



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 9, 2017

Date: February 2, 2017
Case No.: 2016-000835DRP-02
Project Address: 4301 Cesar Chavez Street
Permit Application: 2016.01.15.7193
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 6583/001
Project Sponsor: Robert Edmonds
Edmonds & Lee Architects
2601 Mission Street, Suite #503
San Francisco, CA 94110
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org
Recommendation: **Take DR and approve the project as revised by the Project Sponsor**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

This project proposes the construction of a 1-story vertical and horizontal addition to an existing two-story single-family home. The addition will include two new bedrooms and three new bathrooms. No additional units are proposed.

This proposal has been reviewed by the Planning Department and met the applicable zoning requirements and Residential Design Guidelines. On August 24, 2016, the neighborhood notification process began with the required 30-day notice per Zoning Section 311. Two Discretionary Reviews (DR) were filed during the period.

Following the submittal of the DRs, the Project Sponsor and the DR Requestors worked out a compromise with agreed upon design changes, which are provided in this packet.

SITE DESCRIPTION AND PRESENT USE

The subject property is a single-family residential unit located on the southwest corner of Cesar Chavez and Diamond Streets in Assessor's Block 6583, Lots 001, and is within the RH-1 (Residential House, One-Family) District and the 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Properties along both Diamond and Cesar Chavez Streets are zoned RH-1 (Residential House, One-Family) and are developed with mostly single-family residences. The subject site is surrounded by predominately residential uses and is located just east of the Douglass Playground.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 24, 2016 – September 22, 2016	September 20, 2016	February 9, 2017	140 Days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 31, 2017	January 30, 2017	11 days
Mailed Notice	10 days	January 31, 2017	January 26, 2017	14 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	6	DR Requestors, but now are in support of the project	
Other neighbors on the block or directly across the street			X
Neighborhood groups	X		

Two adjacent neighbors initially filed DR Applications. The Department has received feedback from a neighborhood group expressing support of the proposed development and the agreement between the DR Requestors and the Project Sponsor. The Department has not received any comment from any of the other neighbors on this project.

DR REQUESTOR

Michael and Teddi Silverman at 4317 Cesar Chavez Street filed 2016-000835DRP
Cynthia Wainwright at 1301 Diamond Street filed 2016-000835DRP-02

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The DR Requestors were initially concerned about the design of this project. They believed the top floor was out of scale for this block, the rear portion of the addition projects too far back, privacy is disrupted, and this addition is too large for this location.

However, they continued to meet with the project sponsor and reached a compromise.

See attached *Discretionary Review Application*

PROJECT SPONSORS RESPONSE TO DR APPLICATION

Upon being notified of the DR filing, the project sponsor met with both requestors to negotiate a compromise. They met and discussed design changes. The project sponsor took into account the concerns of both DR Requestors and was willing to make revisions. Those revisions include;

1. Reduce the building height by one (1) foot to a new height of 31 feet, 6 inches.
2. Setback the top floor of the building by five (5) feet from the rear (west-facing) building wall without adding any new windows to this wall or decks within the rear setback area.
3. Setback the top floor of the building by five (5) feet from the front (east-facing) property line.
4. Raise the sill on the south-facing windows to a minimum of three (3) feet and make the glazing on such windows frosted.

The latest version of the plans submitted to the Planning Commission reflects these modifications.

See attached *Response from the Project Sponsor and Settlement Agreement*

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).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project on October 20, 2016. The RDT issued a comment to reduce the glazing and size of the south-facing windows on the proposed third story. There were no other issues raised by RDT about this proposal.

RECOMMENDATION:	Take DR and approve the project as revised by the Project Sponsor.
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Attachments:

Draft Action Memo
CEQA Categorical Exemption Determination
Block Book Map
Sanborn Map
Zoning Map
Aerial Photo
Site Photo
Section 311 Notice
DR Application
Response Supplement from Project Sponsor
Settlement Agreement
Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action xxxx

HEARING DATE: FEBRAURY 9, 2017

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Building Permit: **2016.01.15.7193**
Zoning: RH-1 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6583/001
Project Sponsor: Robert Edmonds
Edmonds & Lee Architects
2601 Mission Street, Suite #503
San Francisco, CA 94110
DR Requestors: **Michael and Teddi Silverman**
4317 Cesar Chavez Street
San Francisco, CA 94131
Cynthia Wainwright
1301 Diamond Street
San Francisco, CA 94131
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2016-000835DRP-02 AND THE APPROVAL OF BUILDING PERMIT 2016.01.15.7193 PROPOSING TO HORIZONTALLY AND VERTICALLY EXPAND THE SINGLE-FAMILY DWELLING. THE PROPOSED EXPANSION WOULD BE ROUGHLY 50 FEET IN DEPTH, 31 FEET IN HEIGHT, AND WILL HAVE MINIMAL IMPACTS TO THE ADJACENT PROPERTIES. THE SUBJECT PROPERTY IS WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 15, 2016, James Hong, represented by Robert Edmonds filed for Building Permit Application No. 2016.01.15.7193 proposing to construct a vertical addition onto an existing single-family dwelling. The proposed addition will have a depth of roughly 50 feet adding a new story on top of an existing 2 story single-family house within the RH-1 (Residential House, Two-Family) zoning district and a 40-x height and bulk district.

On September 20, 2016 Michael and Teddi Silverman along with Cynthia Wainwright (hereinafter "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2016-000835DRP-02) of Building Permit Application No. 2016.01.15.7193.

Both the Project Sponsor and the DR Requestors reached a compromise. Following the DR submittal, the Project Sponsor reached out to the DR Requestors to discuss the project and design changes. The project sponsor took into account the Requestor's concerns. They agreed with the new changes and have been incorporated into the revised plans.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On February 9, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-000835DRP-02.

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

ACTION

The Commission hereby does take Discretionary Review requested in Application No. 2016-000835DRP-02 and approves the Building Permit Application 2016.01.15.7193 with conditions.

The reasons that the Commission took the action described above include:

1. The proposal is extraordinary or exceptional.
2. Both the Project Sponsor and the DR Requestors have reached an agreed upon compromise.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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

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

I hereby certify that the Planning Commission took Discretionary Review and approved the building permit as reference in this action memo on February 9, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: February 9, 2017



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4301 Cesar Chavez Street		6583/001	
Case No.	Permit No.	Plans Dated	
2016-000835ENV	201601157193	01/15/2016	
<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. Third-story addition to existing two-story single-family home with one vehicle parking space. Horizontal rear addition. Interior remodel renovation. Addition of one vehicle parking space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

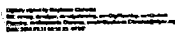
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not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

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


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

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

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

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 3/25/2016.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros 	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A. Cisneros	Signature:  Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.03.31 09:59:38 -0700</small>
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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San Francisco,
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion: 3/25/2016
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	4301 Cesar Chavez Street	
Block/Lot:	Cross Streets:	
6583/001	Diamond Street	
CEQA Category:	Article 10/11:	IBPA/CASE No.:
B	N/A	2016-000835ENV

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

DATE OF PLANS UNDER REVIEW:	1/15/2016
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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: Historic Resource Evaluation prepared by Preservation Architecture (dated December 8, 2015).	
Proposed Project: Third-story addition to existing two-story single-family home with one vehicle parking space. Horizontal rear addition. Interior remodel renovation. Addition of one vehicle parking space.	

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		

Does it meet the Secretary of the Interior's Standards for Historic Preservation?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Is it a historic resource?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Does it meet the criteria for listing in the California Register?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Does it meet the criteria for listing in the National Register?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Does it meet the criteria for listing in the National Historic Landmark Program?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

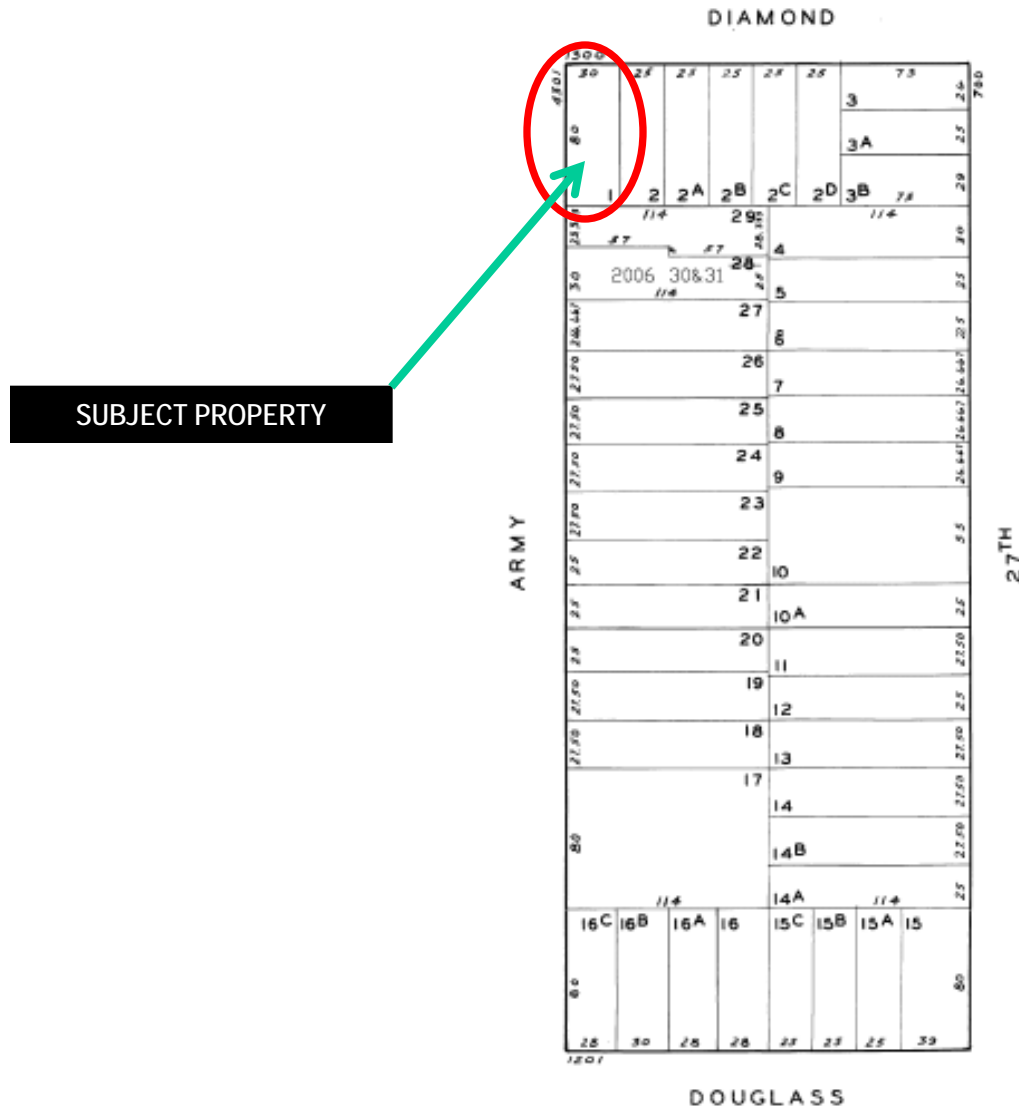
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

RECOMMENDATION
<p>According to the Historic Resource Evaluation prepared by Preservation Architecture (dated December 8, 2015) and information found in the Planning Department files, the subject property at 4301 Cesar Chavez Street contains a two-story, wood-frame, single-family residence with a ground floor garage fronting Cesar Chavez Street. The residence was constructed in 1950 by original owner and contractor Henry A. Sala (source: building permit). Henry Sala sold the newly constructed residence to Charles Olsen, a bartender, and his wife Margaret in 1950. The Olsens were owner-occupants of the property for 17 years. Known alterations to the property include re-roofing (1989) and replacing 21 aluminum windows with wood composite windows (2007).</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 best described as a Modern vernacular style with little to no detailing. 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 constructed between 1940 and 1950. Although the block was developed around the same period, the styles represented are not aesthetically related. Further, the greater surrounding area exhibits a wider range of construction dates (1900 to 2011) and even more varied architectural styles. Together, the block and the surrounding area do 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 Senior Preservation Planner/Preservation Coordinator	Date
<i>[Signature]</i>	3/25/2016

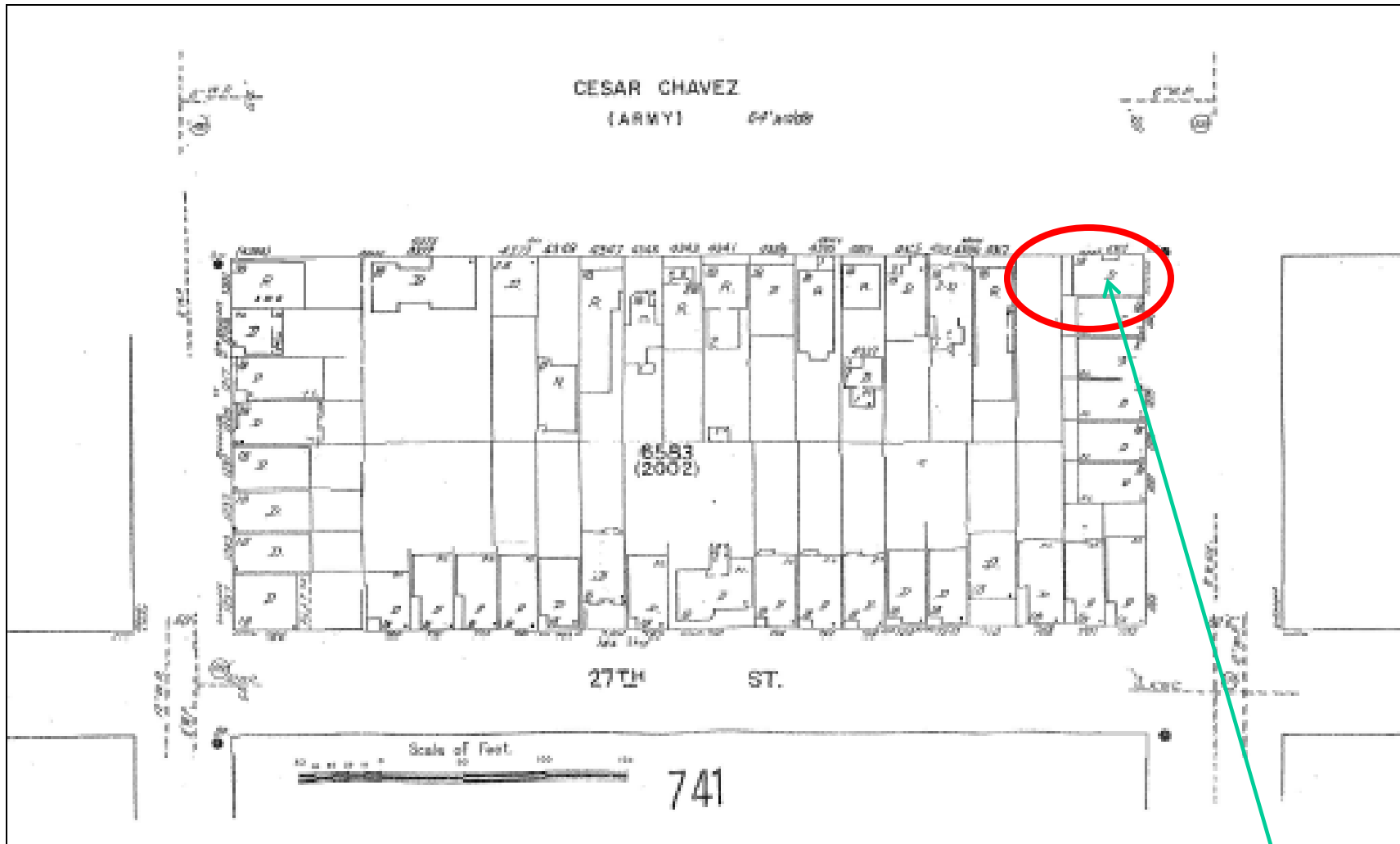


Block Book Map



Discretionary Review – Public Initiated
Case Number 2016-000835DRP-02
RH-1 – Residential House, One Family
4301 Cesar Chavez Street

Sanborn Map*



SUBJECT PROPERTY

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

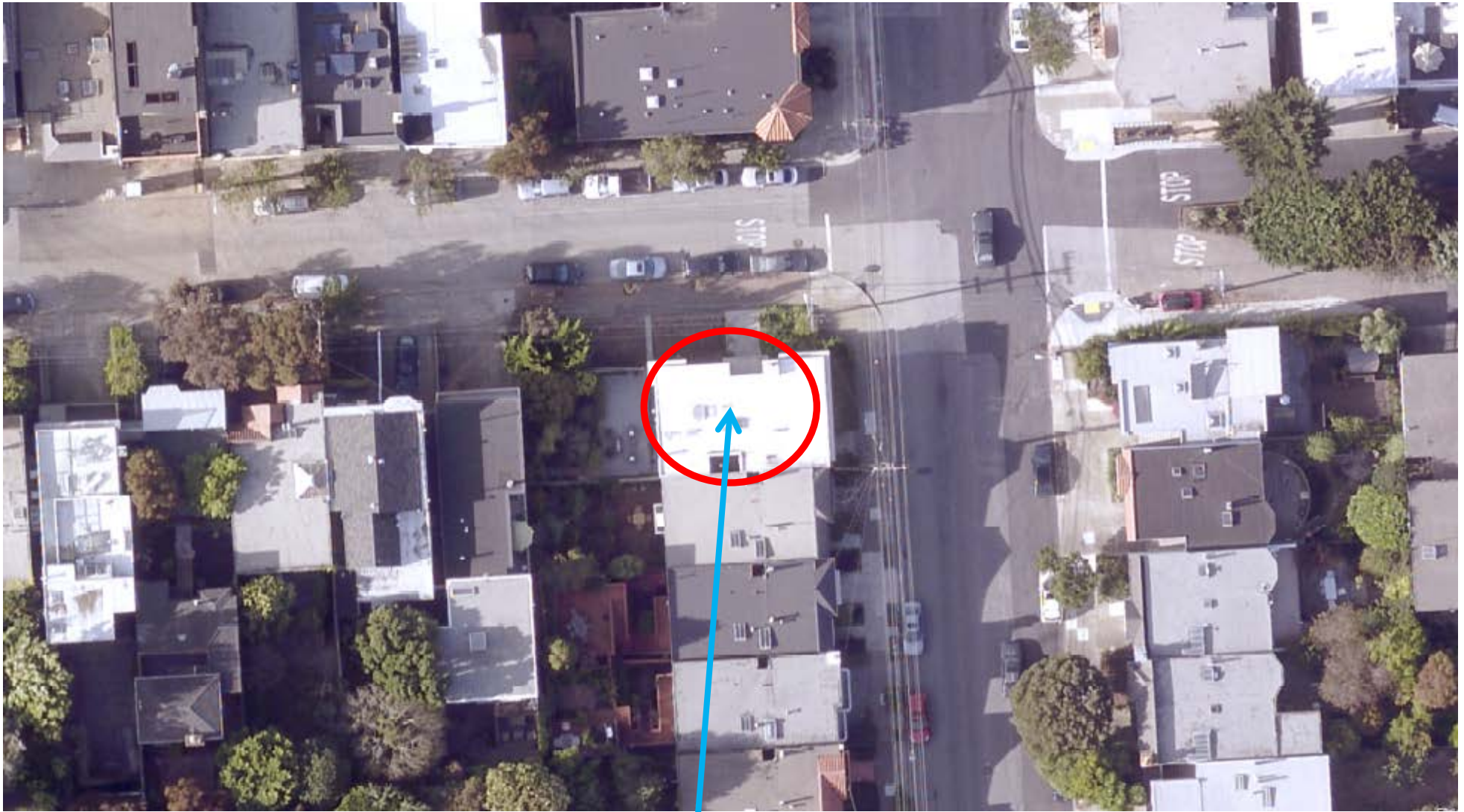
Zoning Map



SUBJECT PROPERTY

Discretionary Review – Public Initiated
Case Number 2016-000835DRP-02
RH-1 – Residential House, One Family
4301 Cesar Chavez Street

Aerial Photo



SUBJECT PROPERTY

Discretionary Review – Public Initiated
Case Number 2016-000835DRP-02
RH-1 – Residential House, One Family
4301 Cesar Chavez

Site Photo



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Case Number 2016-000835DRP-02
RH-1 – Residential House, One Family
4301 Cesar Chavez



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On January 15, 2016, the Applicant named below filed Building Permit Application No. **201601157193** (Addition) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Robert Edmonds	Project Address:	4301 Cesar Chavez Street
Address:	2601 Mission Street, #503	Cross Streets:	Diamond Street
City, State:	San Francisco, CA 94110	Assessor's Block /Lot No.:	6583/001
Telephone:	(415) 285-1300	Zoning Districts:	RH-1/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	One Family Dwelling.....	No Change
FRONT SETBACK	No front yard setback	No Change
SIDE SETBACKS	No Side Setback.....	5 foot setback on upper floor
BUILDING DEPTH	+/-44 feet from Diamond.....	62 feet from Diamond
REAR YARD	+/- 35 feet	+/- 20 feet
HEIGHT OF BUILDING	+/- 22 feet	+/- 33 feet
NUMBER OF STORIES	2 stories	3 stories
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change

PROJECT DESCRIPTION	
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This proposal includes a horizontal and vertical addition. 2 bedrooms and 3 bathrooms will be included.

PLANNER'S NAME: **Todd Kennedy**

PHONE NUMBER: **(415) 575-9125**

EMAIL: **todd.kennedy@sfgov.org**

DATE OF THIS NOTICE: **8/24/16**

EXPIRATION DATE: **9/22/16**

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any **general questions** concerning this **application review process** may be answered by the **Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m.** Please phone the Planner listed on the reverse of this sheet with **questions specific to this project**.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org** for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties 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, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor**, or on-line at www.sfplanning.org). You must submit the application to the **Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check, **for each Discretionary Review request 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 or at the 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. If the project includes multi 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 approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form 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 their current fees, **contact the Board of Appeals at (415) 575-6880**.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Michael and Teddi Silverman

DR APPLICANT'S ADDRESS:

4301 Cesar Chavez Stree

ZIP CODE:

94131

TELEPHONE:

(310) 780-1220

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

J & D Fund LLC

ADDRESS:

4301 Cesar Chavez Street

ZIP CODE:

94131

TELEPHONE:

(510) 508-3845

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

tgsilverman@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

4301 Cesar Chavez Street

ZIP CODE:

94131

CROSS STREETS:

Diamond Street and Cesar Chavez Street

ASSESSORS BLOCK/LOT:

6583

LOT DIMENSIONS:

/001

30' X 80'

LOT AREA (SQ FT):

2400 sf

ZONING DISTRICT:

RH- 1

HEIGHT/BULK DISTRICT:

40x

3. Project Description

Please check all that apply

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

Additions to Building:

Rear ☒Front ☒Height ☒Side Yard ☐

one family dwelling

Present or Previous Use:

one family dwelling

Proposed Use:

Building Permit Application No. 201601157193

Date Filed: 1/15/16

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.

Discretionary Review Request

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

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

See attached.

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

See attached.

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

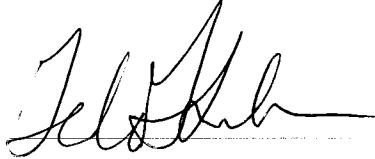
See attached.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

9/20/16

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

Teddi Silverman

Owner / Authorized Agent (circle one)

Discretionary Review Request Addendum

4301 Diamond Street, San Francisco, CA 94131

Question #1 REASONS

A. The currently proposed top floor is out of scale with both sides of Diamond Street on this block. The top floor wall is only 4 feet back from the property line and 6 feet from the front building wall (which is 2 feet over the property line). Although it is a corner building the front setback needs to be larger to better reflect and complement the character of Diamond Street because it is the Diamond Street frontage that defines the most important visual character of this corner lot. The building is part of a cohesive enclave of 1940's -50's two-story homes on Diamond that are of similar size and character and all of which respect the topography of the street. And Diamond is the more major of the two streets -- being both wider and more travelled by buses, vehicles and pedestrians. *Guideline: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. Guideline: Respect the topography of the site and surrounding areas. Guideline: Design the height and depth of the building to be compatible with the existing building scale at the street.*

B. The rear portion of the home proposes to extend over 16 feet beyond the adjacent home's rear building wall for 3 stories, looming over our back yard and out of scale with every other home on Diamond. *Design Principle: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character. Guideline: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties. ("Provide setbacks on the upper floors....") Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings. Guideline: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.*

C. The current deck parapets add massing to the building and the deck unnecessarily impinges on the privacy of pedestrians and neighbors across the street. *Design Principle: Design the building's architectural features to enhance the visual and architectural character of the neighborhood.*

D. The extraordinary circumstances are as follows: (i) although this is a corner lot it is also situated within a block face of extraordinarily consistent rooflines that mirror the topography of the street and (2) likewise the rear yards of five buildings in a row, including the subject home, line up almost exactly, providing a remarkable mid-block open space that will be terminated by the proposed horizontal addition and overshadowed by the proposed vertical addition.

Question #2 UNREASONABLE IMPACTS

The existing home at this site is already larger than the adjacent homes on Diamond. The proposed development will make the home about 4 times the square footage of its Diamond street neighbors. The

Discretionary Review Request Addendum

4301 Diamond Street, San Francisco, CA 94131

proposed development is too large, out of scale with the neighbors, affecting light and privacy and changing the overall design character of the block.

Question #3 ALTERNATIVES OR CHANGES TO PROPOSED PROJECT

- A. **Push the top floor 15 feet back from the Diamond Street property line.**
- B. **Push the top floor in at the rear to line up with the rear building walls of the homes on Diamond without adding decks or windows.**
- C. **The front deck railings should be recessed at least 3 feet and made open or glass.**
- D. **The rear building wall at the second level should be more significantly notched (half the building width) and any windows on the notched, south-facing facade should have a 5' – 6' sill to ensure privacy as opposed to obscured glass that can be replaced without permit.**
- E. **Reduce the overall building height by 2 feet.**

PLAN INADEQUACY

+ Show all rooftop appurtenances such as vents, skylights, and flus for fireplaces on the roof plan and elevations.

+ Better show and describe exterior materials especially the rain screen.

+ The proposed site plan does not show the retaining wall and nowhere is a dimension shown that identifies the distance of the new retaining wall from the rear property line. Show the retaining wall in the proposed site plan and dimension the distance of the retaining wall in this plan and the section.

RECEIVED

SEP 20 2016

CITY & COUNTY OF S.F.

PLANNING DEPARTMENT
PICDiscretionary Review Application
Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns <i>2 pages</i>	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.*Neighborhood Petition 10 pages*

X

[Signature] *9/20/16*

For Department Use Only

Application received by Planning Department:

By:

[Signature]

Date:

10-11-16

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Cynthia Wainwright

DR APPLICANT'S ADDRESS:

1301 Diamond Street

ZIP CODE:

94131

TELEPHONE:

(415)999-4819

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

J & D Fund LLC

ADDRESS:

4301 Cesar Chavez Street

ZIP CODE:

94131

TELEPHONE:

(510) 508-3845

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

cynthia.wainwright@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

4301 Cesar Chavez Street

ZIP CODE:

94131

CROSS STREETS:

Diamond Street and Cesar Chavez Street

ASSESSORS BLOCK/LOT:

6583

LOT DIMENSIONS:

/001

30' X 80'

LOT AREA (SQ FT):

2400 sf

ZONING DISTRICT:

RH- 1

HEIGHT/BULK DISTRICT:

40x

3. Project Description

Please check all that apply

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

Present or Previous Use:

Proposed Use: one family dwelling

Building Permit Application No. 201601157193

Date Filed: 1/15/16

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"/>
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Discretionary Review Request

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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:

See attached.

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

See attached.

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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:

Cynthia Wainwright

Date:

9-20-2016

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

Cynthia Wainwright

Owner / Authorized Agent (circle one)

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4301 Diamond Street, San Francisco, CA 94131

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Discretionary Review Request Addendum

4301 Diamond Street, San Francisco, CA 94131

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- E. Reduce the overall building height by 2 feet.

PLAN INADEQUACY

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+ Better show and describe exterior materials especially the rain screen.

+ The proposed site plan does not show the retaining wall and nowhere is a dimension shown that identifies the distance of the new retaining wall from the rear property line. Show the retaining wall in the proposed site plan and dimension the distance of the retaining wall in this plan and the section.

RECEIVED

SEP 20 2016

Discretionary Review Application
Submittal Checklist

CITY & COUNTY OF S.F.

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
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Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns 2 pages	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

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

Anthony J. Hayes 9/20/2016

For Department Use Only

Application received by Planning Department:

By:

Patricia Medley

Date:

10-11-16

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 4301 Cesar Chavez

Zip Code: 94131

Building Permit Application(s): 2016.01.15.7193

Record Number: 2016-00835DRP

Assigned Planner: Todd Kennedy

Project Sponsor

Name: James Hong

Phone: 415-713-8602

Email: jamesdhong7@gmail.com

Required Questions

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

See attached.

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

See attached.

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

See attached.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	2
Bedrooms	3	5
Height	19'-8"	31'-6"
Building Depth	42'-2"	60'-0"
Rental Value (monthly)	n/a	n/a
Property Value	n/a	n/a

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

Signature:

Date:

Printed Name: Robert Edmonds, Edmonds + Lee Architects

☐ Property Owner
☒ Authorized Agent

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

Response to Discretionary Review (DRP) – Addendum Required Questions:

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

Project Sponsor Response:

The proposed project is zoning and code compliant and does not require any variances. The project has been sensitively designed to be compatible with the surrounding neighborhood, and the proposed 3rd floor addition has already been setback from the property line on two sides to reduce the visual scale of the massing. There are no exceptional or extraordinary circumstances to justify a Discretionary Review of the project.

The Project Sponsor is proposing the project to meet the future needs of their growing family with the specific goal of locating 3 bedrooms and a master bedroom on the same floor level. The extensive modifications proposed in the DR Requests are not acceptable because they would reduce the number of bedrooms and would require the master bedroom to be located on a different floor level.

However, since the initial filing of this DR Request, the Project Sponsor reached out to the DR Requestors to discuss the proposed project, and is pleased to have identified alternate modifications (described below) that address the DR Requestors' concerns while maintaining the functionality of the home.

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 to the city.**

Project Sponsor Response:

Since the initial filing of this DR Request, the Project Sponsor and DR Requestors have worked together to identify a range of modifications which address the concerns of the DR Requestors without severely affecting the functionality or design of this Code-compliant project. It is the Project Sponsor's understanding that DR Requestors would no longer oppose the proposed project with these modifications.

To address the DR requesters' concerns about the scale of the project, the Project Sponsor is willing to increase the 3rd floor front setback at Diamond Street from 3'-6" to 5'-0" and introduce a new 3rd floor rear setback of 5'-0" from the floor below, the roof of which will not be occupiable. In addition, the Project Sponsor is willing to decrease the proposed height of the building by one foot.

To address the DR requesters' concerns about privacy, the project sponsor is willing to reduce the amount of windows on the 2nd and 3rd floors of the south facing wall in the rear of the building parallel to the southern side property line. Window sills at these locations will be no lower than 3'-0" above the finished floor of the interior space for which they serve. In addition, the Project Sponsor is proposing frosted glass for the windows at these locations so as to increase privacy between properties.

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 changes requested by the DR requester.**

Project Sponsor Response:

The Project Sponsor is willing to make changes to the proposed project as described in question 2 above, with the understanding that DR Requestors would no longer oppose the project with these modifications.

Additional changes to the proposed project's third floor which were proposed in the DR Request are unacceptable because they would eliminate the possibility of locating the kitchen, dining and living spaces on the home's 3rd floor, and would have instead limited the kitchen, dining and living spaces to the 2nd floor. In doing so, the number of bedrooms would have been reduced and would have required the master bedroom to be located on a different floor level. The Project Sponsor could not agree to these changes, as they would have defeated the purpose of this Code-compliant project.

Given the location and scale of the proposed project on the North-East corner of the block, the Project will not have adverse effects to light or air on adjacent properties or to the mid-block open-space.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 4301 Cesar Chavez

Zip Code: 94131

Building Permit Application(s): 2016.01.15.7193

Record Number: 2016-00835DRP

Assigned Planner: Todd Kennedy

Project Sponsor

Name: James Hong

Phone: 415-713-8602

Email: jamesdhong7@gmail.com

Required Questions

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

See attached.

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

See attached.

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

See attached.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	2
Bedrooms	3	5
Height	19'-8"	31'-6"
Building Depth	42'-2"	60'-0"
Rental Value (monthly)	n/a	n/a
Property Value	n/a	n/a

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

Signature:

Date:

Printed Name: Robert Edmonds, Edmonds + Lee Architects

☐ Property Owner
☒ Authorized Agent

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

Response to Discretionary Review (DRP) – Addendum Required Questions:

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

Project Sponsor Response:

The proposed project is zoning and code compliant and does not require any variances. The project has been sensitively designed to be compatible with the surrounding neighborhood, and the proposed 3rd floor addition has already been setback from the property line on two sides to reduce the visual scale of the massing. There are no exceptional or extraordinary circumstances to justify a Discretionary Review of the project.

The Project Sponsor is proposing the project to meet the future needs of their growing family with the specific goal of locating 3 bedrooms and a master bedroom on the same floor level. The extensive modifications proposed in the DR Requests are not acceptable because they would reduce the number of bedrooms and would require the master bedroom to be located on a different floor level.

However, since the initial filing of this DR Request, the Project Sponsor reached out to the DR Requestors to discuss the proposed project, and is pleased to have identified alternate modifications (described below) that address the DR Requestors' concerns while maintaining the functionality of the home.

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 to the city.**

Project Sponsor Response:

Since the initial filing of this DR Request, the Project Sponsor and DR Requestors have worked together to identify a range of modifications which address the concerns of the DR Requestors without severely affecting the functionality or design of this Code-compliant project. It is the Project Sponsor's understanding that DR Requestors would no longer oppose the proposed project with these modifications.

To address the DR requesters' concerns about the scale of the project, the Project Sponsor is willing to increase the 3rd floor front setback at Diamond Street from 3'-6" to 5'-0" and introduce a new 3rd floor rear setback of 5'-0" from the floor below, the roof of which will not be occupiable. In addition, the Project Sponsor is willing to decrease the proposed height of the building by one foot.

To address the DR requesters' concerns about privacy, the project sponsor is willing to reduce the amount of windows on the 2nd and 3rd floors of the south facing wall in the rear of the building parallel to the southern side property line. Window sills at these locations will be no lower than 3'-0" above the finished floor of the interior space for which they serve. In addition, the Project Sponsor is proposing frosted glass for the windows at these locations so as to increase privacy between properties.

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 changes requested by the DR requester.**

Project Sponsor Response:

The Project Sponsor is willing to make changes to the proposed project as described in question 2 above, with the understanding that DR Requestors would no longer oppose the project with these modifications.

Additional changes to the proposed project's third floor which were proposed in the DR Request are unacceptable because they would eliminate the possibility of locating the kitchen, dining and living spaces on the home's 3rd floor, and would have instead limited the kitchen, dining and living spaces to the 2nd floor. In doing so, the number of bedrooms would have been reduced and would have required the master bedroom to be located on a different floor level. The Project Sponsor could not agree to these changes, as they would have defeated the purpose of this Code-compliant project.

Given the location and scale of the proposed project on the North-East corner of the block, the Project will not have adverse effects to light or air on adjacent properties or to the mid-block open-space.

Settlement Agreement
4301 Cesar Chavez Street

This Settlement Agreement (the "**Agreement**") is entered into as of 1/31/17, 2017 (the "**Effective Date**"), by and between J & D FUND, LLC (the "**4301 Owner**"), and MICHAEL SILVERMAN, TEDDI SILVERMAN, CYNTHIA WAINWRIGHT, and DAVID WAINWRIGHT (collectively, the "**DR Requestors**"). 4301 Owner and DR Requestors are sometimes each referred to in this Agreement as a "Party" and collectively as the "Parties."

RECITALS

This Agreement is executed with reference to the following facts:

- A. 4301 Owner owns the property at 4301 Cesar Chavez Street, San Francisco, California (the "**Property**"). 4301 Owner is seeking authorization from the City of San Francisco for a horizontal and vertical expansion to the existing single family home at the Property under permit application No. 201601157193 (the "**Project**").
- B. 4301 Owner filed building permit application No. 201601157193 for construction of the Project with the San Francisco Department of Building Inspection ("**DBI**") on January 15, 2016 (the "**Building Permit Application**").
- C. DR Requestors live in proximity to the Property, and have requested modifications to the Project design to address their concerns regarding potential impacts to adjacent properties.
- D. On September 23, 2016, DR Requestors filed Discretionary Reviews of the Project with the San Francisco Planning Department (the "**DRs**"). The DRs were assigned Planning Department File Nos. 2016-000835DRP-02, and 2016-000835DRP.
- E. The Parties now desire to settle their differences on mutually agreeable terms.

TERMS

NOW THEREFORE, for and in consideration of promises, covenants, and releases hereafter set forth in this Agreement for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. 4301 Owner Obligations

4301 Owner hereby agrees as follows:

- (a) **Project Design Modifications.** 4301 Owner has amended the 311 Notice Project plans prepared by Edmonds + Lee Architects, to reflect the following design revisions. A copy of the amended plans, dated January 27, 2017, is attached hereto as Exhibit A.
 - i. Reduce the building height by one (1) foot, to a height of 31' 6";

Settlement Agreement
4301 Cesar Chavez Street

- ii. Setback the top floor of the building by five (5) feet from the rear (west-facing) building wall without adding any new windows to this wall or decks within the rear setback area;
 - iii. Setback the top floor of the building by five (5) feet from the front (east-facing) property line; and
 - iv. Raise the sill on the south-facing windows to a minimum of three (3) feet and make the glazing on such windows frosted.
- (b) **Processing of DR Through Consent Calendar.** Within 24 hours of execution of this Agreement, the 4301 Owner shall provide the Planning Department with a copy of the revised Plans, and notify the Planning Department that the modifications provided in section 1(a), above, have been agreed to by the Parties. The 4301 Owners shall request that the Planning Commission approve the Project with these changes, consistent with the amended plans referenced above and labeled Exhibit A, under consent calendar on February 9, 2017, or the soonest available alternate date mutually agreed upon by the Parties, and that the changes be reflected in the Commission's Action Memo.
- (c) **Construction in Conformance with Modified Design.** Provided that the Planning Commission approves the Project as modified through the DR hearing process, 4301 Owner shall construct the Project consistent with the changes listed in Section 1(a) of this Agreement. Notwithstanding the foregoing, this Agreement shall not obligate 4301 Owner to construct the Project, and should 4301 Owner choose not to proceed with construction of the Project, both Parties' obligations under this Agreement shall have no ongoing force or effect.

2. DR Requestors' Obligations.

DR Requestors' hereby agrees as follows:

- (a) **Processing of DR Under Consent Calendar.** Within 24 hours of execution of this Agreement, DR Requestors shall notify the Planning Department that the modifications provided in section 1(a), above, have been agreed to by the Parties. DR Requestors shall request that the Planning Commission approve the Project with these changes under consent calendar on February 9, 2017, or the soonest available date mutually agreed upon by the Parties, and that the changes be reflected in the Commission's Action Memo.
- (b) **No Further Appeals.** The DR Requestors agree that they will not file any further appeals or lawsuits related to the Project or cause others to challenge the Project, including any of the following: (i) seeking to remove the DR from the Planning Commission's consent calendar for review through a full hearing, or seeking Commission approval of alternate Project modifications through the DR hearing process; (ii) filing any appeals, requests for rehearing, or requests to take jurisdiction with the Board of Appeals; (iii) filing any further requests for

Settlement Agreement
4301 Cesar Chavez Street

Discretionary Review with the Planning Department; (iv) filing an appeal with the Board of Supervisors challenging the Project's compliance with the California Environmental Quality Act ("CEQA"); (v) filing any lawsuit against the 4301 Owner or the City and County of San Francisco challenging the Project approvals; (vi) causing or encouraging third parties to challenge the Project or any of the Project approvals, or (vii) writing any letter or other correspondence to the City and County of San Francisco, speaking in any public forum or hearing, or organizing any public meeting to challenge or oppose the Project in any way, or soliciting such letters or testimony from any person, or otherwise encouraging opposition to the Project. 4301 Owner shall promptly bring to the DR Requestors' attention any and all changes proposed to the Project massing, exterior design, or substantive changes to the amended plans referenced in Section 1(a) above. Nothing in this Section of the Agreement or this Agreement on the whole shall limit the rights of any DR Requestor to participate in the review of the Project's planned excavation in the rear yard, including without limitation the placement, depth or construction of retaining walls. The DR Requestors may oppose any action related to such excavation including related to the retaining walls and may take any action they deem necessary to protect their property. Moreover, nothing in this Agreement shall prohibit a DR Requestor from challenging future projects proposed by Owner or future owners of the Property.

3. **Termination.** In the event that the Planning Commission does not approve the Project with the changes shown in Section 1(a) above on February 9, 2017, or the soonest available alternate date mutually agreed upon by the Parties, then any Party may terminate this Agreement by providing written notice to all other Parties of such termination ("**Notice of Termination**"). Such notice of Termination must be provided within 15 days following a decision by the Planning Commission not to approve those changes referenced in Section 1(a) above. If the Notice of Termination is provided, this Agreement shall be null and void and no Party shall have any obligation to the other hereunder. Written Notice of Termination made pursuant to this Section may be provided via US mail or electronic mail as follows.

Notice to 4301 Owner shall be sent to the following:

James Hong
4301 Cesar Chavez Street
San Francisco, CA 94131
Email: jamesdhong7@gmail.com

Notice to Michael Silverman or Teddi Silverman shall be sent to the following:

Michael and Teddi Silverman
4317 Cesar Chavez St.
San Francisco, CA 94131
Email: mgsilverman60@gmail.com
Email: tgsilverman@gmail.com

Settlement Agreement
4301 Cesar Chavez Street

Notice to Cynthia Wainwright or David Wainwright shall be sent to the following:

David and Cynthia Wainwright
1301 Diamond Street
San Francisco, CA 94131
Email: cynthia.wainwright@gmail.com
Email: wainwright.david@gene.com

4. **Representations and Warranties.** The persons signing this Agreement hereby warrant and represent that they have the power and authority to bind any Party on whose behalf the Agreement is signed.
5. **Entire Agreement; Controlling Law.** This Agreement and all exhibits attached hereto and incorporated herein sets forth the entire agreement of the Parties and any disputes concerning the subject matter of this Agreement, and shall not be modified or altered except by a subsequent written agreement signed by the Parties. The laws of the State of California shall govern the validity, interpretation and enforcement of this Agreement. The parties expressly consent to jurisdiction of the courts of California for any dispute regarding or relating to this Agreement or any other matter or claim released herein.
6. **Counterparts; Severability; Time is of the Essence.** This Agreement may be executed in multiple counterparts and signatures may be exchanged by facsimile or electronically, each of which shall be deemed to be an original document, and all of which together shall constitute one and the same document. In the even that any representation, warranty, acknowledgement, covenant, agreement, clause, provision, promise, or undertaking made by any party contained in this Agreement is deemed, construed, or alleged to be illegal, invalid, or unenforceable under present or future laws, in whole or in part, the Parties acknowledge that each and every other term of this Agreement shall remain valid and enforceable. Time is of the essence for the completion of the acts described in and required by this Agreement.
7. **Advice of Counsel.** The Parties represent and acknowledge that they have read and understood the terms of this Agreement and have had the opportunity to obtain the advice of counsel on the meaning and effect of this Agreement. The Parties have had an opportunity to fully participate in preparing this Agreement and acknowledge that it is the product of draftsmanship of the Parties. Accordingly, this Agreement shall not be construed for or against any party by virtue of their participation, or lack of participation, in the drafting hereof.
8. **Successors and Assigns.** This Agreement shall inure to the benefit of and shall be binding upon the Parties to this Agreement and their respective heirs, successors, assigns or owners and their representatives, agents, shareholders, officers, partners, directors, employees, affiliates, subsidiaries, related corporations or entities. Each Party shall

Settlement Agreement
4301 Cesar Chavez Street

provide a copy of this Agreement to any successor, assign or new owner prior to transfer of their respective property if such transfer is made prior to completion of the Project.

[Signatures Provided on Following Page]


Settlement Agreement
4301 Cesar Chavez Street

This Agreement is executed as of the Effective Date by the Parties.

4301 OWNER - J & D Fund, LLC

By: J & D Fund, LLC


Name: Daeyoung "James" Hong

Signature: 

Its: Managing Member

DR REQUESTORS

Name: Michael Silverman

Signature: 

Address: 4317 Cesar Chavez Street

Name: Teddi Silverman

Signature: 

Address: 4317 Cesar Chavez Street

Name: Cynthia Wainwright

Signature: 

Address: 1301 Diamond Street

Name: David Wainwright

Signature: 

Address: 1301 Diamond St

Exhibit A

Amended Plans Dated January 27, 2017

CESAR CHAVEZ RESIDENCE

4301 CESAR CHAVEZ STREET SAN FRANCISCO, CA 94131

JANUARY 27, 2017 FOR: NOPDR # 2

PROJECT DIRECTORY:

CLIENT / OWNER:

JAMES HONG
4301 CESAR CHAVEZ ST
SAN FRANCISCO, CA 94131

CONTRACTOR:

TBD

ARCHITECT:

EDMONDS + LEE ARCHITECTS
CONTACT: ROBERT EDMONDS
2601 MISSION STREET, 503
SAN FRANCISCO, CA 94110
T (415) 285-1300

STRUCTURAL ENGINEER:

TBD

AREA CALCULATIONS:

	EXISTING (SF)	PROPOSED (SF)
1ST FLOOR	966	1,141
2ND FLOOR	1,192	1,476
3RD FLOOR	N/A	1,009
TOTAL (SF)	2,158	3,626

BUILDING HEIGHTS:

	EXISTING (FT)	PROPOSED (FT)
TOTAL HEIGHT (SF)	19'-8"	31'-6"

SHEET INDEX:

ARCHITECTURAL

A0.00 COVER SHEET

A0.01 GENERAL NOTES

A0.11 PLOT / SITE PLAN (EXISTING AND PROPOSED)

A0.13 FLOOR AREA CALCULATIONS & EXISTING DIAGRAM

A0.15 EXTENT OF ALTERATION DIAGRAMS & CALCULATIONS

A1.11 FLOOR PLAN (EXISTING AND PROPOSED)

A1.12 FLOOR PLAN (EXISTING AND PROPOSED)

A1.13 FLOOR PLAN (EXISTING AND PROPOSED)

A1.14 FLOOR PLAN (PROPOSED)

A2.10 EXTERIOR ELEVATIONS (EXISTING AND PROPOSED)

A2.11 EXTERIOR ELEVATIONS (EXISTING AND PROPOSED)

A2.12 EXTERIOR ELEVATIONS (EXISTING AND PROPOSED)

A2.13 EXTERIOR ELEVATIONS (EXISTING AND PROPOSED)

A3.10 BUILDING SECTION (EXISTING AND PROPOSED)

PROJECT INFORMATION:

ADDRESS:

4301 CESAR CHAVEZ ST
SAN FRANCISCO, CA 94131

LOT:

001

BLOCK:

6583

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE & SF AMENDMENTS
2013 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS
2013 CALIFORNIA PLUMBING CODE & SF AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
2013 CALIFORNIA ENERGY CODE

2013 SAN FRANCISCO HOUSING CODE
2013 SAN FRANCISCO ENERGY CODE

BUILDING LIMITATIONS (PER 2013 CBC TABLE 503):

OCCUPANCY:

RH-1

CONSTRUCTION:

TYPE V

FIRE SPRINKLERS:

YES, NFPA 13

MAXIMUM HEIGHT:

40-X

MAXIMUM AREA:

UNLIMITED

WORK HOURS:

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS FOR AN INTERIOR RENOVATION OF A ONE UNIT BUILDING WITH REAR AND VERTICAL EXPANSION. WORK CONSISTS OF THE FOLLOWING:

1. REAR HORIZONTAL ADDITION & VERTICAL ADDITION.

PROJECT LOCATION

01 VICINITY MAP
SCALE: N.T.S.

A0.00

NO: DATE: SUBMISSION:

01 01.26.16 PRE-APP MEETING

02 01.28.16 SITE PERMIT

03 07.20.16 NOPDR # 1

04 01.27.17 NOPDR # 2

EDMONDS + LEE
ARCHITECTS, INC.

2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

PROJECT:

CESAR CHAVEZ
RESIDENCE
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:

COVER SHEET

SCALE:

AS NOTED

DATE:

DECEMBER 14, 2016

JOB NO.

2015.11

DRAWN:

CAD FILE:

GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," CURRENT EDITION, WHERE THESE CONFLICT WITH THE FOLLOWING SUPPLEMENTARY GENERAL CONDITIONS, THE LATTER SHALL TAKE PRECEDENCE.

SUMMARY OF WORK

THE WORK DESCRIBED IN THIS CONTRACT CONSISTS OF FOLLOWING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

CHANGE IN THE WORK

1. VERBAL INSTRUCTION: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE THE ARCHITECT REGARDING ANY ADDITIONAL COSTS RESULTING FROM THE ARCHITECT'S VERBAL INSTRUCTIONS; SUCH ADVICE SHALL OCCUR BEFORE ANY ADDITIONAL WORK IS EXECUTED.
2. SUBMITTAL OF CHANGE ORDERS: CHANGE ORDERS SHALL BE PREPARED BY THE GENERAL CONTRACTOR; IF A CHANGE ORDER SUBMITTED TO THE ARCHITECT FOR APPROVAL AFTER THE WORK REFLECTED BY THE CHANGE ORDER HAS ALREADY BEEN EXECUTED, THE CHANGE ORDER WILL BE AUTOMATICALLY REJECTED. A WRITTEN EXPLANATION OF THE GENERAL COSTS OF THE EFFECT OF THE CHANGE ORDER ON THE PROJECT SCHEDULE MUST ACCOMPANY EACH CHANGE ORDER.
3. FITTINGS, HARDWARE AND FINISHES: WHEN PLUMBING FAUCETS, DOOR HARDWARE, CERAMIC TILE ETC. ARE TO BE SPECIFIED BY CHANGE ORDER, THE COST SHALL CONSIST OF: 1. PRODUCT COST LESS TRADE DISCOUNT, 2. SUB CONTRACTOR'S OVERHEAD AND PROFIT, 3. DELIVERY COSTS AND TAXES.

SUBSTITUTIONS

1. CONSIDERATION OF SUBSTITUTIONS: BURDEN OF PROOF OF THE MERIT OF PROPOSED SUBSTITUTION IS UPON THE PROPOSER.
2. SUBMITTAL REQUIREMENTS: SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AND SHALL INCLUDE CONFIRMATION OF THE SUBSTITUTION'S EFFECT ON PROJECT COST, SCHEDULE AND INTERFACE WITH OTHER SPECIFIED PRODUCTS.

DRAWINGS AND SPECIFICATIONS

1. THE CONTRACTOR WILL RECEIVE NECESSARY NUMBER OF COPIES OF EACH OF THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DISTRIBUTION TO SUBCONTRACTORS.
2. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING SHOWN IN THE DRAWING BUT NOT MENTIONED ION THE SPECIFICATIONS, OR VISA VERSA, SHALL BE FURNISHED AS IF SHOWN OR MENTIONED IN BOTH. LARGE SCALE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS: AS DETAILS BECOME FURTHER DEVELOPED AND REFINED BY THE ARCHITECT, DRAWINGS AND SPECIFICATIONS WILL BE ISSUED DURING CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FEELS THESE DRAWINGS AFFECT THE COST OF THE WORK THAT HAVE ALREADY BEEN BID, A CHANGE ORDER WILL BE NEGOTIATED PRIOR TO THE EXECUTION OF THE WORK INVOLVED.
3. SHOP DRAWINGS: SUBMIT TWO PRINTS OF EACH SHOP DRAWINGS TO THE ARCHITECT; IF RE-SUBMITTAL IS REQUESTED REPEAT PROCESS.
4. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

CONSTRUCTION SCHEDULES

1. FORM: THE CONTRACTOR MAY UTILIZE ANY BAR GRAPH OR CRITICAL PATH FORM HE WISHES.
2. SUBMITTAL: THE FIRST SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF THE WORK. SUBMIT SUBSEQUENT SCHEDULE CHANGES AS THEY ARISE WITH THE NEAREST APPLICATION FOR PAYMENT.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SCHEDULE OF DATES FOR THE SUBMITTAL OF DRAWINGS AND DOCUMENTS REQUIRED IN ORDER TO CARRY OUT THE WORK.

PROJECT CLOSEOUT

1. SUBSTANTIAL COMPLETION: THE ARCHITECT SHALL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER THE PERMANENT UTILITIES ARE IN OPERATING AND THE WORK HAS PROGRESSED TO THE POINT WHEN THE OWNER COULD OCCUPY THE PROJECT FOR ITS INTENDED USE; THE CERTIFICATE SHALL ESTABLISH RESPONSIBILITIES OF THE OWNER AND GENERAL CONTRACTOR FOR SECURITY, MAINTENANCE, UTILITIES, DAMAGE TO THE WORK, AND INSURANCE, AND SHALL FIX DEADLINE, NEGOTIATED BETWEEN GENERAL CONTRACTOR AND THE OWNER, FOR THE COMPLETION OF ALL PUNCH LIST ITEMS. ALL WARRANTIES REQUIRED BY THE CONTRACT DOCUMENT SHALL COMMENCE ON THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
2. PUNCH LIST: THE ARCHITECT SHALL ATTACH TO THE CERTIFICATE OF SUBSTANTIAL COMPLETION A PUNCH LIST SETTING FORTH THE REMAINING WORK REQUIRED TO CLOSE OUT THE CONTRACT. THE PUNCH LIST AND DEADLINE MAY BE AMENDED REPEATEDLY AS FURTHER DEFICIENCY IN THE WORK ARISE. IF THE PUNCH LIST WORK IS NOT COMPLETED BY THE DEADLINE, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
3. OWNER'S MANUAL: ASSEMBLE THE FOLLOWING ITEMS IN A THREE RING BINDER, WITH TABBED DIVIDERS SEPARATING BASIC CATEGORIES: OWNER'S MANUAL AND PRODUCT WARRANTIES FOR EQUIPMENT, ALL APPLIANCES CEILING FANS ETC. ALSO INCLUDE A TYPEWRITTEN LIST OF ALL SUBCONTRACTORS AND THEIR PHONE NUMBERS; SUBMIT BINDER TO ARCHITECT.
4. FINAL PAYMENT: AFTER THE GENERAL CONTRACTOR HAS COMPLETED THE PUNCH LIST, SUBMITTED THE OWNER'S MANUAL, AND SUBMITTED A COMPLETE RELEASE OF LIENS TO THE ARCHITECT, THE FINAL PAYMENT SHALL BE DUE.

MISCELLANEOUS CONTRACTOR REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. ALL UTILITY COMPANY RULES AND REGULATIONS, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK, AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE ARCHITECT.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC. ALL LANDFILL TAXES, USE TAXES, SALES TAXES AND ANY OTHER CHARGES RELATED TO CONSTRUCTION OF THIS PROJECT AND PAYMENT FOR THE SAME ARE THE RESPONSIBILITY OF THE CONTRACTOR. AT THE COMPLETION OF THE WORK, DELIVER TO OWNER ALL REQUIRED PERMITS, CERTIFICATES OF APPROVAL, ETC. BUILDING DEPT.& HEALTH DEPT. PERMITS SHALL BE PROVIDED AND PAID FOR BY THE OWNER.
4. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
5. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES; IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES, INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
6. SUBSTANTIATION OF PAY REQUEST: APPLICATION FOR PAYMENT FOR MATERIALS AND EQUIPMENT NOT YET INCORPORATED INTO THE WORK SHALL BE SUPPORTED BY SUCH DATA AS THE OWNER MAY REQUIRE TO SUBSTANTIATE THE GENERAL CONTRACTOR'S RIGHT PAYMENT.

MISCELLANEOUS CONTRACTOR REQUIREMENTS CONTINUED

7. OWNER'S TITLE TO MATERIALS AND EQUIPMENT: BY HIS APPLICATION FOR PAYMENT THE CONTRACTOR WARRANTS THAT TITLE TO ALL MATERIALS AND EQUIPMENT REFLECTED BY THE APPLICATION FOR PAYMENT BUT NOT YET INCORPORATED INTO THE WORK SHALL PASS TO THE OWNER AT THE TIME OF PAYMENT.
8. WHERE ALLOWANCES ARE SPECIFIED, THE CONTRACTOR SHALL PURCHASE AND PAY FOR THE ITEMS SELECTED BY THE ARCHITECT. THE AMOUNT OF THE CONTRACT SHALL BE INCREASED OR DECREASED BY THE AMOUNT THAT THE TOTAL COST OF SUCH ITEMS EXCEED OR FALL UNDER THE COST ALLOWED.
9. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED, WITH ALL LABELS REMOVED. HEAT AND SNOW REMOVAL WILL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES F. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
10. GENERAL CONTRACTOR'S FEE: ON APPLICATION FOR PAYMENT THE GENERAL CONTRACTOR'S FEE SHALL BE INDICATED AS A SEPARATE LINE ITEM.
11. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS AND/OR APPROVALS BEFORE COMMENCING WORK AND SHALL PROVIDE ALL REQUIRED CERTIFICATES OF COMPLIANCE TO THE OWNER UPON COMPLETION OF THE WORK. FEES FOR SECURING PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, LIABILITY AND OTHER INSURANCES REQUIRED BY LAW AND THE OWNER. SUBMIT EVIDENCE OF SAID INSURANCES TO THE OWNER.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING PROJECT CONDITIONS AND THE PROPOSED WORK PRIOR TO BIDDING.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEM(S) AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITION(S) DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
7. ANY DEVIATION BETWEEN THE DIMENSIONS OR ALIGNMENT INDICATED ON THE DRAWINGS AND THE ACTUAL FIELD DIMENSIONS OF THE WORK IN PLACE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
9. CONTRACTOR (G.C.) SHALL SCHEDULE AND COORDINATE WORK OF ALL SUBCONTRACTORS. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS.
10. ALL WORK SHALL BE DONE BY SKILLED TRADES PEOPLE AND PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED INDUSTRY STANDARDS.
11. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE JOB WHETHER EXPLICITLY INDICATED ON THE DRAWINGS OR NOT.
13. ALL WORK SHALL BE FINISHED AND IN PROPER WORKING ORDER AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE, COINCIDENT WITH THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE INDICATED.
14. THE WORK SHALL BE PERFORMED ONLY DURING THE DAYS AND TIMES ESTABLISHED BY THE OWNER AND IN ACCORDANCE WITH THE LOCAL GOVERNING RULES AND REGULATIONS.

ABBREVIATIONS

AB	ANCHOR BOLT	ID	INSIDE DIAMETER
ABV	ABOVE	IN	INCH
AC	AIR CONDITIONING	INFO	INFORMATION
ACoust	ACOUSTICAL		
AD	ACCESS DOOR, AREA DRAIN	J-BOX	JUNCTIONBOX
ADA	AMERICANS WITH DISABILITIES ACT	JT	JOINT
ADDL	ADDITIONAL		
AFF	ABOVE FINISHED FLOOR	LAM	LAMINATE
AIA	AMERICAN INSTITUTE OF ARCHITECTS	LOC	LOCATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LTWT	LIGHTWEIGHT
AL	ALUMINUM		
ALT	ALTERNATE	MAINT	MAINTENANCE
ALUM	ALUMINUM	MAS	MASONRY
ANOD	ANODIZED	MAT	MATERIAL
APPD	APPROVED	MATL	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MECH	MECHANICAL
AUTO	AUTOMATIC	MET	METAL
AVG	AVERAGE	MFG	MANUFACTURER
		MISC	MISCELLANEOUS
		MO	MASONRY OPENING
		NAT	NATURAL
		(N)	NEW
		NOM	NOMINAL
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OF	OVER FACE
		OHd	OVER HEAD
		OPNG	OPENING
		OPP	OPPOSITE HAND
		PLAM	PLASTICLAMINATE
		PTTN	PARTITION
		PERP	PERPENDICULAR
		PLUMB	PLUMBING
		PLTF	PLATFORM
		PLWD	PLYWOOD
		PNT	PAINT
		PREFAB	PREFABRICATED
		QTY	QUANTITY
		RA	RETURN AIR
		RAD	RADIUS
		REBAR	REINFORCING BAR
		REF	REFERENCE
		REQD	REQUIRED
		REV	REVISION
		RO	ROUGH OPENING
		RWD	REDWOOD
		SCHED	SCHEDULE
		SC	SOLID CORE
		SECT	SECTION
		SF	SQUAREFOOT
		SHT	SHEET
		SIM	SIMILAR
		SPECS	SPECIFICATIONS
		SO	SQUARE
		SSTL	STAINLESS STEEL
		STD	STANDARD
		STL	STEEL
		STRUCT	STRUCTURAL
		T&B	TOP AND BOTTOM
		T&G	TONGUE & GROOVE
		TBD	TO BE DETERMINED
		TD	TRENCH DRAIN
		TRD	TREAD
		TSLAB	TOP OF SLAB
		TS	TOP OF STEEL
		TW	TOP OF WALL
		(TYP)	TYPICAL
		UL	UNDERWRITERS LAB
		UNO	UNLESS NOTED OTHERWISE
		UON	UNLESS OTHERWISE NOTED
		VERT	VERTICAL
		VIF	VERIFY IN FIELD
		W/	WITH
		WO	WITHOUT
		WC	WATER CLOSET
		WD	WOOD
		WWM	WELDED WIRE MESH
		WP	WATERPROOF

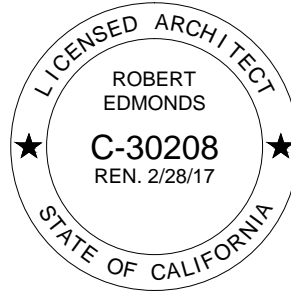
DRAWING SYMBOLS

	BREAK LINE		ROOM IDENTIFICATION
	ELEVATION MARKER		WINDOW NUMBER
	HIDDEN OR OVERHEAD LINE		DOOR NUMBER
	DIMENSION LINE		PARTITION TYPE
	ALIGNMENT		DETAIL SYMBOL
	SECTION DETAIL		REVISION SYMBOL
	BUILDING SECTION		ELEVATION SYMBOL

NO. DATE: SUBMISSION:		
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1
04	01.27.17	NOPDR # 2

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

PROJECT:
**CESAR CHAVEZ
RESIDENCE**
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:

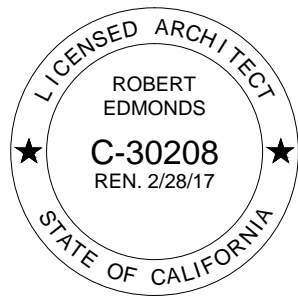
GENERALS NOTES

SCALE:	NONE
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A0.01

NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1 
04	01.27.17	NOPDR # 2 

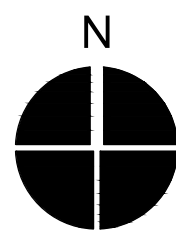
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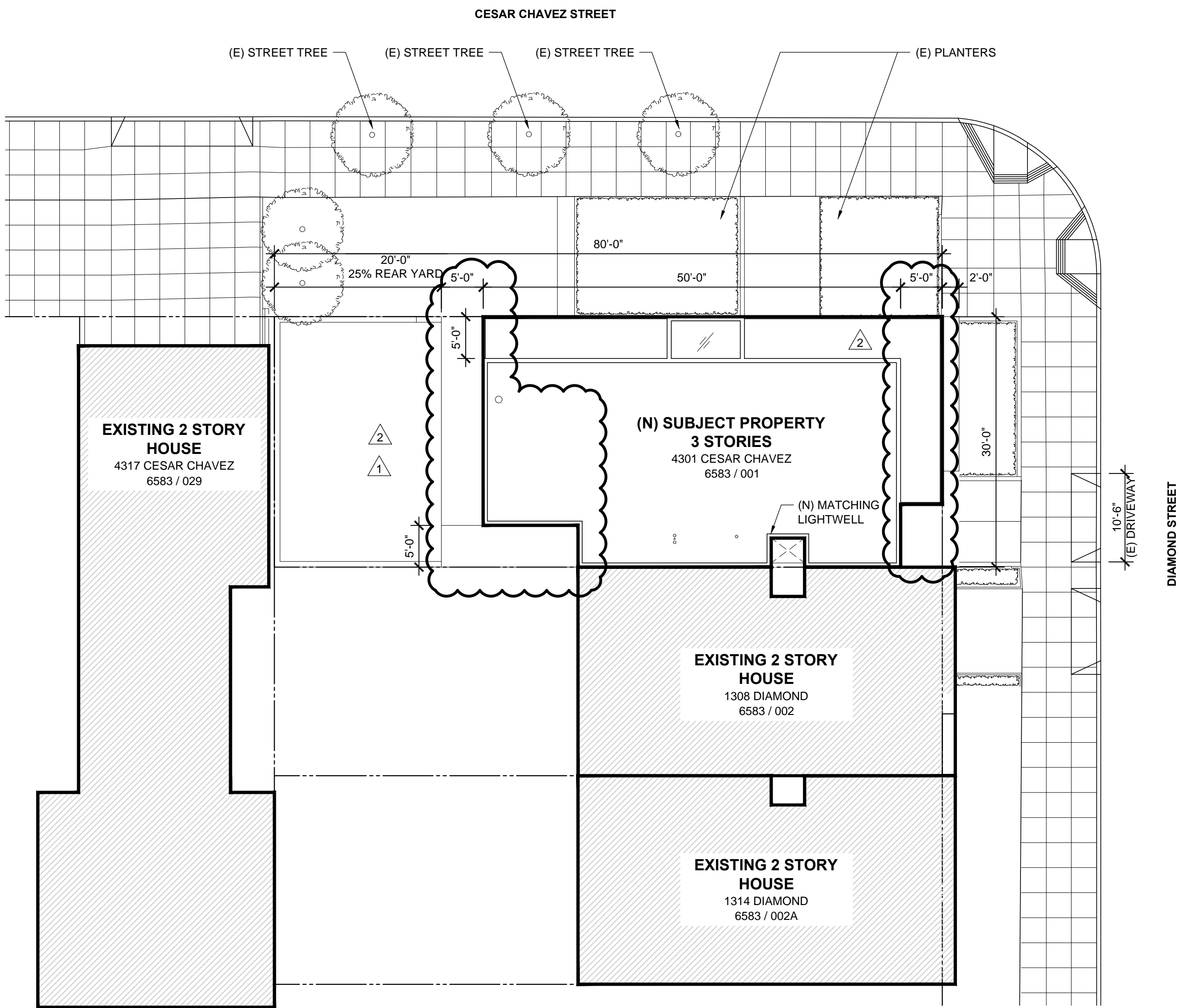
PROJECT:
**CESAR CHAVEZ
RESIDENCE**
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
**PLOT / SITE PLAN
(EXISTING AND
PROPOSED)**

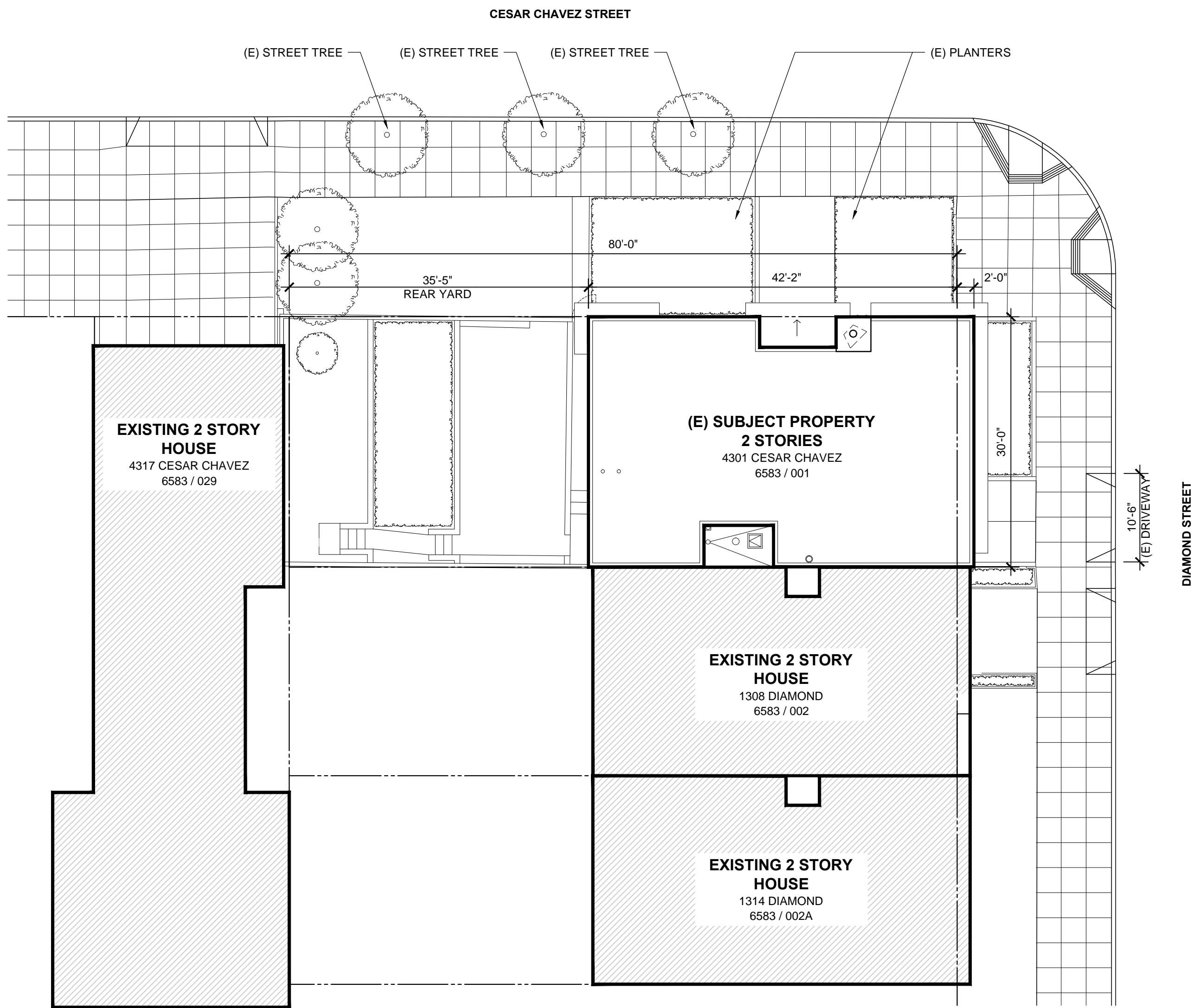
SCALE:	3/32" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	



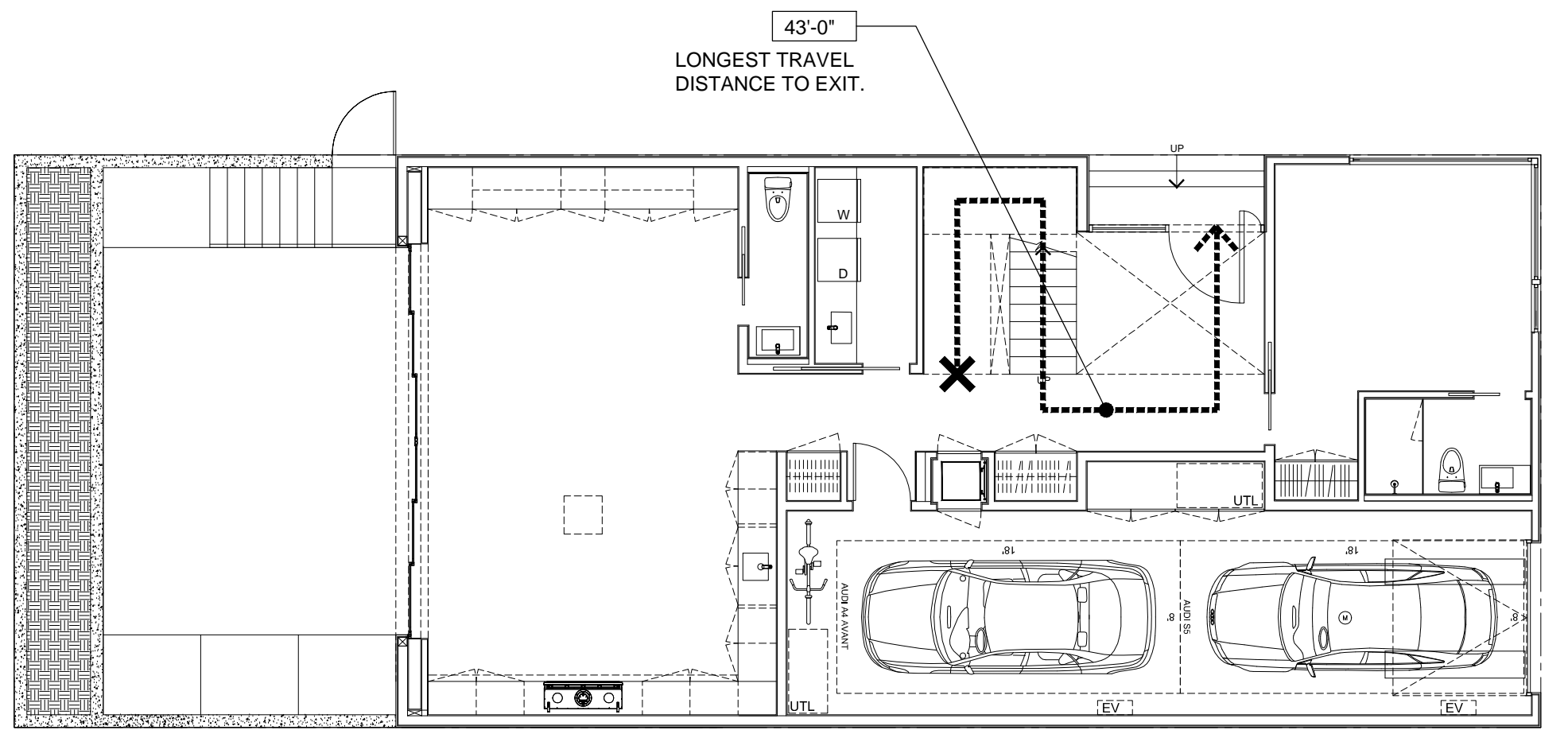
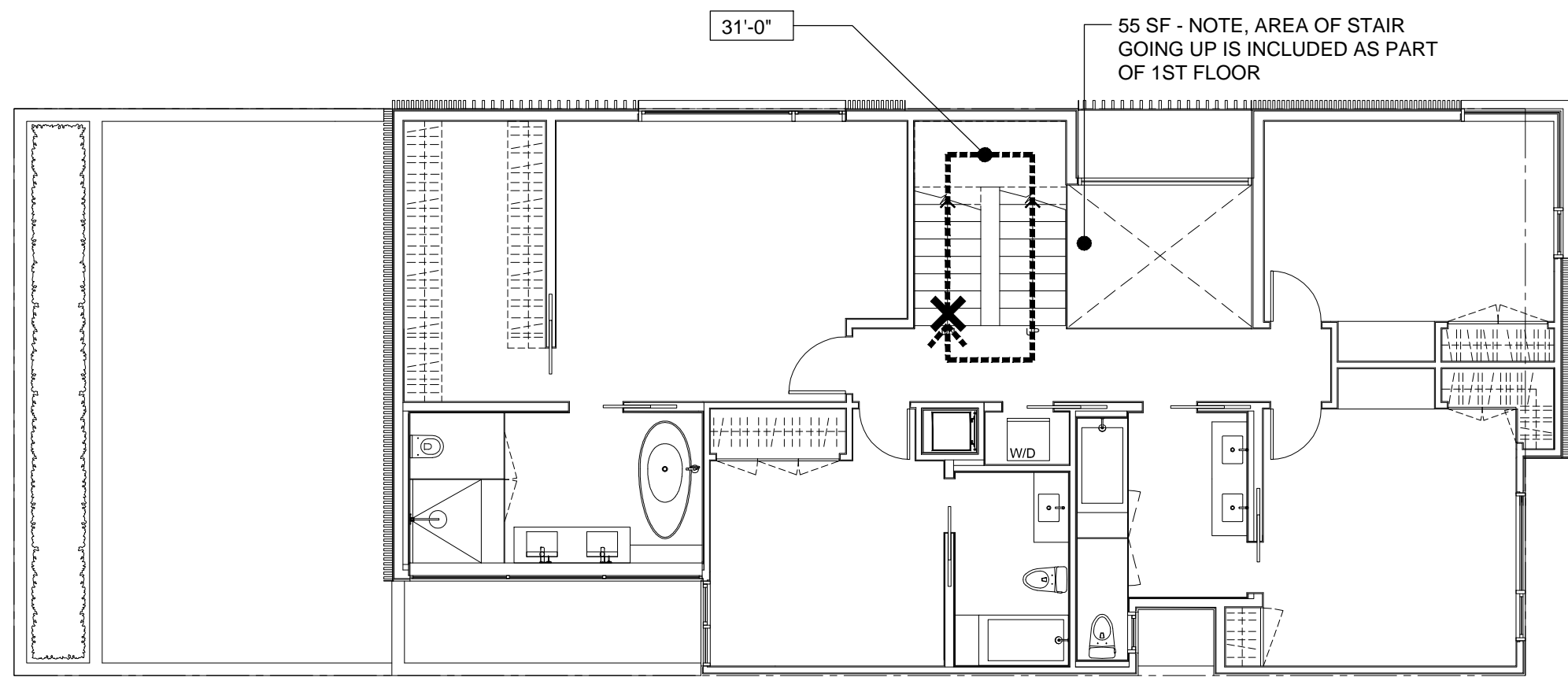
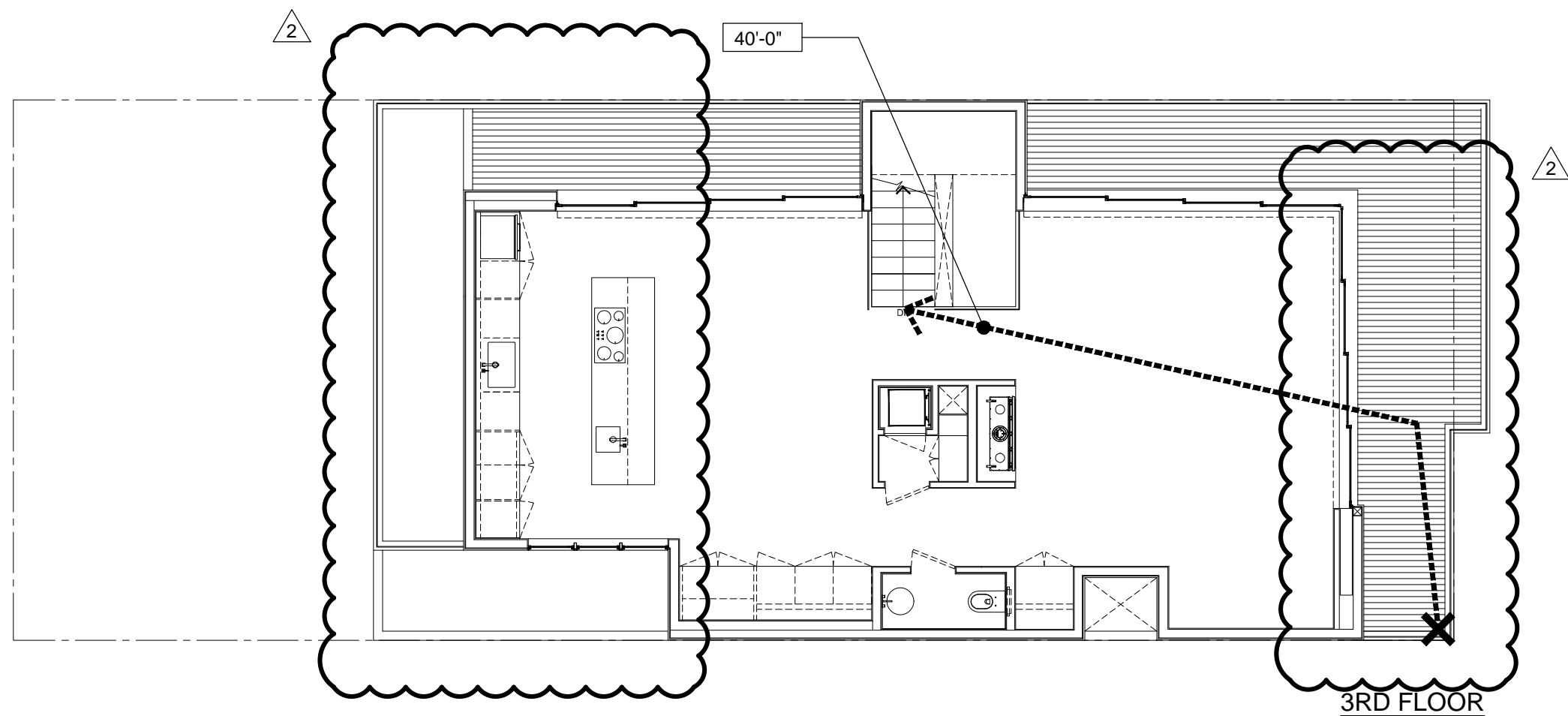
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02 (NEW) SITE / PLOT PLAN
SCALE: 3/32" = 1'-0"



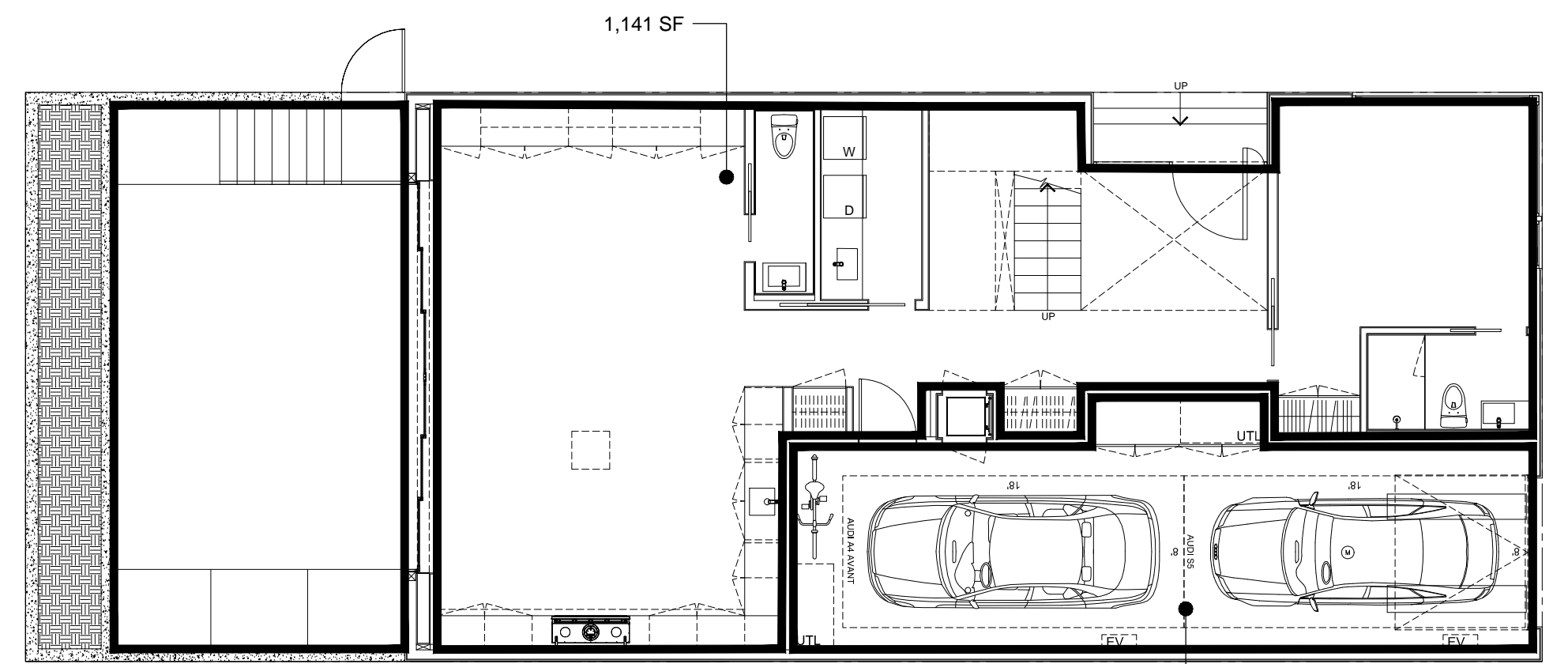
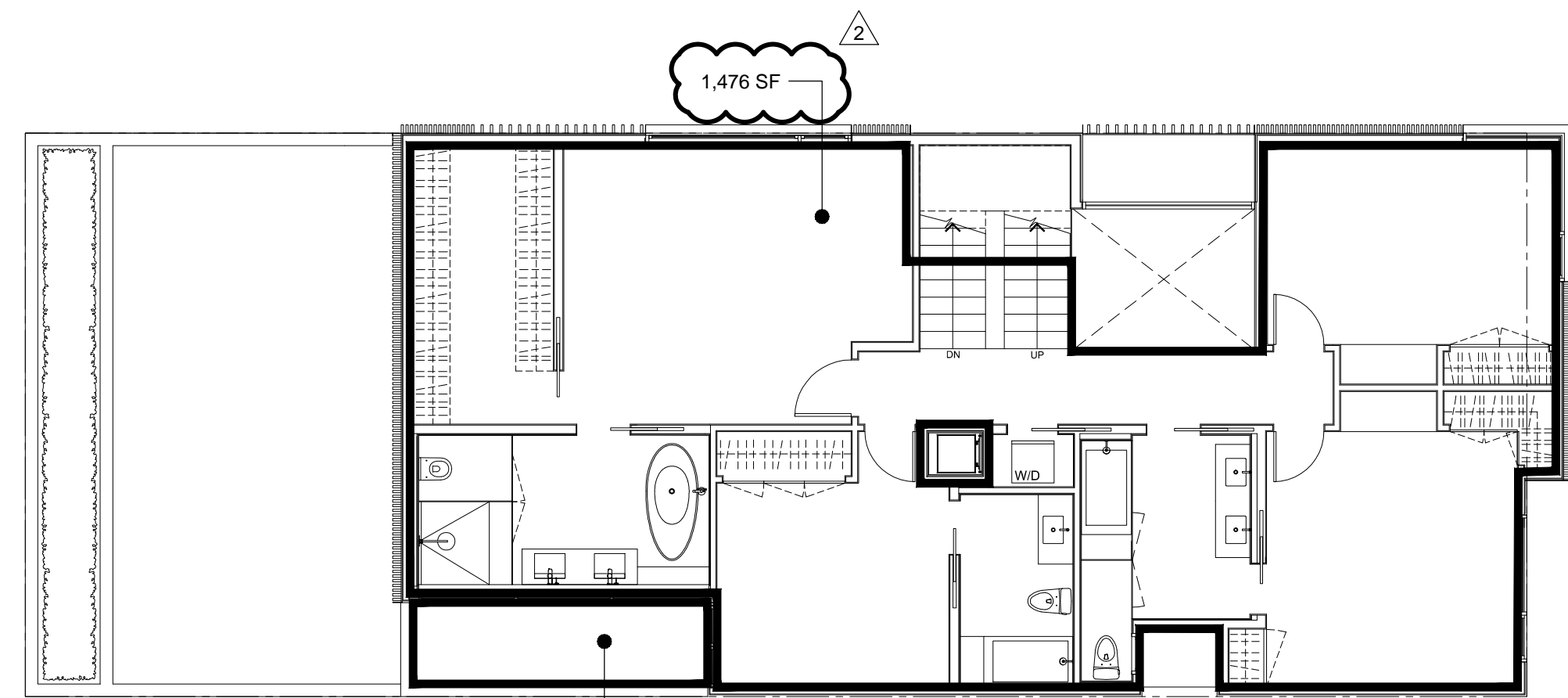
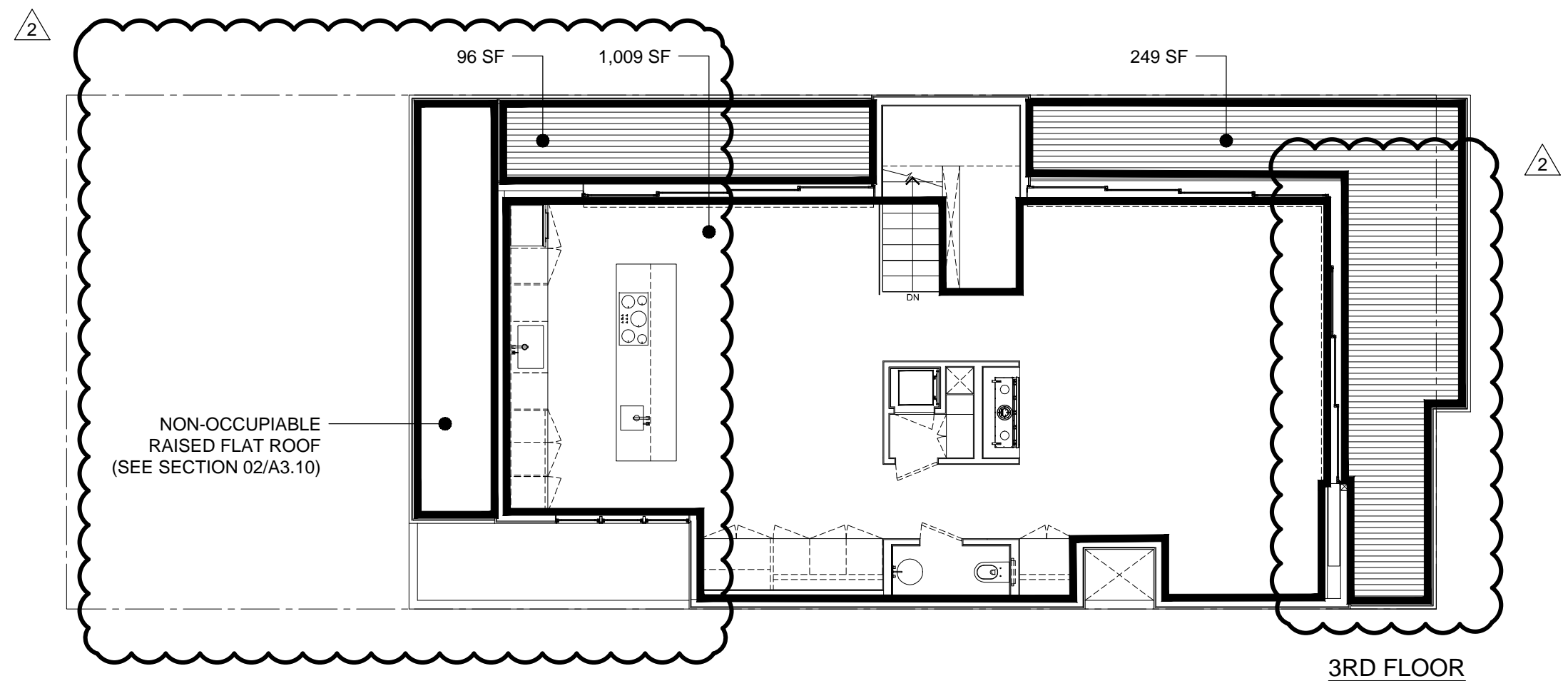
01 (EXISTING) SITE / PLOT PLAN
SCALE: 3/32" = 1'-0"



LONGEST TRAVEL DISTANCE TO EXIT	
LEVEL	DISTANCE
1ST FLOOR	43'-0"
2ND FLOOR	31'-0"
3RD FLOOR	40'-0"
TOTAL	114'-0" MAX.

119' < 125' ALLOWED PER CBC TABLE 1014.3
NOTE: BUILDING IS EQUIPPED WITH NFPR 13
FIRE SPRINKLER.

02 EXITING DIAGRAM
SCALE: 1/8" = 1'-0"



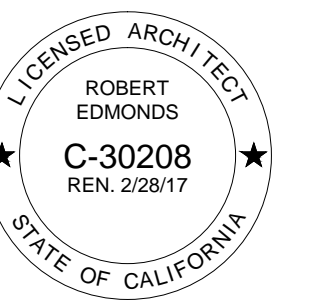
OCCUPIABLE		
LEVEL	FLOOR AREA	DECK/YARD AREA
1ST FLOOR	1,141	440
2ND FLOOR	1,476	0
3RD FLOOR	1,009	345
TOTAL	3,626 SF	785 SF

NON-OCCUPIABLE		
LEVEL	FLOOR AREA	
GARAGE	440	
TOTAL	440	

01 FLOOR AREA CALCULATIONS
SCALE: 1/8" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
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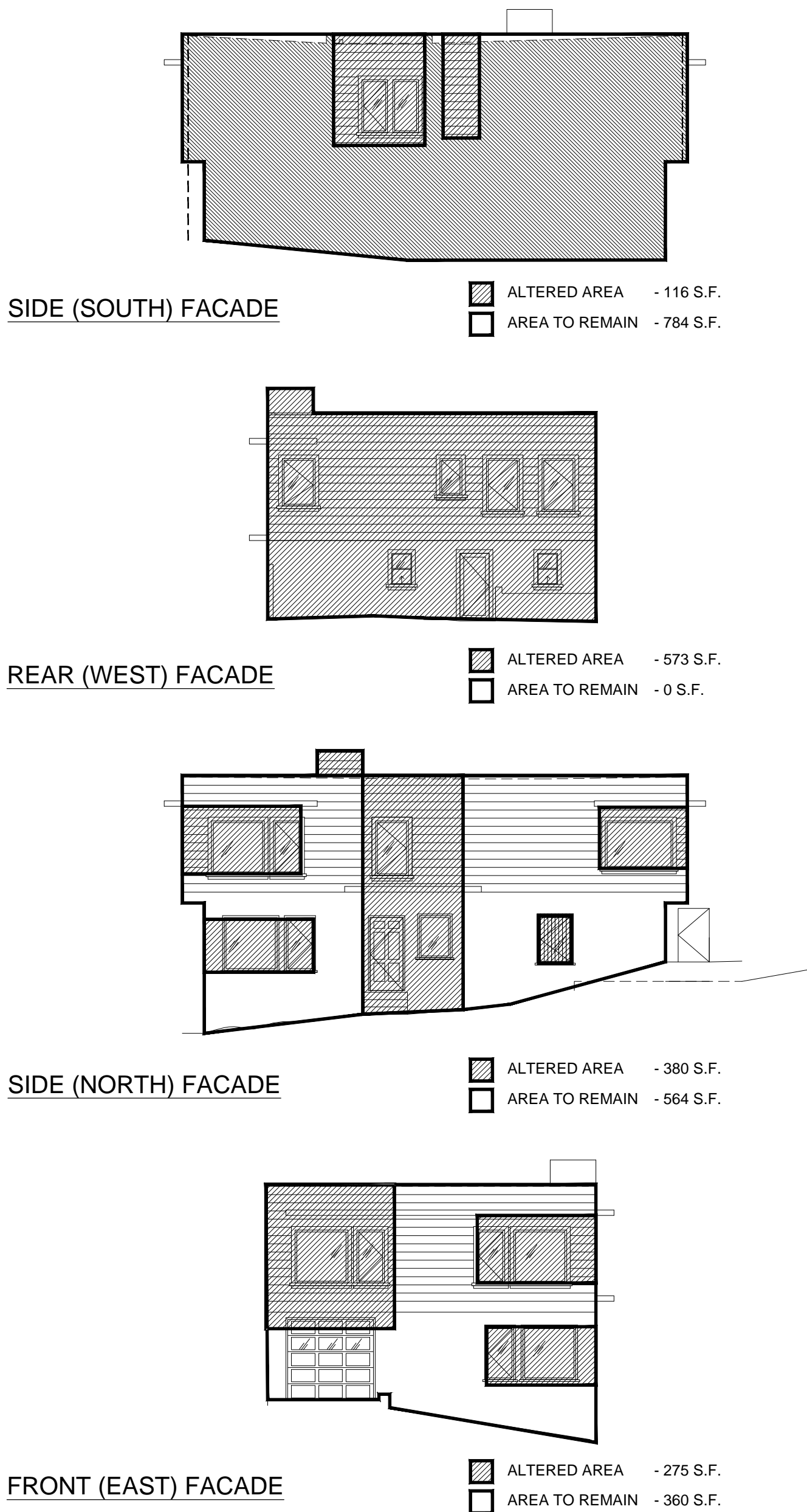
PROJECT:
**CESAR CHAVEZ
RESIDENCE**
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
**FLOOR AREA
CALCULATIONS &
EXITING DISTANCE**

SCALE:	1/8" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A0.13

VERTICAL ENVELOPE SEC.317.(b)(2)(C), SEC.317.(b)(2)(B)



DEMO CALCULATIONS: VERTICAL ENVELOPE SEC.317.(b)(2)(C)				
	FACADE	TOTAL AREA (SF)	REMOVED (SF)	% REMOVED
TOTAL FRONT & REAR (SF)	FRONT (EAST)	635	275	43.31%
	REAR (WEST)	573	573	100%
		1,208	848	70.20%
			FRONT & REAR THRESHOLD	50% < 70.20%
TOTAL ALL FACADE (SF)	SIDE (NORTH)	844	380	40.25%
	SIDE (SOUTH)	900	116	12.89%
		3,052	1,344	44.04%
			FACADE THRESHOLD	50% > 44.04%

FRONT & REAR FACADE VERT. SURF TO ALTER 848 SF
FRONT & REAR FACADE VERT. SURF TO REMAIN 360 SF
TOTAL FRONT & REAR VERT SURFACE AREA 1,208 SF

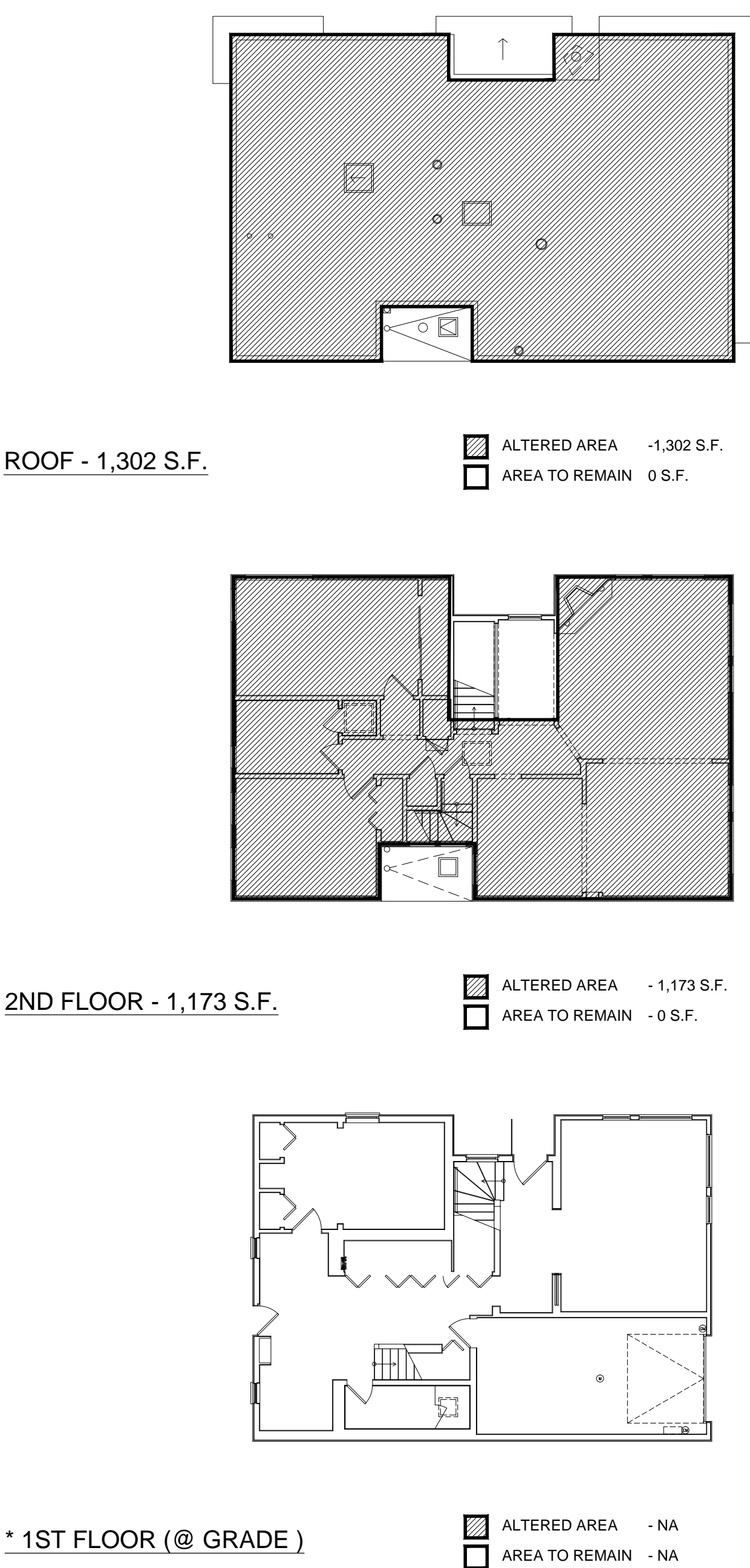
$\frac{848 \text{ SF}}{1,208 \text{ SF}} = \frac{848 \text{ SF}}{1,208 \text{ SF}} = 70.20\% > 50\%$

AREA OF (E) VERT. SURF. TO ALTER 1,344 S.F.
AREA OF (E) VERT. SURF. TO REMAIN 1,708 S.F.
TOTAL VERT. SURFACE AREA 3,052 S.F.

$\frac{1,344 \text{ S.F.}}{3,052 \text{ S.F.}} = \frac{1,344 \text{ S.F.}}{3,052 \text{ S.F.}} = 44.04\% < 50\%$

44.04%<50%, NOT A RESIDENTIAL DEMOLITION PER SF PLANNING CODE SECTION 317 (b.2.C)

HORIZONTAL ENVELOPE SEC.317.(b)(2)(C)



DEMO CALCULATIONS: HORIZONTAL ENVELOPE SEC.317.(b)(2)(C)				
	FLOOR	AREA (SF)	REMOVED (SF)	% REMOVED
HORIZONTAL TOTAL	1ST FLOOR	NA	NA	NA
	2ND FLOOR	1,173	1,173	100%
	ROOF	1,302	1,302	100%
		2,475	2,475	100%
			HORIZONTAL THRESHOLD	50% < 100 %

AREA OF (E) HORIZ. SURF. TO ALTER 2,475 S.F.
AREA OF (E) HORIZ. SURF. TO REMAIN 0 S.F.
TOTAL HORIZ. SURFACE AREA 2,475 S.F.

$\frac{2,475 \text{ S.F.}}{2,475 \text{ S.F.}} = \frac{2,475 \text{ S.F.}}{2,475 \text{ S.F.}} = 100\% > 50\%$

* "HORIZONTAL ELEMENTS" SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE." PER SEC 317(b)(5)

DEMOLITION CALCULATIONS

FROM SAN FRANCISCO PLANNING CODE :

SEC.317. LOSS OF DWELLING UNITS THROUGH DEMOLITION, MERGER AND CONVERSION.

(b) DEFINITIONS

(2) "RESIDENTIAL DEMOLITION" SHALL MEAN ANY OF THE FOLLOWING:

(A) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR

(B) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR

(C) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."

REMOVAL CALCULATION SUMMARIES :

PER SAN FRANCISCO PLANNING CODE 317 (b.2.B),
THIS PROJECT IS **NOT** CONSIDERED TO BE "RESIDENTIAL DEMOLITION".

CRITERIA B:

100% > 50%FRONT AND REAR FACADE REMOVALS (AREA)

30.97% < 65% EXTERIOR WALL REMOVALS AT FOUNDATION LEVEL (LINEAL FEET)

THIS PROJECT DOES PROPOSE THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE EXISTING FRONT FACADE AND REAR FACADE, BUT IT **DOES NOT** PROPOSE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL.

PER SAN FRANCISCO PLANNING CODE 317 (b.2.C),
THIS PROJECT IS **NOT** CONSIDERED TO BE "RESIDENTIAL DEMOLITION".

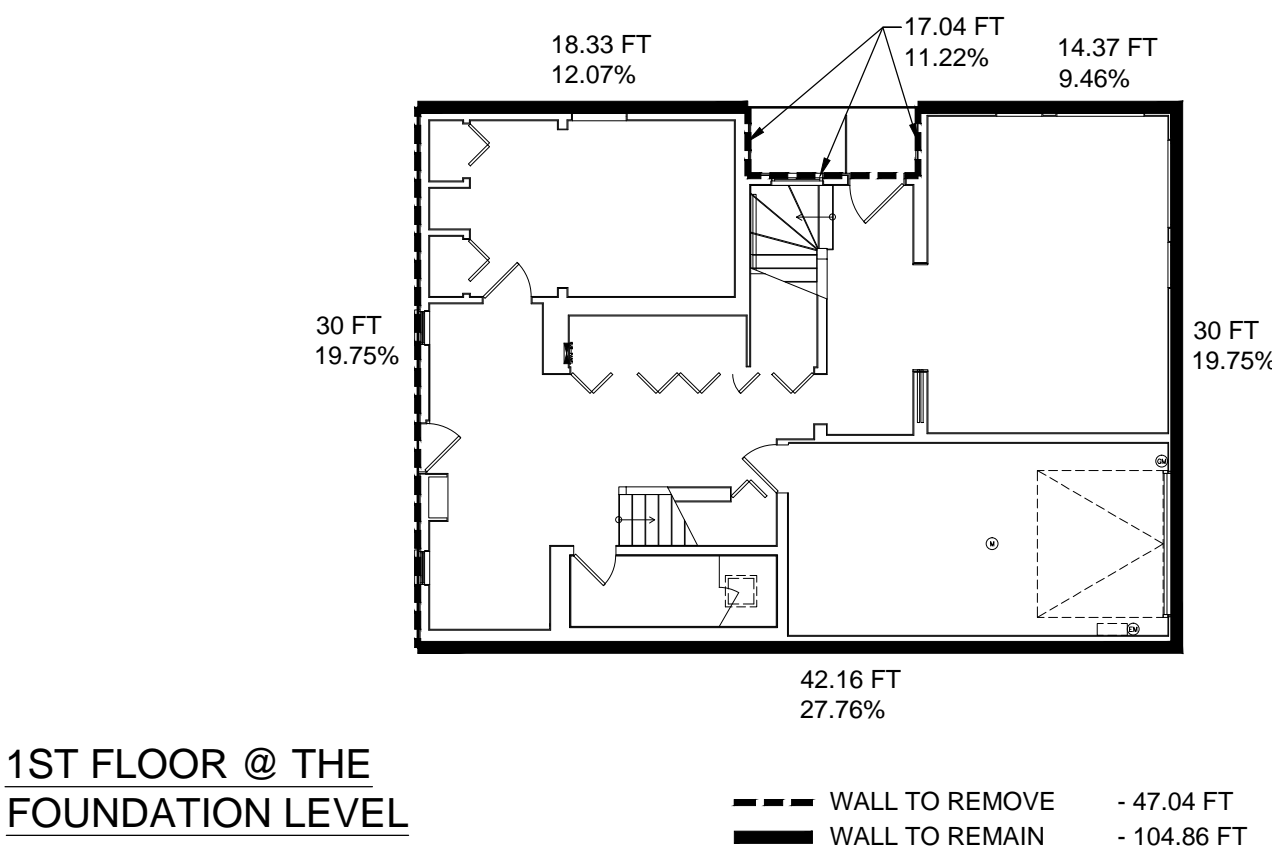
CRITERIA C:

100% > 50% HORIZONTAL REMOVALS (AREA)

44.04% < 50% VERTICAL ENVELOPE REMOVALS (AREA)

THIS PROJECT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE EXISTING HORIZONTAL SURFACE AREA, BUT IT **DOES NOT** PROPOSE REMOVAL OF MORE THAN 50% OF THE EXISTING VERTICAL ENVELOPE ELEMENTS AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

BUILDING FACADE SEC.317.(b)(2)(B)



DEMO CALCULATIONS: LINEAR BUILDING FACADE SEC.317.(b)(2)(B)				
	FACADE	TOTAL LENGTH (LF)	REMOVED (LF)	% REMOVED
TOTAL FRONT & REAR (LF)	FRONT (EAST)	30	0	0%
	REAR (WEST)	30	30	100%
		60	30	50%
			FRONT & REAR THRESHOLD	50% > 50%
TOTAL ALL FACADE (LF)	SIDE (NORTH)	49.74	17.04	34.26%
	SIDE (SOUTH)	42.16	0	0%
		151.90	47.04	30.97%
			FACADE THRESHOLD	65% > 30.97%

FRONT & REAR FACADE @ FOUNDATION TO REMOVE 30 FT
FRONT & REAR FACADE @ FOUNDATION TO REMAIN 30 FT
TOTALFRONT & REAR ENVELOPE (FT) 60 FT

$\frac{30 \text{ FT}}{60 \text{ FT}} = \frac{30 \text{ FT}}{60 \text{ FT}} = 50\% = 50\%$

TOTAL FACADE @ FOUNDATION TO REMOVE 47.04 FT
TOTAL FACADE @ FOUNDATION TO REMAIN 104.86 FT
TOTAL BUILDING ENVELOPE (FT) 151.90 FT

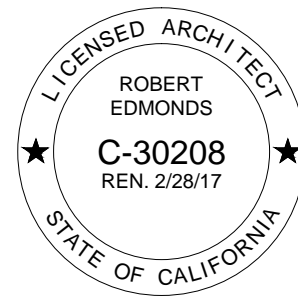
$\frac{47.04 \text{ FT}}{151.90 \text{ FT}} = \frac{47.04 \text{ FT}}{151.90 \text{ FT}} = 30.97\% < 65\%$

30.97% < 65%, NOT A RESIDENTIAL DEMOLITION PER SF PLANNING CODE SECTION 317 (b.2.B)

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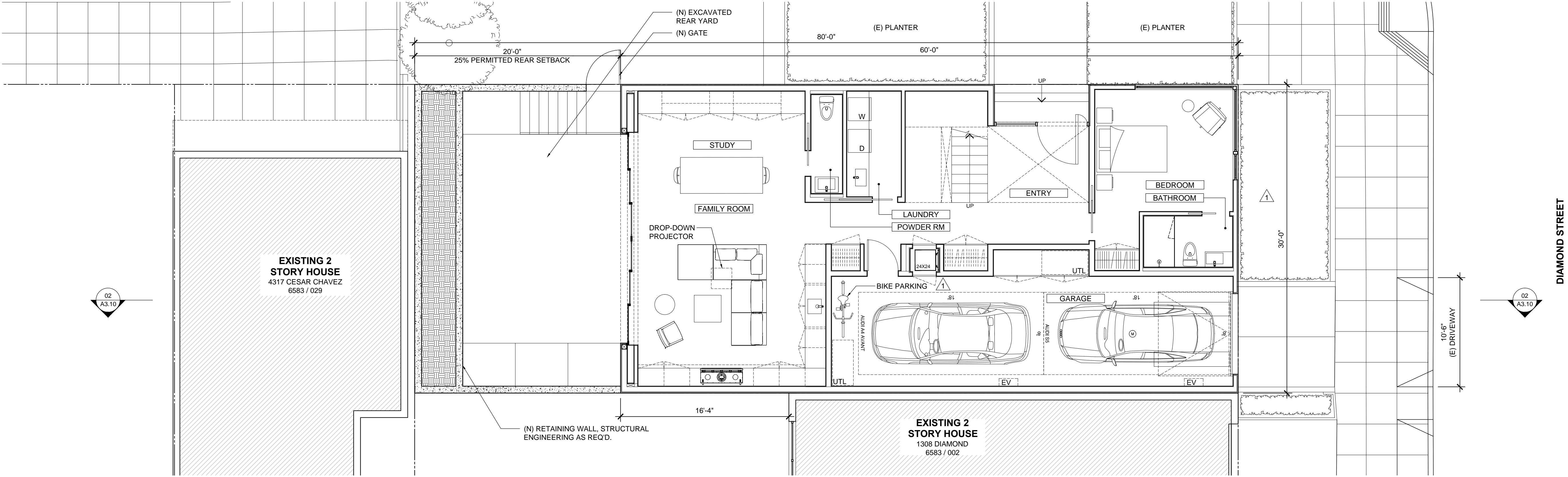


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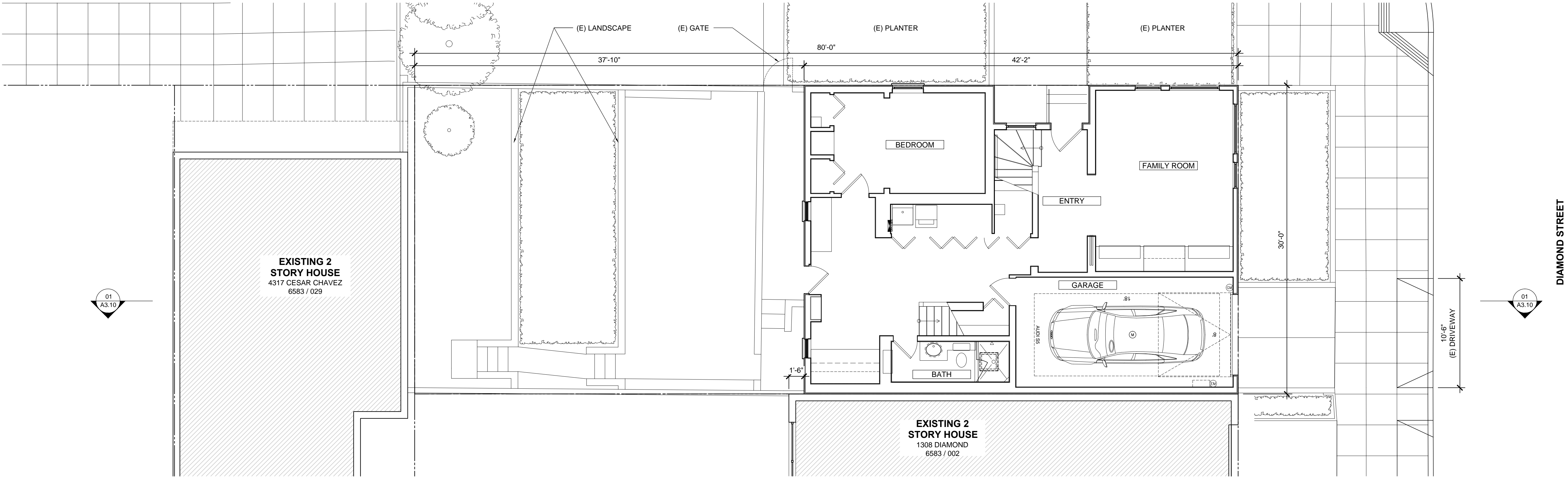
DRAWING:
EXTENT OF ALTERATION
DIAGRAMS AND
CALCULATIONS

SCALE:	AS NOTED
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A0.15



02 (NEW) FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

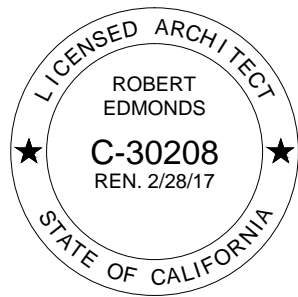


01 (EXISTING) FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
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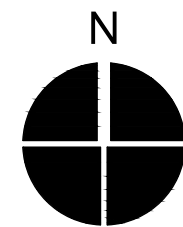
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

PROJECT:
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RESIDENCE
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
FLOOR PLANS
(EXISTING AND
PROPOSED)

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

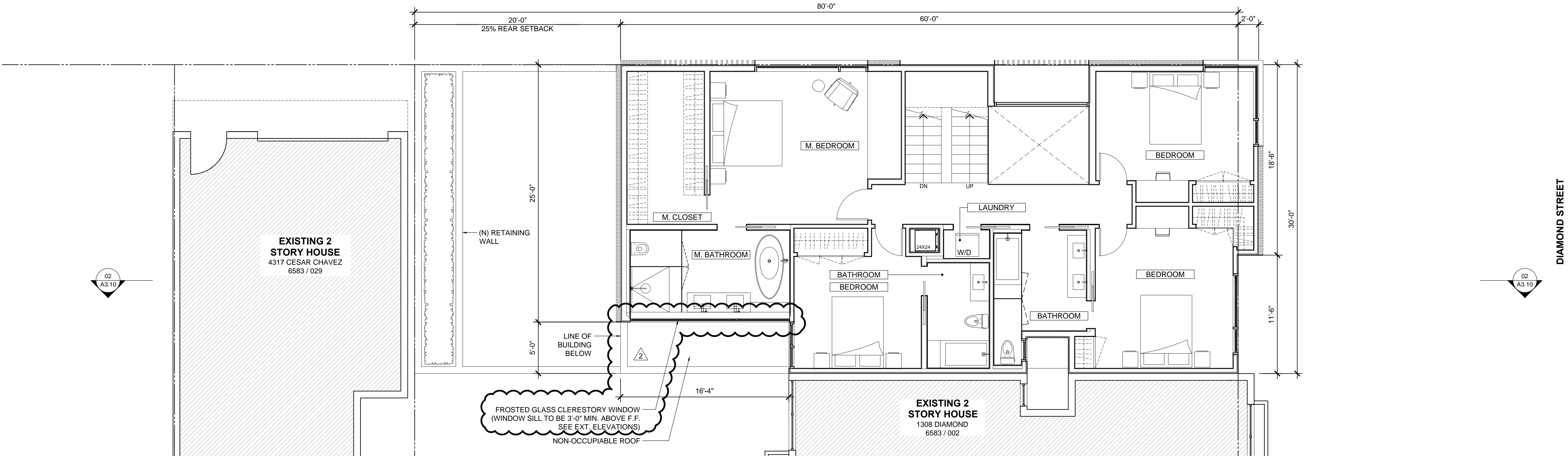


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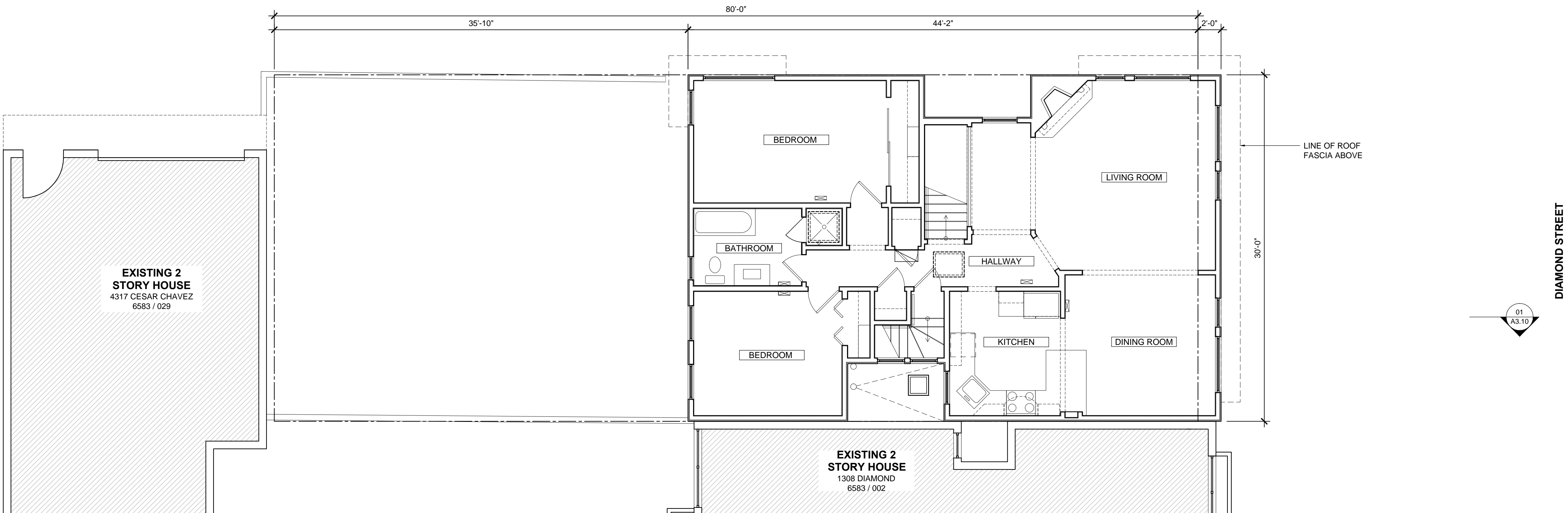
NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1 
04	01.27.17	NOPDR # 2 

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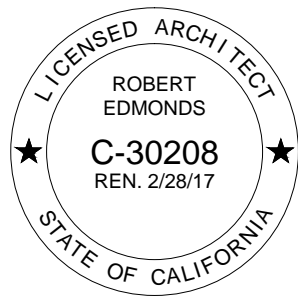
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02 (NEW) SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



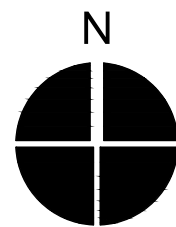
01 (EXISTING) SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"





PROJECT:
CESAR CHAVEZ
RESIDENCE
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
FLOOR PLANS
(EXISTING AND
PROPOSED)

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

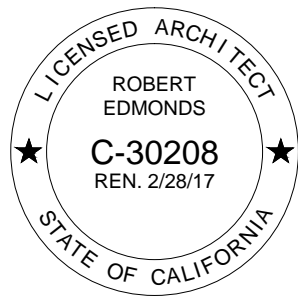


A1.12

NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1 
04	01.27.17	NOPDR # 2 

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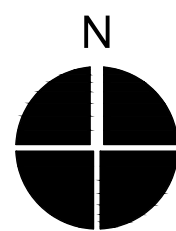
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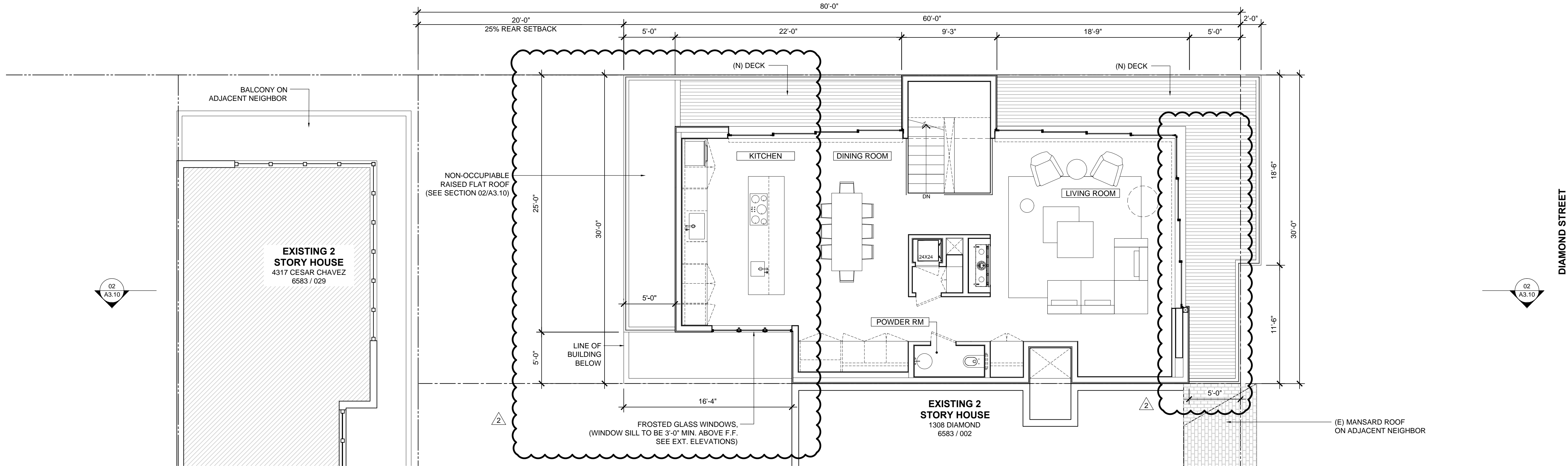
PROJECT:
**CESAR CHAVEZ
RESIDENCE**
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
**FLOOR PLANS
(EXISTING AND
PROPOSED)**

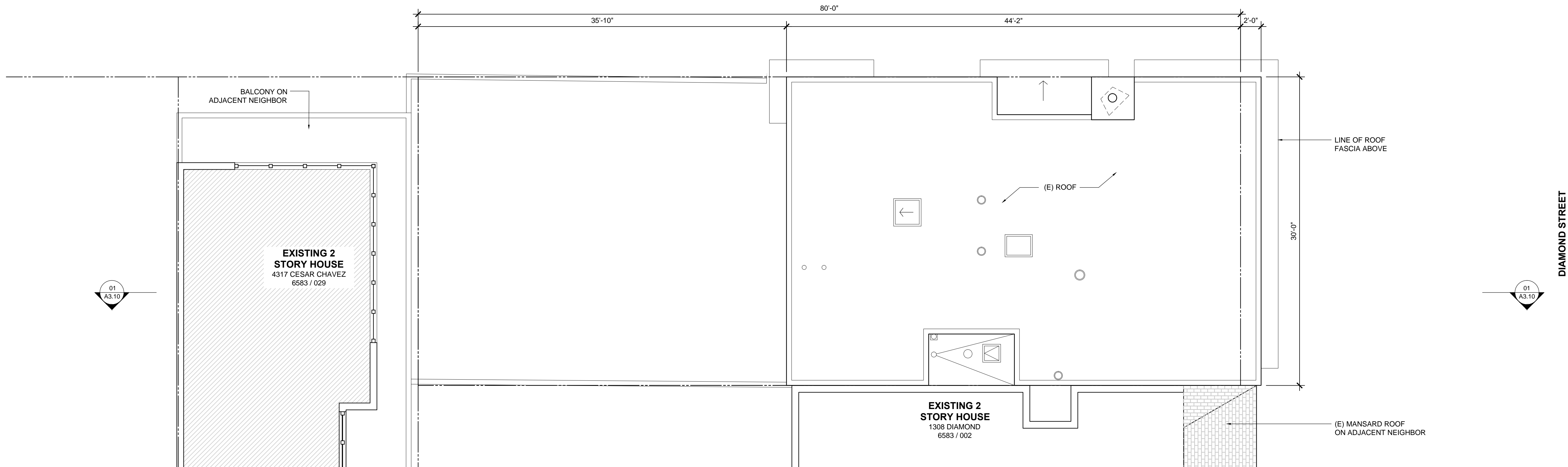
SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	





A1.13



02 (NEW) THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

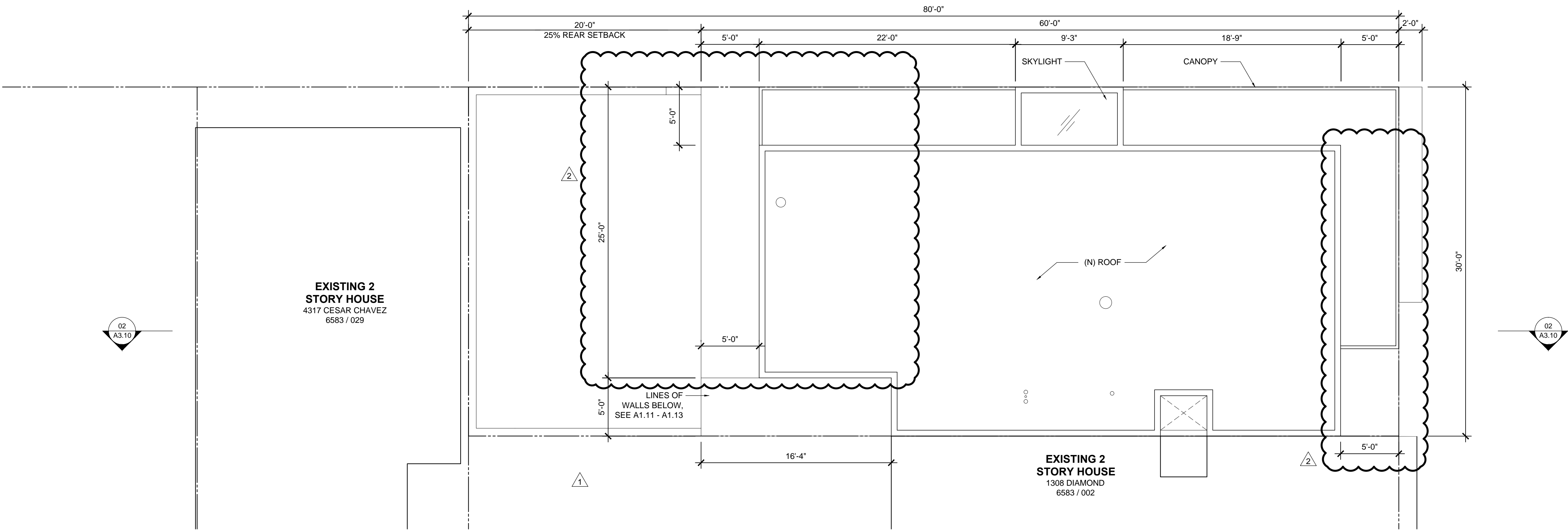


01 (EXISTING) ROOF PLAN
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1 
04	01.27.17	NOPDR # 2 

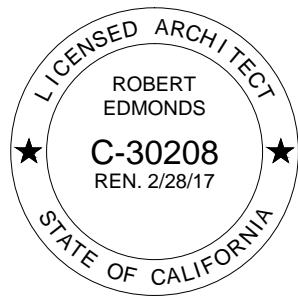
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01 (NEW) ROOF PLAN
SCALE: 3/16" = 1'-0"

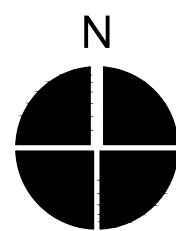
DIAMOND STREET





PROJECT:
CESAR CHAVEZ
RESIDENCE
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
FLOOR PLANS
(PROPOSED)

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

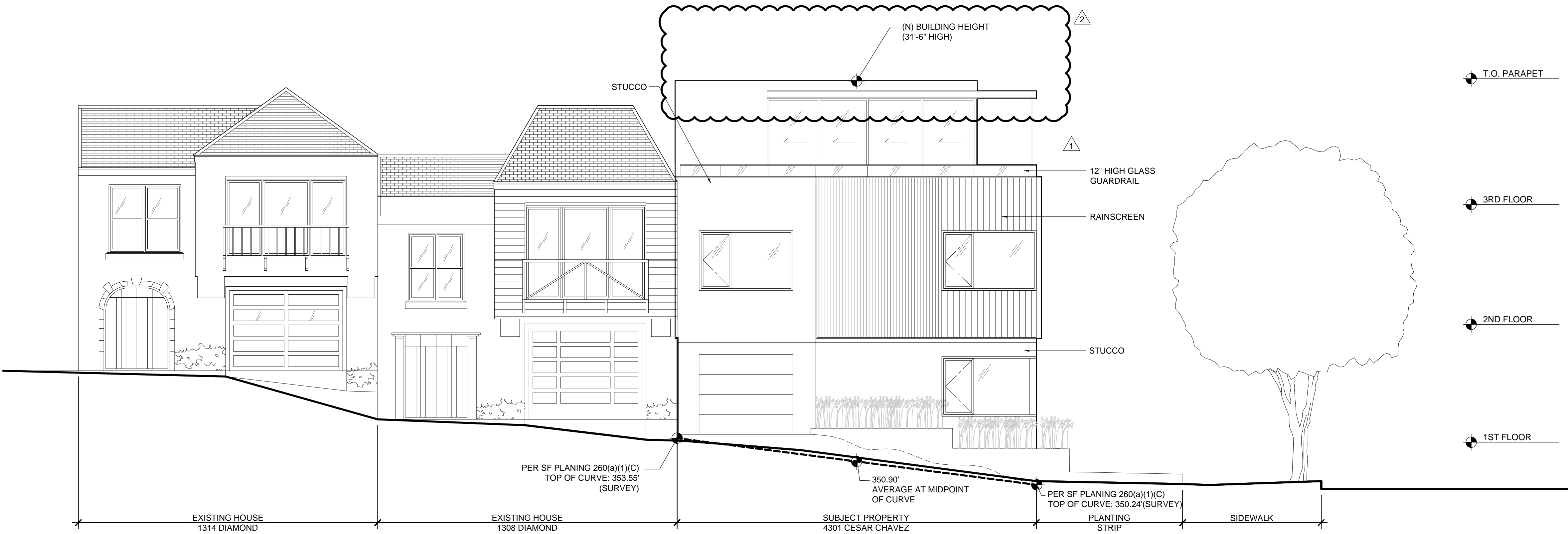


A1.14





NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1 
04	01.27.17	NOPDR # 2 

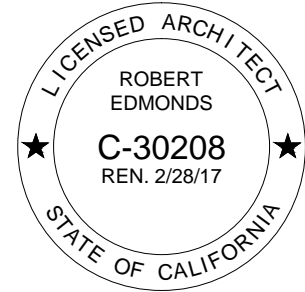
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02 (NEW) EAST ELEVATION
SCALE: 3/16" = 1'-0"

WALL LEGEND:	
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL

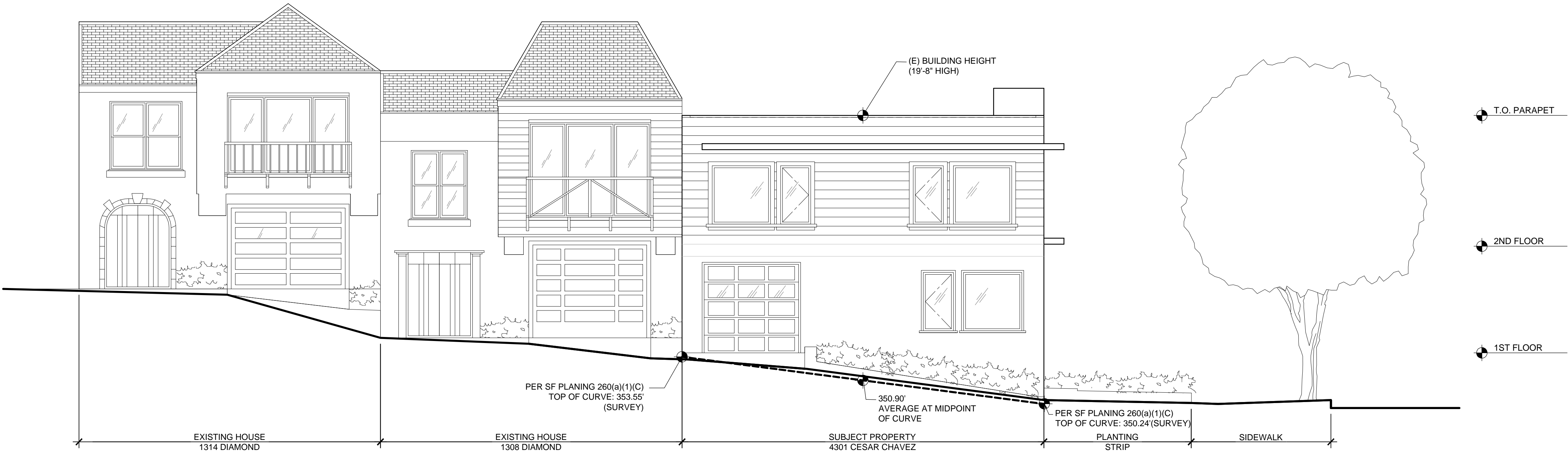


PROJECT:
**CESAR CHAVEZ
RESIDENCE**
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SAN FRANCISCO, CA 94131

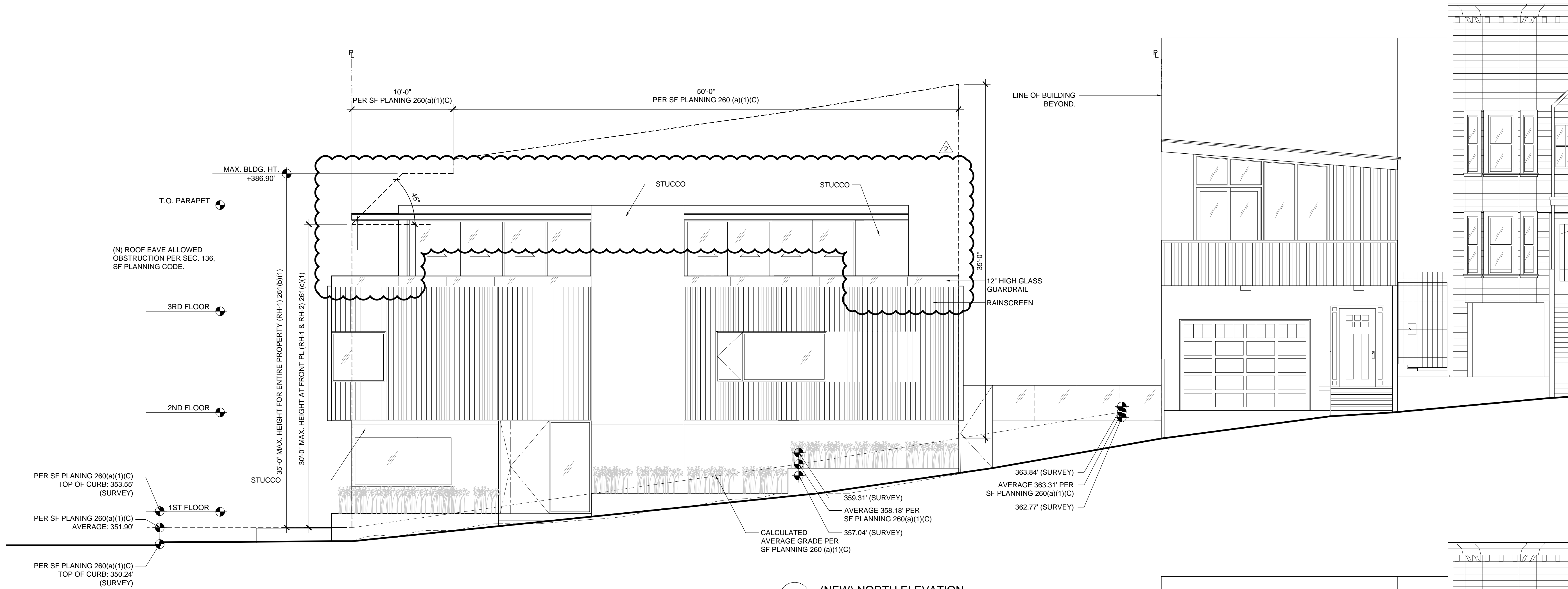
DRAWING:
**EXTERIOR ELEVATION
(EXISTING AND
PROPOSED)**

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

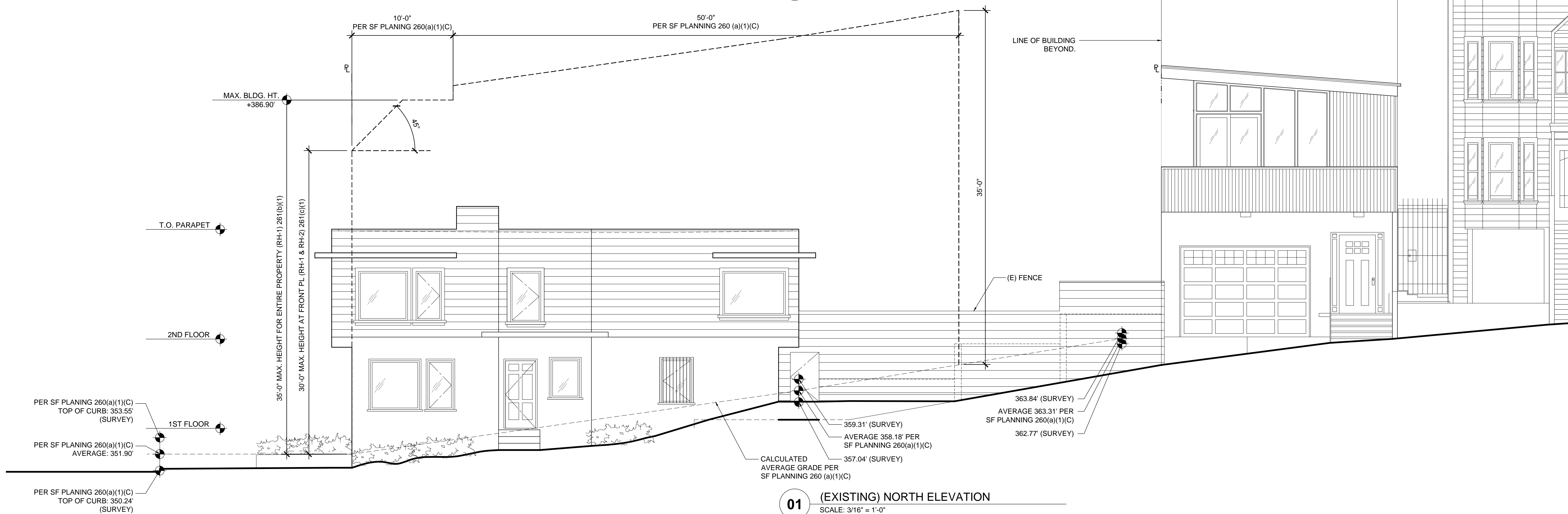
A2.10



01 (EXISTING) EAST ELEVATION
SCALE: 3/16" = 1'-0"



02 (NEW) NORTH ELEVATION
SCALE: 3/16" = 1'-0"



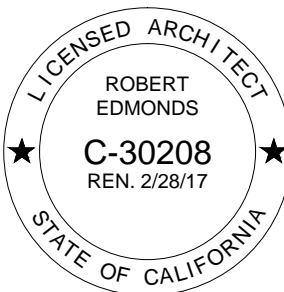
01 (EXISTING) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1
04	01.27.17	NOPDR # 2

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WALL LEGEND:	
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL





PROJECT:
CESAR CHAVEZ
RESIDENCE
4301 CESAR CHAVEZ STREET
SAN FRANCISCO, CA 94131

DRAWING:
EXTERIOR ELEVATION
(EXISTING AND
PROPOSED)

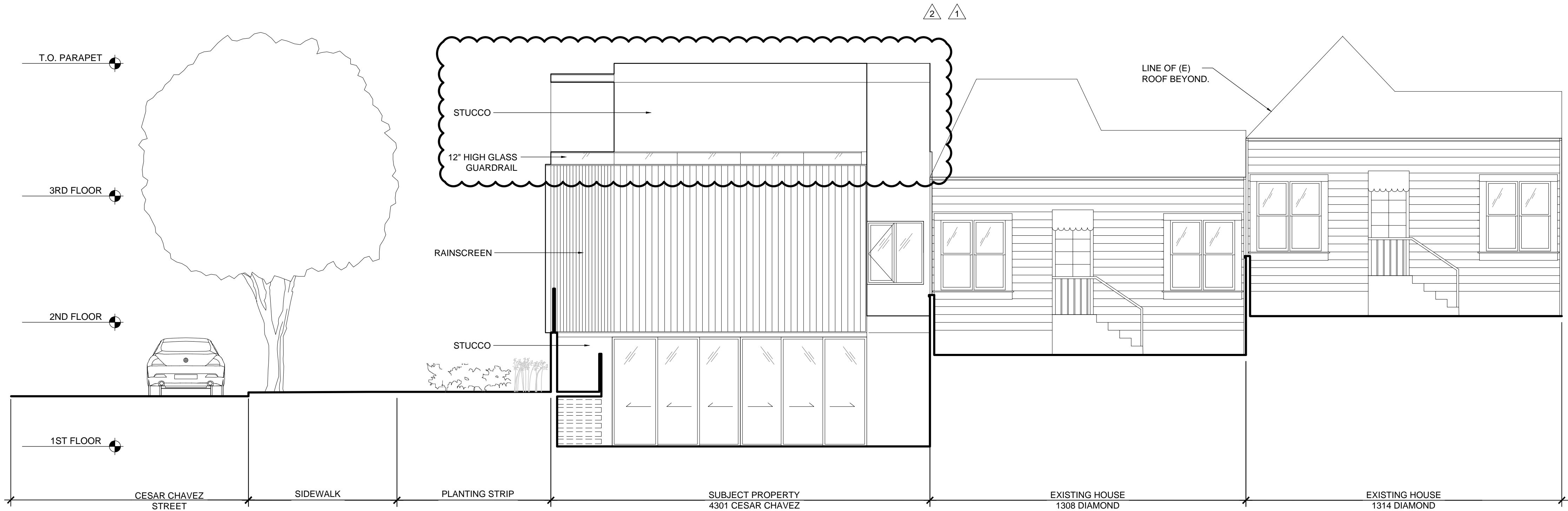
SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A2.11

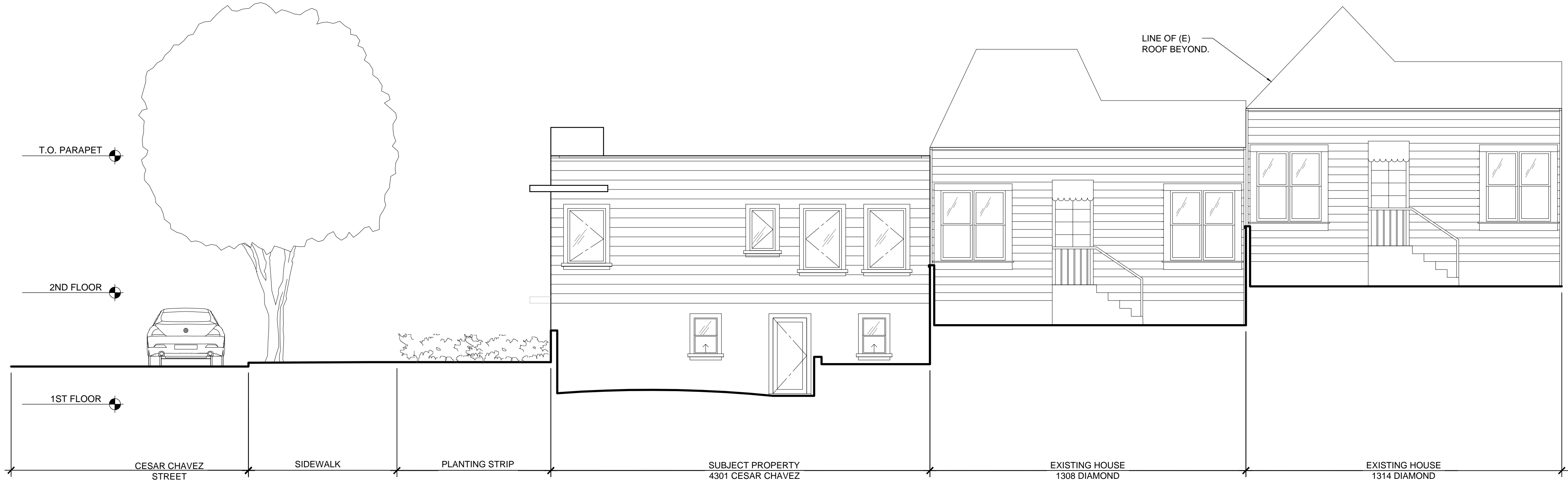
NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1 
04	01.27.17	NOPDR # 2 

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



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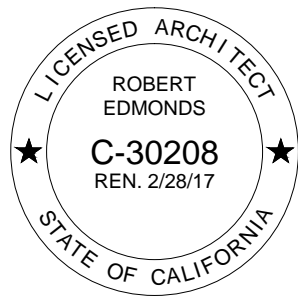


02 (NEW) WEST ELEVATION
SCALE: 3/16" = 1'-0"



01 (EXISTING) WEST ELEVATION
SCALE: 3/16" = 1'-0"

WALL LEGEND:	
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL

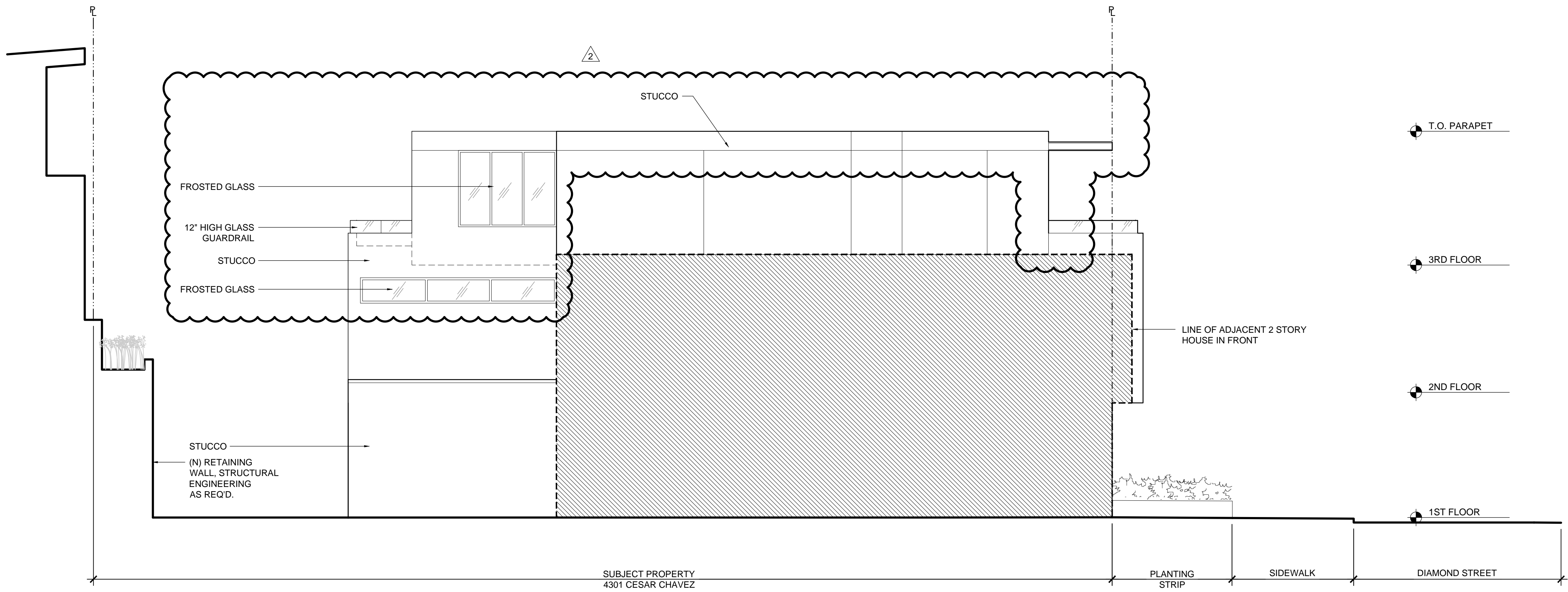


PROJECT:
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4301 CESAR CHAVEZ STREET
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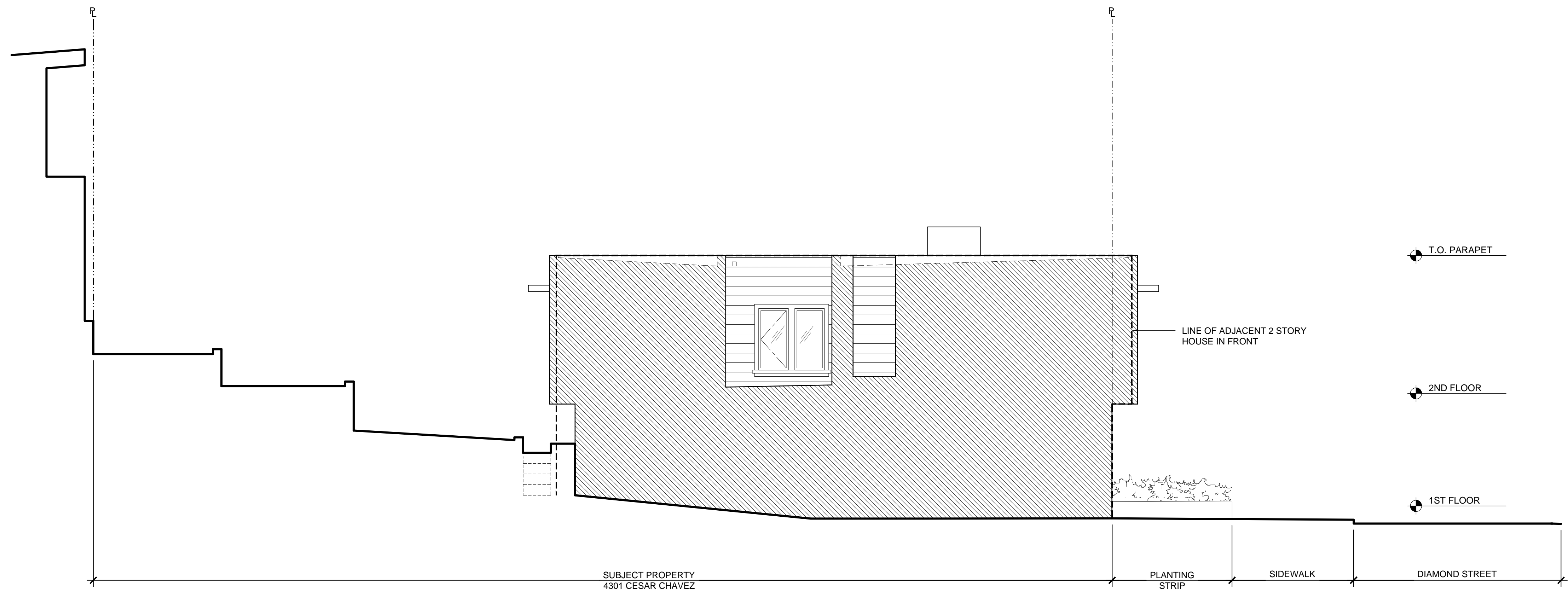
DRAWING:
EXTERIOR ELEVATION
(EXISTING AND
PROPOSED)

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A2.12



02 (NEW) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

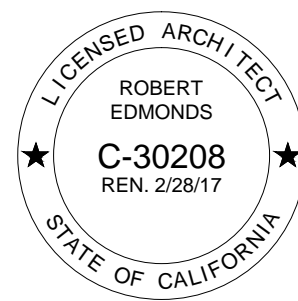


01 (EXISTING) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.26.16	PRE-APP MEETING
02	01.28.16	SITE PERMIT
03	07.20.16	NOPDR # 1
04	01.27.17	NOPDR # 2

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WALL LEGEND:	
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL

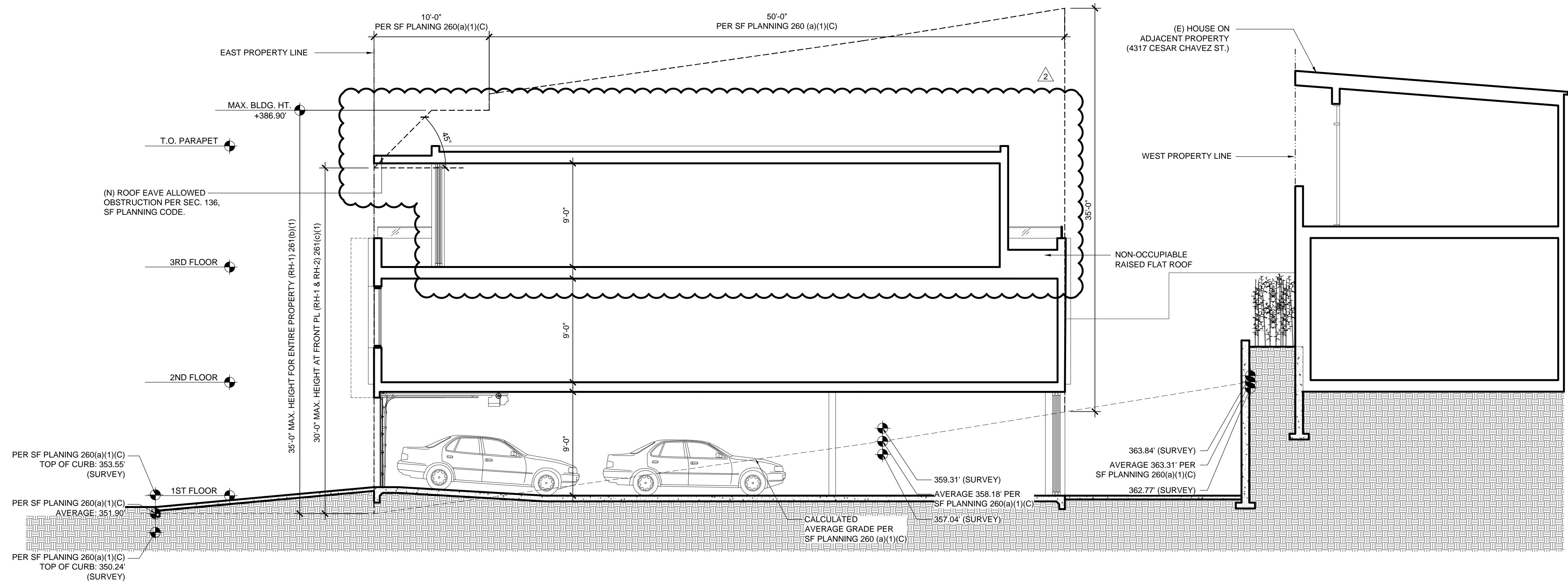


PROJECT:
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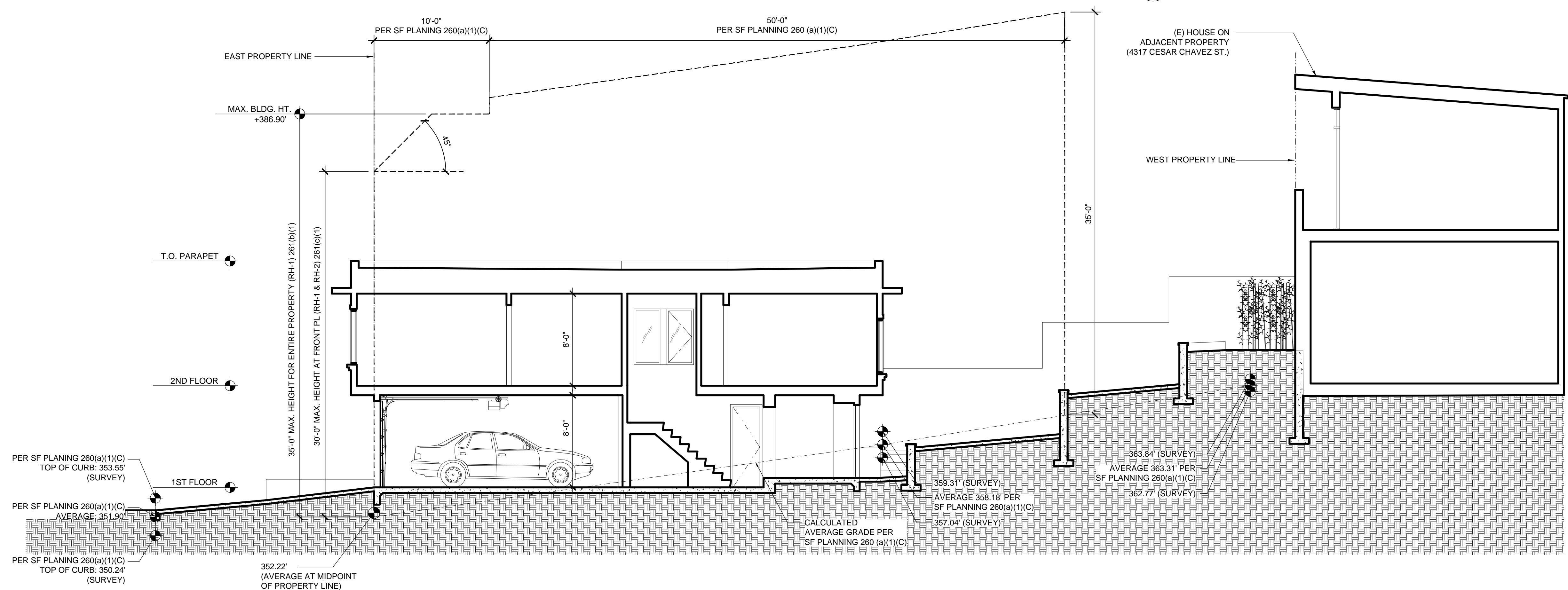
DRAWING:
EXTERIOR ELEVATION
(EXISTING AND
PROPOSED)

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A2.13



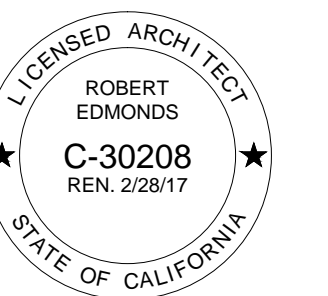
02 (NEW) BUILDING SECTION
SCALE: 3/16" = 1'-0"



01 (EXISTING) BUILDING SECTION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
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03	07.20.16	NOPDR # 1
04	01.27.17	NOPDR # 2

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PROJECT:
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DRAWING:
**BUILDING SECTION
(EXISTING AND
PROPOSED)**

SCALE:	3/16" = 1'-0"
DATE:	DECEMBER 14, 2016
JOB NO.	2015.11
DRAWN:	
CAD FILE:	

A3.10