



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JUNE 16, 2016

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: June 6, 2016
Case No.: 2015-002131DRP
Project Address: 11 SURREY STREET
Permit Application: 2015.02.17.8442
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6741/018
Project Sponsor: Christian Dauer
ChrDAUER Architects
1 Arkansas Street D2
San Francisco, CA 94107
Staff Contact: Natalia Kwiatkowska – (415) 575-9185
natalia.kwiatkowska@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal consists of a two-story horizontal addition at the rear of the existing two-story, single-family dwelling. The existing building depth is 40 feet and will increase by approximately 10 feet, 6 inches. The existing building is set back 52 feet from the rear property line, and the proposed addition will have a setback of 16 feet, 6 inches. The overall height will increase from 14 feet, 6 inches by approximately 2 feet. The number of stories of the building will not increase as part of this project.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Surrey Street between Diamond and Castro Streets in the Glen Park neighborhood. The subject parcel measures approximately 25 feet wide by 92 feet deep with an area of 2,300 square feet. The lot contains a two-story, single-family dwelling constructed in 1910.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Glen Park neighborhood is characterized by two- to three-story, single- and two-family residential buildings. The DR requestor's house is a similar two-story, downsloping building constructed in 1910 and located directly west of the subject property side lot line, at 13 Surrey Street.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 19, 2016 – February 18, 2016	February 18, 2016	June 16, 2016	119 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 6, 2016	June 6, 2016	10 days
Mailed Notice	10 days	June 6, 2016	June 6, 2016	10 days

PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Joan Duffy, owner of 13 Surrey Street, adjacent to the west side property line of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated February 18, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 29, 2016.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project and DR Request on March 31, 2016, and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The proposed two-story rear addition does not adversely affect the mid-block open space, nor does it create any unusual light or privacy effects on the adjacent property. The project is consistent with the Residential Design Guidelines. Property values are not addressed in the Residential Design Guidelines.

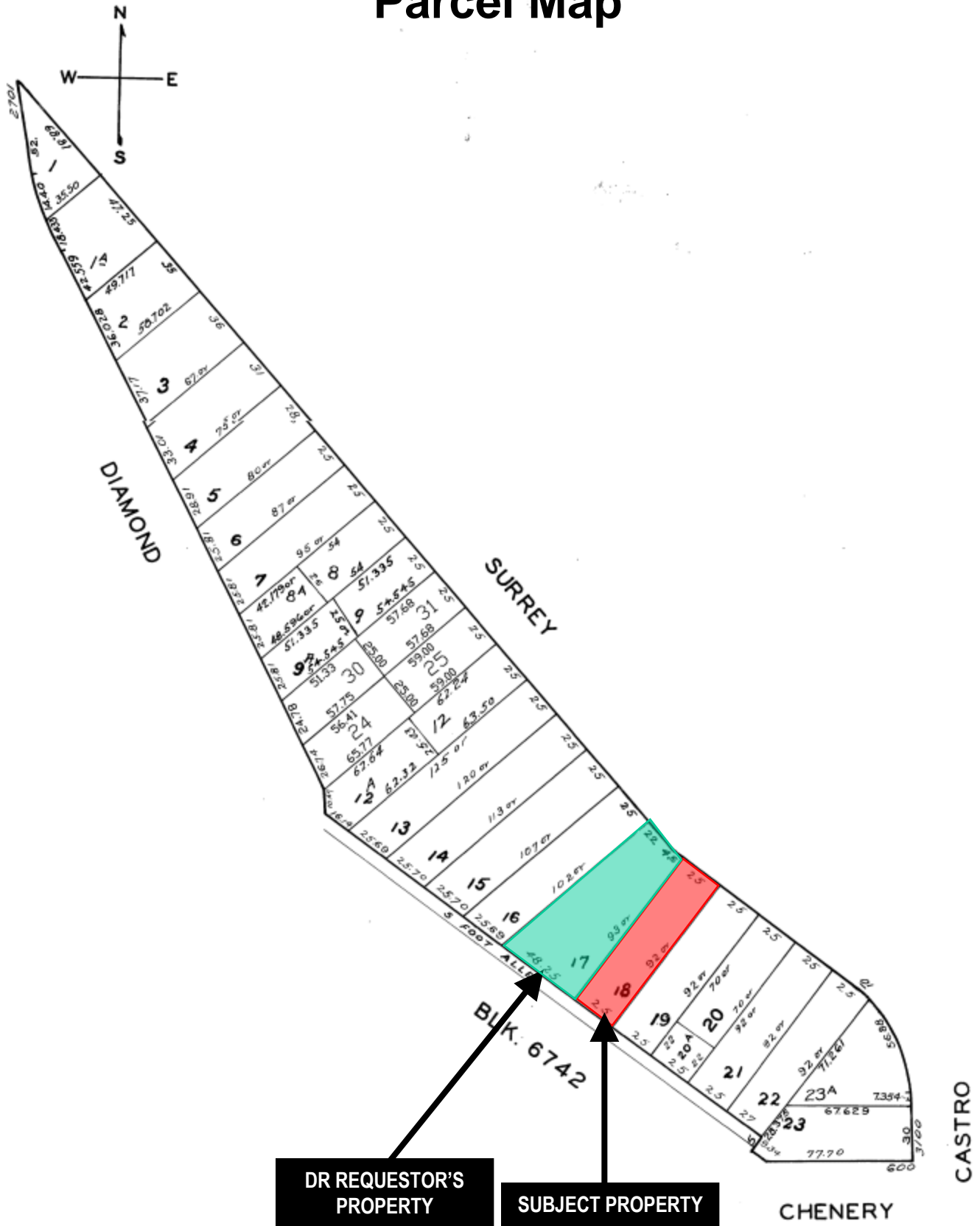
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photograph
- CEQA Determination
- Section 311 Notice
- DR Notice
- DR Application
- Response to DR Application dated March 29, 2016
- Project Sponsor Submittal, including:
 - Sponsor's Brief
 - Letters of Support
 - Reduced Plans

Parcel Map



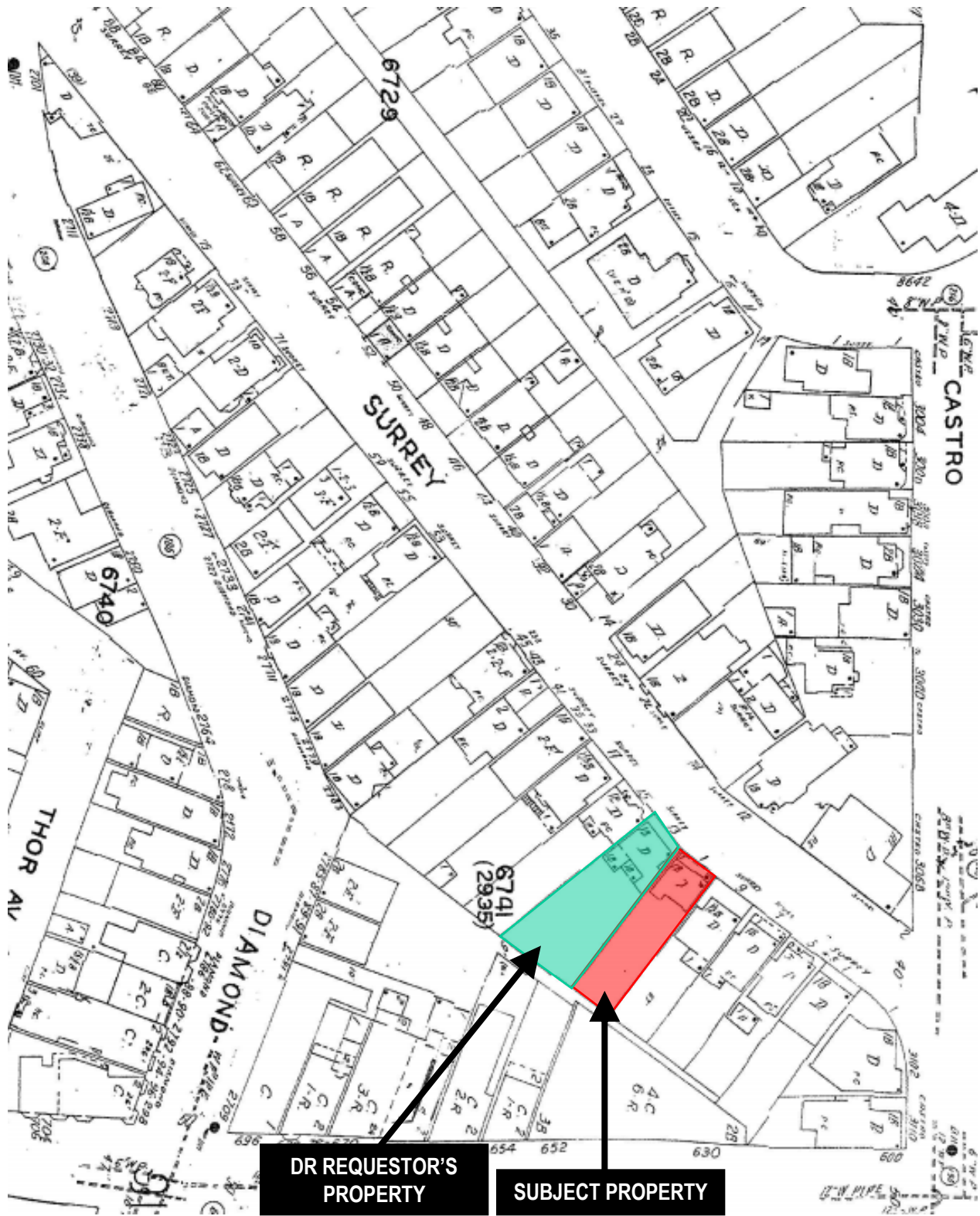
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Sanborn Map*

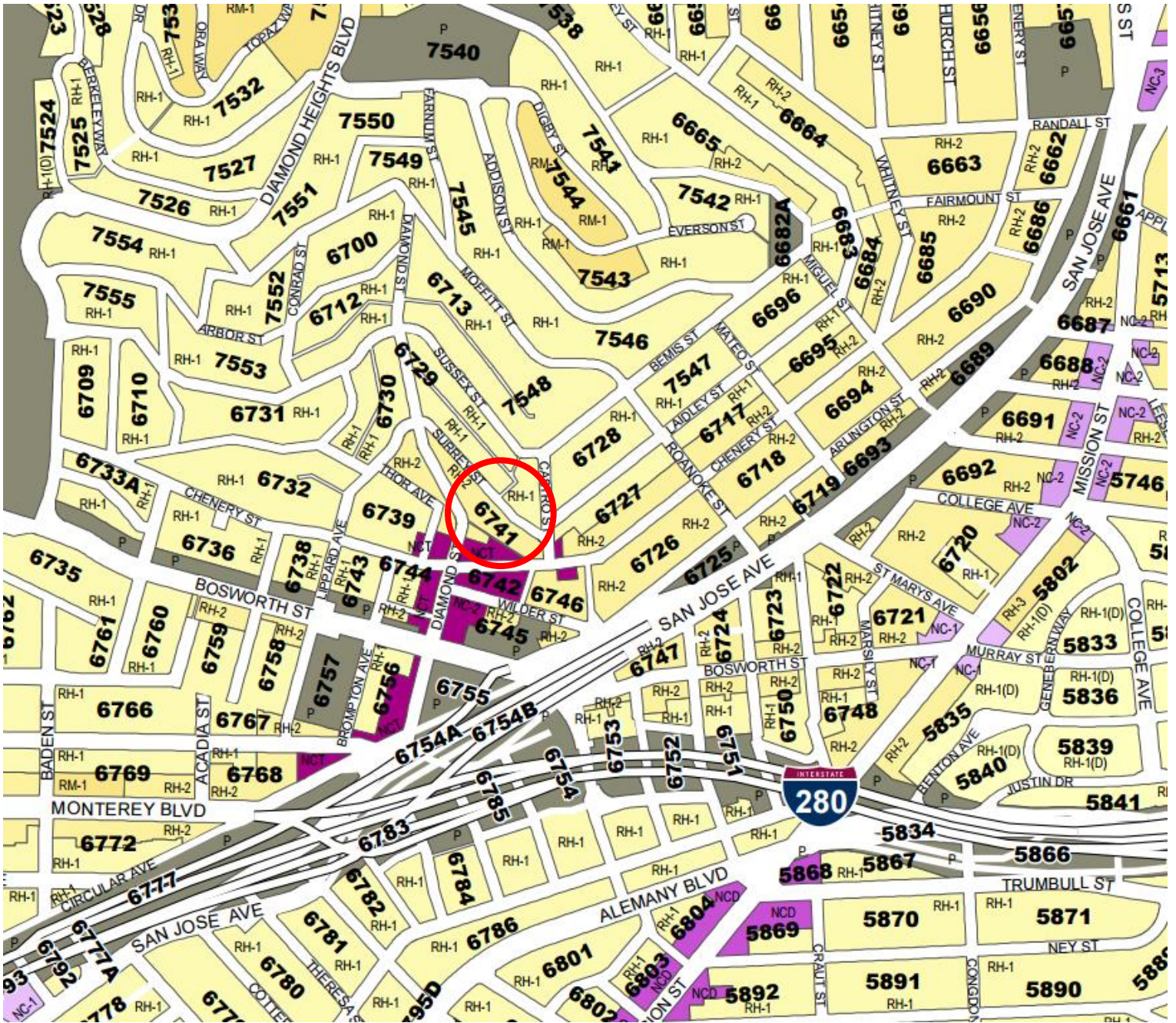


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Aerial Photo



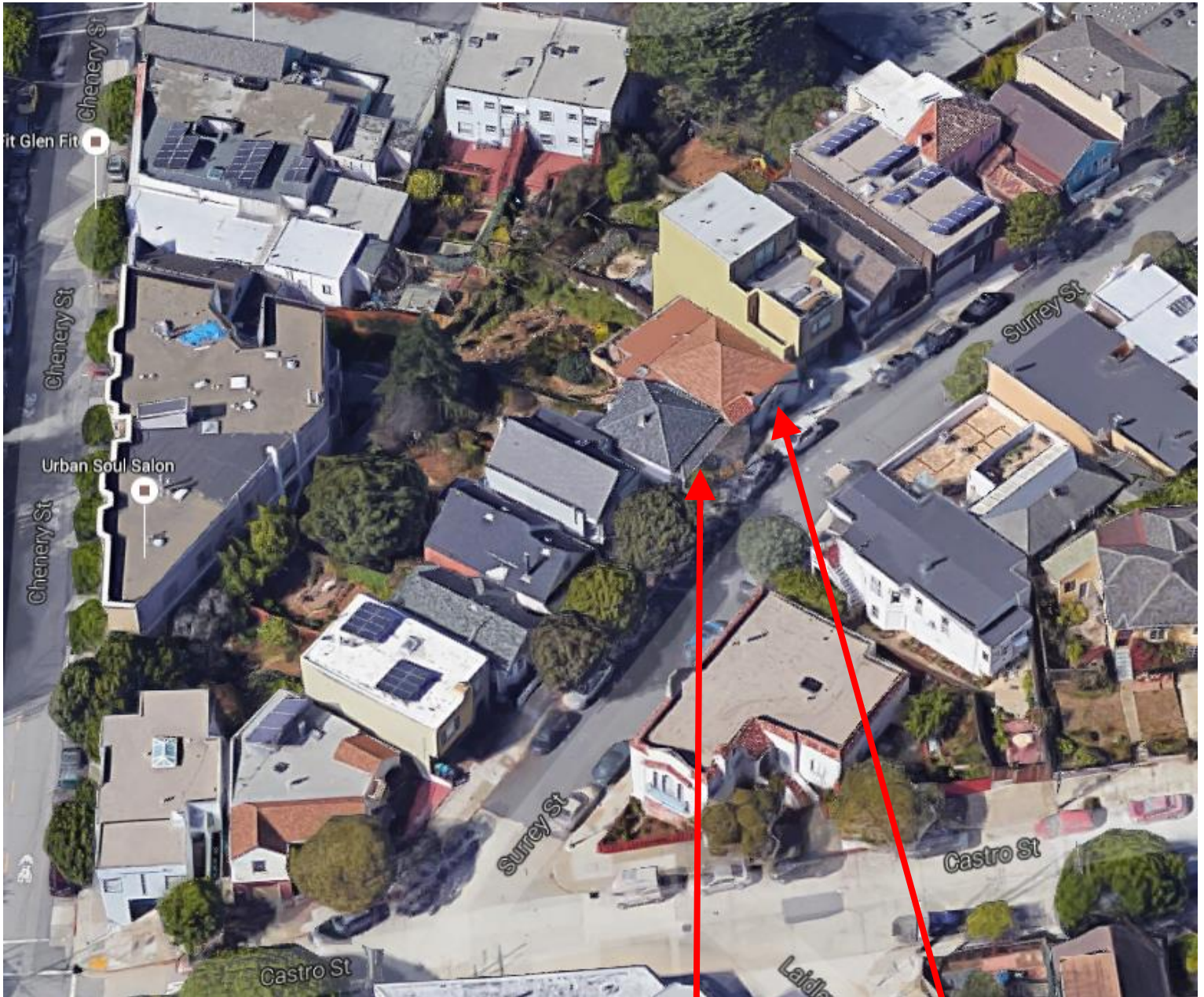
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2015-002131DRP
11 Surrey Street

Site Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
11 Surrey Street		6741/018	
Case No.	Permit No.	Plans Dated	
2015-003133ENV		2/12/2015, 7/27/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" 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.			
Partial demolition of an existing single-family home to accommodate the horizontal expansion of first and second floors. Alterations include repair of front railing and trim with in-kind materials and new aluminum clad windows and doors on rear and side facades.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<p>8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):</p> <p>Project consists of a non-visible rear addition, including a 6" notch indicating footprint of the original building on east elevation, and in-kind replacement of portions of front deck railing; other front facade character defining features to remain including windows, front door, window and door surrounds, front porch roof brackets, and portions of front porch baluster per plans dated 7/27/2015.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</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 checked="" 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: Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.08.31 16:44:28 -0700</small></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 (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Allison Vanderslice</p>	<p>Signature: Allison K. Vanderslice</p>
	<p>Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><small>Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.08.31 16:44:28 -0700</small></p>
<p>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>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>		

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 CATEX FORM	

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:



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 17, 2015**, the Applicant named below filed Building Permit Application No. **2015.02.17.8442** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	11 Surrey Street	Applicant:	Christian Dauer
Cross Street(s):	Castro & Diamond Streets	Address:	1 Arkansas Street D2
Block/Lot No.:	6741/018	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 431-5518

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setback (East)	+/- 2 feet	No Change
Side Setback (West)	None	No Change
Building Depth	+/- 40 feet	+/- 50 feet 6 inches
Rear Yard	+/- 52 feet	+/- 41 feet 6 inches
Building Height	+/- 14 feet 6 inches	+/- 16 feet 6 inches
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
The project includes partial demolition of the existing building, an expansion of the first and second floors at the rear of the existing building, and minor front façade changes.		
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: Natalia Kwiatkowska
 Telephone: (415) 575-9185
 E-mail: natalia.kwiatkowska@sfgov.org

Notice Date: 1/19/16
 Expiration Date: 2/18/16

中文詢問請電: (415) 575-9010

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

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.



**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, June 16, 2016**
 Time: **Not before 12:00 PM (noon)**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Discretionary Review**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 11 Surrey Street	Case No.: 2015-002131DRP
Cross Street(s): Diamond & Castro St	Building Permit: 2015.02.17.8442
Block /Lot No.: 6741 / 018	Applicant: Christian Dauer
Zoning District(s): RH-2 / 40-X	Telephone: (415) 431-5518
Area Plan: N/A	E-Mail: chr@chrdauer.com

PROJECT DESCRIPTION

The Request is a for a Discretionary Review of Building Permit Application No. 2015.02.17.8442 proposing construction of a two-story horizontal rear extension to a two-story, single-family dwelling.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Natalia Kwiatkowska** Telephone: **(415) 575-9185** E-Mail: natalia.kwiatkowska@sgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

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

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

JOAN DUFFY

DR APPLICANT'S ADDRESS:

1893 DIAMOND ST., S.F., CA 94131

ZIP CODE:

TELEPHONE:

(415) 824-4561

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

KIRK (OWNER) CHRISTIAN DAUER - ARCHITECT

ADDRESS:

ZIP CODE:

TELEPHONE:

11 SURREY ST, S.F. CA 94131

(415) 431-5518

CONTACT FOR DR APPLICATION:

Same as Above CHRISTIAN DAUER

ADDRESS:

ZIP CODE:

TELEPHONE:

1 ARKANSAS ST. D2 S.F. CA 94107

(415) 431-5518

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

11 SURREY ST. S.F. CA

ZIP CODE:

94131

CROSS STREETS:

Casteo & Diamond

ASSESSORS BLOCK/LOT:

6741 1018

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH2/40X

HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

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

Present or Previous Use:

Proposed Use:

Building Permit Application No.

2015.02.17.8442

Date Filed:

2/17/15

4. Actions Prior to a Discretionary Review Request

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

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

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

Side deck Added to 2nd Floor for more light
Still blocking light to lower level. And deck would
look into den/ computer area (see photos)
We have had 2 meetings at 11 Surrey,
and several phone calls.
Last meeting was 2/11/16.

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.

NATURAL LIGHT (ESPECIALLY LOWER UNIT) WOULD BE GREATLY AFFECTED.
MY PROPERTY WOULD BE IN A TUNNEL, AND MY PROPERTY VALUE WOULD BE GREATLY AFFECTED

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:

AS FAR AS I KNOW, ONLY MY PROPERTY WOULD BE AFFECTED

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?

I HAVE SUGGESTED THAT THEY BUILD UP.

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:

Joan Duffy

Date:

2/12/16

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

JOAN DUFFY - OWNER

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

- NOTES:
- Required Material.
 - Optional Material.
 - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only
Application received by Planning Department:

By: *M. Corrette*

RECEIVED
FEB 18 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.L.C.

RECEIVED

January 28, 2016

FEB 12 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

To San Francisco Planning Department

I am writing this letter in regards to the notice I received for a building permit application of 11 Surrey Street. I am the property owner of 13 Surrey Street.

I had a meeting with the owners and architect of 11 Surrey Street on February 10, 2015.

At that time I stated since my other neighbor on the right side had already built way beyond the back of my house (at the time said he would not) I would in effect be in a tunnel without natural light at the rear of my home. I believe there is still a sunshine law in effect.

I explained my plight to them and suggested they could build up and still the back could be kept at its present state.

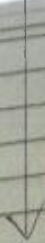
I do not understand why they should be able to make improvements to their home while devaluating my property, which would be at the end of a dark tunnel between two other properties.

Thank you

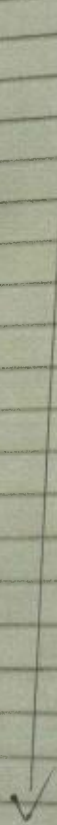
Joan Duffy 13 Surrey St.

Joan Duffy

City Approved
15 SURREY ST.



13 SURREY



11 SURREY



13 SURREY



15 SURREY





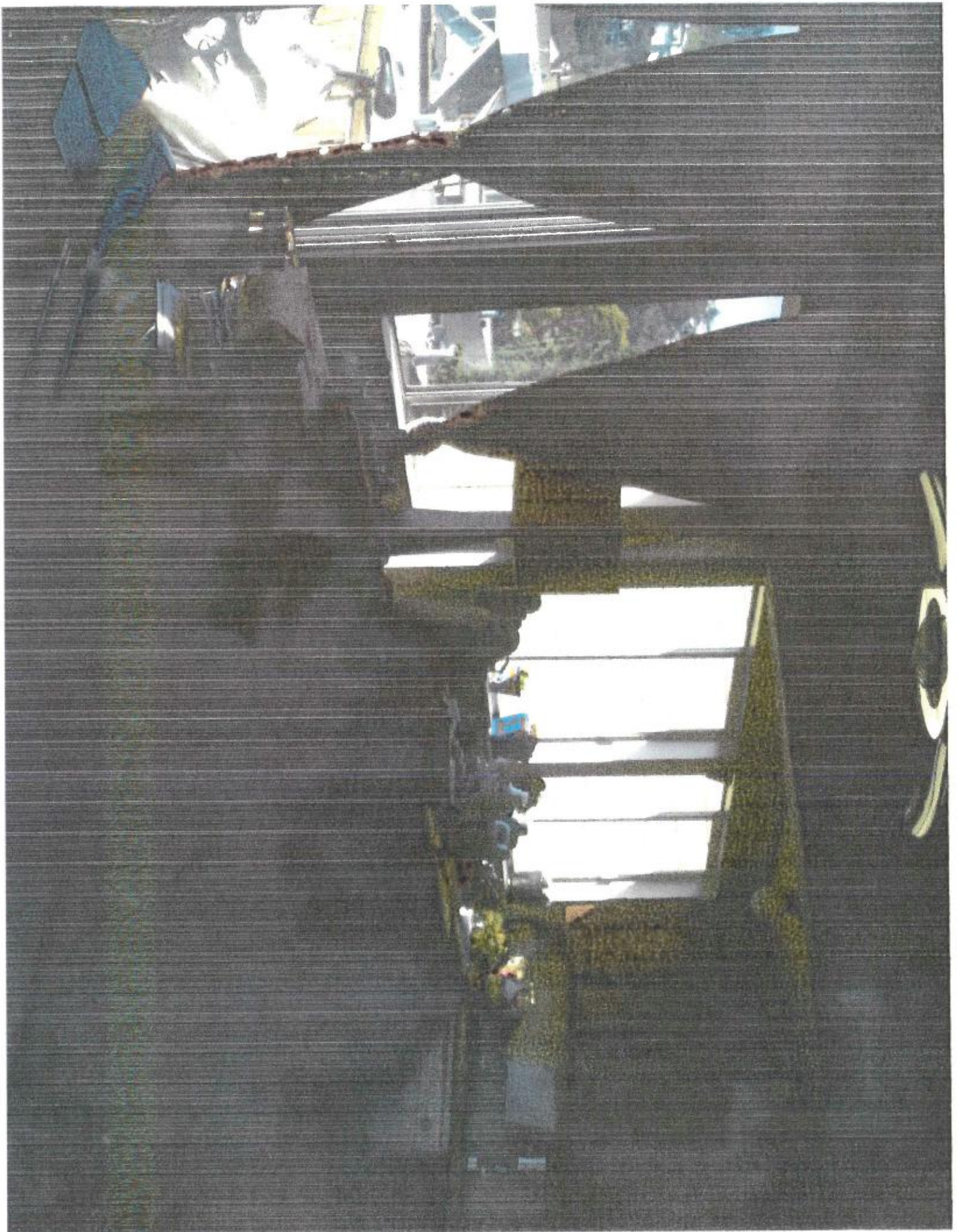


Side window 13 Surrey
Light would be blocked

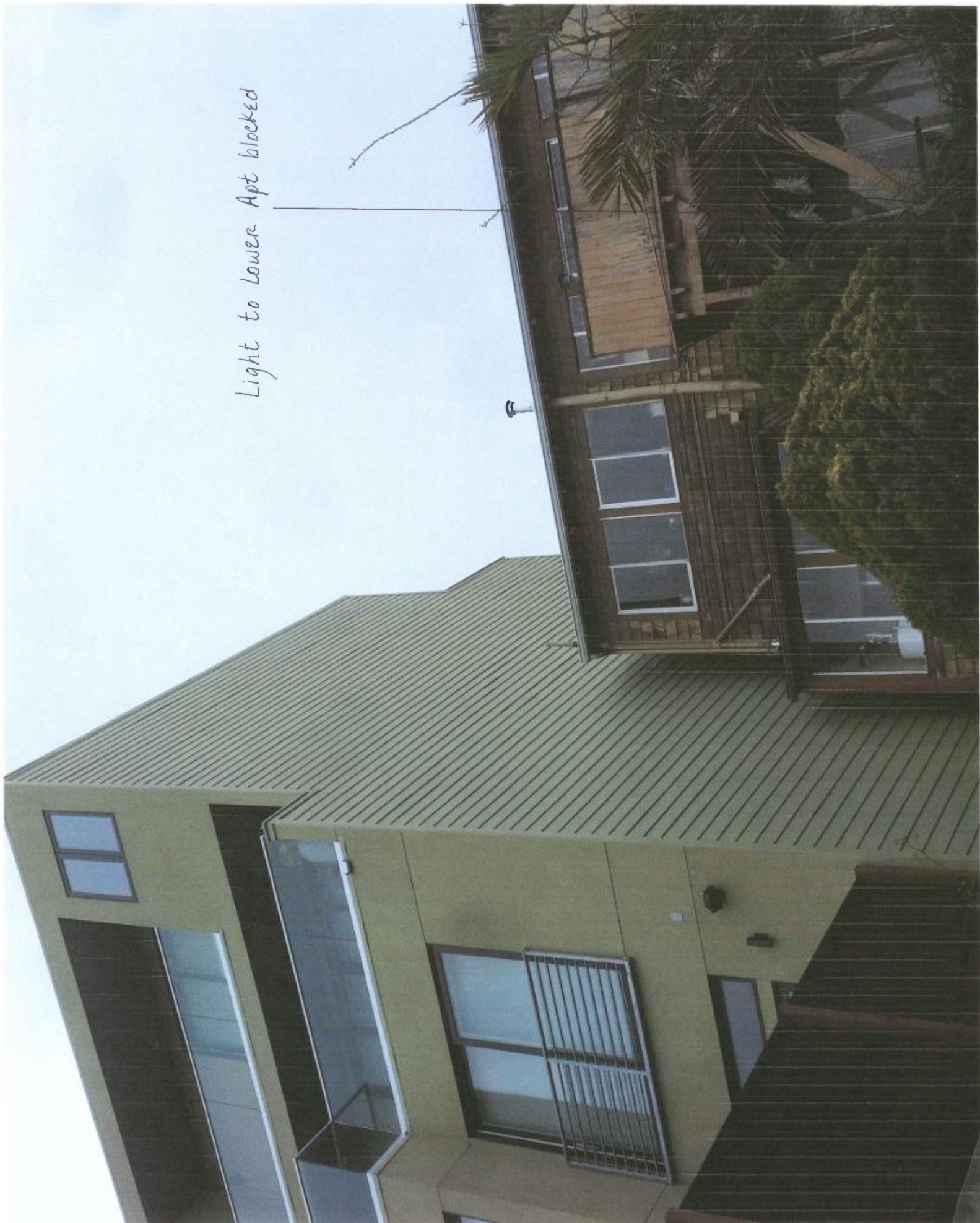




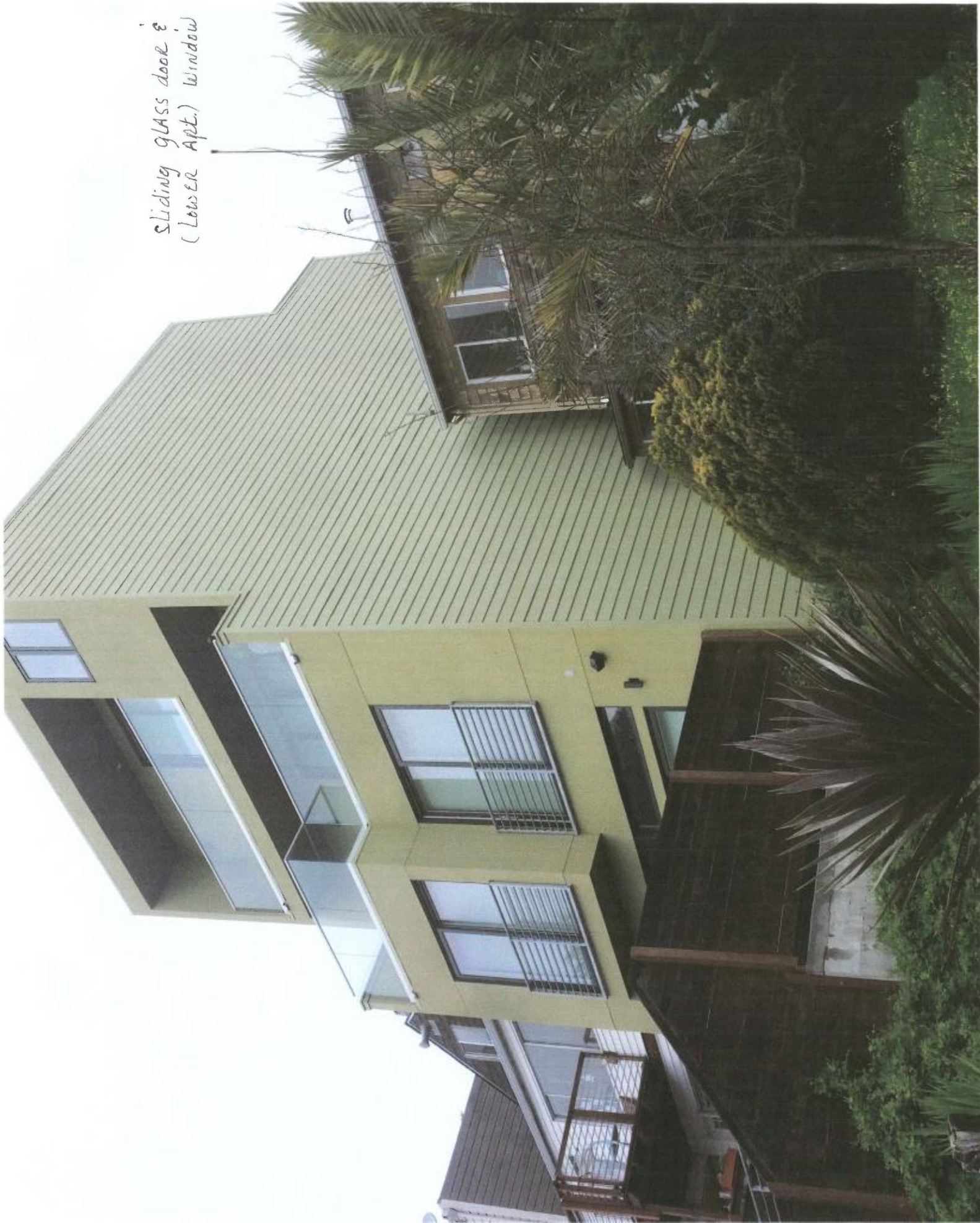


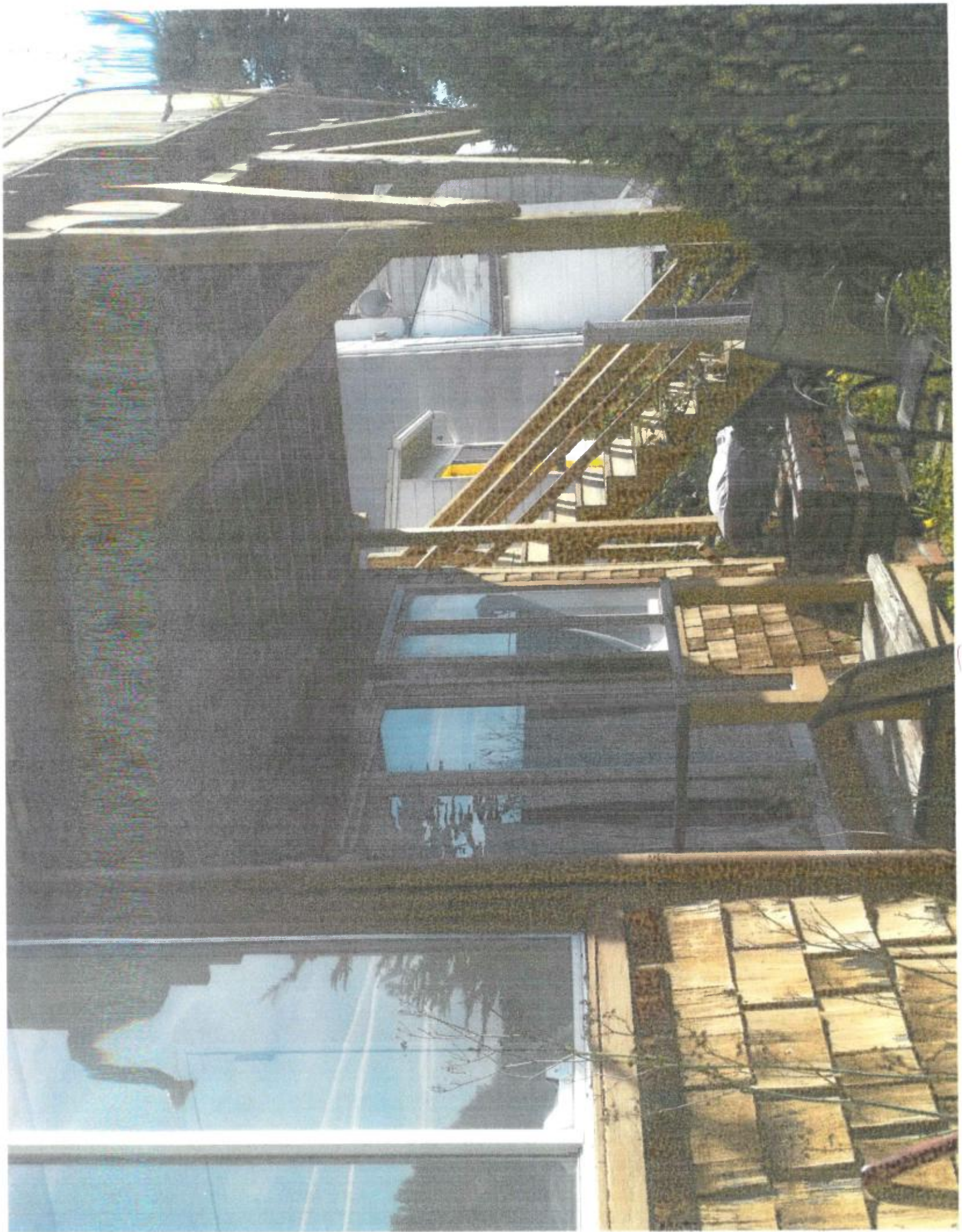


Light to lower Apt blocked



Sliding glass door &
(Lower Apt.) window





RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



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.

REUBEN, JUNIUS & ROSE, LLP

June 2, 2016

By Email

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

**Re: 11 Surrey Street
Brief in Opposition to Discretionary Review Request
Planning Case Number: 2015-002131DRP
Hearing Date: June 16, 2016
Our File No.: 10253.01**

Dear President Fong and Commissioners:

Our office represents Kurt Dammermann and Suzanne Walsh (the “**Owners**”), who own and live at the property located at 11 Surrey Street in Glen Park (the “**Property**”). The Owners want to stay in Glen Park and raise their soon-to-be teenage daughter in their home, but at 939 square-feet, the house, with two small bedrooms and one bathroom, is too small to comfortably accommodate the family. Therefore, the Owners propose to construct a modest 723 square-foot rear addition, adding one bedroom and two bathrooms, and reconfigure the house to create a more functional home for the family (the “**Project**”). Although the Project is two stories at the rear, because of the slope of the lot, it will not be visible from the streetfront, protecting the Property’s historic front façade, including its small scope and gabled roof, as directed by the Planning Department.

The Owners have been sensitive to the neighborhood in crafting the Project, proposing a small addition that is compatible with adjacent properties and the neighborhood at large. They replaced living space at the southwest corner of the addition with a terrace to limit the impact on light and air to the rental property at 13 Surrey Street that is owned by the DR Requestor – although the light and air impacts are minimal given the small scale of the addition and the separation between 11 Surrey and 13 Surrey. There are two windows at 13 Surrey Street that face the 11 Surrey Street addition. The lower window is approximately 4’8” from the addition and the upper window is approximately 8’6” from the addition. Most shadow to the lower window is caused by the DR Requestor’s own stairs and tree. There will be a small amount of shadow on the upper window on only some days of the year, with all shadow gone before noon on even the greatest shadow day. The Project also protects light and air to adjacent properties by preserving a 45% rear yard.

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

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

One Bush Street, Suite 600
San Francisco, CA 94104

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

www.reubenlaw.com

Apart from the DR Requestor, who does not live in the neighborhood, the Project has significant neighborhood support. Nineteen neighbors have submitted support letters, attached as **Exhibit A**. Neighbors recognize that the Project proposes the minimum size necessary to create a modern, usable single-family home, while preserving the Surrey streetfront.

A. Property and Project Overview

11 Surrey Street is a small house on a lot that slopes steeply towards the south away from the street. The block contains a mix of one-story and two-story homes at the street and an additional story towards the rear, with a variety of architectural styles. 11 Surrey Street is currently only 939 square-feet, and has two small bedrooms, one bathroom, and a very small living space. It also has an awkward layout, with the dining room and kitchen on the first floor below street level and the living room on the second floor at street level, which also limits the Property's usefulness for modern single-family living. The Project proposes to create a usable single-family home by adding a small addition at the rear on the first and second floors (maintaining the single story at the streetfront) and reconfiguring the house. The addition will add 723 square-feet of space. The building will be converted to a three-bedroom, three-bathroom home, with the new bedrooms and bathrooms kept as small as possible. At the request of the Planning Department after historic review, the addition is limited to the rear of the home and preserves the front facade.

The proposed first floor of the home will contain a moderately-sized master bedroom and master bath, a smaller bedroom and bathroom and laundry room, as well as storage and necessary circulation space. The second floor will contain a moderately-sized living room, dining room and kitchen, as well as a small bedroom, bathroom mud room and pantry. No parking is proposed. Together, the changes create a modest, but much more usable, single-family home. The DR Requestor has asked the Owners to build up rather than back, but that proposal is not acceptable to the City, which seeks to protect the front facade of the building.

The DR Requestor's house is oriented away from 11 Surrey Street towards the southwest, minimizing any potential impact on light and air to her property. In addition, 13 Surrey Street has only two windows facing the addition, and there is, and will remain, significant separation between the buildings. The DR Requestor has stated that the Project blocks light to the window in the lower level, but her own deck and stairs and the large tree in her rear yard are the cause of most of the shadowing. Shadow from the addition will touch one upper level window for a short time on the longest shadow day of the year, but all shadow will be gone from the home before noon, with no new shadow on the house for much of the year.

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B. Neighborhood Outreach

Throughout the entitlement process, the Owners have strived to design a project that provides a livable, modern single family home, while also fulfilling the aesthetic and design considerations of the neighborhood and Planning Department. As part of the process, the Owners and their team have conducted multiple meetings with neighbors. In order to protect the light and air to 13 Surrey Street, Owners replaced living space in the rear southwest portion of the addition with a terrace. The DR Requestor has asked that the Owners build up instead of back, but that is a proposal not supported by the Planning Department. As discussed above, apart from the DR Requestor, the Project, which preserves the character of the home and streetfront, enjoys significant support from the neighborhood.

C. Consistency with Residential Design Guidelines

The Project is consistent with, and fulfills the goals of, the Residential Design Guidelines, as follows:

1. Building Scale and Form

Design the height and depth of the building to be compatible with the existing building scale at the Street (RDG, Page 24).

The Project is compatible with the height and depth of the surrounding buildings. The block contains a mix of one and two story buildings at the streetfront. 11 Surrey Street is smaller than most, at only 15 feet to the rooftop at the street level, far below the 40-foot height limit for the Property. The addition maintains this small scale at the street. The Project is also compatible with the depth of the buildings in the area. It maintains a 45% rear setback compatible with surrounding properties and maintains the existing pattern of mid-block open space. To mitigate light impacts on the DR Requestor's property at 13 Surrey, Owners have replaced habitable space on the second floor of the addition with a terrace. The building remains far smaller than the adjacent building at 9 Surrey or the building at 15 Surrey, next to the DR Requestor's property.

2. Site Design

Respect the topography of the site and the surrounding area...This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings (RDG, Page 11).

The existing buildings on Surrey Street are a mix of one-story and two-story buildings on the streetfront, with an additional story at the sloped rear of the lot. The Project respects the

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San Francisco, CA 94104

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fax: 415-399-9480

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topography of the surrounding area by confining the addition to the rear of the Property, using the natural slope to add habitable area without crowding or dominating the streetfront.

3. Neighborhood Character

Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (RDG, Page 7).

The Project is consistent with the character of the neighborhood, which contains both single-family and multi-family buildings of heights generally of two- or three-stories. There is no unifying architectural character of the block face, and the Project does not change the character of the front façade. The Project will provide a high quality building sensitive to the context of the area by not adding bulk to the street face, thereby contributing positively to the visual context of the neighborhood.

D. Conclusion

The Owners propose a Project that will create a modern usable, but modest single family home to the City, giving them a place where they can stay and raise their daughter. The Project is consistent with the existing neighborhood character and has no negative impacts associated with the Residential Design Guidelines. It also furthers the orderly development of the Glen Park neighborhood, preserving the small-scale streetfront.

The DR Requestor identifies no issues with the Project rising to the threshold of the “exceptional and extraordinary circumstances” required to approve the DR Request. Therefore, we respectfully request the Planning Commission deny the discretionary review request and to allow the Project to move forward.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

One Bush Street, Suite 600
San Francisco, CA 94104

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

www.reubenlaw.com

President Rodney Fong
San Francisco Planning Commission
June 2, 2016
Page 5

cc: Dennis Richards, Commission Vice-President
Michael Antonini, Commissioner
Rich Hillis, Commissioner
Christine D. Johnson, Commissioner
Kathrin Moore, Commissioner
Cindy Wu, Commissioner
Jonas Ionin, Commission Secretary
John Rahaim, Planning Director
Scott Sanchez, Zoning Administrator
Natalia Kwiatkowska, Project Planner
Joan Duffy, DR Requestor

One Bush Street, Suite 600
San Francisco, CA 94104

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

www.reubenlaw.com

REUBEN JUNIUS & ROSE, LLP

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
Building application #: 2015.02.17.8442

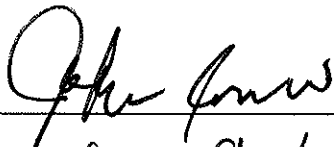
Dear Natalia:

This is a letter of qualified support for the proposed residential reconstruction at 11 Surrey Street. We have always assumed that one day this small bungalow would be remodeled.

The renovation of 11 Surrey will be significant, but on balance, we support it because the 11 Surrey St. owners, Suzanne Walsh and Kurt Dammermann, have worked to reduce and mitigate the impact on their neighbors in 13. They have proposed a modest design that will give them more living space while preserving the cottage-like appearance of the house.

We believe the renovation will have a positive impact on the neighborhood.

Sincerely,



1 Surrey Street

Date

5/22/16

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
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Sincerely,



Date 5/22/2016

LUEDORF
56 Surrey St.

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
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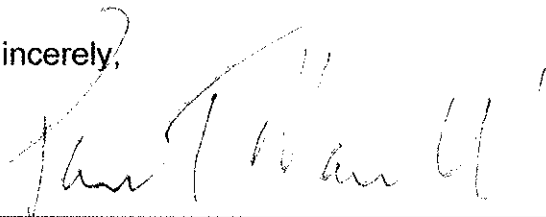
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We believe the renovation will have a positive impact on the neighborhood.

Sincerely,



Date May 22, 2016

15 Surrey St, SF, CA

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
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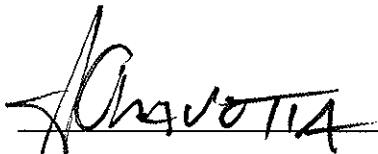
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Sincerely,



Date 5-22-2016

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
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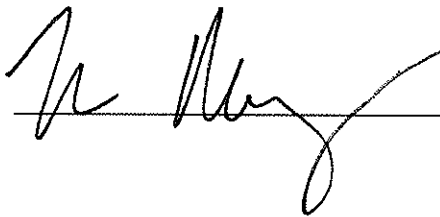
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Sincerely,



Date 5.22.16

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
Building application #: 2015.02.17.8442

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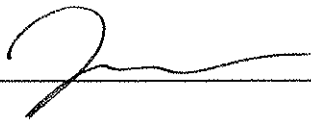
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We believe the renovation will have a positive impact on the neighborhood.

Sincerely,

Jeremy Andersen



Date

05-22-15

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
Building application #: 2015.02.17.8442

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We believe the renovation will have a positive impact on the neighborhood.

Sincerely,

Alyssa Helms Date 5/22/2016
33-35 Surrey St

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
Building application #: 2015.02.17.8442

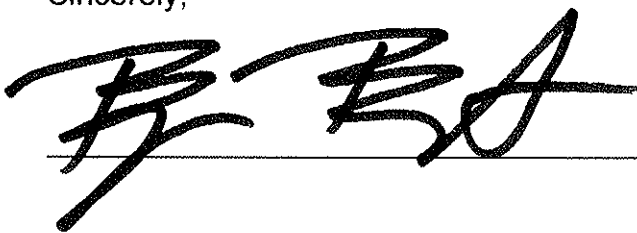
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We believe the renovation will have a positive impact on the neighborhood.

Sincerely,



Date

5.21.16

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Project Address: 11 Surrey St., San Francisco, CA 94131
Block/Lot No: 6741/018
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Sincerely,


CHRISTINE CHUNG

Date 05/23/2016

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

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Date 5/23/2016

CARLOS

Natalia Kwiatkowska
Planner

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

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Sincerely,



SHAWN LEVIN

Date

5/23/16

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

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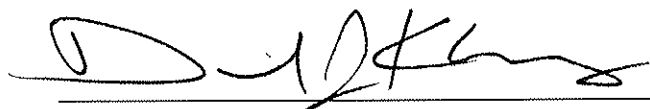
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 Date 5/23/16

1014 Masonic Ave., Apt 9 SF CA 94117

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

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Date 5/23/2016
Claudia Ceniceros

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

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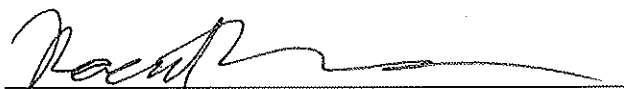
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Sincerely,

ANDRE YOUSSEFI

Date 05/23/2016



378 SUSSEX ST.
SAN FRANCISCO
CA 94131

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
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Melissa Cook
821 Cole St
SF CA 94117

Natalia Kwiatkowska
Planner

San Francisco Planning Department
1650 Mission St., Suite 400
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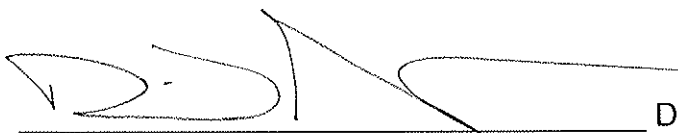
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Sincerely,



Date 5/27/16

DAVID AUSTIN
146 HAMERTON AVENUE
94131

TYPICAL SITE PLAN NOTES

1. SLOPE FINISH GRADE AWAY FROM (N) BUILDINGS AT 1/4" PER FT. MIN.
2. SLOPE ALL EXTERIOR DECKS AT 1/8" PER FT. MIN. TO DRAIN

SITE PLAN KEY NOTES

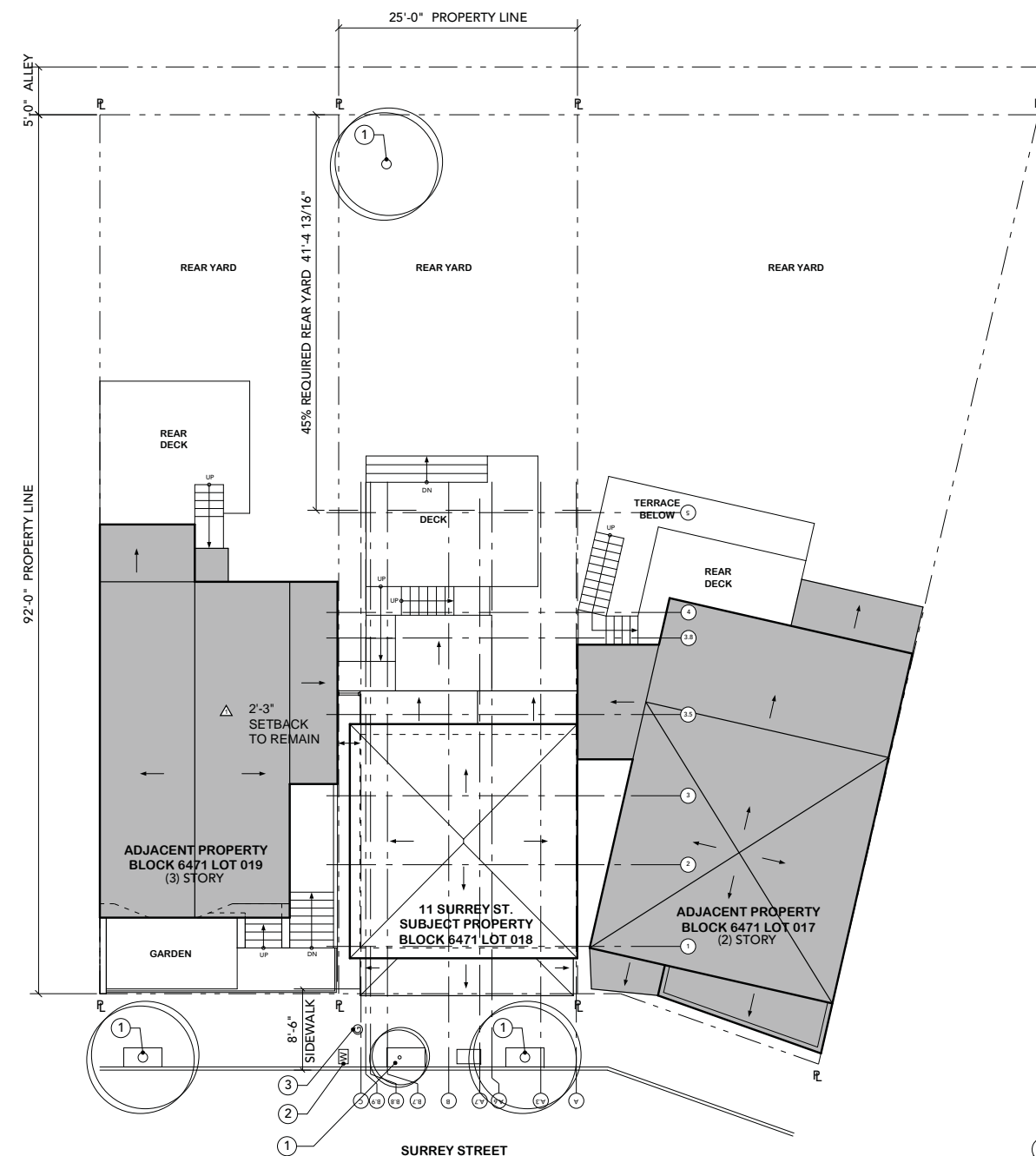
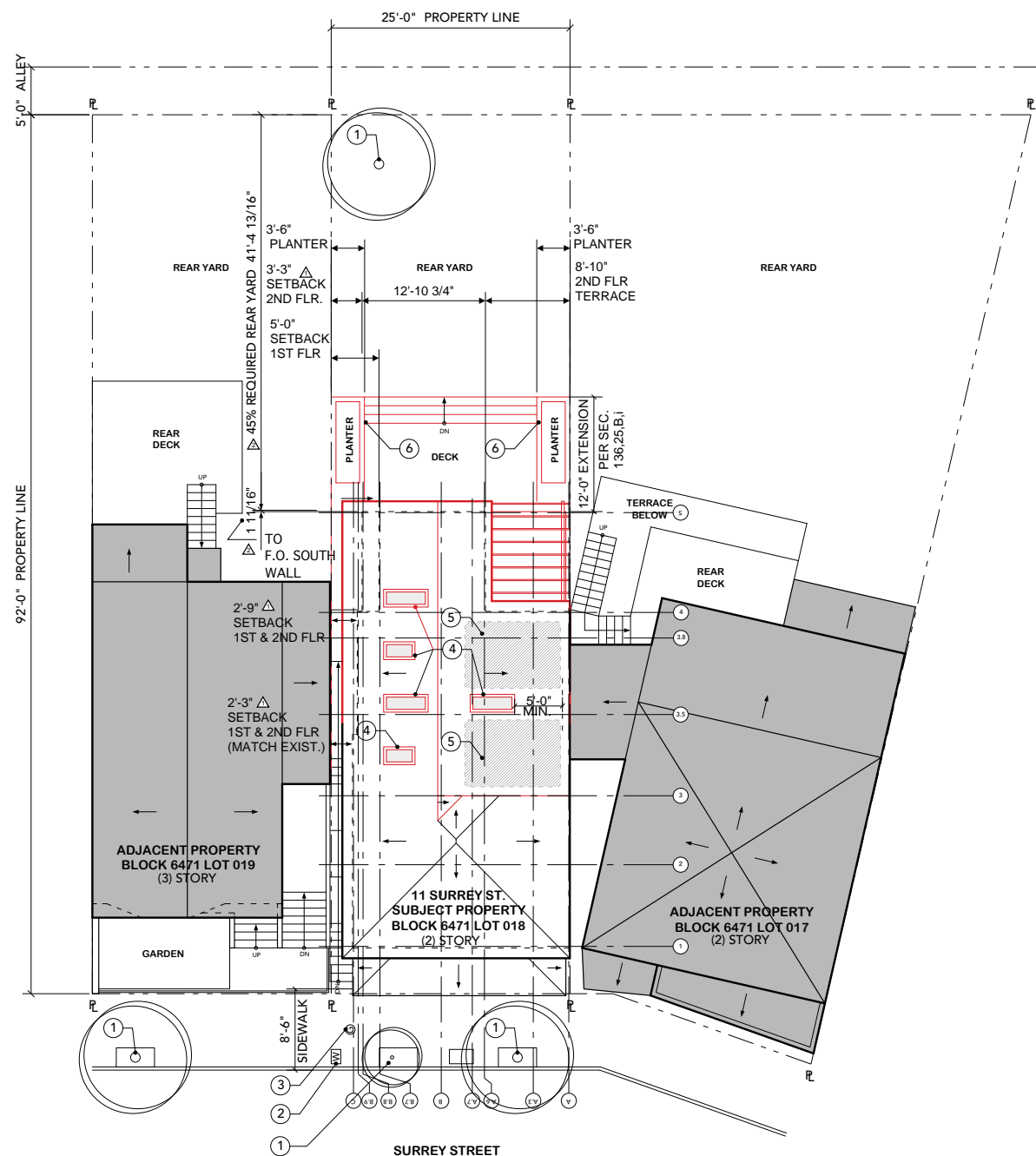
- 1 EXISTING STREET TREE
- 2 WATER METER
- 3 GAS METER
- 4 SKYLIGHT
- 5 PREP ROOF FOR SOLAR PANELS MAINTAIN HATCHED SECTION OF ROOF AREA CLEAR OF VENT PIPES AND OTHER OBSTRUCTIONS, TO ALLOW FOR THE INSTALLATION OF FUTURE PHOTOVOLTAIC MODULES
- 6 NEW BOARD FORM CONCRETE PLANTERS @ REAR YARD

TYPICAL ROOF NOTES

1. ROOF COVERING SHALL BE AS PER 2013 CRC SECT. R902.1
2. **SLOPED ROOF AREAS:**
 PROVIDE NEW GSM FLASHING, DRIP & RAKE EDGES, PARAPET COPING & OTHER GSM PROFILES AS NECESSARY @ SLOPED ROOF AREAS PER 2013 CRC R903.
 PROVIDE NEW PNT'D GSM GUTTERS AND RAIN WATER LEADERS THROUGHOUT.
 PROVIDE NEW 40 YEAR MIN WARRANTY FIBERGLASS REINFORCED ASPHALT COMP SHINGLE ROOFING @ ADDITION TO MATCH EXISTING TO REMAIN.
 NEW ROOF MEMBRANE SHALL BE CLASS B-FIBERGLASS REINFORCED COMPOSITION ASPHALT SHINGLE IN ACCORDANCE WITH 2013 CRC APPLICABLE REQUIREMENTS OF 2013 CRC SECTION R905.2.
 A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN ALL NEW INSULATION AND ROOF SHEATHING



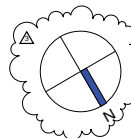
1 ARKANSAS STREET D2 SAN FRANCISCO CA 94107



WALSH-DAMMERMANN
 11 SURREY ST.
 SAN FRANCISCO, CA 94131

site plans

- 08.22.14 Client Review
- 10.20.14 GC Pricing
- 2.10.15 Pre-App Meeting
- 2.12.15 Site Permit
- 8.27.15 Site Permit REV
- 11.25.15 Site Permit REV 2
- 12.17.15 311 REV 3



SCALE 1/8" = 1'-0"
 DRAWN CHR
 SHEET

TYPICAL DEMO PLAN KEY NOTES

- 1 REMOVE (E) NON-STRUCTURAL PARTITIONS, FRAMING, AND FINISHES
- 2 REMOVE (E) WINDOW
- 3 REMOVE (E) STAIR
- 4 REMOVE (E) DOOR
- 5 ~~REMOVE (E) FLOOR AREA TO BE REMOVED, TYP.~~
- 6 REMOVE (E) INTERIOR FINISHES, FRAMING TO REMAIN
- 7 REMOVE (E) BEAM ABOVE, S.S.D.
- 8 REMOVE (E) EXTERIOR WALL, FRAMING, AND FINISHES
- 9 REMOVE (E) PATIO AND STEPS
- 10 REMOVE (E) MASONRY CHIMNEY
- 11 REMOVE (E) CONCRETE STEPS
- 12 EXIST. EXT. WALL SIDING, FRAMING & FINISHES TO REMAIN

TYPICAL DEMOLITION CALCULATION

PER PLANNING CODE SECTION 317a2,

DEFINITION B
 FRONT & REAR FACADES
 EXIST. FRONT FACADE = 22'-9"
 PROPOSED FRONT FACADE REMOVAL = 0'-0" = 0%
 EXIST. REAR FACADE = 22'-9"
 PROPOSED REAR FACADE REMOVAL = 22'-9" = 100%
TOTAL REMOVAL OF FRONT AND REAR FACADES = 100% / 2 = 50% DOES NOT EXCEED 50% OK

EXTERIOR WALLS
 TOTAL SUM OF EXISTING EXT WALLS = 159'-4 3/4" (159.3958 FT) SEE CALCS BELOW
 PROPOSED 1ST FLOOR EXT WALL REMOVAL = 25'-11" SEE CALCS BELOW
 PROPOSED 2ND FLOOR EXT WALL REMOVAL = 31'-0 1/2" SEE CALCS BELOW
 25'-11" + 31'-0 1/2" = 56'-11 1/2" (56.95833 FT.)
56.95833 FT. / 159.3958 FT = 35.73% LESS THAN 50% OK

DEFINITION C
 VERTICAL ENVELOPE ELEMENTS
 EXIST. 1ST FLOOR WALLS & ENVELOPE SUPPORT NET OF 2ND FLOOR = 30'-6"
 EXIST. 2ND FLOOR WALLS & ENVELOPE SUPPORT = 128'-10 3/4"
 TOTAL SUM OF EXISTING EXT. WALLS = 159'-4 3/4" (159.3958 FT)

PROPOSED 1ST FLOOR WALLS & ENVELOPE SUPPORT REMOVAL = 25'-11"
 PROPOSED 2ND FLOOR WALLS & ENVELOPE SUPPORT REMOVAL = 31'-0 1/2"
 TOTAL PROPOSED WALLS & ENVELOPE SUPPORT REMOVAL = 56'-11 1/2" (56.95833 FT.)
56.95833 FT. / 159.3958 FT = 35.73% LESS THAN 50% OK

HORIZONTAL ELEMENTS
 EXIST. ROOF AREA = 829 SQFT
 EXIST. 1ST FLOOR = 386 SQFT
 EXIST. 2ND FLOOR = 553 SQFT
 TOTAL EXIST. HORIZONTAL ELEMENTS = 1768 SQFT

PROPOSED ROOF AREA REMOVAL = 337 SQFT
 PROPOSED 1ST FLOOR AREA REMOVAL = 326 SQFT
 PROPOSED 2ND FLOOR AREA REMOVAL = 192 SQFT
 TOTAL PROPOSED HORIZONTAL ELEMENTS REMOVAL = 855 SQFT
855 SQFT / 1768 SQFT = 48.35% < 50% OK

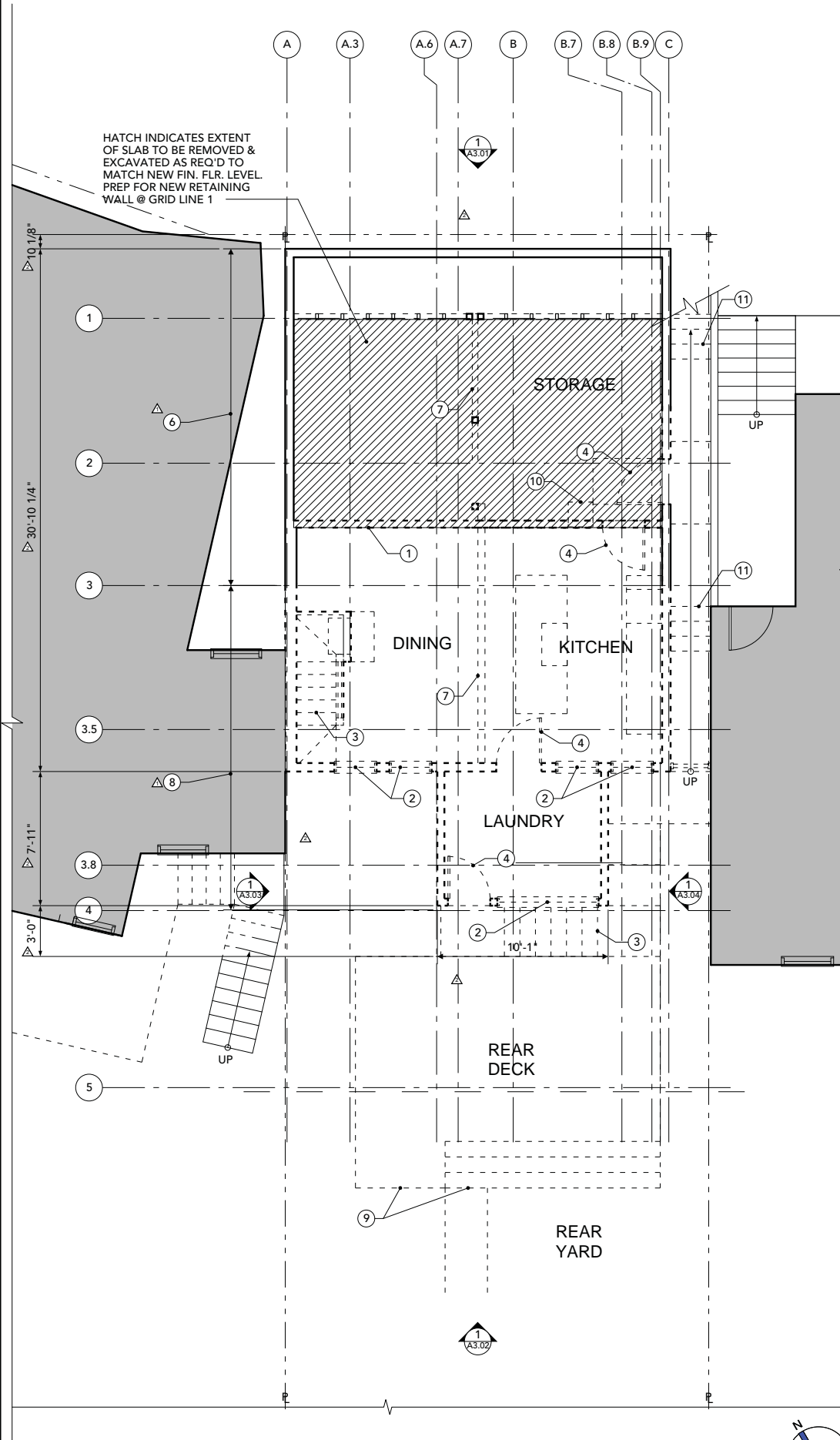
PER ABOVE THE PROPOSED WORK **DOES NOT** CONSTITUTE A MAJOR ALTERATION OF A RESIDENTIAL BUILDING.

TYPICAL DEMO PLAN NOTES

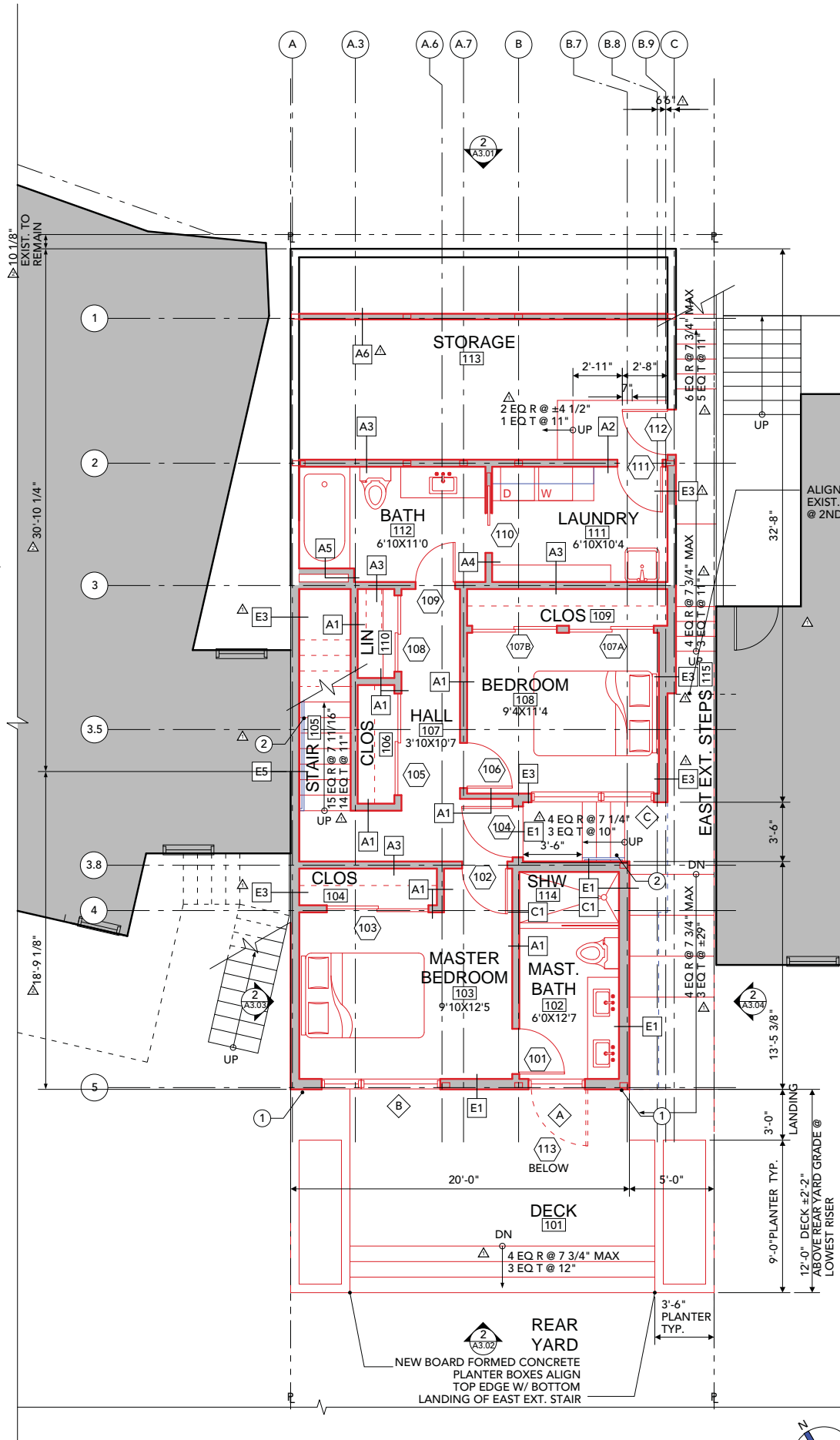
1. GC SHALL VERIFY LOCATION OF EXIST. UNDERGROUND ELECTRICAL POWER & TELEPHONE LINES RUNNING BETWEEN HOUSE ELECTRICAL METER & STREET PRIOR TO ANY GROUND WORK.
2. GC SHALL PROVIDE ADEQUATE SHORING AT ALL FOUNDATIONS, WALLS & ROOFS THAT WILL BE AFFECTED BY NEW CONSTRUCTION.
3. PROJECTS THAT DISTURB LESS THAN 1 ACRE OF SOIL AND ARE NOT PART OF A LARGER DEVELOPMENT SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER 2013 CRC R300.1.
4. PROVIDE & INSTALL 1 LAYER MIN. HARDBOARD (THERMOPLY OR EQ.) PROTECTION @ ALL EXIST. TO REMAIN INTERIOR FINISHES EXPOSED TO CONST. ACTIVITY THROUGHOUT CONST.
5. SAVE AND PROTECT ALL EXISTING TO REMAIN DOORS & HARDWARE THROUGHOUT CONST. TYP. SEE DEMO. PLAN FOR LOCATIONS W/ DOOR NUMBERS INDICATING DOORS TO BE RELOCATED.
6. SAVE AND PROTECT ALL INT. TRIM, FLOORING, PLASTER, EXCEPT WHERE REMOVAL OF EXIST. IS INDICATED ON PLANS, TYP.
7. SAVE AND PROTECT ALL ORIGINAL ELEMENTS OF EXIST. TO REMAIN FACADE(S) EXCEPT WHERE REMOVAL OF EXIST. IS INDICATED ON PLANS, DUE TO REPAIR & OR REPLACEMENT.
8. SELECT. DEMO @ & REPLACE FRONT SIDEWALK TO ACCESS HOUSE TEL., GAS, SEWER, & WATER SUPPLY PIPING AS REQ'D. BY PROJECT.
9. PROJECT SHALL COMPLY WITH CONSTRUCTION AND DEBRIS DIVERSION ORD. #27-06 & CHAPTER 13B SFBC SECTION 106A3.3.17 SFBC.
10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE PER 2013 CRC R324.1.
11. G.C. SHALL REMEDIATE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS PER LOCAL, STATE, AND NATIONAL REQUIREMENTS.
12. SEE PLUMBING/MECH NOTES FOR PROTECTION OF NEW OR EXIST. TO REMAIN HVAC DUCTWORK THROUGHOUT CONST.

TYPICAL FLOOR PLAN KEY NOTES

- 1 EXTERIOR HOSE BIB
- 2 STAIR HANDRAIL/GUARDRAIL SEE TYP. STAIR & RAILING NOTES/A2.03



2 FIRST FLOOR DEMO PLAN



1 FIRST FLOOR PLAN (PROPOSED)



1 ARKANSAS STREET D2 SAN FRANCISCO CA 94107

WALSH-DAMMERMANN
 11 SURREY ST.
 SAN FRANCISCO, CA 94131

1st floor demo plan
1st floor plan (proposed)

12.17.15 311 REV 3

SCALE 1/4" = 1'-0"
 DRAWN CHR
 SHEET

A2.01

TYPICAL ELEVATION NOTES

1. PROFILE OF ADJACENT BUILDING BEHIND DASHED

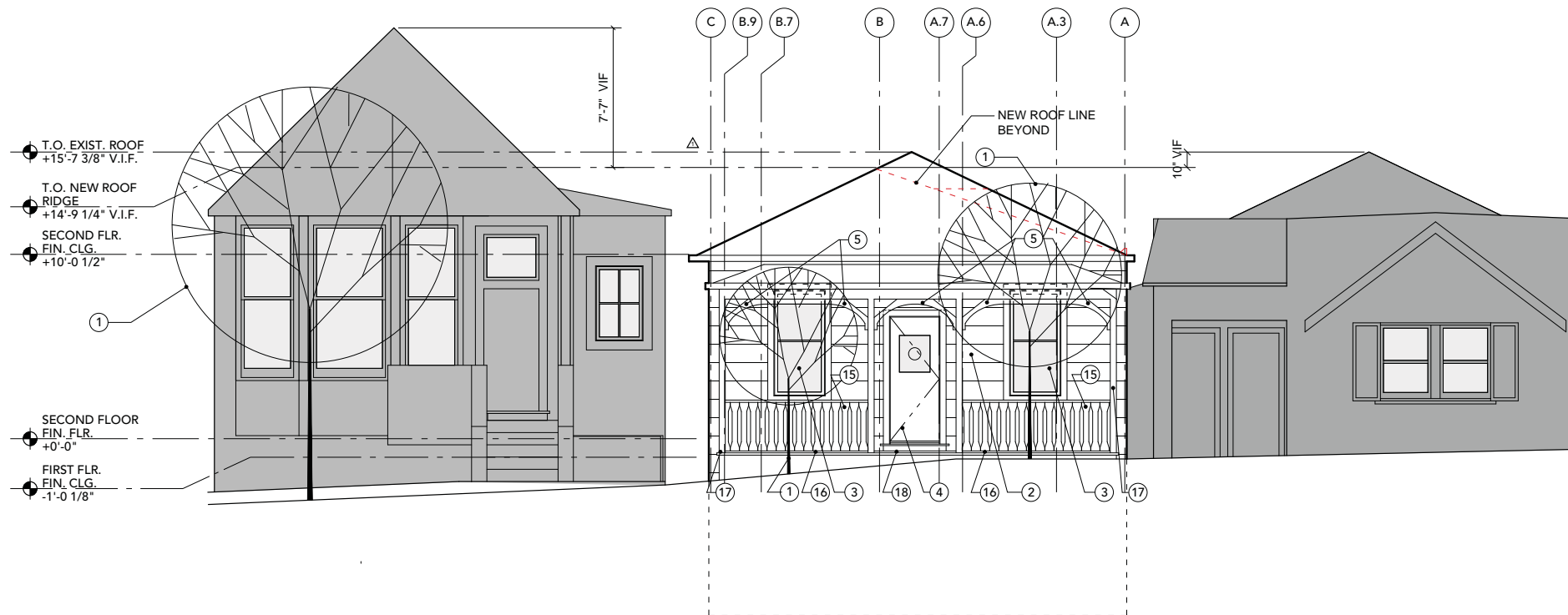
ELEVATION KEY NOTES

- ① EXISTING STREET TREE
- ② EXIST. WOOD LAP SIDING TO REMAIN. PREP & PRIME, 2 COATS FINISH PAINT.
- ③ EXIST. WD. SASH WINDOWS. JAMB, HEAD TRIM, SILL TO REMAIN. PREP & PRIME, 2 COATS FINISH PAINT.
- ④ EXIST. WD. DOOR, DOOR JAMB, AND THRESHOLD TO REMAIN. PREP & PRIME, 2 COATS FINISH PAINT.
- ⑤ EXIST. FRONT PORCH ROOF BRACKETS TO REMAIN PREP, PRIME, 2 COATS FINISH PAINT.
- ⑥ NEW ALUMINUM CLAD WINDOW
- ⑦ NEW ALUMINUM CLAD DOOR
- ⑧ NEW PT'D WD COVE LAP SIDING TO MATCH EXISTING ADJACENT TO REMAIN
- ⑨ NEW HORIZONTAL PT'D FIBER CEMENT LAP SIDING
- ⑩ NEW WD. TERRACE TRELLIS/SUNSHADE
- ⑪ NEW PT'D. WD. RAKE, FASCIA, & SOFFIT TRIM.
- ⑫ NEW PT'D. WD. DOOR
- ⑬ NEW BOARD FORMED PLANTER BOXES
- ⑭ NEW COMP. ROOFING TO MATCH EXIST.
- ⑮ TOP RAIL AND BALUSTER TO REMAIN. PREP, PRIME, 2 COATS FINISH PAINT.
- ⑯ REPLACE BOTTOM RAIL AS REQUIRED DUE TO DRY OR WET ROT DAMAGE. FABRICATE & INSTALL W/HEART REDWOOD OR CEDAR TO MATCH PROFILE & DIMS OF EXISTING. PREP, PRIME, 2 COATS FINISH PAINT.
- ⑰ EXISTING POSTS TO REMAIN. PREP, PRIME, 2 COATS FINISH PAINT.
- ⑱ REPLACE FLOORING AS REQUIRED DUE TO DRY OR WET ROT DAMAGE. FABRICATE W/ YELLOW CEDAR T&G TO MATCH EXISTING. REPLACE FLOOR FRAMING BELOW AS REQUIRED USING PRESSURE TREATED FRAMING

PROPOSED NORTH ELEVATION



PROPOSED NORTH ELEVATION



2 PROPOSED NORTH ELEVATION (NO PROPOSED CHANGE)



1 EXISTING NORTH ELEVATION



1 ARKANSAS STREET D2 SAN FRANCISCO CA 94107

WALSH-DAMMERMANN
11 SURREY ST
SAN FRANCISCO, CA 94131

exterior elevations

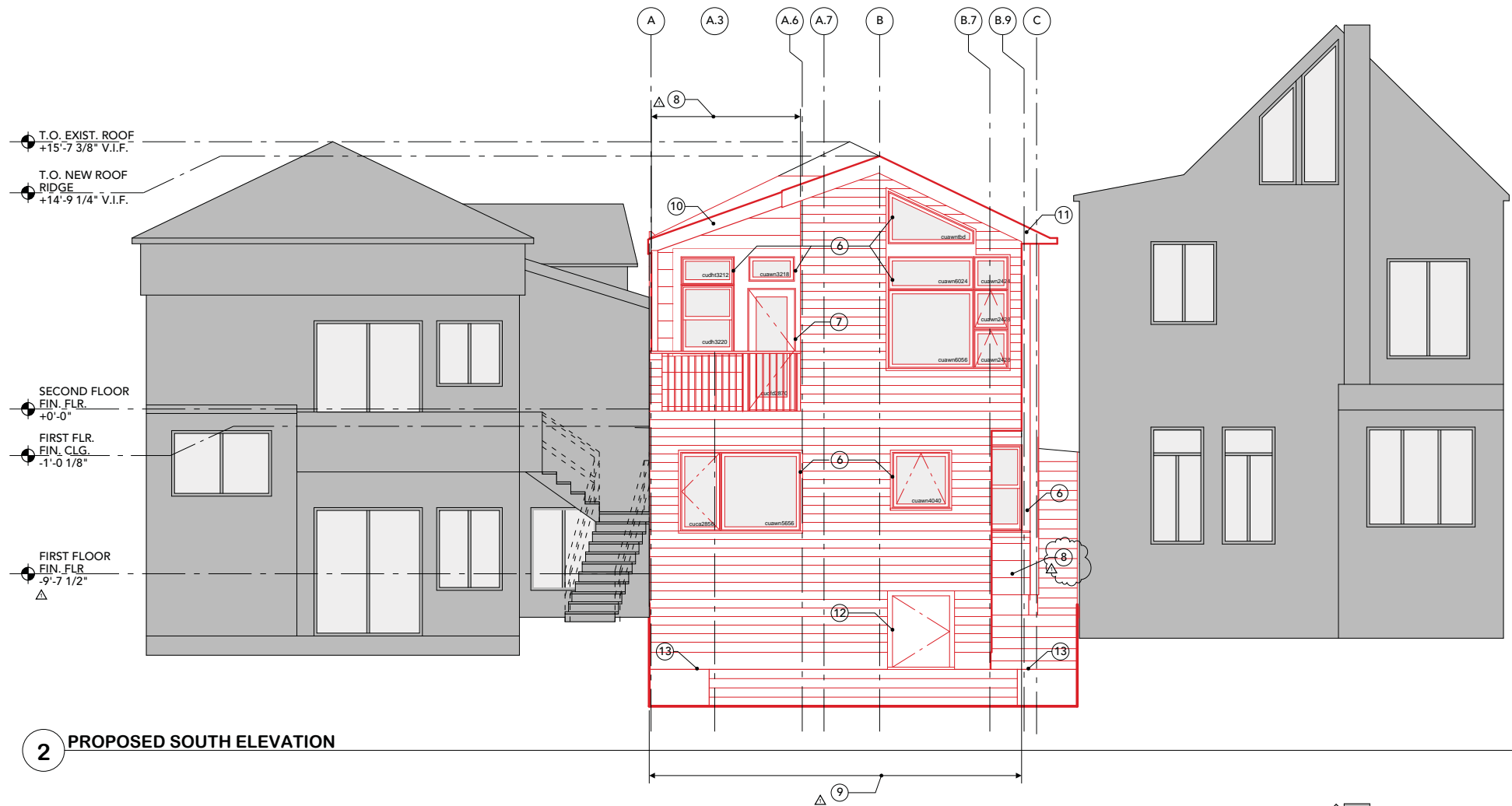
12.17.15 311 REV 3

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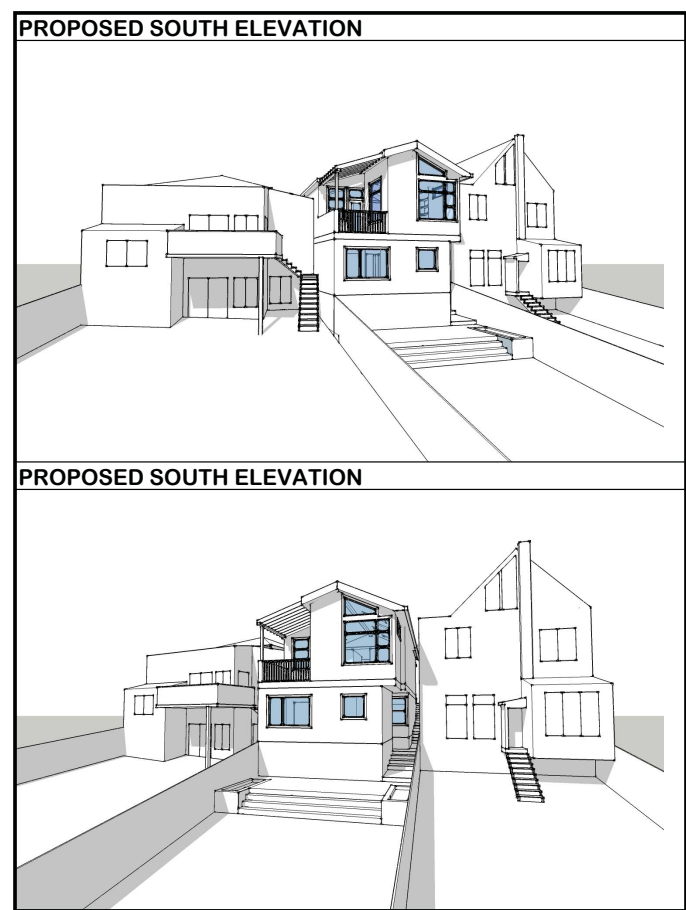
DRAWN MDB

SHEET

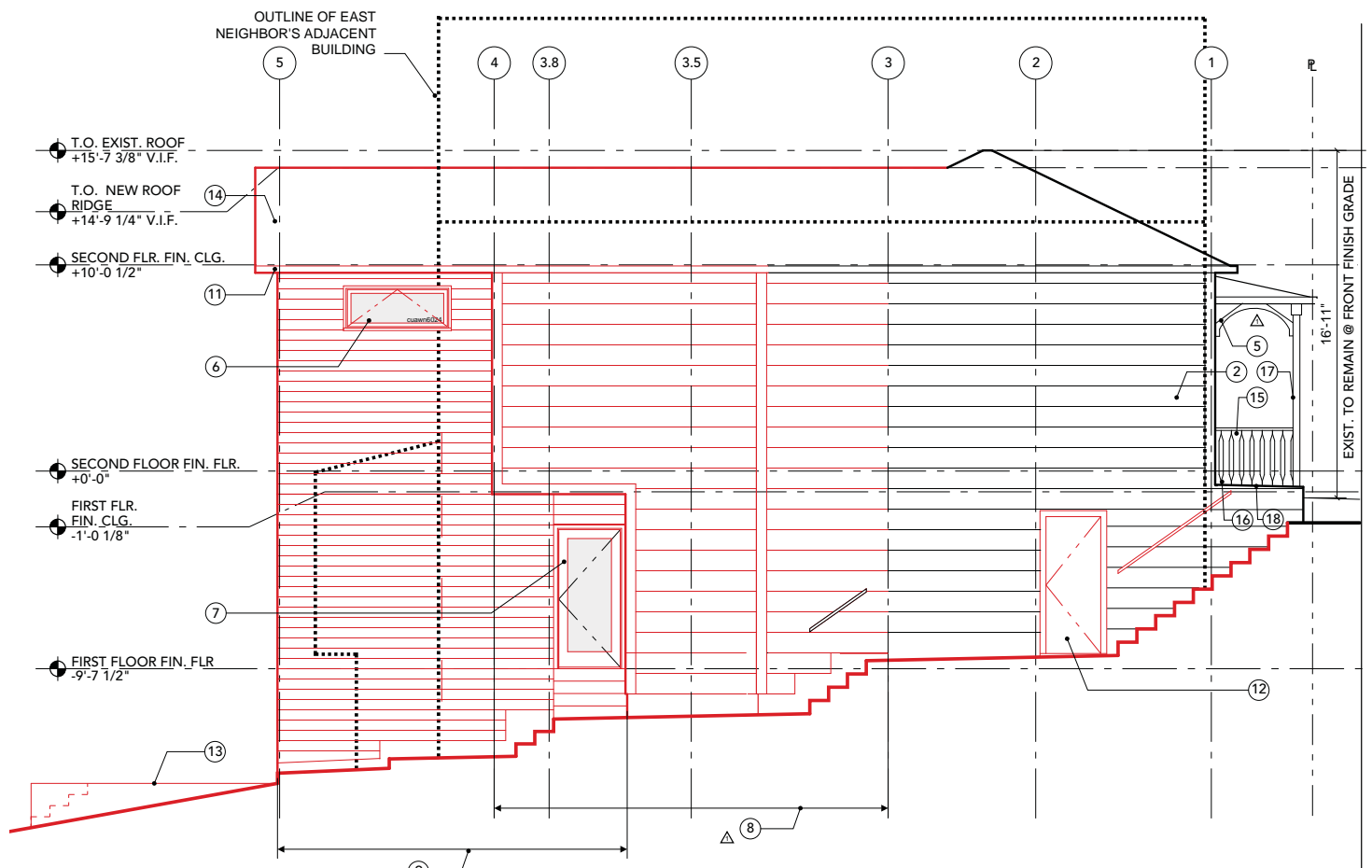
A3.01



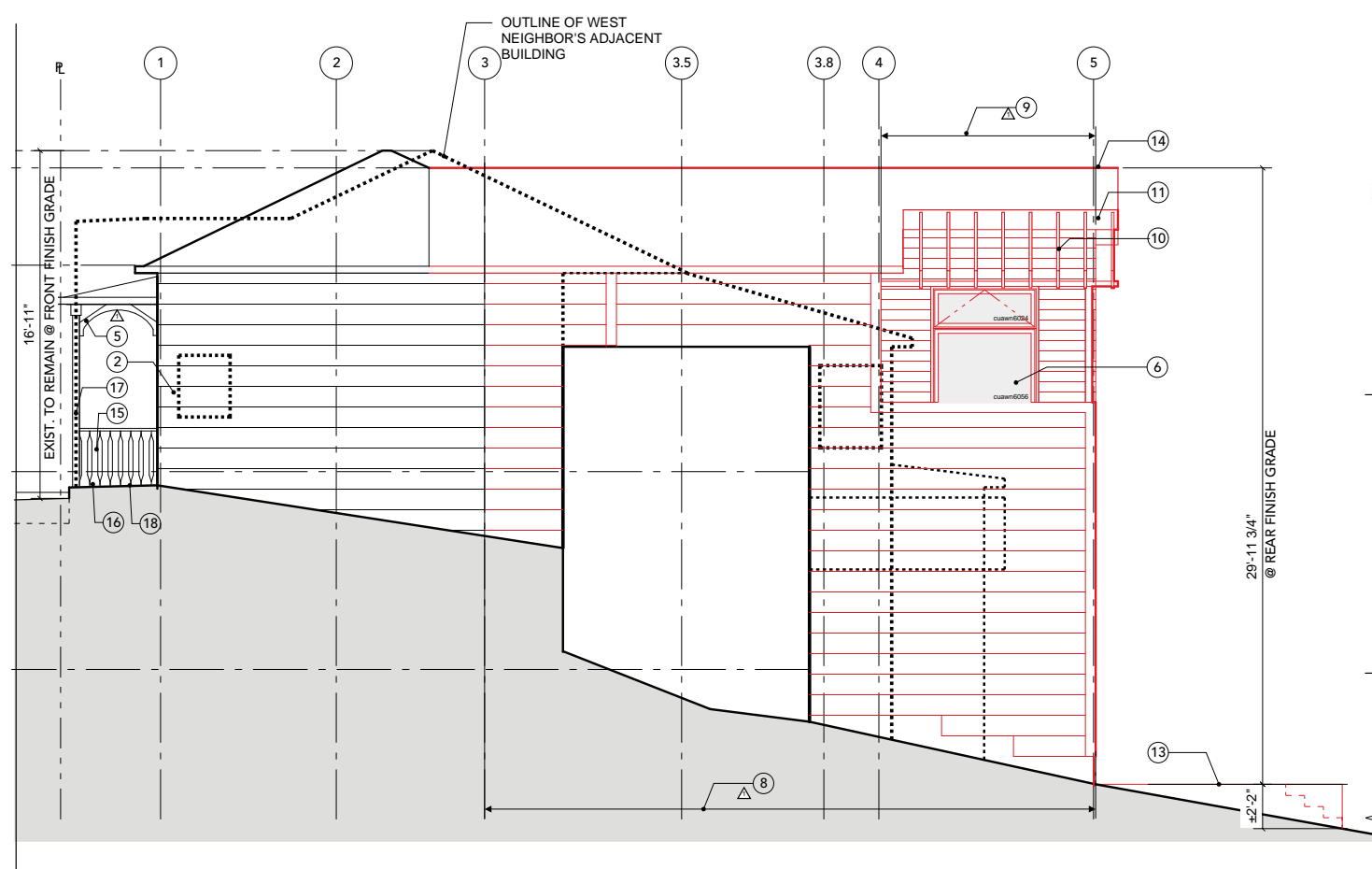
2 PROPOSED SOUTH ELEVATION



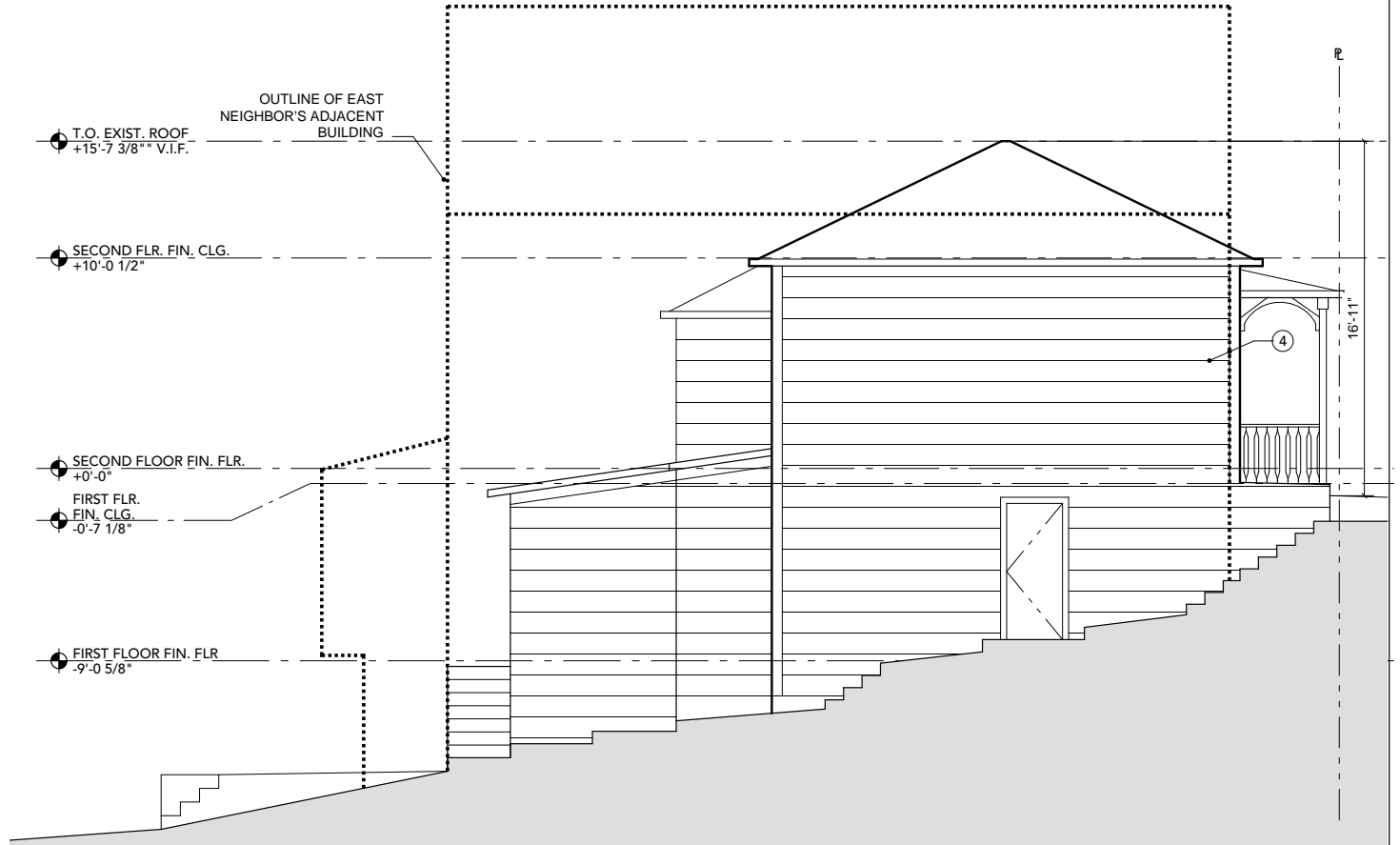
1 EXISTING SOUTH ELEVATION



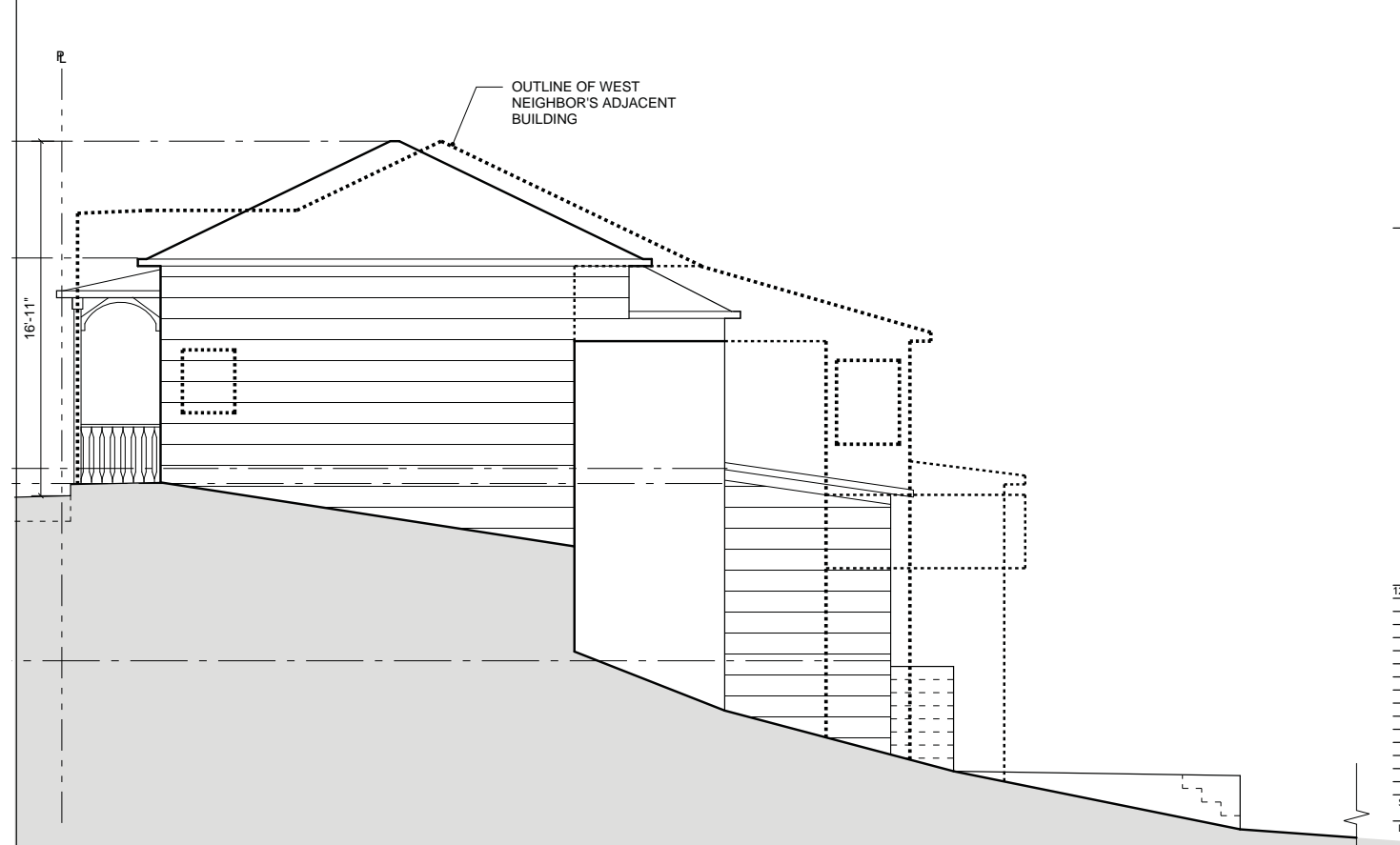
4 PROPOSED EAST ELEVATION



2 PROPOSED WEST ELEVATION



3 EXISTING EAST ELEVATION



1 EXISTING WEST ELEVATION



1 ARKANSAS STREET D2 SAN FRANCISCO CA 94107

**WALSH-DAMMERMANN
11 SURREY ST
SAN FRANCISCO, CA 94131**

exterior elevations

12.17.15 311 REV 3
SCALE
DRAWN MDB
SHEET

A3.03