



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE APRIL 27, 2017

Date: April 20, 2017
Case No.: 2015-009511VAR/DRP
Project Address: 2650 HYDE STREET
Permit Application: 2015.07.08.0940
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Waterfront Special Use District No. 2
Block/Lot: 0027/019
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

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415.558.6377

PROJECT DESCRIPTION

The project proposes the removal of the existing gable roof at the rear of the building, starting at a point 26'-4" back from the front building wall, in order to construct a new flat roof with roof deck above. The deck would be accessed by an external stair along the side property line. The alteration of the roof form allows for the addition of approximately 141 square feet at the third floor level. Additionally, the project consists of the removal of a portion of the existing gable roof along the north side to create a deck at the third floor, the addition of a shed dormer along the southern side of the existing gable roof, the replacement of a railing at the rear third floor deck, and interior remodel.

The subject property has a baseline rear yard requirement of 45% of the lot depth, equivalent to 38', which can be reduced based on the configuration of the buildings on the adjacent lots. As such, the subject property is required to maintain a rear yard of approximately 21'-1.5", or 25% of the lot depth, with the last 10 feet of the building envelope gained through rear yard averaging limited to 30 feet in height. As constructed, the existing building is legal, noncomplying with respect to the rear yard requirement; the structure both encroaches beyond the required rear yard setback, and the existing gable roof at the third floor exceeds the height limit of 30' by approximately 26", as measured at the midpoint of the gable. By altering the roof from a gable to a flat roof, and increasing the height of the noncomplying structure in the area limited to 30' in height, the project therefore requires a variance from the rear yard requirement. Of the 10' depth with a reduced height requirement of 30', the proposed noncomplying roof only encroaches into this area for the first 2'-6".

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 019 in Assessor's Block 0027, on the eastern side of Hyde Street and one lot south of the intersection with North Point Street. The subject property is upsloping, and is also characterized by a lateral slope upward moving south along Hyde Street. On the Assessor's Block Map, the lot is shown to have a width of 22 feet and depth of 87.5 feet, with 1,925 square feet of lot area. However, there is a 3-foot wide easement at the rear of the subject property, which spans across Lots 17 – 20. Although evidence available to Department staff would indicate that this easement has been created from land on the parcels fronting along Hyde Street, there is dispute over the ownership of the easement. It is worth noting here that the project's required rear yard has been calculated based on the depth of the lot at 84.5 feet, excluding the easement. However, if the rear yard requirement was calculated based on a depth of 87.5 feet, although the required rear yard would correspondingly increase in size, the location of the rear yard would also shift rearward, and the degree of noncompliance of the existing structure would be lessened; specifically, only 3.5" of the building depth would encroach into the area that is limited to 30 feet in height, and thus trigger a variance.

The subject property is developed with a three-story over garage, two-family residential building constructed circa 1902. The structure has been identified as an historic resource, appearing in the Here Today book, and identified through a Department survey as part of a row of 5 similar structures with strong character-defining features. The building's full massing of three stories over garage can be seen for the first 49'-7" of building depth; to the rear of this main portion of the structure, the building also contains a two-story popout with deck above, and also includes decks at the second floor and ground floor levels. The existing structure is noncomplying with respect to the rear yard requirement; the two-story popout at the rear encroaches beyond the required rear yard setback, and the existing gable roof at the rear exceeds a height of 30', as previously described in this report.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within an RH-3 (Residential House, Three-Family) District on the northern end of the Russian Hill neighborhood. On the immediate subject block, and in the blocks to the south, residential uses are predominant with a mix of specific zoning districts. Most of the residential areas in the vicinity support a moderate density, permitting multiple dwelling units on a single lot; there is a small one-block area of low-density, single-family residential properties located between the Russian Hill Open Space and the San Francisco Art Institute.

To the north and east of the subject property, there are predominantly commercial uses throughout an area zoned C-2, and part of the northern waterfront and Fisherman's Wharf area. The northern end of Columbus Avenue lies approximately one block to the east, and as it extends to the southeast, the zoning changes from C-2 to the North Beach NCD. Lastly, to the northwest and west lies property zoned for public use – Aquatic Park and Fort Mason – as well as additional commercial area in the way of Ghirardelli Square.

On the subject block and in the immediate vicinity, most buildings are characterized by a height of three- and four-story structures. As mentioned earlier in the report, the subject building is part of a row of five structures with similar massing and character-defining features. Several of these buildings have had some level of roof alteration similar to the proposed project, through either the addition of dormers and/or the

alteration of the gable roof form to a flat roof or other modified form. Additionally, the building immediately adjacent to the south has similarly altered its roof through the removal of a portion of the gable, in order to create a deck at the third floor.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 30, 2016 – October 30, 2016	None		
311 Notice	30 days	November 14, 2016 – December 14, 2016	December 13, 2016	April 27, 2017	135 days

Note: A second 311 Notice was required to be mailed to Lots 020 and 022 on the subject block, as the prior notice did not include the occupants of these lots on the original mailing, and was only sent to the property owners. The DR requestor resides at Lot 022, and was therefore permitted to file a Discretionary Review application during the extended notification period.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice – DR	10 days	April 17, 2017	April 5, 2017	22 days
Mailed Notice – DR	10 days	April 17, 2017	April 17, 2017	10 days
Posted Notice – VAR	20 days	April 7, 2017	April 5, 2017	22 days
Mailed Notice – VAR	10 days	April 17, 2017	April 17, 2017	10 days

PUBLIC COMMENT

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

The Department has received comments in opposition to the project from the DR requestor who lives adjacent to the subject property. More details around the DR requestor's specific concerns follow below. Additionally, the Department has received comments in opposition to the project from James Russel. Although Mr. Russel's place of residence has not been provided to the Department, staff believes that he also resides at the address of the DR requestor, and whose concerns and opposition to the project are similar to those of Ellen Tsang, the DR requestor.

In addition to those comments in opposition, the Department has received one letter in support of the project from the adjacent property to the north, one letter of support from a resident three parcels to the south on the same block, and one letter from the Aquatic Park Neighbors in support of the project and the granting of the variance. The Aquatic Park Neighbors is a neighborhood association of over 350 members who are generally concerned with historic preservation in the area. They have reviewed the project application and found it to be consistent with the area.

DR REQUESTOR

The DR requestor is Ellen Tsang, the representative of the property owner and occupant of the property located at 769 North Point Street, immediately adjacent to the east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The concerns raised by DR requestor have been paraphrased and consolidated below; however the individual application is included for reference as an attachment to this report.

Issue #1: The DR requestor believes that the project sponsor has submitted fraudulent and inaccurate plans, particularly as it relates to the grade line as depicted on the plans, in order that the project may obtain additional height. The DR requestor notes that this is the latest example of an ongoing issue with the project sponsor and their hired associates preparing and submitting inaccurate plans, an issue that she has raised with the State Board for Professional Engineers.

Issue #2: The DR requestor believes that the project sponsor has erred in describing this building as a three-story building, and that it should be considered a four-story building, and as such, would be in excess of the permitted height limit. Related, the DR requestor believes that the project sponsor has physically manipulated and raised the natural grade in some areas of the rear yard on the subject property, in order to gain additional height for the project.

Issue #3: The DR requestor believes that a change from a gable roof to a flat roof with roof deck above will block light to the DR requestor's adjacent property to the east, which sits at a lower grade than the subject property. Additionally, the roof deck will impose on the privacy of the adjacent building, in that someone may be able to look down from the deck into their kitchen and bathroom windows.

Issue #4: The DR requestor states that the existing building already has three existing decks on the property, and that the proposal would therefore result in a fourth and fifth deck. They believe that this number of decks is not compatible with the character of the surrounding neighborhood and would not be in compliance with the Residential Design Guidelines.

The DR requestor has not offered any proposed alternatives to the proposed project, and requests that the application for alteration of the roof, vertical expansion and roof deck be denied outright.

For more details and additional information, see attached *Discretionary Review Application*, dated December 13, 2016.

PROJECT SPONSOR'S RESPONSE

The project sponsor has responded to the concerns in the DR application with the following information and statements, paraphrased and consolidated below; the full response is included for reference as an attachment to this report.

The project sponsor states that the proposal involves a very small renovation and expansion to add only 141 square feet to the upper unit, bringing its total square footage to 1,931 square feet. Although the exterior envelope would be only minimally changed, the project would result in a much more livable and functional unit for the family that occupies the 2-bedroom upper unit. The project would also provide improved access to open space for the unit, which is currently limited in the rear yard due to the existing nonconforming building encroachments into the required rear yard setback.

The response states that the project was designed from the beginning to be sensitive to the surrounding buildings and existing neighborhood character. The resulting flat roof would not exceed the height at the peak of the existing gable roof, and the access to the roof deck above has been provided through an external stair along the side of the building. With regard to privacy, no windows are proposed along either the northern or southern side; when considering privacy impacts to the neighbor at the rear (DR requestor's property), the project sponsor notes that the neighbor's windows of concern are located 31'-7", and three stories below the proposed roof deck. The project sponsor notes that the proposal has received support from the adjacent neighbor to the north, as well as from the Aquatic Park Neighbors.

Lastly, the project sponsor's response pushes back on the Department's request to provide a 5-foot setback at the roof deck railings along the eastern (rear) and northern sides, arguing that the setbacks would have the result of substantially reducing the available outdoor space available to the unit, without providing any meaningful privacy benefit to the neighbors.

For more details and additional information, see attached *Response to Discretionary Review* and supplemental letter from John Kevlin (Project Sponsor) dated April 6, 2017.

PROJECT ANALYSIS

The project was initially submitted to the Department proposing the alteration of the gable roof to a flat roof starting at a point only 16'-4" back from the front building wall. Upon review of the submitted application, preservation staff requested that additional setback be provided for this roof feature, and subsequently reviewed the revised proposal as it appears in the current design. With ten feet of additional setback, the project, which also includes a shed dormer on the southern side of the existing gable and the removal of a portion of the gable on the northern side of the ridge, was found to be consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

Upon filing of the Discretionary Review, staff reviewed the project with the Residential Design Team (RDT), which will be further discussed below. However, some of the issues raised in the DR application did not directly pertain to the proposed massing or design of the structure, and instead focused on the adequacy and accuracy of the plan submittal. To that end, the Department finds that the submitted plans meet the requirements for application submittal, and contain all necessary information in order for staff to fully evaluate the proposal.

The DR application specifically raises concerns about the accuracy of the grade line from which the height limit is calculated. The grade line that appears in the current plans was taken from another architect's project submittal for the property back in 2006 which was subsequently withdrawn; however the DR requestor believes that the current submittal misrepresents that previous architect's grade line to the benefit of the project obtaining additional height. To resolve any potential issue, the project sponsor commissioned a new survey of the property to verify the grade line which appears in the plans. The result of this survey appears as an attachment to this case report. In short, there was a negligible difference in the depicted grade line before and after the survey, which has no resulting impact on the project's compliance under the Planning Code; the project is within the height limit as calculated under Code, and still requires a variance for the portion of the building at the rear that exceeds the 30-foot height limit.

Additionally, staff has explained to the DR requestor that pursuant to Planning Code Section 260, height is calculated on upsloping lots based on the line of average grade, calculated at each cross-section of the building as the "average of the ground elevations at either side of the building." The concern the DR requestor raises that this is a 4-story building, not a 3-story over basement building, and would therefore exceed the permitted height limit, is a classification issue to be resolved by the Building Code and the Department of Building Inspection, and would have no bearing whatsoever on how height is calculated under the Planning Code.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration of Existing Facility, Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). The project was reviewed by preservation staff and was determined to be consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) has reviewed the project in light of the concerns and issues raised in the Discretionary Review Application. The RDT has requested the project sponsor modify the project by providing a 5-foot setback at the proposed roof deck railings, along the east (rear) and north building walls. This modification is intended to alleviate the privacy concerns raised by the DR requestor, and with this modification, the RDT finds that the proposed project would not present any exceptional or extraordinary circumstances.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project requires a variance be granted in order to proceed as proposed.

BASIS FOR RECOMMENDATION

The Department recommends that the project be approved with modifications as requested by the Residential Design Team, specifically to provide a 5-foot setback from the building edge for the proposed roof deck railing along the eastern (rear) and northern sides.

- With the requested modification, the project would not result in any exceptional or extraordinary circumstances.
- The project includes only a minimal expansion to the existing building envelope, by altering the existing roof of the structure. The new flat roof will not be taller than the ridge of the existing gable roof, and is similar to what is seen on the immediately adjacent property to the south.
- The project will result in a more livable, family-sized unit with additional habitable space at the third floor. The project will also provide additional usable open space for the units, on a lot that is currently limited in the amount of open space available due to the existing, legal noncomplying structure.
- The proposed roof deck is accessed via an external stair along the side property line, as opposed to a stair penthouse.

RECOMMENDATION: Take DR and Approve with Modifications
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Categorical Exemption Determination
Section 311 Notices
VAR/DRP Hearing Notice
DR Application, dated December 13, 2016
Response to DR Application dated April 6, 2017
Letters of Support
Variance Application
Reduced Plans
Revised Survey Submitted by Project Sponsor (Sheet PL1)

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Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: On the subject block and in the immediate vicinity, most buildings are characterized by a height of three- and four-story structures. The subject building is part of a row of five structures with similar massing and character-defining features. Several of these buildings have had some level of roof alteration similar to the proposed project, through either the addition of dormers and/or the alteration of the gable roof form to a flat roof or other modified form. However, while these immediately adjacent structures may present a more defined visual character, the remainder of the block and the surrounding vicinity is much more mixed in character. There is variation in lot width, depth and overall size, and a variety of different building types and architectural styles that are seen. There is variation seen with regard to the amount of front setback, and due to the presence of secondary structures on many of the lots in the block, there is no strong pattern of midblock open space.

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: In reviewing the project, the RDT found that the proposed alteration to the roof is appropriate given the existing topography and massing of the site and surrounding vicinity. The new flat roof would not alter the overall stepping pattern of buildings seen on the block's lateral slope along Hyde Street, and the overall scale of the project would not result in exceptional or extraordinary impacts to light on adjacent properties. With respect to privacy, the RDT has requested 5-foot setbacks be provided for the railings of the proposed roof deck, away from the building edge.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The project would result in expansion to the existing building envelope primarily at the rear of the building. With the exception of the addition of a shed dormer on the south side of the existing gable roof, no other changes are proposed to the front of the building that would impact the existing structure's height, depth, building form, massing, or façade. At the rear, the proposed massing of the structure would still be consistent with those other structures found immediately adjacent to the subject property; perhaps most notably, the adjacent structure to the south also has a flat roof at the rear portion of the building, similar to what is proposed 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: The existing building is consistent and compatible with regard to the listed architectural features pertaining to building entrances, bay windows, and garages, and no part of the project scope of work would result in alterations to these features. The proposed alteration of the existing gable roof form, and the addition of a shed dormer, have been reviewed and found to be appropriate and compatible with the surrounding character, by both the RDT and preservation staff. The proposed roof deck is accessed via an external stair along the side property line, therefore no additional massing or stair penthouse is required for this project.

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: Slightly enlarged window openings are proposed at the third floor where there is now additional surface area on the rear façade due to the altered roof form, however, the general location and size of windows is proposed for retention. The solid-to-void ratio will be maintained, which is compatible with the existing building and with the surrounding district. New windows are high quality, in keeping with neighborhood character. Horizontal wood siding as proposed at the rear is compatible with the character of the neighborhood.

Exhibits

Block Book Map

27

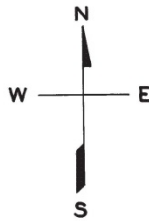
LOTS MERGED

LOT 21 INTO LOTS 17/20 '1927'
 " 2A " " 28&3 '1941'
 lot 11A into lots 48/50 for 1999 roll
 lot 11 into lots 51&52 for 2006 roll

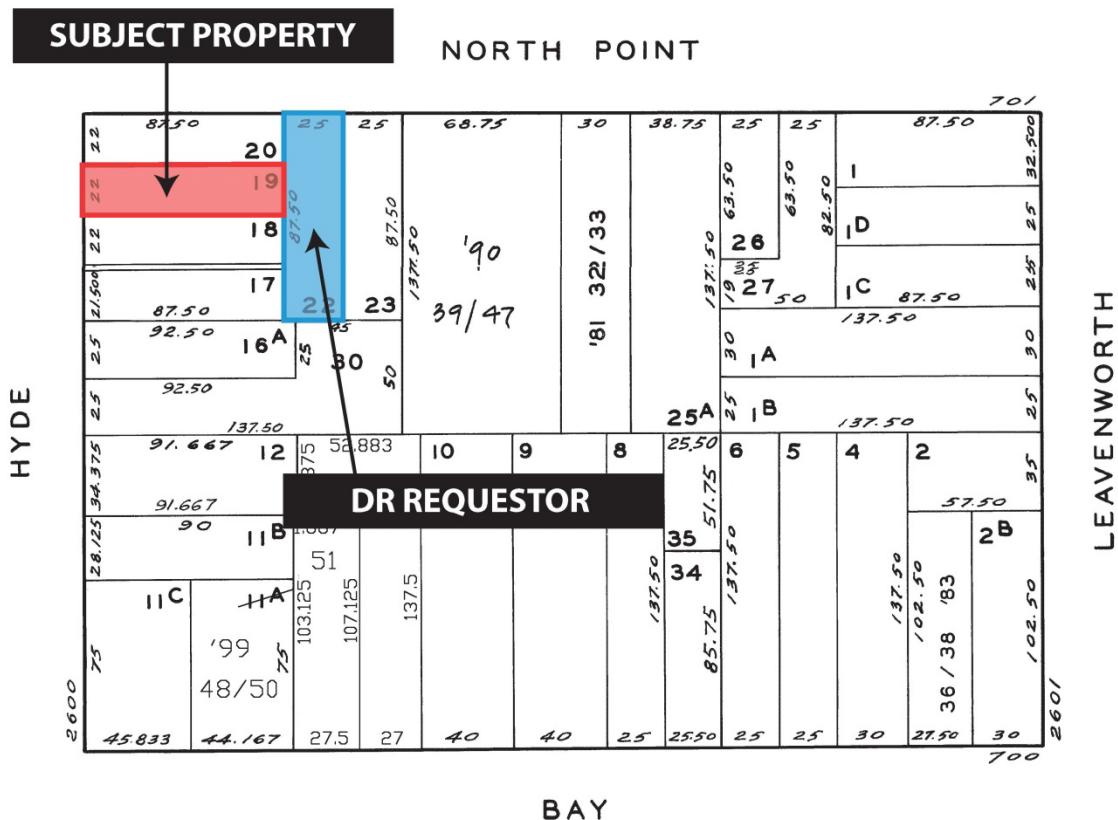
© COPYRIGHT SAN FRANCISCO
 CITY & COUNTY ASSESSOR 1995

OLD 50 VARA BLK 261

REVISED '75
 REVISED 1976
 Revised 1978
 Revised 1979
 REVISED 1981
 " '83
 " '90
 Revised 1999
 Revised 2006



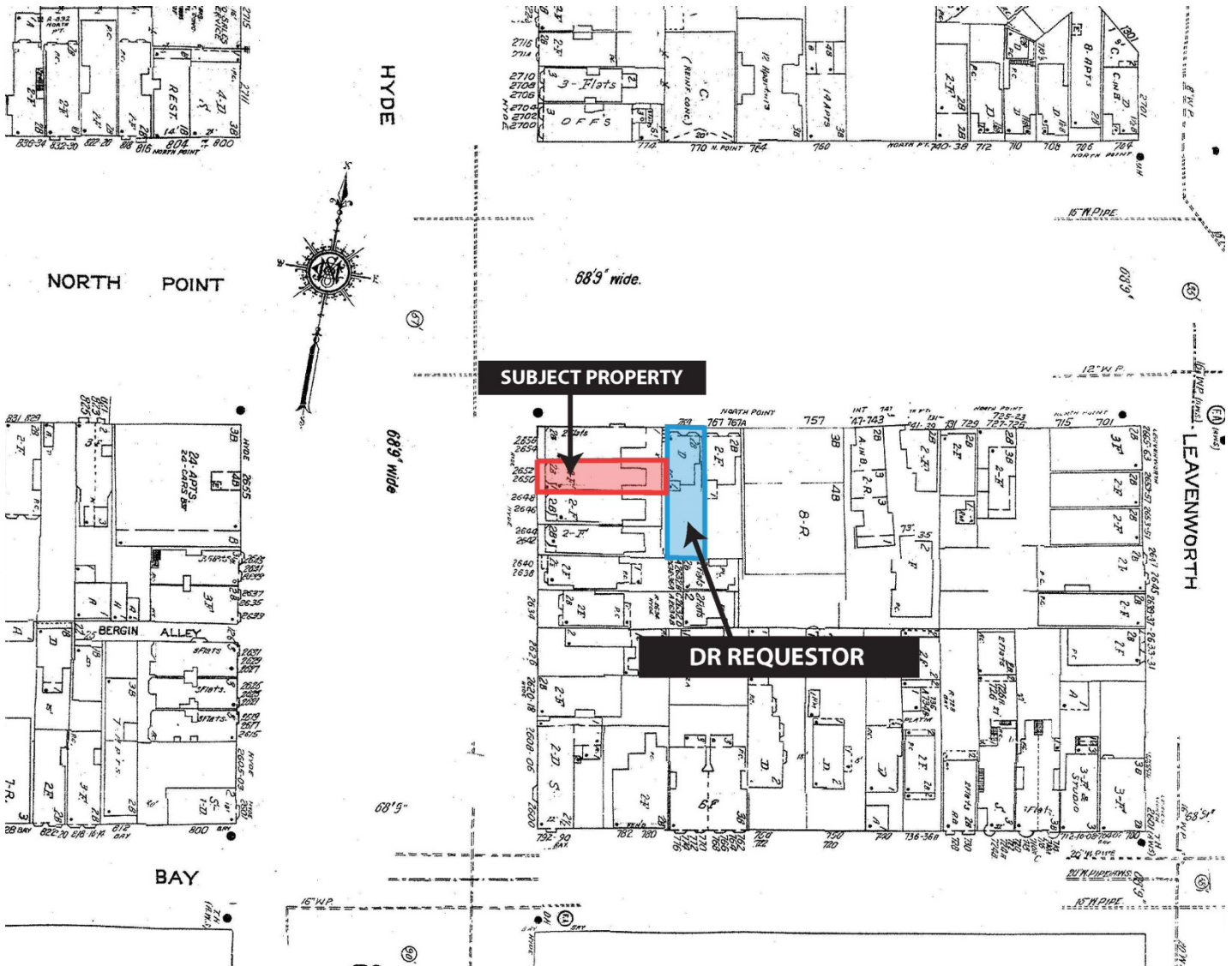
780-782-784 BAY ST. A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
48	782	35.58
49	780	39.92
50	784	24.50



SAN FRANCISCO
 PLANNING DEPARTMENT

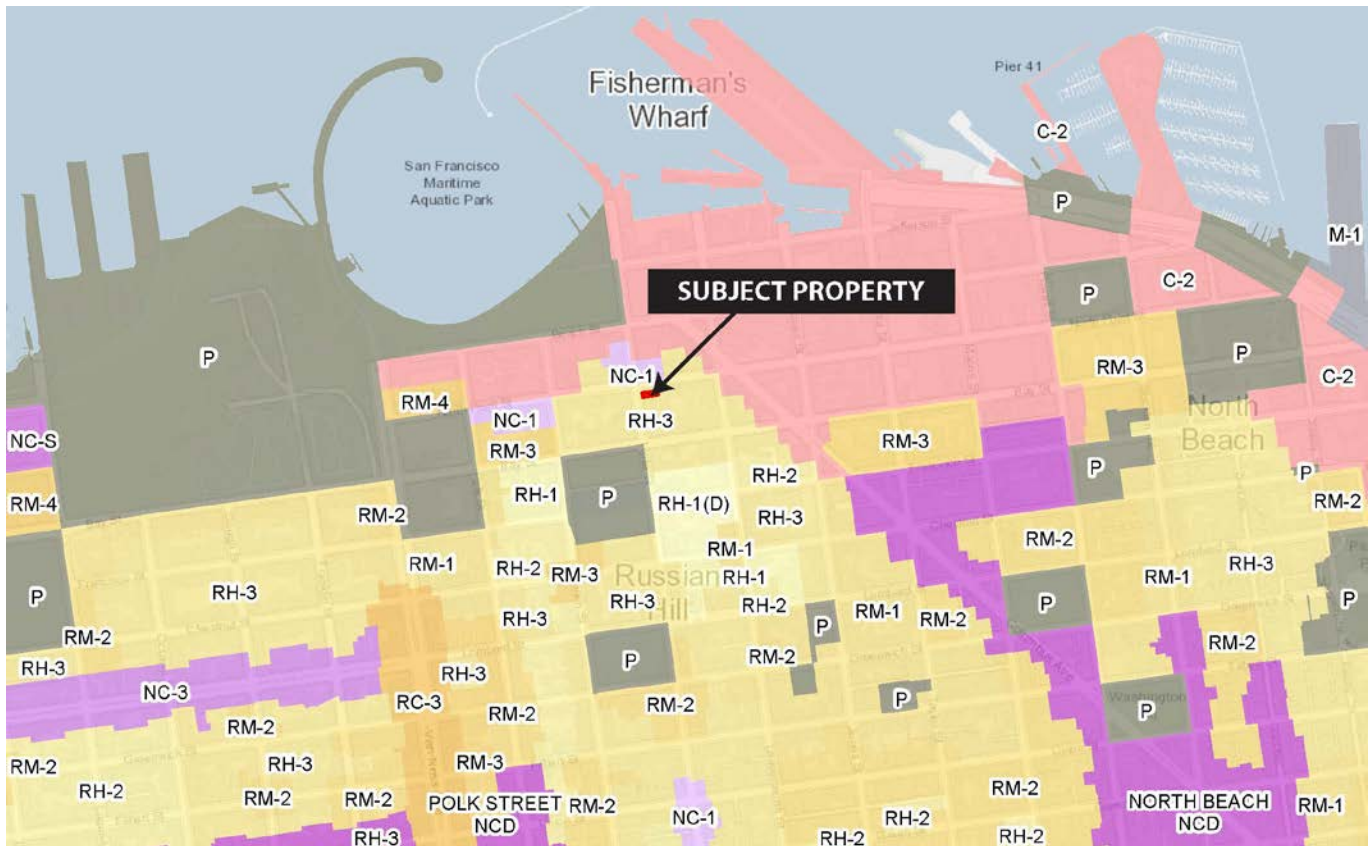
Full Discretionary Review and Variance Hearing
 Case Number 2015-009511VAR/DRP
 2650 Hyde Street
 Block 0027 Lot 019

Sanborn Map* (Oriented North)



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

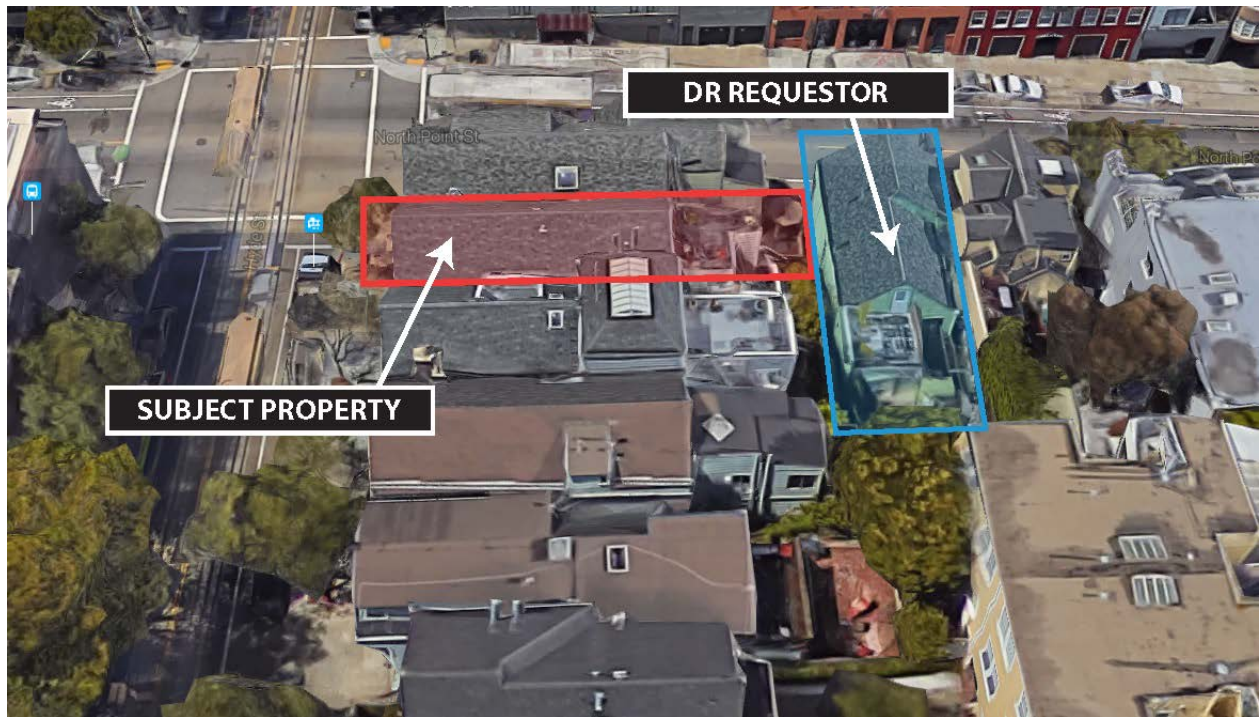
Zoning Map



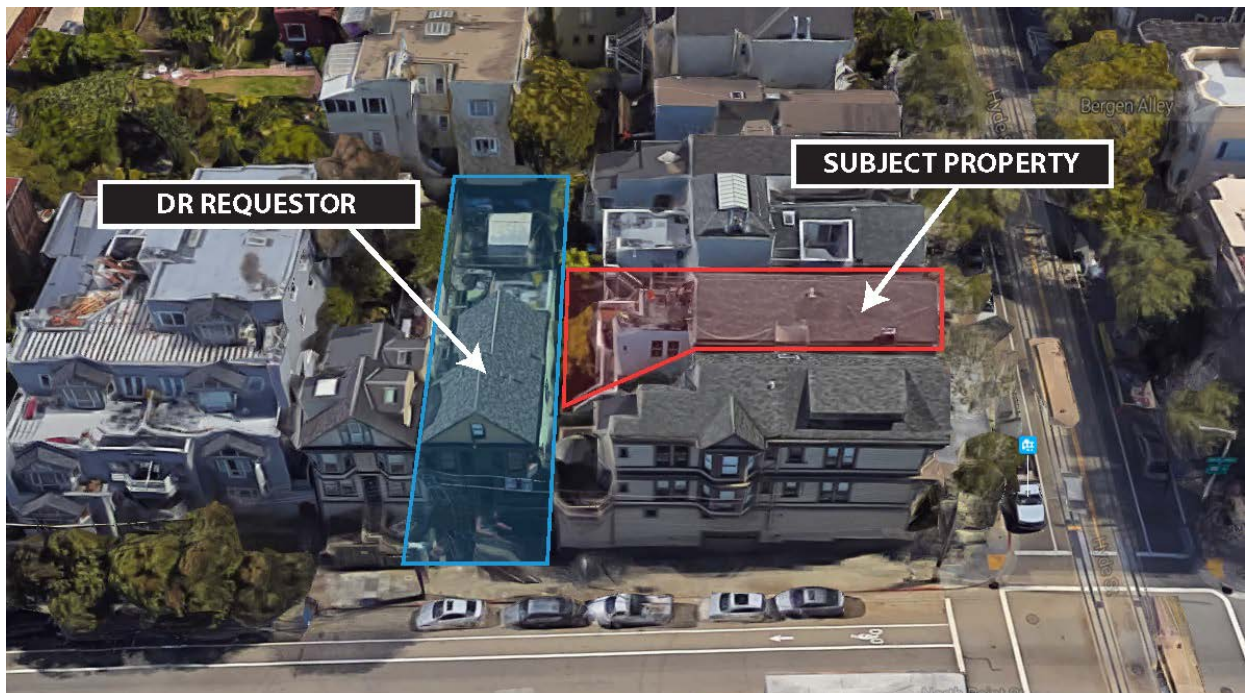
Aerial Photos (Oriented North)



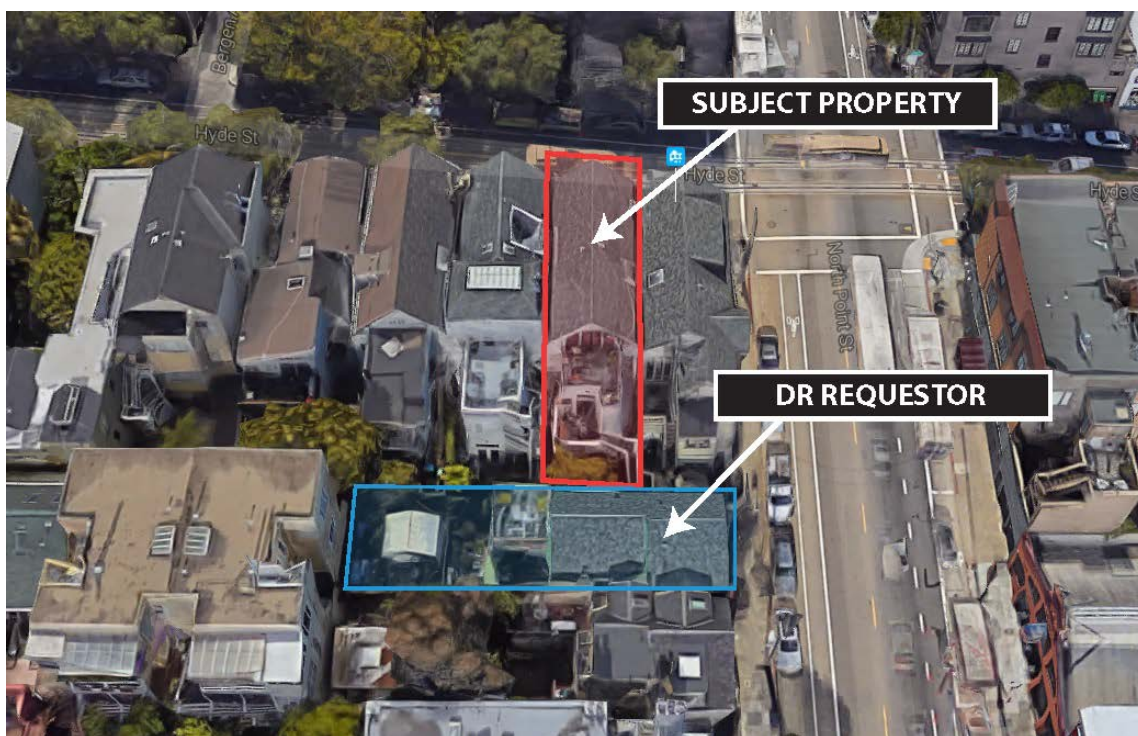
(Oriented North – Angled View)



(Oriented South – Angled View)



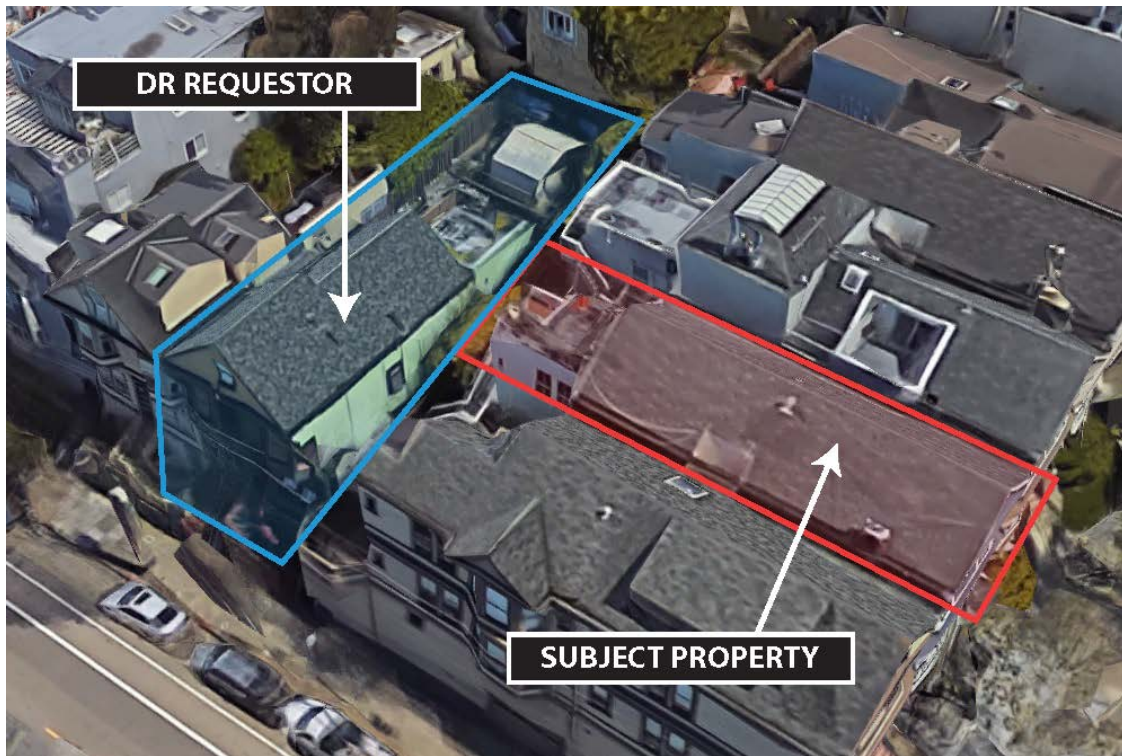
(Oriented West – Angled View)



(Oriented East – Angled View)



(Oriented Southeast – Angled View)

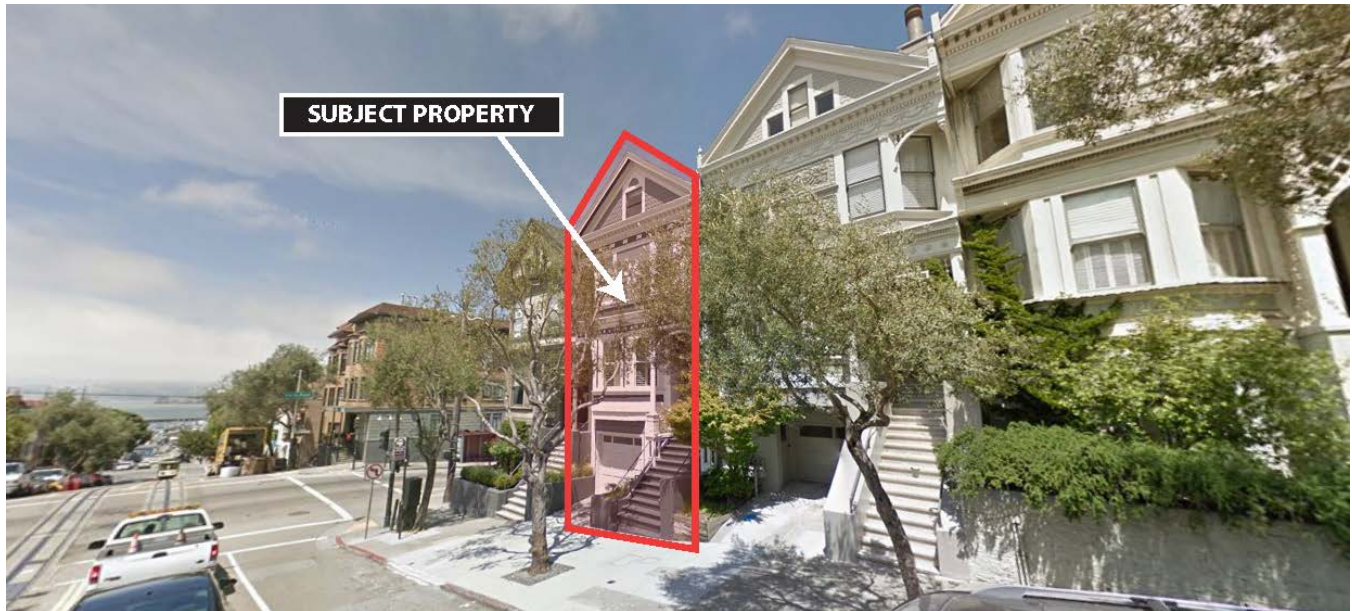


Context Photos

(Looking East Across Hyde Street Toward Project Site)



(Looking North Along Hyde Street Toward Project Site)



(Looking West Along North Point Street Toward DR Requestor)



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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2650 Hyde		0027/019	
Case No.	Permit No.	Plans Dated	
	2015.07.08.0940	06/05/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The proposal is for the demolition of the rear portion of the gable roof to add a flat roof with roof deck above. The project also includes an interior remodel, a small deck at the north side of the gable at the third floor, a new shed dormer at the south side of the gable, and a new moment frame at the ground floor. The proposed roof deck will be set back from the front façade by 26'4" and will have a 42" high glass railing at the deck perimeter. The proposed roof deck will be no larger than 432 square feet and will be accessed by a new exterior stair.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature: Anne Brask</p> <div style="text-align: right; font-size: small;"> Digitally signed by Anne Brask DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Anne Brask, email=Anne.Brask@sfgov.org Date: 2016.10.06 09:38:33 -07'00' </div>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Anne Brask</p> <hr/> <p>Project Approval Action:</p> <p style="padding-left: 20px;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="font-size: 2em; font-weight: bold; text-align: center;">Anne Brask</div> <div style="font-size: x-small; text-align: right;"> Digitally signed by Anne Brask DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Anne Brask, email=Anne.Brask@sfgov.org Date: 2016.10.06 09:38:33 -07'00' </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (311)

On May 20, 2015, the Applicant named below filed Building Permit Application No. 2015.07.08.0940 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2650 Hyde Street	Applicant:	Walker Moody Architects
Cross Street(s):	North Point Street	Address:	2666 Hyde Street
Block/Lot No.:	0027/019	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 885-0800

You are receiving this notice as a property owner or resident adjacent to the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 10-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	63 feet 3 inches	No Change
Building Height	40 feet	No Change
Number of Stories	3	No Change
Roof Deck	0	432 SF
PROJECT DESCRIPTION		
<p>The proposal is for the demolition of the rear portion of the gable roof to add a flat roof with roof deck above. The project also includes an interior remodel, a small deck at the north side of the gable at the third floor, a new shed dormer at the north side of the gable, and a new moment frame at the ground floor. The proposed roof deck will be set back from the front façade by 26'4" and will have a 42" high glass railing at the deck perimeter. The proposed roof deck will be no larger than 432 square feet and will be accessed by a new exterior stair. See attached plans. The project will require a variance from the rear yard requirement and is scheduled for a Variance hearing on October 26th. A separate notice for the variance hearing will be prepared.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Anne Brask
Telephone: (415) 575-9078
E-mail: anne.brask@sfgov.org

Notice Date: 9/30/2016
Expiration Date: 10/30/2016

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 20, 2015, the Applicant named below filed Building Permit Application No. 2015.07.08.0940 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2650 Hyde Street	Applicant:	Walker Moody Architects
Cross Street(s):	North Point Street	Address:	2666 Hyde Street
Block/Lot No.:	0027/019	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 885-0800

You are receiving this notice as a property owner or resident adjacent to the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 10-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	63 feet 3 inches	No Change
Building Height	40 feet	No Change
Number of Stories	3	No Change
Roof Deck	0	432 SF
PROJECT DESCRIPTION		
<p>The proposal is for the demolition of the rear portion of the gable roof to add a flat roof with roof deck above. The project also includes an interior remodel, a small deck at the north side of the gable at the third floor, a new shed dormer at the north side of the gable, and a new moment frame at the ground floor. The proposed roof deck will be set back from the front façade by 26'4" and will have a 42" high glass railing at the deck perimeter. The proposed roof deck will be no larger than 432 square feet and will be accessed by a new exterior stair. See attached plans. The project will require a variance from the rear yard requirement and is scheduled for a Variance hearing on December 7th. A separate notice for the variance hearing will be prepared.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Andrew Perry
Telephone: (415) 575-9017
E-mail: andrew.perry@sfgov.org

Notice Date: 11/14/2016
Expiration Date: 12/14/2016

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 27, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review and Variance**
Hearing Body: **Planning Commission and Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2650 Hyde Street	Case No.:	2015-009511VAR/DRP
Cross Street(s):	North Point Street	Building Permit:	2015.07.08.0940
Block /Lot No.:	0027 / 019	Applicant:	John Kevlin
Zoning District(s):	RH-3 / 40-X/ Waterfront 2	Telephone:	(415) 567-9000
		E-Mail:	jkevin@reubenlaw.com

PROJECT DESCRIPTION

The Request is for a **Discretionary Review of Building Permit Application No. 2015.07.08.0940** proposing removal of the existing gable roof at the rear of the building, starting at a point 26'-4" back from the front building wall, in order to construct a new flat roof with roof deck above. The deck would be accessed by an external stair along the side property line. Additionally, the project consists of the removal of a portion of the existing gable roof along the north side to create a deck at the third floor, the addition of a shed dormer along the southern side of the existing gable roof, the replacement of a railing at the rear third floor deck, and interior remodel.

Per Section 134 of the Planning Code, the subject lot is required to maintain a rear yard of approximately 21'-1.5", with the last 10 feet of the building envelope limited to 30 feet in height. As proposed, the change from a gable roof to flat roof form will increase the height of the non-complying structure within the rear yard, and the last 2'-6.5" of depth in the area of work exceeds 30 feet in height; therefore a **Rear Yard Variance** is required. The Variance will be heard by the Zoning Administrator at this same Planning Commission hearing for Discretionary Review.

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

ADDITIONAL INFORMATION

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

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Andrew Perry** Telephone: **(415) 575-9017** E-Mail: andrew.perry@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

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

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ENVIRONMENTAL REVIEW

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

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

RECEIVED

DEC 13 2016

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2016-015938DRP

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Ellen Tsang		
DR APPLICANT'S ADDRESS: 769 North Point Street, San Francisco, CA	ZIP CODE: 94109	TELEPHONE: (415) 203-4494
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Craig Greenwood, Trustee of MMJC Trust		
ADDRESS: 2650 Hyde Street, San Francisco, CA	ZIP CODE: 94109	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: tsangt123@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2650-52 Hyde Street, San Francisco, CA		ZIP CODE: 94109		
CROSS STREETS: North Point Street				
ASSESSORS BLOCK/LOT: 0027 / 019	LOT DIMENSIONS: 22'x84'6"	LOT AREA (SQ FT): 1859 sq ft	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 201507080940

Date Filed: 07/08/2015

4. Actions Prior to a Discretionary Review Request

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

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

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

See Statement 1 attached.

Discretionary Review Request

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

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

See Statement 2 attached.

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

See Statement 3 attached.

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

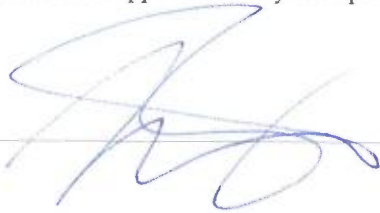
For the above findings stated in Statement 1, Statement 2 and Statement 3, this Discretionary Review should be GRANTED and application for exterior expansion and roof deck should be DENIED.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

12/13/2016

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

Allen Tsang

Owner / Authorized Agent (circle one)

Statement 1

This application is only a current iteration of a long, ongoing situation, where the owner(s) and his/her current and previous representatives have provided inaccurate plans regarding existing conditions at the site.

E.g. -, when this site did not have a garage, plans submitted to the Planning Department showed that they had an existing garage. The State Board For Professional Engineers and the State of California Department of Justice, Attorney General's office investigated the professional hired by the owner of 2650-52 Hyde Street, and issued an Order against this professional. (refer to Exhibit A)

The same misrepresentation is being submitted for this current exterior expansion project. The current plans dated May 31, 2016, which are the subject of the upcoming DR and Variance Hearings, do not accurately reflect the actual site conditions at the property. Please refer to my Architects letter, noted below. The Variance Hearing was initially scheduled for October 26, 2016 but was re-scheduled for December 7, 2016. Planning Department now changed the Variance Hearing from December 7, 2016 to February 22, 2017 without giving any reason to the public. As to this date, we do not have an opportunity to address our concerns and requests at a Variance Hearing.

I informed the staff the plans submitted for the upcoming hearing are inaccurate, but the Planning Department staff has assumed that the plans submitted were prepared by an California state licensed Architect and deemed to be accurate and support applicant's deeds. Staff is allowing the project to move forward without any change to the plans that have been sent to the public.

Additionally, I pointed out to Planning staff that the plans submitted were accepted without preparer's signature & stamp, in violation of the law. For whatever reason, staff has not required applicant to comply with this law. Business and Professions Code section 5536.1(a) requires architects to sign and affix a stamp to their plans, specifications, and instruments of service.

I have retained a California state licensed Architect, to review the drawings, and his findings, which support my position requesting denial of applicants submittal for this addition and remodel. (refer to Exhibit B)

Based on the above findings, we respectfully request that this Discretionary Review should be Granted and the application for exterior expansion and roof deck should be denied.

EXH. A

**BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS**

2535 Capitol Oaks Drive, Suite 300, Sacramento, California, 95833-2944

Telephone: (916) 263-2222 - Toll Free: 1-866-780-5370

Facsimile: (916) 263-2246

www.pels.ca.gov & www.geology.ca.gov

**AFFIRMED
CITATION ORDER
10091-L****ISSUED TO****HAROLD EDWARD HOWELL
4114 OPAL STREET
OAKLAND, CA 94609****ON MARCH 23, 2012****2007-12-530****LICENSED**

RICHARD B. MOORE, PLS, in his official capacity as the Executive Officer for the Board for Professional Engineers, Land Surveyors, and Geologists (hereinafter referred to as the "Board"), issues this citation in accordance with Title 16, California Code of Regulations section 473 for the violation(s) described below.

ORDER OF ABATEMENT

The Board hereby orders you to comply with Business and Professions Code section(s) 6775(b) and 6775(c).

ORDER TO PAY ADMINISTRATIVE FINE

The Board hereby orders you to pay an administrative fine in the amount of \$2,000.00 as provided for by Title 16, Division 5, Section 473.1(c) of the California Code of Regulations for the violation of Section(s) 6775(b) and 6775(c) of the Business and Professions Code within thirty (30) days of the date the citation becomes final.

Licensing History

The records of the Board show that on December 18, 1967, the Board issued a Civil Engineer license number C 17591 to Harold Edward Howell; license number C 17591 expires on June 30, 2013, unless renewed.

Cause for Citation

An investigation, including a review by at least one licensee of the Board who is competent in the branch of professional engineering or professional land surveying most relevant to the subject matter, determined that you have violated the Professional Engineers Act related to a project identified as 2650-52 Hyde Street in San Francisco, California, for which you were hired on or about October 28, 2005. Specifically, you were negligent in your performance of civil engineering, a violation of Business and Professions Code section 6775(c), related to the aforementioned project in that the design work contained the following deficiencies:

- The design for the header beam across the new garage door opening, and any required strengthening of the walls on either side of the new garage door opening, are not shown on the plans.
- There is no design for the new stairs at the back of the house.
- There are no foundation, floor and framing details for the storage room.
- The exact location of the existing street tree is not correctly identified on the plans.

You also violated Business and Professions Code section 6775(b) in that the plans you prepared misrepresented some of the existing conditions that impact the work and the required permits. Specifically, you did not properly represent the exact location of the street tree and your plans referred to the existing space under the house as a basement when it was actually a crawl space.

6775. Complaints against Professional Engineers

The Board may receive and investigate complaints against registered professional engineers, and make findings thereon.

By a majority vote, the board may reprove, suspend for a period not to exceed two years, or revoke the certificate of any professional engineer registered under this chapter:

(a) Who has been convicted of a crime substantially related to the qualifications, functions and duties of a registered professional engineer, in which case the certified record of conviction shall be conclusive evidence thereof.

(b) Who has been found guilty by the board of any deceit, misrepresentation, or fraud, in his or her practice.

(c) Who has been found guilty by the board of negligence or incompetence in his or her practice.

(d) Who has been found guilty by the board of any breach or violation of a contract to provide professional engineering services.

(e) Who has been found guilty of any fraud or deceit in obtaining his or her certificate.

(f) Who aids or abets any person in the violation of any provision of this chapter.

(g) Who in the course of the practice of professional engineering has been found guilty by the board of having violated a rule or regulation of unprofessional conduct adopted by the board.

(h) Who violates any provision of this chapter.

Payment Information

Payment of any fine shall not constitute an admission of the violation charged. (Business and Professions Code section 125.9(b)(4)) Where a fine is paid to satisfy an assessment based on the finding of a violation, payment of the fine shall be represented as satisfactory resolution of the matter for purposes of public disclosure. (B & P 125.9(d).) Payment of the administrative fine should be made to the Board for Professional Engineers, Land Surveyors, and Geologists, 2535 Capitol Oaks Drive, Suite 300, Sacramento, CA, 95833-2926.

Appeal and Compliance Information

Unless appealed, this citation shall become a final order of the Board 30 days after the Date of Issuance. Payment of the Administrative Fine is due within 30 days of the date the citation becomes final.

The failure of a professional engineer or professional land surveyor to comply with the order of abatement or pay the administrative fine after a citation becomes final is grounds for suspension or revocation of his or her license. If a citation is not appealed and the cited person fails to pay the entire fine, the balance due for the fine shall be added to the renewal fee for the license, and the license shall not be renewed until the fine(s) is/are paid in full.

To appeal this citation or any portion thereof, complete the enclosed "notice of appeal" form and submit it to the Board within 30 days of the date of issuance of this citation. Failure to submit a written request for an administrative hearing within 30 days of the date of issuance of this citation will waive your right to appeal this citation.



Richard B. Moore, PLS, Executive Officer

KAMALA D. HARRIS
Attorney General

State of California
DEPARTMENT OF JUSTICE



1515 CLAY STREET, 20TH FLOOR, P.O. BOX 70550
OAKLAND, CALIFORNIA 94612-0550

Public: (510) 622-2100
Telephone: (510) 622-2221
Facsimile: (510) 622-2270
E-Mail: Susana.Gonzales@doj.ca.gov

March 9, 2016

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Re: HEARING.CANCELED
In the Matter of the Accusation Against: Harold Edward Howell, Respondent
Board for Professional Engineers, Land Surveyors, and Geologists Case No. 1082-A

Dear Ms. Tsang:

You were to appear as a witness at the hearing in this case, which was scheduled as follows:

Dates of Hearing: March 14, 2016 **Time:** 09:00 .m.

Location: Office of Administrative Hearings
1515 Clay Street, Suite 206
Oakland, CA 94612

The Respondent has entered into a stipulated settlement that is now pending before the Board for Professional Engineers, Land Surveyors, and Geologists. The hearing is being taken off calendar and you will no longer be required to appear as a witness, as previously scheduled. You will be contacted if we need to reschedule the matter for hearing.

This office and the Board for Professional Engineers, Land Surveyors, and Geologists greatly appreciate your assistance in this matter. Our system of consumer protection through professional discipline and accountability could not function without the participation of people like you.

Hearing Canceled
March 9, 2016

Please contact me at (510) 622-2221 if you have any questions regarding this case.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Susana A. Gonzales', with a long, sweeping horizontal line extending to the right.

SUSANA A. GONZALES
Deputy Attorney General

For KAMALA D. HARRIS
Attorney General

SAG:JVH

SF2014902139
90627560.doc

EXH. B



December 12, 2016

San Francisco Planning Department
1650 Mission Street suite 400
San Francisco, CA 94103
Attn: Andrew Perry

Subject: PA # 201507080940
2650 Hyde Street Exterior Expansion, Including Roof Deck

To Whom It May Concern:

This letter is intended to address the inconsistencies in the drawings and conditions noted therein, which are the subject of this DR request. The drawings reviewed do not accurately reflect the conditions that exist on site, and dimensions and drawings simply justify conformance to the 40' height limit, and continue the 3-Story existing building, when in fact it is a 4-Story building. The permit and complaint history for the subject property indicates a consistent performance of work absent permits, and miss-statements as to actual existing conditions at the property.

A brief history of the complaints filed against this property, along with other filings for Environmental/Project/Variance reviews, includes the following:

In July of 2004 a complaint was filed stating:

Installation of roof top deck, wood deck at first floor level and staircase leading from first floor down to ground level **without building permit.**

In December 2004 a Variance was applied for, stating: Rear yard variance to legalize existing roof deck, horizontal additions, per section 134. **STATUS: Closed/Cancelled 9/25/2006**

In August of 2005 a complaint was filed stating:

Added entire 3rd floor of occupancy without permit.

Inspection reveals a bedroom and bathroom on third floor served by non-conforming stair, original plans for (this) address do not exist.....

In January of 2006 a complaint was filed stating:

Per letter from Wing Lau, Building permit 200512210791 has been suspended no work may take place under PA 200512210791 until suspension has been lifted. *Permit 200512210791 is described as: Remove (e) wood posts & wood beams at ground level. Replace with new steel beams & steel columns at same locations. Replace (e) brick foundation with new concrete foundation. No exterior work.*

Permit Status: **This permit was suspended.**

In February 2006 a Discretionary Review – Public Initiated was initiated (2006.0396D) stating:

Reconstruct rear egress stair in exact location, no firewall required per DBI. Note that on 9/22/08, **project sponsor withdrew the building permit application** against which this DR was filed
Status: Closed - Cancelled

In October of 2008 a complaint was filed stating:

Exterior alteration of a historically significant property without authorization and possible creation of a garage without permits.....

In March of 2014 permits # 201403211448 and # 201403050004: These permits were noted to be revisions to, and to obtain finals for, work under PA#200805011047 **(work performed 6 years earlier)**

In October of 2006 permit # 200610185315, with description as follows: Add Basement Garage,add Roof Deck @ 4th Floor.....Reduce rear projection @ 1st and 2nd floors, add rear exterior stairway to (N) Garage. This Permit **Application was withdrawn on 3/11/2009**

There are many additional issues including notices of violation (NOV's); Permits applied for to legalize work done years before without a permit (only some examples are noted above), and other filings/notices. We have tried to include all pertinent issues at this time, but we strongly believe there are still many other factors that would weigh against this project going forward.

Currently the application for exterior expansion including a roof deck addition, is based on drawings we believe are inconsistent and do not accurately reflect the actual existing conditions for the subject property.

The drawings as submitted show a GRADE PLANE that is less than 72" (shown as 5'-2", or 62") which then does not allow the garage level to be considered as a story. In fact, we believe the actual dimensions at the building corners – first floor level to natural grade are considerably more than those shown, resulting in an average dimension of 6'-7", or 79", which then would indicate the garage is in fact a story and the building as exists is actually a 4-Story building. Any work considered at the uppermost 4th Story should not be considered. This average of 79" creates a GRADE PLANE greater than 72". Therefore, all the dimensions shown on the current submitted drawings, that show the proposed work within the 40' height limit, are inaccurate and that, in fact, the work proposed would exceed the permitted 40' height limit. The classification as a 4-Story building would require considerable expense with seismic upgrades, and that may be why the submittal of October 2006, was withdrawn in March of 2009. Please note, that in 2008, as noted above, a complaint was filed indicating a possible garage had been added absent any permit.

There was also a letter issued from the SF Planning division, dated October 18, 2006, relating to PA#200509274018, which states:

"Height Limit: The height limit for the property is 40 feet. **Based on a review of the front elevation, the expansion of the third floor reaches a height of approximately 45 feet, to the top of the flat roof, which is not permitted.** Please revise the proposal at this level to comply with the Planning Code. Please indicate the height of the structure on the revisions."


We happen to have a copy of the drawings for that permit submittal, by Architect Robert Mittelstadt, dated 10/16/06, and the grade plane and other dimensions do not match the dimensions used in the current submittal to justify the work as in compliance with height limitations and number of stories. A subsequent permit was applied for PA# 200610185315, for essentially what appears to be the same scope of work. We believe the fact that the upper roof deck could not be added within the height limitations is why the project – under either of the two noted permit applications – was not pursued and why the Application was ultimately withdrawn three years later, on 3/11/2009.

We intend to examine in greater detail the plans from 2005/2006 and the current plans, along with additional documents relating to permit history, appeals granted and denied, NOV's, and other factors, to present prior to any variance or other hearing - to support our belief that no additional decks, and particularly no new roof deck, should be considered at this property.

Given the past permit history and performance of work absent permits, and the fact that this property already has more decks than most if not all other surrounding properties, and considering the other factors of privacy, height, etc. We respectfully request that the application for this exterior expansion and roof deck be denied. We also recommend - before any future permits are considered - that a city survey be performed (similar to a 3R Report) that can identify actual heights, stories, and any non-conforming or un-permitted work that may exist at the subject property.

Sincerely,

Patrick J. Burger



Statement 2

The applicant applied for Variance in June 7, 2016 because the project does not meet the planning code.

The current planner informed me he took over the case on October 5, 2016 and the plans dated May 31, 2016 are the most current plans and no subsequent changes have been made to these current plans.

The applicant submit inaccurate plans to Planning Department in violation of the law Title 16, California Code of Regulations section 160(b)(1) requires architects to have knowledge of all applicable building laws, codes, and regulations in designing a project, and prohibits architects from knowingly designing a project in violation of such laws, codes, and regulations.

Applicant states that the 3-Story Building is not changed. It, in fact, is a 4-Story building.

Applicant states that the building height does not exceed 40'. This is a misleading statement, based on incorrect dimensions offered by applicant to justify the conformance to the 40' height limit.

Applicant's statements as to square footages - existing and proposed – do not comport with Assessor's records for this property.

The applicant has raised the natural grade in some areas of their rear yard. (Exh. A)

Applicant has provided one full page of the drawings dedicated to numerous illustrations/photos of the front elevations of the property. There is not a single illustration of photos that depict the relationships of the exterior expansion and addition to our property, and the visual effect it has on our property. Records provided to me by Planning staff did not have any photos taken from 2650-52 Hyde Street's existing decks to our west side of property directly facing their rear yard.

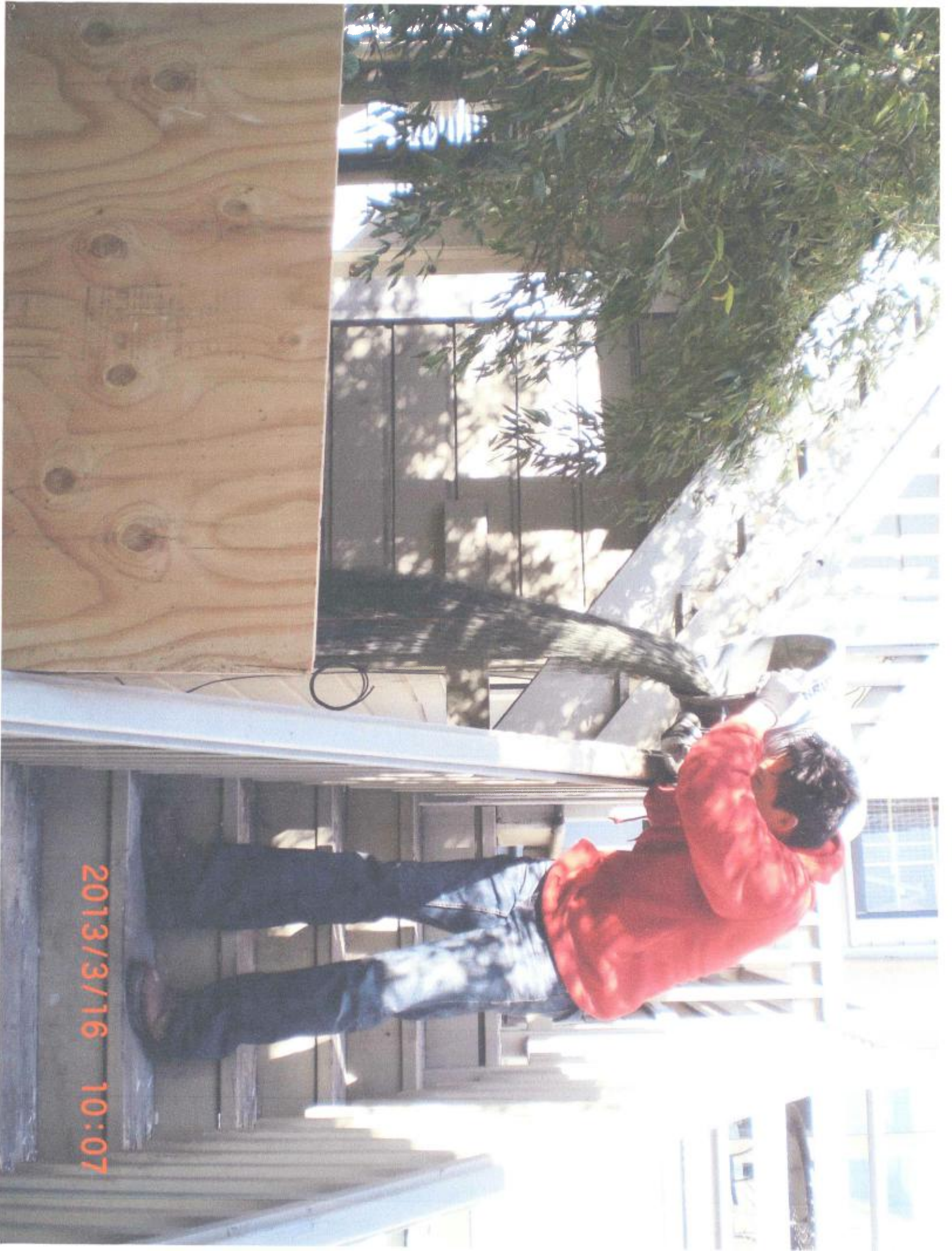
Our property at 769 North Point has 2 units and has tenants. Planning sent out notices with Plans, however, Planning sent us plans dated 11-13-2015 but Planning sent different plans, dated May 31, 2016 to other neighbors. I had to discover and correct this problem of my own accord.

Based on the above findings, we respectfully request that the Discretionary Review should be Granted and the application for exterior expansion and roof deck should be denied.

EXH. A



2013/3/16 10:04



2013/3/16 10:07

Statement 3

769 North Point Street is a residential 2 units building and has tenants. We are the only adjacent neighbors to 2650-52 Hyde Street rear yard. Our building is much lower than theirs.

The gable roof would be demolished and the new box type expansion and roof deck will be built into rear yard setback and exceeds the height limit requirements.

They already have three (3) existing decks and the proposed will be their 4th and 5th decks. The surrounding neighbors do not have that many decks and the new project does not conform with Residential Design Guidelines.

The existing three decks and new large 4th roof deck are directly facing our kitchen, bathroom windows which are directly across from their rear yard.

The proposed roof deck will seriously impose on our privacy. The proposed roof deck looks directly down and into our kitchen and bathroom windows, depriving me and other residents' right to privacy.

A big concern is the proposed elimination of the existing gable roof of the building and replacing it with a raised, flat roof deck. If this is permitted, it will block out substantial amount of daylight and sunlight to our property. I am a senior and have resided here for 28 years. It will adversely affect my property rights and my existing quality of my life. Our tenants have the same concerns as mine.

If this new project – as currently proposed – as 2650-52 Hyde is permitted, our rights to light, air and privacy would be adversely affected.

Base on the above findings, we respectfully request that the Discretionary Review should be Granted and the application for exterior expansion and roof deck should be denied.

Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

DEC 13 2016

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

For Department Use Only

Application received by Planning Department:

By: Kurt BohnDate: 12/13/16

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RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

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

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

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

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

REUBEN, JUNIUS & ROSE, LLP

April 6, 2017

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

Re: 2650-52 Hyde Street (0027/019)
Brief in Support of the Project and in Opposition to the DR Request
Planning Department Case no. 2015-009511DRP
Hearing Date: April 27, 2017
Our File No.: 8515.01

Dear President Hillis and Commissioners:

Our office represents Craig Greenwood (“**Project Sponsor**”), the owner of the property at 2650-52 Hyde Street, Assessor’s Block 0027, Lot 019 (“**Property**”). Mr. Greenwood and his wife and two children have resided at the Property since 2001. The Property currently consists of a two-unit residential building in the Russian Hill neighborhood. The Property Owner is proposing a minor renovation of the existing home, including “squaring-off” the existing gabled roof to a flat roof at the rear of the Property and adding a roof deck above (“**Project**”). **These fairly minor renovations will add only 141 square feet to the Property.** However, they are necessary to allow for a family-friendly, two bedroom 1,931 square foot unit on the upper level with adequate outdoor area for children, and to provide needed sunlight for the downstairs unit.

A Discretionary Review (“**DR**”) request was filed by the rear neighbor, Ellen Tsang at 769 North Point Street (“**DR Requestor**”).

A. Project Description

The Property includes a studio unit (1,098 square feet) on the ground floor and a two-bedroom flat (1,790 square feet) that is split between the second and third floors. The lot, which is approximately 22’ wide and 84’6” deep, is narrower and shallower than many others in the neighborhood. The Property is located on the east side of Hyde Street, just south of the intersection with North Point Street. Zoned RH-3, the Property is subject to a 3 unit dwelling density limit and a either a 45% rear yard or a rear yard that is the average of

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

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

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

the existing neighbors and no less than 25% or 15 feet, whichever is greater. The Property is located in a 40-X height/bulk district.

The Project proposes four fairly modest modifications to the exterior of the existing structure. First, the existing gabled roof on the back half of the property would be “squared-off” to a flat roof to add 141 square feet of usable square footage to the third floor. Second, a small roof deck and shed dormer would be added just west of the flat roofed area on the third floor to allow for a proposed bathroom renovation. Third, a new French door and window would replace the existing single door and window on the first floor to enhance daylight into the downstairs unit. And finally, a roof deck above the flat roofed area on the third floor would provide additional outdoor area for the Project Sponsor’s young children (without providing a rooftop penthouse). Due to the shallow depth of the lot and the limited back yard depth on the ground (approximately 12’5”) – mostly occupied by an existing privacy hedge between the Property and the DR Requestor’s property – existing outdoor area is very limited.

Given the lot's limited depth and the historic dedication of a 3' strip at the rear of the Property for egress to North Point Street, a variance application was required for modifications to the easternmost 2'6.5" of the gabled roof. The Assessor's Block Map for the Property provides that the depth of the subject lot is 87'6". However, as shown in the Project drawings, the easternmost 3' of the lot is set aside for egress to North Point Street. To account for City staff concerns about potential clouds on title to this egress way, the Project Sponsor was instructed to treat the lot as if it were 84'6" deep. As a result, the easternmost 2'6.5" of the existing gabled roof intrudes above the 30' height limit that is applicable within 10' of the required rear yard setback. Because the easternmost 2'6.5" of the proposed flat roof would also intrude into the same 30' height limit, a variance would be required. If the Property were treated as being 87'6" deep (as shown on the Assessor's Block Map), the variance would only be required for the rear 3.5 inches of the squared-off third floor. The proposed rear wall of the squared-off third floor will be no deeper than the gabled roof is currently, and is at the identical depth as the rear wall of the adjacent two buildings. In addition, the variance would be consistent with the work done at the neighboring property to the south (2646-48 Hyde Street) which also intrudes into the 30' height limit to the same degree as is being proposed at the Property.

B. Arguments in Favor of Project

The Project is appropriate given the neighborhood context and does not present extraordinary or exceptional circumstances, for the reasons discussed below.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

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1. The Project Increases Usable Square Footage with Reasonably-Sized Units

The proposed increase of 141 square feet of living space on the third floor would dramatically increase the utility of the living space in the upper flat. The current configuration of space on the third floor is awkward due to the gabled roof, which dictates longer and narrower rooms. By modifying the rear portion of the gabled roof to a flat roof, it is possible to create a larger and less linear bedroom with adequate closet space and a comfortable bathroom. Given that the third floor provides one of the two bedrooms in the upper flat, the value provided by this increased functionality will be significant for the Project Sponsor and his family. Similarly, given that the limited outdoor space at the Property is shared by two units, the proposed roof deck above the squared off roof will provide a substantial benefit to the residents of both the upper and lower flats.

2. The Project's Height and Mass is Appropriate

The proposed renovations would only affect the roof line at the rear of the property, and would not exceed the height at the peak of the existing gabled roof, leaving the modifications nearly imperceptible from both Hyde Street and North Point Street. Further, height and mass of the Property with this proposed modification would be consistent with neighboring properties. For example, the property at 2646-48 Hyde Street (next door to the south) has also squared off the rear portion of the gabled roof to provide increased usable living space on its third floor. A similar renovation was done at 2638-40 Hyde Street (three properties to the south). In addition, the height of the Property with the proposed modification would be consistent with all of its neighbors (including the DR Requestor's property) whose homes are three or more stories in height. A newer multi-unit property across the street appears to include four stories.

As shown in the attached letter of support from the Aquatic Park Neighbors, which reviews development proposed in the neighborhood for consistency with its historic character, their Board has also reviewed the Project and found it consistent with the area.

3. The Project is Sensitive to the Privacy of Its Immediate Neighbors and No Need for Setbacks to the Roof Deck Exists

Staff has informed the Project Sponsor that 5 foot setbacks on the north and east sides of the proposed roof deck have been requested as part of a blanket policy in response to the Planning Commission's recent concerns regarding privacy issues. While the policy is understandable, there are clear reasons why these setbacks are unnecessary at the Property.

- North neighbor (2654, 2666 Hyde Street). The Project raises no privacy issues related to the building adjacent to the north of the Property. The new roof deck will

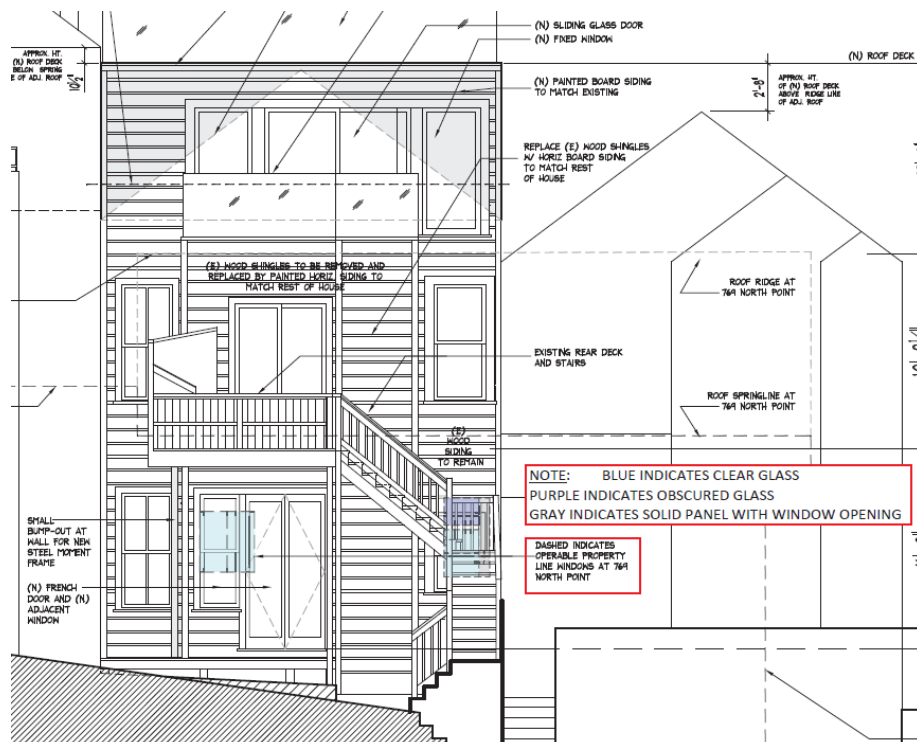
San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
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Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
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face a large gabled roof that runs the same length as the proposed squared-off roof and roof deck. No windows are proposed on the north face of the proposed flat roofed area, despite the opportunity for a potential Bay view. There are no windows on the north building facing the Property. There are rear decks at the north property which begin beyond the gabled roof but are two floors below the proposed roof deck. Further, the north building is occupied by a commercial use (currently an architecture firm) and the times of the day and week of their expected use will not significantly overlap with the expected use times for the proposed roof deck. Finally, the owner of the north building (who is also the owner of the business) is in support of the Project.

- South neighbor (2646-48 Hyde Street). No windows or skylights are proposed on the south facade near the neighbor's roof deck to eliminate potential privacy concerns. The staircase to the roof deck is along the Property's southern property line, resulting in a 3.25 foot setback. The owners of 2646-48 Hyde Street support the Project.
- East neighbor (769 North Point Street). There are also no privacy issues raised with the DR Requestor's property to the east, for the following reasons:
 - The only potential spots for privacy concerns are two small, legal non-confirming windows facing into a bathroom and a kitchen, 31'7" away from, and three floors below, the proposed roof deck:



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

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 827 Broadway, Suite 205, Oakland, CA 94607
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- An existing privacy hedge is proposed to be retained, despite the potential outdoor space that removing it could provide.
- Photos from the existing third floor deck make clear that, even from that closer location, privacy is not an issue:



(NE corner of Property)



(SE corner of Property)

Setting back the roof deck from both the north and east is unnecessary, and would have a significant negative impact on the Project and the Project Sponsor's use of the roof deck. The deck is currently a modest 422 square feet, and the five foot setbacks would reduce it to 261 square feet. The roof deck is a primary component of the Project, and this proposed reduction will have no beneficial effect on neighboring buildings.

D. Conclusion

Through minor modifications to the exterior of the existing building, the Project will allow for a family-friendly 1,931 square foot upstairs flat with adequate outdoor area for children, and provide needed sunlight for the downstairs unit. It will accomplish all of this while being sensitive to its neighbors, and through modifications that are consistent with those made to nearby properties. For all of the above reasons, we respectfully request that the Planning Commission deny the DR request and approve the Project as proposed. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

Attachments: Letter of Support from Aquatic Park Neighbors

cc: Vice President Richards
Commissioner Fong
Commissioner Johnson
Commissioner Koppel
Commissioner Melgar
Commissioner Moore
Craig Greenwood – Project Sponsor

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

Attachment A

From: Aquatic Park Neighbors [<mailto:tanyayurovsky@yahoo.com>]
Sent: Saturday, November 26, 2016 11:55 AM
To: andrew.perry@sfgov.org
Cc: John Kevlin <jkevin@reubenlaw.com>
Subject: Case No. 2015-009511VAR - 2650 HYDE STREET - letter of support

Dear Mr. Perry,

This letter is on behalf of Aquatic Park Neighbors (APN), a neighborhood association of over 350 members, founded over 10 years ago to protect and preserve the historic character of our neighborhood. As we are very concerned about historic preservation and review every development and building alternations proposed in the neighborhood, the APN Board of directors has reviewed the above referenced application and found it consistent with the area. APN supports the project and the zoning variance request put before the Zoning Administrator.

If you have any questions about this letter, please email me or call at 925-518-9986 (mobile). Thank you for your time and attention to this matter.

Yours,

Tanya Yurovsky
President
Aquatic Park Neighbors

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From: [Aquatic Park Neighbors](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: jkevin@reubenlaw.com
Subject: Case No. 2015-009511VAR - 2650 HYDE STREET - letter of support
Date: Saturday, November 26, 2016 11:55:24 AM

Dear Mr. Perry,

This letter is on behalf of Aquatic Park Neighbors (APN), a neighborhood association of over 350 members, founded over 10 years ago to protect and preserve the historic character of our neighborhood. As we are very concerned about historic preservation and review every development and building alternations proposed in the neighborhood, the APN Board of directors has reviewed the above referenced application and found it consistent with the area. APN supports the project and the zoning variance request put before the Zoning Administrator.

If you have any questions about this letter, please email me or call at 925-518-9986 (mobile). Thank you for your time and attention to this matter.

Yours,

Tanya Yurovsky
President
Aquatic Park Neighbors

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109

415 885 0800 • FAX 415 885 1009

John C. "Sandy" Walker
Principal
Walker and Moody Architects
2666 Hyde Street
San Francisco, California 94109

RE: Project at 2650-52 Hyde Street

Dear Planning Commissioners,

As adjacent property owner and longtime neighbor as well as architect of record for the proposed project at 2650-52 Hyde Street I wish to express my complete support for this work.

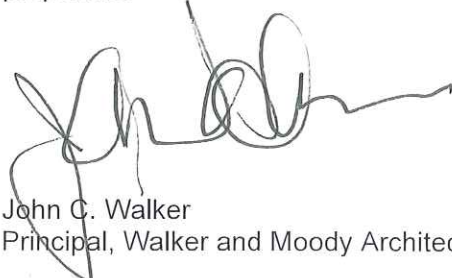
Our intent with the design is to provide a sensitive addition to the neighborhood while also being sensitive to the needs of our neighbors the Greenwood family.

Throughout the project, we have responded to the DR requestor at 769 North Point, beginning with a one hour one-on-one discussion at the neighborhood review meeting in May of 2015, continued follow-up correspondence, and a subsequent meeting at our office. As the adjacent property owner, I have no issues with the proposal and find it to be a positive addition to the neighborhood, where my office has resided for decades.

Additionally, two issues on this project have been raised which I would like to address.

First, the ownership of the walkway at the east end of the Hyde Street properties, which seems to be an "easement" for the convenience of the adjacent owners and is over the east end of the Hyde St properties. This easement in no way should be considered other than part of the rear yard required for the Hyde St properties and has functioned as such for over 100 years.

Second: there are concerns about existing, non-conforming property line windows opening on to this "easement", which seem to be the primary source of the Planning Department and the DR requestor's concern regarding privacy and views. While we do not necessarily object to the placement of windows along the property line, any such window should be in compliance with all building and fire codes and even more important, allowing such a window should never constitute the granting of a view easement from this window and therefore any such window should be of translucent and not transparent material, and should have no or minimal impact on the development on neighboring properties.

A handwritten signature in dark ink, appearing to read 'John C. Walker', with a stylized, flowing script.

John C. Walker
Principal, Walker and Moody Architects

Abdellah Cherkaoui
2638 Hyde Street, A
San Francisco, CA 94109

Date April 5, 2017

San Francisco Planning Commission
Commission Chambers, Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Re: Letter of Support - 2650 Hyde Street Project

Dear Planning Commissioners:

My name is Abdellah Cherkaoui. I live at 2638 #A Hyde Street where I have resided for the past 9 years. I am writing to you to lend my support for the proposed remodel project and variance request for 2650 Hyde Street.

The Greenwoods are great neighbors and have done a lot for our neighborhood. I especially appreciate the fact that Craig Greenwood is on the board of the Francisco Park Conservancy and is working very hard to build a new park in our neighborhood.

I hope you will approve their project.

Respectfully,



Abdellah Cherkaoui

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APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
MMJC Trust	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
2650 Hyde Street	()
San Francisco, CA 94109	EMAIL:
APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
Reuben, Junius & Rose, LLP Attn: John Kevlin	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
One Bush Street, Suite 600	(415) 567-9000
San Francisco, CA 94104	EMAIL:
	jkevin@reubenlaw.com

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
2650-2652 Hyde Street		94109
CROSS STREETS:		
North Point Street and Bergen Alley		
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):
0027 / 019	22' x 84.5'	1,859 s.f.
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:
RH-3		40-X

3. Project Description

(Please check all that apply)		PRESENT OR PREVIOUS USE:	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Rear	Residential	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Front	PROPOSED USE:	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Height	Residential	
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard	BUILDING APPLICATION PERMIT NO.:	DATE FILED:
<input type="checkbox"/> Demolition		201507080940	7/8/2016
<input type="checkbox"/> Other Please clarify: _____			

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	2	2	0	2
Hotel Rooms	0	0	0	0
Parking Spaces	3	3	0	3
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	40'	40'	0	40'
Number of Stories	3	3	0	3
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	3,663	3,663	141	3,804
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	3,663	3,663	141	3,804

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.
(Attach a separate sheet if more space is needed)

The project sponsor is requesting a variance for a portion of the roof within 10' of the required rear yard setback and above the 30' height limit. Subsection (c)(1) of Planning Code section 134 requires that in the case that a rear yard requirement is reduced, the last 10' of building depth on the subject lot shall be limited to a height of 30'. The existing, gabled third floor currently encroaches into the height-restricted zone that is 10 feet within the 25% rear yard line. The variance being requested is only for a 2'-6.5"-deep portion of the third floor roof. Variance approval would allow the project sponsor to square off the existing gable roof as part of proposed renovations, including changing the rear portion of the gable roof to a flat roof. This would allow for better use of the 2'-6.5"-deep portion the existing third floor area and at roof level. Without the variance, the roof would revert back to a gable roof for the affected 2'-6.5"-deep portion of the roof.

Both adjacent buildings are exceptionally deep on lots of identical depth to the subject lot. The squared-off third floor would be equally as deep and slightly less tall than the three-story portion of the south adjacent building. It is also the same depth as the full-lot-width portion of the building to the north. The pop-outs on both adjacent buildings encroach significantly beyond the 25% rear yard line.

In addition to the change of the rear portion of the roof, the proposed alterations include a roof deck above the rear portion of the third floor roof, an interior remodel of the third floor, a new stairway to the roof deck, a change of the existing winding staircase to the third floor to straight run stairs, a new small deck and shed dormer at the third floor, a new moment frame on the ground floor, and a new window and glazed door.

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

Please see attachment.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The project site does not currently contain retail. Therefore, neighborhood-serving retail uses will not be eliminated.

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

The project conserves and protects the existing housing and neighborhood character by maintaining the existing number of dwelling units and providing a design that is compatible with the structures in the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The project proposes remodeling the upper unit of the two-unit building. Therefore, the project will not affect the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The project does not propose an increase in the number of dwelling units. Therefore, the project will not cause an increase in commuter traffic, impede Muni transit service, or overburden our streets or neighborhood traffic.

5. 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 industrial or service sector use.

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

The project conforms to the structural and seismic requirements of the San Francisco Building Code, and thus meets this requirement.

7. That landmarks and historic buildings be preserved; and

The project preserves the historic building, and thus meets this requirement.

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

The project will not have an impact on parks and open space.

Estimated Construction Costs

TYPE OF APPLICATION:	
Variance	
OCCUPANCY CLASSIFICATION:	
R-3 / U-1	
BUILDING TYPE:	
Type V-N	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
141 square feet	Residential
ESTIMATED CONSTRUCTION COST:	
\$125,000	
ESTIMATE PREPARED BY:	
Architect	
FEE ESTABLISHED:	
\$4,196	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: June 7, 2016

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

Louis Sarmiento

Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

* Already submitted.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

Central Reception

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

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

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

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

2650-2652 Hyde Street

Variance Findings

1. Extraordinary circumstances exist because of the characteristics of the existing and adjacent buildings. The proposed flat roof will be equal in height and depth as the existing gable roof. The third floor of the subject building as proposed would be equal in depth to the third floor at it currently exists and to portions of the two adjacent buildings. Further, due to the adjacent properties to the north and east of the subject property, the proposed roof and alterations would hardly be noticeable from the North Point Street front. Only the top of the glass railing at the proposed roof deck would be visible from the Hyde Street front.
2. A variance is warranted in this case because strict application of the 30' height limit would provide for an impractical and aesthetically undesirable result. The gable roof already exists within the restricted area. Granting a variance would allow for a more usable roof and third floor within the 2'-6.5"-deep area.
3. The variance is necessary to create a project that will be of the highest quality of architecture and design. Without variance approval, the third floor roof would revert to a gable roof, as shown in the attached 3-D rendering. The proposed remodel would make the family-sized unit more usable for its residents, while protecting the historic façade of the building.
4. The granting of the variance will not be materially detrimental to the public welfare or to the neighboring properties. The amount of additional volume permitted by the variance is minimal—27 square feet. Any potential light or air impacts on adjacent properties will also be minimal, if at all noticeable.
5. The project will affirmatively promote, is consistent with, and will not adversely affect the General Plan as follows:

Housing Element

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

The existing building is nearly identical to the surrounding buildings in architectural design, height, entry and stair placement, form, and scale. Upon alteration, the project will continue to be compatible with the character of the neighborhood. In particular, the historic façade will be protected and will remain uniform with surrounding buildings.

June 3, 2016

Department of City Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: Property Address: 2650-2652 Hyde Street
Block/Lot: Block 0027, Lots 019
Owner: MMJC Trust
Subject: Applications and Processing

Dear Sir/Madam:

We are the owners ("Owners") of the above referenced property. Owners hereby authorize the law firm of Reuben, Junius & Rose, LLP and its constituent attorneys to take all necessary action, including but not limited to the signing of documents, in furtherance of the filing and processing of all entitlement applications for a renovation of the existing building at the property. Please call if you have any questions.

Very truly yours,



MMJC Trust
By: Craig Greenwood
Its: Trustee

ABBREVIATIONS

ENERGY NOTES

CODE REQUIREMENTS

1. MASONRY AND FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH TIGHT FITTING DOORS, FLUE DAMPER AND OUTSIDE AIR INTAKE (MIN. 6 SQ. IN.) WITH DAMPER. NO OUTSIDE AIR INTAKE REQUIRED AT FIREPLACES ON SLAB FLOOR AWAY FROM EXTERIOR WALL.
2. SMOKE DETECTORS SHALL BE INSTALLED IN HALLWAYS GIVING ACCESS TO BEDROOMS AND ABOVE STAIRWELLS IN ACCORDANCE WITH THE 2013 C.B.C.
3. ALL HANDRAILS SHALL BE 1-1/2" MIN., 2" MAX. @ 34"-38" ABOVE STAIR NOSING TYPICAL. ALL RAILINGS SHALL COMPLY WITH REQUIREMENTS OF THE 2013 C.B.C.
4. ALL TOILETS SHALL BE LOW WATER CONSUMPTION TYPE, 1.6 GAL. MAX.
5. MAINTAIN 2" CLEARANCE BETWEEN STAINLESS STEEL FLUES AND ALL COMBUSTIBLE MATERIALS. INSTALL CHIMNEY SUPPORTS, INSULATING FLUES, FIRE STOP, AND CHIMNEY CAP PER MANUFACTURERS SPECIFICATIONS. CAP SHALL INCLUDE SPARK ARRESTING MESH NOT TO EXCEED 1/2".
7. PROVIDE FIRE AND DRAFT STOPS AS REQUIRED BY CODE.

ENERGY NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X6 STUDS 16" ON CENTER, W/ R19 BATT INSUL.
2. ALL EXTERIOR JOINTS AROUND DOOR AND WINDOW FRAMES BETWEEN SLOE PLATES AND FLOORS, AND ALL OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN WALLS, CEILING AND FLOOR SHALL BE CAULKED.
3. ALL WINDOWS SHALL BE DUAL GLAZED. ALL EXTERIOR DOORS SHALL BE DUAL SAFETY GLAZED. ALL GLASS WITHIN 16" OF FLOOR, WITHIN 60" OF A TUB OR SHOWER OR ANY OTHER LOCATION SPECIFIED UNDER U.B.C. '98, SECTION 2604 SHALL BE TEMPERED OR SAFETY GLASS. DOORS AND WINDOWS TO BE WEATHER-STRIPPED AND CERTIFIED BY THE MANUFACTURER.
4. INSULATE ALL INTERIOR ACOUSTIC WALLS WHERE INDICATED ON PLANS, AND AT CEILINGS OF ROOMS BOUNDED BY ACOUSTIC WALLS AS FOLLOWS:
WALLS: 3 1/2" or 6" METAL STUD FRAMING, 16" O.C. W/ 5/8" "QUIET ROCK" SHEATHING EA. SIDE. INSTALL, WITH ACOUSTIC SEALANTS PER MANUFACTURER'S RECOMMENDATIONS. PLACE ACOUSTIC BATT INSULATION IN STUD BAYS. CEILINGS: INSTALL ACOUSTIC BATT INSULATION IN CEILING JOIST BAYS. ALL INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH TITLE 24, SECTION 20, 5352.
5. THERMOSTATS SHALL BE AUTOMATIC SETBACK TYPE WITH INTEGRAL CLOCK PROGRAMMABLE FOR TWO PERIODS WITH 24 HOURS.
6. EXHAUST SYSTEMS SHALL HAVE BACK-DRAFT OR AUTOMATIC DAMPERS.
7. HVAC EQUIPMENT, WATER HEATERS, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY THE C.E.C.
8. GAS-FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICE. GAS SHUT OFF VALVES SHALL BE WITHIN 3 FEET OF APPLIANCE SERVED.
9. WATER HEATER BLANKET INSULATION: MIN. R-12. FIRST FIVE FEET OF PIPES CLOSEST TO WH: MIN R-4.
10. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE A MINIMUM ILLUMINANCE OF 40 LUMENS PER WATT.
11. REFRIGERATORS, FREEZERS AND FLUORESCENT LAMP BALLAST SHALL BE CERTIFIED BY THE C.E.C.

CONTRACTOR NOTES

1. THE CONTRACTOR WILL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF ALL EXISTING UTILITIES, AMENITIES AND SITE IMPROVEMENTS DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON DRAWINGS OR UNCOVERED DURING WORK.
3. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE.
4. THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE CONSTRUCTION SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS.
5. AT THE COMPLETION OF THE WORK, HE SHALL CLEAN ALL SURFACES AND LEAVE THE WORK "BROOM CLEAN". ALL CARPETS ARE TO BE VACUUMED CLEAN.
6. TRENCH BACKFILL WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OR COUNTY STANDARDS.
7. CONTRACTOR SHALL PROVIDE FOR TRAFFIC CONTROL AS REQUIRED.
8. CONTRACTOR SHALL PROVIDE AND UTILIZE FACILITIES NECESSARY TO CONTROL DUST.
9. UNLESS OTHERWISE NOTED (I.I.O.N), DIMENSIONS ARE TO FACE OF STUD (F.O.S) AT NEW (N) CONSTRUCTION. FACE OF CONCRETE (F.O.C) OR CENTERLINE OF ENTRY.

- IF ANY ASBESTOS OR KNOWN MATERIALS CONTAINING ASBESTOS ARE DISCOVERED, THEN THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR WILL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK.
11. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREON.
THE CONTRACTOR WILL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.
12. ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS, WHICH RELATE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24, LATEST ACCEPTED EDITION; UNIFORM BUILDING CODE 1995, CBC 1998 OR LATEST ACCEPTED EDITION; NATIONAL ELECTRIC CODE AND CEC LAST ACCEPTED EDITION.
UPC AND CPC LAST ACCEPTED EDITION
UMC, AND CMC LAST ACCEPTED EDITION.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT.
14. THE CONTRACTOR WILL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL CONDITIONS. THE CONTRACTOR WILL IDENTIFY ANY CONFLICTS BETWEEN THE WORK OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR WILL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.
15. THE CONTRACTOR WILL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL FOLLOW DIMENSIONS AND SHOULD NOT SCALE DRAWINGS.
IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
16. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING FROM THE ARCHITECT AND OWNER, AND ONLY PROCEED WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT.
17. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE JOB. THE CONTRACTOR WILL PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS SHOWN IN THESE DRAWINGS AND SPECIFICATIONS OR NOT SHOWN, BUT INTENDED
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
20. THE CONTRACTOR RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS, FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS AND PRODUCTS, WHICH WERE NOT IDENTIFIED, AS WELL AS ANY MATERIAL, PRODUCTS OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.
21. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY TYPE CONNECTIONS, UTILITY COMPANY'S REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THEIR PROPOSAL, OR BID. THE CONTRACTORS RESPONSIBLE FOR WRITING LETTERS REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT, THE LOCAL WATER AGENCY, THE LOCAL NATURAL OR PROPANE GAS PROVIDERS, TV PROVIDER, THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR WILL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.
22. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR WILL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS, AND THEIR EMPLOYEES FROM AND AGAINST ANY CLAIMS FOR DAMAGES, INCLUDING ANY INJURY CLAIMS BY THE CONTRACTOR, HIS EMPLOYEES, HIS SUBCONTRACTORS OR ANYONE HE ALLOWS ON THE CONSTRUCTION SITE, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
23. THE CONTRACTOR WILL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED.
24. WHERE INTENDED, ALL NEW WORK SHALL ALIGN AND BE OF THE SAME MATERIAL FINISH AND QUALITY.

- | | | | | | |
|---------|-----------------------|--------|------------------------------------|--------|-------------------------|
| φ | SQUARE FEET | EQUIP. | EQUIPMENT | R | PROPERTY LINE |
| AND | | EXPO. | EXPOSED | PL. | PLASTIC OR PLATE |
| ANGLE | | EXP. | EXPANSION | PLAS. | PLASTER |
| AT | | EXT. | EXTERIOR | PLYWD. | PLYWOOD |
| Ø | DIAMETER | | | PHL. | PANEL |
| ⊥ | PERPENDICULAR | F.D. | FLOOR DRAIN | PT. | POINT |
| # | POUND OR NUMBER | FDN. | FOUNDATION | PR. | PAIR |
| < | LESS THAN | FIN. | FINISH | PTD. | PAINTED |
| > | GREATER THAN | FL. | FLOOR | PTN. | PARTITION |
| ⌢ | CENTERLINE | FLASH. | FLASHING | P.T. | PRESSURE TREATED |
| | | FLUOR. | FLUORESCENT | P.V.C. | POLYVINYL CHLORIDE |
| ABV. | ABOVE | F.O. | FACE OF | | |
| A.P. | ACCESS PANEL | F.O.C. | FACE OF CONCRETE | R. | RISER OR RADIIUS |
| A.P.M. | ASSESSOR'S PARCEL | F.O.F. | FACE OF FINISH | R.D. | ROUGH DRAIN |
| ACOUS. | ACOUSTICAL | F.O.S. | FACE OF STUD | REINF. | REINFORCING |
| AD. | AREA DRAIN | FRF. | FIREPROOF | REQ. | REQUIRED |
| ADJ. | ADJACENT | FT. | FOOT OR FEET | RESIL. | RESILIENT |
| AFF. | ABOVE FIN. | FTG. | FOOTING | R.O. | ROUGH OPENING |
| AGGR. | AGGREGATE | FURR. | FURRING | RDW. | REDWOOD |
| AL. | ALUMINUM | FUT. | FUTURE | R.W.L. | RAIN WATER LEADER |
| APPROX. | APPROXIMATE | | | | |
| ARCH. | ARCHITECT | GA. | GAGE | S. | SOUTH |
| ASPH. | ASPHALT | GALV. | GALVANIZED | S.C. | SOLID CORE |
| BD. | BOARD | GB. | GRAB BAR | SCHED. | SCHEDULE |
| BKG. | BACKING | GR. | GUARDRAIL | SH. | SHELF |
| BLDG. | BUILDING | GL. | GLASS | SHR. | SHEAR |
| BLK. | BLOCKING | G.F.I. | GROUND FAULT | SH. | SHEET |
| BM. | BEAM | | INTERRUPT | SIM. | SIMILAR |
| B.O. | BOTTOM OF | GND. | GROUND | SPEC. | SPECIFICATION |
| B.U.R. | BUILT-UP ROOFING | GR. | GRADE OR GUARD RAIL | SO. | SQUARE |
| | | G.Y. | GYPNUM | S.S. | STAINLESS STEEL |
| CAB. | CABINET | G.J. | GALVANIZED IRON | S.S.D. | SEE STRUCTURAL DRAWINGS |
| C.B. | CATCH BASIN | H.B. | HOSE BIB | STD. | STANDARD |
| C.E. | CEMENT | H.C. | HOLLOW CORE | STL. | STEEL |
| CER. | CERAMIC | HOWD. | HARDWOOD | STOR. | STORAGE |
| C.I. | CAST IRON | HOWE. | HARDWARE | STRB. | STRUCTURAL |
| CLS. | CEILING | H.M. | HANDRAIL | S.V. | SHEET VINYL |
| CLKS. | CAULKING | H.R. | HOLLOW METAL | SYM. | SYMMETRICAL |
| CLD. | CLOSET | HORIZ. | HORIZONTAL | | |
| CLR. | CLEAR | H.P. | HIGH POINT | T. | TREAD |
| C.O. | CLEANOUT | HR. | HOUR OR HAND RAIL | T.B. | TOWEL BAR |
| COL. | COLUMN | HT. | HEIGHT | TEL. | TELEPHONE |
| CONC. | CONCRETE | I.D. | INSIDE DIAMETER | TEMP | TEMPERED |
| C.M.U. | CONCRETE MASONRY UNIT | INFO. | INFORMATION | T&G. | TONGUE & GROOVE |
| | | INSUL. | INSULATION | TH. | THRESHOLD |
| CONT. | CONTINUOUS | INT. | INTERIOR | THK. | THICK |
| C.J. | CONTROL JOINT | JT. | JOINT | T.O. | TOP OF |
| C.SWK. | CASEWORK | KIT. | KITCHEN | T.P.D | TOILET PAPER DISP. |
| CNTR. | COUNTER | LAM. | LAMINATE | T.V. | TELEVISION |
| C.T. | CERAMIC TILE | L.V. | LAVATORY | T.O.W. | TOP OF WALL |
| CTR. | CENTER | L.P. | LOW POINT | T.S. | TUBE STEEL |
| CTSK. | COUNTERSUNK | LT. | LIGHT | TYP. | TYPICAL |
| | | MAX. | MAXIMUM | UNF. | UNFINISHED |
| DBL. | DOUBLE | M.C. | MEDICINE CAB | U.O.N. | UNLESS OTHERWISE NOTED |
| DET. | DETAIL | MECH. | MECHANICAL | | |
| DIA. | DIAMETER | MEMB. | MEMBRANE | | |
| DIM. | DIMENSION | MET. | METAL | | |
| DN. | DOWN | MFR. | MANUFACTURER | VEN. | VENEER |
| D.O. | DOOR OPENING | MIN. | MINIMUM | VERT. | VERTICAL |
| DR. | DOOR | MISC. | MISCELLANEOUS | VEST. | VESTIBULE |
| DWR. | DRAWER | M.O. | MASONRY OPENING | V.T. | VINYL TILE |
| D.S. | DOWNSPOUT | MUL. | MULLION | VIF. | VERIFY IN FIELD |
| DWG. | DRAWING | | | | |
| | | (N) | NEW | W. | WEST |
| (E) | EXISTING | N. | NORTH | W/ | WITH |
| E. | EAST | N.I.C. | NOT IN CONTRACT | WD. | WOOD |
| E.A. | EACH | NOM. | NOMINAL | W.O. | WHERE OCCURS |
| E.B. | EXPANSION BOLT | N.T.S. | NOT TO SCALE | W/O | WITHOUT |
| E.J. | EXPANSION JOINT | O.C. | ON CENTER | WP. | WATERPROOF |
| EL. | ELEVATOR | O.D. | OUTSIDE DIAMETER OR OVERFLOW DRAIN | WR. | WATER RESISTANT |
| ELEC. | ELECTRICAL | | | WT. | WEIGHT |
| ELEV. | ELEVATION | OPNG. | OPENING | | |
| ENCL. | ENCLOSURE | OPP. | OPPOSITE | | |
| E.P. | ELECTRICAL PANEL | | | | |
| EQ. | EQUAL | | | | |

VICINITY MAP



BUILDING DATA

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WALKER & MOODY ARCHITECTS
2666 HYDE STREET,
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F: 415-885-1009
E: sandy@walkermoodys.com
E: dean@walkermoodys.com
CONTACT: JOHN C. WALKER
DEAN MARTELLI

STRUCTURAL ENGINEER
SANTOS AND URRUTIA
2451 HARRISON STREET
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TEL: (415) 642-7722
FAX: (415) 642-7590
CONTACT: ALBERT URRUTIA

SCOPE OF WORK:	REMODEL TO UPPER UNIT OF TWO UNIT BUILDING:
	<ul style="list-style-type: none"> • CHANGE REAR PORTION OF (E) GABLE ROOF TO FLAT ROOF W ROOF DECK ABOVE. INTERIOR REMODEL OF THIRD FLOOR BELOW ROOF. • (N) STAIR TO ROOF DECK. • CHANGE (E) WINDING STAIR TO THIRD FLOOR TO STRAIGHT RUN STAIR. • DEMO PORTIONS OF (E) GABLE: ADD SMALL DECK AT NORTH SIDE OF GABLE AT THIRD FLOOR; ADD NEW SHED DORMER AT SOUTH SIDE OF GABLE. • ADD (N) MOMENT FRAME AT REAR AT GROUND FLOOR; ADD (N) WINDOW AND GLAZED DOOR

BLOCK/LOT #	0027/019
ZONING	RH-3
OCCUPANCY	R-3 / U-1 TWO UNITS OVER GARAGE
CONST. TYPE	TYPE V-N
# OF STORIES	3 OVER BASEMENT
FLOOR AREAS:	SEE SHEET A0.2

ARCHITECTURAL
AO GENERAL
A-0.1 TITLE SHEET
A-0.2 EXITING ANALYSIS
A-0.3 GRADE PLANE

A1 SITE/ETC
A-1.1 SITE/PLOT PLAN
A-1.2 PERSPECTIVE/VIEWS

A2 PLANS

- A-2.1 BASEMENT LEVEL PLAN
- A-2.2 FIRST FLOOR: DEMO AND REMODELED PLANS
- A-2.3 SECOND FLOOR: DEMO AND REMODELED PLANS
- A-2.4 THIRD FLOOR: DEMO AND REMODELED PLANS
- A-2.5 ROOF: DEMO AND REMODELED PLANS

A3 EXTERIOR ELEVATIONS (NEW)

A-3.1 NEW WEST (FRONT) ELEVATION
A-3.2 NEW EAST (REAR) ELEVATION
A-3.3 NEW NORTH ELEVATION
A-3.4 NEW SOUTH ELEVATION

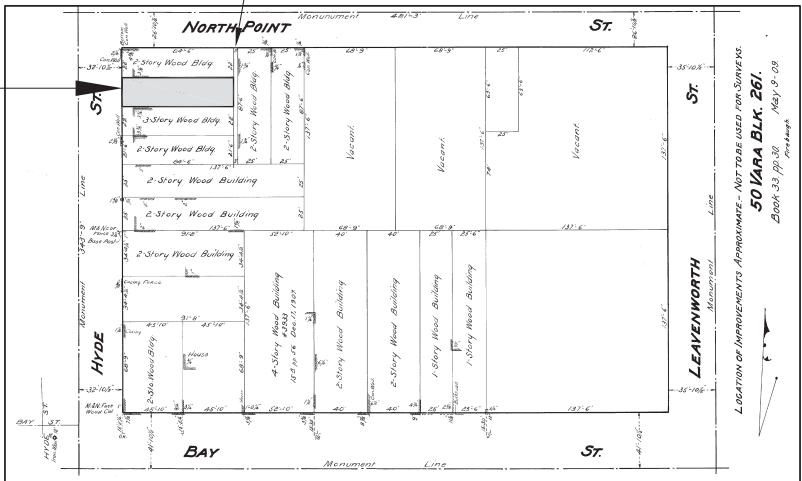
A3E EXTERIOR ELEVATIONS (EXISTING)

A-3E.1 EXISTING WEST (FRONT) ELEVATION
A-3E.2 EXISTING EAST (REAR) ELEVATION
A-3E.3 EXISTING NORTH ELEVATION
A-3E.4 EXISTING SOUTH ELEVATION

A4 BUILDING SECTIONS (NEW)

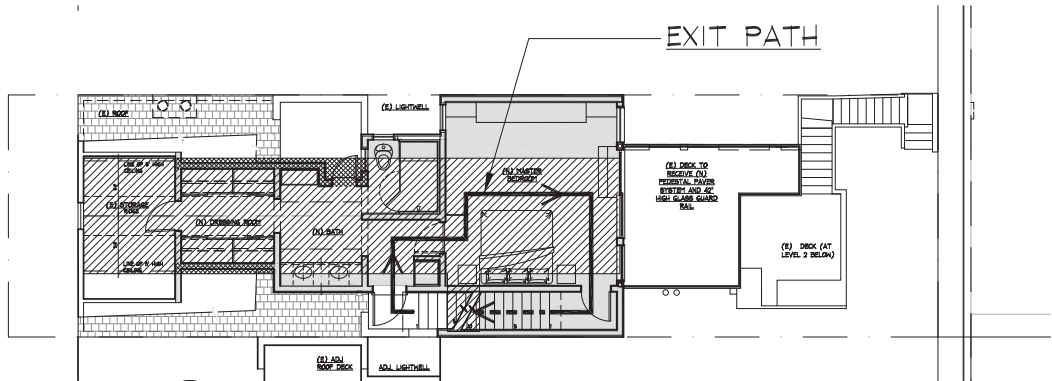
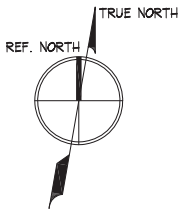
A-4.1 SECTION
A-4.2 SECTION
A-4.3 SECTIONS

2650 HYDE STREET



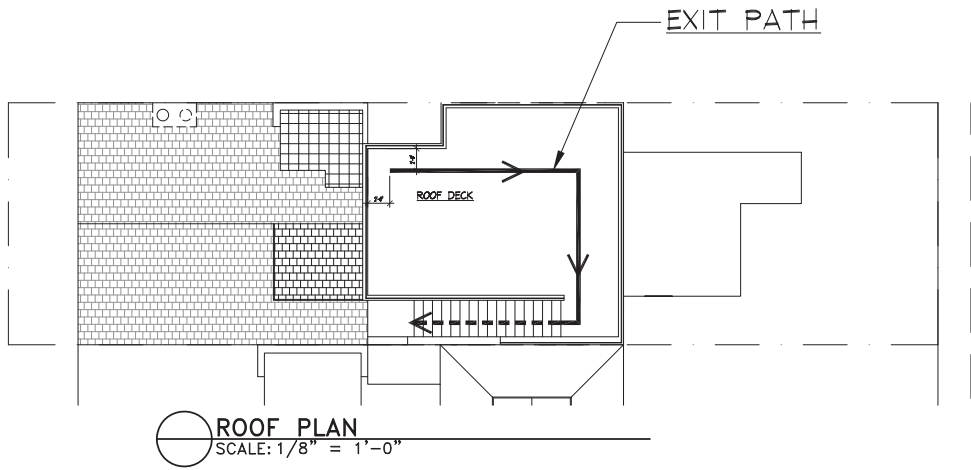
EXISTING 3' WIDE PASSAGE
AT REAR W/ACCESS TO
NORTH POINT STREET

BLOCK AND LOT MAP
SHOWING PASSAGE AT
REAR OF PROPERTY
NO SCALE

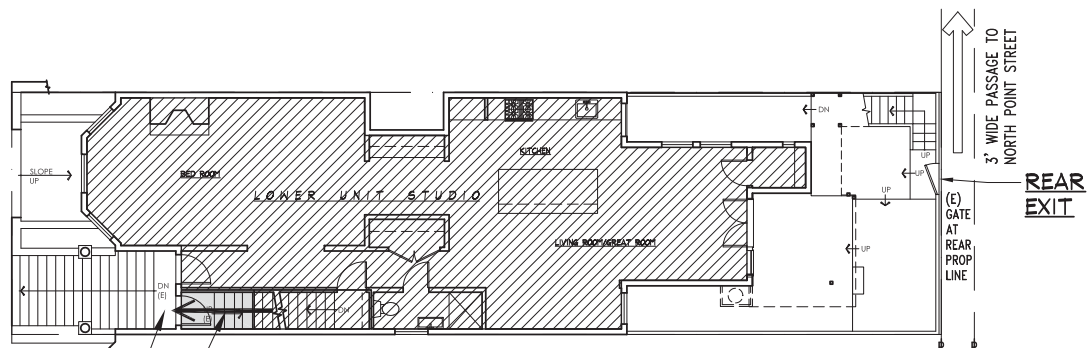


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA, REMODELED : 668 SQ. FT.
EXISTING FLOOR AREA 527 SQ FT SHOWN HATCHED
NEW FLOOR AREA 141 SQ FT ADDED SHOWN SHADED; DEDUCTED SHOWN CROSS HATCHED
ALL UPPER UNIT

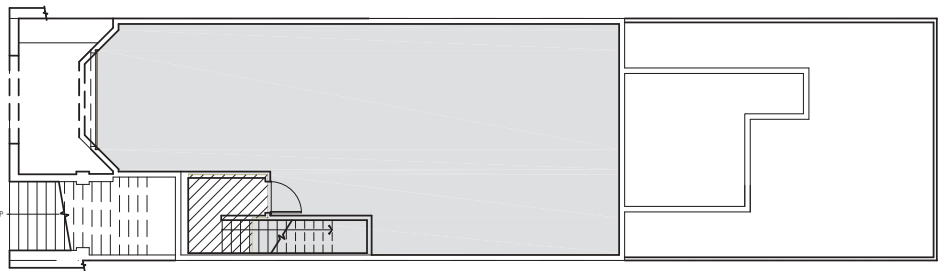


ROOF PLAN
SCALE: 1/8" = 1'-0"



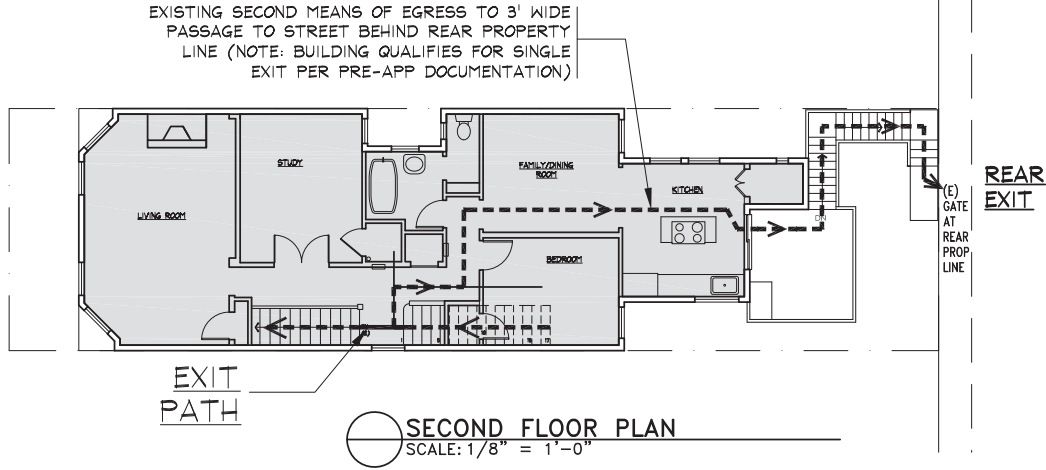
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA: 1074 SQ FT
NO CHANGE IN TOTAL FLOOR AREA FROM EXISTING
LOWER UNIT 1051 SQ FT SHOWN HATCHED
UPPER UNIT 23 SQ FT SHOWN SHADED



BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA: 924 SQ FT
REMODEL OF BASEMENT IS NOT PART OF THIS PERMIT
BASEMENT/GARAGE 877 SQ FT SHOWN SHADED
LOWER UNIT 47 SQ FT SHOWN HATCHED



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA: 1138 SQ FT SHOWN SHADED
NO CHANGE FROM EXISTING
ALL UPPER UNIT

DBI PRE-APP
NEIGHBORHOOD
MTNG
REVISION
DATE: 02-26-15
REVISED 05-20-15
REVISION 11-13-15

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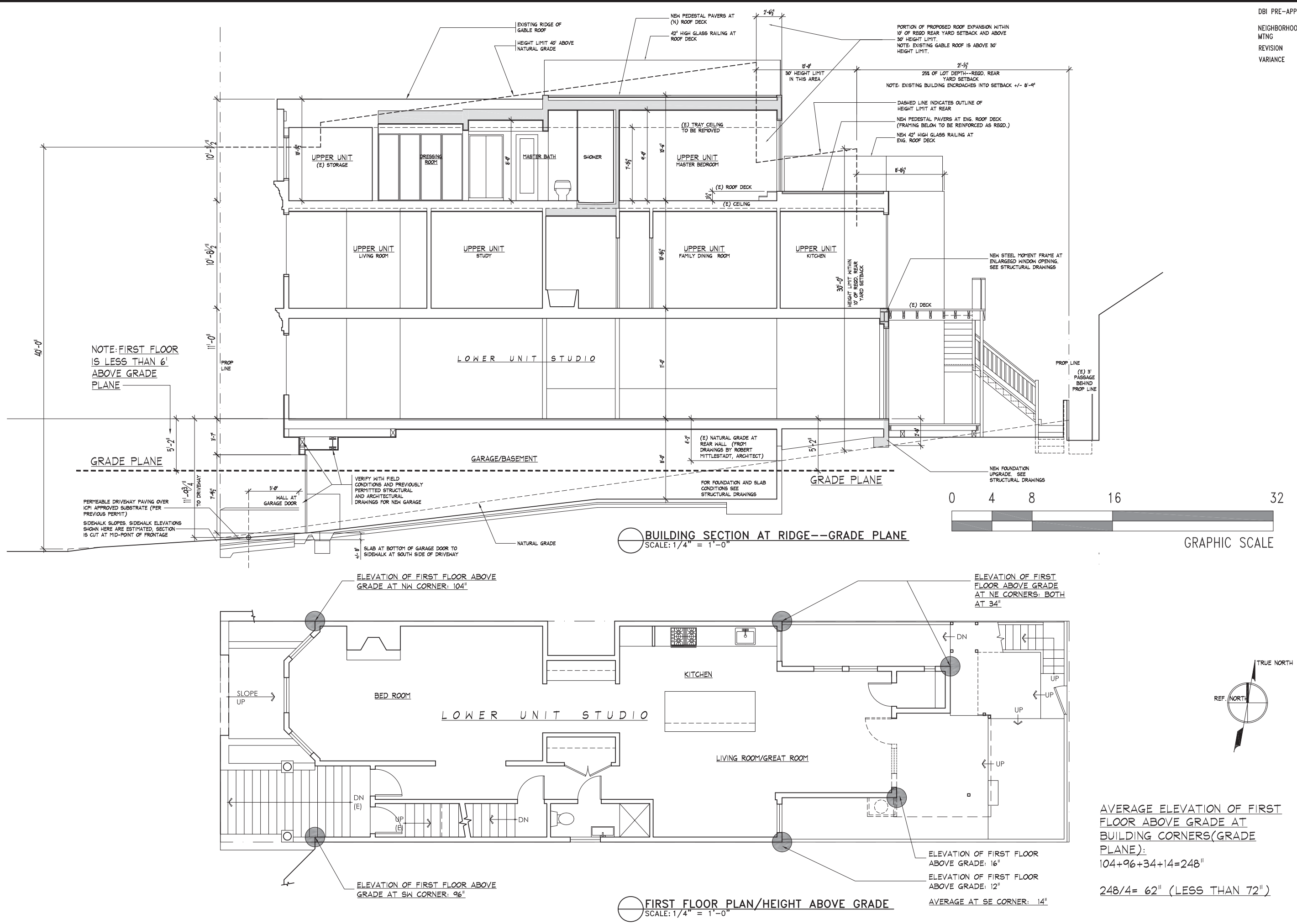
EXITING ANALYSIS
FLOOR AREAS

SHEET NO.

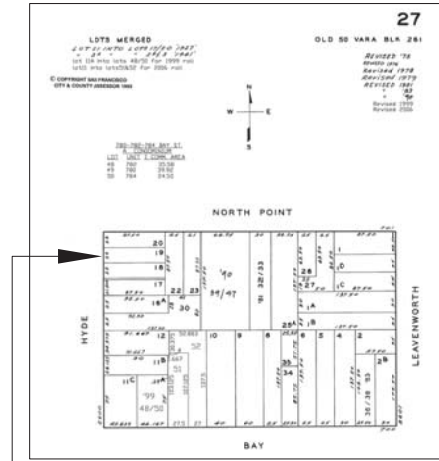
A0.2

FLOOR AREAS:			EXISTING	REMODELED
GARAGE FLOOR AREA (BASEMENT LEVEL)			877 SQ FT EXISTING. NO WORK AT THIS LEVEL.	
LOWER UNIT FLOOR AREA			1098 SQ FT EXISTING.	
BASEMENT LEVEL			47 SQ FT NO WORK AT THIS UNIT.	
FIRST FLOOR LEVEL			1051 SQ FT	
UPPER UNIT FLOOR AREA			1931 SQ FT REMODELED TOTAL	
FIRST FLOOR			23 SQ FT NO CHANGE	
SECOND FLOOR			1138 SQ FT NO CHANGE	
THIRD FLOOR			668 SQ FT REMODELED TOTAL	
BASEMENT LEVEL			924 SF	924 SF
FIRST STORY			1074 SF	1074 SF
SECOND STORY			1138 SF	1138 SF
THIRD STORY			527 SF	668 SF
TOTAL			3663 SF	3804 SF
TOTAL NEW SQUARE FOOTAGE:			141 SQ FT	

PLOTTED May 27, 2016 - 1:56pm



PLOTTED May 31, 2016 — 10:24am



2650-52 HYDE STREET,
 BLOCK 27, LOT 19

2 BLOCK AND LOT MAP
 SCALE: NO SCALE

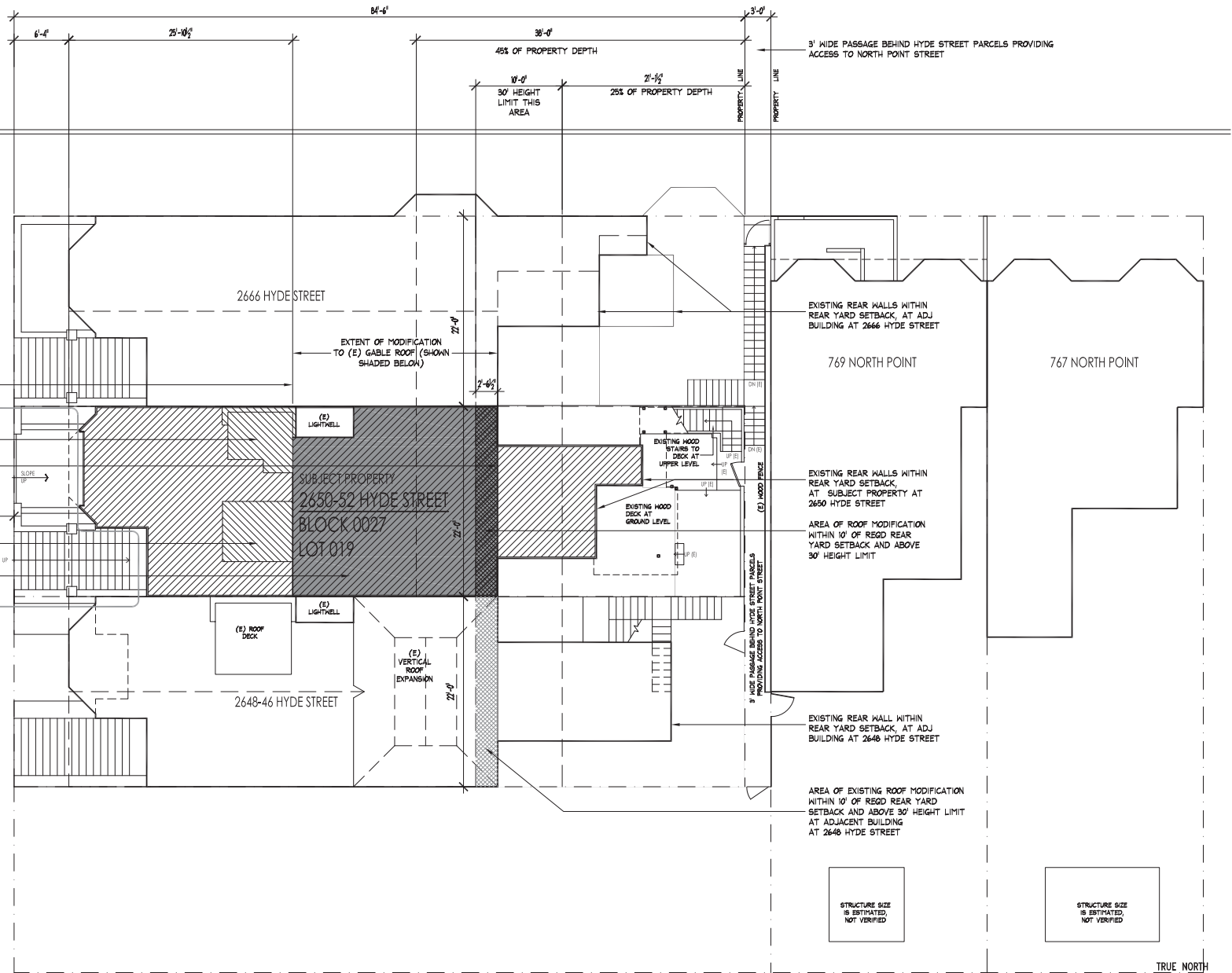
VIEW #4

AREA OF NEW ROOF SET BACK
 FROM FRONT OF BUILDING
 25'-10 1/2" (IN-LINE W LIGHTWELL)
 AREA OF NEW ROOF DECK AT
 LEVEL 3 SHOWN HATCHED, OPP.
 AREA OF NEW ROOF STOPS
 IN-LINE WITH ROOFS OF
 ADJACENT PROPERTIES AND
 EXTENDS NO FARTHER THAN
 EXISTING GABLE ROOF
 AREA OF NEW SHED ROOF DORMER
 SHOWN HATCHED, OPP.
 AREA OF NEW ROOF SHOWN SHADED
 WORK AT FRONT OF HOUSE AND
 SIDEWALK AND STREET TREES
 PART OF SEPARATE PERMITS. SEE
 PERMIT NO. 2008.126.7606R4



NORTH POINT STREET

HYDE STREET



STRUCTURE SIZE
 IS ESTIMATED,
 NOT VERIFIED

STRUCTURE SIZE
 IS ESTIMATED,
 NOT VERIFIED

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



NEIGHBORHOOD
 MTNG
 SITE PERMIT
 REVISION
 VARIANCE

DATE:
 05-20-15
 REVISED
 06-05-15
 11-13-15
 05-31-16

WALKER & MOODY ARCHITECTS A.I.A.
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 2650-52 HYDE STREET
 SAN FRANCISCO, CA 94109

PROPOSED
 SITE PLAN
 SHEET NO.
 A1.1
 OF



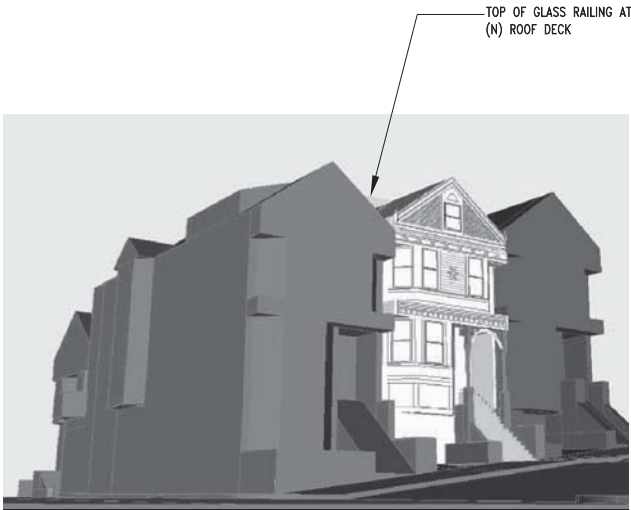
2650-52 HYDE STREET
PHOTO OF EXISTING HYDE STREET
ELEVATION FROM ABOVE



26050-52 HYDE STREET
PHOTO OF EXISTING HYDE STREET
ELEVATION FROM SIDEWALK ACROSS STREET



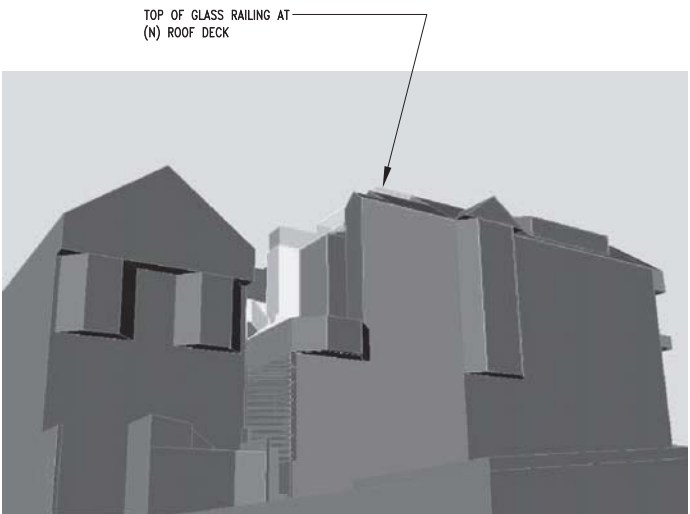
VIEW #1
PHOTO OF EXISTING



VIEW #1
FROM NORTHWEST



VIEW #2
PHOTO OF EXISTING



VIEW #2
FROM NORTHEAST



VIEW #3
PHOTO OF EXISTING



VIEW #3
FROM SOUTHWEST CORNER
OF INTERSECTION

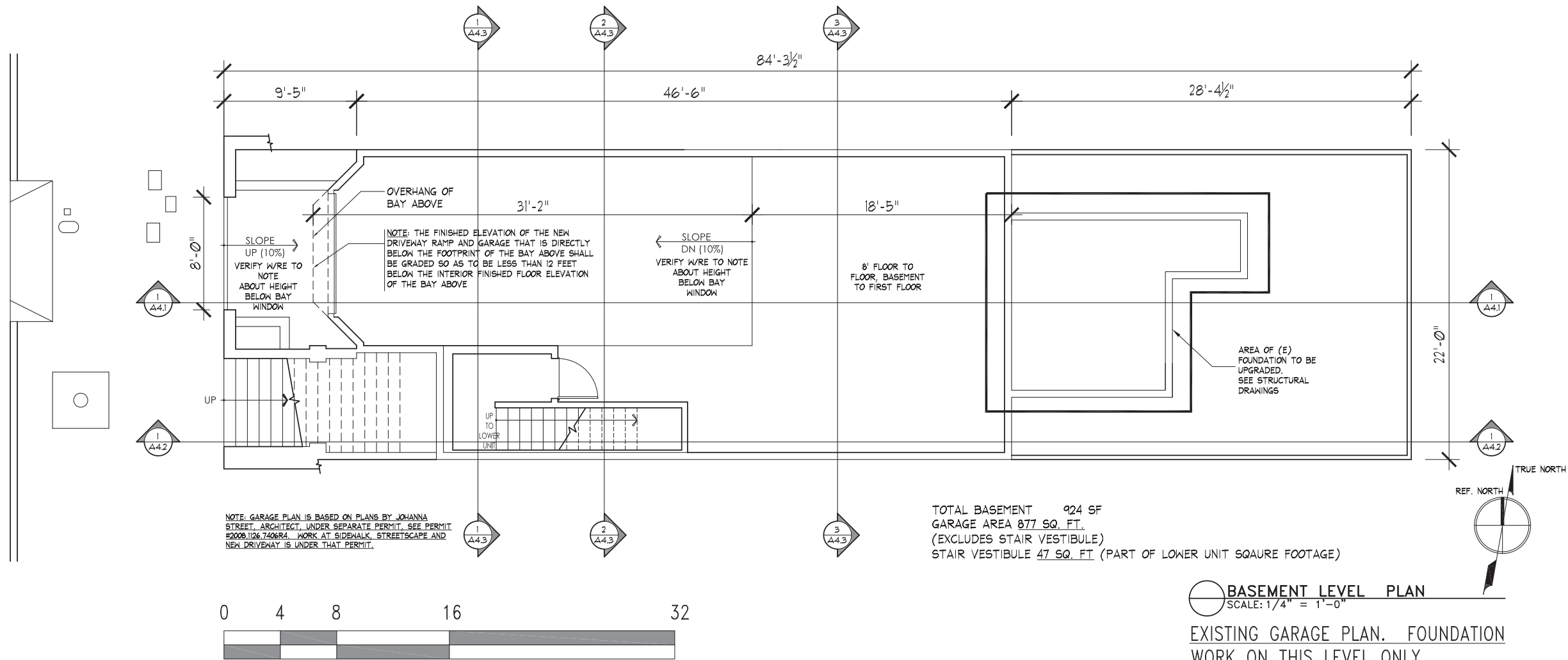


VIEW #4
PHOTO OF EXISTING

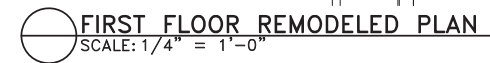
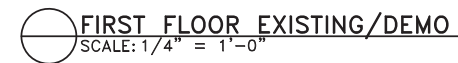


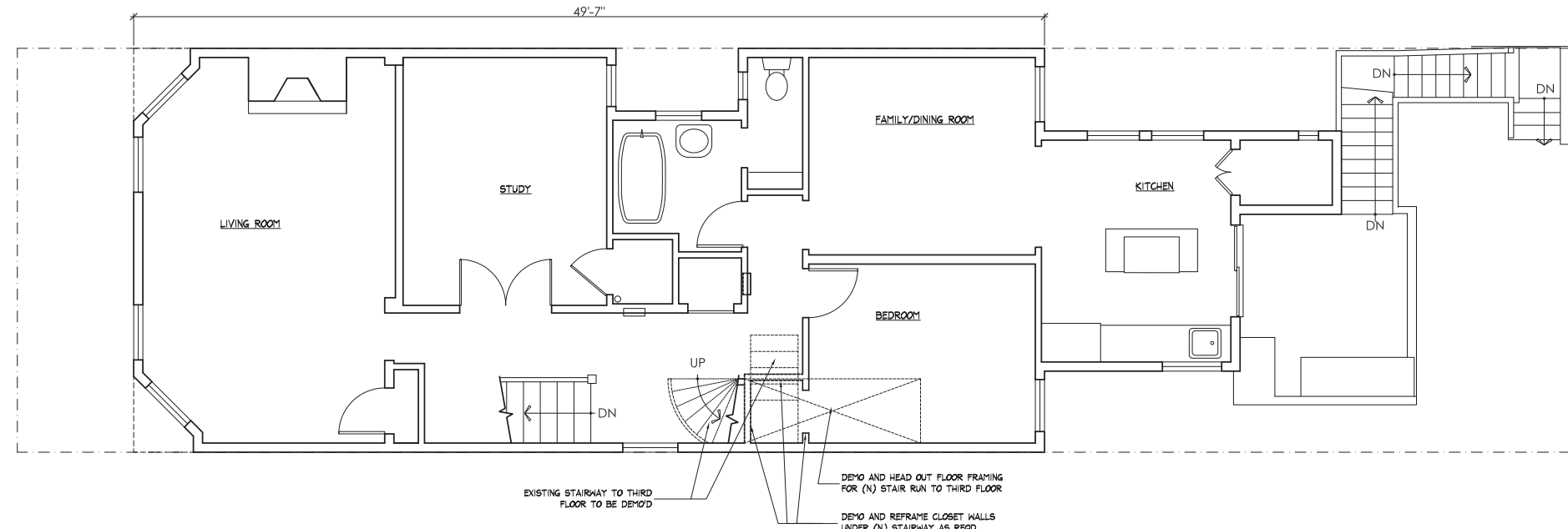
VIEW #4
FROM SOUTHWEST
(HYDE STREET)

PLOTTED Nov 11, 2015 - 2:38pm

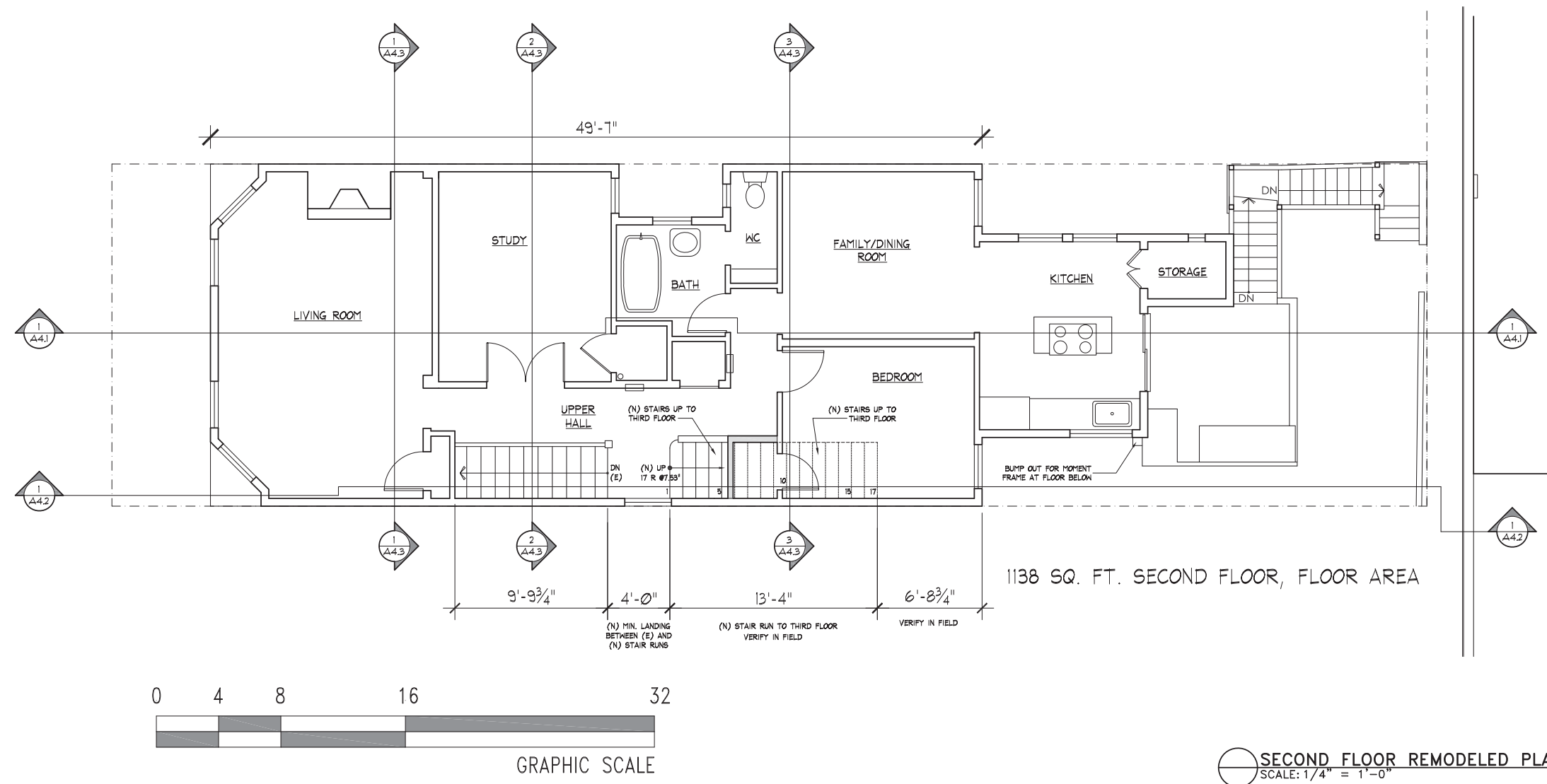


NEIGHBORHOOD MTNG	DATE: 05-20-15 REVISED
	06-05-15 11-13-15
SITE PERMIT REVISION	
WALKER & MOODY ARCHITECTS A.I.A.	A.I.A.
	(415) 885-0800 2666 HYDE STREET SAN FRANCISCO, CALIF. 94109 FAX 885-1009
RESIDENTIAL REMODEL	2650-52 HYDE STREET SAN FRANCISCO, CA 94109
BASEMENT LEVEL PLAN	
SHEET NO.	
	A2.1
OF	





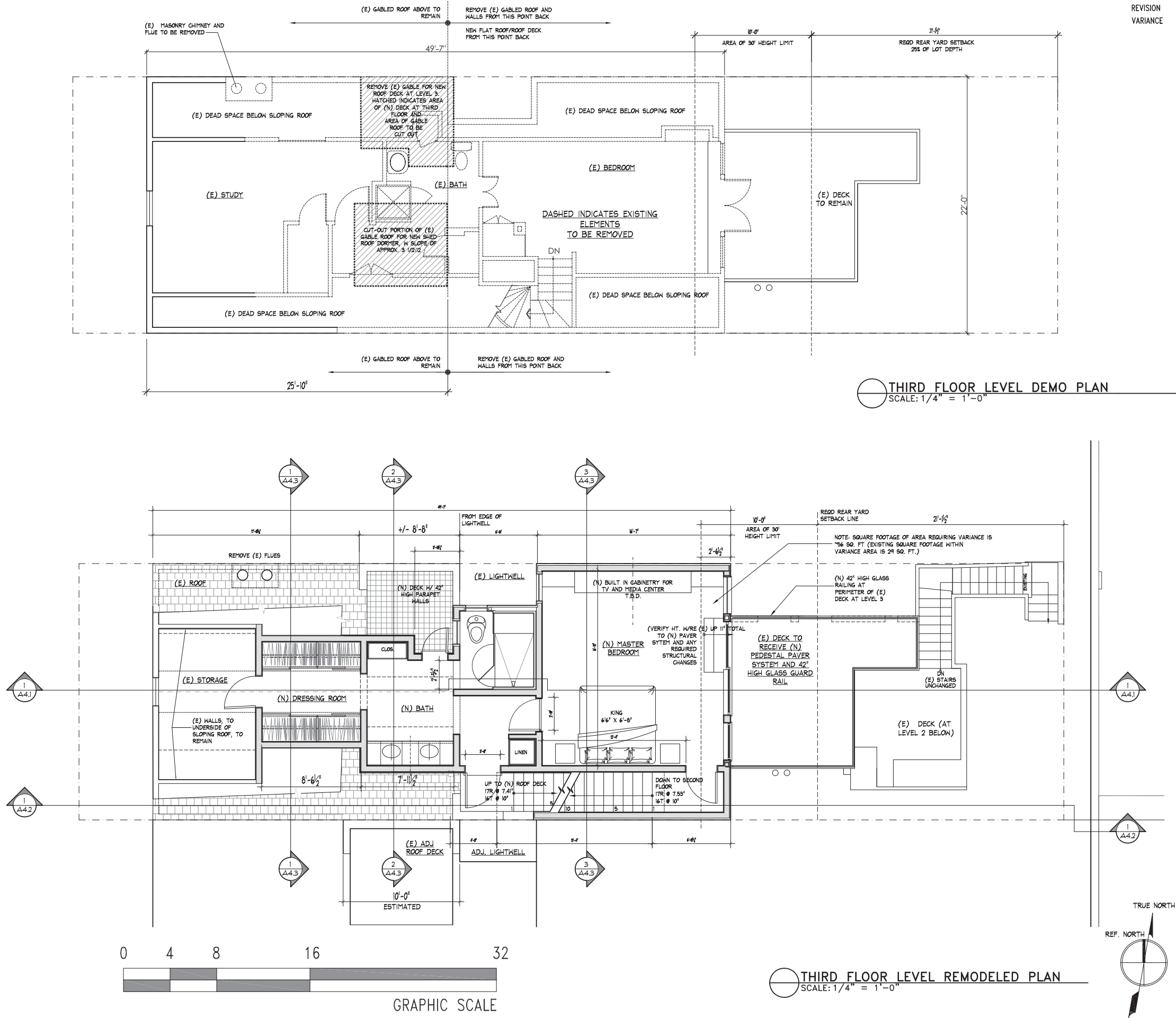
SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR REMODELED PLAN
SCALE: 1/4" = 1'-0"



PLOTTED: May 31, 2016 - 10:42am



DBI PRE-APP	DATE: 02-26-15
NEIGHBORHOOD	REVISED 05-20-15
MTNG	
SITE PERMIT	06-05-15
REVISION	11-13-15
VARIANCE	05-31-16

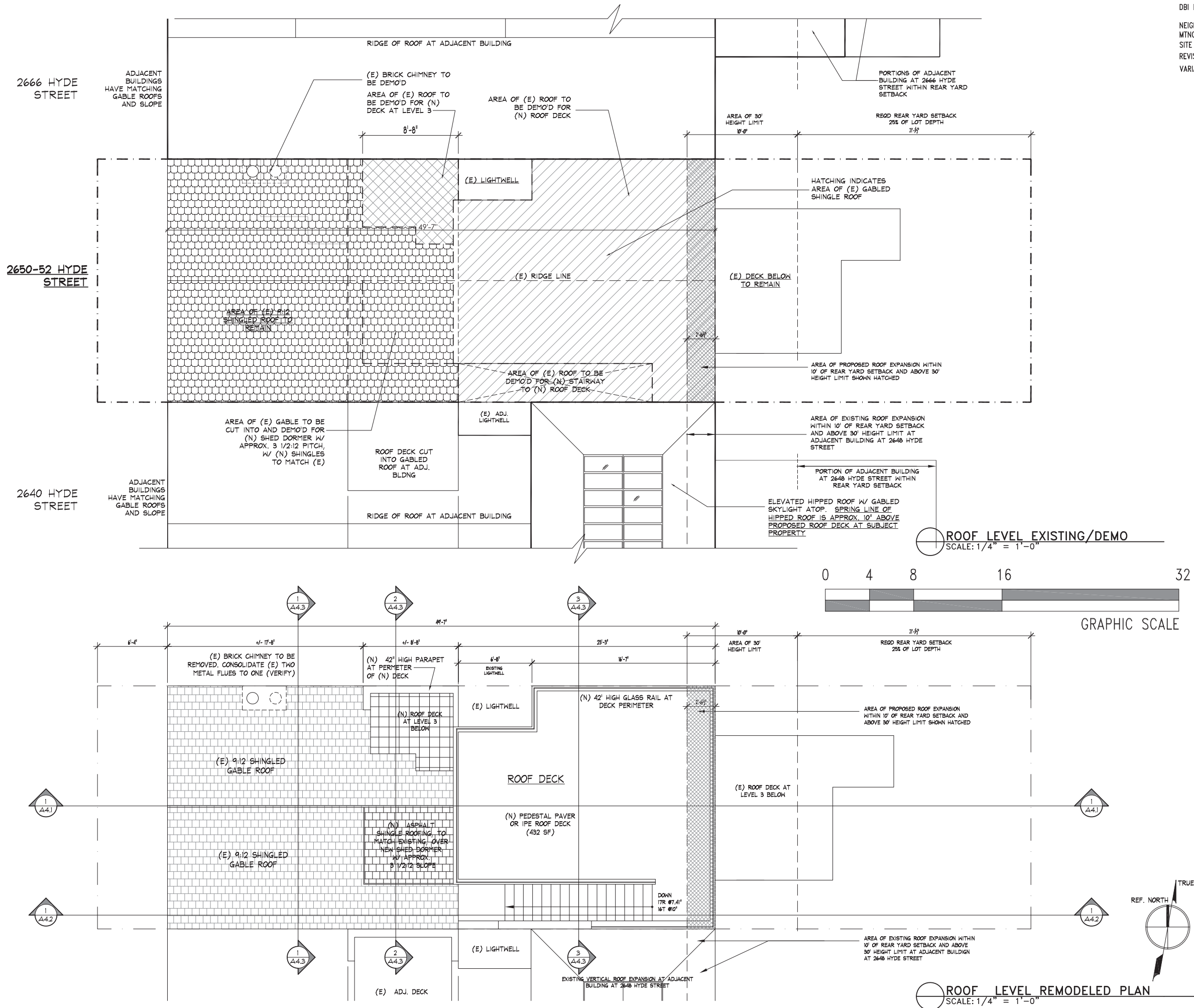
WALKER & MOODY ARCHITECTS	A.I.A.
	(415) 885-0800
	FAX 885-1009

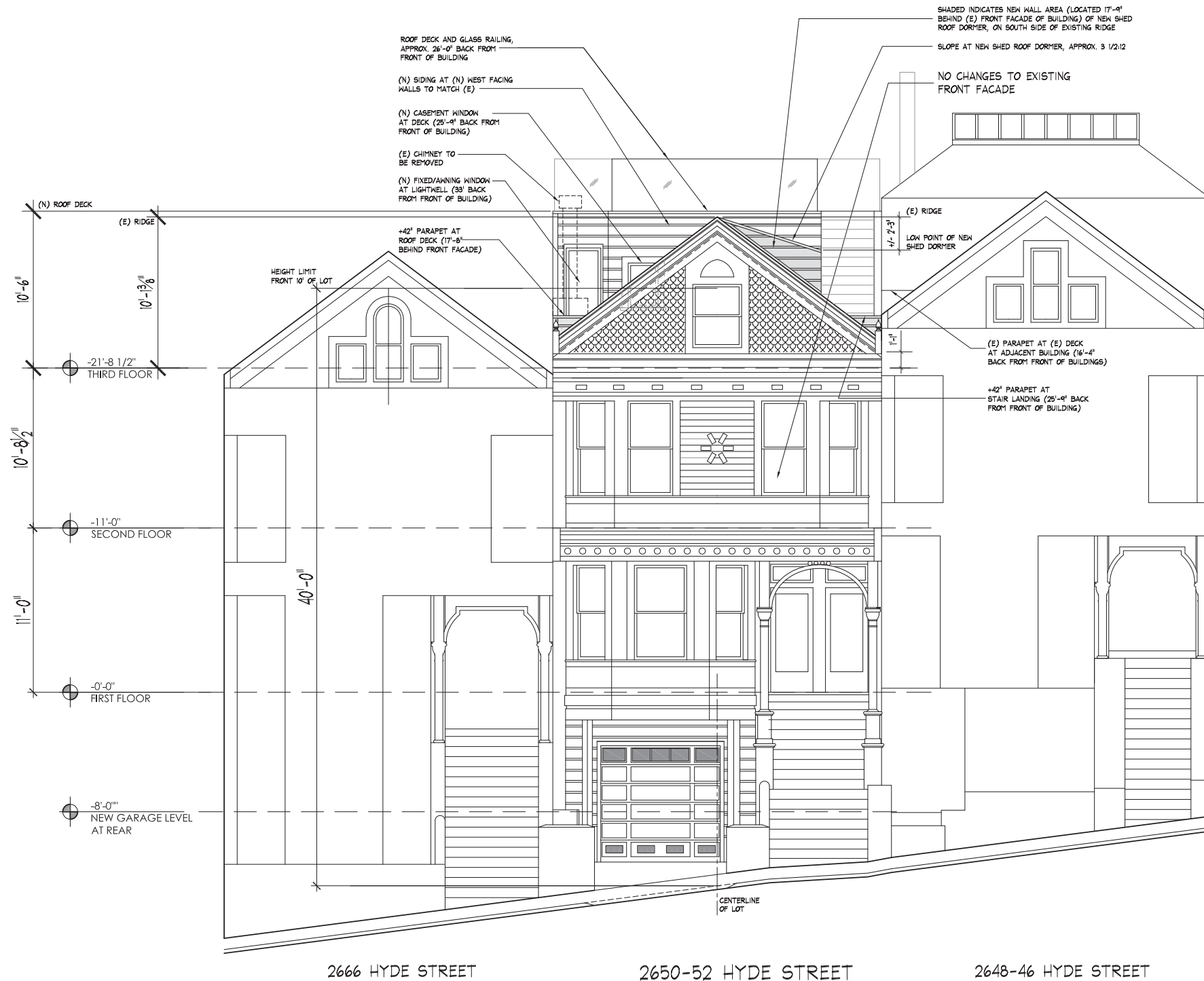
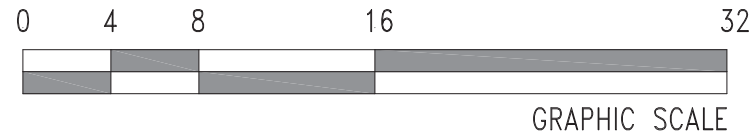
2666 HYDE STREET	SAN FRANCISCO, CALIF. 94109
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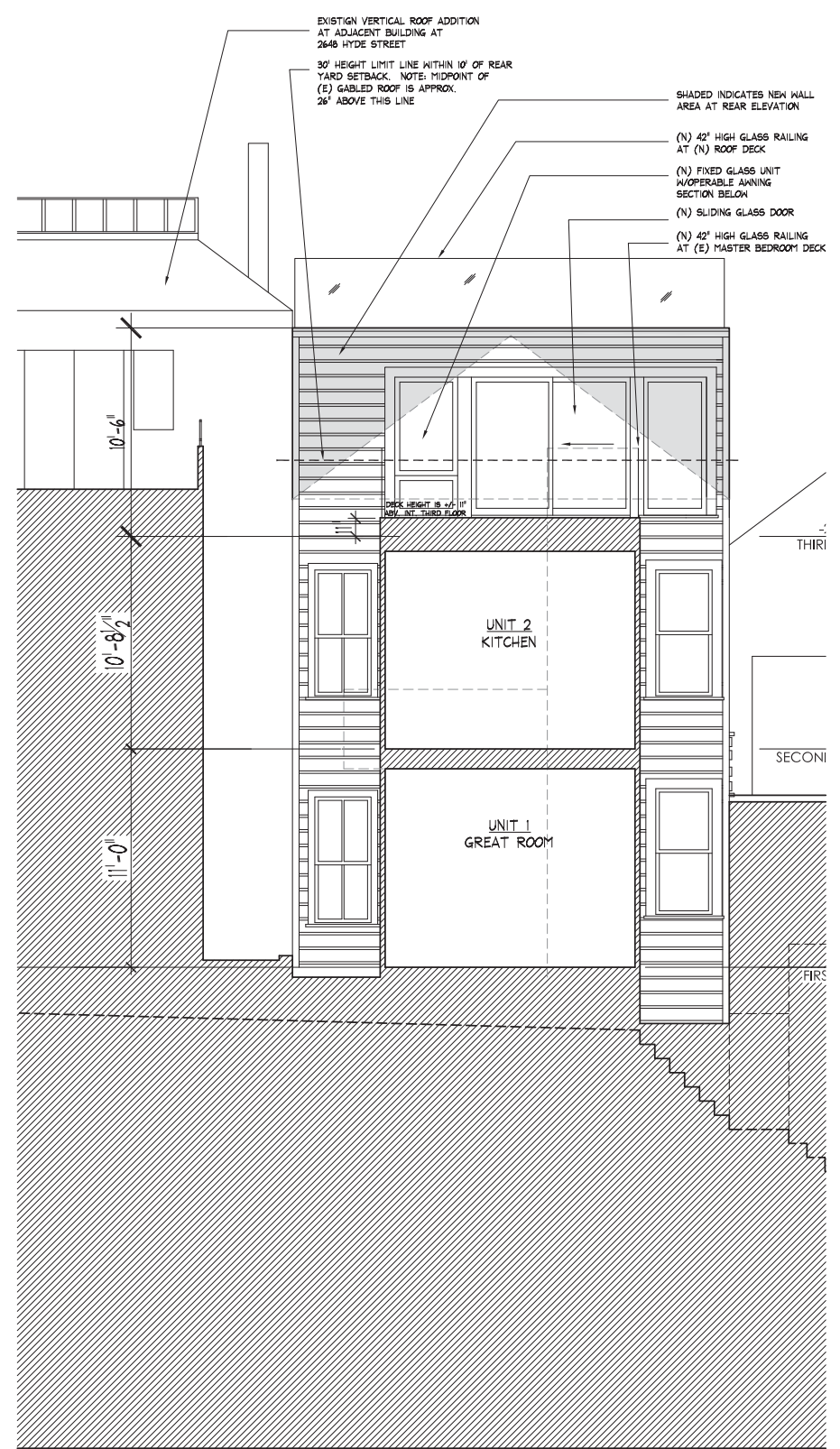
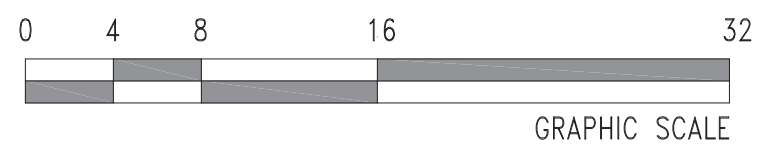
RESIDENTIAL REMODEL	2650-52 HYDE STREET
	SAN FRANCISCO, CA 94109

THIRD FLOOR DEMO AND REMODELED PLAN
SHEET NO. A2.4

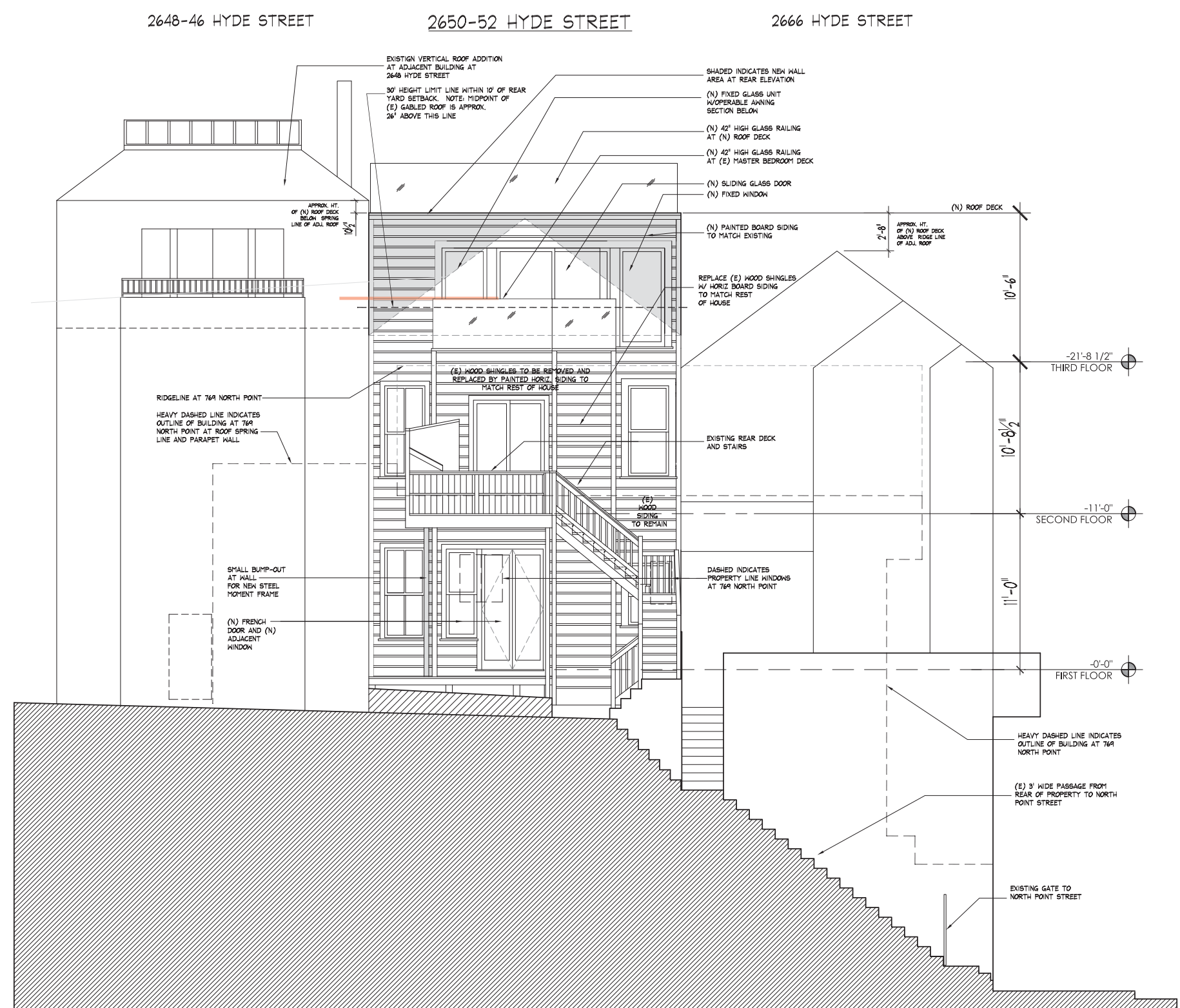
PLOTTED May 27, 2016 - 1:12pm





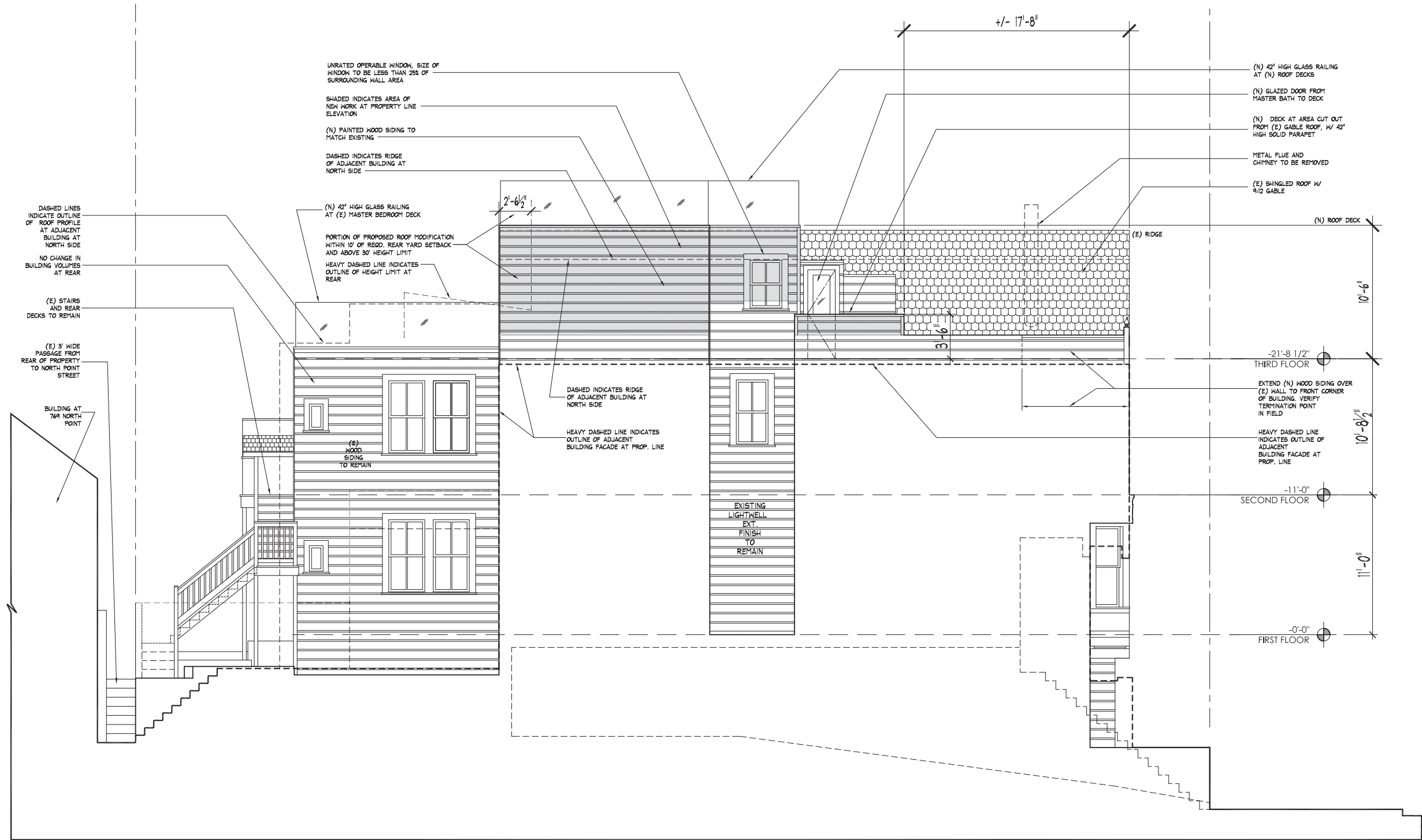


1 EAST (REAR) ELEVATION/SECTION AT REAR WALL OF ADDITION (NEW)
A3.2 SCALE: 1/4" = 1'-0"



2 EAST (REAR) ELEVATION AT PROP LINE (NEW)
A3.2 SCALE: 1/4" = 1'-0"

PLOTTED May 27, 2016 - 11:50am



1 NORTH ELEVATION (NEW)
A3.3 SCALE: 1/4" = 1'-0"

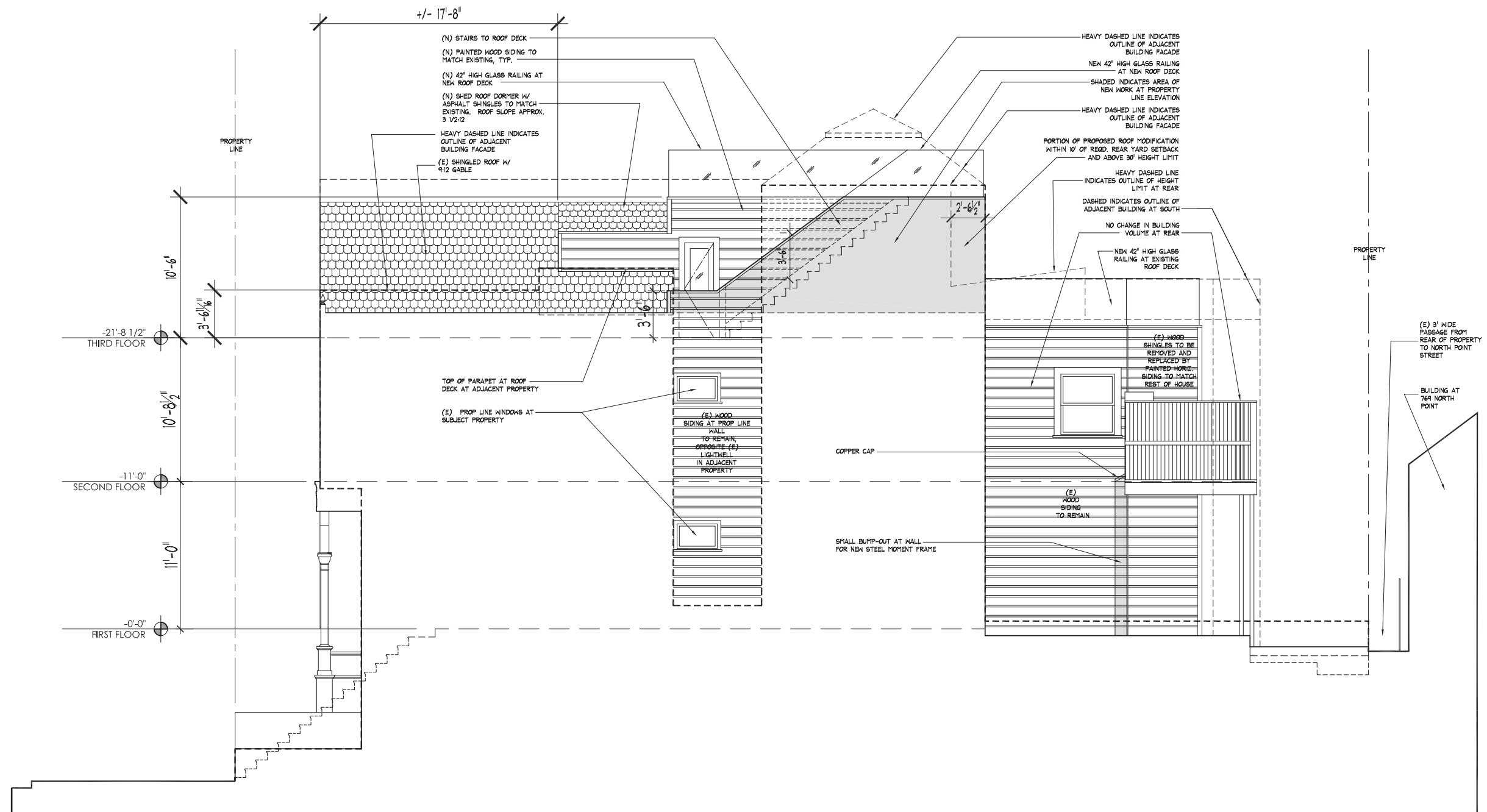
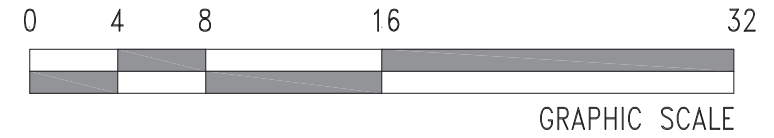
NEIGHBORHOOD	DATE:
MTNG	05-20-15
	REVISED
SITE PERMIT	06-05-15
REVISION	11-13-15
REVISION	02-17-16
VARIANCE	05-31-16

WALKER & MOODY ARCHITECTS A.I.A.
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FAX 885-1009

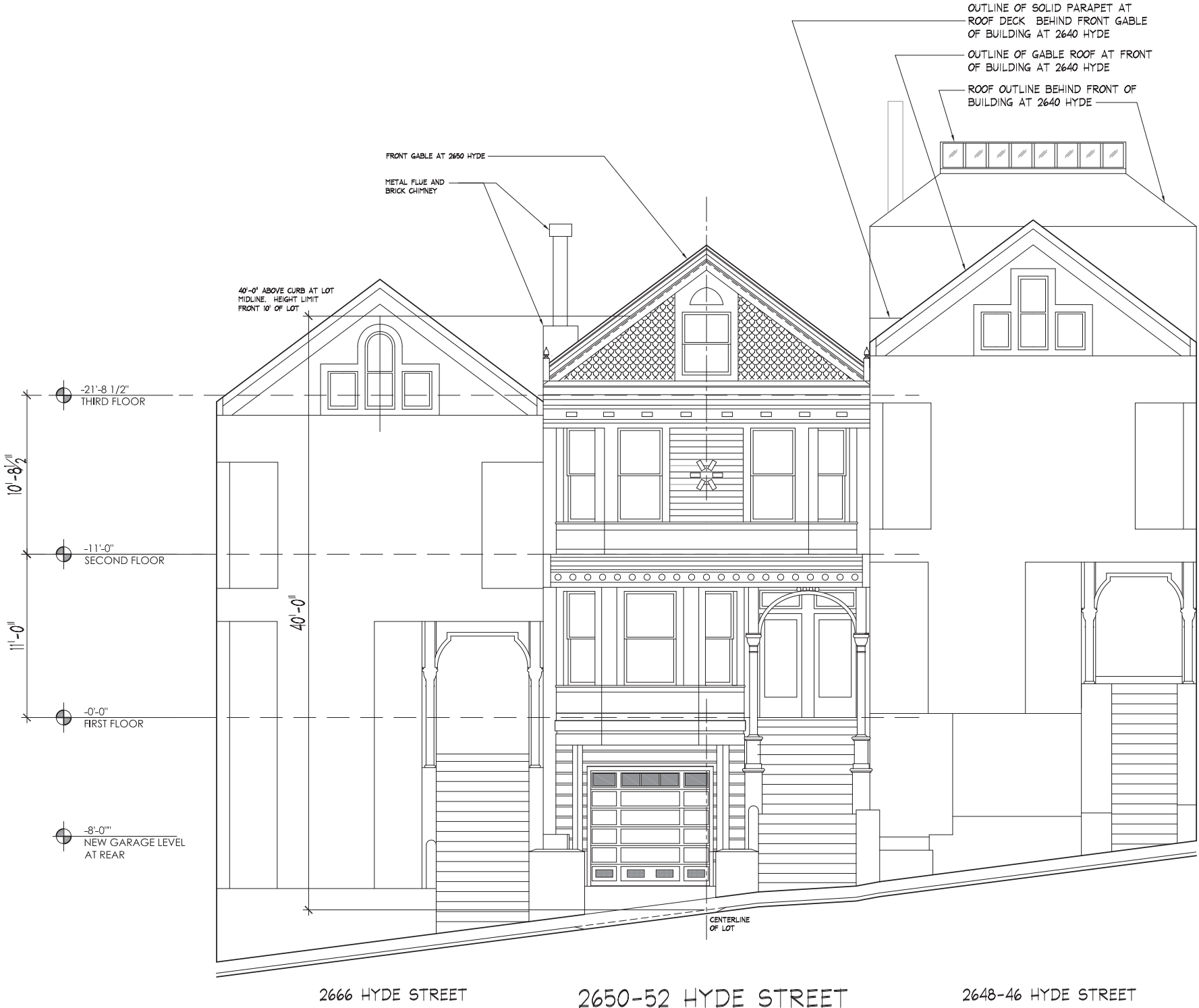
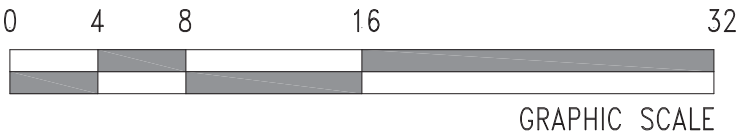
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

NEW
NORTH
ELEVATION

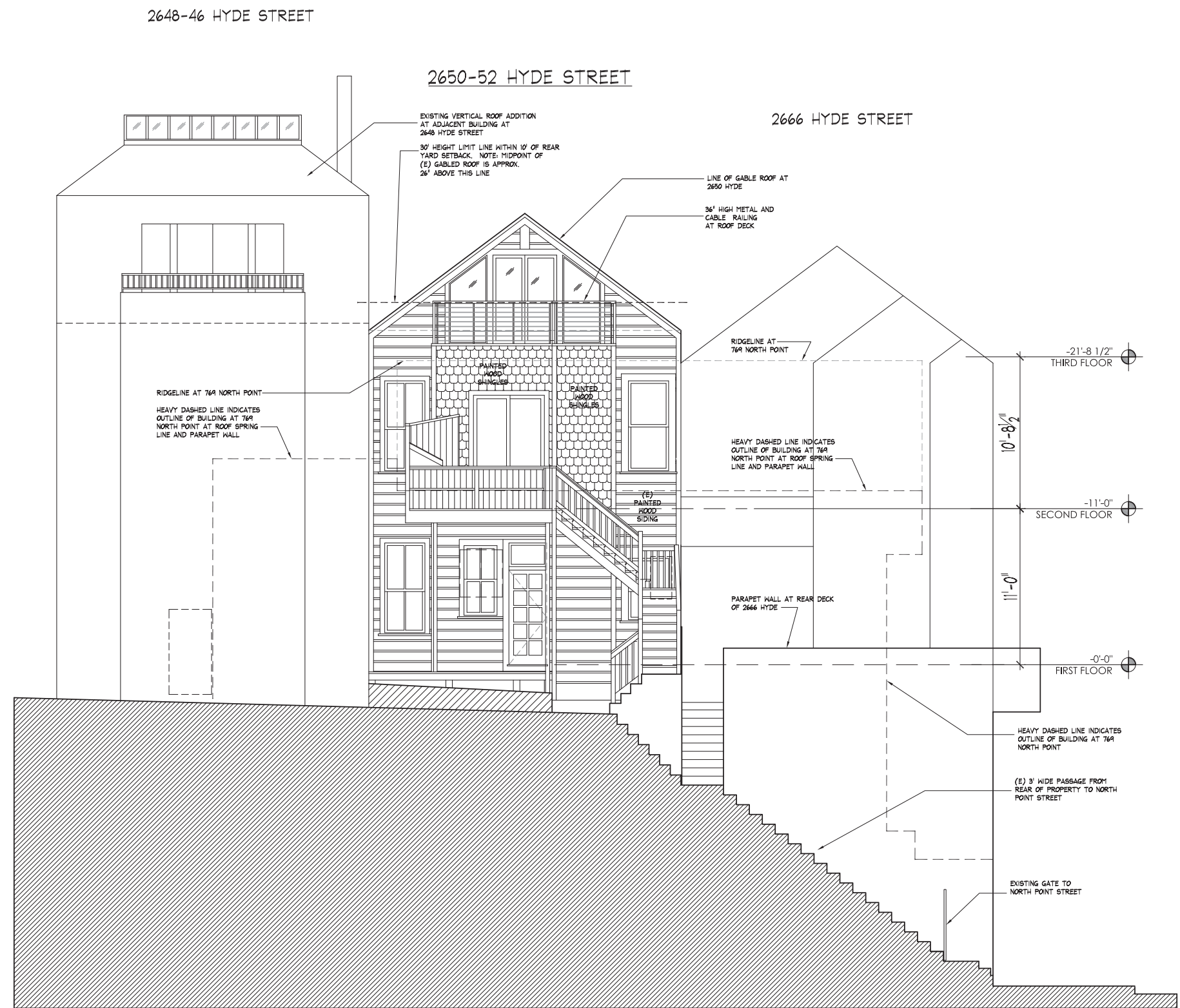
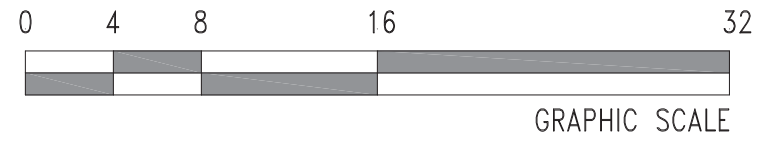
SHEET NO.
A3.3



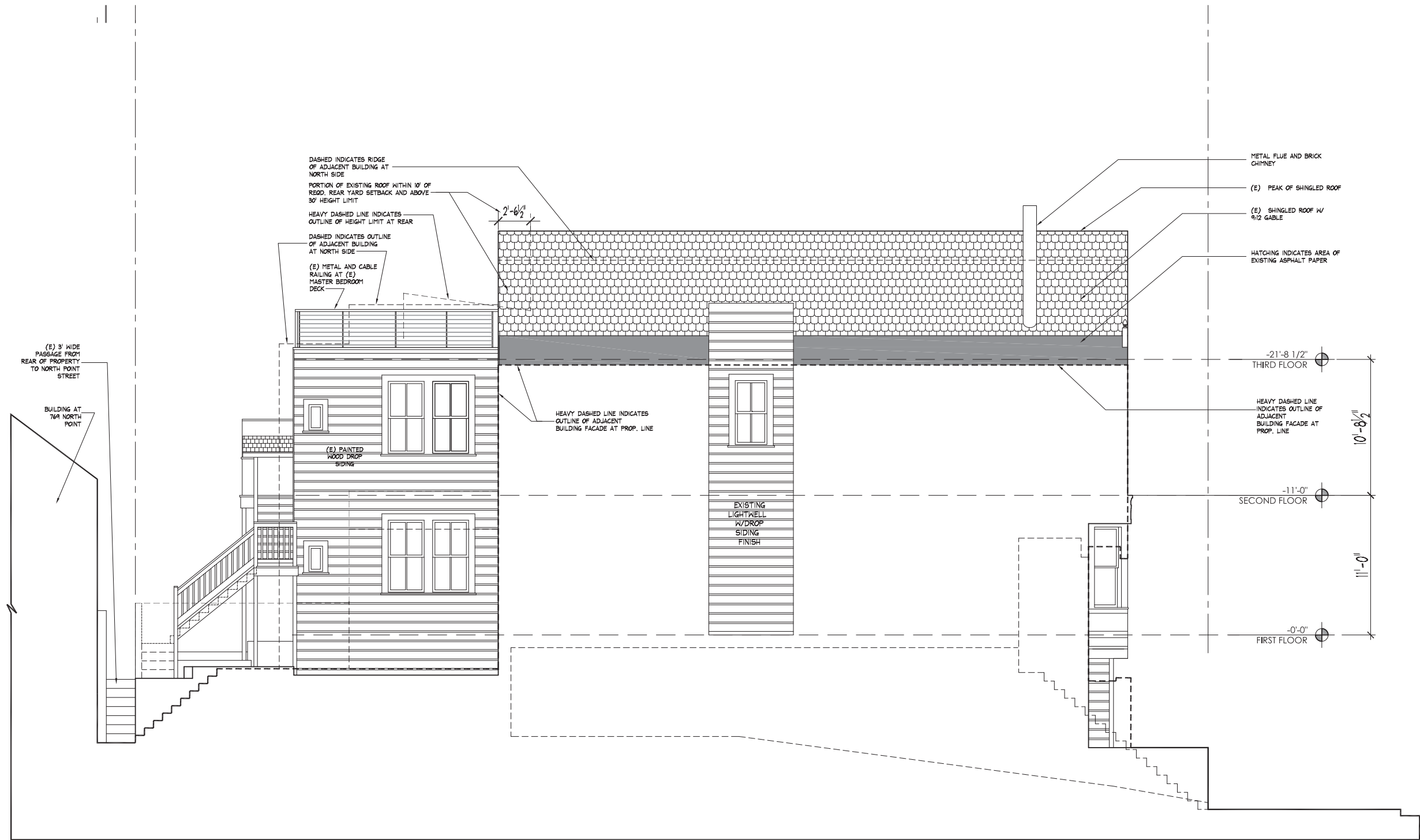
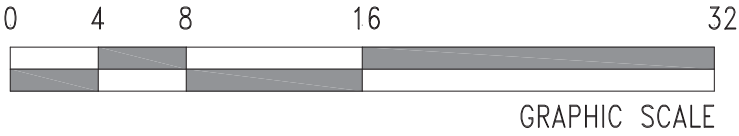
1 SOUTH ELEVATION (NEW)
A3.4 SCALE: 1/4\" = 1'-0\"



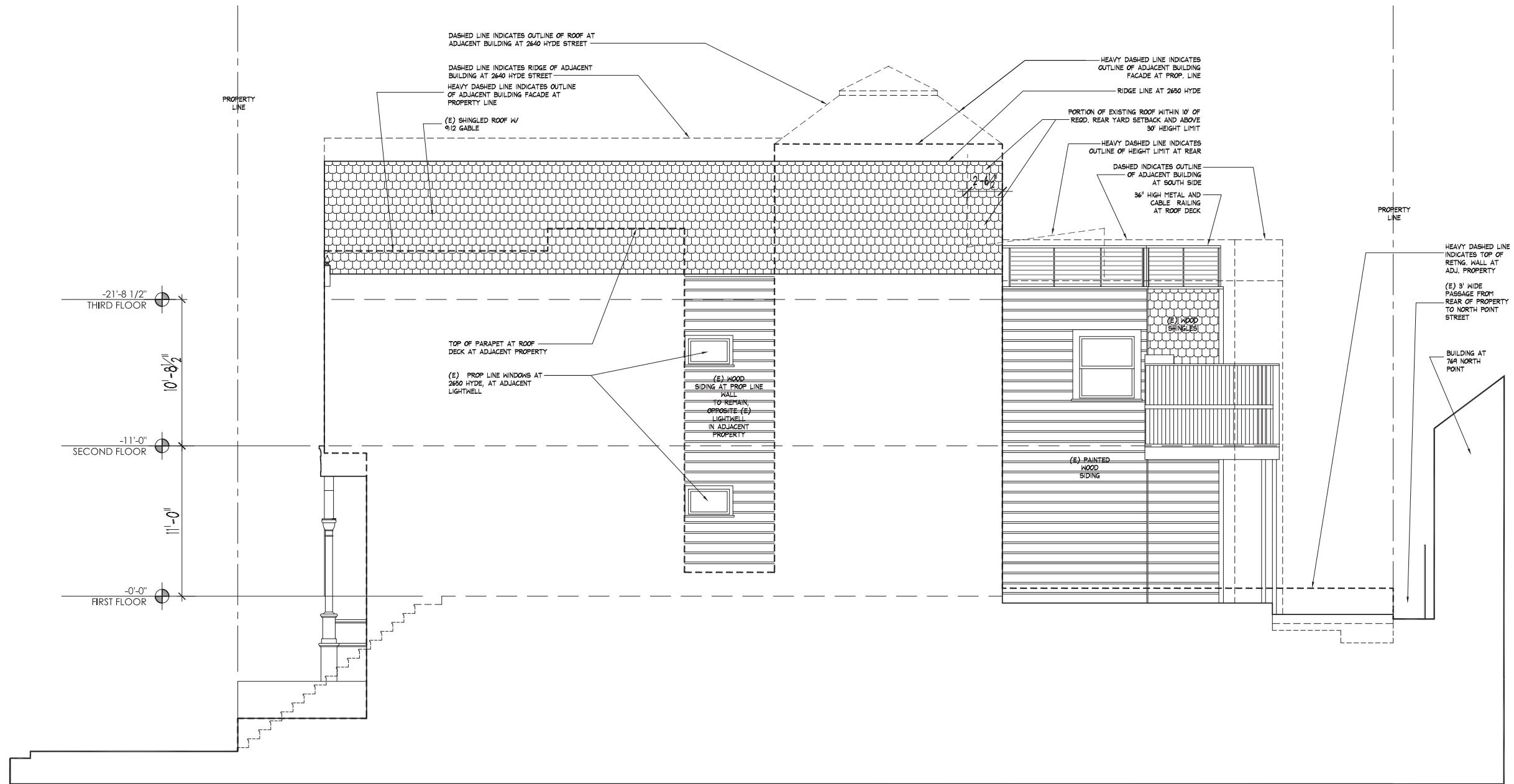
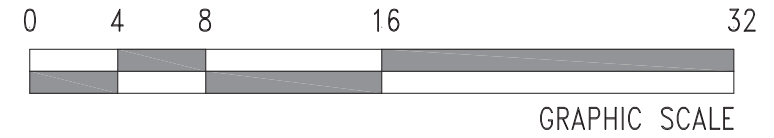
1 WEST (FRONT) EXISTING ELEVATION
A3E.1 SCALE: 1/4" = 1'-0"



2 EAST (REAR) EXISTING ELEVATION (AT PROP LINE)
A3E.2 SCALE: 1/4" = 1'-0"

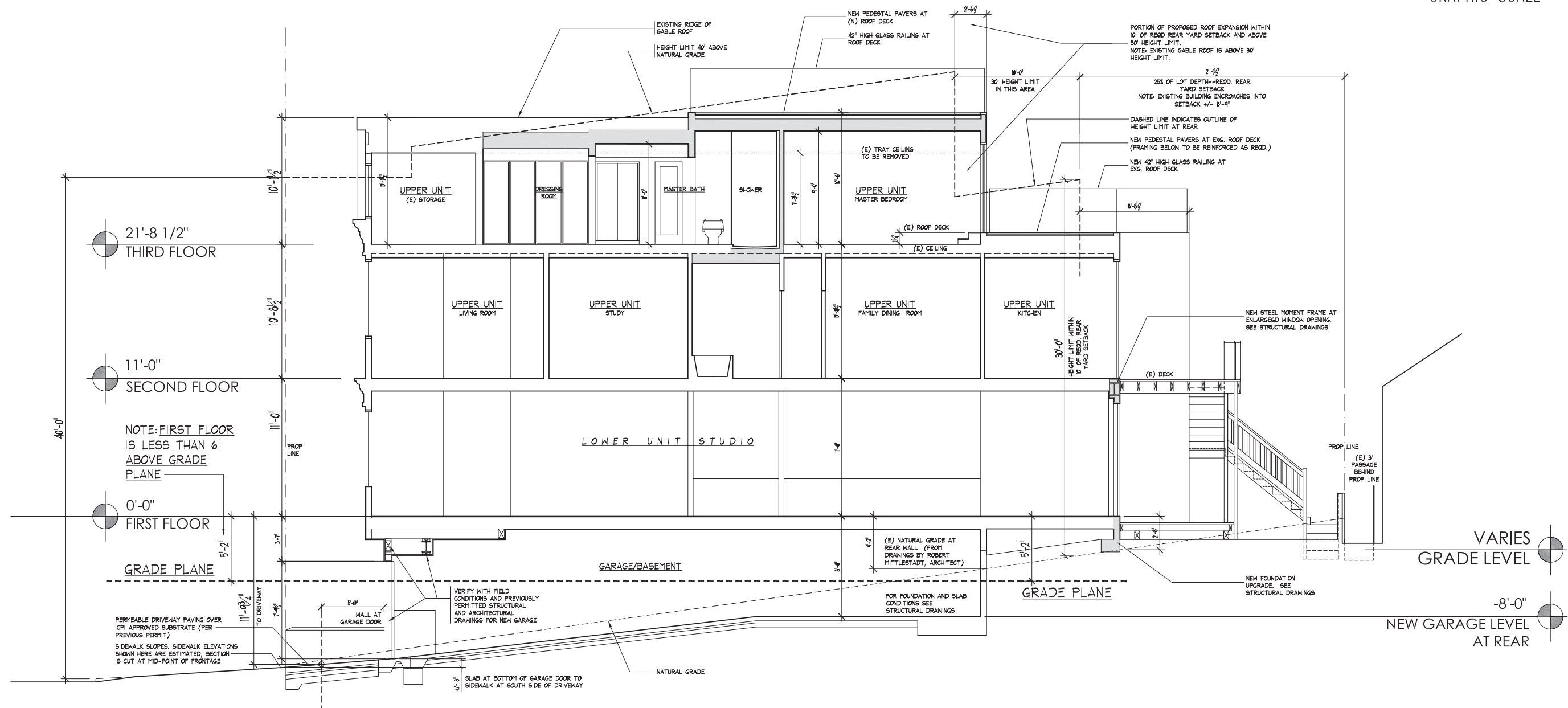
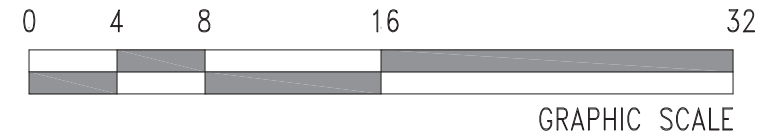


1 NORTH (EXISTING) ELEVATION
A3E.3 SCALE: 1/4" = 1'-0"



1 SOUTH (EXISTING) ELEVATION
A3E.4 SCALE: 1/4" = 1'-0"

DBI PRE-APP	DATE: 02-26-15
NEIGHBORHOOD MTNG	REVISED 05-20-15
SITE PERMIT	06-05-15
REVISION	11-13-15
REVISION	02-17-16
VARIANCE	05-31-16



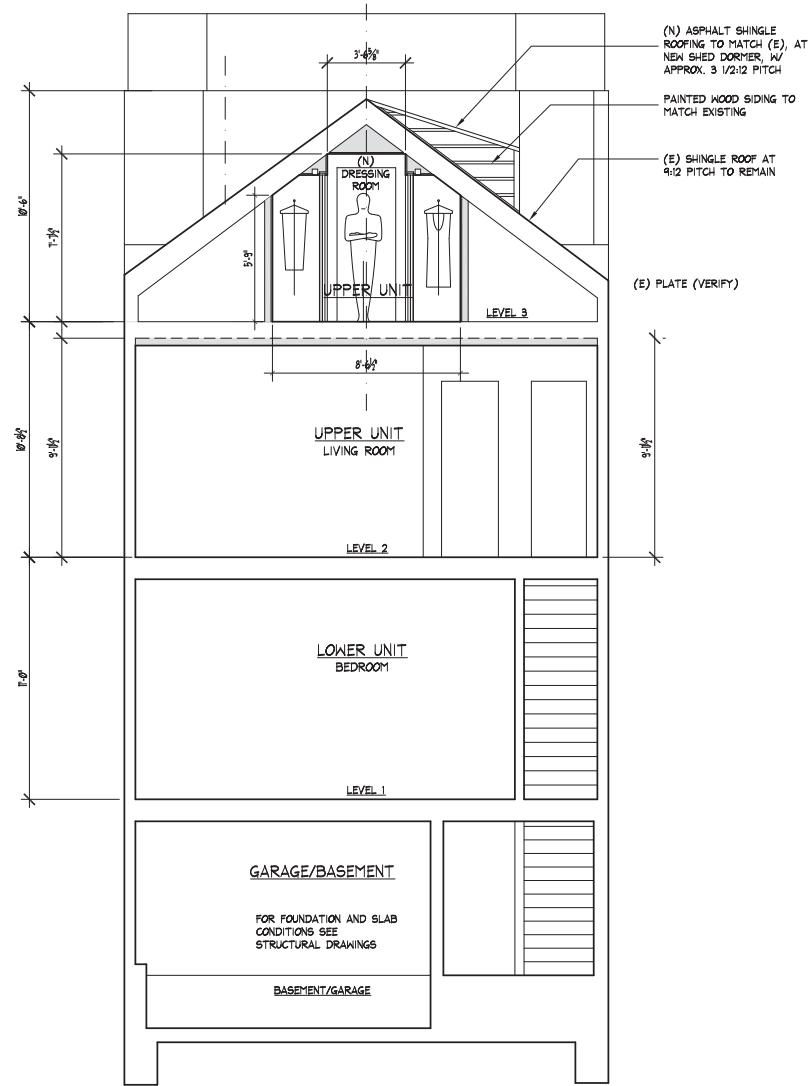
1 SECTION AT RIDGE
A4.1 SCALE: 1/4" = 1'-0"

PLOTTED May 27, 2016 -- 12:04pm

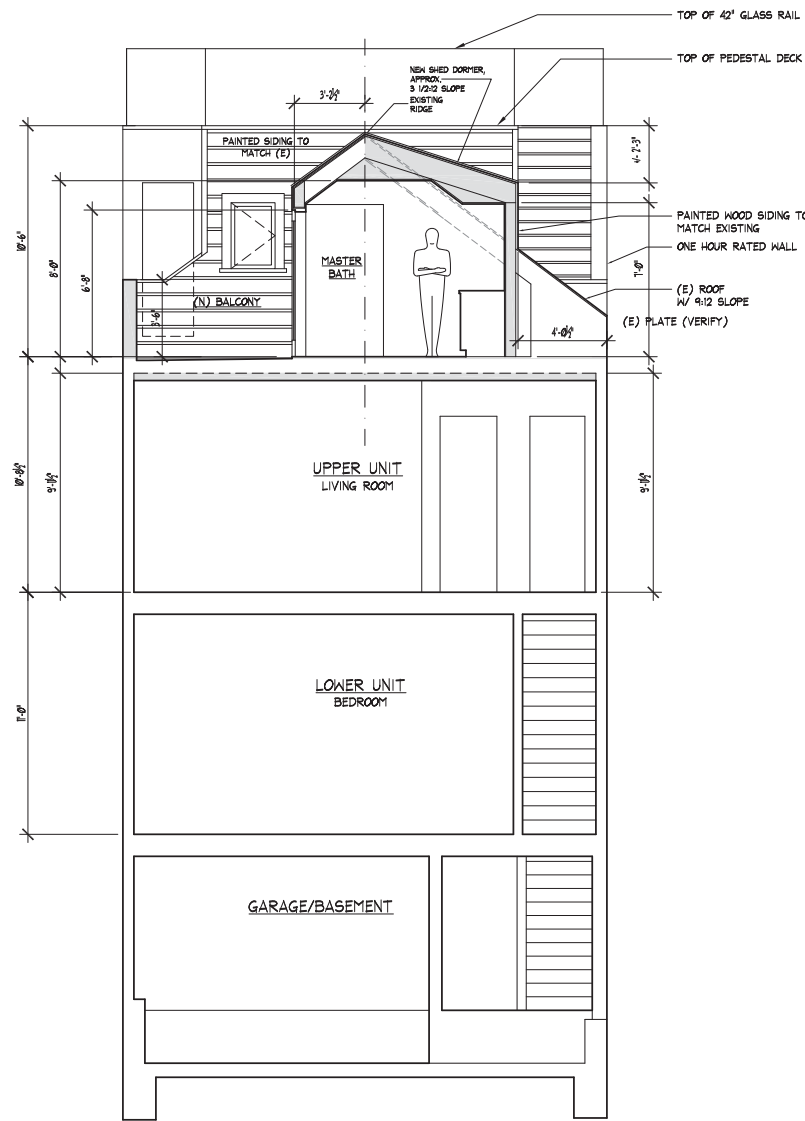
WALKER & MOODY ARCHITECTS A.I.A.
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FAX 885-1009

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

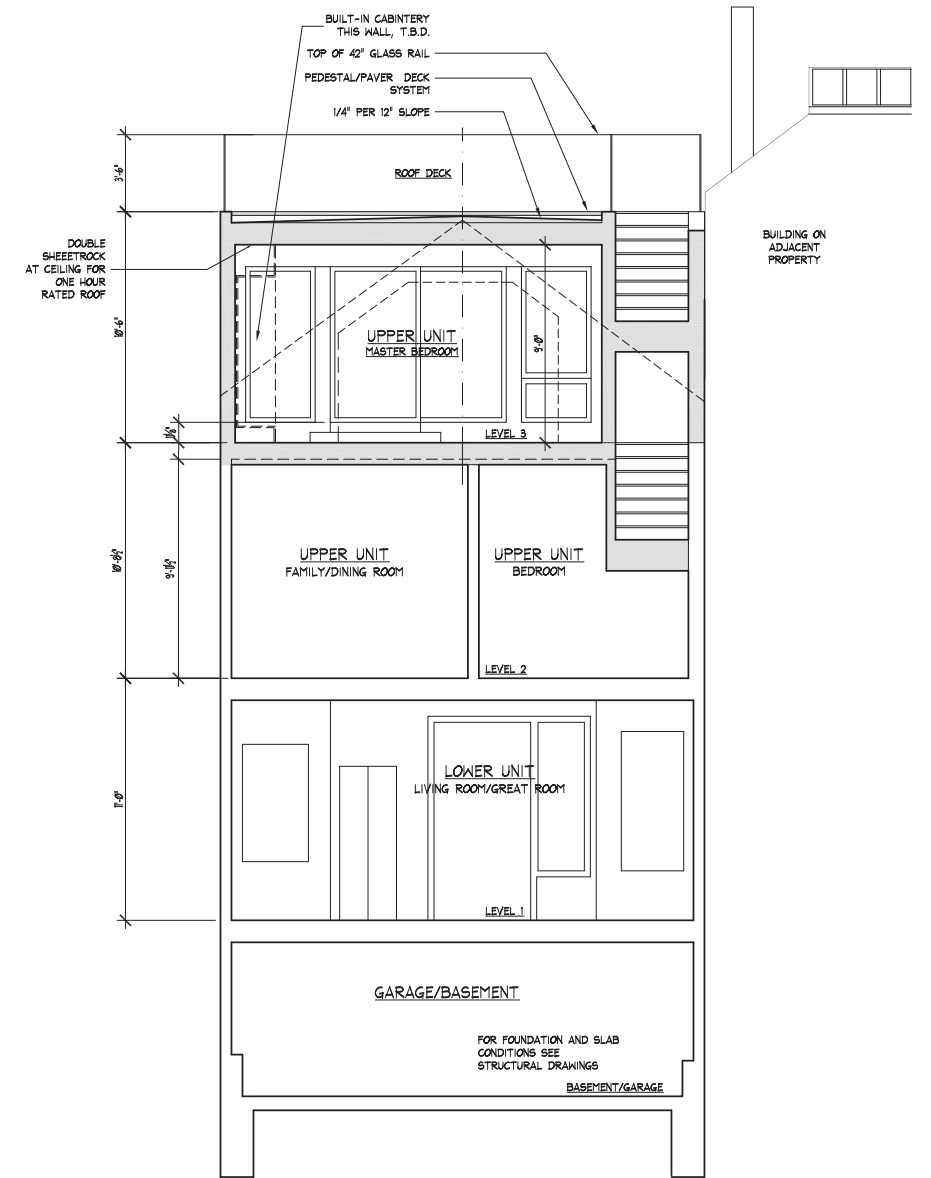
BUILDING SECTIONS
SHEET NO.
A4.1



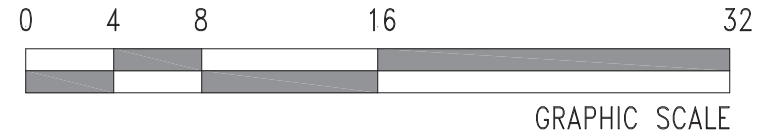
1 CROSS SECTION AT (E) ROOF
A4.3 SCALE: 1/4" = 1'-0"



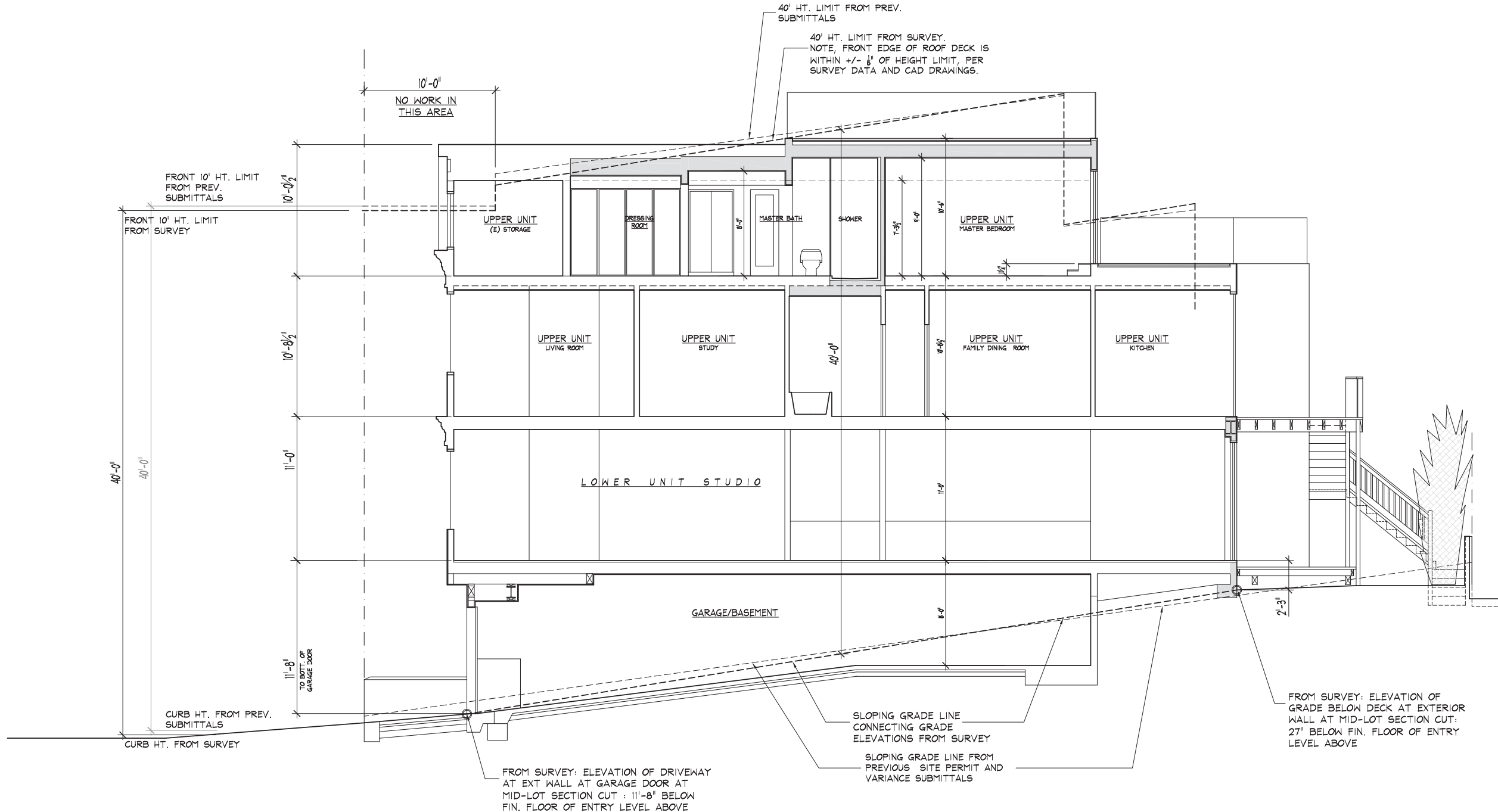
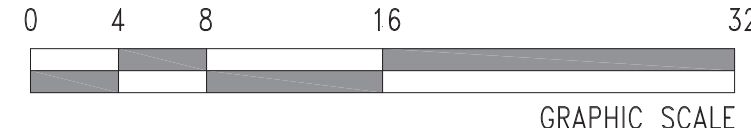
2 CROSS SECTION AT (N) SHED DORMER
A4.3 SCALE: 1/4" = 1'-0"



3 CROSS SECTION AT MASTER BEDROOM
A4.3 SCALE: 1/4" = 1'-0"



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BUILDING SECTION AT RIDGE/LOT MID-LINE
SCALE: 1/4" = 1'-0"

PLOTTED Feb 14, 2017 - 1:39pm