



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 2, 2017

Date: January 26, 2017
Case No.: **2015-014722DRP**
Project Address: **3239-3241 STEINER STREET**
Permit Application: 2015.10.29.1119
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0511/003A
Project Sponsor: Michael Hennessey
Michael Hennessey Architecture
290 Division Street, Suite 303
San Francisco, CA 94103
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal consists of contemporary façade changes and a small increase in the volume of the fourth floor to enclose the previously-approved open stairs to the roof and accommodate a new motorized roof hatch. It should be noted that an application to add a fourth story and roof decks was previously approved by the Planning Department in September 2015 following Section 311 neighborhood notification, during which time no requests for Discretionary Review were submitted. That application was approved with minimal façade changes because at the time it was not known if the building was a historic resource under the California Environmental Quality Act. The applicant subsequently applied for an Environmental Evaluation, 2015-014722ENV, which determined that the structure was not a historic resource. The subject building permit application was filed for the current project which required the project to undergo a new Section 311 neighborhood notification that was mailed out on August 29, 2016.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of Steiner Street between Lombard and Greenwich Streets in the Marina neighborhood. The subject parcel measures approximately 25 feet wide by 85 feet deep with an area of 2,121 square feet. The lot contains a two-unit residential building constructed in 1924. The existing building is described in the Historic Resource Determination as a minimally detailed Mediterranean revival style. Previous alterations include removing wood-sash windows on the front façade and replacing them with aluminum windows in 1970 and the addition of a security gate. Creation of a fourth story and roof decks were approved under Building Permit Number Application 2014.04.30.4599. This application was approved by the Planning Department following neighborhood notification and the permit has been issued by the Department of Building Inspection. The project is currently under construction.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Marina neighborhood is characterized by two-unit dwellings, mixed-use buildings and motels. The project site is located near the corner of Lombard Street. The Lombard commercial corridor is an automobile-oriented hub for hotels and motels but also includes mixed-use residential and commercial buildings, automotive shops, diners and some convenience shopping.

The subject block, located between Lombard and Greenwich Streets, serves as a transition zone between the commercial corridor and adjacent residential district. The mixed visual character of the subject and opposite blockface reflects the variety of uses found here. The subject building is between similar sized structures each with two dwelling units. Other nearby uses include a motel, a six-unit apartment building and two mixed-use buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	Aug. 29, 2016 – Sept. 27, 2016	Sept. 27, 2016	February 2, 2017	167 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 23, 2017	January 23, 2017	10 days
Mailed Notice	10 days	January 23, 2017	January 23, 2017	10 days

PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Mark Slutzkin, owner of 3233-3235 Steiner Street immediately adjacent to the south of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 27, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 21, 2016.

ENVIRONMENTAL REVIEW

On January 8, 2016, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project (Case No. 2015-014722ENV; a copy of the determination is attached).

RESIDENTIAL DESIGN TEAM REVIEW

The original proposal to modify the 2014 permit had a larger scope that included expanding the fourth floor and adding a stair penthouse. The Residential Design Team first considered the revised project on March 23, 2016 and recommended elimination of the proposed stair penthouse and increased floor area. RDT supported the contemporary façade expression but required increased solidity and reduced proportions of glazing in the front façade to better address the pattern of adjacent frontages. The project sponsor revised the project per RDT's direction by eliminating the proposed fourth story expansion, replacing the proposed stair penthouse with a roof hatch and reducing the size of the front façade windows. Planning Department staff determined that the project, as revised, is consistent with Residential Design Guidelines.

The Residential Design Team re-reviewed the project on December 21, 2016 in light of the Discretionary Review and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The subject project is located in a neighborhood with mixed residential character and is adjacent to Lombard Street's neighborhood commercial area. Thus, RDT did not find the project's façade alteration to be incompatible with the neighborhood.

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

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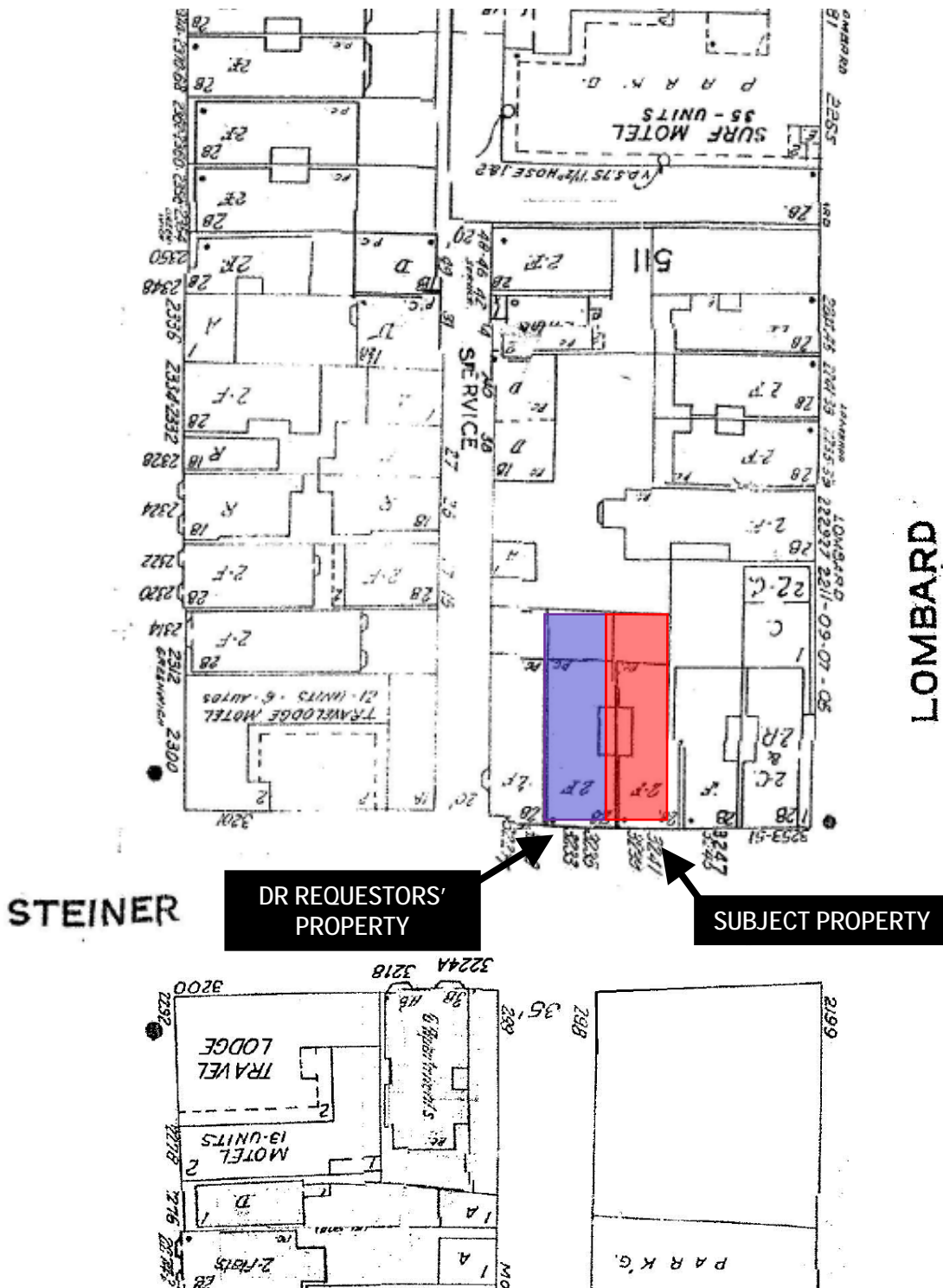
Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Environmental Determination (Case No. 2016-07422ENV)
- Section 311 Notice
- DR Application dated September 27, 2016
- Response to DR Application dated December 21, 2016
- 3-D Renderings
- Reduced Plans

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Sanborn Map*

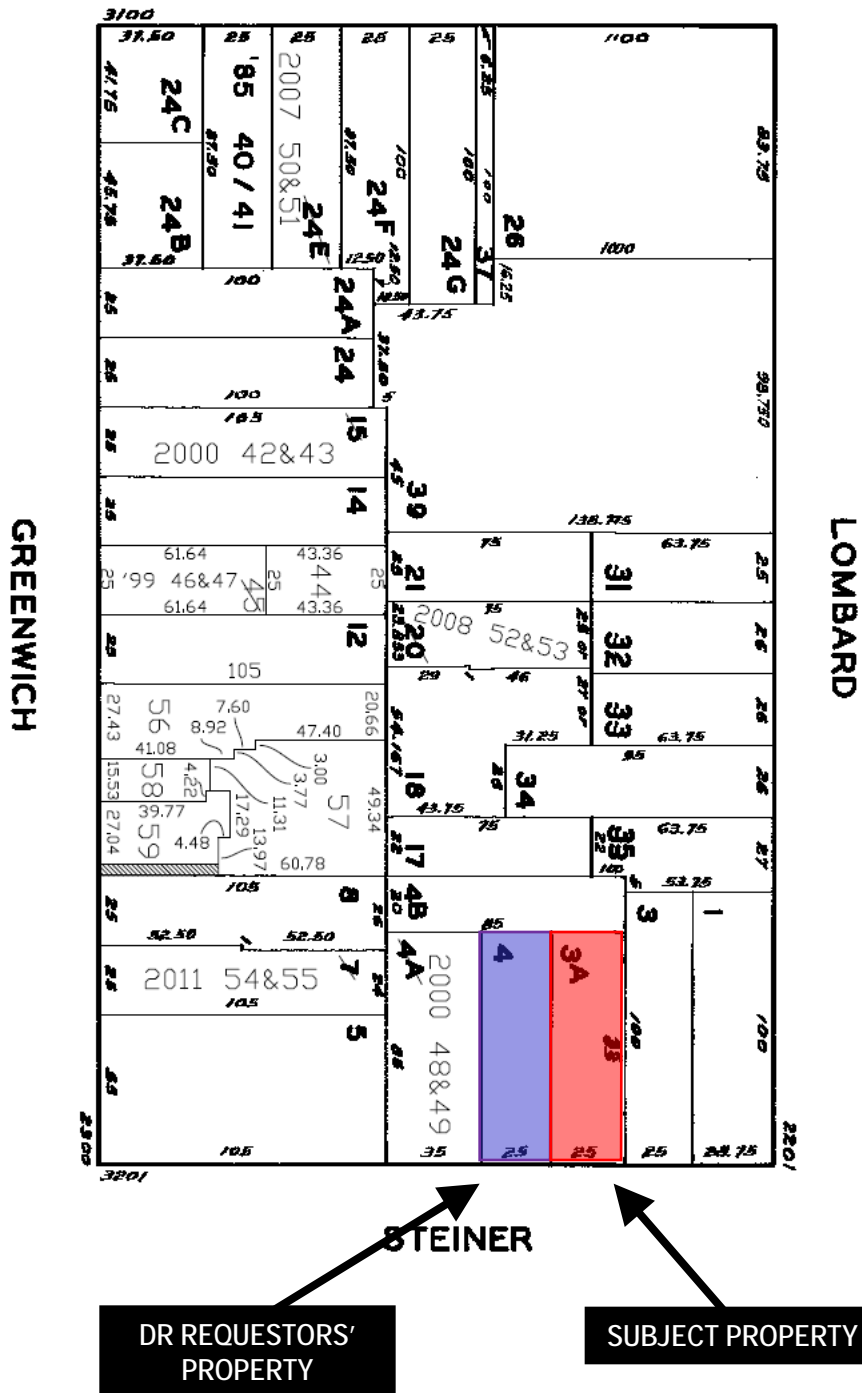


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



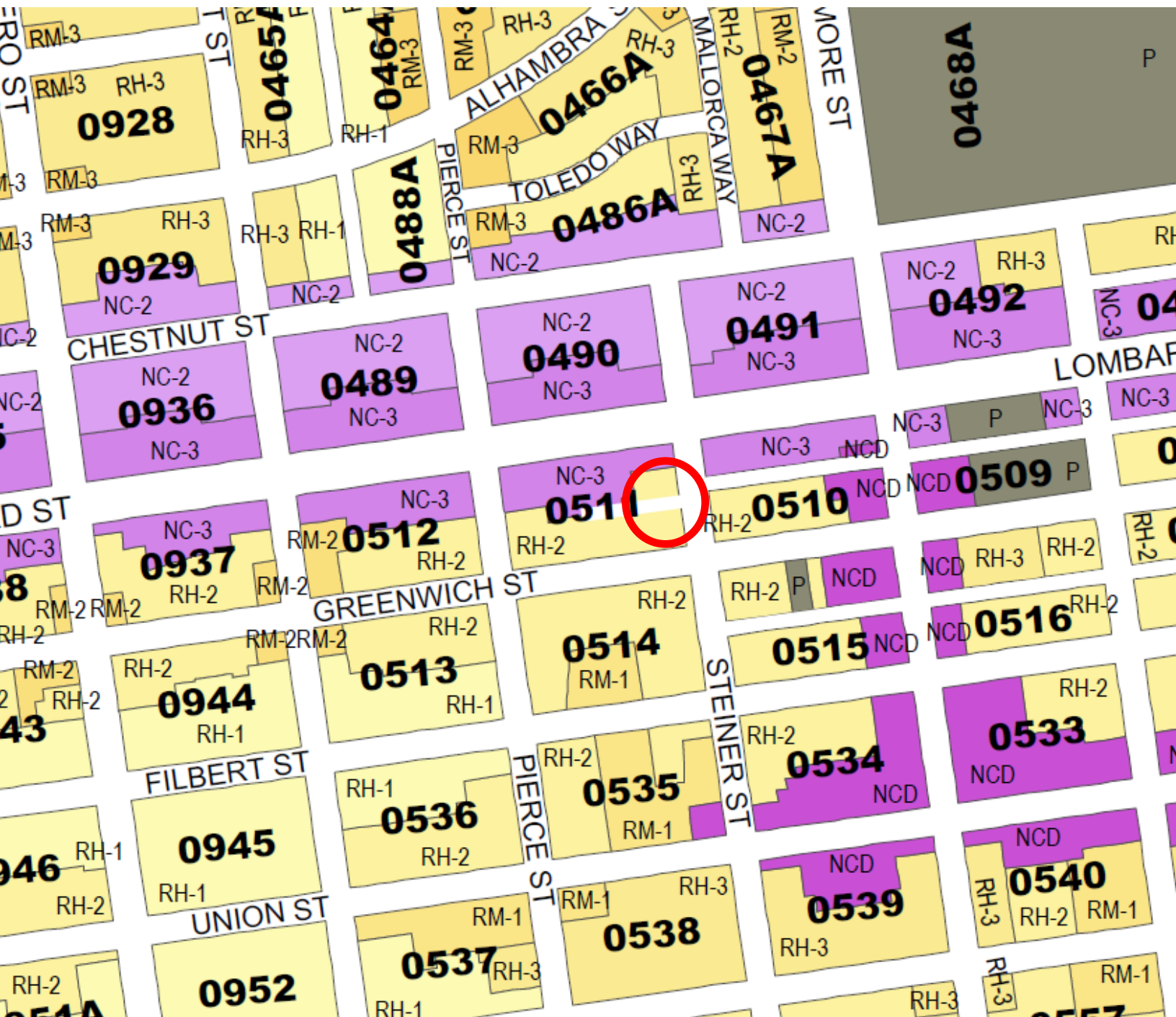
Discretionary Review Hearing
Case Number 2015-014722DRP
3239-3241 Steiner Street

Parcel Map

PIERCE

Discretionary Review Hearing
Case Number 2015-014722DRP
 3239-3241 Steiner Street

Zoning Map



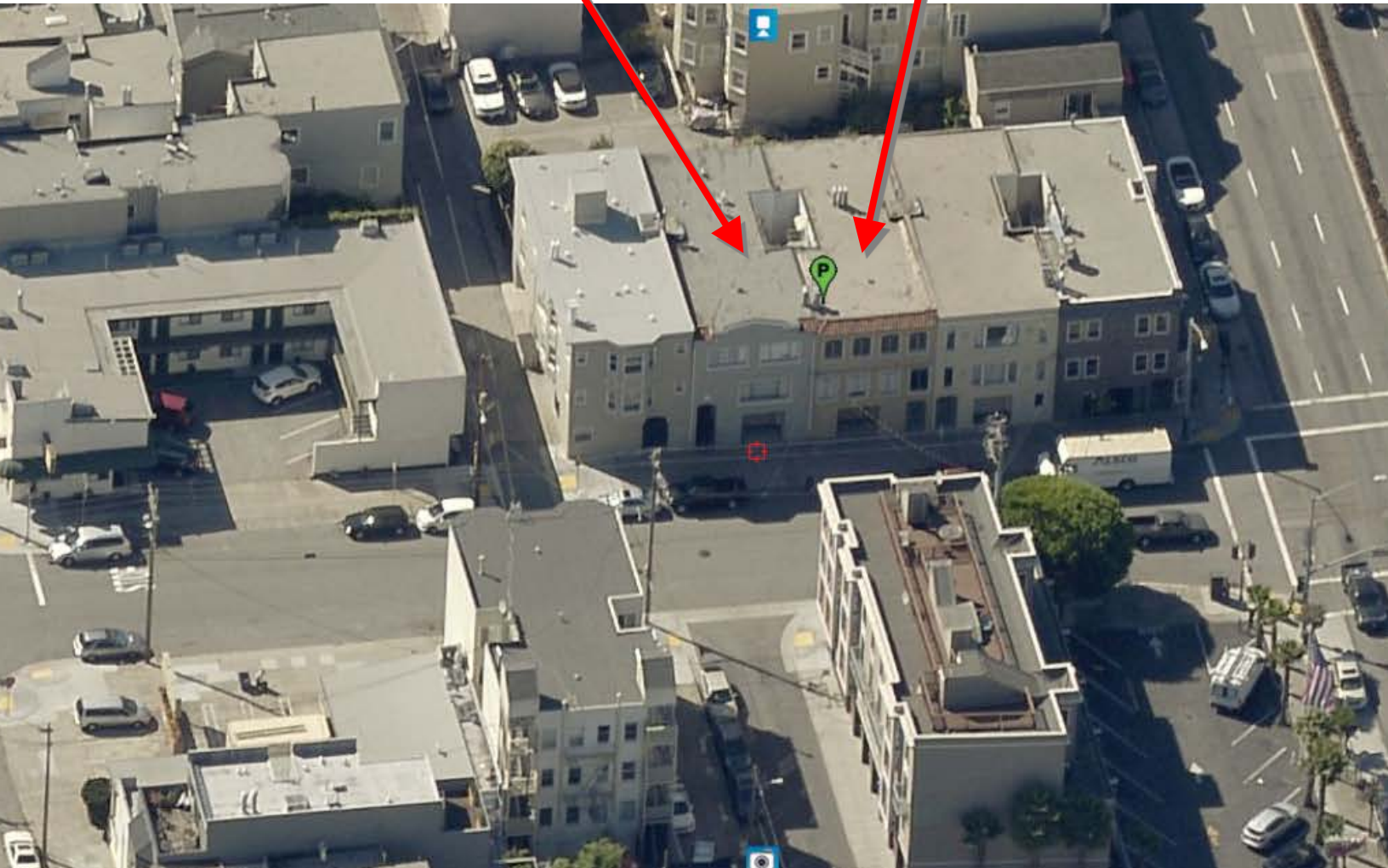
Discretionary Review Hearing
Case Number 2015-014722DRP
3239-3241 Steiner Street

Aerial Photo 1

Subject Blockface

DR REQUESTORS'
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-014722DRP
3239-3241 Steiner Street

Aerial Photo 2

Opposite Blockface



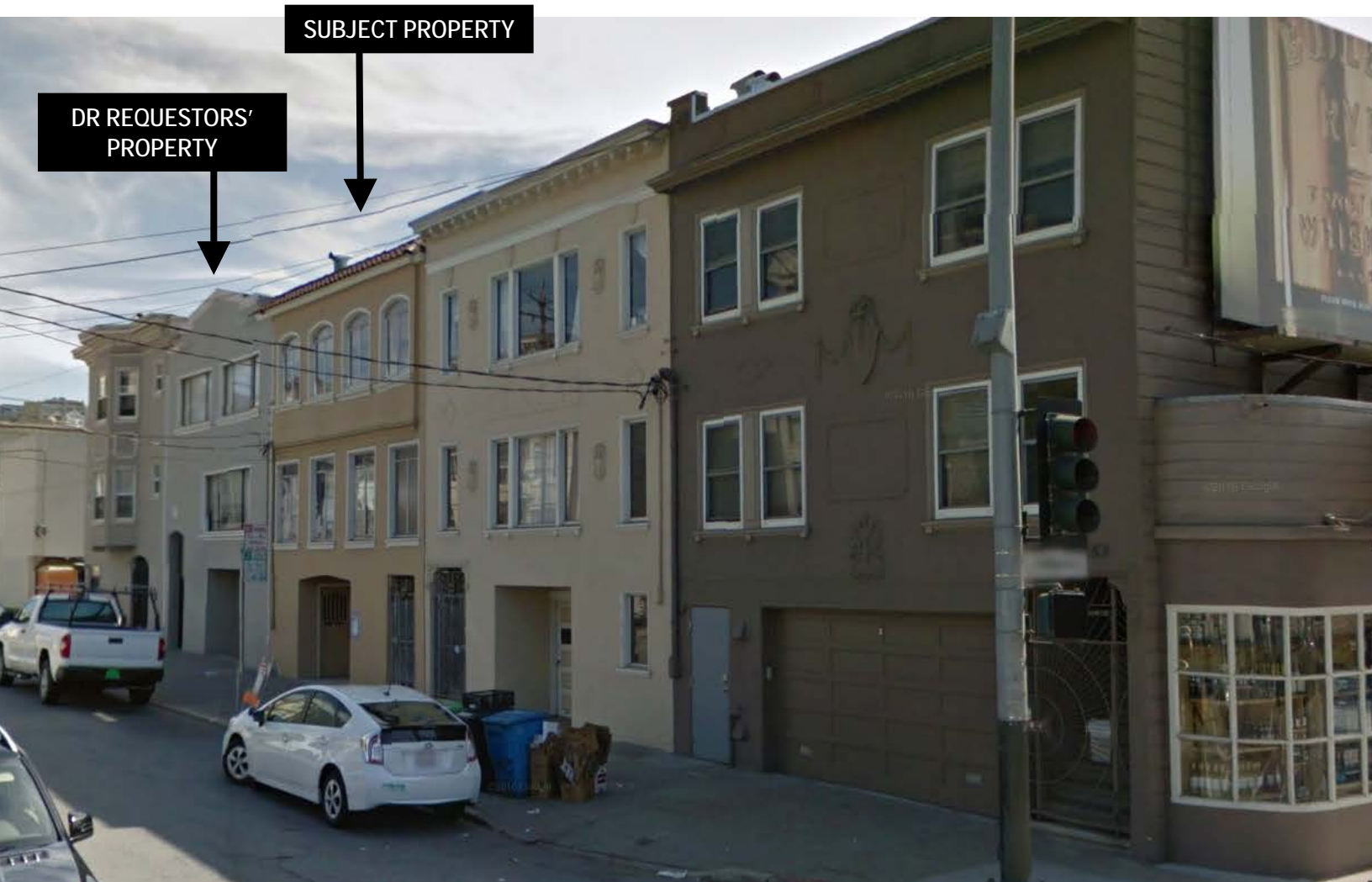
SUBJECT PROPERTY

DR REQUESTORS'
PROPERTY



Discretionary Review Hearing
Case Number 2015-014722DRP
3239-3241 Steiner Street

Site Photo



Discretionary Review Hearing
Case Number 2015-014722DRP
3239-3241 Steiner Street

Site Photo 2



Discretionary Review Hearing
Case Number 2015-014722DRP
3239-3241 Steiner Street

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3239-3241 Steiner Street		0511/003A	
Case No.	Permit No.	Plans Dated	
2015-014722ENV	201404304599 & 201510291119	10/26/2015	
<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. Remodel existing three-story two-unit residential building and add fourth story and stair penthouse leading to roof deck. Reconfigure windows and front facade. Scope of work is covered in two building permits: 201404304599 and 201510291119.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <div style="float: right; font-size: small;"> Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, ou=City Planning and Environmental Planning, email=jean.poling@sfdph.org Date: 2015.11.10 10:50:42 -0800 </div>	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 1/8/2016
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sfgov.org, c=US</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A. Cisneros	Signature:
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org, Date: 2016.01.13 09:23:46 -0800</small>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	3239-3241 Steiner Street	
Block/Lot:	Cross Streets:	
0511/003A	Service Street and Lombard Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-014722ENV

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

DATE OF PLANS UNDER REVIEW:	10/26/2015
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Michael Hennessey (dated 10/28/15) and Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC (dated June 2015). Proposed Project: Remodel (e) 3-story, 2-unit residential building and add 4th story and stair penthouse to roof deck. Reconfigure windows and front facade. Scope of work is covered under building permits: 201404304599 and 201510291119.	

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

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

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


PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Michael Hennessey (dated 10/28/15), Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC (dated June 2015), and information found in the Planning Department files, the subject property at 3239-3241 Steiner street contains a two-story-over-basement/garage, wood-frame, multi-family residence constructed in 1924 (source: building permit). The residence was constructed by contractor and original owner William W. Rednall. The first recorded occupants of the property were Perry C. Hannum, a salesman, and his wife Genevieve (3239 Steiner) and George Quilici, a driver (3241 Steiner). There have been few alterations to the exterior of the property, which are: removing 12 wood-sash windows and replacing them with aluminum windows (1970) and re-roofing (1994). A security gate was also added to the front entrance at some point. The building appears to have been constructed in a minimally detailed Mediterranean Revival style, as evidenced by the clay tile shed roof parapet and arched window openings at the top story.

No known historic events occurred at the subject property (Criterion 1). Rednall was not a prominent contractor or master builder in San Francisco or the greater Bay Area, but it does appear that he constructed and/or bought and sold property throughout San Francisco. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not an architecturally distinct or outstanding example of Mediterranean Revival architecture such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Marina neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1915 to 2001. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

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

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1/8/2016

HISTORICAL RESOURCE EVALUATION PART 1

3239-41 STEINER STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **October 29, 2015**, the Applicant named below filed Building Permit Application No. **2015.10.29.1119** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3239-3241 Steiner Street	Applicant:	Michael Hennessey Architecture
Cross Street(s):	Lombard & Greenwich Streets	Address:	290 Division Street, Suite 303
Block/Lot No.:	0511/003A	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 512-1559

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alterations	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Two-family dwelling	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	59 feet, 11 inches	No Change
Rear Yard	25 feet	No Change
Building Height	39 feet, 3 inches	No Change
Number of Stories	4	No Change
Number of Dwelling Units	2	No Change
Number of Parking Spaces	Not Applicable	No Change
PROJECT DESCRIPTION		
The proposal consists of siding, door and window changes on the front façade of an existing four-story two-family building. See attached plans.		

For more information, please contact Planning Department staff:

Planner: Laura Ajello
Telephone: (415) 575-9142
E-mail: laura.ajello@sfgov.org

Notice Date: 8/29/2016
Expiration Date: 9/27/2016

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.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Marc Slutzkin		
DR APPLICANT'S ADDRESS: 3233-3235 Steiner Street	ZIP CODE: 94123	TELEPHONE: (415) 775-4797
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mike Gong and Amy Lui		
ADDRESS: 3239-3241 Steiner Street	ZIP CODE: 94123	TELEPHONE: (415) 412-7946
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: mslutzkin@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3239-3241 Steiner Street		ZIP CODE: 94123
CROSS STREETS: Lombard & Greenwich Streets		
ASSESSORS BLOCK/LOT: 0511 / 003A	LOT DIMENSIONS: 59'11"x25'	LOT AREA (SQ FT): 1,475
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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

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

Present or Previous Use: Two-family Dwelling

Proposed Use: Two-family Dwelling

Building Permit Application No. 2005.10.29.1119

Date Filed: October 29, 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 checked="" type="checkbox"/>

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

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

The Applicant, Property Owners and their architect Michael Hennessy met Monday, September 26, 2016 at 6pm (the date to file for a Discretionary Review is Tuesday, September 27, 2016).

See attached for full response.

Discretionary Review Request

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

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

See Attached

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

New buildings allow the opportunity to enhance and refine the character of a neighborhood and should be encouraged. The proposed alterations have no design elements that are consistent with the character of the neighborhood and therefore detract from the character of the neighborhood rather than enhance the character. Such a design will adversely affect our property and our neighborhood because it will detract from the aesthetics of the character of the neighborhood and reduce the quiet enjoyment of our property.

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

See attached

DISCRETIONARY REVIEW

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

The Applicant, Property Owners and their architect Michael Hennessy met Monday, September 26, 2016 at 6pm (the date to file for a Discretionary Review is Tuesday, September 27, 2016).

Applicants expressed concern that extreme modern aesthetic of architectural design and proposed materials do not support the overall neighborhood look and feel. Additionally the applicant stressed that [this] residential development does not maintain cohesive neighborhood identity, preserve historic resources, or enhance the unique setting and character of the City and its residential neighborhoods.

Property owners and architect agreed to look at proposed design to determine which cues they may take from the neighborhood and neighboring buildings to provide a greater connection between a more modern design and the current traditional Cow Hollow/Marina nature of the neighborhood. No changes have been made.

Discretionary Review Request

1. What are the reasons requesting Discretionary Review?

The proposed alterations conflict with Section II, Neighborhood Character, of the Residential Design Guidelines as the extreme modern aesthetic of the designs are not in character with either the immediate or broader character of adjacent buildings or the neighborhood. They also conflict with Section IV, Building Form as the proportions of the proposed window alterations are not comparable with the neighborhood. The proposed alterations are in conflict with Section VI Buildings Details as the use of cement board siding as the exterior material is not compatible with the plaster that is used on the immediate block and throughout the broader neighborhood. Finally, the proposed windows dimensions and casings are out of character for the neighborhood (cite Section VI).

3. What alternatives or changes to the proposed project...

The approved plans were more in character with the neighborhood. Throughout the Cow Hollow and Marina neighborhoods there are multiple examples of rehabilitated building with new facades that have maintained the character of the neighborhood but use plaster exteriors and installing windows the fit in the character of the neighborhood.


Specifically, the following can be altered to fit better within the current neighborhood:

- A. Materials used. Proposed materials are significantly industrial in nature, and lack the softness and comfort of the neighborhood design. Specifically, the use of concrete siding/boards, the industrial nature of the front gate, the wide metal trim on the windows and the differentiation in color between stucco and aforementioned concrete boards.
- B. Size, placement and treatment of windows. The proposed window designs appear to be mostly glass, lacking the character in trim materials consistent with the neighborhood. The size of the windows is significantly larger than neighboring buildings, increasing the amount of flat glass and glare. Finally, windows are placed in an asymmetrical manner, further supporting a modern design aesthetic.
- C. Building trim and adornments. Proposed design eliminates all trim and building adornments that provide additional traditional character consistent with surrounding buildings.

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: 9-26-16

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

Marc Slutzkin

~~current authorized agent, new owner 9/30/2016~~
Owner / Authorized Agent (circle one)

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	

Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.

☒ Optional Material.

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

March

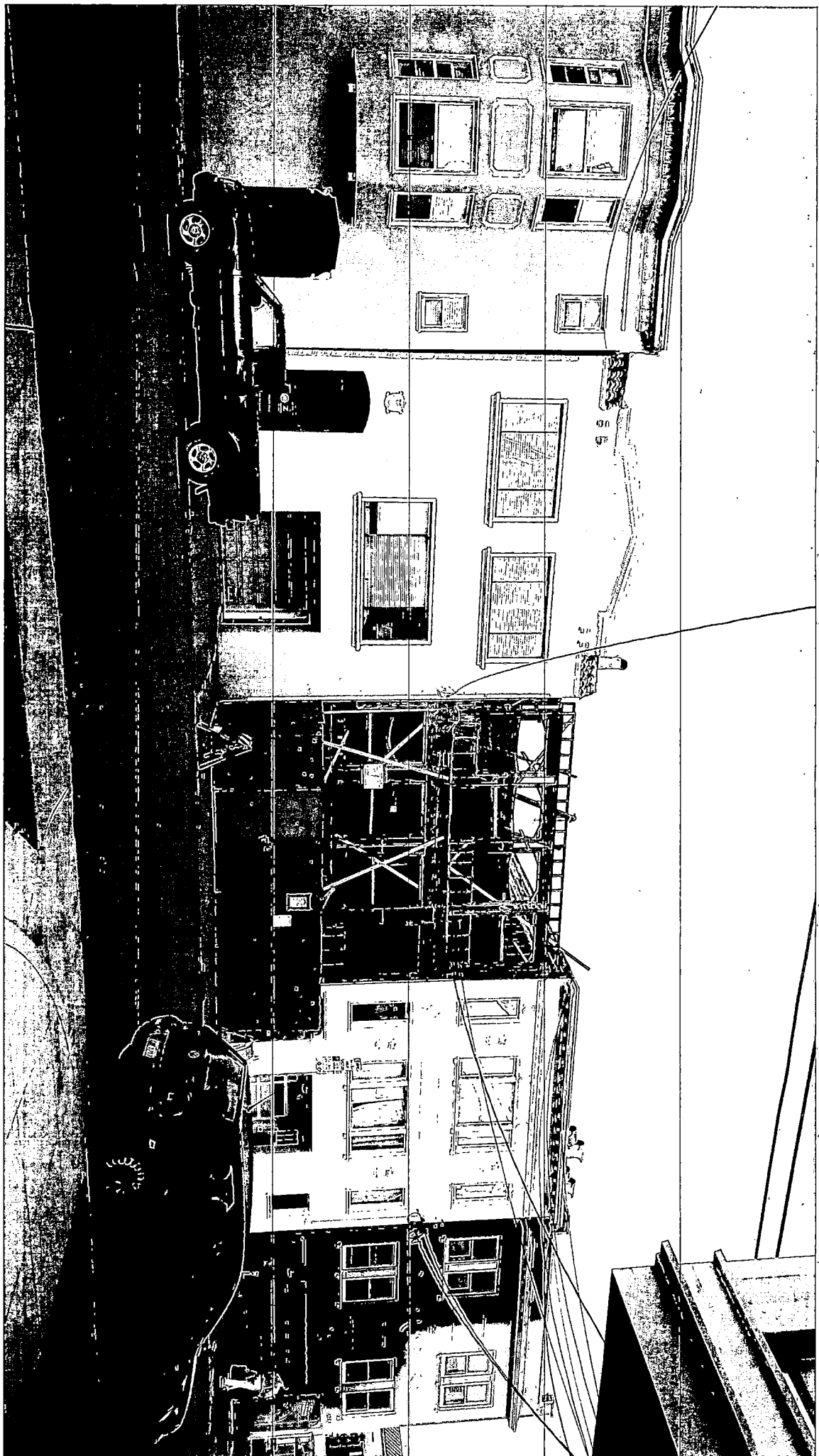
For Department Use Only

Application received by Planning Department:

By: M. Corretta

Date: SEP 27 2016

RECEIVED
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PTC



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: 3239 - 3241 Steiner Street

Zip Code: 94123

Building Permit Application(s): 2015.10.29.1119

Record Number: 2015-014722DRP

Assigned Planner: Laura Ajello

Project Sponsor

Name: MICHAEL HENNESSEY

Phone: 415.512.1559

Email: MICHAEL@HENNESSEYARCHITECT.COM

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.)

SEE ATTACHED.

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.

SEE ATTACHED.

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.

SEE ATTACHED.

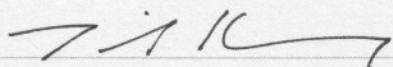
Project Features

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)	2	2
Occupied Stories (all levels with habitable rooms)	4	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	6	6
Height	39'-3"	39'-3"
Building Depth	60'-0"	60'-0"
Rental Value (monthly)	± \$16,000	± \$16,000
Property Value	± \$3 MIL.	± \$3 MIL.

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

Signature:



Date:

12.20.16

Printed Name: MICHAEL HENNESSEY

☐ Property Owner
☒ 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.

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T: 415.512.1559

12.21.16

Response to Discretionary Review Form

Project Address: 3239-3241 Steiner Street

Permit Application: 2015.10.29.1119

Question 1:

Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Response:

The proposed project should be approved since the front elevation was designed to carefully follow the Residential Design Guidelines, taking into account proportion and material cues from surrounding buildings. The proposed front elevation uses the same plaster material as found on the majority of buildings on this block of Steiner Street, and has similar window proportions as the two neighboring buildings. We worked with the Residential Design Team to create a front elevation that is both compatible with the existing buildings on this block, as well as, enhance the overall appearance of the street. We worked with the DR Requester and concerned neighbors over the course of several meetings, as noted below, to find a compromised solution to the design issues raised. A responsible front elevation is being proposed, and has been fully vetted through the rigorous Residential Design Review process established by the Planning Department.

Question 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.

Response:

We met with the DR Requesters and/or concerned neighbors on the following dates to address their concerns:

September 26, 2016 (Marc Slutzkin & Kate Addiego, at 3235 Steiner),
October 15, 2016 (Marc Slutzkin & Kate Addiego, at 3235 Steiner),
October 31, 2016 (Marc Slutzkin, at 3239-3241 Steiner),
November 7, 2016 (Tom & Stephanie, at 3227 Steiner),
November 21, 2016 (Mark Slutzkin & Kate Addiego, Tom & Stephanie, at 3227 Steiner).

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T: 415.512.1559

We proposed the following modifications to the proposed front elevation during the course of these meetings:

1. Eliminate the proposed cement board panels and replace with plaster.
2. Provide a projecting cornice at the top of the front elevation.
3. Provide painted wood trim around the proposed windows.
4. Modify the location of the structural shear wall at the Third Floor.
5. Push the entry gate back as much as possible (approx. 5" to 6").

We proposed these modifications to the front elevation design over the course of these neighbor meetings in an attempt to break down the perceived "boxiness" of the proposed elevation. The intent of these suggested modifications is to provide greater depth on the elevation and creating subtle shadow lines on the plaster elevation, consistent with the existing neighboring buildings. These proposed modifications did not resolve the DR Requesters' dislike for the design of the front elevation.

Unfortunately, we are at a point where we cannot find additional alterations that would satisfy the DR requesters' design taste without drastically modifying the proposed design. No additional design recommendations were provided by the DR Requesters beyond the modifications listed above, other than to keep the size and location of the existing windows from the original front elevation. That does not seem to be a reasonable request given that we have worked diligently with the Residential Design Team to create an elevation that is compatible with the surrounding context, as well as, worked in good faith to find compromises that would benefit all parties involved. It is unfortunate that we worked through these meetings only to find out in the last meeting that the DR Requesters have no desire to find a compromised solution and that returning to the original elevation as a starting point for design is the only acceptable solution.

Question 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.

Response:

The DR Requesters' recommendation to go back to the original eight windows is in direct conflict with this project's initial goal for modifying the front elevation. The goal was to gain more natural daylight for both residential units. This led us to provide larger windows than the original windows, however, the proposed windows are only slightly larger than the windows at the neighboring buildings. We worked with the Residential Design Team to make the windows a similar proportion as the neighboring windows and we increased the amount of wall surface per RDT's request.

As we have suggested five alternative modifications to address the concerns of the DR Requesters, we feel that we have made a strong effort to address their concerns. The proposed front elevation is designed to be compatible with the surrounding context, thereby eliminating any adverse effect on the surrounding

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T: 415.512.1559

properties. We are more than willing to listen to any further suggestions by the DR Requesters as long as it is in the spirit of finding a compromised solution rather than a complete abandonment of the proposed design. Our goal is to avoid a DR Hearing which would be the best result for the long-term neighbor relationship.

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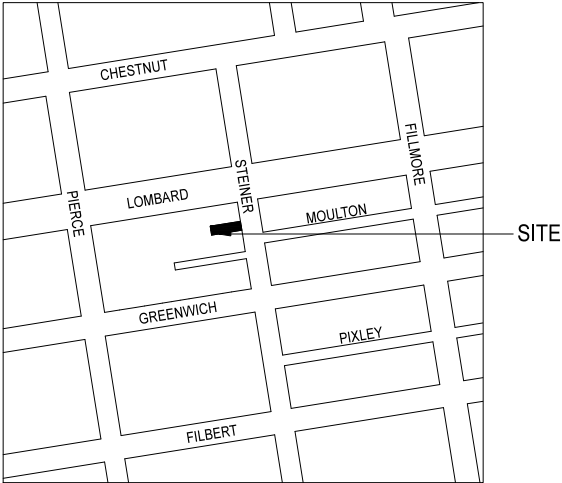
3239-3241 STEINER STREET
MHA - 01.16.17





3239-3241 STEINER STREET
MHA - 01.16.17

VICINITY MAP



SYMBOLS

	WINDOW SYMBOL / TYPE
	DOOR SYMBOL / TYPE
	REVISION TAG
	DETAIL NUMBER SHEET NUMBER
	ELEVATION / SECTION NUMBER SHEET NUMBER
	DRAWING NUMBER SHEET NUMBER
	PARTITION TYPE
	ALIGN
	FIRE SPRINKLER
	RETURN AIR
	SUPPLY AIR
	AIRBAR
	HOSE BIB

DIRECTORY

OWNER
MIKE GONG & AMY LUI
3239-3241 STEINER STREET
SAN FRANCISCO, CA 94123
M.G. MOBILE 415.412.7946
A.L. MOBILE 50.867.2810

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GEOTECHNICAL ENGINEER
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360 GRAND AVE. #262
OAKLAND, CA 94610
T 510.639.0765

HISTORICAL CONSULTANT
TIM KELLEY CONSULTING, LLC
2912 DIMOND ST. #330
SAN FRANCISCO, CA 94131
T 415.337.5824

T-24 ENERGY
EMILIE MEISINGER
GILLERAN ENERGY MANAGEMENT, INC.
750A DAVIS STREET
T 707.528.7318 EXT 208

SUSTAINABILITY
COLLETTE WILLIAMS
GILLERAN ENERGY MANAGEMENT, INC.
750A DAVIS STREET
T 707.528.7318 EXT 209

ABBREVIATIONS

& AT ABV. A.C. A.C.T. ADJ. A.F.F. ALT. ALUM. ANOD. APPROX. ARCH. AXON.	AND ABOVE AIR CONDITIONING ACOUSTIC CEILING TILE ADJUSTABLE ABOVE FINISHED FLOOR ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECTURAL AXONOMETRIC	(N) NAT. N.I.C. NO. # NOM. N.T.S.	NEW NATURAL NOT IN CONTRACT NUMBER NUMBER NOMINAL NOT TO SCALE
BD. B.J. BLDG. BLKG. B.O. B.P. BRZ. B.U.R.	BOARD BUTT-JOINT BUILDING BLOCKING BOTTOM OF BUILDING PAPER BRONZE BUILT-UP ROOF	OBSC. O.C. O.D. O.H. OPER. OPNG. OPP.	OBSCURE ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPERABLE OPENING OPPOSITE
CAB. CEM. CER. CHAN. C.I.P. C.L. CL. CLG. CLO. CLR. C.M.U. COL. CONC. CONT. CPT. CTR.	CABINET CEMENT CERAMIC CHANNEL-PLATE CENTERLINE CLEAR CEILING CLOSET CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS CARPET CENTER	PART. PERF. PL. PL. PLAM. PLAS. PLY. PNL. PNT. PROP. PTD. P.V.	PARTITION PERFORATED PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD. PANEL PAINT PROPERTY PAINTED PHOTOVOLTAIC
DEPT. DET. D.F. DIA. DIM. DN. DR. DW. DWG.	DEPARTMENT DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DOOR DISHWASHER DRAWING	R. R. R.B. R.C.P. REF. REF. REFIN. REINF. REQD. REV. RM. R.O. RTD. R.W.L.	RADIUS RISER RESILIENT BASE REFLECTED CEILING PLAN REFERENCE REFRIGERATOR REFINISH REINFORCED REQUIRED REVISION/REVISED ROOM ROUGH OPENING RATED RAIN WATER LEADER
(E) EACH EL. ELEV. ELECT. ENGR. EQ. EQPT. EXEC. EXP. EXT.	EXISTING EACH ELEVATION ELEVATION SEE PLUMBING DRAWINGS SPECIFICATION S.S. S.S.D. STD. STL. STONE STOR. STRUCT. SUSP. SYM.	S.C. SCHD. S.A. SECT. S.E.D. SHT. SHTG. SIM. S.L.D. S.M.D. S.P.D. SPEC. S.S. S.S.D. STD. STL. STN. STOR. STRUCT. SUSP. SYM.	SOLID CORE SCHEDULE SOAP DISPENSER SECTION SEE ELECTRICAL DRAWINGS SHEET SIMILAR SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SPECIFICATION STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STEEL STONE STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
FAB. F.B.O. F.D. FIN. FIXT. FL. F.O. F.O.F. F.O.S. F.O.C. FRM. FRMG. FT. FURR.	FABRIC FURNISHED BY OWNER FLOOR DRAIN FINISH FIXTURE FLOOR FINISHED OPENING FACE OF FINISH FACE OF STUD FACE OF CONCRETE FRAME FRAMING FOOT OR FEET FURRING	T. T.B.D. TEL. TEMP. TEMP. T.F. TFWD. T&G TO. TOP OF T.O.C. T.O.W. TRANS. TV. TYP.	TREAD TO BE DETERMINED TELEPHONE TEMPERED TEMPORARY TRANSPARENT FINISH TRANSPARENT FINISHED WOOD TONGUE AND GROOVE TOP OF TOP OF CONCRETE TOP OF WALL TRANSLUCENT TELEVISION TYPICAL
GA. GALV. G.D. GEN. GL. GYP. G.W.B.	GAUGE GALVANIZED GARBAGE DISPOSAL GENERAL GLASS GYPSUM GYPSUM WALL BOARD	U.B.C. U.C. U.C.N. UTIL.	UNIFORM BUILDING CODE UNDER COUNTER UNDER COUNTER UTILITY
H.B. H.C. HDWD. HT. HORIZ. HR. H.M. H.W.	HOSE BIB HOLLOW CORE HARDWOOD HEIGHT HORIZONTAL HOUR HOLLOW METAL HOT WATER	VAR. V.T. VEN. VERT. VEST. V.I.F. V.P.	VARIES VINYL COMPOSITION TILE VENEER VERTICAL VESTIBULE VERIFY IN FIELD VENEER PLASTER
I.D. IN. INSUL. INT.	INSIDE DIAMETER INCH INSULATION INTERIOR	W/ W.C. WD. W/D WIN. W.H. W/O W.O. W.P. WT.	WITH WATER CLOSET WOOD WASHER/DRYER WINDOW WATER HEATER WITHOUT WHERE OCCURS WATERPROOFING WEIGHT
JAN. JT.	JANITOR JOINT		
KIT.	KITCHEN		
LAM. LAV. LOC. LTWT. LVL.	LAMINATE LAVATORY LOCATION LIGHTWEIGHT LEVEL		
MAT. MAX. M.B. M.C. MECH. MEMB. MFR. MIN. MIR. MISC. MSRY. MTD. MTL.	MATERIAL MAXIMUM MOISTURE BARRIER MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MASONRY MOUNTED METAL		

GENERAL NOTES

1. AIA DOCUMENT A201-GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
2. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
3. THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
4. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
6. THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
7. ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
9. THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
10. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
11. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
12. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OF DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT, NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
13. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS.
14. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
15. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATE THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
16. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
17. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
18. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
19. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
20. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
21. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
22. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
23. EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
24. THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, VOICE/DATA CABLING, TELEPHONE WORK, ETC.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
26. ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLIMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
27. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATED DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
28. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
29. LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.
30. ALL WORK PERTAINING TO OR EFFECTED BY THIS CONTRACT SHALL CONFORM TO 2013 CALIFORNIA BUILDING CODE (C.B.C.), CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES (C.P.C., C.M.C. AND C.E.C.) AND ALL LOCAL CODES AND ORDINANCES.

SHEET INDEX

- ARCHITECTURAL**
A0.1 - COVER SHEET / PROJECT DATA
- A1.1 - PROPOSED AND EXISTING SITE PLANS
- A2.1 - PROPOSED AND EXISTING FIRST FLOOR PLANS
A2.2 - PROPOSED AND EXISTING SECOND FLOOR PLANS
A2.3 - PROPOSED AND EXISTING THIRD FLOOR PLANS
A2.4 - PROPOSED AND EXISTING FOURTH FLOOR PLANS
A2.5 - PROPOSED AND EXISTING ROOF PLAN
- A5.1 - PROPOSED AND EXISTING EXTERIOR ELEVATIONS
~~A5.2 - PROPOSED AND EXISTING EXTERIOR ELEVATIONS~~
~~A5.3 - PROPOSED AND EXISTING EXTERIOR ELEVATIONS~~
A5.4 - PROPOSED AND EXISTING EXTERIOR ELEVATIONS
A5.5 - PROPOSED AND EXISTING BUILDING SECTIONS

A9.1 - EXTERIOR DETAILS

PROJECT DATA

ADDRESS
3239-3241 STEINER STREET
SAN FRANCISCO, CA 94123

BLOCK/LOT #
0511 / 003A

ZONING DISTRICT
RH-2

OCCUPANCY GROUP:
R-3

TYPE OF CONSTRUCTION
V-8

HEIGHT LIMIT
40-X

OFF-STREET PARKING
2 SPACES PROVIDED

SCOPE OF WORK
PROVIDE (N) FINISHES AND WINDOWS AT THE FRONT ELEVATION. ~~PROVIDE (N) STAIR PENTHOUSE LEADING TO (E) ROOF DECK, RAISE 4TH FLOOR CEILING HEIGHT, MODIFY LOCATION OF EAST WALL OF LIVING ROOM AT THE FOURTH FLOOR. PROVIDE (N) MOTORIZED SLIDING SKYLIGHT AT TOP OF STAIR LEADING TO ROOF DECK.~~

EXISTING GROSS BUILDING AREA
FLOOR 1: 862 S.F.
FLOOR 2: 1,338 S.F.
FLOOR 3: 1,383 S.F.
FLOOR 4: 702 S.F.
TOTAL: 4,085 S.F.
GARAGE/MECH: 740 S.F.

APPLICABLE BUILDING CODES
2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CAL. GREEN BUILDING CODE (CALGREEN)
2013 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN

NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
STEINER STREET RESIDENCES

3239-3241 STEINER STREET SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:
NEIGHBORHOOD
NOTIFICATION

DATE:
08.09.16

JOB:
1501

REVISIONS:

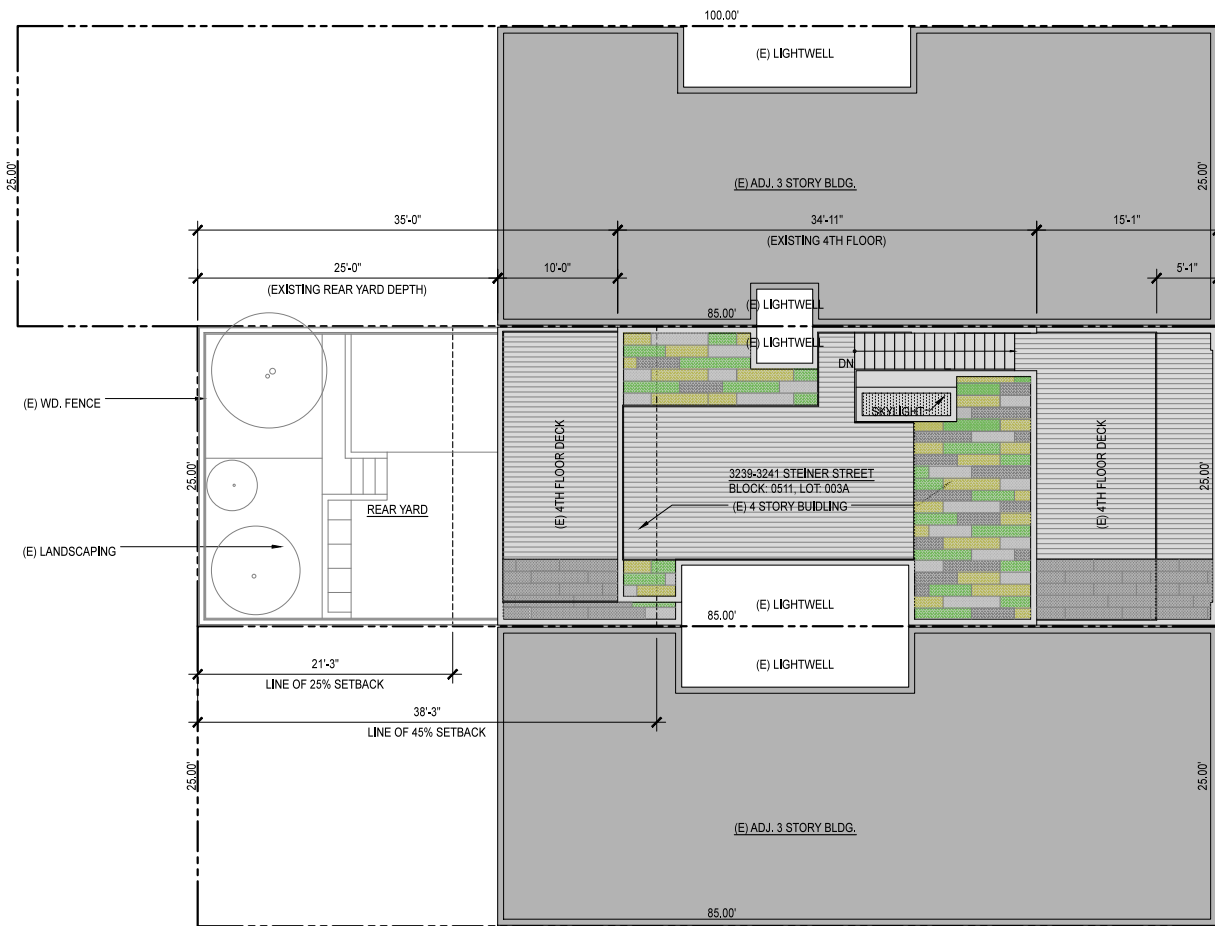
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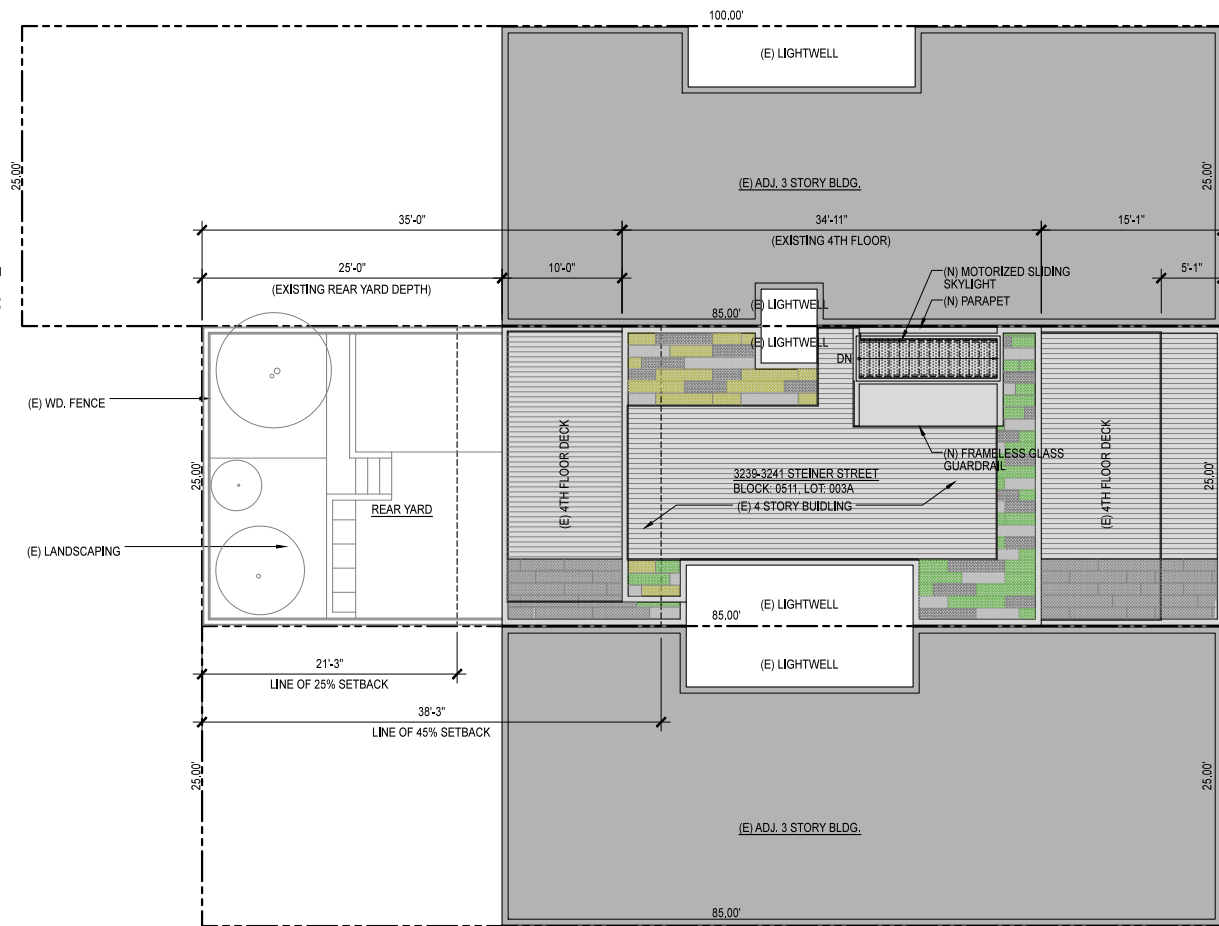
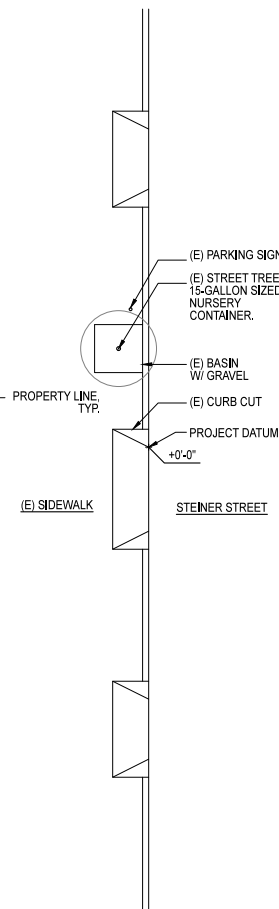
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PROJECT DATA

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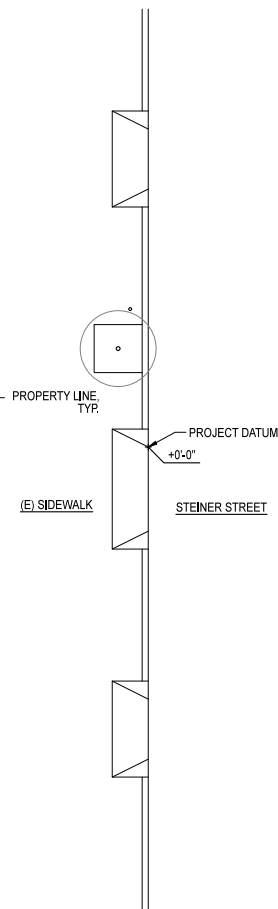
A0.1



2
-



1
-



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08.09.16

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1501

REVISIONS:

SCALE:

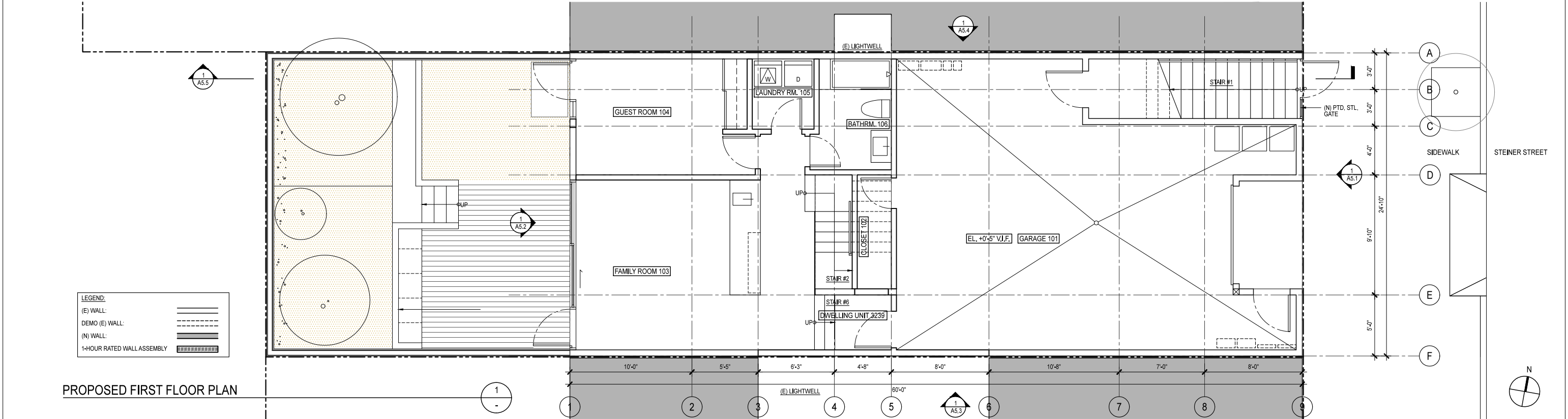
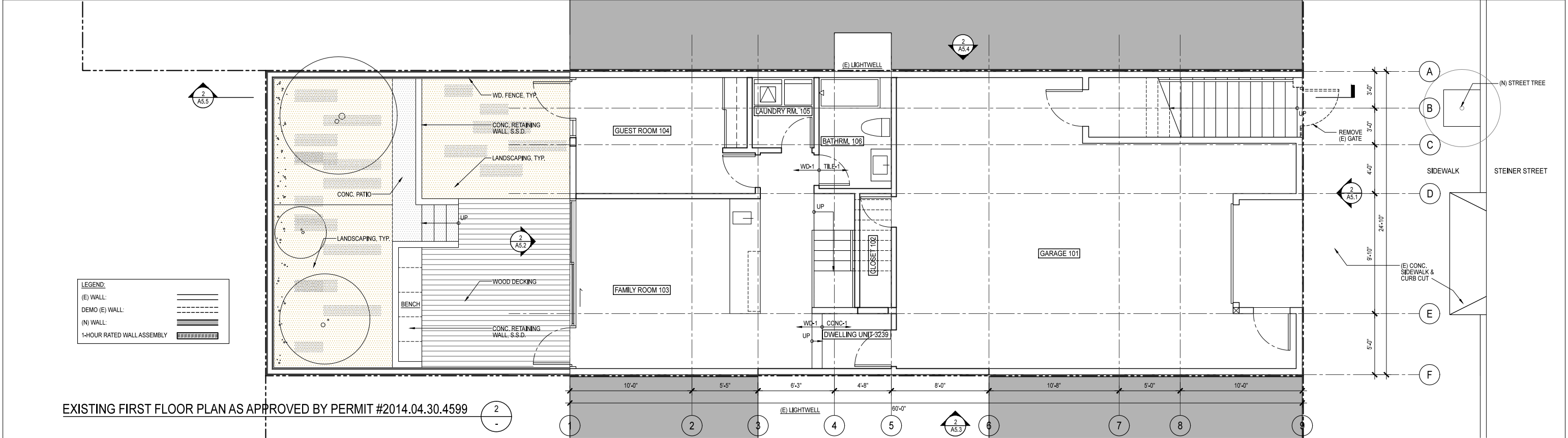
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**PROPOSED AND EXISTING
SITE PLANS**

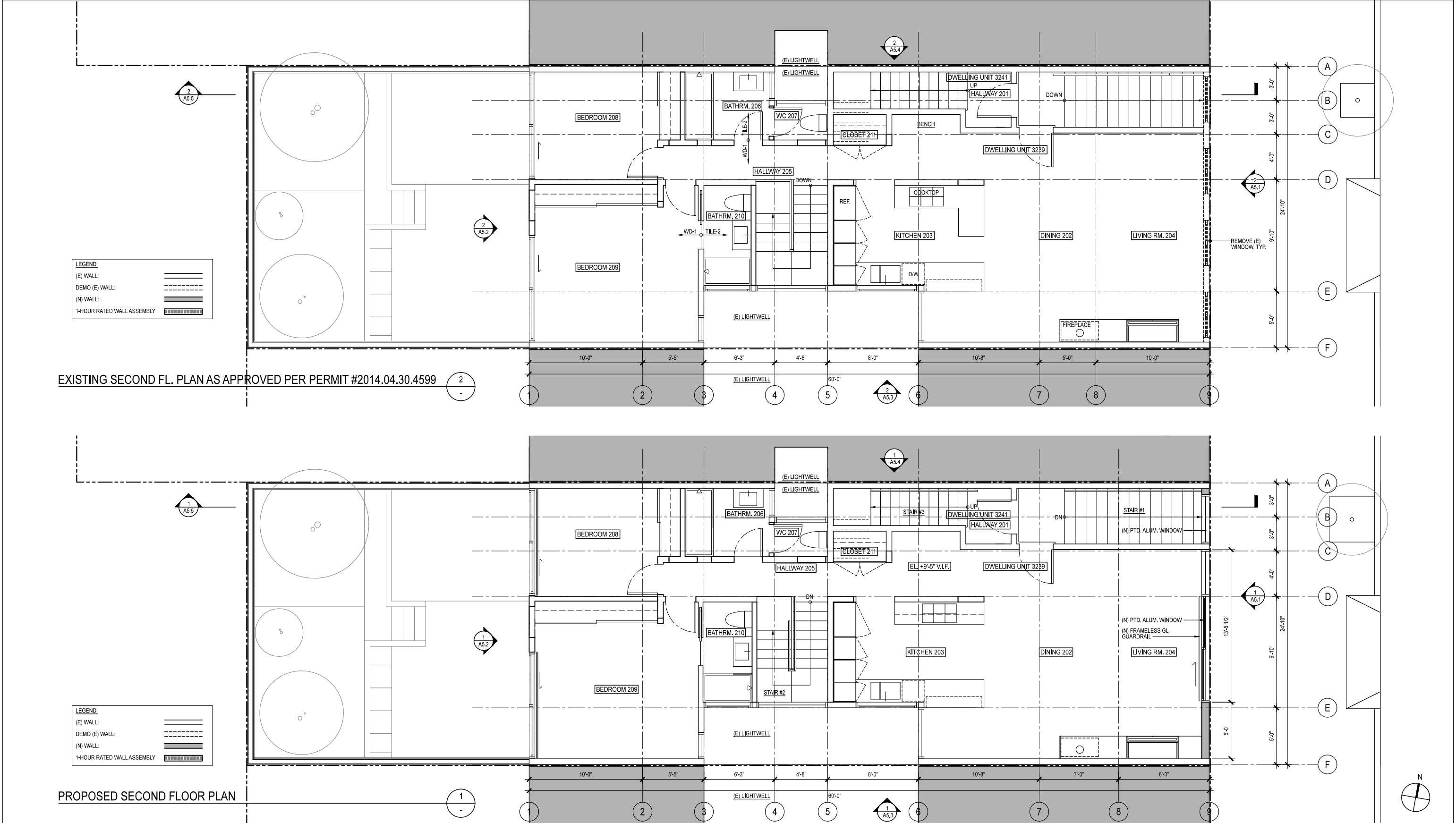
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A1.1



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PROJECT TITLE:
STEINER STREET RESIDENCES

CONSULTANT:

STAMP:

ISSUE:
NEIGHBORHOOD
NOTIFICATION

DATE:
08.09.16

REVISIONS:

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1/8" = 1'-0"

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PROPOSED AND EXISTING
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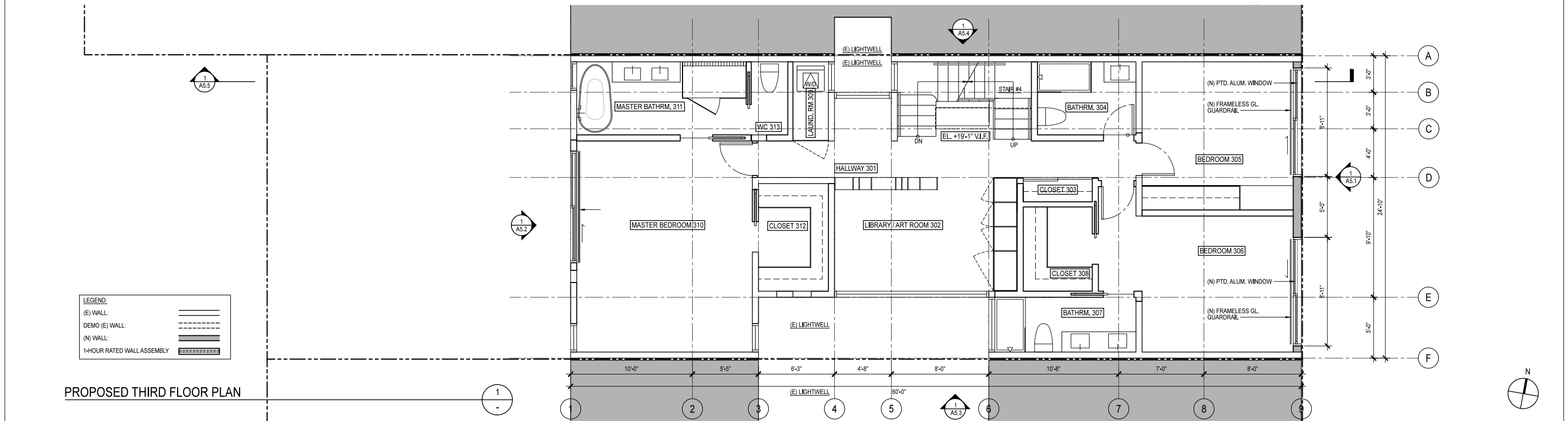
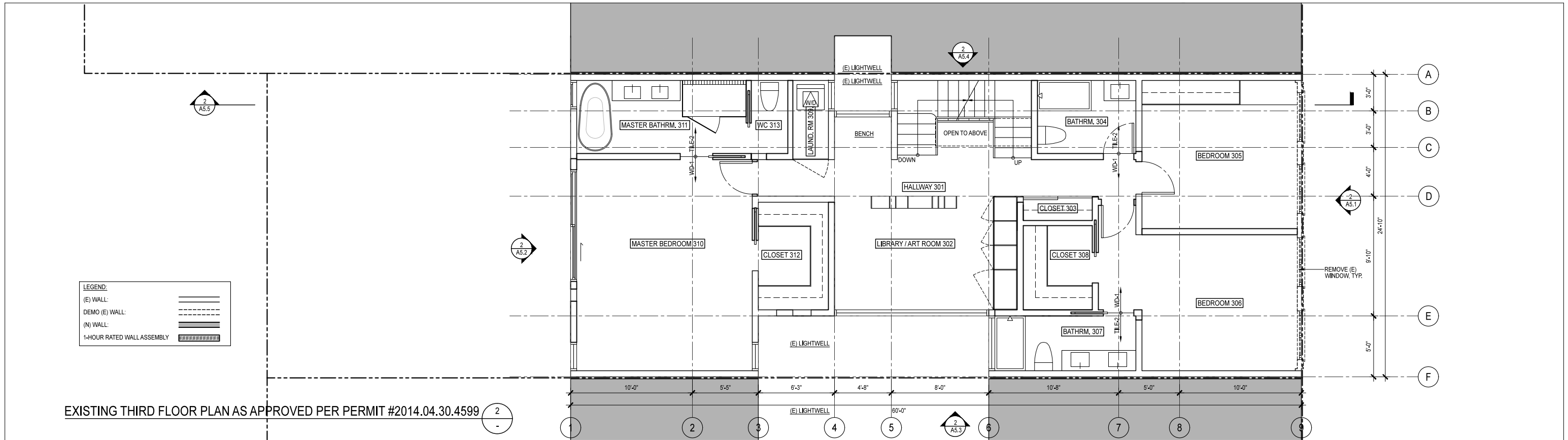
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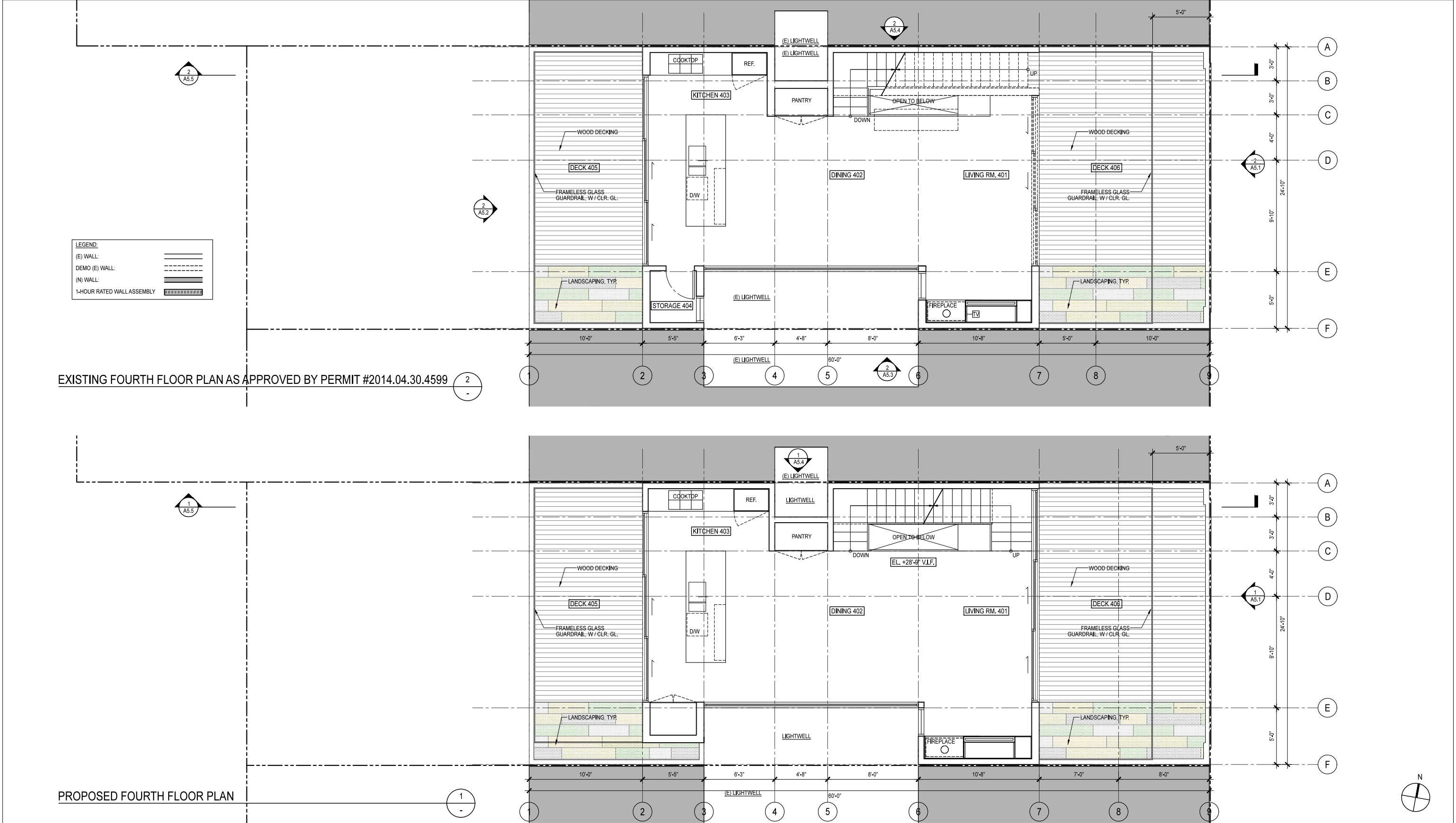
3239-3241 STEINER STREET SAN FRANCISCO, CA

JOB:
1501



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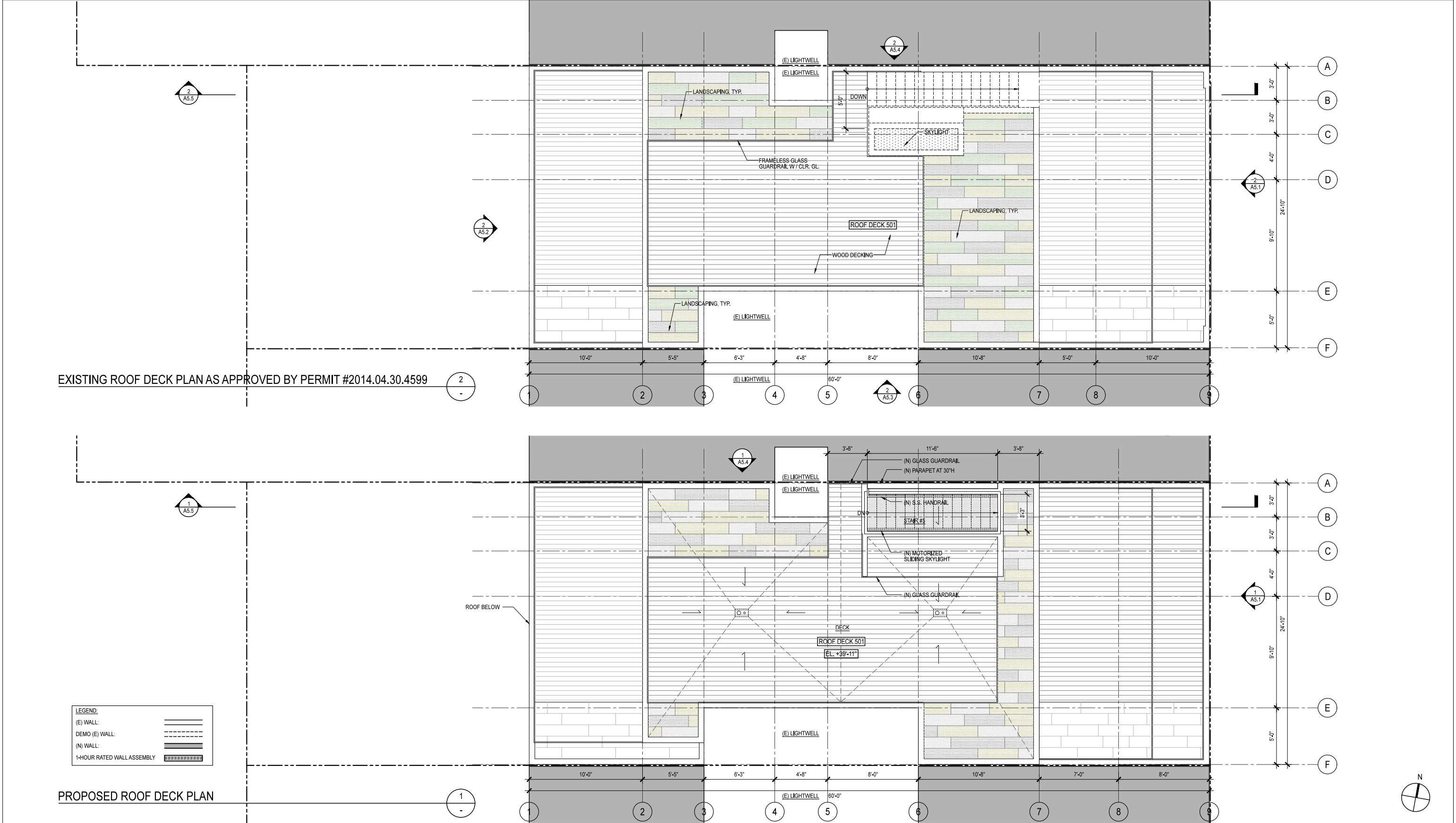
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PROPOSED AND EXISTING
FOURTH FLOOR PLANS

SHEET NUMBER:

A2.4



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JOB:
1501

REVISIONS:

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ROOF DECK PLANS

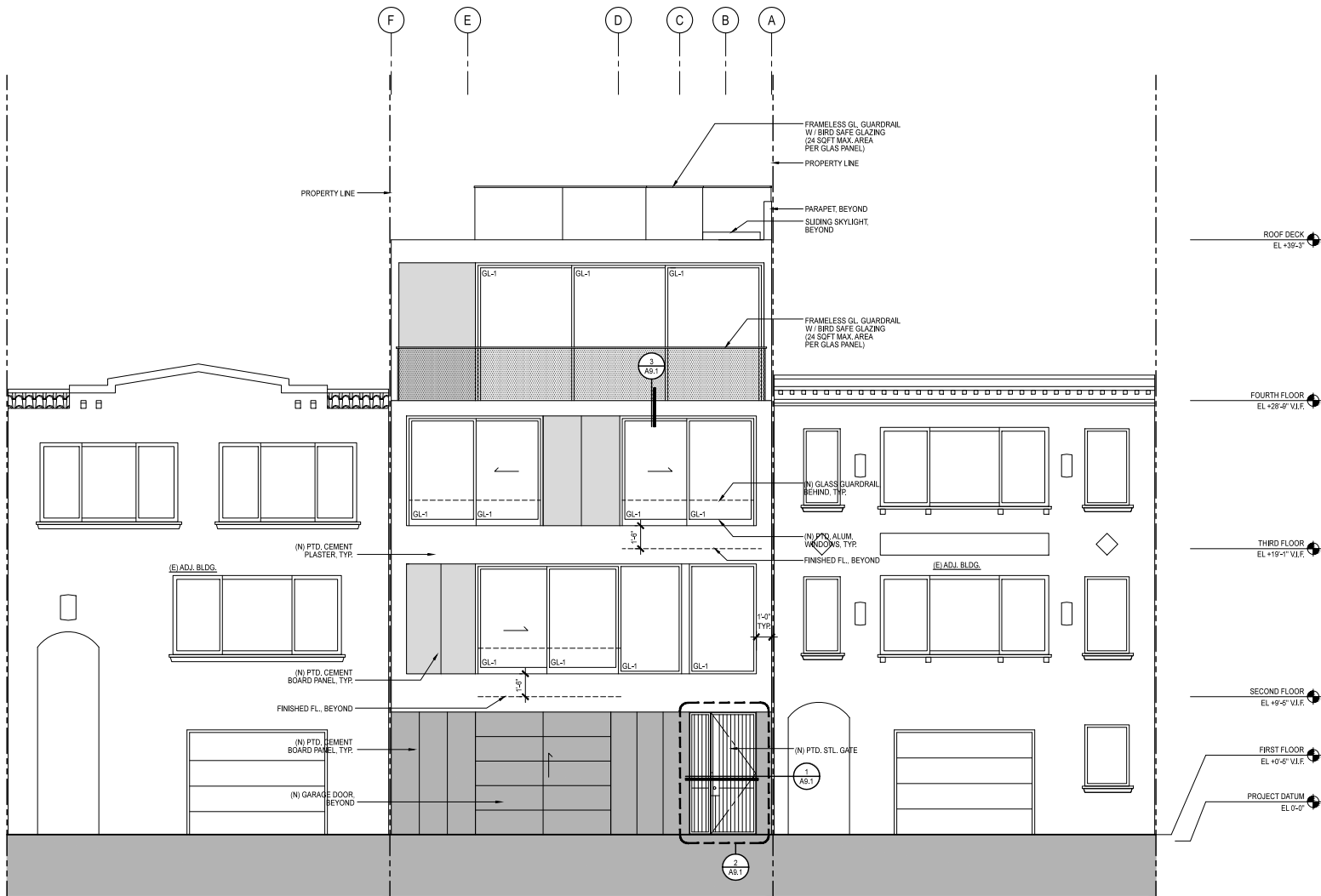
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A2.5



EXISTING FRONT ELEVATION AS APPROVED PER PERMIT #2014.04.30.4599

2
-



PROPOSED FRONT ELEVATION

1
-

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1501

REVISIONS:

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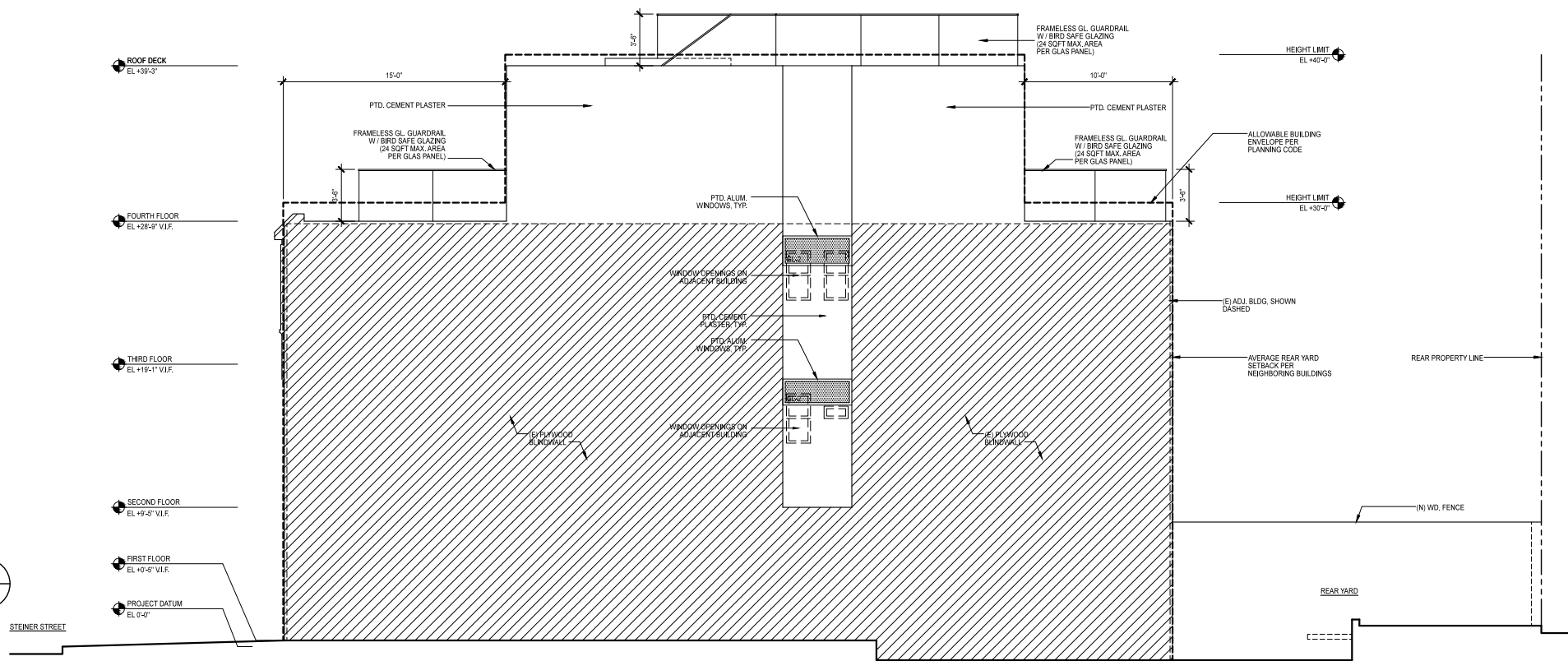
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EXTERIOR ELEVATIONS

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A5.1

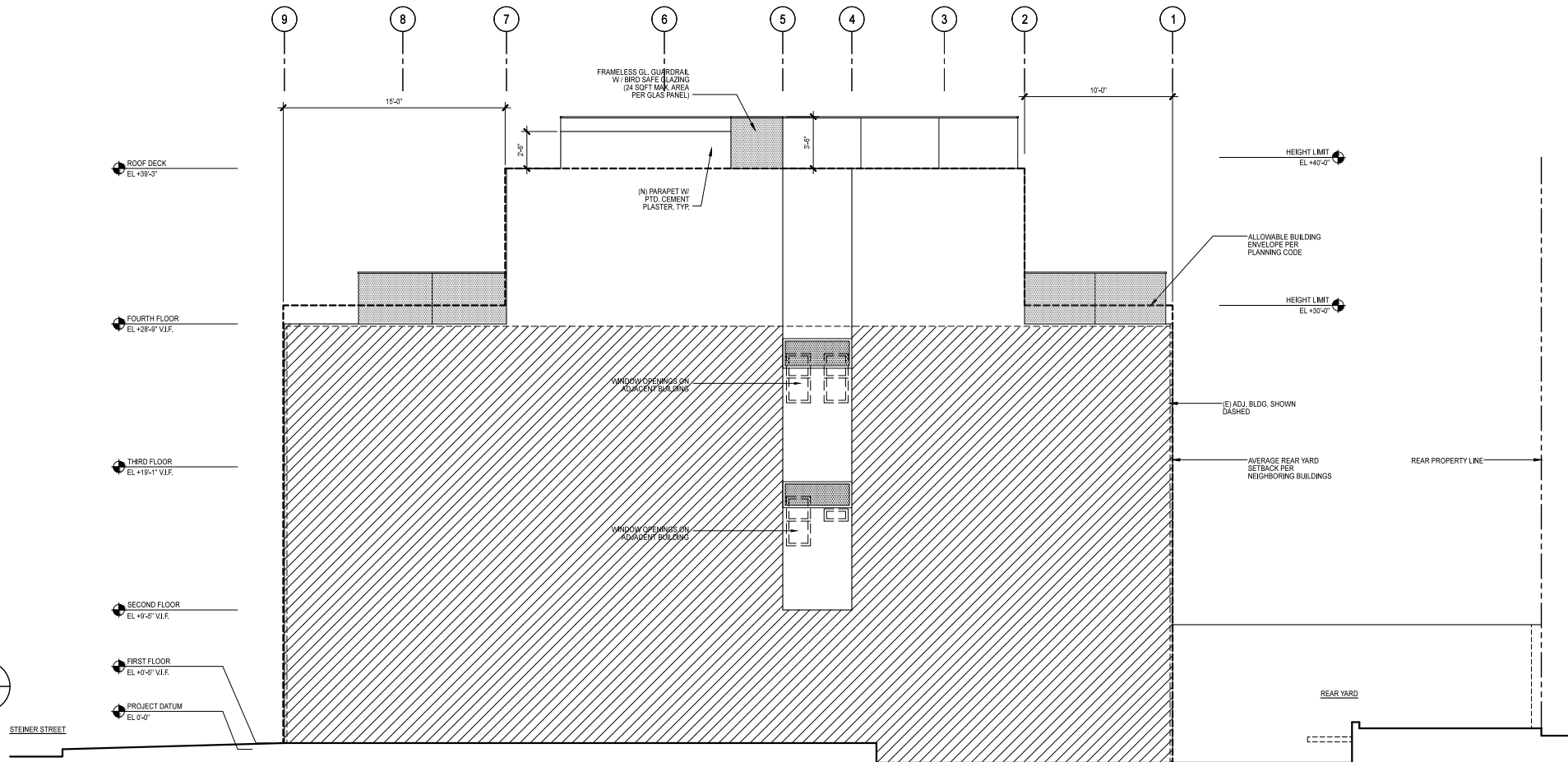
EXISTING SIDE ELEVATION - NORTH
AS APPROVED PER PERMIT #2014.04.30.4599

2
-



PROPOSED SIDE ELEVATION - NORTH

1
-



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REVISIONS:

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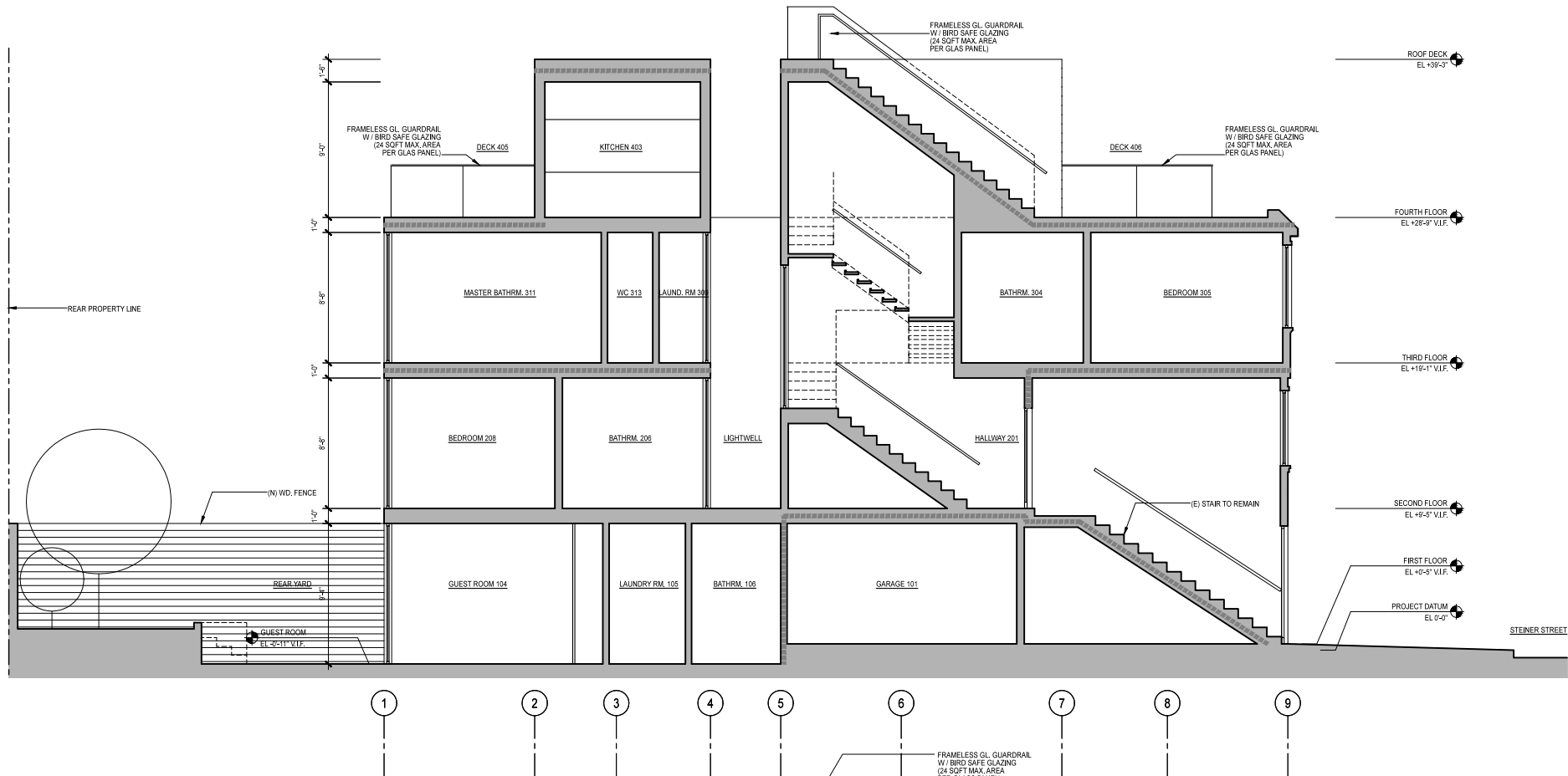
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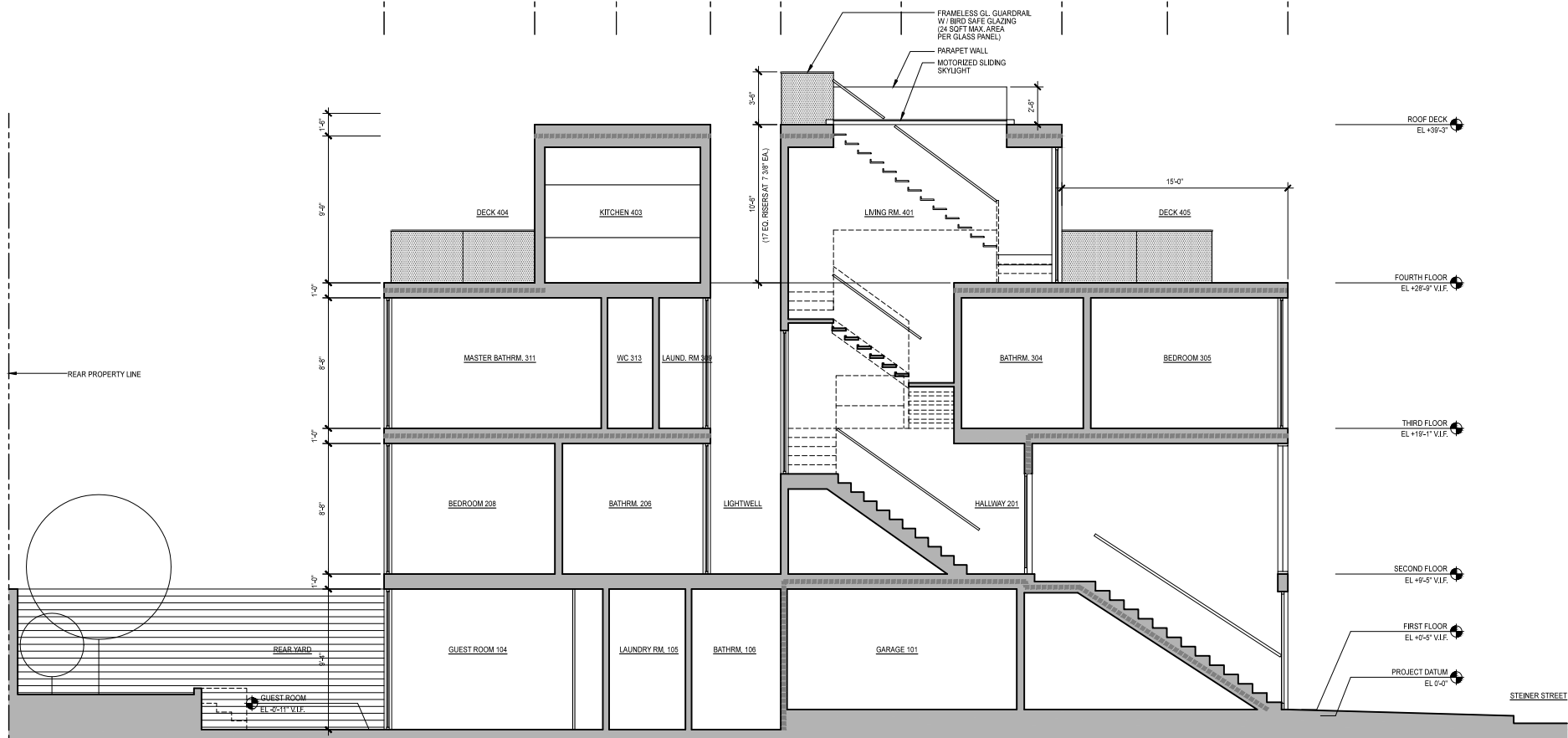
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AS APPROVED PER PERMIT #2014.04.30.4599

2
-



PROPOSED BUILDING SECTION

1
-



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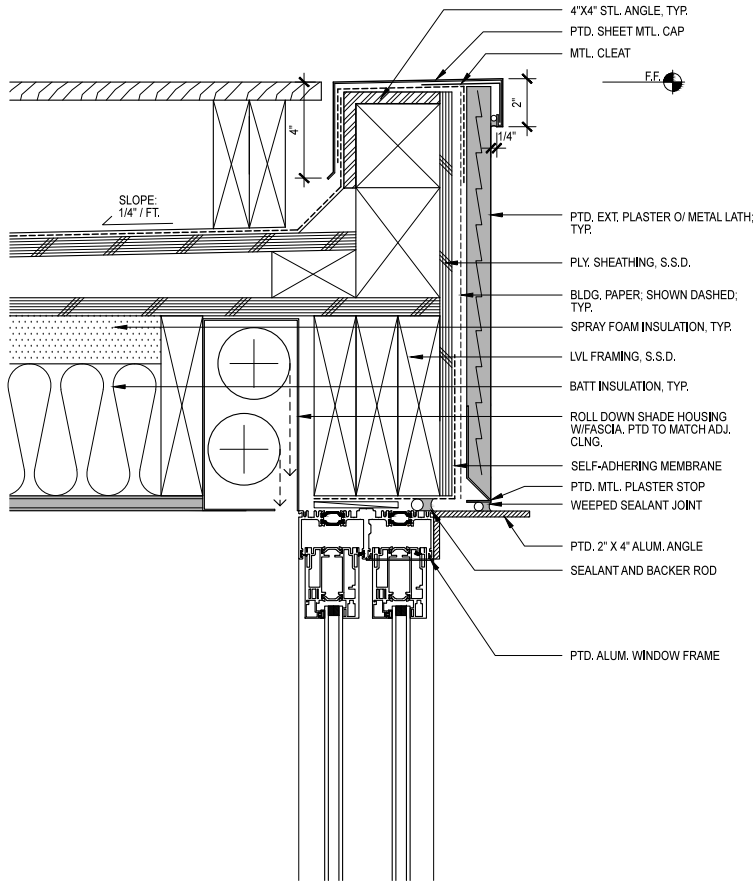
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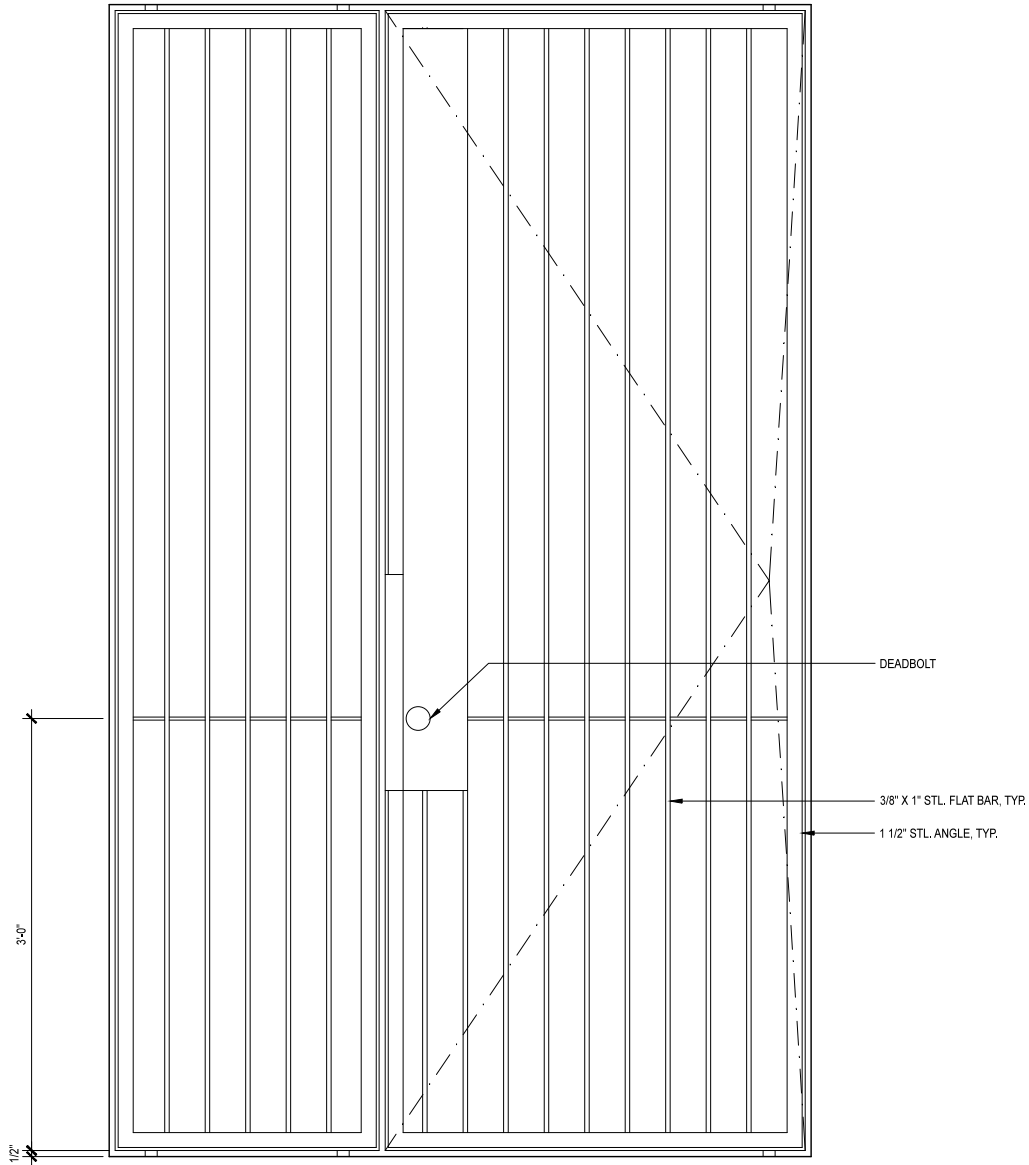
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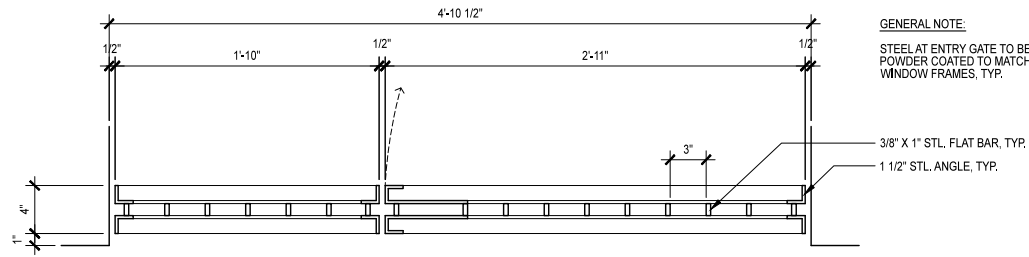
SECTION DETAIL - WINDOW HEAD
SCALE: 1 1/2" = 1'-0"

3
-



ELEVATION - ENTRY GATE
SCALE: 3/4" = 1'-0"

2
-



PLAN DETAIL - ENTRY GATE
SCALE: 3/4" = 1'-0"

1
-

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NEIGHBORHOOD
NOTIFICATION

DATE:
08.09.16

JOB:
1501

REVISIONS:

SCALE:
AS NOTED

SHEET TITLE:
EXTERIOR DETAILS

SHEET NUMBER:

A9.1