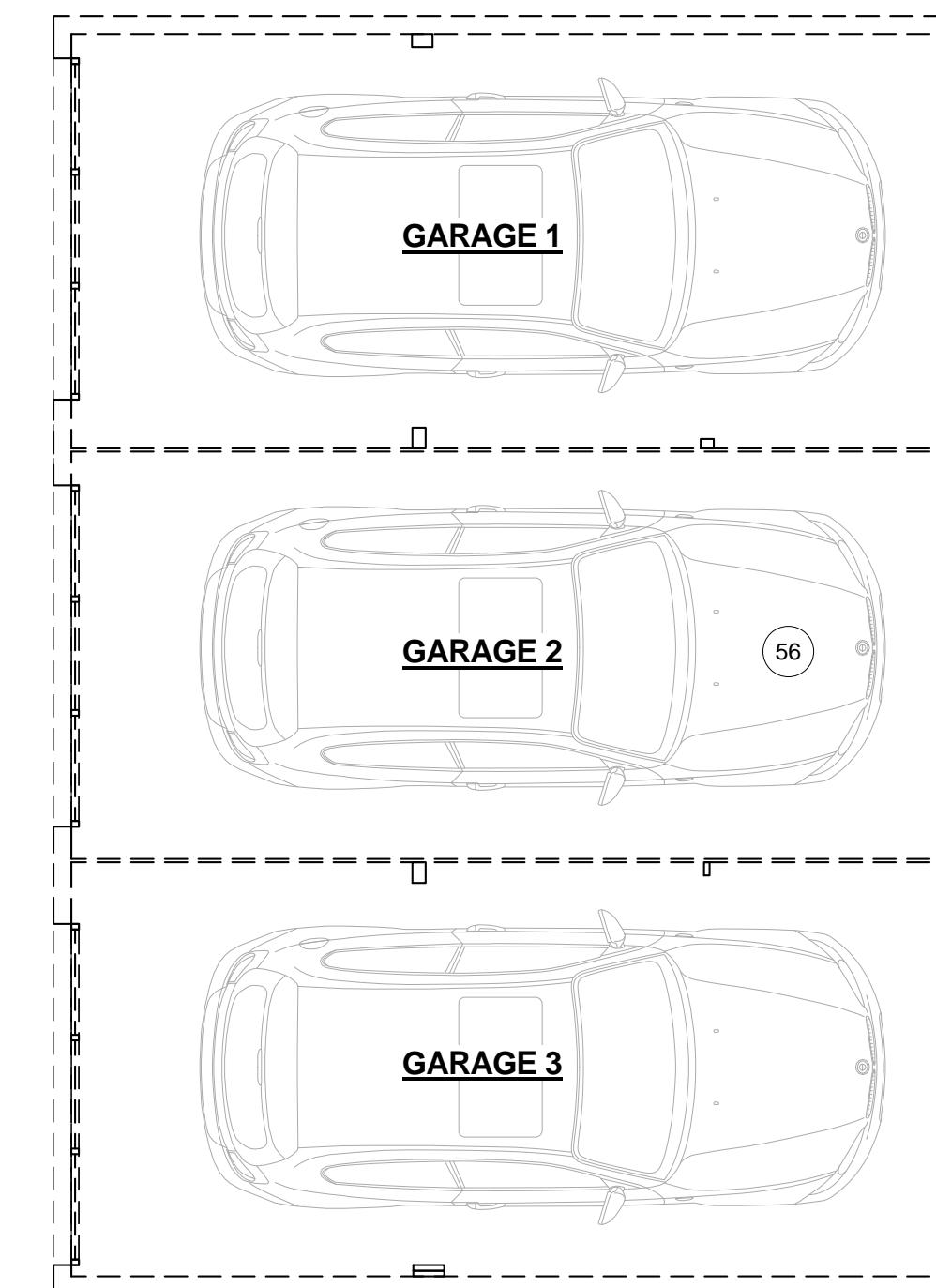
56 (E) GARAGE IN REAR YARD TO BE DEMOLISHED

LEGEND

-  (E) WALL TO BE DEMOLISHED
-  (E) WALL TO REMAIN
-  1-HOUR RATED WALL
-  ADJACENT NEIGHBOR
-  (E) FLOOR TO BE DEMOLISHED



2 (E) GARAGE LOFT
1/4" = 1'-0"



1 (E) GARAGE
1/4" = 1'-0"

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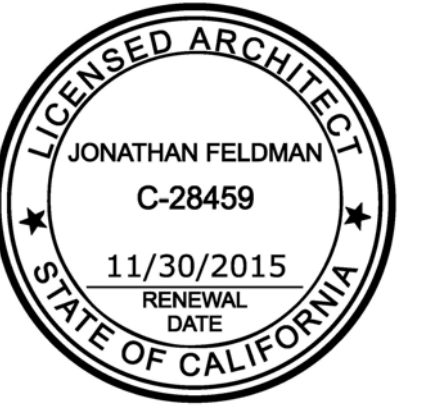
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	SITE PERMIT REV. 2	08.06.15



TITLE
**DEMO FLOOR PLAN
- GARAGE**

D2.4
SHEET

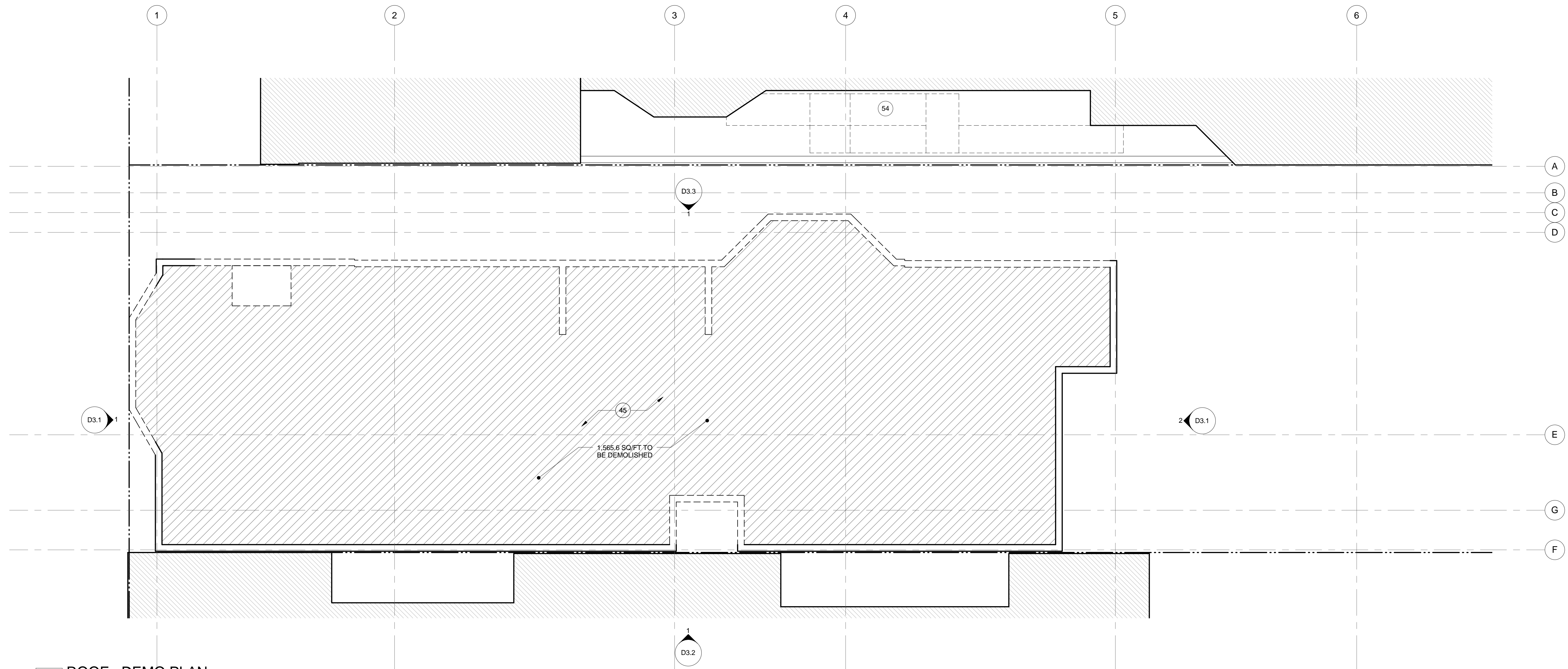


KEYNOTE LEGEND

- 45 (E) FLAT ROOF TO BE DEMOLISHED
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR

LEGEND

- - - - (E) WALL TO BE DEMOLISHED
- ===== (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- //// (E) FLOOR TO BE DEMOLISHED



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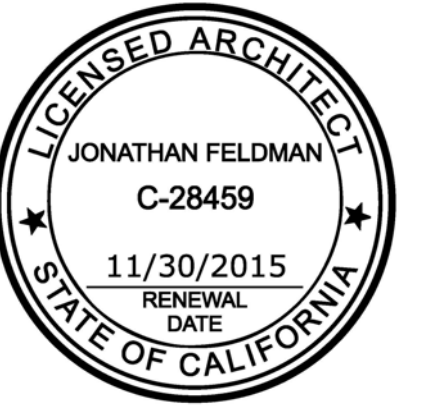
HISTORY

Δ	DESC.	DATE
	SITE PERMIT	12.09.14
	SITE PERMIT REV. 1	05.01.15
	SITE PERMIT REV. 2	08.06.15



TITLE
DEMO ROOF PLAN

D2.5
SHEET



KEYNOTE LEGEND



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

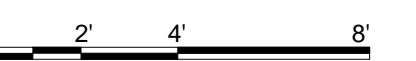
FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY

Δ	DESC.	DATE
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	SITE PERMIT REV. 1	05.01.15
	SITE PERMIT REV. 2	08.06.15

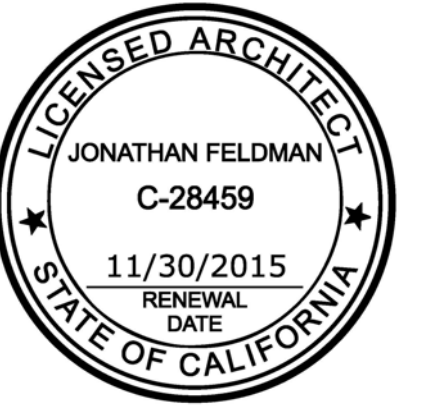


TITLE
**EXISTING
ELEVATION**

5/18/2016 1:25:51 PM

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

D3.1
SHEET



KEYNOTE LEGEND



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #

0543/012

CLIENT

1848-1850 GREEN ST.

FA-JOB NO.

14-008

ISSUE

**SITE PERMIT
REVISION 3**

DATE

10.13.15

HISTORY

Δ DESC. DATE

SITE PERMIT 12.09.14

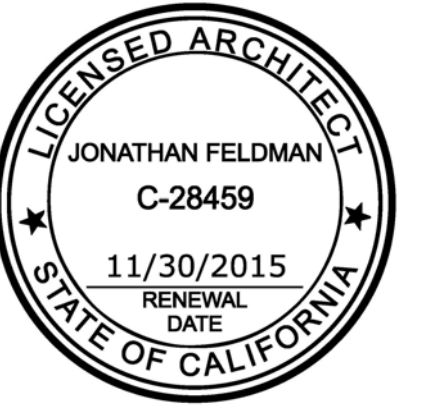
SITE PERMIT REV. 1 05.01.15

SITE PERMIT REV. 2 08.06.15

TITLE

**EXISTING
ELEVATION**

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



KEYNOTE LEGEND

- 38 LINE OF NEIGHBOR IN FOREGROUND, SHOWN DASHED
- 42 (E) DRIVEWAY
- 57 APPROXIMATE LOCATION OF WINDOWS AT ADJACENT PROPERTY



PROJECT NAME
GREEN STREET

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SAN FRANCISCO, CA
94123**

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CLIENT
1848-1850 GREEN ST.

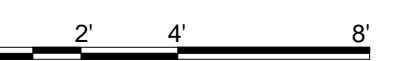
FA-JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

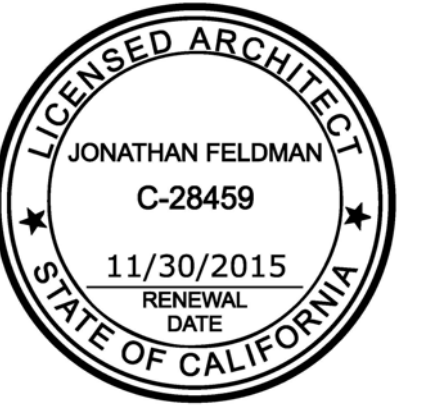
HISTORY

Δ	DESC.	DATE
	SITE PERMIT	12.09.14
	SITE PERMIT REV. 1	05.01.15
	SITE PERMIT REV. 2	08.06.15



TITLE
**EXISTING
ELEVATION**

D3.3
SHEET



KEYNOTE LEGEND

PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

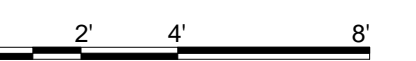
FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

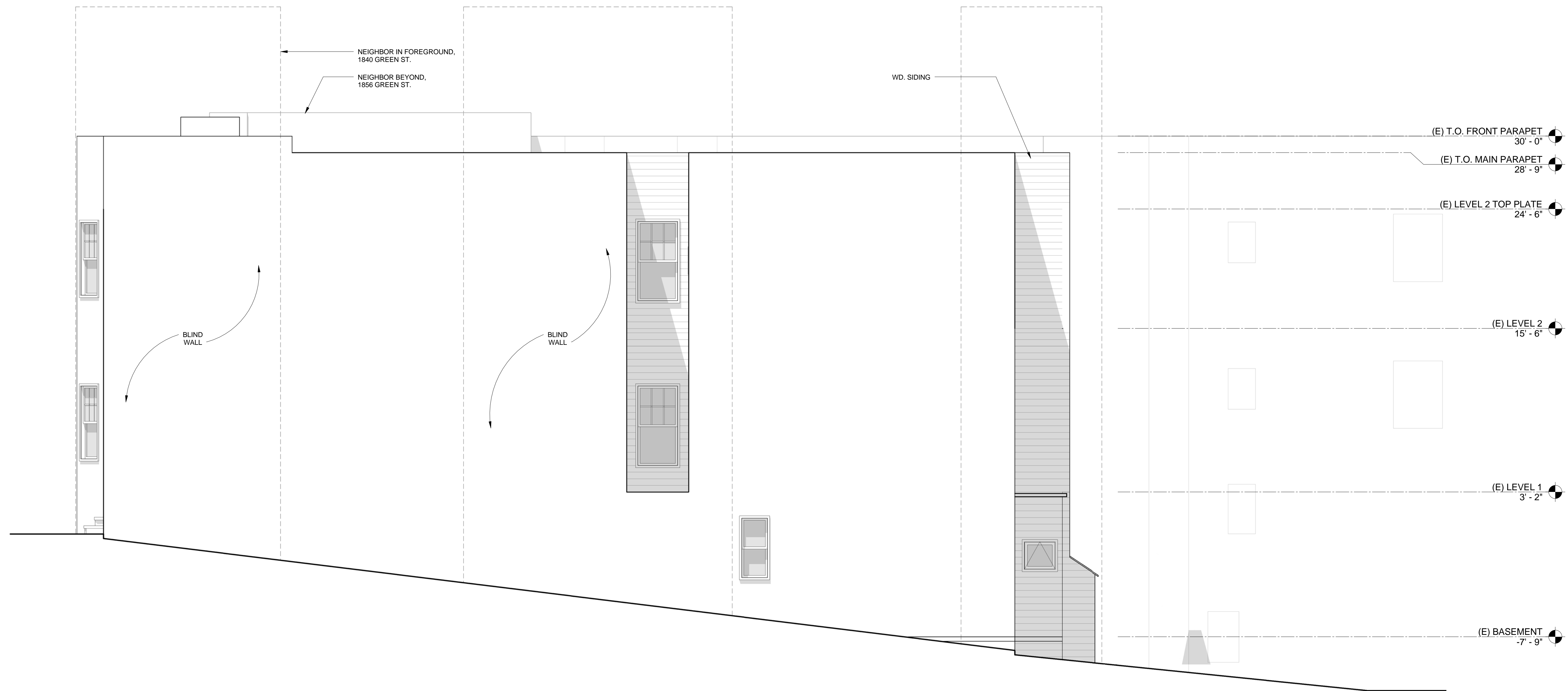
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Δ	DESC.	DATE
	SITE PERMIT	12.09.14
	SITE PERMIT REV. 1	05.01.15
	SITE PERMIT REV. 2	08.06.15



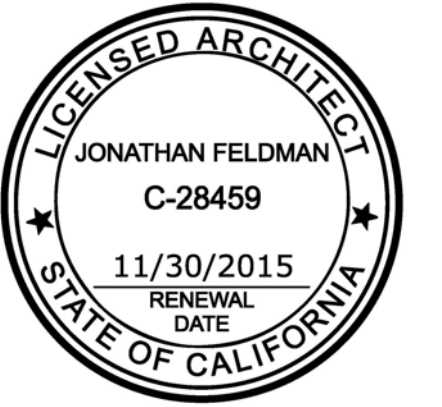
TITLE
**EXISTING
ELEVATION**

D3.4
SHEET



5/19/2016 1:30:10 PM

1 (E) EAST ELEVATION
1/4" = 1'-0"



LEGEND

- AREA OF ADDITION
- PROPERTY LINE
- SETBACK LINE
- ADJACENT NEIGHBOR

SITE PLAN GENERAL NOTES

1. MINOR SIDEWALK ENCROACHMENT TO BE FILED UNDER SEPARATE PERMIT.
2. AREA OF GROUND DISTURBANCE IS LESS THAN 5,000 SF. LOT SIZE = 137'-6" x 29'-4". LOT AREA = 4,033.3 SF
3. TWO CLASS 1 BICYCLE PARKING SPACES PROVIDED IN GARAGE. SEE BASEMENT FLOOR PLAN FOR LOCATION AND DIMENSIONS

KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 2 HIGH VOLTAGE
- 3 PG&E GAS
- 4 PAC BELL
- 5 CLEAN OUT
- 6 PHOTOVOLTAIC CELLS
- 7 EXTENSIVE GARDEN ROOF, 6" MAX SOIL DEPTH
- 8 GLASS GUARDRAIL, 42" AFF
- 15 DRIVEWAY RAMP TO GARAGE - 3'-9" MAX. ENCROACHMENT. MINOR SIDEWALK ENCROACHMENT TO BE FILED UNDER SEPARATE PERMIT.
- 29 (N) SLIDING GLASS ROOF HATCH
- 30 AREA OF ADDITION @ BASEMENT
- 31 AREA OF ADDITION @ LEVEL 1 & LEVEL 2
- 32 AREA OF ADDITION @ LEVEL 3
- 39 (N) CONC. STAIR
- 41 (N) STREET TREE - SEE PLANTING CHECKLIST
- 52 (N) SKYLIGHT
- 66 ROOF OF BAY BELOW

PROJECT NAME
GREEN STREET

PROJECT ADDRESS
1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

ISSUE
SITE PERMIT
REVISION 3

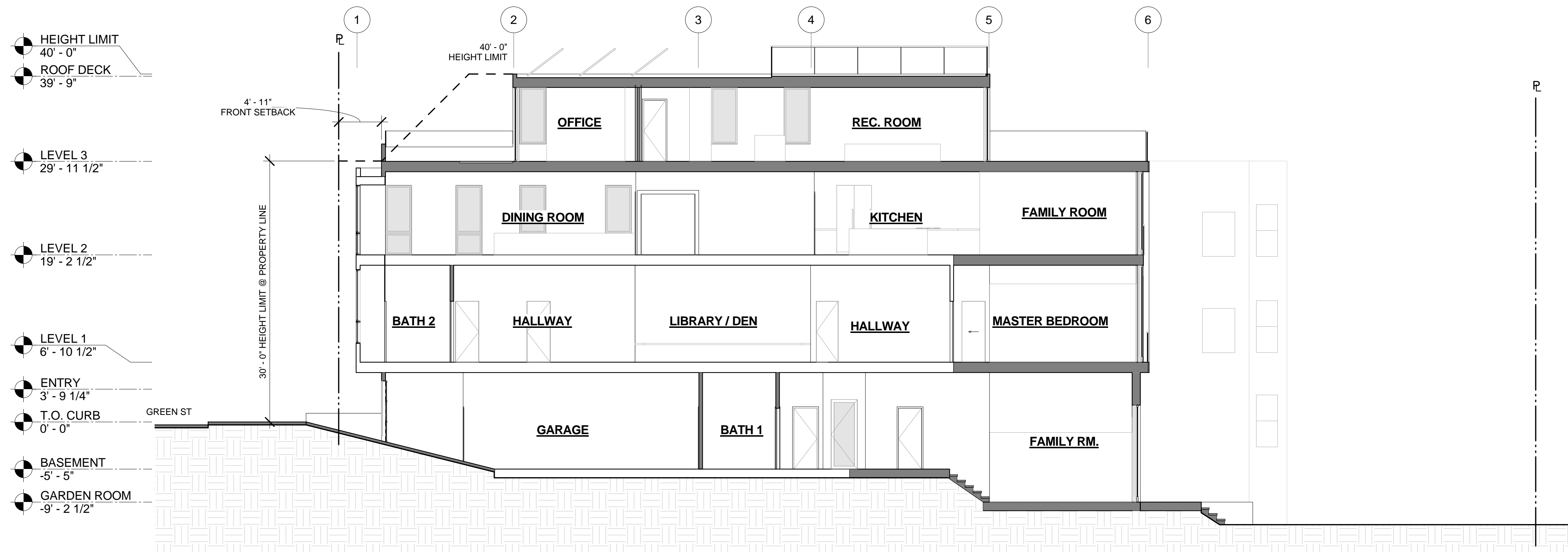
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10.13.15

HISTORY	DATE
Δ DESC.	12.09.14
SITE PERMIT	05.01.15
SITE PERMIT REV. 1	08.06.15
SITE PERMIT REV. 2	08.06.15
SITE PERMIT REV. 3	10.13.15

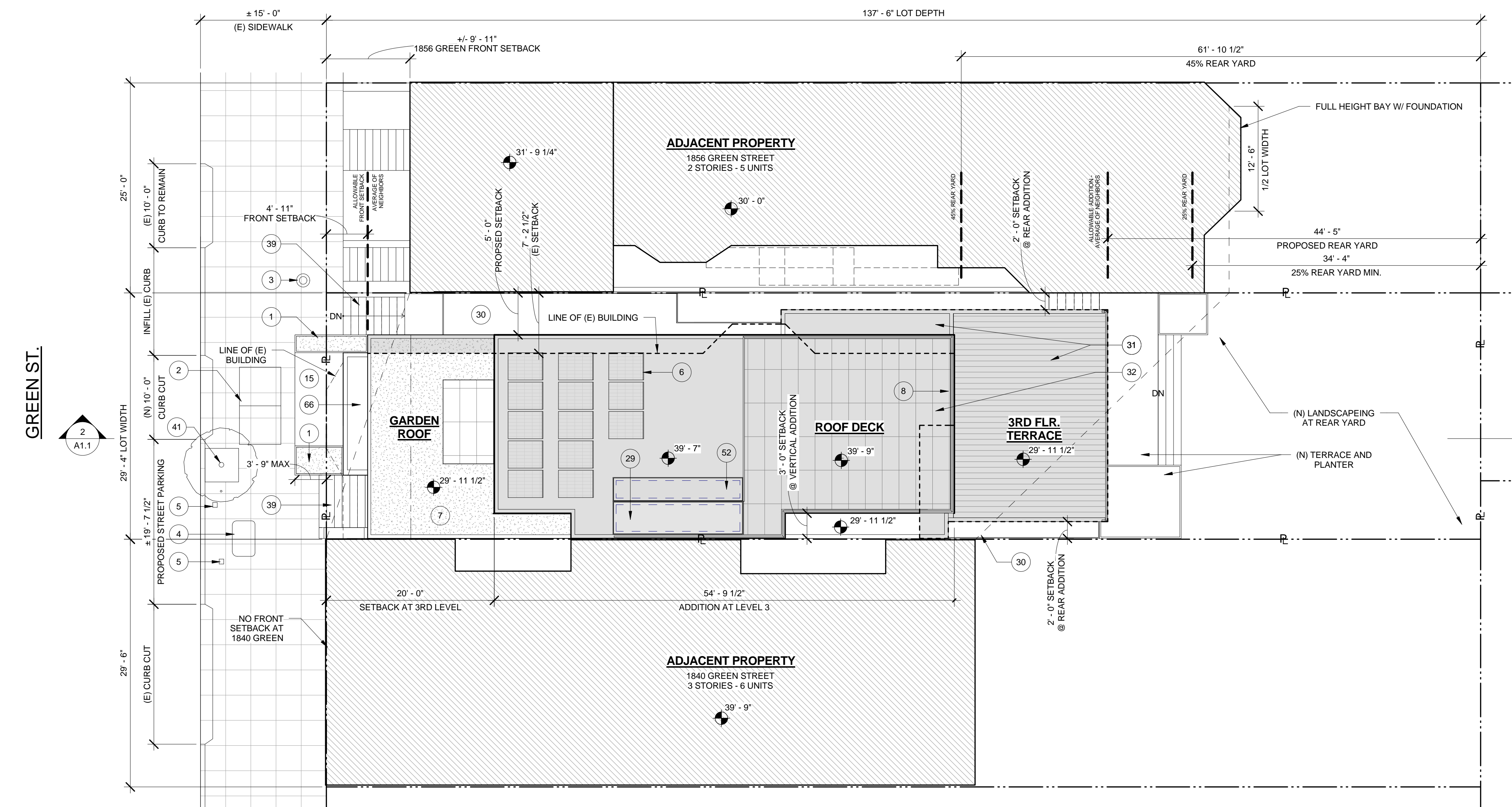


TITLE
PROPOSED SITE
PLAN

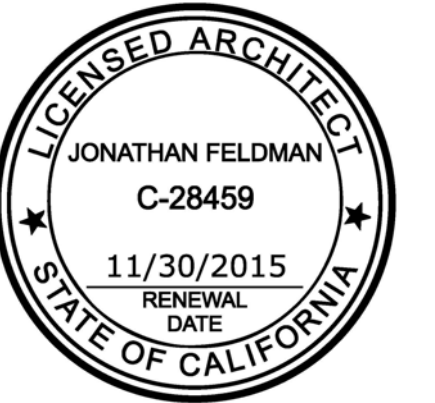
A1.1



2 PROPOSED SITE SECTION @ CL OF BUILDING
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES

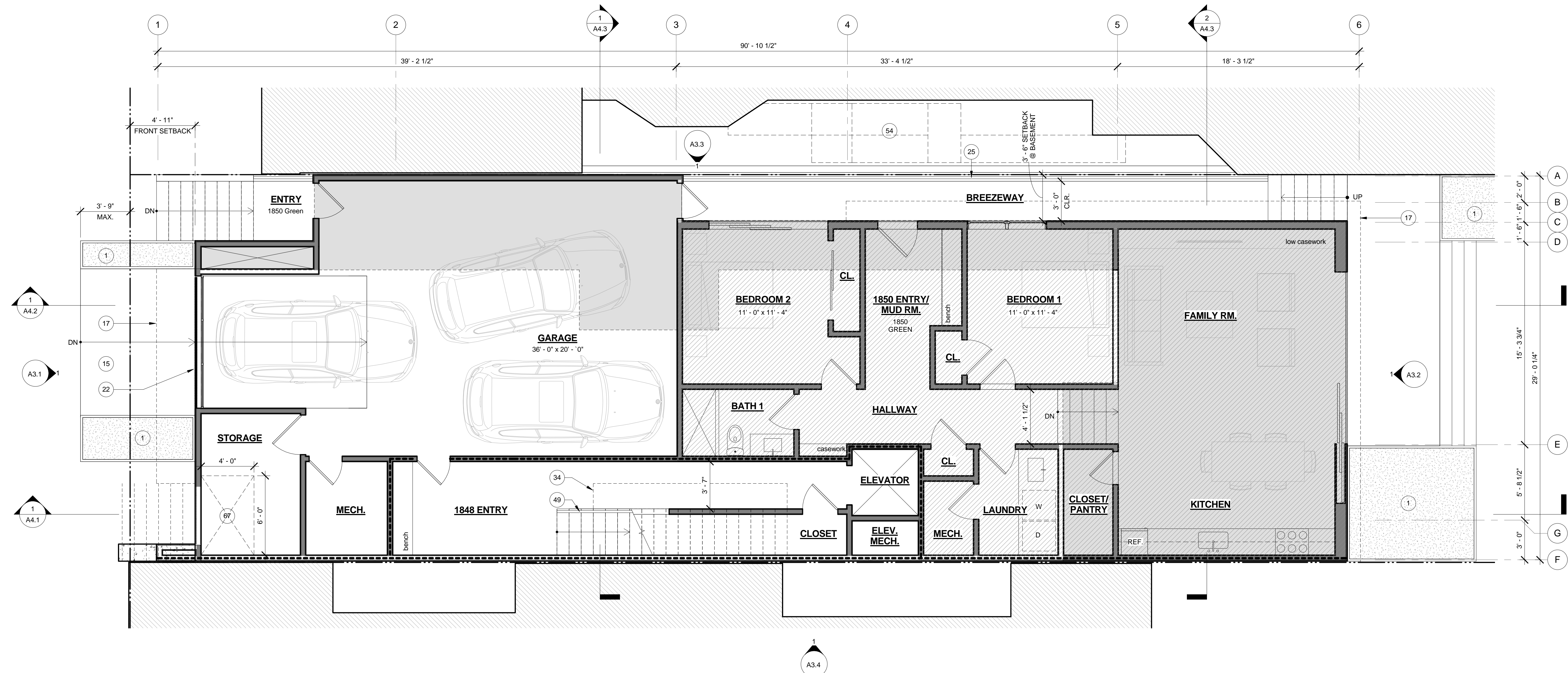
1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75' AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
8. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.1.4 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
9. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
11. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
12. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
13. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.

KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 15 DRIVEWAY RAMP TO GARAGE - 3'-9" MAX. ENCROACHMENT. MINOR SIDEWALK ENCROACHMENT TO BE FILED UNDER SEPARATE PERMIT.
- 17 LINE OF FLOOR OVERHANG ABOVE, SHOWN DASHED
- 22 SOLID WD. GARAGE DOOR W/ WD. SLATS
- 25 (E) WD. FENCE TO BE REPLACED
- 34 CUT OUT IN FLOOR PLATE
- 49 36" HIGH HANDRAIL
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 67 TWO CLASS 1 BICYCLE PARKING SPACES PER 155.2.10. BIKE PARKING SPACE DIMENSIONS PER ZONING ADMIN. BULLETIN NO. 9

LEGEND

- AREA OF ADDITION
- NEW WALL
- (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- SEPARATE UNIT



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY	DATE
Δ DESC.	12.09.14
1 SITE PERMIT	05.01.15
2 SITE PERMIT REV. 1	08.06.15
3 SITE PERMIT REV. 2	10.13.15
4 SITE PERMIT REV. 3	

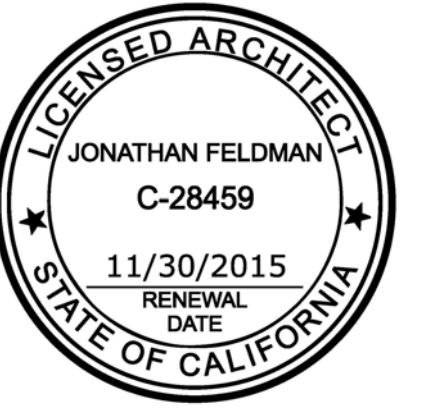


TITLE
**FLOOR PLAN -
BASEMENT**

A2.1
SHEET

1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

5/19/2016 1:25:46 PM



FLOOR PLAN GENERAL NOTES

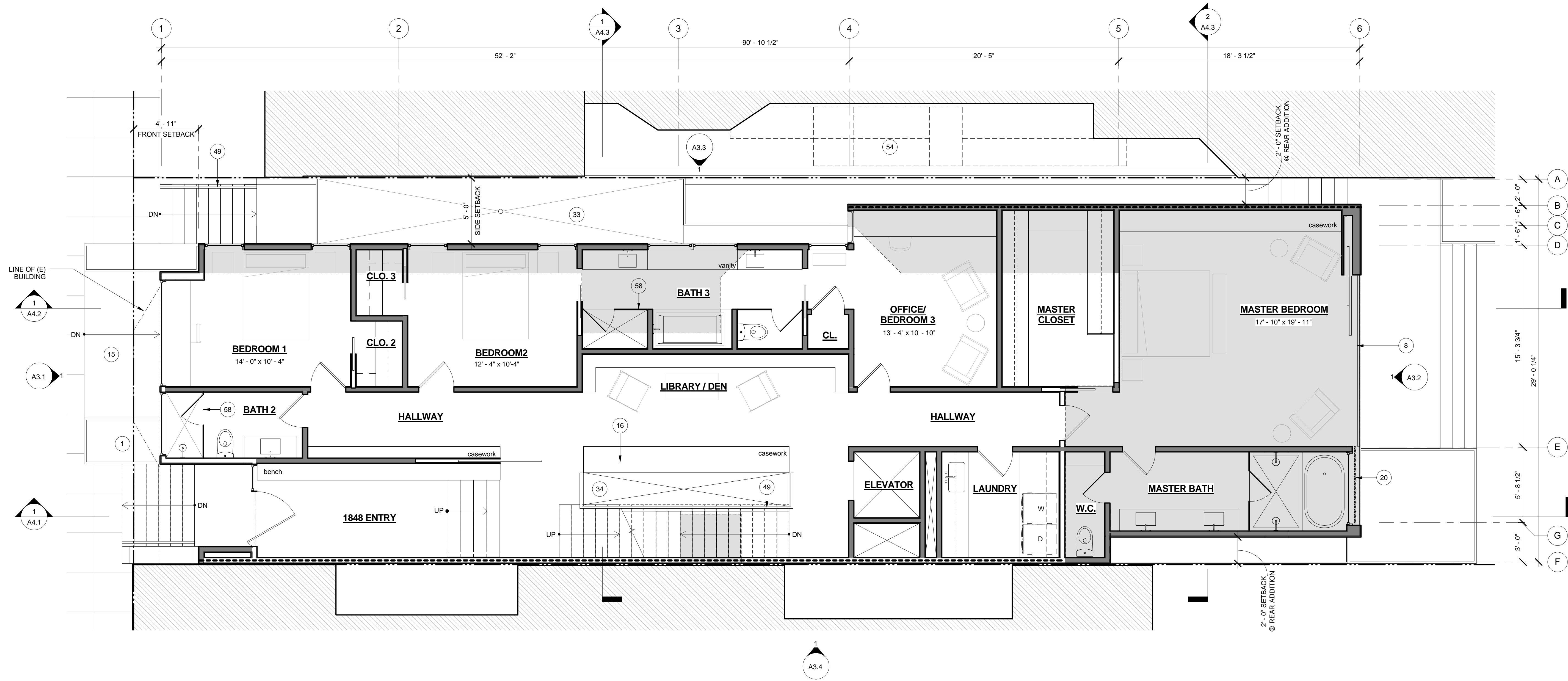
- PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 7.5' AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS.
- PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3.45.
- PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
- BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.1.4 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
- PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
- PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
- ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.

KEYNOTE LEGEND

- 1 (N) MTL PLANTER
- 8 GLASS GUARDRAIL, 42" AFF
- 15 DRIVEWAY RAMP TO GARAGE - 3'-9" MAX. ENCROACHMENT. MINOR SIDEWALK ENCROACHMENT TO BE FILED UNDER SEPARATE PERMIT.
- 16 FULL HEIGHT CASEWORK
- 20 WOOD LOUVERS
- 33 ROOF BELOW @ BASEMENT
- 34 CUT OUT IN FLOOR PLATE
- 49 36" HIGH HANDRAIL
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 58 TEMPERED GLASS SHOWER ENCLOSURE

LEGEND

- [Hatched Box] AREA OF ADDITION
- [Solid Line] NEW WALL
- [Dashed Line] (E) WALL TO REMAIN
- [Dotted Line] 1-HOUR RATED WALL
- [Hatched Box] ADJACENT NEIGHBOR
- [Hatched Box] SEPARATE UNIT



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY	DATE
DESC. SITE PERMIT	12.09.14
SITE PERMIT REV. 1	05.01.15
SITE PERMIT REV. 2	08.06.15

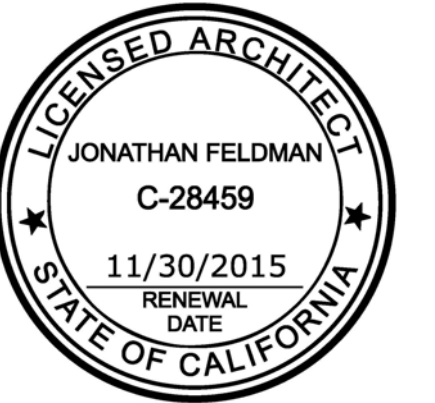


TITLE
**FLOOR PLAN -
LEVEL 1**

A2.2
SHEET

1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

5/19/2016 1:25:48 PM



FLOOR PLAN GENERAL NOTES

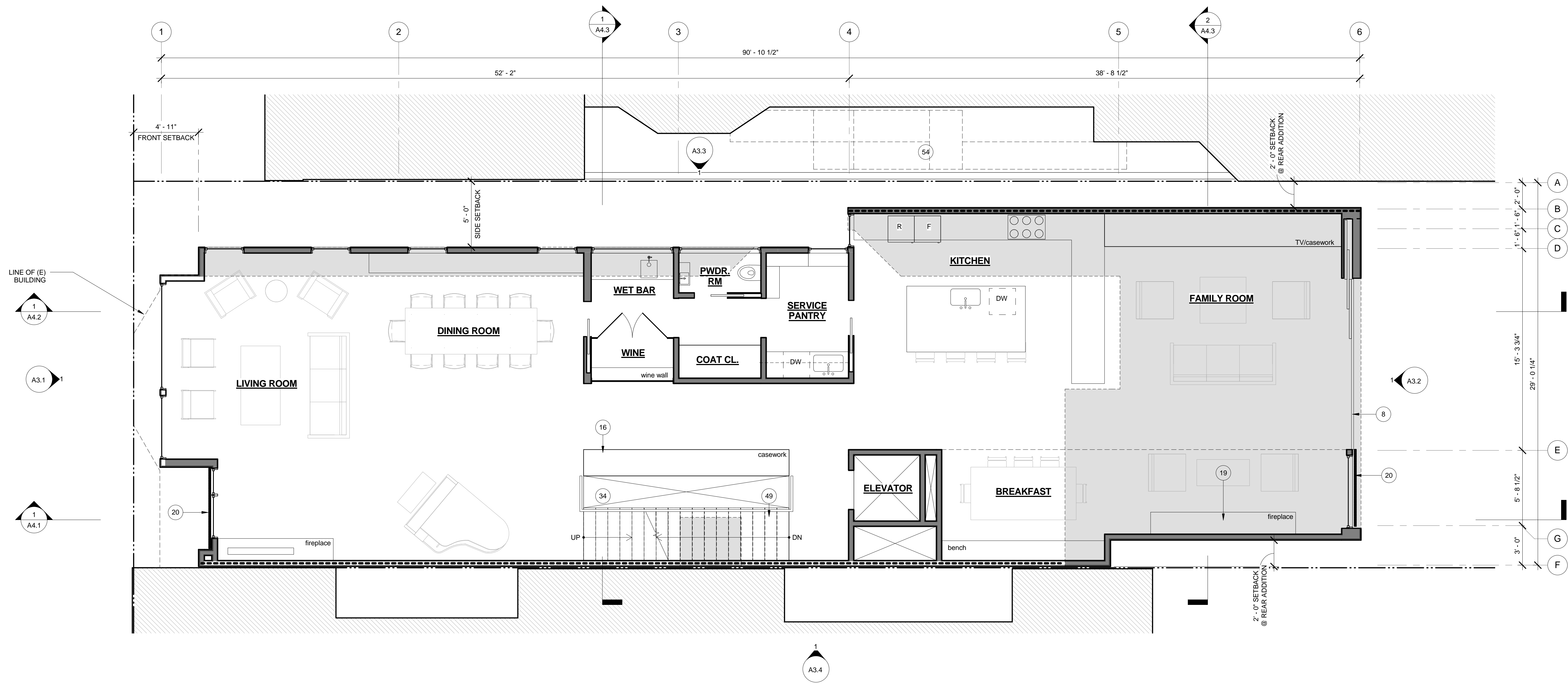
- PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75' AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS.
- PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
- PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
- BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.1.4 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
- PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
- PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
- ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.

KEYNOTE LEGEND

- 8 GLASS GUARDRAIL, 42" AFF
- 16 FULL HEIGHT CASEWORK
- 19 LINEAR FIREPLACE
- 20 WOOD LOUVERS
- 34 CUT OUT IN FLOOR PLATE
- 49 36" HIGH HANDRAIL
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR

LEGEND

- AREA OF ADDITION
- NEW WALL
- (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- SEPARATE UNIT



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

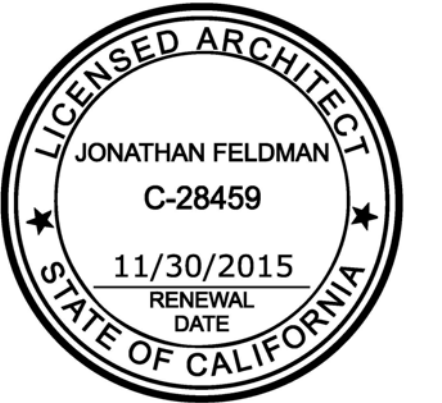
DATE
10.13.15

HISTORY	DATE
DESC. SITE PERMIT	12.09.14
SITE PERMIT REV. 1	05.01.15
SITE PERMIT REV. 2	08.06.15



TITLE
**FLOOR PLAN -
LEVEL 2**

A2.3
SHEET



FLOOR PLAN GENERAL NOTES

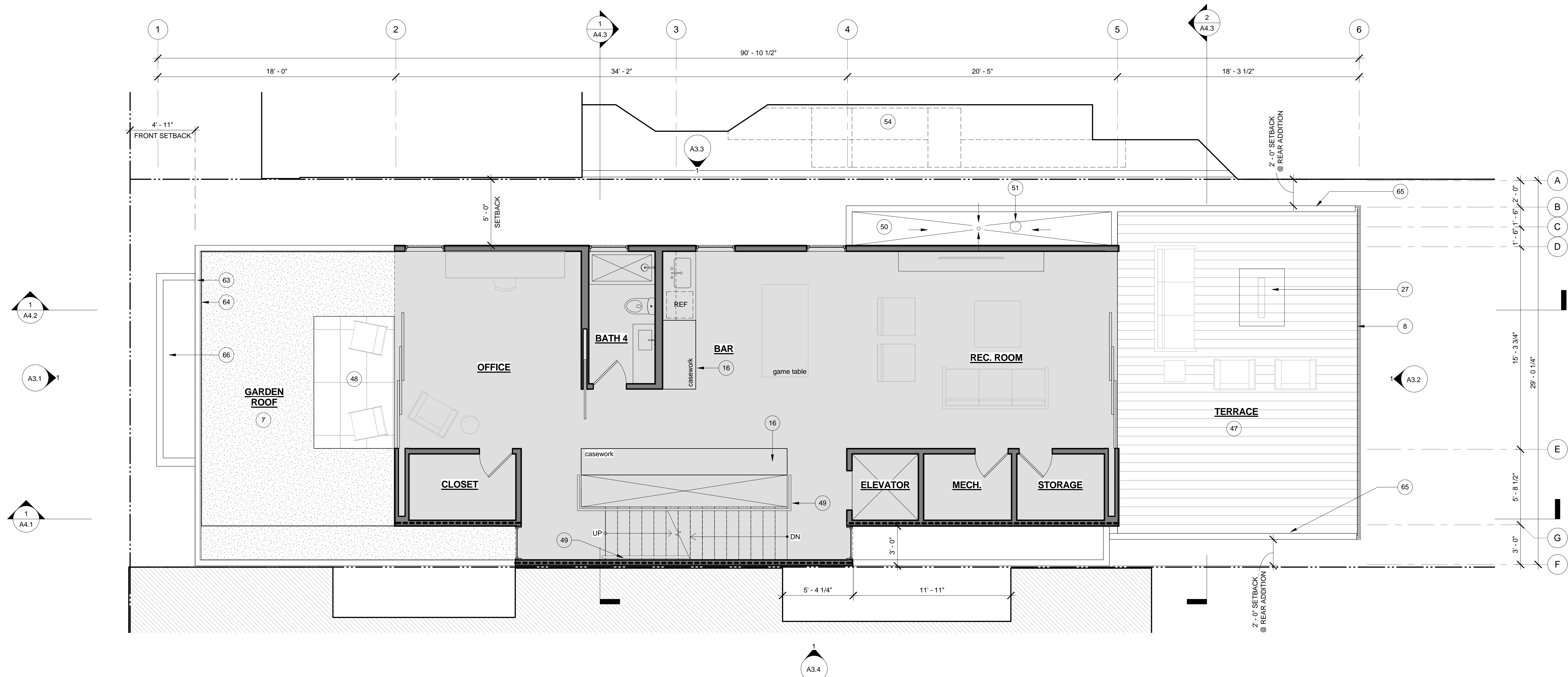
1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75' AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
8. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.1.4 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
9. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
11. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
12. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
13. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.

KEYNOTE LEGEND

- 7 EXTENSIVE GARDEN ROOF, 6" MAX SOIL DEPTH
- 8 GLASS GUARDRAIL, 42" AFF
- 16 FULL HEIGHT CASEWORK
- 20 WOOD LOUVERS
- 27 FIRE PIT
- 47 WOOD DECKING ON PEDESTAL SYSTEM
- 48 STONE PAVERS ON PEDESTAL SYSTEM
- 49 36" HIGH HANDRAIL
- 50 (N) FLAT ROOF
- 51 RANGE HOOD TERMINATOR
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 63 (N) STONE PARAPET CAP
- 64 (N) 42" GLASS RAILING MOUNTED TO INTERIOR OF PARAPET WALL TO MINIMIZE VISUAL PRESENCE.
- 65 (N) 42" STUCCO PARAPET WALL
- 66 ROOF OF BAY BELOW

LEGEND

- [Light Gray Box] AREA OF ADDITION
- [Thick Black Line] NEW WALL
- [Thin Black Line] (E) WALL TO REMAIN
- [Dashed Line] 1-HOUR RATED WALL
- [Hatched Box] ADJACENT NEIGHBOR
- [Diagonal Hatched Box] SEPARATE UNIT



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA-JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY

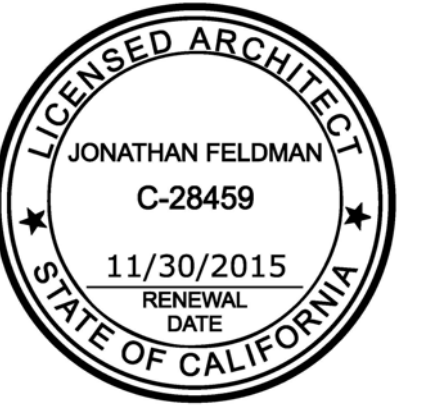
DESC.	DATE
△ SITE PERMIT	12.09.14
SITE PERMIT REV. 1	05.01.15
SITE PERMIT REV. 2	08.06.15



TITLE
**FLOOR PLAN -
LEVEL 3**

A2.4
SHEET

1 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN GENERAL NOTES

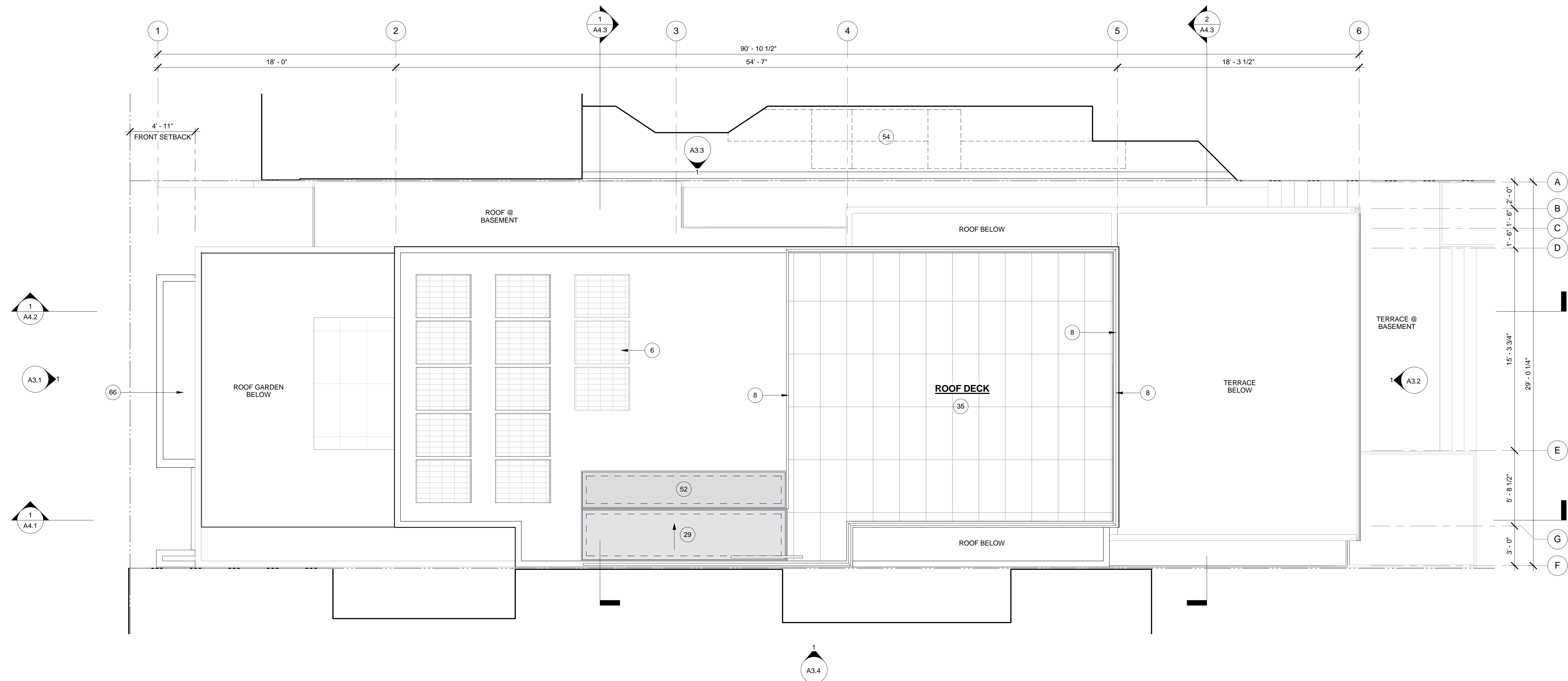
1. REFER TO FLOOR PLANS FOR ROOF DRAINAGE AT LOWER LEVEL ROOFS
2. ROOFING SHALL MAINTAIN A CLASS 'A' FIRE RATING AND COMPLY WITH THE PROVISIONS OF CRC SECTION R902.1.3.
3. ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT.
4. PROVIDE CRICKETS AT SKYLIGHTS, CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
5. THE CONTRACTORS SHALL HAVE A COPY OF THE ROOFING SYSTEM I.C.B.O. REPORT PRESENT AT INSPECTIONS.
6. PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED/REQUIRED.
7. PROVIDE CLEANOUTS AS REQUIRED.
8. PROVIDE BASKET DEBRIS SCREENS AT ROOF DRAINS.
9. FLASH AND SEAL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, ETC. AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
10. SHEET METAL FLASHING AND TRIM SHALL BE G.S.M. TO THE MINIMUM GAUGES SPECIFIED IN THE PROJECT MANUAL, U.O.N.
11. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
12. ROOF CAVITIES ARE FILLED WITH INSULATION IN LIEU OF VENTILATION. SPRAY-IN-PLACE FOAM INSULATION IS USED AS A VAPOR BARRIER (2" MIN. APPLICATION) AS PRESCRIBED BY INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - A. ROOF OVER CONDITIONED SPACES: (3" THK (R-19) SPRAY APPLIED FOAM-IN-PLACE INSULATION APPLIED TO ROOF DECK W/ R-19 BATT INSULATION, TYP.
 - B. ROOF OVER UNCONDITIONED SPACES: NO INSULATION, TYP.
 - C. PARAPETS: FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.
 - D. FREE-STANDING WALLS: FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.

KEYNOTE LEGEND

- 6 PHOTOVOLTAIC CELLS
- 8 GLASS GUARDRAIL, 42" AFF
- 29 (N) SLIDING GLASS ROOF HATCH
- 35 STONE ROOF TERRACE
- 52 (N) SKYLIGHT
- 54 EXISTING STAIRS @ ADJACENT NEIGHBOR
- 66 ROOF OF BAY BELOW

LEGEND

- AREA OF ADDITION
- NEW WALL
- (E) WALL TO REMAIN
- 1-HOUR RATED WALL
- ADJACENT NEIGHBOR
- SEPARATE UNIT



PROJECT NAME
GREEN STREET

PROJECT ADDRESS
**1848-1850 GREEN ST.
SAN FRANCISCO, CA
94123**

APN #
0543/012

CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

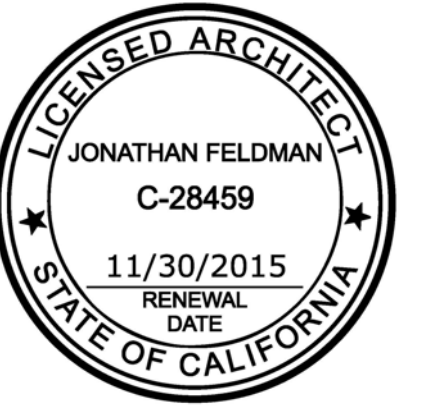
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	SITE PERMIT REV. 2	08.06.15



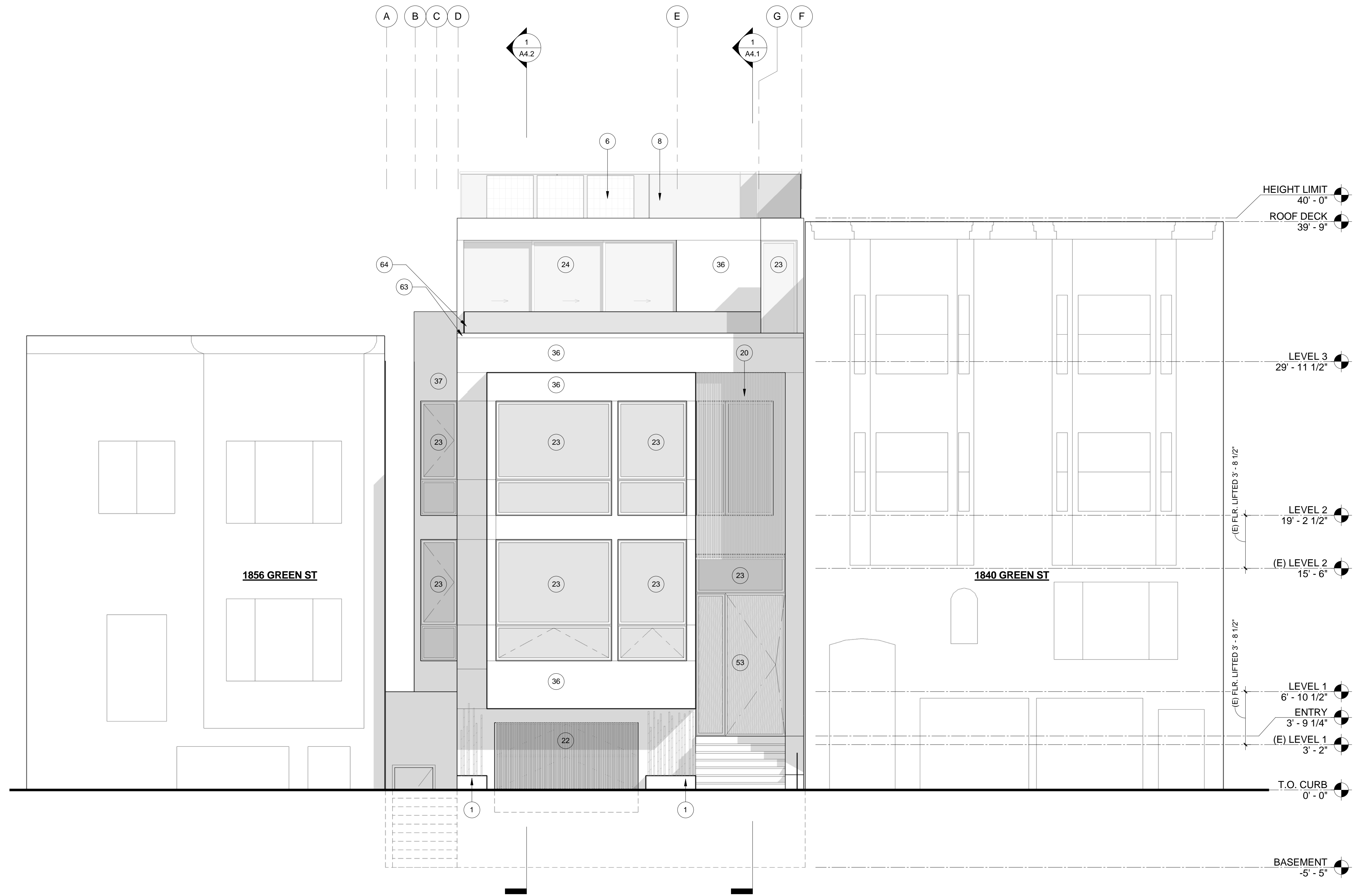
TITLE
ROOF PLAN

A2.5
SHEET



KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 6 PHOTOVOLTAIC CELLS
- 8 GLASS GUARDRAIL, 42" AFF
- 20 WOOD LOUVERS
- 22 SOLID WD. GARAGE DOOR W/ WD. SLATS
- 23 ALUM. WINDOW
- 24 ALUM. AND GLASS DOOR(S)
- 36 STONE CLADDING
- 37 (N) STUCCO FINISH
- 53 SOLID WD. FRONT DOOR
- 63 (N) STONE PARAPET CAP
- 64 (N) 42" GLASS RAILING MOUNTED TO INTERIOR OF PARAPET WALL TO MINIMIZE VISUAL PRESENCE.



PROJECT NAME
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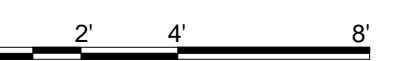
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FA JOB NO.
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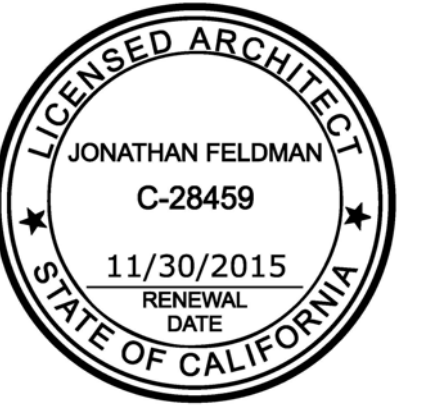
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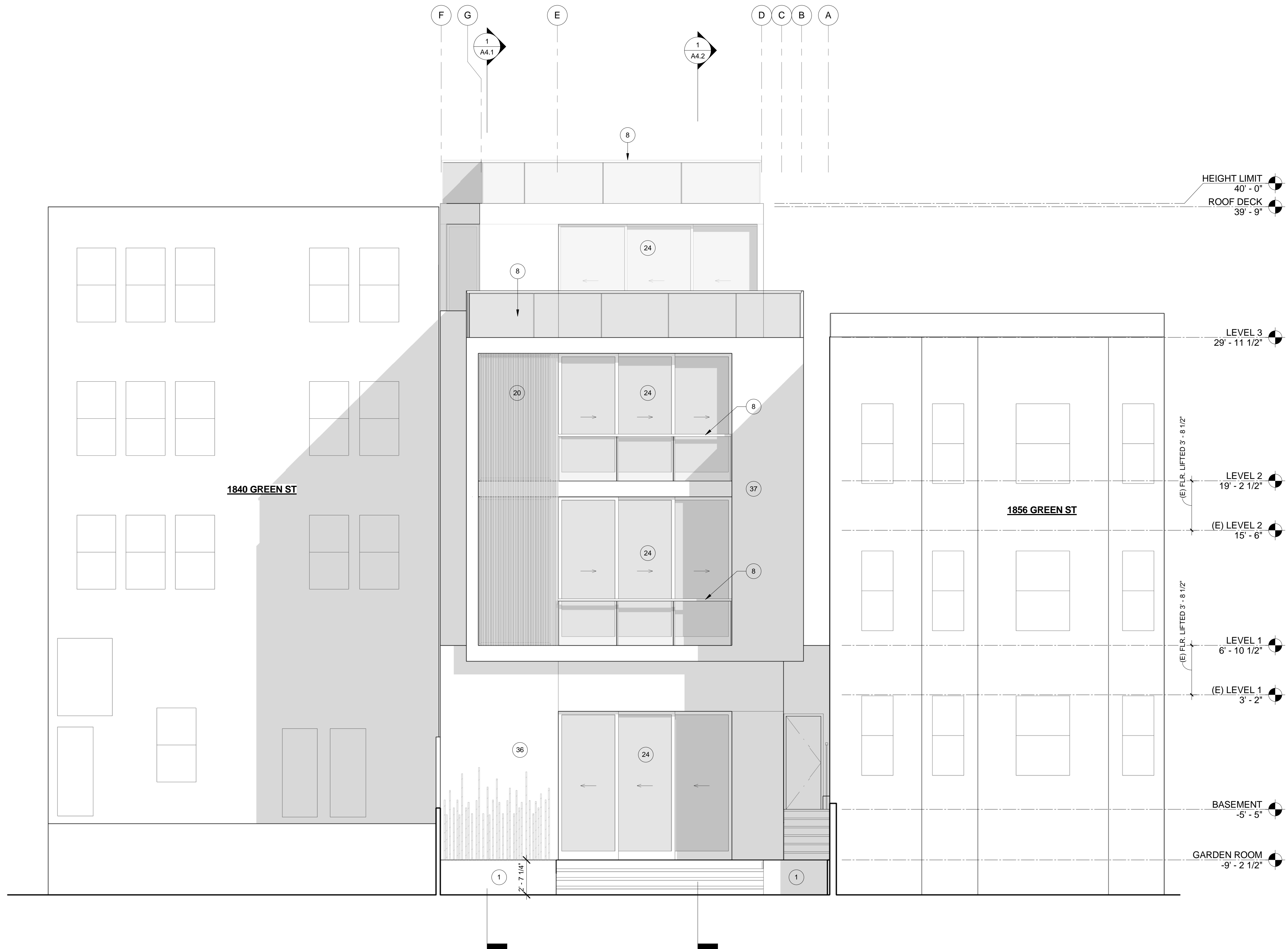
TITLE
**EXTERIOR
ELEVATION**

A3.1
SHEET



KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 8 GLASS GUARDRAIL, 42" AFF
- 20 WOOD LOUVERS
- 24 ALUM. AND GLASS DOOR(S)
- 36 STONE CLADDING
- 37 (N) STUCCO FINISH



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

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94123**

APN #
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CLIENT
1848-1850 GREEN ST.

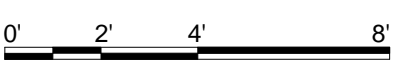
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ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

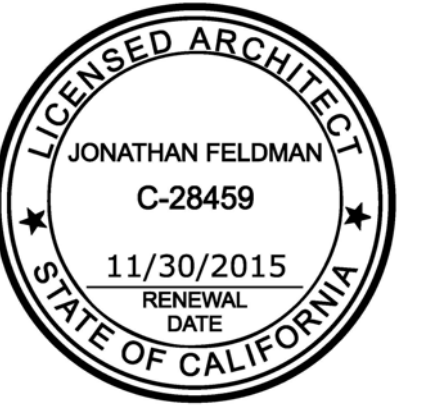
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	SITE PERMIT REV. 1	05.01.15
	SITE PERMIT REV. 2	08.06.15



TITLE
**EXTERIOR
ELEVATION**

A3.2
SHEET



KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 8 GLASS GUARDRAIL, 42" AFF
- 23 ALUM. WINDOW
- 24 ALUM. AND GLASS DOOR(S)
- 36 STONE CLADDING
- 37 (N) STUCCO FINISH
- 38 LINE OF NEIGHBOR IN FOREGROUND, SHOWN DASHED
- 40 LINE OF NEIGHBOR BEYOND
- 62 LINE OF (E) ROOF FRAMING TO REMAIN



PROJECT NAME
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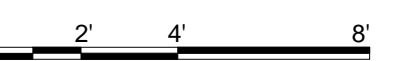
CLIENT
1848-1850 GREEN ST.

FA JOB NO.
14-008

ISSUE
**SITE PERMIT
REVISION 3**

DATE
10.13.15

HISTORY		DATE
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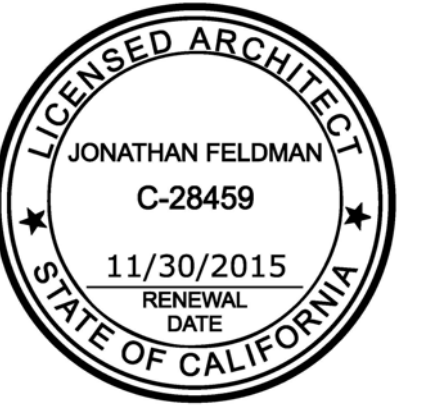


TITLE
**EXTERIOR
ELEVATION**

A3.3
SHEET

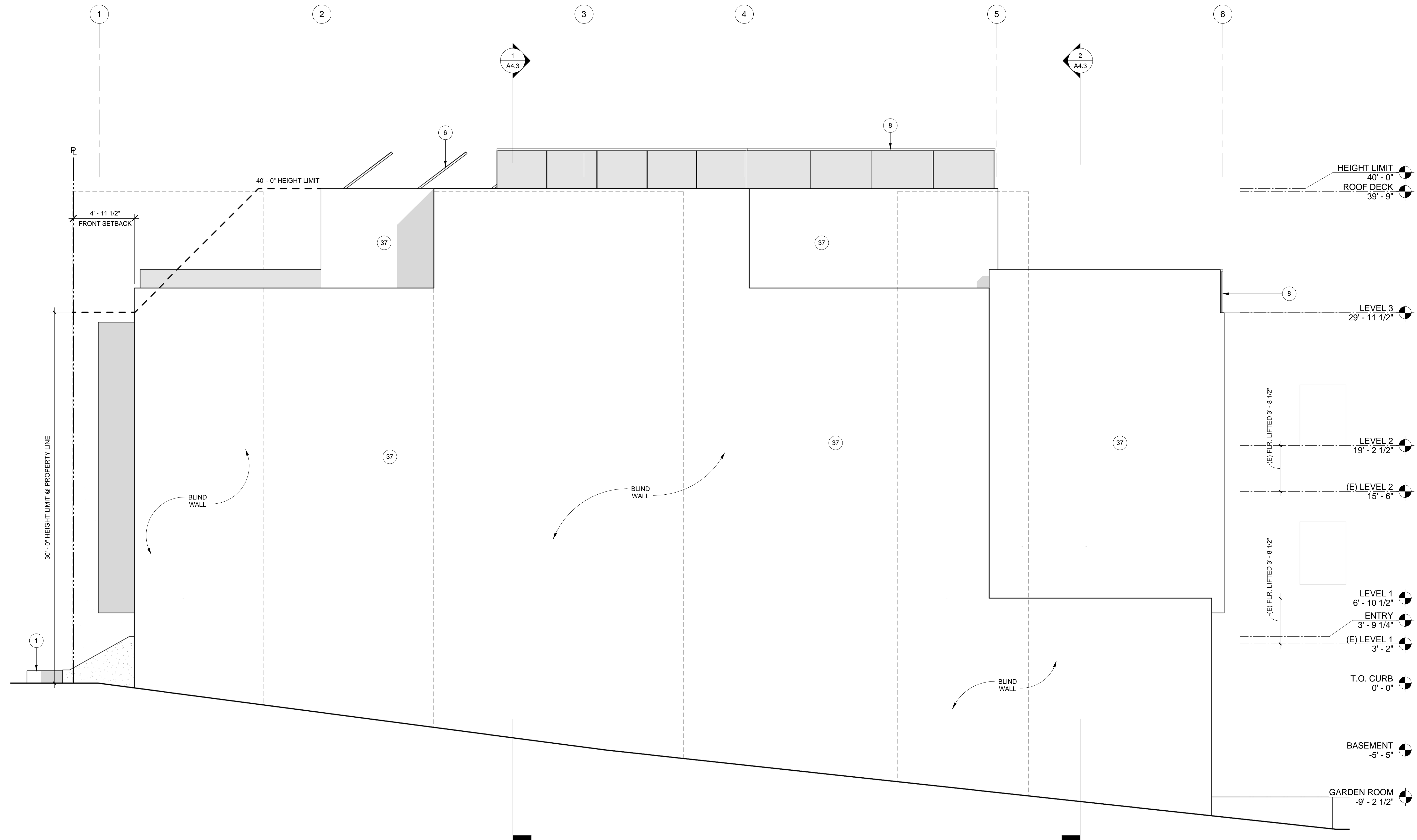
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1 WEST ELEVATION
1/4" = 1'-0"



KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 6 PHOTOVOLTAIC CELLS
- 8 GLASS GUARDRAIL, 42" AFF
- 37 (N) STUCCO FINISH
- 38 LINE OF NEIGHBOR IN FOREGROUND, SHOWN DASHED



PROJECT NAME
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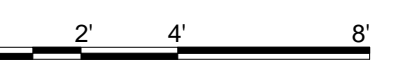
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1848-1850 GREEN ST.

FA JOB NO.
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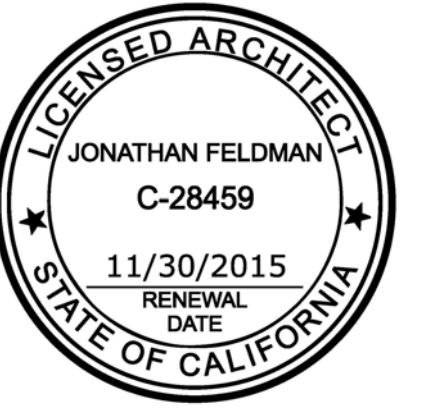
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	SITE PERMIT REV. 2	08.06.15



TITLE
**EXTERIOR
ELEVATION**

5/18/2016 1:25:26 PM

1 EAST ELEVATION
1/4" = 1'-0"



KEYNOTE LEGEND

- 1 (N) MTL. PLANTER
- 6 PHOTOVOLTAIC CELLS
- 8 GLASS GUARDRAIL, 42" AFF
- 20 WOOD LOUVERS
- 29 (N) SLIDING GLASS ROOF HATCH
- 63 (N) STONE PARAPET CAP
- 64 (N) 42" GLASS RAILING MOUNTED TO INTERIOR OF PARAPET WALL TO MINIMIZE VISUAL PRESENCE.
- 65 (N) 42" STUCCO PARAPET WALL

LEGEND

- AREA OF ADDITION
- NEW CONSTRUCTION
- (E) TO REMAIN
- 1-HOUR RATED WALL
- SEPARATE UNIT



PROJECT NAME
GREEN STREET

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SAN FRANCISCO, CA
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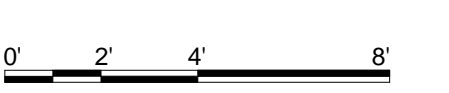
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14-008

ISSUE
**SITE PERMIT
REVISION 3**

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10.13.15

HISTORY	
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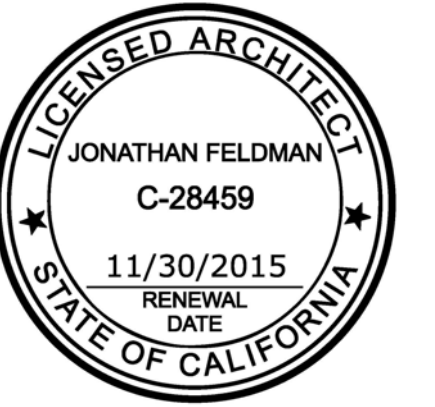


TITLE
BUILDING SECTION

A4.1
SHEET

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1 LONGITUDINAL SECTION @ STAIRS
1/4" = 1'-0"

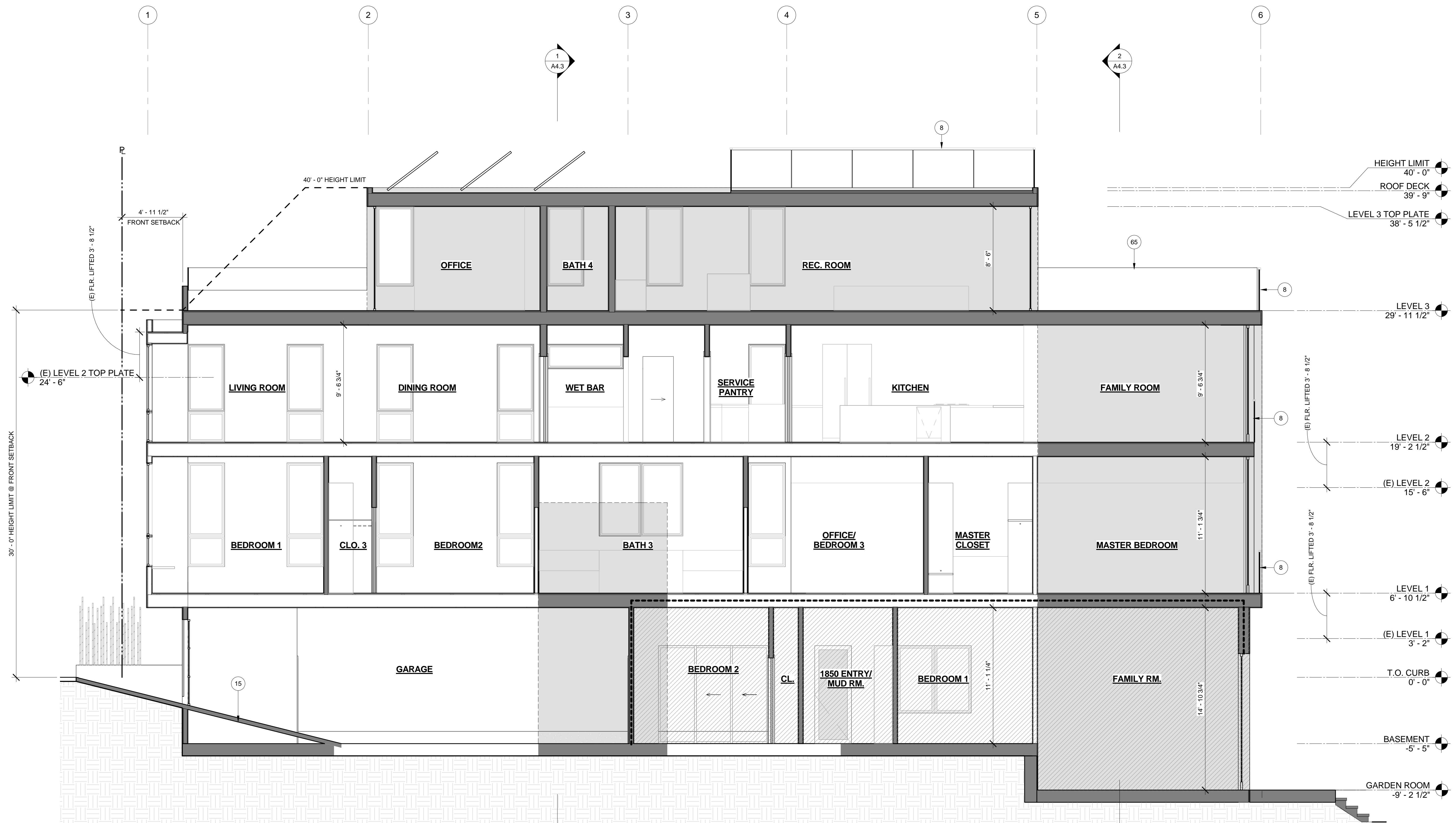


KEYNOTE LEGEND

- 8 GLASS GUARDRAIL, 42" AFF
- 15 DRIVEWAY RAMP TO GARAGE - 3'-9" MAX. ENCROACHMENT, MINOR SIDEWALK ENCROACHMENT TO BE FILED UNDER SEPARATE PERMIT.
- 65 (N) 42" STUCCO PARAPET WALL

LEGEND

- [Light Gray Box] AREA OF ADDITION
- [Dark Gray Box] NEW CONSTRUCTION
- [Thin Line] (E) TO REMAIN
- [Dashed Line] 1-HOUR RATED WALL
- [Hatched Box] SEPARATE UNIT



HEIGHT LIMIT 40' - 0"
ROOF DECK 39' - 9"
LEVEL 3 TOP PLATE 38' - 5 1/2"

LEVEL 3 29' - 11 1/2"

LEVEL 2 19' - 2 1/2"

(E) LEVEL 2 15' - 6"

LEVEL 1 6' - 10 1/2"

(E) LEVEL 1 3' - 2"

T.O. CURB 0' - 0"

BASEMENT -5' - 5"

GARDEN ROOM -9' - 2 1/2"

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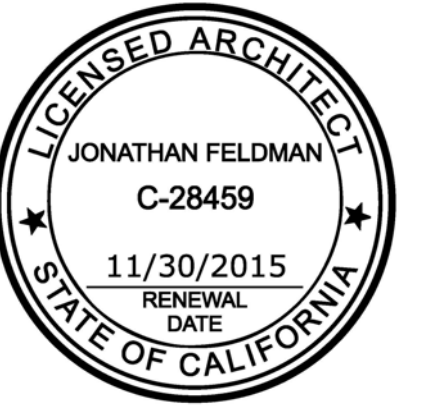
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TITLE
BUILDING SECTION

1 LONGITUDINAL SECTION @ GARAGE
1/4" = 1'-0"

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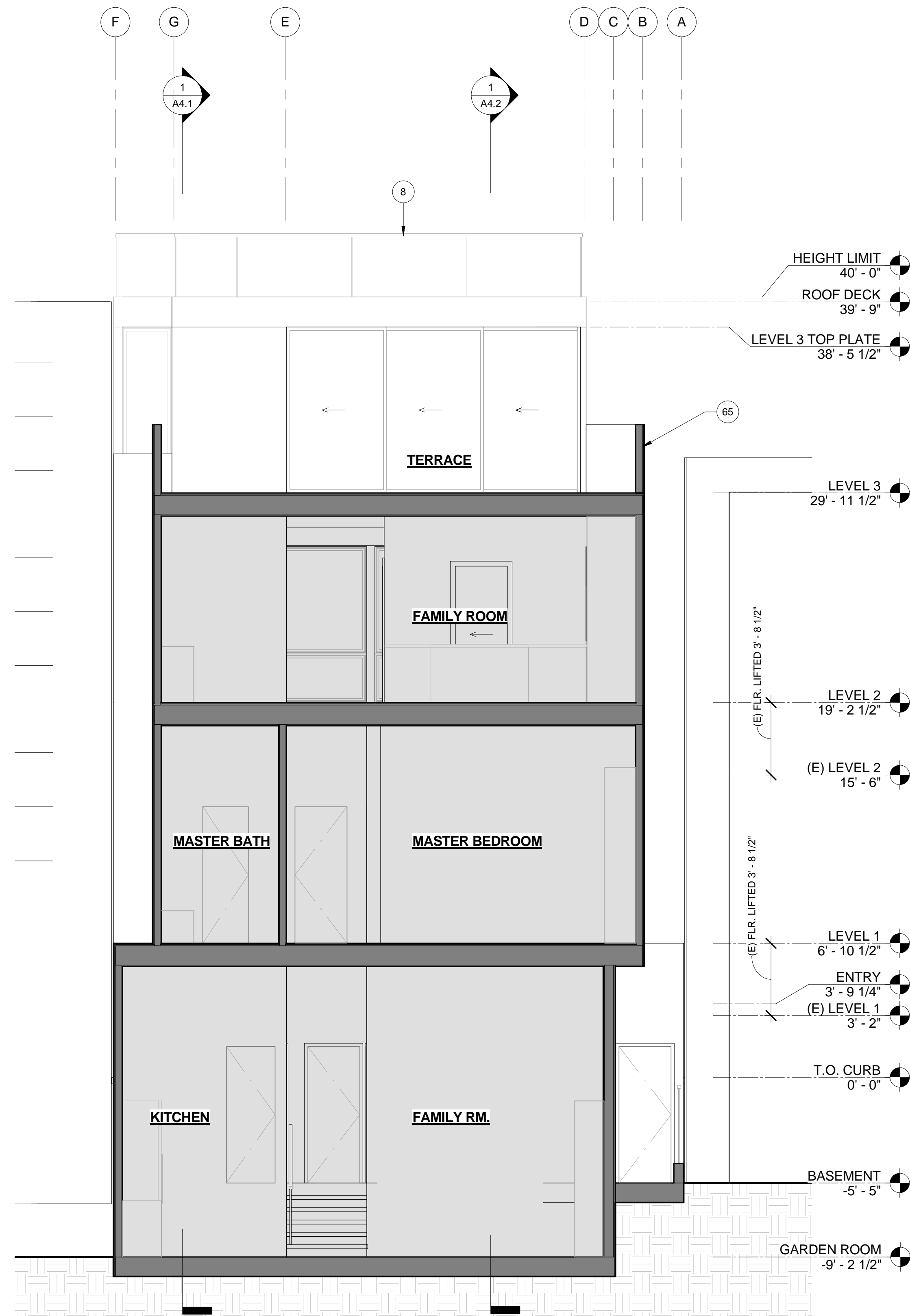


KEYNOTE LEGEND

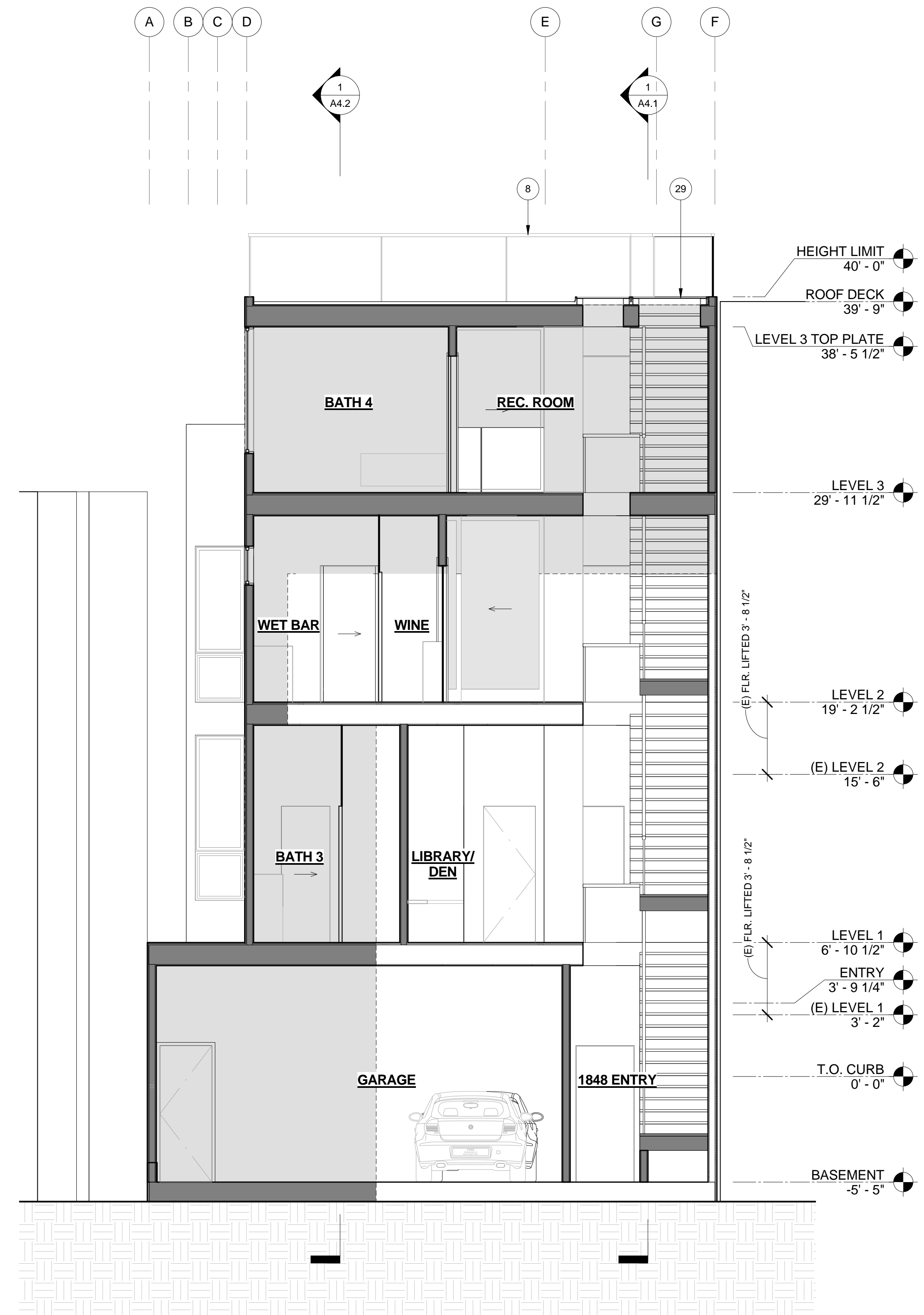
- 8 GLASS GUARDRAIL, 42" AFF
- 29 (N) SLIDING GLASS ROOF HATCH
- 65 (N) 42" STUCCO PARAPET WALL

LEGEND

- AREA OF ADDITION
- NEW CONSTRUCTION
- (E) TO REMAIN
- 1-HOUR RATED WALL
- SEPARATE UNIT



2 CROSS SECTION @ REAR
1/4" = 1'-0"



1 CROSS SECTION @ ENTRY
1/4" = 1'-0"

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BUILDING SECTION