



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE OCTOBER 20, 2016

Date: October 13, 2016
Case No.: 2015-001725DRP
Project Address: 2018 19th Street
Permit Application: 2015.02.04.7444
Zoning: RH-2 (Residential House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4030/014
Project Sponsor: Jonathan Pearlman, Elevation Architects
1159 Green Street
San Francisco, CA 94109
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Do not take DR and approve the revised project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project proposes new construction of a three-story single-family dwelling on a vacant lot. The residence would be 62 feet in depth, with the last 12 feet being single story, and would be 33 feet in height. The building would be clad in wood shingles, wood bead board with an asphalt shingle roof. The residence would have a two-car garage and decks at the second and third floor and a roof deck with retractable skylight for access.

SITE DESCRIPTION AND PRESENT USE

Currently, 2018 19th Street is a vacant key lot located on the north side of the subject block between Kansas and Rhode Island Streets. In 2014, the single-family home previously located on the site was demolished per an emergency demolition order from the Department of Building Inspection (DBI). The subject property has 25 feet of frontage along 19th Street with a lot depth of 100 feet. The subject lot slopes steeply laterally to the street and is slightly downward from front to back. The property is within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the western portion of the Potrero Hill neighborhood. The surrounding properties are predominantly two- and three-story, single-family dwellings constructed between 1900 and 1926 in a mix of architectural styles, with a scattering of multi-family and four-story buildings. The adjacent property upslope, at 2024 19th Street, is a two story single-family dwelling that was constructed circa 1910, while the adjacent downslope property to the east, at 2014 19th Street, is a three-story multifamily residence constructed circa 1904.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 10, 2016 – June 9, 2016	June 8, 2016	October 20, 2016	113 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 10, 2016	October 5, 2016	15 days
Mailed Notice	10 days	October 10, 2016	October 7, 2016	13 days

PUBLIC COMMENT

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

The DR Requestor submitted a petition signed by 72 people, including the DR Requestor.

The Planning Department has not directly received phone calls or correspondence from the public regarding the request for Discretionary Review.

DR REQUESTOR

Diane Merlino, 691 Kansas Street, San Francisco CA 94107. The rear property line of the DR Requestor's residence abuts the western side property line of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: Building Massing. The project is located on a key lot and the proposed residence would create a building wall adjacent to the rear property line. The property on the corner of 19th Street and Kansas Street is located to the rear of the lot, adjacent to the rear yard of the DR Requestor. The proposed building, combined with the existing building on the corner lot, would create a walled-in affect and shade the DR Requestor's yard.

Proposed Alternative: Set back the second and third floor of the project 3 feet or 5 feet from the property line.

Issue #2: Building Height and Roofline. The roof of the proposed building exceeds the height of the rooflines of the adjacent buildings, does not respect the site topography, and is of a conflicting style to those on the block face.

Proposed Alternative: Lower the building height two feet by reducing floor to ceiling height and/or

Issue #3: Depth of Third Floor. The third floor is too large in depth and will block sunlight to the DR Requestor's yard. A smaller third floor would allow more light onto the properties fronting on Kansas Street.

Proposed Alternative: Reduce depth of third floor by three feet.

Issue #4: Roof Deck. The roof deck is not in keeping with the neighborhood pattern and will reduce the privacy of adjacent properties.

Proposed Alternative: Remove roof deck.

Issue #5: Design Review Process. The design "review process was tainted by two reversals of staff direction." The project was reviewed on two occasions by the Residential Design Team and the architect contested design direction and the Director of Current Planning reversed the prior direction.

Proposed Alternative: A formal design review process with published decisions and an appeal process.

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

PROJECT SPONSOR'S RESPONSE

Issue #1: Building Massing. Due to the change in grade between the Project Site and the DR Requestor's lot, the building will not appear as three stories. The project was revised so that the third floor on the west side is stepped back 3 feet from the side property line and the glass deck railing is 5 feet from the side property line.

Issue #2: Building Height and Roofline. The neighborhood has a variety of architectural styles, massing and roof forms. A three-story house is not out of character for a block with multiple three-story homes and neighborhood with many three or four-story buildings. The proposed gabled roof has a gentler pitch than the adjacent building; however, there is not a consistent pitch and massing in the surrounding neighborhood.

Issue #3: Depth of Third Floor. The alteration of the third floor by 3 feet in depth would have a negligible effect on sun and shade to the neighboring yards. The DR Requestor's yard is already shaded by the existing residence at 2124 19th Street. The depth of the third floor would not change the relative privacy of DR Requestor home, as it has a yard of 37 feet in depth. The proposed windows on the western elevation are located 6 feet above the floor and will not provide views of the DR Requestor's yard.

Issue #4: Roof Deck. The Project has been revised to reduce the roof deck from 430 square feet to 250 square feet and the railings are setback 5 feet from the edge of the building. Additionally the project was designed with access via an operable skylight, instead of a stair penthouse. The Project was originally proposed with four floors, but the fourth floor was removed at the request of the neighbors and replaced with a roof deck. The Project Sponsor understood, at the time, that this was an acceptable compromise. While there are not roof decks on the surrounding buildings, there are multiple second and third floor deck.

Issue #5: Design Review Process. The RDT is an advisory committee and the Residential Design guidelines are not strict codified rules. The Project Sponsor disagreed with the RDT comments, discussed those comments with Planning Staff and proposed design alternates, none of which is “underhanded activity.”

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

PROJECT ANALYSIS

Issue #1: Building Massing. The subject property is a vacant sloping key lot located on block that has an irregular mid-block open space pattern. The Project Site is a key lot of 100 feet in depth and therefore, unlike a standard lot, any structure within the buildable envelope of the lot will abut the rear yards of neighboring properties. The Project will have a rear yard setback equal to 45 feet, or 45% of the lot depth. The single story portion of the residence will extend 12 feet into the rear yard, as a permitted obstruction under Planning Code Section 136(c)(25), leaving an open yard of 33 feet in depth. Its proposed rearmost wall will match the depth of the adjacent home at 2014 19th. The Residential Design Guidelines note that height and depth of a building into the rear yard may impact the mid-block open space and if uncharacteristically deep or tall may create a ‘cut-off’ or ‘boxed-in’ for adjacent properties. The Guidelines provide recommendations on how to reduce the effect of development on rear yard open space, including stepping back upper floors, notching or reducing the mass of rear additions.

While clearly visible and abutting the DR Requestor’s rear yard, the proposed residence would not appear as three stories because of the lower elevation of the Project Site (approximately 9 feet). The RDT reviewed the project, and siting relative to the DR Requestor’s property, and recommended that the project step back the third floor 3 feet for the rearmost 17 feet of the building depth and reduce the size of the roof deck, pulling it back from every edge of the building; both of which are proposed in the revised design of the Project, attached to this report. The stepping back of the upper floor and the roof deck would minimize the appearance of the height and break up the massing of the building wall adjacent to the DR Requestor’s yard. Due to the modification to the western elevation and reduction of the roof deck, the Department does not find the proposed building would have any “uncharacteristic” impacts to the mid-block open space.

Issue #2: Building Height and Roofline. The subject property is located in a neighborhood that has a mix of architectural styles, building massing and roof forms. The proposed new residence will be approximately 33 feet in height (from grade) with three stories, and is approximately 7 feet below the 40

foot height maximum allowed per Planning Code Section 261. The proposed building's overall form and detailing is compatible with the various architectural characteristics of the buildings on surrounding properties. The proposed residence will be finished with shingles, painted wood siding and stone, and includes bay windows and multi-gabled roof forms which are commonly found in the Potrero Hill neighborhood.

Issue #3: Depth of Third Floor. Please see discussion under Issue #1.

Issue #4: Roof Deck. The Residential Design Guidelines notes that some privacy impacts should be assumed with new development, but provides recommendations for how to lessen privacy impacts. These recommendations include sensitive placement of windows and the setback of decks from the property line, both of which are proposed in the revised design of the Project, attached to this report. The windows on the west elevation of located at 6 feet above the level of the floor, so that they allow in light without creating a view from the residence into the adjacent yard. The roof deck is set back 5 feet from the edge of the building to restrict residents from peering over the edge of the deck. The DR Requestor's house has a rear yard of 37 feet, which is equal to or larger than many yards of similar properties in the RH-2 District. Due to the distance separating the two buildings, high windows and the setback of the deck railing, the Department does not find any "unusual" privacy impacts. Furthermore, the design of the roof deck is consistent with Residential Design Guidelines guidance for the location of rooftop features, in that it minimizes the visibility of such features through the use of transparent railing, skylight hatch and the setback from the buildings edge.

Issue #5: Design Review Process. The Residential Design Guidelines (RDG) identifies basic expectations for the character of the built environment and principals of urban design that are applied to residential projects as part of the permit review. The RDGs are separate from Planning Code and do not provide quantifiable standards nor mandate a certain design solution. Planning Staff may consult the Residential Design Team, supervisors or senior management when compliance or consistencies with the guidelines are unclear. Design review is often an iterative process, whereby staff identifies concerns and makes recommendations and a project sponsor responds with design revisions. The design review process allows for appeal of the Department's determination of a project's consistency with the RDGs through neighborhood notification and the Discretionary Review Process.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction/Conversion of Small Structures, (a) One single-family residence).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review on July 13, 2016, and deferred comment to Senior Management. Senior Management determined the project should be a Full DR Analysis and referred the project back to the RDT for final design comment. The RDT reviewed the project on July 28, 2016 and recommended the following changes in response to the concerns raised by the DR:

- Along the west property line, setback the last 17 feet of the top floor a minimum 3 feet from the property line to provide separation from the adjacent rear yards (RDG, pgs. 15-17)
- Setback all roof deck's railings 5'-0" from all building edges. (RDG, pgs. 16-17, 38-41)

With incorporation of the requested changes, the RDT supports the project and finds that the proposal does not create any exceptional or extraordinary circumstances with regards to the building's design, height and depth, or resulting impacts on neighborhood privacy, access light and air and mid-block open space compatibility.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

Please describe the basis for the Department's recommendation.

- The Project height and massing is compliant with the requirements of the RH-2 Zoning District.
- The Project Sponsor incorporated the revisions proposed by the RDT to address the DR Requestor's concerns, and did not find that an exceptional or extraordinary circumstance exists that would lead to additional setbacks or modifications to the proposed building.
- The Project architecture is consistent with the neighborhood character.

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

Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs
Context Photos
Section 311 Notice & Plans
DR Application
Response to DR Application dated September 30, 2016
Reduced Revised Plans
Categorical Exemption

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The neighborhood displays varied architectural style, building massing and setbacks that reflect the differing times of development.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The Project will have a front setback of 5 feet, which is the average of the two adjacent buildings and no side setbacks which is consistent with the pattern on the block face. The entry is covered by a small porch created by the bay window above. And will provide landscape on either side of the entry. The project steps back the third (top) floor and the railings of the roof deck from the side property lines and utilized high windows on the western elevation to minimize the effect on light and privacy.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The Project will have a rear yard setback equal to 45 feet, or 45% of the lot depth. The single story portion of the residence will extend 12 feet into the rear yard, as a permitted obstruction under Planning Code Section 136(c)(25), and the overall building depth will be equal to the adjacent building at 2014 19th Street. The proposed building's overall form and detailing is compatible with the various architectural characteristics of the buildings on surrounding properties.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			

Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

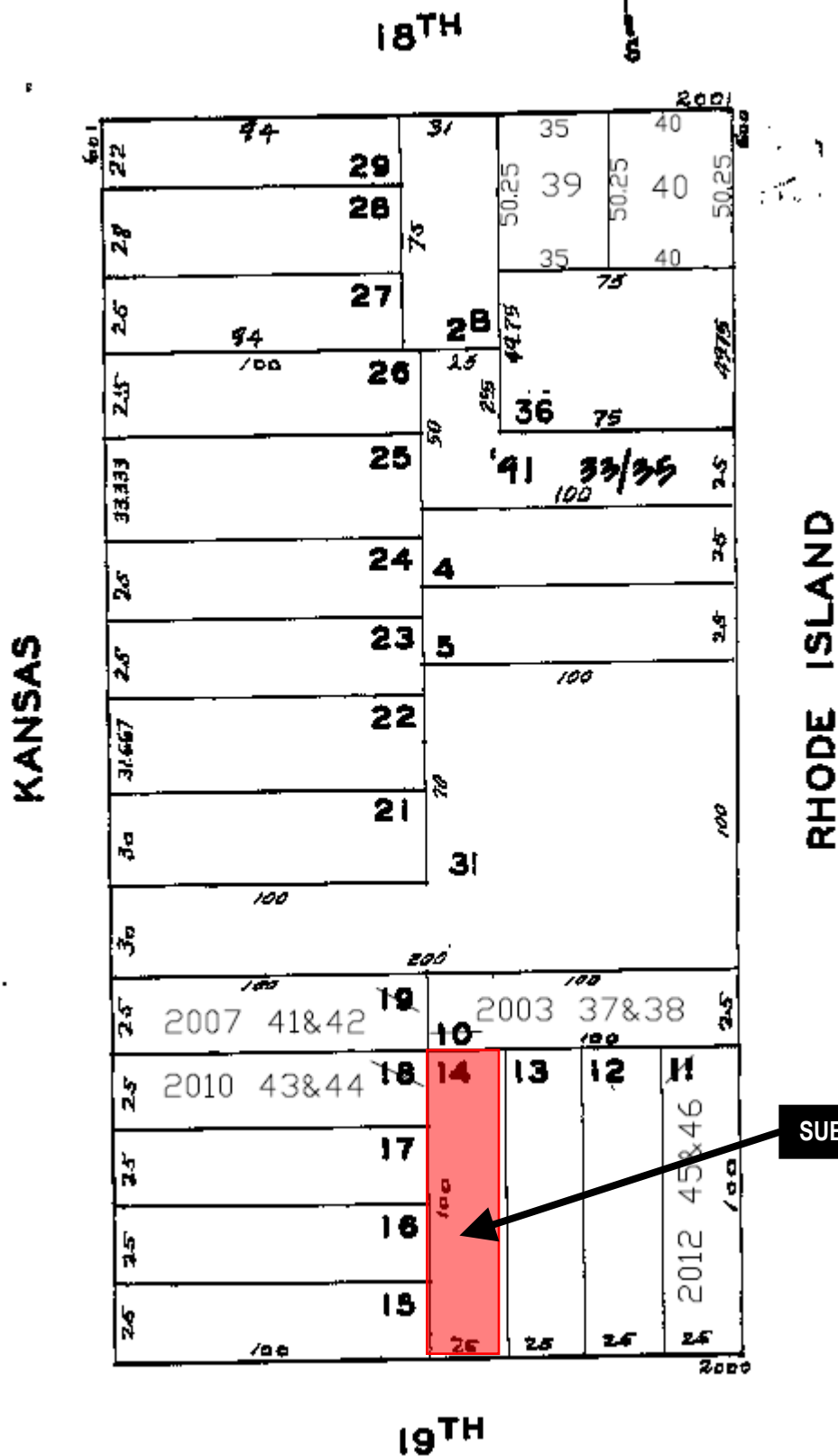
Comments: The Project proposes use of an operable skylight hatch, which will not increase the building height or be visible off-site. The proposed deck railing will be setback 5 feet from the building edge and will be made of glass, with the exception of adjacent the skylight hatch and where it is incorporated into the gabled roof line, which should minimize visibility and effect on light to adjacent properties.

BUILDING DETAILS (PAGES 43 - 48)

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

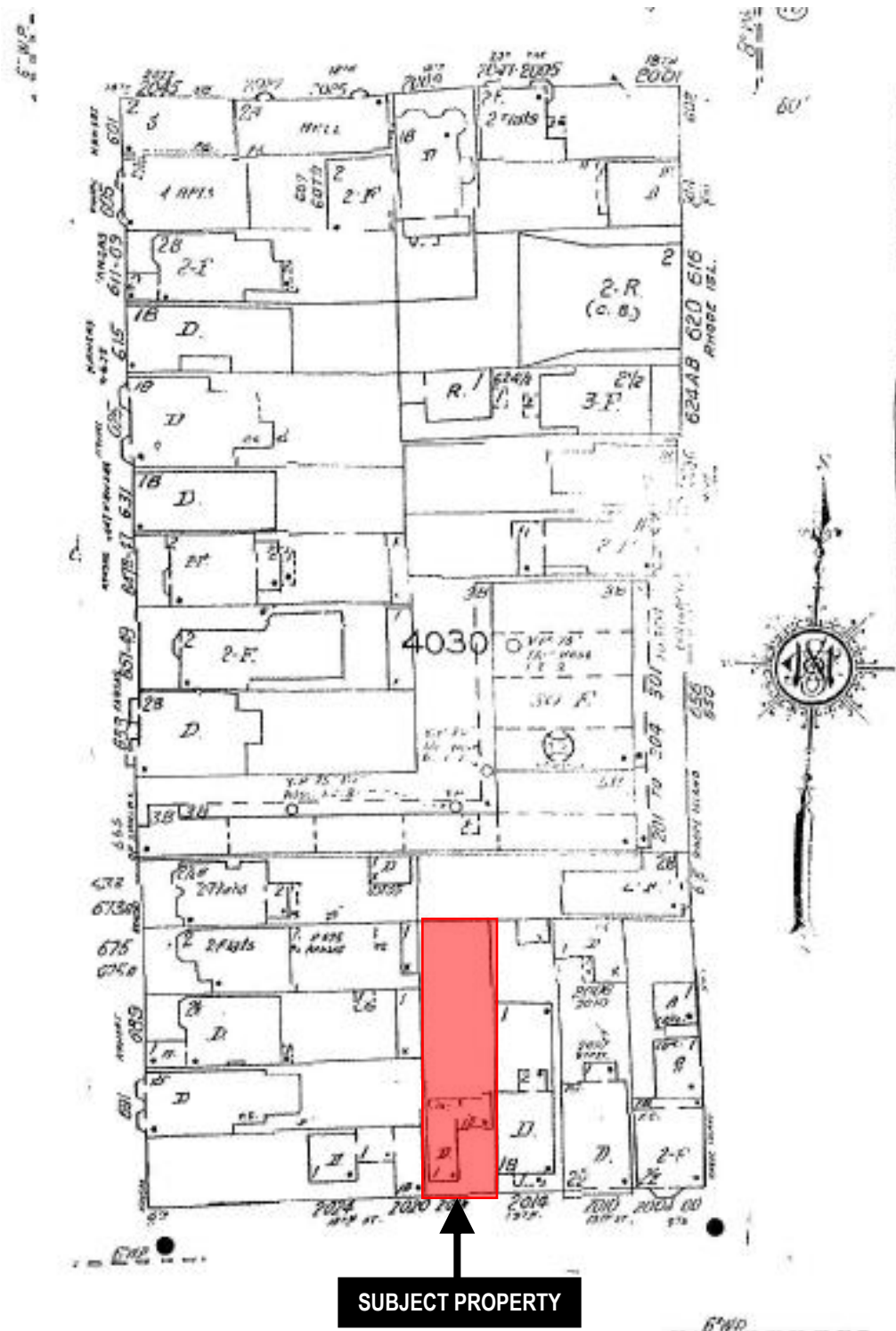
Comments: The exterior of the residence is finished with wood shingle, wood bead board, stone, which are materials used on surrounding buildings in the neighborhood. The exterior finishes are consistently used on all sides of the building. The Building will have double hung windows with divided lites, which is compatible with the style of the surrounding historical buildings.

Parcel Map



Discretionary Review Hearing
Case Number 2015-001725DRP
2018 19th Street

Sanborn Map*

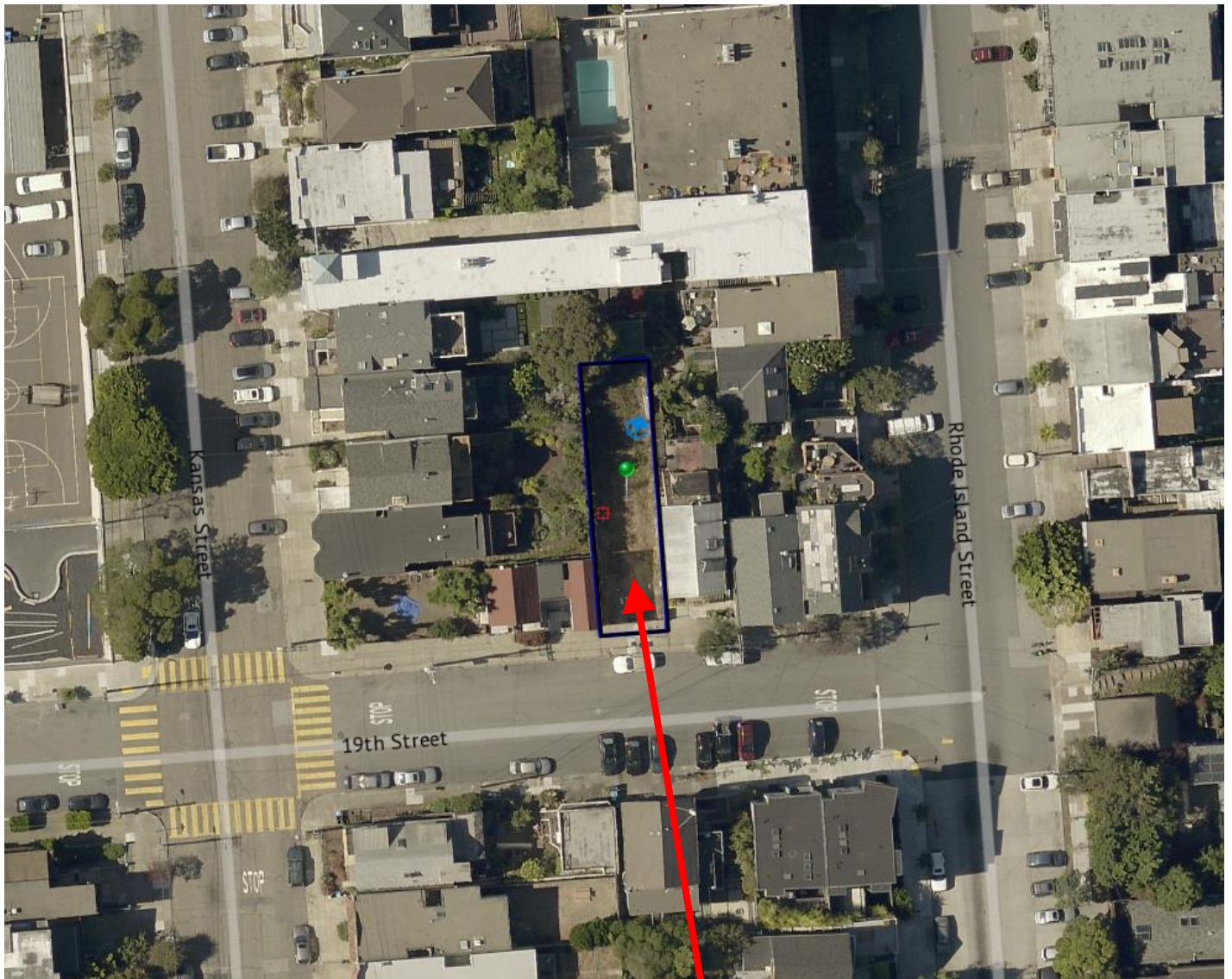


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2015-001725DRP
2018 19th Street

Aerial Photo

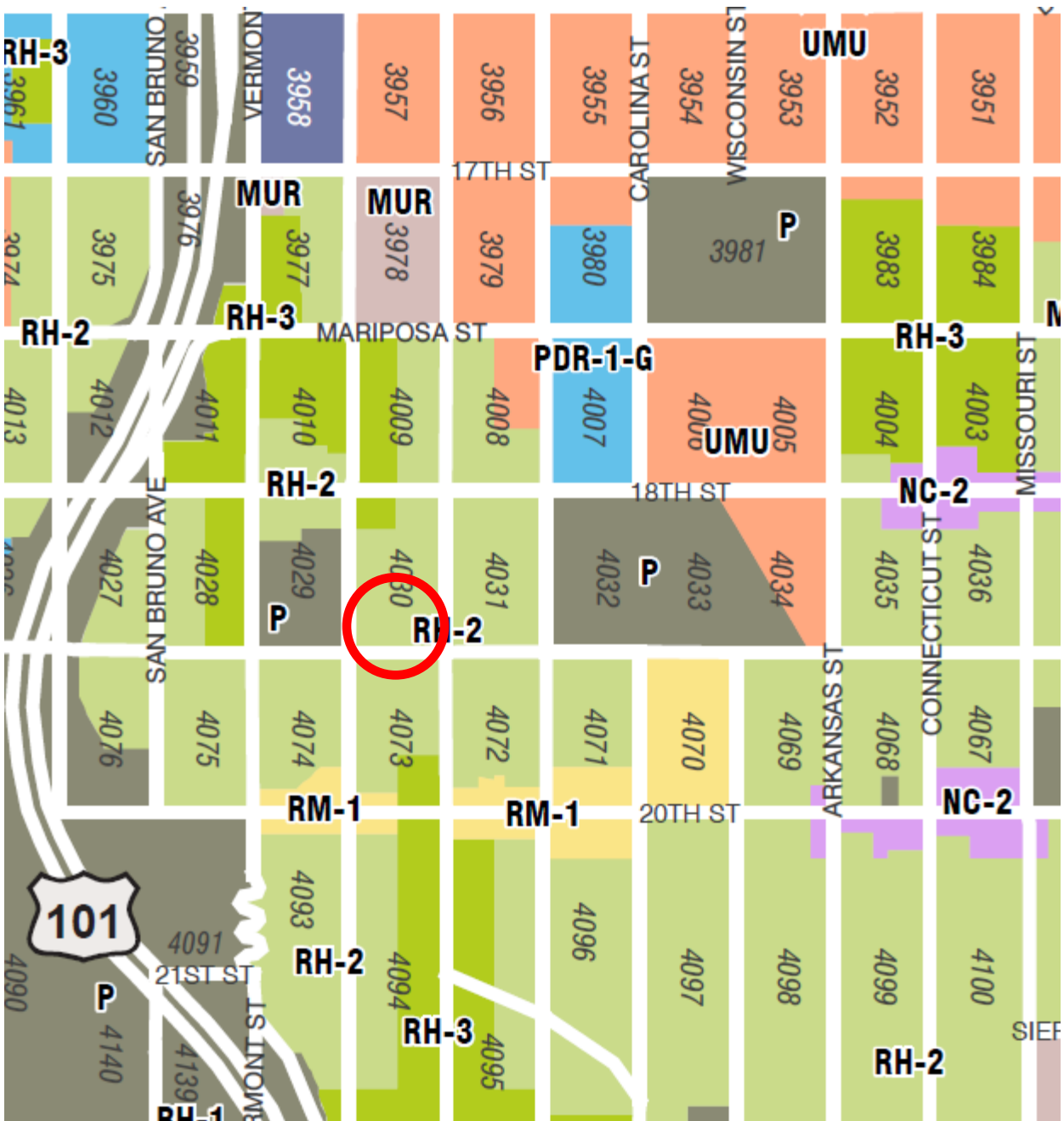


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-001725DRP
2018 19th Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-001725DRP
2018 19th Street

Site Photos



Discretionary Review Hearing
Case Number 2015-001725DRP
2018 19th Street

Site Photo



VIEW OF WESTERN PROPERTY LINE OF SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2015-001725DRP
2018 19th Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 4, 2015** the Applicant named below filed Building Permit Application No. **2015.02.04.7444** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2018 19th St	Applicant:	Jonathan Pearlman
Cross Street(s):	Between Rhode Island and Kansas Streets	Address:	1159 Green Street #4
Block/Lot No.:	4030/014	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-2/40-X	Telephone:	(415) 537-1125

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Vacant Lot	Residential
Front Setback	-	5 feet
Side Setbacks	-	0 feet
Building Depth	-	62 feet
Rear Yard	-	33 feet
Building Height	-	20 feet (front wall); 13 feet (rear wall) 33 feet (highest point above natural grade)
Number of Stories	-	2 at front, 3 in the middle, 1 at rear.
Number of Dwelling Units	-	1
Number of Parking Spaces	-	2
PROJECT DESCRIPTION		
New construction of a three-story, single-family dwelling on a slightly down-sloping vacant lot. The new structure would measure two (2) stories in height at the front portion of the property, three (3) stories in the middle and one (1) story in height at the rearmost portion of the property. The proposed project includes new retractable skylight to access the roof deck. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Ella Samonsky
Telephone: (415) 575-9112
E-mail: ella.samonsky@sfgov.org

Notice Date: 5/10/16
Expiration Date: 6/9/16

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

RECEIVED

JUN - 8 2015

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2015-001725 DRP

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:
Diane Merlino

DR APPLICANT'S ADDRESS:
691 Kansas Street

ZIP CODE:
94107

TELEPHONE:
(415) 215-7121

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

ADDRESS:
2099 19th Street (phone no. is architect Jonathan Pearlman's)

ZIP CODE:
94107

TELEPHONE:
(415) 737-1125

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:
()

E-MAIL ADDRESS:
dianemerlino@comcast.net

2. Location and Classification

STREET ADDRESS OF PROJECT:
2018 19th Street

ZIP CODE:
94107

CROSS STREETS:
Kansas and Vermont Streets

ASSESSORS BLOCK/LOT:
4030 / 014

LOT DIMENSIONS:
25 x 100

LOT AREA (SQ FT):
2495

ZONING DISTRICT:
RH02

HEIGHT/BULK DISTRICT:
40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use:

Proposed Use:

SFD

Building Permit Application No. 201502047444

Date Filed: 2/4/2015

vacant, formerly occupied by a small home demolished without any notice as an "emergency."

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"/>

see #5 regarding contact

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

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

See attached.

Discretionary Review Request

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

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

See attached.

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

See attached.

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

See attached.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Diane Merlino

Date: _____

6-8-16

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

Diane Merlino

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

RECEIVED

JUN - 8 2016

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

For Department Use Only

Application received by Planning Department:

By: Chaska BergerDate: 6/8/16

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

During the building permit review process the planning staff required changes to the project because it was not code complying, and the RDT reduced the height because the original plan was over two stories taller than the two immediately adjacent homes and other homes on the block face.

After the Planning Department's review I contacted the sponsors by email, requesting a meeting so other neighbors and I could talk to them about several issues — which are explained below in 1A through 1D. Instead of agreeing to meet they asked for a written outline of our issues, which we sent them via email. They then *enlarged* the project toward my property as ostensible retribution for asking for these modifications to their project. The enlargement they made after I contacted them and following the RDT's final review is documented in Exhibit A.

Discretionary Review Request

1. What are the reasons for requesting Discretionary Review? That are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?

Why we are filing DR (key reason in yellow; key request in green; exceptional circumstance in grey):

A) Because the proposed building is on a key lot, adjacent to a rear yard already walled in by another home, it should have a west side setback on upper floors adjacent to the rear yards that face it. There was such a rear west side setback facing the rear yards of Kansas Street lots in earlier drawings but it was eliminated after we sent the sponsors, at their request in lieu of a meeting to discuss the project, an outline of our concerns (Exhibit A).

Residential Design Guidelines specific to this issue include the following:

Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties (p. 16). Suggested modifications include:

- Provide setbacks on the upper floors of the building.
- Incorporate open railings on decks and stairs

On the Residential Design Checklist the Department developed as part of the DR reform effort there is a specific topic germane to key lots which requires a closer look at any project without a 5-foot side setback at the second level and above that faces a neighboring open rear yard. (Exhibit B). The RDT has made specific mention of the side setback on key lot projects, noting the side setback is important (Exhibit C).

Although the site plan shows a 40-foot distance between the rear of my house and the subject property side property line, the actual distance is 37 feet from my fence to the house AND I have a 12-foot long deck which removes that length of open space and so the actual open-aired length of my rear yard is 25 feet (Exhibit D). There is also a two- and three-story home up against my the entirety of my side property line at my rear yard which already impacts my back yard light and air (Exhibit E). The three-story (plus partially solid parapet wall), along with the existing adjacent rear yard structure, will block off two of the three sides of my rear yard (Exhibits D and E), rendering it more like a walled court than a yard. The combination of a key lot along with two of the three sides of my rear yard being walled off is an exceptional circumstance.

The previous home on the subject property — which was demolished by a bulldozer the sponsor told neighbors was there only for "landscaping" — was a diminutive cottage that rose not much higher than the retaining wall on the site. While we had expected a larger building to replace it, we did not expect a building so out of scale with the rooflines of the two immediately adjacent homes, with a side wall without setbacks, with an immense roof deck, and with a partially solid parapet on my and my neighbor's rear property line.

We ask that the original 3-foot east setback (see Exhibit A) on the second and third floors be reinstated or enlarged to 5 feet because of the subject lot's key location and the effect of the new three-story plus 42' parapet (some of which is solid) wall on my rear property line — blocking light and sun and removing my rear yard from the mid-block open space. Notably, when such a "spite" enlargement was made on another project (which we will document at the hearing), the Planning Commission directed the sponsor to move the offending wall back. Note also that the west elevation shows the existing retaining wall much higher than it is based on my measurement; and you can also see by comparing the west elevation to the site plan that the substantial drop in retaining wall height is shown at the wrong location on the elevation (Exhibit F). These errors on the plans leave you with the false impression my and my neighbors' lot elevations are much higher than they really are and that my neighbors at 687-89 Kansas and I will be less affected by the height of the proposed building than we really will be (Exhibit F). My neighbors' back yard grade is 3 feet lower than my grade and is less than a half-floor higher than the subject property grade; the 3-story proposed wall also continues into

part of the area behind their yard. All the neighbors on Kansas are also asking for the rear side setback because they all back onto the subject lot and will be negatively affected by varying degrees.

B) The building is still too tall and its roofline awkward and in conflict with the block face. Every building fronting on this block face has a front-facing gable roof, the peaks of which fall on or nearly on a single horizontal line. This characteristic — all homes with gables rising to the same peak on a steeply sloped street — is also an exceptional circumstance as it is highly unusual and is the most important feature of this block face. The new building pierces this horizontal line substantially and has a side-facing gable in a Craftsman style seen nowhere on the block face (Exhibit G). This neighborhood is within the boundaries of the SHOWPLACE SQUARE/POTRERO AREA PLAN, where special attention is directed to respect existing context:

Objective 3.1, Policy 3.1.6: New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

This will be the only building on this block face that rises above the horizontal threshold created by the neighboring gable peaks. It will be the only building without a street-facing gable. It will be the only building in the Craftsman style. It will be the only building with a roof deck.

In the Residential Design Guidelines, a similar directive appears:

*Guideline: Respect the topography of the site and the surrounding area (p.11). "New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site. **The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills.*** (Highlight added.)

The block face pattern could not be more clear — the street-facing gable peaks form a horizontal line (Exhibit G). Rooftops are all clearly viewed from the top of the street because this is a steeply down sloping block. The fact that it is unusual makes it all that more important. The RDT directed the sponsor to "Provide open deck guard rails/roof parapets to reduce massing" and to "design the roof line of the proposed building to be compatible with the neighborhood character." The plans were never changed to fully address these comments and never went back to the RDT again (see 1E, below, and Exhibit I).

Part of the street-facing roof height can be reduced by moving the top 42 inches (which is just solid deck parapet and not actually a true roof form) back three feet and making it an open or glass railing — or better still just omitting it entirely along with the roof deck. This would reduce the apparent street-facing height by three and a half feet. Two feet in height could be removed by either sinking the building or sinking it by one foot and lowering the top floor by one foot (from a 10-foot interior to a 9-foot interior). This height reduction would greatly benefit the rear yards of the Kansas Street lots while having minimal negative effect on the project. We ask for both height changes as they each affect a different set of neighbors. We have no suggestions for fixing the conflict in roof form but do believe it needs to be fixed while lowering the overall appearance of height.

C) The top floor is too deep given the key lot location.

Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties (p. 16, RDG).

Articulation of massing in a key lot situation is important in three dimensions — height, depth and length. While the rear side setback requested in 1A above will help alleviate the walled-in feeling my and my neighbors at 687-89 Kansas Street will experience, only a reduction in depth of the top floor will bring more light into our yards. The Kansas Street yards face east. The proposed building will block all morning sun. Our own homes block later afternoon sun. This leaves us with direct sun only at mid-day. If the top floor is reduced in depth by 3 feet it will allow more light and air to the rear yards of the Kansas Street properties, most notably mine. All my neighbors on Kansas — 687-89, 675, and 673 — will get more direct sun, especially in winter.

D) The roof deck fails to comply with the Commission's well-established roof deck policies (no decks on roof tops in which there is no pattern of roof decks in the immediate vicinity; when there is an established pattern the size should be minimized, there should be no penthouse, the railings should be pulled back from every adjacent building wall by a minimum of 3 feet, and all railings should be no taller than 42" and open or glass). The Commission has enforced these rules with greater force every month, leading to the entire removal of roof decks since late 2015. (We will provide the many examples of these projects and Commissioner rulings at the hearing.) There are no roof decks in the immediate vicinity. The privacy impacts are magnified because the proposed building will be taller than those around it and because this key lot directly overlooks and shares property lines with four homes on Kansas Street. We ask that the roof deck be removed because there is no established pattern in the neighborhood.

E) The review process was tainted by two reversals of staff direction. The RDT reviewed this project twice. The first time they ruled the building was too tall and not compatible with the neighborhood character and the deck rails were not all open. The project returned for a second review on September 9, 2015, after the height had been reduced but not in a manner consistent with the neighborhood. The front portion of the deck was also turned into a solid parapet and some of the west-side rails were also still solid.

The RDT then reiterated its position to, "Design the roof line of the proposed building to be compatible with the neighborhood character" (see Exhibit I). The architect did not like the RDT's guidance and so went to Jeff Joslin for an exemption from this direction. No written reasons for the reversal by Mr. Joslin were obtained through a Sunshine Act request. What was obtained was documentation that Mr. Joslin did indeed let Mr. Pearlman out of the RDT's direction.

When the sponsors enlarged the project — subsequent to the last RDT review and subsequent to my contacting them about my and my neighbors' concerns — the planner informed Mr. Pearlman the project would be scheduled for the RDT so they could review the enlargement. Again Mr. Pearlman did not like what he was told and then called Mr. Joslin to get out of the review. Mr. Joslin again let Mr. Pearlman out of staff's direction and stopped the planner from scheduling an RDT review. Again no written reasons for the reversal by Mr. Joslin were obtained through a Sunshine Act request but reference to the project's getting out of the RDT review does appear in emails obtained via Sunshine Ordinance requests.

Now that a DR has been filed, the project will be scheduled for the RDT once again but given the history of staff overrulings — overrulings that are not disclosed to the public without having to know what to ask for in a Sunshine Request, nor documented with any supporting justification — we are not confident that whatever review results will actually be fair or unbiased.

Rather, instead of additional staff review — or in addition to it if it can occur in an unbiased and documented fashion — we ask that review procedures be written, published and adhered to that would either prohibit behind-the-scenes reversals by Mr. Joslin or, alternatively, make these multiple appeal opportunities known in the procedures, available to everyone, and documented in writing so the RDT and public can understand why staff decisions are being reversed.

WE ARE AND HAVE ALWAYS BEEN WILLING TO DISCUSS THESE ISSUES IN PERSON WITH THE SPONSOR AND NEGOTIATE A SETTLEMENT THAT TAKES INTO CONSIDERATION EVERYONE'S PERSEPCTIVES.

2. Explain how this project would cause unreasonable impacts...to your property and/or the properties of others.

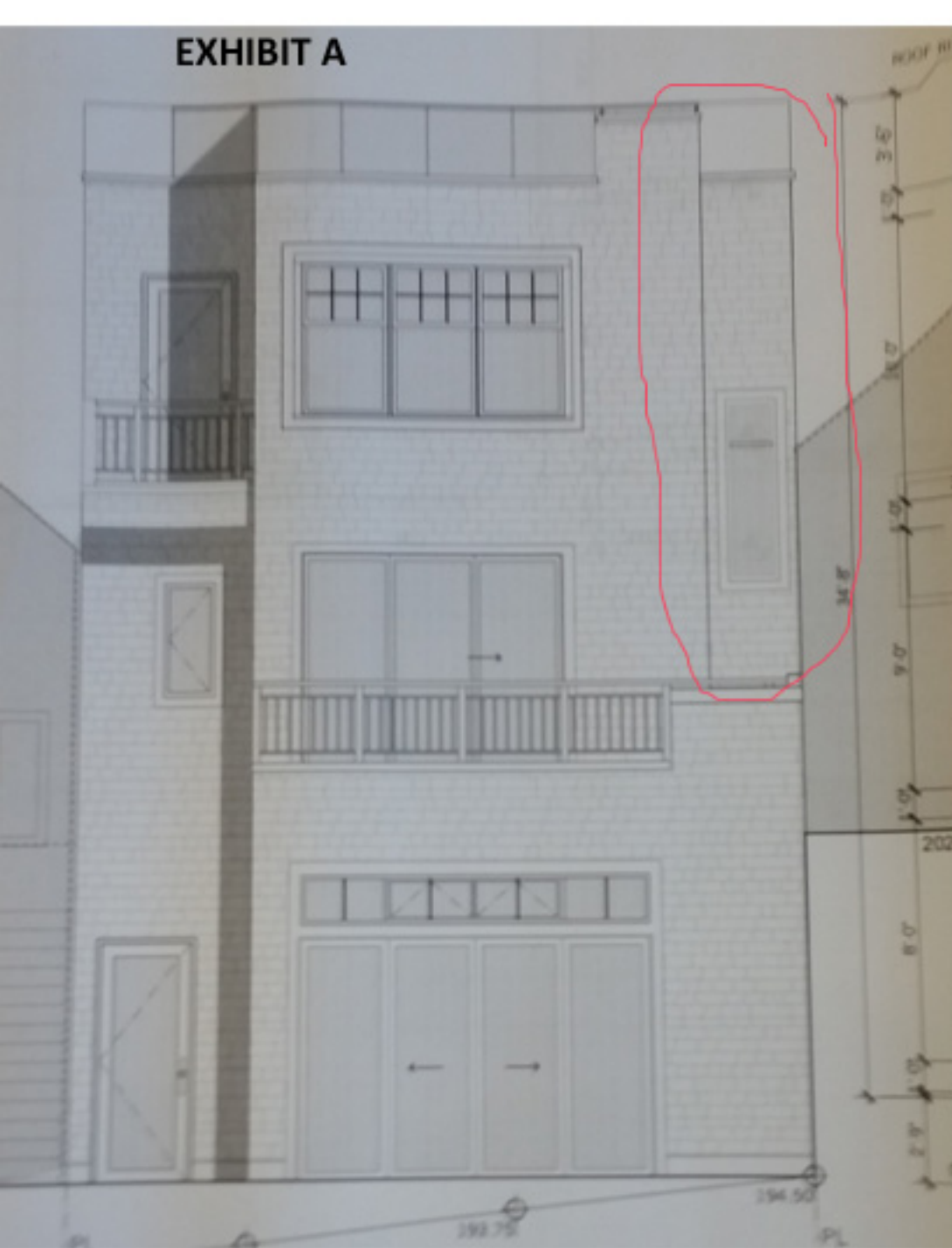
By breaking the well-established pattern of height on this block face and in this key lot location, the project will wall off my yard from the mid-block open space, remove both direct and indirect sunlight from my yard, and unnecessarily introduce privacy impacts. It will block direct sunlight to all my Kansas Street neighbors, especially in winter. It will introduce a disturbing departure from the line of gable roofs from the block face on 19th. All of these impacts are more fully described in writing and graphics in number 1, above.

Over 90 neighbors have joined in the position I express in the DR filing. See petitions signed by neighbors attached. These include families directly impacted and indirectly impacted as well as those who believe, like I do, that is important to implement the City's design standards and policies in order to create architecture that respects the context of the longstanding existing neighborhoods around it.

3. What alternatives or changes would respond to the exceptional and extraordinary circumstances?

I have listed them in my answer to number 1, above, highlighted in green.

EXHIBIT A

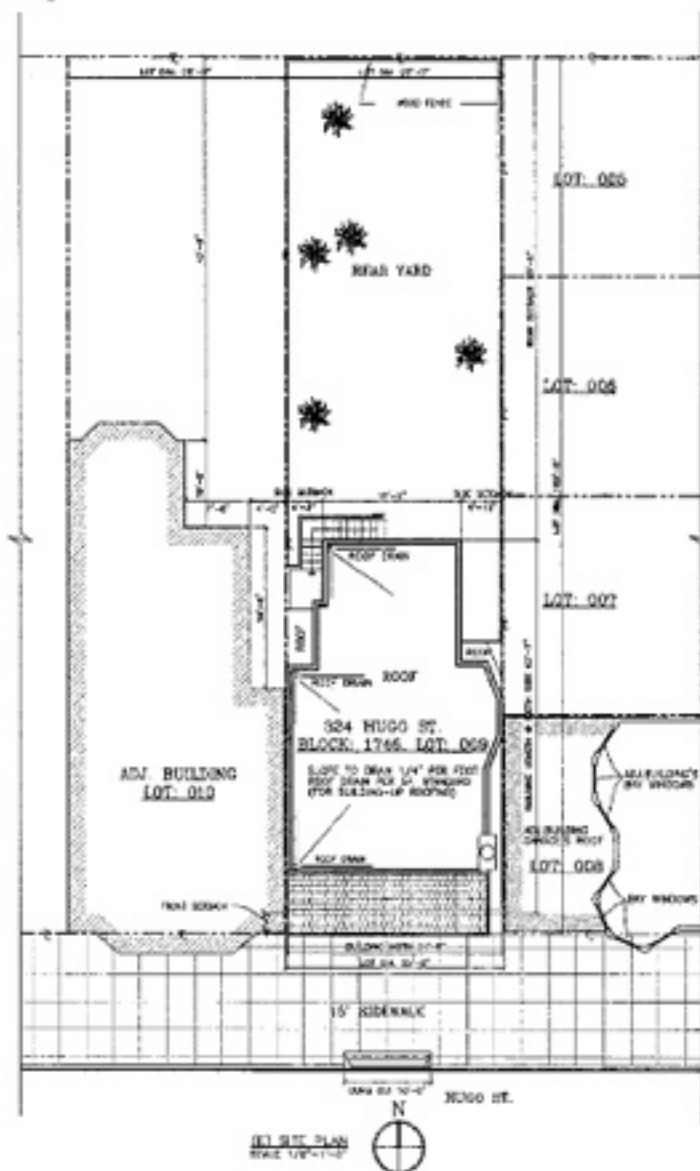


AUGUST 2015 REAR ELEVATION: THIS IS THE LAST VERSION SEEN BY THE RDT

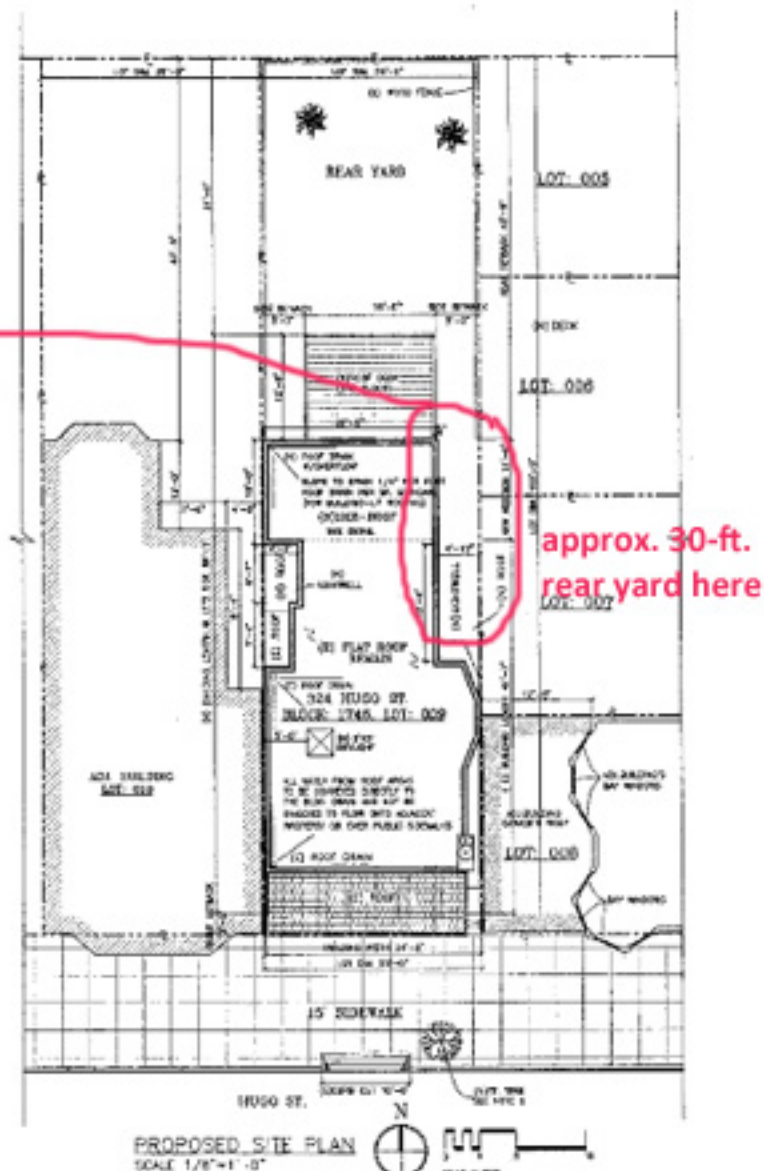


FEBRUARY 2016 REAR ELEVATION
BUILDING WAS MADE LARGER IN THE DIRECTION OF MY PROPERTY AFTER IT LEFT RDT AND AFTER WE ASKED TO MEET WITH SPONSORS TO TALK ABOUT OUR CONCERNS.

EXHIBIT C



side setback
on all levels



324 Hugo Street: The RDT wrote: "Due to the proposed articulated massing the proposal is appropriate for a key lot."

EXHIBIT D

Subject Property
2018 19th St

My House

New 3-story plus part solid 42" parapet wall boxing in my back yard

EXHIBIT D

My House

New 3-story plus part solid 42" parapet wall boxing in my back yard

Subject Property

2018 19th St

EXHIBIT D

My House

New 3-story plus part solid 42" parapet wall boxing in my back yard

Subject Property

2018 19th St

EXHIBIT D

My House

New 3-story plus part solid 42" parapet wall boxing in my back yard

Subject Property

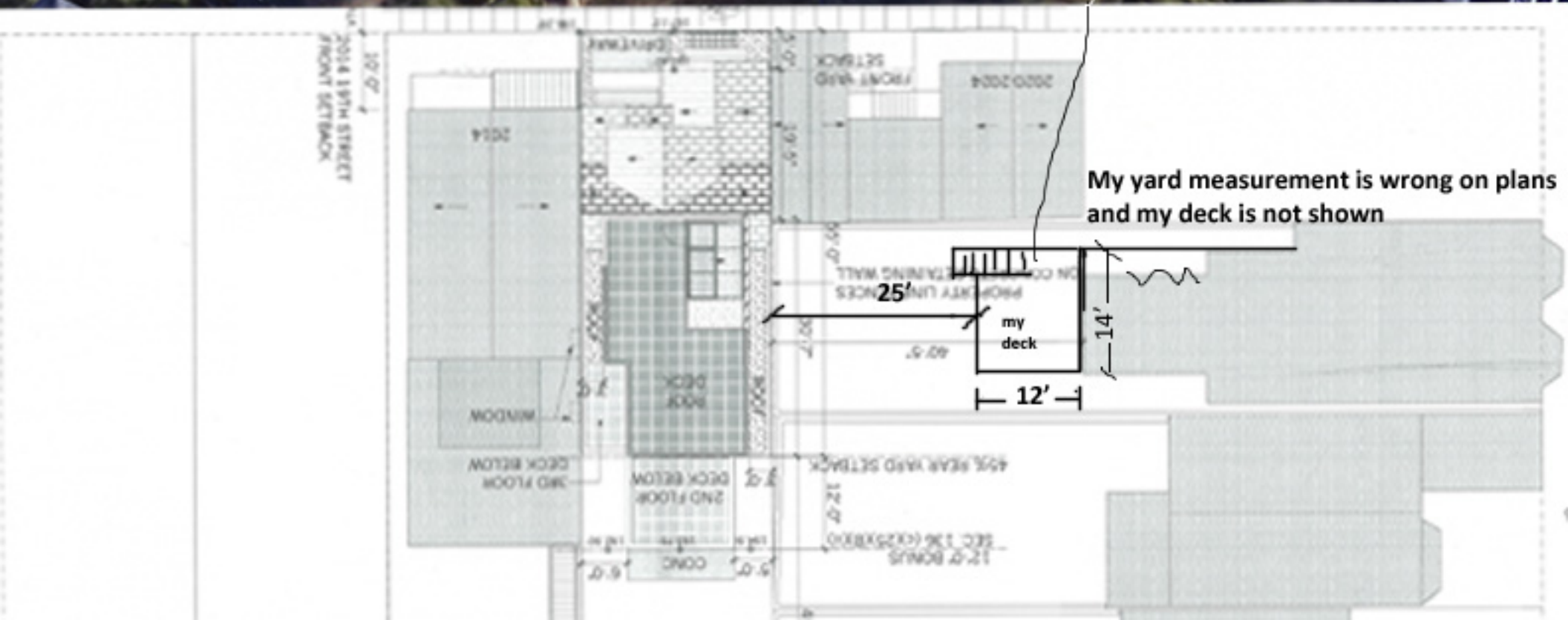
2018 19th St

EXHIBIT D

Subject Property
2018 19th St

My House

New 3-story plus part solid 42" parapet wall boxing in my back yard

[illegible][illegible]

My yard measurement is wrong on plans and my deck is not shown

EXHIBIT E

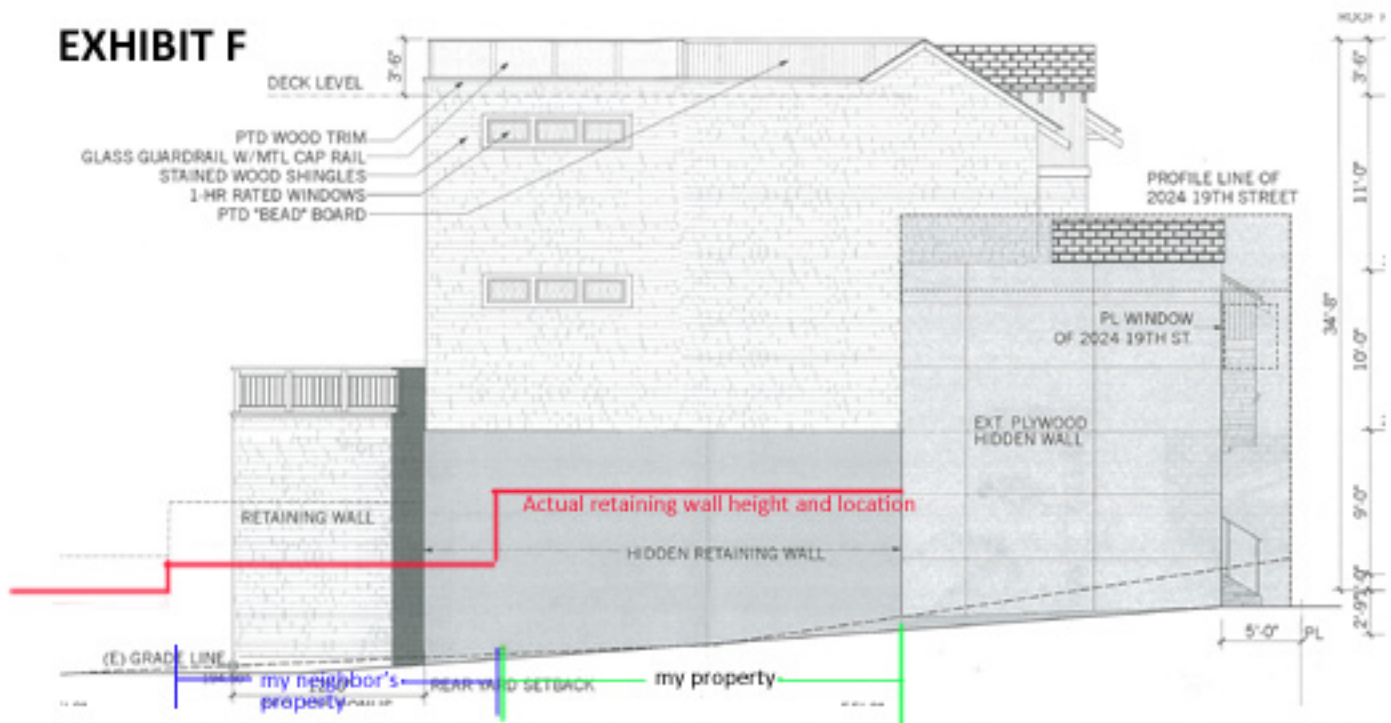


DR Filer's
house

Yard will be
walled in on
2 sides

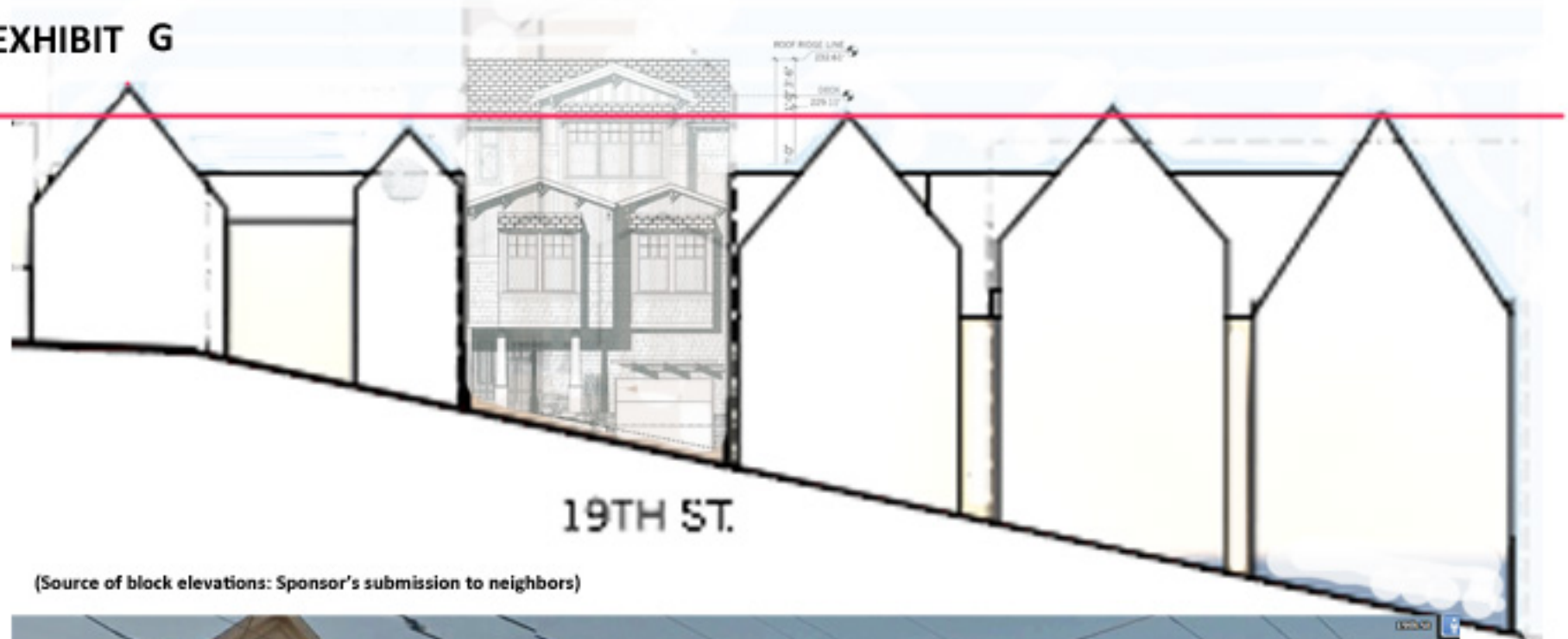
2018 19th St

EXHIBIT F



All 19th-St. facing homes between Kansas and Vermont, superimposed with proposed building

EXHIBIT G



(Source of block elevations: Sponsor's submission to neighbors)

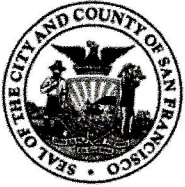


Exhibit H



No Pattern of Roof Decks. Especially because the proposed building will be taller than all the others immediately surrounding it AND because it is a key lot overlooking four rear yards on Kansas Street it will have substantial negative impacts on privacy.

THIS SITUATION IS EVEN MORE EGREGIOUS THAN THE CONTEXT OF THE GLEN PARK DECK REMOVAL.



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: August 12, 2015RDT MEETING DATE: September 9, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:

Planner:	<u>Max Putra</u>
Address:	<u>2018 19th Street</u>
Cross Streets:	<u>Between Rhode Island and Kansas Street</u>
Block/Lot:	<u>4030/014</u>
Zoning/Height Districts:	<u>RH-2(40-X)</u>
BPA/Case No.	<u>2015.02.04.7444S</u>
Project Status	<input type="checkbox"/> Initial Review <input checked="" type="checkbox"/> Post NOPDR <input type="checkbox"/> DR Filed
Amount of Time Req.	<input checked="" type="checkbox"/> 5 min (consent) <input type="checkbox"/> 15 minutes <input type="checkbox"/> 30 minutes (required for new const.)

Project Description:

New construction of a four-story, single family house in Potrero Hill.

8/12/15 - Revised plans to eliminate the upper /4th story in response to RDT comments on 6/3/15

Reduce height to be compatible with scale and stepped building pattern of the block face.

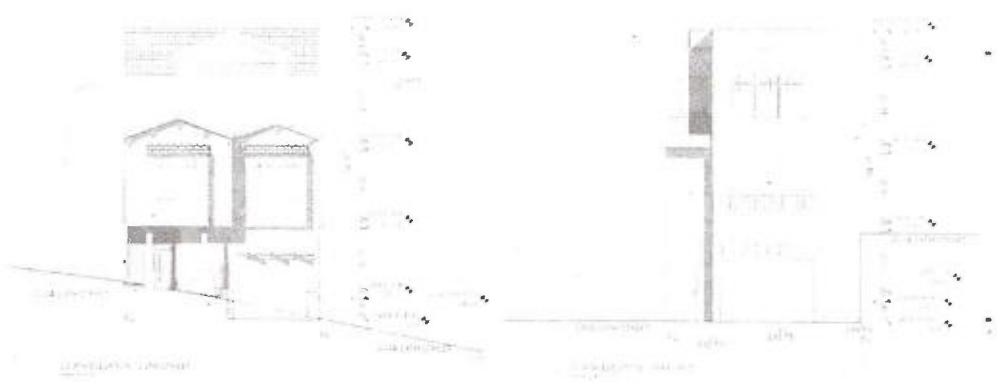
This may mean the elimination of the upper story.

Provide open deck guard rails/ roof parapets to reduce massing.

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

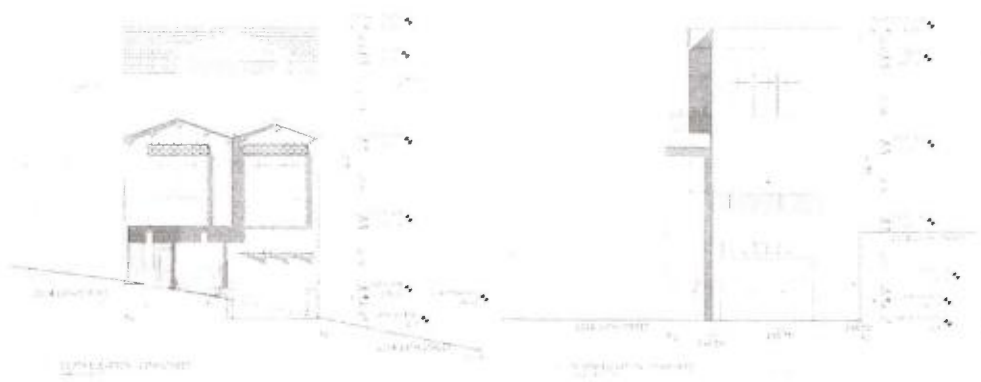
RDT Comments:

Design the roof line of the proposed building to be compatible with the neighborhood character (RDGs p.30)



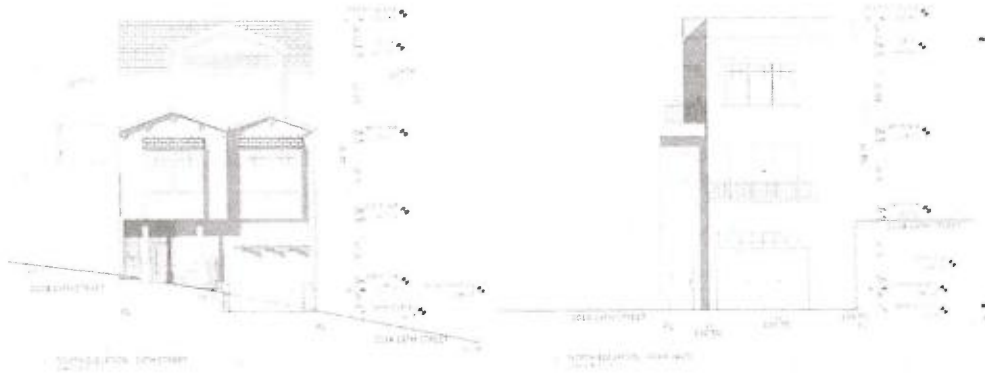
We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature	Address	Email
Paul Fuentes	[Signature]	2024 19th St	
Solida Alvarado	[Signature]	2024 19th St	
MARTIN FRESQUEZ	[Signature]	2024 19th St	
Paul Fuentes	[Signature]	2024 19th St	
Paul Fuentes	[Signature]	2024 19th St	
Diane Mertino	[Signature]	691 Kansas St	
MARCIA ADRIAN	[Signature]	689 KANSAS ST	
VICTORIA OFFENHARTZ	[Signature]	611 SAN BRUNO ST.	
Solida Mori Johnson	[Signature]	700 San Bruno Ave	
Stefanie Calloway	[Signature]	610 San Bruno Ave	
Susan Johnson	[Signature]	704 San Bruno Ave	



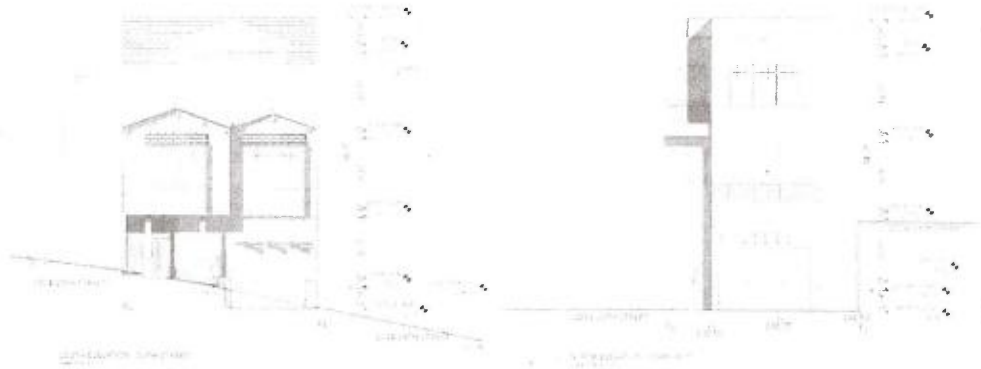
We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature	Address	Email
TERESA MORRIS	<i>Teresa Morris</i>	579 San Bruno Ave	
PETER ABRAMAN	<i>Peter A</i>	711 San Bruno Ave	
JIM VANBUSKIRK	<i>Jim Vanbuskirk</i>	763 San Bruno	
Scott Pitkethly	<i>Scott Pitkethly</i>	707 San Bruno	
Deegan, Denis	<i>Deegan</i>	531 Utah St.	
San Diego	<i>San Diego</i>	550 Utah St	
Kevin Wilson	<i>Kevin Wilson</i>	552 Elbert St	
Grith	<i>Grith</i>	137 Duran St	
Joe Treinen	<i>Joe Treinen</i>	575 San Bruno Ave	
John DeNakis	<i>John DeNakis</i>	575 San Bruno	
LINDA KIRK	<i>Linda Kirk</i>	499 Alameda St #324	



We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

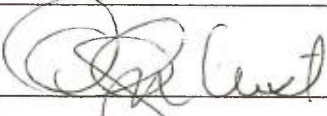
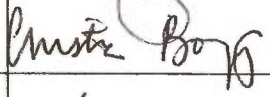


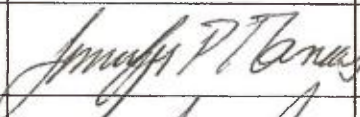
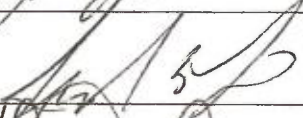
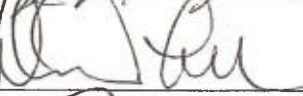

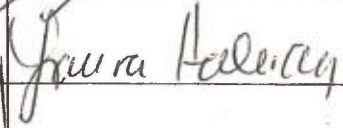
Printed Name	Signature	Address	Email
Ling Busche	[Signature]	2125 Bryant St #40 SF, CA 94110	I
Sherry Juneja	[Signature]	528 BERRY	J
Tray Meyer	[Signature]	512 Wisconsin	
S. Davis	[Signature]	867 Kansas	
Amy Fox	[Signature]	1022 Detroit	
Mike Lyons	[Signature]	333 Missouri	
Jon Starnes	[Signature]	255 Concord	
Kathleen Cass	[Signature]	1010 Potrero	C
Joel Kreps	[Signature]	185 Texas	J
Meghan Stearns	[Signature]	208 Pennsylvania	N
Sam Mublit	[Signature]	208 Pennsylvania	S

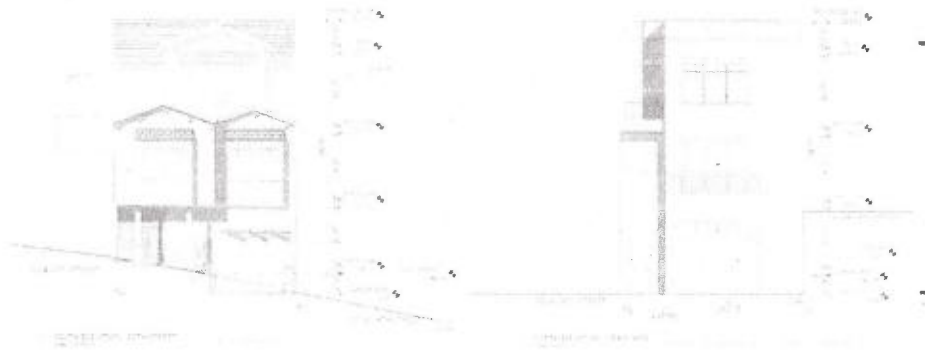


We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature NH	Address	Email
Nate Hirsch		787 San Bruno	
Anne Karin Glass		767 San Bruno	
Elizabeth Hirsch		773 "	
Dominic Martell		752 Ashmun	
Jack Albert		736 San Bruno	
Mike Tully		732 San Bruno	
James Allee		2250 24th St.	
Simon Li		2329 19th St	
Monica Blum		2329 19th St	
Paul Brunt		675 A Kansas St	
Kelly Timothy		675 - A Kansas St.	

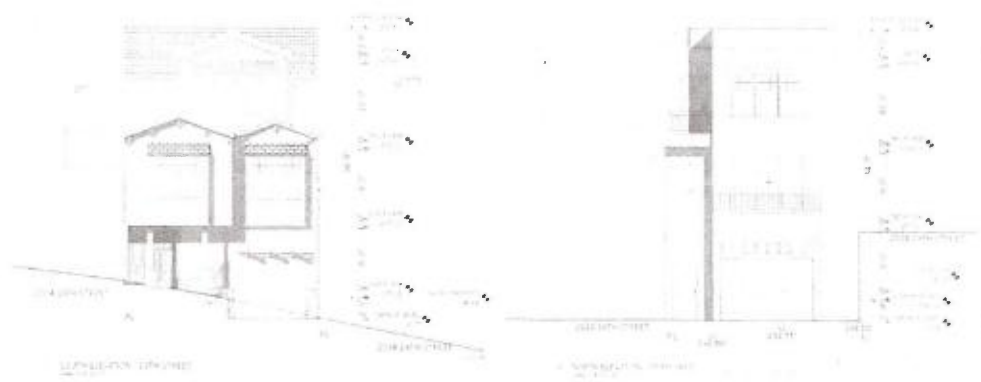
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Printed Name	Signature	Address	Email
OWSA KIST		467 POTRERO AV	
Christina Bogages		550 Utah St.	C
STEVEN SOLOMON		727 San Bruno Ave	
SEAN THOMAS		612 1/2 SAN BRUNO AVE	X
JENNIFER THOMAS		612 1/2 SAN BRUNO AVE	
Stephen Lewis		630 San Bruno Ave.	
Diana Lee		785 SAN BRUNO	C
JOHN GREENBERG		575 VERMONT	jk
Laura Hallick		665 Rhode Island	lc



We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature	Address	Email
Gary Lerhaupt		2017 19th St San Francisco CA 94107	
Sarah Lerhaupt		2017 19th ST. SF, CA 94107	
Lehna N de Saun		767 San Bruno SF CA 94107	
Devin Swisher		1773 VERMONT SF 94107	
Matthew Tripp		673 Kansas St. #1/2 SF 94107	
Meredith Tripp		673 Kansas St #1/2 San Francisco CA 94107	
AMIR TEHRANI		811 RHODE ISLAND ST San Francisco, CA	
ELIZABETH BULLARD		858 Rhode Island SF CA 94107	
Tony Kury		290 CONVENT #6 SF CA 94107	
Patten Wood		609 Kansas St SF CA 94107	
Iris Feldman		699 Rhode Island St SF CA 94107	



We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature	Address	Email
Dorene Cotter	<i>Dorene Cotter</i>	713 Rhode Island St.	
Sally Taylor	<i>Sally Taylor</i>	756 Kansas	
Louys Crisafulli	<i>Louys Crisafulli</i>	763 1/2 Kansas	
John Merlino	<i>John Merlino</i>	1166 18th St.	
Jean Barkocay	<i>Jean Barkocay</i>	1166 18th St	
Evan Weber	<i>Evan Weber</i>	784 Kansas St	
Kathryn Rice	<i>Kathryn Rice</i>	784 Kansas St	
Amy Solledge	<i>Amy Solledge</i>	677 Rhode Is.	



We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature	Address	Email
Louis Gatto	J. Gatto	1430-18th St.	
Kelly Whiting	[Signature]	374 Connector	
Margaret G. White	[Signature]	543 Rhode Island	
Peter Berger	[Signature]	250 Connector St	
Glace Beuron	[Signature]	678 Kansas	
David Hall	[Signature]	675 Kansas	
[Faint Name]	[Faint Signature]	[Faint Address]	
JOSH KUPP	[Signature]	884 KANSAS	
Sara Cinnamon	[Signature]	884 Kansas	
Carly KING	[Signature]	1002 Rhode Island	
Joseph Powell	[Signature]	812 Rhode Island	

The architectural drawings include a front elevation and a side elevation of the proposed building. The front elevation shows a two-story structure with a central entrance and large windows. The side elevation shows the building's profile, including the roofline and setbacks. The drawings are labeled with dimensions and setbacks, such as '10' SIDE SETBACK', '10' FRONT SETBACK', and '10' REAR SETBACK'. The building is shown in relation to the surrounding streets and existing structures.



We support modest changes to the proposed home at 2018 19th Street: lowering the height by just several feet to respect the lower roofline on the block, returning the 3-foot rear side setback (previously proposed and reviewed by the City) to respect the rear yards of Kansas Street homes, reducing the top floor depth by three feet, and following the Planning Commission's policies on roof decks.

Printed Name	Signature	Address	Email
MARILYN MERLINO	Marilyn Merlino	(co-owner/lives elsewhere) 711 Kansas St.	
James Monsees	[Signature]	2019 19th St.	
Kim Goshen	[Signature]	2019 19th St.	
Jammantha Krasner	[Signature]	719A Rhode Island St.	
David Rodriguez	[Signature]	719 Rhode Island St.	
Drew Pollack	[Signature]	865 Vermont	
Megan Mastek	[Signature]	701 Vermont St	

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

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

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

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

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

2018 19th Street Discretionary Review Response

September 30, 2016

2018 19th Street is a new home on a vacant lot in Potrero Hill. The small single-family home that was on the site was demolished as an emergency demolition under order I06994E from the Department of Building Inspection in November 2014. The new single-family home is scaled to fit comfortably in its site meeting the Planning Code requirements and the intent of the Residential Design Guidelines. The home is scaled appropriately with a stepped massing of the bay windows and the 3rd floor central gable that relate to the smaller-scale features of its context.



The project sponsor, Kristopher and Christina Shinbori, are a young couple who have lived in this neighborhood for many years. Mr. Shinbori is a fourth generation San Franciscan who, along with two previous generations, grew up on Potrero Hill. The project program was to design a three or four bedroom family home for the couple and their future children, the first of whom may be present in the world by the time of the Planning Commission hearing.

The vocabulary of design of the house is a familiar California Shingle-style with its stained shingles, vertical bead board, multiple pitched roofs and black framed windows. With the opportunity to start from scratch, this is a style that the couple favors and it was clear that there is no predominant design style in this or any area of Potrero Hill. Although there have been many revisions to the originally proposed design, they were strong in their desire to retain the style of the house.

The following is our response to the DR requester's issues. It has had extensive review from Planning Staff and the Residential Design Team and in response to this DR has been further refined. At this stage, there are no exceptional or extraordinary circumstances that would suggest taking DR for this project.

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

This project has gone through many design revisions to arrive at a project that is now code compliant, responsive to the Residential Design Guidelines and the requests of the neighbors. The project sponsor has responded to the DR requester as outlined below, and believe that there are no exceptional or extraordinary conditions that rise to the level of taking any DR action. The project sponsor has met with the neighbors a number of times and with the DR requester. Despite responding to the neighbor's concern of removing a floor from the building as well as numerous changes to other specific requests, the DR requester remains unsatisfied and is seeking additional modifications to the project. The project sponsor has made numerous concessions at the behest of both the neighbors and Planning staff.

The project, as designed and presented here, is a single-family home for a young, growing family. In fact, Kristopher Shinbori, the project sponsor, is the fourth generation to live at this intersection of 19th Street and Kansas Street and, by the time you read this, a fifth generation will be welcomed into the world. While the neighbors have in no way implied that the family should not be here, they have worked to make their journey to a new home significantly more treacherous by requesting numerous changes to the project, many of which are frivolous as well as a reversal of their earlier acceptance of the project with the reduction of one story. Once the top floor was removed from the design, the project sponsor were led to believe that they would have neighborhood concurrence to move ahead. Unfortunately, that was not the case.

Since the DR was filed, the project has had an additional RDT review and additional modifications have been made based on RDT's comments. These changes all relate to the DR requests. They are:

- Pull back the west wall by 3'-0". This was done only on the 3rd floor since the DR requester's property and property line fence are much higher than the ground floor of the new house so the top of the 2nd floor is only a few feet above the property line fence.
- Pull back the guardrails of the roof deck by 5'-0" from all building edges. This change reduced the deck size from 430 sq. ft. to 250 sq. ft.. The guardrails are designed to be of glass to visually reduce the mass of the building.

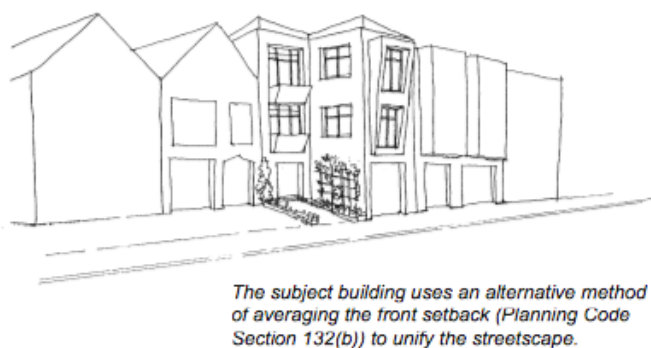
Based on the fact that the Planning Department and RDT is in support of the project with the most recent changes and that the project sponsor has responded to all of the DR requester's issues, we urge that the project be approved without taking DR. The design is appropriately scaled and fits well in to its diverse context.

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

This project has evolved substantially since the first pre-application meeting was held on January 30, 2015. The original design was 4-stories with the upper floors stepping back substantially from the street front of the building. The desire of the project sponsor for the 4th story was to capture small views to the northeast that they would not have from the 3rd floor. This 4th floor was 420 sq. ft., only 32% of the overall footprint of the house and setback 11' from the front of the building and 16' from the sidewalk property line. The design was based on the Residential Design Guidelines (p. 23), which described setting back upper floors when building taller than neighboring structures. This illustration (p. 24) shows a circumstance more severe than what we had originally proposed since our original design had a modulated façade with multiple setbacks, not a 3-story mass starting at the building front as shown here.



In addition, we were following the guideline about varied front facades (p. 12), which advocates for stepping forms at the front of the building given the lack of alignment of the neighboring facades.



Also, please note that in this illustration, the alternate design does not mimic the neighboring gabled facades, merely mediates the forms on either side with a unique form of its own.

Despite our description of this, the neighbors requested that we take off the 4th floor from the building. The project sponsor did not agree to do this and noted that there are numerous neighboring buildings that are 4-stories including the one across 19th Street at 2017-2019 and adjacent buildings to the west at 687-689 Kansas Street and north at 655 Kansas and two lots away on the same street front at 2000 19th Street and across, a new condominium building at 2001 19th Street. It was evident from the conversation that these neighbors were merely concerned about the effect to their views. With many neighbors in attendance, they were very clear about their objections to the 4th floor stating numerous times that if the 4th floor was removed, they were very happy with the design and welcomed the new house to the neighborhood. There was no discussion of the form of the building or the roof design. They all spoke about how they liked the design of the house.

The project was submitted to DBI on February 4, 2015. It was NOPDR#3, dated June 10, 2015, that stated that the RDT was requesting reducing the height of the building, which, in essence, meant the removal of the 4th floor and to provide open deck guard rails. These revisions were made to the building so it was our belief that the neighbors would now be satisfied with the design of the project as they had stated emphatically at the pre-application meeting. That is clearly not the case as exhibited by this request for DR.

The DR Requester has specific reasons for their request:

A) Because the proposed building is on a key lot, adjacent to a rear yard already walled in by another home, it should have a west side setback on upper floors adjacent to the rear yards that face it.

Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties (p. 16).

Suggested modifications include:

- *Provide setbacks on the upper floors of the building*
- *Incorporate open railings on decks and stairs*

Response:

The design has been modified by providing a 3'-0" setback on the 3rd floor on the west side. It should be noted that due to the change in elevation and the property line fence on the DR requester's property line, only 18'-3" of the building's west wall is exposed to the DR requester's yard. The setback is provided at 7'-0" above the fence line. The roof deck railings are setback an additional 2'-0" to be 5'-0" away from the property line and are designed to be glass.

The DR requester speaks about being "walled" in by the house to the south and now with this project to the east. The rear (east) wall of the DR requester's home is set 37'-0" back from the property line. This is a significant amount of space in San Francisco where the minimum yard is 15'-0" and therefore, hardly amounts to an exceptional circumstance that should require any additional revisions to the project. In addition, she is complaining about the shadowing from her own 12'-0" deck creating an unpleasant condition for her. This is not attributable to the project and certainly can be remedied by her own actions and is irrelevant to this discussion. With the design modifications as described, there is no exceptional or extraordinary circumstance here.



B) The building is still too tall and its roofline awkward and in conflict with the block face.

Response:

First, as described above, this 3-story house is hardly too tall for a neighborhood that features 3 and 4-story homes including two 4-story houses adjacent to the property and one, across 19th Street from the project. The house measures 33'-11" in

height and features low-sloping gables, centered on the front on the 3rd floor and on the two bay windows

on the 2nd floor. While it is taller than the houses downhill on this block face, it does reinforce and respect the topography by, in fact, being taller. Also, by saying that “its roofline is awkward” is an opinion not substantiated by facts. Noting that a design is “awkward” hardly rises to a level of an exceptional or extraordinary circumstance that requires a DR to resolve.

The guideline pertaining to roof shapes on pg. 30 of the Residential Design Guidelines, presents an image that suggests that all of the roof shapes are uniform and step down the street uniformly. This is hardly the case here (see photos below). While there are gable roofs adjacent to the subject property, they all have differing roof slope angles and do not respect the topography by the fact the houses get taller as they go down hill towards Rhode Island Street. The DR requester talks about and illustrates the horizontal line of the roof ridges of the existing neighboring houses which is explicitly NOT a design guideline for this type of setting. The project presents a form of gable roof facing the street to be compatible with the neighboring houses as suggested by the guideline, and is taller to reinforce the down sloping street and topography.

Analyzing one house on a block face with only 5 houses neglects to see the context that any new building is set in. The DR requester refers to the Showplace Square/Potrero Area Plan in claiming that this design does not “fit in”. Quoting the Plan (Objective 3.1, Policy 3.1.6), it says that new buildings “...*should do so with full awareness of and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.*” Please note that the word used is “**surrounds**” which implies the full context, not just one side of a short street. In addition, it refers to “the best of the older buildings”. This area is deficient in elements that might be considered “best”. Our design uses quality materials, predominantly wood shingles and stucco that are found all over Potrero Hill as well as all over San Francisco. This area is made up of a wide variety of houses with different design styles, rooflines and forms. This is not an area that features uniformity like you would find along Steiner Street opposite Alamo Square. The homes in this area were all designed and built at different times with not one identical to the other, all with different sizes, number of stories, materials, rooflines, massing, setbacks and condition.



North side of 19th Street at Kansas with varying styles, forms, massing and locations on their sites



North side of 19th Street at Rhode Island with varying styles, forms, massing and locations on their sites



The east side of Kansas Street at 19th Street with houses of varying size, style, form and massing. The DR requester's home is the house on the right which is next to a 4-story house, flanked by two 3-story homes and a 4-story apartment block. All of these buildings abut the subject property on their east property line at their rear yards.



South side of 19th Street opposite the subject property. Note the varying size, style, and form of these houses, including the 4-story house (to the left with gable) that is opposite 2018-19th Street.

The design was vetted by the RDT two times prior to the filing of the DR. In their second review, they requested that the front of the house have a gable to match the neighboring properties. The architect did not agree with the RDT on this item. This is the architect's response to planner Max Putra about the RDT's request for a gable at the front of the building, dated September 17, 2015:

We believe that the current design is appropriate and a good design for this site and we are not inclined to change the design at this point. The direction of the RDT seems unfounded and merely a quick but unstudied reaction to the existing conditions. While there are gable-roofed houses along this side of 22nd Street, each house is different, with varying pitches and massing as well as position relative to the sidewalk. 22nd Street is hardly Steiner Street at Alamo Square with the Postcard Row houses! The immediate neighbor to the west is narrow and steeply pitched, the neighbor to the east is less steep, but has a deep porch below it and is set back 10'-0" from the property line. The other two to the east have differing pitches and have flatter facades, one has two bays and the other one bay window. Our design is more modeled, recalling the California Shingle Style/Arts and Crafts vocabulary, but has two bays with gable roofs and one centered bay at the 3rd floor also, with a gable roof. Yes, the gables have a flatter pitch than the others, but then, the other houses vary as well. Of course, my client could have requested a much more traditional type of design that would have had much more mass set right at the 5'-0" front setback line, but they are fond of this style and like the modeled form of the house as designed.

What has been surprising to me in the review of this project so far is that the design review has only looked at the immediate houses on either side of this one. A street is made up of both sides and, in SF where all neighbors have the right to comment on the design, the rear yard views of the neighboring houses on Kansas and Rhode Island Streets. The real charm of San Francisco streetscapes is not that the houses all mimic each other like row houses in Boston or Philadelphia; it is that every house is different - different style, form, massing, materials, etc. Potrero Hill, of all neighborhoods in SF, is filled with a varied mix of houses from most periods of SF's development and there are very few blocks where contractors or developers have built

multiple houses of the same design like you might find on another part of 22nd Street between Sanchez and Noe in Noe Valley. The Residential Design Guidelines don't advocate for new buildings to be the same as the neighboring buildings, only that scale, massing and detailing have commonalities.

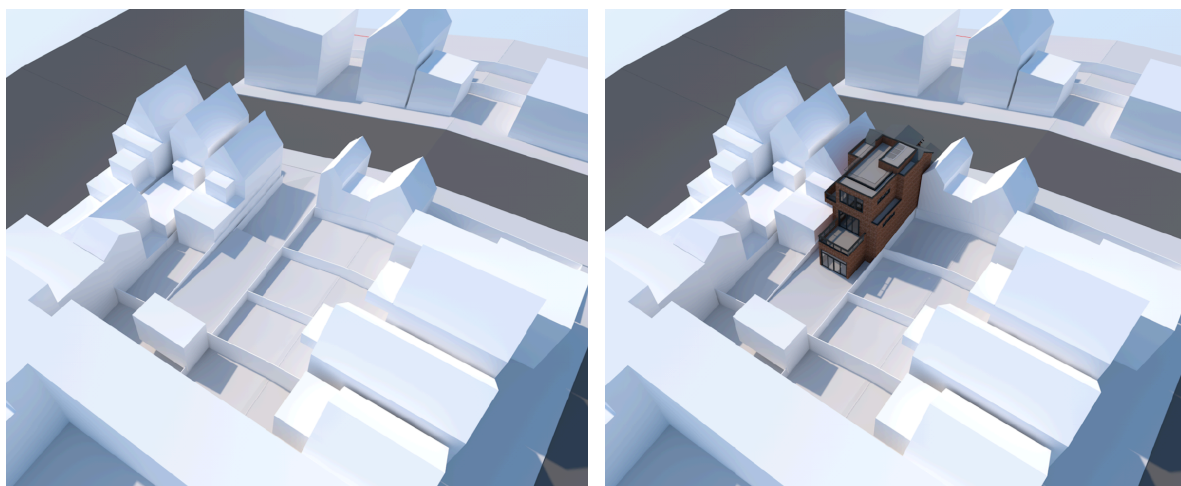
In seeking an opinion from the staff in response to the architect's argument, a meeting about the project took place with the architect and Jeff Joslin, Director of Current Planning. Joslin agreed that the design as presented was appropriate and did not require this alteration as suggested by the RDT. The DR requester fails to define how this design creates an exceptional or extraordinary condition.

C) The top floor is too deep given the key lot location.

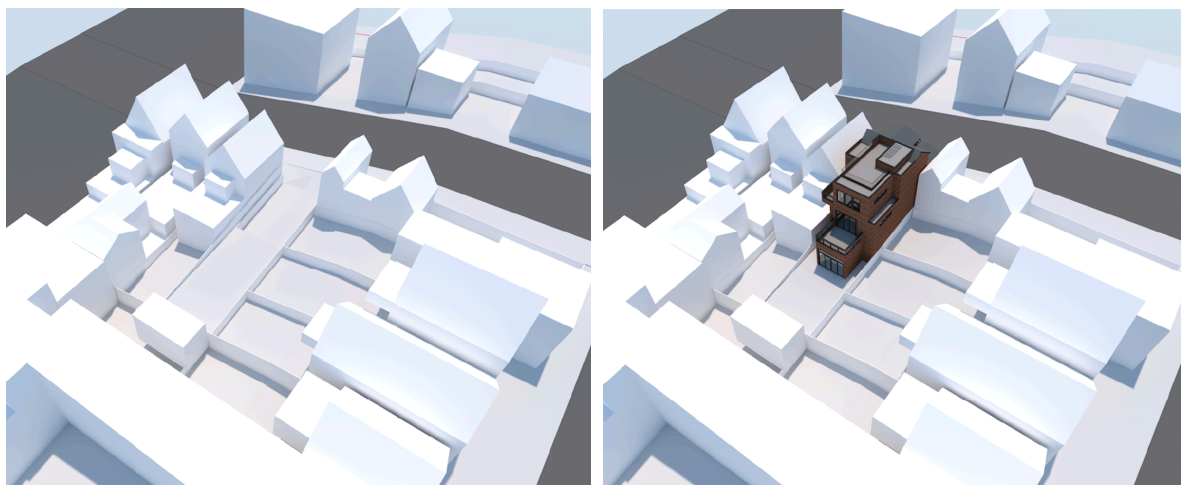
Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties

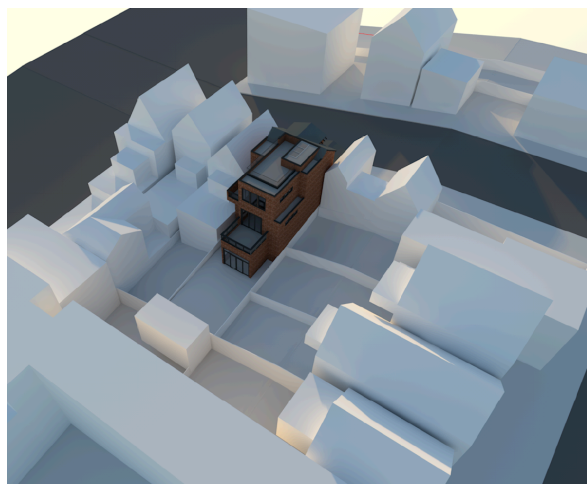
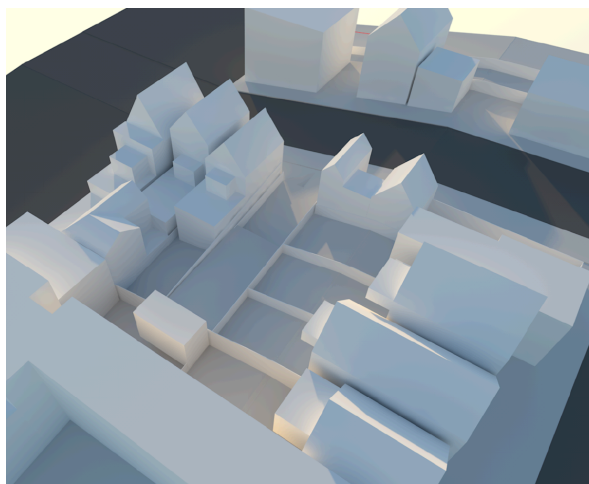
Response:

The DR requester is asking for an arbitrary setback (3') of the top floor with no identification of the extraordinary circumstance that this portion of the building would create. Any new building or object will of course, throw shadows throughout the day. But given the position of the DR requester, the only additional shadowing to the DR requester's yard occurs in the morning hours at the east end of her property. By late morning, the sun path in the southern sky pushes the shadow of the new house into the rear yard of the subject property and then into the northeast and then east. The bulk of the shadow that falls in the DR requester's yard already exists from the neighboring house to the south (2124 19th Street) and her own home to the west.

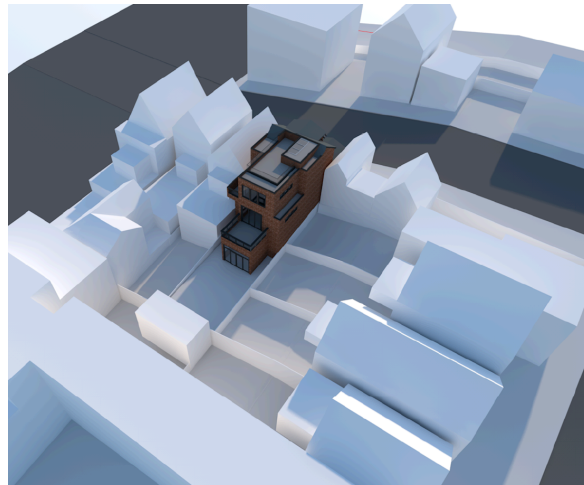
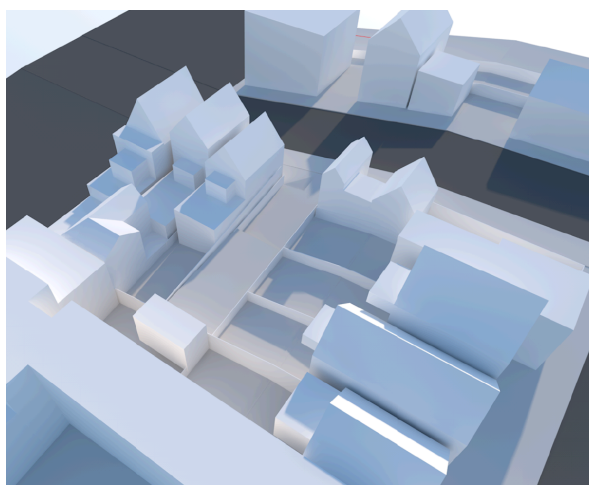


Above: Shadows on June 21 at 9AM with existing condition (left) and proposed (right) with DR requester to the right.
Below: Shadows on June 21 at 12 Noon with existing condition (left) and proposed (right) with DR requester to the right. Notice that there is virtually no additional shadow to the DR requester's home at this time.





Above: Shadows on December 21 at 9AM with existing condition (left) and proposed (right) with DR requester to the right.
Below: Shadows on December 21 at 12 Noon with existing condition (left) and proposed (right) with DR requester to the right. Notice that there is virtually no additional shadow to the DR requester's home at this time.



Note: These diagrams illustrate the best-case scenario (June 21) and the worst case scenario (December 21) for how shadows would affect the DR requester's home at 691 Kansas Street

Identifying the key lot condition of this setting as cause for a light or privacy issue is deceptive. In many places in San Francisco, the key lots (ones that would have their rear yards adjacent to the side yard as in this circumstance) are very short, 50' or 75'. With houses built to typical lengths, the rear yards are often very small, on the order of 15' to 20'. That is NOT the case here. The DR requester's property is 25'x100', the standard size lot in this neighborhood. Her house is approximately 63'-0" deep and 37'-0" from her rear property line. It should be noted that the DR Requester's house is 1'-0" LONGER than the proposed design of 2018 19th Street and, the rear 12'-0" of the proposed project is only 2-stories in height – only 8'-3" above the retaining wall of the house at 687-689 Kansas. This is barely higher than a property line fence and surely will have no perceptible effect on sunlight in the yard there. The portion of the building that is 3-stories is 50'-0" deep and the setback on the west side begins at a length of 33'-6" from the front façade With 16'-6" setback from the west property line as requested in A) above.

As to the issue of privacy, their request to shorten the building is irrelevant to any issues of privacy. The length of the top floor has no relationship to any privacy between the properties. The project sponsor originally had small, high windows (6' off of the floor to the sill) on the west side of the building facing the

DR requester's house. In a gesture to the neighbor in regards to privacy, the project sponsor removed those windows. The Planning Department staff requested that they be put back for design reasons. The windows are added back and illustrated on the west elevation. Their position in the rooms that they are in do not create any privacy condition for the DR requester – in fact, it is less private for the project sponsor because the DR requester can look down into the project sponsor's home. The Project Sponsor is willing to remove these windows or to have them be frosted glass to address any outstanding privacy concerns.

There are no exceptional or extraordinary circumstances in regards to light or privacy in the design of this project.

D) The roof deck fails to comply with the Commission's well-established roof deck policies.

Response:

At the request of the RDT in their DR project review, the roof deck has been reduced in area from 430 sq. ft. to 250 sq. ft. and the guardrails set 5'-0" back from all building edges. As a courtesy to the neighbors, the project was designed without a stair penthouse but has an operable skylight for roof access. The DR requester states that the Commission's policy is that there should be no decks on rooftops in which there is no pattern of roof decks in the immediate vicinity. While there are no specific roof decks on top of the building in the area, there are many decks on 2nd and 3rd floor roofs adjacent to the subject property.

Having the roof deck on this house is very important to the project sponsor. As discussed earlier, the neighbors were advocates of the roof deck throughout the process. When they asked to remove the 4th floor of the original design, they said that having the roof deck for views was a very equitable trade-off. The staff and RDT recommended the same trade off when they recommended the removal of the 4th floor. There was no discussion with the staff or the RDT that there was a "well-established policy of the Commission" about roof decks. While the Shinbori's disagreed, they ultimately accepted the judgment of the neighbors and staff and they moved forward to revise the design with the roof deck.

The first time that there was any mention of an issue with the roof deck was revealed in the DR requester's report. Despite agreeing all along that the roof deck was fine, this concern came out of left field. As noted, the project has been revised to reduce the size of the deck and pull back the guardrails. With this revision, there is no exceptional or extraordinary circumstance that would warrant taking DR for this project.

E) The review process was tainted by two reversals of staff direction.

Response:

This assertion is a complete fabrication and a purposeful manipulation of the truth. The RDT is an advisory committee to the overall Planning review. There is nothing in writing or in experience that states that the word of the RDT is an edict and must be followed. The dialogue about design is one that is had between the project sponsor, the design architect, the Planning Department staff and the community. Design is not a finite thing with laws, strictures and mandates – the review is outlined in the Residential Design **GUIDELINES**. Just because the architect did not agree with the RDT and made a case for not following their suggestion does not imply that there was any underhanded activities taking place as implied by the DR requester. The idea that any disagreement with the suggestions of the RDT and subsequent discussions with staff to address the RDT comments somehow "taints" the review process and render it worthy of DR is patently absurd. This violates all basic understanding of the design process and would put a huge damper on any interaction and discussion for fear of being tainted with the "tainted" brush.

In fact, Mr. Joslin, a member of the RDT for this project, replied to the DR requester's insinuation with the following e-mail:

From: Joslin, Jeff (CPC)
Sent: Sunday, July 17, 2016 11:36 PM
To: mary gallagher
Cc: Samonsky, Ella (CPC)
Subject: RE: 2018 19th Street

Mary;

It is not atypical of projects that have already gone through RDT to seek review of minor design changes through a path other than going back to RDT. The appropriate source of such review varies with the nature of the change, and may come from: a manager, a core RDT member, a "Coordination Lite" meeting (where the case planner and team manager present issues to me and the Zoning Administrator, among others, and determinations are made about aspects of projects), or Project Coordination meetings (which I would typically attend, along with: the Planning Director, the case planner, the Team Leader, and others as appropriate). The determination as to what the appropriate level of additional review might be can either be at the planner's discretion, or they may seek the advice of others.

As manager of this Division, which encompasses the Residential Design Team, I routinely have matters such as those associated with this project come my way, and I may provide procedural direction or make a simple determination. Such projects can come to my attention a number of ways, such as: from staff, from a concerned member of the public, from a project representative, from a member of the Planning Commission.

I often make dozens of such determinations over the course of a week. Case planners have discretion to make related determinations, as do other managers. If every design change to every project cycled back through RDT, the backlog issues that you've written me about under separate cover in the past would be that much more exacerbated: it would not be a manageable or acceptable process for anyone involved.

In this case, the request came from both the staff at the time (Max Seyadiputra) and the project architect. By the time the project came my way, the unaddressed issues since RDT's last review were truly minor. While exceptionally seasoned as a planner, Max was not comfortable making of fine-scale design determinations. In the meantime, he was navigating design concerns and comments from you, the RDT, the architect, and others. And the project had been around quite awhile, with improvements already negotiated. I reviewed in detail with Max the history of the project including various design directions and modifications. I had participated in some of the RDT discussions, discussed the matter with others who had history with the project's review, and visited the site (not so typical, but it's near my neighborhood and on the way to the grocery).

The characterization about my relationship to the project is not accurate. I reviewed the project and provided alternative direction that resulted in a number of refinements intended to address issues raised both by you, by others, and by the architect. Apparently this was not entirely successful in your, and your clients', views. That these changes were not satisfactory in no way suggests there was anything personal or political about the contact with the architect or the direction provided. Let me state this more emphatically: there was nothing about my review of the project that was fundamentally informed by anything but typical practices, application of the applicable design guidelines, and design judgment.

We are in the process of review of the DR request and – as always – will review with fresh eyes and careful consideration of the issues raised in the filing. This review will also be informed by other recent determinations by the Planning Commission. The primary example of this is the recent focused attention on multiple decks and – in particular, oversized roof decks in areas where that's not a typical pattern. The upper deck on this project is clearly inconsistent with these recent deliberations and decisions, and the project will be receiving that direction accordingly. You'll, of course, be apprised of this direction along with any other suggested modifications following that review.

We're glad you're comfortable with the review path Ella has identified. I'm a little confused though. You state first you are in agreement that the senior management group is where this next review should occur (per RDT's recent direction), but then call for RDT review. Regardless, the project will be coming to Coordination Lite (where I, the ZA, the Team Leader, and others will be present). I will not be recusing myself, but will be reviewing the project with others in a thoughtful and balanced manner.

We look forward to continuing to moving together through this process towards a result that – I've not doubt – will result in a better project for the neighborhood and the City. I also share your hope that remaining issues can be settled outside a hearing venue.

If you'd like to speak further, I'm available accordingly.

There is no circumstance here that could be considered exceptional or extraordinary that would suggest any DR action.

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

Many changes have been made to satisfy the DR requester including setbacks along the west elevation, setting the guardrails back 5'-0" from building edges, and making the guardrails on the roof deck out of glass. With these changes, there are no exceptional or extraordinary conditions that require taking DR. The project is consistent with the Residential Design Guidelines and despite the fact that neighbors may not like the style of the project, it will have no adverse effect on the surrounding properties.

DREFKE/SHINBORI RESIDENCE

2018 19TH STREET, SAN FRANCISCO, CA 94107



ELEVATIONarchitects

1159 Green St, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w



DREFKE/SHINBORI RESIDENCE

2018 19th Street
San Francisco, CA 94107

APP #: 2015/0204/744S R

#	date	issue
1	08.12.16	DR RDT REVISIONS

Cover Sheet

project:	14.06
drawn by:	JP
checked by:	
date:	04.09.15
scale:	

A-0.1

WALL TYPES

	EXISTING	NEW
NON-RATED WALL		
1 HOUR RATED WALL		

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFT	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
⬇	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET		
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PLY.	PLYWOOD
DIM.	DIMENSION	PTD	PAINTED
DIMS.	DIMENSIONS	RAD	RADICAL
DN	DOWN	REF	REFRIGERATOR
DWG	DRAWING	REQ.	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA.	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	RDWD	REDWOOD
ELEVATION	ELEVATION	SC	SOLID CORE
EMB.	EMBEDDED	SHTG	SHEETING
EQ	EQUAL	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	S.S.D.	SEE STRUCTURAL DWGS
FF	FINISH FLOOR	STL	STEEL
FLR	FLOOR	STL	STAINLESS STEEL
F.O.S.	FACE OF STUD	STOR	STORAGE
F.O.M.	FACE OF MASONRY	STRL	STRUCTURAL
		STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYPSPUM BOARD	TYP.	TYPICAL
GWB	GYPSPUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

PERMITS

- SITE PERMIT
- ADDENDA FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL
- ELECTRICAL, PLUMBING APPLICATION FOR PERMITS TO BE FILED SEPARATELY
- FIRE SPRINKLER PERMITS TO BE FILED SEPARATELY

APPLICABLE CODES

BUILDING: 2013 CBC
MECHANICAL: 2010 CMC
PLUMBING: 2013 CPC
ELECTRICAL: 2013 CEC
FIRE: 2013 CFC, NFPA 13
ENERGY: 2013 CEC (TITLE 24, PART 6)

SCOPE OF WORK

- NEW CONSTRUCTION OF 4-STORY RESIDENTIAL, SINGLE-FAMILY HOUSE

PLANNING DEPARTMENT NOTES

LOCATION: 2018 19TH STREET
CROSS STREETS: KANSAS AND RHODE ISLAND STREETS
BLOCK/LOT: 4030/014
ZONING: RH-2
PROPOSED BUILDING: SINGLE-FAMILY RESIDENTIAL
SETBACKS: FRONT: AVERAGE: 5'-0"
SIDE: NONE REQUIRED
REAR: 45% OF LOT

HEIGHT & BULK:
(N): BUILDING HEIGHT: 40'-X
(N) PARKING: 39'-8"
1-CAR GARAGE

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASS: R-3
OCCUPANCY SEPARATION: 1-HR BETWEEN GARAGE AND LIVING SPACE
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 STORIES

SQUARE FOOTAGE CALCULATIONS

FLOOR	NEW
1ST FLOOR	1,215 SF (476 SF GARAGE)
2ND FLOOR:	1,194 SF + 145 SF DECK
3RD FLOOR:	834 SF + 82 SF DECK
ROOF:	250 SF DECK

TOTAL: 3,243 SF + 477 SF DECK



GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS AND THE PROPERTY OWNER WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE OTHER THAN THE PROPERTY OWNER FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PROJECT TEAM

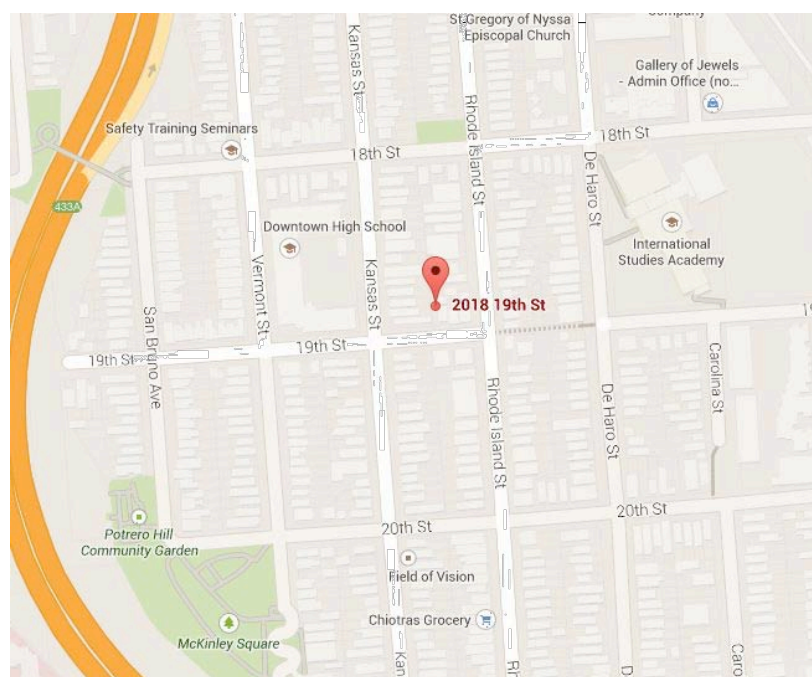
Building Owner:
Drefke/Shinbori
2099 19th Street
San Francisco, CA 94107
Contact: Kristopher Shinbori
415.824.8658
kristophershinbori@gmail.com

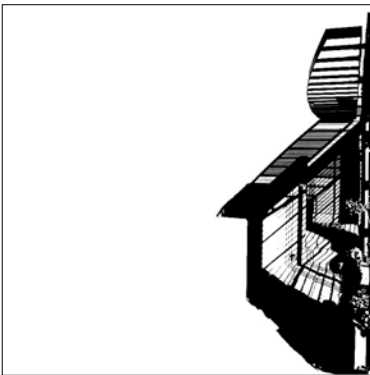
Architect / Agent:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125
jonathan@elevationarchitects.com

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VICINITY MAP

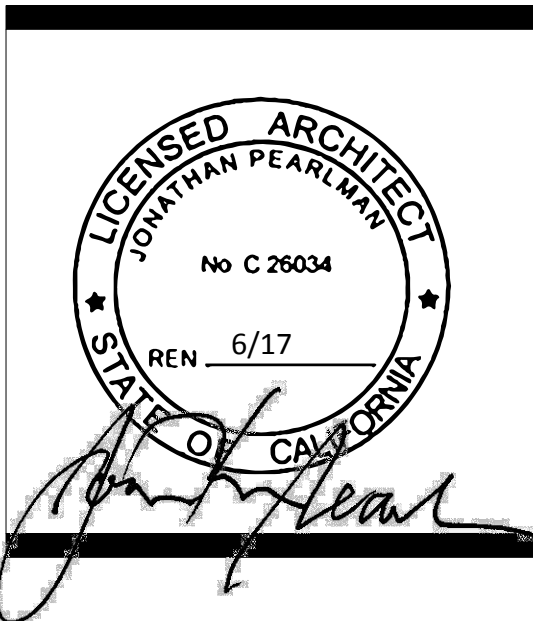




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Green Building
Site Permit Submittal

project:	14.06
drawn by:	JP
checked by:	
date:	04.09.15
scale:	

A-0.2

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name ¹	Drefke/Shinbori ResidenceBlock/Lot 4030/014		Address	2018 19th Street	
Gross Building Area	3,296 SF	Primary Occupancy	Single Family		Design Professional/Applicant: Sign & Date <i>Jonathan Pearlman</i> January 27, 2015
# of Dwelling Units	1	Height to highest occupied floor	30'-0"	Number of occupied floors	4

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 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 such tools are strongly recommended to be used.

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. This form is a summary; see San Francisco Building Code Chapter 13C 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.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

Notes

1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "new Residential Mid-Rise" column.

2) 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.

3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				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	
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					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 an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), 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		n/r		Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4		n/r				
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 SS04.2. (13C.5.106.4)		n/r See San Francisco Planning Code 155			n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)		n/r	n/r	n/r	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. (13C.5.303.1)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)		n/r	n/r		n/r	n/r
Air Filtration: Provide at least 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	n/r
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)		See CBC 1207			n/r	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 ²	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1.1)		n/r
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 SS04.2). (13C.5.106.4)		
Low-emitting vehicle and carpool parking: Provide car-sharing or low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)		
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		
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. (13C.5.504.3)		
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. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.		(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)		
Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)		
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. (13C.5.504.4.3)		
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 AND Carpet cushion must meet GRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)		
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)		
Resilient flooring systems: For 50% 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. (13C.5.504.4.6)		
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)		
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)		Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C.5.507.4)		See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)		
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 (i.e. 10% more than required by the 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 an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r

Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR KRISTOPHER SHINBORI AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.

7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

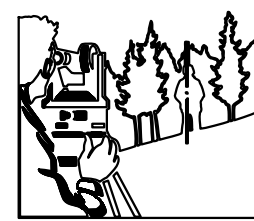
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

ADJ	ADJACENT BUILDING
ASP	ASPHALT
BK	BACK OF WALK
CL	CENTER LINE
CNC	CONCRETE
COR	CORNER
FF	FINISHED FLOOR
FL	FLOW LINE
GB	GRADE BREAK
GND	GROUND
RF	ROOF
RFP	ROOF PEAK
RFPF	ROOF PARAPET
TC	TOP OF CURB
TS	TOE OF SLOPE
TW	TOP OF WALL
—	WOODEN FENCE
—	GAS LINE
—	SANITARY SEWER LINE
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	WATER LINE
Ø	DIAMETER
EV	GAS VALVE
—	GUY WIRE
—	POWER POLE
—	SANITARY SEWER CLEAN OUT/VENT
—	SIGN
ELEV DESC	SPOT ELEVATION
—	TREE
—	WATER METER

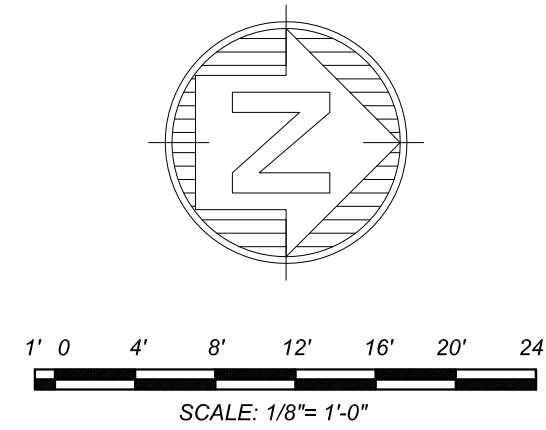
DATE:	DECEMBER, 2014	△			
SCALE:	1" = 8'	△			
DRAWN BY:	JC	△			
DRAWING NAME:	1846-14	△			
SURVEYED BY:	FTS	△			
CHECKED BY:	JC	△			
CHECKED BY:	EC	△			
	NO.	BY	DATE	REVISIONS	



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY ASSESSOR'S BLOCK 4030, LOT 014 2018 19TH STREET, SAN FRANCISCO, CA 94107

SHEET
1
OF 1 SHEETS
JOB NO.:
1846-14



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON DECEMBER 18, 2014.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

① LOT 014: RECORDED APRIL 14, 2014, DOCUMENT NUMBER 2014-J863563-00.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 19TH AND RHODE ISLAND STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.W. CORNER, + CUT ASW @ BLDG. ELEVATION = 180.341'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

WINDOW NOTE:

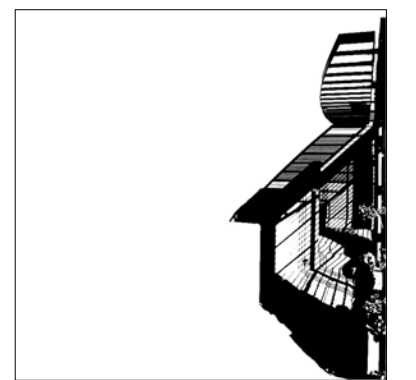
THE DEPTH OF WINDOWS SHOWN IS EXAGGERATED FOR CLARITY.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE:
FREDERICK T. SEHER, PLS
LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2016

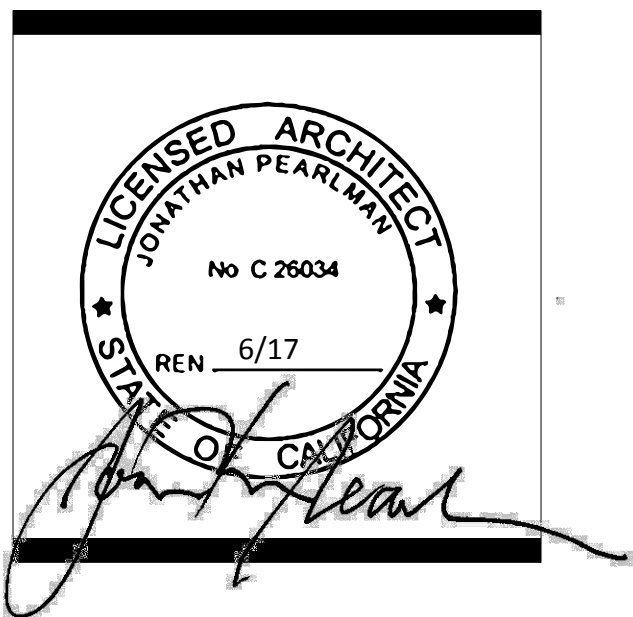
**PRELIMINARY
FOR REVIEW PURPOSES
ONLY**



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San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w



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2018 19th Street
San Francisco, CA 94107

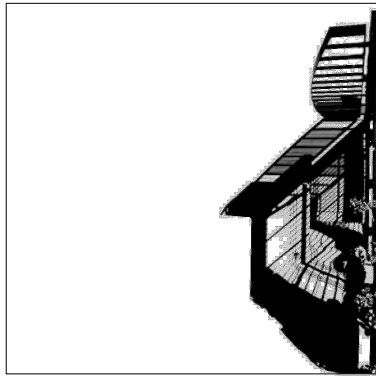
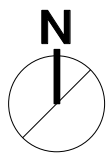
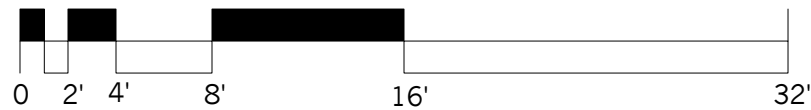
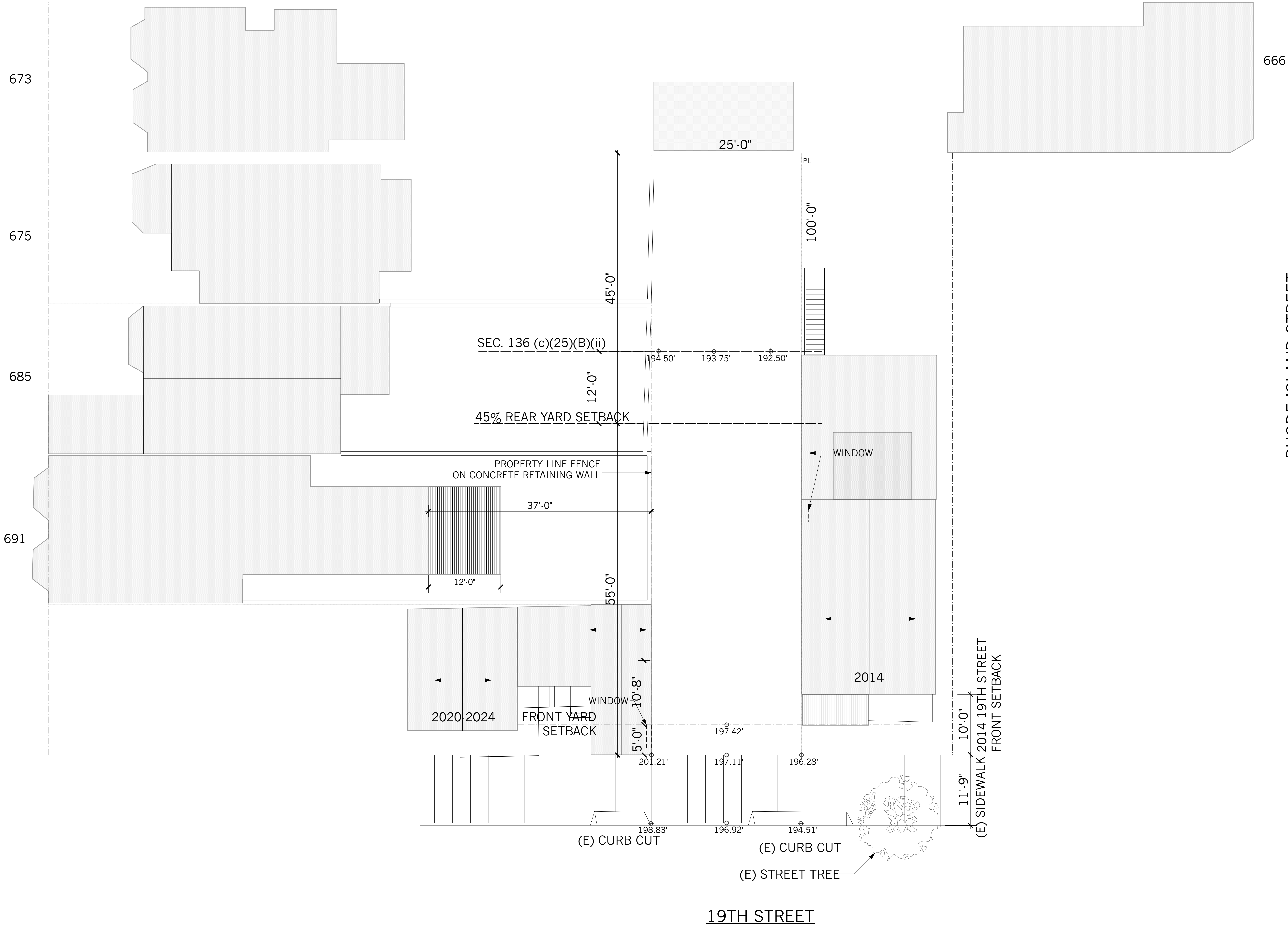
#	date	issue
1	08.12.16	DR RDT REVISIONS

Site Survey

project:	14.06
drawn by:	JP
checked by:	
date:	04.09.15
scale:	

A-0.3

KANSAS STREET



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2018 19th Street
San Francisco, CA 94107

#	date	issue
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(E) Site Plan

project:	14.06
drawn by:	JP
checked by:	
date:	04.22.16
scale:	

A-1.1

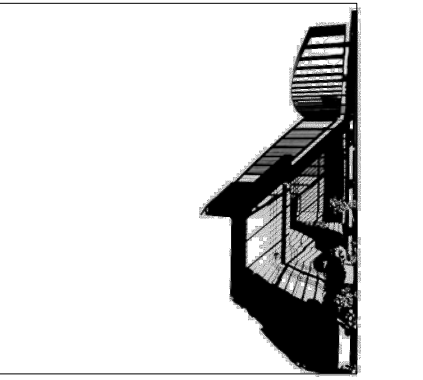
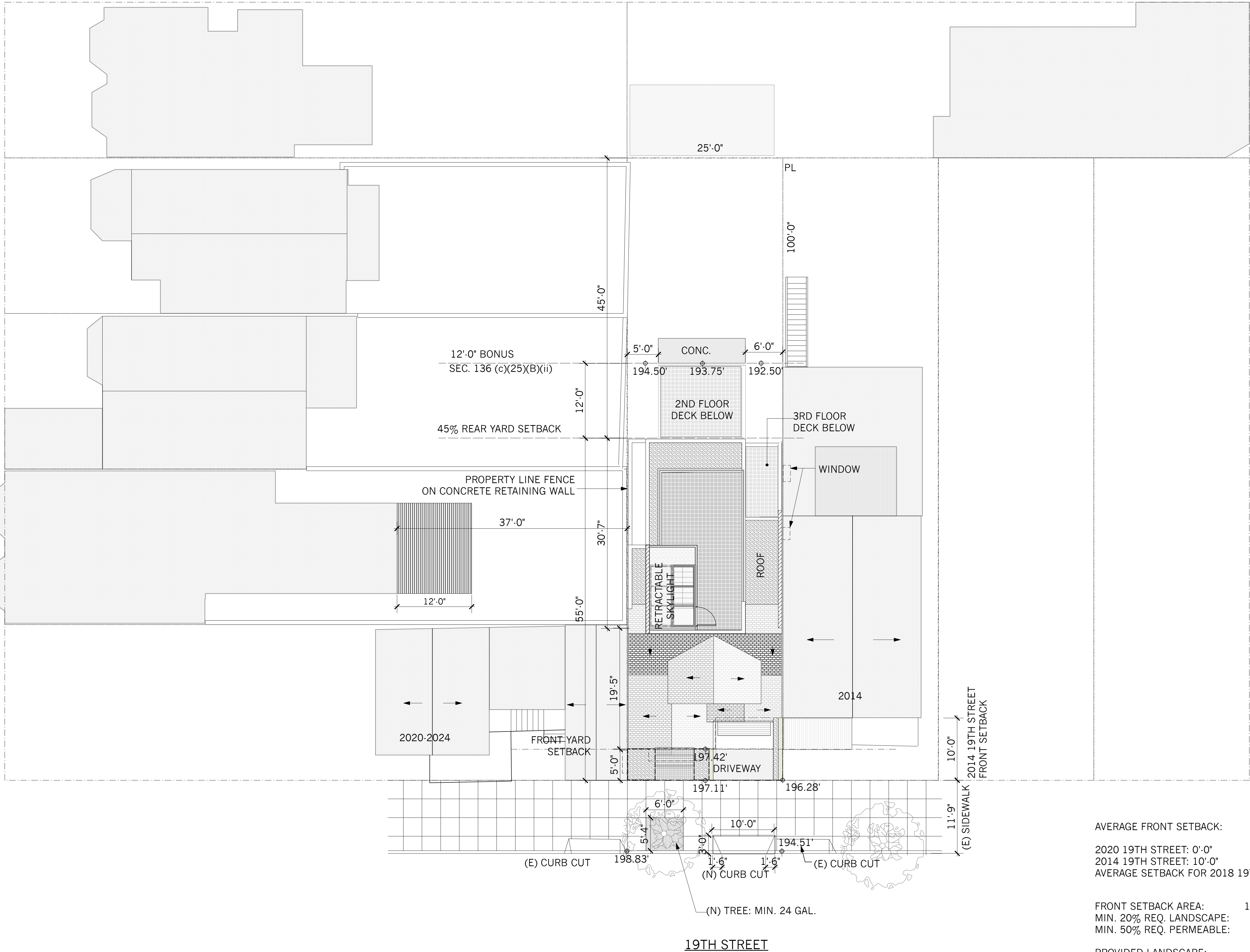
KANSAS STREET

673

675

685

691



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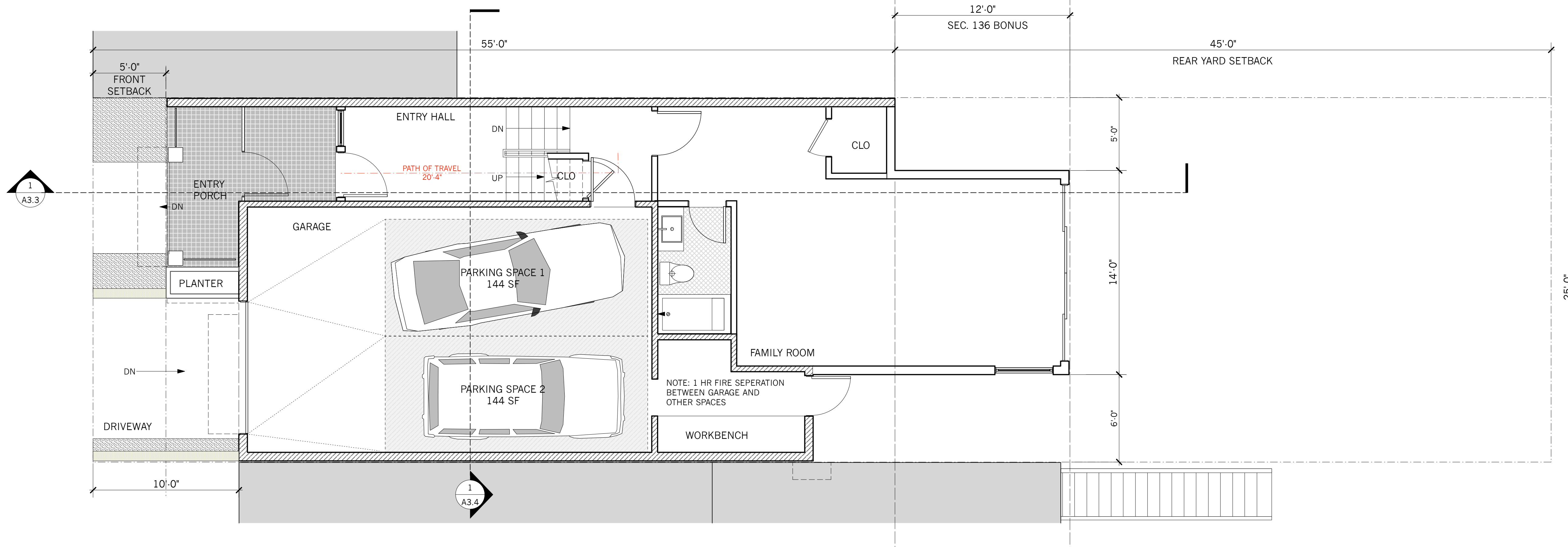
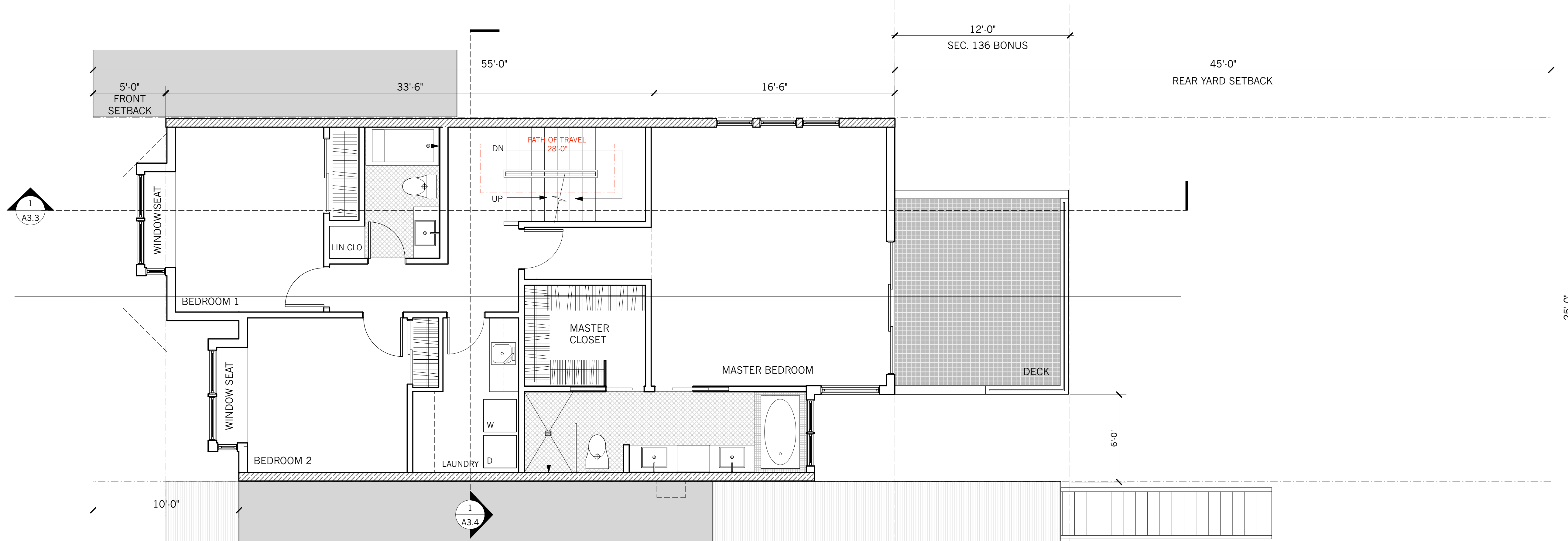
DREFKE/SHINBORI RESIDENCE
2018 19th Street
San Francisco, CA 94107

#	date	issue

(N) Site/Roof Plan

project:	14.06
drawn by:	JP
checked by:	
date:	04.22.16
scale:	

A-1.2



PATH OF TRAVEL

1ST FLR TO 2ND FLR: 24'-0"

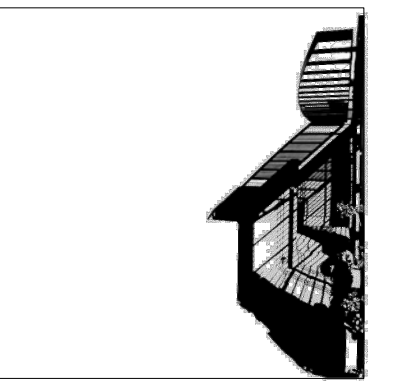
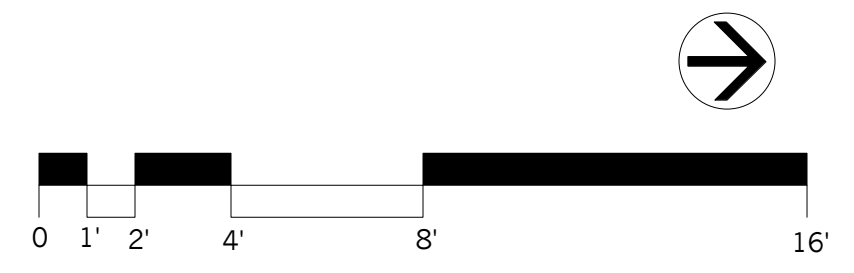
2ND FLR TO 3RD FLR: 25'-0"

3RD FLR TO ROOF: 15'-10"

FURTHEST ROOF POINT: 47'-3"

TOTAL PATH OF TRAVEL: 112'-1"

KEY	
	(N) WALL
	1 HR RATED WALL



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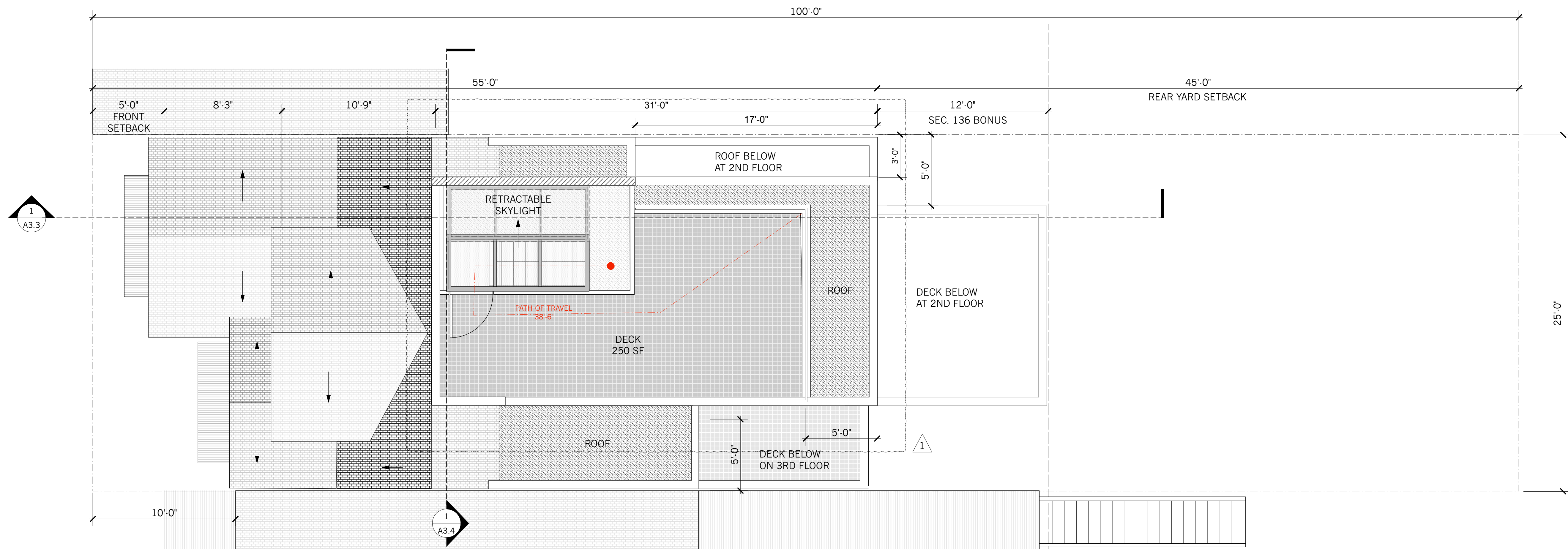
2018 19th Street
San Francisco, CA 94107

#	date	issue
1	08.12.16	DR RDT REVISIONS

Proposed Floor Plans

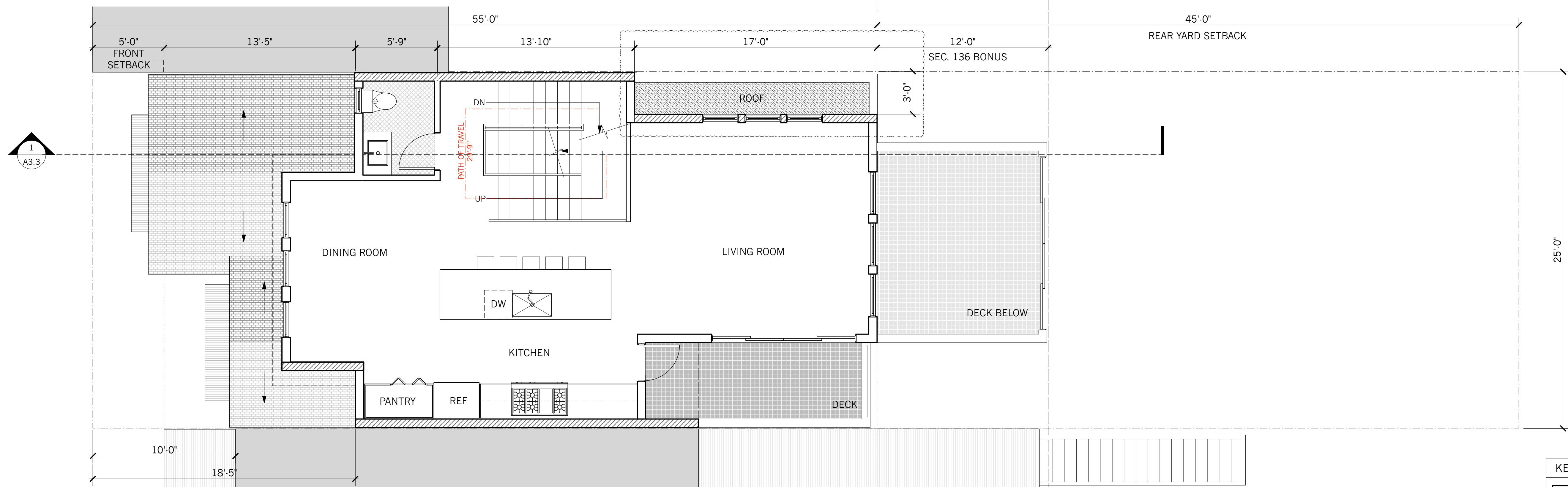
project:	14.06
drawn by:	JP
checked by:	
date:	06.22.15
scale:	

A-2.1



2 4TH FLOOR
Scale: 1/4" = 1'-0"

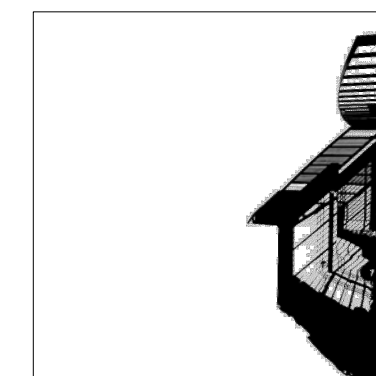
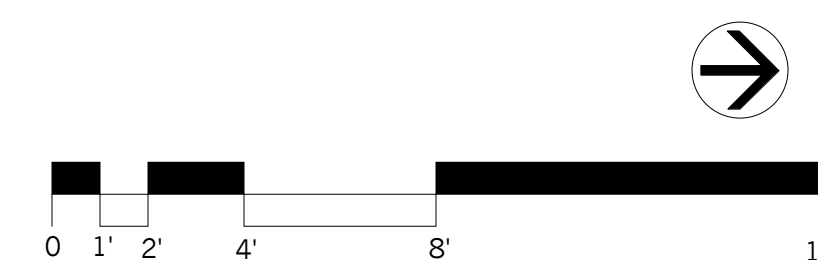
432 SF DECK



1 3RD FLOOR
Scale: 1/4" = 1'-0"

885 SF + 82 SF DECK

KEY	
	(N) WALL
	1 HR RATED WALL



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Jonathan Pearlman

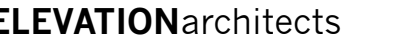
DREFKE/SHINBORI RESIDENCE
2018 19th Street
San Francisco, CA 94107

#	date	issue
1	08.12.16	DR RDT REVISIONS

Proposed Floor Plans

project:	14.06
drawn by:	JP
checked by:	
date:	06.22.15
scale:	

A-2.2

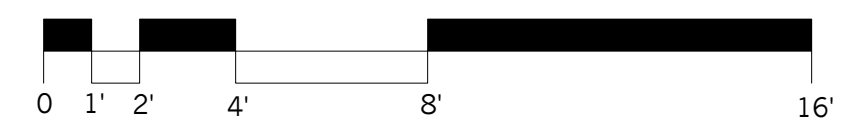


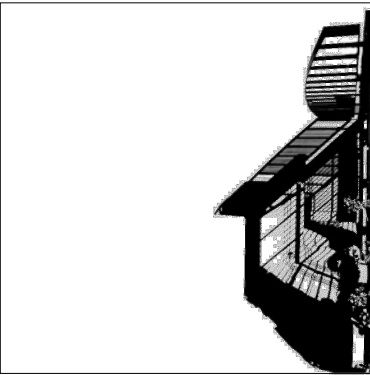
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DREFKE/SHINBOH
2018 19th Street
San Francisco, CA 94107

project:	14.06
drawn by:	JP
checked by:	
date:	04.25.16
scale:	

A-3.1

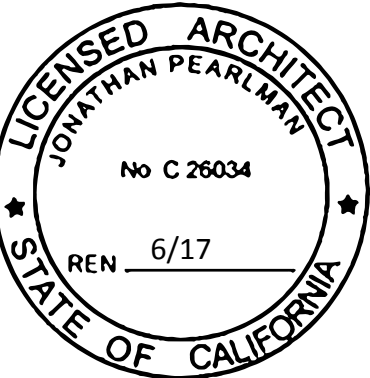




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2018 19th Street
San Francisco, CA 94107

#	date	issue
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1	08.12.16	DR RDT REVISIONS
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Exterior Elevations

project:	14.06
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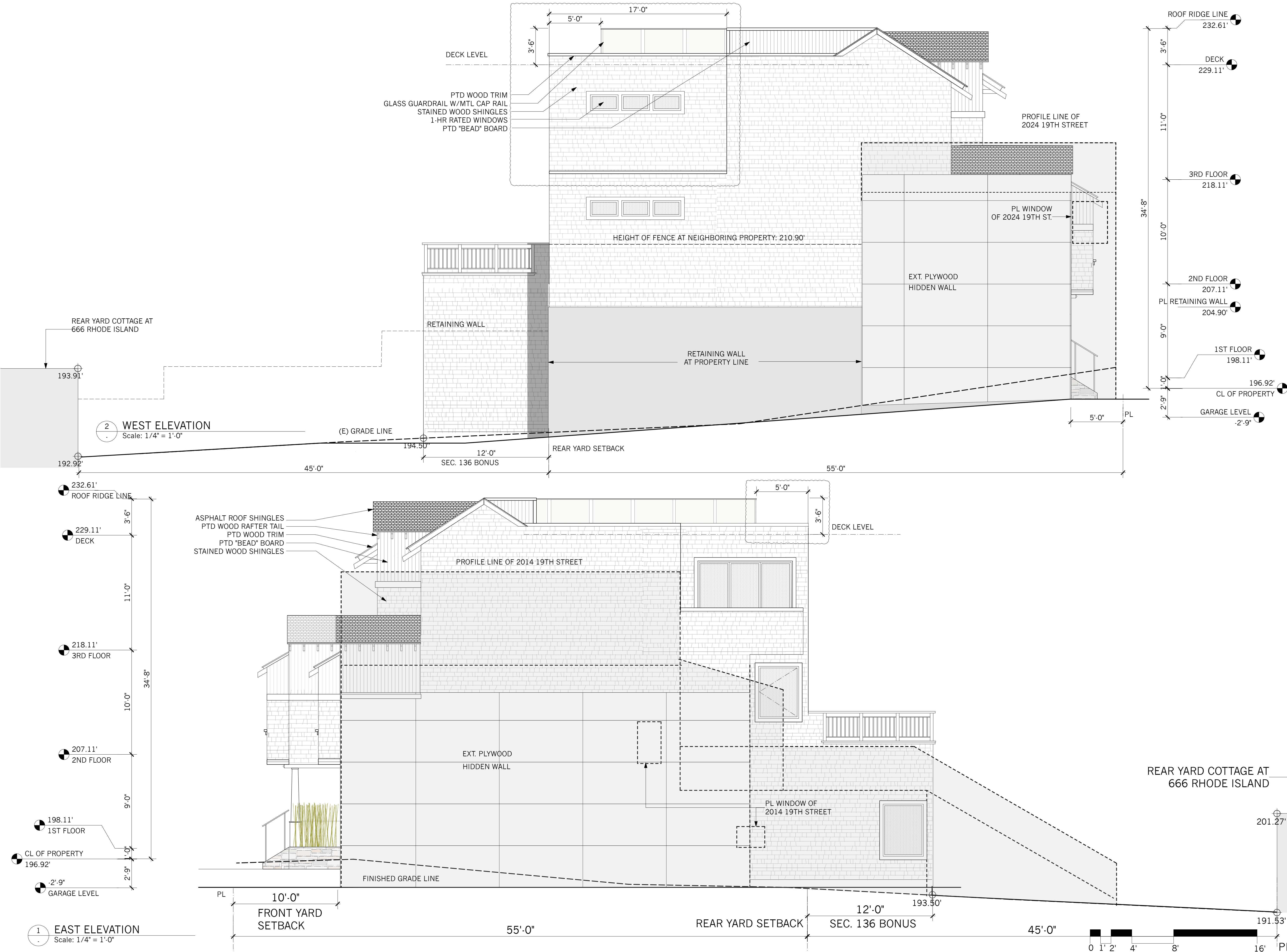
drawn by:	JP
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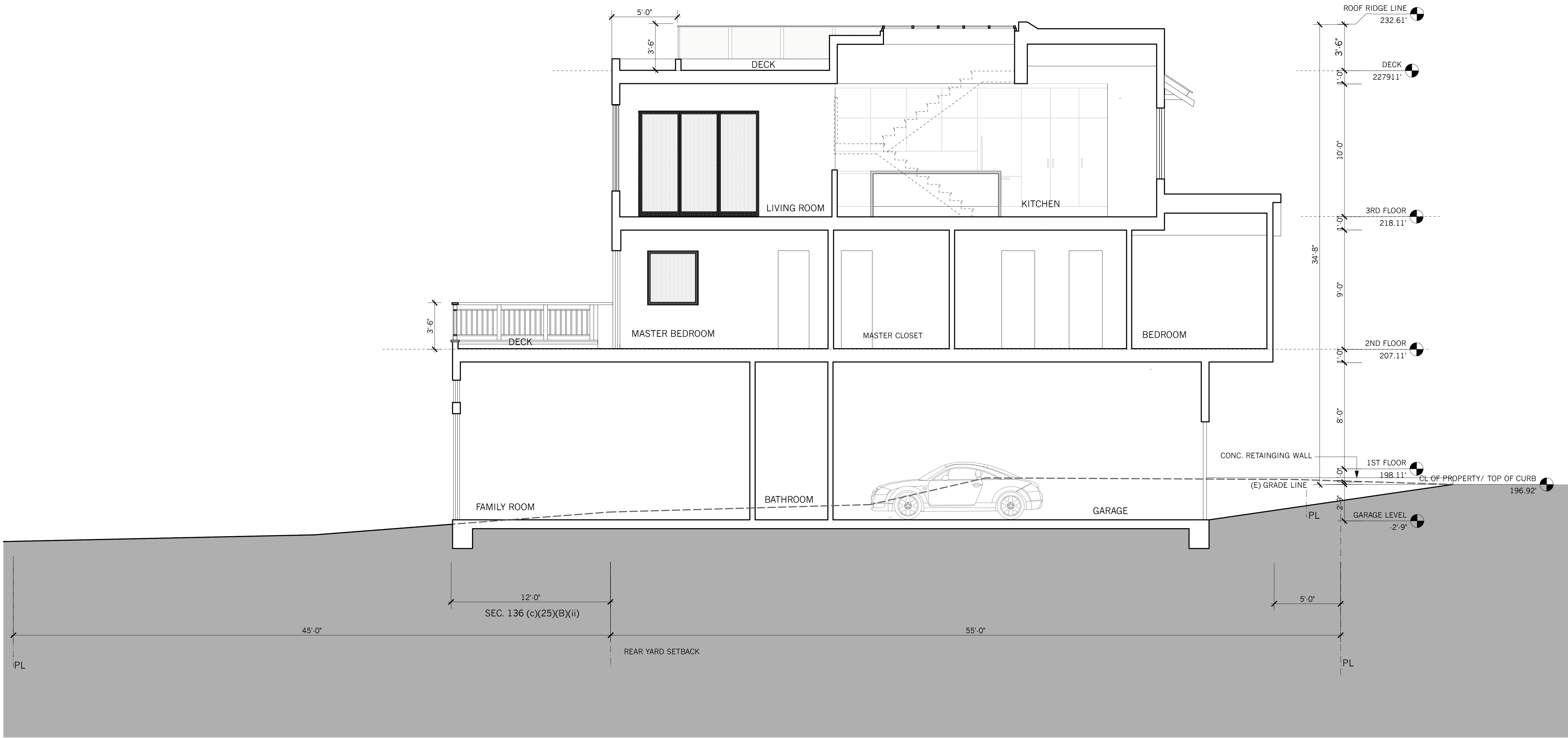
checked by:	
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date:	04.25.16
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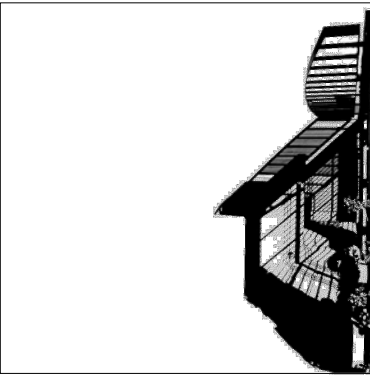
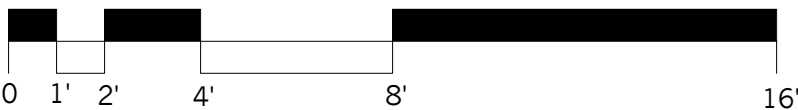
scale:	
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A-3.2





1 SECTION
Scale: 1/4" = 1'-0"



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DREFKE/SHINBORI RESIDENCE
2018 19th Street
San Francisco, CA 94107

#	date	issue
1	08.12.16	DR RDT REVISIONS

Building Section

project:	14.06
drawn by:	JP
checked by:	
date:	04.25.16
scale:	

A-3.3



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="margin-left: 40px;">b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p style="font-size: small;">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p style="font-size: small;">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.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp: