



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: OCTOBER 5, 2017

Date: September 25, 2017
Case No.: **2015-009507CUA**
Project Address: **318 30th AVENUE**
Zoning: RH-2 (Residential, House – Two-Family)
40-X Height and Bulk District
Block/Lot: 1404 / 041
Project Sponsor: Stephen Antonaros
2261 Market St, #324
San Francisco, CA 94114
Staff Contact: Christopher May – (415) 575-9087
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Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The project proposes the demolition of the existing one-story-over-garage single-family dwelling and the construction of a four-story, 40-foot tall, two-family residential building. The new building contains two independently accessible off-street parking spaces and two Class 1 bicycle parking spaces. One unit, on the ground and second floors, would be approximately 2,208 square feet and would have three bedrooms and three-and-a-half bathrooms. The other unit, on the third and fourth floors, would be approximately 2,305 square feet and would have three bedrooms and three-and-a-half bathrooms. Two parking spaces, one for each unit, are proposed in the garage on the ground floor. The project is not seeking any exceptions or variances from the Planning Code.

Pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.” This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317. The design of the new structure is analyzed in the attached Design Review Checklist.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of 30th Avenue, between Clement Street and California Street, Lot 041 in Assessor’s Block 1404. The property is located within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on 30th Avenue and is approximately 120 feet deep. The property slopes downward away from

the street and is currently occupied by a one-story-over-garage, single-family dwelling constructed circa 1910, which covers approximately 38% of the lot.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	2	Number Of New Bedrooms	6
Existing Building Area	±1,946 Sq. Ft.	New Building Area	±4,513 Sq. Ft.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located near the intersection of 30th Avenue and California Street in the Outer Richmond neighborhood. The subject site is located in an RH-2 District and is surrounded primarily by one- and two-family dwellings ranging in height from one to three stories. Immediately adjacent to the subject property to the north is a one-story single-family dwelling and immediately to the south is a four-story, 6-unit residential building. Directly across the street there are a mix of one-, two- and three-story single-family dwellings. The portion of California Street near the subject property is within the RM-1 (Residential – Mixed, Low-Density) District and is characterized primarily by three-story multi-family buildings, including two three-story, 4-unit residential buildings on the southeast and southwest corners of 30th Avenue and California Street. The subject property is also within .25-miles of stops for the 1 - California and 1AX – California A Express MUNI transit lines.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 15, 2017	September 13, 2017	22 days
Posted Notice	20 days	September 15, 2017	September 15, 2017	20 days
Mailed Notice	20 days	September 15, 2017	September 15, 2017	20 days

The proposal requires neighborhood notification, pursuant to Section 311 of the Planning Code, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

As of September 25, 2017, in advance of the October 5, 2017 Planning Commission hearing, the Department had received three emails and one phone call in opposition to the project. The opposition relates primarily to the height and massing of the proposed new building in relation to the smaller single-family dwellings nearby, as well as the compatibility of the new building's design with the surrounding neighborhood.

ISSUES AND OTHER CONSIDERATIONS

- The project will demolish an existing 1,946 square-foot, two-bedroom single-family dwelling.
- The new construction proposal will replace the lost unit and add a second unit, providing two family-sized dwellings containing a total of six bedrooms.
- The proposed new construction will be in conformity with the Planning Code and Residential Design Guidelines.

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The request for demolition and new construction was reviewed by the Department's Residential Design Advisory Team (RDAT) on two occasions. The RDAT's comments in response to the original submission included:

- Eliminating the roof deck above the proposed 4th floor and providing at the 4th floor a 15-foot setback from the front building wall as well as a 5-foot north side setback
- Eliminating the parapet above 4th floor and providing a fire-rated roof
- Matching 75% of the length of the adjacent light well to the north for a depth of 3 feet
- Ending the 4-story massing at the depth of adjacent building to the north and shifting the remaining massing, at only two stories (approximately half the width of the lot) against the adjacent 4-story apartment building
- Provide stairs to a second floor entry and provide squared bay window rather than a rounded bay.

The RDAT's comments in response to the revised submission included:

- Deleting the proposed side balcony and providing a fire-rated roof without parapets
- Reducing the floor-to-ceiling height of the 4th floor to 8 feet
- Providing a 3-foot north side setback for the portion of the building beyond the north neighbor's notch at all levels to grade

The Project Sponsor made the above changes to the proposal per RDT comments. The RDT supports the project as proposed.

REQUIRED COMMISSION ACTION

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

BASIS FOR RECOMMENDATION

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

RECOMMENDATION: Approval with Conditions.

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Height & Bulk Map

Aerial Photographs

Site Photos

Design Review Checklist

Environmental Evaluation

Historic Resources Evaluation

No-Fault Eviction History

Public Comment

Reduced Plans

Attachment Checklist

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

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

_____ CM

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO DEMOLISH AN EXISTING ONE-STORY-OVER-GARAGE, SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW FOUR-STORY, 2-UNIT BUILDING WITHIN THE RH-2 (RESIDENTIAL, HOUSE – TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 3, 2016, Stephen Antonaros (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing one-story-over-garage, single-family dwelling and construct a new four-story, 2-unit building within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District.

On October 5, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-0095074CUA.

On November 30, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-009507CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the east side of 30th Avenue, between Clement Street and California Street, Lot 041 in Assessor's Block 1404. The property is located within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on 30th Avenue and is approximately 120 feet deep. The property slopes downward away from the street and is currently occupied by a one-story-over-garage, single-family dwelling constructed circa 1910, which covers approximately 38% of the lot.
3. **Surrounding Properties and Neighborhood.** The project site is located near the intersection of 30th Avenue and California Street in the Outer Richmond neighborhood. The subject site is located in an RH-2 District and is surrounded primarily by one- and two-family dwellings ranging in height from one to three stories. Immediately adjacent to the subject property to the north is a one-story-over-garage single-family dwelling and immediately to the south is a four-story, 6-unit residential building. Directly across the street there are a mix of one-, two- and three-story single-family dwellings. The portion of California Street near the subject property is within the RM-1 (Residential – Mixed, Low-Density) District and is characterized primarily by three-story multi-family buildings, including two three-story, 4-unit residential buildings on the southeast and southwest corners of 30th Avenue and California Street. The subject property is also within .25-miles of stops for the 1 - California and 1AX – California A Express MUNI transit lines.
4. **Project Description.** The project proposes the demolition of the existing single-family dwelling and the construction of a four-story, 40-foot tall, two-family residential building. The new building contains two independently accessible off-street parking spaces and two Class 1 bicycle parking spaces. One unit, on the ground and second floors, would be approximately 2,208

square feet and would have three bedrooms and three-and-a-half bathrooms. The other unit, on the third and fourth floors, would be approximately 2,305 square feet and would have three bedrooms and three-and-a-half bathrooms. Two parking spaces, one for each unit, are proposed in the garage on the ground floor.

The project is not seeking any exceptions or variances from the Planning Code. The proposal requires neighborhood notification, pursuant to Section 311 of the Planning Code, which was conducted in conjunction with the Conditional Use Authorization process.

5. **Public Comment.** As of September 25, 2017, in advance of the October 5, 2017 Planning Commission hearing, the Department had received three emails and one telephone call in opposition to the project. The opposition related primarily to the height and massing of the proposed new building in relation to the smaller single-family dwellings nearby, as well as the compatibility of the new building's design with the surrounding neighborhood.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-2 Zoning District. This Code Section establishes criteria that Planning Commission shall consider in the review of applications for Residential Demolition.

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

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

The subject property has a legislated front setback of 10 feet. The project proposes the required front setback of 10 feet. The proposed front bay window on the second and third floors projects approximately 2 feet into the required front setback. This bay window meets the requirements of Planning Code Section 136(c), which regulates permitted obstructions into yards and over streets.

- C. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building; the addition of a new dwelling unit, garage, or additional parking; or any addition that would result in an increase of 20% or more of the existing gross floor area, at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted

hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

The subject property is 25 feet in width and has a legislated front setback of 10 feet; therefore, the required front setback area is 250 square feet in size. The project proposes a landscaped area of approximately 50 square feet (20% of the front yard) and approximately 84 square feet (34% of the front yard) of permeable pavers. The total aggregate landscaped area and permeable area exceeds the minimum 50% requirement and therefore complies with the Planning Code.

- D. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-2 Zoning Districts. Where applicable, Planning Code Section 134(c) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings. Planning Code Section 134(c)(2) states that where a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by Planning Code Section 134(c)(1) times the reduction in depth of the rear yard and provided that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.

The subject property is approximately 120 feet in depth and therefore the 45 percent requirement is 54 feet. However, the adjacent conditions allow for the required rear yard to be reduced to an average of the depths of the rear building walls of the two adjacent buildings, which in this case would be approximately 39 feet. The reduced rear yard is proposed to be averaged in an irregular manner, as permitted by the Planning Code, by offsetting the massing of the rear of the building towards the larger apartment building immediately adjacent to the south. As such, the project provides a rear yard of approximately 48 feet for the bottom two floors on the northern half of the building, and 32 feet on the southern half of the building. The third floor is set back approximately 54 feet from the rear lot line on the northern half of the building and 35 feet on the southern half of the building. The fourth floor is set back between approximately 53 and 59 feet from the rear lot line.

- E. **Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or a total of 333 square feet of common usable open space.

The Project contains two dwelling units. Both dwelling units have access to shared open space in the rear yard which exceeds the minimum required by Section 135 of the Planning Code.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

Both proposed dwelling units have direct exposure onto the public street.

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

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

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

The Project will provide two (2) off-street parking spaces.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

The project proposes two Class 1 bicycle parking spaces.

- J. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street. Planning Code Section 261(c)(1) permits a maximum building height of 30 feet at the front yard setback. The building height is then permitted to increase to 40 feet beneath a 45 degree angular plane beginning 30 feet above the front yard setback.

The proposed four-story, two-family dwelling will be 30 feet high at the required front setback and for the first 10 feet of building depth and then extends up to 40 feet in height.

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

The Project proposes new construction of a two-unit residential building. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

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

The use and size of the proposed project is compatible with the immediate neighborhood. The proposal would demolish an existing single-family dwelling containing two bedrooms and replace it with a new two-unit residential building. The new building will contain one three-bedroom dwelling unit of approximately 2,208 gross square feet and one three-bedroom dwelling unit of approximately 2,305 gross square feet. The siting of the new building conforms with the requirements of the Planning Code and is consistent with the Residential Design Guidelines in that its massing responds to the unique context of being located between a one-story-over-garage single-family dwelling and a four-story apartment building.

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

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

The three-story massing at the street front, with a 15-foot setback at the 4th floor, is appropriate given the immediate context of the subject building being located between a one-story-over-garage single-family dwelling and a 4-story apartment building, as prescribed by the Planning Code and Residential Design Guidelines.

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

The proposed garage is designed to accommodate the two required off-street parking spaces, in addition to two required Class 1 bicycle parking spaces.

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

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

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

Although designed in a more contemporary aesthetic, the façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood.

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

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

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

The proposed project is consistent with the stated purpose of RH-2 Districts which are devoted to one-family and two-family houses that are finely scaled and usually do not exceed 25 feet in width or 40 feet in height.

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

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

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

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

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

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

Although the existing building is more than 50 years old, a review of supplemental information resulted in a determination that the property is not an historical resource.

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

The structure is not an historical resource and its removal will not have a substantial adverse impact.

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

The existing single-family dwelling is currently being rented. One of the proposed units will be owner-occupied and the other will be a rental unit.

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

The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there is one tenant living in the dwelling.

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

Although the project proposes the demolition of an existing dwelling, the new construction project will result in two family-sized dwellings, containing more habitable square feet and bedrooms.

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

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two family-sized dwellings that are consistent with the RH-2 Zoning District.

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

The project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project also results in an additional unit, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.

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

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

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

The Project represents the redevelopment of an underutilized parcel within an established neighborhood at a density consistent with the RH-2 zoning.

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

The Project proposes enhanced opportunities for family-sized housing on-site by constructing two family-sized dwelling units whereas the property currently contains only one 2-bedroom dwelling unit.

- xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

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

On balance, the overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with contemporary building materials and a traditional design.

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

The Project would add one additional dwelling unit to the site.

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

The existing dwelling contains two bedrooms. The proposal includes two three-bedroom units, a net increase of four bedrooms.

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

The project will maximize the allowed density on-site by providing two dwelling units.

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

The new project will replace the existing two-bedroom unit with two larger dwelling units containing more bedrooms. The Planning Department cannot definitively determine whether or not the single family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there is one tenant living in the dwelling.

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

HOUSING ELEMENT

OBJECTIVE 2: RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

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

The project proposes demolition of a sound residential structure containing a two-bedroom single-family dwelling. However, the new building will contain two dwelling units and results in a net increase of family-sized housing.

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.3:

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

Policy 3.4:

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

The existing single family dwelling is currently occupied by a tenant. The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there is one tenant living in the dwelling. The new construction project will result in an increase in the number of both units and bedrooms of the property.

**OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.5:

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

The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in the number of dwelling units, while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN

**OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

Policy 1.2:

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

The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage.

Policy 1.3:

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

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly by proposing a building with a transitional massing, width and height between the existing structures along this portion of the block-face.

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

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

The project is compatible with the existing housing and neighborhood character of the immediate vicinity. The project proposes a height and scale compatible with the surrounding neighborhood and is consistent with the Planning Code, while providing two larger family-sized dwellings.

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

The proposed two-family dwelling adds appropriately scaled and family-sized units to the city's housing stock.

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

The project meets the density, off-street parking and bicycle parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden our streets with neighborhood parking.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-009507CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 21, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 5, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

Draft Motion
Hearing Date: October 5, 2017

CASE NO. 2015-009507CUA
318 30th Avenue

ADOPTED: October 5, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of an existing one-story, single-family dwelling and construct a new four-story, 2-unit building located at 318 30th Avenue, Lot 041 in Assessor's Block No. 1404, pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated September 21, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-009507CUA and subject to conditions of approval reviewed and approved by the Commission on October 5, 2017 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 5, 2017 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Performance

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

Design

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

Parking and Traffic

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than two Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two (2) independently accessible off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Provisions

PROVISIONS

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

Monitoring

MONITORING - AFTER ENTITLEMENT

13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

14. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

Operation

OPERATION

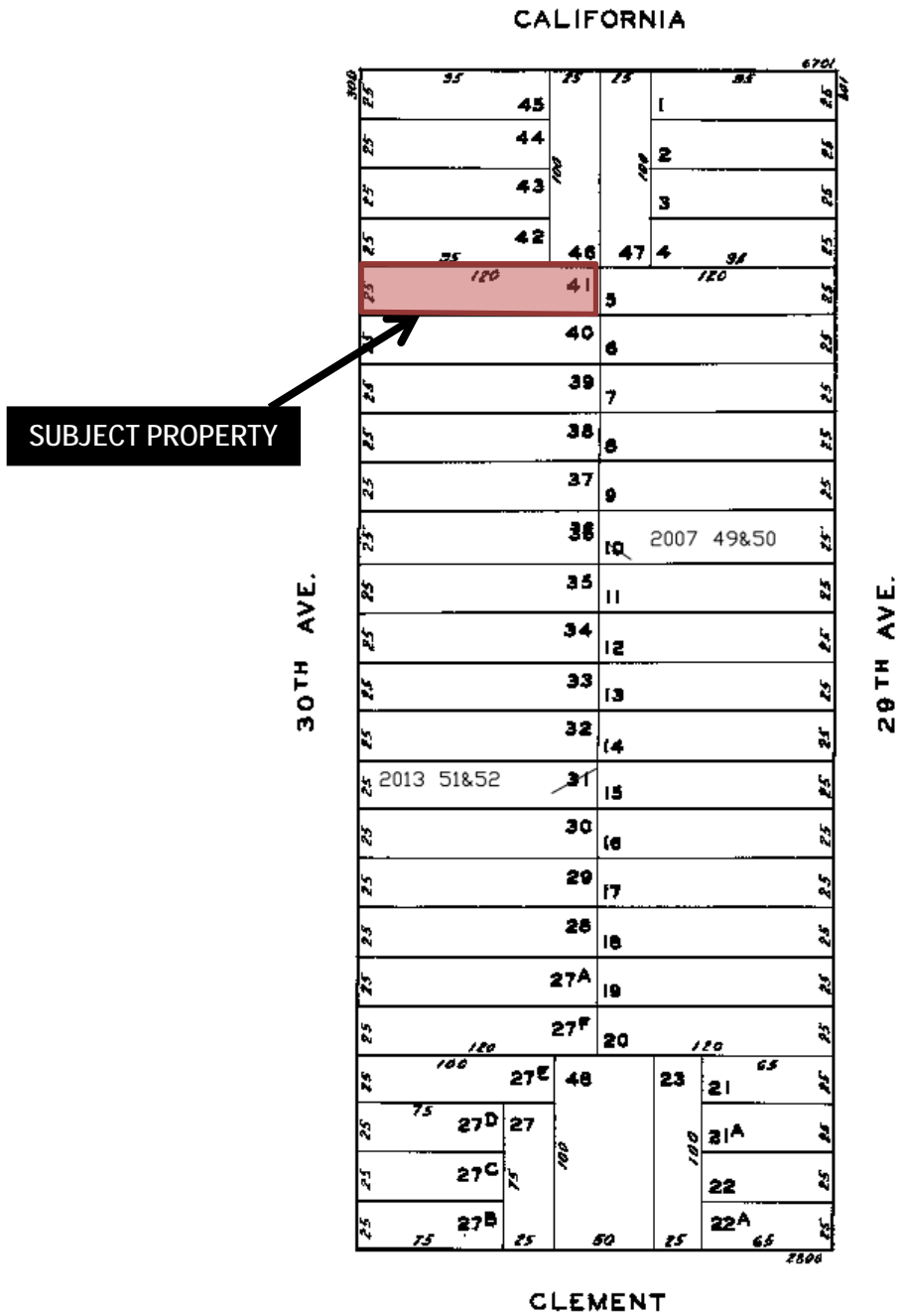
15. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

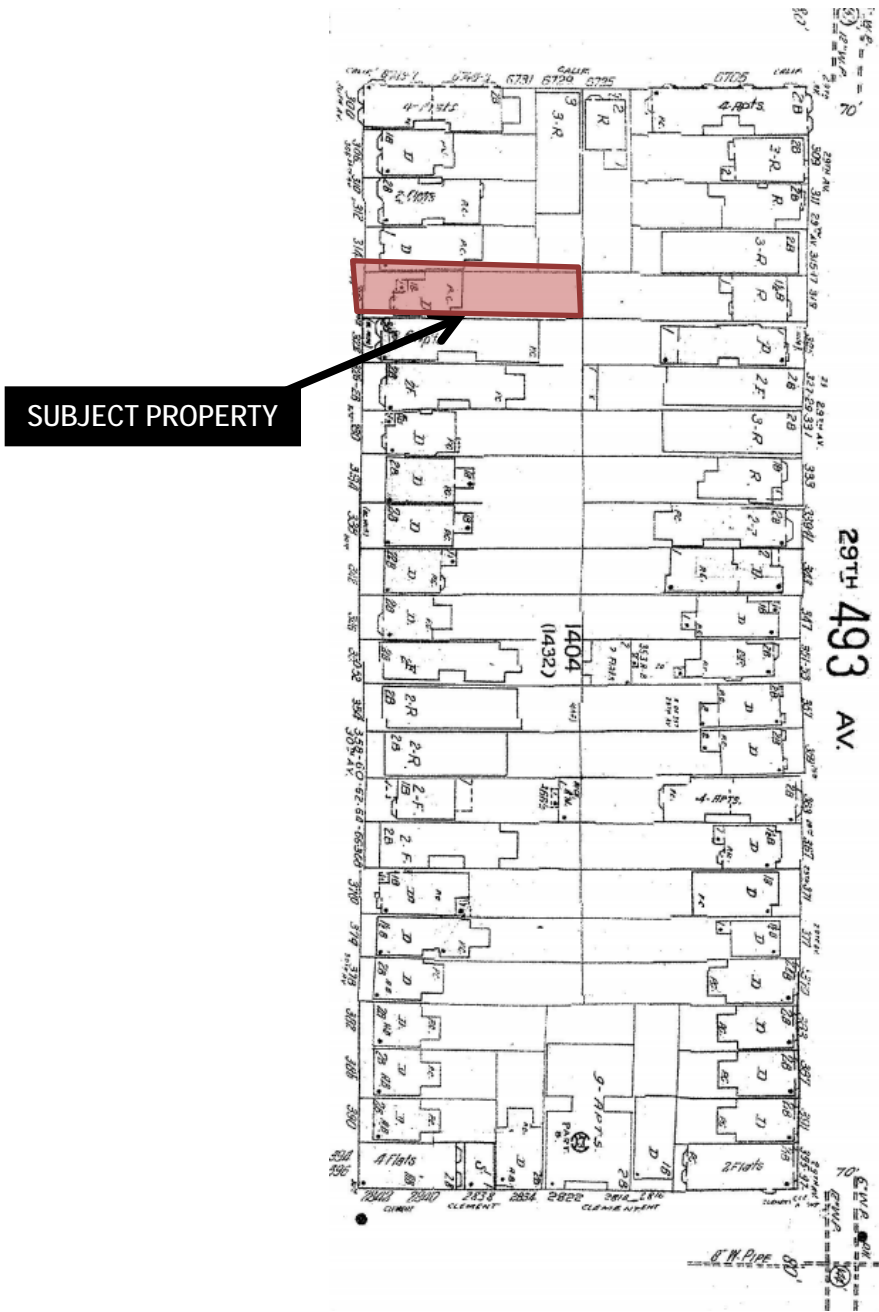
16. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Block Book Map



Sanborn Map*



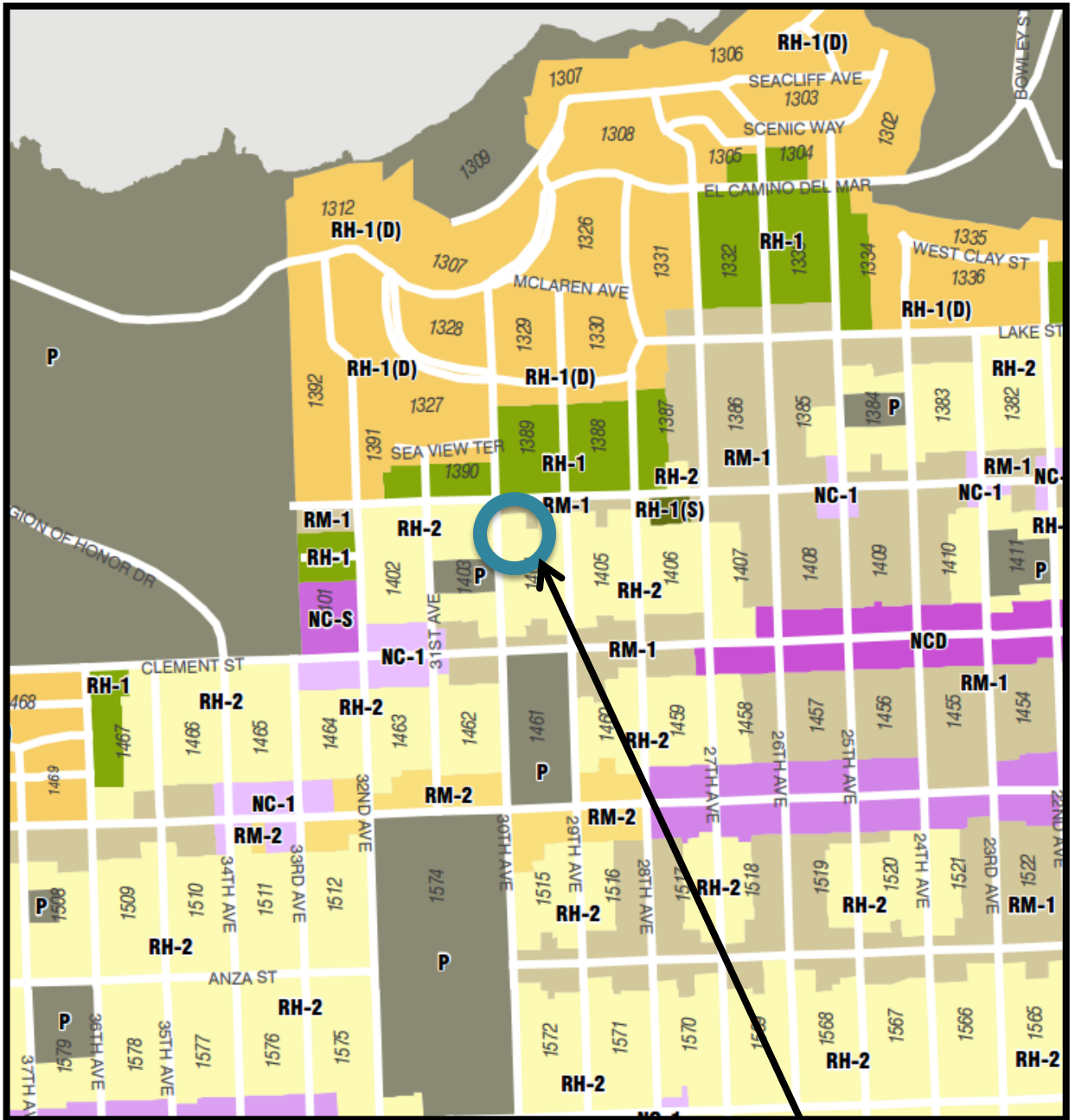
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-009507CUA
318 30th Avenue
Block 1404 Lot 041

Zoning Map



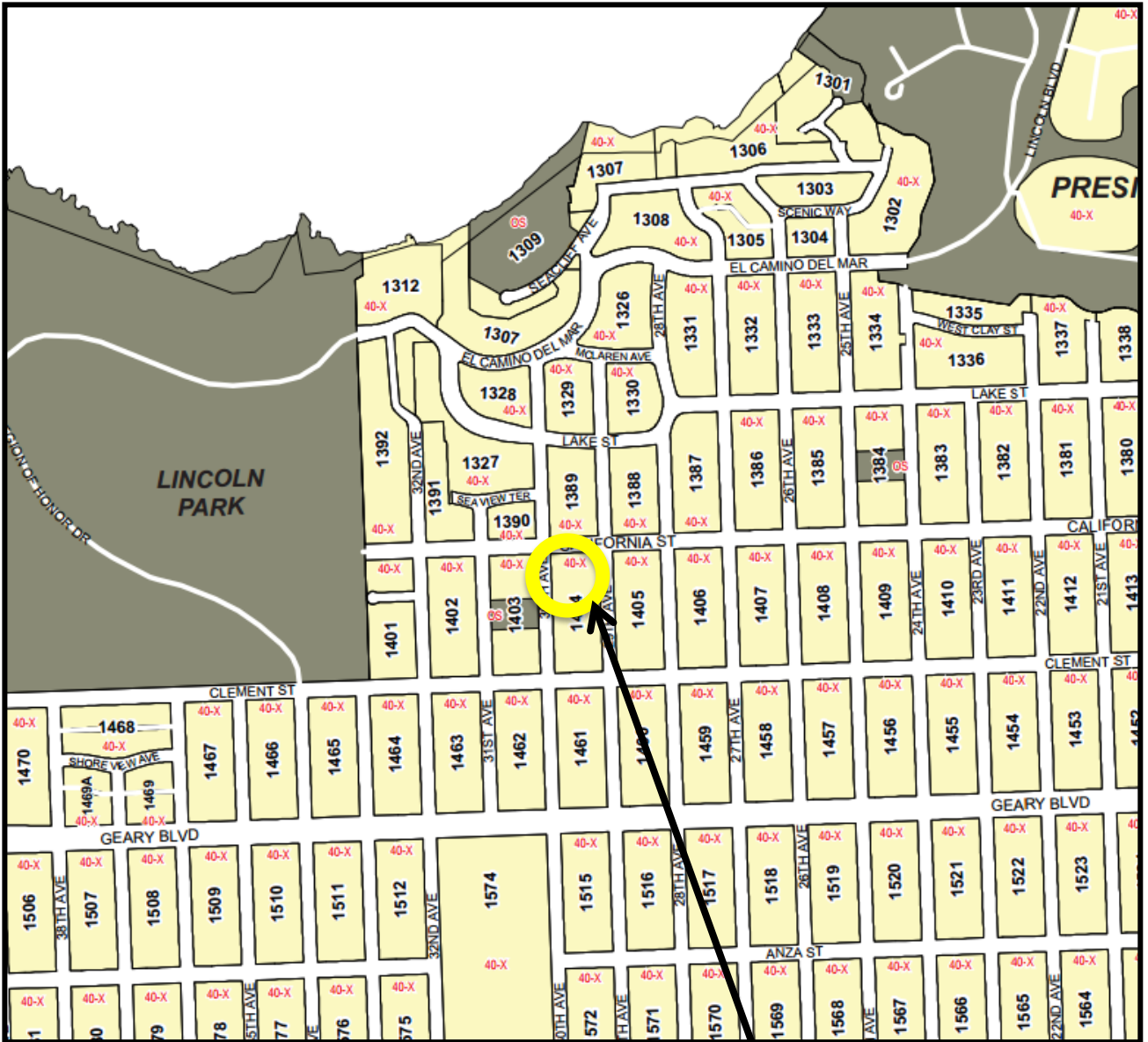
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-009507CUA
318 30th Avenue
Block 1404 Lot 041

Height & Bulk Map



SUBJECT PROPERTY

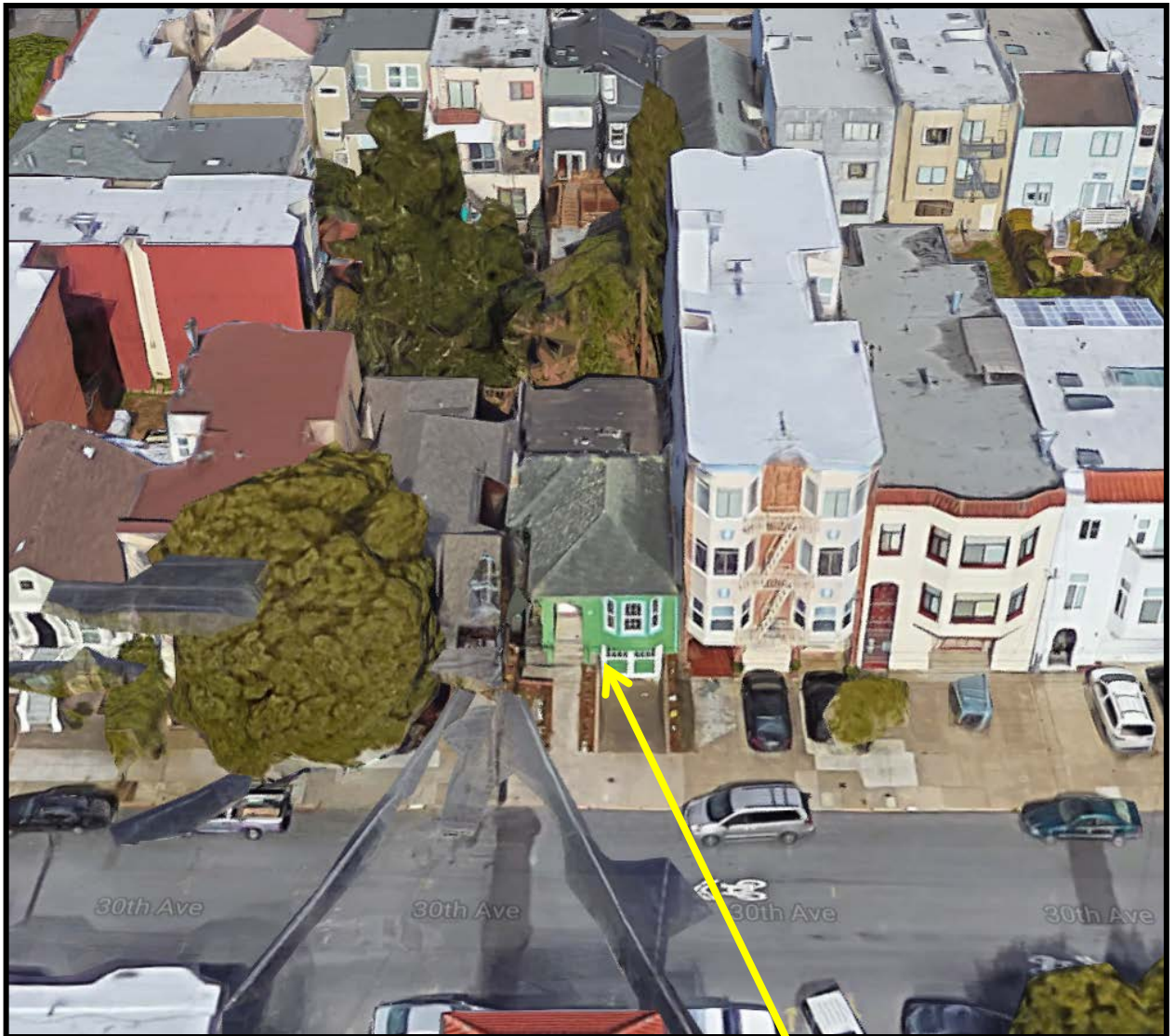
SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-009507CUA
318 30th Avenue
Block 1404 Lot 041

Aerial Photo

(looking east)



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-009507CUA
318 30th Avenue
Block 1404 Lot 041

Aerial Photo

(looking west)



SUBJECT PROPERTY

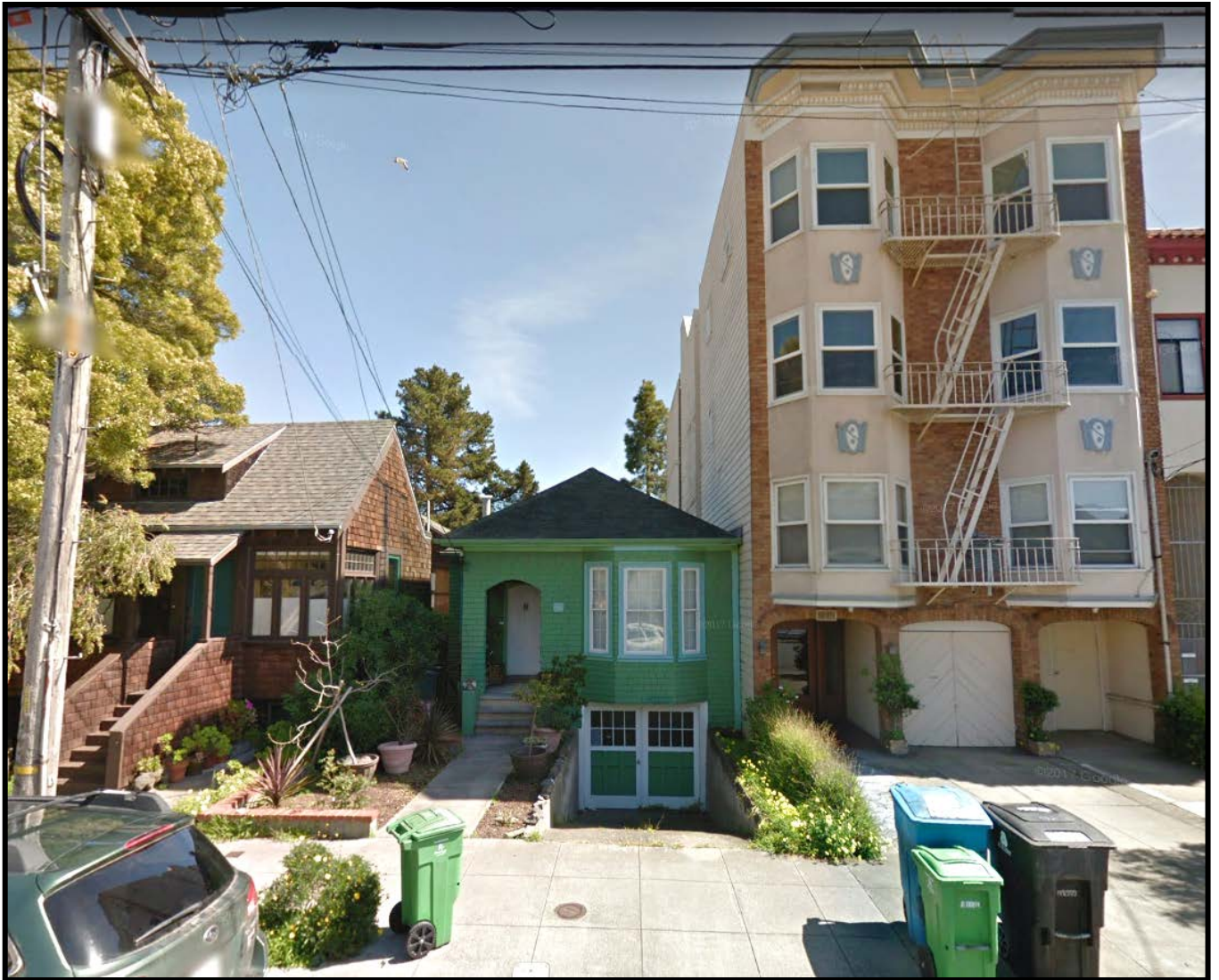
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Conditional Use Hearing
Case Number 2015-009507CUA
318 30th Avenue
Block 1404 Lot 041

Site Photo

(looking east)



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-009507CUA
318 30th Avenue
Block 1404 Lot 041



SAN FRANCISCO PLANNING DEPARTMENT

Design Review Checklist

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: Subject property is located between 4-story apartment building and one-story-over-garage single-family dwelling.

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: Write comments here.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
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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: Write comments here.

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: Write comments here.

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: Write comments here.

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

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

Comments: Write comments here.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
318 30th Avenue		1404/041	
Case No.	Permit No.	Plans Dated	
2015-009507ENV		9/15/2015	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed demolition of (E) SFH and construction of (N) 4-story, 2-unit dwelling unit.			

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 checked="" 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 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 Environmental Evaluation Application 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): Jean Poling	

**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 checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 11/25/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=San Francisco Planning Department, ou=City Planning, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.30 11:21:44 -08'00'</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.30 11:21:44 -08'00'</small>
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**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

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	11/20/2015
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	318 30th Avenue	
Block/Lot:	Cross Streets:	
1404/041	California Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009507ENV

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

DATE OF PLANS UNDER REVIEW:	9/15/2015
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated July 2015).	
Proposed Project: Proposed demolition of (E) SFH and construction of (N) 4-story, 2-unit dwelling unit.	

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

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

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

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated July 2015) and information found in the Planning Department files, the subject property at 318 30th Avenue contains a one-story over-basement, wood-frame single-family dwelling constructed in a vernacular architectural style and clad in painted wood shingles. No known architect or builder is associated with this property. The Assessor's record indicates that the building was constructed in 1910, which is the date that Henry C. Meyer, purchased the property. However, numerous documents indicate a 1908 construction date, including the Spring Valley Water Tap record (signed by Henry C. Meyer), an original building permit, and the February 7, 1908 issue of Daily Pacific Builder. It appears as though Meyer built the house before purchasing the property, a normal practice after the 1906 Earthquake and Fire when people often rented lots with an option to purchase and constructing residential dwellings. Not much is known about Meyer other than the fact that he owned the property until 1916, during which time he rented it out to Martin Connolly, a laborer. The property was purchased by Karl and Flora Bischoff in 1916, who were the first owner-occupants until they sold it in 1936. The only permitted alteration for the property was a large two-story, two-bedroom addition at the rear of the building completed in 1989. Other visible alterations completed without permits include: the installation of a garage and driveway; the re-sheathing of the primary facade and parts of the north and south facades with shingles (ca. 1920s); the remodeling of the entry porch and front entrance (ca. 1940s); and the replacement of all windows on the primary facade and north facade with vinyl windows (ca. 2015).</p> <p>No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building has undergone alterations that significantly diminish its original materials and design. As such, 318 30th Avenue is not architecturally distinct such that it would qualify for individually for listing in the California Register under Criterion 3.</p> <p>(continued)</p>

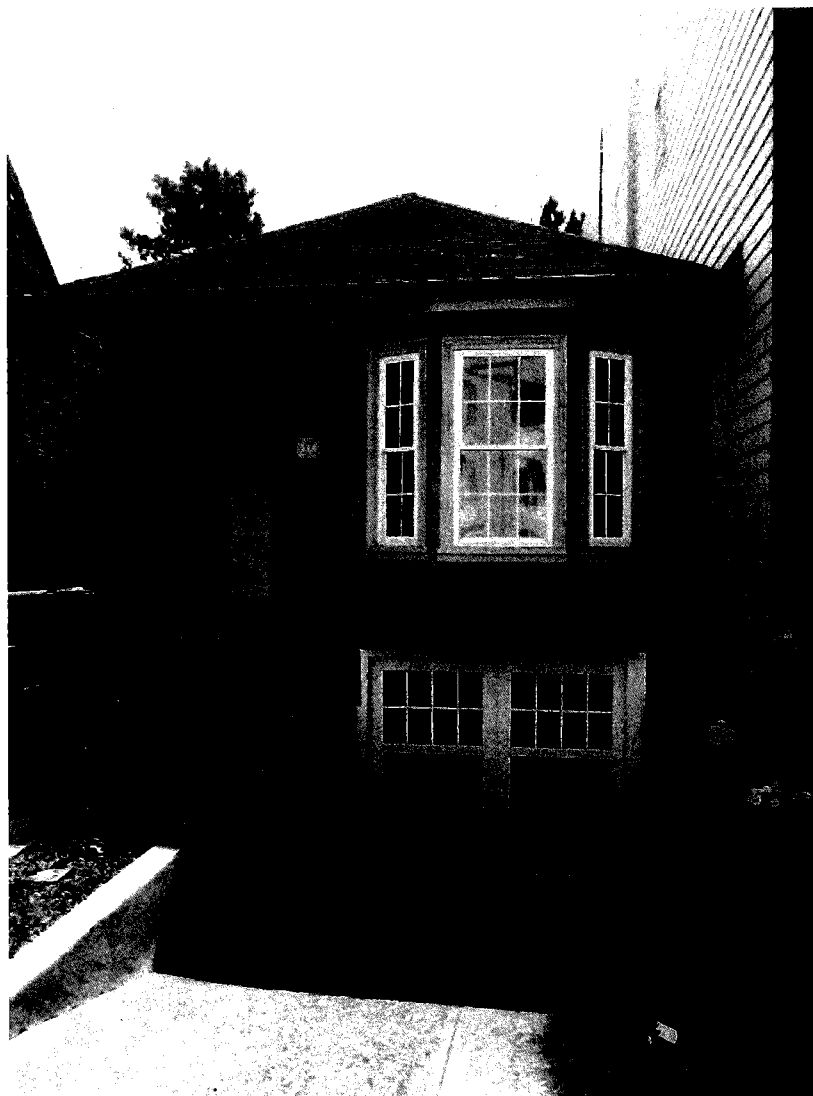
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma Jm</i>	11-25-2015

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that exhibits an eclectic assortment of single-family and multi-family residences with construction dates ranging from 1906 through the 1980s. Many of these residences have undergone critical alterations, leaving the block with little uniformity and without a cohesive character of architecturally related residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

HISTORIC RESOURCE EVALUATION

318 30th Avenue
San Francisco, California



July 2015

Prepared by

Verplanck
HISTORIC PRESERVATION CONSULTING

HISTORIC RESOURCE EVALUATION

318 30th Avenue
San Francisco, California



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Ver **Planck**
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TABLE OF CONTENTS

I. Introduction	1
II. Methods	2
III. Regulatory Framework	2
IV. Property Description	4
V. Historical Context	11
VI. Determination of Eligibility	20
VII. Conclusion	22
VIII. Bibliography	23
IX. Appendix	25
<i>A. Original Water Tap Application for 318 30th Avenue</i>	
<i>B. Building and Alteration Permits for 318 30th Avenue</i>	

I. Introduction

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation (HRE) for a property located at 318 30th Avenue in San Francisco's Outer Richmond district. The 3,000-sf property, which encompasses Assessor's Parcel 1404/041 (**Figure 1**), contains a one-story-over-basement, wood-frame, single-family dwelling. The vernacular dwelling was built in 1908 by an unknown contractor for Henry C. Meyer, a little-known real estate investor. From 1916 until 1936, 318 30th Avenue was owned by Karl Bischoff, a German immigrant tailor, and his wife Flora Bischoff. From 1938 until 1946, the property was owned by Helen Lamb, a stenographer. John Samz, a warehouse worker at San Francisco's Hills Brothers coffee plant, and his wife Audrey Samz, owned and lived at 318 30th Avenue from 1946 until 1962. Following a few years as a rental property, in 1966, 318 30th Avenue was purchased by Walter F. Bartmann, a retired teacher. In 1987, Mr. Bartmann died and left the property to Leonard F. Armstrong. Armstrong, a retired man, expanded the house in 1989 with a substantial rear addition containing two bedrooms. He, and after he died, his trustee, owned the property until 2015 when it was sold to its present owners. This HRE finds 318 30th Avenue ineligible for listing in the California Register under any of the eligibility criteria because it lacks architectural or historical significance. It also retains only a moderate degree of integrity. The property owner plans to demolish the existing dwelling and construct a new two-family dwelling on the parcel.

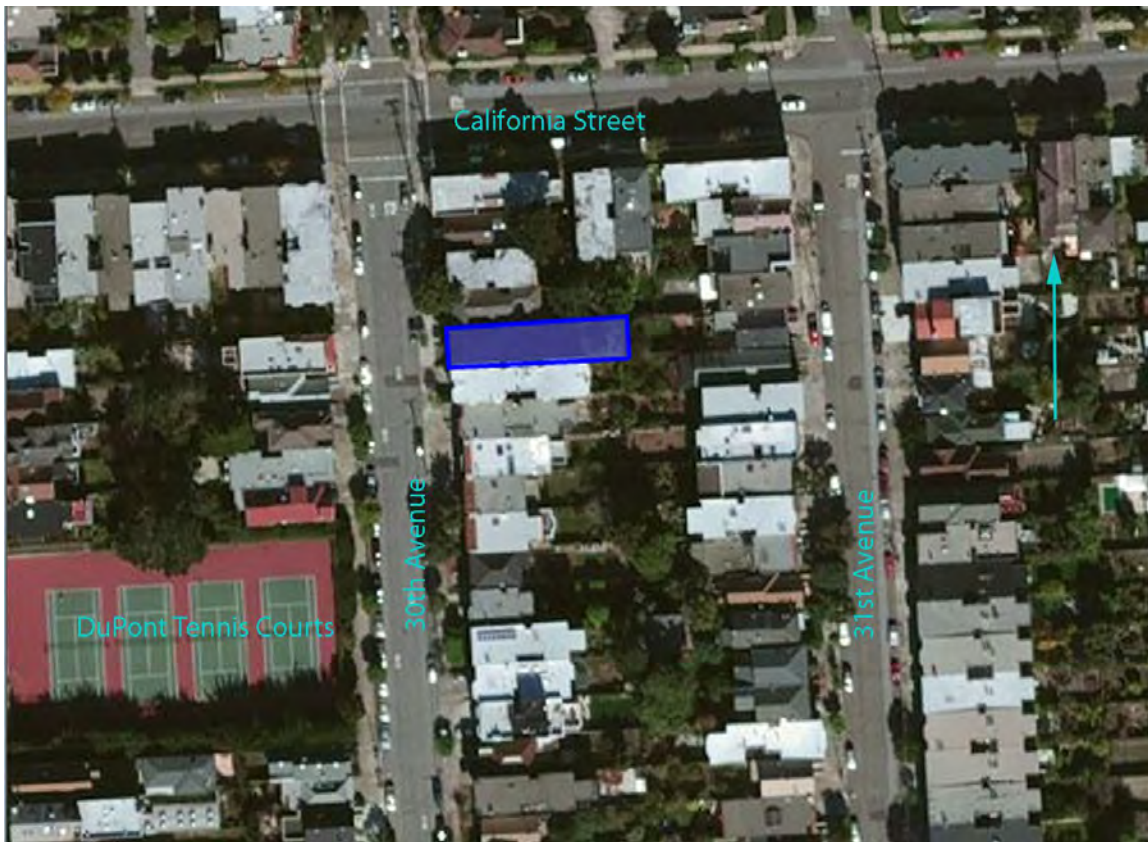


Figure 1. Aerial photograph showing location of 318 30th Avenue (outlined in dark blue)
Source: San Francisco Property Information Map; annotated by Christopher VerPlanck

II. Methods

Christopher VerPlanck, the author of this report, has over 15 years of experience evaluating potential historic resources in San Francisco. In compliance with the San Francisco Planning Department's *CEQA Review Procedures for Historic Resources*, this HRE provides a description and a history of the property at 318 30th Avenue. Christopher VerPlanck visited the subject property on June 24, 2015 to photograph and survey it and the surrounding neighborhood. Over the following weeks, he conducted primary research at several government offices, libraries, and repositories, including the San Francisco Office of the Assessor-Recorder, the San Francisco Department of Building Inspection, San Francisco Architectural Heritage, the San Francisco Public Library, and the California Historical Society.

III. Regulatory Framework

VerPlanck Historic Preservation Consulting searched federal, state, and local records to determine if 318 30th Avenue had been identified in any surveys or other official registers of historic resources. The specific surveys and registers consulted are described below.

A. *Here Today Survey*

Published in 1968 by the San Francisco Junior League, *Here Today: San Francisco's Architectural Heritage*, is San Francisco's earliest official historic resource inventory. Prepared by volunteers, the survey provides a photograph and concise historical data for approximately 2,500 properties located throughout the city. The survey was adopted in 1970 by the San Francisco Board of Supervisors under Resolution No. 268-70. The survey files are archived at the Koshland History Center, at the San Francisco Public Library.

318 30th Avenue is not featured in *Here Today*, in either the book or the survey files.

B. *Department of City Planning Architectural Quality Survey*

Between 1974 and 1976, the San Francisco Planning Department completed an inventory of architecturally significant buildings in San Francisco. An advisory committee comprising architects and architectural historians assisted in the final determination of ratings for the roughly 10,000 buildings surveyed. The unpublished survey consists of 60 volumes of survey data on file at the San Francisco Planning Department. The Planning Department surveyed both contemporary and older buildings, but historical associations were not considered in assigning ratings. Planning Department staff assigned each surveyed building a numerical rating ranging from "0" (contextual importance) to "5" (individual significance of the highest degree). The inventory assessed only architectural significance, which was defined as a combination of the following characteristics: design features, urban design context, and overall environmental significance. When completed, the Architectural Quality Survey was believed to include the top 10 percent of the city's building stock.¹ Furthermore, in the estimation of survey participants, buildings rated "3" or higher represented approximately the top 2 percent of the city's building stock. The survey was adopted in 1978 by the San Francisco Board of Supervisors under Resolution No. 78-31. The Planning Department has been directed to use the survey, although the methodology is inconsistent with CEQA Guidelines PRC 5024.1(g).

318 30th Avenue is not featured in the 1976 Architectural Quality Survey.

¹ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 11 – Historic Resource Surveys* (San Francisco: n.d.), 3.

C. San Francisco Architectural Heritage Surveys

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness of, and advocating for, the preservation of San Francisco's unique architectural heritage. Heritage has completed several major historic resource inventories in San Francisco, including Downtown, the South of Market Area, the Richmond District, Chinatown, the Van Ness Corridor, the Northeast Waterfront, and Dogpatch. Heritage ratings range from "D" (minor or no importance) to "A" (highest importance) and are based on both architectural and historical significance.

Heritage has not surveyed the Outer Richmond district and therefore has no file for 318 30th Avenue.

D. Article 10 of the San Francisco Planning Code

San Francisco City Landmarks are buildings, structures, sites, districts, and objects of "special character or special historical, architectural or aesthetic interest or value and (that) are an important part of the City's historical and architectural heritage."² Adopted in 1967 as Article 10 of the San Francisco Planning Code, the San Francisco City Landmark program recognizes significant buildings and districts and protects them from inappropriate alterations and demolition through project review by the San Francisco Historic Preservation Commission. As of 2013, there were 256 landmarked properties and 12 designated historic districts that are subject to Article 10. The Article 10 designation process originally used the Kalman Methodology, a qualitative and quantitative method for evaluating the significance of historic properties. As of 2000, Article 10 was amended to use National Register criteria.

318 30th Avenue is not a city landmark and it is not a contributor to any locally designated or potential historic districts.

E. California Historical Resources Information System

Properties listed in the California Historical Resources Information System's (CHRIS) Historic Property Data File, or that are under review by the California Office of Historic Preservation (OHP), are assigned California Historical Resource Status Codes ranging from "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are already listed in the California Register or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California Register or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated.

318 30th Avenue is not listed in the Historic Property Data File for San Francisco County.³

² San Francisco Planning Department, *San Francisco Preservation Bulletin No. 9 – Landmarks* (San Francisco: January 2003).

³ San Francisco Property Information Map <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/?dept=planning>

IV. Property Description

A. Context

318 30th Avenue occupies a parcel measuring 25' x 120' that contains 3,000 square feet (sf) of space. The parcel is located on the east side of 30th Avenue, between Clement and California streets, in the Outer Richmond district. The 300 block of 30th Avenue is fairly typical for the Outer Richmond district in that it contains an eclectic assortment of single-family and multiple-family dwellings ranging from the post-1906 Earthquake reconstruction era to the 1980s. The Outer Richmond district was developed incrementally over the last 110 years. Originally a rural frontier inhabited by working-class homesteaders and earthquake refugees living in modest vernacular cottages, urbanization of the neighborhood began to take off in the 1910s and 1920s with better mass transit and the growth of private automobile ownership. Nevertheless, vacant lots remained into the 1960s and 1970s. The growing popularity of the Richmond district among immigrant families during the 1980s and 1990s has resulted in the gradual replacement of many of the early cottages with larger multiple-family dwellings. Though primarily residential, the Outer Richmond district has several linear commercial districts, including Geary Boulevard and sections of Clement and Balboa streets. Major public open spaces in the area include Lincoln Park, the Presidio, and Golden Gate Park.

The 300 block of 30th Avenue is quite diverse in terms of its building stock, presenting a jumble of housing types from several decades of the twentieth century, ranging from Queen Anne cottages to larger apartment buildings and speculative rowhouses and flats from the 1920s (**Figure 2**). There are also several newer multi-family buildings dating from the 1970s and 1980s, although fewer than many comparable blocks in the neighborhood. There are no pre-1906 dwellings on the subject block, in large part because the block remained in the hands of two large real estate investment firms until 1906. The only non-residential use on the block is the DuPont Tennis Courts, a mid-block public park operated by the San Francisco Department of Recreation and Parks (**Figure 3**). The northern end of the 300 block of 30th Avenue is bracketed by a pair of apartment buildings, at 6743-49 California Street and 303-09 30th Avenue (**Figures 4-5**). These two buildings, which were both constructed in 1921 in the Classical Revival style, face the exclusive residential enclave of Sea Cliff, which begins on the north side of California Street.



Figure 2. 300 block of 30th Avenue, looking south
Source: Christopher VerPlanck



Figure 3. DuPont Tennis Courts, looking northwest
Source: Christopher VerPlanck



Figure 4. 6743-49 California Street, looking south
Source: Christopher VerPlanck



Figure 5. 303-09 30th Avenue, looking southwest
Source: Christopher VerPlanck

Moving south along 30th Avenue, away from California Street, the size of the residential buildings decreases, with several cottages built during the post-1906 Earthquake reconstruction era, including the subject property. These are scattered among larger Mediterranean-style rowhouses, flats, and apartment buildings. All of these smaller post-quake cottages were built between 1906 and 1910, including a pair of dwellings across the street from the subject property, at 327 and 329 30th Avenue, and several others to the north at 310 and 312 30th Avenue (**Figures 6-7**). The 300 block of 30th Avenue also contains several clusters of nearly identical rowhouses that were clearly built on speculation by a single contractor or real estate developer. Mostly designed in the Mediterranean or Craftsman styles, these 1910s and 1920s-era rowhouses are characteristic of much of the Outer Richmond district. Examples include four adjoining rowhouses at 391, 393, 395, and 399 30th Avenue, built in 1920 (**Figure 8**); and seven rowhouses at 370, 374, 378, 382, 386, and 390 30th Avenue, as well as 2840 Clement Street, that were built between 1915 and 1917 (**Figure 9**).



Figure 6. 327 (right) and 329 (left) 30th Avenue, looking west
Source: Christopher VerPlanck



Figure 7. 310 (left) and 312 (right) 30th Avenue, looking southeast
Source: Christopher VerPlanck



Figure 8. 391-399 30th Avenue, looking southwest
Source: Christopher VerPlanck



Figure 9. 370-390 30th Avenue and 2840 Clement Street,
looking northeast
Source: Christopher VerPlanck

Properties adjoining 318 30th Avenue to the north and to the south include both the smallest and the largest building on the subject block. To the north is a one-story, shingled cottage at 314 30th Avenue. Built in 1911, the well-preserved cottage is designed in the First Bay Region Tradition style (**Figure 10**). In contrast, to the south of the subject property is a large, three-story-over-basement, six-unit apartment building at 322 30th Avenue. Constructed in 1926, at the height of the 1920s-era building boom, the Classical Revival building towers above its neighbors (**Figure 11**).



Figure 10. 314 30th Avenue, looking northeast
Source: Christopher VerPlanck



Figure 11. 322 30th Avenue
Source: Christopher VerPlanck

B. Site Description

318 30th Avenue is set back about 28 feet from the sidewalk. This generous setback allows space for a small garden and a steeply sloping driveway that accesses the garage in the basement beneath the dwelling. The garden is enclosed within a low concrete and brick retaining wall. The steeply pitched driveway, which is enclosed within high concrete retaining walls, features narrow planters to either side (**Figure 12**). A concrete footpath that divides the front yard from the driveway leads from the sidewalk to the front porch of the dwelling. Because the existing dwelling has such a small footprint there is room for a rather generous rear yard. The rear yard slopes downhill toward the east. It is composed of a concrete patio right behind the house, a narrow band of turf, and a brick-paved patio at the east end of the lot. Several trees and ornamental shrubs are located in planters throughout the brick patio (**Figure 13**).



Figure 12. Driveway, looking south
Source: Christopher VerPlanck



Figure 13. Rear yard, looking east
Source: Christopher VerPlanck

C. General Description

318 30th Avenue is a one-story-over-basement, wood-frame, vernacular dwelling clad in painted wood shingles. The cottage has a partial brick and concrete foundation. It is capped by a steeply pitched hipped roof clad in asphalt shingles. The primary façade and visible portions of the north and south façades are clad in painted shingles added ca. 1920 over the original stucco. The east (rear) façade, which is part of a 1989 addition, is clad in unpainted rustic channel siding. The exterior of the dwelling has no applied ornament. The windows are vinyl on the front and sides and aluminum on the rear façade. The interior of the dwelling, which was expanded and remodeled in 1989, consists of a living room, a dining room, a bedroom, a bathroom, and a kitchen on the first floor; and a garage, a storage room, a bedroom, and a bathroom in the basement. The moderately altered dwelling appears to be in fair condition.

Primary (West) Façade

The primary façade of 318 30th Avenue is two bays wide and consists of a main living level above a partially below-grade basement (**Figure 14**). Entirely clad in painted wood shingles, the primary façade has no applied ornament. The majority of the basement level is below-grade and therefore not visible. The only exposed portions include the garage, which contains a pair of older wood-panel hinged doors with six-lite windows, and the basement pedestrian entrance, which contains a two-panel wood door with a glazed upper lite. The main floor level features a recessed entry porch at the left and a three-sided bay window at the right. To the left of and behind the primary façade is a recessed lightwell articulated by a double-hung vinyl window (**Figure 15**). The entry porch is accessed by a short terrazzo stair. An arched portal leads into the porch itself, whose east wall contains a solid-core wood door with a small “wicket,” or security hatch, at its center (**Figure 16**). The porch and the main entrance appear to have been remodeled ca. 1940. The three-sided bay window is punctuated by three double-hung vinyl windows with imitation muntins. The windows are trimmed out with simple wood moldings. The west façade terminates with a narrow, projecting box cornice.



Figure 14. Primary façade, looking east
Source: Christopher VerPlanck



Figure 15. Lightwell, looking east
Source: Christopher VerPlanck



Figure 16. Entry porch, looking east
Source: Christopher VerPlanck

North and South Façades

Most of the north and south façades of 318 30th Avenue abut adjoining buildings and are therefore not visible. The visible portions – mainly along the north side of the dwelling – are clad in painted wood shingles.

East (Rear) Façade

The east (rear) façade of 318 30th Avenue dates from a 1989 remodel and expansion project (**Figure 17**). Clad in unpainted wood rustic channel siding, the east façade is two bays wide and dominated by a large, three-sided, two-story bay window in the left bay. The right bay contains a pedestrian entrance at the basement level, which contains a contemporary vinyl/composite door; and a single aluminum slider window at the main/first floor level. The east façade terminates in a simple wood box cornice.

D. Interior Description

As mentioned previously, the interior of 318 30th Avenue contains four principal rooms on the main floor level: a living room, dining room, kitchen, and one bedroom. There is also one bathroom at the center of the main floor level. The basement contains a one-car garage, a storage room, a bedroom, and a bathroom. There are few remaining original interior finishes or features within the interior, the bulk of which was remodeled in 1989 and therefore contains no important character-defining features (**Figures 18-19**).



Figure 17. East façade
Source: Christopher VerPlanck



Figure 18. Basement, looking east
Source: Christopher VerPlanck



Figure 19. Main floor, looking east
Source: Christopher VerPlanck

V. Historical Context

This section provides an overview of San Francisco’s Richmond district, a construction and ownership chronology of 318 30th Avenue, and a summary of alterations.

A. Richmond District

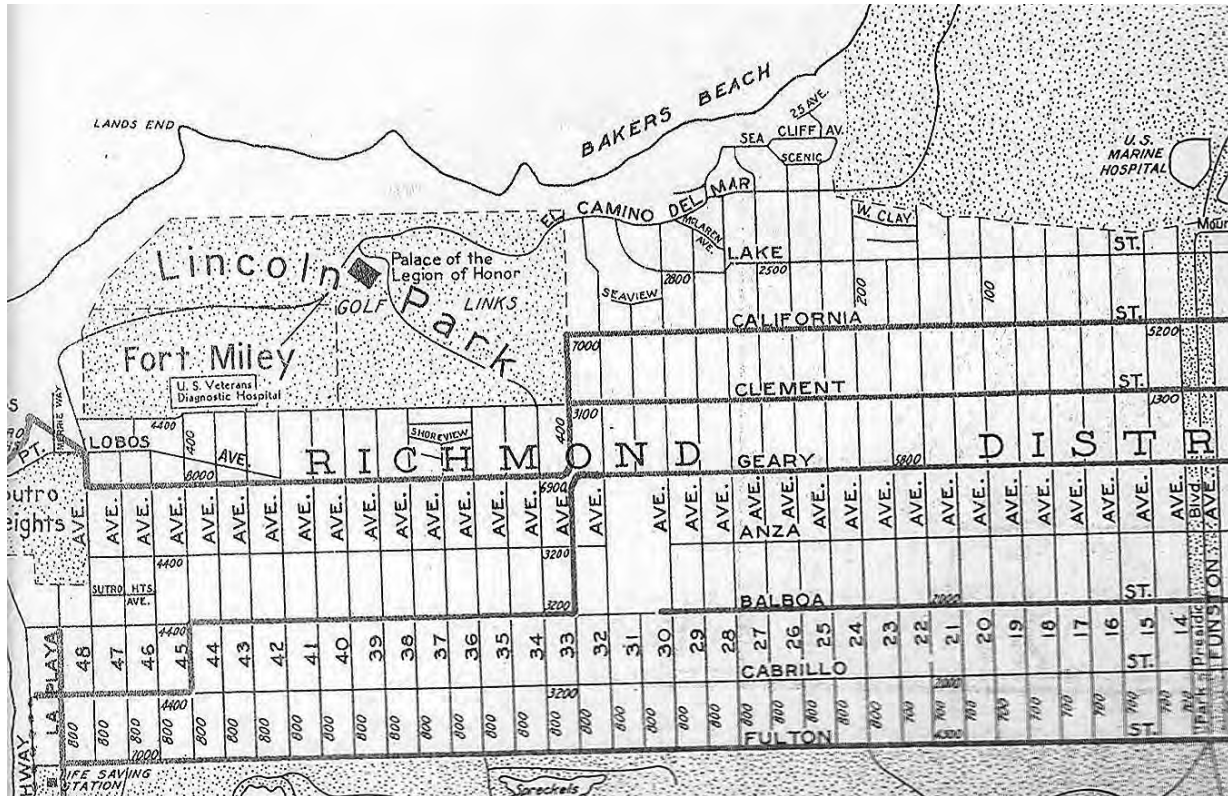


Figure 20. Outer Richmond District

Source: Official Map of the City and County of San Francisco, 1937

The Richmond, or Park Presidio District, as it is officially designated, is located in the northwest quadrant of San Francisco (**Figure 20**). The district is bounded on three sides by natural features or public open spaces, including the Presidio and Lincoln Park to the north, Sutro Heights and the Pacific Ocean to the west, and Golden Gate Park to the south. To the east it is bounded by Arguello Boulevard (originally First Avenue). The Richmond district is very large, encompassing several smaller neighborhoods, including the Inner Richmond, the Outer Richmond, Sea Cliff, Presidio Terrace, “Little Russia,” Jordan Park, and Lone Mountain. The subject property is located within the Outer Richmond district, whose boundaries include: the Pacific Ocean to the west, Golden Gate Park to the south, Lincoln Park and Sea Cliff to the north, and Park Presidio Boulevard (Highway 1) to the east. The Richmond district is one of San Francisco’s most diverse neighborhoods. Formerly a heavily Irish area, the district has evolved over the last three decades into a neighborhood where no ethnic group constitutes a majority, although a sustained influx of Asian and European immigrants has given parts of the neighborhood either a heavily Chinese or predominantly Russian character.

Architecturally speaking, the Richmond district is as varied as its population. Several hundred pre-1906 and immediate post-quake cottages interspersed throughout the district hint at its origins as a frontier at the beginning of the twentieth century. Today the Richmond district is a thoroughly urbanized neighborhood with commercial corridors extending along Geary Boulevard and Clement Street, and rows of speculatively built Edwardian-era flats and single-family dwellings fanning out toward the Presidio and Golden Gate Park.

For most of San Francisco's recorded history, what is now the Richmond district remained a wilderness. When Spanish explorers first arrived in 1769, they recorded the area as a windswept expanse of undulating sand dunes with sparse clumps of coastal sage scrub. In June 1846, while the Bear Flag Rebellion was being acted out in Sonoma, Pío Pico, the last Mexican governor, granted *Rancho Punta de los Lobos*—and area encompassing what is now the Richmond district, Presidio Heights, Cow Hollow, and the Marina—to a man named Benito Diaz. Diaz left his lands unimproved, and aside from a few hardy squatters, few attempts were made to settle the remote area during the Mexican or Early American periods of the city's history.

Lack of interest in San Francisco's "Outside Lands" did not last indefinitely. In 1866 and 1868, respectively, the Board of Supervisors passed the Clement and Outside Lands Ordinances. These acts affected all unsurveyed lands within the city's corporate boundaries, including what is now the Richmond district. The Board of Supervisors hoped this legislation would facilitate the orderly development of areas within the city's path of expansion, as well as resolving any lingering squatter claims. The Outside Land Ordinances also set aside lands for parks (including a 999-acre tract that would eventually become Golden Gate Park), schools, fire stations, and a city cemetery (now Lincoln Park). In 1870, the "Official Map of the Outside Lands" was published. It extended the grid of Jasper O'Farrell's 1847 survey, with minor adjustments, westward into what is now the Richmond district.

Long before the Richmond district was platted and opened for development, its wide open spaces attracted a number of ranchers and dairymen. In the 1860s, several dairymen seeking improved access to sell their milk and other products downtown built a road from what was then the city's western boundary at Divisadero Street all the way out to Point Lobos. The Point Lobos and San Francisco Toll Road, as it was called, followed the alignment of today's Geary Boulevard.

Incidentally, the Point Lobos and San Francisco Toll Road facilitated the transportation of daytrippers from the city out to Ocean Beach. A seaside holiday resort area grew up in the area, with the Cliff House restaurant, hotel, and gardens (established in 1863) being the principal attractions. In 1881, Adolph Sutro, a successful engineer and real estate speculator, purchased the Cliff House and nearby Sutro Heights and built a railroad to provide regularly scheduled service to the Cliff House, which he soon enhanced with a sculpture garden and his famous Sutro Baths. Sutro also bought up hundreds of lots in the Richmond district, becoming one of its biggest boosters. George F. Fletcher, a Point Lobos Club member and native of Richmond, Australia, is credited with applying the name "Richmond" to the district, which up until that time had been called the "Point Lobos District."

Transportation issues had to be resolved before the Richmond district could achieve its potential as an urban neighborhood. In the 1870s, the Board of Supervisors granted railway franchises to several different companies in a generally unsystematic fashion, with the planned routes following Point Lobos Road (Park and Ocean Railroad Company – 1877) and California Street (California Street Railroad Company –

1878). At first these lines were operated with horse-drawn omnibus cars. These were later replaced by steam-powered “dummies.” By the early twentieth century, electric streetcars had become the norm, including several new lines operated by the new Municipal Railway. The growing popularity of Golden Gate Park and the Bay District Race Track during the latter part of the nineteenth century led to the creation of several additional streetcar lines running north-south across the Richmond district.

In addition to transit lines, the development of infrastructure, including streets, water, schools, police patrols, and sewers, were crucial to the development of the Richmond district. One of the first things that had to happen was street grading. According to an article in the November 1, 1889 *San Francisco Examiner*, Point Lobos Road and 1st Avenue (now Arguello Boulevard) were the first streets in the district to be paved. Initially water was provided by wells, as indicated by the many water tank houses in the area, but gradually the privately owned Spring Valley Water Company began laying water mains along streets in the easternmost part of the Richmond district. By the late nineteenth century, water, electric lights, and sewage systems were in place throughout most of the Inner Richmond, setting the stage for its residential development. Neighborhood improvement clubs were especially crucial in lobbying for these improvements.

Even though the entire Richmond district was subdivided and most of it accessible by 1900, residential development was slow to take off, especially in the Outer Richmond district. What development did exist beyond Park Presidio Boulevard was clustered along the principal transportation lines, including California Street, Point Lobos Road, Fulton Street, and several north-south cross streets where streetcar lines ran. Meanwhile, the eastern Richmond district witnessed heavy building, as evidenced by many Victorian cottages remaining today on the numbered avenues between Arguello Boulevard and 10th Avenue. Much of the building in the neighborhood was speculative in nature and undertaken by local builder/developers such as Fernando Nelson and Greenwood & DeWolfe.

The 1906 Earthquake and Fire destroyed most of Victorian San Francisco. The disaster drove waves of refugees out to open land at the edge of the city. At first many of the refugees were housed in small wood-frame “refugee shacks” hastily erected by the Red Cross and City agencies in public parklands. However, as in other areas that experienced an influx of “temporary” refugees, many new residents decided to settle permanently in the largely undamaged Richmond district. Within a few months of the disaster, houses, stores, churches, and schools began to pop up all over the district, including the furthest reaches of the Outer Richmond district. Historic photographs from this era show increasingly dense residential and commercial development creeping out along Point Lobos Road and California and Clement streets (**Figure 21**). Still, large gaps in the development existed, particularly where small ranches and



Figure 21. Richmond District, 1912

Source: San Francisco Historical Photograph Collection
San Francisco Public Library

dairies held on for speculators sat on larger parcels, waiting for their value to increase. Nevertheless, by World War I, development was occurring at a rapid pace throughout the neighborhood. The automobile minimized the perceived distance between downtown and the Richmond district, encouraging people to build flats and single-family homes with garages. Meanwhile, Point Lobos Road (renamed Geary Street in 1909) had become an automobile-scaled commercial corridor by the 1920s. During this time several major cultural and religious institutions, including St. John's Presbyterian Church, Star of the Sea Catholic Church, and Temple Emanu-El, were built to serve the various ethnic groups moving into the increasingly urban area.

B. Historical Development of 318 30th Avenue

Pre-construction History

According to the 1901 and 1906 Block Books, the entire northern half of the block bounded by 30th Avenue, California Street, 29th Avenue, and Clement Street belonged to the John Brickell Company, a real estate investment firm belonging to a man of the same name. Brickell was a young Pennsylvania-born investor who had arrived in San Francisco as a child. He was the son of John Brickell, Sr., also a real estate agent and investor, who founded the company. Between 1906 and 1909, when demand for residential lots in the Outer Richmond district exploded after the 1906 Earthquake and Fire, the John Brickell Company began subdividing its holdings on the subject block – Old Richmond Block 153. By 1909, the company's holdings on the subject block had been reduced as residential lots were sold to individual homebuilders and developers. On May 4, 1910, the John Brickell Company sold a lot on the east side of 30th Avenue, 100 feet south of California Street, to a saloon-keeper and small-time real estate speculator named Henry C. Meyer. The lot, which was nothing but sand dunes, measured 25 feet along 30th Avenue and 120 feet into the block.⁴

Construction of 318 30th Avenue

According to the Assessor's Office, 318 30th Avenue was built in 1910 after Henry Meyer had purchased the lot. However, the dwelling appears to be slightly older. According to the Spring Valley Water Company service records, the initial water tap application dates to January 22, 1908. The application, signed by Henry C. Meyer, describes a one-story, 610-sf cottage as being under construction on the property.⁵ Bolstering this evidence is a building permit application dating to February 3, 1908. The application, also signed by Henry C. Meyer, describes a one-story-over-basement cottage measuring 24' x 35' in plan and 24' high. According to the permit application, the cottage was to be finished in plaster with a hipped roof clad in wood shingles. The cottage, whose cost was projected to be \$1,900, would house one family. No architect was listed on the application, though the name of the builder is provided. Unfortunately the builder's name is illegible.⁶ Interestingly, Meyer built the house before he actually purchased the property in 1910. This was not an unusual situation during this time as many people who moved to the Richmond district after the 1906 Earthquake often rented lots with an option to purchase, which they most often did after building a house. 318 30th Avenue first appears on the 1913 Sanborn maps (**Figure 22**). In addition to the cottage, which aside from the 1989 addition appears much as it does now, the subject block was approximately 60 percent developed.

⁴ "Real Estate Transactions," *San Francisco Chronicle* (May 4, 1910).

⁵ Spring Valley Water Company, "Application and Agreement, 318 30th Avenue."

⁶ San Francisco Department of Building Inspection, "Building Permit Applications on file for 318 30th Avenue."

Henry C. Meyer: 1910-1916

The owner of 318 30th Avenue from 1910 until 1916 was Henry C. Meyer. A check of San Francisco City Directories reveals dozens of “Henry Meyers,” and several “Henry C. Meyers,” so it is not absolutely certain which Henry Meyer constructed the subject property.⁷ Nonetheless, nobody with this name is recorded as living at this address in City Directories during this timeframe, suggesting that 318 30th Avenue was built on speculation as a rental property. On May 2, 1916, Henry C. Meyer sold the subject property to Karl and Flora A. Bischoff.⁸

Karl and Flora A. Bischoff: 1916-1936

Karl and Flora (née Fritzsche) Bischoff are the first known owner-occupants of 318 30th Avenue. According to the 1920 Census, recorded four years after they purchased the property, the Bischoff household consisted of Karl (age 50) and Flora (age 40). Karl was a German immigrant who had arrived in the United States in 1899. He became a naturalized American citizen in 1908. Flora was a native of Tennessee, though both of her parents were German immigrants. They did not have any children living at home at the time they lived at 318 30th Avenue. Karl was a tailor who owned his own shop, and Flora did not work outside the home.⁹ The 1930 Census found the Bischoffs still in residence at 318 30th Avenue. Karl, now 61, gave his occupation as the owner of a tailor shop. Flora, now 50, did not work outside the home. In that year their property was estimated to be worth \$3,500.¹⁰ Six years later, on June 15, 1936, Karl and Flora Bischoff sold 318 30th Avenue to Nelson A. and Ann B. Vickers.¹¹ The couple then moved to 5522 California Street, just around the corner from the subject property.

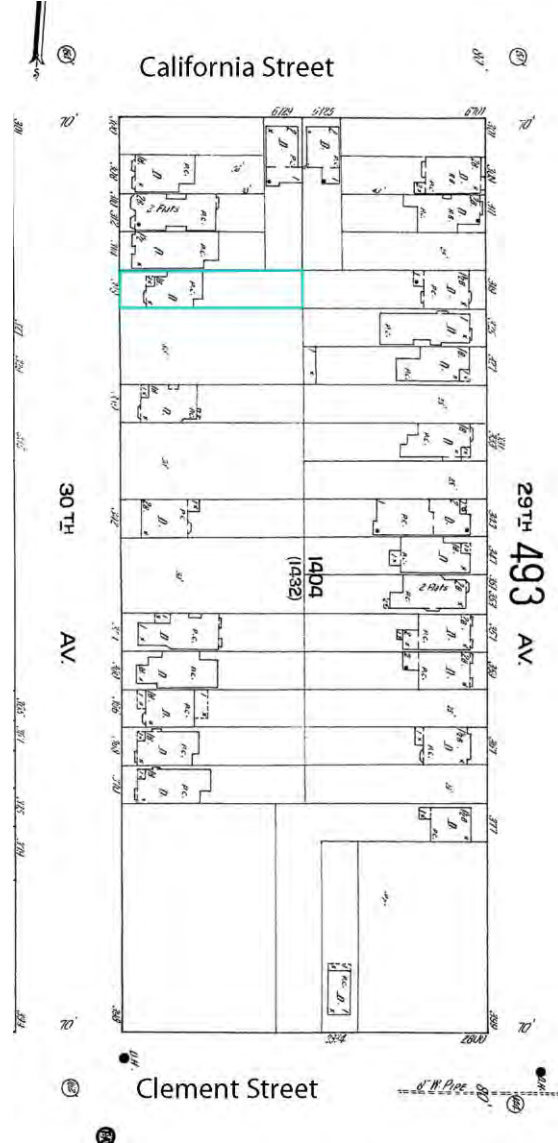


Figure 22. 1913 Sanborn Map, showing the subject property in light blue
 Source: Sanborn Fire Insurance Company, San Francisco Public Library; annotated by Christopher VerPlanck

⁷ The most likely candidate is a saloon keeper and real estate investor who lived around the corner on California Street.
⁸ San Francisco Department of the Assessor-Recorder, “Deeds and Sales Ledger records on file for 318 30th Avenue.”
⁹ 1920 United States Federal Census, San Francisco City, Enumeration District 269, Sheet 5B.
¹⁰ 1930 United States Federal Census, San Francisco City, Enumeration District 250, Sheet 10A.
¹¹ San Francisco Department of the Assessor-Recorder, “Deeds and Sales Ledger records on file for 318 30th Avenue.”

Various Owners: 1936-1938

318 30th Avenue passed through the hands of several owners between 1936 and 1938. Most likely all were absentee real estate investors. Nelson and Ann Vickers owned the property from 1936 until October 16, 1937, when they sold it to M.E. Coleman.¹² Nelson was a cook and the owner of Vick's Café in Burlingame. The couple did not live at 318 30th Avenue.¹³ With initials only provided in the Sales Ledgers, it is not known who M.E. Coleman was exactly. Coleman, who owned the property for less than a year, sold it to Helen Lamb on January 12, 1938.¹⁴ Around the time Coleman sold it, 318 30th Avenue appeared on a series of aerial photographs taken that same year (**Figure 23**). The aerial photographs depict the subject property as containing a small, hipped-roofed cottage surrounded by larger flats, single-family dwellings, and apartment buildings. The photograph indicates that the driveway (and therefore the garage) were in place by this time. Finally, a comparison of the 1938 aerial photographs with the 1913 Sanborn maps indicate that the subject block was essentially built-out.



Figure 23. 1938 Aerial showing 318 30th Avenue
Source: Collection of David Rumsey

Helen Lamb: 1938-1946

Helen Lamb was the second known owner-occupant of 318 30th Avenue. According to the 1940 Census, the Lamb household consisted of Helen (age 32) and her mother, Ada Lamb (age 65). Helen, a native of Portland, Oregon, had most recently lived in Seattle, Washington. She was employed as a stenographer by the federal government. Ada, a native of Minnesota, had most recently lived in Portland. Helen

¹² San Francisco Department of the Assessor-Recorder, "Deeds and Sales Ledger records on file for 318 30th Avenue."

¹³ San Francisco City Directories.

¹⁴ San Francisco Department of the Assessor-Recorder, "Deeds and Sales Ledger records on file for 318 30th Avenue."

Lamb’s property was valued at \$4,500.¹⁵ Helen Lamb owned 318 30th Avenue for fewer than eight years, selling it to John and Audrey P. Samz on April 18, 1946.¹⁶

John and Audrey P. Samz: 1946-1962

John and Audrey Samz moved into 318 30th Avenue soon after buying the property from Helen Lamb. According to the 1940 Census, recorded six years prior to the Samz’ acquisition of the property, the Samz household consisted of John (age 37) and Audrey (age 35) Samz. John, a native of Wisconsin, was employed as a warehouse worker at Hills Brothers Coffee on the Embarcadero. Audrey, a native of Ohio, was not employed outside the home.¹⁷ According to San Francisco City Directories, the Samz household continued to live at 318 30th Avenue until 1962, when they sold the property to Dale F. Farnow on April 1, 1962.¹⁸ While the Samz’ owned 318 30th Avenue, it appeared on the 1950 Sanborn maps, an update of the 1913 Sanborn maps (**Figure 24**). In comparison with the 1938 aerial photographs, the 1950 Sanborn maps show few changes to either the subject property or the surrounding neighborhood.

Dale F. Farnow: 1962-1966

Dale F. Farnow was born February 7, 1921 in Utah. He moved to San Francisco with his family when he was a child. He married Jane E. Chase on October 10, 1962, just a few months after buying 318 30th Avenue.¹⁹ Dale and Jane Farnow did not ever live at 318 30th Avenue. Instead they were absentee owners living in San Mateo. According to San Francisco City Directories they rented the house to a musician named Ian Alexander.²⁰ On January 3, 1966, Dale and Jane Farnow sold 318 30th Avenue to Walter F. Bartmann.²¹

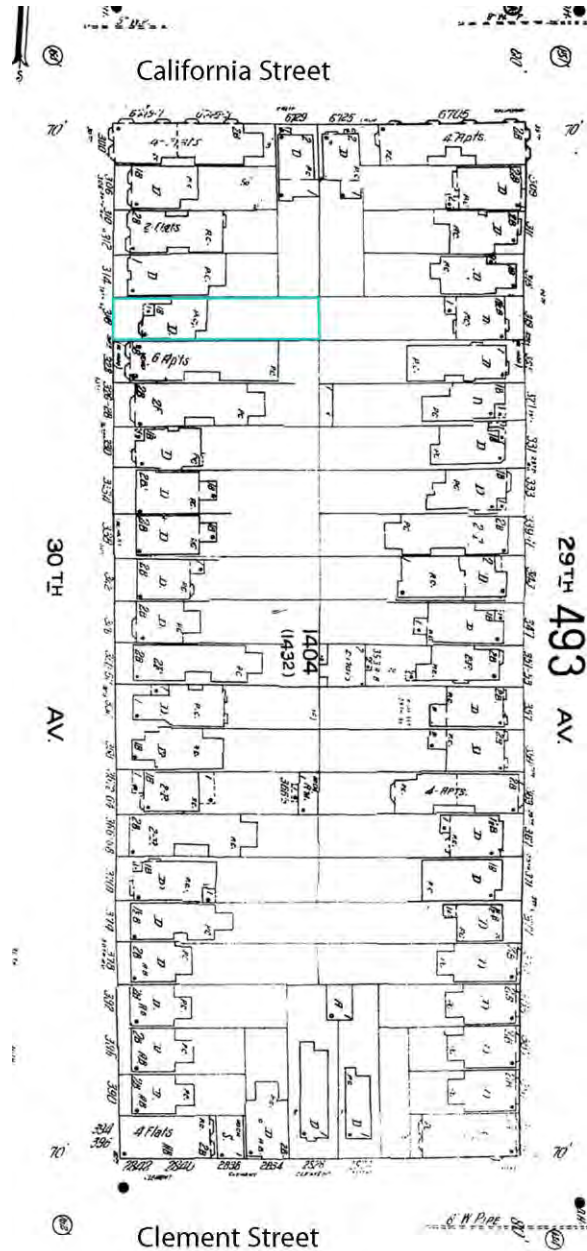


Figure 24. 1950 Sanborn Map, showing the subject property in light blue
 Source: Sanborn Fire Insurance Company, San Francisco Public Library; annotated by Christopher VerPlanck

¹⁵ 1940 United States Federal Census, San Francisco City, Enumeration District 38-549, Sheet 64A.
¹⁶ San Francisco Department of the Assessor-Recorder, “Deeds and Sales Ledger records on file for 318 30th Avenue.”
¹⁷ 1940 United States Federal Census, San Francisco City, Enumeration District 38-305, Sheet 5A.
¹⁸ San Francisco Department of the Assessor-Recorder, “Deeds and Sales Ledger records on file for 318 30th Avenue.”
¹⁹ California Marriage Index, 1960-1985.
²⁰ San Francisco City Directories.
²¹ San Francisco Department of the Assessor-Recorder, “Deeds and Sales Ledger records on file for 318 30th Avenue.”

Walter F. Bartmann: 1966-1987

Walter F. Bartmann was a native of San Francisco. He was born to Ferdinand and Katherine Bartmann on February 24, 1912.²² He graduated from San Francisco State Teachers’ College in 1935. Walter Bartmann initially rented 318 30th Avenue to others, including to Russell M. and Marian Tarman in 1968 and Mrs. Evelyn Rossiter in 1972. By 1974, Walter Bartmann was living at 318 30th Avenue, where he continued to live until his death in July 1985.²³ Following his death the property remained in his estate until July 22, 1987, when it was transferred to the estate’s executor, Mr. Leonard F. Armstrong.²⁴

Leonard F. Armstrong: 1987-2015

Leonard F. Armstrong was born December 14, 1900.²⁵ His precise relationship with Walter F. Bartmann, a man 12 years his junior, is not known. Very little is known about Leonard F. Armstrong either, including when he died, though his estate continued to own 318 30th Avenue until 2015. Leonard Armstrong applied for the first and only alteration permits for the property in May 1989, when he applied for a permit to construct a two-level addition at the rear of the cottage. The addition, which was designed and built by M. Y. Lee Construction of Daly City, consisted of two bedrooms – one on the main floor and another in the basement. The work, which also included an interior remodel of the cottage proper, cost \$65,000.²⁶ On June 23, 2015, Daniel J. Cunningham, the executor of Leonard Armstrong’s estate, sold the property to LangLee LLC, its present owner.

Table 1: Ownership of 318 30th Avenue

Document Reference	Date	Grantor	Grantee/Owner
1906 San Francisco Block Book	1906	n/a	John Brickell Co.
San Francisco Chronicle	May 4, 1910	John Brickell Co.	Henry C. Meyer
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	May 2, 1916	Henry C. Meyer	Karl and Flora A. Bischoff
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	June 15, 1936	Karl and Flora A. Bischoff	Nelson A. and Ann B. Vickers
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	October 16, 1937	Nelson A. and Ann B. Vickers	M.E. Coleman
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	January 12, 1938	M.E. Coleman	Helen Lamb

²² U.S. Social Security Death Index, 1935-2014.

²³ Ibid.

²⁴ San Francisco Department of the Assessor-Recorder, “Deeds and Sales Ledger records on file for 318 30th Avenue.”

²⁵ U.S. Public Records Index, Volume 1.

²⁶ San Francisco Department of Building Inspection, “Building Permit Applications on file for 318 30th Avenue.”

Document Reference	Date	Grantor	Grantee/Owner
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	April 18, 1946	Helen Lamb	John and Audrey P. Samz
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	April 1, 1962	John and Audrey P. Samz	Dale F. Farnow
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	January 3, 1966	Dale F. Farnow	Walter F. Bartmann
SF Office of the Assessor-Recorder, Sales Ledgers – Decd. Dist.	July 22, 1987	Walter F. Bartmann, deceased	Leonard F. Armstrong
SF Office of the Assessor-Recorder, Sales Ledgers – Sale	June 23, 2015	Leonard F. Armstrong, deceased, and Daniel J. Cunningham, executor of the estate of Leonard F. Armstrong	LangLee, LLC

C. Alterations

The earliest alteration permit on file for 318 30th Avenue dates to August 1989, when then-owner Leonard Armstrong applied for a permit to construct a two-story, two-bedroom addition at the rear of the existing dwelling. The addition, which cost \$65,000, was designed and built by a Daly City contractor named M.Y. Lee.²⁷ The permit was renewed in August 1992, suggesting that the project was not yet completed. There are no other alteration permits on file for the dwelling. Other visible alterations completed without permits include the installation of a garage and a driveway and the re-sheathing of the primary façade and parts of the north and south façades in shingles ca. 1920, the remodeling of the entry porch and front entrance ca. 1940, and the replacement of all windows on the primary façade and the north façade with vinyl counterparts ca. 2015. See **Appendix Item B** for copies of relevant building permit applications and job cards.

²⁷ San Francisco Department of Building Inspection, “Plans and Permits on file for 318 30th Avenue.”

VI. Determination of Eligibility

VerPlanck Historic Preservation Consulting evaluated potential eligibility of 318 30th Avenue for listing in the California Register of Historical Resources (California Register).

A. California Register of Historical Resources

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. These include properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 1

318 30th Avenue appears ineligible for listing in the California Register under Criterion 1 (Events). The property is not closely associated with any specific events that have made a significant contribution to the broad patterns of local or regional history, and/or the cultural heritage of California or the United States. Though the property is associated with the early development of the Outer Richmond district following the 1906 Earthquake, there are dozens of other properties associated with this context and it is not individually significant in this regard.

Criterion 2

None of the owners or occupants of 318 30th Avenue appear to have made any significant contributions to local, state, or national history, therefore the property appears ineligible for listing in the California Register under Criterion 2 (Persons).

Criterion 3

318 30th Avenue appears ineligible for listing in the California Register under Criterion 3 (Design/Construction). Designed as a modest hipped-roof cottage, of which there were many in the Richmond district, 318 30th Avenue was given a garage and reclad in shingles early on, probably around 1920. Further changes executed between 1989 and 1992 expanded the dwelling toward the rear of the property by adding two bedrooms (the basement bedroom was long used as a den). Designed and built by an anonymous contractor, 318 30th Avenue does not embody high artistic values and it does not represent the work of a master. Only moderately well-preserved on the exterior, the small-scale, vernacular dwelling is a non-descript and basic vernacular building type that does not have architectural significance.

Criterion 4

Analysis of 318 30th Avenue for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report.

Integrity

318 30th Avenue retains a moderate level of integrity. Of the seven aspects used by the California Register to assess integrity – location, design, setting, materials, workmanship, feeling, and association – the property retains the aspects of location, design, workmanship, feeling, and association. It does not retain the aspects of materials due to being reclad in shingles or setting, due to the construction of the large apartment building next-door in the 1920s. Neither the interior nor the rear façade retain any significant materials or features from the building's original construction in 1908.

Potential Historic Districts

318 30th Avenue is not part of any designated or potential historic districts. Unlike the Inner Richmond district, which was surveyed by San Francisco Architectural Heritage in the 1990s, the Outer Richmond district has never been surveyed. Though some blocks in the Inner Richmond district contain solid concentrations of high-quality post-1906 residential development, most blocks in the Outer Richmond, including the 300 block of 30th Avenue, have seen whatever historical/architectural character they may have once had diluted by unsympathetic remodels and new construction of a vastly different scale. The generally moderate integrity of the 300 block of 30th Avenue would likely preclude the establishment of a historic district in this area unless it was part of a larger district that contained blocks of higher architectural quality and integrity.

VII. Conclusion

318 30th Avenue was designed and built in 1908 by an anonymous contractor for Henry C. Meyer, possibly a saloon-keeper and small-scale real estate investor. Meyer never lived at the property, instead renting it out to others. Between 1916 and 1936, 318 30th Avenue belonged to Karl and Flora Bischoff. Karl was a self-employed tailor from Germany. Helen Lamb, a stenographer from Portland, Oregon, owned the property from 1938 until 1946. In 1946, Lamb sold 318 30th Avenue to John Samz, a warehouse worker at a coffee plant, and his wife Audrey P. Samz. The Samz household owned and lived at 318 30th Avenue from 1946 until 1962. Following a few years as a rental property, in 1966, Walter F. Bartmann purchased 318 30th Avenue. Bartmann was a retired schoolteacher. In 1985, Mr. Bartmann died and two years later, his estate was left to an apparently unrelated individual named Leonard F. Armstrong. Armstrong, a retired man, expanded the house in 1989 with a substantial rear addition. He, and later his trustee, owned the property until 2015 when it was sold to its present owner, LangLee, LLC. This HRE finds 318 30th Avenue ineligible for listing in the California Register under any of the eligibility criteria because it lacks architectural or historical significance. It also retains only a moderate degree of integrity. LangLee, LLC, the present owner of the property, plans to demolish the cottage and replace it with a new two-family residence. Because 318 30th Avenue does not appear to be a historic resource or part of a potential historic district, the proposed project has not been described or assessed for its compliance with the Secretary of the Interior's Standards.

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- U.S. Bureau of the Census. Records for City and County of San Francisco, 1870-1940.

C. Newspapers

San Francisco Call

San Francisco Chronicle

San Francisco Examiner

IX. Appendix

- A. *Original Water Tap Application for 318 30th Avenue*
- B. *Alteration Permits for 318 30th Avenue*

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Co. They are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement

- 1 In all cases of non-payment of the water rent within three days after the presentation of the bill the supply will be cut off, and the water shall not again be let on, either for the present, or any subsequent occupant, except upon the payment of the amount due, together with the sum of two dollars, provided, that in case of specific supplies, or for the fractional parts of the month, where the water has been let on, it may be cut off immediately, after notice given at the place that the rent is not paid, and may be let on again upon the condition before mentioned
- 2 No person or family supplied with Spring Valley Water will be permitted to use the water for any other purpose than that stated in this agreement, nor to supply water in any way to other persons or families
- 3 The Company does not guarantee pressure
- 4 Consumers shall prevent all unnecessary waste of water, and shall make no concealment of the purposes for which it is used
- 5 No alteration shall be made in any water pipe or fixture without first giving notice of the intended alteration at the office of the Company
- 6 In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and on his default to abide by these regulations and pay the rates, will cut off the connection
- 7 Whenever any of these regulations shall be violated, the supply of water will be discontinued, and not resumed until all charges and expenses are satisfied
- 8 All persons taking water shall keep the service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so
- 9 **Street Sprinkling with Hose and Standing Irrigators will not be allowed under any circumstances.**
- 10 The inspector, or other properly authorized officer of the Company, shall be admitted at all reasonable hours to all parts of any premises supplied with water, to see that these regulations are observed

No

Date of Supply,

APPLICATION AND AGREEMENT

*I hereby agree to take water from the Spring Valley Water Co, at the rate of
per month, payable monthly in advance, in U S Gold Coin For*

318 30th Ave E. S 100 S California

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Co may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified

Service Connection / 10

GENERAL RATE		Size Building	Sq. Ft.	Stories
"	41	610	1	"
"		"	"	"
"		"	"	"
"		"	"	"
SPECIAL RATES				
Stores @				
2 Wash Trays	3/08			
1 Wash Basins	3/09	05		
Boarders and Lodgers				
1 Baths	3/09	32		
1 Water Closets	3/09	22		
Urinals				
Cows				
Horses				
Horse Trough				
Sq. Yds. Irrigation	15			
Total	115			

no extras 1/08.

Bill, \$ *PM-4-22-18*

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application

Henry C. Meyer

San Francisco, Jan 22 18

1132

Application for Service Installation

76208

318 - 30th Ave STREET

San Francisco

5880

762086

5/8 T 190622

86623

182

TO THE SPRING VALLEY WATER COMPANY

You are hereby requested and authorized to make service installation for water supply at

for account of _____

(Signed) _____ Owner

By _____ Architect-Plumber-Agent

NOTE This order covers service installation only, a separate order is required for supply

318 SOUTH AVE.

No. 1115 2/22

APPLICATION

OF
Henry C. Meyer Owner

For Permit to Erect

a one story and
basement frame bldg
at 318 South Ave
1115.0' South California

Filed FEB 3 - 1908

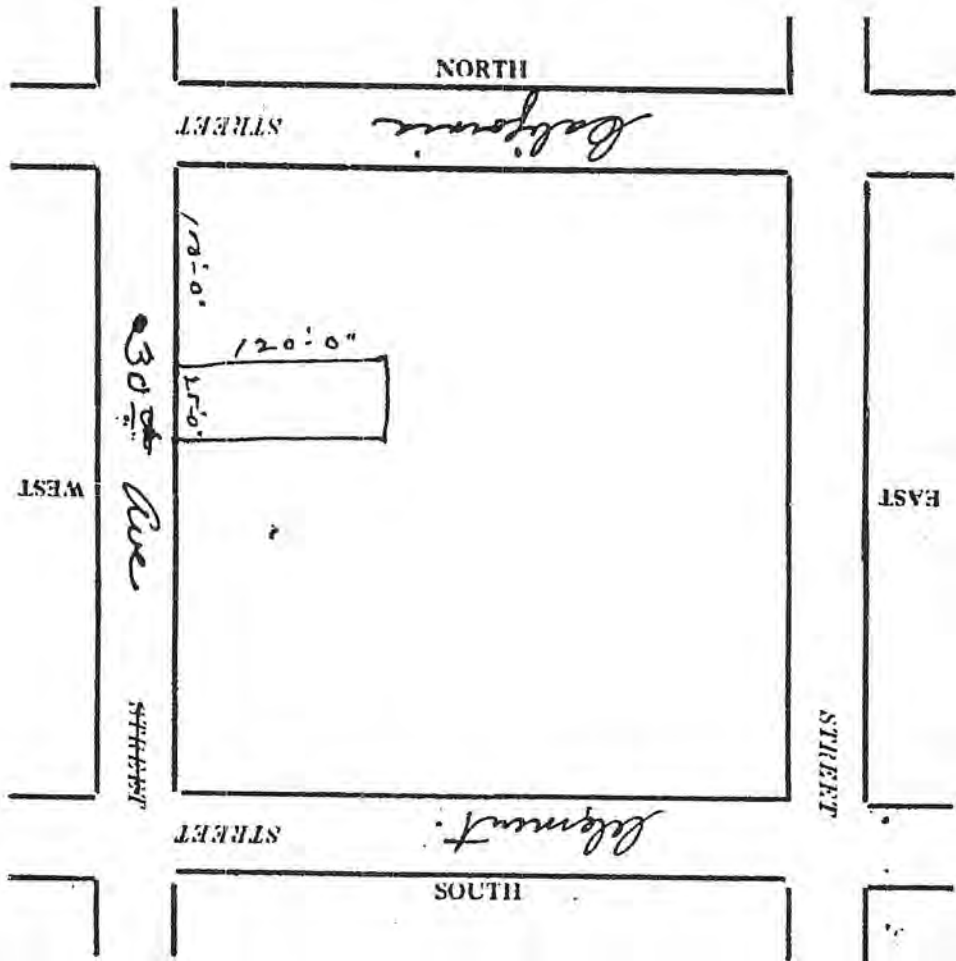
Contractor: Studing
to be 3 x 4
The lowest bids were on
the plan as per 2/11/08
FEB 6 - 1908

Approved: *Henry C. Meyer*

J. P. Long
Architect,
Feb. 4 '08.



OFFICIAL COPY



OFFICIAL COPY

SAN FRANCISCO



Dept. of Public Works F. No. 66

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT.

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a one story and basement on the lot situated on 30th Ave 100' 0" South of California St. in accordance with the plans and specifications submitted herewith.

All provisions of the building law shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 1900. Building to be occupied as dwelling by No. 1 families.

Size of lot 25'-0" feet front 25'-0" feet rear 120'-0" feet deep.
Size of proposed building 24'-0" ft. by 35'-0" ft. Extreme height of building 24'-0" ft.
Height in clear of cellar 7'-0" Height in clear of first story 9'-6"
Height in clear of second story — Height in clear of third story —
Height in clear of fourth story — Height in clear of fifth story —

Foundation to be of material concrete, thickness 10" inches

Size of joists 14" inches. Greatest height 2'-6"
Size of studs in basement 2" by 4" inches 16" inches on centers.
Size of studs in first story 2" by 4" inches 16" inches on centers.
Size of studs in second story — by — inches — inches on centers.
Size of studs in third story — by — inches — inches on centers.
Size of studs in fourth story — by — inches — inches on centers.
Size of studs in fifth story — by — inches — inches on centers.

Wall covering to be of plaster.
First floor joists 2" by 8" inches 16" inches on centers. Longest span between supports — ft.
Second floor joists — by — inches — inches on centers. Longest span between supports — ft.
Third floor joists — by — inches — inches on centers. Longest span between supports — ft.
Fourth floor joists — by — inches — inches on centers. Longest span between supports — ft.
Fifth floor joists — by — inches — inches on centers. Longest span between supports — ft.
Rafters 2" by 4" inches 16" inches on centers. Longest span between supports — ft.

Roof covered with Shingles. Steep or Flat? steep.
Studs in bearing partitions 2" by 4" inches 16" inches on centers. } Bearing partitions must be same as outside ones.

Chimneys of P.C.T.C. lined with — plastered }
Any gas rates? — Any patent flues? — Is the building to be heated, and how? —
Any opening in basement in sidewalk? — Any elevator, freight-passage or dumb? —

There are to be 2 stairways 3'-6" ft. wide located front & rear.

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this Permit.

Name of Architect —
Address —
Name of Builder Wm. Franke }
Address 454 Mason St. }
Henry C. Meyer: (Owner)
Address 454 Mason St.
By —

(Note - The owner's name must be signed by himself or by his Architect or authorized Agent)

SFUSD

APPROVED Dept. of Public Works

NOV 27 1989

BUILDING ENLARGEMENT DESCRIPTION HO 1720 LTR

OFFICE COPY

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM B OVER-THE-COUNTER ISSUANCE

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

2 NUMBER OF PLAN SETS

DATE MAY 26 89 PERMITS 201978 318 30th AVE 1404 #1 PERMIT NO 628940 ISSUED 11 27 89 ESTIMATED COST OF JOB \$65,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING: One house Residence. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: One house Residence. OCCUP. CLASS: R-3. (13) PLUMBING WORK TO BE PERFORMED: YES

GENERAL CONTRACTOR: M. Y. LEE CONSTRUCTION 144 SANTA CRUZ D.C. 94014 992-5976 349685 5-8-90. OWNER: LEONARD ARMSTRONG 318 30th Ave 9421

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? NO. (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: 300 SO. FT. (19) DOES THIS ALTERATION CREATE, DECK OR PORCH EXTENSION TO BUILDING? YES

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

NOTICE TO APPLICANT

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

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Applicant's Signature: [Signature] DATE: 5-19-89

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPLICATION NUMBER 089901 PERMIT NUMBER 628940

OFFICIAL COPY

SAN FRANCISCO
DEPT. OF BUILDINGS

CONDITIONS AND STIPULATIONS

APPROVED: *[Signature]*

DATE:

REASON:

NOTIFIED MR.

BUILDING INSPECTOR, BUREAU OF BLDG. INSPECTION

APPROVED: *Approved for plans and application*

only Tier 1

NOTICE OF SPECIAL RESTRICTIONS

E 403793

RECORDED

DATE:

REASON:

NOTIFIED MR.

DEPARTMENT OF CITY PLANNING

FOR SINGLE FAMILY USE ONLY

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

AUG 22 1989

APPROVED:

DATE:

REASON:

NOTIFIED MR.

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

a) Bolts in Concrete
b) Shear diaph Sys:
Plywood, nailags & holdowns

SPECIAL INSPECTION AND REPORTS
REQUIRED PER SECTION 306. a, b, c.
SUBMIT REPORTS TO THE BUREAU OF
BLDG. INSPECTION FOR THE FOLLOWING:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

BUREAU OF ENGINEERING

APPROVED:

DATE:

REASON:

NOTIFIED MR.

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

DATE:

REASON:

NOTIFIED MR.

REDEVELOPMENT AGENCY

APPROVED:

DATE:

REASON:

NOTIFIED MR.

HOUSING INSPECTION DIVISION

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

Number of attachments:

[Signature]
OWNER'S AUTHORIZED AGENT

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

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT		APPLICANT NO.	
318	30TH	AV	1404 /041	8909173	
OWNER NAME				TELEPHONE	
LEONARD ARMSTRON				387-3420	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$65,000	5/30/89	ISSUED	11/27/89	628940	11/27/90
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 5	R-3	2	2	1	BID-INSP 05
CONTACT NAME				TELEPHONE	
M Y LEE CONSTRUCTION				992-5876	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
FAMILY DWELLING			HORIZONTAL ADDITION		
SPECIAL INSPECTIONS?	YES		FIRE ZONE		
SPECIAL USE DISTRICT			TIDF	NO	
			PENALTY	NO	
			COMPLIANCE WITH REPORTS		
NOTES:					
<i>Need R.P.C.U</i>					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
0008-15					

OFFICIAL COPY



APPROVED
Dept. of Public Works

AUG 18 1992

APPROVED FOR ISSUANCE

BUDG. FORM 3/8

9213959
APPLICATION NUMBER

OSHA APPROVAL REQ'D
APPROVAL NUMBER: 3959

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

SUPERINTENDENT
BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS: UN

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

DATE FILED 8-18-92	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 318. 30 th AVE	BLOCK & LOT 1404 / 41
PERMIT NO. 703958	ISSUED 8-18-92	(2A) ESTIMATED COST OF JOB \$1,000.00	(2B) REVISED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. SW	(5A) NO. OF STORIES OF OCCUPANCY 1	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE S.F.D
(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. SW	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) S.F.D
(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR Widemann	ADDRESS	PHONE	EXPIRATION DATE
(15) OWNER Leonard F. Cristman	ADDRESS 318 30 th Ave	ZIP 94121	PHONE (FOR CONTACT BY BUREAU) 387-3420

(14) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Renew bldg permit # 8909173

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS	CALIF. CERTIFICATE NO.		
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"). ADDRESS			

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

OWNER ARCHITECT ENGINEER

LESSEE AGENT WITH POWER OF ATTORNEY

CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- The cost of the work to be performed is \$100 or less.
- I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Leonard F. Cristman 8/16/92

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SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

REFER TO:

APPROVED:

DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-8099), THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

10899A

John Singleton 877-97
BUILDING INSPECTOR: BUR. OF BLDG. INSP.

DATE: _____
REASON: _____

APPROVED:

WASS

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

/

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

[Large handwritten scribble/line]

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

BUREAU OF ENGINEERING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____

NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
318	30TH	AV	1404 /041	9213959	
OWNER NAME				TELEPHONE	
LEONARD F. ARMSTRONG				387-3420	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$1,000	8/18/92	ISSUED	08/18/92	703958	12/18/92
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5	R-3	0	2	1	BID-INSP 05
CONTACT NAME				TELEPHONE	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			RENEW BLDG APP #8909173		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO		
COMPLIANCE WITH REPORTS					

NOTES:

9003-15

PERMIT INSPECTION RECORD
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO
 BUILDING INSPECTION JOB CARD



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) August 23, 2017

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 318 30th Ave
Assessor's Block/Lot: 1404/041
BPA # / Case #: 2015-009507CUA

Project Type

- Merger – Planning Code Section 317
- Enlargement / Alteration / Reconstruction – Planning Code Section 181
- Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Planner

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 318 30th Ave.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

Signed:



Dated:

8-23-17

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

From: [Roberta Wahl](mailto:Roberta.Wahl)
To: richhillis@gmail.com; [Richards_Dennis\(CPC\):planning@rodneylong.com](mailto:Richards_Dennis(CPC):planning@rodneylong.com); [Johnson_Christine\(CPC\):Koppel_Joel\(CPC\):Melgar_Myrna\(CPC\):Moore_Kathrin\(CPC\)](mailto:Johnson_Christine(CPC):Koppel_Joel(CPC):Melgar_Myrna(CPC):Moore_Kathrin(CPC))
Cc: [Fewer_Sandra\(BOS\):Connie_Best:May_Christopher\(CPC\):Stephen_Antonaros:Jeff_Kelly:Feyna_Oman:jamie@soireevalet.com:katiemcdyos@gmail.com:Anne_Ira:Ted_Ira:nbarackov@gmail.com:thomas.vilhauer@gmail.com:sheldon_medicoff@hotmail.com:Gyeefour@hotmail.com:Laurie_Wayburn](mailto:Fewer_Sandra(BOS):Connie_Best:May_Christopher(CPC):Stephen_Antonaros:Jeff_Kelly:Feyna_Oman:jamie@soireevalet.com:katiemcdyos@gmail.com:Anne_Ira:Ted_Ira:nbarackov@gmail.com:thomas.vilhauer@gmail.com:sheldon_medicoff@hotmail.com:Gyeefour@hotmail.com:Laurie_Wayburn)
Subject: 318 30th Ave - Opposition Email to be included in the October 5 Commission Hearing
Date: Tuesday, September 12, 2017 12:48:49 PM
Attachments: [rear yard open space.pdf](#)

Dear Planning Commissioners.

I write this email to you to oppose the proposed project at 318 30th Avenue which will go before your Commission on October 5, 2017. I am not opposed to development of the site but this project disregards the context in which it is located and is not in compliance with the Planning Code nor the Residential Design Guidelines. Below is one of a few email chains that I've had with the architect with copy to the planner trying to work through this. I've chosen only the most egregious elements to highlight here as follows;

1. Table 209.1 requires a 45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.
This lot is 120' so the code technically deems that the rear yard should be 54' deep and the proposed project has the rear yard at 29'-11". The adjacent lot #42 to the north is 95' deep so cannot be measured from the back of lot #41 but from the back of #42. The proposed project has a 4'-2" rear yard from the back of lot 42. Averaging does not apply to this condition.
2. Here is an excerpt from [Bulletin 5](#) regarding the "popout", this is only allowed to extend where yards have a 45% open space requirement. "Permitted Obstructions - A permitted obstruction is an item or building feature allowed to exist in or extend into a required open area. These include things like stairs, bay windows etc., or specified dimensions. One of the most significant of these is a 12-foot deck or extension of the building into the rear yard that does not go into the rear 25% or 15 feet of the lot (the "12-foot pop-out"). *(Since it cannot project into this last 25%/15 foot increment, it is applicable only in those districts requiring a 45% rear yard, i.e. RH-2, RH-3, RM-1 and RM-2 Districts.)*" **The popout (nor stairs & decks) are not an option for this project and the averaging is not permissible because the building to the south is non-conforming and the building to the north has a lot depth of 95' which doesn't show as applicable in any of the diagrams for lot averaging where the lots are all of the same depth.**
3. The floor area ratio in the RH-2 district is 1.8-1 which is 5400sf for this lot. *It doesn't appear that the corridor space, bathrooms nor closets and storage were calculated and per the definition of building area, they need to be included. There are no overall dimensions but from my rough calculation, each floor plate is approximately 2000sf based on 25' x 112' buildable with a few cutouts which makes this building near double the allowable FAR.*
4. From the Residential Design Guidelines; "RH-2 Districts: Two-Family. These Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. *In the definition above for RH-2 it says two large flats for a two unit building. That is not what this project proposes. Why is this ok?*
5. *The design is confused and not in keeping with the RDGs. It has a formed concrete base which would be ok if the project were of a contemporary design but it's not. The windows consist of double hung and awning and the roof has shingled sloped sheds; all of a cottage aesthetic. All but two of the buildings on the block are of scale, proportion and have detailed character.*

At a minimum, this development should comply with the code and Residential Design Guidelines and to a broader extent, I hope that it is perceived to be sensitive to its neighbors and neighborhood surroundings. To this I trust your expert judgement.

Thank you.

Roberta Wahl

From: Roberta Wahl [<mailto:roberta@plumarchitects.com>]

Sent: Tuesday, August 29, 2017 1:08 PM

To: 'Stephen Antonaros' <santonaros@gmail.com>; 'May, Christopher (CPC)' <christopher.may@sfgov.org>

Cc: 'Connie Best' <cbest@pacificforest.org>; 'Laurie Wayburn' <lwayburn@pacificforest.org>; '255calengineer@sbcglobal.net' <255calengineer@sbcglobal.net>; 'nbarackov@gmail.com' <nbarackov@gmail.com>; 'thomas.vilhauer@gmail.com' <thomas.vilhauer@gmail.com>; 'mmain@ligenda.com' <mmain@ligenda.com>; 'sheldon_medicoff@hotmail.com' <sheldon_medicoff@hotmail.com>; 'Feyna Oman' <feyna@yahoo.com>; 'jamie@soireevalet.com' <jamie@soireevalet.com>; 'katiemcdyos@gmail.com' <katiemcdyos@gmail.com>; 'princesspamelasworld@yahoo.com' <princesspamelasworld@yahoo.com>; 'Anne Ira (vescovira@gmail.com)' <vescovira@gmail.com>; 'Ted Ira' <ted.ira@gmail.com>

Subject: RE: 318 30th Ave review

Hello, Steven and Chris.

I'm sure that you are asking; "Why does she care? She's not directly impacted." I will have to see it every day on my street outside and don't want it to look like 354-56 or 358-360 30th Avenue. All of the other buildings on the street are of scale, proportion and have detailed character. Further, the Richmond was a victim of rampant and unsupervised development. The developer specials of the 70's, 80's 90's and early 2000s are mostly unattractive and oversized which has left the Richmond ugly and without character or scale and many of these did not meet the code of the day. I do not want 315 to become a precedent for current development practices. Mostly, I am appalled by the owners lack of moral character to care so little for the community in which they place this project.

Thank you for your reply Steven. I've commented below in blue italics. It does not appear that the code nor residential guidelines are being followed for this project. I appreciate the offer to meet in person but I don't believe it will be beneficial until the major compliance issues have been resolved. Again, I am not opposed to development of the site, just the f' you attitude that this owner has to their immediate neighbors and nearby neighbors. An 8,000+/- sf building primarily for use as a single family is not in keeping with the context and scale of like buildings in the neighborhood nor does it contribute to the architectural and visual qualities of the neighborhood.

Roberta

From: Stephen Antonaros [<mailto:santonaros@gmail.com>]

Sent: Tuesday, August 29, 2017 8:53 AM

To: Roberta Wahl <roberta@plumarchitects.com>

Cc: May, Christopher (CPC) <christopher.may@sfgov.org>; Connie Best <cbest@pacificforest.org>

Subject: Re: 318 30th Ave review

Roberta,

In response to your comments:

a. The height limit is taken from the midpoint of the top of curb, extends level toward the rear and does not slope with the grade. There is no intent to add an ADU. RW – Why can't you slope the garage down so that the rear yard is not so tall? While not 20' above, there is still a substantial slope and the overall height of the building at the rear is nearly 50' in height.

b. A residential elevator does not need a penthouse so it will not extend above the roof. RW – Great – I wanted confirmation that this is the case. RH-2 zones allow averaging of the rear yard, an alternative averaging is being used in this case. Please check the planning code for details or I can explain in person or I can direct you to the Code section if you can't find it or Chris can confirm.

RW – I've decided to add the referenced code sections here as follows;

RH-2 Districts: Two-Family. These Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit.

From Table 209.1

Rear Yard

45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.

RW – the lot is 120' which the code technically deems should be 54' deep. With averaging, it should be a minimum of 25% so, 30' deep. Further, the adjacent lot #42 to the north is 95' deep so cannot be measured from the back of your lot #41 but from the back of #42. The averaging does not apply to this condition. Chris – please explain why and by what code the non-conforming building to the south is included in this averaging and why the 95' deep lot is averaged with a 120' lot depth?

RW - Block 1404 has predominately regularized open space with but two exceptions. There is one rear yard detached about mid-block coming from 31st and the two developer specials on Clement extended into the required rear yard (not sure how that got through....? And don't think that non-conforming violations of the code should be used as precedent in calculating new work – Please site code section that allows this). I've attached the RDG pages on open block. The proposed project is not in keeping with the intent of the RDG.

RW - The floor area ratio in the RH-2 district is 1.8-1 which is 5400sf. How did you calculate the floor areas per floor? It doesn't appear that the corridor space, bathrooms nor closets and storage were calculated and per the definition of building area, they need to be included. There are no overall dimensions but from my rough calculation, each floor plate is approximately 2000sf based on 25' x 112' buildable with a few cutouts which makes this building near double the allowable FAR.

RW - In the definition above for RH-2 it says two large flats for a two unit building. That is not what this project proposes. Why is this ok?

RW –Here below is an excerpt from Bulletin 5 regarding the "popout", this is only allowed to extend where yards have a 45% open space requirement. The popout is not an option for this project and the averaging is not permissible because the building to the south is non-conforming and the building to the north has a lot depth of 95' which doesn't show as applicable in any of the diagrams for lot averaging where the lots are all of the same depth.

Permitted Obstructions A permitted obstruction is an item or building feature allowed to exist in or extend into a required open area. These include things like stairs, bay windows etc., of specified dimensions. One of the most significant of these is a 12-foot deck or extension of the building into the rear yard that does not go into the rear 25% or 15 feet of the lot (the "12-foot pop-out"). (Since it cannot project into this last 25%/15 foot increment, it is applicable only in those districts requiring a 45% rear yard, i.e. RH-2, RH-3, RM-1 and RM-2 Districts.)

In general, this project does not meet the requirements of the RDG;

Design Principles The Residential Design Guidelines focus on whether a building's design contributes to the architectural and visual qualities of the neighborhood. The Design Principles found in this document indicate the aspects of a project that will be evaluated in making a determination of compliance with the Guidelines. Following is an overview of the Design Principles: • Ensure that the building's scale is compatible with surrounding buildings. • Ensure that the building respects the mid-block open space. • Maintain light to adjacent properties by providing adequate setbacks. • Provide architectural features that enhance the neighborhood's character. • Choose building materials that provide visual interest and texture to a building. • Ensure that the character-defining features of an historic building are maintained.

c. If you are talking about the roof deck and stairs to the yard, see 'b.' above, if you are talking about the steps and deck shown in the rear yard they are within 36" of existing grade and therefore allowed. Please check the Code on that as well.

e. The requirement to match light wells is only up to 10 feet maximum in length and 3 feet minimum in depth, there is no requirement to match depth. The front and rear are side yards created on the north not light wells and exceed what is required. The trellis is a suggested buffer / privacy element and it is really up to the adjacent neighbor and the planning department as to whether it provides that mitigating effect and also what size could be approved under the CU Permit.

f. The grade plane is 4'-11" below the top of curb, therefore the lowest level is a basement. Please consult the Building Code to confirm. This issue is not pertinent to Planning review and will be reviewed by DBI. Selection of Construction Type may vary during and after review. All new R occupancies are required to be fully sprinklered regardless of story count. If you are asking about the location of the Fire Department Connection (FDC) none will be required as far as I know for this level of hazard and system design.

h. The front stairs are permitted to extend into the front setback as long as they are not covered and this feature was suggested by RDT during their review.

Chris can comment if anything I have responded to above needs correction or further clarification.

My offer to meet in person to discuss any of your other ideas and opinions remains open.

Thank you,

Stephen Antonaros
santonaros@gmail.com
(415) 713-1501

On Aug 28, 2017, at 4:31 PM, Roberta Wahl <roberta@plumarchitects.com> wrote:

Hello, Steven and Chris.

Thank you for sending me the latest drawings and for connecting to review the set. I've cursorily looked at the revised drawings and offer the following;

It looks like most of my comments were not addressed. I've copied portions of the body of my email sent previously on here and highlighted those most important to me and my neighbors, specifically the non-code compliant items. I request that you respond to each of these comments directly in the email to let me know how you have addressed them.

Thank you.

Roberta

From: Roberta Wahl [<mailto:roberta@plumarchitects.com>]

Sent: Monday, May 08, 2017 12:57 PM

To: May, Christopher (CPC): stephen@antonaros.com

Cc: 'Connie Best'; 'Laurie

Wayburn'; 255calengineer@sbcglobal.net; nbarackov@gmail.com; thomas.vilhauer@gmail.com; mmain@ligenda.com; sheldon_medicoff@hotmail.com; kimwreis@mac.com; 'Feyna Oman'; jamie@soireevalet.com; katiemcdyos@gmail.com; 'Anne Ira'

Subject: RE: The mega project at 318 30th Avenue is back!

Hello, Stephen and Christopher.

I live on 30th Avenue a few doors down and across the street. I have not received a 311 notification for this project. When will that come or are you still working through the Neighbors Pre-App? I previously commented on the project in January 2016. While some of the comments were considered and I thank you, many were not. I am not opposed to development of the site. I am however opposed to the size and the overall design. It looks like it is designed to the code max for each element rather than cohesively. I've taken a cursory look at your resubmittal of this proposed project at 315 30th and offer the following;

1) Setbacks, Height and Bulk

a. The rear elevation, following the natural grade is 48'-0"....nearly 8' greater than the allowable 40'. The height should be averaged based on the midpoint and reduced to 44' at the rear. Further the neighbors will have to look at an 8'-0"ht blank foundation wall...or is it your intent to get an AHU (accessory dwelling unit) approved, making the building actually a 3 unit building. How will you end the elevators? Elevator penthouses are not allowed in RH-2 above the 40'.

b. 318 30th is zoned RH-2 and therefore requires a 45% rear yard setback which would mean the rear yard should be 54'-0" long. The drawings do not dimension the overall site which is 25'x120'. While the residential guidelines require that the new construction be averaged between the two adj. properties, 322 30th is existing non-conforming and should not be used to average. While a 12" "pop-out" is allowed up to the 2nd floor, your "basement" is a full story making the popout three story at the rear. Further, if the two story popout is taken, it must have a 5'-0" setback on either side per Zoning Administration Bulletin 05. The proposed popout does not. Please provide basement calculations. I would argue that the new building is not in keeping with the residential guidelines related to the broader neighborhood and mid block context; it extends far beyond what all of the neighbors have for a rear yard, with the exception of 322 30th which is non-conforming and should not be used to average.

c. The stairs and deck are within the rear yard setback where they are not permitted.

d. The deck and stairs on the north side needs to pull back from the property line by 5'-0" – I see that it was pulled back but not dimensioned. If it is left on the property line, a fire wall needs to be built which is not in keeping with the setback requirements of the residential guidelines.

e. Per the residential guidelines, create light wells of equal size and length in the new building – so the depth of the lightwell on the north and south sides needs to be increased to match the adjacent property lightwells. I now see a three story trellis that is on the property line and defeats this residential guideline requirement.

f. Please provide basement calculations. The basement is not really a basement based on the existing grade shown on the longitudinal section. The grade is not shown on the transverse section. As such, the building is a five story building, exceeding the allowable for Type V (3 stories allowed) and Type IV, III, and II construction (4 stories allowed) + one story for the sprinkler. Which construction type do you intend to use? Where will the sprinkler BFP be located?

h. The front stairs need to move interior to the building. They are not permitted in the front yard setback per 132 & 136.

i. How do you intend to get the front unit to the rear yard? It doesn't appear that there is a side yard passageway.

2) The reality of a two unit building with one unit being around 3000 sf is that there will be a minimum of three cars servicing this house. The garage should accommodate a minimum of three cars.

4) Aesthetics: The building looks like a developer special. The front west elevation is flat and there is no detail. Its language is confused; there remains elements of a vernacular with sloped shingled roofs which are inappropriate for a four story building and then a boxy contemporary feel with exposed concrete at the front. There is no "cottage" left so I would advise that the "cottage" lingo be removed.

Look at 429 29th Avenue or 4201 California for well proportioned, material appropriate contemporary buildings.

5) The north elevation shows numerous windows 3' back and they appear to be operable based on the sashes shown. These must be fire rated and hence inoperable. Is this the intent? That three story high trellis defeats the purpose of the open space for the lightwell setback.

6) In general, the windows are not a cohesive package. There are awnings with no mullions and muntins, muntins and mullions of varying proportion at some doors but not all, double hung of varying proportion and division and casement of varying proportion and division. Please make cohesive. The fenestration is not coordinated nor cohesive. There must be twenty window types, some are double hung (cottage) while others are awning, and with varying proportions and dimensions. Try 3 or 4 total and work on the proportions. It also looks like your putting vinyl windows on the front. If you are doing a contemporary building, try aluminum and if traditional, wood

7) The south floor plans do not acknowledge the existing non-conforming windows on the 322 property. What do you intend to do with those?

Again, it is sad to receive this project because it shows the disregard that the owners have for the people who live on this street. It is absolutely clear that this is a developer contractor special flip concerned only about the \$1000/sf. Please ask your client to carefully consider their objectives. They will make ample \$ with a new building that is sensitive to its neighbors and its surroundings without destroying the character of the neighborhood.

Roberta Wahl

From: Stephen Antonaros [<mailto:santonaros@gmail.com>]

Sent: Monday, August 28, 2017 2:41 PM

To: Roberta Wahl <roberta@plumarchitects.com>

Subject: Re: 318 30th Ave review

Here are plans and a file of renderings. Also including a dropbox link for a large file that is a sun/shadow study:

<https://www.dropbox.com/s/2bbaz1xiubbculc/31830thSUN.mp4?dl=0>

I will be making more adjustments to the windows in the rear after meeting with Connie. Those aren't yet reflected in the attached. Let me know if you would like to meet.

Stephen Antonaros
santonaros@gmail.com
[\(415\) 713-1501](tel:(415)713-1501)

On Aug 28, 2017, at 2:31 PM, Roberta Wahl <roberta@plumarchitects.com> wrote:

Thank you for reaching out Stephen.

I would like to see the plans please. It may be that you've addressed all of the code and aesthetic concerns.

Roberta

From: Stephen Antonaros [mailto:santonaros@gmail.com]

Sent: Monday, August 28, 2017 10:11 AM

To: Roberta Wahl <roberta@plumarchitects.com>

Subject: 318 30th Ave review

Hello Roberta,

I have recently met with Connie Best next door to the proposed new building I have been designing and re-designing over the past year or so. Planning is now supportive of the newly revised version and I am reaching out to you since you have shown a lot of interest and live on the block to see if we can meet and go over the design.

I am happy to come to your place or if you like you can come by and meet at 318 30th to go over plans. Let me know which you prefer. I am fairly open this week and roughly between 10 and 3 is good.

I can send plans in advance if you like.

Stephen Antonaros
santonaros@gmail.com
[\(415\) 713-1501](tel:(415)713-1501)

<318.30TH.TNHSE.071317r.pdf><318.30TH.TNHSE.071317.Renderings.pdf>

From: [Connie Best](#)
To: richhillissf@gmail.com
Cc: [May, Christopher \(CPC\)](#)
Subject: Proposal for 318 30th Avenue - 2015-009507 CUA
Date: Monday, September 11, 2017 12:58:14 PM
Attachments: [Planning Comm Ltr Re 318 30th Ave.pdf](#)

Dear President Hollis, please find attached our letter regarding this proposal.

Thanks for reviewing this matter.

Regards,

Connie Best

707-688-1516

From: [Jeff Kelly](#)
To: richhillissf@gmail.com; [May, Christopher \(CPC\)](#); [Connie Best](#)
Subject: Re: 318 30th Ave Case no. 2015-009507 CUA
Date: Monday, September 11, 2017 12:43:52 PM

September 11, 2017

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Attn: Rich Hillis, Commission President

Re: 318 30th Avenue – Case No. [2015-009507](#) CUA
Hearing Date: October 5, 2017 - Agenda Item TBD

Dear President Hollis and Members of the Commission -

It is with great concern that we are sending this letter in regards to the proposed mega-home at 318 30th Avenue. We live two doors away at 308 30th Avenue, in a home constructed in 1908 – built with timbers salvaged from the great quake of 1906. As a 4th generation San Franciscan, whose grandparents endured the aftermath and rebuilding that followed that seminal event, I love that our home – and many homes on our block and the surrounding blocks; serve as living links to the cultural history of the Richmond District and the resiliency of San Franciscans. The sad fact is that during the 70's, 80's and 90's much of that history was destroyed by the ubiquitous "Richmond Special"- and now, in 2017 we have a new wave of "Richmond Specials" driven by the allure of maximum returns from sky-rocking San Francisco property values.

318 30th Avenue, built in 1910, stands in a row of four homes of similar vintage, a rarity in the Richmond District. Unfortunately, two years ago our neighbor - who owned and occupied the home for many years, passed away. The home was put up for sale, with the winning bidder being a speculator who paid twice the asking price (subsequently re-selling the home, in a pocket sale to another developer), with intention of demolishing a naturally affordable 107-year old cottage – and replacing it with a mega-home that is fully out of scale and out of character with the surrounding homes and the neighborhood.

The following summarizes our concerns regarding the current proposal for 318 30th Avenue;

- Loss of Cultural History – For too many years the history of the Richmond District has been ignored and minimized. The richness of Victorian, Queen Anne, and Edwardian architecture in other areas of San Francisco has overshadowed the "post-earth-quake" cottages that were built in the outer-Richmond District following the 1906 quake. Living in one of these homes – I cannot tell you how often people stop and comment on how nice it is to see these homes still maintained and standing in the Richmond District – and how lovely they are.
- Mid-Block Open Space – The proposed construction blatantly ignores the Residential Design Guidelines for mid-block open space, and will severely impact the light and privacy of the many surrounding neighbors. The proposed design fills 75% of the lot (vs. the allowed for 55%), attempting to leverage (and exceed) the length of the non-conforming 1926 apartment building on the South side, and fully ignoring the 95 ft. lot size of the charming cottage that it abuts on the North side. This excessive, and non-conforming length – along with 6 balconies and windows too many to count – will have a profoundly negative impact on all of the neighbors within the sight lines of this mega-building; and are fully out of nature and scale

with the predominately regularized open space on Block 1404.

- Overall Scale / Character of the Neighborhood – This entire project is in clear violation of the Residential Design Guidelines that call for ensuring the building's scale is compatible with surrounding buildings; and that its architectural features enhance the neighborhood's character. 30th Avenue is predominately 2 and 3 story buildings, the majority built in the 1920's or earlier. This 5,400 sq. ft. 4 to 5 story building – with a confused architectural narrative; fails to meet these guidelines on all points.

What you have here is a mega-home, using the R-2 zoning to maximize profit for a speculative developer who has no commitment or concern for the lasting impact this will have on our neighborhood. In fact you will see that 1 "unit" is proposed to be approx. 4500 sq. ft. *, with a 2nd "unit" of 750 sq. ft. – a ratio of 6:1.

- Impact on 314 30th Avenue – The charming cottages at 314 and 318 30th Avenue were built to complement each other – and have a sensitivity to the shared spaces in terms of light and privacy. These two cottages have co-existed together for 107-years and it is impossible to imagine that in 2017 we would allow this to be destroyed. If profit was not the singular driving factor – we have no doubt that 318 could be re-envisioned in a manner that would provide 2 affordable housing units, honor the history and character of the structure (as well as 314 30th Avenue), and meet the spirit and directives set forth in the Residential Design Guidelines to enhance the neighborhood's character.

As you may recall, just months ago, a group of neighbors addressed the Commission about a similar project at 325 29th Avenue, directly behind 318 30th Avenue. It too involved an early 1900's (built 1908) single family home that was purchased by a speculative developer, who proposed a 4 story 5,000 sq. ft. plus two unit building (although the questionable layout lead most to speculate that a 3rd unit would be tucked in at a later date). It was with reservations that the Commission approved the demolition (in no small part due to accelerated deterioration of the building after it was purchased) – that said, the Commission did address the out-of-scale proposal, and approved the project with revisions to the scale and height. Well, since the developer did not get "exactly" what they wanted (and contrary to the claim to the Commission of the intent to occupy the property) – you will see now that 325 29th Avenue has been placed back on the market, for \$500,000 more than the purchase price with the tag line "Calling all developers, contractors, dreamers and savvy buyers!! This approx. 3,000sf lot is approved for demo and construction of a 3-story, 2-unit bldg. The approval by the Planning Commission...".

This is a perfect example of the genesis of the new wave of "Richmond Specials" – developers with no affinity or commitment to the character, nature and relative affordability of the Richmond District – snapping up our history and family homes, lot-by-lot with one objective – maximum return on investment. We are asking the Planning Commission to please request that this project be withdrawn from the agenda until such time as the plans are substantially revised to meet the purpose and intent of the Residential Design Guidelines. Further – we respectfully ask the Planning Commission to consider the important role these 100 year old plus buildings contribute to ensuring that the history of the Richmond District is celebrated and lives on for future generations of San Franciscans.

Sincerley,

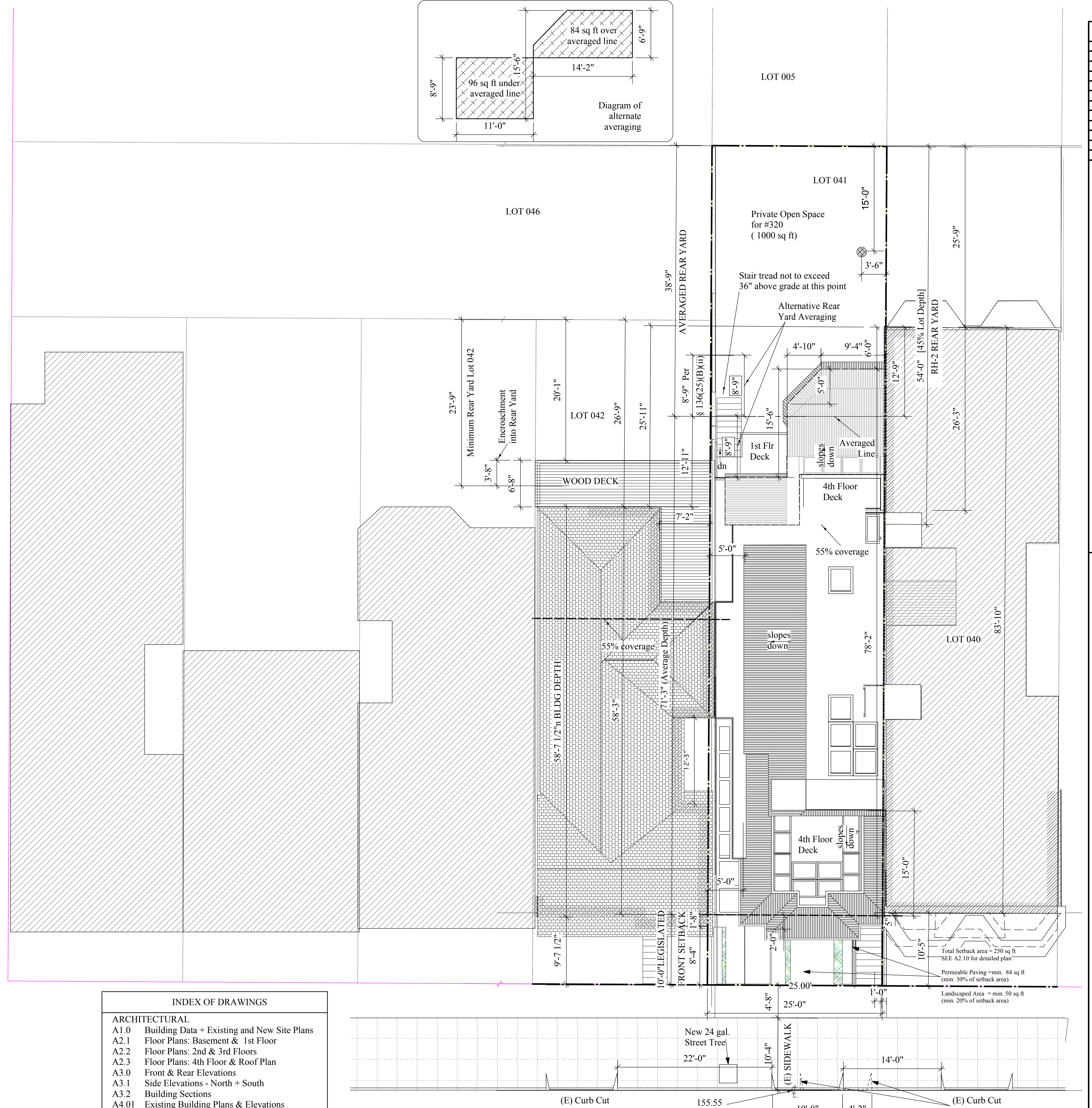
Susan E. Kelly

Jeff Kelly

c.c. Supervisor Sandra Fewer
Christopher May, San Francisco Planning Department

* The submitted plans say 3840 square feet but appear to misrepresent the size by not including the ground floor room, common spaces, closets, etc. Even at the stated size, one unit is over 5 times greater than the other.

Sent from my iPad



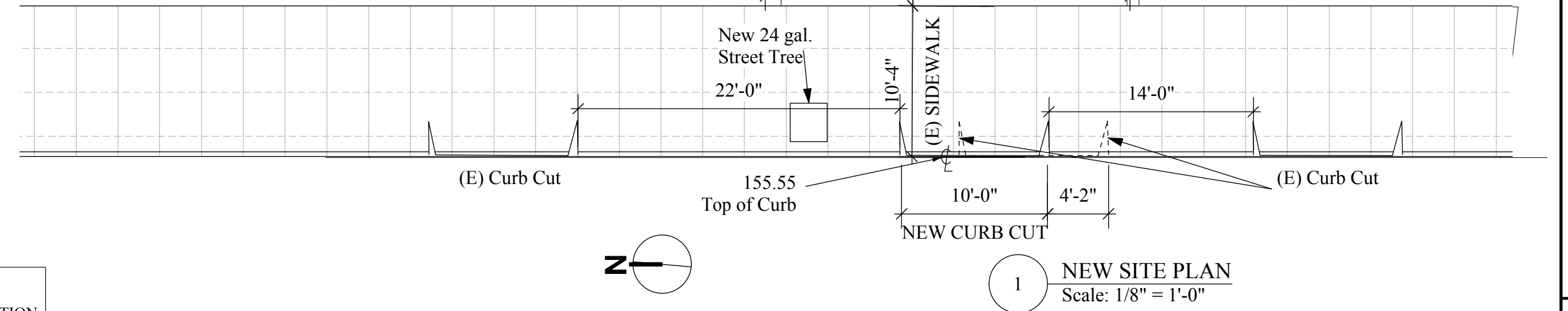
INDEX OF DRAWINGS

ARCHITECTURAL	
A1.0	Building Data + Existing and New Site Plans
A2.1	Floor Plans: Basement & 1st Floor
A2.2	Floor Plans: 2nd & 3rd Floors
A2.3	Floor Plans: 4th Floor & Roof Plan
A3.0	Front & Rear Elevations
A3.1	Side Elevations - North + South
A3.2	Building Sections
A4.01	Existing Building Plans & Elevations

GREEN BUILDING	
GB-1	Green Building Checklist Residential

APPLICABLE CODES:	
2013 California Building Code,	CONSTRUCTION TYPE: Type 5B (Fully Sprinklered)
2013 Mechanical Code,	
2013 Plumbing Code,	Fire Sprinkler under Separate Permit
2013 Electrical Code, and	OCCUPANCY CLASSIFICATION: R-3
2013 San Francisco Building Code	
2013 Editions of NFPA 13 sprinklers	

SCOPE of WORK:
 1) Demolition of existing 2-story Single Family Dwelling
 2) Construction of new 4-story over Basement, Type 5A 2-Family Dwelling



REVISIONS	BY
September 21, 2017	

STEPHEN ANTONAROS ARCHITECT
 2261 Market Street #324
 San Francisco, California 94114
 santonaros@sbcglobe.net
 (415) 864 2261
 www.antonaros.com

for
Raymond W.M. Wong
 (415) 310-6916

Block 1404 Lot 041

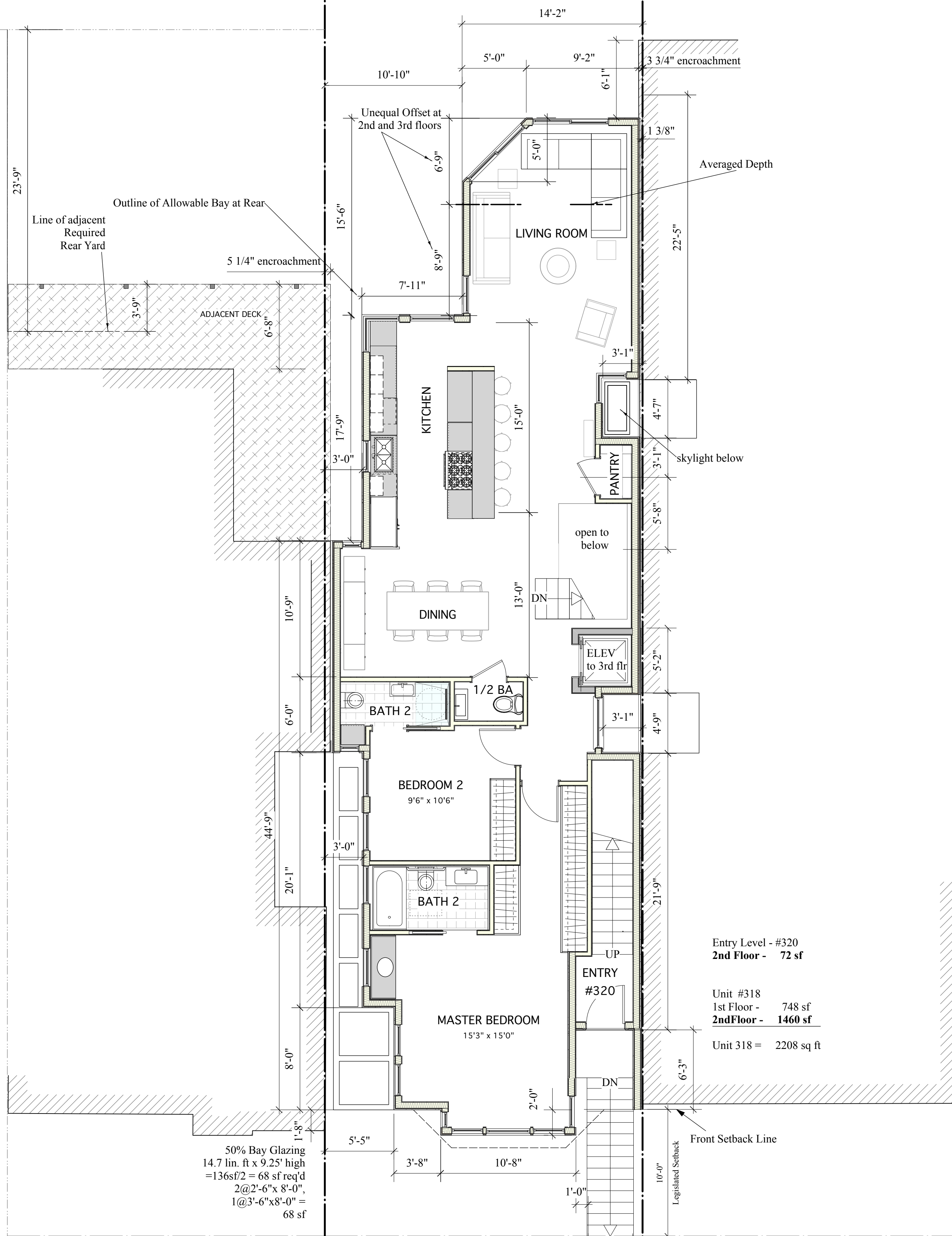
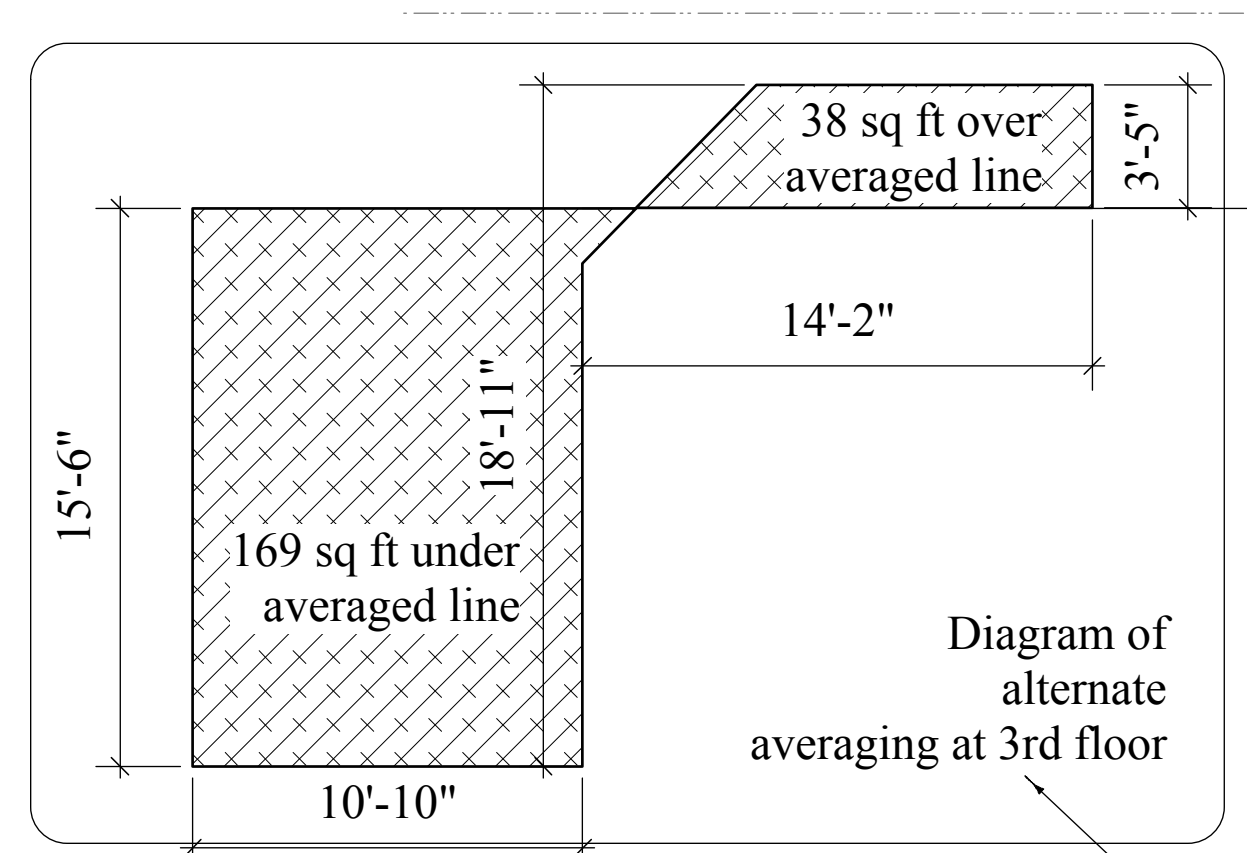
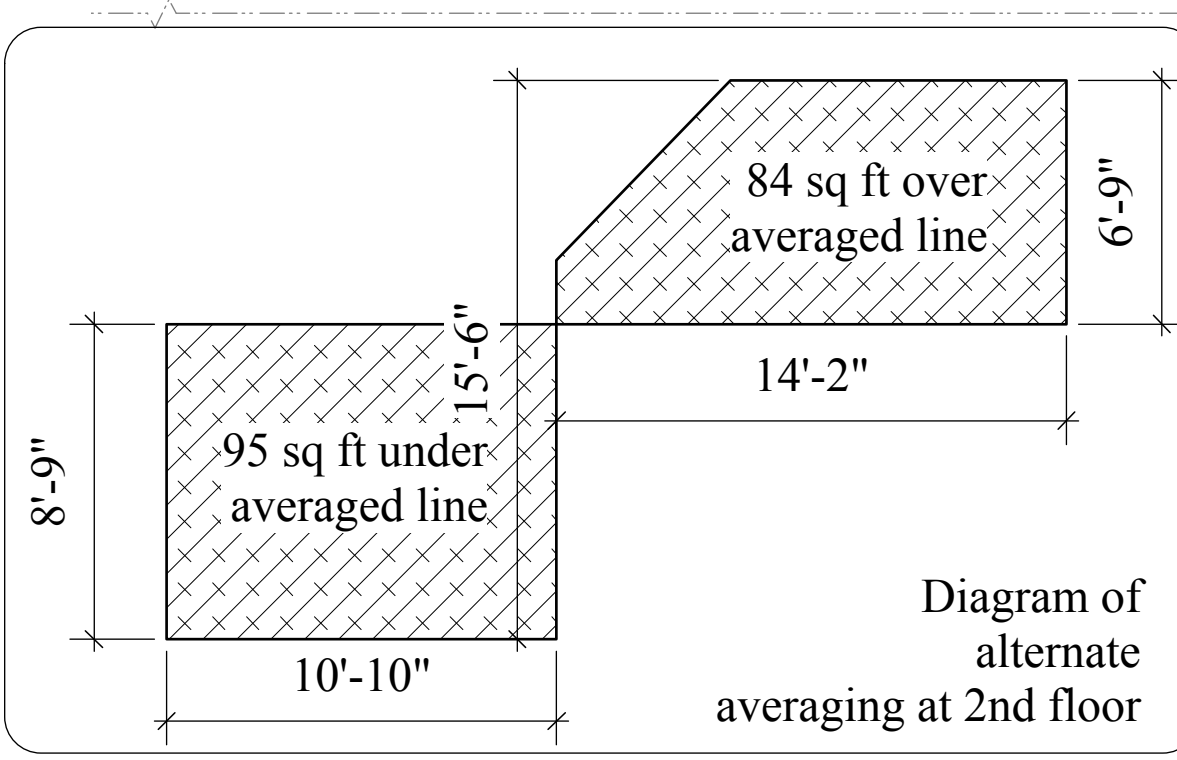
NEW TWO-FAMILY DWELLING
318 30th Avenue
 San Francisco, California

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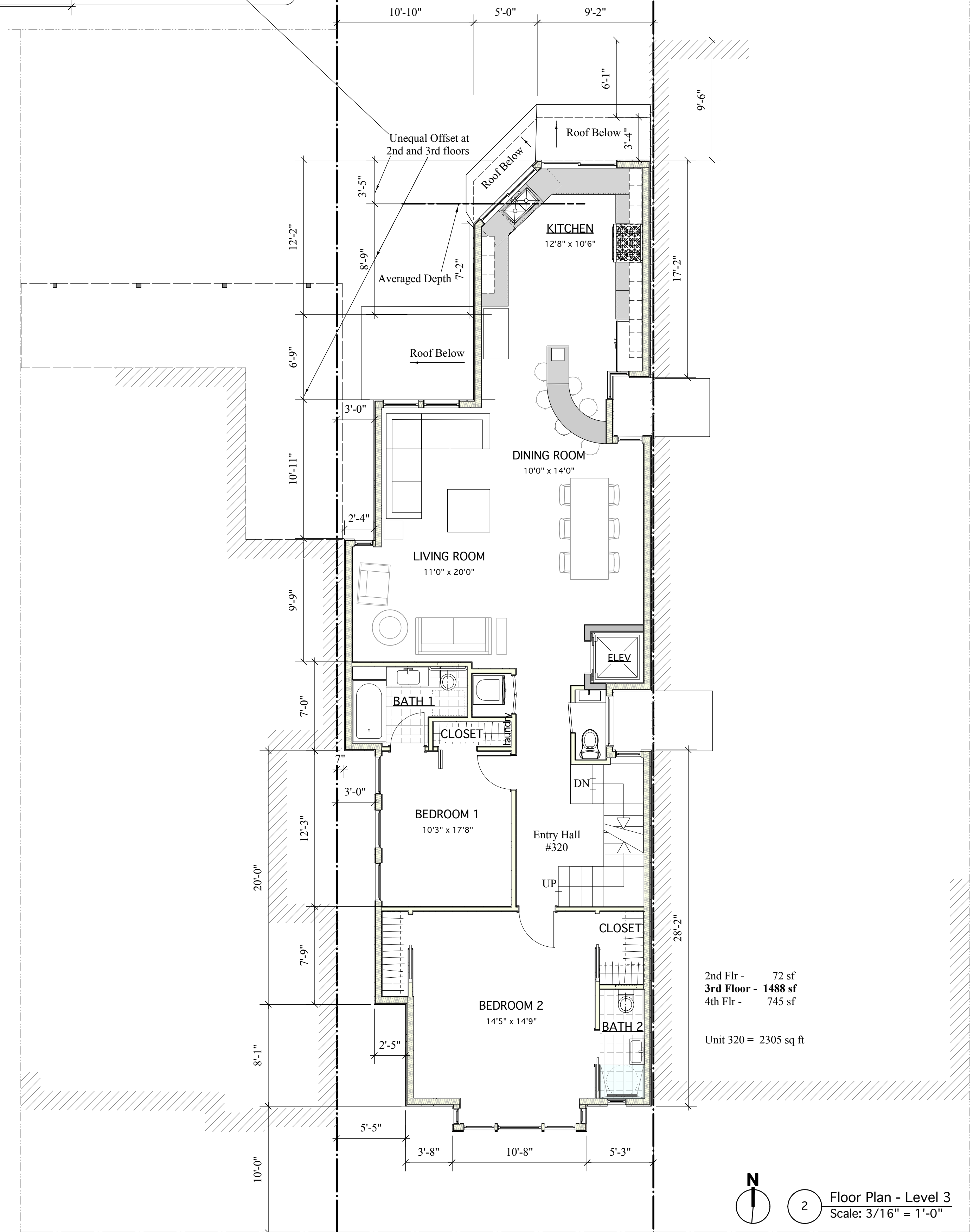
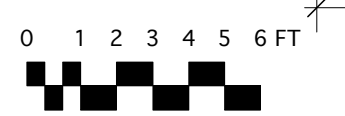


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September 21, 2017	

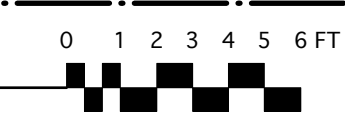
STEPHEN ANTONAROS ARCHITECT	
2261 Market Street #324 San Francisco, California 94114 santonaros@sbcglobal.net	
for Raymond W.M. Wong (415) 310-6916	
Block 1404 Lot 041	
NEW TWO - FAMILY DWELLING 318 30th Avenue San Francisco, California	
Date (prelim)	9/15/15
Scale	varies
Drawn	SA
Job	
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Of	A2.1 Sheet



1 Floor Plan - Level 2 - 2nd Floor
Scale: 3/16" = 1'-0"



2 Floor Plan - Level 3
Scale: 3/16" = 1'-0"



REVISIONS	BY
September 21, 2017	

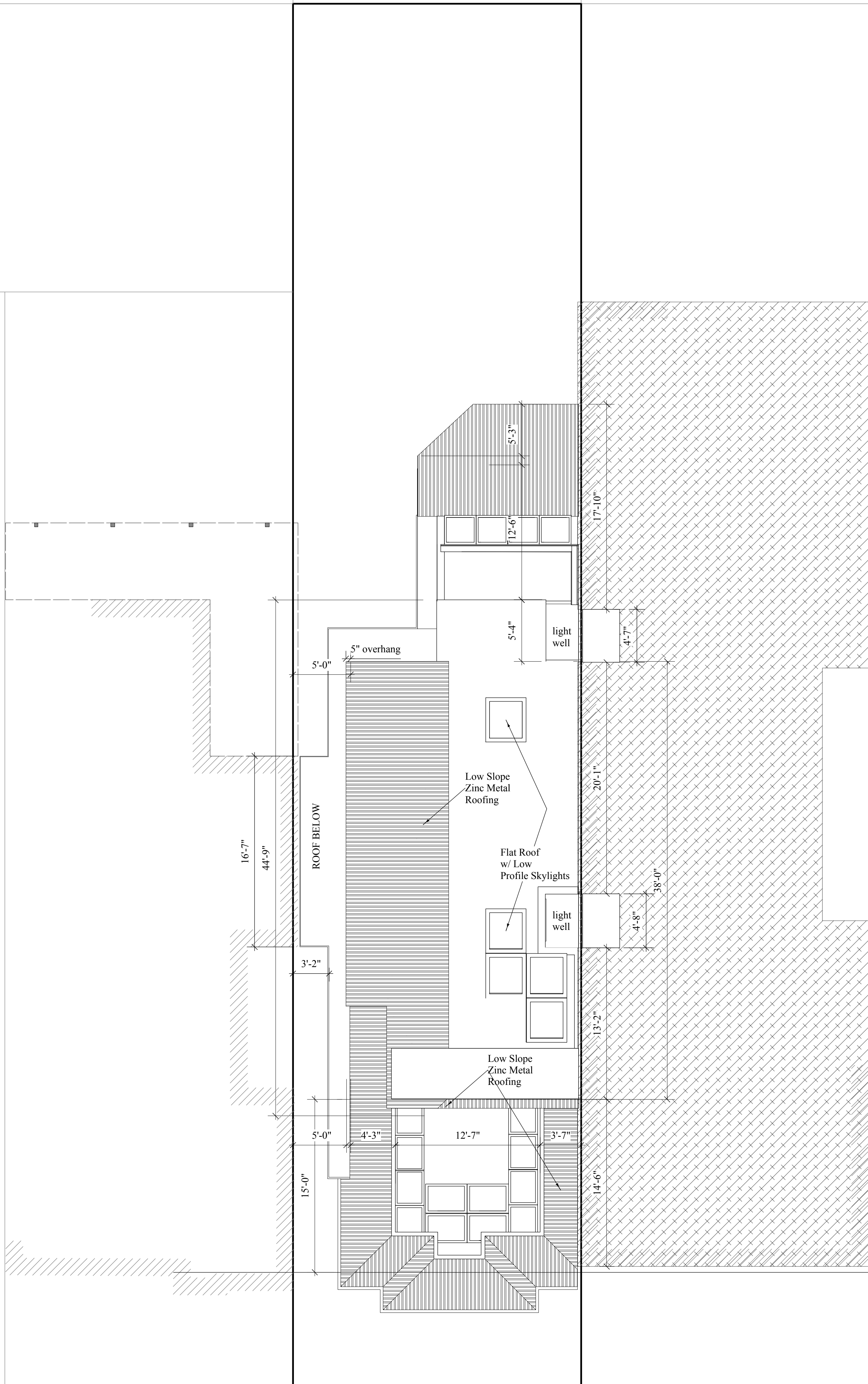
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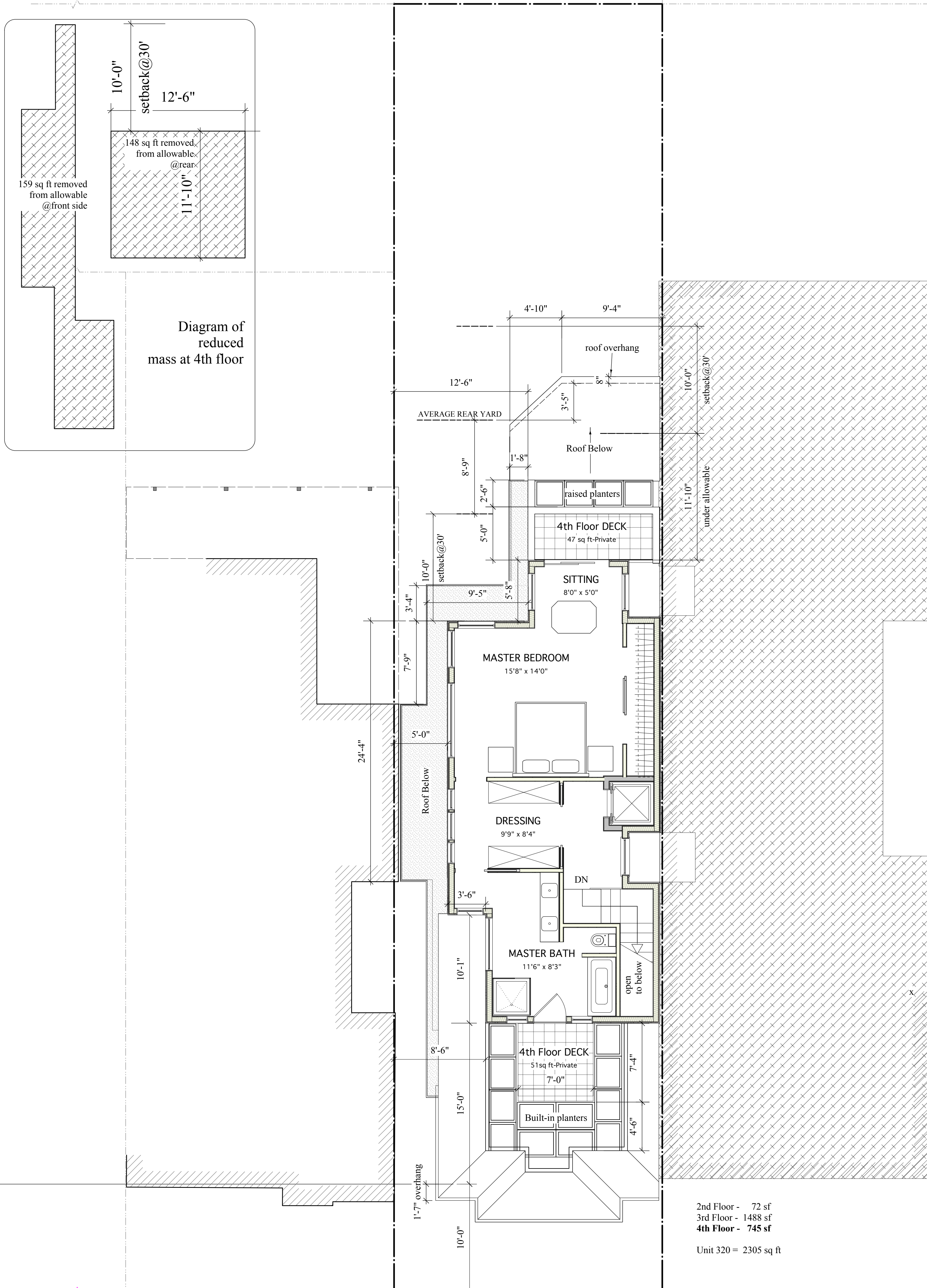
Block 1404 Lot 041

NEW TWO - FAMILY DWELLING
318 30th Avenue
San Francisco, California

Date (prelim) 9/15/15
Scale varies
Drawn SA
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Of **A2.2** Sheet



2 Floor Plan - Roof
Scale: 3/16" = 1'-0"



1 Floor Plan - Level 4 4th Floor
Scale: 3/16" = 1'-0"

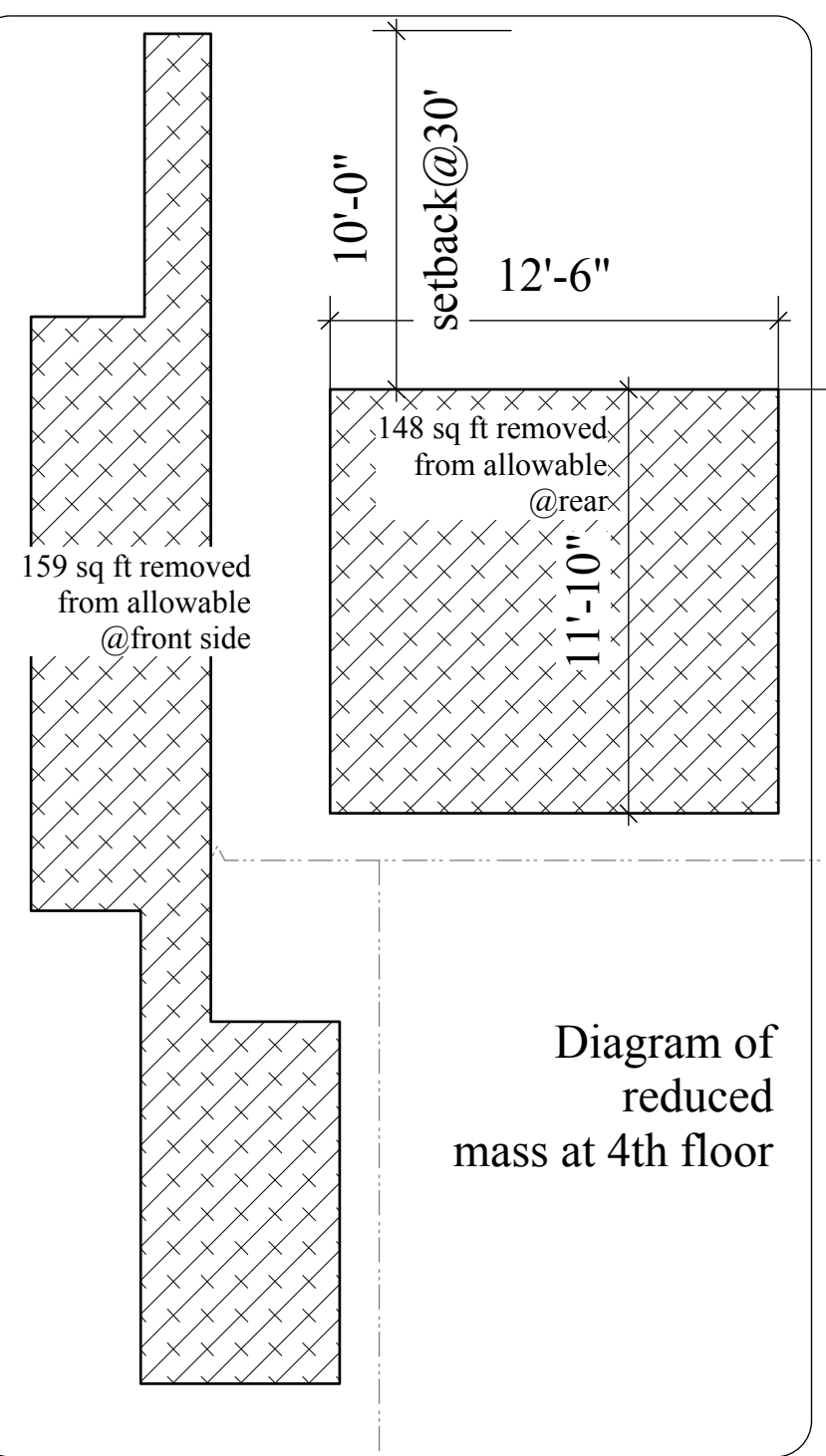
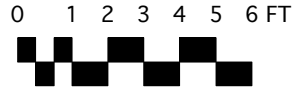


Diagram of reduced mass at 4th floor

2nd Floor - 72 sf
3rd Floor - 1488 sf
4th Floor - 745 sf
Unit 320 = 2305 sq ft

REVISIONS	BY
September 21, 2017	

STEPHEN ANTONAROS
ARCHITECT
2261 Market Street #324
San Francisco, California 94114
santonaros@sbcglobe.com (415) 864 2261
www.antonaros.com

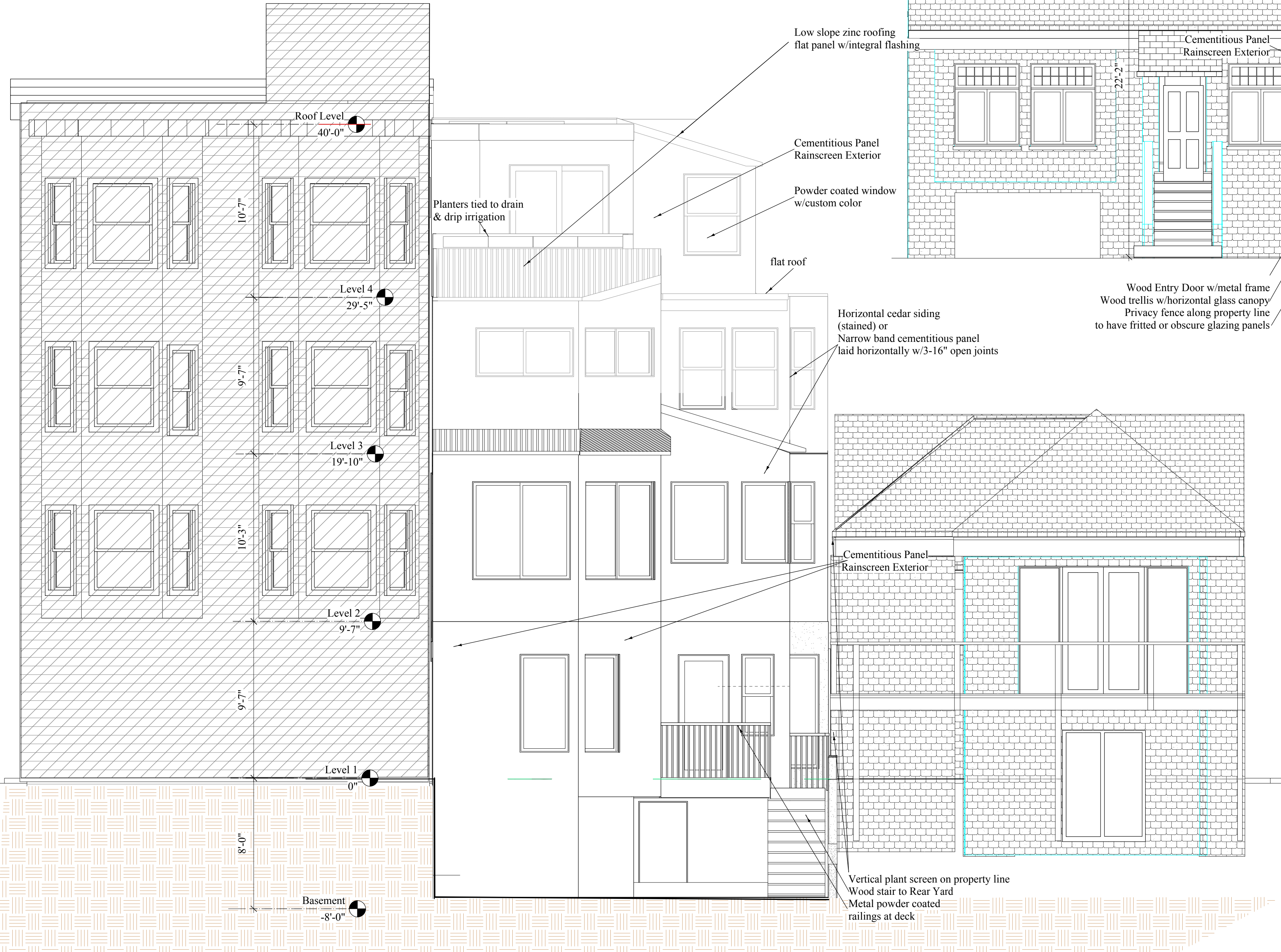
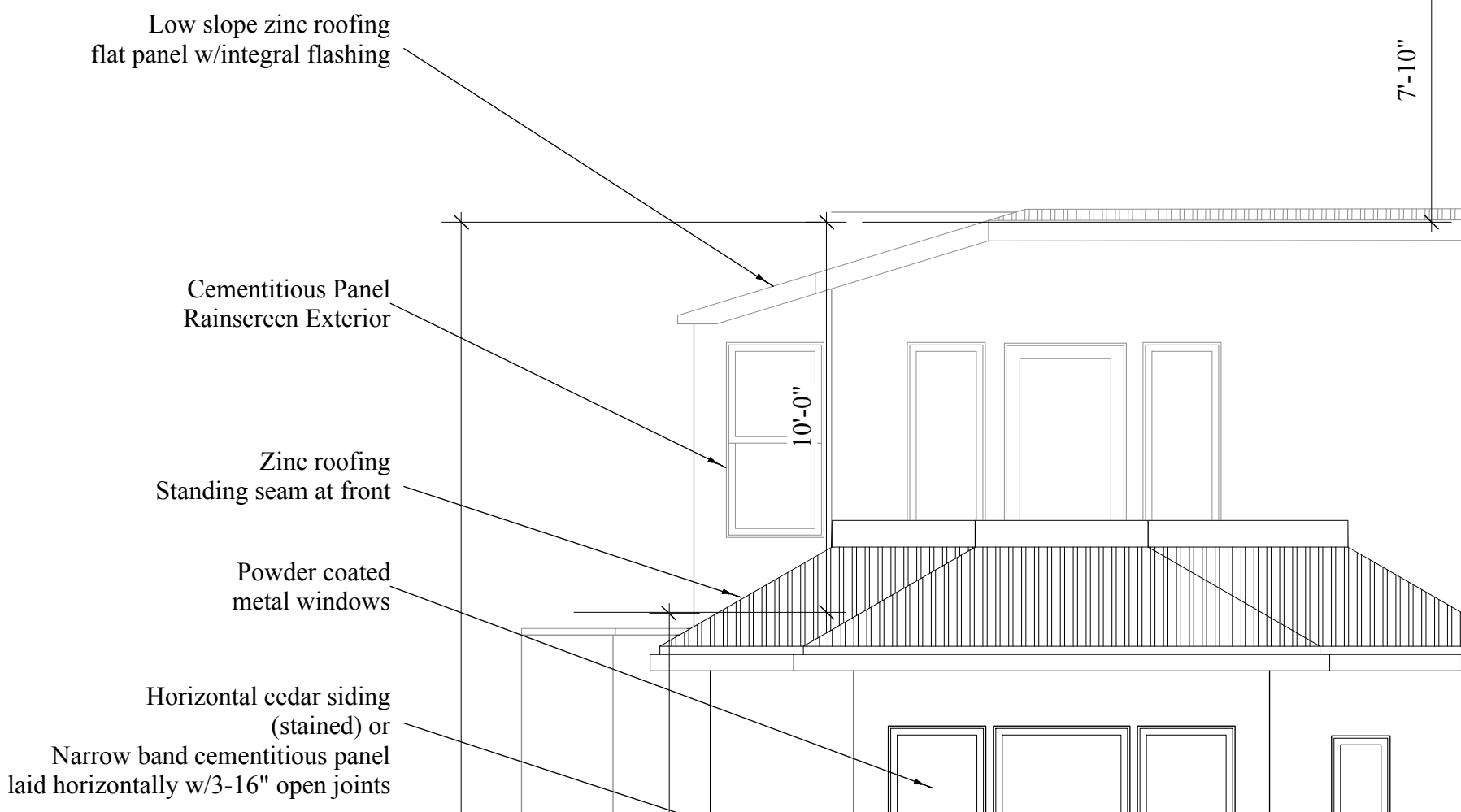
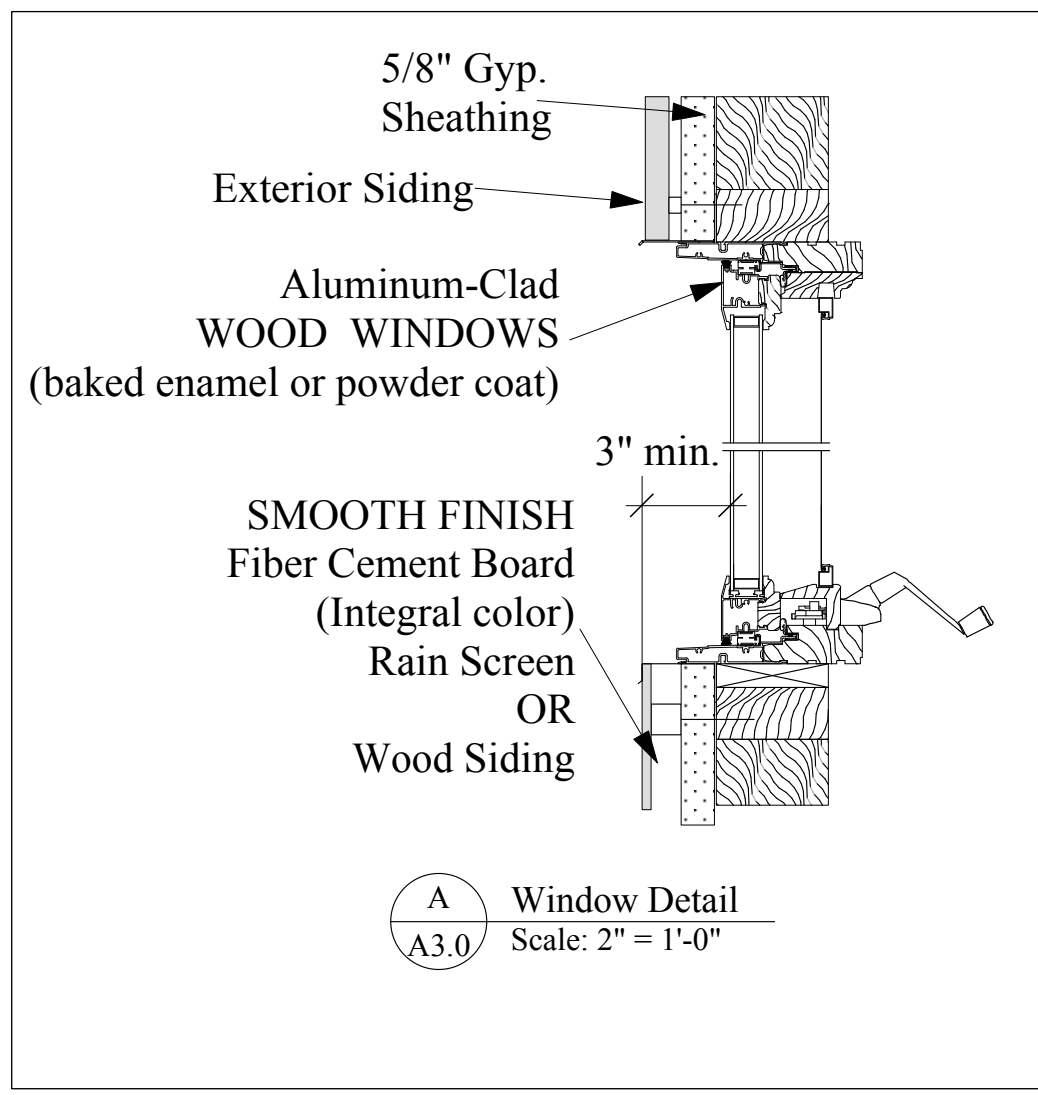
for
Raymond W.M. Wong
(415) 310-6916

Block 1404 Lot 041

NEW TWO - FAMILY DWELLING
318 30th Avenue
San Francisco, California

Date (prelim) 9/15/15
Scale varies
Drawn SA
Job
Sheet

Of **A2.3** Sheet



1 FRONT ELEVATION - WEST
Scale: 1/4" = 1'-0"



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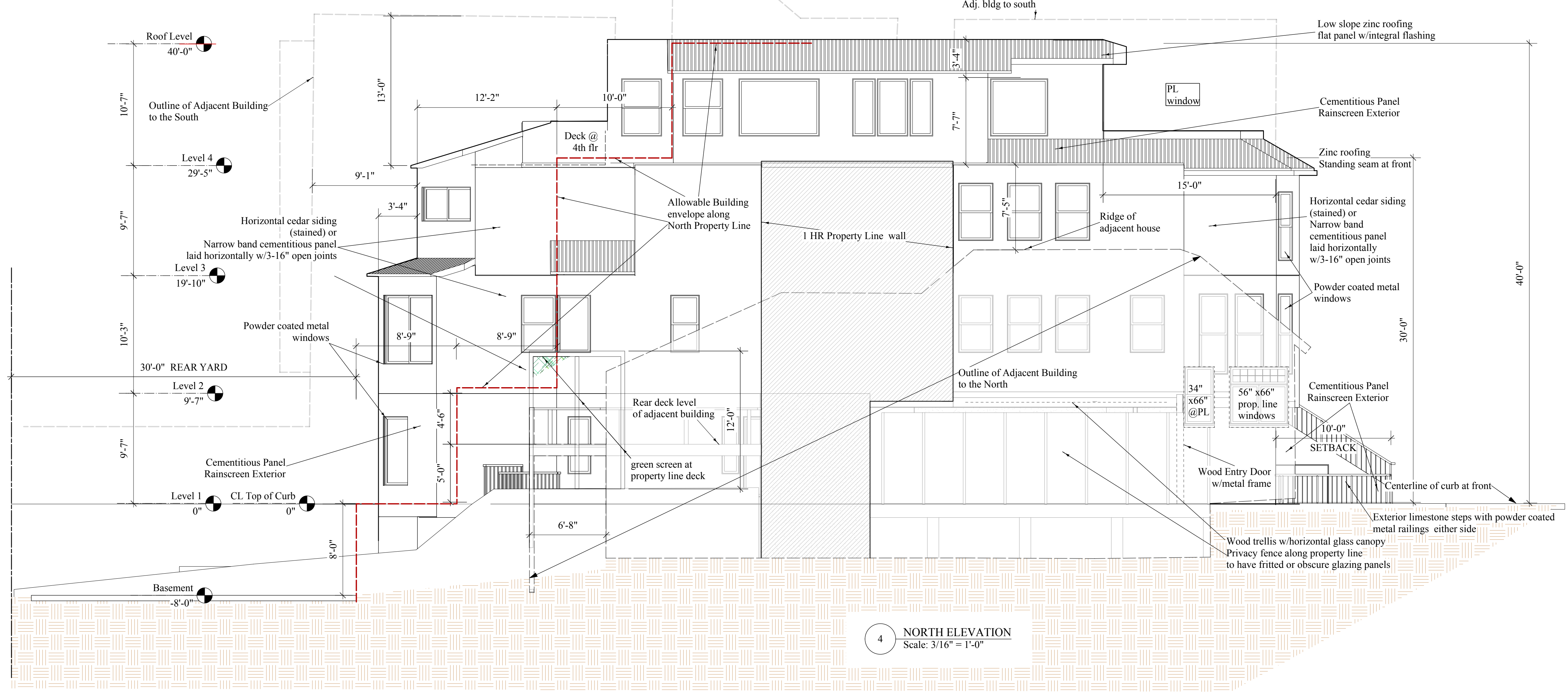
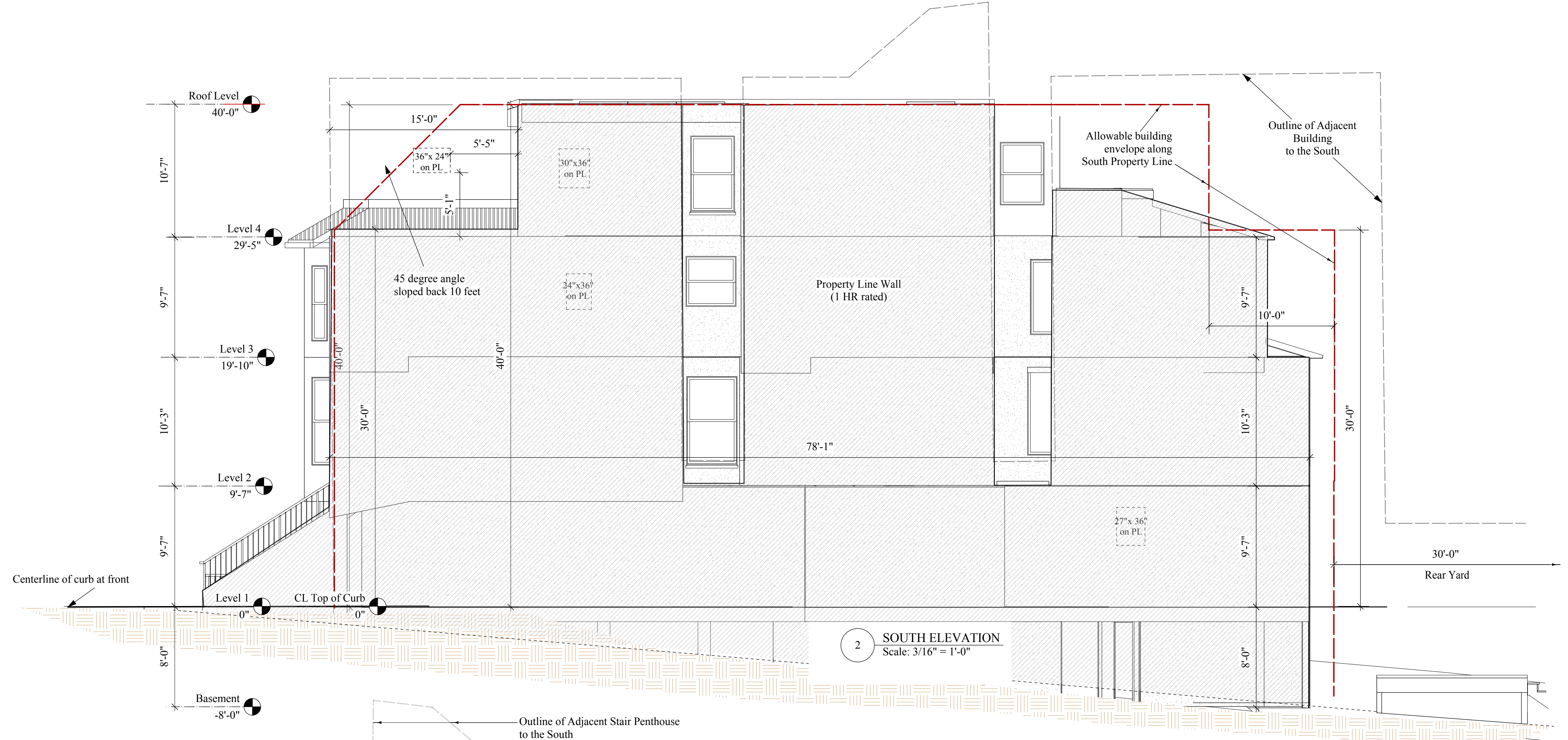
for
Raymond W.M. Wong
(415) 310-6916

Block 1404 Lot 041

NEW TWO - FAMILY DWELLING
318 30th Avenue
San Francisco, California

Date (prelim)	9/15/15
Scale	varies
Drawn	SA
Job	
Sheet	A3.0
Of	Sheet

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September 21, 2017	

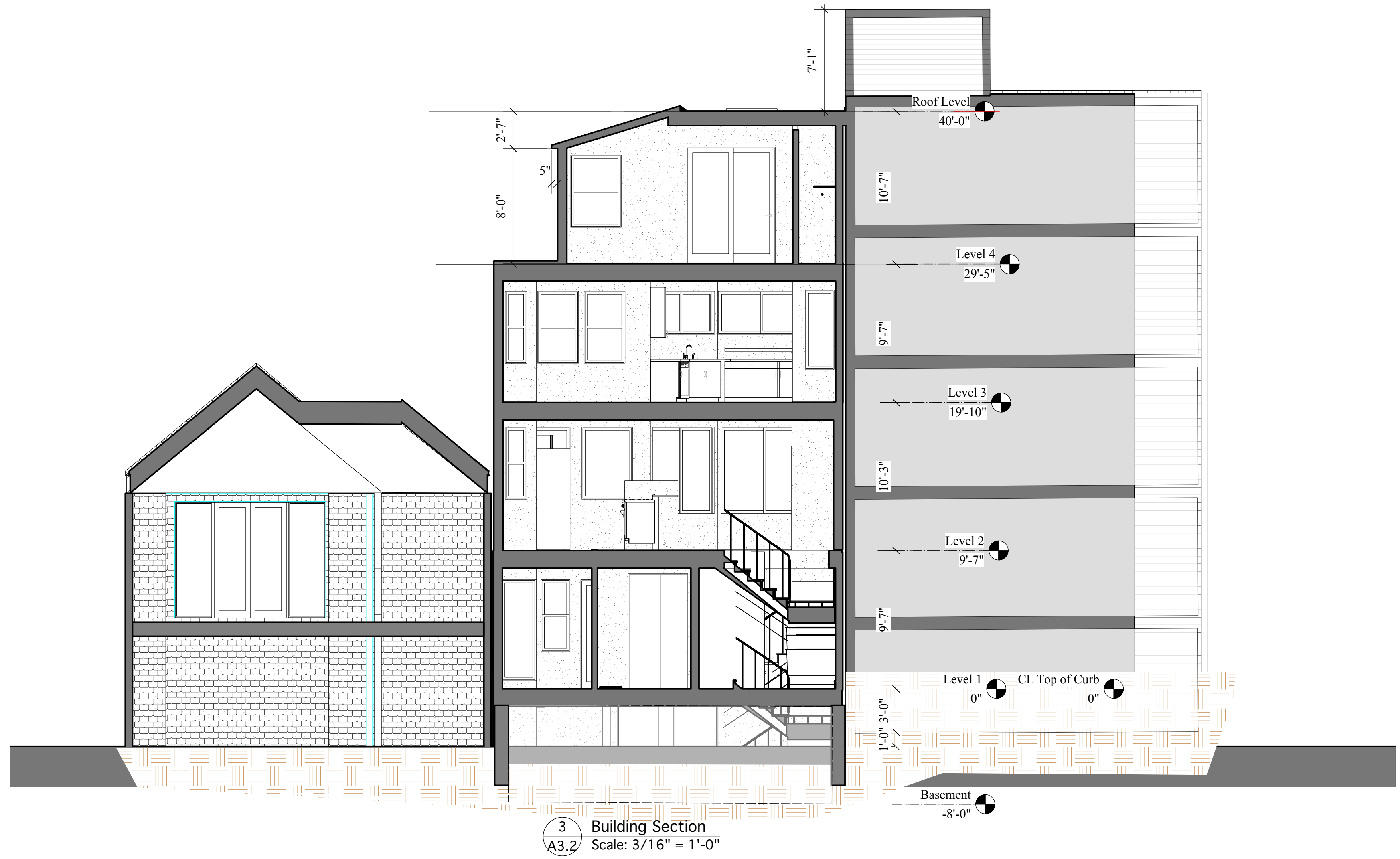
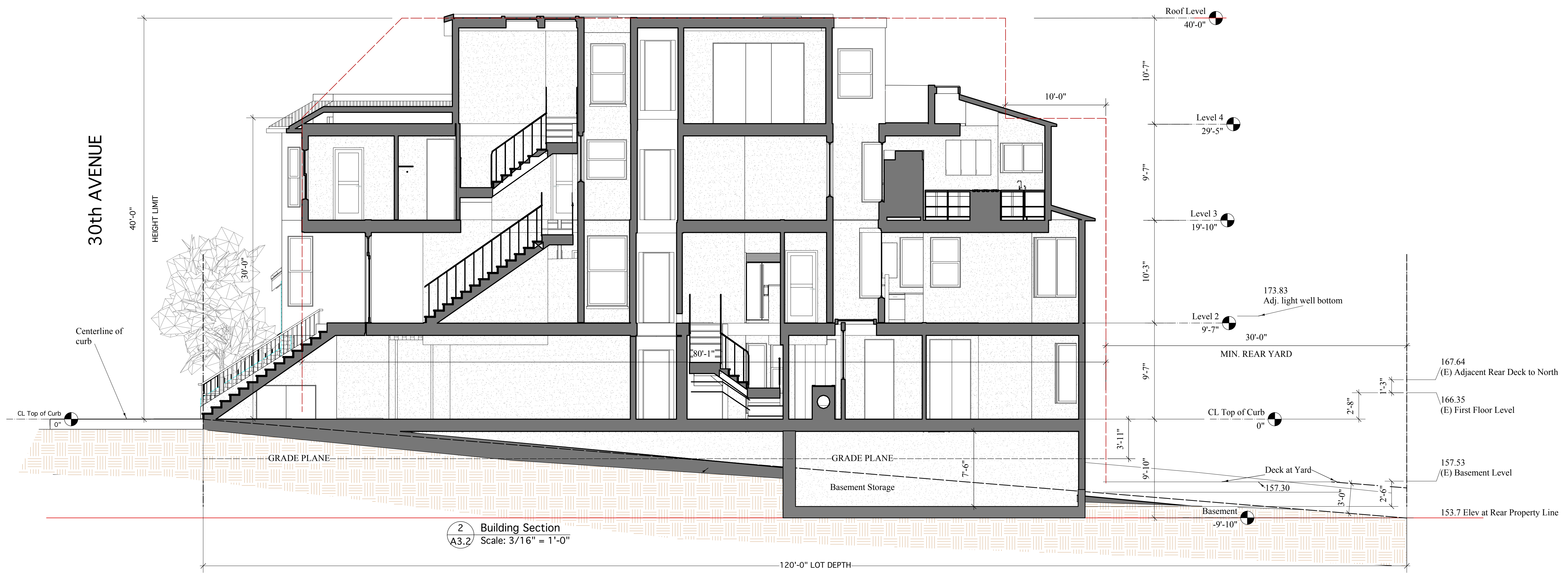


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for
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(415) 310-6916

NEW TWO - FAMILY DWELLING
318 30th Avenue
San Francisco, California

Date (prelim)	9/15/15
Scale	varies
Drawn	SA
Job	
Sheet	A3.1
Of	Sheet



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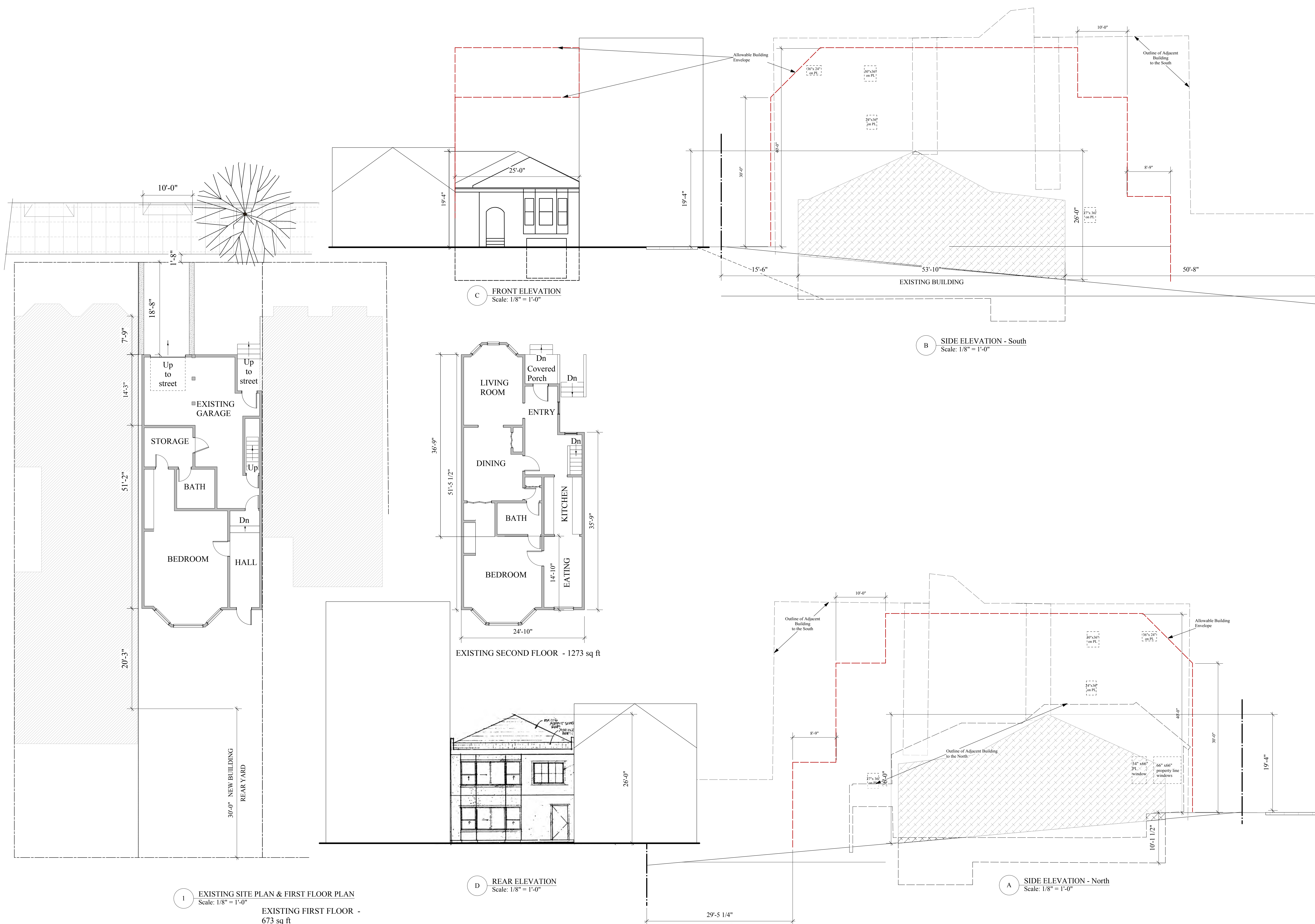
STEPHEN ANTONAROS
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Block 1404 Lot 041

NEW TWO-FAMILY DWELLING
318 30th Avenue
San Francisco, California

Date (prelim) 9/15/15
Scale varies
Drawn SA
Job
Sheet
Of 3
A3.2 Sheet



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Block 1404 Lot 041

NEW TWO - FAMILY DWELLING
318 30th Avenue
 San Francisco, California

Date (prelim) 9/15/15
 Scale varies
 Drawn SA
 Job
 Sheet
A4.01
 Of Sheet



