



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Full Analysis

HEARING DATE: JUNE 8, 2017

*Date:* June 1, 2017  
*Case No.:* 2015-016467DRP & DRP-02  
*Project Address:* 653 28<sup>th</sup> 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](mailto:elizabeth.gordon-jonckheer@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The 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 28<sup>th</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> Street).* 657 28<sup>th</sup> 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 28<sup>th</sup> Street changes were made to the project to provide light and air to 657 28<sup>th</sup> 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 3<sup>rd</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> 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).

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### 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
<b>Topography (page 11)</b>			
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		
<b>Front Setback (pages 12 - 15)</b>			
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		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
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		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
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
<b>Building Scale (pages 23 - 27)</b>			
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		
<b>Building Form (pages 28 - 30)</b>			
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
<b>Building Entrances (pages 31 - 33)</b>			
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		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			

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		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
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
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
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		
<b>Exterior Materials (pages 47 - 48)</b>			
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

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CITY & COUNTY ASSESSOR 1995

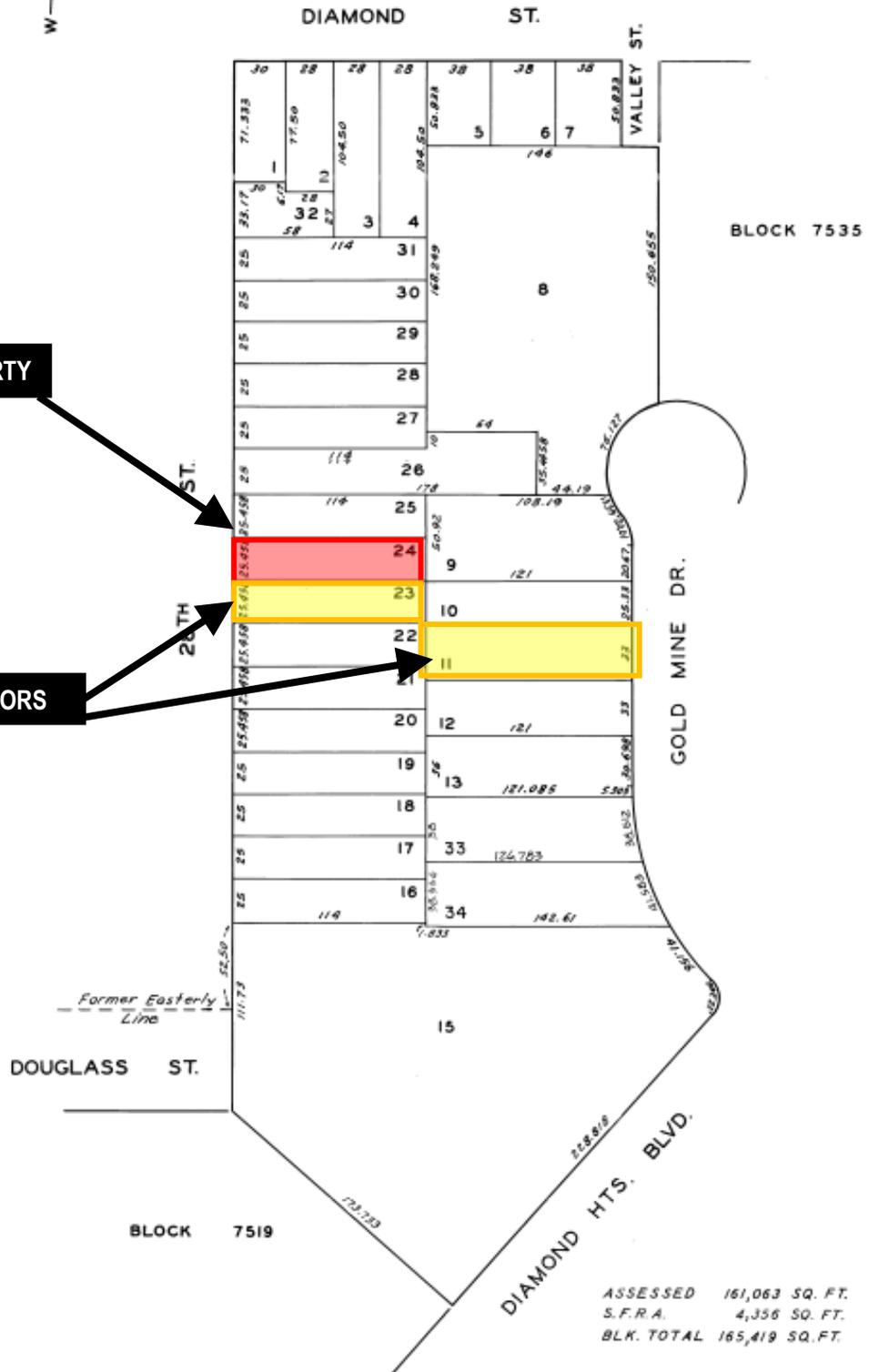
## 7520

HORNER'S ADDN. BLK. 227  
REVISED 1987



**SUBJECT PROPERTY**

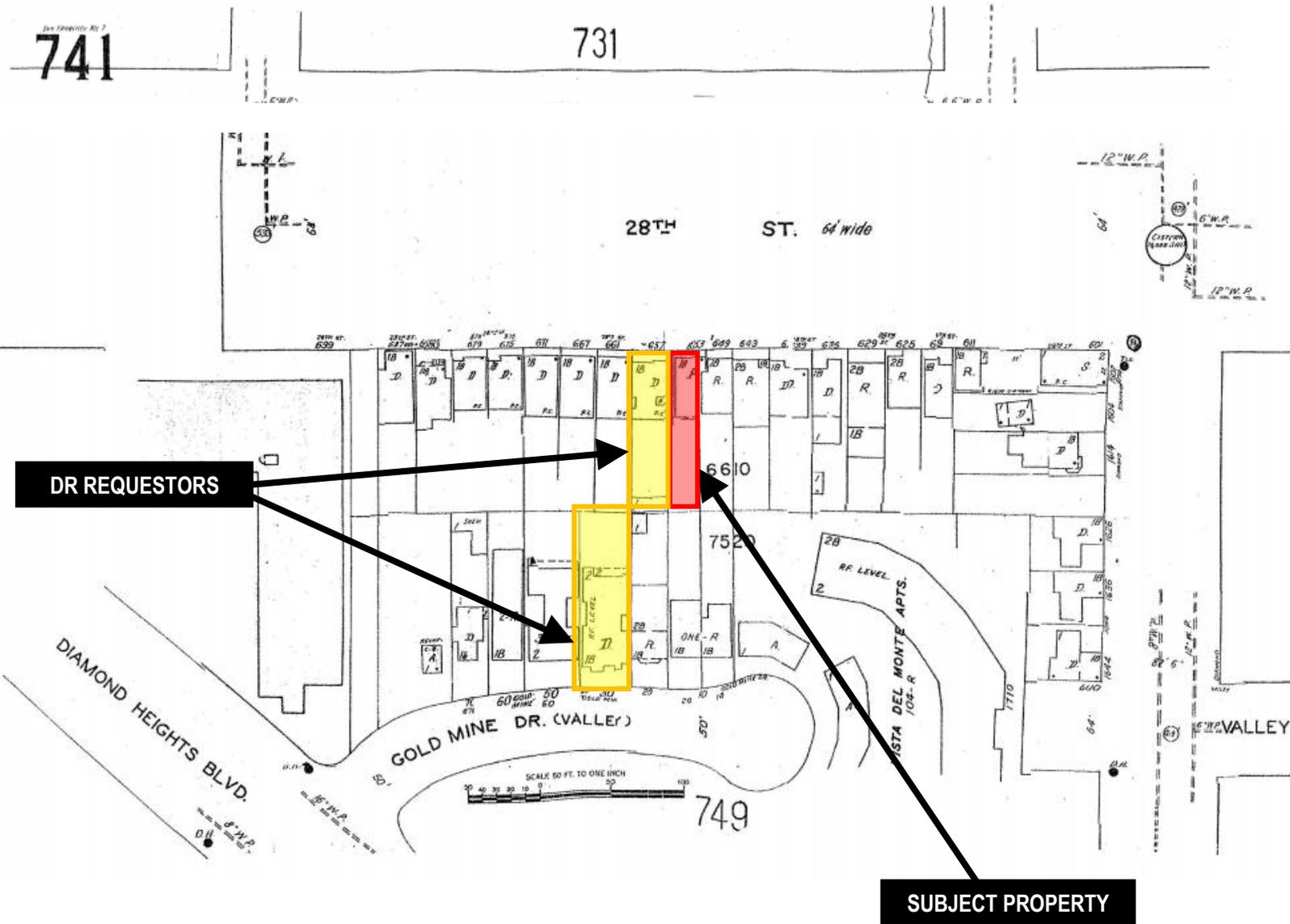
**DR REQUESTORS**



Discretionary Review Hearing  
June 8, 2017  
Case Number 2015-016467DRP & DRP-02  
653 28<sup>th</sup> 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

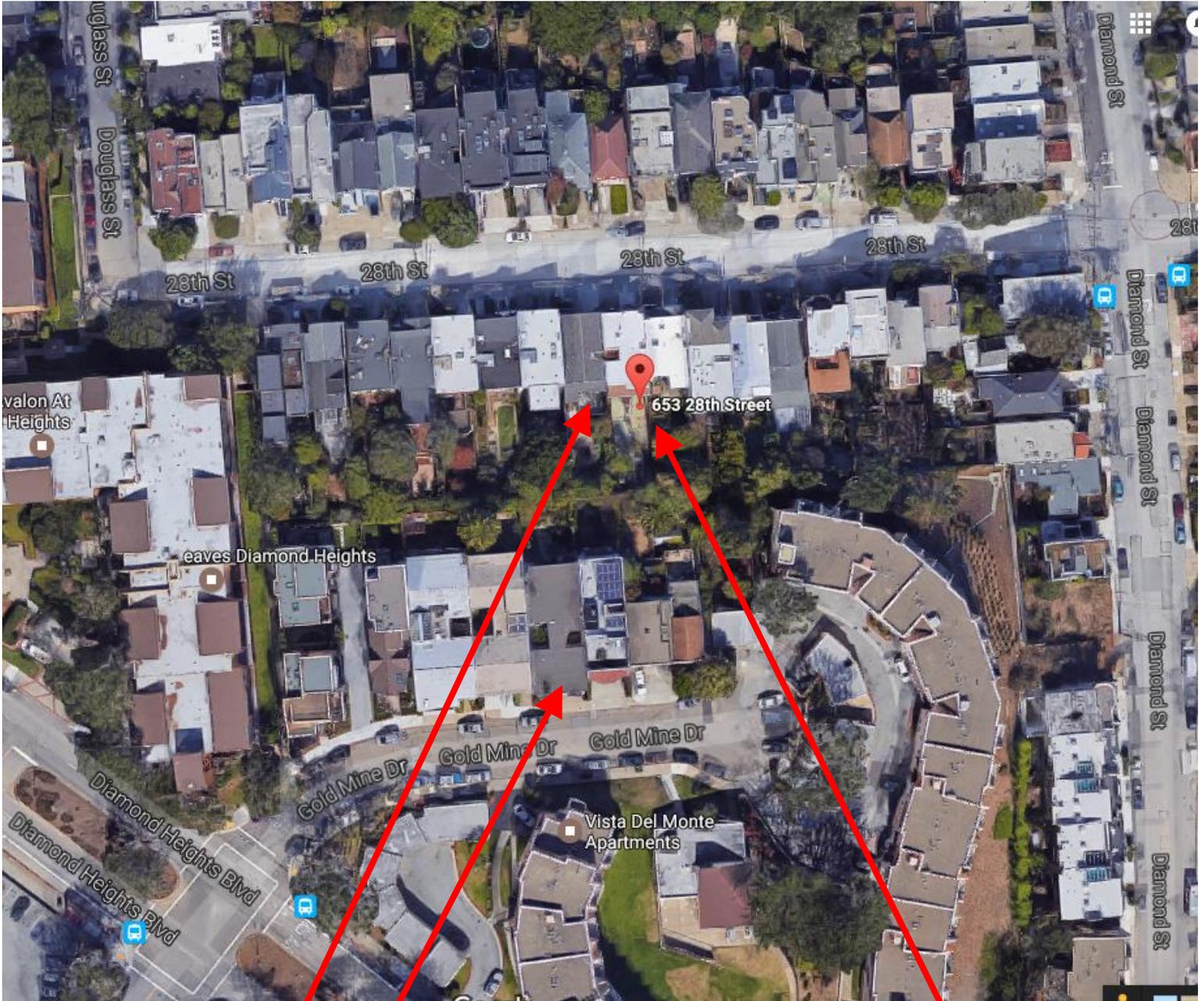


**SUBJECT PROPERTY**



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

# Aerial Photo



**DR REQUESTORS**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
June 8, 2017  
Case Number 2015-016467DRP & DRP-02  
653 28<sup>th</sup> 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:	<b>653 28<sup>th</sup> Street</b>	Applicant:	<b>James Barker, John Lum Architecture</b>
Cross Street(s):	<b>Diamond &amp; Douglass Streets</b>	Address:	<b>3246 17th Street</b>
Block/Lot No.:	<b>7520/024</b>	City, State:	<b>San Francisco, CA 94110</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 558-9550 x 0012</b>
Record No.:	<b>2015-016467PRJ/2015-016467DRP &amp; DRP-02</b>	Email:	<b>james@johnlumarchitecture.com</b>

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](http://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](http://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](http://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](http://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 *Environmental Evaluation Application* is required.

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	<b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input checked="" type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
<b>Comments and Planner Signature (optional):</b> Jean Poling <small>Digitally signed by Jean Poling DN: cn=Jean Poling, o=Environmental Planning, email=jean.poling@sfdph.org, c=US Date: 2015.05.14 10:30:00 -0700</small> 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**

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> 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. <b>Reclassification of property status</b> 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.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
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 09:07:41 -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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: Stephanie A. Cisneros	Signature:  Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.02.11 09:07:56 -08'00'</small>
	Project Approval Action: <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**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**

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

<b>DATE OF PLANS UNDER REVIEW:</b>	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.

<b>PRESERVATION TEAM COMMENTS:</b>
<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

## SUPPLEMENTAL INFORMATION FOR

# Historic Resource Determination

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

T: 415.558.6378  
F: 415.558.6409

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](http://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/ENVL/>.
    - 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.sfheritage.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 only

# SUPPLEMENTAL 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 <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: 1019 Howard Street San Francisco CA. 94103-2806	TELEPHONE: ( 415 ) 420-8113
	EMAIL: occexp@aol.com

CONTACT FOR PROJECT INFORMATION:  <span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
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: <del>Unknown</del> 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  CA Register  National Register

#### 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:

- 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. 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)

CASE NUMBER:  
 For Staff Use only

# 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.*

Tap No 146200

CAUSE	TURN ON	SHUT OFF
8/10/12	8/10/12	
7/10/12	7/10/12	
7/13/14	7/13/14	
8/15/68	8/15/68	
8/10/11	8/10/11	

653-28th St  
 Application for Service Installation  
 1408313-78  
 Street  
 San Francisco  
 Location S/S- 254 - E Douglas  
 To the San Francisco Water Department  
 Public Utilities Commission

68  
 4568  
 JAN 23 41  
 447-3350

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

for account of.....

I hereby agree to abide by the Rules and Regulations of the Department as adopted by the Public Utilities Commission August 14, 1933 and any amendments or additions to such rules that may be subsequently adopted

(Signed) Mrs. O. Christensen  
 Architect-Plumber-Agent  
 Owner

renew 2/4 on 5/9/63  
Application for Service Installation  
Renewed 2/5/60

Size of Main.....

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

Location of Tap.....

22  
20 ft S of N line of st

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

229  
269 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. 2246

Date Meter Set 1/16/41

Class of Building Frame

Class of Occupancy 1st

Class of Rating 1st

Entered on Map Book 211

JAN 16 1941

BLDG. FORM No. 2-636

APPLICATION OF

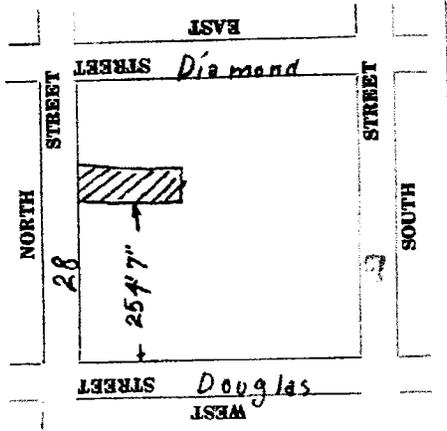
*Ornald Christensen* Owner

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 \$  
 Feet 194

Approved:



*Kelly*

**Bureau of Fire Prevention and Public Safety**  
 Construct and install on building to satisfac-  
 tion 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*  
*no cert track*  
 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

*10-2*

Superintendent Bureau of Building Inspection

Permit No. 5420

Issued 194

Certificate of Final Completion

Applied for 194

Issued 194



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 States 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 *Oswald Christensen*  
Address *272 States St.*

By \_\_\_\_\_ Owner's Authorized Agent.  
Side Sewer In  Not In   
The Department will call up telephone No. \_\_\_\_\_ if any alterations or changes are necessary on the plans submitted.

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

**APPROVED**  
Dept of Building Insp

APPROVED FOR ISSUANCE  
FEB 07 2008

BUILDING FORM 318

APPLICATION NUMBER: 2008-0207-4300

APPROVAL NUMBER

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

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: APR 04 2008 FILING FEE RECEIPT NO: 200708 PERMIT NO: 1151012

(1) STREET ADDRESS OF JOB: 653 28 ST BLOCK & LOT: 7520 24

(2A) ESTIMATED COST OF JOB: 20000 (2B) INCREASED COST: 4600 DATE: APR 04 2008

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

(4A) TYPE OF CONSTR: 5 (5A) NO OF STORIES OF OCCUPANCY: 2 (5B) NO OF BASEMENTS AND CELLARS: 0 (7A) PRESENT USE: SFD (8A) OCCUP CLASS: R3 (9A) NO OF DWELLING UNITS: 1

**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

(4) TYPE OF CONSTR: 5 (5) NO OF STORIES OF OCCUPANCY: 2 (6) NO OF BASEMENTS AND CELLARS: 0 (7) PROPOSED USE (LEGAL USE): SFD (8) OCCUP CLASS: R3 (9) NO OF DWELLING UNITS: 1

(10) IS AUTO FEEDWAY TO BE CONSTRUCTED OR ALTERED? YES  NO  (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO  (12) ELECTRICAL WORK TO BE PERFORMED? YES  NO  (13) PLUMBING WORK TO BE PERFORMED? YES  NO

(14) GENERAL CONTRACTOR: NOT CHOSEN ADDRESS: ZIP: PHONE: CALIF LIC NO: EXPIRATION DATE:

(15) OWNER: ADDRESS: 653 28 ST SAN FRANCISCO CA 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)  
SMALL PATCH OF DRY ROT ON FRONT BALCONY 6" X 2" X 6" JOIST EDGER TO BE REMOVED & REPLACED

**ADDITIONAL INFORMATION**

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES  NO  (18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT: \_\_\_\_\_ FT

(21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES  NO  (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES  NO  (23) ANY OTHER EXISTING BLDG ON LOT? (IF YES SHOW ON PLOT PLAN) YES  NO  (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES  NO

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

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

**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 Home Use Code.

No portion of building or structure or scaffolding used during construction shall be closer than 6' to any wire containing more than 750 volts. See Sec 385 California Building 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 on drawings showing correct grade lines, cut and fill 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.

All drawings and the listing material must have clearances of less than 1/2 inch from electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER  
 LESSEE  
 CONTRACTOR  
 ARCHITECT  
 AGENT  
 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.

**NOTICE TO APPLICANT**

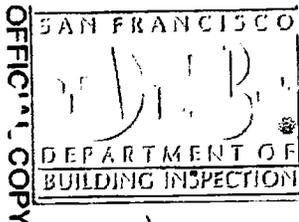
**HOLD HARMLESS CLAUSE:** The permittee(s) by accepting or of the permit agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City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

In conformity with the provisions of a 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.

The applicant affirmatively certifies under the following declarations:

- ( ) I have and will maintain a certificate of liability for workers' compensation as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
- ( ) II 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 policy number is: \_\_\_\_\_
- ( ) III The cost of the work to be done is \$100 or less.
- ( ) IV I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner whatsoever 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.
- ( ) V I certify as the owner (or the agent for the owner) that I shall perform or cause 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 Payroll Bureau.

Signature: *[Handwritten Signature]* Date: APR 04 2008



APPROVED

Dept of Building Insp

MAY 20 2008

Sam Habenin PE DBO
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

BLDG FORM 3/8
MAY 20 2008
APPLICATION NUMBER
APPROVAL NUMBER
OSIA APPROVAL REQ'D

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 [X] OVER THE COUNTER ISSUANCE

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

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

Table with columns: DATE FILED, FILING FEE RECEIPT NO, (1) STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO, ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with columns: (4A) TYPE OF CONSTR, (4B) NO OF STORES OF OCCUPANCY, (4C) NO OF BASEMENTS AND CELLARS, (4D) PRESENT USE, (4E) OCCUP CLASS, (4F) NO OF DWELLING UNITS

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with columns: (4) TYPE OF CONSTR, (4B) NO OF STORES OF OCCUPANCY, (4C) NO OF BASEMENTS AND CELLARS, (4D) PROPOSED USE (LEGAL USE), (4E) OCCUP CLASS, (4F) NO OF DWELLING UNITS

Table with columns: (11) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?, (11) WILL STREET SPACE BE USED DURING CONSTRUCTION?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?

Table with columns: (14) GENERAL CONTRACTOR, ADDRESS, PHONE, CALIF LIC NO, EXPIRATION DATE

Table with columns: (15) OWNER LESSEE (CROSS OUT ONE), ADDRESS, ZIP, BTRC #, PHONE (FOR CONTACT BY DEPT)

(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 3/8" ALL THREAD EXPOSED 6" FROM EACH END + OL (IN BETWEEN)
7" MAX EMBED

ADDITIONAL INFORMATION

Table with columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?, (20) IF (19) IS YES STATE NEW GROUND FLOOR AREA? SQ FT

Table with columns: (21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG ON LOT? (IF YES SHOW ON FLAT PLAN), (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), ADDRESS, CALIF CERTIFICATE NO

Table with columns: (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESCRIPTION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER ENTER UNKNOWN), ADDRESS

IMPORTANT NOTICES

No change shall be made... Permit authorizing such change... No part of building or structure... Building NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED WHEN REQUIRED

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE... I hereby affirm under penalty of perjury one of the following declarations... I certify that the performance of the work to which this permit is issued shall not employ any person... I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued...

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 THERE TO WILL BE COMPLIED WITH

Bill [Signature] MAY 20 2008
Date

**APPROVED**  
 Dept. of Building Insp.

JAN 26 2010

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

BLDG. FORM 318  
 APPROVED FOR ISSUANCE  
 JAN 26 2010

APPROVAL NUMBER: 8110-01-26-5367  
 APPLICATION NUMBER: 1-26-10

**APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
 FORM 8  OVER-THE-COUNTER ISSUANCE  
 0 NUMBER OF PLAN SETS

▼ DO NOT WRITE ABOVE THIS LINE ▼

**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.

DATE FILED: 1-26-10  
 FILING FEE RECEIPT NO.:  
 (1) STREET ADDRESS OF JOB: 653 28th St SF. 7520 024  
 BLOCK & LOT:  
 PERMIT NO: 200805202492  
 ISSUED: 1-26-10  
 (2A) ESTIMATED COST OF JOB: 1.00  
 (2B) REVISED COST: 1.00  
 BY: A. GARCIA  
 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 5 (9) NO. OF DWELLING UNITS 1

(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? YES  NO  (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO  (12) ELECTRICAL WORK TO BE PERFORMED? YES  NO  (13) PLUMBING WORK TO BE PERFORMED? YES  NO

(14) GENERAL CONTRACTOR: ORIENT BUILDER ADDRESS: SANDY KETAN 653 28 ST. PHONE: (415) 971-8276

(15) 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  NO  (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  NO  (20) IF (18) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES  NO  (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES  NO  (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES  NO  (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES  NO

(25) ARCHITECT OR ENGINEER, DESIGN  CONSTRUCTION  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 386, 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 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) (21) 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

**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 3860 of the Labor Code of the State of California, the applicant shall have coverage under (i), (ii) or (iii) designated below or shall indicate item (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 worker's 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 3860 of the Labor Code, that the permit herein applied for shall be deemed revoked.

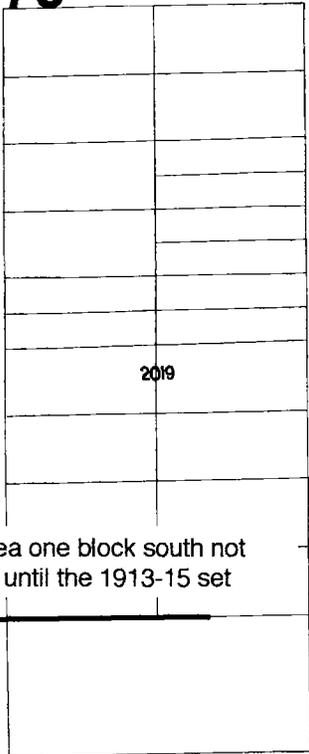
( ) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form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

**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.

*V.B. Ketan*  
 Signature of Applicant or Agent  
 1-26-10  
 Date

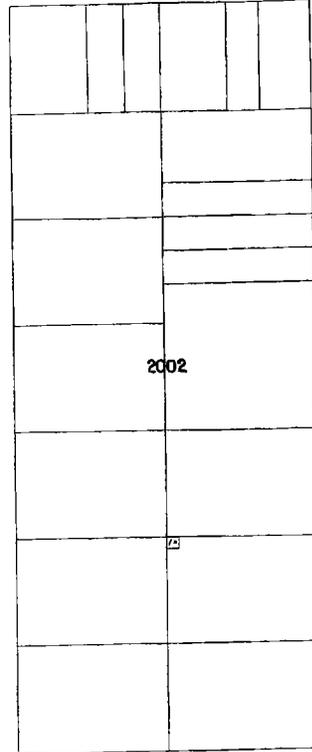
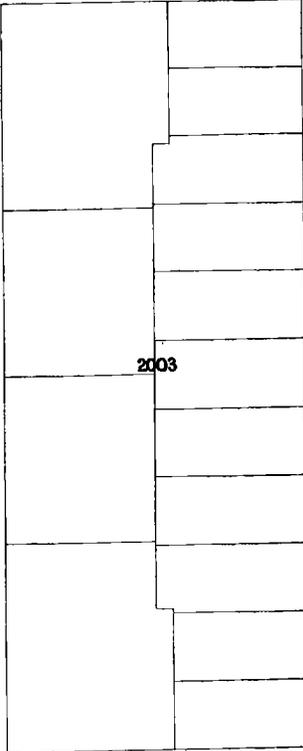
673



Subject area one block south not surveyed until the 1913-15 set



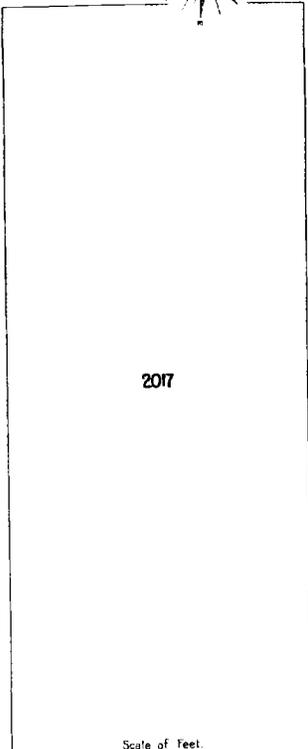
DOUGLASS



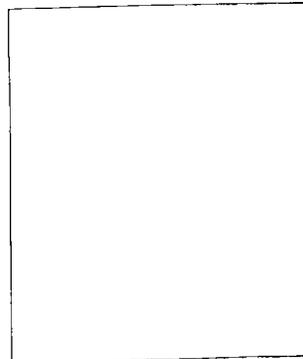
DIAMOND

674

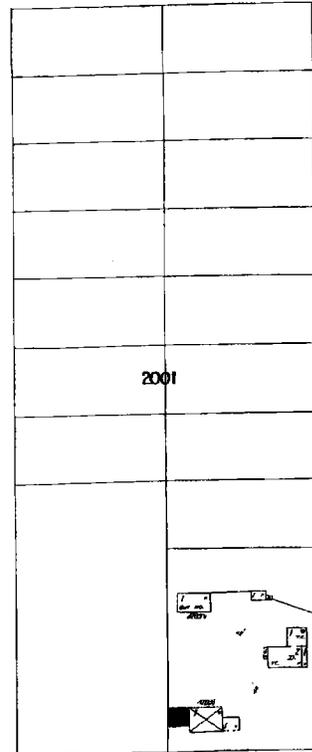
287<sup>N</sup>



DUNCAN



277<sup>N</sup>



661

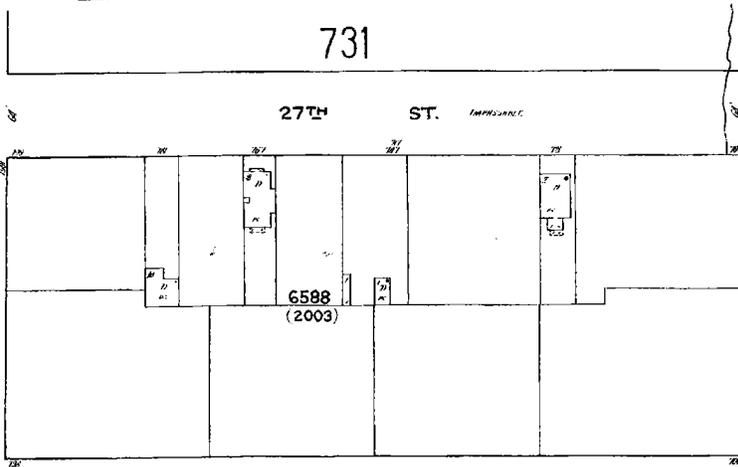
CASTRO

661

662

1899-1900 Sanborn

San Francisco No. 7  
**741**



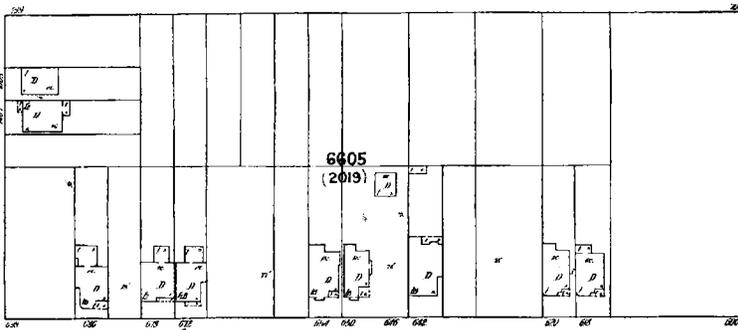
27TH ST. IMPROVEMENT

6588  
(2003)

DUNCAN 64' wide

740

DOUGLASS

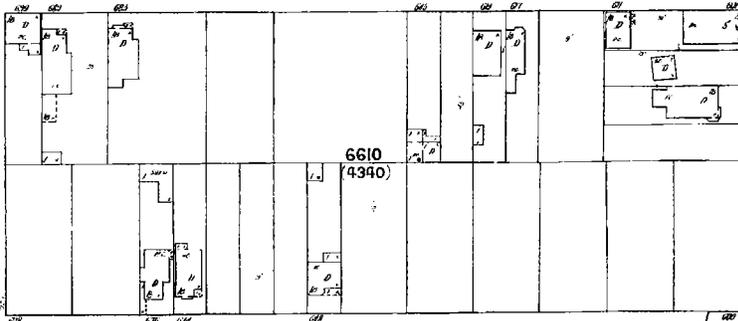


6605  
(2019)

DIAMOND

742

28TH ST. 64' wide



6610  
(4340)

Scale of Feet. 0 50 100 150 VALLEY

749

741

04L...09.



731

27TH ST.

6588  
(2003)

DUNCAN 64 wide

740

DOUGLASS

6605

DIAMOND

742

28TH ST. 64 wide



6610

Scale of Feet. VALLEY

749

1913-1915 Sanborn  
corrected to 1950

## 653 28<sup>th</sup> Street Architectural Description

653 28<sup>th</sup> Street is a single-family home built in 1941 on the south side of 28<sup>th</sup> Street on block 7520, lot 024. The original building permit shows the builder was Oswald Christensen who owned 653 28<sup>th</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> Street has been deemed category A-Historic Resources by the San Francisco Planning Department.

The Sanborn map company did not survey this block of 28<sup>th</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> street and further down the South facing side of the street at 618 and 620 28<sup>th</sup> Street. Many of these have undergone façade altering renovations including a garage add on at 635 28<sup>th</sup> street and the stuccoing over of the original detail of a Queen Anne-style cottage at 620 28<sup>th</sup> Street.

In 1939-1941, nearly 2/3 of the north-facing 600 block of 28<sup>th</sup> Street was built including the subject property at 653 28<sup>th</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> 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 17<sup>th</sup> 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](mailto: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 hearings 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 28<sup>th</sup> 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  
 PIC

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: HENGAMCH EFTEKHARI

DR APPLICANT'S ADDRESS: 657 28th St. S.F. ZIP CODE: 94131 TELEPHONE: (415) 341-2262

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: FARALLON REAL ESTATE FUND 4 LLC

ADDRESS: 152 VERBA BUENA AVE. S.F. ZIP CODE: 94127 TELEPHONE: ( )

CONTACT FOR DR APPLICATION: Same as Above

ADDRESS: ( ) ZIP CODE: ( ) TELEPHONE: ( )

E-MAIL ADDRESS:

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 653 28th St. ZIP CODE: 94131

CROSS STREET: DIAMOND

ASSESSORS BLOCK/LOT: 75201024 LOT DIMENSIONS: LOT AREA (SQ FT): 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 cite 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

*Handwritten:* # Cooper @ PVC, SEP 8

## 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 BLOCKLOT: <b>7520 1024</b>	LOT DIMENSIONS: <b>25.458 x 114</b>	LOT AREA (SQ FT): <b>2905</b>	ZONING DISTRICT: <b>RH-1</b>	HEIGHT/BULK DISTRICT: <b>40X</b>
---	--	----------------------------------	---------------------------------	-------------------------------------

## 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 3<sup>rd</sup> floor, removal of the rooftop deck, and reduction in ceiling height. Similarly, reducing the length of the 2<sup>nd</sup> and 3<sup>rd</sup> floors would substantially lessen the impact of the proposed project.

CASE NUMBER:  
For Staff Use only

# Discretionary Review Request

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

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

See Attached

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

||

- 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?

||

# 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:                     *DT*                    

Date:                     9/25/16                    

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

                    DAVID TONG                      
Owner / Authorized Agent (circle one)

**LUMI**

JOHN LUM ARCHITECTURE INC.  
3246 STEWART STREET SAN FRANCISCO, CA 94131  
TEL: 415 558 8800 FAX: 415 558 0584

**NOT FOR  
CONSTRUCTION**

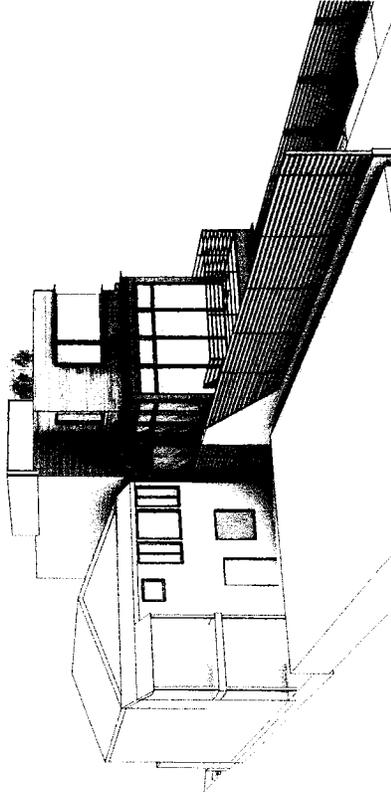
Client: FARALLON: 28TH ST. REMODEL  
559 28TH STREET  
SAN FRANCISCO, CA 94131  
BLOCK 7520 - LOT 024  
SAN FRANCISCO, CA  
150 YERBA BUENA AVE  
SAN FRANCISCO, CA

DATE: 10/15/14  
BY: JOHN LUM  
PROJECT: FARALLON: 28TH ST. REMODEL  
SHEET: A1.06  
SCALE: 3/8" = 1'-0"  
SHEET: 1 OF 1

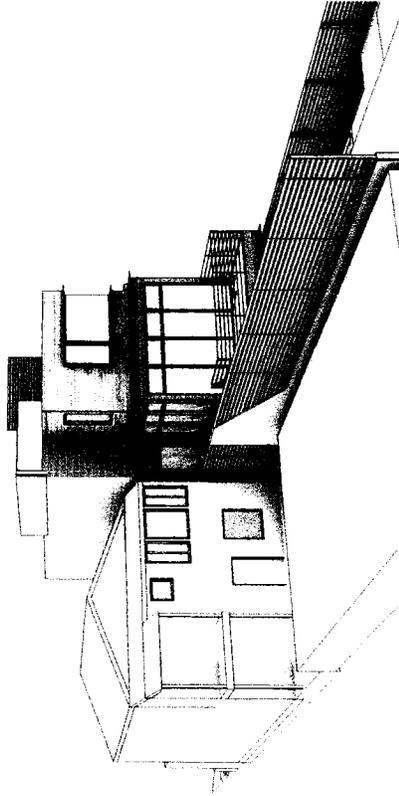
PROJECT NAME: FARALLON: 28TH ST. REMODEL

ROOF DECK RENDERINGS

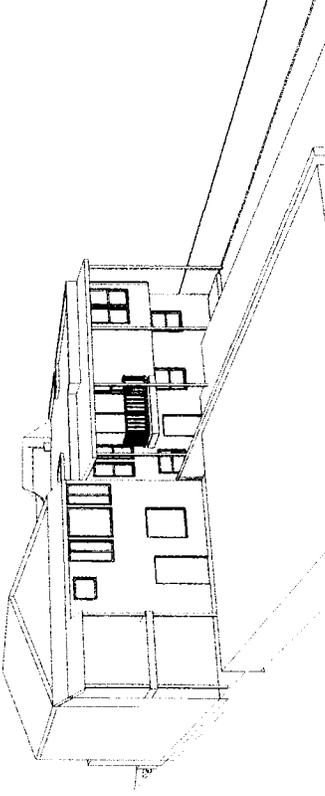
A1.06



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 3<sup>rd</sup> floor, removal of the rooftop deck, and reduction in ceiling height. Similarly, reducing the length of the 2<sup>nd</sup> and 3<sup>rd</sup> floors would substantially lessen the impact of the proposed project.

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**RESPONSE TO**  
**DISCRETIONARY**  
**REVIEW (DRP)**



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

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**Project Information**

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Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Assigned Planner: \_\_\_\_\_

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**Project Sponsor**

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Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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**Required Questions**

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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.

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<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 28<sup>TH</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> 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 2<sup>nd</sup> and 3<sup>rd</sup> Floors to reduce shadowing on her rear wall. We made these changes exactly to match her requests. She then asked us to shorten the 3<sup>rd</sup> Floor further, shorten the 1<sup>st</sup> Floor and lower the entire building so that one day, if she wanted to add a 3<sup>rd</sup> 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 3<sup>rd</sup> 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
<b>11/18/15</b>	<b>*Pre-App Neighborhood Meeting: 6:00 - 7:00pm @ 653 28th St.*</b>		
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. <b>Hana expresses her intent to remove her own light well</b> , 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. <b>Hana agreed to sign a draft letter of support, written by John Lum, and submit that support letter to the Planning Department.</b>	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)
<b>3/30/16</b>	<b>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.</b>		

5/27/16	<p>Hana has a meeting with James about further project concerns. Hana outlines 4 key points: <b>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"?</b>; <b>3.)</b> She is very concerned about hours of sunlight; <b>4.)</b> She is thinking of adding solar to her roof.</p>	<p>We make drawings of the proposal and approach the Planning Department &amp; 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. <b>We were able to exceed the 7'-0" request. The rear bedroom now only projected 6'-8" from the back of Hana's house.</b></p>	<p>Drawing set with notes, dated 5/27/2016, sheet A1.0</p>
<p><b>7/26/16 Per Planning, the 3rd Floor roof decks are removed, further lowering the shadow &amp; privacy impact on the neighboring properties</b></p>			
8/11/16	<p>Meeting with Hana, John Lum, and James (kept drawing set &amp; notes)</p>	<p>Hana is once again satisfied with the alterations to the plans, and <b>agrees once again to draft a letter to the Planning Department in support of the project.</b></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, &amp; 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 &amp; 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 <b>losing light through her light well (which she previously asked us to ignore completely, as she would be closing it in.)</b>	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. <b>"Per the neighbor's statements, she would drop the DR if we are able to move the third floor forward."</b>	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		<p>After meeting and checking with several people, <b>Elizabeth gets the department to support moving the top floor of the building forward by 1'-9"</b>, even though it reaches far beyond typical RDG setback requirements, in order to accommodate Hana.</p>	<p>Email: 10/26/16 from Elizabeth to John, James, Richard, Carlos M.</p>
12/7/16	<p>Met with Suheil, Hana's architect, to discuss Hana's further concerns</p>	<p>Made the following offers: 1) Move the third floor rear back 1'-9" (the front facade will move forward 1'-9")  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.  3) Replace light well screen with a white laminated glass panel.  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	<p>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</p>		<p>Email from John to Elizabeth on 2/17/2017; Email from Ravi to John on 2/18/2017</p>
5/5/17	<p><b>"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</b></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
<b>11/18/15</b>	<b>*Pre-Application Neighborhood Meeting: 6:00 - 7:00pm @ 653 28th St.*</b>		
<b>3/30/16</b>	<b>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.</b>		
<b>7/26/16</b>	<b>Per Planning, the 3rd Floor roof decks are removed, further lowering the shadow &amp; privacy impact on the neighboring properties</b>		
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: <a href="#">10'-0" height of ceilings</a> , <a href="#">rear set back</a> , <a href="#">Roof Deck</a> , <a href="#">Privacy for neighbors at rear</a> , and <a href="#">shadow impacts</a>	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		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.	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.: <b>1.) LOWER the building into the ground by 3'.</b> Even though the building height is the same, the building is being lowered into the ground; <b>2.) move the [third floor] forward towards 28th st by ~ 1' 9";</b> <b>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.;</b> <b>4.) we are willing to add planters/frosted glass on the side and back of our roof deck.</b>	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: <b>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.</b>	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	<b>"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</b>		

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
<b>11/18/15 *Pre-Application Neighborhood Meeting: 6:00 - 7:00pm @ 653 28th St.*</b>			
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	<b>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.</b>		

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	<b>Per Planning, the 3rd Floor roof decks are removed, further lowering the shadow &amp; privacy impact on the neighboring properties</b>		
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 <b>support the project</b> once again, and <b>plan to tell Hana</b> that they are satisfied with the modifications.		Email from John P. to James
5/5/17	<b>"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</b>		

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](#)

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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 28<sup>th</sup> 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 3<sup>rd</sup> 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 28<sup>th</sup> 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 3<sup>rd</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> 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%:

94,239<sup>1</sup> Building / 96,770.44 Lot = .97

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<sup>1</sup> 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.	BEAM
B.U.	BUILT-UP
CLG.	CEILING
CONTR.	CONTINUOUS
CONT.	CONTINUOUS
CTR.	CENTER
CL.	CLEAR
CL.	CENTER LINE
DBL.	DOUBLE
D.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
E.	EAST
EA.	ELEVATION
EL.	ELECTRICAL
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
FA.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
FF.	FINISHED FLOOR
FFE.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GUAGE
GALV.	GALVANIZED
GND.	GROUND
GYP.BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	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
OD	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL.	PLYWOOD
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.ST.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP.AIR	SUPPLY AIR
T&G.	TONGUE AND GROOVE
TBD.	TO BE DETERMINED
THK.	THICKNESS
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.	VARIABLE
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.	WEST
WI.	WITH
W.C.	WATER CLOSET
WD.	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 SHALL 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 SUBCONTRACTORS 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.
  - 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 LATTICES, 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.
  - F 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: 2,896 SQ. FT.  
BUILDING HEIGHT: 40 FEET  
NO. OF STORIES: 3 OVER BASEMENT

SETBACKS / YARD REQ'NMENTS: 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:	1,125 SQ.FT.	(CONDITIONED)
<b>TOTAL EXISTING:</b>	<b>1,618 SQ.FT.</b>	<b>(CONDITIONED)</b>
	<b>846 SQ.FT.</b>	<b>(UNCONDITIONED)</b>
PROPOSED BASEMENT:	933 SQ.FT.	(CONDITIONED)
PROPOSED 1ST FLOOR:	504 SQ.FT.	(UNCONDITIONED)
PROPOSED 2ND FLOOR:	1,252 SQ.FT.	(CONDITIONED)
PROPOSED 3RD FLOOR:	1,018 SQ.FT.	(CONDITIONED)
<b>TOTAL PROPOSED:</b>	<b>4,149 SQ.FT.</b>	<b>(CONDITIONED)</b>
	<b>504 SQ.FT.</b>	<b>(UNCONDITIONED)</b>
<b>NET CHANGE:</b>	<b>+2,531 SQ.FT.</b>	<b>(CONDITIONED)</b>
	<b>-142 SQ.FT.</b>	<b>(UNCONDITIONED)</b>

## PROJECT PARTICIPANTS:

<b>OWNER:</b> 653 28TH ST., LLC 152 YERBA BUENA AVE. SAN FRANCISCO, CA RAVI SADARANGANI	<b>ARCHITECT:</b> JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110  <b>PROJECT MANAGER:</b> JAMES BARKER 1. 415. 558. 9550 x12 f. 415. 558. 0554
<b>GENERAL CONTRACTOR:</b> T.B.D.	<b>STRUCTURAL ENGINEER:</b> 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	DEMON/NEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

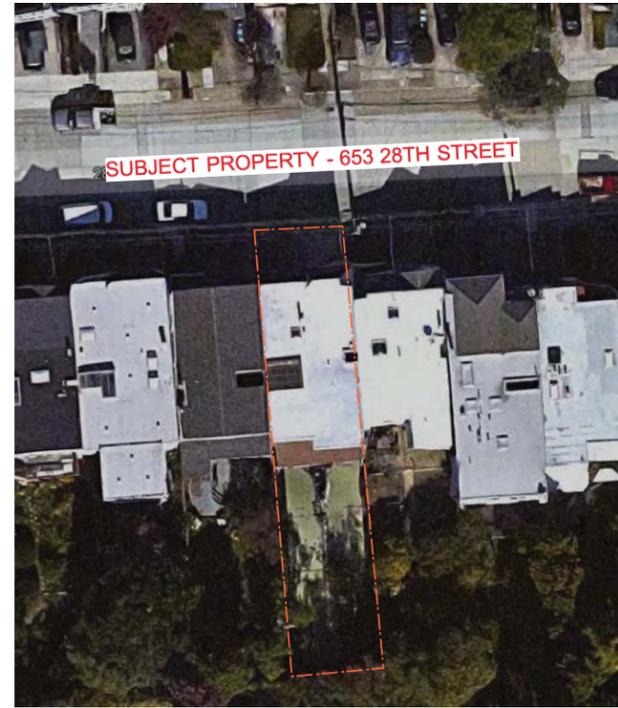
project name :  
653 28TH ST. REMODEL

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



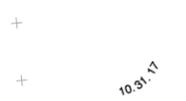
REAR VIEW OF ADJACENT PROPERTY (WEST)



REAR VIEW OF ADJACENT PROPERTY (EAST)

**LUMI**

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

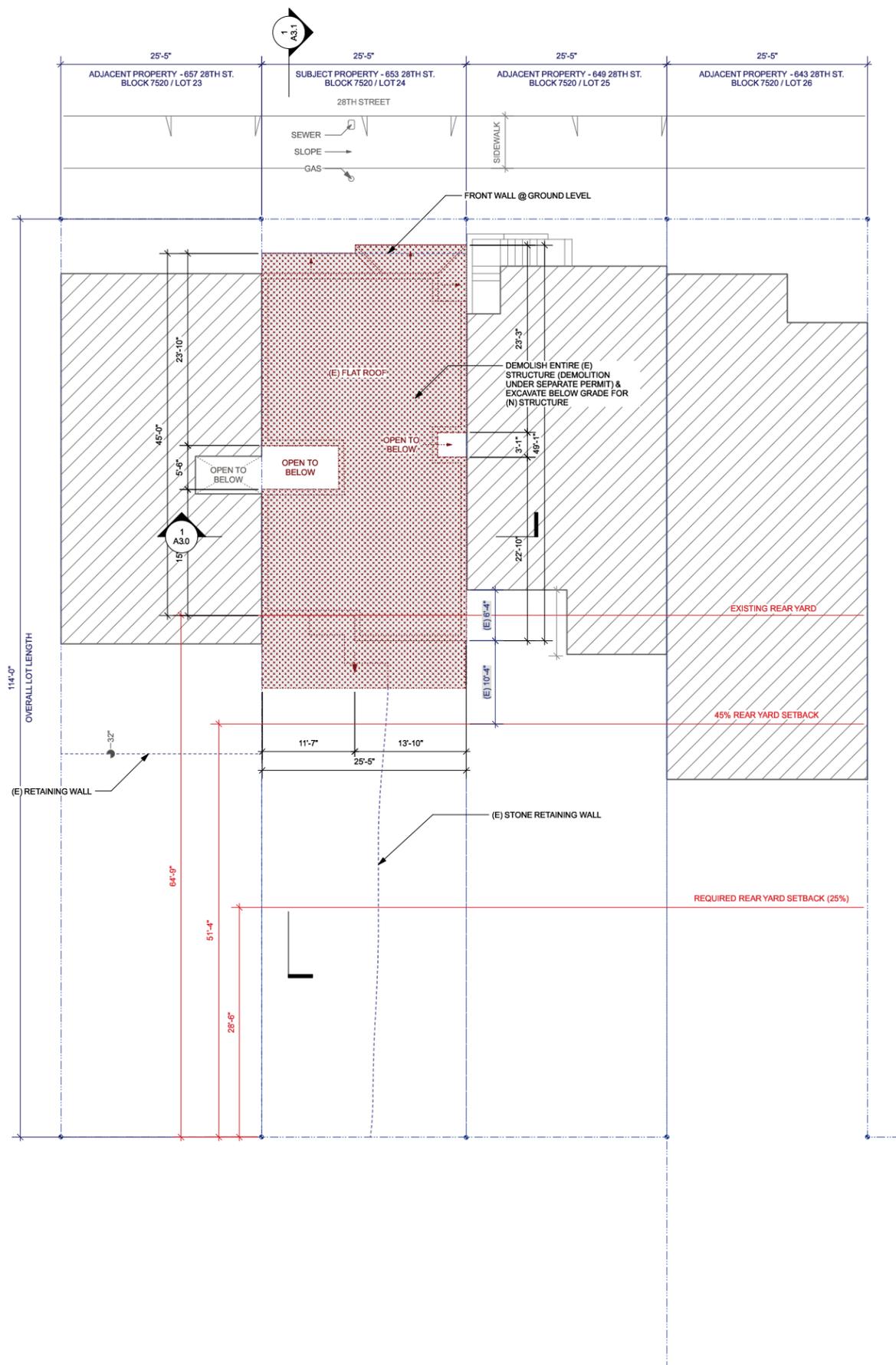
client :  
653 28TH ST. LLC  
162 VERBA BUENA AVE.  
SAN FRANCISCO, CA

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	IG
01.26.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

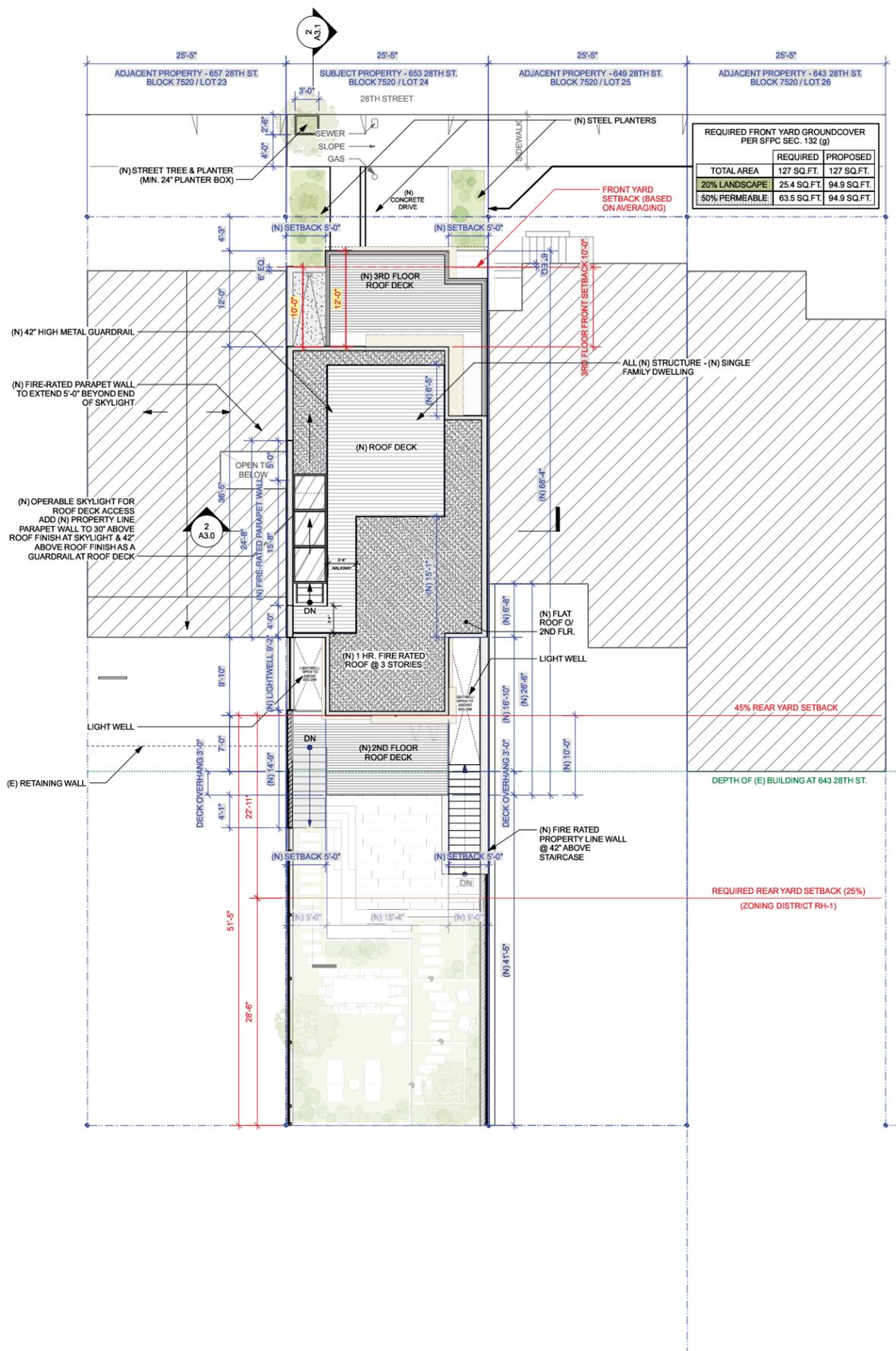
project name :  
653 28TH ST. REMODEL

SITE PHOTOS

**A0.1**



1 SITE AND ROOF PLAN: EXISTING & DEMO.  
Scale: 1/8" = 1'-0"



2 SITE AND ROOF PLAN: PROPOSED  
Scale: 1/8" = 1'-0"



	REQUIRED	PROPOSED
TOTAL AREA	127 SQ.FT.	127 SQ.FT.
20% LANDSCAPE	25.4 SQ.FT.	94.9 SQ.FT.
50% PERMEABLE	63.5 SQ.FT.	94.9 SQ.FT.

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

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

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	SK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	IG
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

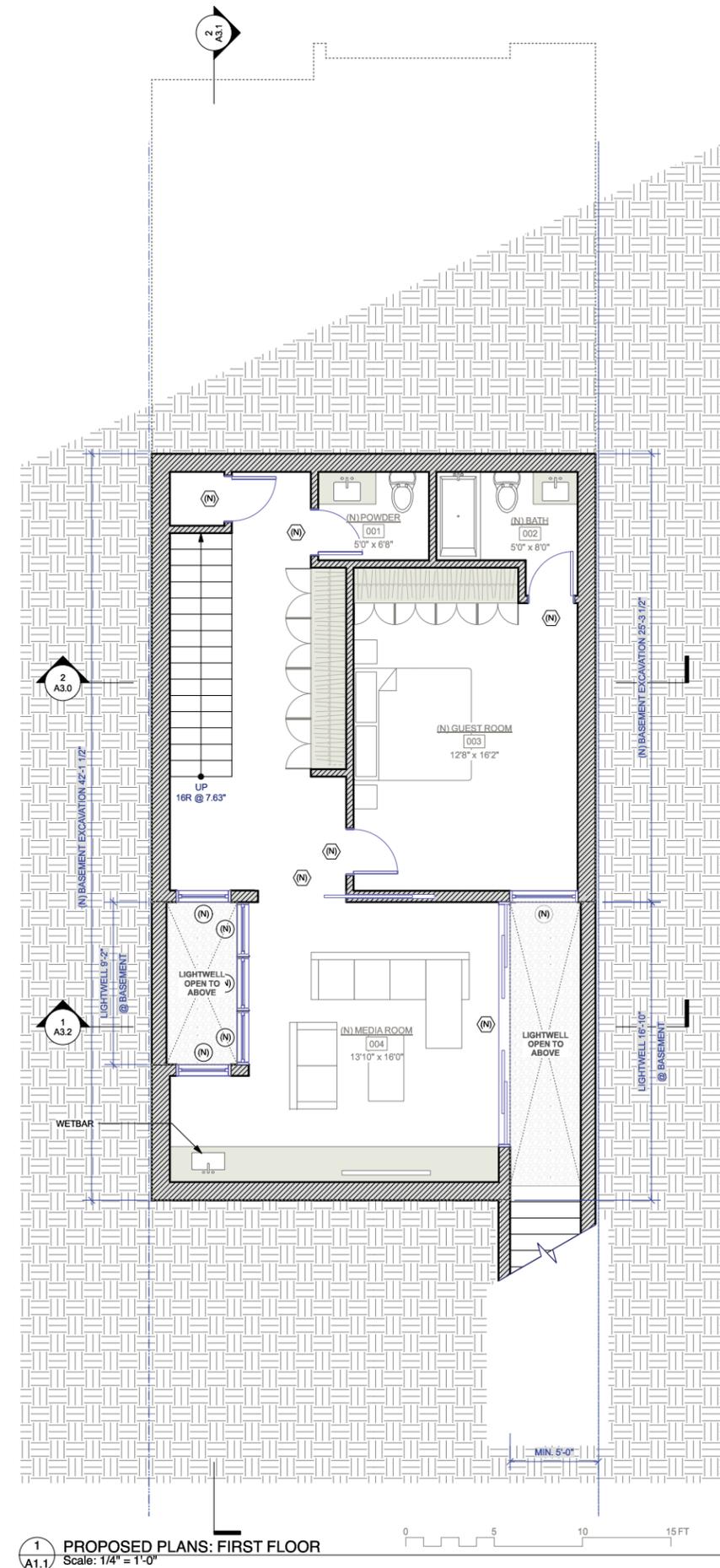
SITE & ROOF PLANS

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 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 |  |
|--------------------|--|
| 1.                 | CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION  |
| 2.                 | 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. |
| 3.                 | CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.  |
| 4.                 | ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.   |
| 5.                 | ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE  |
| 6.                 | ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.  |
| 7.                 | ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE  |
| 8.                 | ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"   |
| 9.                 | ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT  |
| 10.                | CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK   |



1  
A1.1 PROPOSED PLANS: FIRST FLOOR  
Scale: 1/4" = 1'-0"



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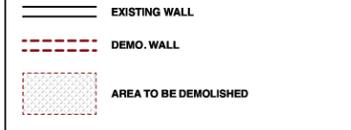
date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
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project name :  
653 28TH ST. REMODEL

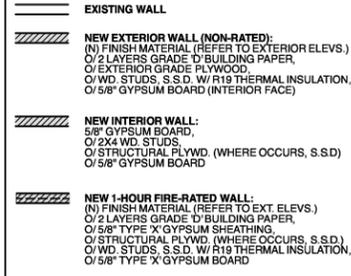
BASEMENT FLOOR PLANS

A1.1

**DEMOLITION LEGEND**

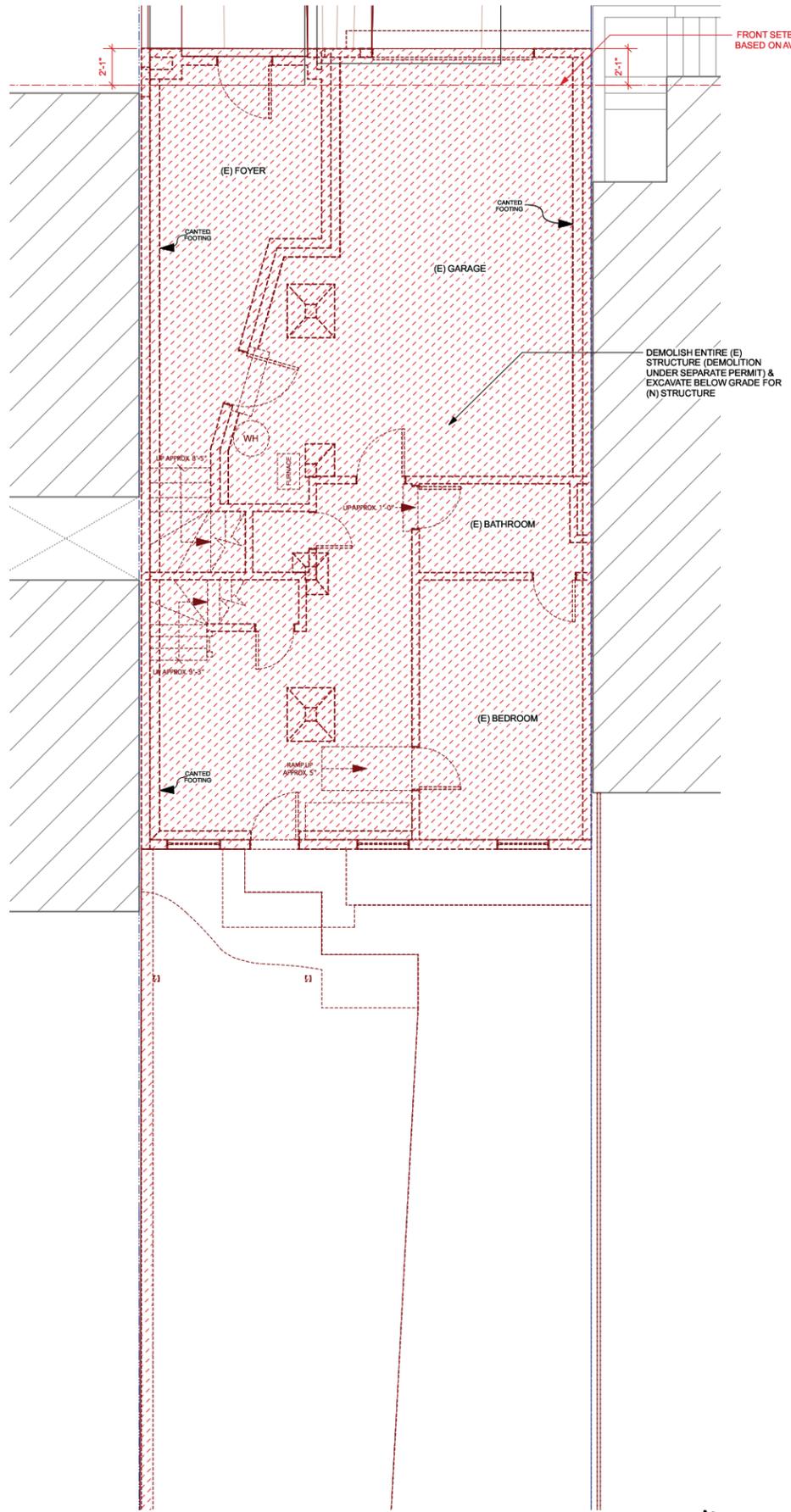


**WALL TYPE**

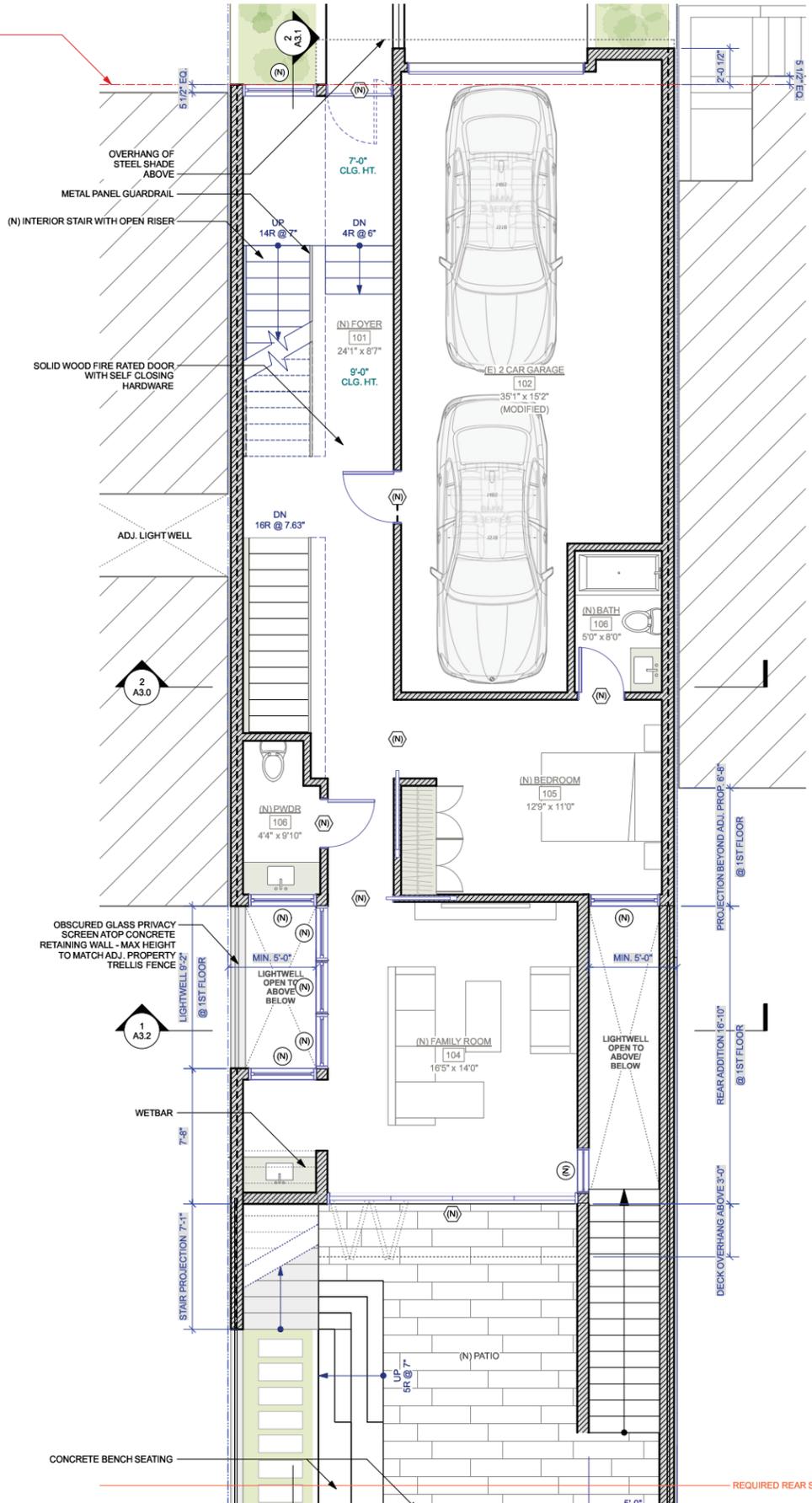


**CONSTRUCTION NOTES**

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



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

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
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05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

**DEMOLITION LEGEND**

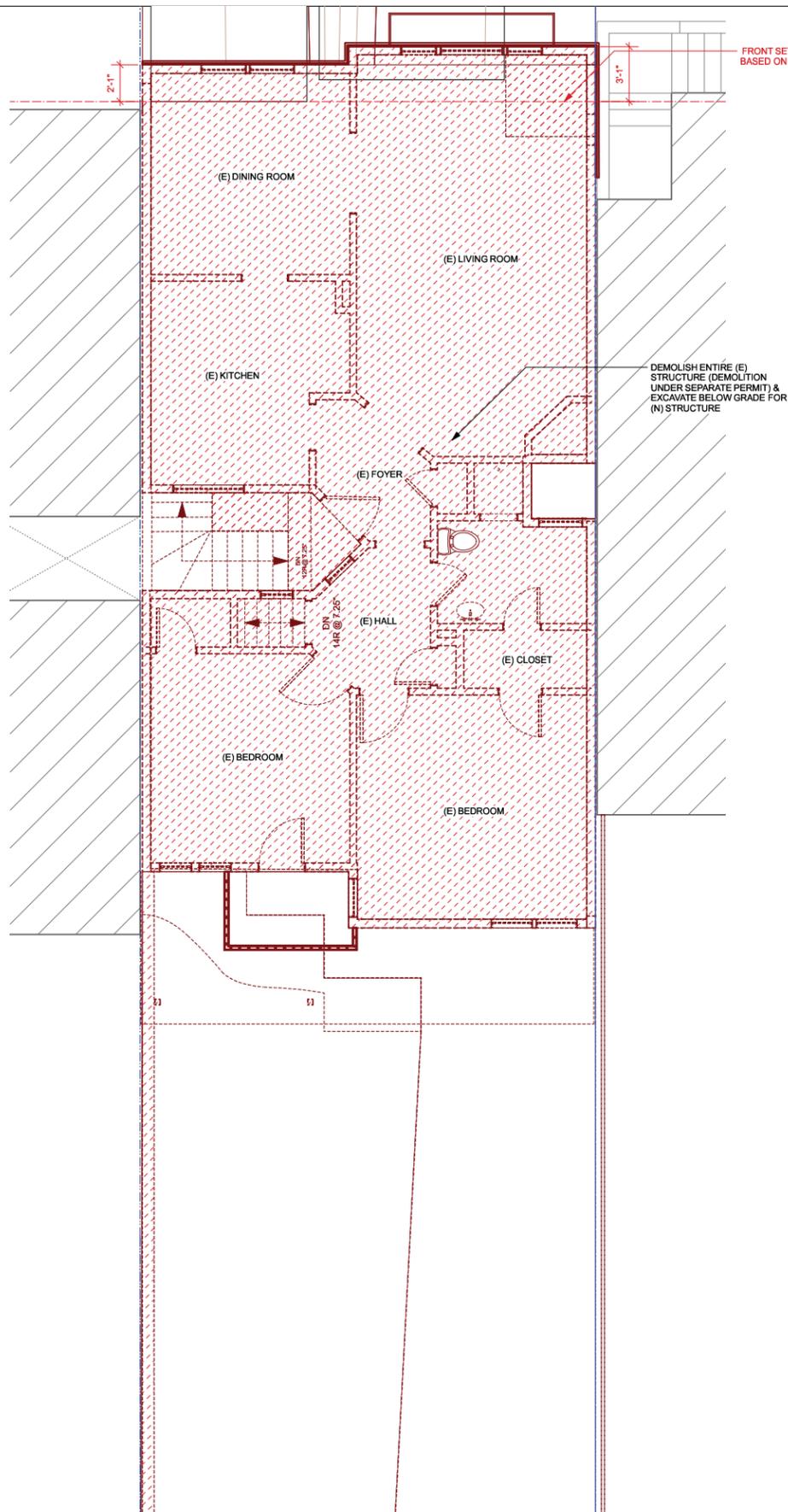
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

**WALL TYPE**

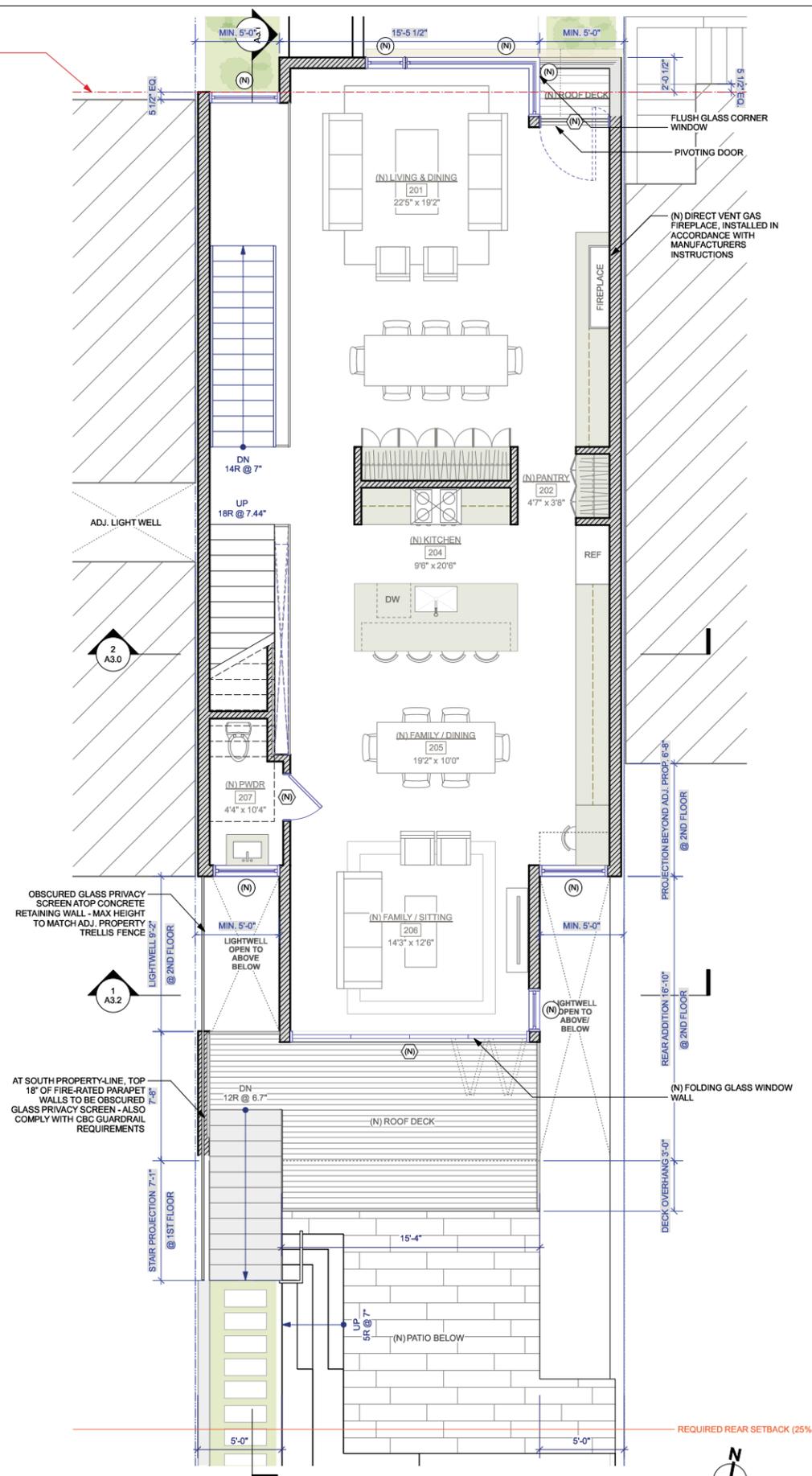
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,  
O/ EXTERIOR GRADE PLYWOOD,  
O/ WD STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
O/ 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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4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
5. ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
7. ALL PARTITIONS SHALL BE SEISMIC PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



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



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



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  
162 VEBBA BUENA VISTA  
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
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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

SECOND FLOOR PLANS

A1.3

**DEMOLITION LEGEND**

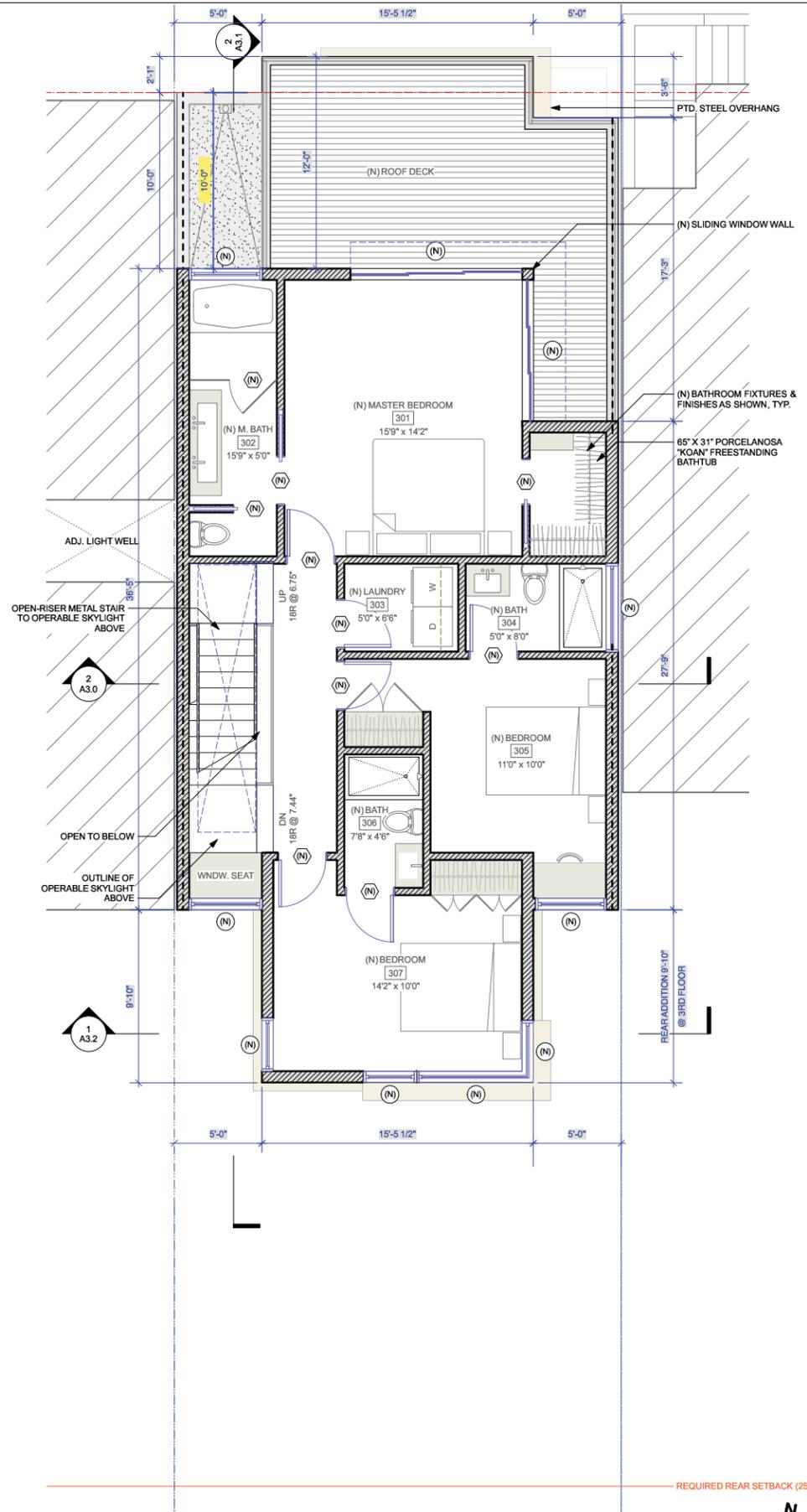
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

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



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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

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
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03.23.16	RD1 MEETING	RK
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12.23.16	SITE PERMIT RESUBMITTAL	IG
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

THIRD FLOOR PLANS

A1.4

1 PROPOSED PLANS: THIRD FLOOR  
A1.4 Scale: 1/4" = 1'-0"

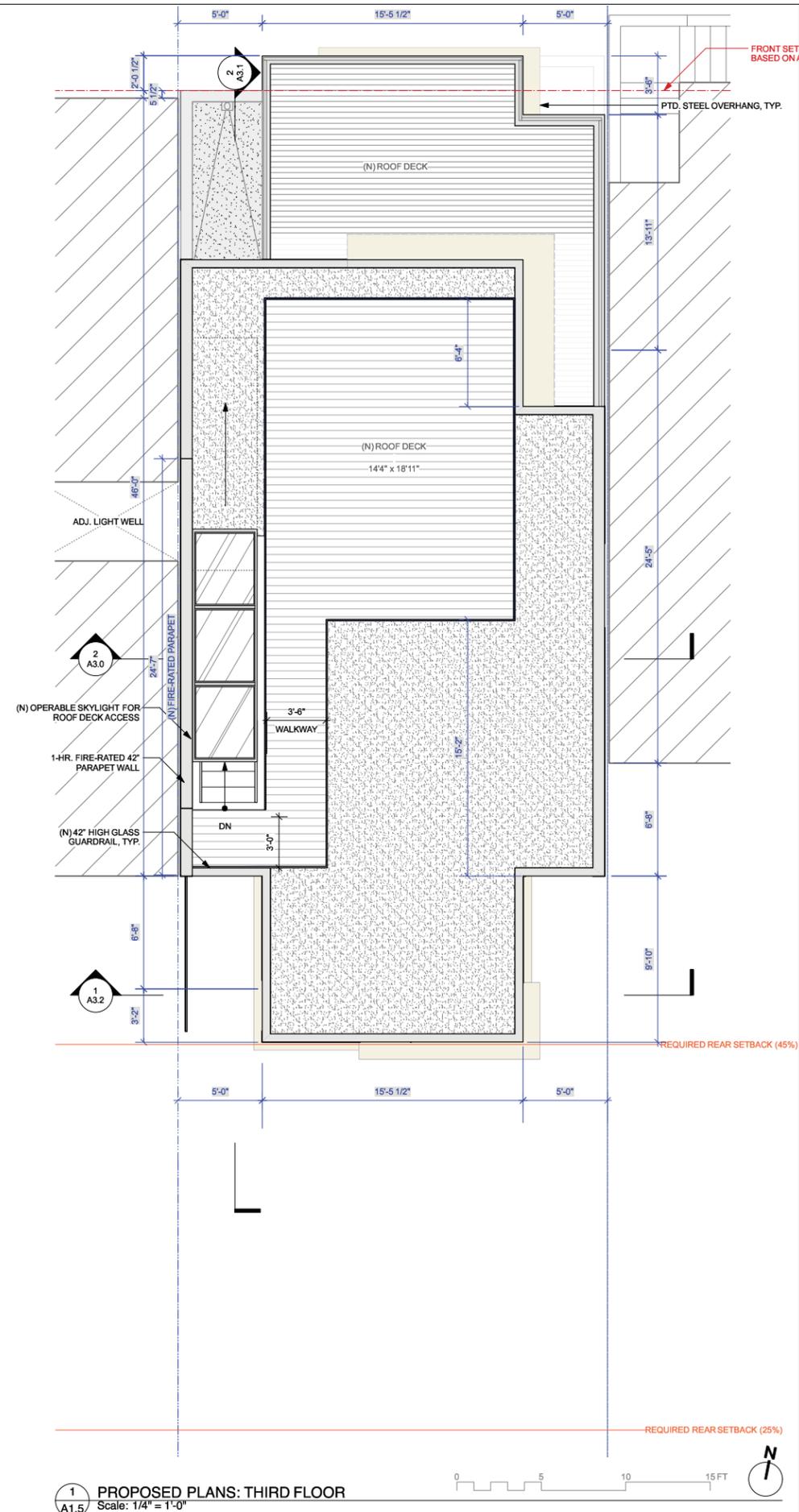


REQUIRED REAR SETBACK (25%)

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 |  |
|--------------------|--|
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BLOCK 7520 - LOT 024

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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

ROOF DECK PLANS

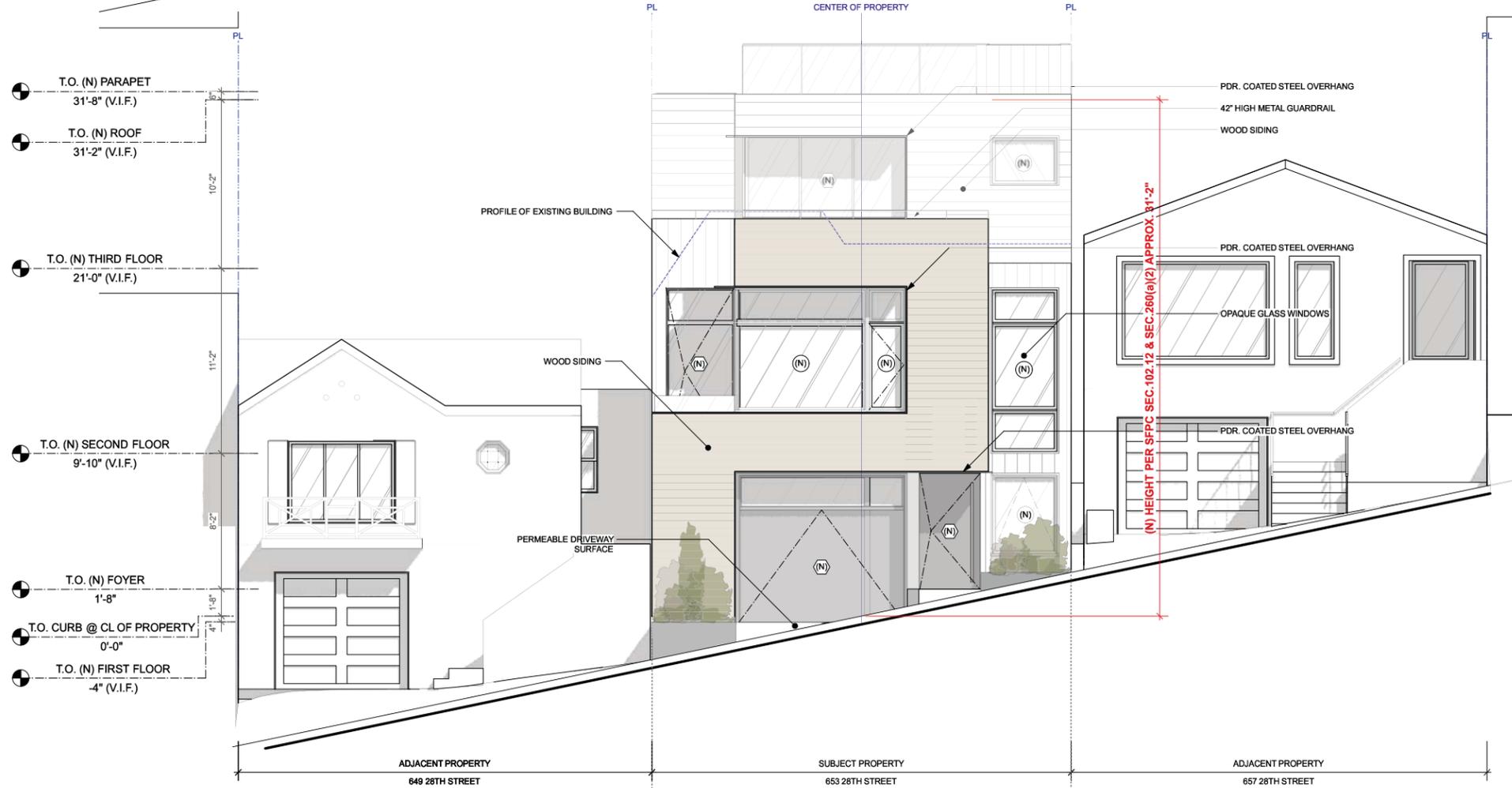
A1.5

1 PROPOSED PLANS: THIRD FLOOR  
A1.5 Scale: 1/4" = 1'-0"





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



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



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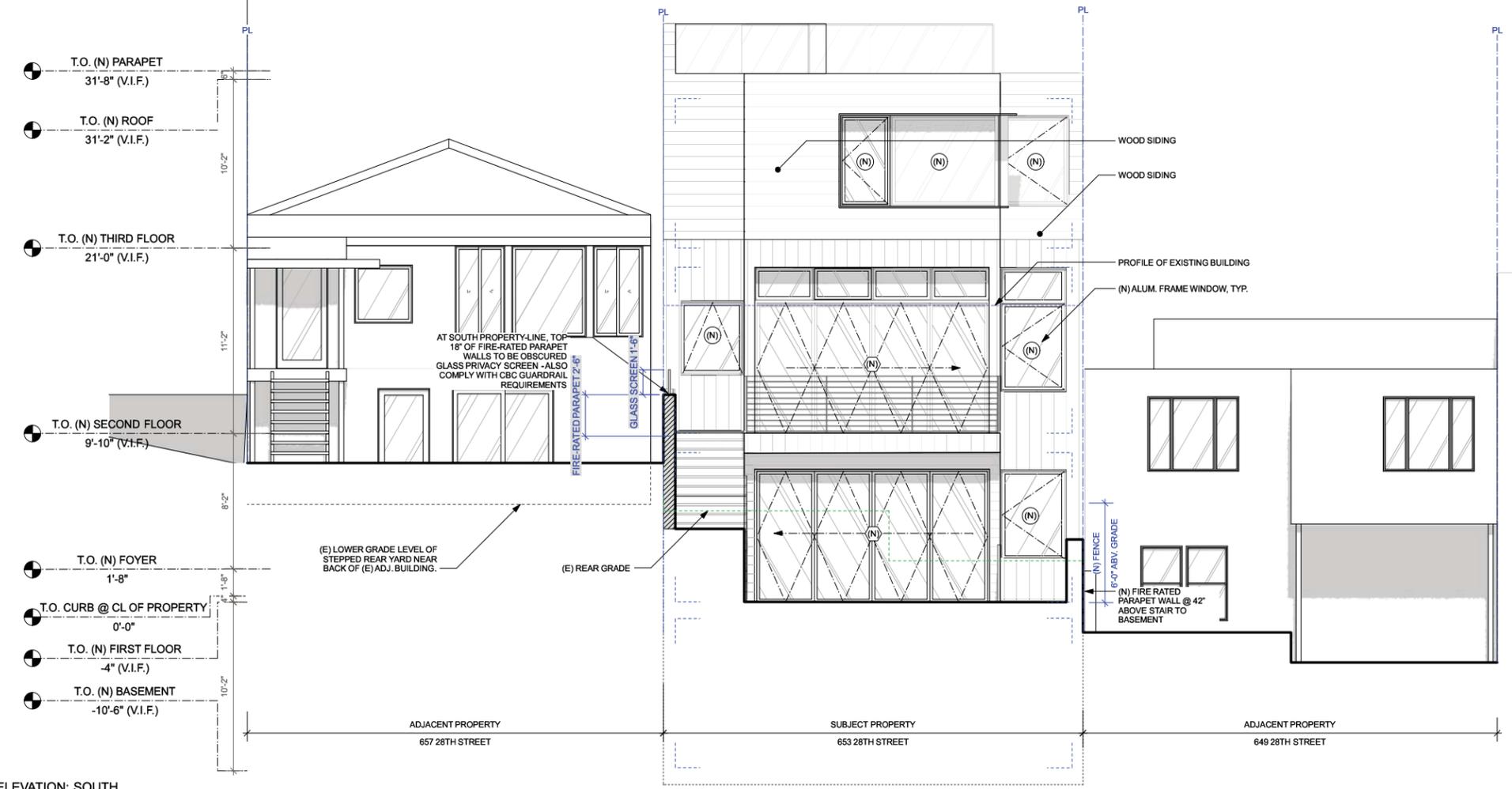
project name :  
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.0



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



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



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05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :  
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.1

REAR YARD  
SETBACK  
(25%)

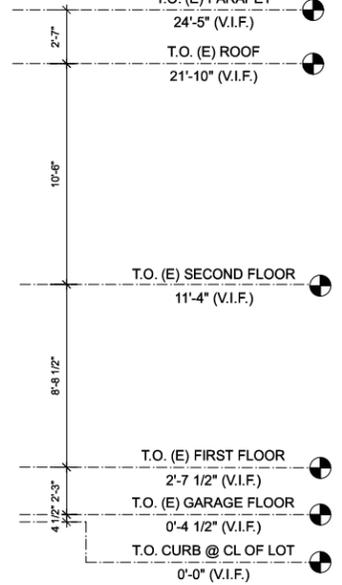
ADJACENT BUILDING BEHIND:  
657 28TH STREET

FRONT SETBACK LINE  
BASED ON AVERAGING

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.)



FENCE LINE @ 6'-0"  
TOP OF RETAINING WALL  
@ 53" ABOVE GRADE

LINE OF ADJACENT BUILDING @ 643 28TH ST.

BLIND WALL FROM ADJACENT PROPERTY:  
649 28TH STREET

ADJACENT BUILDING  
BEHIND: 649 28TH STREET

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

REAR YARD  
SETBACK  
(25%)

DECK OVERHANG 3'-0"

9'-10"

10'-0"

12'-1"

FRONT SETBACK LINE  
BASED ON AVERAGING

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.)

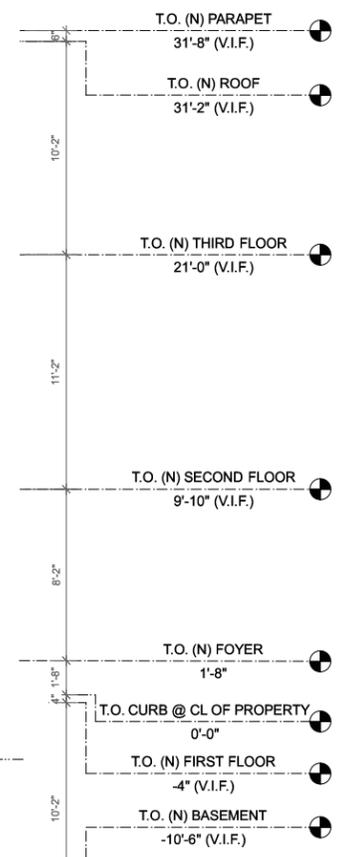
T.O. (N) SECOND FLOOR  
9'-10" (V.I.F.)

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.)



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.

LINE OF EXISTING BUILDING @ SUBJECT PROPERTY

BLIND WALL FROM ADJACENT PROPERTY:  
649 28TH STREET

PL

PROFILE OF EXISTING BUILDING

1 HR. FIRE RATED WALL W/ WD.  
SIDING

(N) ALUM. FRAME WINDOWS, TYP.

PROFILE OF ADJACENT  
BUILDING: 649 28TH ST.

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

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



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

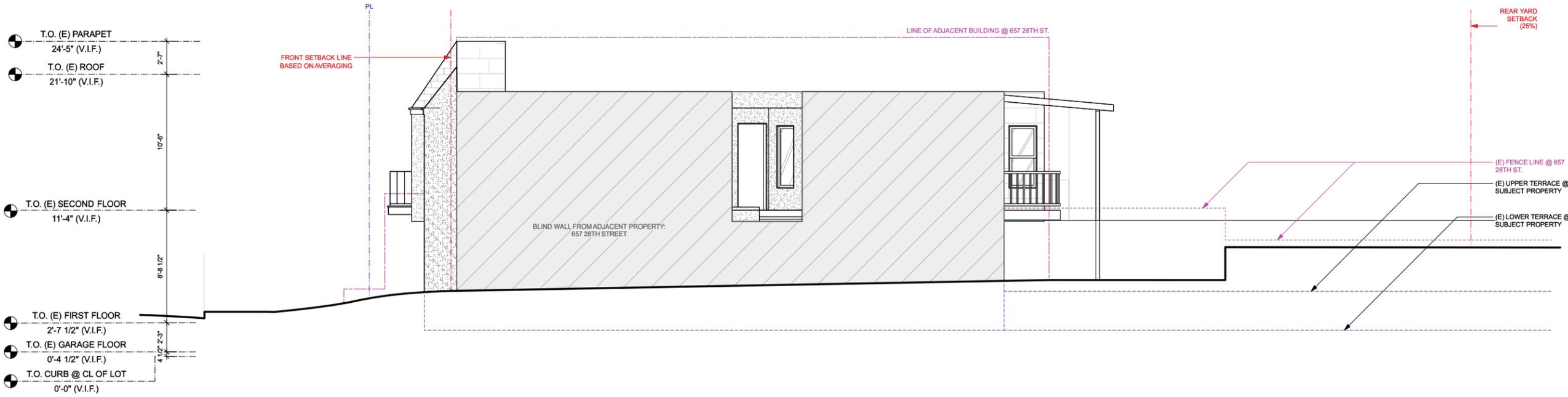
client :

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	IG
01.28.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

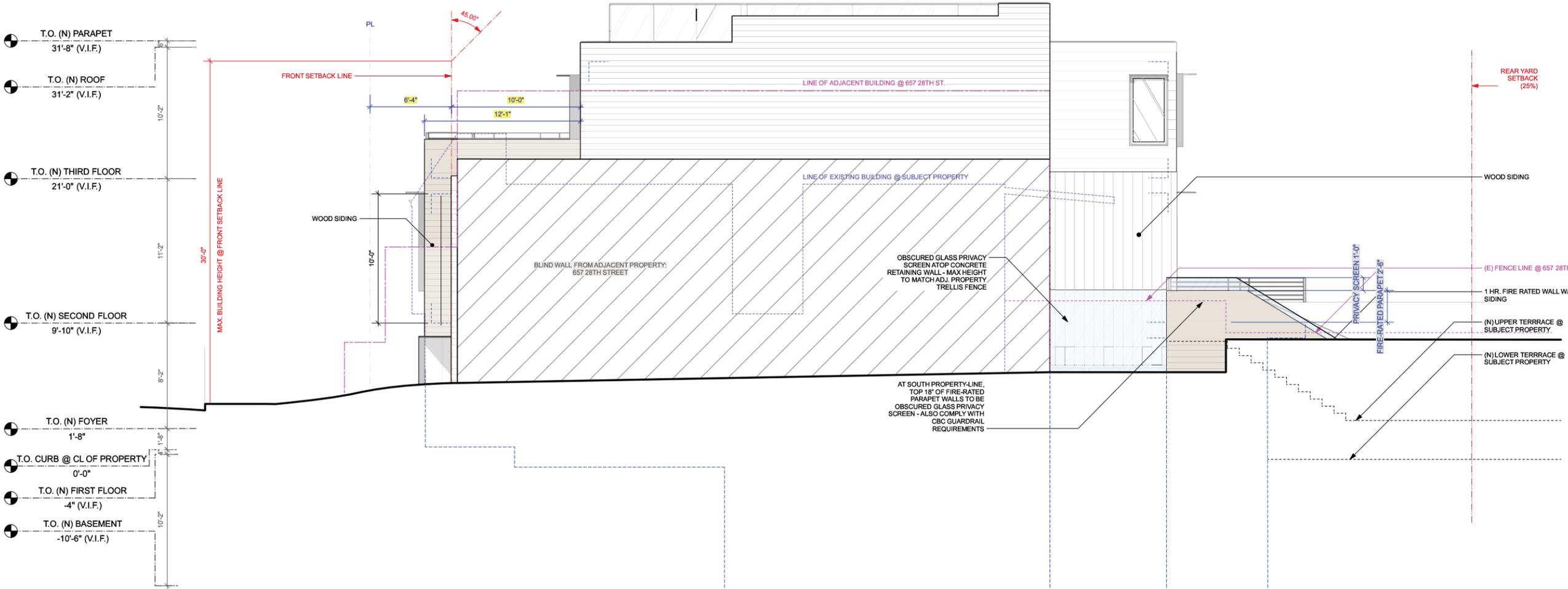
Project name :  
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.2



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



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



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

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

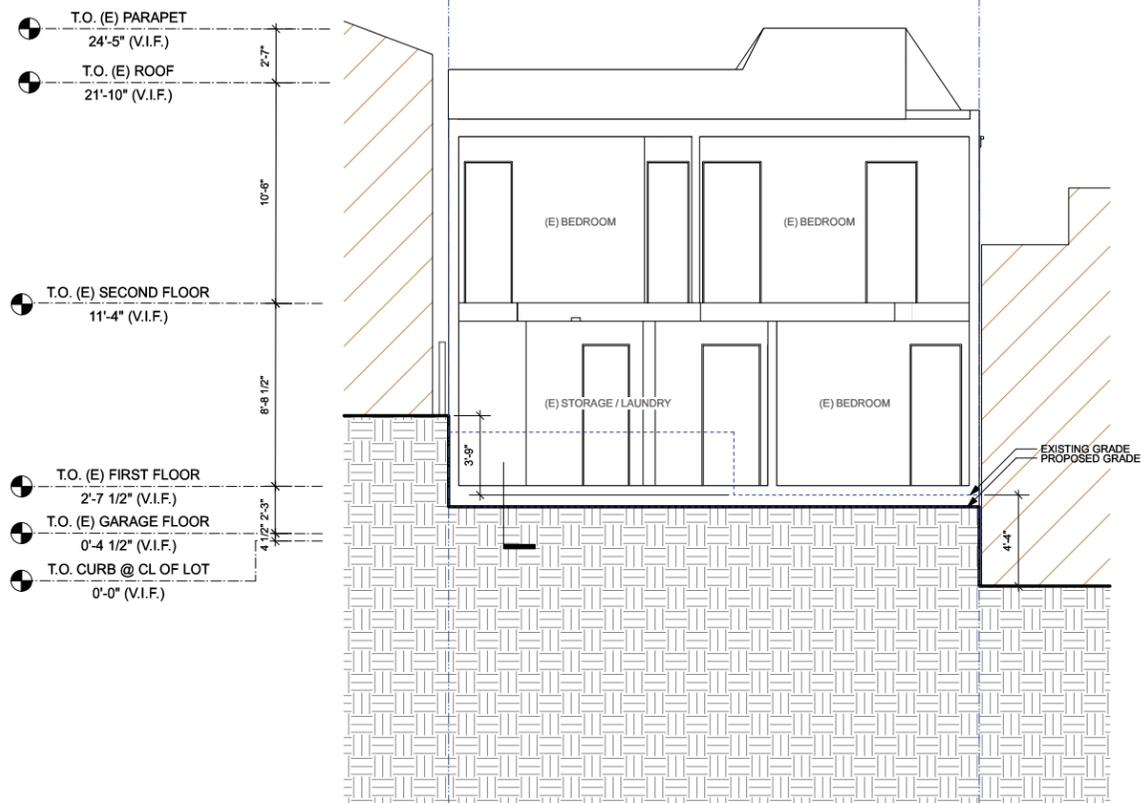
client :

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	SK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	IG
01.28.17	DEMON/NEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

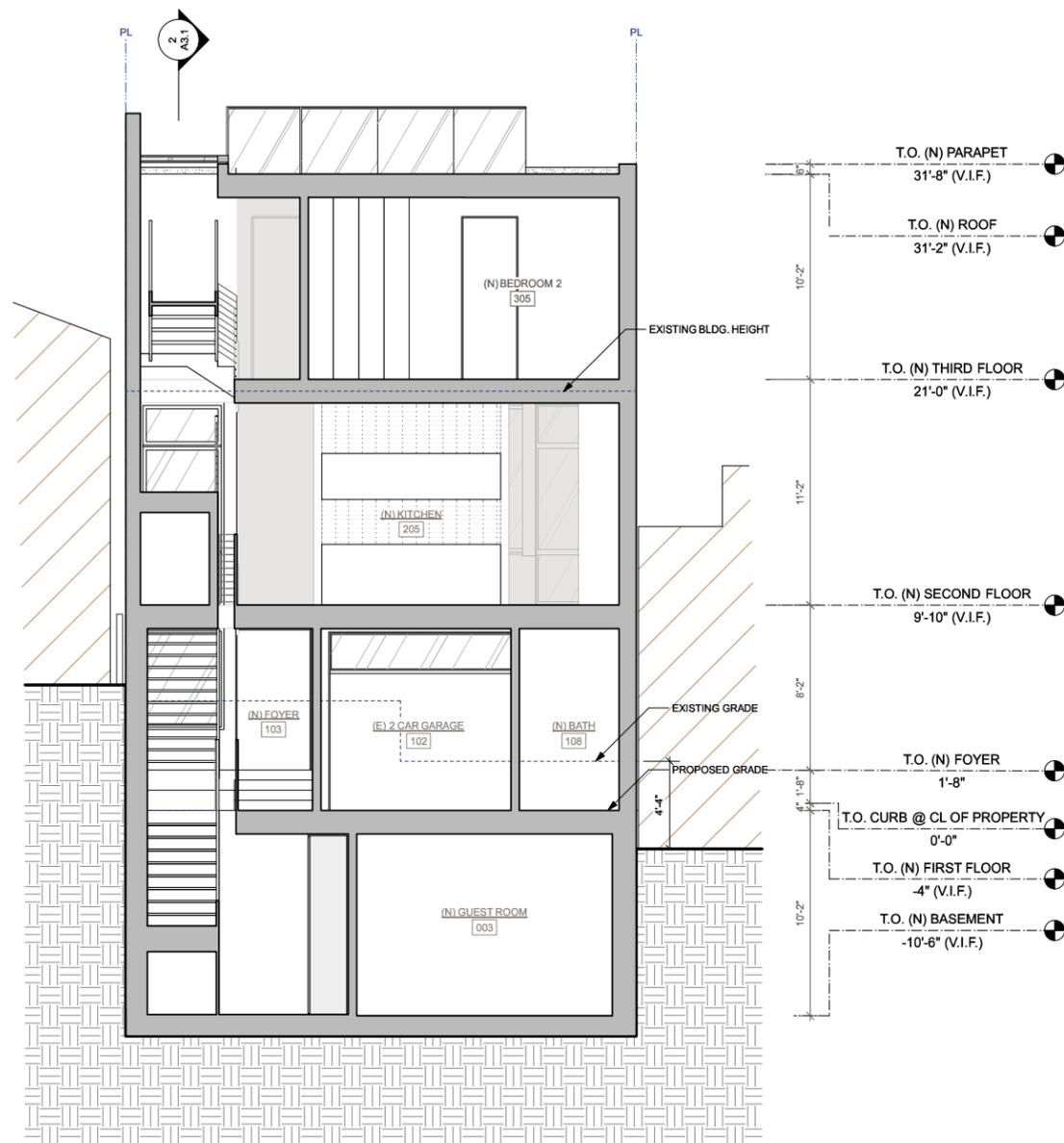
project name :  
653 28TH ST. REMODEL

(E/D) EXT. ELEVATIONS

A2.3



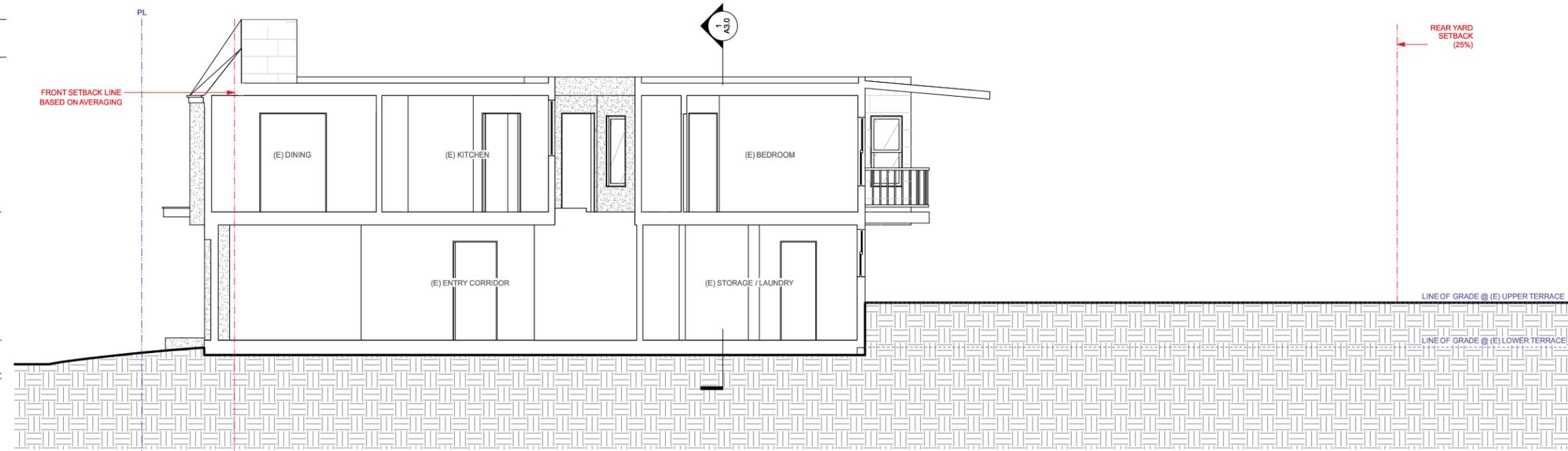
1 EXISTING BUILDING SECTION  
 A3.0 Scale: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION  
 A3.0 Scale: 1/4" = 1'-0"

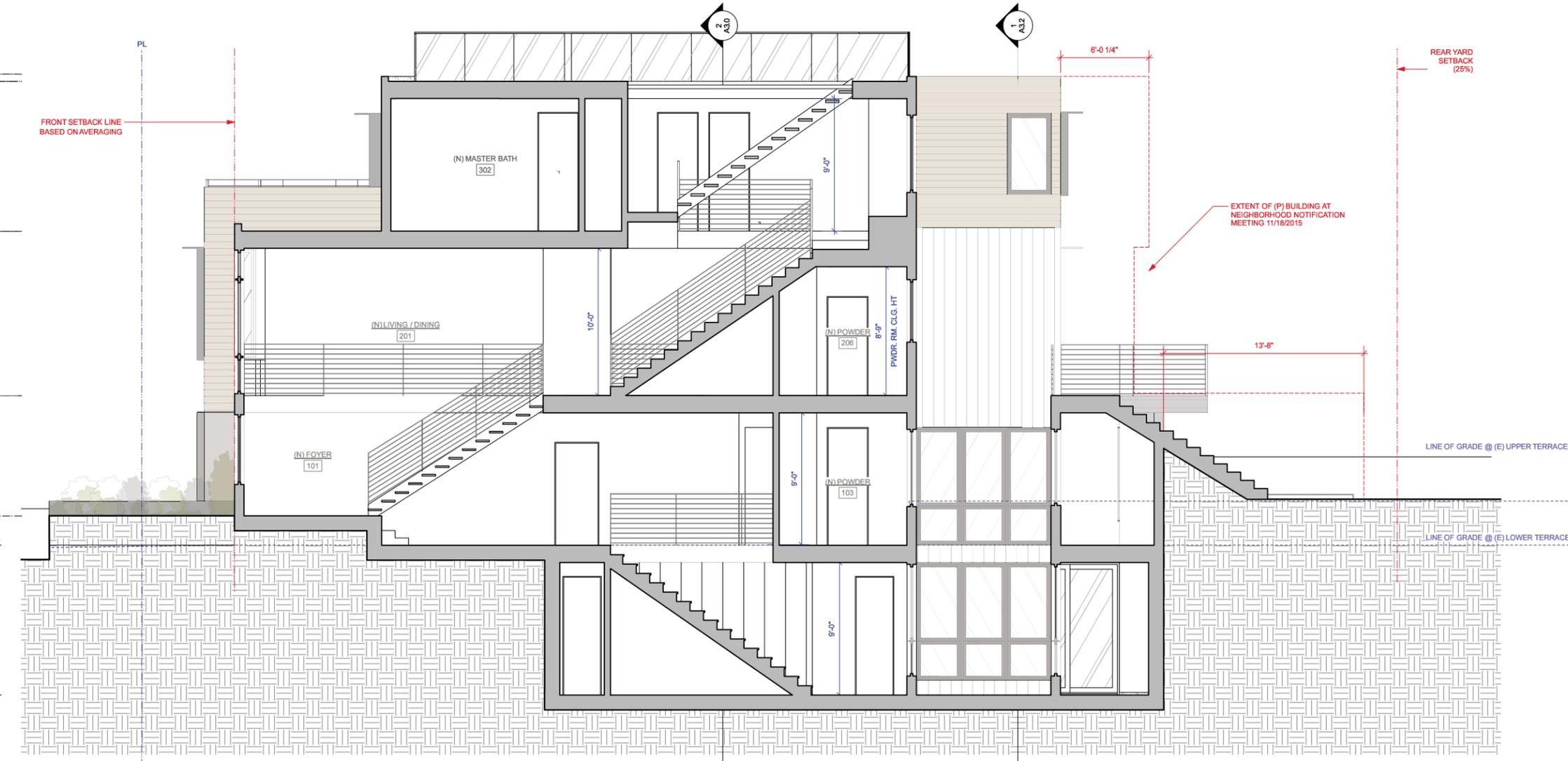
date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	SK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	JB
01.28.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE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

- 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"

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	IG
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



1 PERSPECTIVE LOOKING SW: EXISTING  
A6.0



2 PERSPECTIVE LOOKING SE: EXISTING  
A6.0



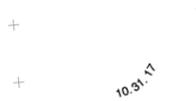
3 PERSPECTIVE LOOKING SW: PROPOSED  
A6.0



4 PERSPECTIVE LOOKING SE: PROPOSED  
A6.0



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



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

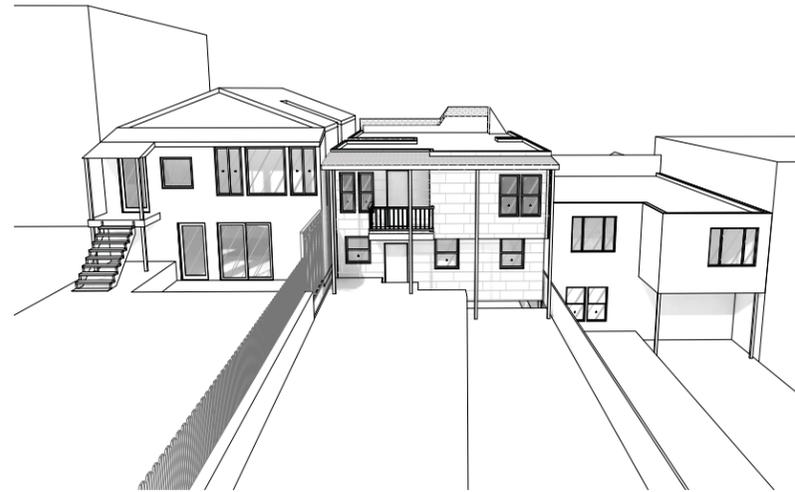
client :  
653 28TH ST. LLC  
162 VERBA BUENA AVE.  
SAN FRANCISCO, CA

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 IG	RK
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



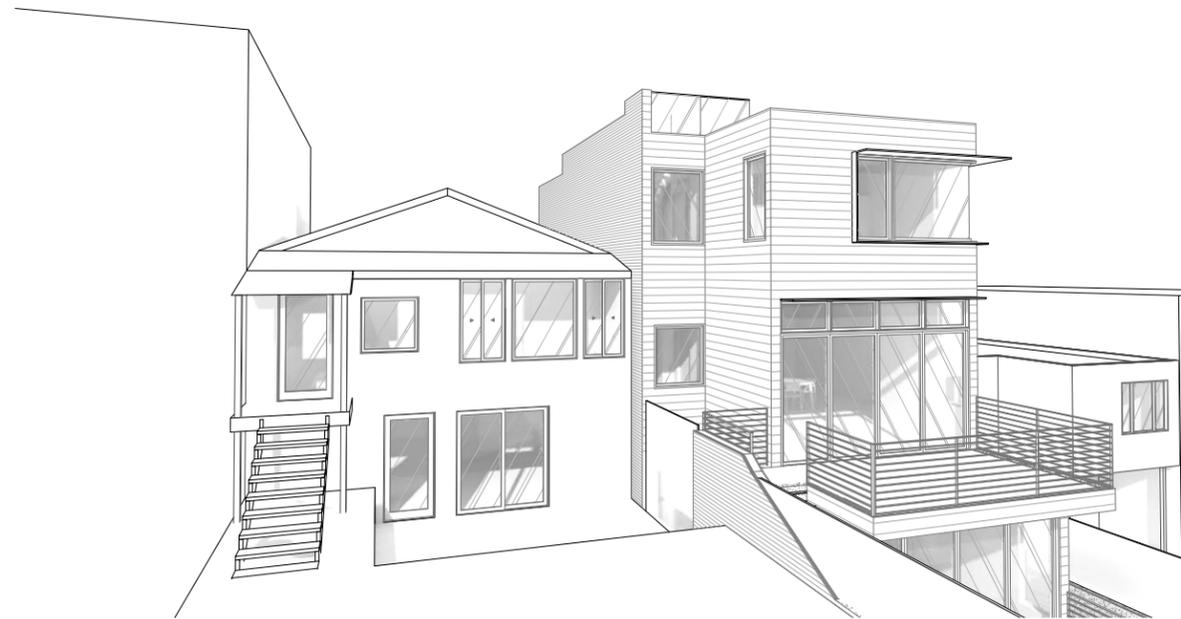
1 PERSPECTIVE LOOKING N.: EXISTING  
A6.1



2 PERSPECTIVE LOOKING NE.: EXISTING  
A6.1



3 PERSPECTIVE LOOKING N.: PROPOSED  
A6.1



4 PERSPECTIVE LOOKING NE.: PROPOSED  
A6.1



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

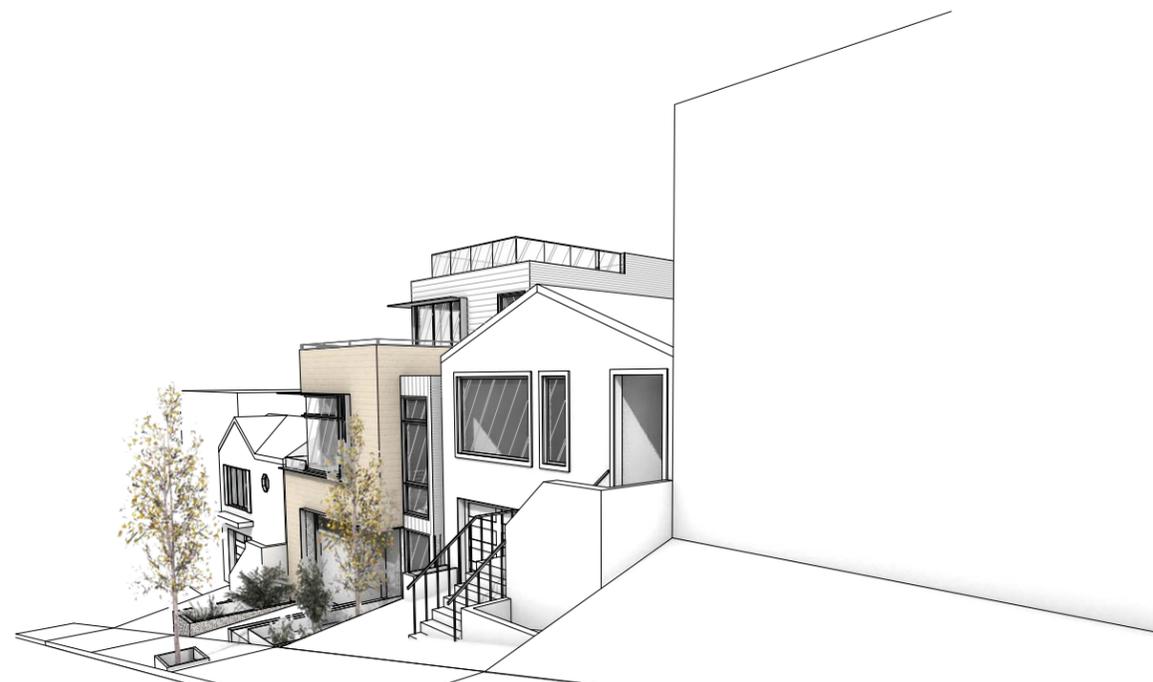
client :  
653 28TH ST. LLC  
162 VERBA BUENA AVE.  
SAN FRANCISCO, CA

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	RD1 MEETING	SK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL IG	RK
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



1 PERSPECTIVE LOOKING SW: PROPOSED  
A6.3



2 PERSPECTIVE LOOKING SE: PROPOSED  
A6.3

**LUMI**

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

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 IG	RK
01.26.17	DEMONEW CONST. SUBMITLRK	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

project name :  
653 28TH ST. REMODEL

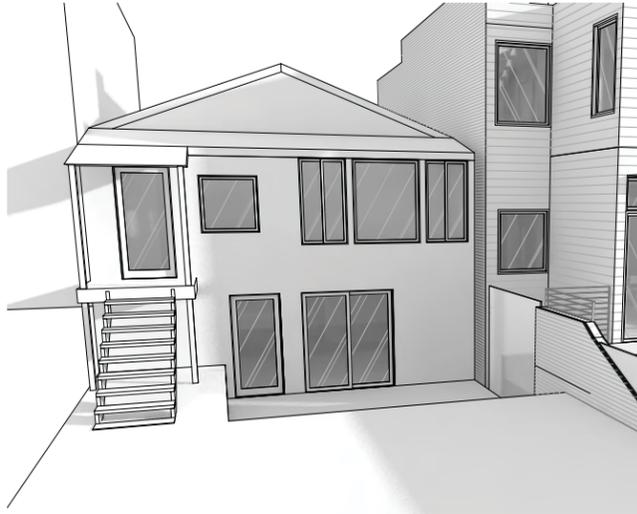
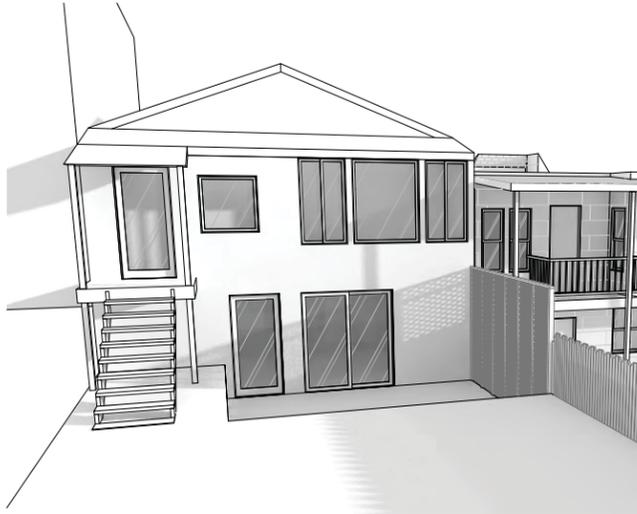
PERSPECTIVES

A6.0

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

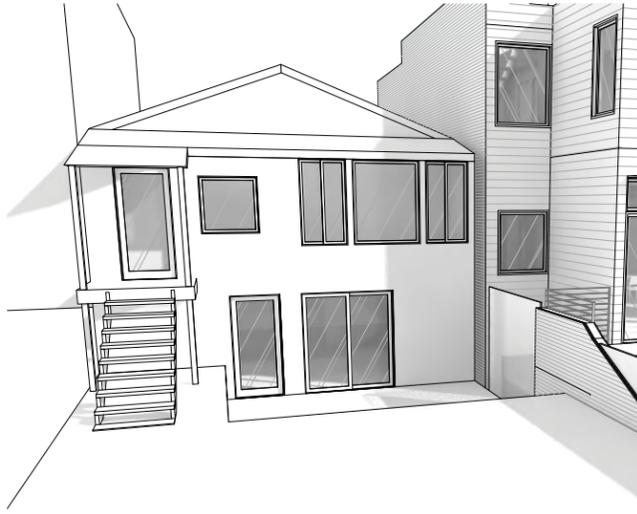
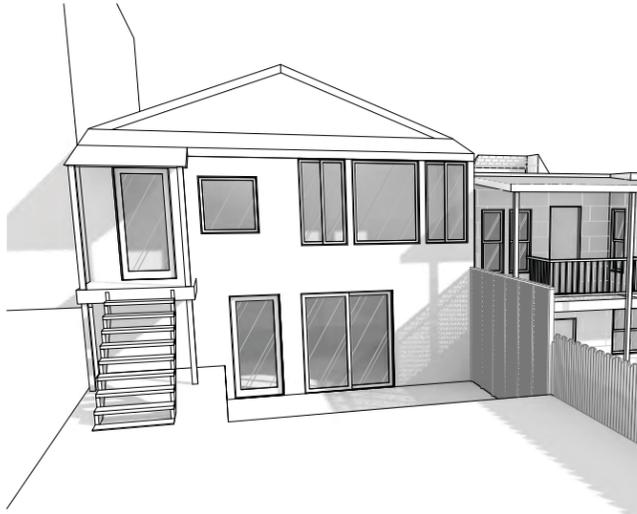
**EXISTING**

**PROPOSED**



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



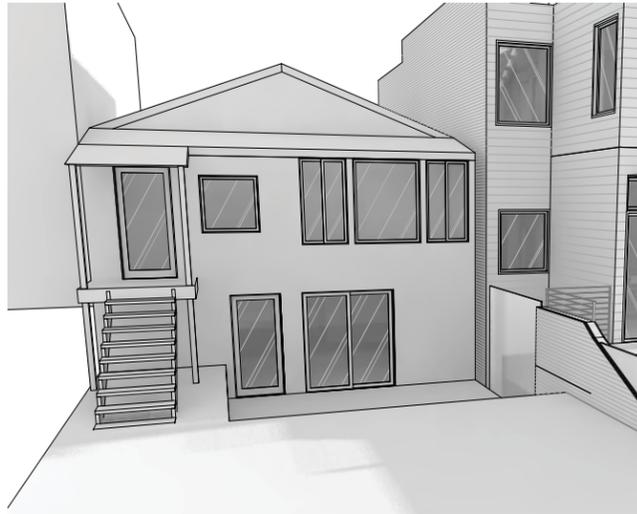
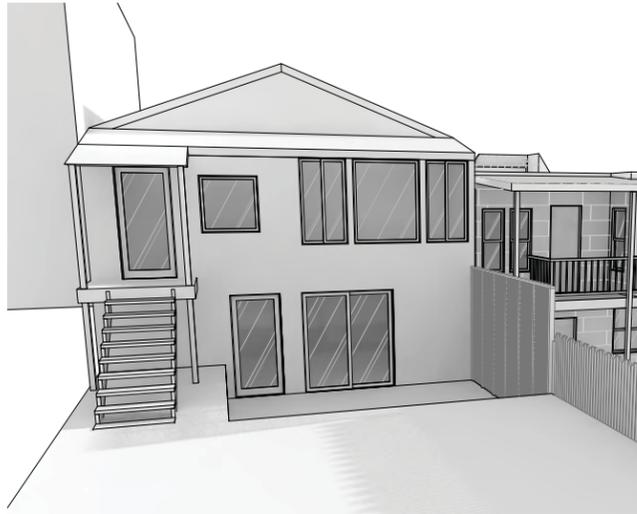
3 EXISTING: MARCH 20 - 10:30AM

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

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

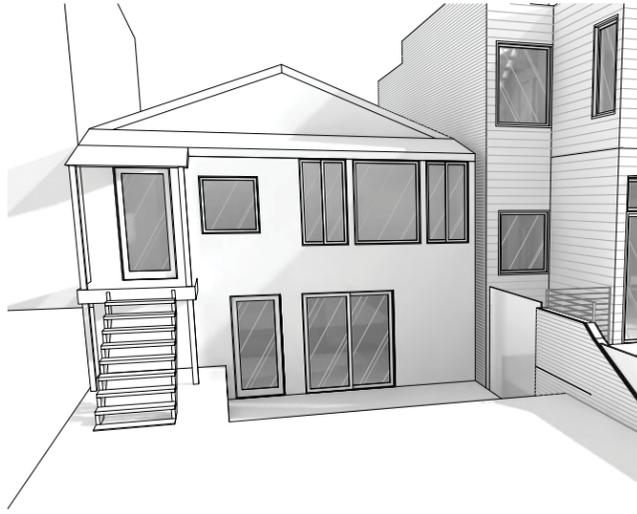
**EXISTING**

**PROPOSED**



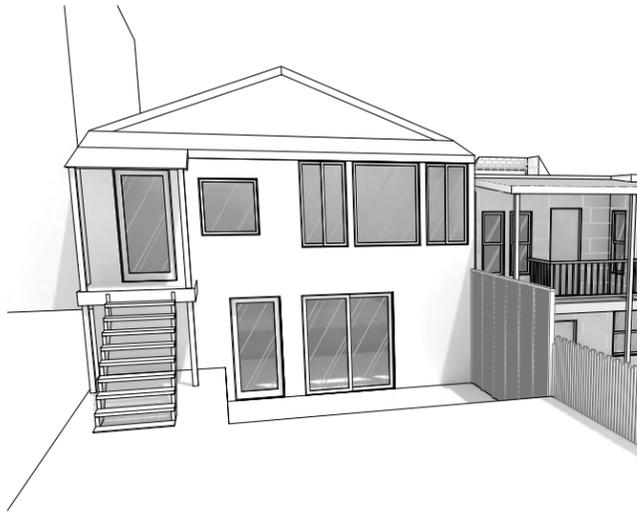
7 EXISTING: JUNE 20 - 6:15AM (15 mins. after sunrise)

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

**LUMI**

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

653 28TH ST. LLC  
 162 VERBA BUENA AVE.  
 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	IG
01.26.17	DEMONEW CONST. SUBMITL	RK
05.18.17	SITE PERMIT RESUBMITTAL	RK
05.26.17	SITE PERMIT RESUBMITTAL	RK

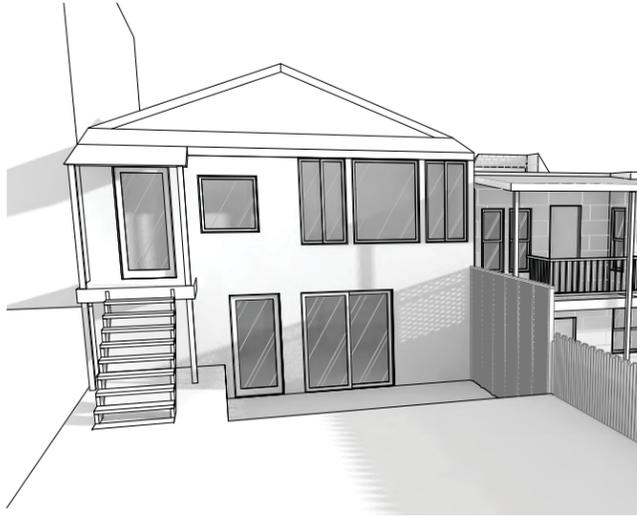
project name :  
 653 28TH ST. REMODEL

SHADOW STUDY  
**A6.4**

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

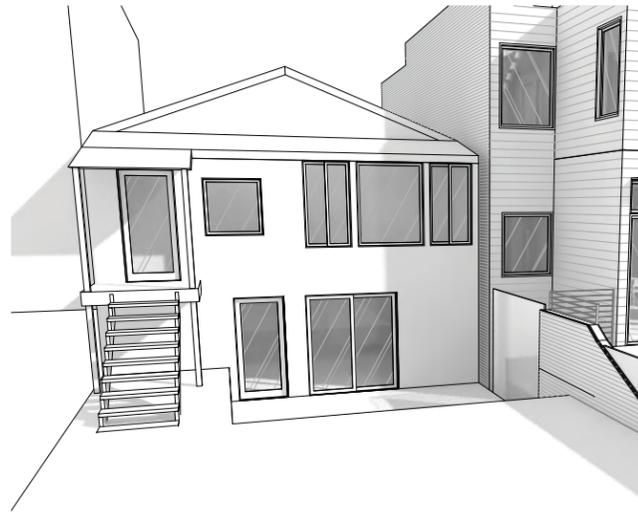
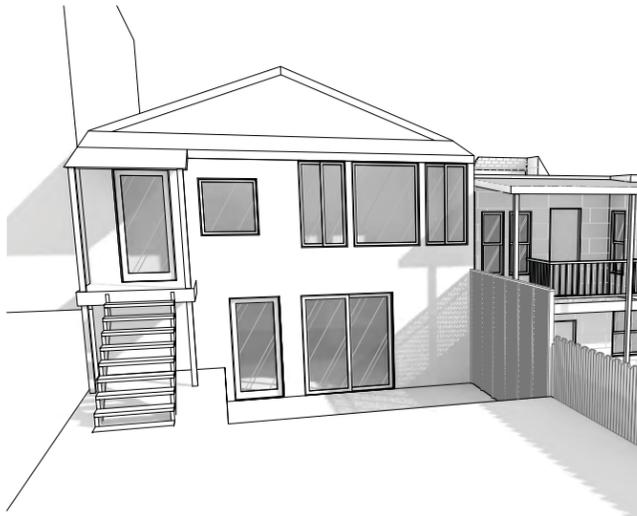
**EXISTING**

**PROPOSED**



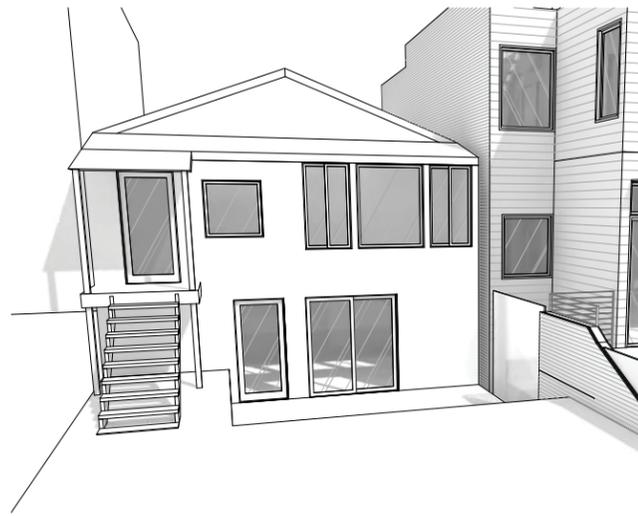
1 EXISTING: SEPT. 22 - 7:15AM (15 mins. after sunrise)

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



2 EXISTING: SEPT. 22 - 8:45AM

5 PROPOSED: SEPT. 22 - 8:45AM



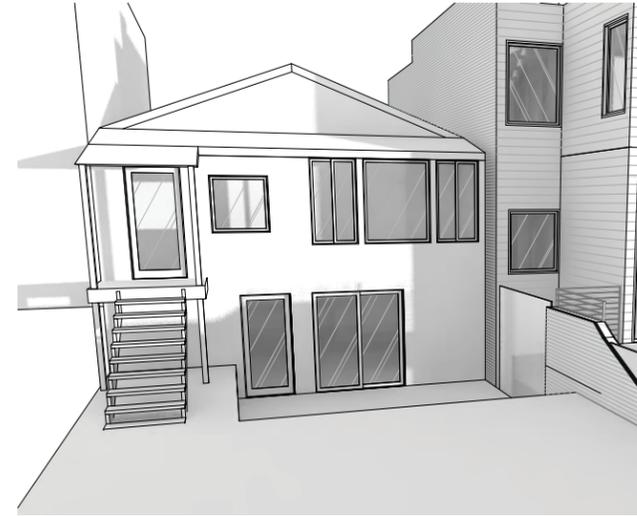
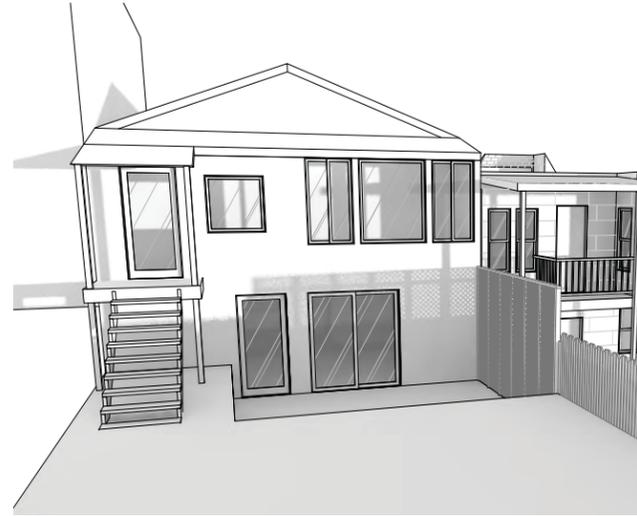
3 EXISTING: SEPT. 22 - 10:15AM

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

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

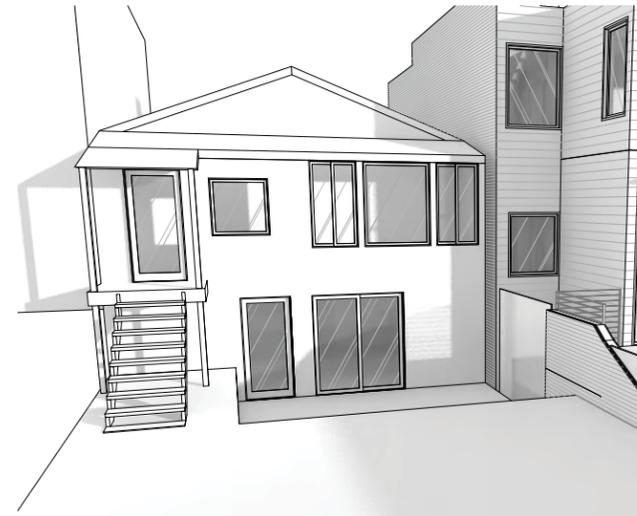
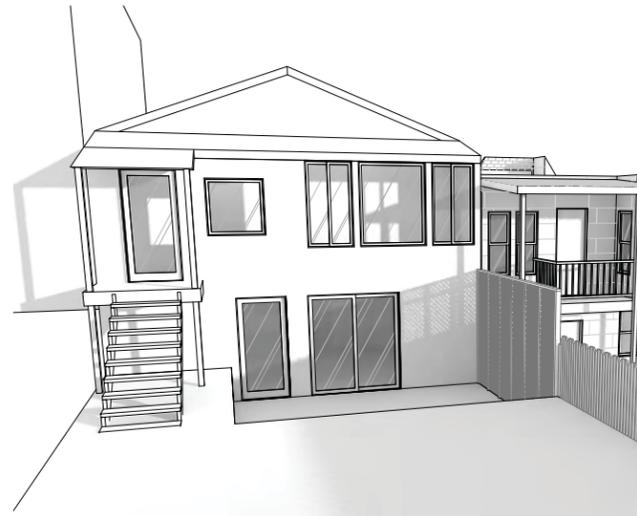
**EXISTING**

**PROPOSED**



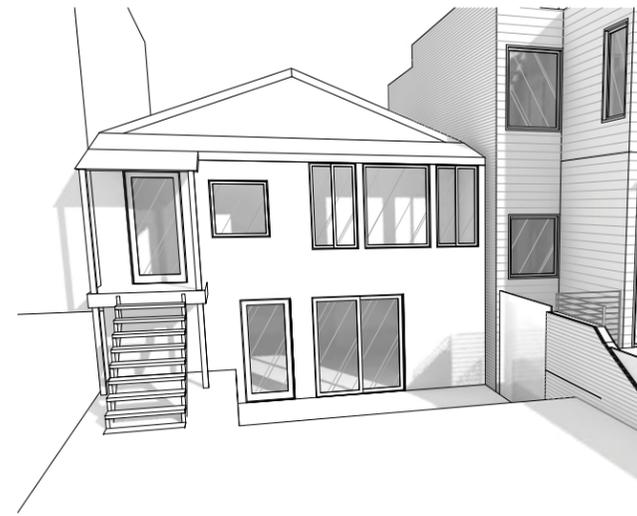
7 EXISTING: DEC. 21 - 7:30AM (15 mins. after sunrise)

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

**LUMI**

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

date :	issues/ revisions :	by :
09.22.15	SCHEMATIC DESIGN	RK
12.10.15	311 SUBMITTAL	RK
03.23.16	ROD MEETING	RK
05.19.16	SITE PERMIT RESUBMITTAL	RK
07.29.16	SITE PERMIT RESUBMITTAL	RK
12.23.16	SITE PERMIT RESUBMITTAL	IG
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

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 <b>FARALLON 28TH ST REMODEL</b>	Block/Lot <b>7520 / 024</b>	Address <b>653 28TH STREET, SAN FRANCISCO, CA 94131</b>
Gross Project Area <b>4394 SQ.FT.</b>	Primary Occupancy <b>R-3, SINGLE FAMILY DWELLING</b>	Number of occupied floors <b>4 (3 OVER BASEMENT)</b>
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

<b>Construction activity stormwater pollution prevention and site runoff controls:</b> Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> 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.	●
<b>NonPotable Water:</b> 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)	●
<b>Water Efficient Irrigation:</b> Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management –</b> Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> 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

<b>Proposing a GreenPoint Rated Project</b> (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)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Better Roofs:</b> 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)	●
<b>Energy Efficiency:</b> 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.	●
<b>Meet all California Green Building Standards Code requirements</b> CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

## LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)			X			
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (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		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRc1, 2 points	●	●	●	●	Meet C&D ordinance	●
<b>Energy Design</b> Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Better Roofs: Buildings of 10 occupied floors or less must:</b> 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
<b>Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EA c5, 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 EA c7).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning</b> LEEDv4 EA c1	●	Meet LEED prerequisite				
<b>Water Use - 30% Reduction</b> LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
<b>Enhanced Refrigerant Management</b> 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		
<b>Indoor Air Quality Management Plan</b> LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
<b>Bicycle parking:</b> 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
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Wiring for Electric Vehicle Charging:</b> 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
<b>Water Meters:</b> 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
<b>Air Filtration:</b> Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> 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	●
<b>Acoustical Control:</b> 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)		
<b>Energy:</b> Comply with California Energy Code (Title 24 Part 6 2016)	●	●
<b>Better Roofs: Buildings of 10 occupied floors or less must:</b> 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)	●	
<b>Bicycle parking:</b> Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
<b>Wiring for Electric Vehicle Charging:</b> Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
<b>Fuel efficient vehicle and carpool parking:</b> Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
<b>Water Meters:</b> 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
<b>Indoor Water Conservation:</b> All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
<b>Commissioning:</b> 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)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> 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.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> 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.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
<b>CFCs and Halons:</b> 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.



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 VEBBA BUENA VISTA  
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	IG
01.26.17	DEMONSTRATION SUBMITTAL	RK
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

May 30, 2017

Re: 653 28th Street Case No. 2015-016467DRP & DRP2  
June 8, 2017 Planning Commission Meeting

Dear President Hillis and Members of the Planning Commission:

There are a couple of issues to take into consideration as you review this project that go beyond the problematic and out of character design of this proposal.

1. **The existing house looks fine....Please look at the Real Estate websites for this house. *Is this really a house that should be torn down? No! This is completely contrary to Housing Policy.***
2. **According to the appraisal, the house is only \$45,000 over the current MOH affordability number which is \$1.63 million. It is over a year since the City has last adjusted this number. This existing house is relatively affordable.**
3. **There is another house on this same block at 611 28th that sold on April 6th, for \$1.45 million. The square footage of this house is either somewhere between 700 to 1,200 square feet. It is configured as a three bedroom home in a similar manner to the Project Site, which is 1,200 square feet.**

**However the context of this part of Noe Valley is extremely important.**

What has been happening in this RH-1 part of the neighborhood?

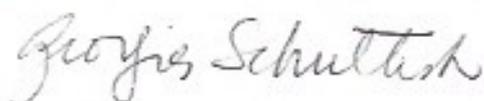
Mostly "spec" projects, that were approved over the past 5 years, by the City as alterations but were really demos.

When they were demo'ed they were all valued **under** the MOH number that was current at that time. Some were in better condition than others probably, but they were all under the number at the time and ....none of them had DRs.

Here are some of the addresses of these now **multi million** dollar homes: 725 Duncan; 752 Duncan; 709 27th ; 4318 26th (aka the Cube House); 739 27th; 4365 26th; 1433 Diamond; 561 Clipper; 556 28th, 865 Duncan; 1214 Diamond.

**It is totally illogical to demolish this house at 653 28th Street. This is a sound house. And this house is relatively affordable. The replacement structure will not be. At the very, very least this speculative project should be reduced in size and mass per the DR Requestors and their supporters.**

Georgia Schuttish  
Noe Valley Resident



Public Landlord

California - San Francisco - 94131 - Noe Valley - 653 28th Street



# 653 28th St, San Francisco, CA 94131

3 beds · 1.5 baths · 1,400 sqft [Edit](#)

Edit home facts for a more accurate Zestimate.

● SOLD: \$1,603,000

Sold on 08/14/15

Zestimate®:

\$1,318,913

I disagree

EST. REFI PAYMENT

\$5,913/mo

See current rates

## Home Shoppers are Waiting



151 shoppers are looking in your neighborhood and price range.

Your name

Phone

Email

I own this home and would like to ask an agent about selling 653

[Contact Agent](#)

Or call 415-799-3468 for more info

### Is this your rental?

Get a monthly local market report with comparable rentals in your area.

- I own and manage this rental
- I manage this rental for the owner

Enter email

[Subscribe](#)

[Claim this home as your residence](#)

*Note: This property is not currently for sale or for rent. The description below may be from a previous listing.*

Need a Place for ONLY 8 Months starting 12.15.15 through August 31, 2015 only-Furnished or Unfurnished Max- No extensions will be allowed.

Move in today -Noe Valley Home Furnished \$6000 per month.

Email Mark Venegas at [sfrental@sfdreamleasing.com](mailto:sfrental@sfdreamleasing.com) if



**611 28th St**  
San Francisco, CA 94131

**\$1,500,625**  
Redfin Estimate

**\$1,450,000**  
Sold Apr 6, 2017

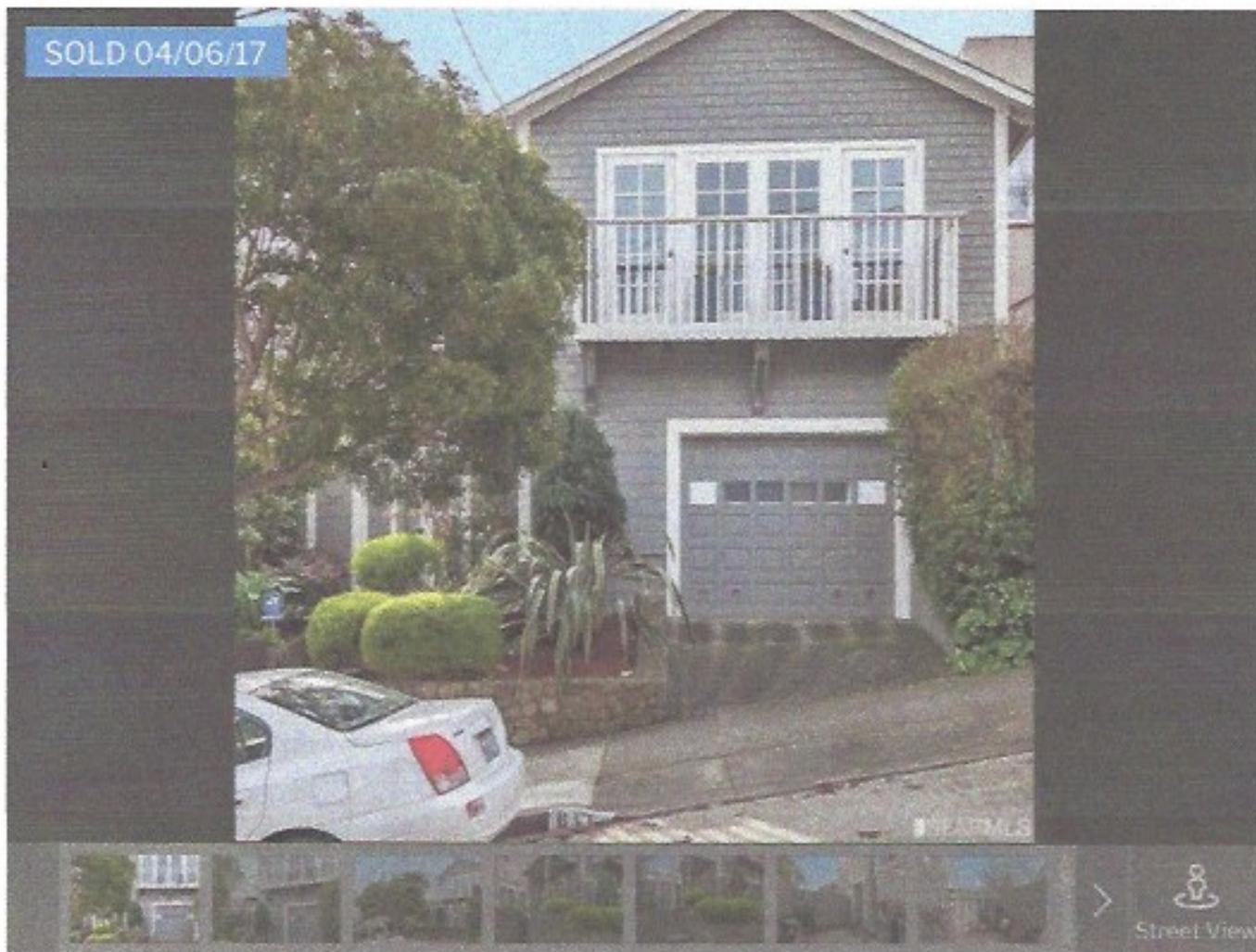
**2**  
Beds

**2**  
Baths

**—**  
Sq. Ft.

Status: Sold

Overview Redfin Estimate Property Details Tour Insights Property History Public Facts Energy Report S



Track it

Light, Open and Contemporary! Come see this light filled two bedroom, two bath home with two balconies! Views of downtown. Upper level with vaulted wood beam ceilings and Brazilian cherry hardwood floors. Expansive open floor plan. Kitchen with island and top of the line appliances. Living/dining room with step out view balconies. Two bedrooms overlooking garden and full bath. Lower level has office area with wine storage, plus bonus room and bath leading to garden. Laundry room with washer/dryer/steamer and refrigerator. Converted garage used as media rm or could be converted back to original garage. South facing garden ideal for backyard BBQ's! Blocks to Noe Valley boutiques, bakeries, restaurants, nightlife, farmer's market, Whole Foods

Property Type	Single-Family Home	Style	Contemporary
Community	Noe Valley	County	San Francisco
MLS#	454650		