



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: SEPTEMBER 7, 2017
Continued from the June 8, 2017 Hearing

Date: August 31, 2017
Case No.: **2015-016467DRP-02**
Project Address: **653 28th Street**
Zoning: RH-1 [Residential – House, One-Family]
40-X Height and Bulk District
Block/Lot: 7520/024
Project Sponsor: James Barker, John Lum Architecture
3246 17th Street
San Francisco, CA 94110
Staff Contact: Elizabeth Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org
Recommendation: **Take DR and approve as revised**

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CA 94103-2479

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BACKGROUND

On June 8, 2017, the Planning Commission continued the proposed project at 653 28th Street, Case No. 2015-016467DRP-02, which proposed the demolition of the existing two-story, 24 feet 5 inch tall, single-family dwelling and new construction of a three-story over basement, 32 feet 10 inch tall, single-family dwelling. The demolition application was not the subject of the requests for Discretionary Review and the proposed demolition was exempt from the Conditional Use Authorization requirement of Planning Code Section 317, as the existing building proposed for demolition is not affordable or financially accessible. The demolition/new construction proposal revised a previously noticed alteration project.

The Planning Commission continued the item to the public hearing of September 7, 2017, and requested that the project sponsor revise the project and return with a context compliant proposal that:

- Reduced massing,
- Reduced decking,
- Has a roofline that stays within stepping and respects the slope of the street, and
- Holds the upper floor back from the front building wall by 15 feet.

CURRENT PROPOSAL

The project sponsor has revised the scope of the proposal as follows:

Reduced Massing:

The height of the proposed design has been lowered 2 feet 3 inches to align with the peak height of the neighboring roof. The new building height is 29 feet 5 inches high (previously 31 feet 2 inches) and approximately aligns with the peak roof height, as surveyed, of the uphill neighboring property at 657

28th Street. The third floor setback has been increased to 15 feet from the front setback line. The roof deck and 30 inch parapet wall extending to the front setback line has been eliminated and replaced by a sloping shed roof, minimizing the mass of the building from the street. The total square footage of the building has been reduced to 3,990 square feet (original total square footage approximately 4,149 square feet = reduction of 159 square feet).

Reduced Decking:

While considerable decking still remains, the project sponsor indicates that the floor area of decking has been reduced by 38%, from a floor area of 780 square feet at the time of the previous hearing to a current area of 482 square feet. The revised proposal eliminates the deck off the Master Bedroom on the third floor leaving no decks on that level. The front deck off the second floor is approximately 26 square feet. The roof deck has been moved to the middle of the roof.

Roofline - Stepping and Slope:

As noted above, the overall height of the building has been lowered 2 feet 3 inches. The front deck on the third floor has been replaced by a sloping roof which transitions from the higher uphill neighbor to the lower house below. The third floor has been pushed 15 feet to the rear of the property.

Upper Floor Setback:

The upper floor setback has been increased to 15 feet from the setback line, and 17 feet from the face of the projected bay at the front of the building.

Accessory Dwelling Unit (ADU):

The building has been changed from a larger single family dwelling to a three-bedroom single family home with a two-bedroom ADU. The project sponsor has minimized the basement and provides the two-story ADU at the basement and ground floor levels. At the basement level, the ADU includes the two bedrooms and two bathrooms, as well as laundry and utility rooms. Bedroom windows face onto a lightwell open to above. There is an egress/access staircase leading from the basement lightwell to the backyard. At the first floor, the ADU contains living and dining spaces, a half bathroom and a full kitchen. At this level the ADU has direct access to a patio and garden. The ADU is approximately 1,433 square feet.

The second and third floors comprise the main residence. The second floor contains living, dining and great room spaces, a half bathroom and a full kitchen. The third floor houses three bedrooms, three bathrooms and a laundry room. The main house is approximately 2,376 square feet in size. The garden is common open space shared between the two units; the roof deck is proposed for the upper unit.

PUBLIC COMMENT

As of the date of this memorandum, comments from the DR Requestors are forthcoming. The Department has not received any other public comment pertaining to the project. At the June hearing, the Noe Neighborhood Council submitted correspondence in opposition to the project, specifically in regard to height, mass, roof deck compatibility and affordability. Previous comments are included in the June packet attachment.

RECOMMENDED COMMISSION ACTION

The Department recommends that the Planning Commission take Discretionary Review as requested in Application No. 2015-016467DRP-02 and approve Building Permit Application No. 201702179712 as revised.

BASIS FOR RECOMMENDATION

- Overall the project is consistent with the intent of the Planning Commission's direction to the Project Sponsor at the June 8, 2017 hearing.
- The project has been revised to be a context compliant with reduced massing and decking.
- The project has been modified with a roofline at the front façade that respects the slope of the street.
- The project sets back the upper floor from the front building wall by 15 feet.
- The project provides for two family-sized dwelling units. The ADU is configured appropriately and provides for direct access to open space.
- The project meets applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Take DR and approve as proposed

Attachments:

Revised reduced-sized plan set
June Packet and Attachments

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August 25, 2017

San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

Attn: Elizabeth Gordon-Jonckheer, Planner

Re: 653 28th Street, San Francisco
2015-016467DRP & DRP-02
Response to DR hearing request



Dear President Hillis and Planning Commissioners,

We have revised our project to incorporate your comments that were made at our last DR hearing that was held on June 8, 2017.

Specifically, you asked us to modify our design to respond to the 1) Less massing (but more massing allowed with an ADU), 2) respond to the hillside location by stepping 3) set the new third floor back 15' from the front façade and 4) have fewer decks.

Subsequently we have modified the project as follows:

Less Massing: We've lowered the building an additional 2-3" to visually align with the peak of the roof of the adjacent uphill-slope, western neighbor (657 28th Street). Note this was a request from the DR requestor.

We have removed 159 square feet with a proposed total square footage of 3,990 square feet from 4,149 square feet of habitable space. The proposed main house is 2,376 square feet with three bedrooms on the second and third floors; representing a reduction of 1,773 square feet from the previously proposed single-family house project.

A new two-bedroom ADU will be located behind the first-floor garage and basement and will be 1,433 square feet. This new ADU responds to the recently allowed expansion of houses in RH-1 zoning to accommodate new ADUs.

The total above-grade habitable square footage is 3,193 square feet.

Stepping of façade: We have also eliminated the third-floor deck off the master bedroom and replaced it with a shed roof that mimics the slope of the street as well as the western neighbors gabled roof.

Front Façade set back 15': The third floor has been pushed back an additional 5' to gain a 15' front setback. With the shed roof, the third floor is further visually diminished.

Fewer Decks: The Roof decks have been eliminated by 38% from an area of 780 square feet to 482 square feet.

We are keeping a small roof deck on top of the upper unit to give a private outdoor space for this family, as the yard will now be shared by two families.

We believe we have addressed the changes requested while also modifying a project that matches the goals of the Commission; which is to increase density by adding a second two-bedroom family-style units, versus one larger, single-family house. We believe the modest sizes of these two units, being similar to others in the neighborhood, will be a positive addition.

Thank you,

John Lum, AIA

653 28TH ST. REMODEL

653 28TH STREET, SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

ABBREVIATIONS:

& #	AND ANGLE AT NUMBER
CL P	CENTER LINE PROPERTY LINE
(E) (N) (R)	EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD BLDG. BLK. BLKG. BOT. BSM. B.U. CLG. E CONT. CTR. CLR. C.L. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA ELC. EQ. EXP. EXT. FA.U. FON. F.F. F.FE. FIN. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. HDR. HDWD. H.V.A.C. I.D. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N. N.I.C. NO. O.C. OF.CJ. OPNG. O.D. P.C. PLATE. PLYWD. P.T. PT. PTD. R. RET. AIR RM. ROWD. R.W.L. S. S.S.D. SQ. FT. SHT. SHTG. SIM. S.P. SQ. S.S.T. ST. STD. SUP. AIR T&G TBD. THK. TOP. TO S. TO F.F. TO W. TP. TR. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W. W.C. WD. WH.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM RED WOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW RATED WALL	
DEMO WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP" OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF/CEILING INSULATION R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - INFILTRATION CONTROL
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC-CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - ELECTRICAL OUTLET PLATES/GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

653 28TH STREET
SAN FRANCISCO, CA, 94131

PROJECT DESCRIPTION:

DEMOLITION OF (E) SINGLE FAMILY RESIDENCE (UNDER SEPARATE PERMIT) & CONSTRUCTION OF (N) SINGLE FAMILY DWELLING

REMOVE ALL (E) STRUCTURE, FIXTURES, FITTINGS & FINISHES, EXCAVATE (N) BASEMENT

CONSTRUCT (N) 3-STORY-OVER-BASEMENT, 5-BED SINGLE FAMILY DWELLING INCLUDING ALL (N) STRUCTURE, FIXTURES, FITTINGS & FINISHES. DWELLING TO BE FULLY FIRE-SPRINKLERED (UNDER SEPARATE PERMIT)

PLANNING INFORMATION:

BLOCK / LOT:	7520 / 024
ZONING DISTRICT:	RH-1
LOT SIZE:	2,898 SQ. FT.
BUILDING HEIGHT:	29'-5"
NO. OF STORIES:	3 OVER BASEMENT
SETBACKS / YARD REQ'NTS:	FRONT: 15'-0" MIN. REAR: 28'-6" (25% OF LOT LENGTH) MIN.

BUILDING INFORMATION:

OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS:	CLASS B ROOF

GROSS FLOOR AREA:

EXISTING 1ST FLOOR:	646 SQ. FT.	(UNCONDITIONED)
EXISTING 2ND FLOOR:	493 SQ. FT.	(CONDITIONED)
	1,125 SQ. FT.	(CONDITIONED)

TOTAL EXISTING:	1,618 SQ. FT.	(CONDITIONED)
	646 SQ. FT.	(UNCONDITIONED)

PROPOSED BASEMENT	787 SQ. FT.	(CONDITIONED - A.D.U.)
PROPOSED 1ST FLOOR:	404 SQ. FT.	(UNCONDITIONED)
	253 SQ. FT.	(CONDITIONED)
	638 SQ. FT.	(CONDITIONED - A.D.U.)
PROPOSED 2ND FLOOR:	1,338 SQ. FT.	(CONDITIONED)
PROPOSED 3RD FLOOR:	965 SQ. FT.	(CONDITIONED)

TOTAL PROPOSED:	3,990 SQ. FT.	(CONDITIONED)
	404 SQ. FT.	(UNCONDITIONED)

NET CHANGE:	+2,372 SQ. FT.	(CONDITIONED)
	-242 SQ. FT.	(UNCONDITIONED)

GROSS FLOOR AREA BY UNIT:

MAIN HOUSE:	2,376 SQ. FT.	(CONDITIONED)
A.D.U.:	1,433 SQ. FT.	(CONDITIONED)
COMMON:	181 SQ. FT.	(CONDITIONED)
TOTAL:	3,990 SQ. FT.	(CONDITIONED)

PROJECT PARTICIPANTS:

OWNER:
653 28TH ST., LLC
236 WEST PORTAL ST. #763
SAN FRANCISCO, CA, 94127

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

PROJECT MANAGER:
JAMES BARKER
T. 415 558 9550 x12
F. 415 558 0554

GENERAL CONTRACTOR
T.B.D.

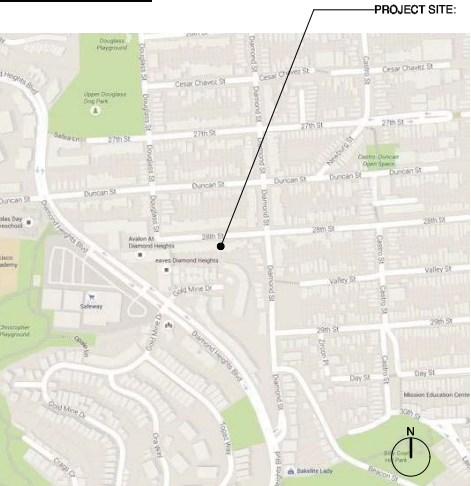
STRUCTURAL ENGINEER:
T.B.D.

DRAWING INDEX:

ARCHITECTURAL

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03	A1.0	SITE & ROOF PLANS
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10	A2.1	(E/D & P) EXT. ELEVATIONS - SOUTH
11	A2.2	(E/D & P) EXT. ELEVATIONS - EAST
12	A2.3	(E/D & P) EXT. ELEVATIONS - WEST
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14	A3.1	SECTIONS
15	A6.0	PERSPECTIVES
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VICINITY MAP:



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

653 28TH ST., LLC
236 WEST PORTAL ST.
SAN FRANCISCO, CA 94127

client :

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JB
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.28.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

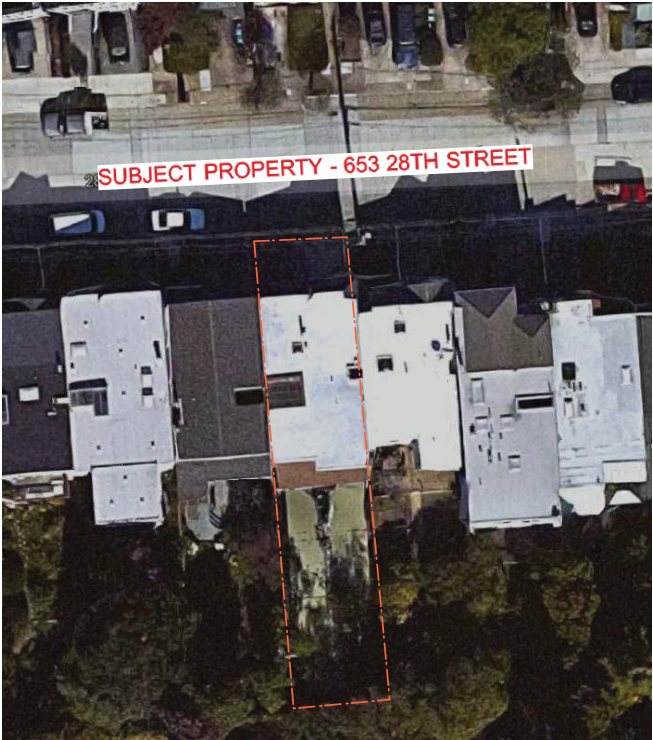
project name :
653 28TH ST. REMODEL

TITLE SHEET

A0.0



SUBJECT PROPERTY WITH ADJACENT PROPERTIES, FRONT ELEVATION



SATELLITE IMAGE - 28TH STREET



FRONT ELEVATION OF ADJACENT BUILDINGS FACING SUBJECT PROPERTY



REAR ELEVATION



ADJACENT PROPERTY, LOOKING SOUTHEAST



ADJACENT PROPERTY, LOOKING SOUTHWEST



REAR VIEW OF ADJACENT PROPERTY (WEST)



REAR VIEW OF ADJACENT PROPERTY (EAST)

653 28TH ST. REMODEL

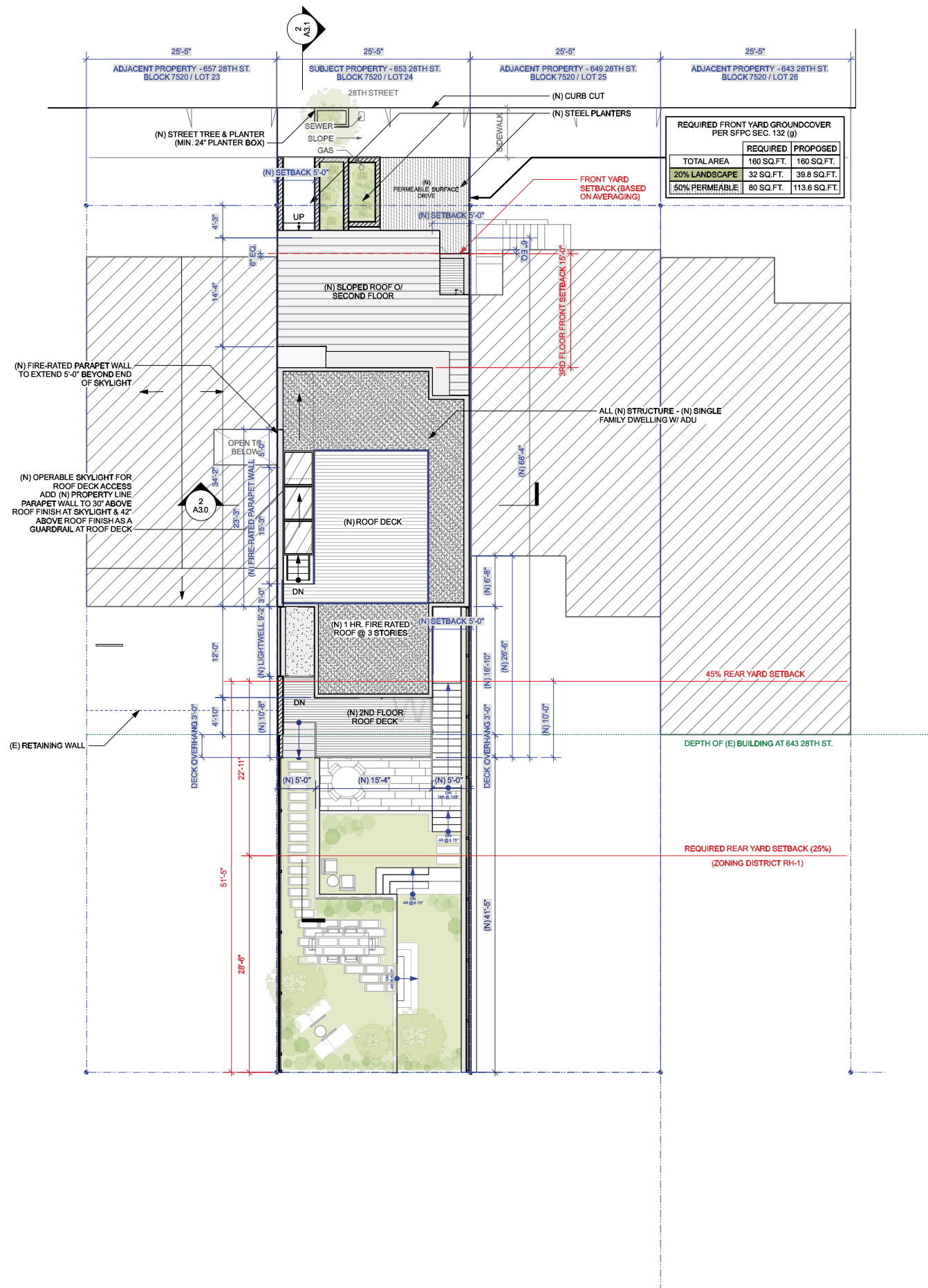
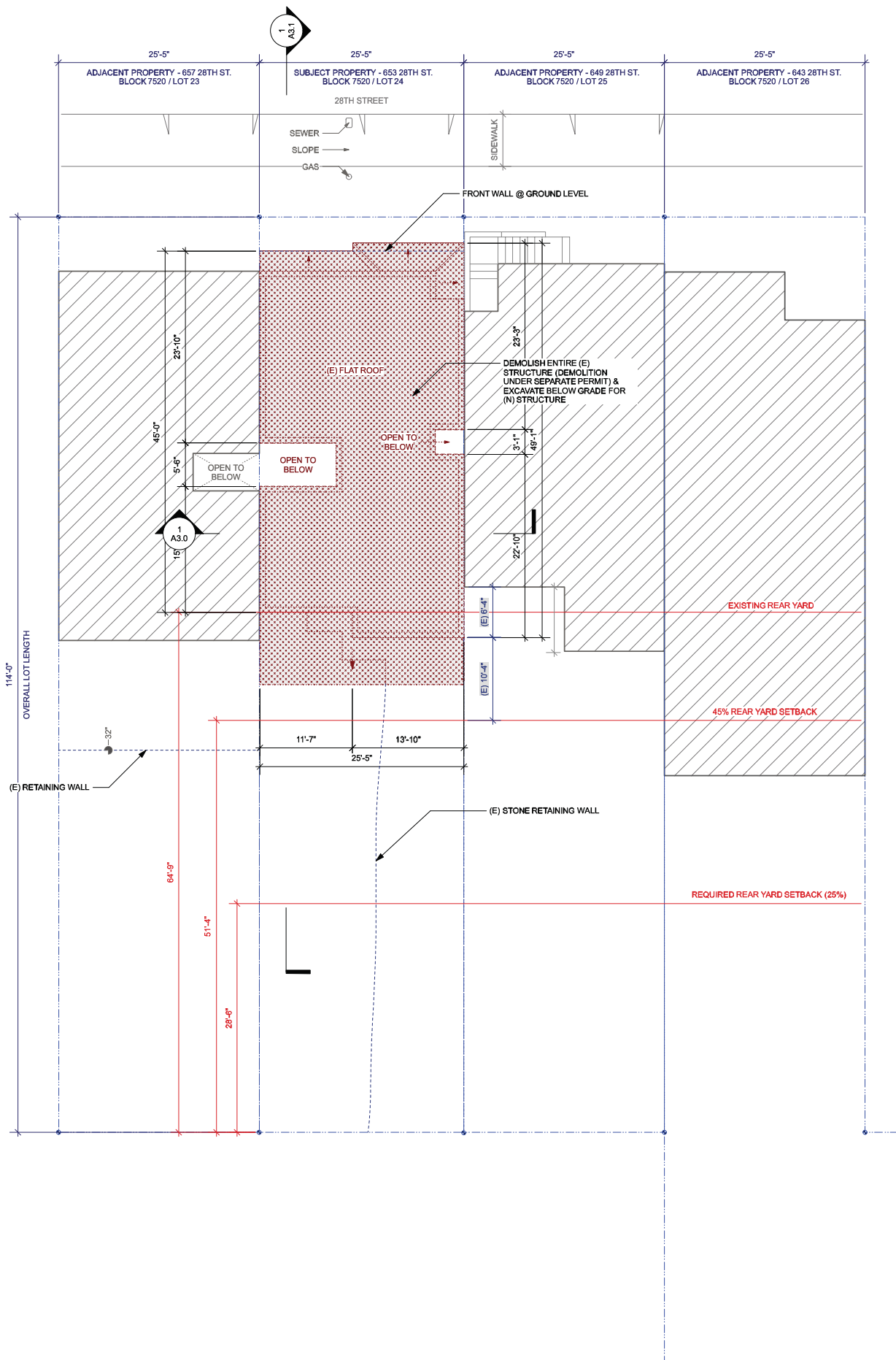
653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
288 VESPA DRIVE
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - 16	RK
01.26.17	DEMON/NEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SITE PHOTOS



DEMOLITION LEGEND

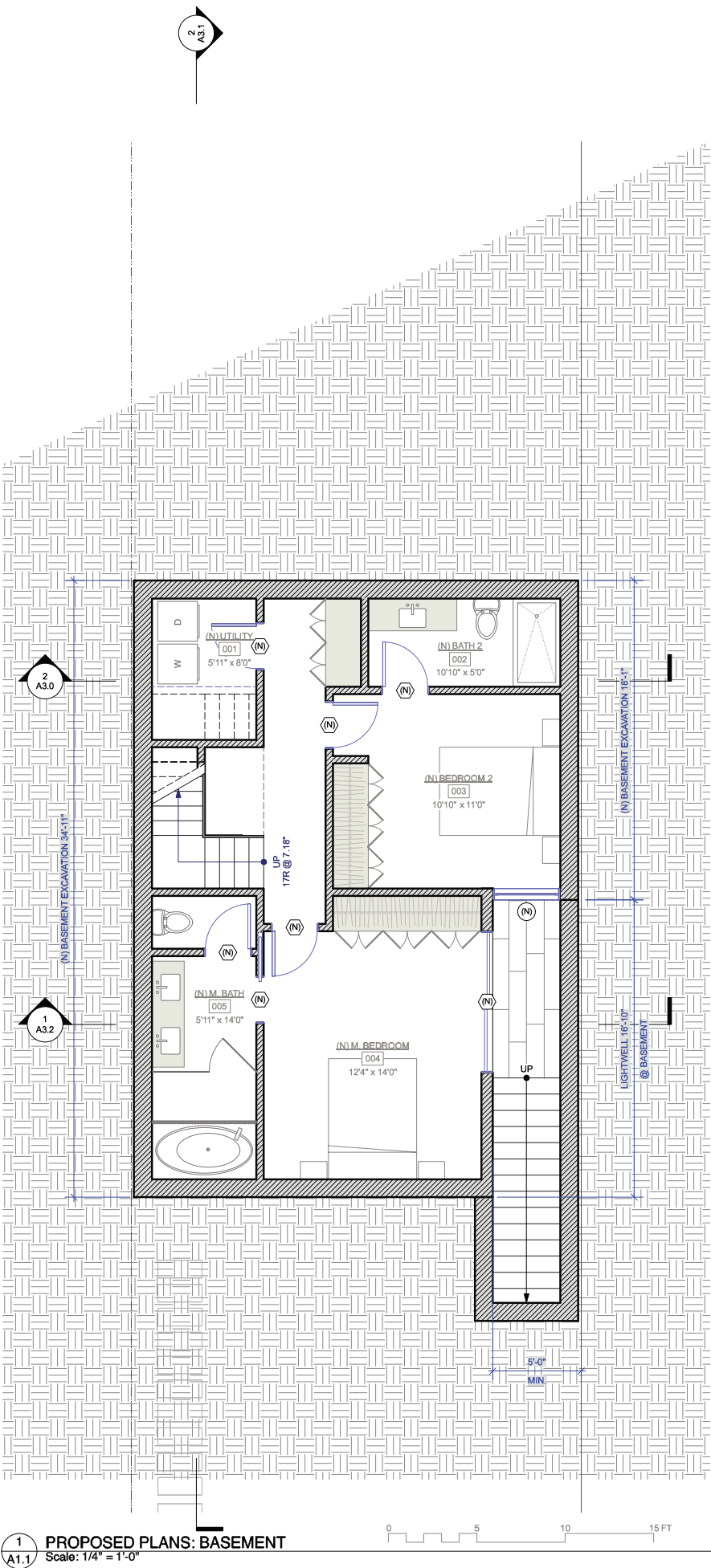
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)
O/2 LAYERS GRADE D BUILDING PAPER,
O/EXTERIOR GRADE PLYWOOD,
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/2X4 WD. STUDS,
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)
O/2 LAYERS GRADE D BUILDING PAPER,
O/5/8" TYPE 'X' GYPSUM SHEATHING,
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

653 28TH ST. LLC
238 WESLEYAN AVE
SAN FRANCISCO, CA 94127

client :

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL -IS	RK
01.26.17	DEMONEW CONST. SUBMITLRK	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

BASEMENT FLOOR PLANS

A1.1

DEMOLITION LEGEND

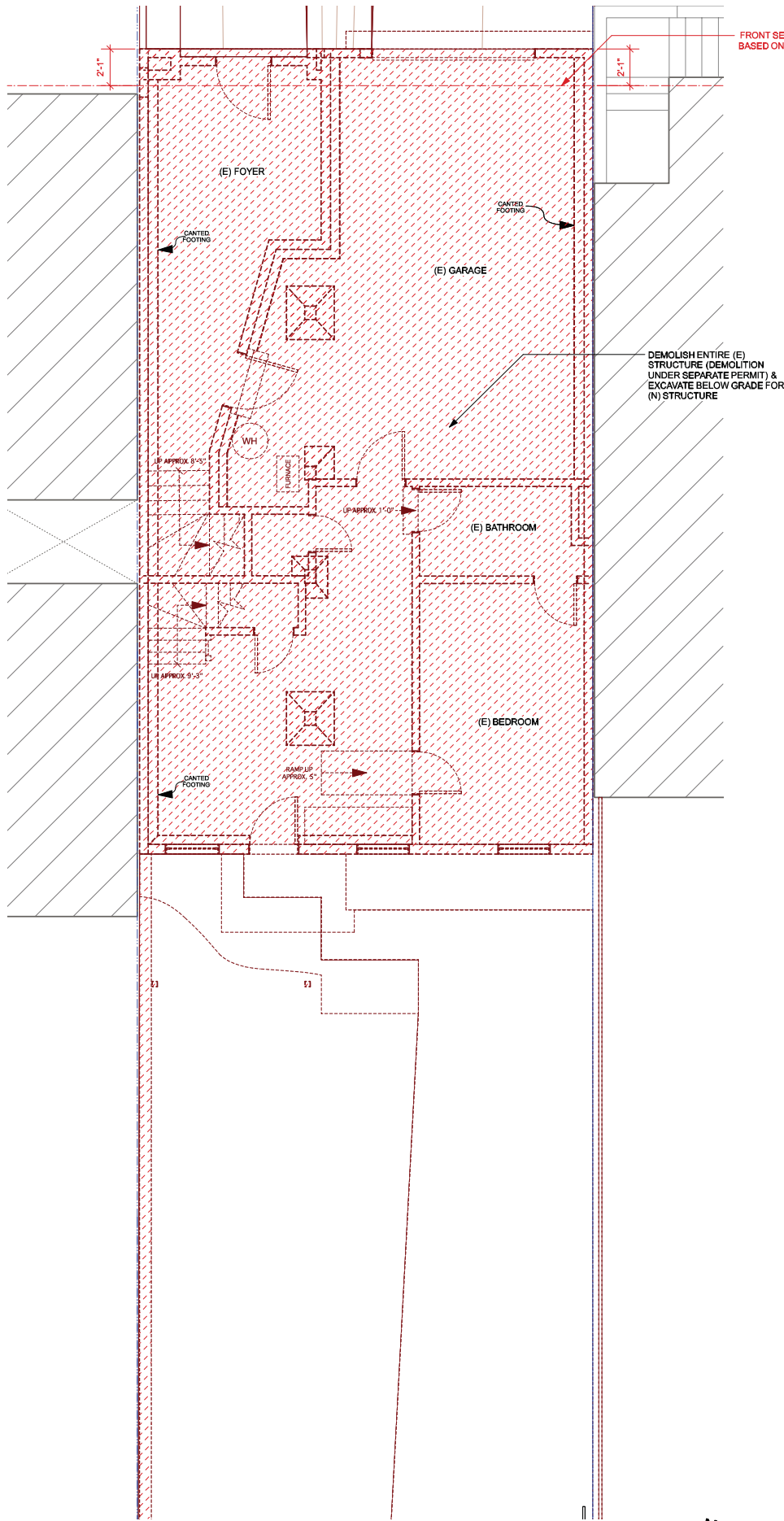
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

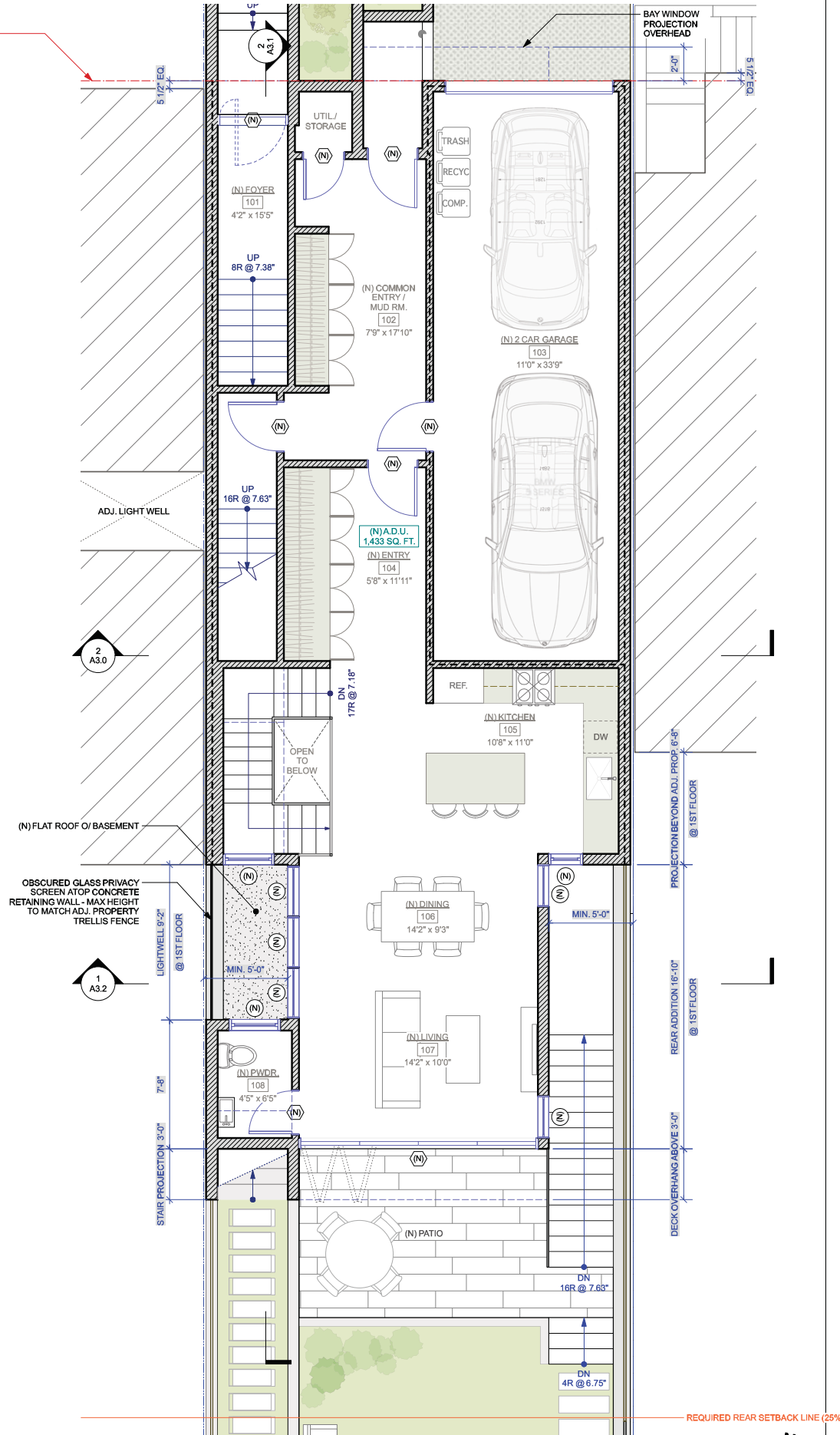
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
(N) 2 LAYERS GRADE D BUILDING PAPER
(N) EXTERIOR GRADE PLYWOOD
(N) WD. STUDS, S.S.D. W/ R18 THERMAL INSULATION
(N) 5/8" GYPSUM BOARD
- NEW INTERIOR WALL:
(N) 5/8" GYPSUM BOARD
(N) 2X4 WD. STUDS
(N) STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
(N) 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
(N) 2 LAYERS GRADE D BUILDING PAPER
(N) 5/8" TYPE 'X' GYPSUM SHEATHING
(N) STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
(N) WD. STUDS, S.S.D. W/ R18 THERMAL INSULATION
(N) 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
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- ALL PARTITIONS SHALL BE BRANDED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
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- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 EXISTING & DEMO PLANS: FIRST FLOOR
Scale: 1/4" = 1'-0"



2 PROPOSED PLANS: FIRST FLOOR
Scale: 1/4" = 1'-0"

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
288 W. 28TH ST. LLC
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

FIRST FLOOR PLANS

A1.2

DEMOLITION LEGEND

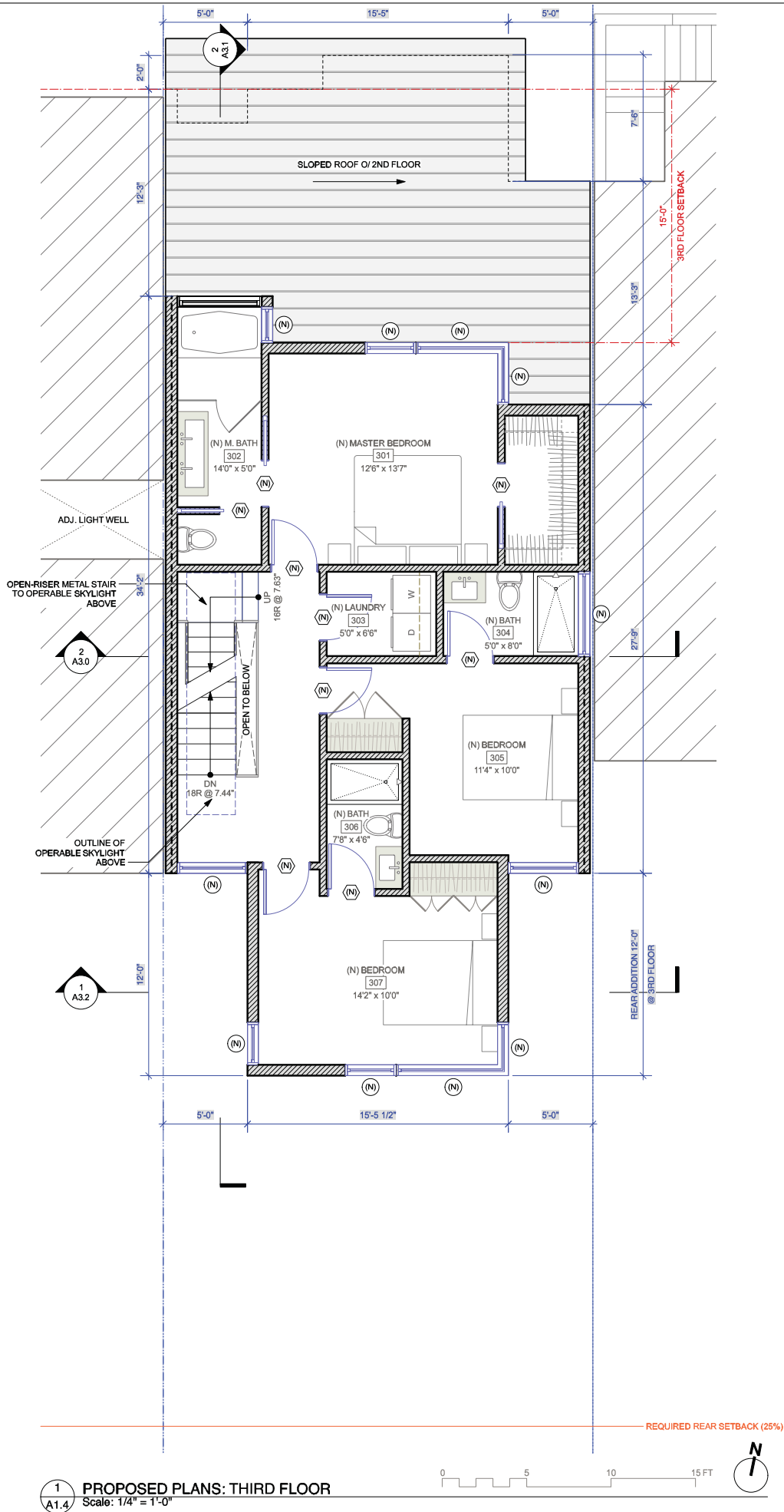
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/2 LAYERS GRADE D BUILDING PAPER,
O/EXTERIOR GRADE PLYWOOD,
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/2X4 WD. STUDS,
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/2 LAYERS GRADE D BUILDING PAPER,
O/5/8" TYPE 'X' GYPSUM SHEATHING,
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
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- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
238 WESLEYAN DRIVE
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

THIRD FLOOR PLANS

A1.4

DEMOLITION LEGEND

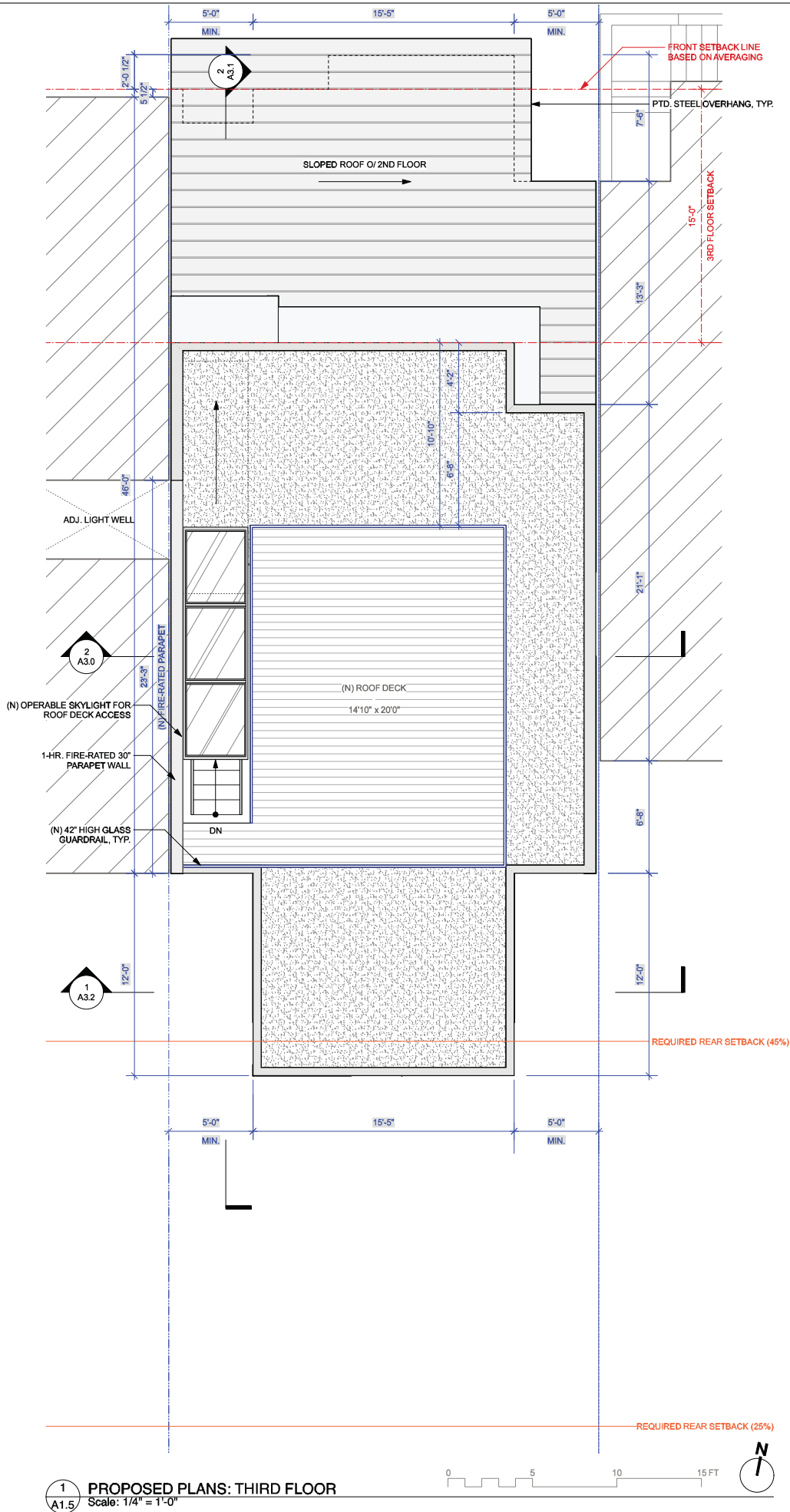
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/2 LAYERS GRADE D BUILDING PAPER,
O/EXTERIOR GRADE PLYWOOD,
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/2X4 WD. STUDS
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/2 LAYERS GRADE D BUILDING PAPER,
O/5/8" TYPE 'X' GYPSUM SHEATHING,
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
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- ALL PARTITIONS SHALL BE DRAINED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
228 WESLEYAN ST., LLC
SAN FRANCISCO, CA 94127

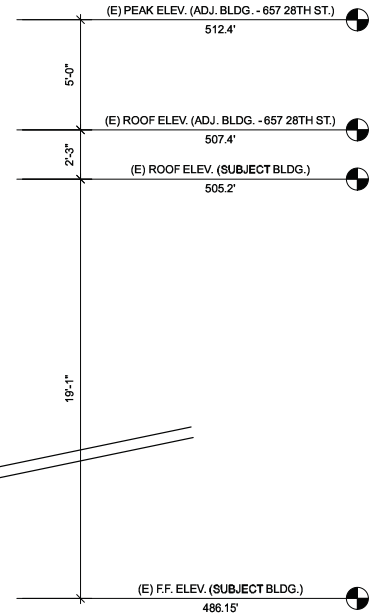
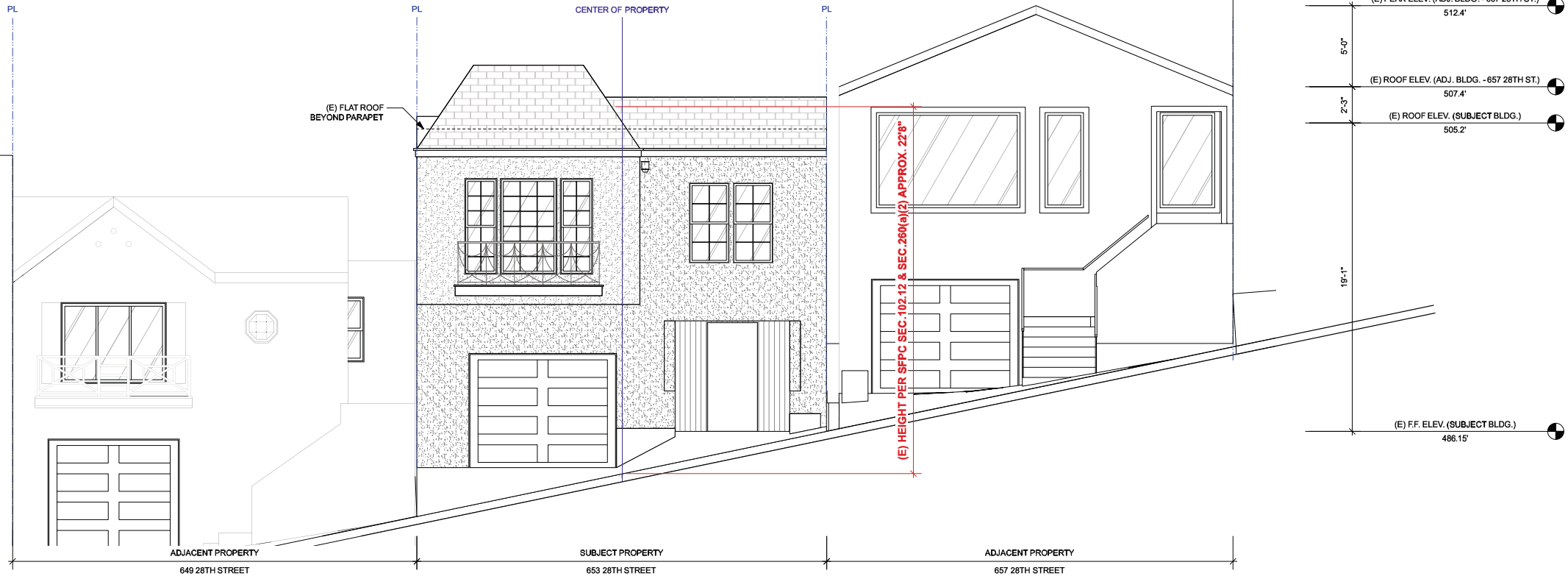
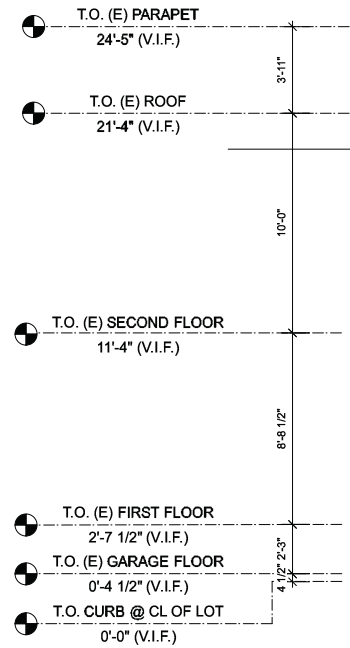
date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL -IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

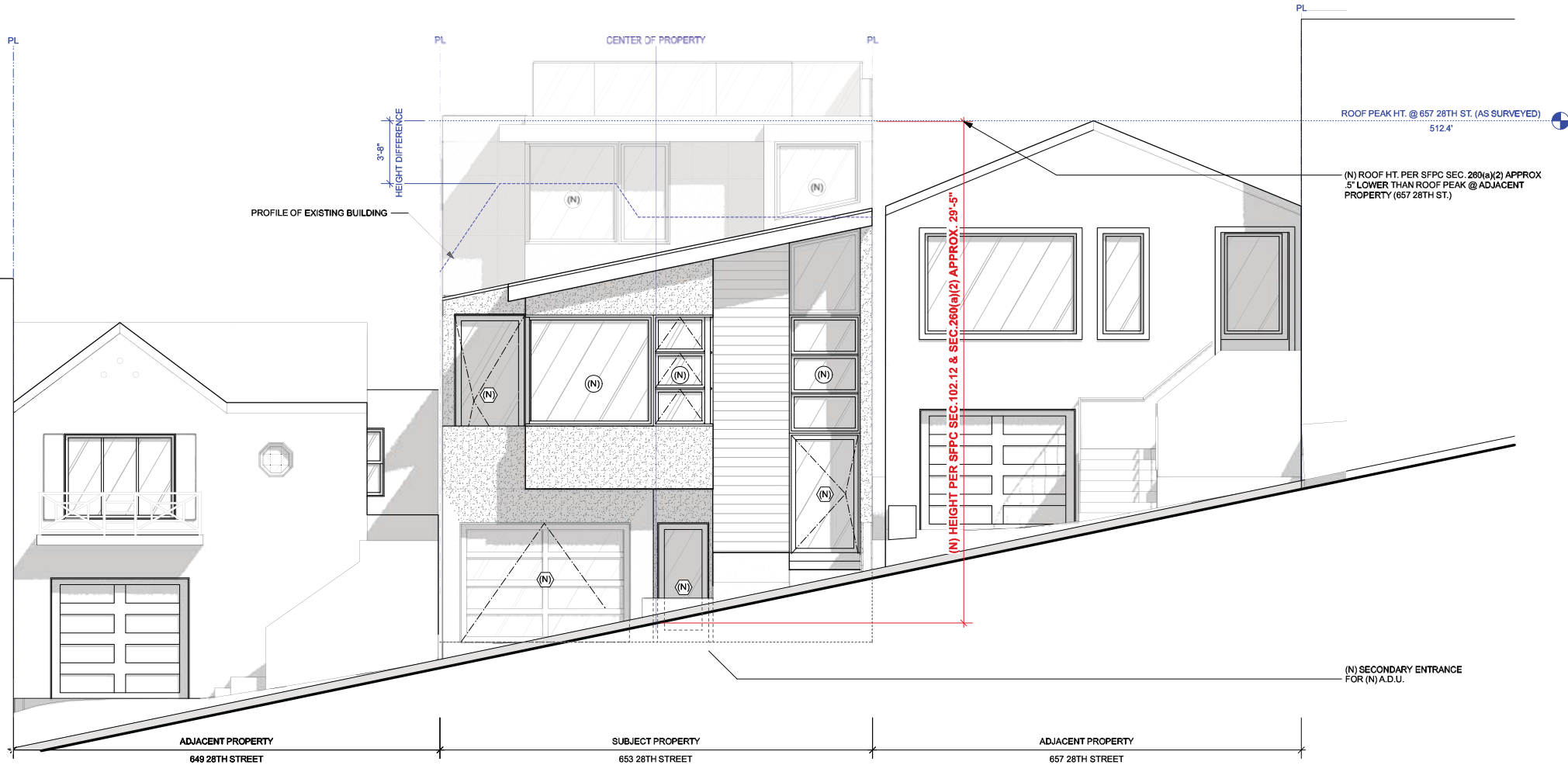
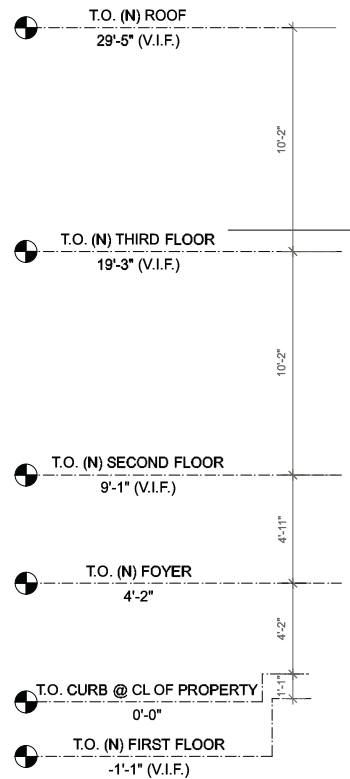
ROOF DECK PLANS

A1.5

1 EXISTING ELEVATION: NORTH
Scale: 1/4" = 1'-0"



2 PROPOSED ELEVATION: NORTH
Scale: 1/4" = 1'-0"



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
238 WES. MARKET ST.
SAN FRANCISCO, CA 94127

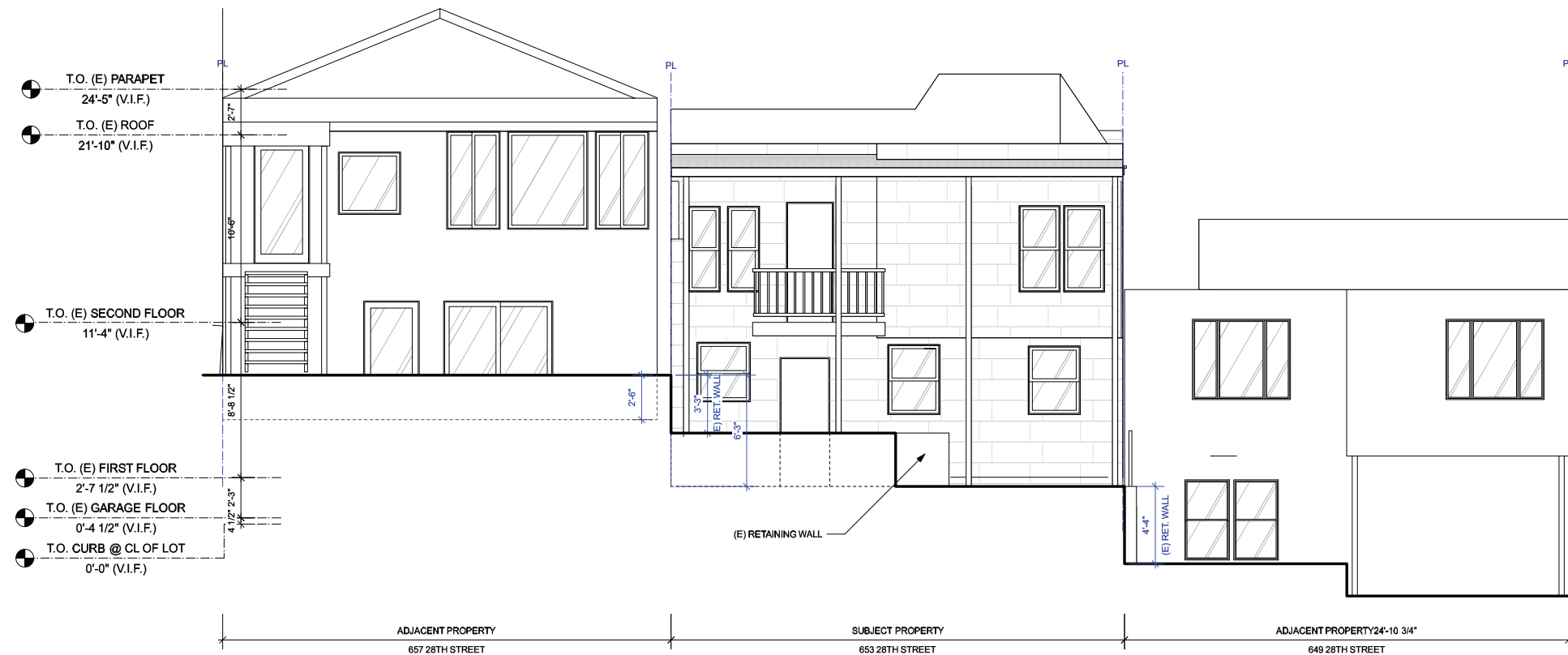
date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

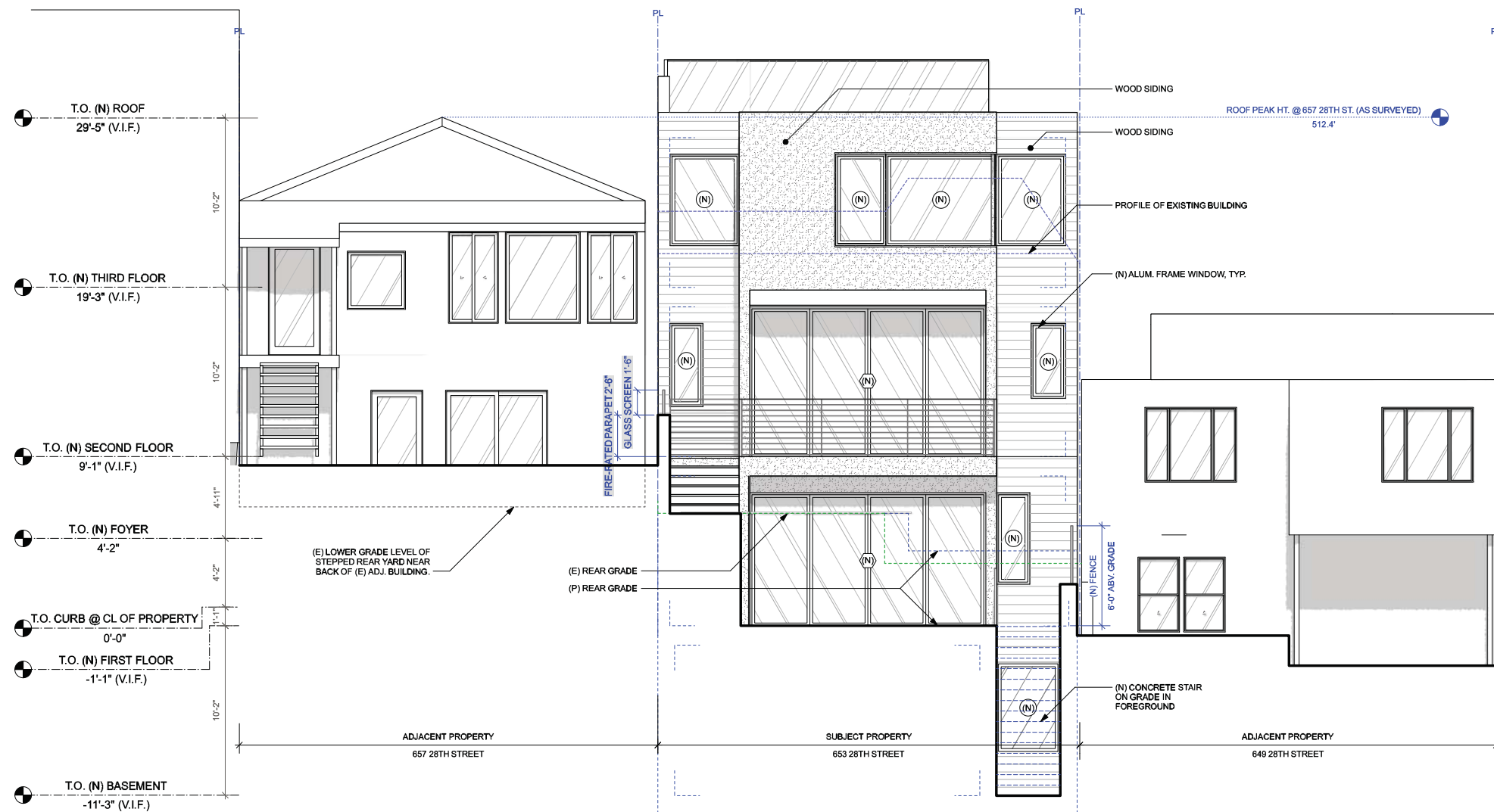
(E/D) EXT. ELEVATIONS

A2.0

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



1
A2.1
EXISTING ELEVATION: SOUTH
Scale: 1/4" = 1'-0"



2
A2.1
PROPOSED ELEVATION: SOUTH
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

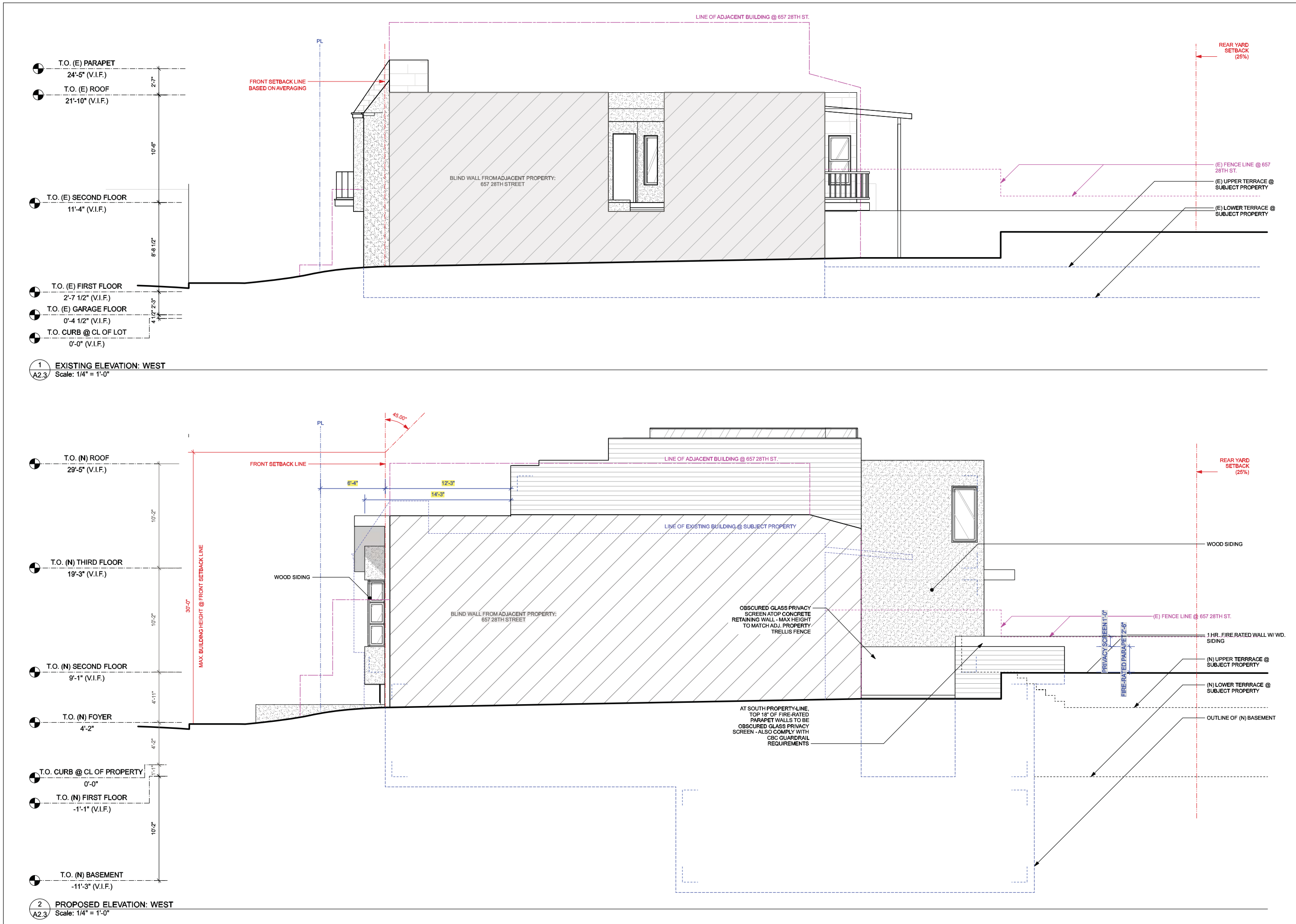
client :
653 28TH ST. LLC
238 WESLEYAN AVE
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	IS
01.26.17	DEMON NEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

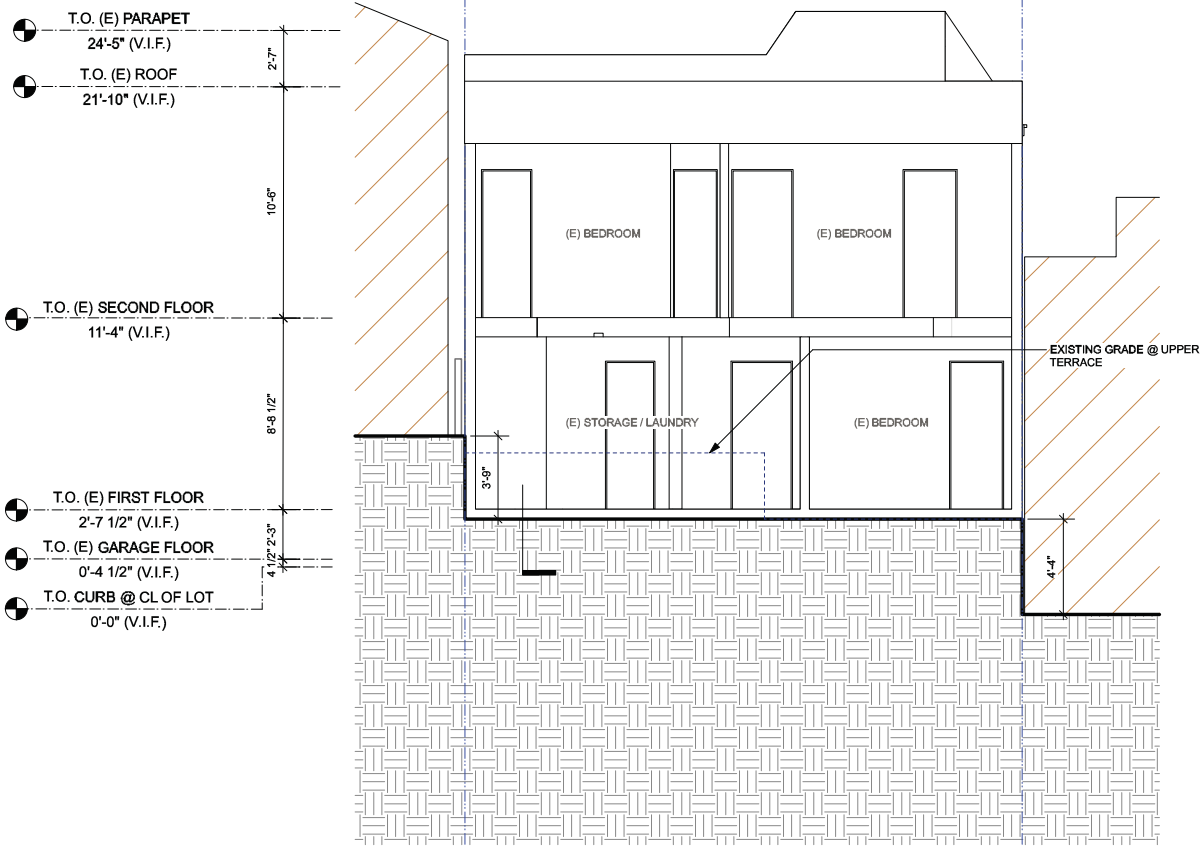
A2.1



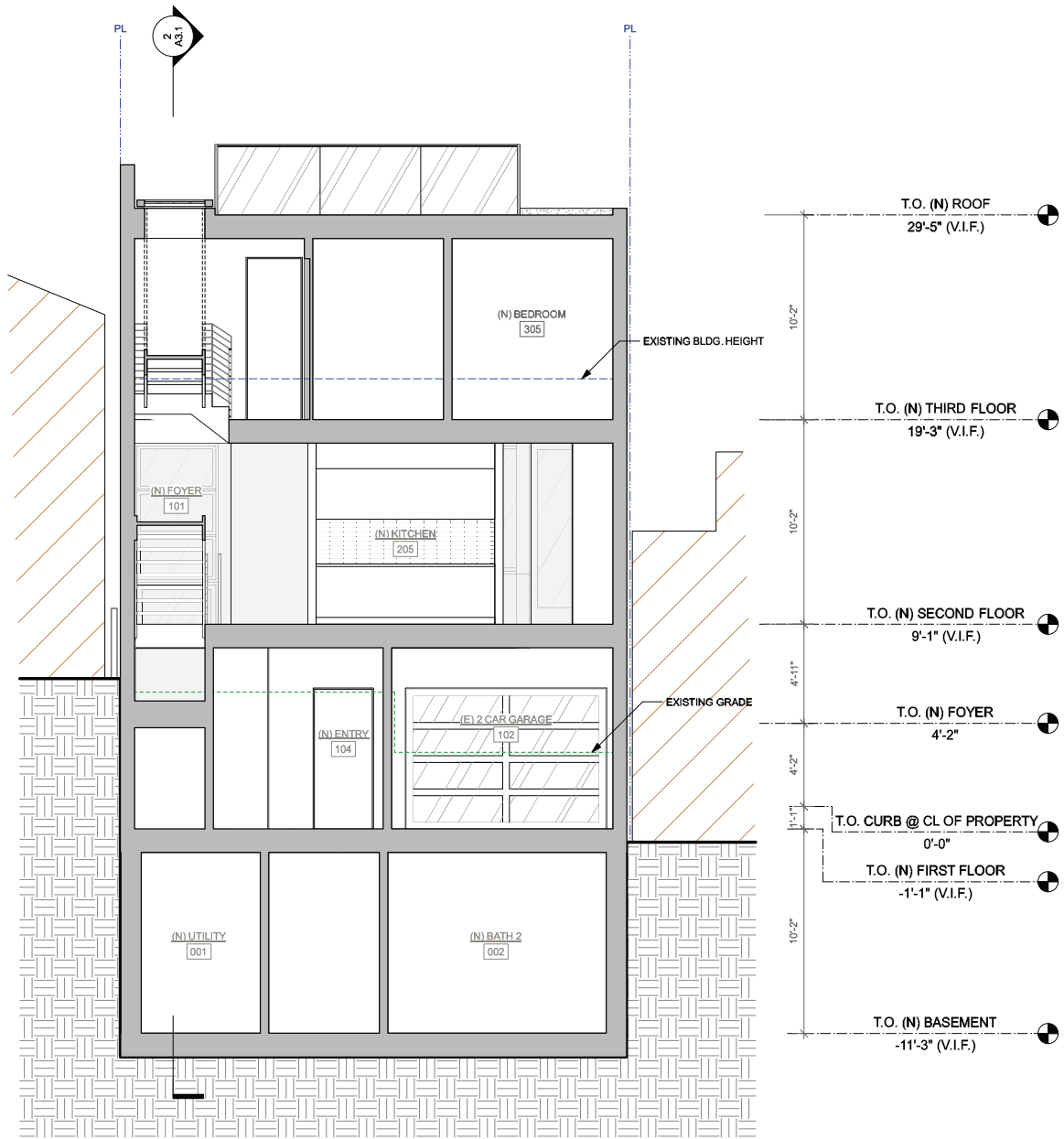
date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	DEMO/NEW CONST. SUBMITTAL	RK
01.26.17	SITE PERMIT RESUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.23.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS



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



2 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"

653 28TH ST. REMODEL

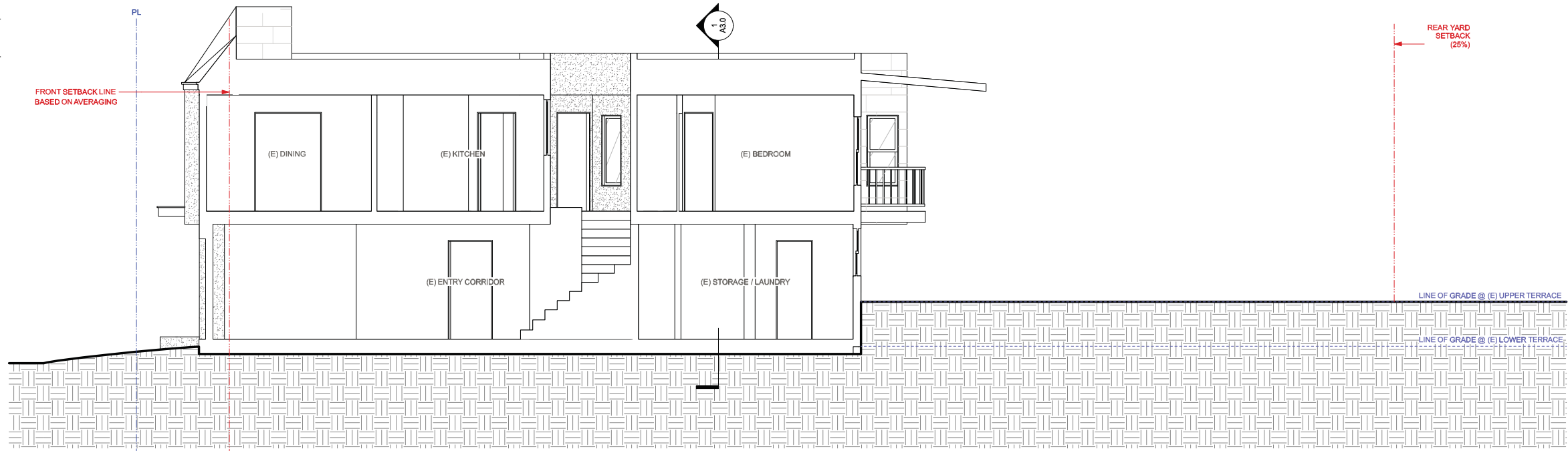
653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL -B	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

- T.O. (E) PARAPET
24'-5" (V.I.F.)
- T.O. (E) ROOF
21'-10" (V.I.F.)
- T.O. (E) SECOND FLOOR
11'-4" (V.I.F.)
- T.O. (E) FIRST FLOOR
2'-7 1/2" (V.I.F.)
- T.O. (E) GARAGE FLOOR
0'-4 1/2" (V.I.F.)
- T.O. CURB @ CL OF LOT
0'-0" (V.I.F.)

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



- T.O. (N) ROOF
29'-5" (V.I.F.)
- T.O. (N) THIRD FLOOR
19'-3" (V.I.F.)
- T.O. (N) SECOND FLOOR
9'-1" (V.I.F.)
- T.O. (N) FOYER
4'-2"
- T.O. CURB @ CL OF PROPERTY
0'-0"
- T.O. (N) FIRST FLOOR
-1'-1" (V.I.F.)
- T.O. (N) BASEMENT
-11'-3" (V.I.F.)

2 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
JOHN LUM ARCHITECTURE INC.
653 28TH ST. - LLC
238 WESLEYAN AVE. #100
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
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05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SECTIONS

A3.1

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



1 PERSPECTIVE LOOKING SW: EXISTING
A6.0



2 PERSPECTIVE LOOKING SE: EXISTING
A6.0



3 PERSPECTIVE LOOKING SW: PROPOSED AS PRESENTED AT INITIAL D.R. HEARING - 06.08.17
A6.0



4 PERSPECTIVE LOOKING SE: PROPOSED AS PRESENTED AT INITIAL D.R. HEARING - 06.08.17
A6.0



5 PERSPECTIVE LOOKING SW: PROPOSED - CURRENT DESIGN
A6.0



6 PERSPECTIVE LOOKING SE: PROPOSED - CURRENT DESIGN
A6.0

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
238 VESPER STREET
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - B	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

PERSPECTIVES

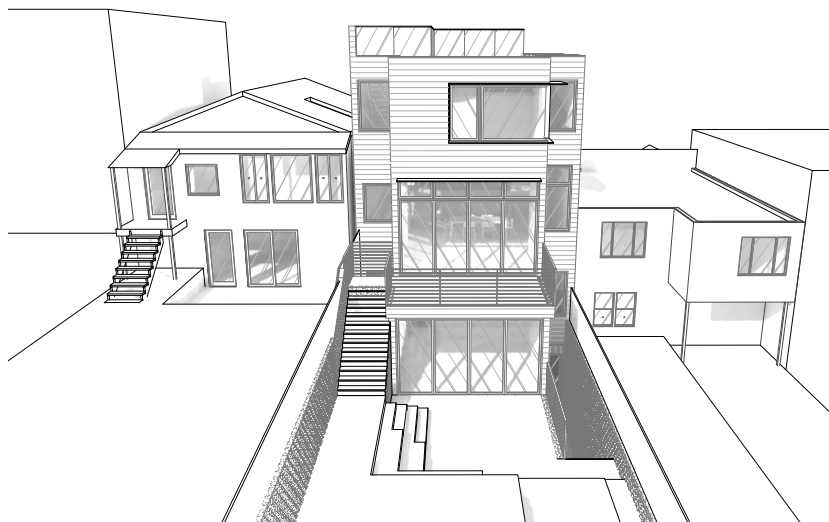
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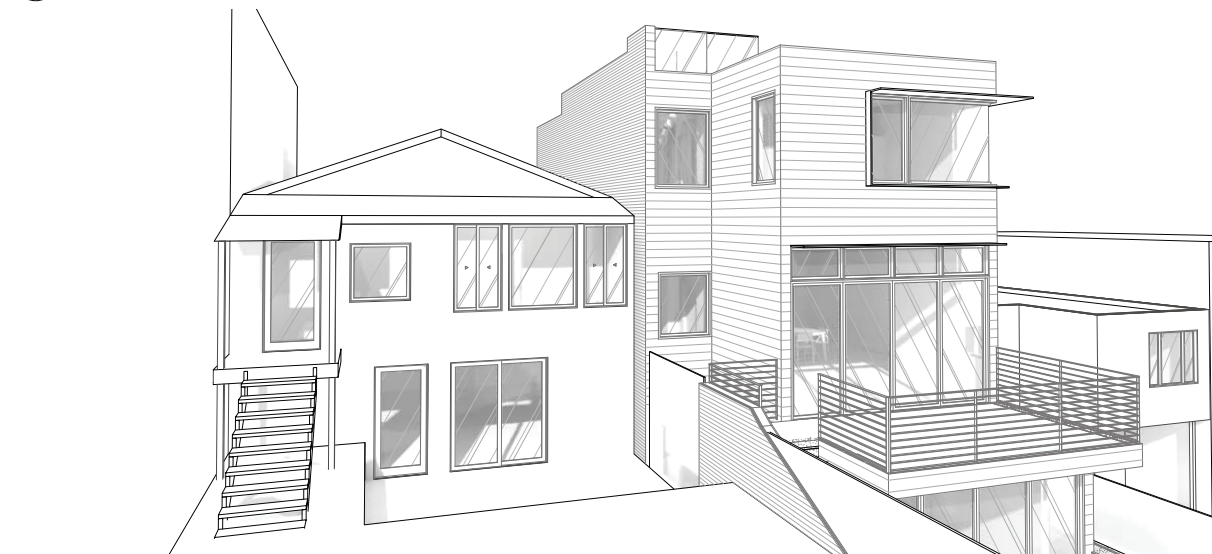
1 PERSPECTIVE LOOKING N.: EXISTING
A6.1



2 PERSPECTIVE LOOKING NE.: EXISTING
A6.1



3 PERSPECTIVE LOOKING N.: PROPOSED AS PRESENTED AT INITIAL D.R. HEARING - 06.08.17
A6.1



4 PERSPECTIVE LOOKING NE.: PROPOSED AS PRESENTED AT INITIAL D.R. HEARING - 06.08.17
A6.1



5 PERSPECTIVE LOOKING N.: PROPOSED - CURRENT DESIGN
A6.1



6 PERSPECTIVE LOOKING NE.: PROPOSED - CURRENT DESIGN
A6.1



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
298 VESPER STREET, LLC
653 28TH ST., LLC
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

PERSPECTIVES

A6.1



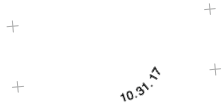
1 PERSPECTIVE LOOKING SW: PROPOSED
A6.2



2 PERSPECTIVE LOOKING SE: PROPOSED
A6.2



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 568 9550 FAX 415 568 0554



653 28TH ST. REMODEL
653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client : 653 28TH ST. LLC
28A WESLEYAN AVE
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.18.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JB
01.26.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.28.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

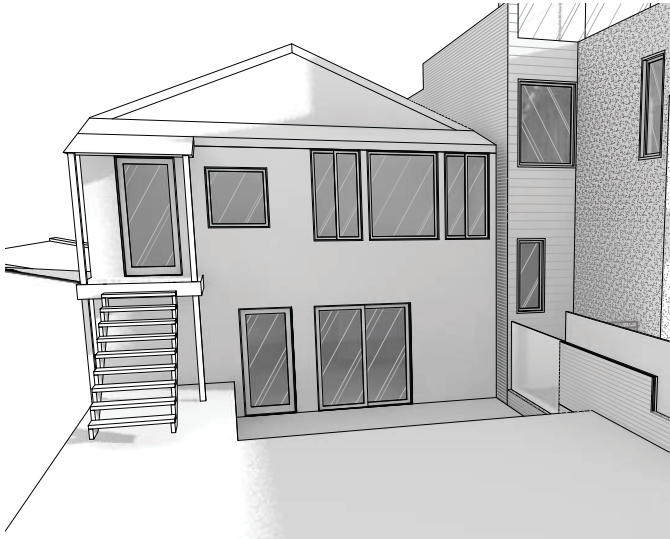
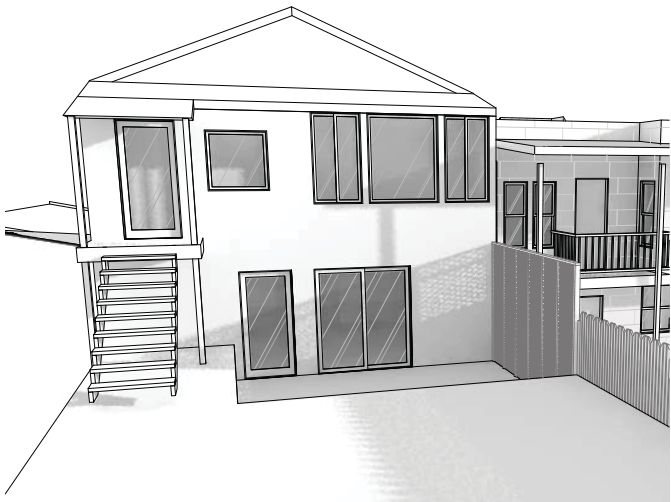
PERSPECTIVES

A6.2

SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
SPRING EQUINOX - MARCH 20

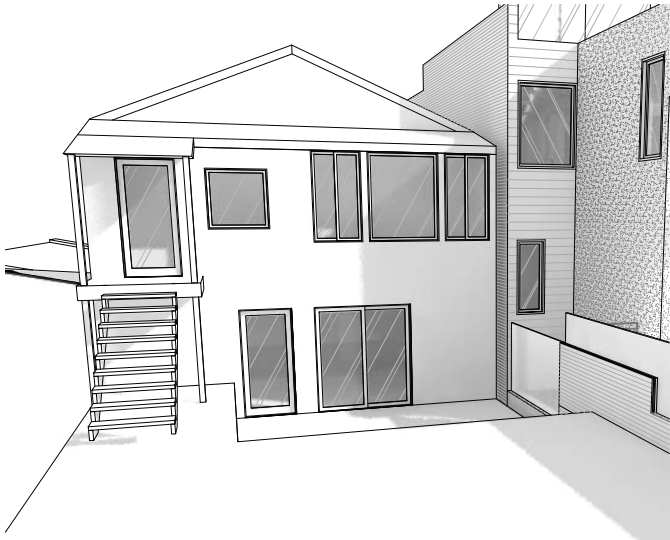
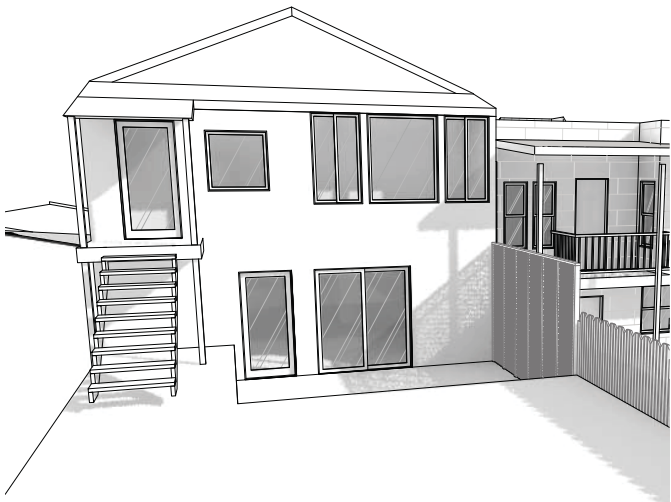
EXISTING

PROPOSED



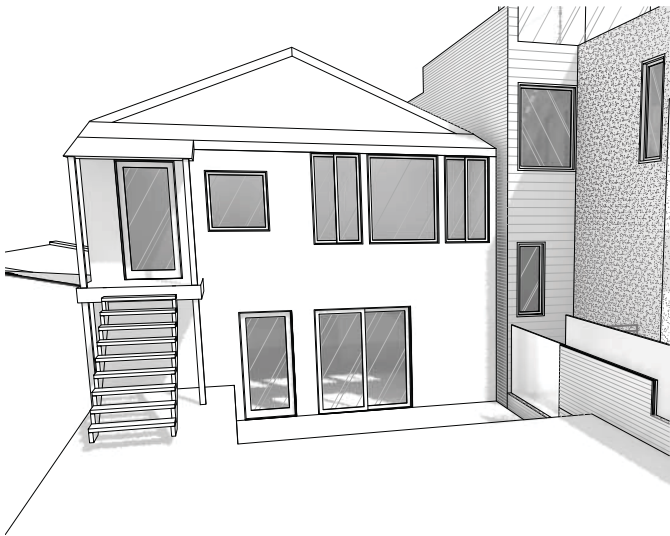
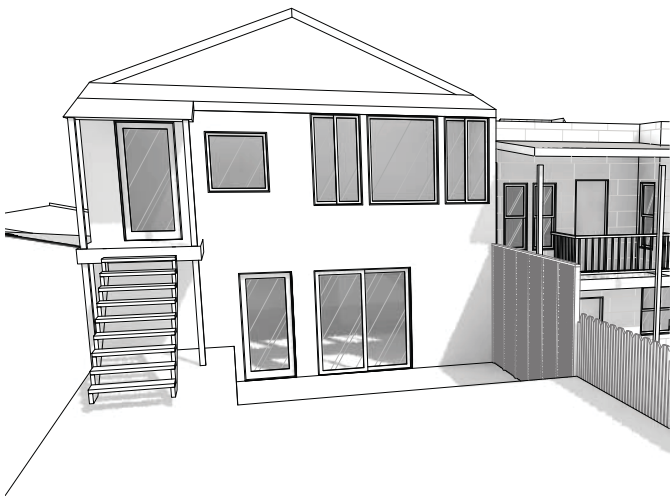
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4 PROPOSED: MARCH 20 - 7:30AM (15 mins. after sunrise)



2 EXISTING: MARCH 20 - 9:00AM

5 PROPOSED: MARCH 20 - 9:00AM



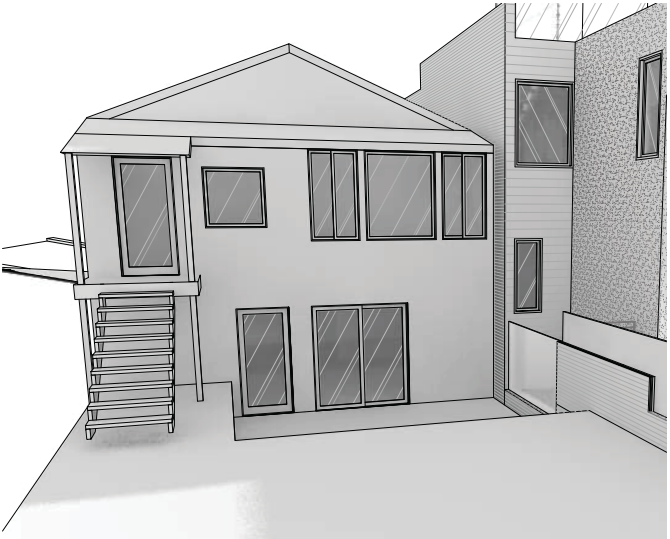
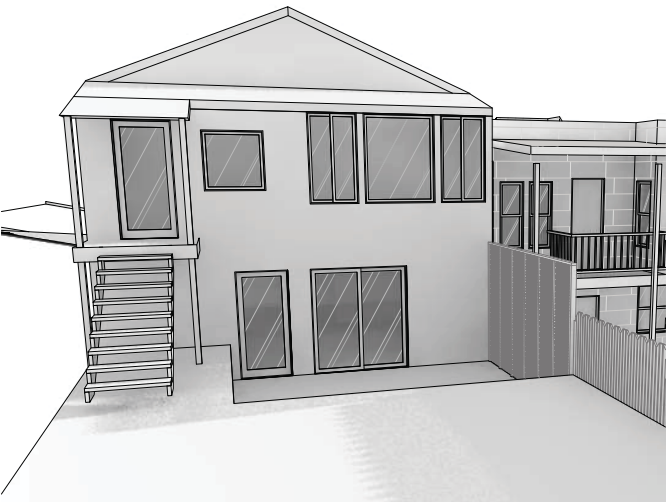
3 EXISTING: MARCH 20 - 10:30AM

6 PROPOSED: MARCH 20 - 10:30AM - NO SHADOW

SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
SUMMER SOLSTICE - JUNE 20

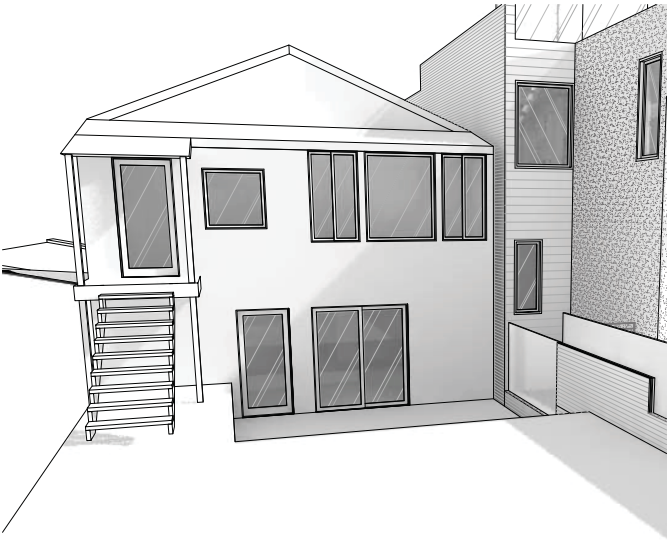
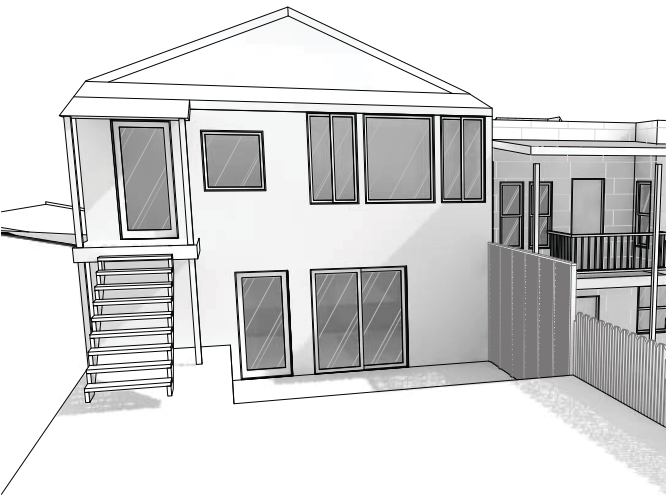
EXISTING

PROPOSED



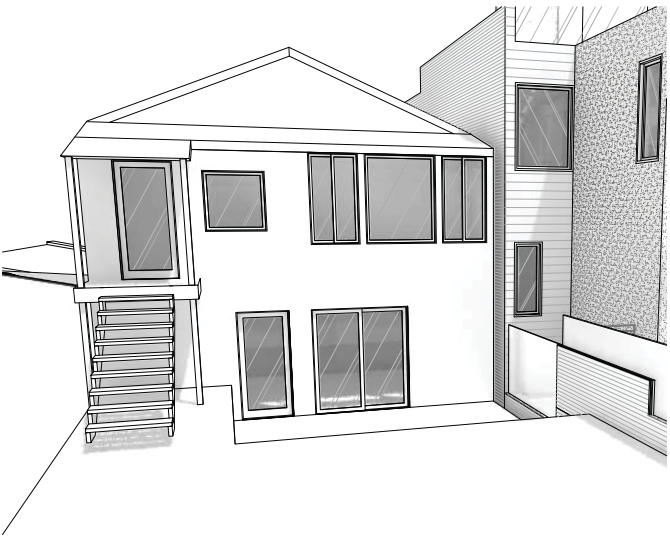
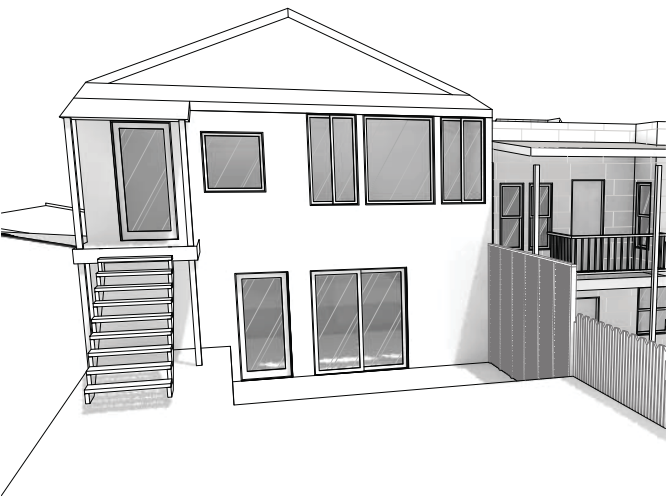
7 EXISTING: JUNE 20 - 6:15AM (15 mins. after sunrise)

10 PROPOSED: JUNE 20 - 6:15AM (15 mins. after sunrise)



8 EXISTING: JUNE 20 - 8:35AM

11 PROPOSED: JUNE 20 - 8:35AM



9 EXISTING: JUNE 20 - 11:00AM

12 PROPOSED: JUNE 20 - 11:00AM - NO SHADOW

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
238 WES. MARKET ST.
SAN FRANCISCO, CA 94102

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SHADOW STUDY

A6.4

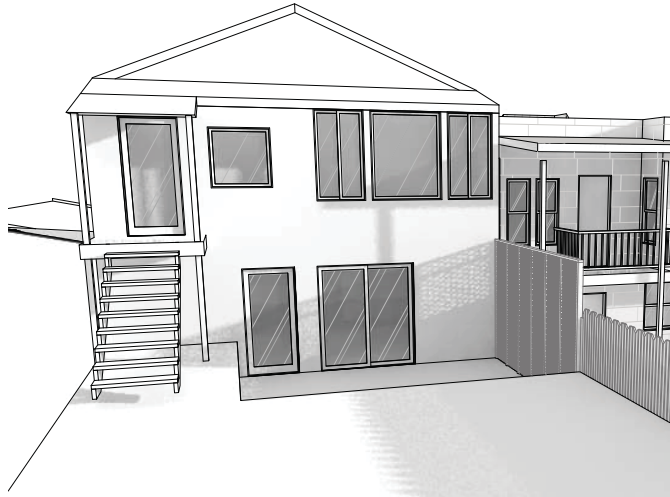
LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

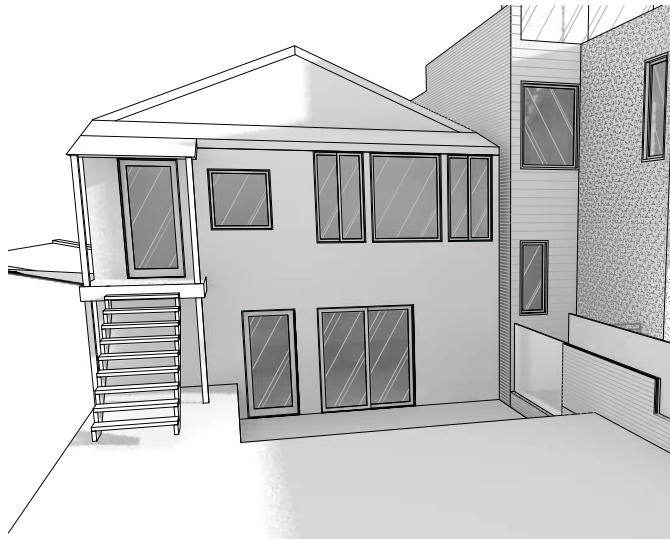
SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
FALL EQUINOX - SEPTEMBER 22

EXISTING

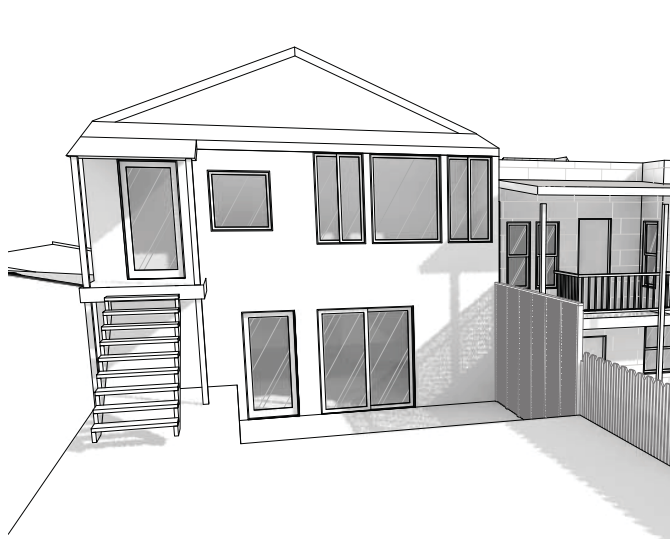
PROPOSED



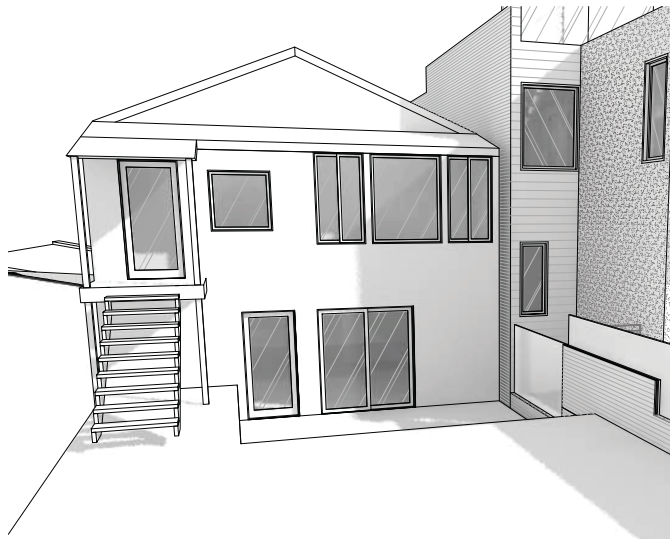
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4 PROPOSED: SEPT. 22 - 7:15AM (15 mins. after sunrise)



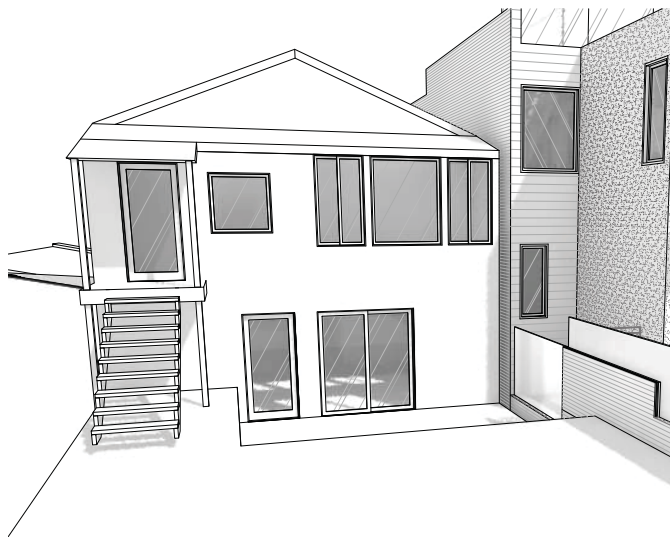
2 EXISTING: SEPT. 22 - 8:45AM



5 PROPOSED: SEPT. 22 - 8:45AM



3 EXISTING: SEPT. 22 - 10:15AM

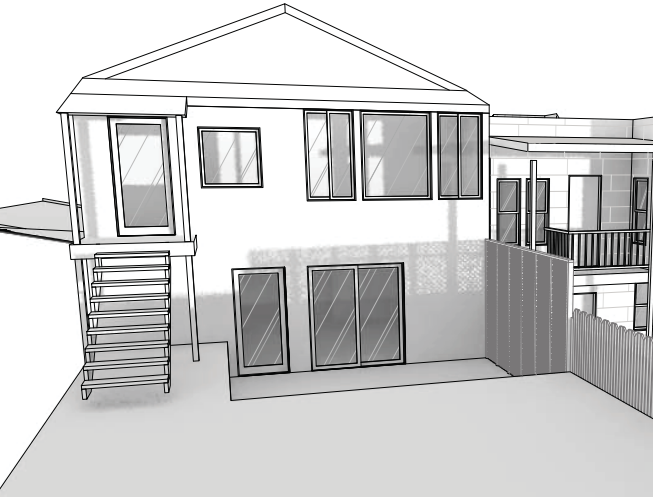


6 PROPOSED: SEPT. 22 - 10:15AM - NO SHADOW

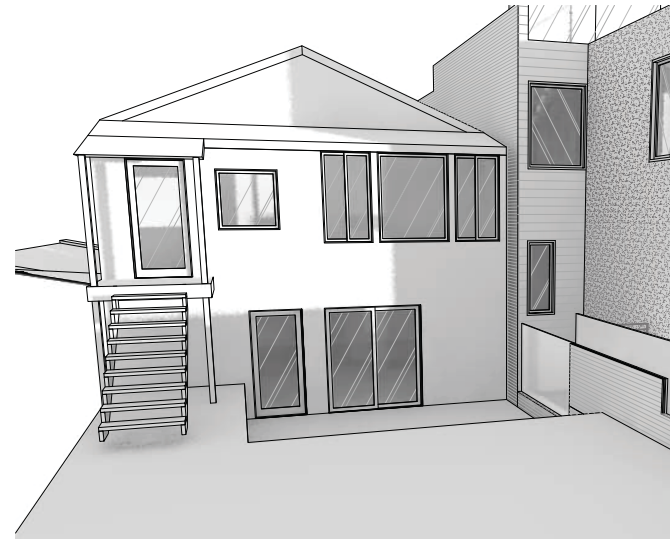
SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
WINTER SOLSTICE - DECEMBER 21

EXISTING

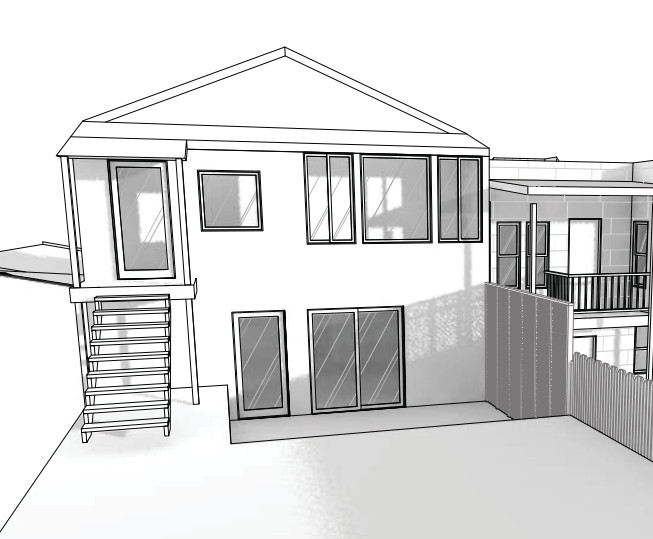
PROPOSED



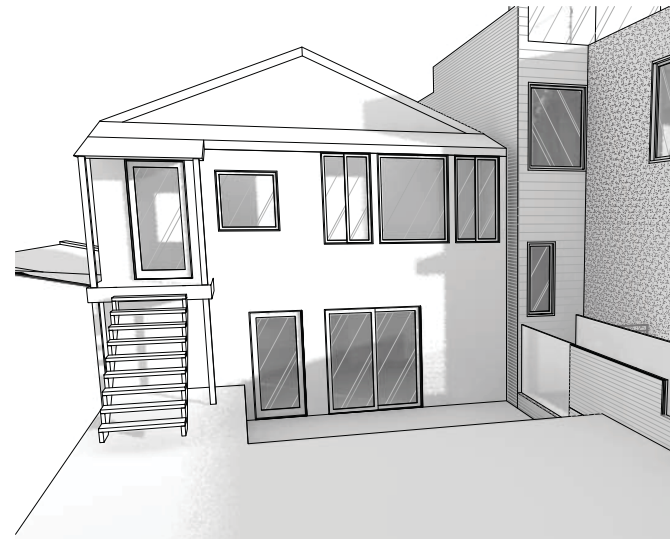
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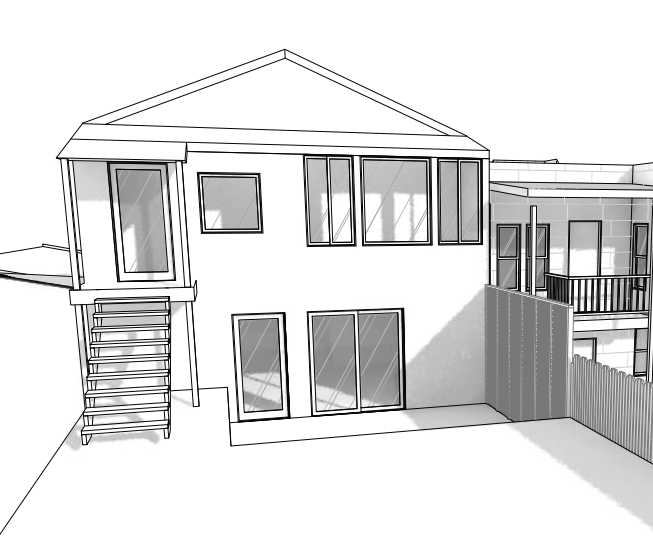
10 PROPOSED: DEC. 21 - 7:30AM (15 mins. after sunrise)



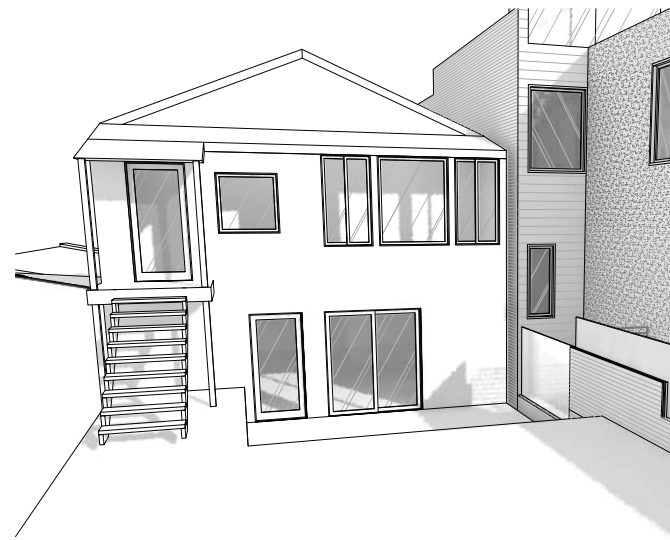
8 EXISTING: DEC. 21 - 8:20AM



11 PROPOSED: DEC. 21 - 8:20AM



9 EXISTING: DEC. 21 - 9:45AM



12 PROPOSED: DEC. 21 - 9:45AM - NO SHADOW

LUMI

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
238 VESPER STREET
SAN FRANCISCO, CA 94127

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SHADOW STUDY

A6.5

Green Building: Site Permit Submittal

BASIC INFORMATION:

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

Project Name 653 28TH ST REMODEL	Block/Lot 7520 / 024	Address 653 28TH STREET, SAN FRANCISCO, CA 94131
Gross Project Area 3990 SQ.FT.	Primary Occupancy R-3, SINGLE FAMILY DWELLING	Number of occupied floors 4 (3 OVER BASEMENT)
Design Professional/Applicant: Sign & Date		

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls: Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
Water Efficient Irrigation: Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Better Roofs: Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
Energy Efficiency: Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
Meet all California Green Building Standards Code requirements CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)			X			
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRC1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must: Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EAc1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6.	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000
Type of Project Proposed (Check box if applicable)		
Energy: Comply with California Energy Code (Title 24 Part 6 2016)	●	●
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
Bicycle parking: Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
Wiring for Electric Vehicle Charging: Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
Fuel efficient vehicle and carpool parking: Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Conservation: All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●

Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

653 28TH ST. LLC
238 WESLEYAN AVE
SAN FRANCISCO, CA 94127

client :

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROT MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL - IS	RK
01.26.17	DEMON NEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK
08.23.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

GREEN BUILDING CHECKLIST

A7.0

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

JUNE PACKET AND ATTACHMENTS

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SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: JUNE 8, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 1, 2017
Case No.: **2015-016467DRP & DRP-02**
Project Address: **653 28th Street**
Zoning: RH-1 [Residential – House, One-Family]
40-X Height and Bulk District
Block/Lot: 7520/024
Project Sponsor: James Barker, John Lum Architecture
3246 17th Street
San Francisco, CA 94110
Staff Contact: Elizabeth Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes the demolition of the existing two-story, 24 feet 5 inch tall, single-family dwelling and new construction of a three-story over basement, 32 feet 10 inch tall, single-family dwelling. The demolition application is not the subject of the requests for Discretionary Review and the proposed demolition is exempt from the Conditional Use Authorization requirement of Planning Code Section 317, as the existing building proposed for demolition is not affordable or financially accessible. The current proposal revised a previously noticed alteration project. The scope of the demolition and new construction was determined by the Zoning Administrator to be substantially the same with the following changes: 1) the project is demolition/new construction rather than alteration, and 2) the basement is expanded by approximately 933 square feet. As a result, the demolition and new construction permits were re-noticed under Planning Code Section 311 for an additional 15-day period. Discretionary Review Case Nos. 2015-016467DRP and 2015-016467DRP-02, filed under the alteration application were transferred to the new construction project.

SITE DESCRIPTION AND PRESENT USE

The project is located on south side of 28th Street, between Diamond and Douglass Streets. Block 7520, Lot 024. The subject property is approximately 2,898 square feet and slopes upward from Diamond Street. The depth of the lot is 114 feet, and the overall width of the property is 25 feet 5 inches. The site is located within the RH-1 (Residential – House, One Family) Zoning District and the 40-X Height and Bulk District. The property is developed with a two-story, single-family building constructed circa 1941. The subject property currently has a front setback of 4 feet 3 inches and a rear yard of 64 feet and 9 inches.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent properties are single-family structures, also located within the RH-1 Zoning District. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles and of heights – from one to three stories. Construction dates range from 1900 to 2007. Many of the buildings in the area have undergone significant or modern alterations.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice (alteration permit)	30 days	August 23, 2016 – September 28, 2016	September 27 and 28, 2016	June 1, 2017	254
311 Notice (demolition and new construction permit)	15 days	April 11, 2017 – April 26, 2017	No new DRs filed	June 1, 2017	n/a

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 29, 2017	May 29, 2017	10 days
Mailed Notice	10 days	May 29, 2017	May 29, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor	0	1	--
Other neighbors on the block or directly across the street	--	1 (Gold Mine Drive – street above the subject property)	--
Neighborhood groups	--	X	--

On May 26, 2017 the Noe Neighborhood Council submitted correspondence in opposition to the project, specifically in regard to height, mass, roof deck compatibility and affordability. Aside from the referenced correspondence, the Department has not received any other public comment pertaining to the requested Discretionary Review of the proposed project (as of the publication date of this packet).

DR REQUESTOR(S)

Discretionary Review Application 2015-016467DRP was filed by Hengameh (Hana) Eftekhari, resident and owner of 657 28th Street, a two-story, single-family dwelling located to the west of the subject property.

Discretionary Review Application 2015-016467DRP-02 was filed by David Tong, resident and owner of 30 Gold Mine Drive, a two-story, single-family dwelling located to the southwest one street above the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: Shadow and Light (*DR Requestor at 657 28th Street*). 657 28th Street will lose sunlight in sections of the house either partially or completely at different times of the day due to the proposed construction.

Issue #2: The proposed project is out of character and scale with the rest of the neighborhood (*DR Requestor at 30 Gold Mine Drive*). The height of the building seems excessive, out of character, and is higher than others on that side of the street. In addition, no other property on that side of the street has a rooftop deck as high and prominent. Especially including the roof deck with people on the roof, the property is even higher and out of line with the other properties on that side of the street. To this end, and as indicated in the residential guidelines page 9, the visual character of this building is out of line with all the others on the block. In addition, on pages 11-12 there are clear examples of a "stepped" topography, which is clearly in conflict with the design proposed. Similarly, there is an example on page 23 of the guidelines that shows an out of scale building nearly identical to that in the proposed project.

Issue #3: Privacy (*DR Requestor at 30 Gold Mine Drive*). The privacy of the various neighbors will be compromised because of the very high nature of the proposed project. In fact, the third level will be approximately the same level as the neighboring properties behind the subject property.

Issue #4: Rear Yard (*DR Requestor at 30 Gold Mine Drive*). The set back of the house is longer than others on that side of the street and out of proportion and character other buildings on that side of the street. As indicated on page 16 of the guideline, there is a significant impact on light with the proposed changes and there is concern about how this building will affect light availability of the neighboring buildings.

Reference the *Discretionary Review Application* for additional information. Both *Discretionary Review Applications* are attached document.

PROJECT SPONSOR'S RESPONSE

Issue #1: At the request of the neighbor at 657 28th Street changes were made to the project to provide light and air to 657 28th Street. The modifications included the removal of the project's central light well (the neighbor indicated they wanted to infill their light well), creation of a side setback where the building was to extend beyond the neighbor's rear wall, and the shortening of the 2nd and 3rd floors to reduce shadowing on the neighbor's rear wall. Other later requests were to shorten the 3rd floor further, shorten the 1st floor and lower the entire building. All requests were complied with at that time aside from the lowering of the building (*the entire building has since been lowered to meet Residential Design*

Advisory Team (RDAT) comments – see discussion below). Further requests for reductions to the 3rd floor were also negotiated. Additional requests to move the entire top floor further forward by 1 foot 9 inches, to limit the height of solid property-line parapet guardrails and introduce glass panels to replace a section of the neighbor's high fencing, a translucent screening panel along the light well at the property line to allow light into the neighbor's back yard, and to limit the height of any new fences at this side of the property-line to 42 inches above the were also agreed to (*the location of the top floor has since been set back to meet Residential Design Advisory Team's (RDAT) May 3, 2017 comments – see discussion below*). Originally proposed 3rd floor rear roof decks were removed, further lowering the shadow impacts. A shadow study has been provided.

Issue #2: A proposal was made to lower the house 3 feet and move the deck forward 10 feet. Knowing that lowering the house by 3 feet would require a Demolition Permit and a New Construction permit, plans were submitted to demolish the existing house and build a new house. The plans submitted at this time did not include lowering the house, as there had not been an agreement with the Gold Mine neighbor. No final agreement was reached as the Gold Mine neighbor requested the building be lowered by a total of 6 feet. (*The entire building has since been lowered to meet RDAT's comments – see discussion below*).

Issue #3: A meeting was held at Gold Mine Drive to take pictures of views and the subject property in order to assess potential view losses/privacy issues. Through several iterations, the project's roof deck was moved towards the front of the subject property and away from Gold Mine Drive, and a 6 foot privacy screen was added. Two secondary roof decks at lower floors on the rear elevation were removed. In February 2017, the DR requestor on Gold Mine Drive requested that the building be lowered 2 or 3 feet and the roof deck moved forward 8 feet 6 inches.

Issue #4: The neighbor on Gold Mine Drive expressed concern that the proposed design extended beyond the rear setback line and that there would be a reduction in privacy for the Gold Mine Drive neighbors. However, it became apparent that the site plan was misread. It was explained that the rear of the project is set 41 feet back from the rear property line, and neighbor's property is 10 feet to 15 feet above the subject property and approximately 120 feet away.

PROJECT ANALYSIS

Issue #1: The Department has reviewed the project per the Residential Design Guidelines, the Planning Code and the General Plan. In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected. A number of design features have been incorporated to minimize impacts on light, including setbacks, horizontal reductions on all floors, as well as transparent material elements. In general the construction does not substantially cast new shadow on adjacent properties.

Issue #2: The allowable building envelope is defined by the Planning Code by way of prescribed setbacks and the height limit. Furthermore, the appropriateness of the project is further shaped by requirements of the Residential Design Guidelines. The architectural character on the block consists of mixed styles. As revised per the RDAT's comments (*see discussion below*) the massing at the front of the property is appropriate. The primary two-story massing and height reflects the uphill stepping pattern of the blockface from east to west. Additionally, the 3rd floor proposes subordinate materials and an appropriate setback so as not to be disruptive to the existing neighborhood character. As outlined below, RDT initially

considered the proposed street-facing edge of the third floor to be acceptable, however, upon further review with renderings expressing the visibility of the massing, RDAT requested an alternative design that provided greater respect for the topography of the site and the surrounding area. As designed, the proposed building's massing at the street reads as a two stories. As a result, the Department finds the building's size and height to be compatible with the surrounding buildings and also to the overall building scale found in the immediate neighborhood.

Issue #3: The deck and the upper most stories are code-complying and not exceptionally or extraordinarily invasive to the privacy of the DR Requester on Gold Mine Drive. Given the urban context of the project, the impact to privacy of adjacent neighbors on the block and directly across the street is not out of the ordinary. Along 28th Street, and the majority of Gold Mine Drive, the adjacent neighbors on the block do not have residences to their rear, or other rear yards abutting them, they have greater privacy than other residences in a typical neighborhood. The third floor addition and use of a roof deck at this level could impact views but neither the Code nor the Residential Design Guidelines seek to protect views from neighboring buildings or rear yards.

Issue #4: The Department finds the proposed rear yard code-complying. The massing at the rear is appropriate. The property is moderately upsloping towards the rear and the deepest portion of the first floor addition extends approximately 16 feet into the rear yard with parapet walls no taller than a principally permitted fence. The pop-out at the rear is set back 5 feet from the side property lines, and the main mass is no deeper than the western neighbor. The rear yard setback approximately 41 feet for a 35% rear yard.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

PRESERVATION REVIEW

As outlined in the Planning Department's Preservation Team Review Form (signed February 7, 2016), according to the information provided in the Supplemental Information Form prepared by Henry Karnilowicz (dated August 2015), and additional research by Planning Department staff, the subject property at 653 28th Street was determined not to be eligible for listing in the California Register under any criteria individually or as part of a historic district. The Preservation Team Review (PTR) Form states that the subject property at 653 28th Street was constructed by original owner and builder Oswald Christensen in a vernacular architectural style. Known exterior alterations to the property include: removal and replacement of a small patch of dry rot on the front balcony (2008); removal and replacement of rotted mud sill (2008); and repair of a leak in the garage (2014). Other visual alterations to the property include window replacements at the front facade. No known historic events occurred at the property and none of the owners or occupants were identified as important to history (California Register Criteria 1 & 2). The subject building is a nondescript example of a vernacular style single-family residence and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is also not located within the boundaries of any identified historic district. Together, the block does not comprise a significant concentration of

historically or aesthetically unified buildings. The property was reclassified to Category C - No Historic Resource Present.

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The Residential Design Team (RDT) reviewed the project under the alteration building permit on March 30, 2016 with the following comments:

- Closing the lightwell is acceptable as the neighboring lightwell is especially deep and the neighbor has agreed to it.
- The street-facing edge of the third floor is acceptable.
- In order to respect the existing mid-block open space, remove the pop-out at the upper two stories. Provide a 5-foot setback to the east at the lowest floor. The rear wall of the lowest floor should not go further into the yard than the rear wall of 643 28th Street (RDGs pp. 25-27).

The Project Sponsor disagreed with the RDT regarding the pop-out additions, and the project was reviewed at a Project Coordination Lite meeting on July 18, 2016 with revised comments to eliminate minor portions of the volume at the 2nd and 3rd floor levels along the east side, reduce the end line at the 2nd and 3rd floors, and remove the majority of the roof decks.

As part of the workflow to the DR hearing, the project design was reviewed again by the Residential Design Advisory Team (RDAT) on May 3, 2017. RDAT's comments were:

- As the height of the project is at or exceeds its uphill neighbor, the project currently does not meet the Residential Design Guideline that asks projects to “respect the topography of the site and the surrounding area” (page 11). To meet this and allow the Department to take this as an abbreviated DR (*misstatement – demolition and new construction is always a full analysis*), RDAT has two recommendations:
 - Lower the entire building such that the driveway does not slope upwards.
 - Set the top floor back in the range of 10' from the primary facade. This intent may be achieved in other ways, but the goal is to have the front faces of the adjacent buildings step down the hill. Please demonstrate how this is achieved in future revisions.

The Project Sponsor amended the plans to address these RDAT comments and submitted plans that include a 10' front setback for the top floor and lowering the entire building 20" (the front entry is flush with the sidewalk). As currently proposed, from the RDAT perspective, the Department can support the project and provide a recommendation to the Commission to not take DR and approve the project as proposed.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves demolition and new construction.

BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives of the General Plan.
- The building is appropriately scaled at the front and rear facades and respects the topography of the site and its location on the block.
- The Project will not result in an uncharacteristically deep building.
- The project is consistent with and respects the neighborhood character and applicable design guidelines, and would not be considered exceptional or extraordinary with revisions proposed, as requested by the Residential Design Advisory Team (RDAT).

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

Attachments:

Block Book Map

Sanborn Map

Zoning District Map

Aerial Photographs

Site Photographs

Section 311 Notice

CEQA Determination, including:

- Planning Department Preservation Team Review (PTR) Form signed February 7, 2016
- Supplemental Information Form for Historic Resource Determination prepared by Henry Karnilowicz (dated August 2015)

Zoning Administrator Action Memo-Administrative Review of Dwelling Unit Demolition 653 28th Street

DR Applications

Response to DR Application dated May 18, 2017

Correspondence

Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The Residential Design Guidelines (RDGs) state that the design of buildings should be responsive to both the immediate and broader neighborhood context, in order to preserve the existing visual character. The subject property is located on a block that exhibits a variety of architectural styles and of heights – from one to three stories. Construction dates range from 1900 to 2007. Many of the buildings in the area have undergone significant or modern alterations.

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?			
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: As indicated above, as revised pursuant to the RDAT comments of May 3, 2017, the project meets the site design objectives of the RDGs. The subject property slopes diagonally upward from the east. As revised, the overall siting of the building respects topographic conditions as the building steps

down the hill. The building has been lowered 20" and the front entry is flush with the sidewalk. The Planning Code requires the subject property to provide a rear yard equal to 25 percent of the lot depth. The proposal does not extend beyond the most restrictive rear yard requirement, providing a rear yard at approximately 41 feet. The upper two levels are then stepped in a manner that further reduces depth at the rear, as well as massing, providing privacy to adjacent structures.

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: Pursuant to RDATs comments of May 3, 2017, the building scale and form has been further modified to be appropriate for the neighborhood. The building is sculpted at the front and rear so that the massing serves to transition between the two adjacent neighbors and respect the slope of the street. Further, as revised, the proposed top floor is set back from the front building wall. The setback and massing at front allows for the first two stories to predominate as read from the street level. The roofline articulation is consistent with the broader neighborhood context, which features a variation in rooflines.

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 neighborhood context typically includes garage openings on the downhill side of the front façade and stepped or sidewalk entries uphill. The project is consistent with this pattern.

BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The architectural detail, windows and exterior materials reflect a thoughtful and modern design that fits within and contributes positively to the neighborhood. As applied, these elements function to define the building's form and provide visual richness and interest.

Parcel Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

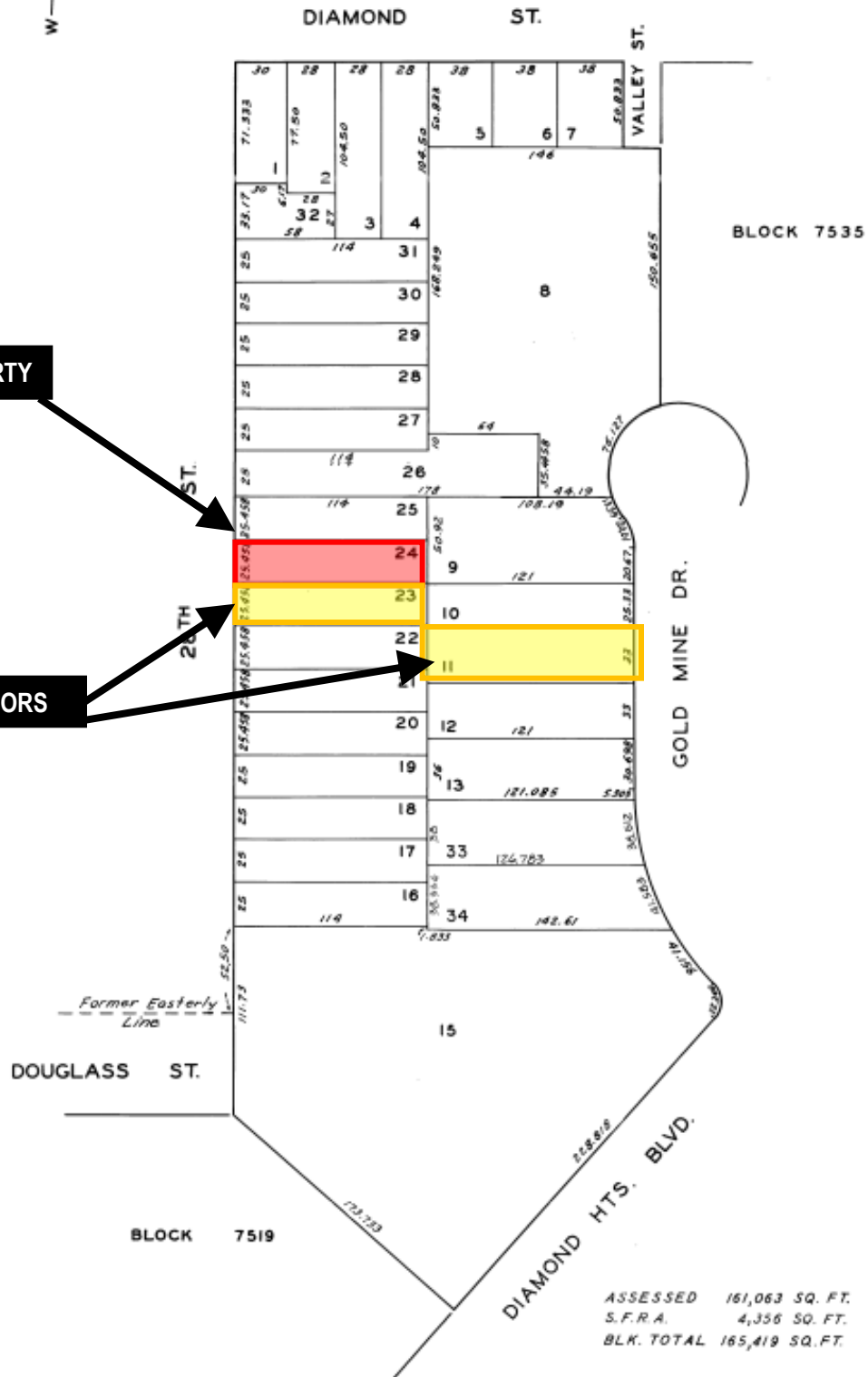
7520

HORNER'S ADDN. BLK. 227
REVISED 1987



SUBJECT PROPERTY

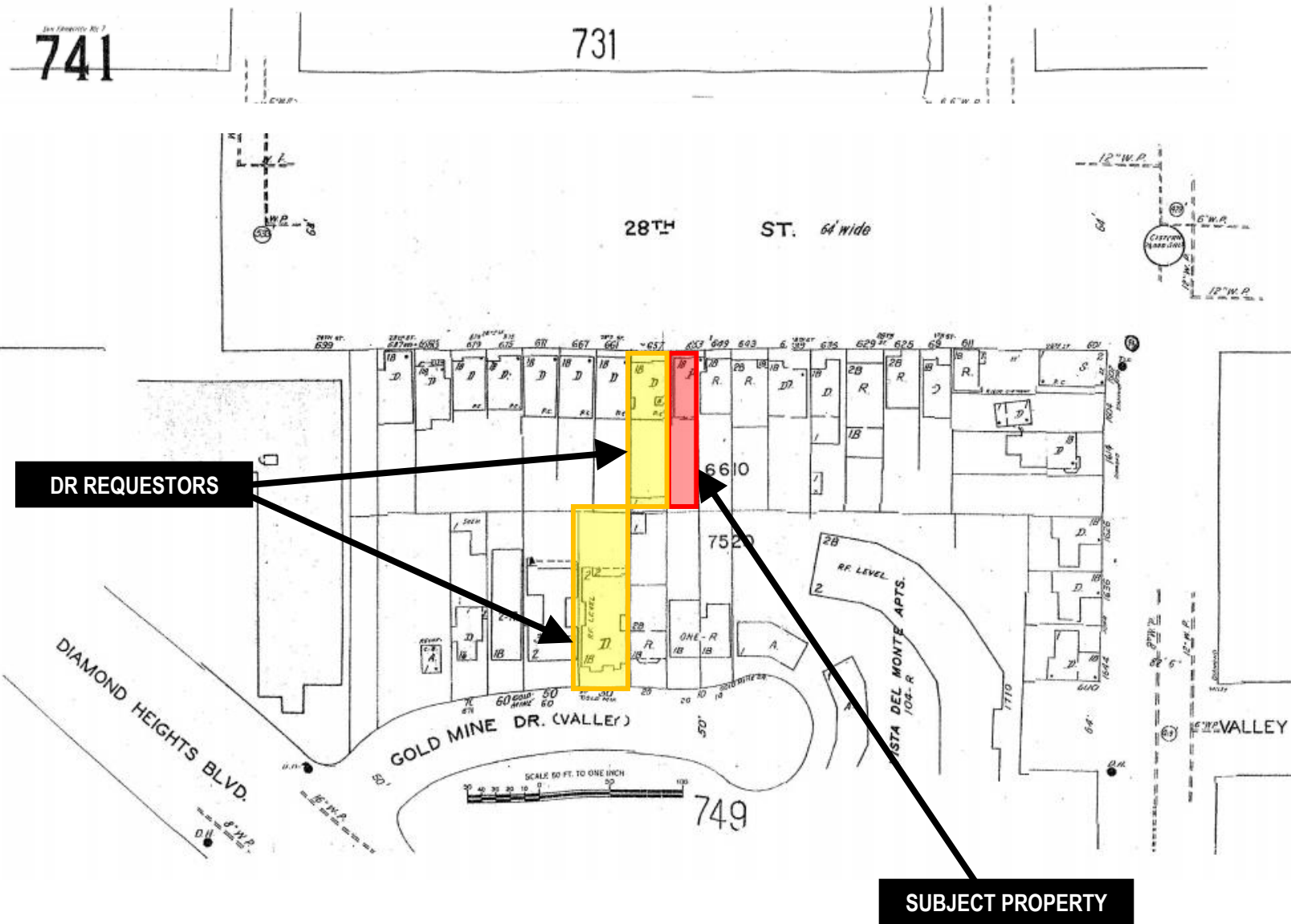
DR REQUESTORS



Discretionary Review Hearing
June 8, 2017
Case Number 2015-016467DRP & DRP-02
653 28th Street
Block 7520 Lot 024

Sanborn Map*

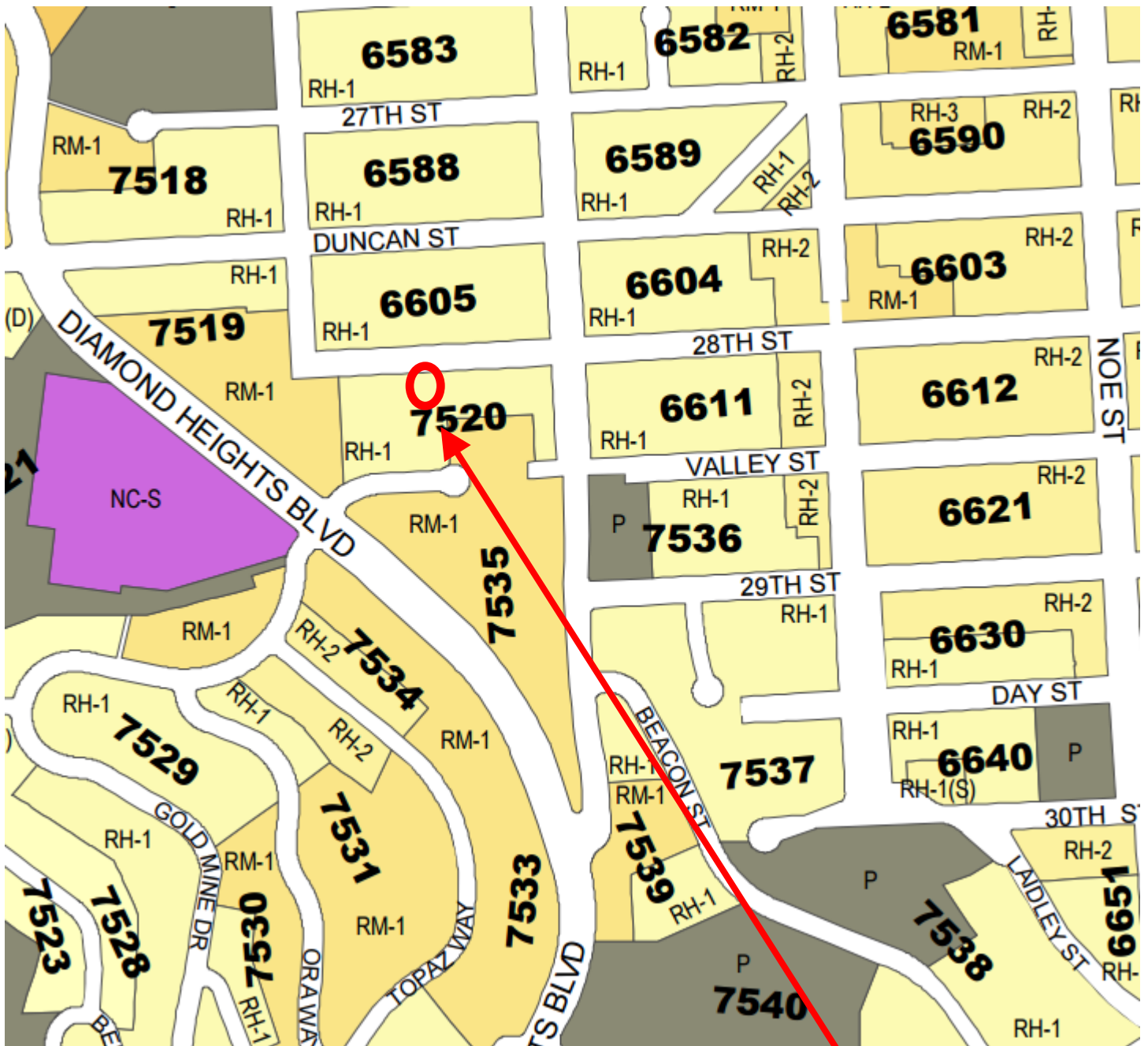
THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT



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



Zoning Map

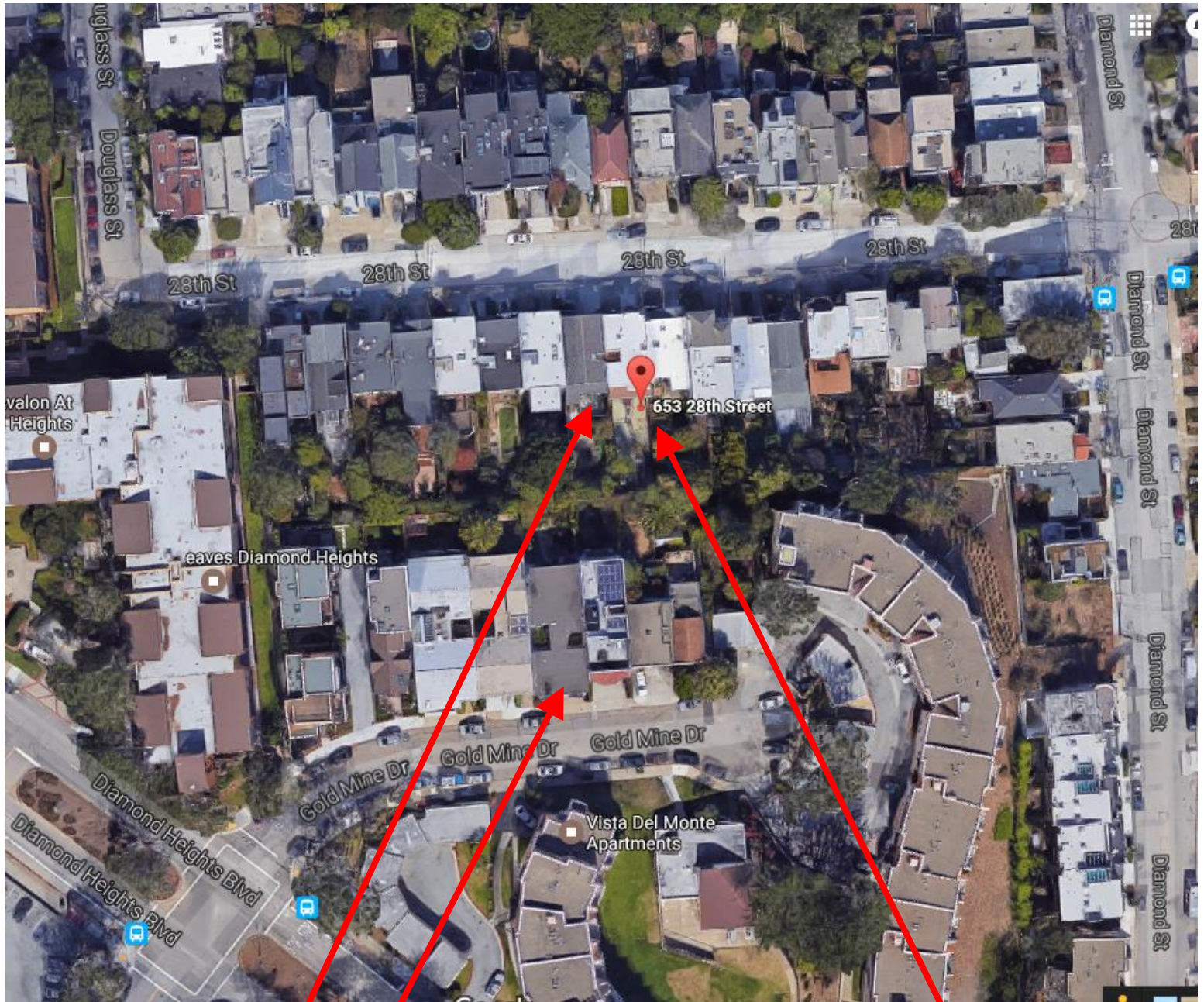


SUBJECT PROPERTY



Discretionary Review Hearing
June 8, 2017
Case Number 2015-016467DRP & DRP-02
653 28th Street
Block 7520 Lot 024

Aerial Photo



DR REQUESTORS

SUBJECT PROPERTY



Discretionary Review Hearing
June 8, 2017
Case Number 2015-016467DRP & DRP-02
653 28th Street
Block 7520 Lot 024

Aerial Photo



DR REQUESTORS

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

DR REQUESTOR



Site Photo



SUBJECT PROPERTY

DR REQUESTOR



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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 17, 2017**, the Applicant named below filed **Building Permit Application (BPA) Nos. 201702179712 & 20170219713** to replace **BPA No. 201512114909/R-3** on file with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	653 28th Street	Applicant:	James Barker, John Lum Architecture
Cross Street(s):	Diamond & Douglass Streets	Address:	3246 17th Street
Block/Lot No.:	7520/024	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 558-9550 x 0012
Record No.:	2015-016467PRJ/2015-016467DRP & DRP-02	Email:	james@johnlumarchitecture.com

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 15-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 checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition	
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition	
PROJECT FEATURES	EXISTING	PREVIOUSLY NOTICED	PROPOSED
Building Use	Residential	Residential (No Change)	Residential (No Change)
Front Setback	4 feet 3 inches	No Change	No Change
Side Setbacks	None	No Change	No Change
Building Depth	49 feet 1 inch (does not include roof overhang)	68 feet 4 inches	68 feet 4 inches
Rear Yard	64 feet 9 inches	41 feet 5 inches	41 feet 5 inches
Building Height	24 feet 5 inches	32 feet 10 inches	32 feet 10 inches
Number of Stories	2	3	3 over basement
Number of Dwelling Units	1	No Change	No Change
Number of Parking Spaces	2	No Change	No Change

PROJECT DESCRIPTION

The proposal revises the previously noticed project under BPA No. 201512114909/R-3. The revised project proposes demolition of the existing single-family residence per Planning Code Section 317(d)(3)(A), and construction of a new single-family residence including excavation for a new basement level below grade.

The scope of the project is substantially the same as previously noticed with the following changes: 1) the project is demolition/new construction (rather than alteration), and 2) the basement is expanded by 933 sf. Please see the attached plans. **This is a 15-day notice.** The project is associated with Public-Initiated Discretionary Review Case Nos. 2015-016467DRP & 2015-016467DRP-02 scheduled for a **Discretionary Review hearing on June 8, 2017 at City Hall, Room 400.** The Discretionary Review hearing will be noticed through a separate notification letter. Members of the public with unresolved concerns may file their own discretionary review.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Elizabeth Gordon Jonckheer
Telephone: (415) 575-8728
E-mail: elizabeth.gordon-jonckheer@sfgov.org

Notice Date: 4/11/17
Expiration Date: 4/26/17

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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
653 28th Street		7520/024	
Case No.	Permit No.	Plans Dated	
2015-016467ENV	201512114909	12/15/2015	
<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. Additions and interior renovations and remodeling of an existing two-story single-family home. Add new basement level and new third floor level. Add horizontal rear addition at all three levels and roof deck. Alter front facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling No archeological effects. Project will follow recommendations of 10/5/15 Frank Lee & Assoc. soil and foundation investigation report.	

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 February 7, 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: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.02.11 09:07:56 -08'00'</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A. Cisneros	Signature:
	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: 2016.02.11 09:07:56 -08'00'</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:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/3/2016
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	653 28th Street	
Block/Lot:	Cross Streets:	
7520/024	Douglass Street & Diamond Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-016467ENV

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:	12/15/2015
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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 Henry Karnilowicz (dated August 2015).	
Proposed Project: Additions and interior renovations and remodeling of an existing two-story single-family home. Add new basement level and new third floor level. Add horizontal rear addition at all three levels and roof deck. Alter front facade.	

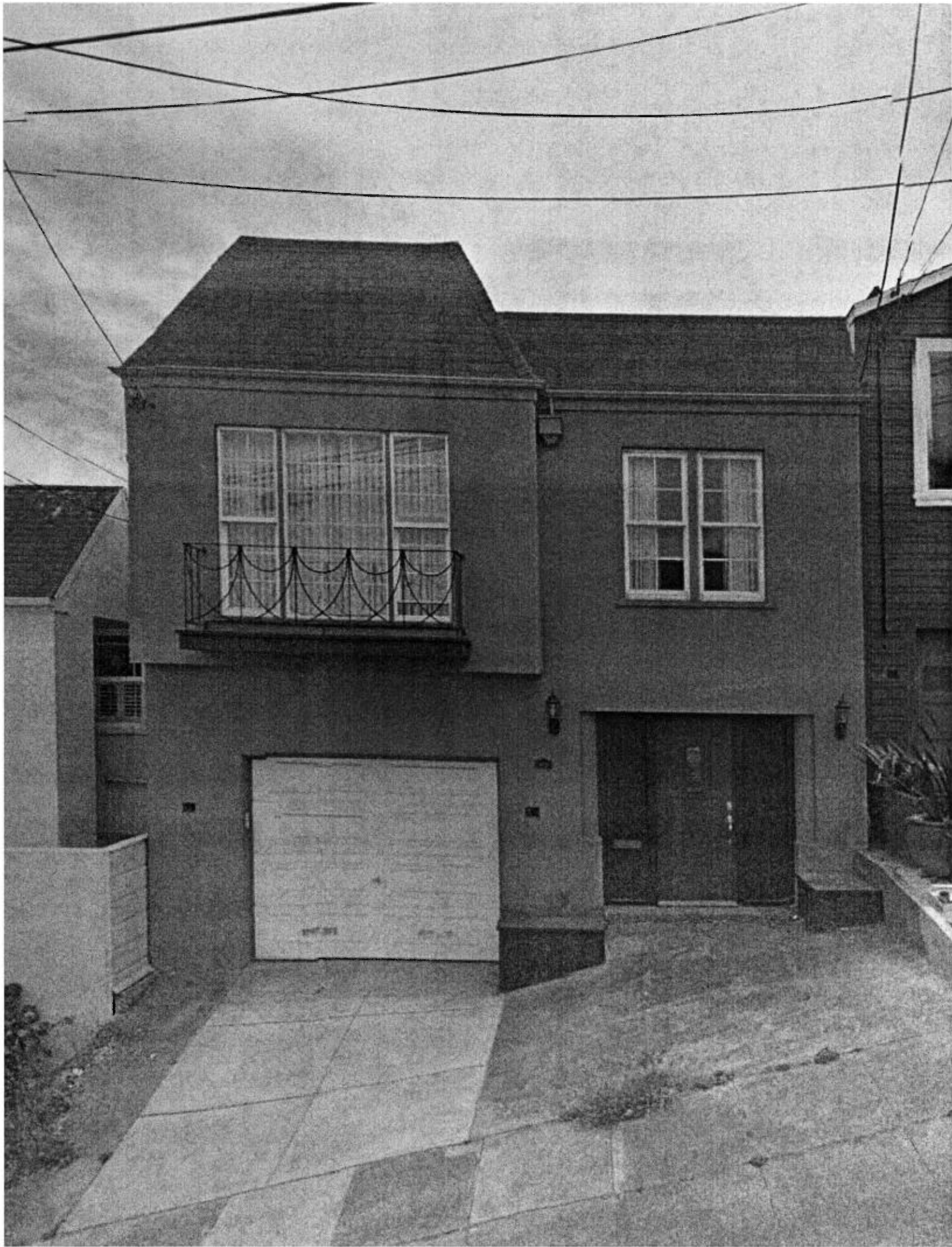
PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: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

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

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

PRESERVATION TEAM COMMENTS:
<p>According to the Supplemental Information for Historic Resource Determination prepared by Henry Karnilowicz (dated August 2015) and information found in the Planning Department files, the subject property at 653 28th Street contains a one-story-over-garage, wood-frame, single-family residence constructed in 1941 (source: original building permit). The building was constructed by original owner and builder Oswald Christensen the vernacular architectural style. Christensen and his wife, Patricia, owned but did not occupy the property until 1942, when it was sold to Thomas Keating, a San Francisco City Firefighter and his wife Alice. The Keatings owned and occupied the residence until 2002, when the family trust took ownership after the death of Sandra Keating, Thomas and Alice's daughter. Known exterior alterations to the property include: removal and replacement of a small patch of dry rot on the front balcony (2008); removal and replacement of rotted mud sill (2008); and repair of a leak in the garage (2014). Other visual alterations to the property include window replacements at the front facade.</p> <p>No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2007. Many of the buildings in the area have undergone significant or modern alterations. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-7-2016





SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

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SUPPLEMENTAL INFORMATION FOR

Historic Resource Determination

Pursuant to the California Environmental Quality Act (CEQA), public agencies must review the environmental impacts of proposed projects, including impacts to historic resources. This form provides additional information to assist the Department in analyzing whether a property qualifies as a historic resource under CEQA.

For more information about the CEQA process and the environmental review process, please refer to the Environmental Evaluation Application.

WHAT IS A SUPPLEMENTAL INFORMATION FOR HISTORIC RESOURCE DETERMINATION?

The Supplemental Information for Historic Resource Determination provides additional information about a particular property or set of properties that is to be analyzed for historic resource impacts under the California Environmental Quality Act (CEQA). The information requested in this document helps Department staff determine whether a property is a historic resource under CEQA, and if required, the impacts of a proposed project to the historic resource.

WHEN IS THIS SUPPLEMENTAL INFORMATION NECESSARY?

CEQA law requires the Department to analyze a project's impact to any known or potential historical resource. Before the impact of a project can be analyzed, the Department must first determine whether the subject property qualifies as a historical resource. The material requested in this Supplemental Information for Historic Resource Determination provides Department staff with the documentation for this analysis.

This Application must be submitted when:

1. The project involves an alteration to a structure constructed more than 50 years ago that exceeds the scope of the Categorical Exemption Determination form; or
2. The Department requests this information in order to determine whether a property is a Historic Resource (Category A) or not a Historic Resource (Category C).

Please consult the *Property Information Map* on the Department's website to determine whether a property has been identified as a CEQA historic resource.

For more information on the CEQA review processes, including the thresholds for full Historic Resource Evaluation review of projects, please refer to the Environmental Evaluation Application on the Department's website.

HOW DOES THE PROCESS WORK?

If required, the Supplemental Information for Historic Resource Determination must be submitted along with the Environmental Evaluation Application. Once the application has been assigned to an Environmental Planner, the information in this document and project details will be forwarded to a Preservation Planner for historic resource review. The Preservation Planner will go through the material and prepare a report analyzing the property against the requirements in CEQA to determine if the building is a historic resource. Once completed, the final report is sent back to the Environmental Planner for other CEQA analysis (if applicable).

INSTRUCTIONS:

Please refer to the Environmental Evaluation Application for the instructions on what materials are required for complete CEQA analysis. The attached forms outline the materials that the Preservation Planner must have in order to evaluate whether a property or set of properties is a historic resource under CEQA.

All available resources must be researched and materials gathered from these sources that are relevant to the subject property must be submitted. The CEQA historic resource analysis will not begin until the Department determines that the material submitted is complete. For information on how to compile the required information, refer to the "How to Research a Property's History" section of this document.

Please provide the following materials with this application:

- **Photocopies:** Copies are required to be submitted of all documentation used to complete this form, including copies of building permits and drawings, historic maps, and articles.-
- **Photographs:** The application must be accompanied by unmounted photographs, large enough to show the nature of the property and the adjacent properties and area, but not over 11 X 17 inches.

All documents and other exhibits submitted with this application will be retained as part of the permanent public record in this case.

Fees:

Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377.

Other Entitlement Review:

CEQA requires that environmental review be completed before any other approvals, including building permit applications, are completed. Please note that no City Agency can proceed with project review until the full CEQA review is completed.

How to research a property's history:

Below is an outline of items that should be researched along with local resources available to the public.

Please be aware that the address or block/lot may have changed from the date of construction, so be sure to have all available addresses, block/lot before beginning research.

- **Building Permit History.** Start with a search for the full construction and permit history. The Department of Building Inspection (DBI) has copies of all building permits issued, often accompanied by architectural drawings. The original construction permit can tell when a property was built and what its original appearance was. Requests for permit history must be made in person at DBI, 1660 Mission Street, at the Customer Service Division. Please refer to <http://www.sfdbi.org/> for more information.
- **Water Department Records.** Now a part of the Public Utilities Commission, the original SF Water Department's records can indicate when a building was constructed if the original building permits are not available. These records show when a property was 'tapped' into the City's main water system and typically occurred close to the construction date. These records should be investigated for any property that was constructed prior to 1906. The Water Department Records are available at the Main Branch of the San Francisco Public Library located at 100 Larkin Street.
- **Assessor-Recorder's Office.** Used when researching the ownership history of a property, the Assessor-Recorder's Office has original deeds, sales records,

and map books that show ownership history, records about owners, room counts, and building construction dates. Other data available at the Assessor-Recorder's Office include Map Books and Homestead Maps, both of which should be consulted for properties constructed prior to 1912. Research must be done in person at the Assessor-Recorder's Office located in City Hall, Room #190. For more information about the Assessor-Recorder's Office and the material located there, refer to <http://www.sfassessor.org>.

- **San Francisco History Room.** Located at the Main Branch of the Public Library, the San Francisco History Room has extensive records that are helpful when researching the history of an owner/occupant(s) of a property, the history of a neighborhood, and information on an architect or builder. The San Francisco Historical Photograph Collection is located within the History Room and may provide an early view of a building or street. The collection in the History Room is where historic newspapers, such as the *Chronicle* and the *Examiner*, can be researched, along with *Our Society Blue Books*, and various real estate circulars. The Library also publishes "*How to Research a San Francisco Building*" that lists all resources available as well as steps to take when researching a property. The Main Branch of the San Francisco Public Library is located at 100 Larkin Street and additional information on the SF History Room is available on the library's website. Please refer to <http://www.sfpl.org/>.
- **Other Data at the Main Branch of San Francisco Public Library.** There are two additional resources that should be consulted when researching a property's history - the City Directories and U.S. Census Records. These resources are useful for documenting a building's occupant history. For information on researching census records, refer to the Government Information Center division of the Library; the City Directories are a part of the General Collection. The Main Branch of the San Francisco Public Library is located at 100 Larkin Street and additional information on both Library sections are available on the library's website. Please refer to <http://www.sfpl.org/>.

- **Other Research Collections.** There are several other resources available for researching a property's history.
 - The California Historical Society houses extensive collections of historic photographs, histories of peoples and neighborhoods in San Francisco. For more information about the Society and their library hours, please refer to <http://www.californiahistoricalsociety.org>.
 - The Environmental Design Library at UC Berkley is one of the premier repositories for architecture, landscape architecture, regional and urban planning materials in the country. The collections include periodicals such as *Architectural Record* and *Architect & Engineer*, original architectural drawings by premier architects, and rare books. For more information on the Library and its hours, please refer to <http://www.lib.berkeley.edu/ENV/>.
 - San Francisco Architectural Heritage is a local organization whose mission is "to preserve and enhance San Francisco's unique architectural and cultural identity." SF Heritage has a library collection that focuses on historic buildings and includes a variety of material including newspaper articles and architect biographies. For more information about SF Heritage, please refer to <http://www.sflheritage.org/>.

If required, this Supplemental Information for Historic Resource Determination must be submitted along with the Environmental Evaluation Application. Please refer to the Environmental Evaluation Application for more information.

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CASE NUMBER:
For Staff Use onlySUPPLEMENTAL INFORMATION FOR
Historic Resource Determination

1. Current Owner / Applicant Information

PROPERTY OWNER'S NAME: Farralon Real Estate 4, LLC	
PROPERTY OWNER'S ADDRESS: 152 Yerba Buena Ave. San Francisco CA. 94127	TELEPHONE: (415) 939-7284 EMAIL: rsadarangani@hotmail.com
APPLICANT'S NAME: Henry Karnilowicz/Occidental Express Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1019 Howard Street San Francisco CA. 94103-2806	TELEPHONE: (415) 420-8113 EMAIL: occexp@aol.com
CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 653 28th Street		ZIP CODE: 94131		
CROSS STREETS: Douglass and Diamond				
ASSESSORS BLOCK/LOT: 7520 / 024	LOT DIMENSIONS: 1,200	LOT AREA (SQ FT): 2,905	ZONING DISTRICT: RH-I	HEIGHT/BULK DISTRICT: 40-X
OTHER ADDRESS / HISTORIC ADDRESS: (if applicable) None		ZIP CODE:		

3. Property Information

DATE OF CONSTRUCTION: 1941	ARCHITECT OR BUILDER: Unknown Oswald Christensen	
IS PROPERTY INCLUDED IN A HISTORIC SURVEY? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	SURVEY NAME:	SURVEY RATING:
DESIGNATED PROPERTY: Article 10 or Article 11 <input type="checkbox"/> CA Register <input type="checkbox"/> National Register <input type="checkbox"/>		

4. Permit History Table

Please list out all building permits issued from the date of construction to present. Attach photocopies of each.

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.	4/4/2008	Removal and replacement of small patch of dry rot on front balcony
2.	5/20/2008	Removal and replacement of rotted mud sill
3.	1/26/10	Final inspection for work completed from 2008
4.	9/26/14	Repair leak in garage (permit not yet available at DBI. Info accessed on PIM)
5.		
6.		
7.		
8.		

Please describe any additional projects or information about a particular project(s) that is not included in this table:

(Attach a separate sheet if more space is needed)

5. Ownership History Table

Please list out all owners of the property from the date of construction to present.

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.	1940 to 1942	Oswald & Patricia Christensen	Carpenter
2.	8/20/42 to 12/04/95	Thomas L. and Alice L. Keating	San Francisco City Fire fighter
3.	12/04/95 to 5/13/96	Estate of Thomas Keating	
4.	5/13/96 to 5/03/02	Sandra B. Keating	unknown
5.	5/3/02 to Present	Sandra B. Keating Trust	
6.			
7.			
8.			

Please describe any additional owners or information about a particular owner(s) that is not included in this table:

(Attach a separate sheet if more space is needed)

CASE NUMBER:
For Staff Use only

6. Occupant History Table

Please list out all occupants/tenants of the property from the date of construction to present.

OCCUP:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.	1942 to 1990's	Thomas L. & Alice L. Keating	San Francisco City Fire Fighter
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Please describe any additional occupants or information about a particular occupant(s) that is not included in this table:

San Francisco Directories show that the Keatings lived at 653 28th Street from 1942 until at least 1982. The specifics regarding occupancy during the time Sandra Keating owned the property (1996-present) is unknown due to a lack of public information regarding her place of residence.

(Attach a separate sheet if more space is needed)

7. Property / Architecture Description

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Be sure to describe the architectural style and include descriptions of the non-visible portions of the building. Attach photographs of the building and property, including the rear facade.

Please see attached sheet

(Attach a separate sheet if more space is needed)

8. Adjacent Properties / Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

Please see attached sheet

(Attach a separate sheet if more space is needed)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.


Signature of Applicant

8/22/15
Date

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

Henry Kamilowicz
Owner / Authorized Agent (circle one)

Submittal Checklist

The Supplemental Information for Historic Resource Determination must be complete before the Planning Department will accept it and begin review. Please submit this checklist along with the required materials.

CHECKLIST	REQUIRED MATERIALS	NOTES
<input checked="" type="checkbox"/>	Form, with all blanks completed	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Front facade	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Rear facade	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Visible side facades	
<input checked="" type="checkbox"/>	Building Permit History (Question 4), with copies of all permits	
<input checked="" type="checkbox"/>	Historic Sanborn Fire Insurance Maps	
<input checked="" type="checkbox"/>	Ownership History (Question 5)	
<input checked="" type="checkbox"/>	Occupant History (Question 6)	
<input checked="" type="checkbox"/>	Descriptive narrative of subject building (Question 7)	
<input checked="" type="checkbox"/>	Photos of adjacent properties and properties across the street along with a descriptive narrative of adjacent properties and the block (Question 8)	
<input type="checkbox"/>	Historic photographs, if applicable	
<input type="checkbox"/>	Original building drawings, if applicable	
<input type="checkbox"/>	Other: Periodical articles related to the property, for example, articles on an owner or occupant of the building or of the architect; historic drawings of the building; miscellaneous material that will assist the Preservation Planner make the historical resource determination under CEQA.	

NOTE: Please note that some applications will require additional materials not listed above. The above checklist does not include material needed for CEQA review of other impacts and is solely limited to historic resource analysis. For further information about what must be submitted for CEQA review, please refer to the *Environmental Evaluation Application*.

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.*

Application for Service Installation

Renewed 1/5/60

Size of Main.....

Size of Service..... 3/4 copper

Location of Tap.....

22 ft S of N line of st

ft.....of.....line of.....

229 ft E of Douglas line of

Size of Meter 1463431-58T

Service Order No. 20893

Distributor Order No.....

Date Installed 1/16/41

Meter Set Order No. 6646

Date Meter Set 1/16/41

Class of Building Frame

Class of Occupancy 1st

Class of Rating 1st

Entered on Map Book 111

JAN 16 1941

BLDG. FORM

No. 2-636

APPLICATION OF

Donald Christensen, Owner

FOR PERMIT TO ERECT

653 - 28th St

one STORY FRAME BUILDING

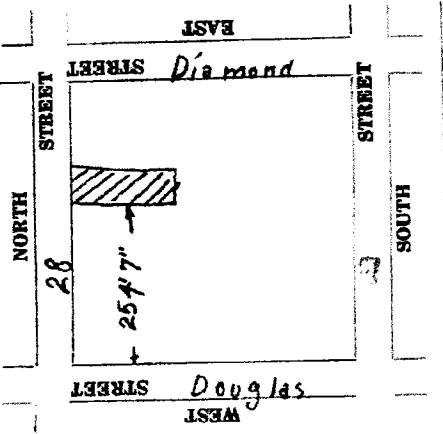
Location S. side 28th St

254'7" east from east
line of Douglas

Cost \$

Filed 194

Approved:



Office

Bureau of Fire Prevention and Public Safety

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- F. D. (Dry) Standpipes
- Wet Standpipes
- Hose Reels
- Tanks
- Down Pipes
- Automatic Fire Pumps
- Automatic Sprinkler System
- Water Service Connection
- Ground Floor Pipe Casings
- Refrigeration
- Incinerators

Approved:

Superintendent Bureau of Building Inspection

Approved: 9/30/40 Johnson

City Planning Commission

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

APPROVED:

FRANK P. KELLY, CHIEF

Division of Fire Prevention and Investigation

Superintendent Bureau of Building Inspection

Permit No.

Issued 5420

Certificate of Final Completion

Applied for

Issued 194 No



414-10M-1-30

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

BLDG. FORM

2

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

194

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location of Lot South Side of Twenty - Eight Street
254 Feet 7" of East Line of Douglas St. Lot Assessor's Block No. 227
- (2) Number of Stories one WITH ~~Basement~~ Basement.
- (3) Total Cost \$ 3500
- (4) Purpose of Occupancy Dwelling No. of rooms 5 No. of families one
- (5) Size of lot 25'5 1/2" X 114' Ft. Front 25'5 1/2" Ft. Rear 25'5 1/2" Ft. Deep 114'
- (6) Any other building on lot at present no
- (7) Contractor (DOES) (DOES NOT) carry Workmen's Compensation Insurance.
- (8) Supervision of construction by Oswald Christensen

Address 272 State St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(9) Architect

Certificate No. _____ License No. _____
 State of California _____ City and County of San Francisco _____
 Address _____

(10) Engineer

Certificate No. _____ License No. _____
 State of California _____ City and County of San Francisco _____
 Address _____

(11) Plans and specifications prepared by
Other than Architect or Engineer

Address _____

(12) Contractor

License No. _____ License No. _____
 State of California _____ City and County of San Francisco _____
 Address _____

(13) Owner

Address Oswald Christensen
272 State St.

By _____

Owner's Authorized Agent.

Side Sewer In ☐ Not In ☒

The Department will call up telephone No. _____
 or changes are necessary on the plans submitted.

if any alterations

CERTIFICATE OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF BUILDING,
 PURSUANT TO SEC. 9, ORDINANCE 1008 (N.S.)

APPROVED
Dept of Building Insp

BUILDING FORM 318
APPROVED FOR ISSUANCE
FEB 07 2008
APPLICATION NUMBER
APPROVAL NUMBER
2008-0207-4300

APR - 4 2008

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF THE CITY AND COUNTY OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

DATE: APR 04 2008
FILING FEE RECEIPT NO: 1
(1) STREET ADDRESS OF JOB: 653 28 ST
BLOCK & LOT: 7520 24
PERMIT NO: 1151012
APR 04 2008
(2A) ESTIMATED COST OF JOB: 20000
(2B) INCREASED COST: 4600
DATE: 4/4/08

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR: 5
(2A) NO OF STORIES OF OCCUPANCY: 2
(3A) NO OF BASEMENTS AND CELLARS: 0
(4A) PRESENT USE: SFD
(5A) OCCUP CLASS: R3
(6A) NO OF DWELLING UNITS: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1) TYPE OF CONSTR: 5
(2) NO OF STORIES OF OCCUPANCY: 2
(3) NO OF BASEMENTS AND CELLARS: 0
(4) PROPOSED USE (LEGAL USE): SFD
(5) OCCUP CLASS: R3
(6) NO OF DWELLING UNITS: 1

(7) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(8) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒
(9) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒
(10) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(11) GENERAL CONTRACTOR: NOT CHOSEN
ADDRESS: 653 28 ST
PHONE: 415 282-0949

(12) OWNER: ADDRESS (OUT OF CITY): 653 28 ST
ADDRESS: 653 28 ST
PHONE (FOR CONTACT BY DEPT): 415 282-0949

(13) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
SMALL PATCH OF DRY ROT ON FRONT BALCONY 6" X 2" X 6" JOIST EDGER TO BE REMOVED & REPLACED

ADDITIONAL INFORMATION

(14) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒
(15) IF (14) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT: _____ FT
(16) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES ☐ NO ☒
(17) IF (16) IS YES STATE NEW GROUND FLOOR AREA: _____ SQ FT

(18) WILL SIDEWALK OVER SUN SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒
(19) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒
(20) ANY OTHER EXISTING BLDG ON LOT (IF YES SHOW ON PLOT PLAN): YES ☐ NO ☒
(21) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(22) ARCHITECT OR ENGINEER (DESIGN): CONSTRUCTION: _____ ADDRESS: _____ CALIF CERTIFICATE NO: _____

(23) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LEADER ENTER "UNKNOWN") UN KNOWN ADDRESS: _____

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

All drawings and all testing material must have date of less than 90 days from electrical wiring or equipment.

CHECK APPROPRIATE BOX
☐ OWNER
☐ LESSEE
☐ CONTRACTOR
☒ ARCHITECT
☒ ENGINEER

APPLICANT'S CERTIFICATION

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

8003-03 (REV 1/02)

NOTICE TO APPLICANT

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

I, in conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i) or (ii) designated below or shall indicate item (iii) or (iv) or (v) whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

() I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance certificate number is _____.

Carrier: _____

Policy Number: _____

() The cost of the work to be done is \$100 or less.

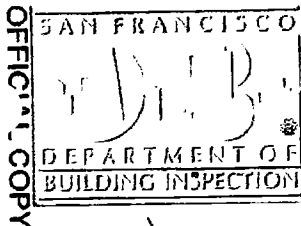
() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code that the permit herein applied for shall be deemed revoked.

() I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant: _____

OFFICE COPY

APR 04 2008



APPROVED
Dept of Building Insp

MAY 20 2008

Sam Habenin
SAM HABENIN PE QRO
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG
FORM

3/8

MAY 20 2008

APPLICATION NUMBER
2007-05-20 2492

OSHA APPROVAL REQ'D
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

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

DATE FILED 5-20-08	FILING FEE RECEIPT NO	(1) STREET ADDRESS OF JOB 653 28th ST	BLOCK & LOT 7520 024
PERMIT NO 1155297	ISSUED MAY 20 2008	(2A) ESTIMATED COST OF JOB 15000.00	(2B) REVISED COST 15000.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTRUCTION 96	(4B) NO. OF STORIES OF OCCUPANCY 2	(4C) NO. OF BASEMENTS AND CELLARS 0	(4D) PRESENT USE Single home dwelling	(4E) OCCUP CLASS R-3	(4F) NO. OF DWELLING UNITS 1
---------------------------------	---------------------------------------	--	--	-------------------------	---------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4A) TYPE OF CONSTRUCTION 96	(4B) NO. OF STORIES OF OCCUPANCY 2	(4C) NO. OF BASEMENTS AND CELLARS 0	(4D) PROPOSED USE (LEGAL USE) Single home dwelling	(4E) OCCUP CLASS R-3	(4F) NO. OF DWELLING UNITS 1
---------------------------------	---------------------------------------	--	---	-------------------------	---------------------------------

(11) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	---	---	---	---------------------------------------	---	-------------------------------------	---

(14) GENERAL CONTRACTOR TRD 635 28 ST	ADDRESS	PHONE	EXPIRATION DATE
--	---------	-------	-----------------

(15) OWNER SANDY KETON	ADDRESS 653 28 ST	ZIP 94131	PHONE (FOR CONTACT BY DEPT) 415 282-0949
---------------------------	----------------------	--------------	---

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
REMOVE AND REPLACE 15' OF ROTTED MUD SILL
NEW 96" ALL THREAD EROXED 6" FROM EACH END 1 OL IN BETWEEN
7" MAX EMBED

ADDITIONAL INFORMATION

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

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER ENTER UNKNOWN)	ADDRESS
--	---------

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction to be close to any wire containing more than 750 volts. See Section 385 of the California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for posting and maintaining the permit on the job.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If any addition or alteration is shown on drawings, the applicant shall submit a copy of the drawings together with complete details of the proposed work and foundations and must be submitted to the department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED WHEN REQUIRED

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS YES TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24)

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

Drawings and specifications must have a clear copy of at least two inches on all sides of the equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☒ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANTS CERTIFICATION

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

9003 03 (REV 1/02)

NOTICE TO APPLICANT

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

I concur with the provisions of Section 3800 of the Labor Code of the State of California as the applicant shall have agreed to (1) the designated below shall declare item (1) or (1V) or (V) which is applicable. If none or item (V) is checked, item (IV) must be checked as well. If the applicant's method of compliance is below.

I hereby affirm under penalty of perjury one of the following declarations:

(I) I, the undersigned, as the contractor, do hereby certify that the performance of the work to which this permit is issued.

(II) I, the undersigned, as the contractor, do hereby certify that the performance of the work to which this permit is issued shall be completed by the date specified in the permit.

(III) I, the undersigned, as the contractor, do hereby certify that the performance of the work to which this permit is issued shall be completed by the date specified in the permit.

(IV) I certify that the performance of the work to which this permit is issued shall not employ any person named as such to become subject to the work's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the work's compensation provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(V) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(VI) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(VII) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(VIII) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(IX) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(X) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(XI) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(XII) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(XIII) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(XIV) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

(XV) I certify that the owner (or the agent for the owner) that in the performance of the work to which this permit is issued, I will employ a contractor who complies with the work's compensation laws of California, as defined by the provisions of the Labor Code of California, and fail to comply therewith, the provisions of Section 3800 of the Labor Code shall apply to the permit.

OFFICE COPY

Big signature of Applicant or Agent
MAY 20 2008

Date

REP 12

OFFICIAL COPY



APPROVED

Dept. of Building Insp.

JAN 26 2010

VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM

318

APPLICATION NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

0 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED 1-26-10	PLUMBING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 653 28th St. S.F. 7520/024	BLOCK & LOT
PERMIT NO. 1203762	ISSUED 1-26-10	(2A) ESTIMATED COST OF JOB 1.00	(2B) REVISED COST 1.00 BY A. GALEA DATE 1-26-10
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. VS	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE S.F.D.
(8A) OCCUP. CLASS R 3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. VS	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) S.F.D.
(8) OCCUP. CLASS R 3	(9) NO. OF DWELLING UNITS 1		
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR ON-OUT BUILDER	ADDRESS SANDY KETAN	PHONE 653 28 St. (415) 971-8276	EXPIRATION DATE
(15) OWNER - LESSEE (CROSS OUT ONE) OWNER: SANDY KETAN			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) To obtain final inspection for work approved under PA# 2008 0520 2492 All work is complete			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS			

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

- ☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

8003-03 (REV 1/02)

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

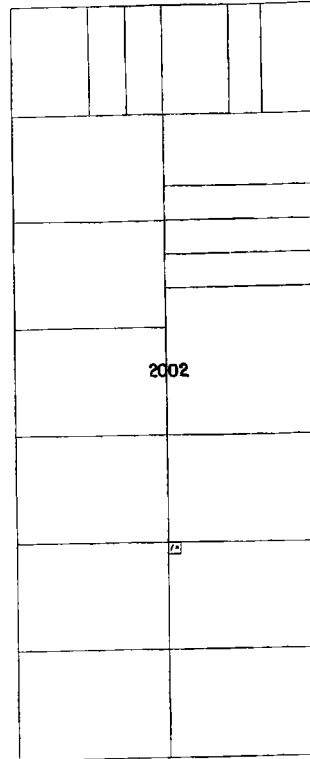
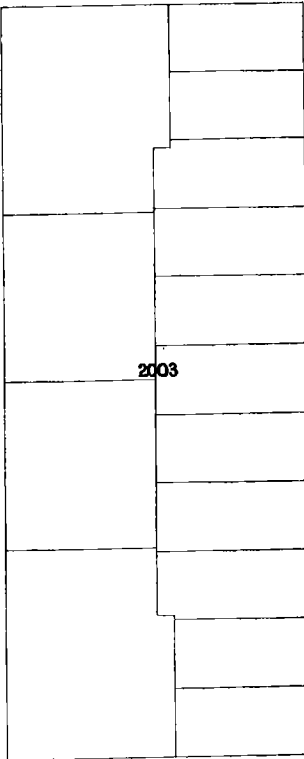
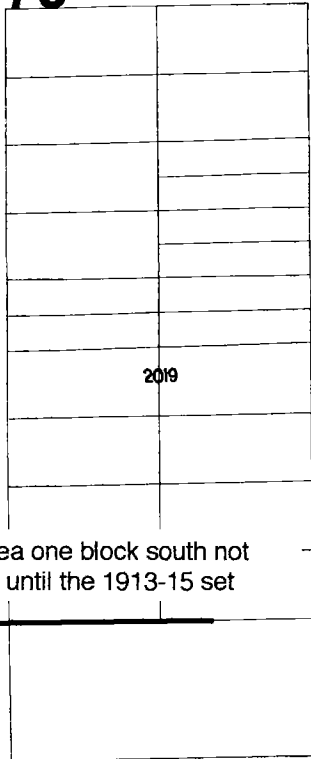
- () I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- () The cost of the work to be done is \$100 or less.
- () I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent _____ Date 1-26-10

OFFICE COPY

673

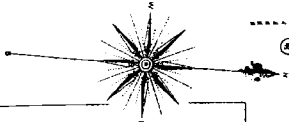
DOUGLASS



ARMY

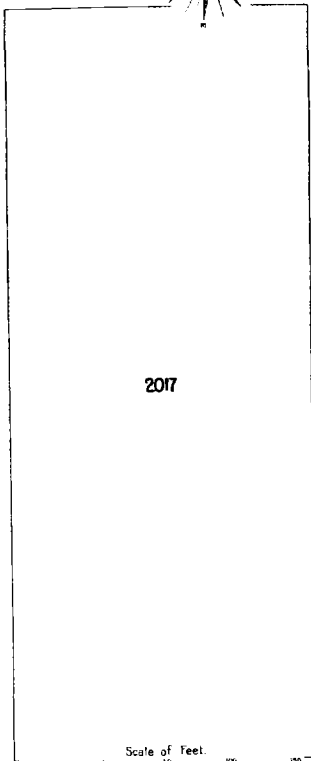
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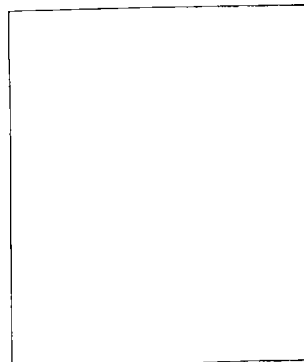


DIAMOND

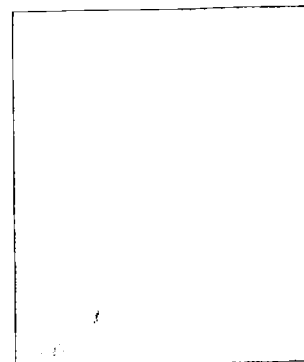
287^N



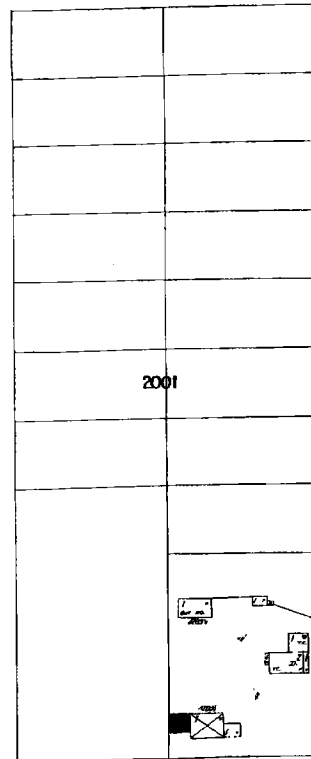
DUNCAN



NEWGROVE 2004 AV.



277^N



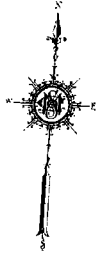
662

661

CASTRO

1899-1900 Sanborn

San Francisco No. 7
741



731

27TH ST. IMPERIAL

6588
(2003)

DUNCAN 64' wide

740

DOUGLASS

6605
(2019)

DIAMOND

742

28TH ST. 64' wide

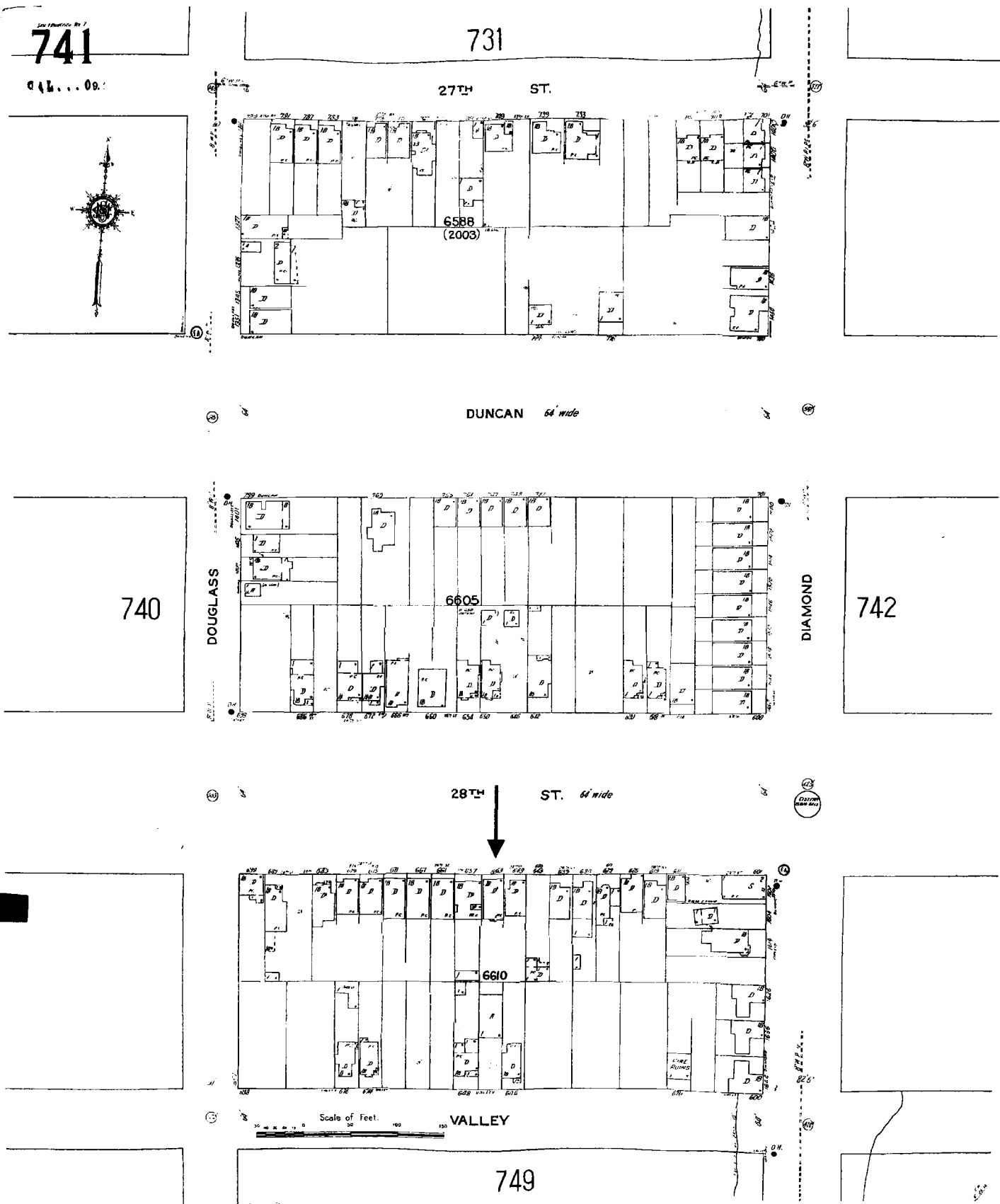
6610
(4340)

Scale of Feet.

VALLEY

749

1913-1915 Sanborn



1913-1915 Sanborn
corrected to 1950

653 28th Street Architectural Description

653 28th Street is a single-family home built in 1941 on the south side of 28th Street on block 7520, lot 024. The original building permit shows the builder was Oswald Christensen who owned 653 28th Street before selling it to the Keating family in 1942. Oswald Christensen's profession was listed in the 1941 San Francisco Directories as a carpenter. There was no Architect for the house and Mrs. O. Christensen signed the original water tap contract January 13, 1941.

There were no historic photos found in any public archives available. The collections searched include the San Francisco Assessor's Office Negative Collection, the San Francisco Department of Public Works Albums, the Junior League Index, and the San Francisco History Center Cabinet Card Collection. A search in the San Francisco Chronicle newspaper archives also did not produce any historic photos or press articles associated with the address.

The residence at 653 28th Street is a small one-story home over garage with a stucco façade. The subject property is simple in style, and ornamentation is spare. Features include a flat roof that appears to be a hipped roof only from the front creating an articulation to the façade and roofline as seen from the street.

The fenestration of the front façade consists of two window sets: At the decorative balcony, three vinyl framed windows side by side and a pair of matching white vinyl one-over-one sliders. There is sparse fenestration on the side eastern facing elevation and no windows at the west facing elevation. The rear of the house is clad in painted cementitious siding and has a small balcony accessed only from the second story. White vinyl framed windows appear asymmetrically in a variety of shapes and sizes in the rear of the house. The rear of the home has supporting posts that support an extended roof overhang.

Adjacent properties/Neighborhood Description

This subject block is comprised solely of single-family residences with the majority of development after the 1920's. This area is not a designated historic district and no parcel on the 600 block of 28th Street has been deemed category A-Historic Resources by the San Francisco Planning Department.

The Sanborn map company did not survey this block of 28th Street until the 1913-1915 sets. This suggests that the street was still on a homestead tract or perhaps had not been graded as early as other parts of the surrounding area. The next Sanborn map set of 1913-1915 shows 14 homes visible on the 600 block of 28th Street on the Sanborn map with many parcels still vacant.

These homes built before 1920 were small modest homes common in this outlying area of Noe Valley. Examples of the earliest structures can be seen right across from the subject property at 650 28th street and further down the South facing side of the street at 618 and 620 28th Street. Many of these have undergone façade altering renovations including a garage add on at 635 28th street and the stuccoing over of the original detail of a Queen Anne-style cottage at 620 28th Street.

In 1939-1941, nearly 2/3 of the north-facing 600 block of 28th Street was built including the subject property at 653 28th Street. These homes form a visual line of simple volumes, stucco facades, and few decorative elements.

Development of empty parcels continued up into the 1950's at 626, 630, 646, and 682 28th Street. These 1950's homes are an eclectic array of sizes and styles. Additional development or rebuilds in the 1990's added homes such as the 2737 square foot dwelling at 636 28th Street



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo Administrative Review of Dwelling Unit Demolition

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 19, 2017
Project Address: **653 28th Street**
Demolition Permit: **2017.0217.9713**
Zoning: RH-1 (Residential, House, Single Family)
40-X Height and Bulk District
Block/Lots: 7520/024
Applicant: James Barker
John Lum Architecture
3246 17th Street
San Francisco, CA 94110
Owner: Farallon Real Estate Fund LLC
152 Yerba Buena Avenue
San Francisco, CA 94127
Staff Contact: Elizabeth Gordon Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org

PROJECT DESCRIPTION:

The project is to demolish the existing two-story, single-family dwelling and construct a new three-story over basement single-family dwelling within an RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District.

ACTION:

Upon review of the appraisal report, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Demolition Permit Application No. 2017.0217.9713, proposing the demolition of the existing two-story, single-family dwelling.

FINDINGS:

The Zoning Administrator took the action described above because the proposed demolition meets the criteria outlined in Planning Code Section 317(d) as follows:

1. No permit to demolish a Residential Building in any zoning district shall be issued until a building permit for the replacement structure is finally approved, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code.

The project applicant submitted Building Permit Application No. 2017.0217.9712 for the proposed replacement building. This permit has undergone neighborhood notification pursuant to Planning Code Section 311. Please note: Building Permit Application No. 2017.0217.9712 revised a previously noticed alteration project filed under Building Permit Application No. 2015.1211.4909. The scope of Building Permit Application No. 2017.0217.9712 was determined to be substantially the same as Building Permit

Application No. 2015.1211.4909 with the following changes: 1) the project is demolition/new construction rather than alteration, and 2) the basement is expanded by approximately 933 square feet.

2. If Conditional Use authorization is required for approval of the permit to Demolish a Residential Building by other sections of this Code, the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application.

Conditional Use is not required by any other part of the Planning Code for this proposal. The project is associated with Discretionary Review Case Nos. 2015-016467DRP and 2015-016467DRP-02, previously filed under the alteration permit (Building Permit Application No. 2015.1211.4909). The Planning Commission will hold a public hearing on the above-mentioned Discretionary Review requests and will consider whether to approve, disapprove or require modification to the project as proposed under Building Permit Application No. 2017.0217.9712.

3. Single-Family Residential Buildings on sites in RH-1 Districts that are demonstrably not affordable or financially accessible, that is, housing that has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to demolish, are not subject to a Conditional Use hearing.

The subject building is a single-family dwelling within a RH-1 Zoning District, and is therefore eligible to be exempted from a Conditional Use hearing under this provision of the Planning Code. The project sponsor submitted a credible appraisal report dated January 14, 2017, prepared by Miller and Perotti Residential Real Estate Appraisers in accordance with the Planning Code, verified by the Department to demonstrate that the value of the subject property at \$1,675,000 is greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. Therefore, the approval of the demolition permit does not require a Conditional Use hearing before the Planning Commission and can be approved administratively. A copy of the referenced appraisal reports can be found in the project file.

4. Single-Family Residential Buildings on sites in RH-1 Districts that are found to be unsound housing are exempt from a Conditional Use hearing and may be approved administratively. "Soundness" is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The "soundness factor" for a structure shall be the ratio of a construction upgrade cost to the replacement cost expressed as a percent. A building is unsound if its soundness factor exceeds 50%.

The subject building is a single-family house and has not been found to be unsound. However, the subject building is a single-family dwelling within a RH-1 Zoning District that has been found to be demonstrably not affordable or financially accessible, and is eligible to be exempted from a Conditional Use hearing pursuant to Planning Code Section 317(d)(3)(A). Therefore, the approval of the demolition permit does not require a Conditional Use hearing before the Planning Commission and can be approved administratively.

Zoning Administrator Action Memo
Administrative Review of Dwelling Unit Demolition
May 19, 2017

Demolition Permit Application
No. 2017.0217.9713
653 28th Street

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Demolition Permit Application. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files

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RECEIVED

SEP 27 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME		
HENGAMCH EFTEKHARI		
DR APPLICANT'S ADDRESS	ZIP CODE	TELEPHONE
657 28th St. S.F.	94131	415 341-2268
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME		
FARALLON REAL ESTATE FUND 4 LLC		
ADDRESS	ZIP CODE	TELEPHONE
152 VERBA BUENA AVE. S.F.	94127	
CONTACT FOR DR APPLICATION		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS	ZIP CODE	TELEPHONE
		()
E-MAIL ADDRESS		

2. Location and Classification

STREET ADDRESS OF PROJECT		ZIP CODE
653 28th St.		94131
CROSS STREET		
DIAMOND		
ASSESSORS BLOCK/LOT	LOT DIMENSIONS	LOT AREA (SQ FT)
75201024		
ZONING DISTRICT		HEIGHT/BULK DISTRICT

3. Project Description

Please check all that apply

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

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

Present or Previous Use:

Proposed Use:

Building Permit Application No. 201512114909 Date Filed: December 11, 2015

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.

657 28th st. will lose sun light completely in sections of the house & many hours of sun light in other parts of the house.

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:

drastic reduction & impact to the sun light coming to 657 28th street from East should be considered

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?

minor reduction in the building plan for 653 28th st.

CASE NUMBER:
For Staff Use only

2015-016467DRP-02

APPLICATION FOR Discretionary Review

SEP 8 2015
Ooper e RIC

1. Owner/Applicant Information

DR APPLICANT'S NAME:

DAVID TONG

DR APPLICANT'S ADDRESS:

30 GOLD MINE DRIVE

ZIP CODE:

94131

TELEPHONE:

650-488-1776
~~(415) 794-9773~~

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

JAMES BARKER

ADDRESS:

3246 17th Street

ZIP CODE:

94110

TELEPHONE:

(415) 558-9550

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

E-MAIL ADDRESS:

dctfree@yahoo.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

653 28th Street

ZIP CODE:

94131

CROSS STREETS:

ASSESSORS BLOCK/LOT:

7520 1024

LOT DIMENSIONS:

25.458' x 114'

LOT AREA (SQ FT):

2905

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40X

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: Residential

Proposed Use: Residential

Building Permit Application No. 2015.12.11.4909 Date Filed: 12/11/2015

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.

several emails but no significant alterations made to plan.

1. Reasons for discretionary review:

The proposed project is out of character and scale with the rest of the neighborhood. In particular, the height of the building seem excessive, out of character, and is higher than others on that side of street are. In addition, no other property on that side of the street has a rooftop deck as high and prominent. Especially including the roof deck with people on the roof, the property is even higher and out of line with the other properties on that side of the street. To this end, and as indicated in the residential guideline page 9, the visual character of this building is out of line with all the others on the block. In addition, on pages 11-12 there are clear examples of a "stepped" topography, which is clearly in conflict with the design proposed. Similarly, there is an example on page 23 of the guideline that shows an out of scale building nearly identical to that in the proposed project.

In addition, privacy of the various neighbors will be compromised because of the very high nature of the proposed project. In fact, the third level will be approximately the same level as the neighboring properties behind the subject property.

Moreover, the set back of the house is longer than others on that side of the street and out of proportion and character other buildings on that side of the street. As indicated on page 16 of the guideline, there is a significant impact on light with the proposed changes and there is concern about how this building will affect light availability of the neighboring buildings.

2. See above. The proposal would adversely affect the character of the neighborhood and affect lighting and general appearance of the neighborhood.
3. We propose reducing the height of the project to the level of the current building in keeping with the character of the neighborhood. This can be accomplished in many ways including but not limited to removal of the 3rd floor, removal of the rooftop deck, and reduction in ceiling height. Similarly, reducing the length of the 2nd and 3rd floors would substantially lessen the impact of the proposed project.

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 cite 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:

11

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?

11

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: 21 J

Date: 9/25/16

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

 DAVID TONG
Owner / Authorized Agent (circle one)

LOWE

JOHN LEE ARCHITECTURE INC.
3040 SEVENTEENTH STREET SAN FRANCISCO CA 94110
TEL 415 506 0900 FAX 415 506 0904

NOT FOR
CONSTRUCTION

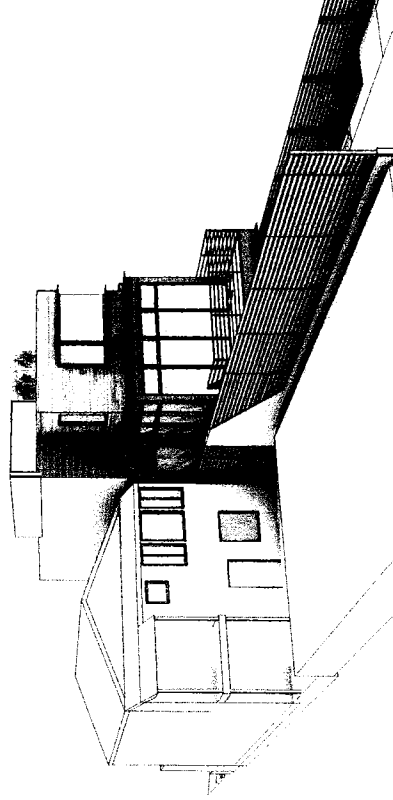
PARALLON: 28TH ST. REMODEL
659 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024
SAN FRANCISCO, CA
150 YERBA BUENA AVE
SAN FRANCISCO, CA
JOHN LEE ARCHITECTURE INC.

DATE: 10/10/04
BY: J. LEE
CHECKED BY: J. LEE
PROJECT: PARALLON: 28TH ST. REMODEL
SHEET: 10/10/04

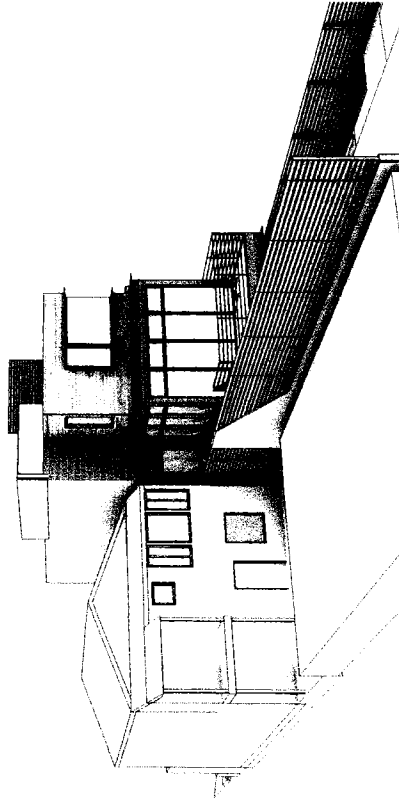
PROJECT NAME:
PARALLON: 28TH ST. REMODEL

ROOF DECK RENDERINGS

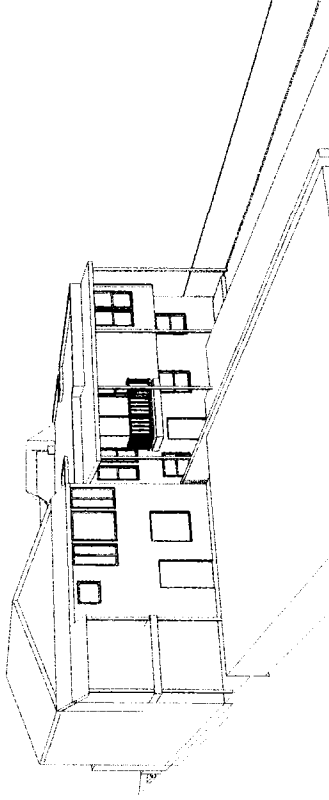
A1.06



2. ROOF DECK WITH PLANTER BOX
Scale: 3/8" = 1'-0"



1. ROOF DECK WITH PRIVACY SCREEN
Scale: 3/8" = 1'-0"



Discretionary Review Application Concerning:
653-28th Street, San Francisco, 94131
Block/Lot: 7520/024
Zoning District: RH-1
Height & Bulk District: 40-X
Submitted by David Tong

1. Reasons for discretionary review:

The proposed project is out of character and scale with the rest of the neighborhood. In particular, the height of the building seem excessive, out of character, and is higher than others on that side of street are. In addition, no other property on that side of the street has a rooftop deck as high and prominent. Especially including the roof deck with people on the roof, the property is even higher and out of line with the other properties on that side of the street. To this end, and as indicated in the residential guideline page 9, the visual character of this building is out of line with all the others on the block. In addition, on pages 11-12 there are clear examples of a "stepped" topography, which is clearly in conflict with the design proposed. Similarly, there is an example on page 23 of the guideline that shows an out of scale building nearly identical to that in the proposed project.

In addition, privacy of the various neighbors will be compromised because of the very high nature of the proposed project. In fact, the third level will be approximately the same level as the neighboring properties behind the subject property.

Moreover, the set back of the house is longer than others on that side of the street and out of proportion and character other buildings on that side of the street. As indicated on page 16 of the guideline, there is a significant impact on light with the proposed changes and there is concern about how this building will affect light availability of the neighboring buildings.

2. See above. The proposal would adversely affect the character of the neighborhood and affect lighting and general appearance of the neighborhood.
3. We propose reducing the height of the project to the level of the current building in keeping with the character of the neighborhood. This can be accomplished in many ways including but not limited to removal of the 3rd floor, removal of the rooftop deck, and reduction in ceiling height. Similarly, reducing the length of the 2nd and 3rd floors would substantially lessen the impact of the proposed project.

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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 (from front property-line)		
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.

FARALLON REAL ESTATE – 653 28TH ST, SAN FRANCISCO, CA 94131
DR RESPONSE – 05/18/2017

Q1: GIVEN THE CONCERNS OF THE DR REQUESTER AND OTHER CONCERNED PARTIES, WHY DO YOU FEEL YOUR PROPOSED PROJECT SHOULD BE APPROVED?

Since our original 311 neighborhood outreach 'Pre-Application Meeting' on 11/18/ 2015, we have had multiple interactions and detailed ongoing negotiations with our neighbors. This project has been Noticed three times to date.

These neighbors can broadly be described as three groups/entities: Our downhill (northern) adjacent neighbor John Petrovsky, our uphill (southern) adjacent neighbor Hana Eftekhari (a DR Applicant) and a group of neighbors to our rear (eastern) on Gold Mine Drive, led by David Tong (a DR Applicant).

We have had extensive discussions and meetings with each of these neighbors in turn and made multiple design revisions as a result of these meetings and SFPD/RDT/RDAT comments.

Many of the neighbor requests for design changes have been detailed and explicit, and for most of these requests we have endeavored to meet them as exactly as we can. We have a long record of clear requests and honest, responsive design changes that match the requests.

Most of the design changes have improved the scheme and as always we are grateful for the input from both neighbors and the Planning Department. At this point in time, the proposed design has incorporated almost every request made to us by concerned neighbors, however some of these neighbors continue to oppose the project.

Q2: 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.

We have been very willing to work with concerned neighbors, have engaged with them diligently and have made multiple design changes to accommodate their comments. Below is a summary of our negotiations with each:

John Petrovsky, 649 28th St: Our adjacent downhill neighbor to the north, John Petrovsky had initially written a strongly worded email expressing concern, mainly about massing and scale. After several design revisions and mass reductions, several meetings and email exchanges with

him, a second email from him expressing continued concern, we finally received an email from John expressing support, in September 2016.

Hana Eftekhari (DR Applicant), 657 28th St: Our adjacent uphill neighbor to the south, Hana Eftekhari, has on numerous occasions expressed concern that our new addition would block early morning sunlight to the rear of her house. We have met with her on multiple occasions to hear her requests for explicit design changes, with follow-up meetings to show her the design changes as a result.

Initially, Hana asked us to remove our central lightwell, create a side setback where our building was to extend beyond her rear wall and shorten the 2nd and 3rd Floors to reduce shadowing on her rear wall. We made these changes exactly to match her requests. She then asked us to shorten the 3rd Floor further, shorten the 1st Floor and lower the entire building so that one day, if she wanted to add a 3rd Floor onto her property, she could have a view of downtown. We were not able to meet the building height request, but we did meet the other requests. She then asked us to reduce the 3rd Floor even further, which we did. However at this point in time, our negotiations were becoming more difficult, and so Hana hired an architect to negotiate on her behalf.

We met this architect and listened to her latest requests: to move the entire top floor further forward by 1'-9", to limit the height of solid property-line parapet guardrails and introduce glass panels, to replace a section of her own high fencing with a glass panel and to limit the height of any new fences at her property-line to 42" above her grade. Her architect said that if we could meet these requests, she would very likely drop her opposition to the project. We agreed and immediately made the offer to meet all these requests.

However, we have never received any response from Hana or any representative of hers. We have tried at every possible turn to accommodate her needs (and for the most part met them directly) but ultimately she was not able to give us her support, or even continue to communicate with us.

David Tong (DR Applicant), 30 Gold Mine Drive: David's property is to the rear of ours and is two lots to the south of us. He stated through all of our communications that he 'represented' a group of concerned neighbors from his block, that opposed our project. We have also had many interactions, meetings and email exchanges with David, to hear his concerns and to try to respond.

Initially he expressed concern that our design extended beyond our rear setback line and that he and his neighbors would therefore lose privacy. However, through discussing this with him over the phone, it became apparent that he was misreading the site plan and so we were able to explain that the rear of our building is a long way from the rear property-line, 41' to be precise. We also noted that his property is 10' to 15' above ours and some 120' away from ours, and therefore 'overlooking' was going to be limited in any case.

At the same time, David expressed concern at the overall massing, the height and most significantly, the loss of privacy from the proposed new roof deck. Through several iterations and multiple communications with David, we moved the roof deck towards the front of our property and hence away from his property, and added a 6' privacy screen. We also removed two secondary roof decks at lower floors on the rear elevation.

In February 2017, David stated directly to us that, if we were to lower the building 2' or 3' and move the roof deck forward 8'-6", he had the authority from his group of concerned neighbors to make an agreement with us and drop the DR. We immediately offered to lower the building 3' and move the deck forward 10', both exceeding his requests.

Knowing that lowering the house by 3' would require a Demolition Permit and a New Construction permit, while David was still considering our offer to lower the house we decided to go ahead and submit plans to demolish the existing house and build a new house.

The plans submitted at this time did not include for lowering the house, as we had not yet received David's agreement. However through a round of emails with the property Owner, David let us know that he would not accept our offer, despite the fact that it exceeded his own previous requests, unless we lowered the building a total of 6'.

The technical difficulties in this demand cannot be overstated, not to mention a lack of faith from our negotiating partners, and so our negotiations with David Tong and the Gold Mine group have also reached a stalemate.

Nonetheless, the design currently under consideration is significantly reduced and refined from what was originally submitted, mostly as a direct result of neighborhood outreach.

Q3: 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.

From the very inception of this project onward, the Property Owner's strong wish has been to work closely with the neighbors and accommodate their needs as much as we possibly can. He has conceded to almost every request, with very little hesitation. We have a detailed record of all these exchanges.

However, negotiation requires good faith and a fair response from both parties. Without this, it is impossible to make agreements and find compromise. In this case we have been surprised and disappointed by the neighbors' behavior. We have willingly granted the concerned

neighbors almost every design change they have asked for, only to be met with additional requests, prevarication and ultimately, silence.

More recently, we have received another round of comments from the Planning Department RDAT, asking us to set the front of the new addition back a full 10' from the front setback line. We agreed and have made this change also.

At this point in time, the proposed design has been modified such that it is consistent with the Planning Code, the Residential Design Guidelines, The RDT/RDAT and even the explicit detailed requests of our neighbors. We therefore ask that the Planning Department and Planning Commission support our project, and do not take Discretionary review.

Date	Issue / Request	Response	Source
11/18/15	*Pre-App Neighborhood Meeting: 6:00 - 7:00pm @ 653 28th St.*		
12/17/15	John and James have a meeting with Hana (according to Daylite)		Daylite Appointment
	James meets with Hana at her home to discuss the potential impacts of the project from her property. Hana expresses her intent to remove her own light well , and asks us to remove ours as well to move the back of the building forward.	We remove our light well and move the section of the house along the property line forward to align with her house. The rear, third floor bedroom also moves forward by 3'-0"	Drawing set with notes, "Hana = 9" siding" on cover page, with sketches to reduce building depth
3/22/16	Met with Hana to discuss her concerns for the project, and to show her the updated plans after removing the light well and changing the building (pending authorization) to 2 units instead of 1.	Meeting went very well. Hana appreciated the 2 unit concept, as well as removing the light well, and reducing the length of the building along her property line. Hana agreed to sign a draft letter of support, written by John Lum, and submit that support letter to the Planning Department.	Email: 3/22/2016 from John to Ravi
3/25/16	Hana asks for a further reduction in the length of the building to reduce the shadow impact of the 2nd and 3rd floor on her property.	We propose moving the rear bedroom further still, creating rear balconies and creating a jack-and-jill bathroom between the secondary bedrooms instead of private en-suites.	Email: 3/25/2016 from John to Ravi
3/28/16	James sends Hana a letter (.docx) to read verify and sign in support of the project.	Hana sends the letter back to James within the same day. She re-worded it, but it said the same thing.	Emails: 3/28/2016 from James to Hana (&vice versa)
3/30/16	RDT cuts back 2nd and 3rd floor to the 45% setback line, moving the rear walls of these floors roughly 5'-0" forward, to the benefit of both neighbors. The rear of the proposed building now projects 9'-11" past the rear wall of Hana's house.Planning rejects the 2-Unit scheme, so building returns to a single family dwelling.		

5/27/16	<p>Hana has a meeting with James about further project concerns. Hana outlines 4 key points: 1.) Can we make the top floor project ONLY 7'-0" from the back of her house?; 2.) OR can we move the entire top floor forward by 3'-0"?; 3.) She is very concerned about hours of sunlight; 4.) She is thinking of adding solar to her roof.</p>	<p>We make drawings of the proposal and approach the Planning Department & the RDT about moving the 3rd floor as far forward as possible (until it reaches the 45 degree front height limit line). The 3'-0" section that used to be part of the rear bedroom is turned into a roof deck. The Planning Department and the RDT accept the changes. We were able to exceed the 7'-0" request. The rear bedroom now only projected 6'-8" from the back of Hana's house.</p>	<p>Drawing set with notes, dated 5/27/2016, sheet A1.0</p>
7/26/16	<p>Per Planning, the 3rd Floor roof decks are removed, further lowering the shadow & privacy impact on the neighboring properties</p>		
8/11/16	<p>Meeting with Hana, John Lum, and James (kept drawing set & notes)</p>	<p>Hana is once again satisfied with the alterations to the plans, and agrees once again to draft a letter to the Planning Department in support of the project.</p>	<p>Drawing set with notes, dated 8/11/2016</p>
8/30/16	<p>James gets a phone call from Hana, who has another concern, this time relating to the height of the first floor addition of the building</p>	<p>James has difficulty understanding what Hana is concerned about, so a meeting is scheduled for 9/1/16</p>	<p>Email: 9/1/2016 from James to Ravi explaining upcoming meeting with Hana; Daylite appointment for James on 8/30/2016</p>
9/1/16	<p>Hana, James, & John Lum meet at the office to talk about the stairway along the property line and the height and depth of the first floor addition causing shadows on her first floor windows</p>	<p>JLA proposes a translucent screening panel along the light well at her property line to allow light into her back yard instead of a solid fence.</p>	<p>Drawing set with Notes, dated 9/1/2016 & Email: 9/1/2016 from James to Ravi giving an update, explaining the upcoming meeting with Hana</p>

9/21/16	James meets with Hana again at her home in hopes of accurately explaining the proposed design and location of 1st floor rear additions in relation to her back yard.	Hana wasn't interested in talking about the addition, only the 2nd floor and losing light through her light well (which she previously asked us to ignore completely, as she would be closing it in.)	Email from James to Ravi on 9/21/2016
9/26/16	Elizabeth informs us that Hana has hired architect Suheil Shatara to help in her defense		Email from Elizabeth to James on 9/26/2016
9/26/16		In response to the unproductive meeting on 9/21, James emails Hana with a detailed summary of all of the changes made thus far in response to her concerns. Attached to the email is a Sun Study rendering showing the shadow impact of the current proposal at the Summer and Winter solstice. We inform Hana that we are not interested in further reducing the projections of the 2nd and 3rd floor.	Email from James to Hana on 9/26/2016
10/5/16	Hana asks once again for a reduction in the rear projection of the 3rd floor of the proposed building. She asks us to move it forward toward the street 3'-0". As this renders the front deck unusable at only 1'-9" deep, we propose moving it a total of 1'-9" forward with a 3'-0" deck. We approach Elizabeth Gordon about the potential change, since the Third floor is already further forward than the RDT would like. "Per the neighbor's statements, she would drop the DR if we are able to move the third floor forward."	Elizabeth agrees to check with Elizabeth Watty about the changes, and requests some additional perspectives of each potential change (as-is, 1'-9" forward, 3'-0" forward)	Email: 10/5/2016 from John to Elizabeth

10/27/16	After meeting and checking with several people, Elizabeth gets the department to support moving the top floor of the building forward by 1'-9" , even though it reaches far beyond typical RDG setback requirements, in order to accommodate Hana.	Email: 10/26/16 from Elizabeth to John, James, Richard, Carlos M.
12/7/16	<p>Made the following offers: 1) Move the third floor rear back 1'-9" (the front facade will move forward 1'-9")</p> <p>2) Lower the parapet at the fourth floor roof deck and second floor staircase to the minimum 30" with a 12" white laminate glass screen above.</p> <p>3) Replace light well screen with a white laminated glass panel.</p> <p>4) Lower garden fence to be around 3'6" above the retaining wall along the shared property line and use a slat design for light penetration.</p>	<p>Daylite Appointment, email from John to Suheil on 12/9/2016</p>
2/17/17	Hana meets with Elizabeth to discuss the project, and inquire about the process as well as request access to all planning dept. emails relating to the project	Email from John to Elizabeth on 2/17/2017; Email from Ravi to John on 2/18/2017
5/5/17	<p>"RDAT" makes further requests for design changes after the third notification period. Requests are as follows: 1.) Lower the entire building such that the driveway does not slope upwards; and 2.) Set the top floor BACK in the range of 10' from the primary facade</p>	

5/19/17

Sent revised building plans to Elizabeth for review and approval.
Building was dropped 1'-8" to bring midpoint of driveway level with the top of curb, and the third floor was moved the requested 10'-0" back from the building front setback line.

David Tong - 30 Gold Mine

Date	Issue / Request	Response / Action	Source
11/18/15	*Pre-Application Neighborhood Meeting: 6:00 - 7:00pm @ 653 28th St.*		
3/30/16	RDT cuts back 2nd and 3rd floor to the 45% setback line, moving the rear walls of these floors roughly 5'-0" forward, to the benefit of both neighbors. The rear of the proposed building now projects 9'-11" past the rear wall of Hana's house. Planning rejects the 2-Unit scheme, so building returns to a single family dwelling.		
7/26/16	Per Planning, the 3rd Floor roof decks are removed, further lowering the shadow & privacy impact on the neighboring properties		
8/30/16	Initial email to Elizabeth to request a meeting and begin D.R. process	We contact David Tong to open discussions about objections to the proposed project.	Forwarded email from Elizabeth
9/8/16	Henry K. meets with David Tong, Herb and Vali Bensinger, Hana Eftekhari, and Leland Wong at 30 Gold Mine to discuss the proposed design. The concerns from the meeting, reported by Henry K., are as follows: 10'-0" height of ceilings , rear set back , Roof Deck , Privacy for neighbors at rear , and shadow impacts	Proposed lowering the building into the site by 3'-0" and moving the deck forward in exchange for dropping the D.R. David agrees to check with his neighbors to see if they are agreeable.	Email from Henry K. to James, John, & Ravi on 9/10/16
10/21/16	Meeting with David Tong (@ his property?) 1:30 - 3pm	Discuss the project with David at his home, take pictures of views and subject property from David's windows in order to assess potential view losses / privacy issues.	Daylite Appointment
11/29/16	David has checked with all but one of the neighbors and all are agreeable to dropping the D.R. in exchange for the lower building and roof deck changes. David is still trying to reach the last neighbor.	Drawings are made to show exactly what the changes to the building height and the roof deck would look like. This set of drawings includes rendered perspectives taken from the 30 Gold Mine property to better illustrate the impact of the proposed changes.	Email from David to Ravi on 11/29/2016

12/30/16		<p>Ravi speaks to David over the phone to explain the changes made, and follows up with an email outlining the (4) changes that are being offered in exchange for dropping the D.R.: 1.) LOWER the building into the ground by 3'. Even though the building height is the same, the building is being lowered into the ground; 2.) move the [third floor] forward towards 28th st by ~ 1' 9"; 3.) move the deck forward towards 28th st -- we are still required to abide by setback laws, hence the deck is not all the way towards the front of 28th st.; 4.) we are willing to add planters/frosted glass on the side and back of our roof deck.</p> <p>David receives plans with proposed changes, but does not see the difference he was hoping for, and asks for some clarifications of the changes that have been made.</p>	Email from Ravi to James, cc: David on 12/30/2016
1/4/17	No Response	Ravi emails David to get an update on his & the neighbor's decision; No response	Email from Ravi to David on 1/4/2017
1/5/17	No response	Ravi emails and calls David to get an update on his & the neighbor's decision; No response	Email from Ravi to David on 1/5/2017
1/14/17	Henry K. speaks to David about the project	David and the other Neighbors still have concerns about the project	Email from Henry K. to David on 1/16/2017
1/16/17		Henry K attempts to arrange a meeting with David and the other concerned neighbors at the JLA office.	Email from Henry K. to David on 1/16/2017
1/31/17		David cannot meet at the office, requests a meeting near his home.	Email response from David to Henry K on 1/29/2017
2/1/17	No response	Henry Reaches out to David to talk or arrange a meeting; No response	Email from Ravi to David on 2/18/2017
2/5/17	No response	Henry Reaches out to David to talk or arrange a meeting; No response	Email from Ravi to David on 2/18/2017

2/18/17	Still no response from David regarding the neighbor's agreements to dropping the D.R. for the changes proposed.	Ravi emails David to ask for an update. David gets in contact with Henry K.	Email from Ravi to David on 2/18/2017 & response from David on 2/20/2017
2/18/17 - 2/19/17	David talks with Henry K. for a second time over the weekend to discuss the project concerns. David asks how further reductions in height would be possible.	A phone conversation between James, Ravi and David is arranged for 2/23/17 to discuss the building height issue.	Email from Ravi to David on 2/20/2017
2/23/17	Phone conversation between Ravi, David & James to clarify the changes to the project and discuss the possibility of lowering the building more than 3'-0".	An email is sent by James to document and confirm the agreements made over the phone. In exchange for an agreement in writing to drop the D.R. as soon as possible, we offer to: 1.) Lower the building by 3'-0" as previously offered and drawn; 2.) reduce the size of the deck and move it forward AN ADDITIONAL 1'-6" from the rear of the house (in addition to the 8'-6" perviously offered). The deck will now be a total of 10'-0" from the rear of the building. Both the roof deck and the reduced height are at the limits of their feasibility and cannot be reduced any further.	Email from James to David on 2/23/2017
2/24/17	No response yet from David	James emails David to ask about the agreement, as time is of the essence.	Email from James to David on 2/24/2017
5/5/17	"RDAT" makes further requests for design changes after the third notification period. Requests are as follows: 1.) Lower the entire building such that the driveway does not slope upwards; and 2.) Set the top floor BACK in the range of 10' from the primary facade		

5/19/17

Sent revised building plans to Elizabeth for review and approval.

Building was dropped 1'-8" to bring midpoint of driveway level with the top of curb, and the third floor was moved the requested 10'-0" back from the building front setback line.

Date	Issue / Request	Response / Action	Source
11/18/15 *Pre-Application Neighborhood Meeting: 6:00 - 7:00pm @ 653 28th St.*			
11/20/15	John Petrovsky writes an email to James expressing his concerns about the project as follows: 1.) Invasion of Privacy from PL windows; 2.) The loss of light from the shadow of our proposed building; 3.) The aesthetics of the proposed building;	James responds to the email on 11/23 briefly explaining the process and assuring John Petrovsky that the we, as well as the planning department, will be able to discuss the impacts of the project during the 311 notification period.	Email from James to John P. on 11/23/2015
1/19/16		James reaches out to schedule a meeting with John Petrovsky to discuss the projects and its impacts on his property. At this point, we have already entered discussions with Hana.	Email from James to John P. on 1/19/2016
1/20/16	Meeting with John Petrovsky & John Maniaci, John Lum & James Barker	After speaking with John Lum and James, the adjacent property owners had no objections to the project.	Daylite appointment for 1/20/16; Email from John to Ravi on 1/28/16
3/28/16		James informs John Petrovsky and John Maniaci about the changes that have taken place in the project in response to the Planning dept. and Hana. The small roof deck on the 3rd floor that was on their property line has been removed. The building is now shorter by 3'-0" in response to Hana and removing the light well.	Email from James to John Petrovsky on March 28, 2016
3/30/16	RDT cuts back 2nd and 3rd floor to the 45% setback line, moving the rear walls of these floors roughly 5'-0" forward, to the benefit of both neighbors. The rear of the proposed building now projects 9'-11" past the rear wall of Hana's house. Planning rejects the 2-Unit scheme, so building returns to a single family dwelling.		

4/7/16	Since RDT is restricting the length of the building to match 643 28th St., James reaches out to John P. to request access to back yard to measure #643	John agrees, sets up a time for James to visit	
4/14/16	James measures #643 from the back yard of #649		
6/2/16	James meets with John P. at Safeway parking lot	James sends a PDF set of drawings to John P. and John M.	Drawing set with notes, dated 6/2/2016
7/26/16	Per Planning, the 3rd Floor roof decks are removed, further lowering the shadow & privacy impact on the neighboring properties		
8/19/16	James meets John P. and John M. in a parking lot at Safeway to discuss the changes to the plans per planning and negotiations with Hana.	John appreciated the lowering of the relative height as well as making sure no windows look directly into his own windows.	Footnote on initial email from John P. to James on 9/6/2016
9/6/16	John P. and John M. find out about an upcoming meeting with the Gold Mine neighbors and are angry over a neighbor's claim that according to James, she is the only upset neighbor. They revoke their support and say that they are still concerned about sunlight, and plan to attend the upcoming meeting.	James responds explaining the lengths we have gone to include all of the neighbors in the process, and the changes to the building that have been made in response to everyone's concerns. Offers to schedule a meeting or to talk about the project at any time.	Email exchange between James & John P. on 9/6/2016
9/7/16	John P. and John M. decide to support the project once again, and plan to tell Hana that they are satisfied with the modifications.		Email from John P. to James
5/5/17	"RDT" makes further requests for design changes after the third notification period. Requests are as follows: 1.) Lower the entire building such that the driveway does not slope upwards; and 2.) Set the top floor BACK in the range of 10' from the primary facade		

Sent revised building plans to Elizabeth for review and approval.

Building was dropped 1'-8" to bring midpoint of driveway level with the top of curb, and the third floor was moved the requested 10'-0" back from the building front setback line.

5/19/17

From: [Ozzie Rohm](#)
To: [planning@rodneyfong.com](#); [Richards, Dennis \(CPC\)](#); [richhillissf@yahoo.com](#); [Johnson, Christine \(CPC\)](#); [mooreurban@aol.com](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Noeneighborhoodcouncil Info](#); [Gordon-Jonckheer, Elizabeth \(CPC\)](#)
Subject: Discretionary Review Hearing for 653 28th Street - Permit Application No. 201702179712
Date: Thursday, May 25, 2017 8:05:34 PM
Attachments: [FAR on 600 Block of 28th Street.pdf](#)

President Hillis, Vice President Richards, and Members of the Planning Commission:

On behalf of Noe Neighborhood Council, I am writing to express our concerns regarding the proposed project at 653 28th Street. Given the number of glaring issues with this project, we are disappointed to see the staff's recommendation for approval. Specifically, our concerns are as follows:

Inappropriate Height

Contrary to what the Residential Design Guidelines (RDG) recommend, the proposed project does not respect the stepping roofline and topography of the street. The RDGs clearly state that the surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills (p. 11). Being a full story taller than the adjacent building up the hill, the proposed project ignores this guideline and introduces a significant interruption of the block's roofline progression.

Furthermore, the proposed 3rd floor vertical addition stands counter to the guideline for building scale at the street level.

Design the height and depth of the building to be compatible with the existing building scale at the street. If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street (p. 24).

This block of 28th Street is home to 18 dwellings on the same side as the proposed project. Twelve out of 18 are small scale homes with ONLY one-story above garage. Unlike the proposed project, of the 6 homes that are two-story above garage, NONE stand taller than its adjacent building up the hill.

This anomaly is clearly visible from the public right-of-way particularly because there has been no attempt to set back the vertical addition adequately. A front setback of 3 feet will not reduce the visibility of the proposed 3rd floor addition and will not maintain the two-story scale of the block face.

Above all, this significant addition in height plus the proposed horizontal addition will greatly impact the light and privacy of the surrounding neighbors making them feel "boxed-in".

Roof Deck

Roof decks have increasingly become a contentious topic. More and more the Commission rejects them as they pose privacy issues. Given the climate of this part of Noe Valley and San Francisco, this roof deck will hardly be useful and if it ever gets used, it will be a menace to the privacy of adjacent neighbors. Furthermore, there are no nearby or adjacent roof decks and it seems that this is a marketing tool for a speculative project, not a viable open space.

Excessive Mass

As the attached Floor Area Ratio (FAR) calculations demonstrate, the average FAR of this block of 28th Street is ONLY 0.6 per Assessor's records and that includes newer homes of 2300 to 3800 square feet. Great majority of the houses on this block are small scale cottages averaging around 1100 square feet. Even if the actual square footage of these homes are twice as what appear on the Assessor's records, we'll end up with an Average FAR of ONLY 1.0.

At 1.5, the proposed project's FAR will be greater than twice that of the block's average.

At a time when the department is considering to replace the notion of Tantamount to Demolition with expansion limits based on FAR, it is all the more relevant to look at these numbers. While we do acknowledge that the proposed FAR based Residential Expansion Threshold (RET) is in early stages and has yet to be approved, the fact that the current draft recommends a 1.2 FAR for RH-1 homes is telling.

Using what the staff recommends for RH-1 homes in their FAR proposal, we'll end up with 3,486 square feet as the appropriate mass for this project. At 4,394 square feet, the proposed structure is excessive and grossly off the limit for what is deemed reasonable.

Again, we acknowledge that the proposal for FAR based expansion limits is only a proposal and not the law. But considering that these numbers are recommended by the staff, their relevance to this case is worth noting.

Affordability

This project involves the demolition of a 3 bedroom, 1.5 bath single family home of 1200 square feet. At a time when the City of San Francisco's stated policy is to preserve affordable housing, why demolish this middle class affordable home only to replace it with a monster home close to 4 times its current price? When there's a push for more family friendly housing, why get rid of a modest 3-bedroom home to make way for a luxury house affordable only to 1%? Why demolish a livable house instead of taking on a modest remodel more in line with the scale and character of the block?

These are the reasons why we urge you to take DR and reject this project entirely. At a minimum, please require the Project Sponsor to make the following changes:

<!--[if !supportLists]-->1. <!--[endif]-->Removal of the top floor vertical addition to

bring the mass and scale more in line with what's currently present at the street level and to reduce the "boxed-in" effect on the adjacent neighbor.

<!--[if !supportLists]-->2. <!--[endif]-->Removal of the roof deck

<!--[if !supportLists]-->3. <!--[endif]-->Reduction of the horizontal expansion to preserve the strong mid-block open space pattern that is present on this block of 28th Street.

Sincerely,

Ozzie Rohm

On behalf of the 250+ members of Noe Neighborhood Council

Attachement 1: FAR on 600 Block of 28th Street

Floor Area Ratio per Assessor-Recorder

28th Street between Diamond and Douglass Streets

South Side

687 28TH ST – 1,212 Building / 2,850 Lot
683 28TH ST – 954 Building / 2,848 Lot
679 28TH ST – 975 Building / 2,848 Lot
675 28TH ST - 1,988 Building / 2,848 Lot
671 28TH ST - 1,100 Building / 2,912.7 Lot
667 28TH ST - 1,100 Building / 2,905 Lot
661 28TH ST - 1,338 Building / 2,902.44 Lot
657 28TH ST - 1,855 Building / 2,905 Lot
653 28TH ST - 1,200 Building / 2,905 Lot Proposed Project to Grow to 4,394 sq ft
649 28TH ST - 1,138 Building / 2,905 Lot
643 28TH ST - 2,822 Building / 5,118 Lot Square Footage as of 1994
639 28TH ST - 1,137 Building / 2,848 Lot
635 28TH ST - 1,094 Building / 2,848 Lot
629 28TH ST - 2,800 Building / 2,850 Lot
625 28TH ST - 1,193 Building / 2,848 Lot
619 28TH ST – 975 Building / 2,848 Lot
611 28TH ST – 678 Building / 1,751 Lot
1600 DIAMOND ST - 2,275 Building / 2,138 Lot

North Side

694 28TH ST - 2,253 Building / 1,751 Lot Square Footage as of 2002
690 28TH ST - 1,053 Building / 1,751 Lot
686 28TH ST - 3,844 Building / 2,848 Lot Square Footage as of 2002
682 28TH ST - 2,347 Building / 2,850 Lot Square Footage as of 1989
678 28TH ST - 1,075 Building / 2,848 Lot
672 28TH ST - 2,401 Building / 2,848 Lot
666 28TH ST - 1,600 Building / 2,848 Lot
660 28TH ST - 3,606 Building / 2,850 Lot Square Footage as of 2007
654 28TH ST – 800 Building / 2,901 Lot
650 28TH ST – 780 Building / 2,901 Lot
646 28TH ST - 1,186 Building / 2,901 Lot
636 28TH ST - 2,787 Building / 2,901.3 Lot Square Footage as of 1993
626 28TH ST - 1,836 Building / 2,901 Lot
620 28TH ST – 786 Building / 2,901 Lot
618 28TH ST - 786 Building / 2,901 Lot
614 28TH ST - 1,050 Building / 1,875 Lot
1550 DIAMOND ST - 1,925 Building / 1,916 Lot

Total of 35 Homes

Block's average FAR:

55,949 Building / 96,770.44 Lot = 0.6

Block's average FAR assuming Assessor's records are off by 100%:

94,239¹ Building / 96,770.44 Lot = .97

¹ Assuming that Assessor's records might be off for older homes with little history of renovations, ONLY the older homes' square footages were doubled for the sake of this calculation.

653 28TH ST. REMODEL

653 28TH STREET, SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

ABBREVIATIONS:

&	AND
°	ANGLE
#	AT NUMBER
CL	CENTER LINE
PL	PROPERTY LINE
(E)	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BENCHMARK
B.U.	BUILT UP
CLG.	CEILING
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA	ELEVATION
EL.	OR ELEV.
ELEC.	ELECTRICAL
EQ.	EQUAL
EQ.	EXPOSED
EXT.	EXTERIOR
FA.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
FF.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
GYPBD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
H.W.D.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
ID.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O	OVER
O.C.	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL	PLATE
PLYWD.	PLYWOOD
PT.	PRESSURE TREATED
PT.	POINT
PTD.	PAINTED
R	RADIUS
RET. AIR	RETURN AIR
RM	ROOM
RDWD	RED WOOD
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
ST.	STEEL
ST.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYE	TYPICAL
U.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W.	WITH
W.C.	WATER CLOSET
W.	WOOD
WP.	WATER PROOF
WH.	WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW RATED WALL	
DEMO WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.

- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
- DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO: FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
- DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
- ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALLS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
- MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF/CEILING INSULATION R-19
 - MINIMUM WINDOW INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
- INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
- DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - ELECTRICAL OUTLET PLATE/GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

653 28TH STREET
SAN FRANCISCO, CA, 94131

PROJECT DESCRIPTION:

DEMOLITION OF (E) SINGLE FAMILY RESIDENCE (UNDER SEPARATE PERMIT) & CONSTRUCTION OF (N) SINGLE FAMILY DWELLING

REMOVE ALL (E) STRUCTURE, FIXTURES, FITTINGS & FINISHES, EXCAVATE (N) BASEMENT

CONSTRUCT (N) 3-STORY-OVER-BASEMENT, 5-BED SINGLE FAMILY DWELLING INCLUDING ALL (N) STRUCTURE, FIXTURES, FITTINGS & FINISHES. DWELLING TO BE FULLY FIRE-SPRINKLERED (UNDER SEPARATE PERMIT)

PLANNING INFORMATION:

BLOCK / LOT:	7520 / 024
ZONING DISTRICT:	RH-1
LOT SIZE:	2,898 SQ. FT.
BUILDING HEIGHT:	40 FEET
NO. OF STORIES:	3 OVER BASEMENT
SETBACKS / YARD REQ'MNTS:	FRONT: 15'-0" MIN. REAR: 28'-6" (25% OF LOT LENGTH) MIN.

BUILDING INFORMATION:

OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS:	CLASS B ROOF

GROSS FLOOR AREA:

EXISTING 1ST FLOOR:	646 SQ.FT.	(UNCONDITIONED)
EXISTING 2ND FLOOR:	493 SQ.FT.	(CONDITIONED)
	1,125 SQ.FT.	(CONDITIONED)
TOTAL EXISTING:	1,618 SQ.FT.	(CONDITIONED)
	846 SQ.FT.	(UNCONDITIONED)
PROPOSED BASEMENT:	933 SQ.FT.	(CONDITIONED)
PROPOSED 1ST FLOOR:	504 SQ.FT.	(UNCONDITIONED)
	946 SQ.FT.	(CONDITIONED)
PROPOSED 2ND FLOOR:	1,252 SQ.FT.	(CONDITIONED)
PROPOSED 3RD FLOOR:	1,018 SQ.FT.	(CONDITIONED)
TOTAL PROPOSED:	4,149 SQ.FT.	(CONDITIONED)
	504 SQ.FT.	(UNCONDITIONED)
NET CHANGE:	+2,531 SQ.FT.	(CONDITIONED)
	-142 SQ.FT.	(UNCONDITIONED)

PROJECT PARTICIPANTS:

OWNER:
653 28TH ST., LLC
152 YERBA BUENA AVE.
SAN FRANCISCO, CA

RAVI SADARANGANI

GENERAL CONTRACTOR
T.B.D.

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

PROJECT MANAGER:
JAMES BARKER
T. 415 . 558 . 9550 X12
F. 415 . 558 . 0554

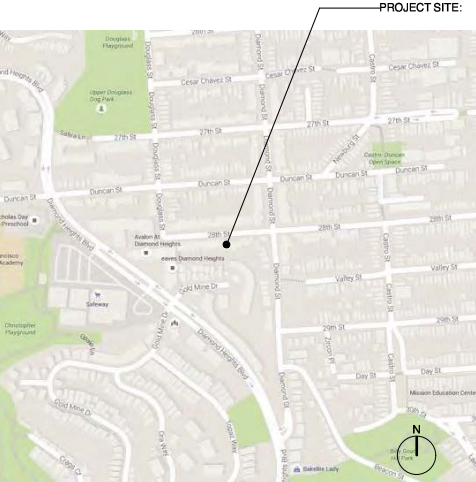
STRUCTURAL ENGINEER:
T.B.D.

DRAWING INDEX:

ARCHITECTURAL

01	A0.0	TITLE SHEET
02	A0.1	SITE PHOTOS
03	A1.0	SITE & ROOF PLANS
04	A1.1	BASEMENT FLOOR PLAN
05	A1.2	FIRST FLOOR PLANS
06	A1.3	SECOND FLOOR PLANS
07	A1.4	THIRD FLOOR PLANS
08	A1.5	ROOF DECK PLANS
09	A2.0	(E/D & P) EXT. ELEVATIONS - NORTH
10	A2.1	(E/D & P) EXT. ELEVATIONS - SOUTH
11	A2.2	(E/D & P) EXT. ELEVATIONS - EAST
12	A2.3	(E/D & P) EXT. ELEVATIONS - WEST
13	A3.0	SECTIONS
14	A3.1	SECTIONS
15	A6.0	PERSPECTIVES
16	A6.1	PERSPECTIVES
17	A6.3	PERSPECTIVES
18	A6.4	SHADOW STUDY
19	A6.5	SHADOW STUDY
20	A7.0	GREEN BUILDING CHECKLIST

VICINITY MAP:



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024



client :

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JB
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

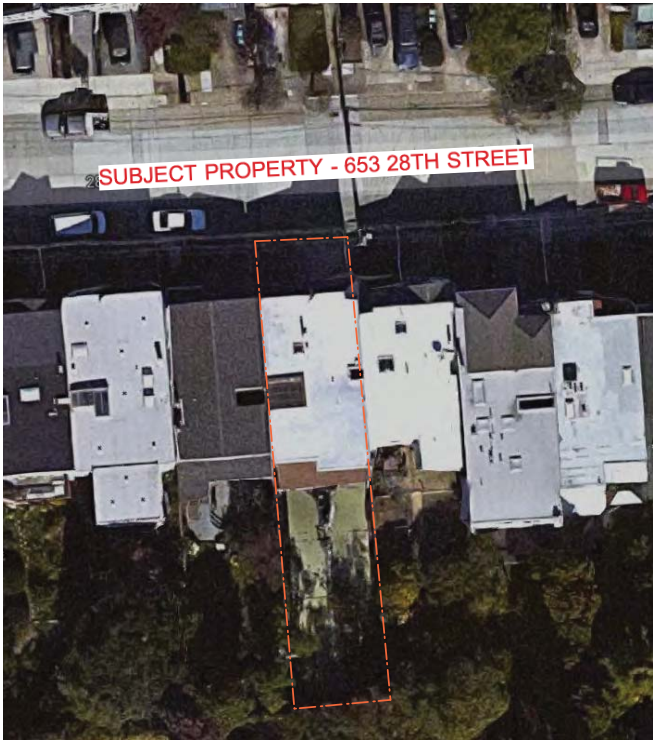
project name :
653 28TH ST. REMODEL

TITLE SHEET

A0.0



SUBJECT PROPERTY WITH ADJACENT PROPERTIES, FRONT ELEVATION



SATELLITE IMAGE - 28TH STREET



FRONT ELEVATION OF ADJACENT BUILDINGS FACING SUBJECT PROPERTY



REAR ELEVATION



ADJACENT PROPERTY, LOOKING SOUTHEAST



ADJACENT PROPERTY, LOOKING SOUTHWEST



REAR VIEW OF ADJACENT PROPERTY (WEST)



REAR VIEW OF ADJACENT PROPERTY (EAST)

JOHN LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 568 9550 FAX 415 568 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

653 28TH ST., LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

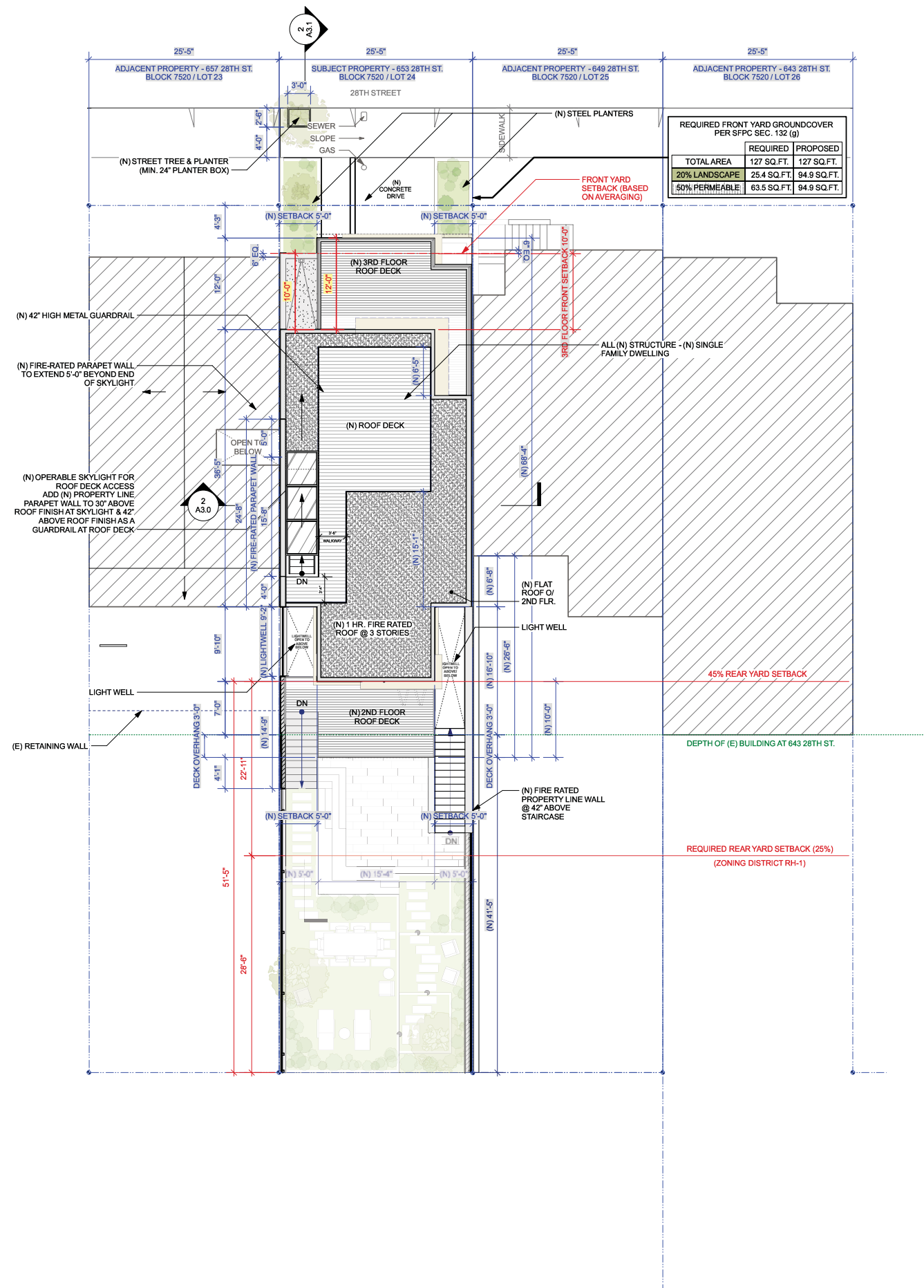
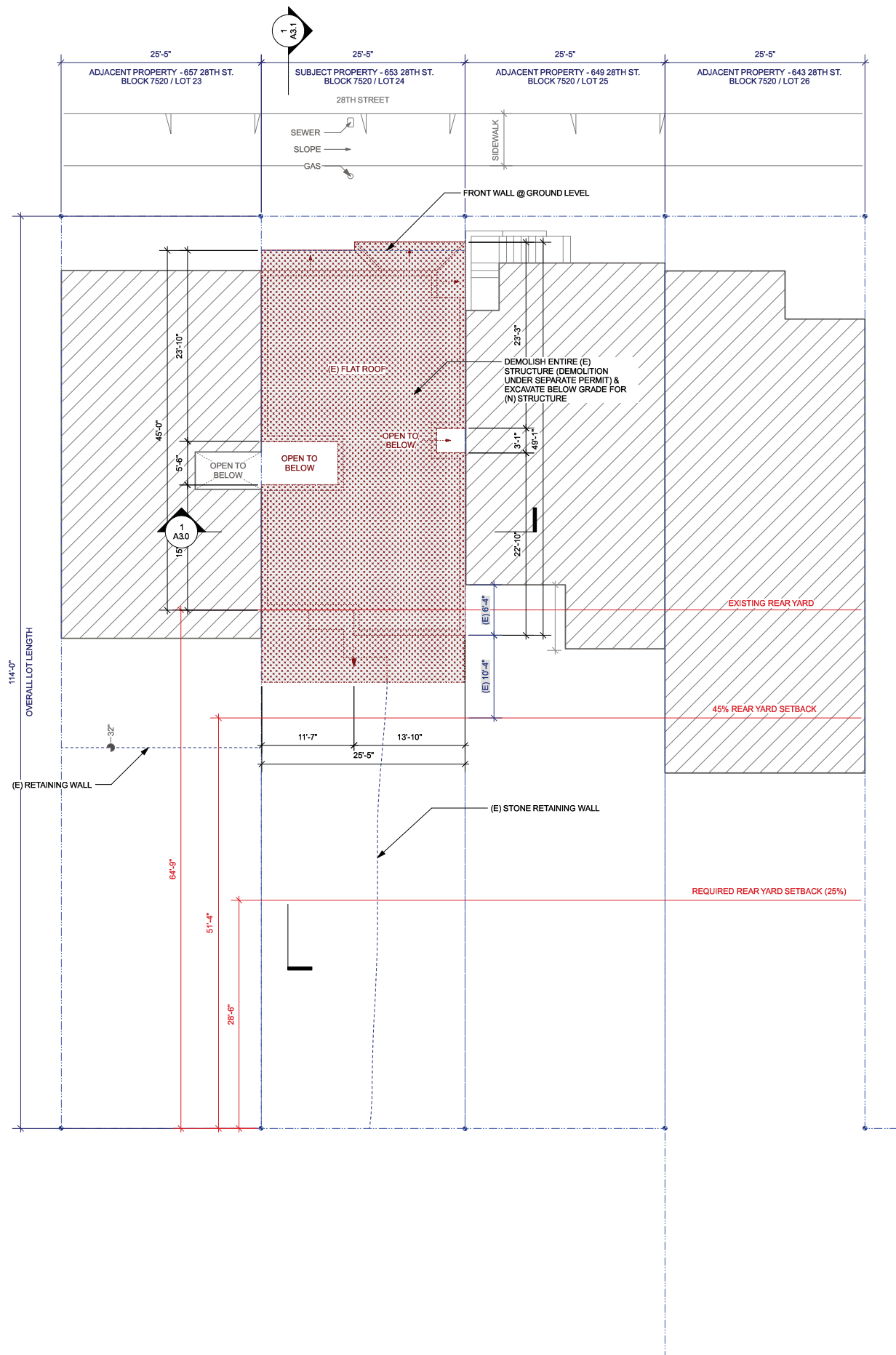
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05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SITE PHOTOS

A0.1



653 28TH ST. REMODEL
653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client : 653 28TH ST. LLC
152 VERBA BUENA AVE.
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
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12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
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05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SITE & ROOF PLANS

A1.0

DEMOLITION LEGEND

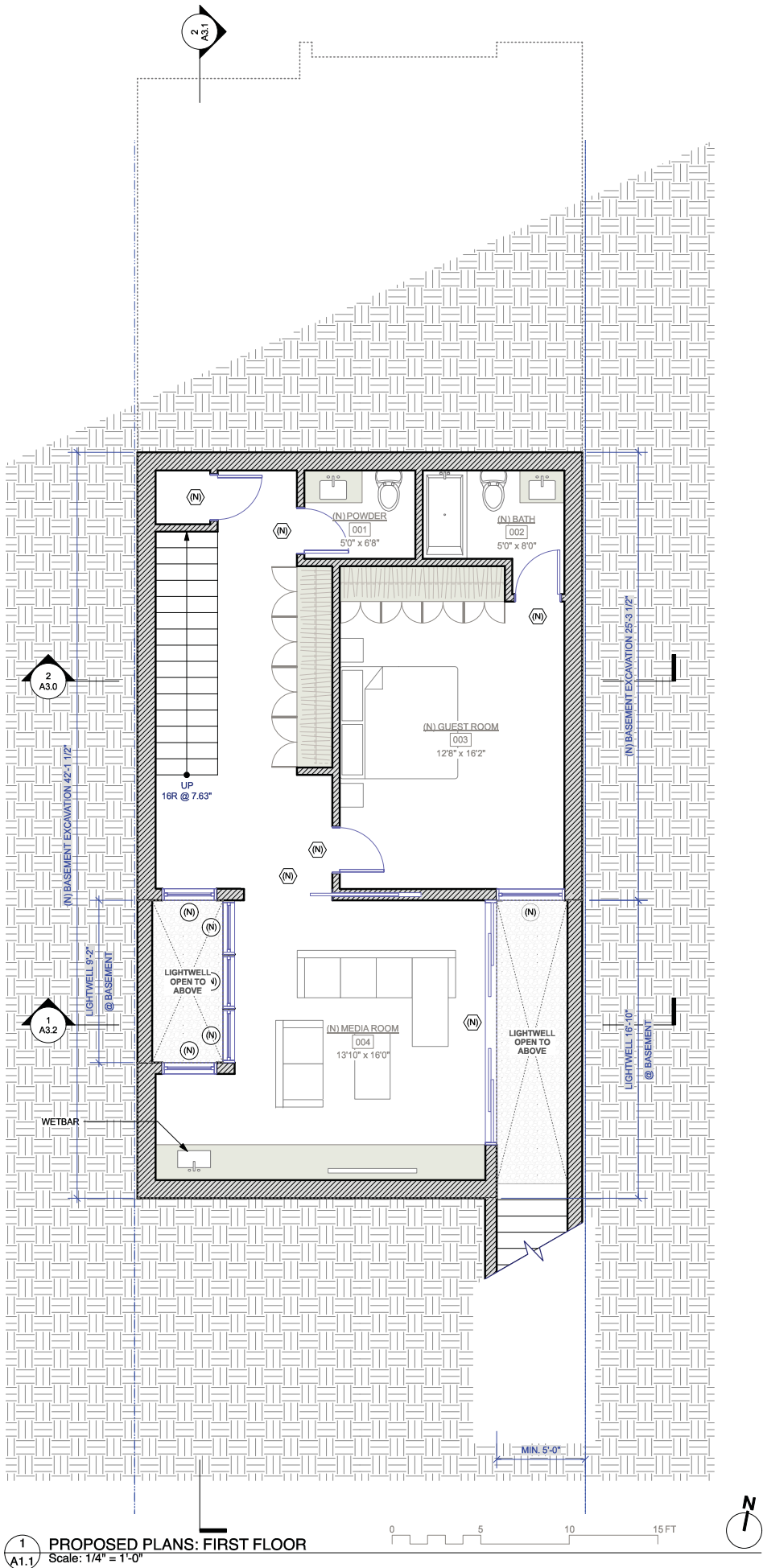
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O 2 LAYERS GRADE D BUILDING PAPER,
O EXTERIOR GRADE PLYWOOD,
O WD STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O 2X4 WD STUDS
O STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O 2 LAYERS GRADE D BUILDING PAPER,
O 5/8" TYPE 'X' GYPSUM SHEATHING,
O STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O WD STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



653 28TH ST. REMODEL
653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST, LLC
162 VERBA BUENA AVE,
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JB
01.26.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

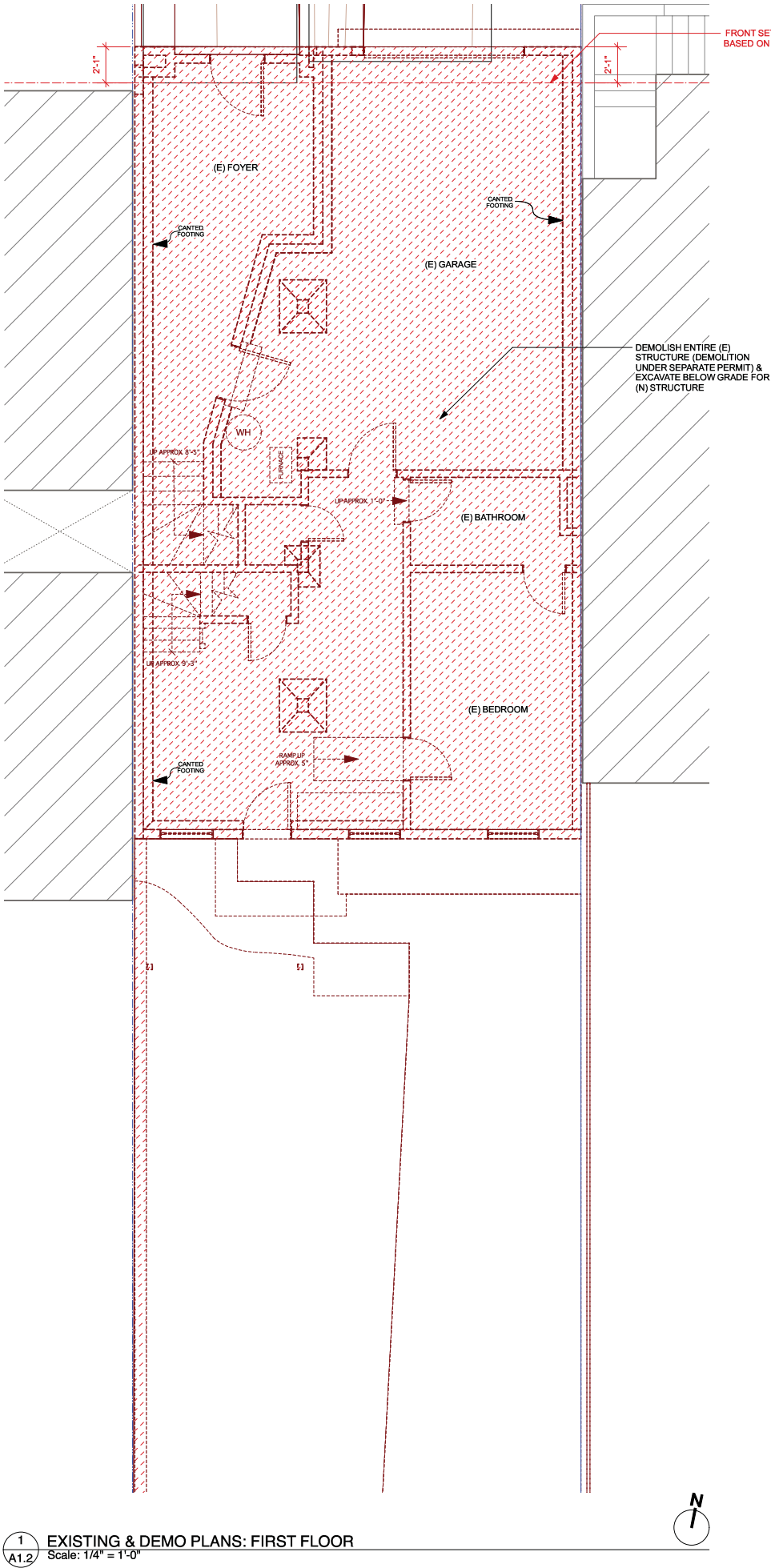
BASEMENT FLOOR PLANS

A1.1

DEMOLITION LEGEND	
	EXISTING WALL
	DEMO. WALL
	AREA TO BE DEMOLISHED

WALL TYPE	
	EXISTING WALL
	NEW EXTERIOR WALL (NON-RATED): (N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.) O/ 2 LAYERS GRADE D BUILDING PAPER, O/ EXTERIOR GRADE PLYWOOD, O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
	NEW INTERIOR WALL: 5/8" GYPSUM BOARD, O/ 2x4 WD. STUDS, O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.) O/ 5/8" GYPSUM BOARD
	NEW 1-HOUR FIRE-RATED WALL: (N) FINISH MATERIAL (REFER TO EXT. ELEV.) O/ 2 LAYERS GRADE D BUILDING PAPER, O/ 5/8" TYPE 'X' GYPSUM SHEATHING, O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.) O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" TYPE 'X' GYPSUM BOARD

- CONSTRUCTION NOTES
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
 - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
 - ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
 - ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
 - ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
 - ALL PARTITIONS SHALL BE BRACE'D PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
 - ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
 - ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
 - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

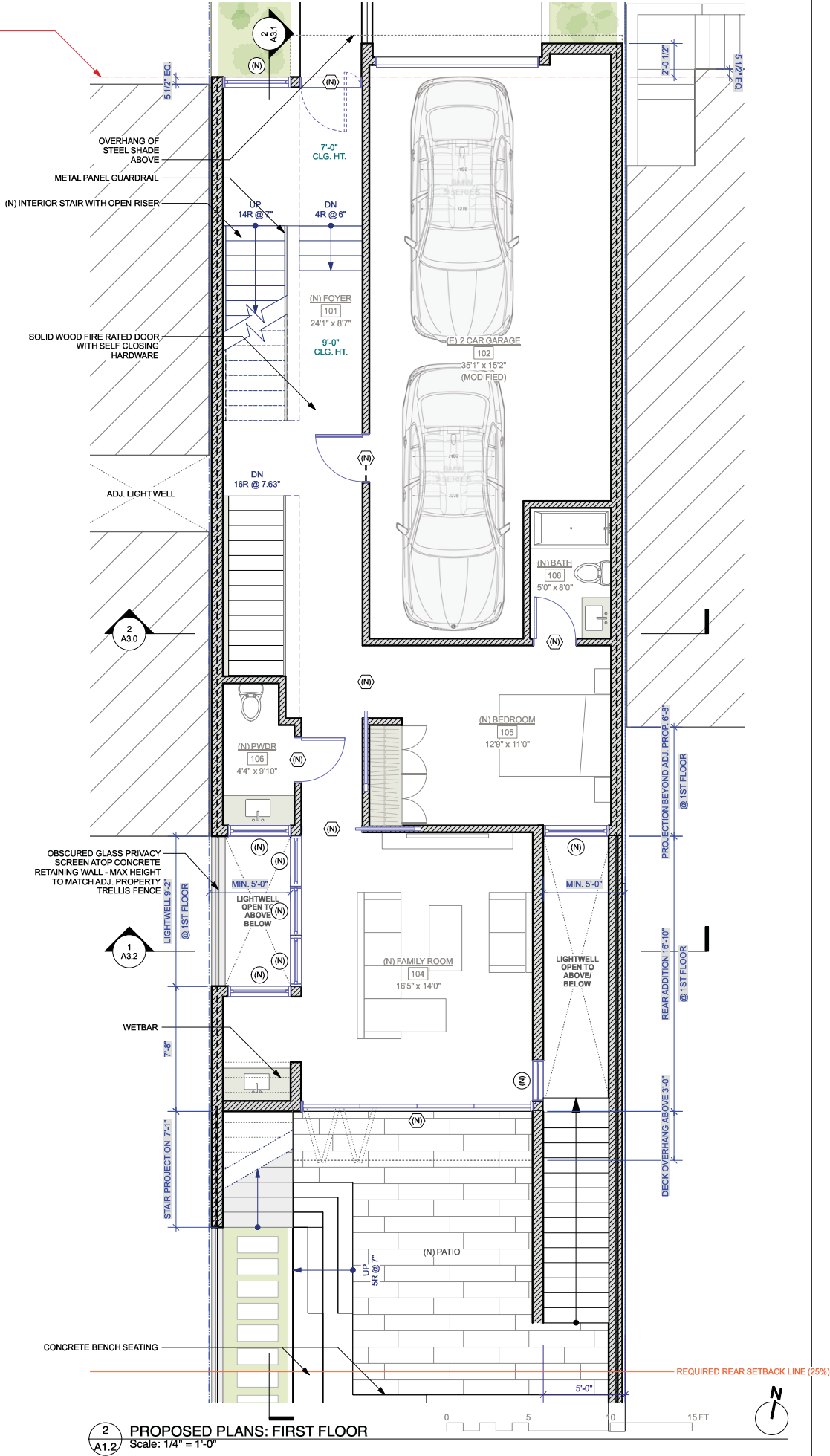


1

A1.2

EXISTING & DEMO PLANS: FIRST FLOOR

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



2

A1.2

PROPOSED PLANS: FIRST FLOOR

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

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :

653 28TH ST, LLC
162 VERBA BUENA AVE,
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
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project name :

653 28TH ST. REMODEL

FIRST FLOOR PLANS

A1.2

DEMOLITION LEGEND

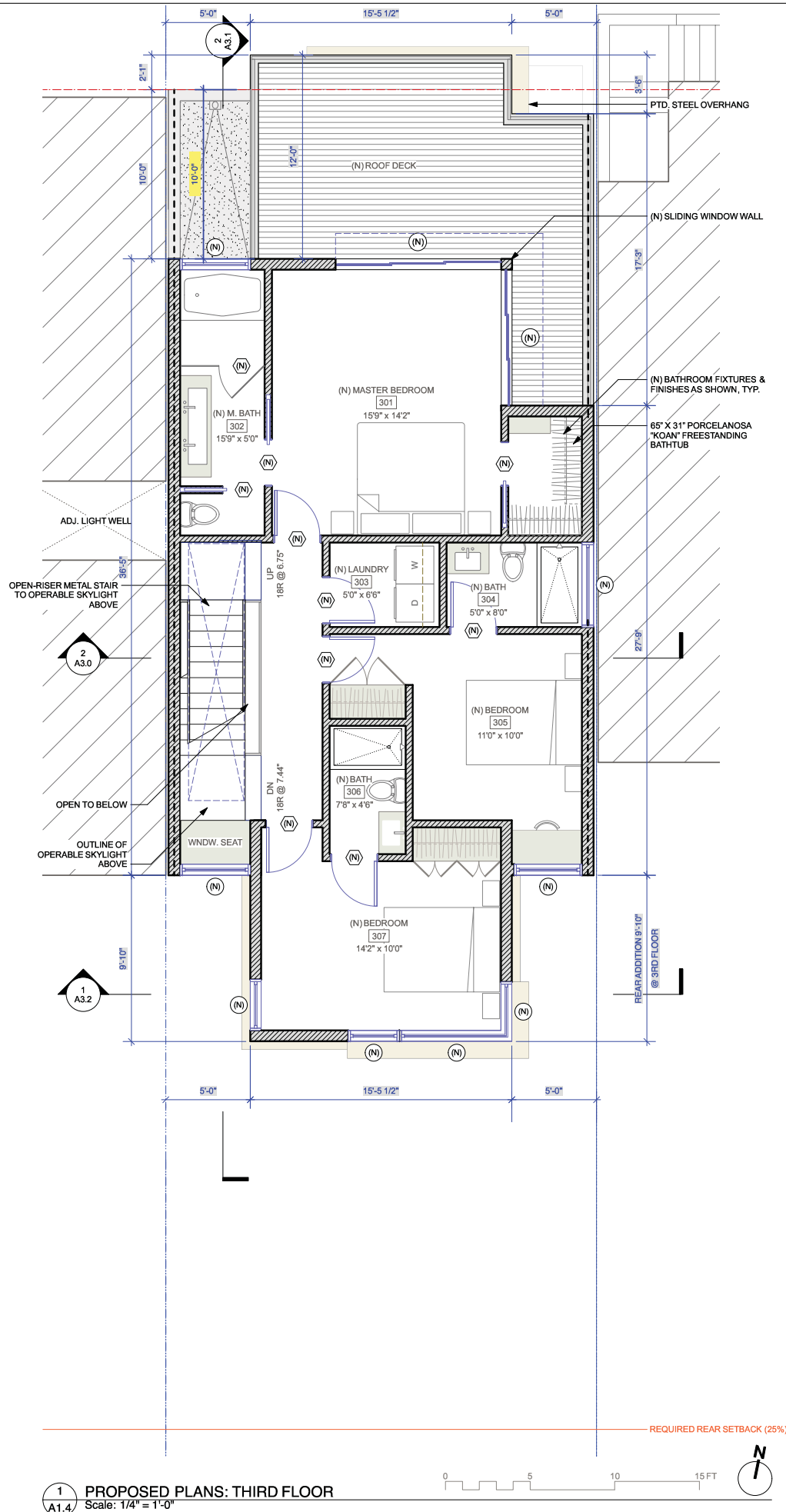
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2X4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

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- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
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- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
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162 VERBA BUENA AVE.
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05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

THIRD FLOOR PLANS

A1.4

DEMOLITION LEGEND

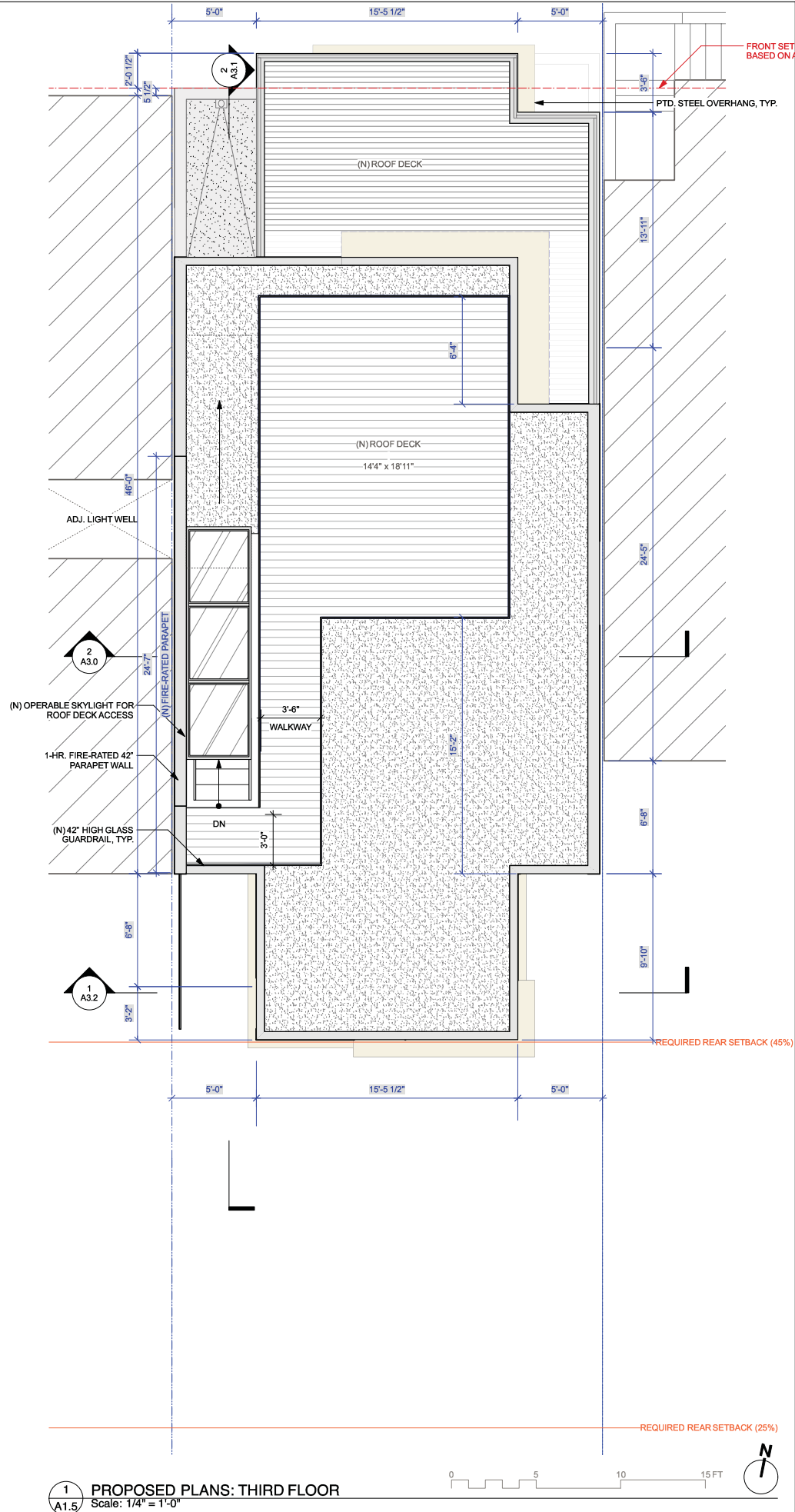
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2X4 WD. STUDS
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

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653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

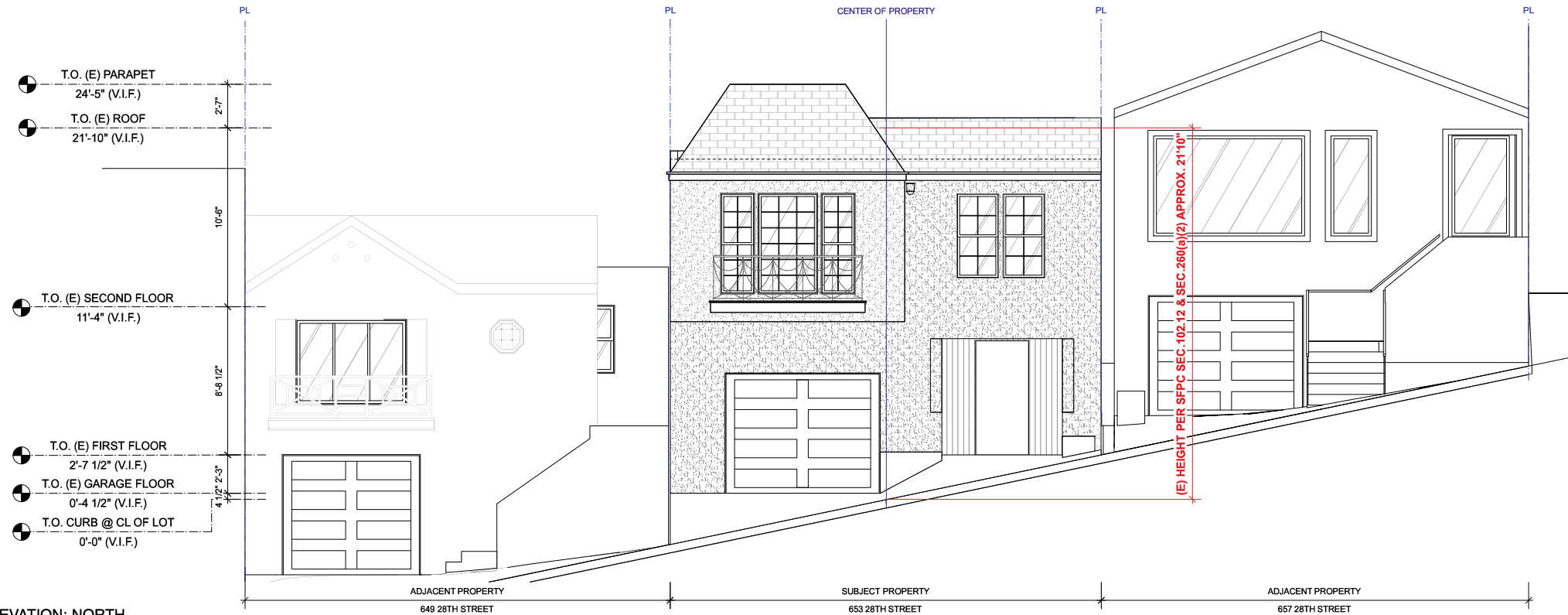
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project name :
653 28TH ST. REMODEL

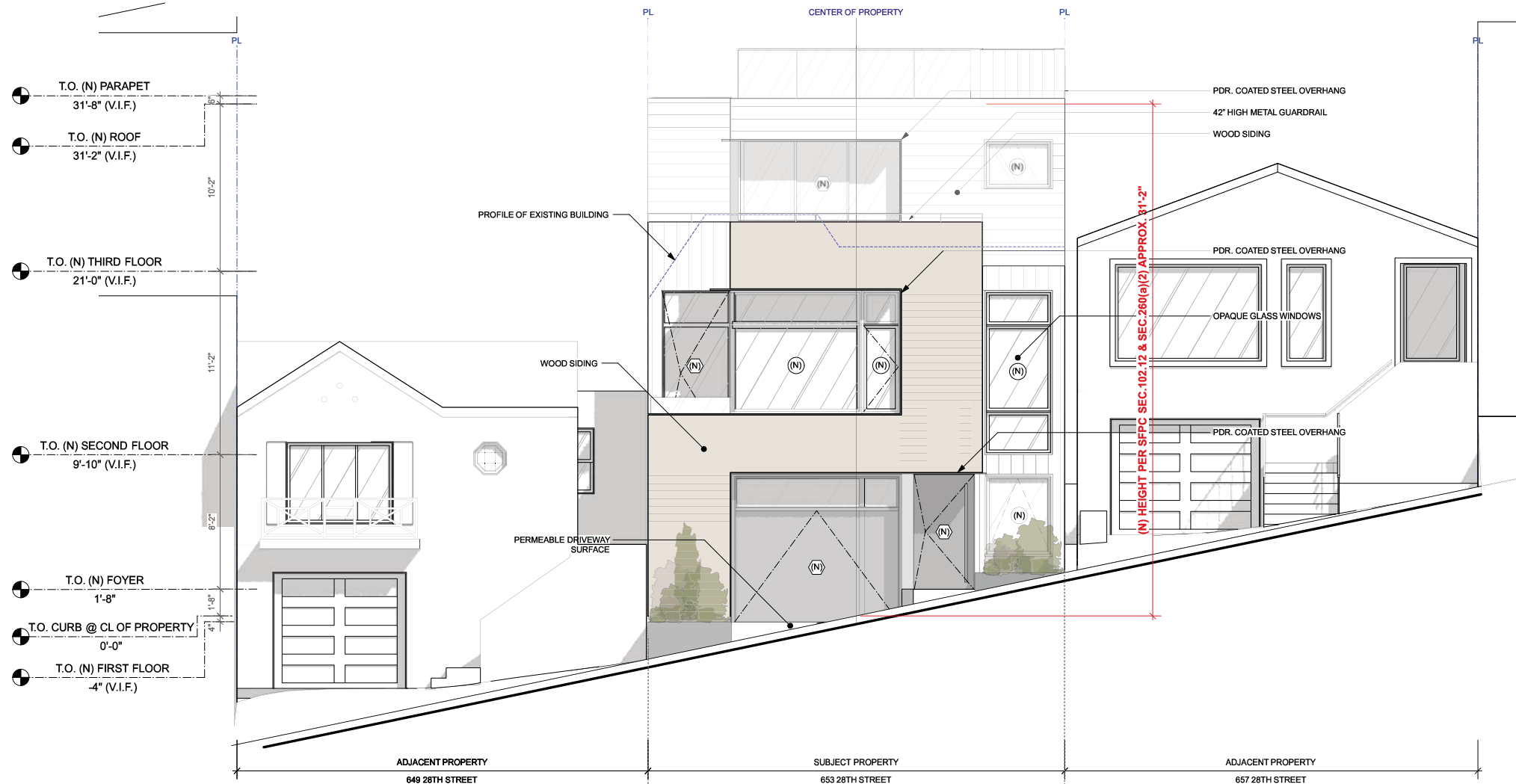
ROOF DECK PLANS

A1.5

1 EXISTING ELEVATION: NORTH
Scale: 1/4" = 1'-0"



2 PROPOSED ELEVATION: NORTH
Scale: 1/4" = 1'-0"



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST, LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

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project name :
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.0

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

T.O. (E) PARAPET
24'-5" (V.I.F.)
T.O. (E) ROOF
21'-10" (V.I.F.)

T.O. (E) SECOND FLOOR
11'-4" (V.I.F.)

T.O. (E) FIRST FLOOR
2'-7 1/2" (V.I.F.)
T.O. (E) GARAGE FLOOR
0'-4 1/2" (V.I.F.)
T.O. CURB @ CL OF LOT
0'-0" (V.I.F.)

(E) RETAINING WALL

(E) RET. WALL

ADJACENT PROPERTY
657 28TH STREET

SUBJECT PROPERTY
653 28TH STREET

ADJACENT PROPERTY
649 28TH STREET

1
A2.1
EXISTING ELEVATION: SOUTH
Scale: 1/4" = 1'-0"

T.O. (N) PARAPET
31'-8" (V.I.F.)
T.O. (N) ROOF
31'-2" (V.I.F.)

T.O. (N) THIRD FLOOR
21'-0" (V.I.F.)

T.O. (N) SECOND FLOOR
9'-10" (V.I.F.)

T.O. (N) FOYER
1'-8"

T.O. CURB @ CL OF PROPERTY
0'-0"

T.O. (N) FIRST FLOOR
-4" (V.I.F.)

T.O. (N) BASEMENT
-10'-6" (V.I.F.)

(E) LOWER GRADE LEVEL OF
STEPPED REAR YARD NEAR
BACK OF (E) ADJ. BUILDING.

(E) REAR GRADE

AT SOUTH PROPERTY-LINE, TOP
18" OF FIRE-RATED PARAPET
WALLS TO BE OBTURED
GLASS PRIVACY SCREEN - ALSO
COMPLY WITH CBC GUARDRAIL
REQUIREMENTS

GLASS SCREEN 1'-6"

FIRE-RATED PARAPET 2'-6"

WOOD SIDING

WOOD SIDING

PROFILE OF EXISTING BUILDING

(N) ALUM. FRAME WINDOW, TYP.

(N) FENCE

(N) FIRE RATED
PARAPET WALL @ 42"
ABOVE STAIR TO
BASEMENT

ADJACENT PROPERTY
657 28TH STREET

SUBJECT PROPERTY
653 28TH STREET

ADJACENT PROPERTY
649 28TH STREET

2
A2.1
PROPOSED ELEVATION: SOUTH
Scale: 1/4" = 1'-0"

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

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project name :
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.1

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

REAR YARD
SETBACK
(25%)

ADJACENT BUILDING BEHIND:
657 28TH STREET

FRONT SETBACK LINE
BASED ON AVERAGING

LINE OF ADJACENT BUILDING @ 643 28TH ST.

BLIND WALL FROM ADJACENT PROPERTY:
649 28TH STREET

FENCE LINE @ 6'-0"

TOP OF RETAINING WALL
@ 53" ABOVE GRADE

ADJACENT BUILDING
BEHIND: 649 28TH STREET

1
A2.2
EXISTING ELEVATION: EAST
Scale: 1/4" = 1'-0"

REAR YARD
SETBACK
(25%)

DECK OVERHANG 3'-0"

9'-10"

PTD. STEEL OVERHANG

WOOD SIDING

PTD. STEEL OVERHANG

42" HIGH METAL GUARDRAIL

AT SOUTH PROPERTY LINE,
TOP 18" OF FIRE-RATED
PARAPET WALLS TO BE
OBSCURED GLASS PRIVACY
SCREEN - ALSO COMPLY
WITH CBC GUARDRAIL
REQUIREMENTS

STUCCO

PROPERTY LINE
FENCE @ 6'-0" ABV.
SUBJECT PROPERTY
REAR GRADE

TOP OFF (E) RETAINING WALL @ 53"
ABOVE NEIGHBORING GRADE

GRADE @ UPPER TERRACE
ADJACENT PROPERTY: 649 28TH ST.

GRADE @ LOWER TERRACE
ADJACENT PROPERTY: 649 28TH ST.

2
A2.2
PROPOSED ELEVATION: EAST
Scale: 1/4" = 1'-0"

BLIND WALL FROM ADJACENT PROPERTY:
649 28TH STREET

LINE OF EXISTING BUILDING @ SUBJECT PROPERTY

PL

FRONT SETBACK LINE
BASED ON AVERAGING

WOOD SIDING

PROFILE OF EXISTING BUILDING

1 HR. FIRE RATED WALL W/ WD.
SIDING

(N) ALUM. FRAME WINDOWS, TYP.

PROFILE OF ADJACENT
BUILDING: 649 28TH ST.

30'-0"
MAX. BUILDING HEIGHT @ FRONT SETBACK LINE

T.O. (E) PARAPET

24'-5" (V.I.F.)

T.O. (E) ROOF

21'-10" (V.I.F.)

T.O. (E) SECOND FLOOR

11'-4" (V.I.F.)

T.O. (E) FIRST FLOOR

2'-7 1/2" (V.I.F.)

T.O. (E) GARAGE FLOOR

0'-4 1/2" (V.I.F.)

T.O. CURB @ CL OF LOT

0'-0" (V.I.F.)

T.O. (N) PARAPET

31'-8" (V.I.F.)

T.O. (N) ROOF

31'-2" (V.I.F.)

T.O. (N) THIRD FLOOR

21'-0" (V.I.F.)

T.O. (N) SECOND FLOOR

9'-10" (V.I.F.)

T.O. (N) FOYER

1'-8"

T.O. CURB @ CL OF PROPERTY

0'-0"

T.O. (N) FIRST FLOOR

-4" (V.I.F.)

T.O. (N) BASEMENT

-10'-6" (V.I.F.)

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

653 28TH ST, LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

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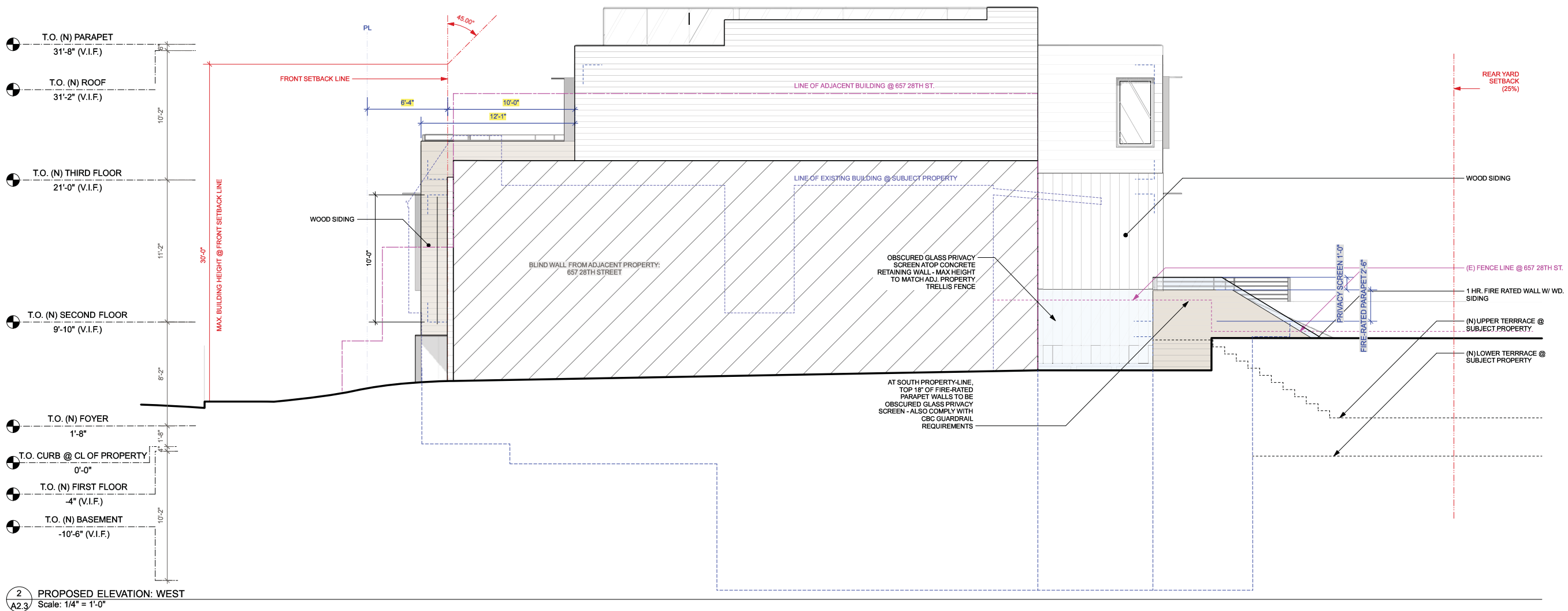
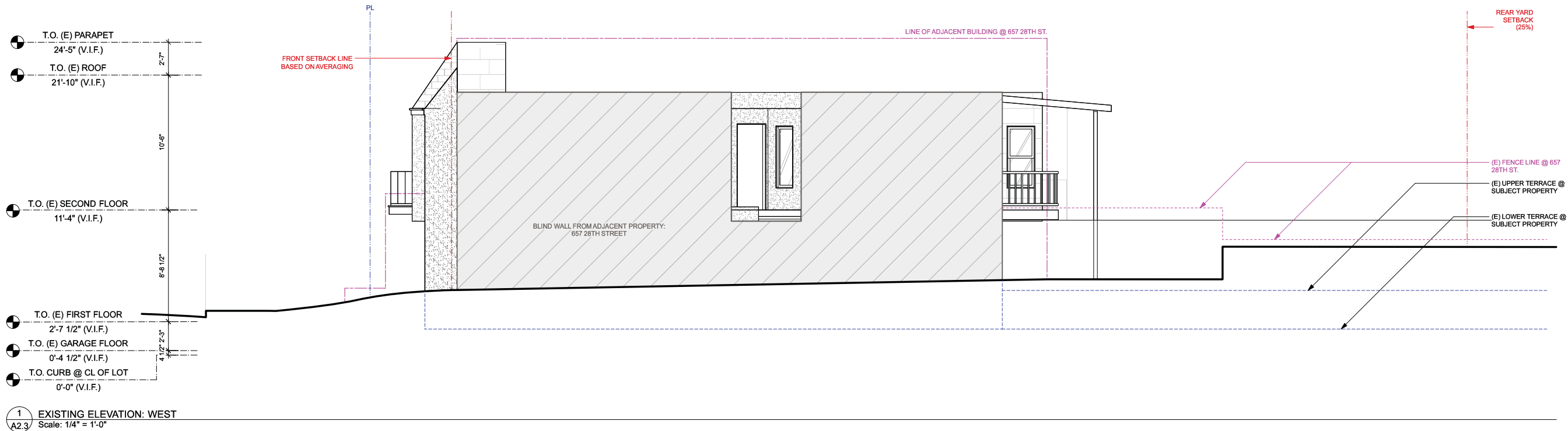
project name :
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.2

JOHN LUM ARCHITECTURE INC.

3246 SEVENTEENTH STREET, SAN FRANCISCO, CA 94110
TEL 415 568 9550 FAX 415 568 0554



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
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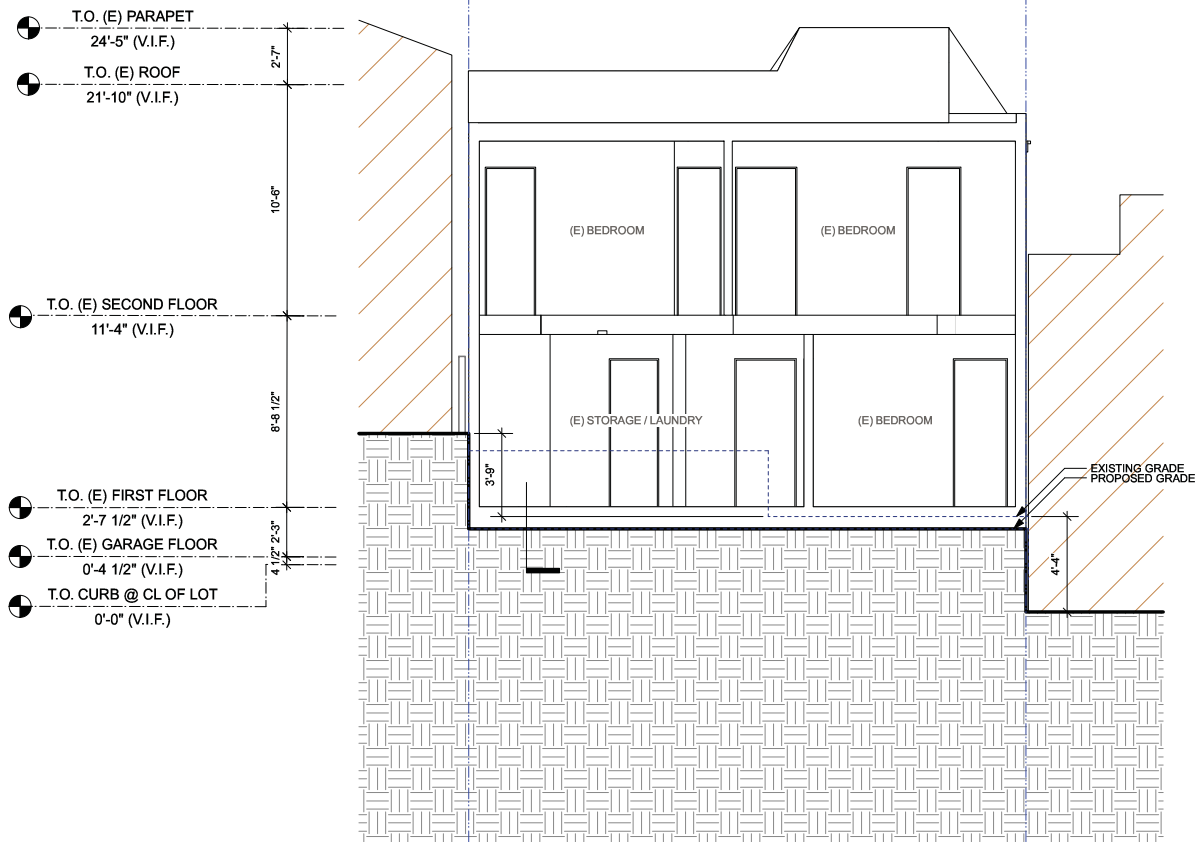
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(E/D) EXT. ELEVATIONS

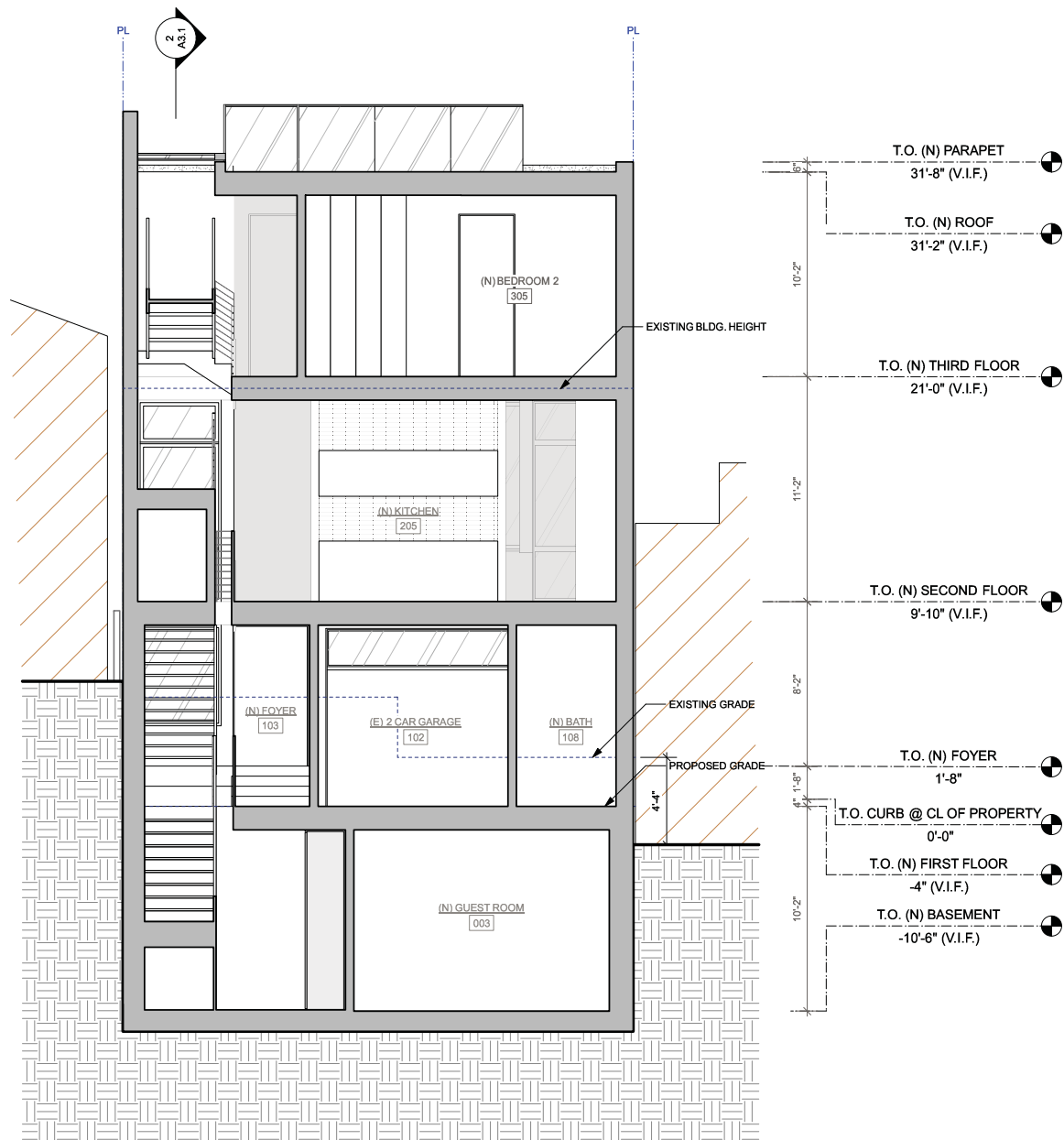
A2.3



1
A3.0

EXISTING BUILDING SECTION

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



2
A3.0

PROPOSED BUILDING SECTION

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

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
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client :
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653 28TH ST. REMODEL

SECTIONS

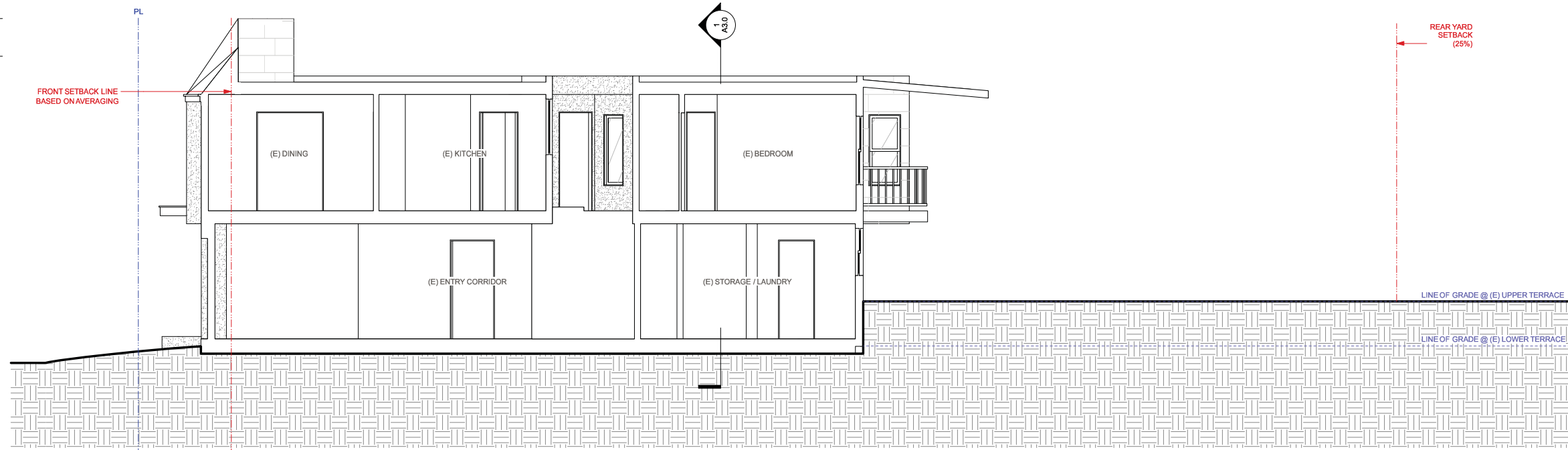
A3.0

LUM

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3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
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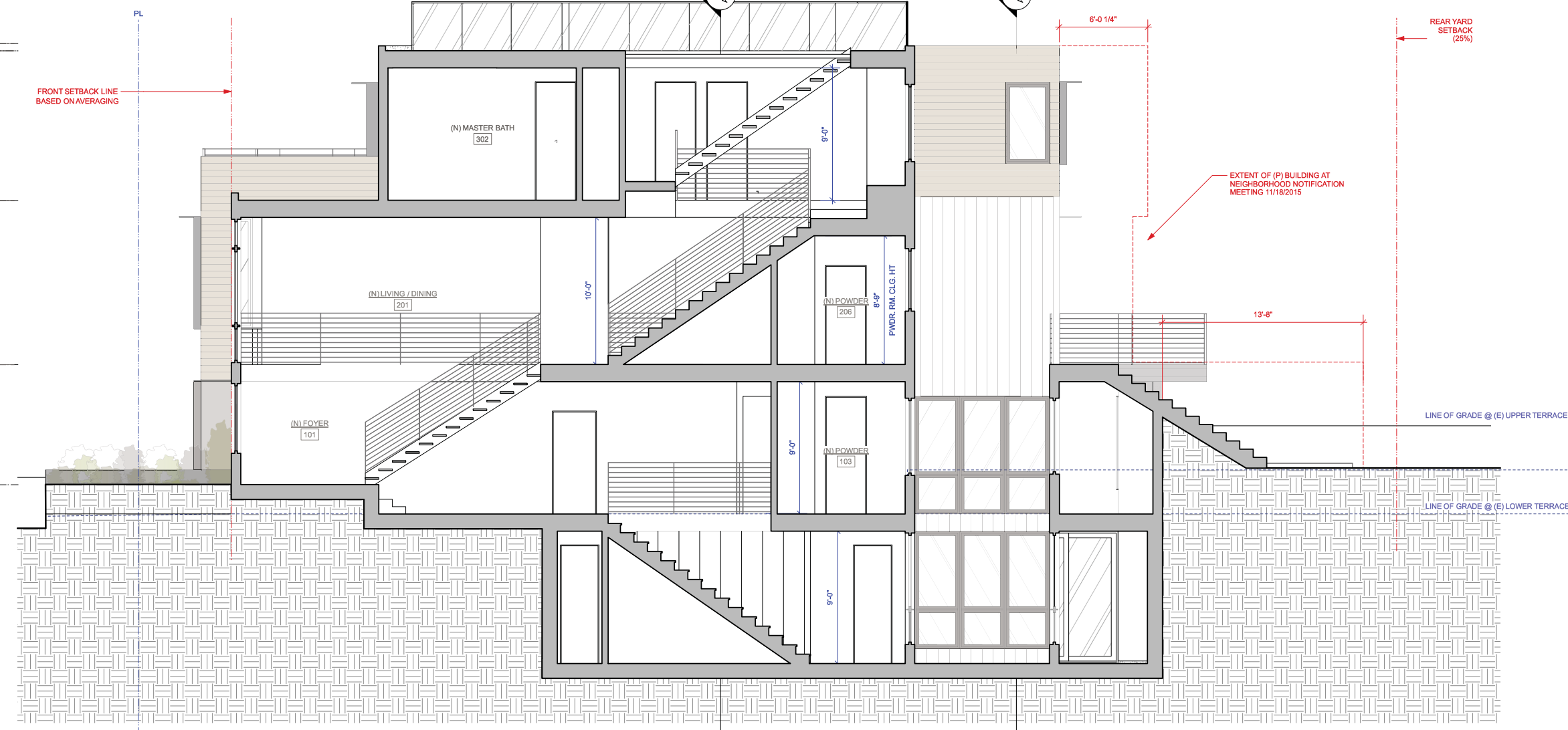
- T.O. (E) PARAPET
24'-5" (V.I.F.)
- T.O. (E) ROOF
21'-10" (V.I.F.)
- T.O. (E) SECOND FLOOR
11'-4" (V.I.F.)
- T.O. (E) FIRST FLOOR
2'-7 1/2" (V.I.F.)
- T.O. (E) GARAGE FLOOR
0'-4 1/2" (V.I.F.)
- T.O. CURB @ CL OF LOT
0'-0" (V.I.F.)

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



- T.O. (N) PARAPET
31'-8" (V.I.F.)
- T.O. (N) ROOF
31'-2" (V.I.F.)
- T.O. (N) THIRD FLOOR
21'-0" (V.I.F.)
- T.O. (N) SECOND FLOOR
9'-10" (V.I.F.)
- T.O. (N) FOYER
1'-8"
- T.O. CURB @ CL OF PROPERTY
0'-0"
- T.O. (N) FIRST FLOOR
-4" (V.I.F.)
- T.O. (N) BASEMENT
-10'-6" (V.I.F.)

2 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"



653 28TH ST. REMODEL

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SAN FRANCISCO, CA

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09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JS
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SECTIONS

A3.1



1 PERSPECTIVE LOOKING SW: EXISTING
A6.0



2 PERSPECTIVE LOOKING SE: EXISTING
A6.0



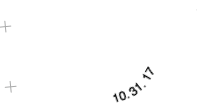
3 PERSPECTIVE LOOKING SW: PROPOSED
A6.0



4 PERSPECTIVE LOOKING SE: PROPOSED
A6.0



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

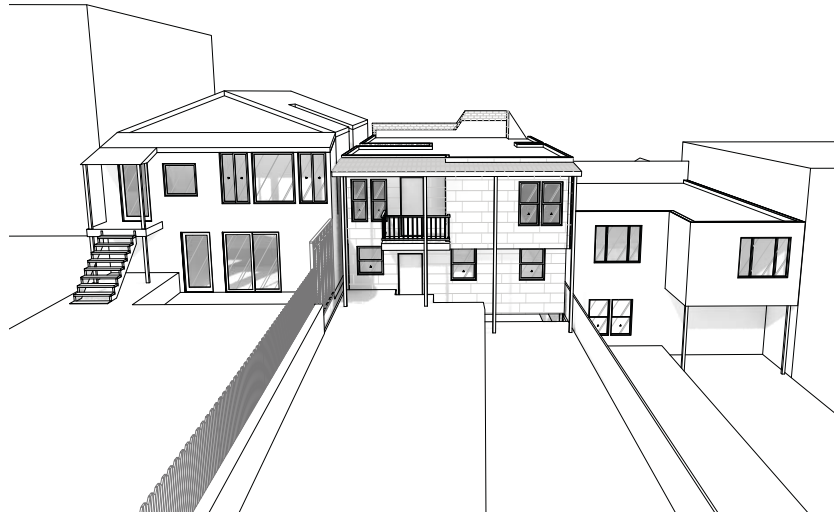
client : 653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
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07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JS
01.26.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

PERSPECTIVES

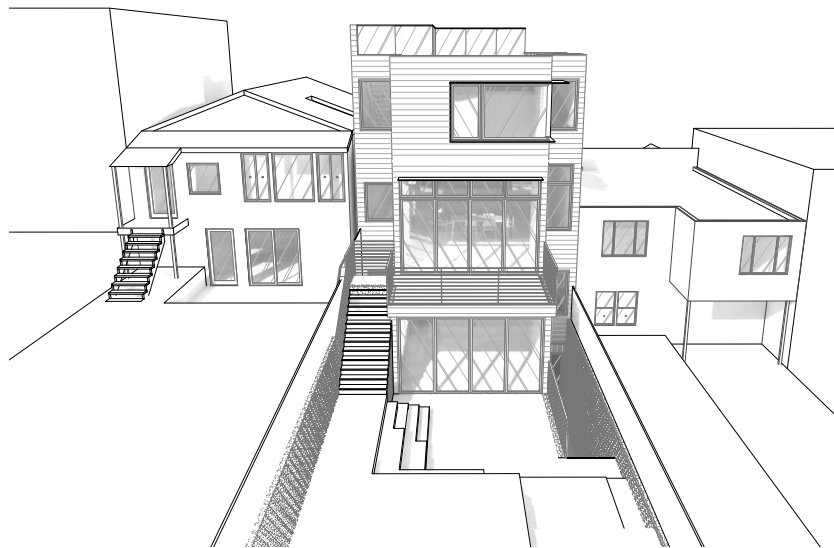
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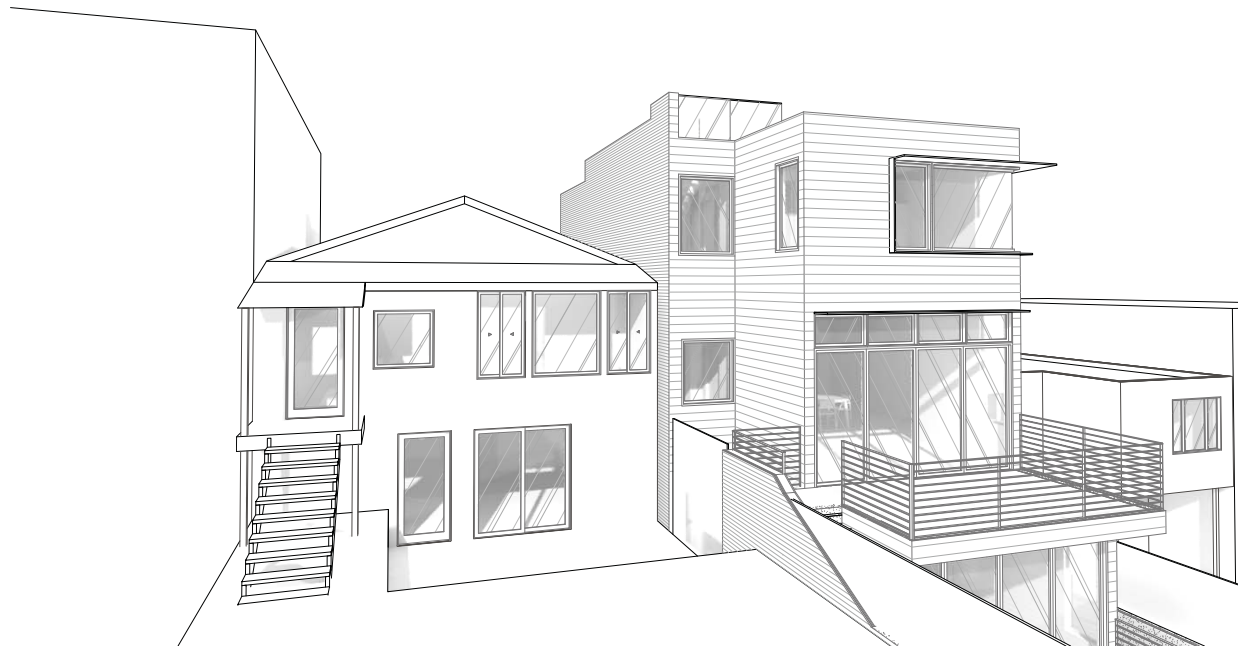
1
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2
A6.1 PERSPECTIVE LOOKING NE.: EXISTING



3
A6.1 PERSPECTIVE LOOKING N.: PROPOSED



4
A6.1 PERSPECTIVE LOOKING NE.: PROPOSED

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client : 653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

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05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JS
01.26.17	DEMON/NEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

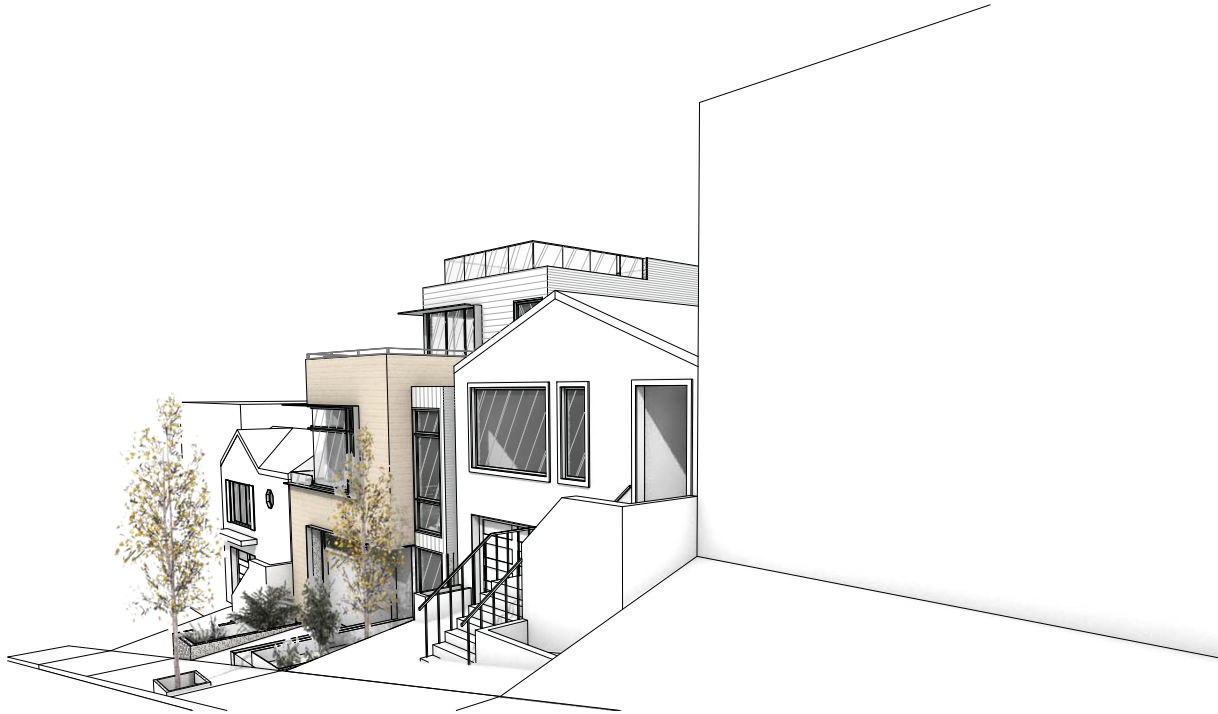
project name :
653 28TH ST. REMODEL

PERSPECTIVES

A6.1



1 PERSPECTIVE LOOKING SW: PROPOSED
A6.3



2 PERSPECTIVE LOOKING SE: PROPOSED
A6.3



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 568 9550 FAX 415 568 0554

10.31.17

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client : 653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

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05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JG
01.26.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

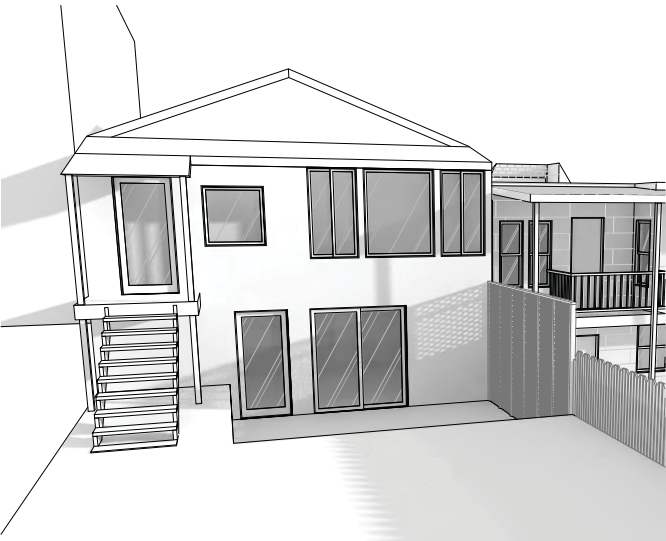
PERSPECTIVES

A6.0

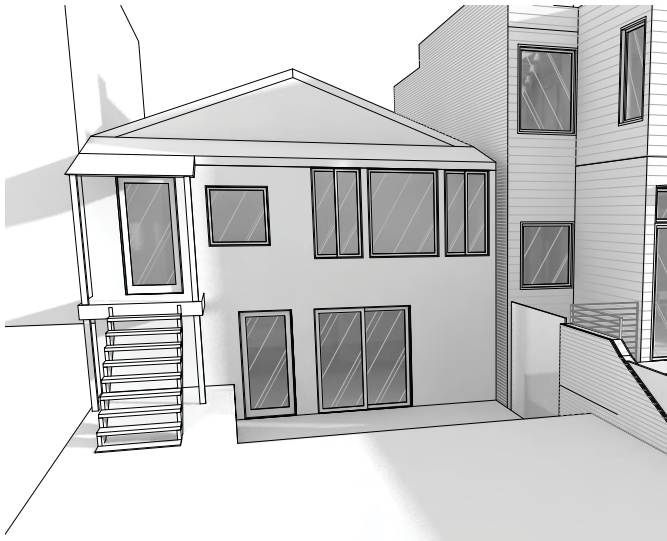
SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
SPRING EQUINOX - MARCH 20

EXISTING

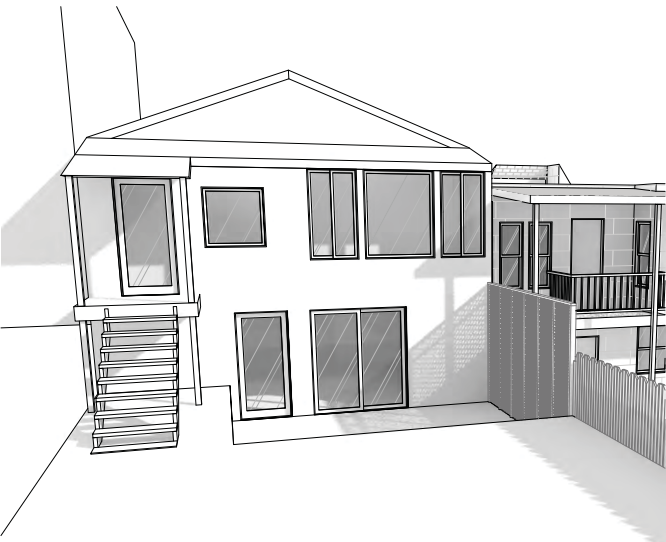
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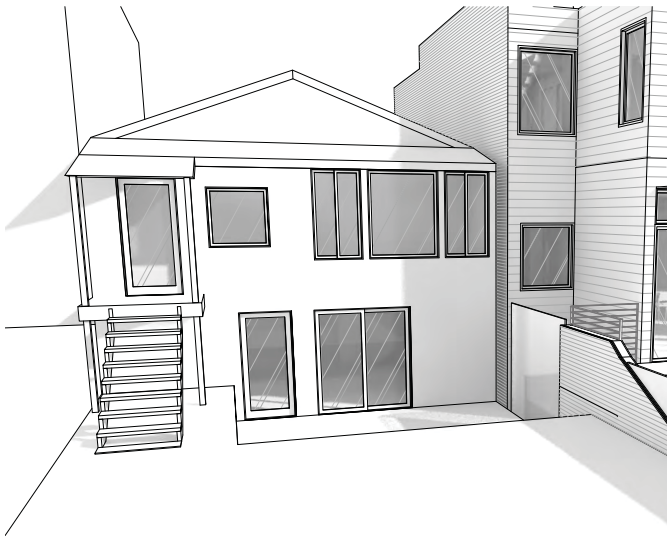
1 EXISTING: MARCH 20 - 7:30AM (15 mins. after sunrise)



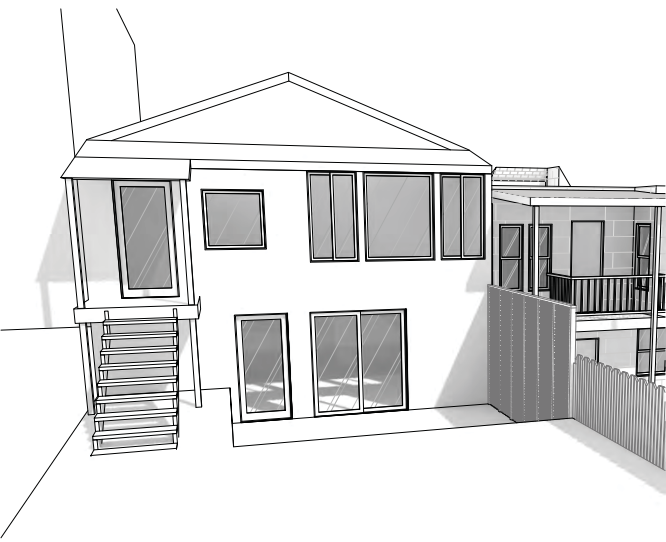
4 PROPOSED: MARCH 20 - 7:30AM (15 mins. after sunrise)



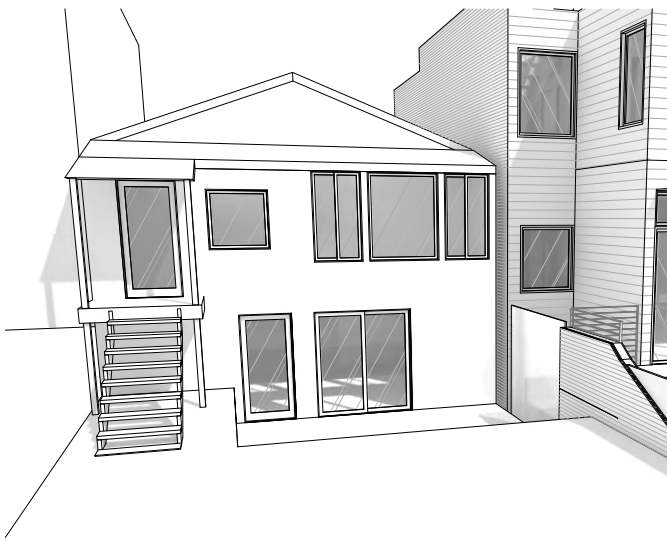
2 EXISTING: MARCH 20 - 9:00AM



5 PROPOSED: MARCH 20 - 9:00AM



3 EXISTING: MARCH 20 - 10:30AM

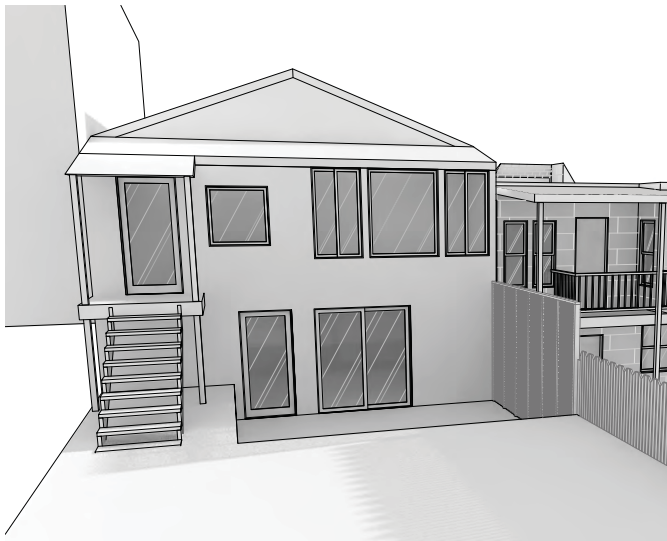


6 PROPOSED: MARCH 20 - 10:30AM - NO SHADOW

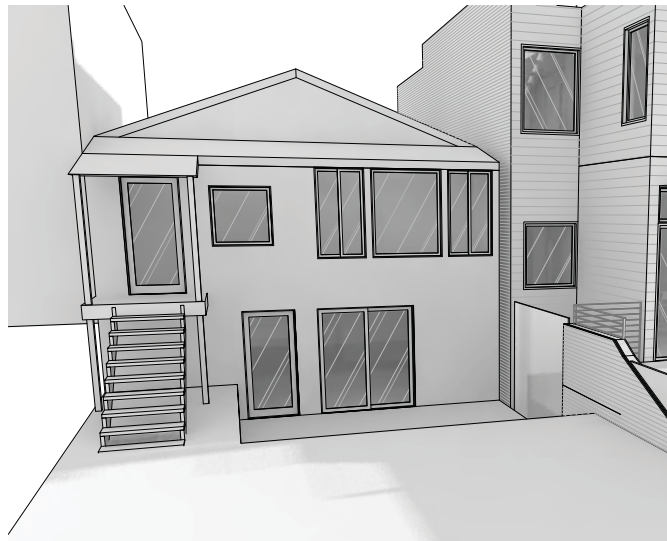
SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
SUMMER SOLSTICE - JUNE 20

EXISTING

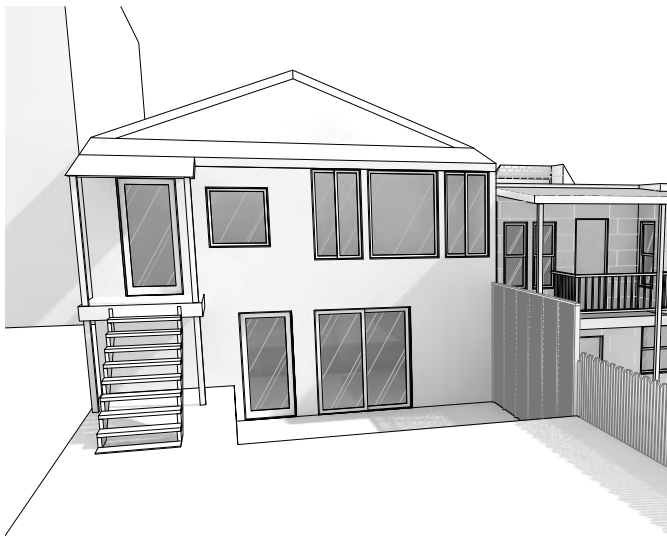
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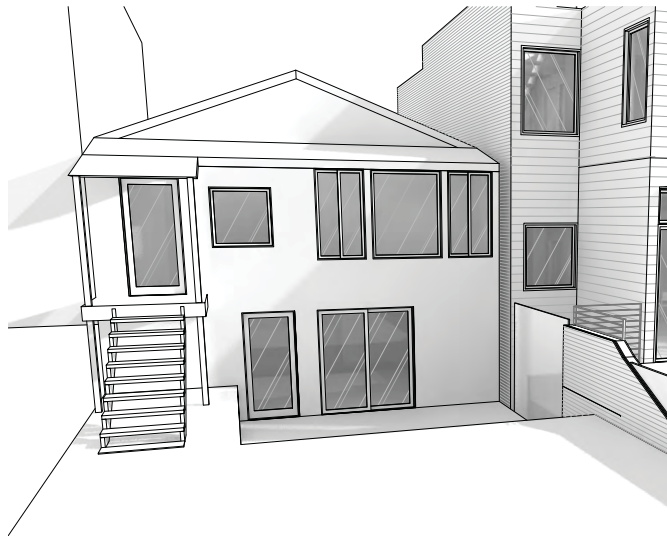
7 EXISTING: JUNE 20 - 6:15AM (15 mins. after sunrise)



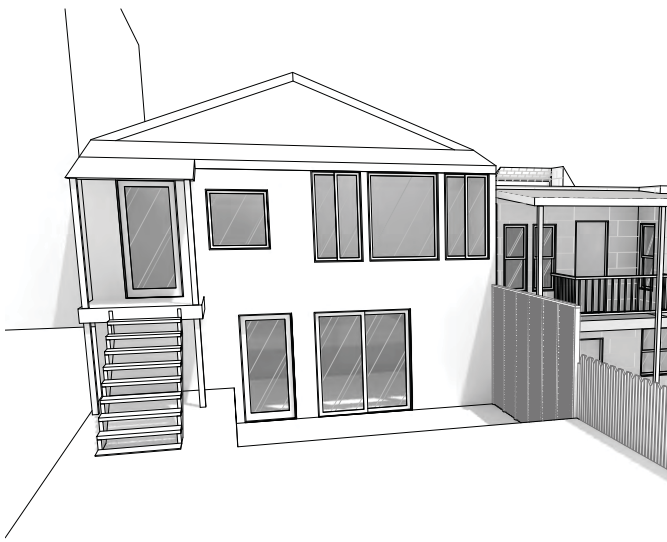
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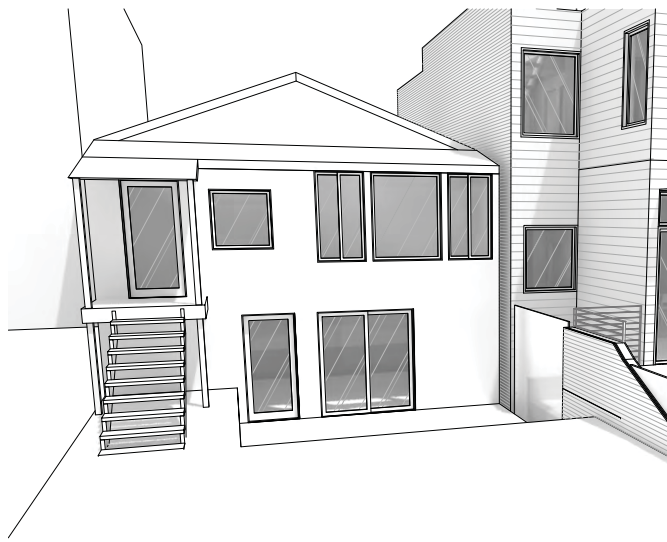
8 EXISTING: JUNE 20 - 8:35AM



11 PROPOSED: JUNE 20 - 8:35AM



9 EXISTING: JUNE 20 - 11:00AM



12 PROPOSED: JUNE 20 - 11:00AM - NO SHADOW

LOW

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

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07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	IG
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

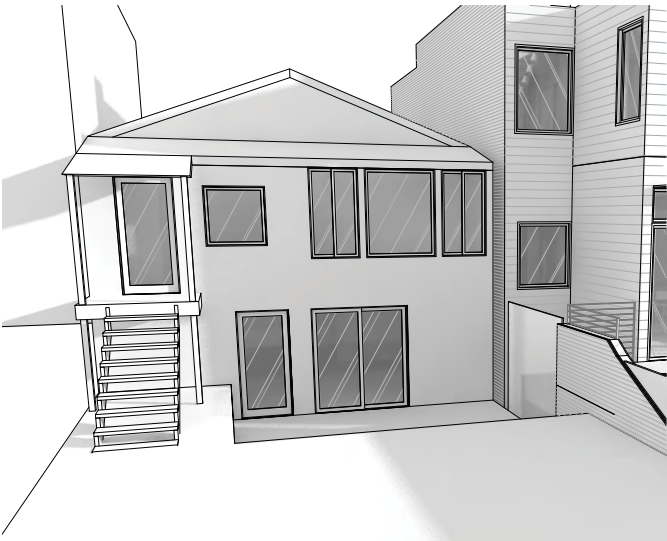
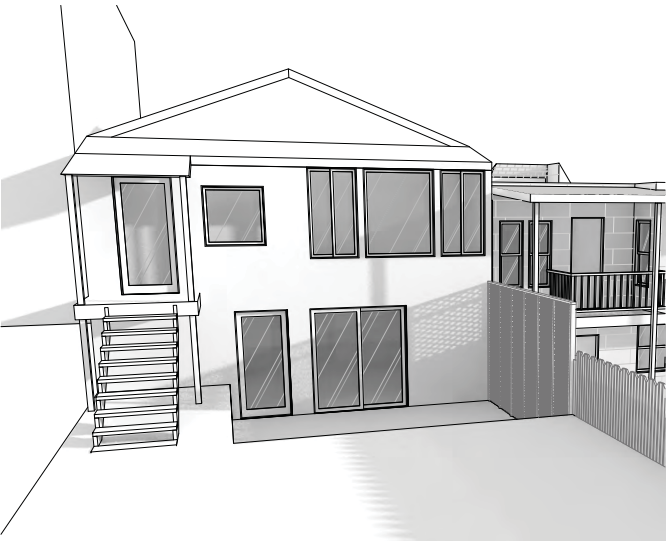
SHADOW STUDY

A6.4

SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
FALL EQUINOX - SEPTEMBER 22

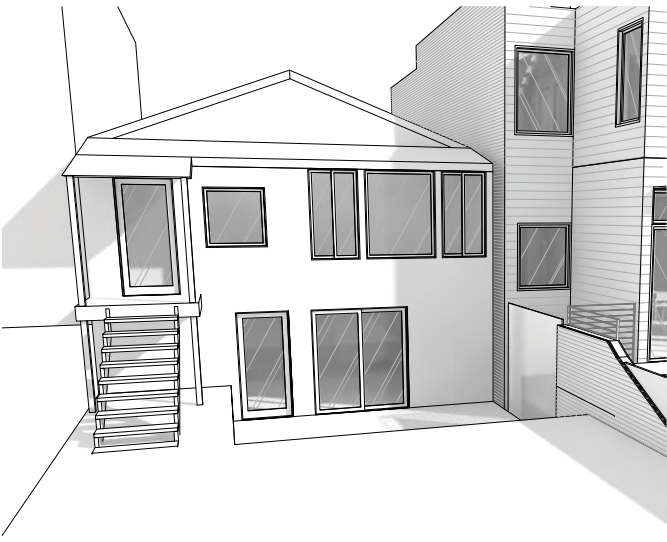
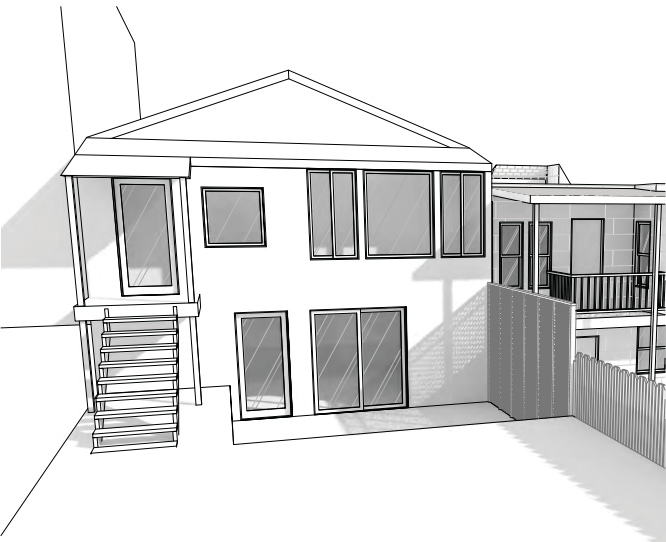
EXISTING

PROPOSED



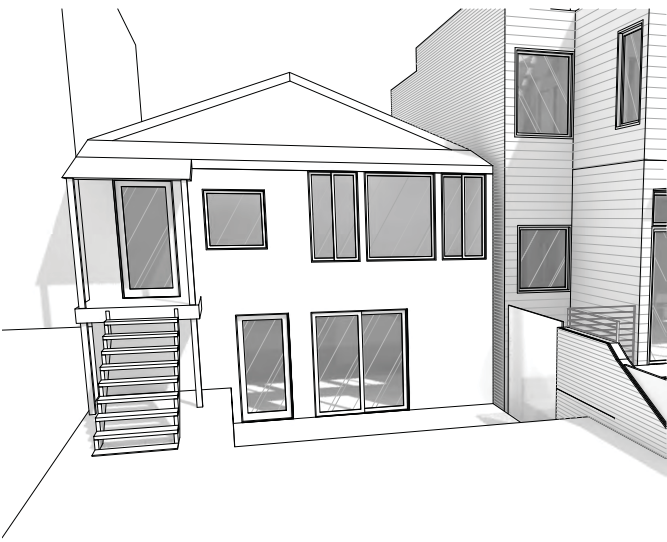
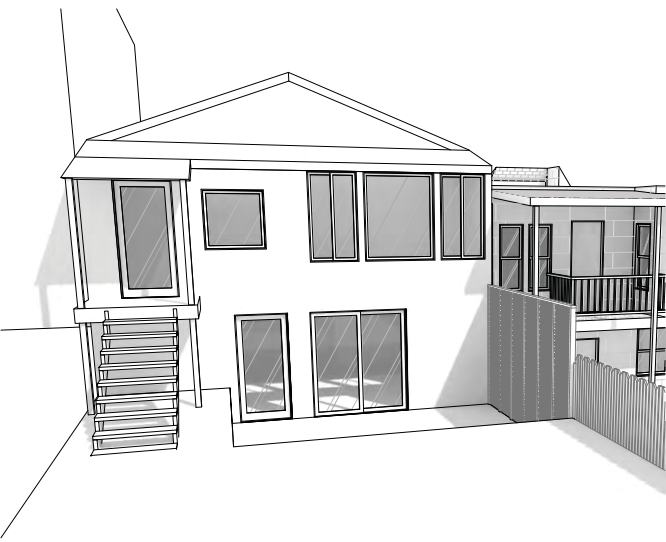
1 EXISTING: SEPT. 22 - 7:15AM (15 mins. after sunrise)

4 PROPOSED: SEPT. 22 - 7:15AM (15 mins. after sunrise)



2 EXISTING: SEPT. 22 - 8:45AM

5 PROPOSED: SEPT. 22 - 8:45AM



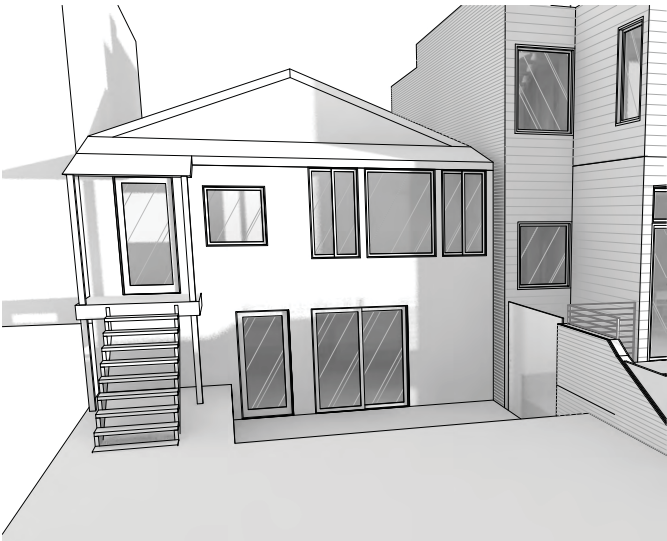
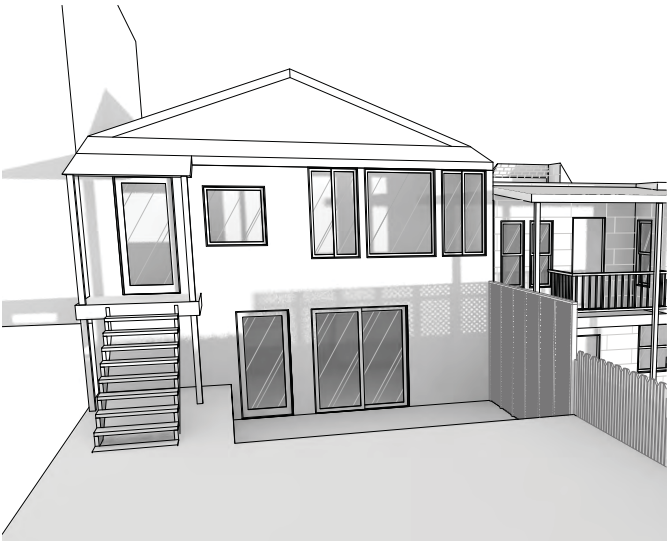
3 EXISTING: SEPT. 22 - 10:15AM

6 PROPOSED: SEPT. 22 - 10:15AM - NO SHADOW

SHADOW STUDY: ADJACENT PROPERTY AT 657 28TH ST.
WINTER SOLSTICE - DECEMBER 21

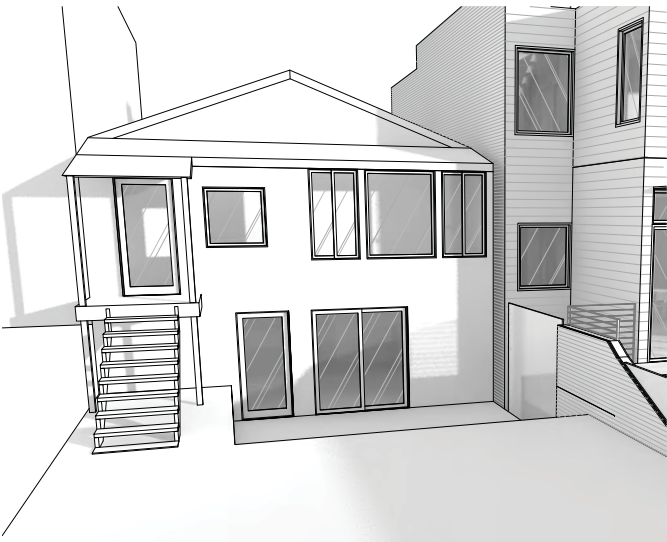
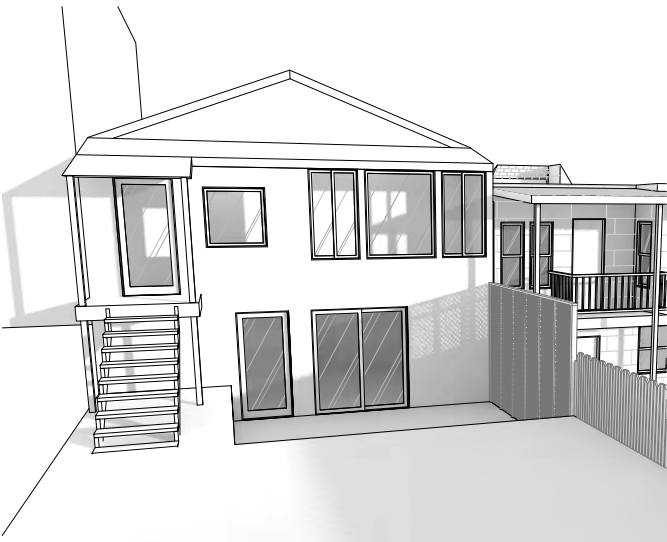
EXISTING

PROPOSED



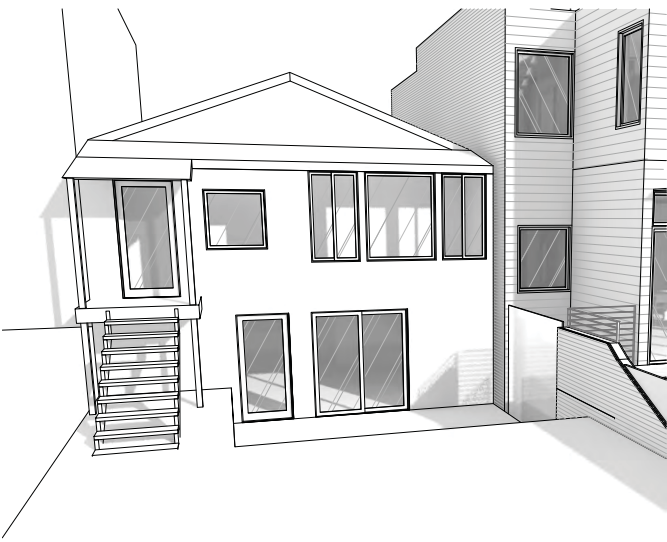
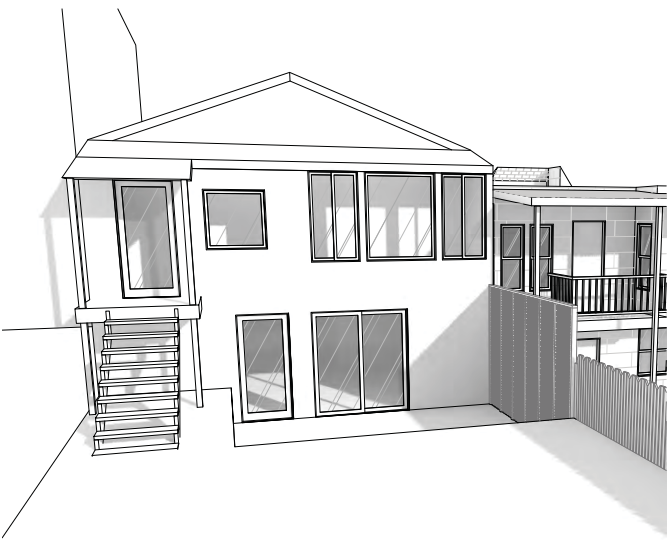
7 EXISTING: DEC. 21 - 7:30AM (15 mins. after sunrise)

10 PROPOSED: DEC. 21 - 7:30AM (15 mins. after sunrise)



8 EXISTING: DEC. 21 - 8:20AM

11 PROPOSED: DEC. 21 - 8:20AM



9 EXISTING: DEC. 21 - 9:45AM

12 PROPOSED: DEC. 21 - 9:45AM - NO SHADOW

LOW

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

653 28TH ST. REMODEL

653 28TH STREET
SAN FRANCISCO, CA 94131
BLOCK 7520 - LOT 024

client :
653 28TH ST. LLC
162 VERBA BUENA AVE.
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
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12.23.16	SITE PERMIT RESUBMITTAL	IG
01.26.17	DEMONEW CONST. SUBMITTAL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

SHADOW STUDY

A6.4

Green Building: Site Permit Submittal

BASIC INFORMATION:

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

Project Name FARALLON 28TH ST REMODEL	Block/Lot 7520 / 024	Address 653 28TH STREET, SAN FRANCISCO, CA 94131
Gross Project Area 4394 SQ.FT.	Primary Occupancy R-3, SINGLE FAMILY DWELLING	Number of occupied floors 4 (3 OVER BASEMENT)
Design Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11 , and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls: Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
Water Efficient Irrigation: Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Better Roofs: Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
Energy Efficiency: Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
Meet all California Green Building Standards Code requirements CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)			X			
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRC1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must: Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EAc1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6.	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000
Type of Project Proposed (Check box if applicable)		
Energy: Comply with California Energy Code (Title 24 Part 6 2016)	●	●
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
Bicycle parking: Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
Wiring for Electric Vehicle Charging: Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
Fuel efficient vehicle and carpool parking: Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Conservation: All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●

Notes

- New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

653 28TH ST. REMODEL

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BLOCK 7520 - LOT 024

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SAN FRANCISCO, CA

client :

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JB
01.26.17	DEMONEW CONST. SUBMITLRK	
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :
653 28TH ST. REMODEL

GREEN BUILDING CHECKLIST

A7.0