



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 11, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 27, 2018
Case No.: 2017-004301DRP-02
Project Address: 2420 Taraval Street
Permit Application: 2017.03.24.2277
Zoning: Taraval Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 2363/017
Project Sponsor: Amir Afifi
Sia Consulting
11256 Howard Street
San Francisco, CA 94103
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes a horizontal addition at the rear of an existing three story single family home to accommodate two additional residential units. The project would increase the gross floor area of the building by approximately 1,329 square feet. The project also includes the legalization of the raising of the subject property by 17 inches.

SITE DESCRIPTION AND PRESENT USE

The project site is a 2,500 square feet lot measuring 100 feet deep from Taraval Street and 25 feet wide along Taraval Street. The site is developed with a single-family residence which occupies most of the lot.

NOTIFICATION AND ENFORCMENT

The Discretionary Review applicant filed a complaint to the Planning Department during the initial 311 notification. The complaint alleged the raising of the subject property by the previous owner without permit. The scope of work under building permit 201703242277 has been modified to include the raising of the subject property in order to abate the violations (2017-012879ENF & DBI 201710631). A second 311 notification was administered with the changes.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located within the Taraval Street Neighborhood Commercial District(NCD), fronting both sides of Taraval Street from of 19th Street through 36th Street. Taraval Street Neighborhood Commercial Zoning District is intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. The neighboring properties to the north and south of Taraval Street are primarily zoned for one-

family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage.

The surrounding immediate area is residential in character with multiple neighborhood serving commercial uses at the ground floor, such as a hair salon, nail salon, massage studio, tutor, and dentist offices. The adjacent property to the north and south are developed with two-story single family residential buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Re-Notice	30 days	June 19, 2018 – July 19, 2018	October 16, 2017	October 11, 2018	31 days
311/312 Notice	30 days	September 13, 2017 – October 13, 2018	October 17, 2017	October 11, 2018	31 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 1, 2018	October 1, 2018	10 days
Mailed Notice	10 days	October 1, 2018	October 1, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

The comments received in opposition cited sunlight access and the covering of a light well.

DR REQUESTOR

The DR request was filed by Zhongmei Li, the owner and resident of the single-family home directly west of the project site at 2420 Tarval Street.

The DR request was filed by Snow Nguyen, the owner and resident of the two-family home directly east of the project site at 2420 Taraval Street.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 12, 2017.
See attached *Discretionary Review Application*, dated October 11, 2017.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 28, 2018.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team reviewed the project found that the proposed horizontal addition is in compliance with the Residential Design Guidelines.

The comments received in opposition by the eastern neighbor cited concerns regarding an existing light well. The light well located at 2414-2416 Taraval Street was constructed against a blind wall with a small opening. A matching light well is not required under Residential Design Guidelines “Provide shared light wells to provide more light to both properties”(RDGs page 16) due to the existing conditions of the subject property at 2420 Taraval Street.

The comments received in opposition by the western neighbor cited possible concerns regarding light and the proposed expansion casting shadows within the neighboring rear yard. To comply with the Residential Design Guideline “design the height and depth of the building to be compatible with the existing building scale at the mid-block open space” (RDGs pages 25-26) & “provide setbacks on the upper floors of the building” (RDGs pages 16), a 3 foot to 5 foot stepped setback is proposed along the western property lines.

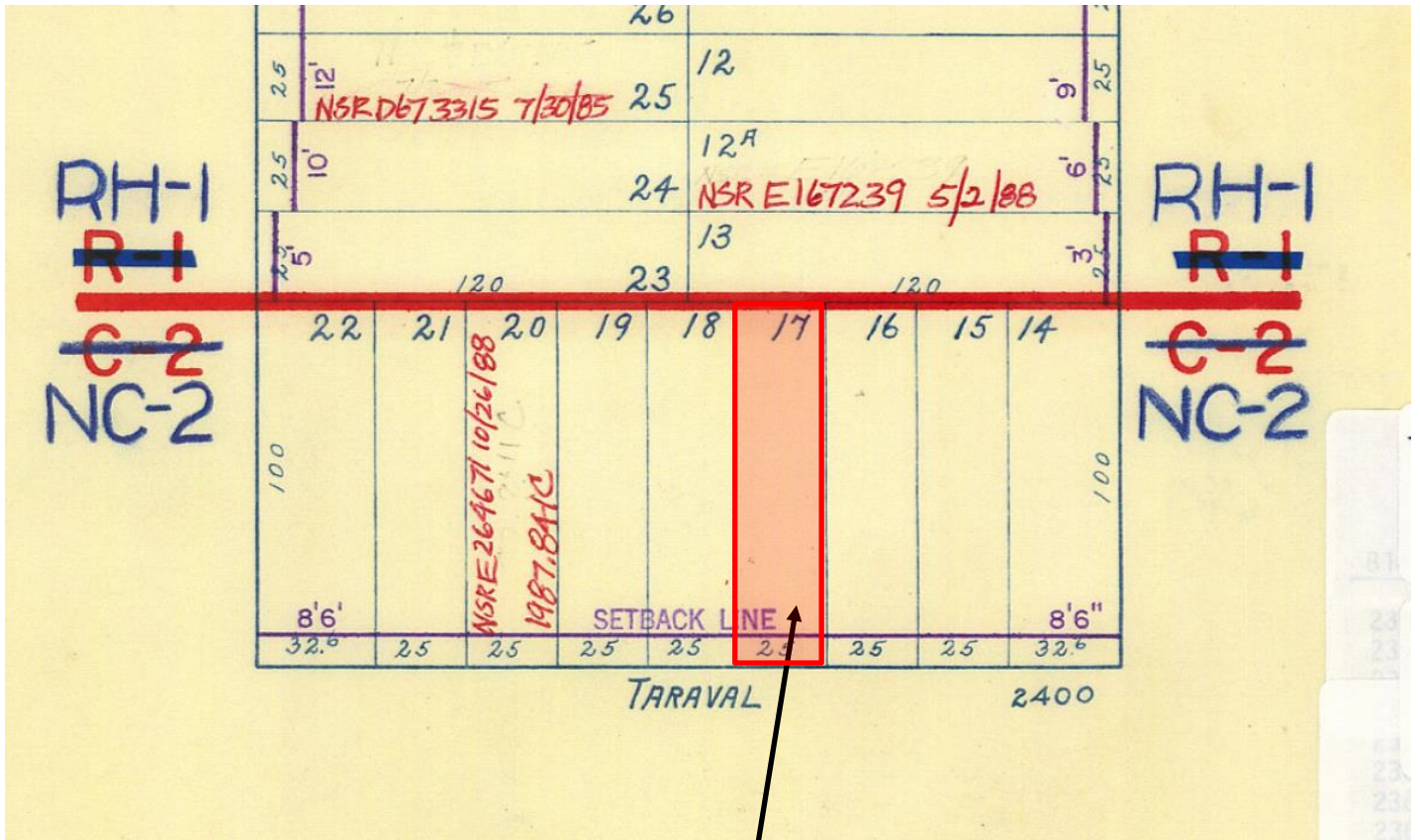
Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- Section 311 Re-Notice
- CEQA Determination
- DR Application
- Response to DR Application dated September 28, 2010
- Plans

Historic Parcel Map

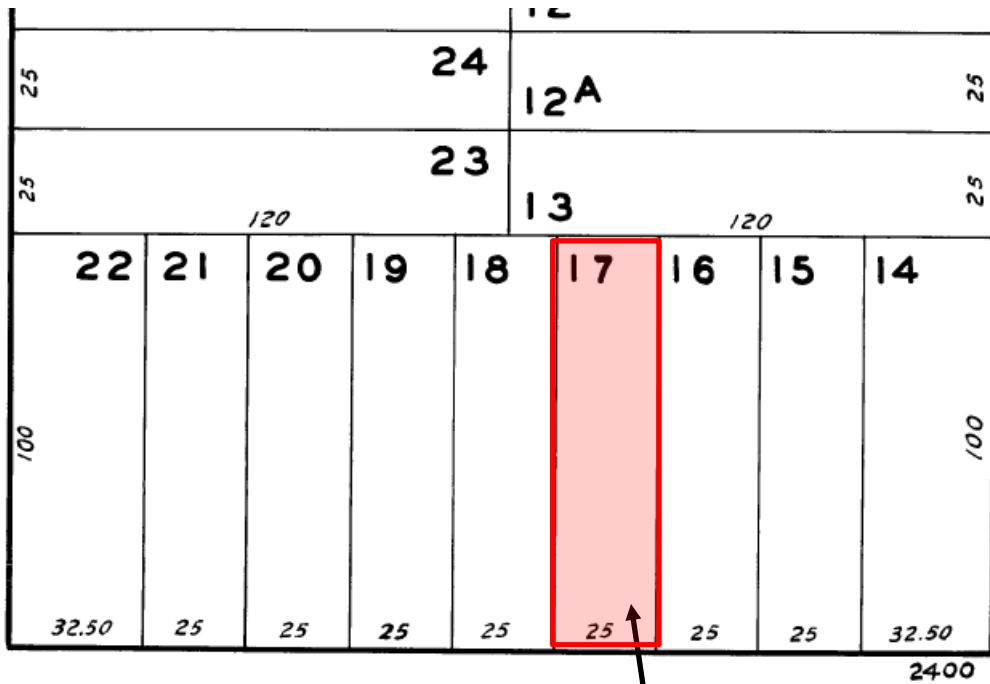


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET

Asseccors Block Map



TARAVAL

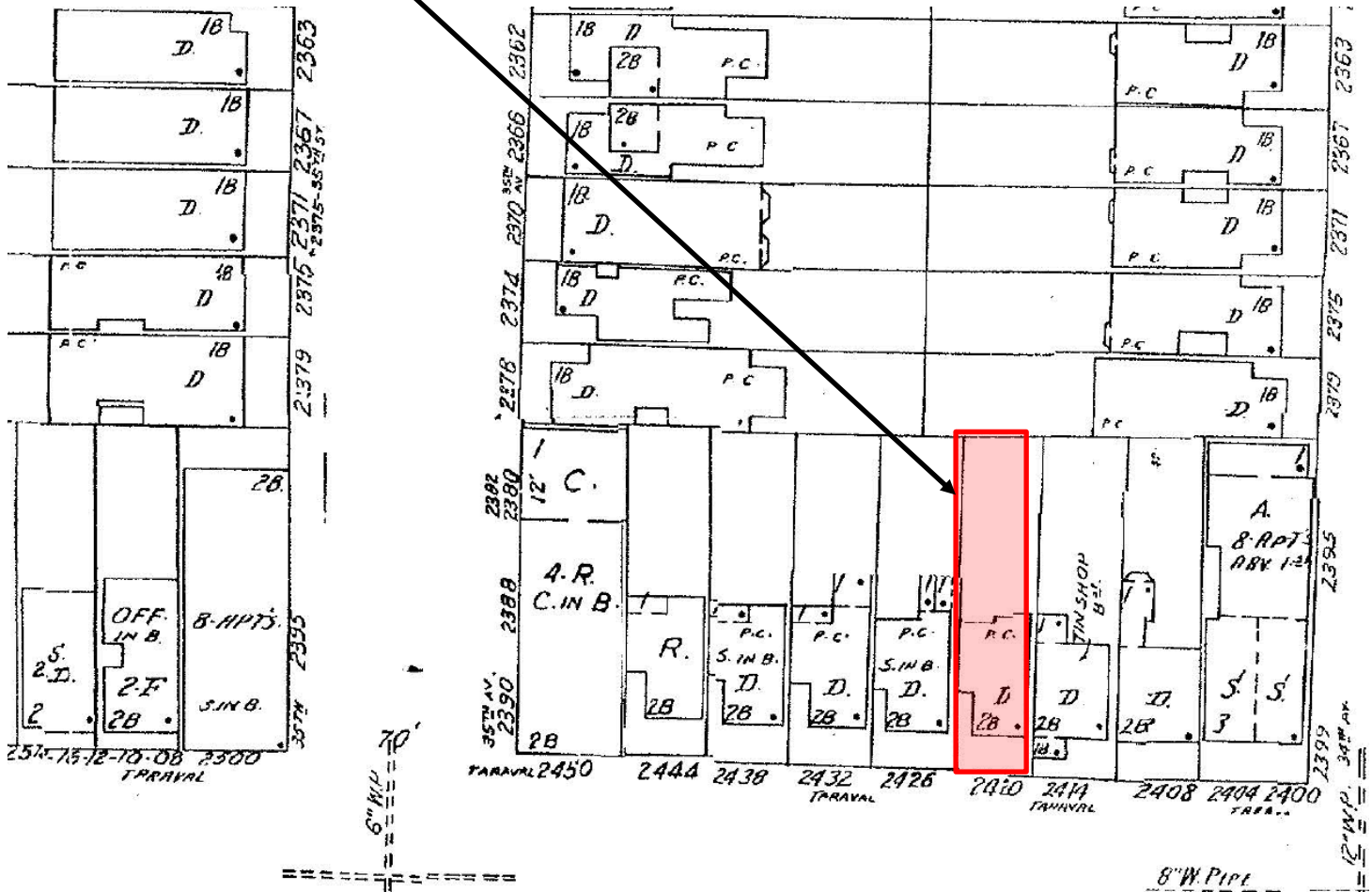
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL 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.



Discretionary Review Hearing
 Case Number 2017-004301DRP-02
 2420 TARAVAL STREET

Zoning Map

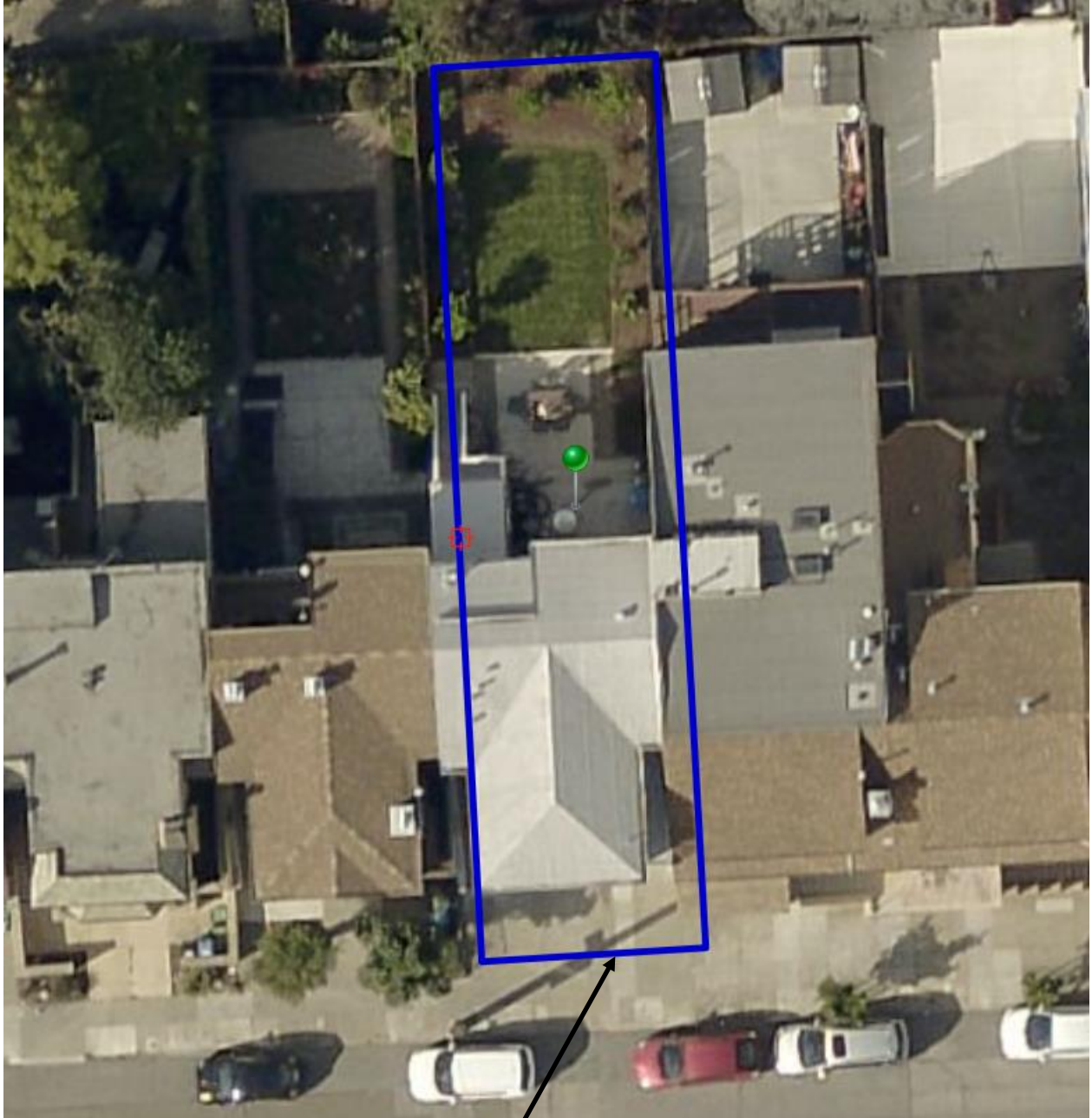


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET

Aerial Photo

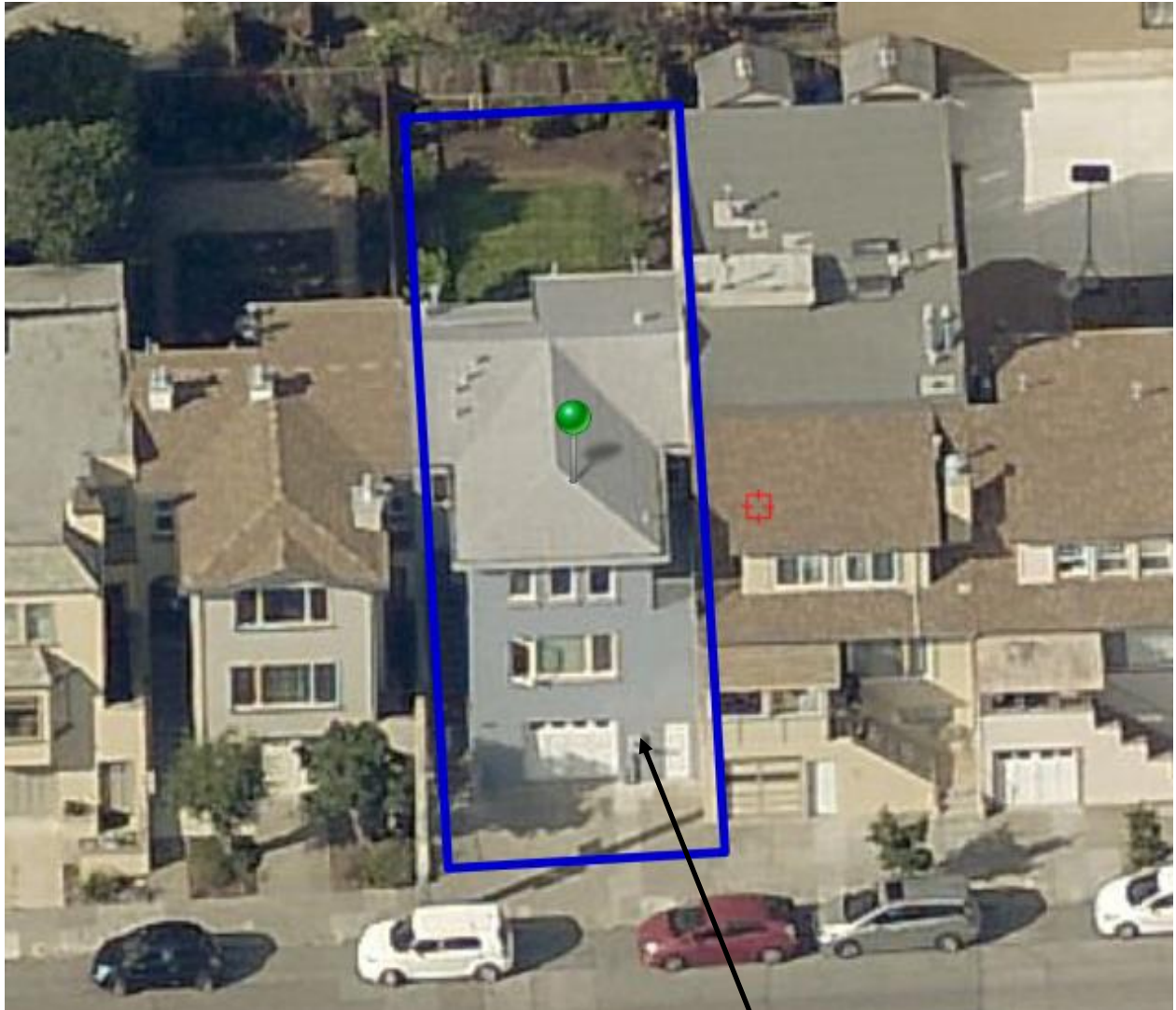


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET

Aerial Photo

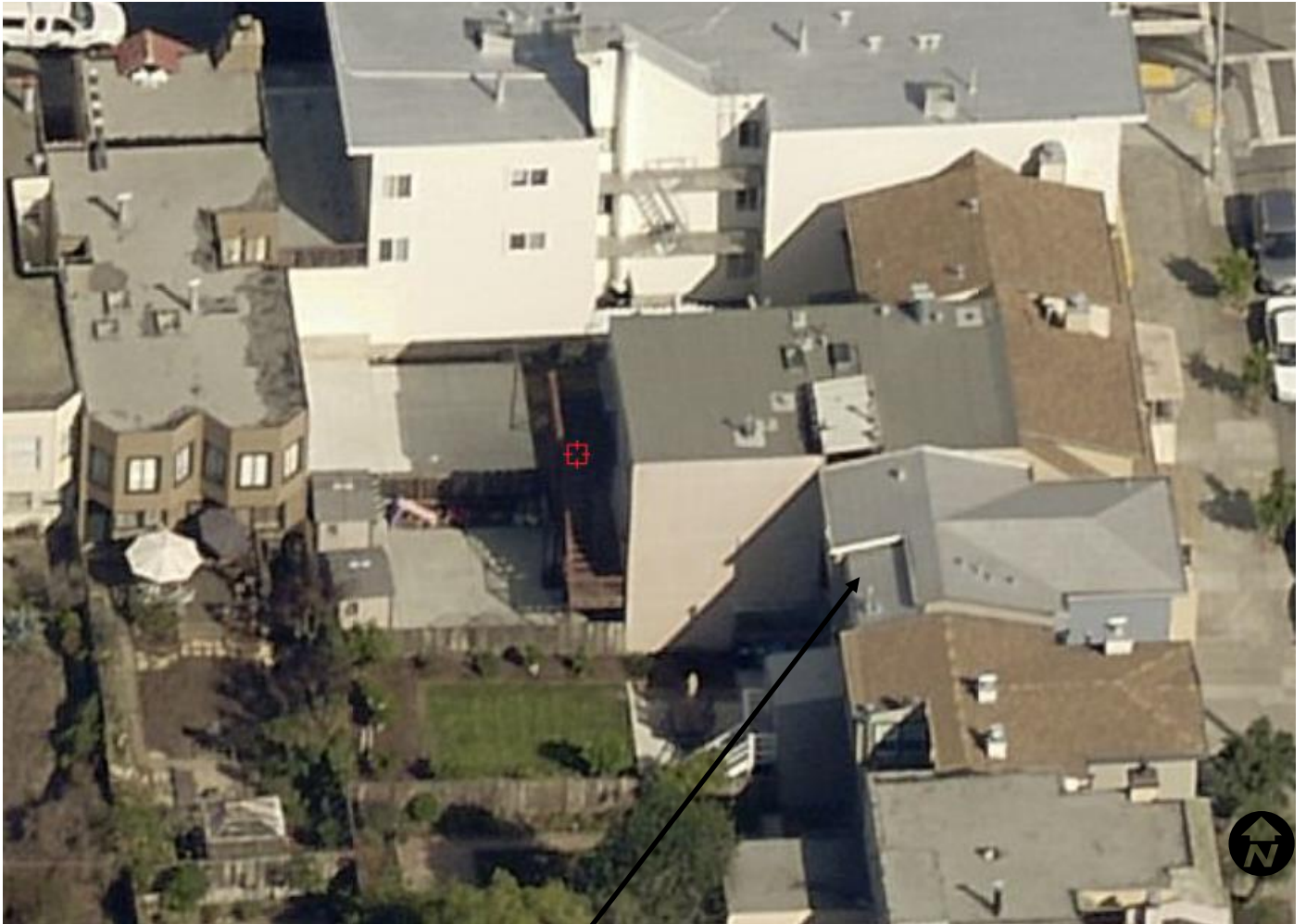


SUBJECT PROPERTY



**Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET**

Aerial Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET

Aerial Photo



SUBJECT PROPERTY



**Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET**

Site Photo



SUBJECT PROPERTY

**Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET**

Site Visit Photo



**View the single-family home directly west of the project site at 2420 Tarval Street.*

**Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET**

Site Visit Photo



**View from the single-family home directly west of the project site at 2420 Tarval Street.*

Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET

Site Visit Photo



**View from two-family home directly east of the project site at 2420 Taraval Street.*

Discretionary Review Hearing
Case Number 2017-004301DRP-02
2420 TARAVAL STREET



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **April 7, 2017**, the Applicant named below filed Building Permit Application No. **2017.03.24.2277** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2420 Taraval Street	Applicant:	Sam Mu
Cross Street(s):	34th Ave & 35th Ave	Address:	1256 Howard Street
Block/Lot No.:	2363/017	City, State:	San Francisco, CA 94103
Zoning District(s):	TARAVAL STREET NCD / 40-X	Telephone:	415-741-1292 x107
Record No.:	2017-004301PRJ	Email:	sam@siaconsult.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	+8'5"	No Change
Side Setbacks	N/A	N/A
Building Depth	+43'6"	+60'7"
Rear Yard	+48'1"	+31'
Building Height	+29'	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	3
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is a rear three story expansion on an existing three story single family dwelling unit. The proposal includes the addition of two dwelling units.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Cathleen Campbell
 Telephone: (415) 575-8732
 E-mail: cathleen.campbell@sfgov.org

Notice Date: 9/13/17
 Expiration Date: 10/13/17

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Site/Roof Plans

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 08/09/2017

JOB NO. 17-1729

SHEET NO.

A-1.1

SCOPE OF WORK

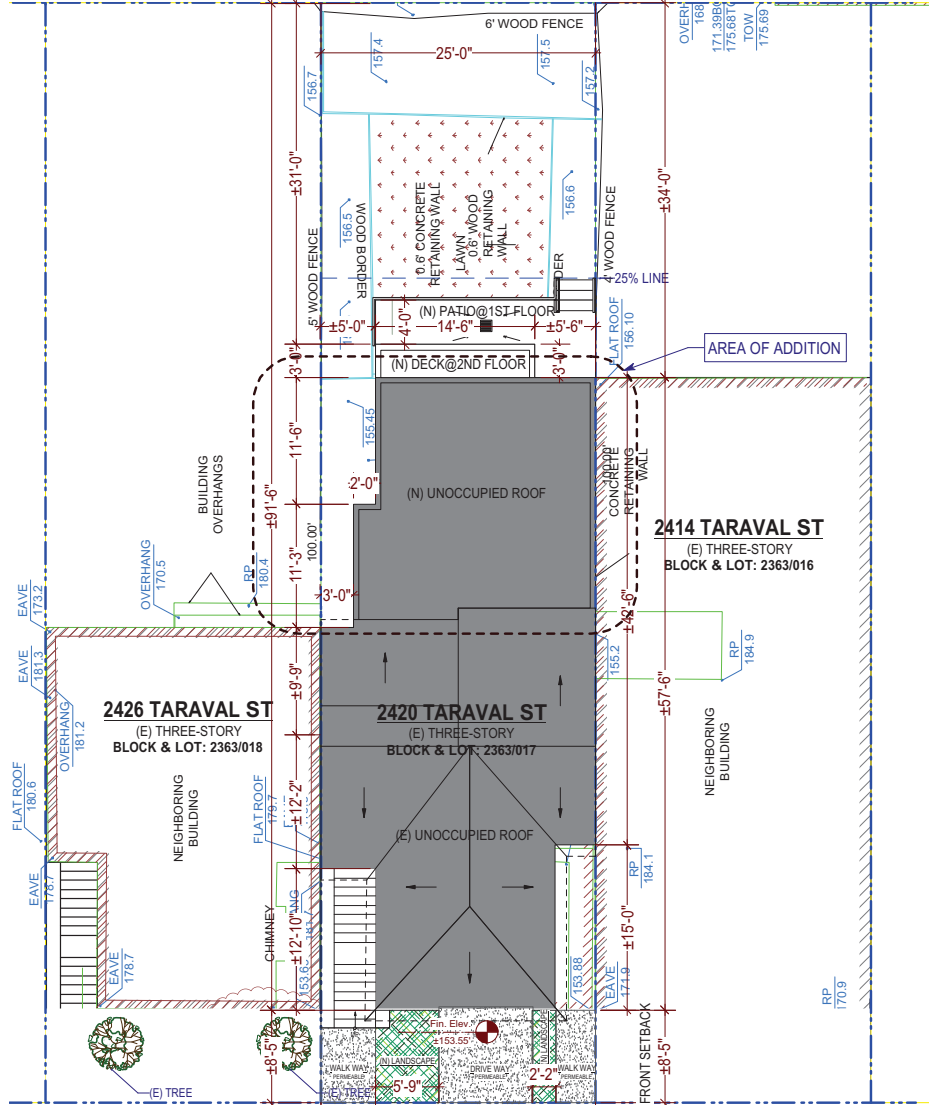
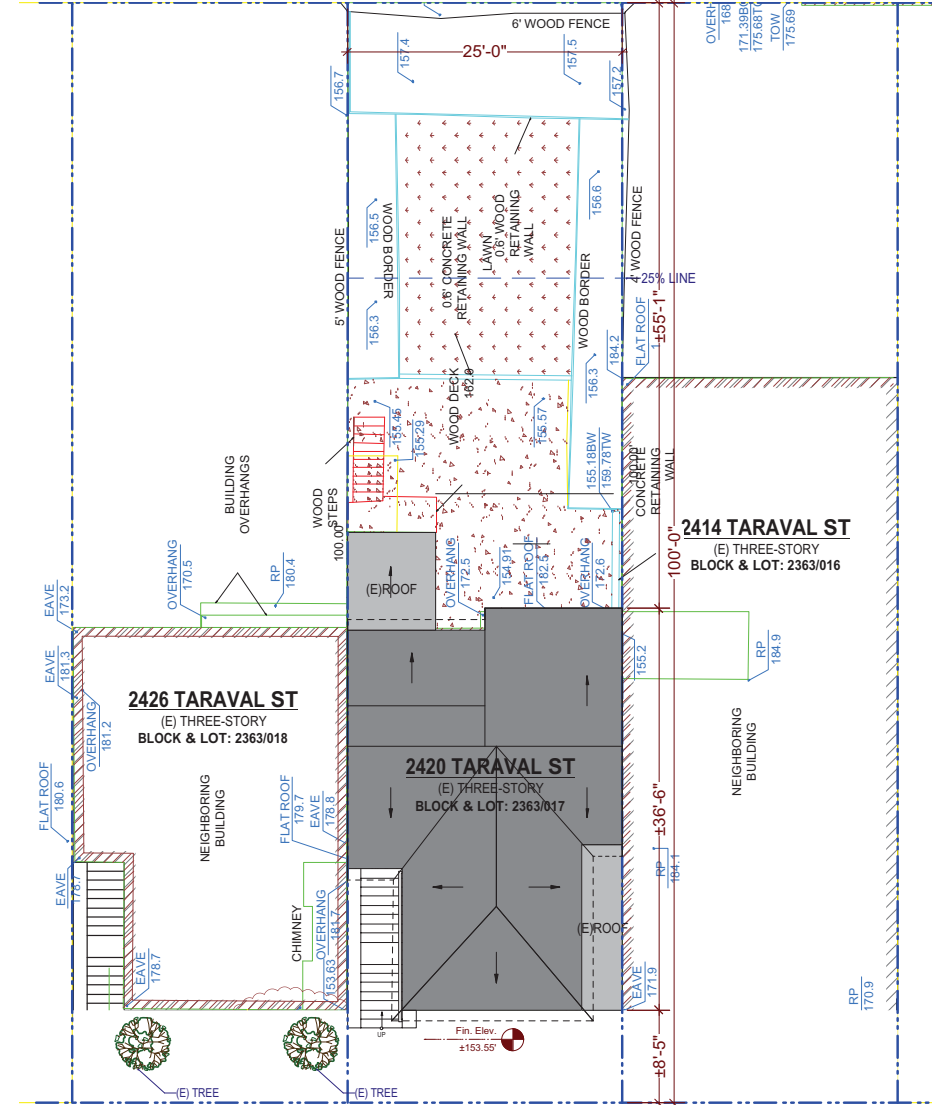
- HORIZONTAL AND VERTICAL ADDITION AT REAR OF EXISTING SINGLE FAMILY HOME TO ACCOMMODATE TWO ADDITIONAL RESIDENTIAL UNITS.

- PROPOSED INTERIOR REMODEL TO:

1. FIRST FLOOR ADDING 2 BEDROOMS, 1 LIVING ROOM, 1 BATHROOM & 1 KITCHEN.
2. SECOND FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.
3. THIRD FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.

PROJECT DATA

PLANNING DATA:	
BLOCK / LOT :	2363 / 017
LOT AREA:	2,500 ± S.F.
ZONING:	NCD
(E) # OF UNITS:	1
(N) # OF UNITS:	3
ALLOWABLE HEIGHT:	40-X
BUILDING HEIGHT:	±31' (NO CHANGE)
(E) # OF CAR PARKING SPACES:	1 (NO CHANGE)
(E) # OF BIKE PARKING SPACES:	0
(N) # OF CAR PARKING SPACES:	1 (NO CHANGE)
(N) # OF BIKE PARKING SPACES:	3
BUILDING DATA:	3 (NO CHANGE)
NUMBER OF STORIES:	TYPE "V-A"
CONSTRUCTION TYPE:	R-3
(E) OCCUPANCY GROUP:	R-2
(N) OCCUPANCY GROUP:	2016 CALIFORNIA CODES EDITIONS
APPLICABLE CODES:	W/ SAN FRANCISCO AMENDMENTS
(E) GROSS FLOOR AREA:	
FIRST FLOOR:	870 ± S.F.
SECOND FLOOR:	870 ± S.F.
THIRD FLOOR:	768 ± S.F.
(E) TOTAL BLDG GROSS AREA (INCL STOR/GAR):	2,508 ± S.F.
(E) HABITABLE FLOOR AREA:	
FIRST FLOOR:	0 ± S.F.
SECOND FLOOR:	870 ± S.F.
THIRD FLOOR:	768 ± S.F.
(E) TOTAL HABITABLE FLOOR AREA:	1,638 ± S.F.
(N) GROSS FLOOR AREA:	
FIRST FLOOR:	1,326 ± S.F.
SECOND FLOOR:	1,283 ± S.F.
THIRD FLOOR:	1,228 ± S.F.
(N) TOTAL BLDG GROSS AREA (INCL GAR):	3,837 ± S.F.
(N) HABITABLE FLOOR AREA:	
FIRST FLOOR:	629 ± S.F.
SECOND FLOOR:	1,164 ± S.F.
THIRD FLOOR:	1,154 ± S.F.
(N) TOTAL HABITABLE FLOOR AREA:	2,947 ± S.F.
TOTAL ADDITION:	1,309 ± S.F.
OPEN SPACE CALCULATION:	
PROPOSED REAR YARD OPEN SPACE:	850 S.F. > 399 S.F. (133X3 AS PER PLANNING CODE 741.93)



BLOCK & LOT: 2363/017	PROPOSED FRONT SETBACK AREA: 224.1 Sq.Ft.
PROPERTY LINE:	20% LANDSCAPING:
(E) OUTLINE OF SUBJECT BLDG.:	Provided Front Setback Area: 221.4 S.F.
(E) OUTLINE OF NEIGHBORS:	20% of Front Setback: 42.3 S.F.
	Landscaping Prov. 64 S.F.
NOTE:	50% PERMEABLE:
SITE PLAN PREPARED AS PER SURVEY PROV. BY LEA & BRAZE ENGINEERING, INC.	Provided Front Setback Area: 221.4 S.F.
LICENSE NO: 7623	50% of Front Setback: 110.7 S.F.
	Total Permeable Area Prov.: 138.7 S.F.



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Existing Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

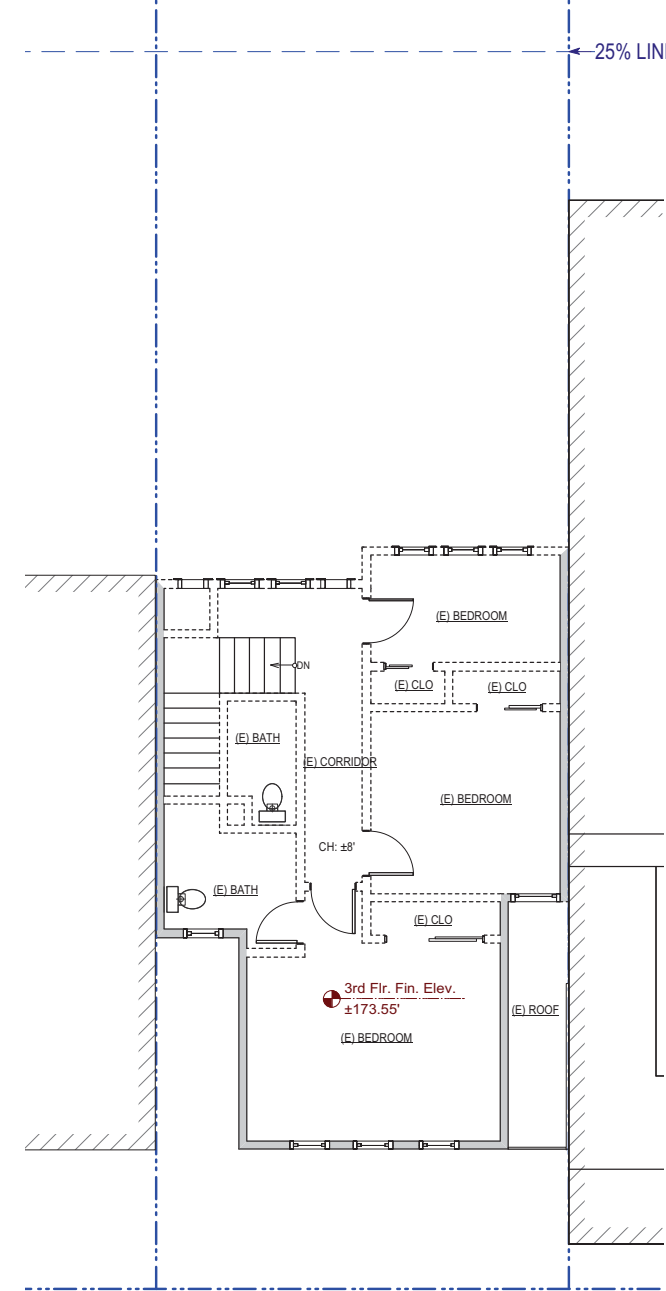
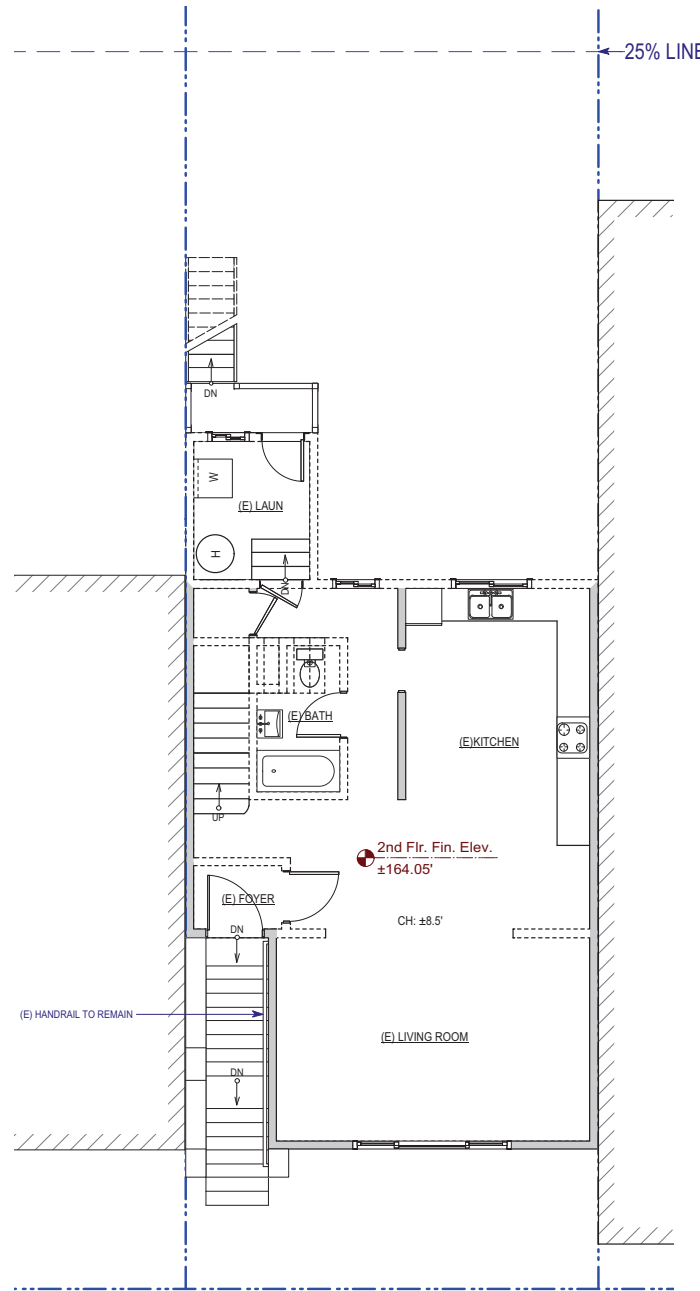
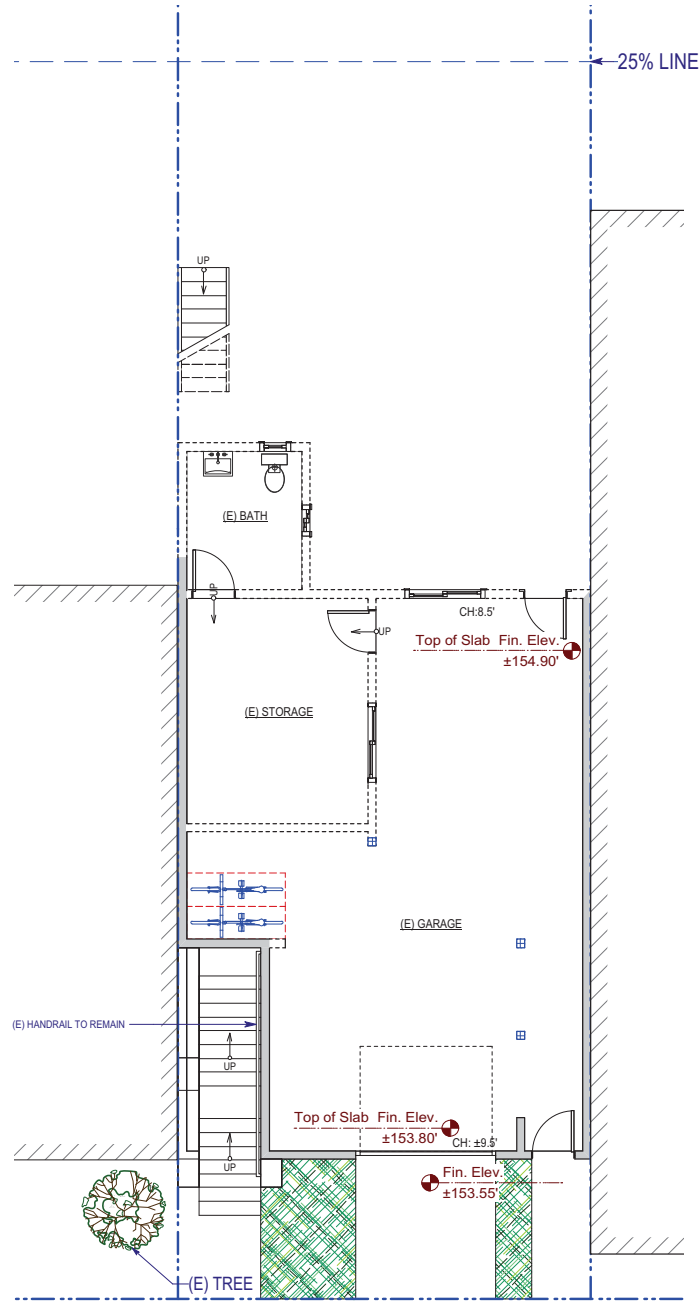
REVISED DATE 08/09/2017

JOB NO. 17-1729

SHEET NO.

A-2.1

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED



	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Proposed Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

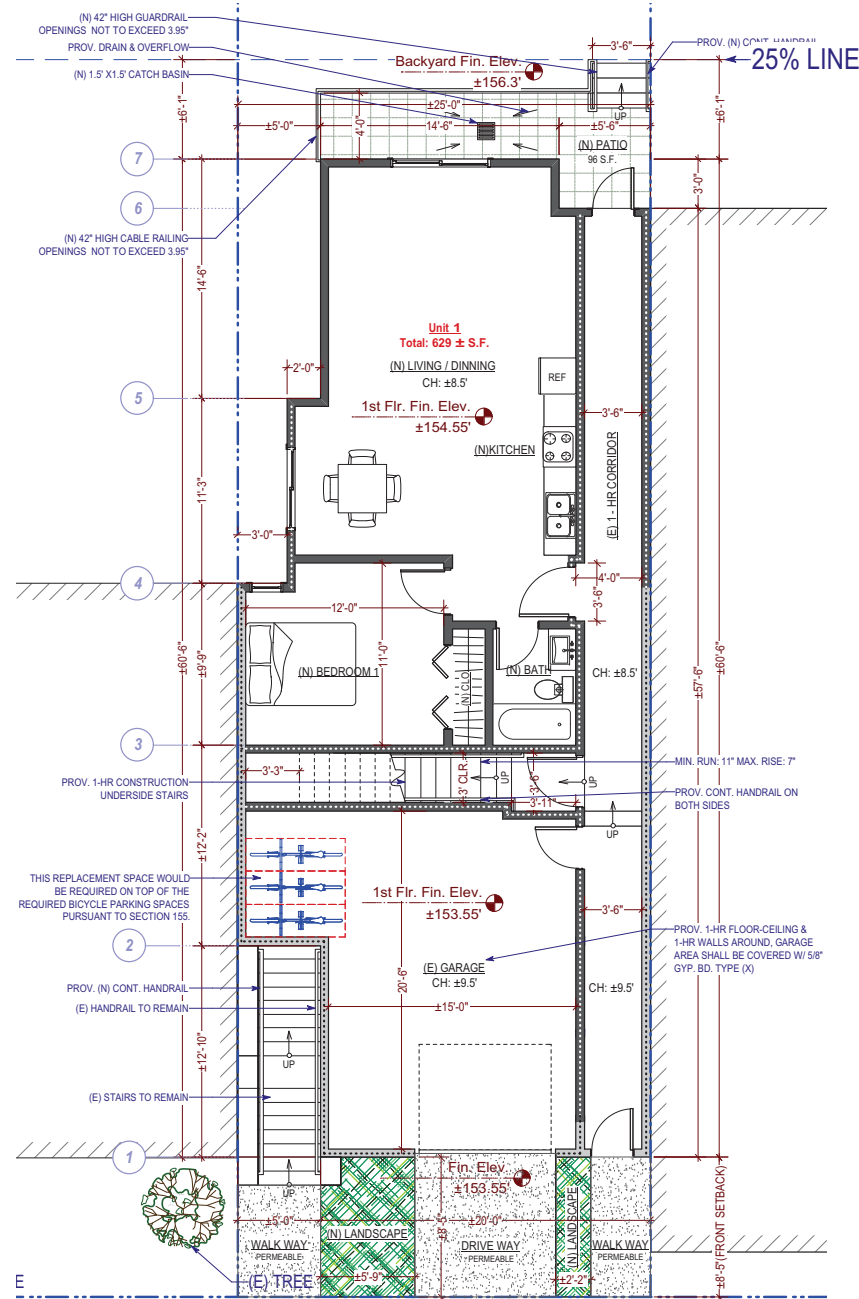
DATE 02/22/2017

REVISED DATE 08/09/2017

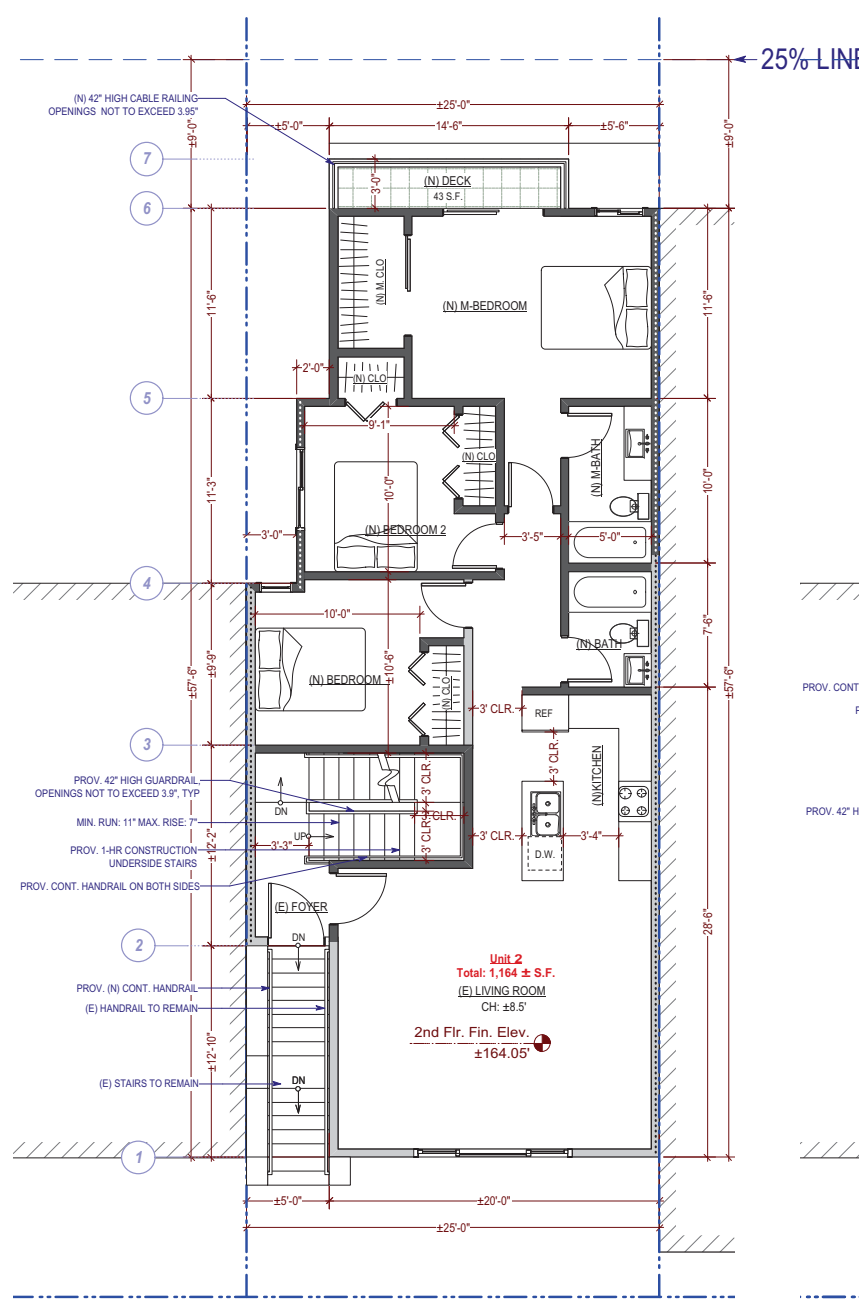
JOB NO. 17-1729

SHEET NO.

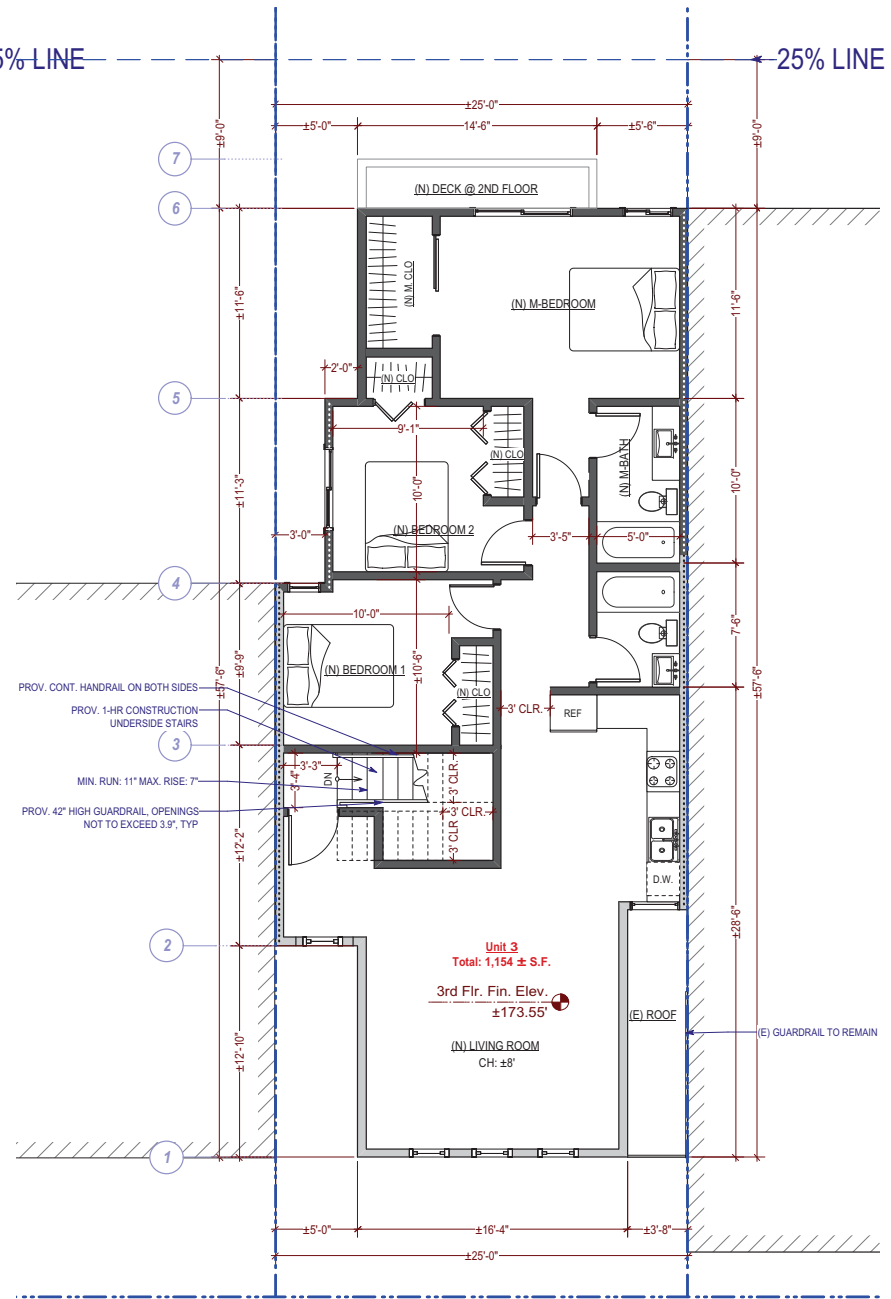
A-2.1



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Left Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

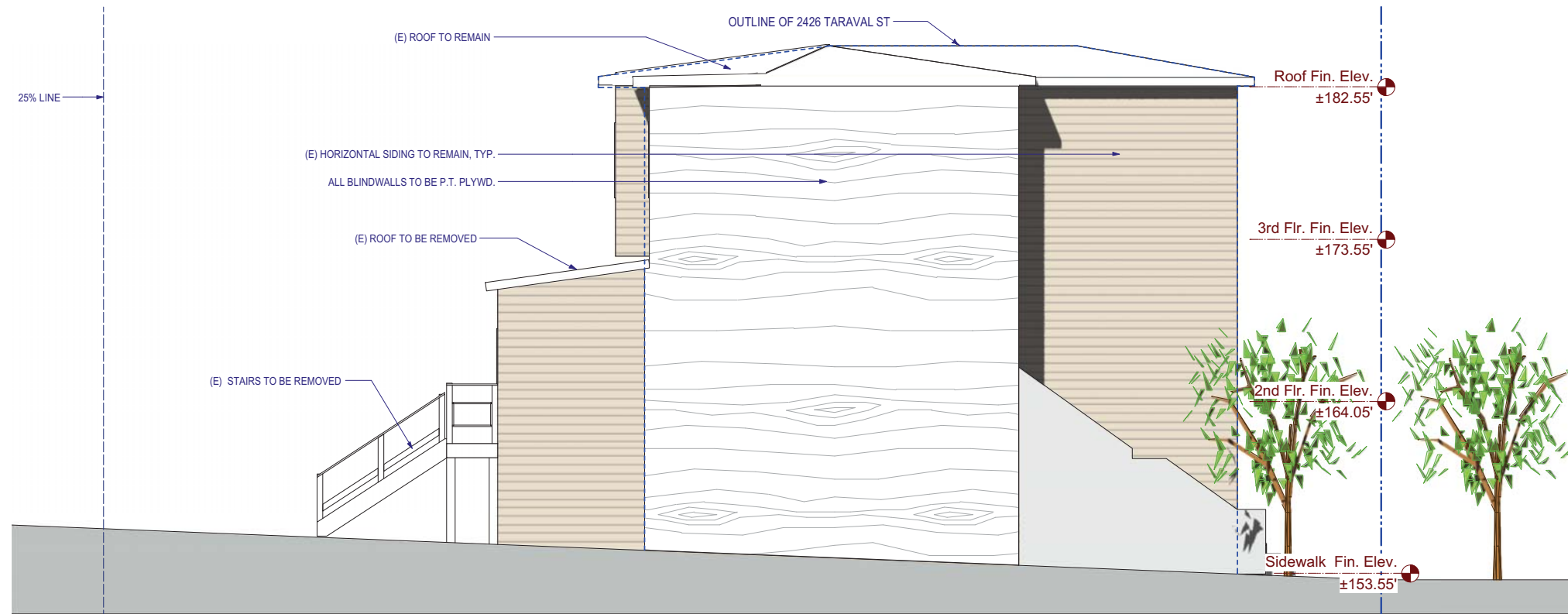
CHECKED R.K.

DATE 02/22/2017

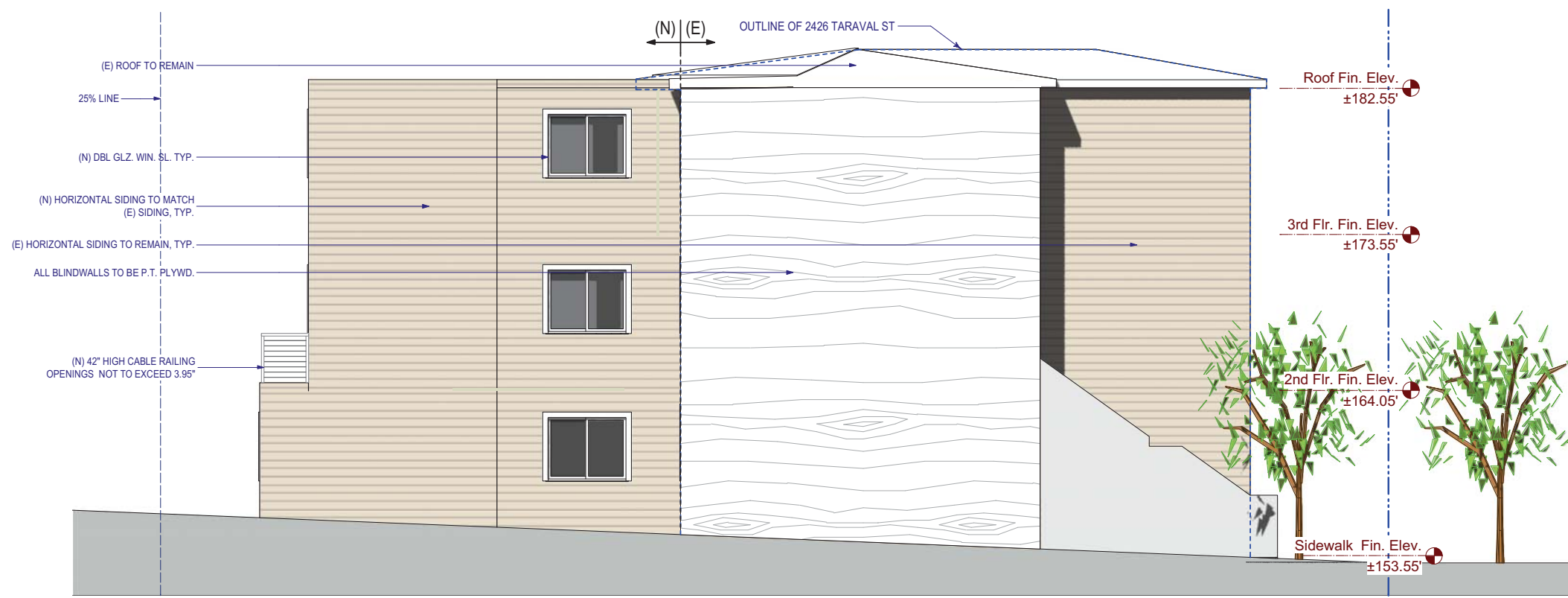
REVISED DATE 08/09/2017

JOB NO. 17-1729

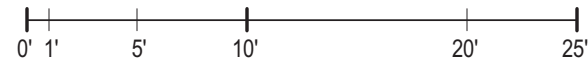
SHEET NO.
A-3.2



Existing Left Elevation (West)



Proposed Left Elevation (West)





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Right Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

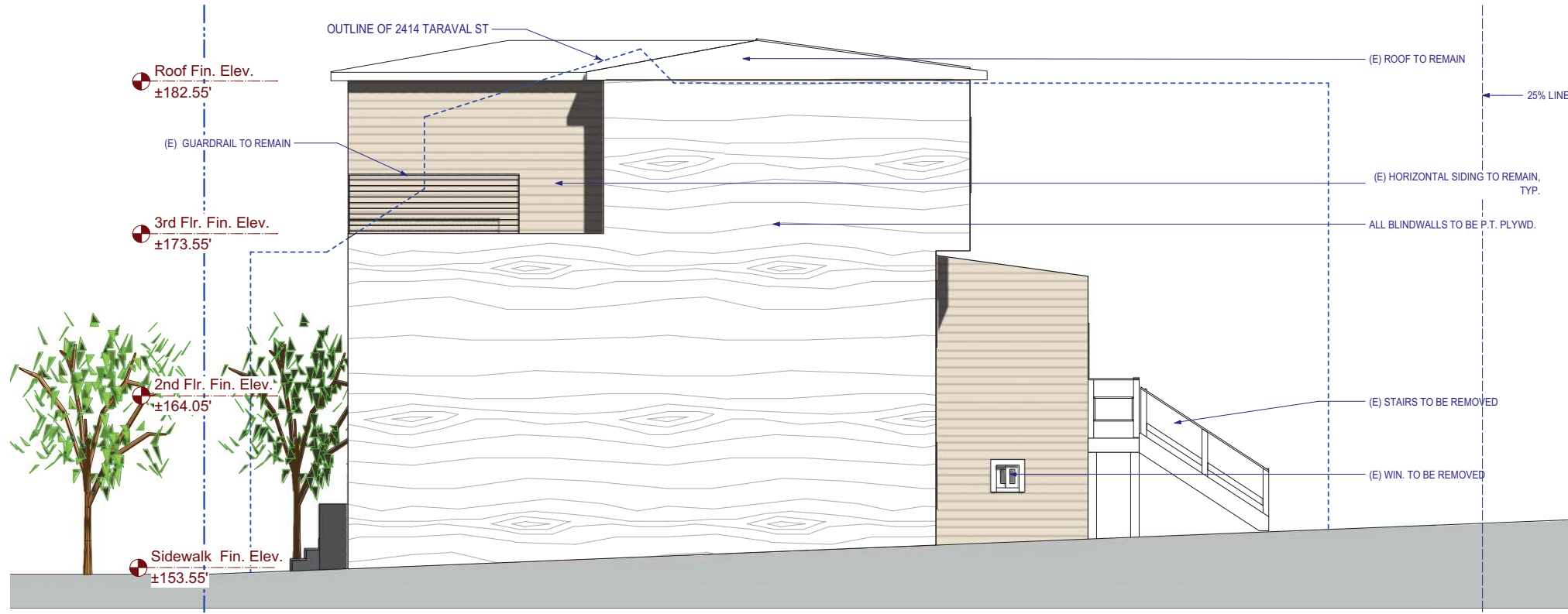
DATE 02/22/2017

REVISED DATE 08/09/2017

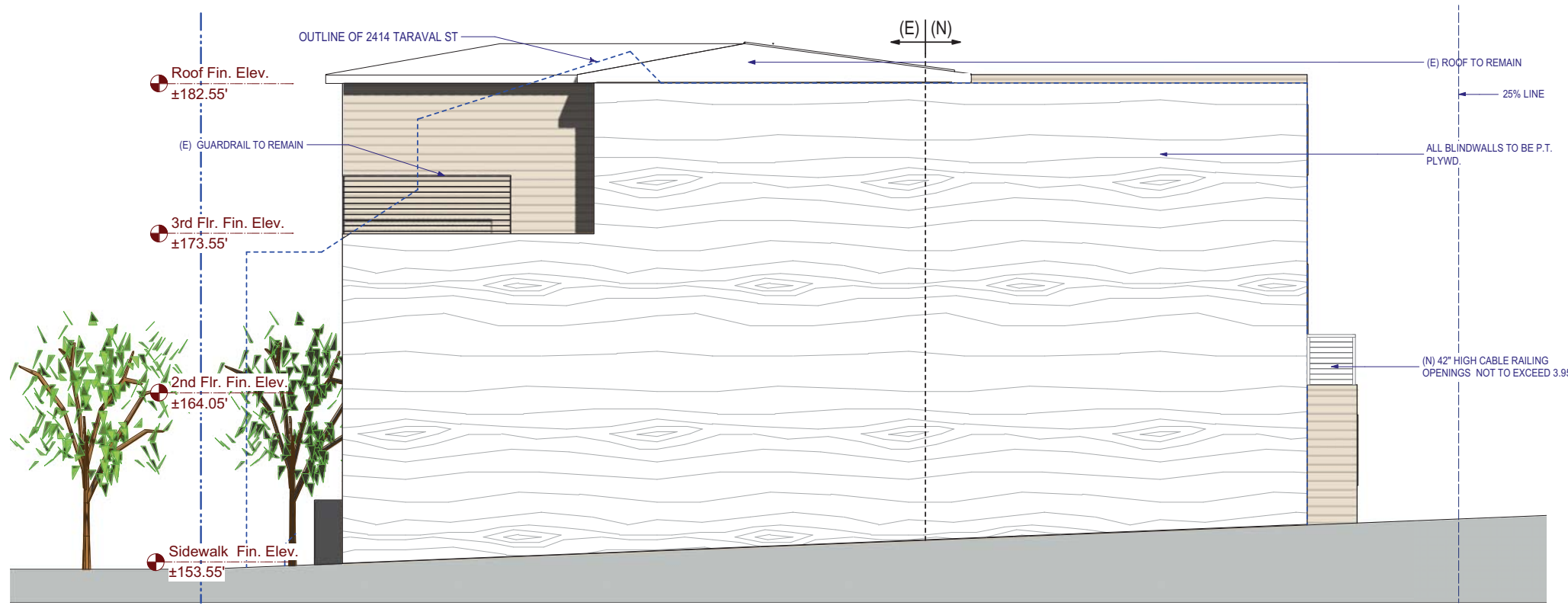
JOB NO. 17-1729

SHEET NO.

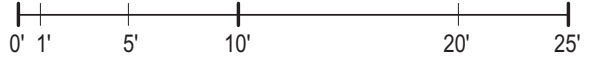
A-3.2



Existing Right Elevation (East)



Proposed Right Elevation (East)





SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Rear Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

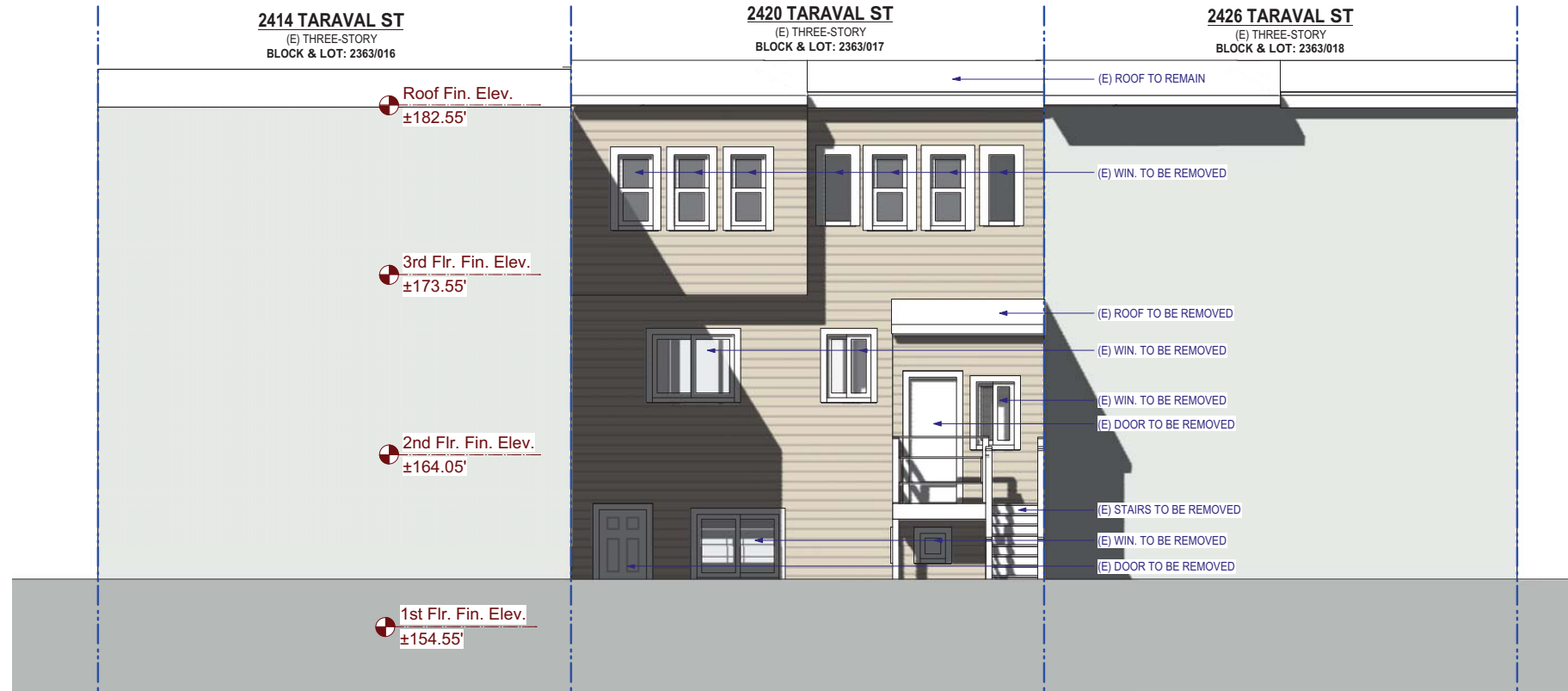
DATE 02/22/2017

REVISED DATE 08/09/2017

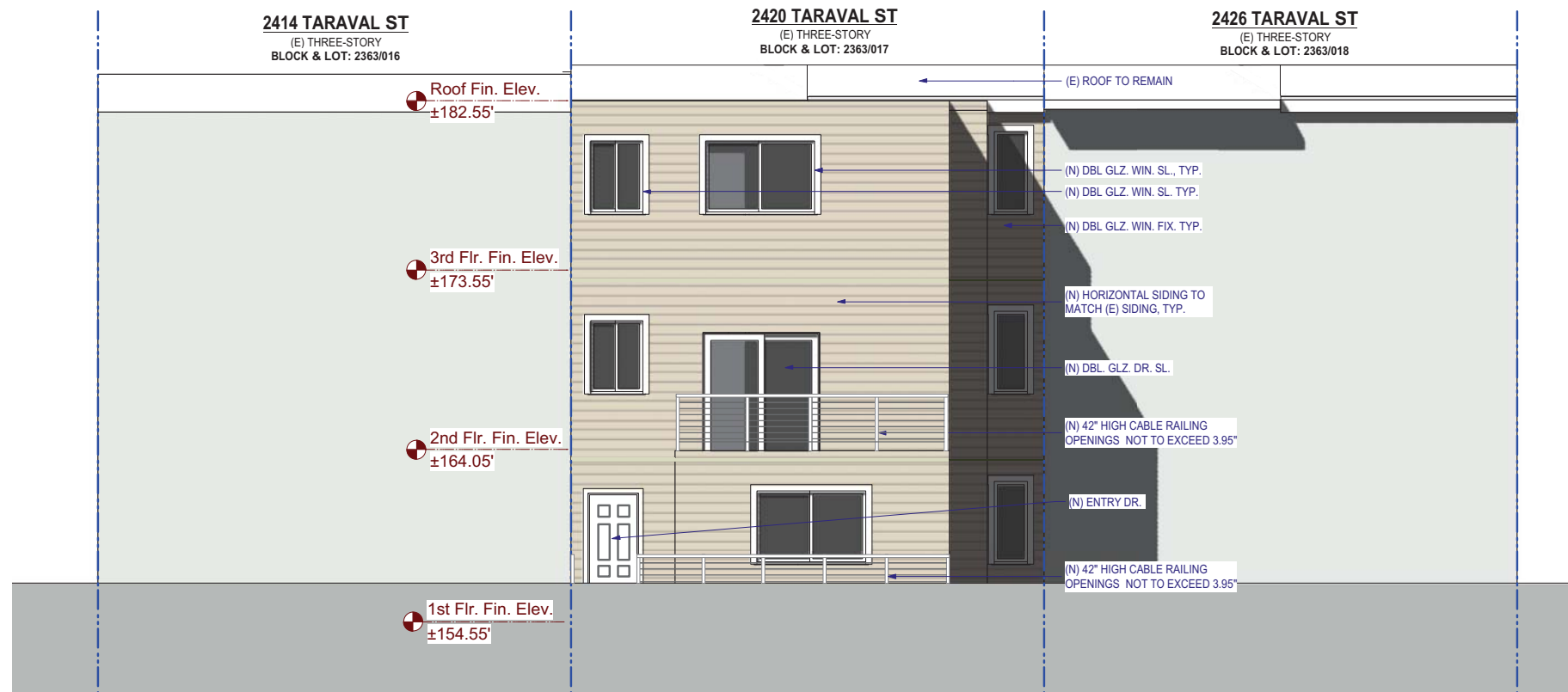
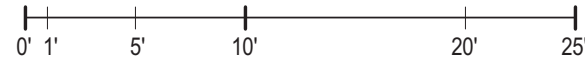
JOB NO. 17-1729

SHEET NO.

A-3.1



Existing Rear Elevation (North)



Proposed Rear Elevation (North)





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **April 7, 2017**, the Applicant named below filed Building Permit Application No. **2017.03.24.2277** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2420 Taraval Street	Applicant:	Amir Afifi
Cross Street(s):	34th Ave & 35th Ave	Address:	11256 Howard Street
Block/Lot No.:	2363/017	City, State:	San Francisco, CA 94103
Zoning District(s):	TARAVAL STREET NCD / 40-X	Telephone:	415-741-1292 x107
Record No.:	2017-004301PRJ	Email:	amir@siaconsult.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	±8'5"	No Change
Side Setbacks	N/A	N/A
Building Depth	±43'6"	±60'7"
Rear Yard	±48'1"	±31'
Building Height	±29'	±29' 5"
Number of Stories	3	No Change
Number of Dwelling Units	1	3
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is a rear three story expansion on an existing three story single family dwelling unit. The proposal includes the addition of two dwelling units and legalize the raising of the house 17".		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Cathleen Campbell
 Telephone: (415) 575-8732
 E-mail: cathleen.campbell@sfgov.org

Notice Date: 6/19/18
 Expiration Date: 7/19/18

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE
Site/Roof Plans

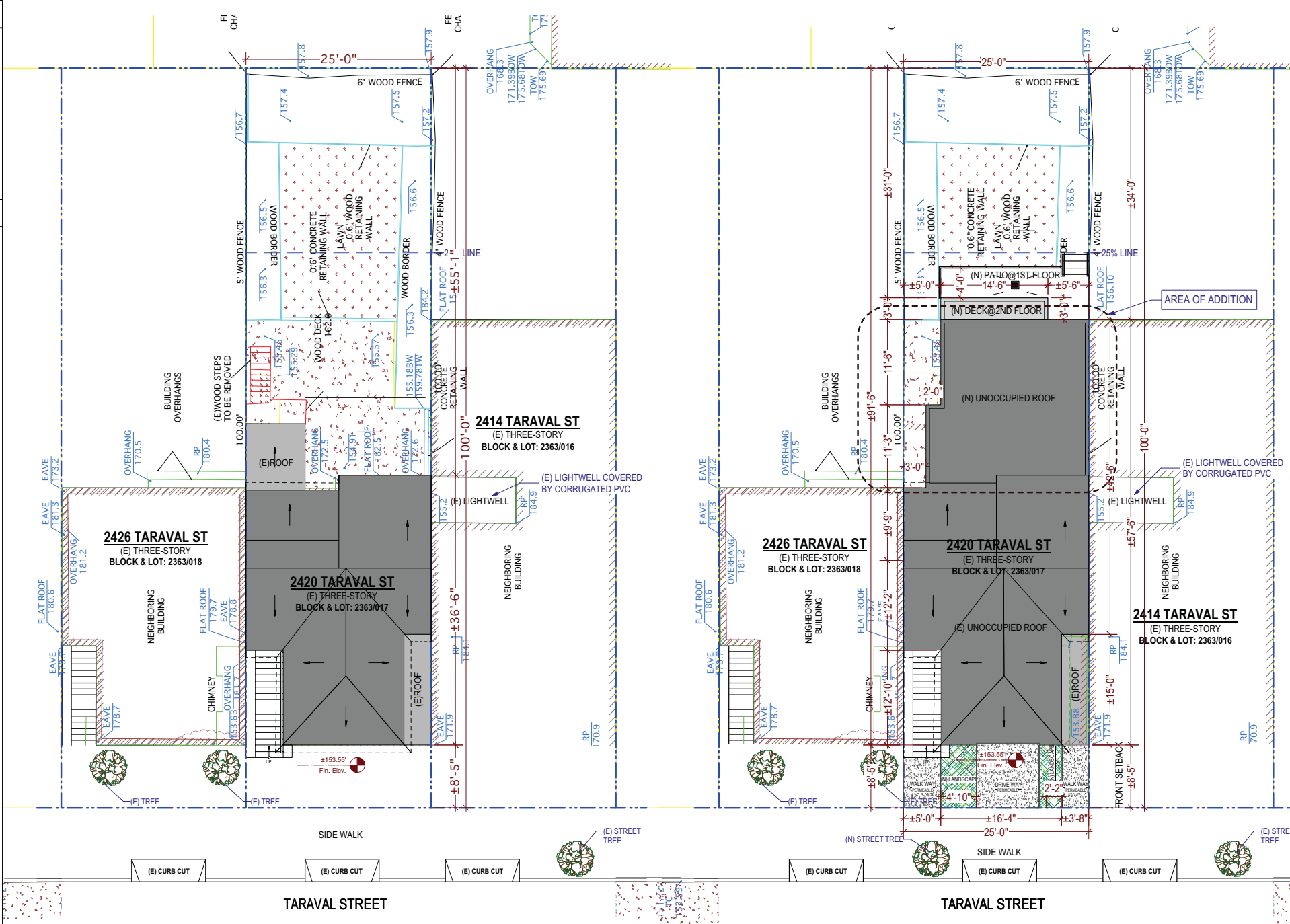
These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS	NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	05/21/2018
JOB NO.	17-1729
SHEET NO.	A-1.1

SCOPE OF WORK	
- HORIZONTAL AND VERTICAL ADDITION AT REAR OF EXISTING SINGLE FAMILY HOME TO ACCOMMODATE TWO ADDITIONAL RESIDENTIAL UNITS.	
- PROPOSED INTERIOR REMODEL TO:	
1. FIRST FLOOR ADDING 2 BEDROOMS, 1 LIVING ROOM, 1 BATHROOM & 1 KITCHEN.	
2. SECOND FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.	
3. THIRD FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.	

PROJECT DATA	
PLANNING DATA:	
BLOCK / LOT :	2363 / 017
LOT AREA:	2,500 ± S.F.
ZONING:	NCD
(E) # OF UNITS:	1
(N) # OF UNITS:	3
ALLOWABLE HEIGHT:	40-X
(E) BUILDING HEIGHT:	± 28.5'
(N) BUILDING HEIGHT:	± 29.9'
(E) # OF CAR PARKING SPACES:	1 (NO CHANGE)
(E) # OF BIKE PARKING SPACES:	0
(N) # OF BIKE PARKING SPACES:	3
BUILDING DATA:	
NUMBER OF STORIES:	3 (NO CHANGE)
CONSTRUCTION TYPE:	TYPE "V-B"
(E) OCCUPANCY GROUP:	R-3
(N) OCCUPANCY GROUP:	R-2
APPLICABLE CODES:	2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS
(E) GROSS FLOOR AREA:	
FIRST FLOOR:	870 ± S.F.
SECOND FLOOR:	870 ± S.F.
THIRD FLOOR:	768 ± S.F.
(E) TOTAL BLDG GROSS AREA (INCL STOR/GAR):	2,508 ± S.F.
(E) HABITABLE FLOOR AREA:	
FIRST FLOOR:	0 ± S.F.
SECOND FLOOR:	870 ± S.F.
THIRD FLOOR:	768 ± S.F.
(E) TOTAL HABITABLE FLOOR AREA:	1,638 ± S.F.
(N) GROSS FLOOR AREA:	
FIRST FLOOR:	1,326 ± S.F.
SECOND FLOOR:	1,283 ± S.F.
THIRD FLOOR:	1,228 ± S.F.
(N) TOTAL BLDG GROSS AREA (INCL GAR):	3,837 ± S.F.
TOTAL ADDITION:	1,329 ± S.F.
(N) HABITABLE FLOOR AREA:	
FIRST FLOOR:	629 ± S.F.
SECOND FLOOR:	1,164 ± S.F.
THIRD FLOOR:	1,154 ± S.F.
(N) TOTAL HABITABLE FLOOR AREA:	2,947 ± S.F.
TOTAL ADDITION:	1,309 ± S.F.
OPEN SPACE CALCULATION:	
PROPOSED REAR YARD OPEN SPACE:	850 S.F. > 399 S.F. (133X3 AS PER PLANNING CODE 741.93)



Existing Site/Roof Plan

Proposed Site/Roof Plan

BLOCK & LOT: 2363/017	PROPOSED FRONT SETBACK AREA: 224.1 Sq.Ft.
PROPERTY LINE:	20% LANDSCAPING:
(E) OUTLINE OF SUBJECT BLDG.:	Provided Front Setback Area: 221.4 S.F.
(E) OUTLINE OF NEIGHBORS:	20% of Front Setback: 42.3 S.F.
	Landscaping Prov. 64 S.F.
NOTE:	50% PERMEABLE:
SITE PLAN PREPARED AS PER SURVEY PROV. BY LEA & BRAZE ENGINEERING, INC.	Provided Front Setback Area: 221.4 S.F.
LICENSE NO: 7623	50% of Front Setback: 110.7 S.F.
	Total Permeable Area Prov.: 138.7 S.F.

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
2420 Taraval Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Existing Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

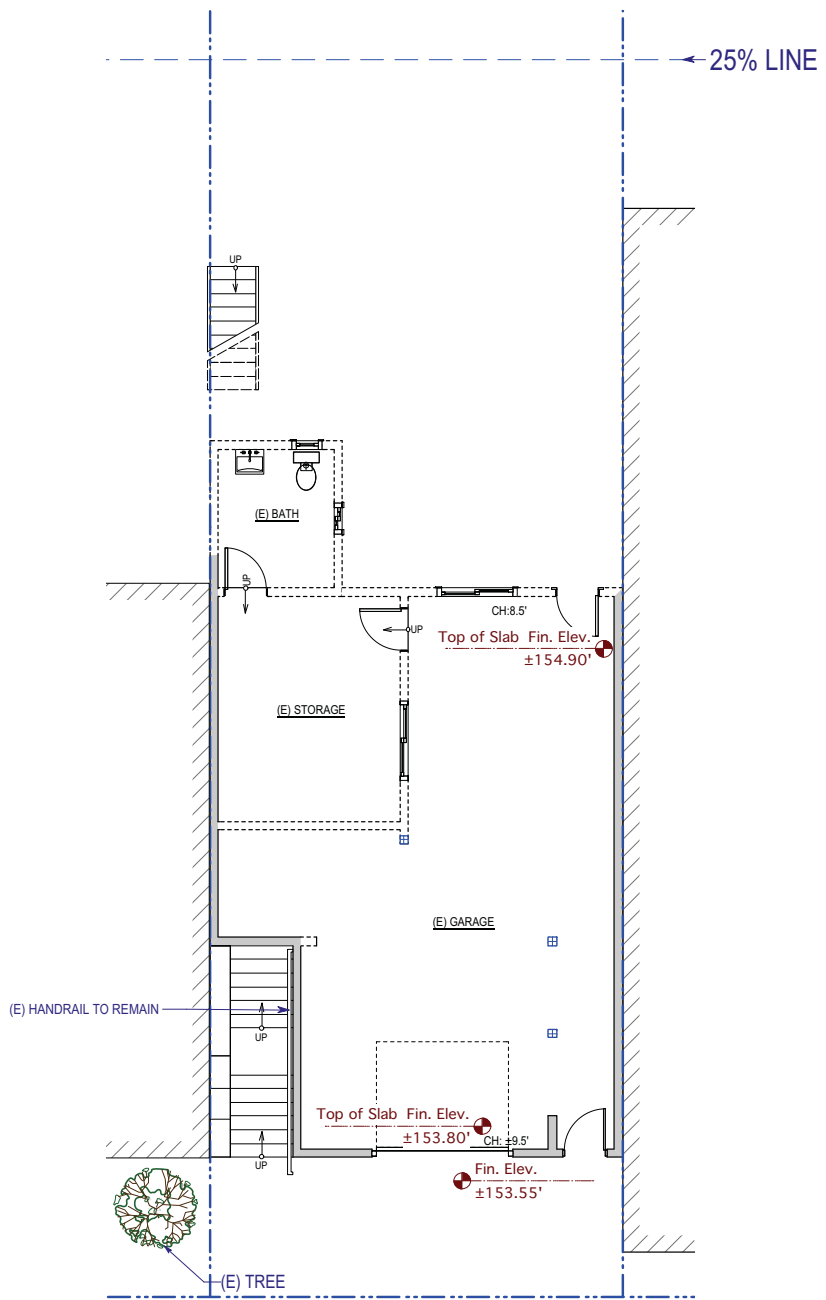
DATE 02/22/2017

REVISED DATE 05/21/2018

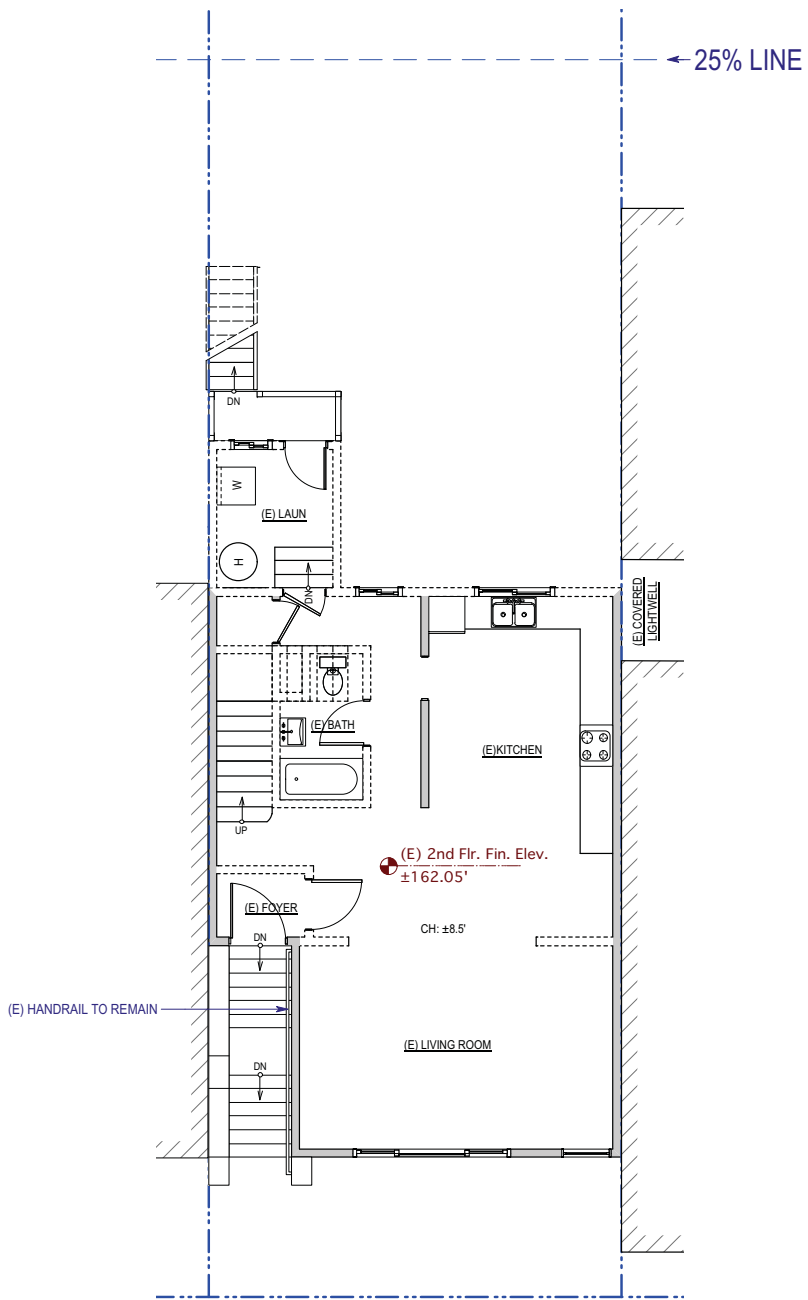
JOB NO. 17-1729

SHEET NO.

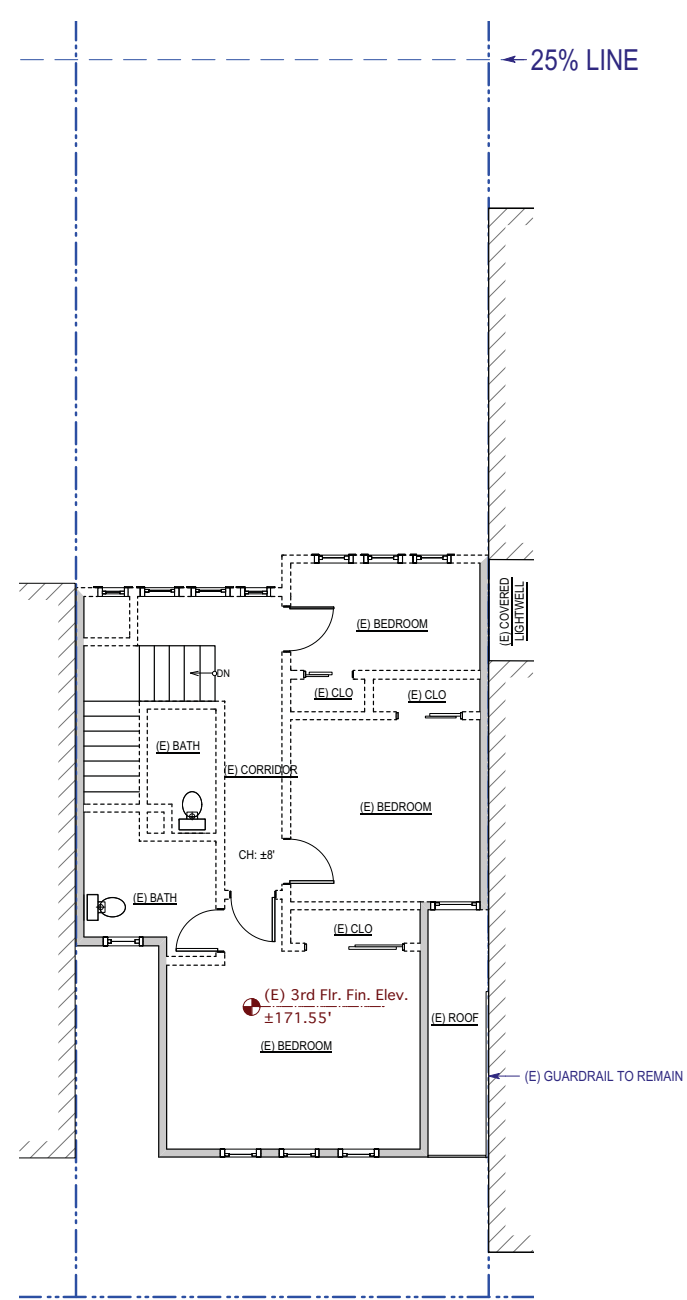
A-2.1



Existing First Floor Plan



Existing Second Floor Plan



Existing Third Floor Plan

---	PROPERTY LINE
----	(E) WALL TO BE REMOVED
=====	(E) WALL TO REMAIN
-----	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
=====	(N) WALL TO BE CONSTRUCTED
-----	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
2420 Taraval Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

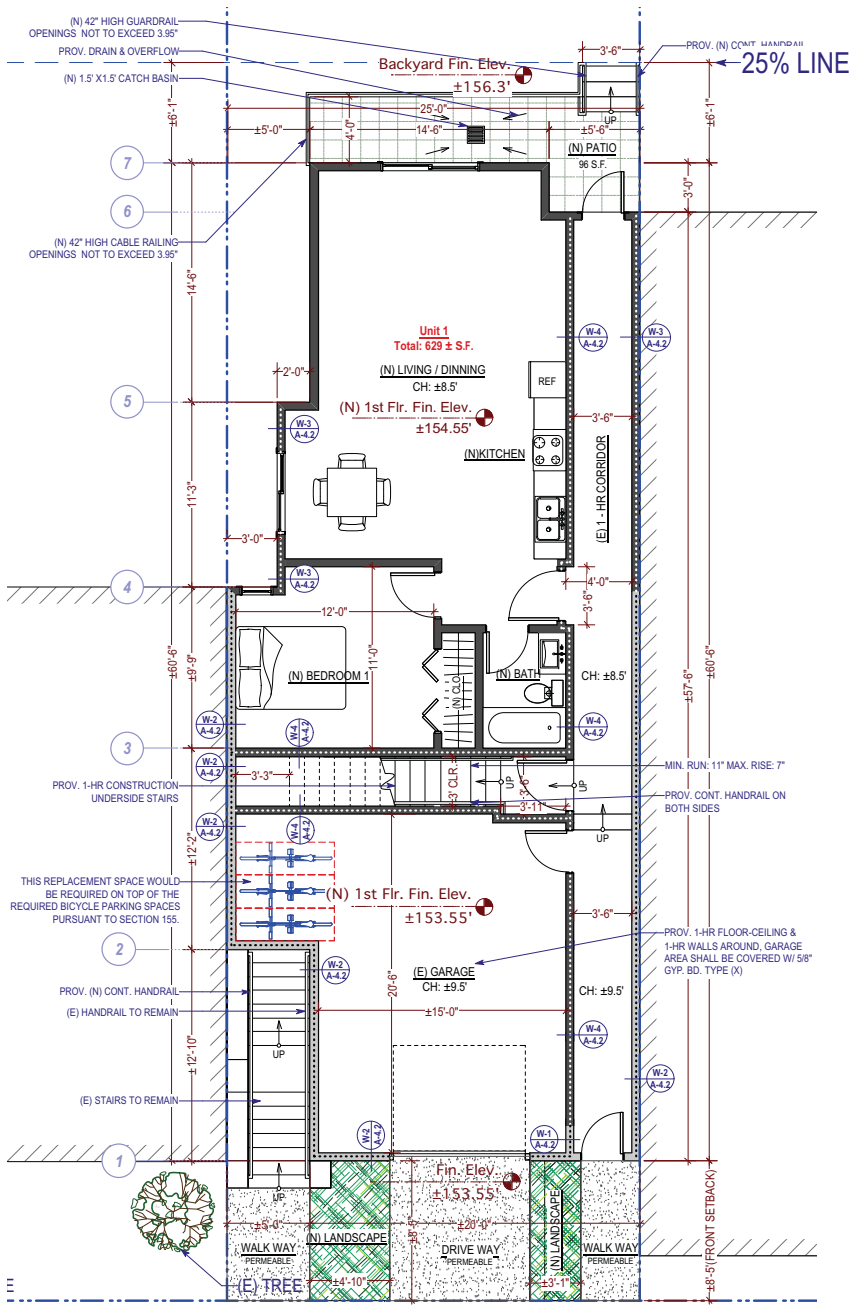
SHEET TITLE

Proposed Floor Plans

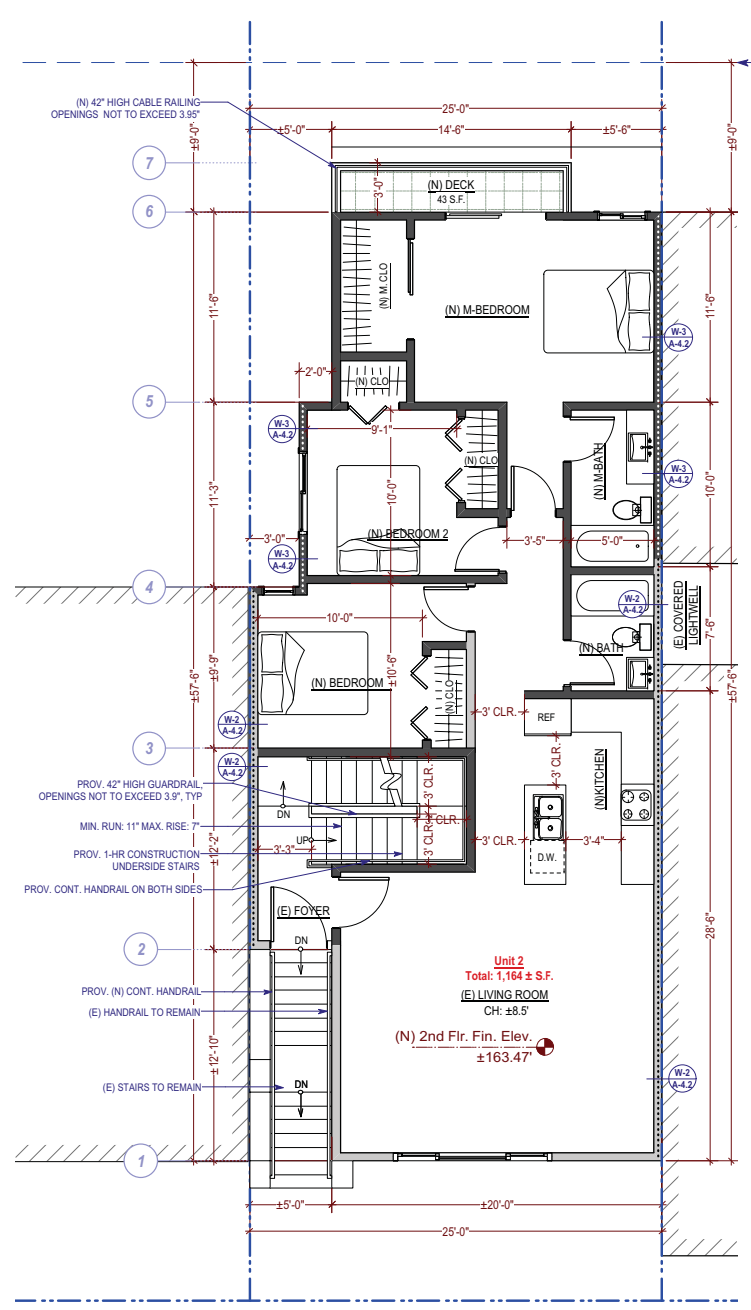
These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

NO.	DATE	REVISIONS	DESCRIPTION

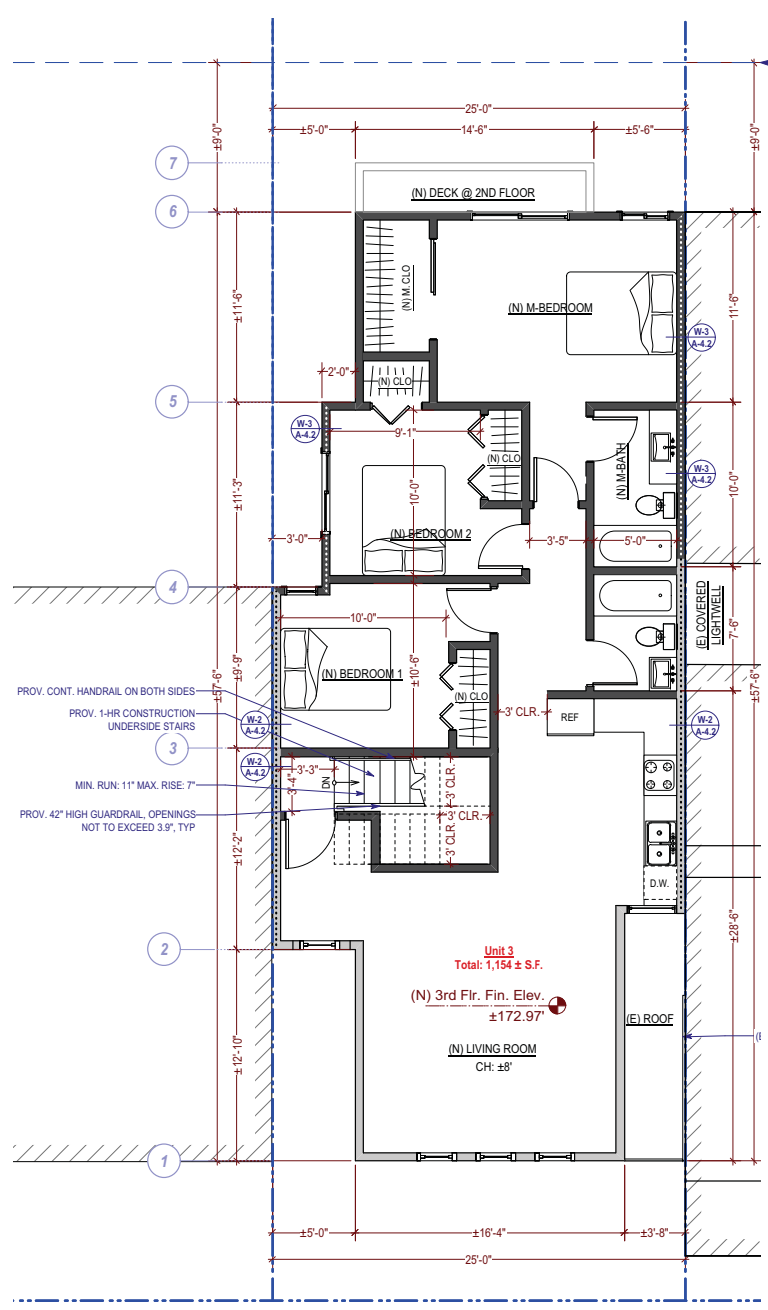
DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	05/21/2018
JOB NO.	17-1729
SHEET NO.	A-2.2



Proposed First Floor Plan
 1/4" = 1'-0"



Proposed Second Floor Plan
 1/4" = 1'-0"



Proposed Third Floor Plan
 1/4" = 1'-0"



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE
Front & Rear Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

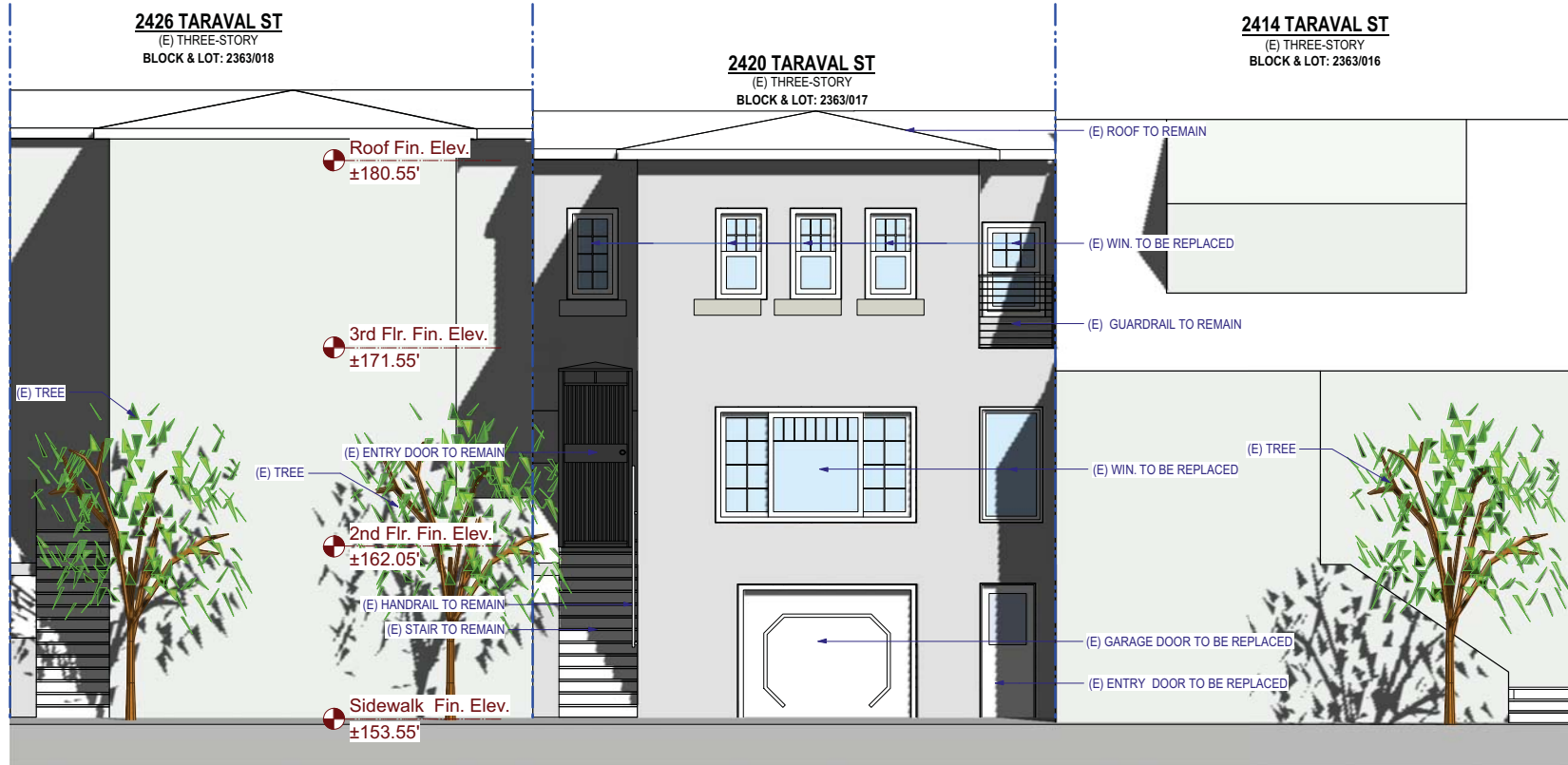
CHECKED R.K.

DATE 02/22/2017

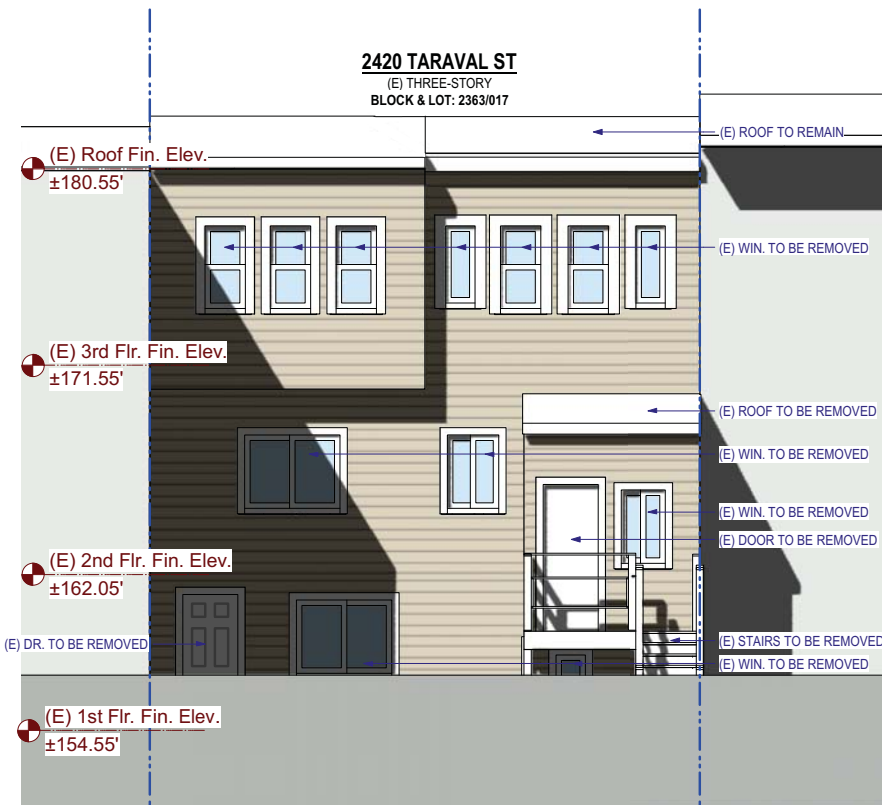
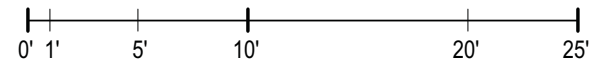
REVISED DATE 05/21/2018

JOB NO. 17-1729

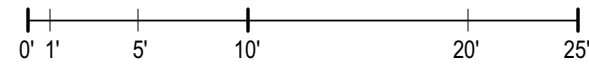
SHEET NO. **A-3.1**



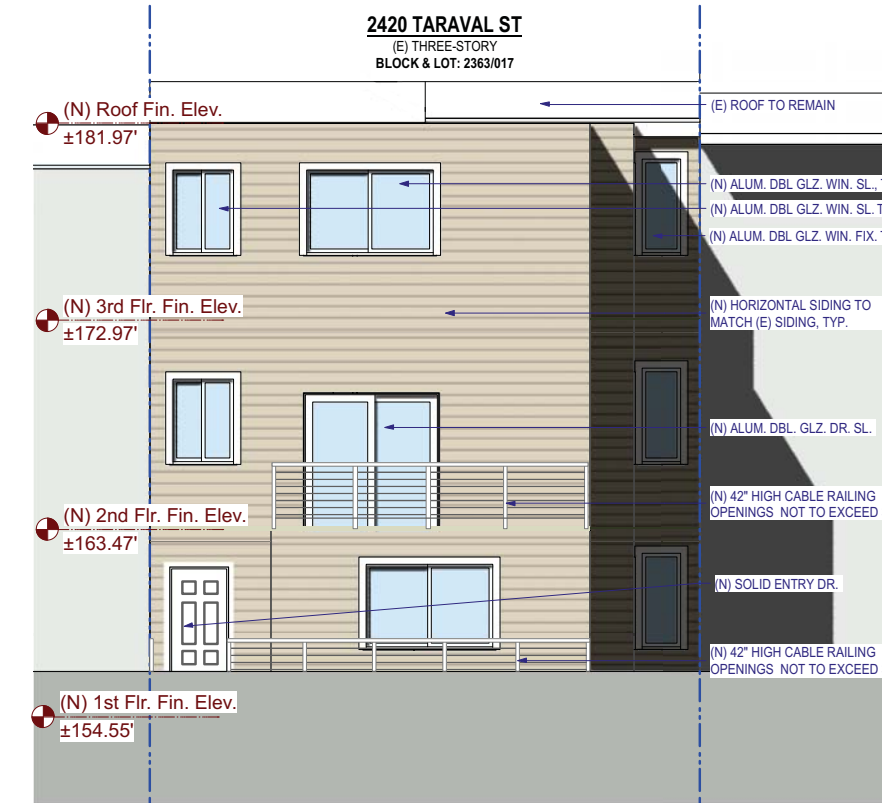
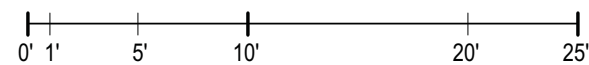
Existing Front Elevation(South)



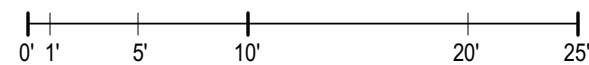
Existing Rear Elevation (North)



Proposed Front Elevation(South)



Proposed Rear Elevation (North)





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Left Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

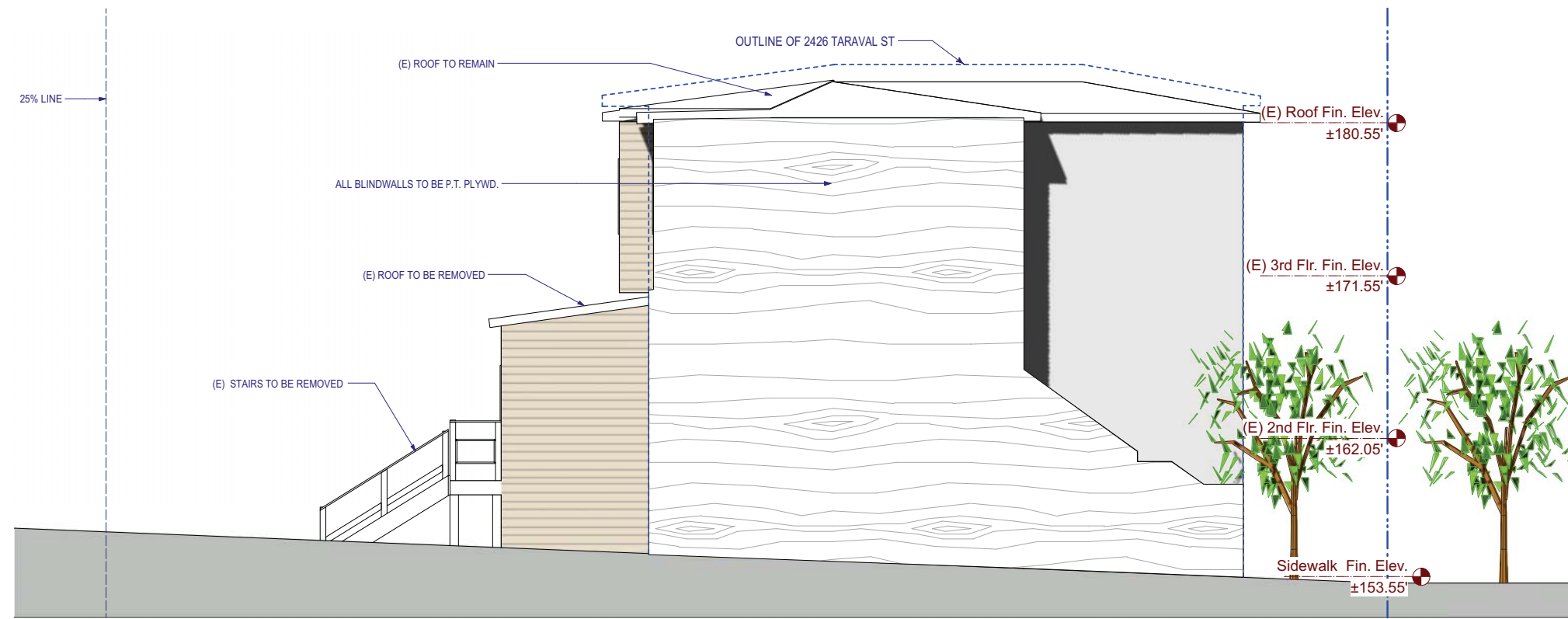
DATE 02/22/2017

REVISED DATE 05/21/2018

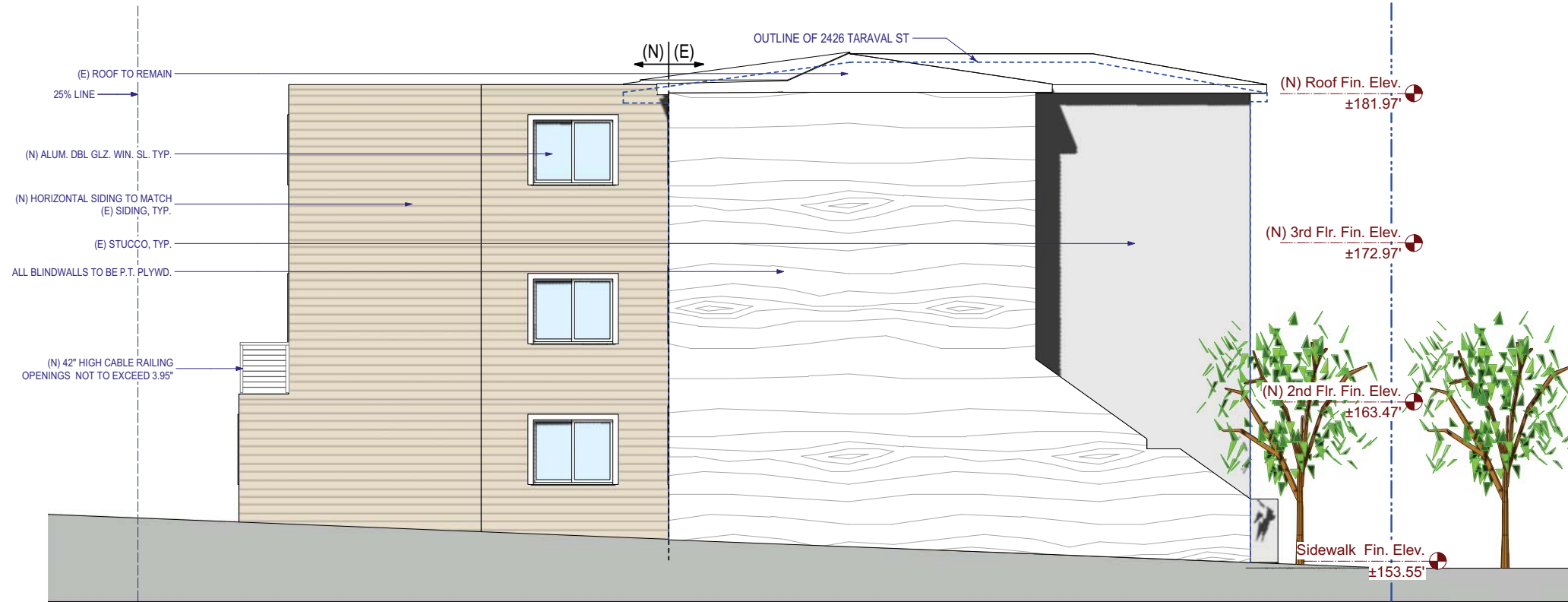
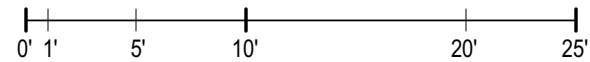
JOB NO. 17-1729

SHEET NO.

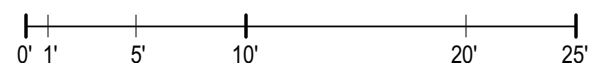
A-3.2



Existing Left Elevation (West)



Proposed Left Elevation (West)





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Right Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

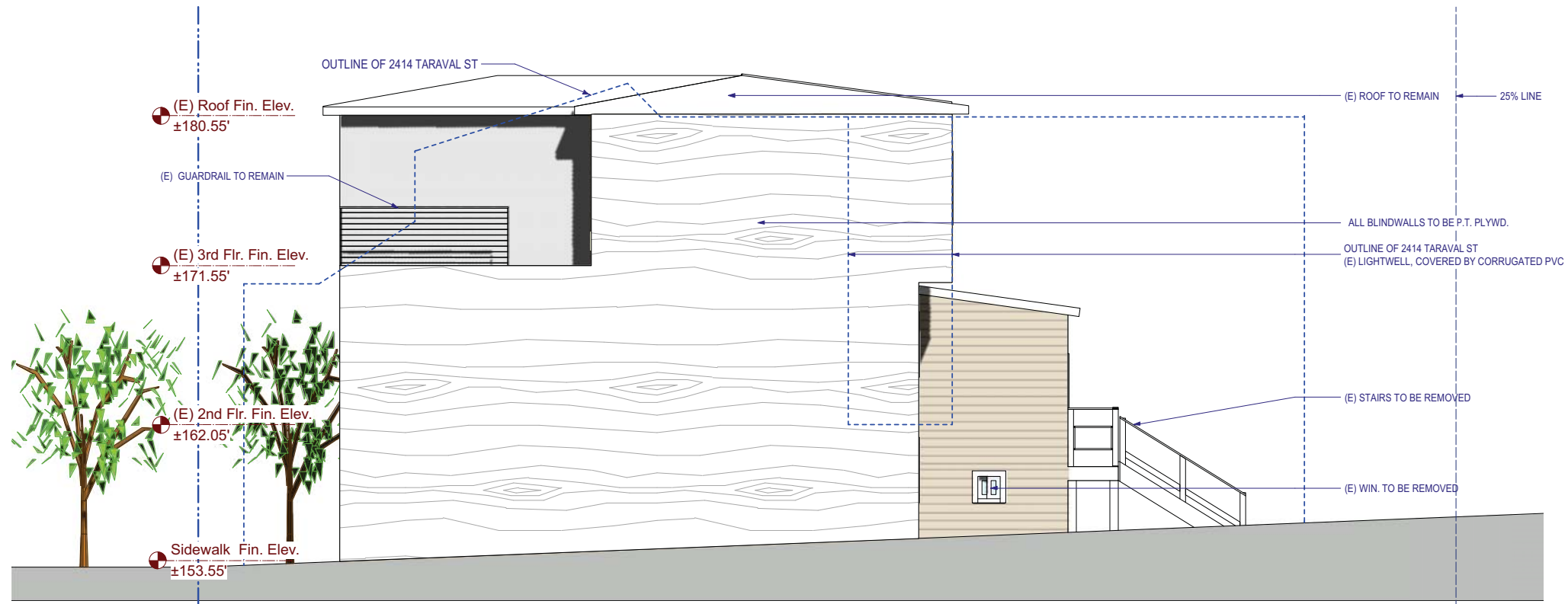
DATE 02/22/2017

REVISED DATE 05/21/2018

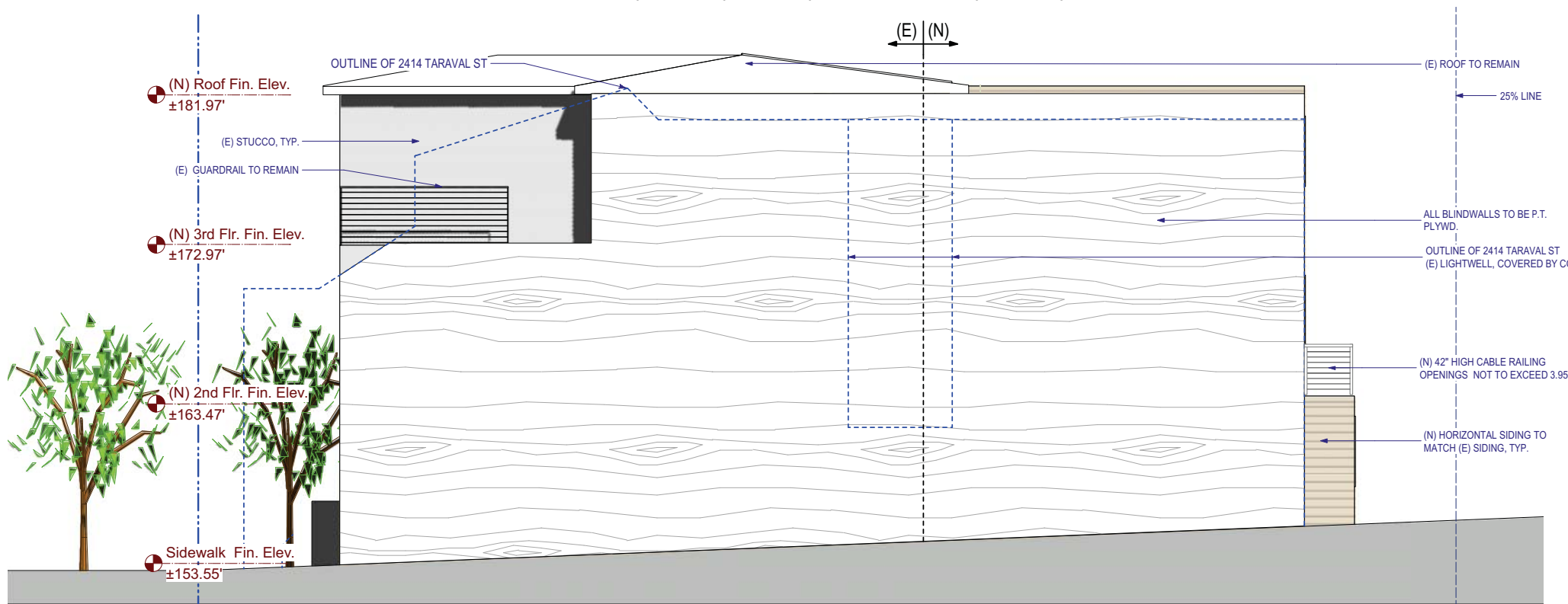
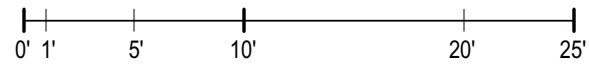
JOB NO. 17-1729

SHEET NO.

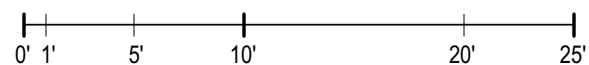
A-3.3



Existing Right Elevation (East)



Proposed Right Elevation (East)





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2420 TARAVAL ST		2363017
Case No.		Permit No.
2017-004301PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Horizontal & Vertical addition at rear of building to accommodate (2) additional residential units. Proposed interior remodel 1st Floor (2) bedrooms, living room, bath, kitchen. 2nd Floor (2) bedrooms, living room, bath, kitchen. 3rd Floor (2) bedrooms, (1) master bedroom, (2) baths, (1) kitchen.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <ul style="list-style-type: none"> (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):

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 checked="" 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 checked="" type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT 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 checked="" type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Elizabeth Gordon Jonckheer	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Cathleen Campbell
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/01/2018
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
2420 TARAVAL ST		2363/017
Case No.	Previous Building Permit No.	New Building Permit No.
2017-004301PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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.	

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:

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Snow Nguyen/Tony Wong 		
DR APPLICANT'S ADDRESS: 2414 - 2416 Taraval Street, San Francisco	ZIP CODE: 94116	TELEPHONE: (415)694-8659

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Sam Mu		
ADDRESS: 2420 Taraval Street	ZIP CODE: 94116	TELEPHONE: (415) 741-1292 XT107

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: snownguyenyee@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2420 Taraval Street, San Francisco	ZIP CODE: 94116
CROSS STREETS: 34th Avenue & 35th Avenue	

ASSESSORS BLOCK/LOT: 2363 /017	LOT DIMENSIONS: 25X96	LOT AREA (SQ FT): 2500SF	ZONING DISTRICT: Taraval St/NCD/40-X	HEIGHT/BULK DISTRICT:
-----------------------------------	--------------------------	-----------------------------	---	-----------------------

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
1 Unit

Present or Previous Use: _____

Proposed Use: 3 Unit

Building Permit Application No. 201703242277

Date Filed: 3/24/17

OCT 11 2017

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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Owners of the adjacent and nearby properties met with the project architecture to raise concerns and nothing was done to address and improve from that discussion.

Discretionary Review Request

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

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

The proposed expansion is too extensive for its lot site and not compatible with surrounding residential properties and will put our existing properties out of character. We, as adjacent property owners, do not want to see another apartment complex being built in a mostly single residential area. Parking in the area is already an everyday challenge for the neighborhood and this proposed project does not address sufficient parking spaces for the number of units being proposed.

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:

As for adjacent properties, this expanding project will definitely block the light-well of our units and will have an impact on design and character of our existing plan where its roof and length will be longer and higher than all the neighboring around.

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?

The proposed project needs to address the issue with parking space like any units in the neighborhood. A three-unit must have three parking spaces to mediate the already crowded street parking. This will need to be considered and be in context with the rest of neighborhoods.

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: 10-10-17

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

Snow Nguyen
Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> NA
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.

No authorized agent - I am submitting application as property owner.

OCT 11 2017

For Department Use Only

Application received by Planning Department:

By: Chaska Berger

Date: 10/11/2017



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



ain

use it again

fill the bin,
plant a tree,
GETHER
green the planet!

nearest bin at
again.com

REAR VIEW MIRROR

6ZRR638







BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 236317T2	2420 TARAVAL ST	ZHONGMEI	17	0926
0001	002	.....	.....	.....	..	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	ZHONGMEI LI	2426 TARAVAL ST	SAN FRANCISCO	CA	94116
0001	005	.....	.....	.....	..	..
2363	013	TAMASKA & MAY	2379 34TH AV	SAN FRANCISCO	CA	94116-2204
2363	016	NGUYEN SNOW	2414 TARAVAL ST	SAN FRANCISCO	CA	94116-2267
2363	016	OCCUPANT	2416 TARAVAL ST	SAN FRANCISCO	CA	94116-2267
2363	017	GILBERT LAM	2420 TARAVAL ST	SAN FRANCISCO	CA	94116-2267
2363	017	OCCUPANT	2420A TARAVAL ST	SAN FRANCISCO	CA	94116-2267
2363	018	BENCHUN LIU	2426 TARAVAL ST	SAN FRANCISCO	CA	94116-2267
2391	046	G HASTINS	2433 TARAVAL ST	SAN FRANCISCO	CA	94116-2254
2391	047	EVA SCALLA	500 NORIEGA ST	SAN FRANCISCO	CA	94122-4614
2391	047	OCCUPANT	2425 TARAVAL ST	SAN FRANCISCO	CA	94116-2254
2391	048	J & C CHAN	2418 24TH AV	SAN FRANCISCO	CA	94116-2334
2391	048	OCCUPANT	2417 TARAVAL ST	SAN FRANCISCO	CA	94116-2254
2391	048	OCCUPANT	2419 TARAVAL ST	SAN FRANCISCO	CA	94116-2254
2391	049	D & S LEE	2409 TARAVAL ST	SAN FRANCISCO	CA	94116-2254
9999	999	.....	.....	.....	..	..

Zhongmei Li 2426 Taraval Street San Francisco, CA 94116	J & C Chan 2418 24 th Avenue San Francisco, CA 94116-2334	
Tamaska & May 2379 34 th Avenue San Francisco, CA 94116-2204	Occupant 2417 Taraval Street San Francisco, CA 94116-2254	
Snow Nguyen 2414 Taraval Street San Francisco, CA 94116-2267	Occupant 2419 Taraval Street San Francisco, CA 94116-2254	
Tony Wong 2416 Taraval Street San Francisco, CA 94116-2267	D & S Lee 2409 Taraval Street San Francisco, CA 94416-2254	
Gilbert Lam 2420 Taraval Street San Francisco, CA 94116-2267		
Occupant 2420A Taraval Street San Francisco, CA 94116-2267		
BenChun Liu 2426 Taraval Street San Francisco, CA 94116-2267		
G Hastings 2433 Taraval Street San Francisco, CA 94116-2254		
Eva Scalla 500 Noreiga Street San Francisco, CA 94122-4614		
Occupant 2425 Taraval Street San Francisco, CA 94116-2254		

<p>Zhongmei Li 2426 Taraval Street San Francisco, CA 94116</p>	<p>J & C Chan 2418 24th Avenue San Francisco, CA 94116-2334</p>	
<p>Tamaska & May 2379 34th Avenue San Francisco, CA 94116-2204</p>	<p>Occupant 2417 Taraval Street San Francisco, CA 94116-2254</p>	
<p>Snow Nguyen 2414 Taraval Street San Francisco, CA 94116-2267</p>	<p>Occupant 2419 Taraval Street San Francisco, CA 94116-2254</p>	
<p>Tony Wong 2416 Taraval Street San Francisco, CA 94116-2267</p>	<p>D & S Lee 2409 Taraval Street San Francisco, CA 94416-2254</p>	
<p>Gilbert Lam 2420 Taraval Street San Francisco, CA 94116-2267</p>		
<p>Occupant 2420A Taraval Street San Francisco, CA 94116-2267</p>		
<p>BenChun Liu 2426 Taraval Street San Francisco, CA 94116-2267</p>		
<p>G Hastings 2433 Taraval Street San Francisco, CA 94116-2254</p>		
<p>Eva Scalla 500 Noreiga Street San Francisco, CA 94122-4614</p>		
<p>Occupant 2425 Taraval Street San Francisco, CA 94116-2254</p>		



CASE NUMBER: 2017-004301DRP

APPLICATION FOR Discretionary Review

DR APPLICANT INFORMATION

DR APPLICANT'S NAME: Zhongmei Li		
DR APPLICANT'S ADDRESS: 2426 Taraval St. San Francisco	ZIP CODE: CA94116	TELEPHONE: (415) 939-8480

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gilbert Lam		
ADDRESS: 2420 Taraval St. San Francisco	ZIP CODE: CA94116	TELEPHONE: (415) 509-0558

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: 2426 Tarval St. San Francisco	ZIP CODE: CA94116	TELEPHONE: (415) 939-8480
E-MAIL ADDRESS: drzhongmei@yahoo.com		

PROJECT INFORMATION

STREET ADDRESS OF PROJECT: 2420 Taraval St, San Francisco	ZIP CODE: CA94116
--	----------------------

CROSS STREETS: 34th Ave & 35th Ave

ASSESSORS BLOCK/LOT: 2363 / 017	LOT DIMENSIONS: 25x100	LOT AREA (SQ FT): 2500	ZONING DISTRICT: Taraval Street NCD	HEIGHT/BULK DISTRICT: 40-X
------------------------------------	---------------------------	---------------------------	--	-------------------------------

TYPE OF DISCRETIONARY REVIEW

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
 Residential

Present or Previous Use: _____

Proposed Use: Residential

Building Permit Application No. 2017.03.24.2277 Date Filed: April 7, 2017

RECEIVED

OCT 12 2017

CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 NEIGHBORHOOD PLANNING



CASE NUMBER:

Discretionary Review Request

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

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

See attachment.

- 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 attachment.

- 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 attachment.

Section 15064(b)(5) - Mitigation Measures and Monitoring

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"/>

Section 15064(b)(5) - Mitigation Measures and Monitoring

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

See Attachment.....

CASE NUMBER:

Design Review Application
Submission 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	
Convenant or Deed Restrictions	
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)	

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.

For Department Use Only

Application received by Planning Department:

By: [Signature]

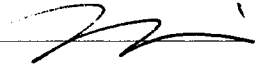
Date: 10/12/17

Applicant's Answer

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: _____

10/12/2017

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

Zhongmei Li

Owner Authorized Agent (circle one)

Central Reception

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

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

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

TEL: **415.558.6377**

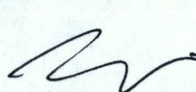
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Discretionary Review Application For 2420 Taraval Street,

Building Permit Application No. 2017.03.24.2277

We are requesting Discretionary Review because the proposed building will block natural light, sunshine and air, and disturb privacy to my side.

1. The extension will block the sun light on the back side of our house and the backyard. Our next door houses, both 2420 Taraval and 2432 Taraval, are 3-story single family homes. The neighbors down further are all 3-story buildings. The 3-story houses cast bigger shadows to the back than the 2-story ones. Since the front of the houses are facing south, the shadows will block the sunshine on the back. The blockage of the backyard varies around the year. On the winter days, when the sun is low and on the south, the shadow will cover majority of my backyard. Fortunately, there were still 14 feet of our backyard had the sunshine, even in the winter times. But in 2014, our current owner of 2420 Taraval bought the house and did major remodeling from the bottom to the top, from outside to inside, including raising up the whole house for 2-steps. The standard height of each step is $7\frac{3}{4}$ inches, so the added height is $15\frac{1}{2}$ inches. Because of that 2-step height added to the house, I lost 8 feet of my patio on the back where our family spent lots of good times. It is now no sunshine in the winter time, where originally had sunshine. Now I have only 6 feet area left on the back where we planted flowers and fruit trees still have sunshine in the winter. The blockage of the sunshine is not only in the winter time, it is all year round in the backyard where I planted so many different flowers and other plants. Everyone know that plants need sunshine to grow. Without the sunshine, my garden will totally be lost. We have lost my sunny patio in the backyard, we would save every inch of our garden with all our efforts. We have a wood deck outside of kitchen, which is a good place for entertainment with sunshine in the summer days. It will get lost because of the blockage. Even though the proposal won't change the existing height of the building (which was raised 2-step up in 2014), 17-feet extension of 3-story height (29') to the back will have even worse negative impact to us. The added $15\frac{1}{2}$ inches made my 8 feet patio lost. Even one inch of the addition to their back will make our backyard lost in the dark for another inch. The 17 -feet extension will make our backyard totally no sunshine at all. And that impact not only affect us, but also other 4 neighbors (2414 Taraval St., 2432 Taraval St. 2379 34th Ave, 2378 35th Ave).
2. The extension will block the natural light get into the rooms on the back. As I mentioned above, the neighboring houses on this side of Taraval St. are all 3-story buildings. But the depth of the property varies. 2420 Taraval has exact same depth as ours, if not including that shed-like structure attached to their house, 2432 Taraval has deeper depth for second floor (a sunroom right next to our property). When we bought our property in 2011, the sunroom was there already. We accepted that. But we are totally not allowed 2420 Taraval to build an extension to block the other side of our house. The proposed extension of 2420 Taraval will add another 17 feet depth, which will almost double the depth of the original property, it will block the natural light entering inside the house. If the extension would be build, our house will be squeezed in between and our backyard in the back become their "light well", where three windows of their rooms to get the light into their house from my backyard. We cannot imagine how we can live in our house with majority of the nature lights blocked. Not even mention how limited views I can have when I prepare dinners for our family, and how awkward that our life is constantly exposed to 3 different families which are not previously existed at all. Yes, we can use curtains to block

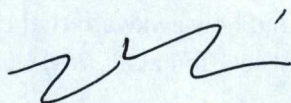
 10/12/17

people to see us inside of our house. But that means we have less light and air flow in our rooms. And we have to be vigilant to keep our life to be not exposed to others.

3. The extension and conversion will lower the value of our property and lower the quality of life. As mentioned above, because of the blockage of the sunshine and the natural light, the value of our house is much lower. As a gardening lover, it is painful. Because of the blockage, our wood deck right outside of the kitchen less useful and easier to be damaged. Because of limited view in the back, because of the loss of privacy, the quality of life is lower. Because of the conversion of 3-unit building next door, our neighborhood will change the feature of typical single family house, even though our house kept as the single family house status. It is always our dream to have a single family house in USA. Now our come-true dream would be fading. In addition, we temporarily rent our property out, it will affect the interest of current tenants and future tenants, which may affect my interest of getting the rent at the market value.
4. We could not be cheated again by the owner of 2420 Taraval. We cannot forget the night that the owner of 2420 Taraval and his mom rang our door bell and asked if it was ok for them to raise the house "a little bit" to allow their truck to be parked inside the garage. They emphasized how hard it was to find a parking spot around the neighborhood. They emphasized how tiring it was after a long day of construction work. And they also mentioned that the other side of the neighbor had agreed their request. We agreed, too. But it turned out that they raised up 2-steps, which 15 ½ inches. It was not "little bit" at all. Because of that 2-step height, I lost my 8-foot patio in the winter time, no sunshine at all. Because of that 2-step height, our roof became their gutter to drain rain during the rainy days. Ironically, there was no single day that their trunk was parked in that raised garage. More ironically, I found out this March that there is no permit or job card mentioning anything of the raise-up in the city record. The owner is a licensed general contractor. How ridiculous it is! We learned that we cannot believe what they said and we cannot trust them at all. We learned that the raising is not intended for parking a Tacoma, which was totally fine to park in the original garage. We learned that the raising is for the extension and conversion. We were cheated once. That is enough.
5. We understand that our property is located in the small business zoning. When we bought our house in 2011, we know its zoning as NC2. There are some small businesses, like laudromat, hair salon, et al, to meet the needs of our neighborhood. We accept it "as is". You mentioned that our zoning is ok to have 3-units, not only 2420 Taraval, but also our property. We are totally fine if 2420 Taraval has a plan to convert their existing square footage inside their building envelope to 3 units, or even more. But anything outside, especially anything that sacrifice our benefit, is not acceptable at all. We want to emphasize that any changes to lower our quality of life or lower value of our property will not acceptable at all.

Thank you so much for your time and patience!

Zhongmei Li (Owner of 2426 Taraval St)



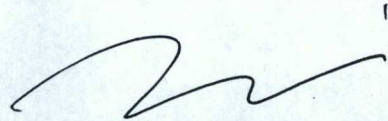
10/12/17

Changes Made to the Project as a Result of Mediation

The first time when four neighbors met at the pre-application meeting and mentioned our concerns to the architect back in March this year, all of us opposed the proposal. No changes are made and the proposal were submitted on 4/7/2017. After I received the Notice of Building Permit Application (No.2017,03,24, 2277), I contacted him again and voiced my concerns, especially blocking light, sunshine, and privacy. He said he would provide a "shadow study" and communicate with the property owner. So far, I haven't heard anything back from him.

In addition to talk to the architect, I communicated with Kathleen, the planner. She came to 2414 and our property for a site visit. And she said that she will request to add the house raise-up to the proposal. At the same time, I can file a Discretionary Review to voice my concerns.

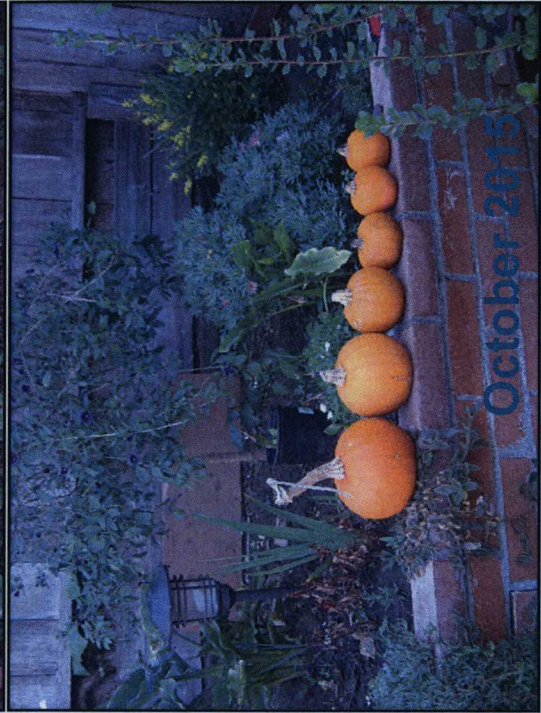
I also went to the Planning Department Information Desk to talk with planners, including Robbin, Moses, Kurt, the options I could have. After talking with them, I know that filing a Discretionary Review is the only option I have.

A handwritten signature in black ink, appearing to be 'Mi' with a flourish.

6/14/17



3:00pm March 26 2017



ASSESSOR'S REPORT:

Address: 2420 TARAVAL ST
Parcel: 2363017
Assessed Values:
Land: \$552,352.00
Structure: \$236,720.00
Fixtures: -
Personal Property: -
Last Sale: 1/13/2014
Last Sale Price: \$762,000.00
Year Built: 1922
Building Area: 1,560 sq ft
Parcel Area: 2,500 sq ft
Parcel Shape: Rectangular
Parcel Frontage: -
Parcel Depth: -
Construction Type: Wood or steel frame
Use Type: Dwelling
Units: 1
Stories: 2
Rooms: 6
Bedrooms: -
Bathrooms: 1
Basement: -

- A-0.1 PROJECT DATA
- A-2.1 Existing First Floor Plan
- A-2.2 Existing Second Floor Plan
- A-2.3 Existing Third Floor Plan

Drawing A-3.1
(SIA)

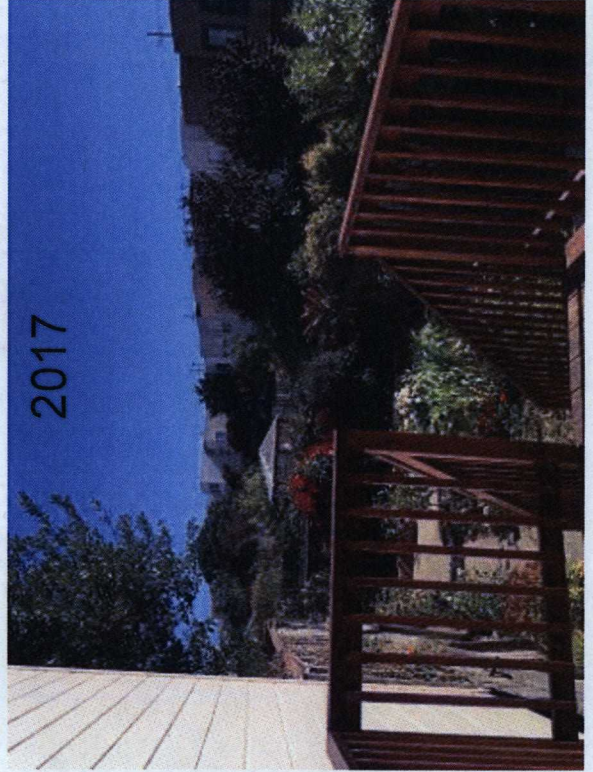
March 2017



2011

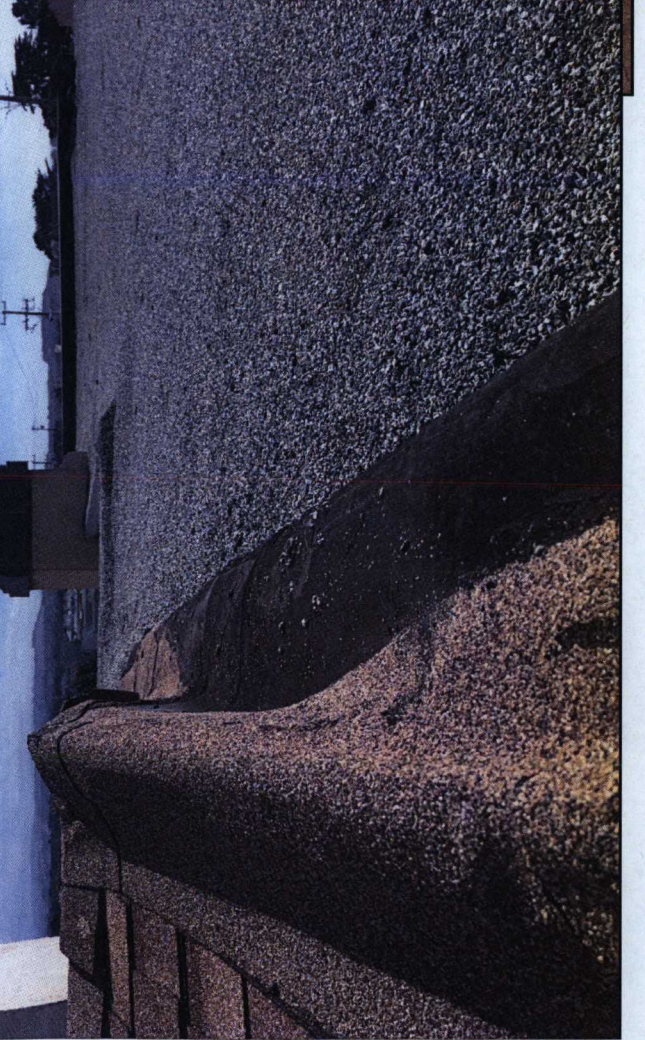


2015



2017





Taraval St

2432

2426

2420



May 2011

Taraval St



2432

2426

2420

May 2011

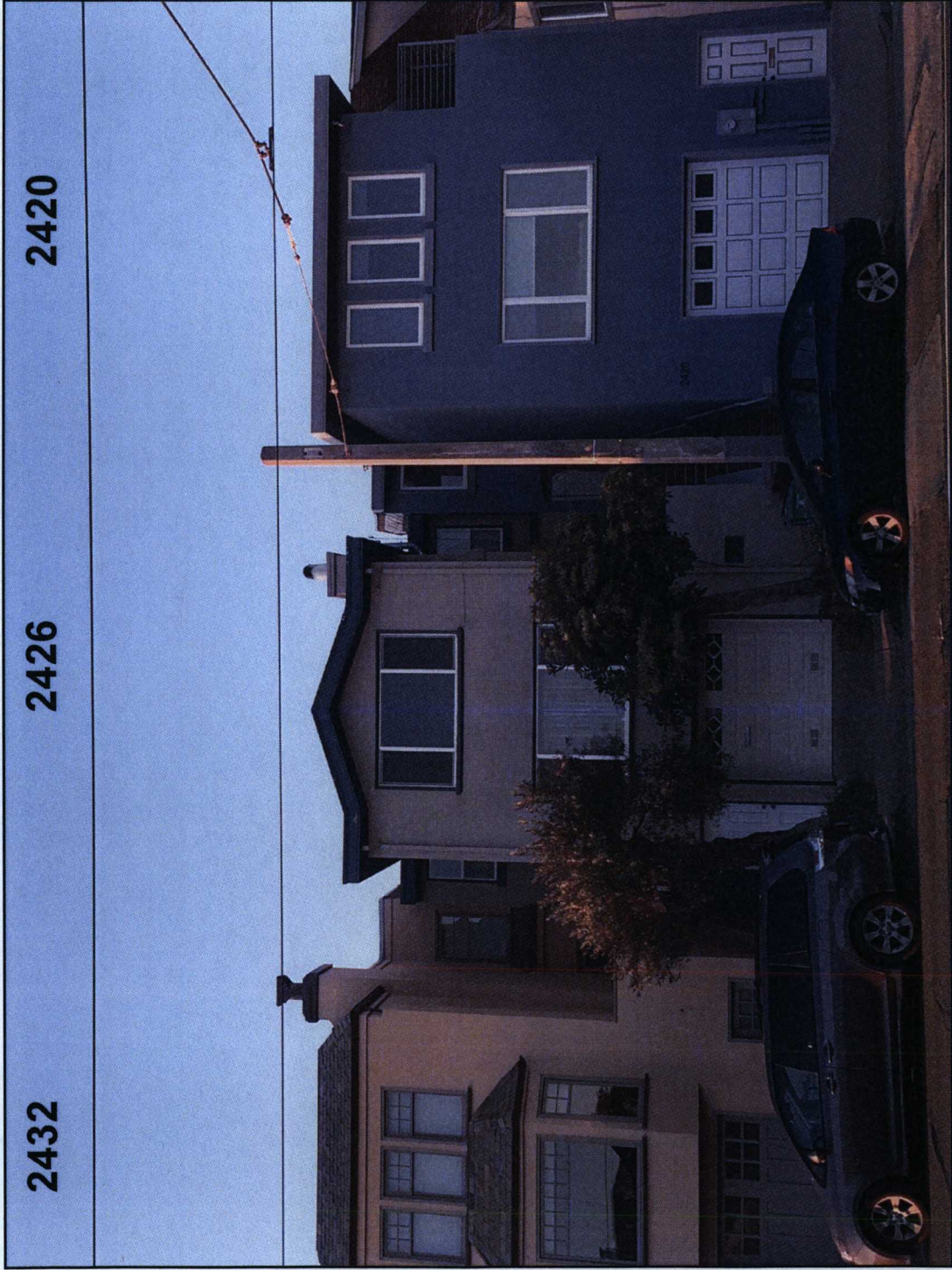


2420 Taraval St.

2426 Taraval St.

May 2011

Taraval St

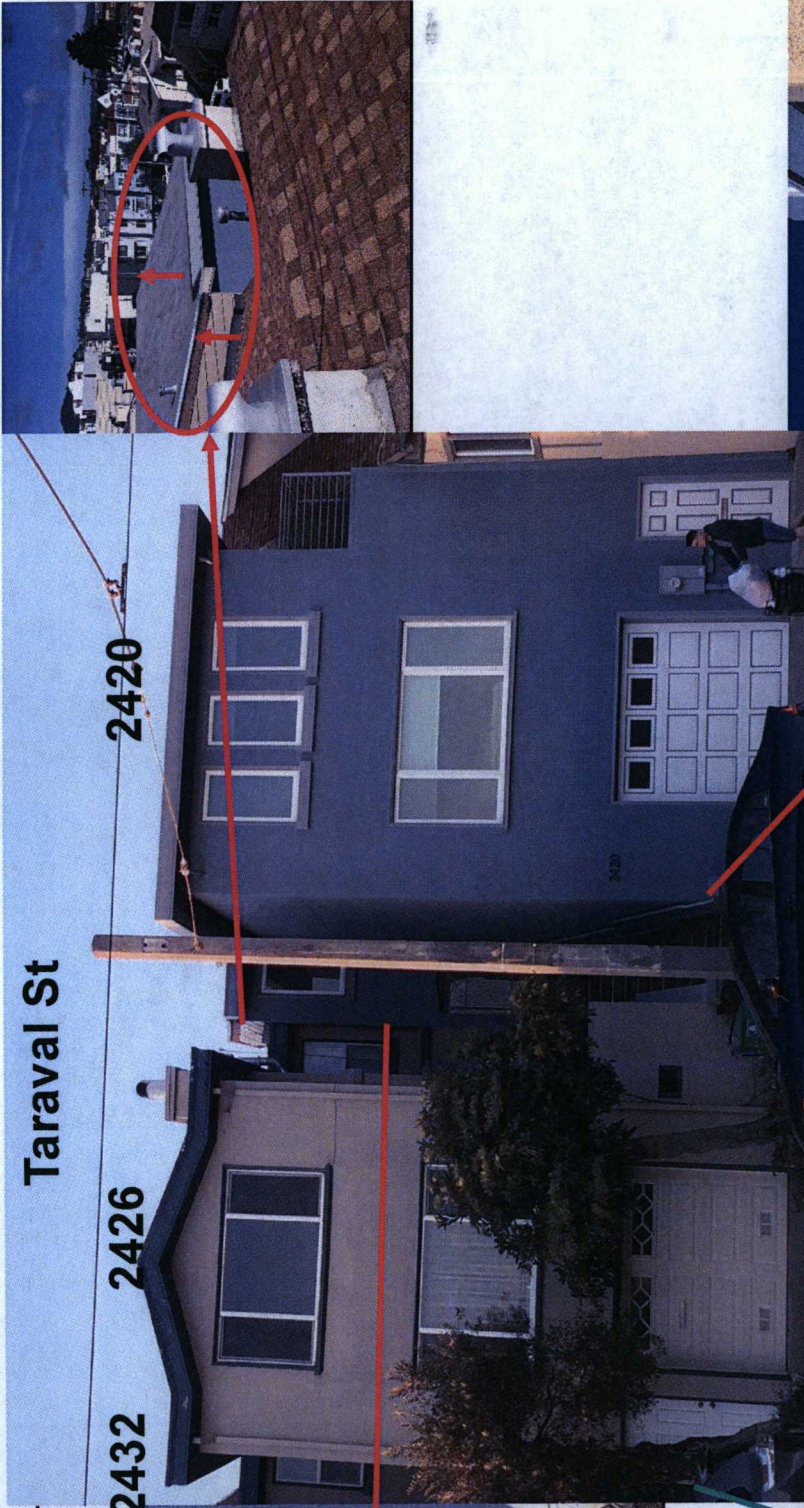


2432

2426

2420

March 2017

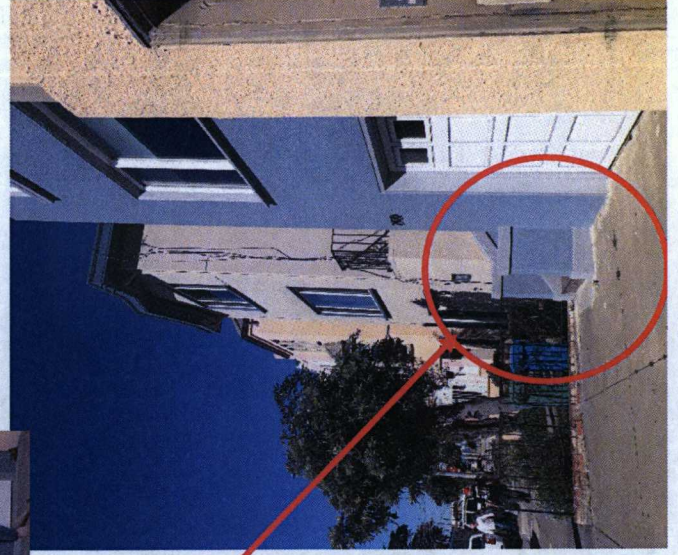
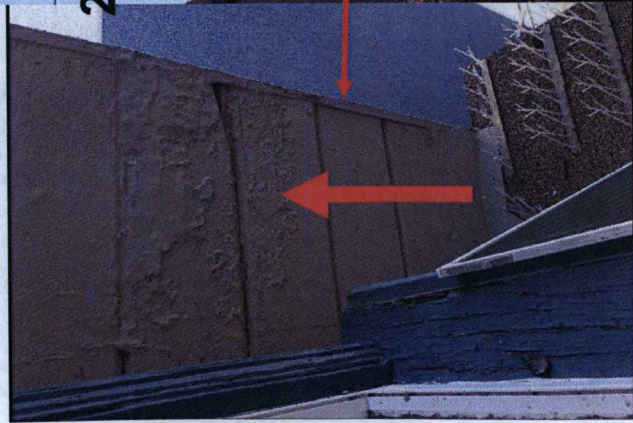
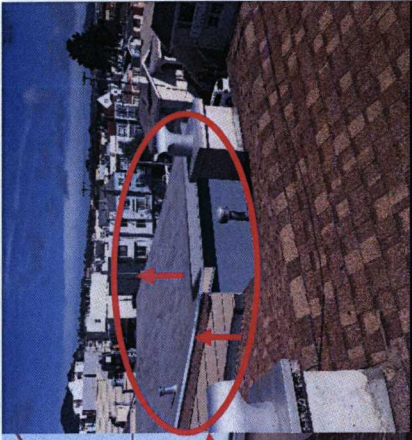


Taraval St

2432

2426

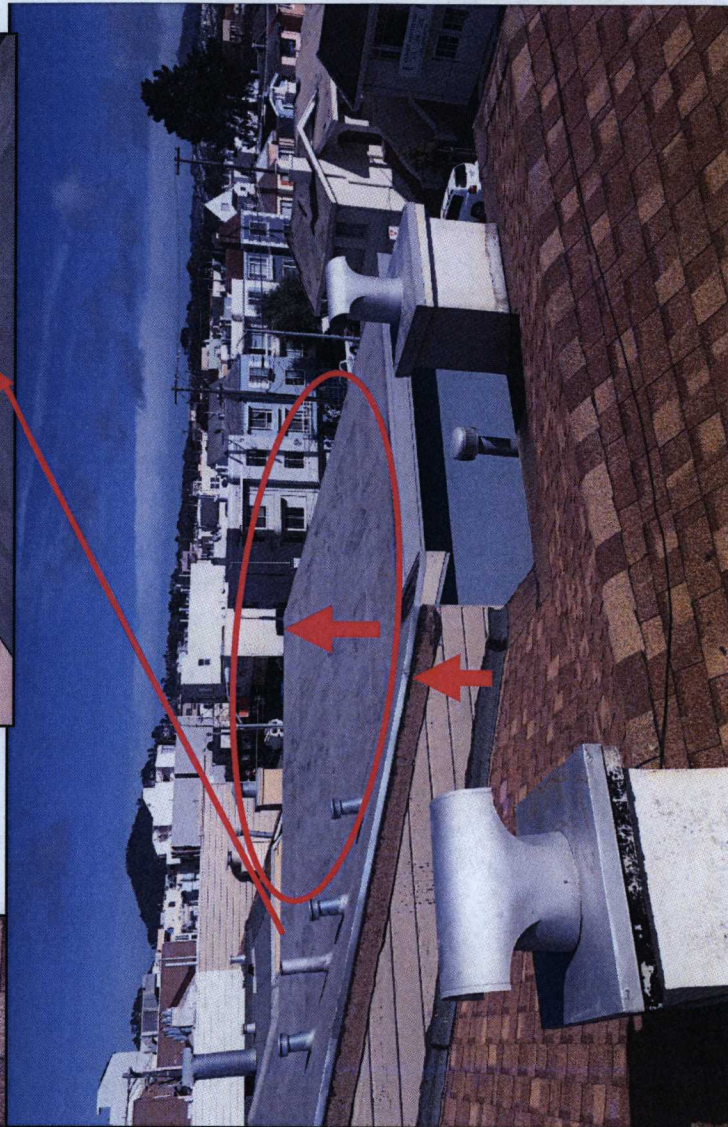
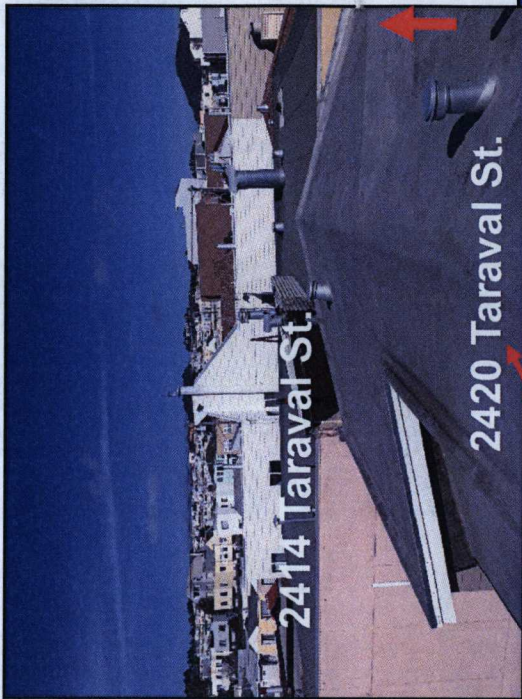
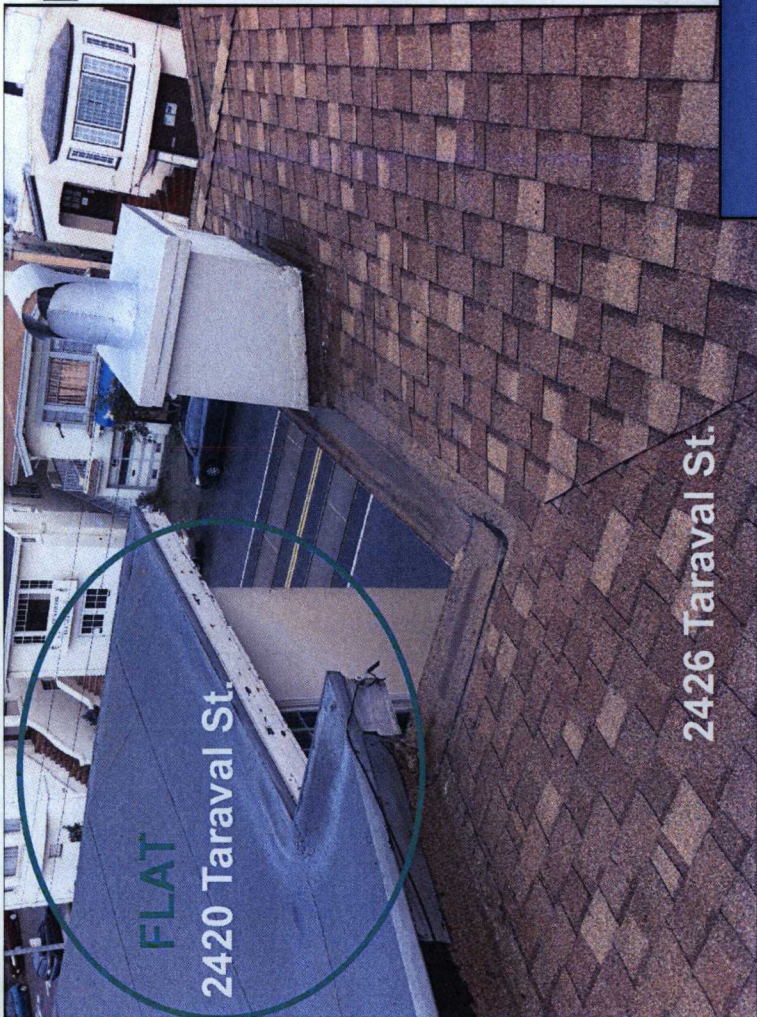
2420



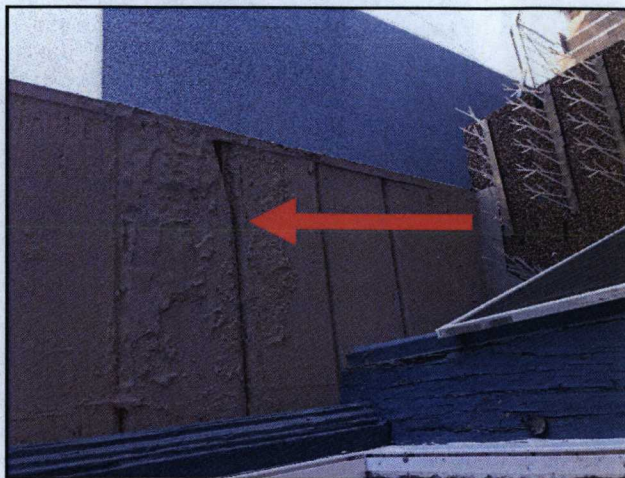
Drawing A-3.1
Drawing A-4.1
(SIA)

March 2017

May 2011



March 2017



REUBEN, JUNIUS & ROSE, LLP

September 28, 2018

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

**Re: 2420 Taraval Street
Brief in Support of the Project
Planning Department Case No. 2017-004301
Hearing Date: October 11, 2018
Our File No.: 11131.01**

Dear President Hillis and Commissioners:

Our office is working with Gilbert Lam (“**Project Sponsor**”), owner of the property located at 2420 Taraval Street (“**Property**”). Mr. Lam has proposed a modest rear addition to the existing single family home at the Property, allowing for the addition of two much-needed small-scale dwelling units at the Property, for a total of three units (the “**Project**”). Multi-unit buildings are common and encouraged in this neighborhood commercial district (the zoning district is Taraval NCD), and the proposed addition has generous setbacks to reduce impacts on neighbors.

The two adjacent neighbors (2426 Taraval Street and 2414 Taraval Street) have requested discretionary review of the Project. For all of the following reasons, we respectfully request that the Planning Commission not take discretionary review, and approve the Project as proposed:

- Mr. Lam is a lifelong San Francisco resident, having grown up in the avenues and attended George Washington High School. He and his wife and three young daughters live at the Property, and will continue to do so, and he intends to have his father-in-law, who recently lost his Section 8 housing subsidy, live in the ground floor unit;
- The three proposed units are exactly what the Planning Commission has been asking for in projects in size and bedroom count – a one-bedroom, 629-square foot ground floor unit with direct access to the backyard; a three-bedroom, 1,164-square foot unit for Mr. Lam and his family on the second floor with a small, 43 square-foot rear deck; and a three-bedroom, 1,154-square foot unit on the third floor (project plans, renderings, and 3D isometric drawing attached as Exhibit A);
- The Project is only 28 feet tall in a 40-foot height district, which would allow for another story – and no roof deck is proposed. The existing home is unusually shallow at only 36.5 feet deep;

- Consistent with the city's transit-first policies, the Project proposes only one off-street parking space and three bicycle parking spaces;
- The Project minimizes impacts on the DR requestors by holding the rear building wall 6 feet short of the required rear yard line at the ground level and 9 feet at the first and second floors, and providing a stepped side setback from the 2426 Taraval neighbor for the entirety of the addition – 3 feet for the first 11 feet of the addition and then 5 feet for the last 14.5 feet. Photos showing the existing rear yard conditions are attached as Exhibit C;
- The Project Sponsor acknowledges that he went beyond the scope of work for which he had approved permits when he improperly raised his house. This was a mistake he regrets and is attempting to correct. Before performing the work he spoke with both neighbors to make sure they approved of the work, and they gave him their approval. Nevertheless, he realizes he should have applied for a permit and he has now done so.
- For all of these reasons, Planning staff and the RDAT found the Project consistent with the Residential Design Guidelines, and recommend approval of the Project as proposed.

As such, we submit that no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project.

A. PROJECT DESCRIPTION

The proposed Project adds two dwelling units to an existing single family home. The Project includes a rear addition, and the building has been lifted 16 inches. The Project adds 1,309 square feet of habitable space, for a total of 2,947 square feet for the three units. As stated, the three units consist of the following: a one-bedroom, 629-square foot ground floor unit with access to the backyard; a three-bedroom, 1,164-square foot unit for Mr. Lam and his family on the second floor with a small, 43 square-foot rear deck; and a three-bedroom, 1,154-square foot unit on the third floor.

The rear addition extends 25'-9" from the existing rear building wall at the ground floor, with a 96-square foot patio in the rear. At the second and third floors, the addition is pulled back from the rear property line by an additional 3 feet. This building wall matches the depth of the rear building wall of the adjacent neighbor at 2414 Taraval Street. The addition also is set back on the side away from the 2426 Taraval Street neighbor by 3 feet for the first 11'-3" of the addition, and 5 feet for the remainder of the addition.

The Project provides one off-street vehicular parking space, and three bicycle parking spaces.

B. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET

Discretionary review is a “special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project.”¹ The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney’s advice, it is a “sensitive discretion ... which must be exercised with the utmost restraint.” Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has much latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances. No such circumstances exist here.

As described in greater detail below, the DR requestors have failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

1. The Project’s Shadow Impacts Are Modest

The main concern expressed by the DR requester located at 2426 Taraval is the shadow on her property caused by the Project. A shadow study attached as Exhibit B illustrates the new shadow. (Please note that the study shows shadows for three dates during the year, rather than four, because the shadows on September 21 and March 21 are essentially the same.) While the shadow study shows that some new shadow will be caused by the Project, we submit that these shadows are not exceptional or extraordinary.

Shadow impacts on neighbors are to be expected with any new development in an urban area. The Residential Design Guidelines (“**RDG**”) provide that “some reduction of light to neighboring buildings can be expected with a building expansion.” (RDG, at p. 16.) The shadows here fall only on the DR requester’s rear yard, and do not block light into habitable spaces. Also, the shadows are intermittent and occur only early in the morning, at 8:00 a.m. By noon, shadows are essentially non-existent.

As mitigation of potential shadow impacts, the RDG suggests setbacks on the upper floors of the building. (RDG, at p. 16.) Here, the Project Sponsor has provided a generous side setback at all levels of the addition, and the addition is pulled back from the rear property line. The subject building and the building at 2426 Taraval both are unusually shallow – the proposed addition extends no further than the other adjacent neighbor, 2414 Taraval.

¹ Planning Department publication for the Application Packet for Discretionary Review; emphasis added.

The DR Requestor at 2426 Taraval also expresses concern with parking, but the City strongly discourages the provision of off-street parking. The Project provides one off-street parking space and three bicycle parking spaces.

2. *The Project Will Have Minimal Impact on the Light Well at 2414 Taraval Street*

The DR requester at 2414 Taraval expressed concern about the impacts of the Project on her light well, but the potential impacts, if any, are negligible. The building at 2414 Taraval has a light well adjacent to the subject Property, but only at the second (top) floor. The existing building on the subject Property currently does not provide a matching light well; a closed building wall faces the light well at 2414 Taraval except for a small 18” opening at the rear.

Access to light and air in the light well at 2414 Taraval currently is provided from the roof, and that light and air access will be unaffected by the Project. The light well will continue to have essentially the same access to light and air with the Project as without. Light and air access would be significantly improved by removing the cover over the light well placed on the roof by the DR requester. (See Exhibit D)

C. CONCLUSION

We submit that no exceptional or extraordinary circumstances have been identified in this case that would justify the Planning Commission’s exercise of discretionary review. In an urban environment, any new development will have certain impacts on neighbors; this Project has been carefully designed to minimize such impacts. The Project Sponsor has provided generous side setbacks, and holds the depth of the rear addition well short of the rear yard requirement, to reduce impacts.

For these reasons, we respectfully request the Planning Commission deny the DR request and approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Vice President Myrna Melgar
Commissioner Rodney Fong
Commissioner Milicent Johnson

Planning Commission

September 28, 2018

Page 5

Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
Cathleen Campbell, Project Planner
Gilbert Lam

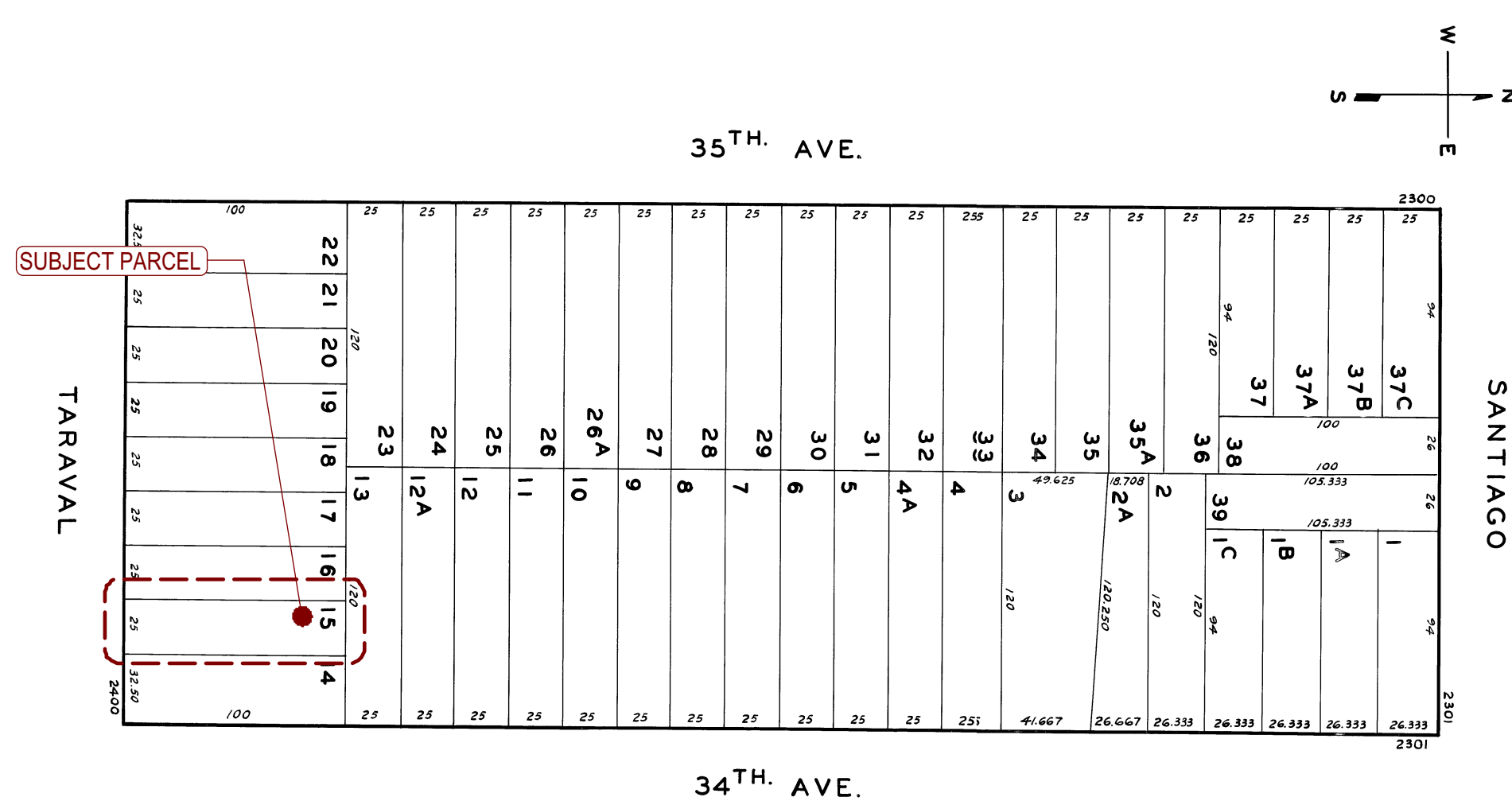
EXHIBIT A

DRAWING INDEX

ARCHITECTURAL

- A-0.1 COVER SHEET
- A-1.1 SITE/ROOF PLANS
- A-2.1 FIRST FLOOR PLANS
- A-2.2 SECOND FLOOR PLANS
- A-2.3 THIRD FLOOR PLANS
- A-3.1 FRONT ELEVATIONS
- A-3.2 LEFT ELEVATIONS
- A-3.3 RIGHT ELEVATIONS
- A-3.4 REAR ELEVATIONS
- A-4.1 SECTIONS
- A-4.2 GENERAL NOTES & TYPICAL DETAILS
- A-4.3 TYPICAL DETAILS
- G-1.0 GREEN BUILDING CHECKLIST

ASSESSOR'S MAP



SCOPE OF WORK

- HORIZONTAL AND VERTICAL ADDITION AT REAR OF EXISTING SINGLE FAMILY HOME TO ACCOMMODATE TWO ADDITIONAL RESIDENTIAL UNITS.
- PROPOSED INTERIOR REMODEL TO:
 1. FIRST FLOOR ADDING 2 BEDROOMS, 1 LIVING ROOM, 1 BATHROOM & 1 KITCHEN.
 2. SECOND FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.
 3. THIRD FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.

NOTES:

- BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS & STANDPIPE REQUIRED PER NFPA13-R, CBC & SFBC 2016 EDITIONS, SPRINKLER SYSTEM UNDER SEPARATE PERMIT.
- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

ABBREVIATION

#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ALUM	ALUMINUM	ILO	IN LIEU OF
APPROX	APPROXIMATE	INSUL	INSULATED
ANOD	ANODIZED	INT	INTERIOR
ASPH	ASPHALT	LO	LOW
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MEMBR	MEMBRANE
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MO	MASONRY OPENING
BST	BOTTOM OF STAIRS	MTL	METAL
BYND	BEYOND	(N)	NEW
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CHNL	CHANNEL	NO	NUMBER
CJ	CONTROL JOINT	NOM	NOMINAL
CLG	CEILING	N.T.S.	NOT TO SCALE
CLO	CLOSET	O.C.	ON CENTER
CLR	CLEAR	OFF	OFFICE
CNTR	COUNTER	OH	OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OZ	OUNCE
COL	COLUMN	PCC	PRE-CAST CONCRETE
COMPR	COMPRESSIBLE	P.L.	PROPERTY LINE
CONC	CONCRETE	PLUMB	PLUMBING
CONT	CONTINUOUS	PLYD	PLYWOOD
CORR	CORRIDOR	PT	PRESSURE TREATED
CPT	CARPET	PNT	PAINT/PAINTED
CT	CERAMIC TILE	PVC	POLYVINYL CHLORIDE
CTR	CENTER	RBR	RUBBER
CTYD	COURTYARD	RCP	REFLECTED CEILING PLAN
DBL	DOUBLE	RD	ROOF DRAIN
DEMO	DEMOLISH	RDWD	REDWOOD
DET	DETAIL	REQD	REQUIRED
D.F.	DRINKING FOUNTAIN	RM	ROOM
DIA	DIAMETER	S.F.	SQUARE FOOT
DIMS	DIMENSIONS	SIM	SIMILAR
DN	DOWN	SPEC	SPECIFIED OR SPECIFICATION
DR	DOOR	SPK	SPRINKLER
DWG	DRAWING	SSTL	STAINLESS STEEL
(E)	EXISTING	STC	SOUND TRANSMISSION COEFFICIENT
EA	EACH	STD	STANDARD
EL	ELEVATION	STL	STEEL
ELEC	ELECTRICAL	STRUCT	STRUCTURAL
ELEV	ELEVATOR/ELEVATION	SQ	SQUARE
EQ	EQUAL	T&G	TONGUE AND GROOVE
EXCL	EXCLUDE	TC	TOP OF CURB
EXPT	EXPANSION JOINT	TELE	TELEPHONE
EXT	EXTERIOR	TLT	TOILET
F.D.	FLOOR DRAIN	TO	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TOC	TOP OF CONCRETE
FIXT	FIXTURE	TOS	TOP OF STEEL
FLR	FLOOR	TP	TOILET PAPER DISPENSER
FLUOR	FLUORESCENT	T/D	TELEPHONE/DATA
FM	FILLED METAL	TST	TOP OF STAIRS
FND	FOUNDATION	TYP	TYPICAL
FO	FACE OF	U.N.O.	UNLESS NOTED OTHERWISE
F.O.F.	FACE OF FINISH	U/S	UNDERSIDE
FURR	FURRING	V.I.F.	VERIFY IN FIELD
GA	GUAGE	VP	VISION PANEL
GALV	GALVANIZED	W/	WITH
G.B.	GRAB BAR	WD	WOOD
GND	GROUND	W.H.	WATER HEATER
GRP	GROUP		
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM		

PROJECT DATA

PLANNING DATA:

- BLOCK / LOT : 2363 / 017
- LOT AREA: 2,500 ± S.F.
- ZONING: NCD
- (E) # OF UNITS: 1
- (N) # OF UNITS: 3
- ALLOWABLE HEIGHT: 40-X
- (E) BUILDING HEIGHT: ± 28.5'
- (N) BUILDING HEIGHT: ± 29.9'
- (E) # OF CAR PARKING SPACES: 1 (NO CHANGE)
- (E) # OF BIKE PARKING SPACES: 0
- (N) # OF BIKE PARKING SPACES: 3

BUILDING DATA:

- NUMBER OF STORIES: 3 (NO CHANGE)
- CONSTRUCTION TYPE: TYPE "V-B"
- (E) OCCUPANCY GROUP: R-3
- (N) OCCUPANCY GROUP: R-2
- APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

(E) GROSS FLOOR AREA:

- FIRST FLOOR: 870 ± S.F.
- SECOND FLOOR: 870 ± S.F.
- THIRD FLOOR: 768 ± S.F.
- (E) TOTAL BLDG GROSS AREA (INCL STOR/GAR): 2,508 ± S.F.**

(E) HABITABLE FLOOR AREA:

- FIRST FLOOR: 0 ± S.F.
- SECOND FLOOR: 870 ± S.F.
- THIRD FLOOR: 768 ± S.F.
- (E) TOTAL HABITABLE FLOOR AREA: 1,638 ± S.F.**

(N) GROSS FLOOR AREA:

- FIRST FLOOR: 1,326 ± S.F.
- SECOND FLOOR: 1,283 ± S.F.
- THIRD FLOOR: 1,228 ± S.F.
- (N) TOTAL BLDG GROSS AREA (INCL GAR): 3,837 ± S.F.**
- TOTAL ADDITION: 1,329 ± S.F.**

(N) HABITABLE FLOOR AREA:

- FIRST FLOOR: 629 ± S.F.
- SECOND FLOOR: 1,164 ± S.F.
- THIRD FLOOR: 1,154 ± S.F.
- (N) TOTAL HABITABLE FLOOR AREA: 2,947 ± S.F.**
- TOTAL ADDITION: 1,309 ± S.F.**

OPEN SPACE CALCULATION:

- PROPOSED REAR YARD OPEN SPACE: 850 S.F. > 399 S.F. (133X3 AS PER PLANNING CODE 741.93)

PROJECT NAME

**2420 Taraval Street
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Cover Sheet

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 05/21/2018

JOB NO. 17-1729

SHEET NO.

A-0.1



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

First Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

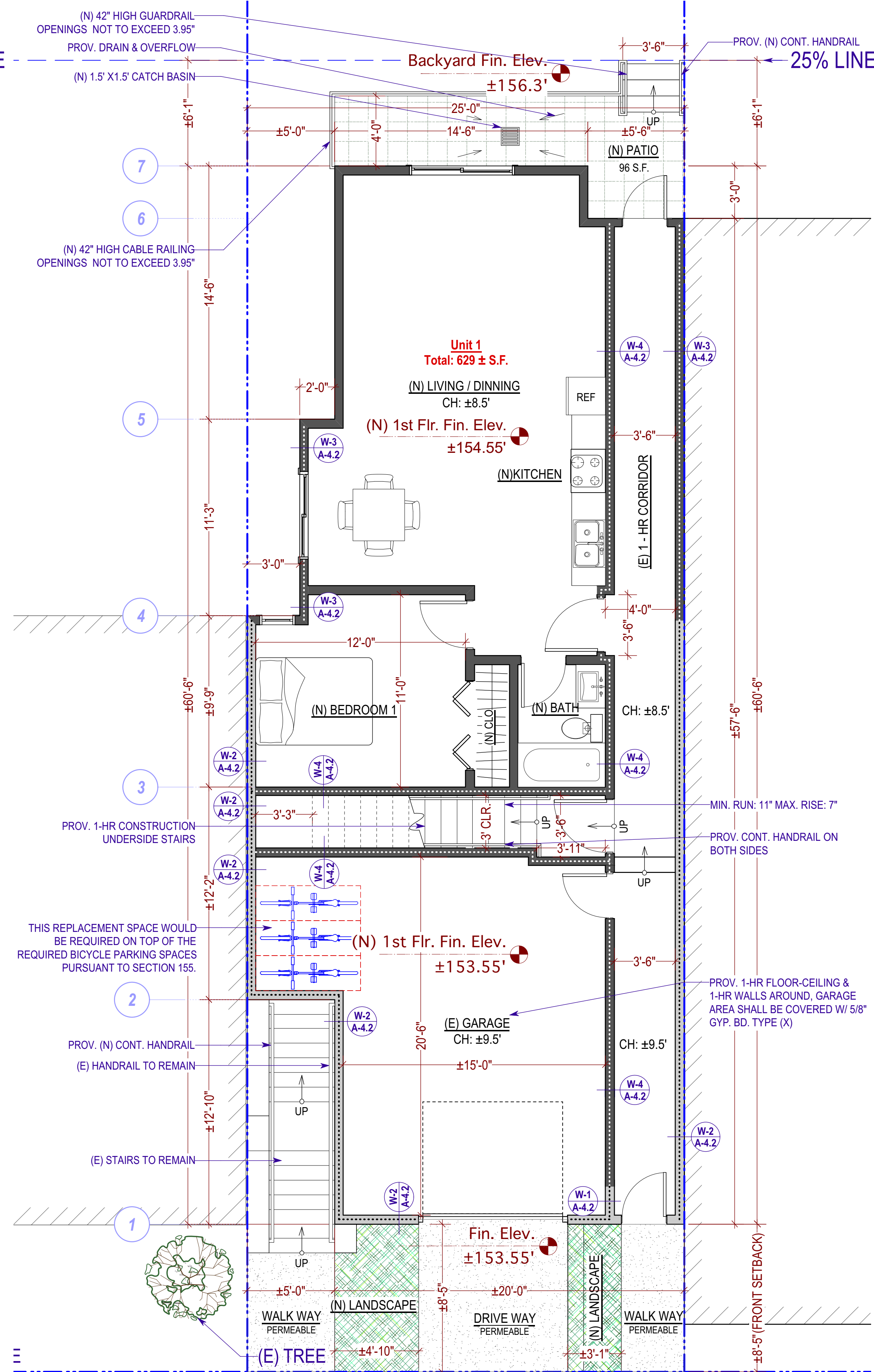
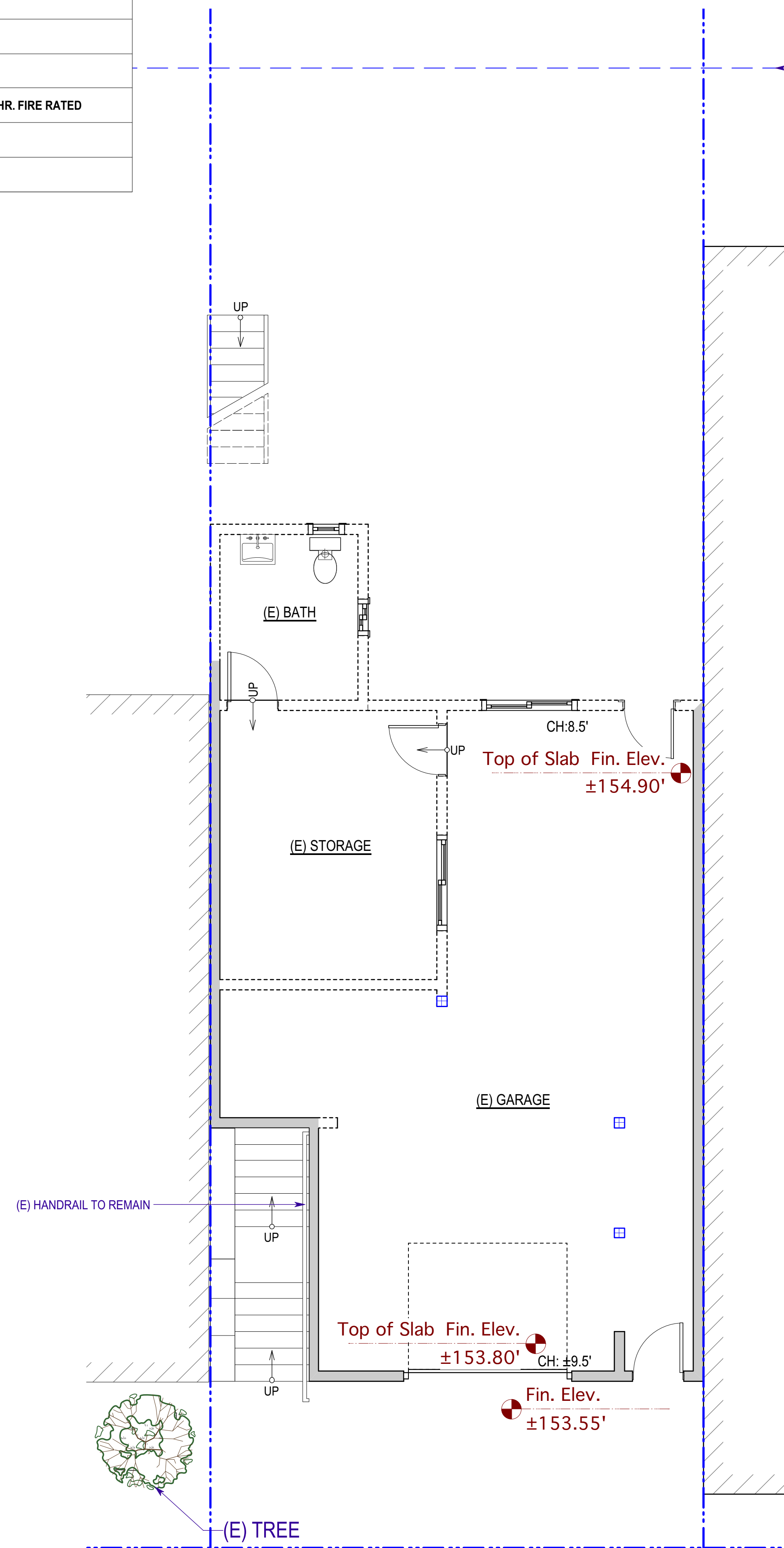
DATE 02/22/2017

REVISED DATE 05/21/2018

JOB NO. 17-1729

SHEET NO.

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED



Existing First Floor Plan
1/4" = 1'-0"

Proposed First Floor Plan
1/4" = 1'-0"



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Second Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

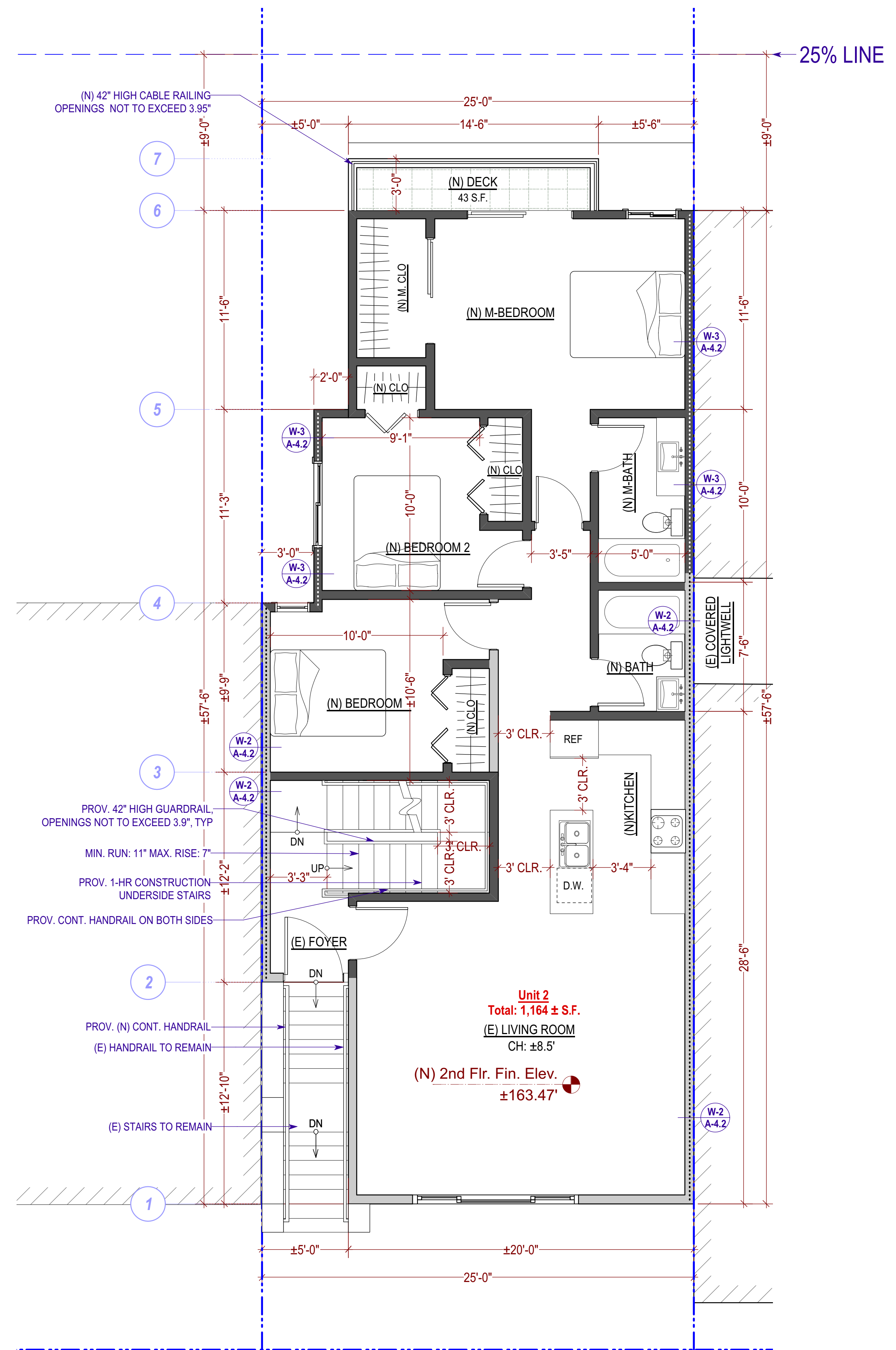
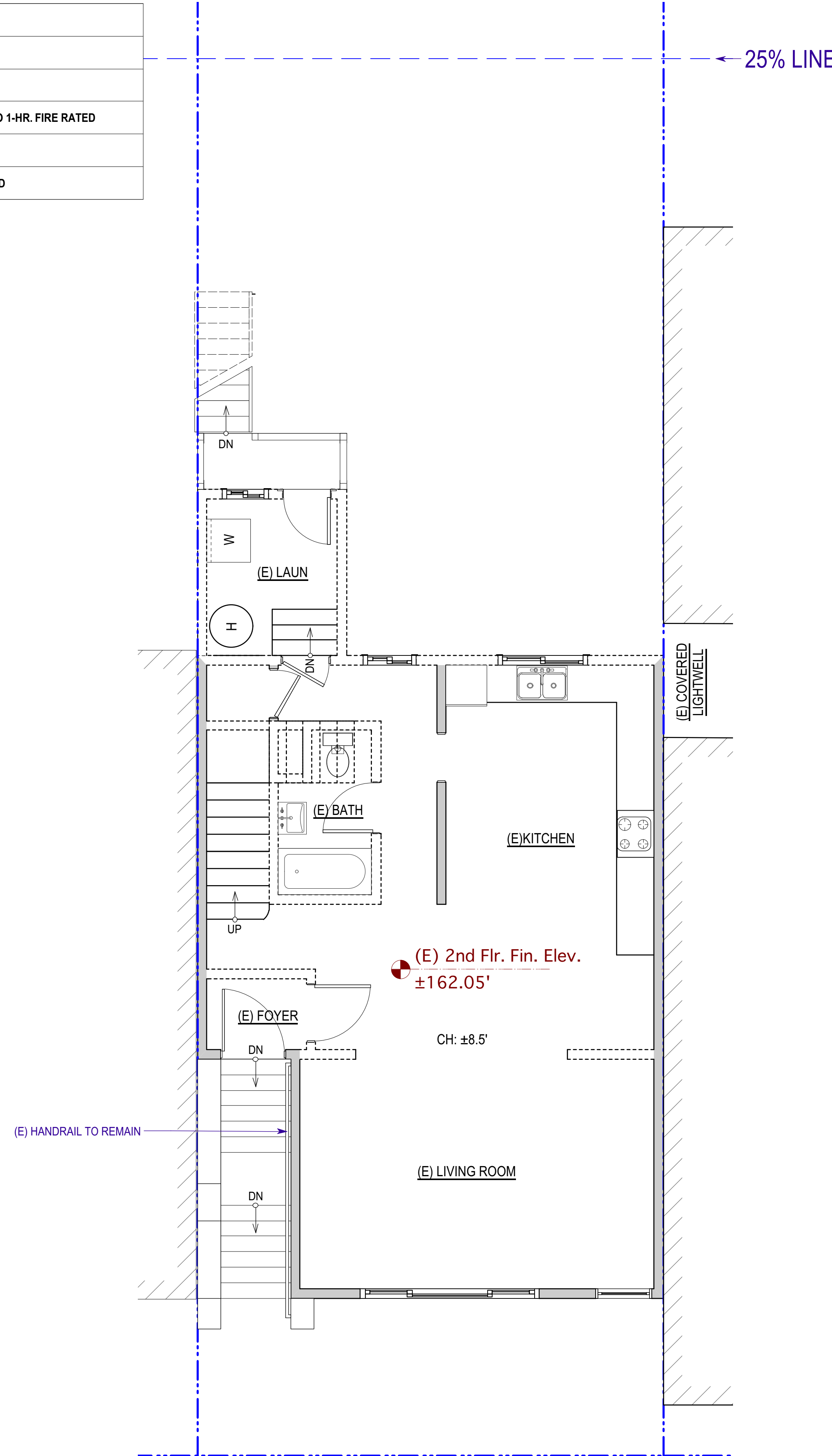
REVISED DATE 05/21/2018

JOB NO. 17-1729

SHEET NO.

A-2.2

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED





SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Third Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

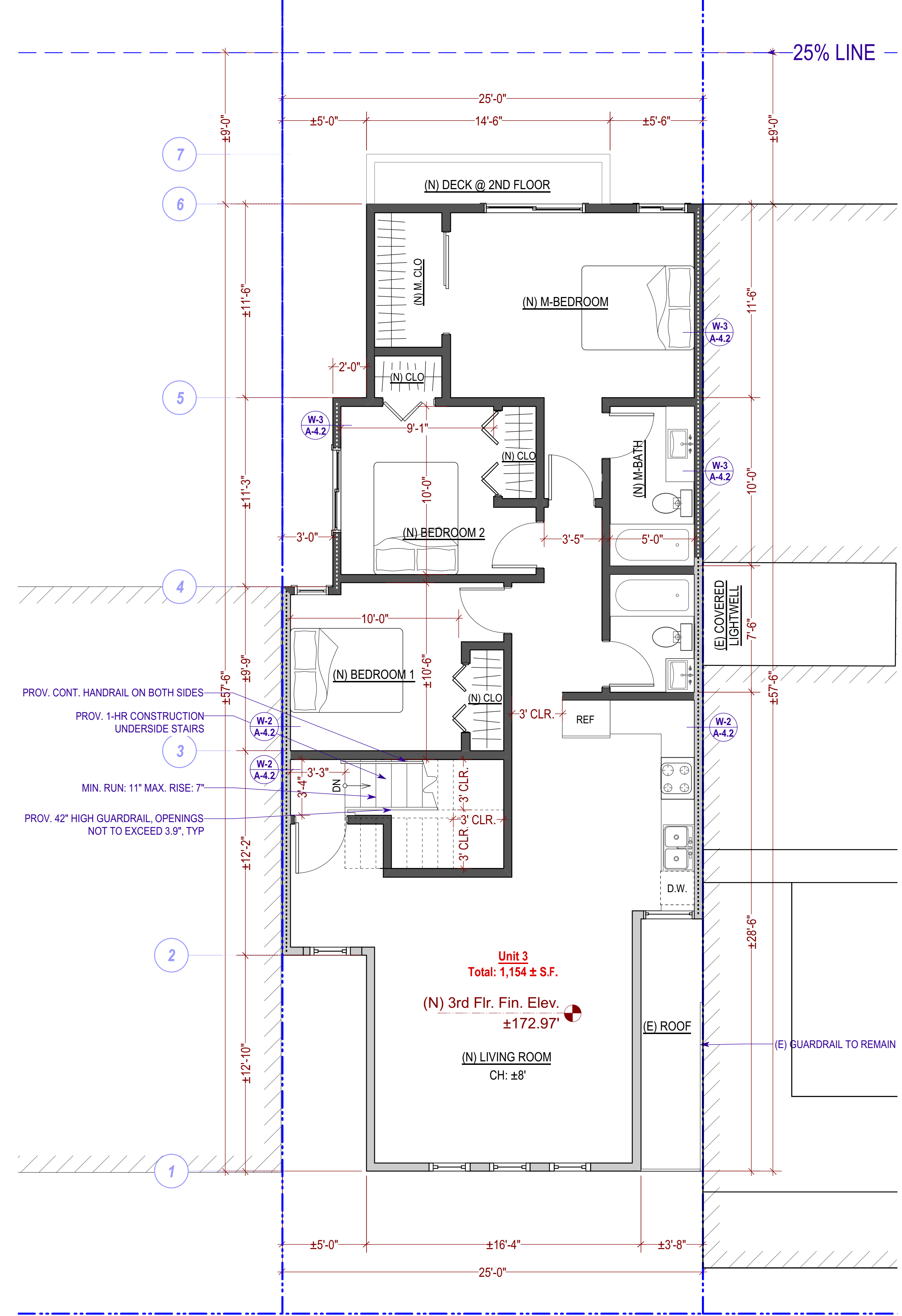
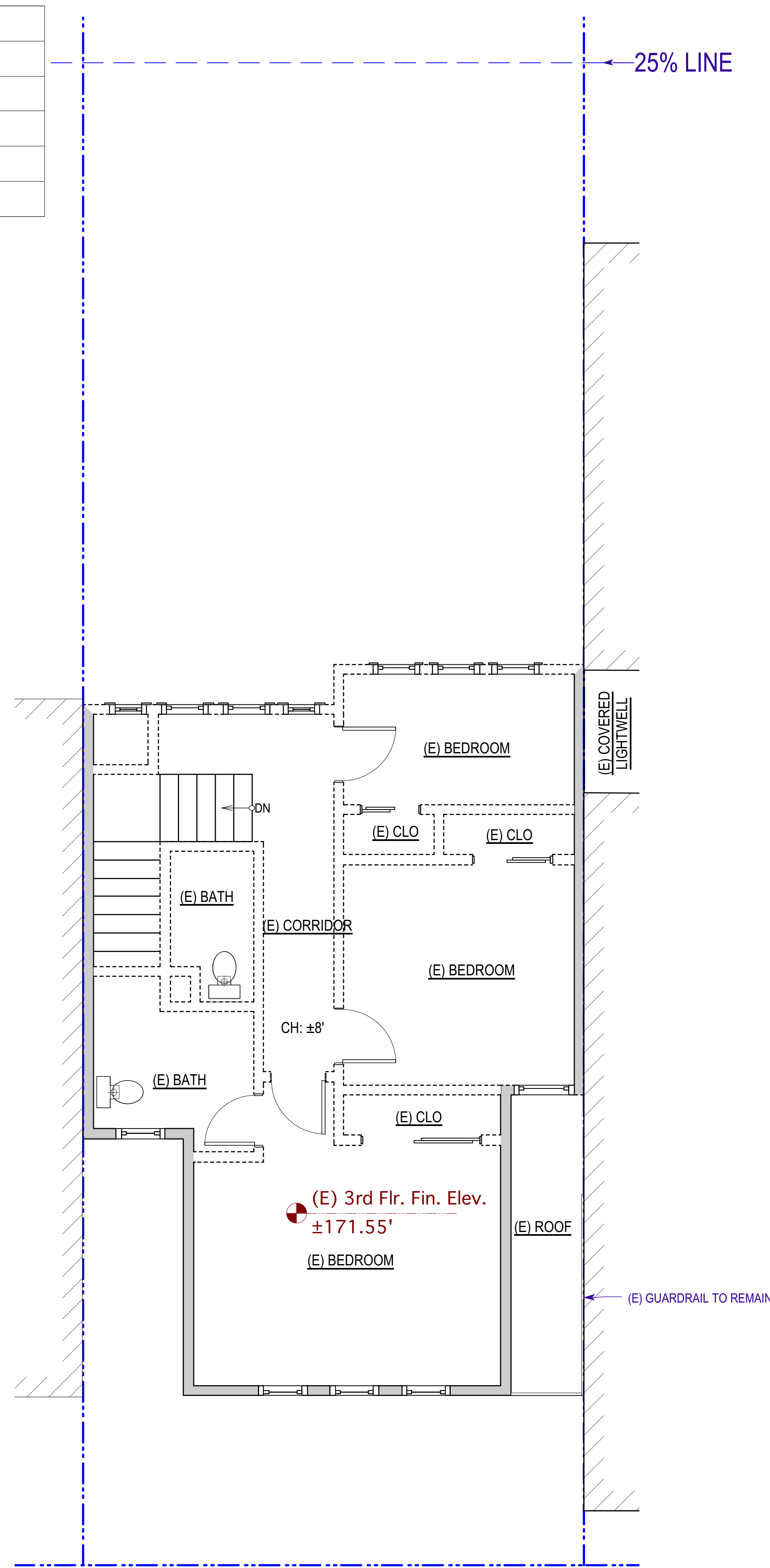
REVISED DATE 05/21/2018

JOB NO. 17-1729

SHEET NO.

A-2.3

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED

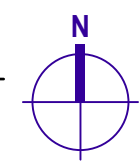


Unit 3
Total: 1,154 ± S.F.

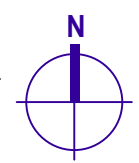
(N) 3rd Flr. Fin. Elev.
±172.97'

(N) LIVING ROOM
CH: ±8'

Existing Third Floor Plan
1/4" = 1'-0"



Proposed Third Floor Plan
1/4" = 1'-0"



PROJECT NAME

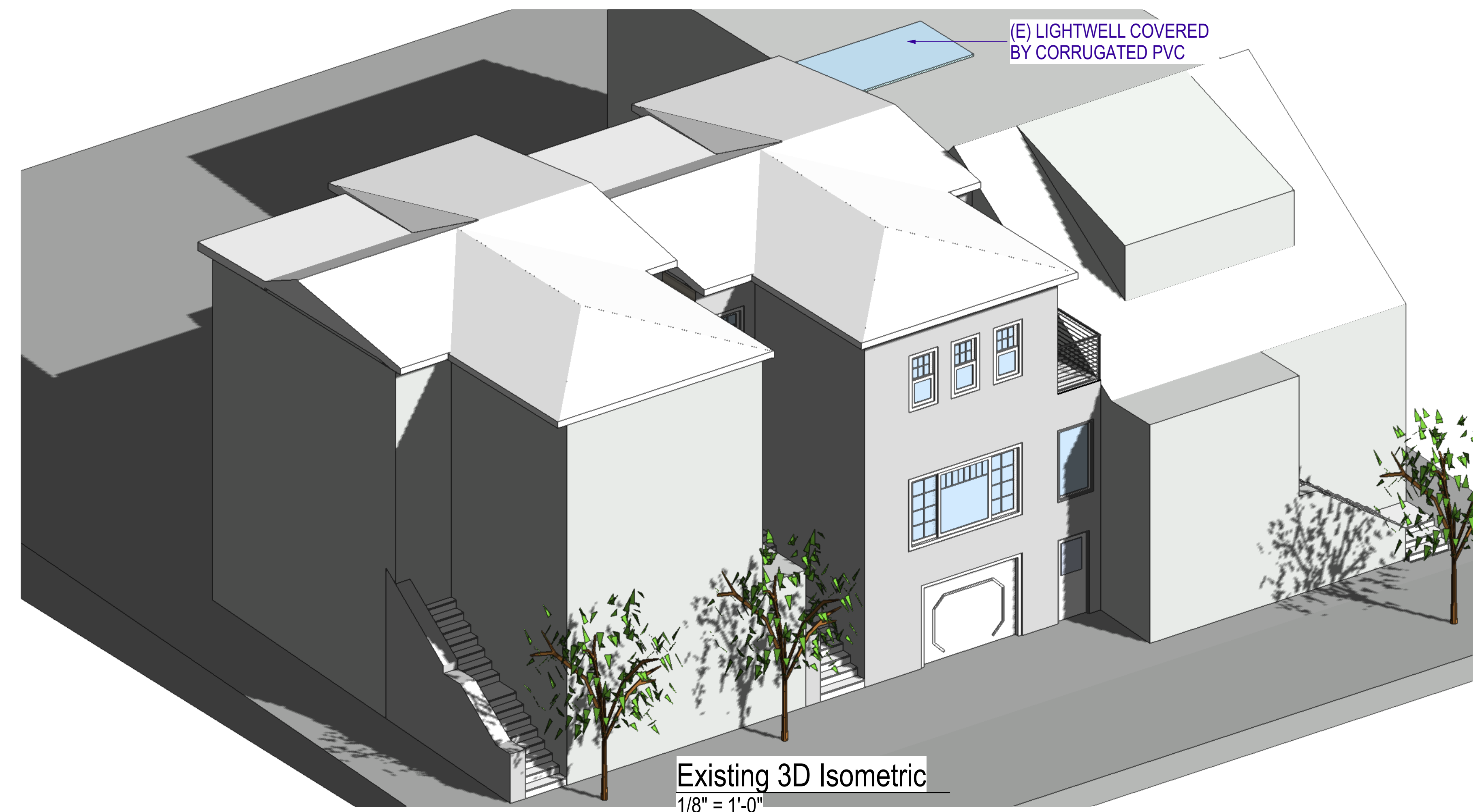
2420 Taraval Street
SAN FRANCISCO, CA



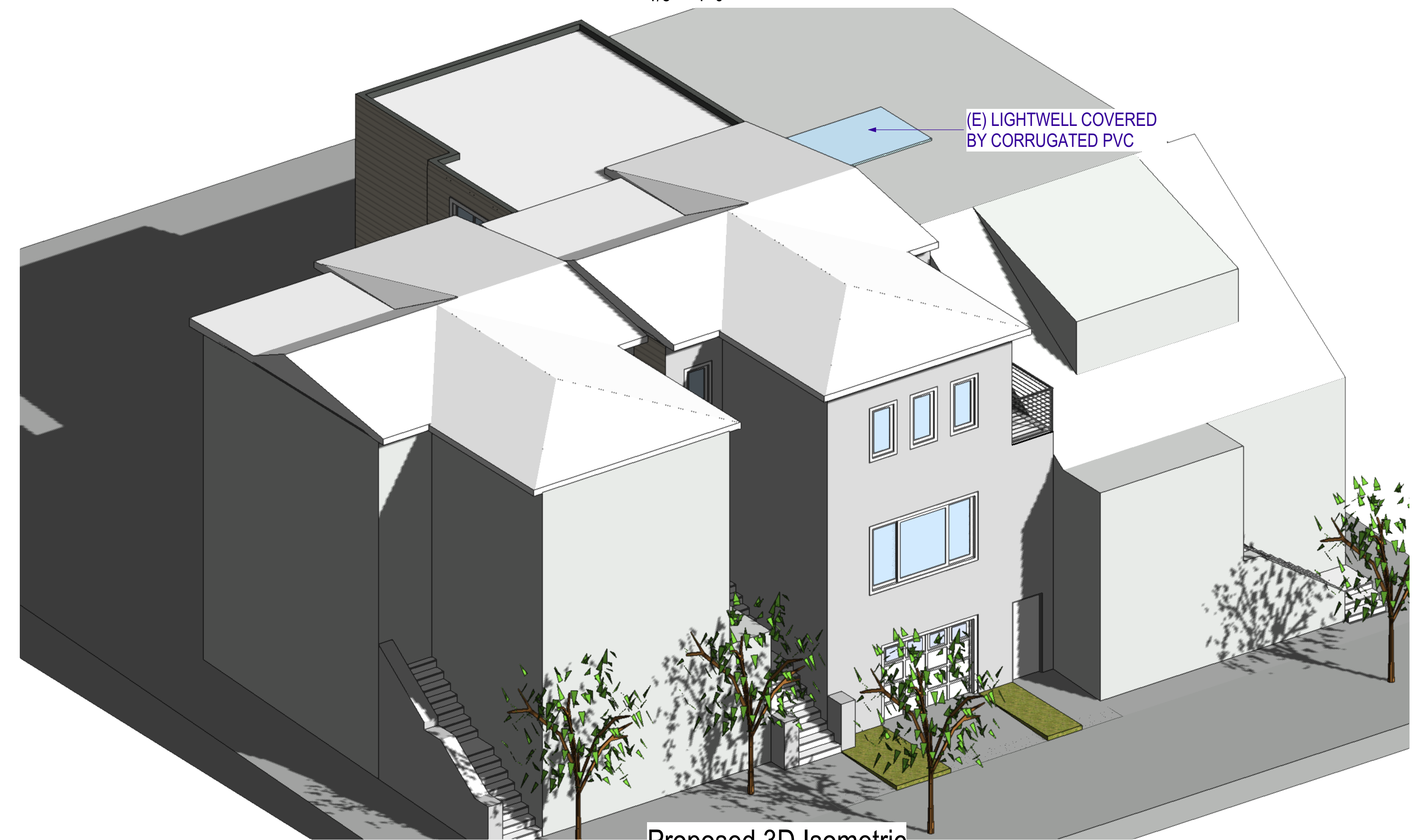
SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

3D Isometric Views



Existing 3D Isometric
1/8" = 1'-0"



Proposed 3D Isometric
1/8" = 1'-0"

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07/31/2017	AS PER NOPDR #1

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 05/21/2018

JOB NO. 17-1729

SHEET NO.

A-3.0



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Left Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
--------------	------

CHECKED	R.K.
----------------	------

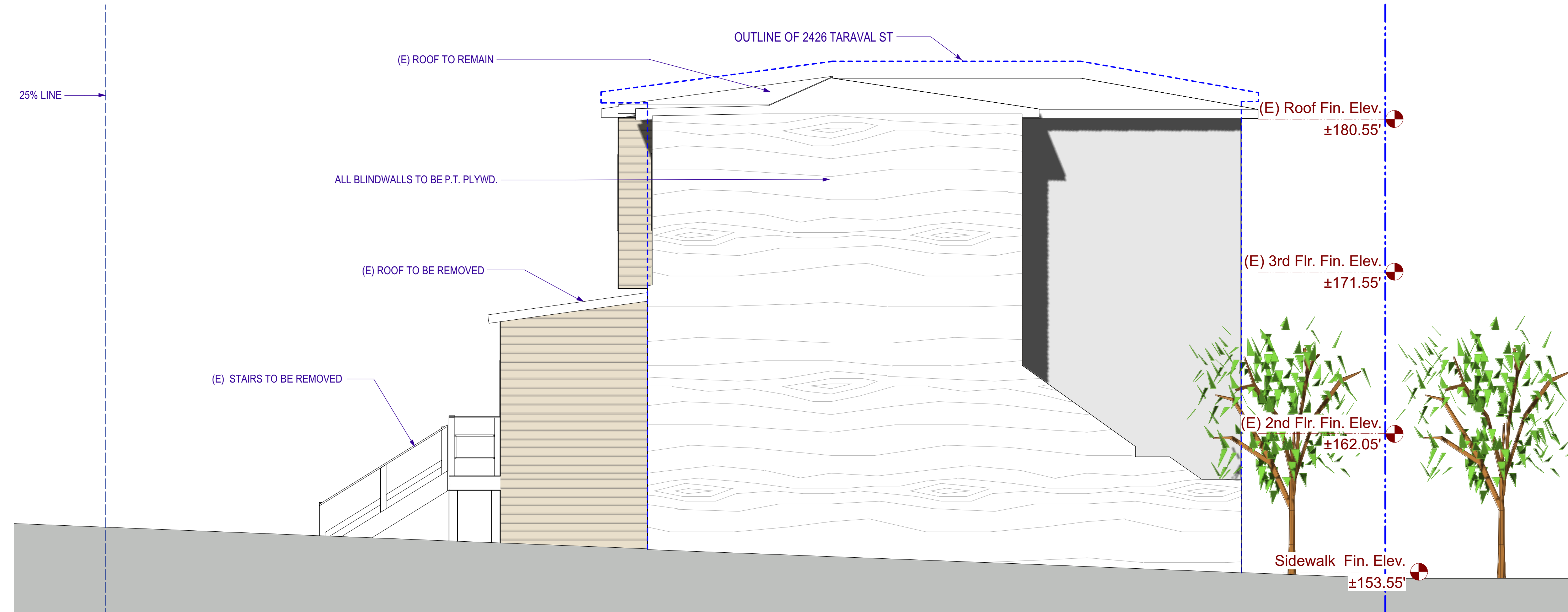
DATE	02/22/2017
-------------	------------

REVISED DATE	05/21/2018
---------------------	------------

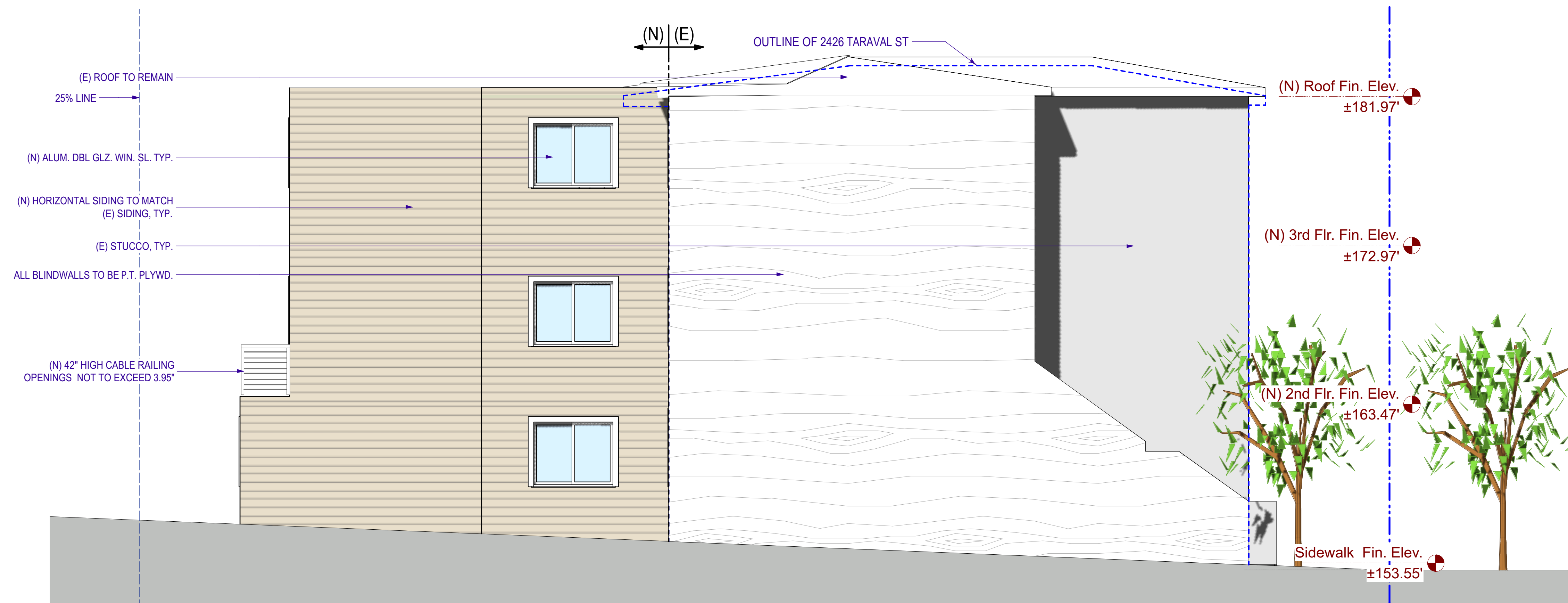
JOB NO.	17-1729
----------------	---------

SHEET NO.

A-3.2



Existing Left Elevation (West)
1/4" = 1'-0"



Proposed Left Elevation (West)
1/4" = 1'-0"



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	S.M.
-------	------

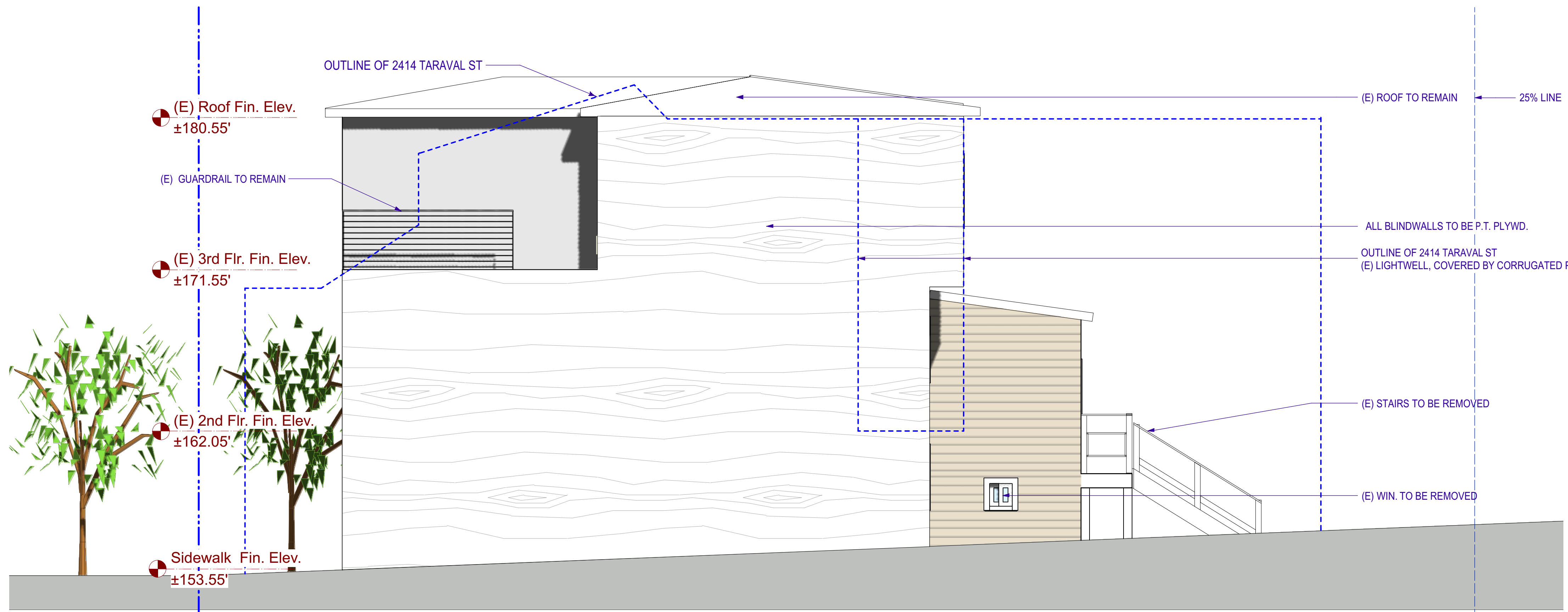
CHECKED	R.K.
---------	------

DATE	02/22/2017
------	------------

REVISED DATE	05/21/2018
--------------	------------

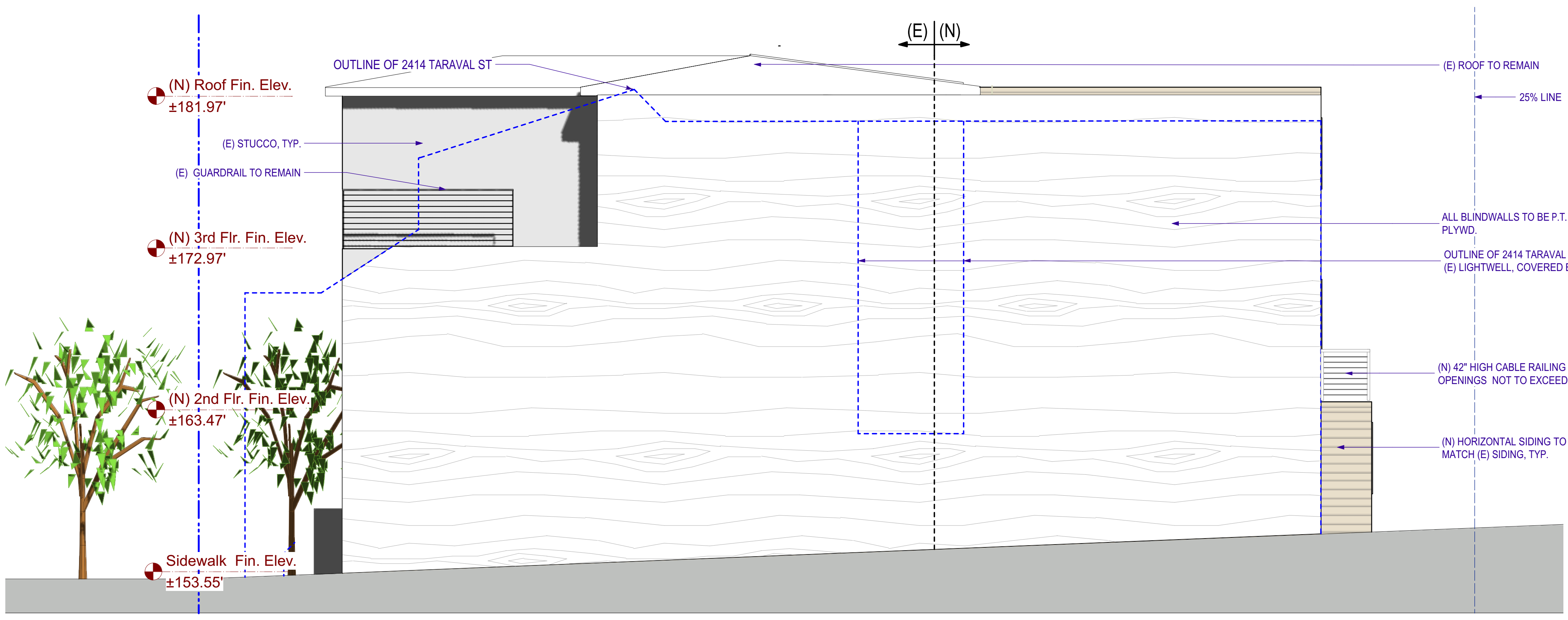
JOB NO.	17-1729
---------	---------

SHEET NO.



Existing Right Elevation (East)

1/4" = 1'-0"



Proposed Right Elevation (East)

1/4" = 1'-0"



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

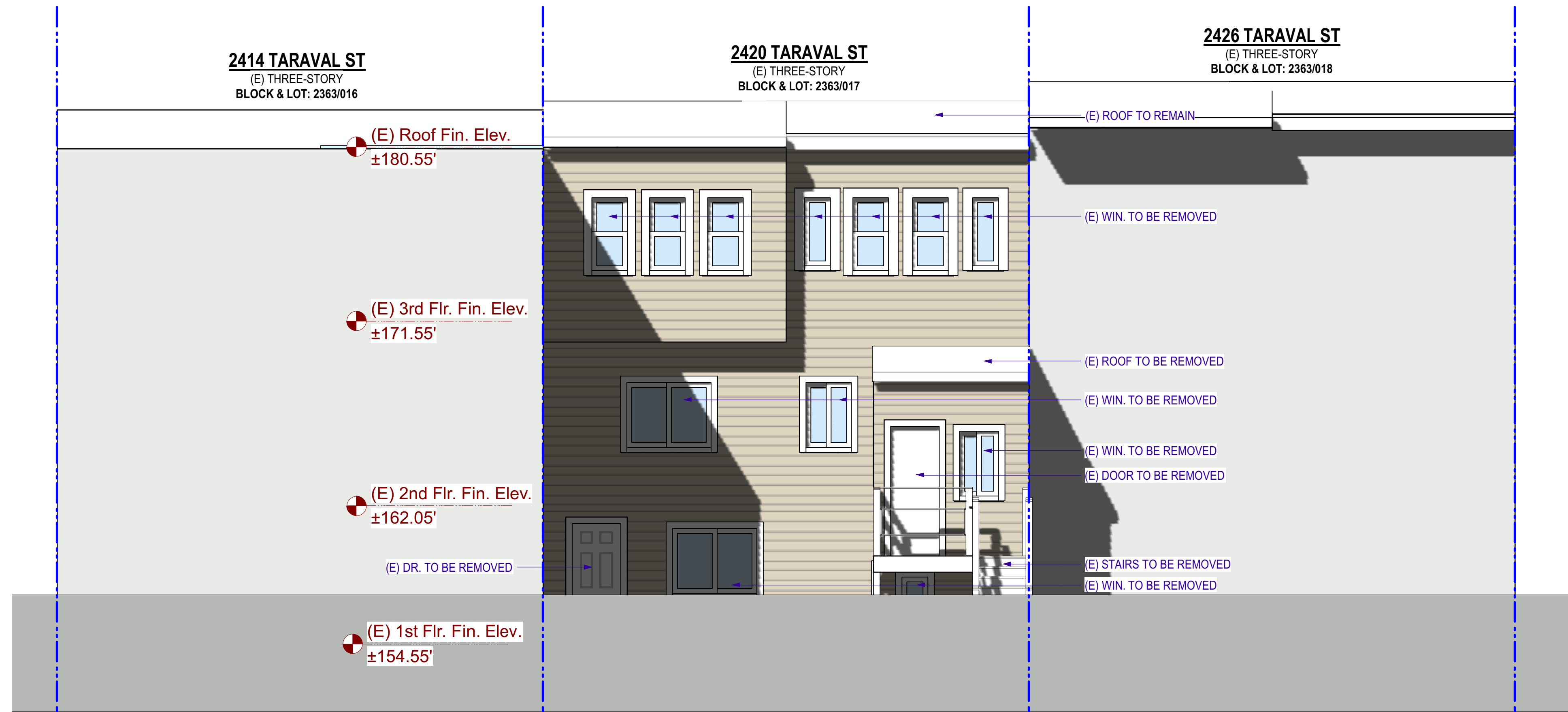
DATE 02/22/2017

REVISED DATE 05/21/2018

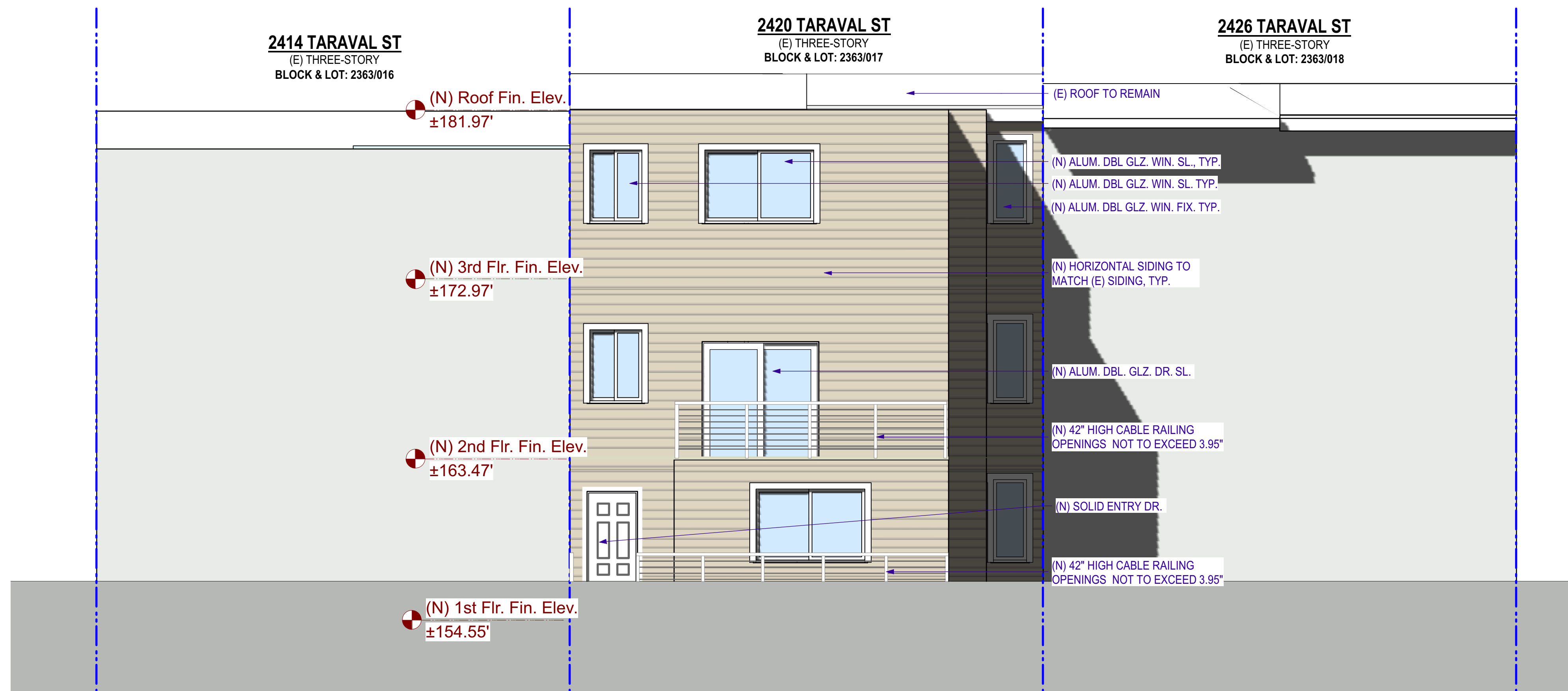
JOB NO. 17-1729

SHEET NO.

A-3.4



Existing Rear Elevation (North)
1/4" = 1'-0"



Proposed Rear Elevation (North)
1/4" = 1'-0"



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Sections

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
-------	------

CHECKED	R.K.
---------	------

DATE	02/22/2017
------	------------

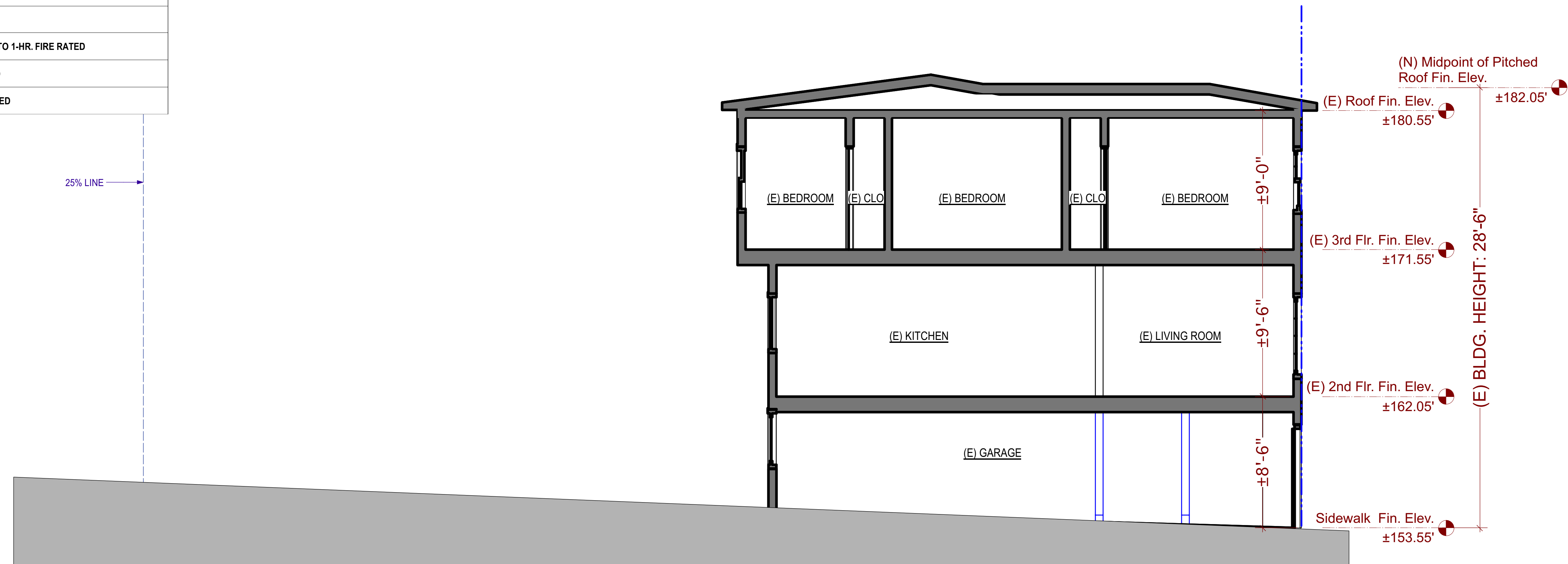
REVISED DATE	05/21/2018
--------------	------------

JOB NO.	17-1729
---------	---------

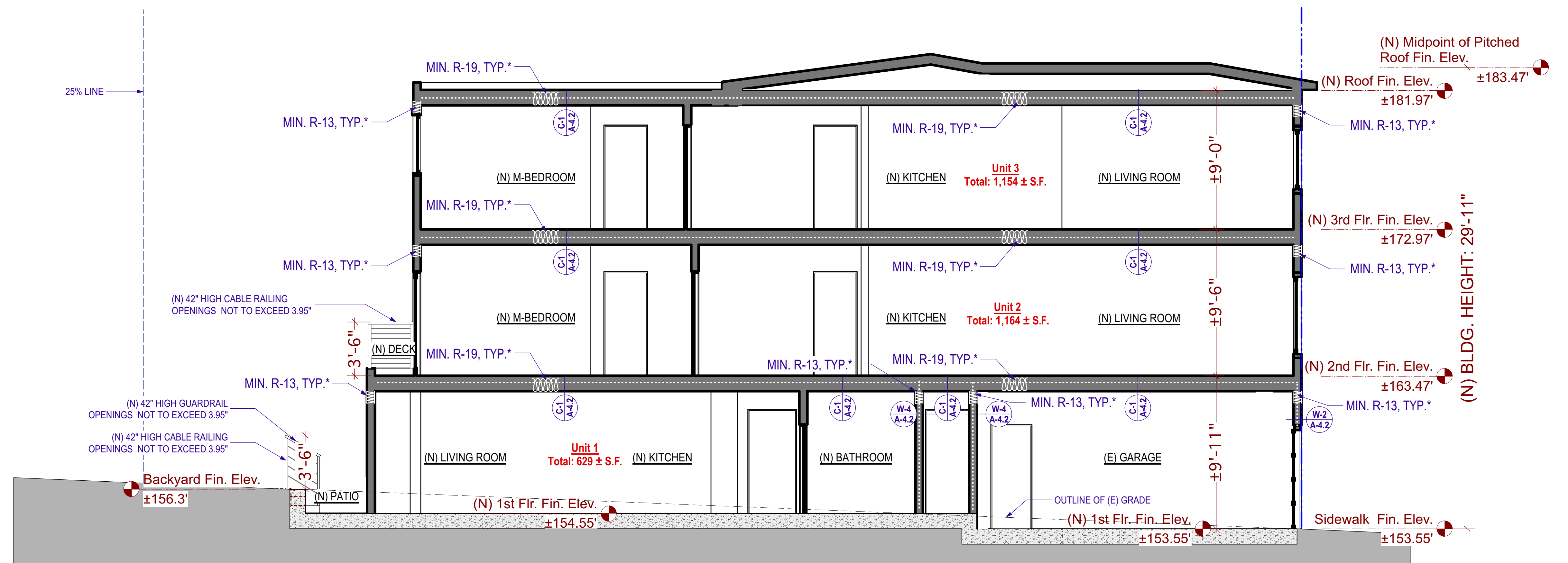
SHEET NO.

A-4.1

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED



Existing Section A
1/4" = 1'-0"



Proposed Section A
1/4" = 1'-0"

GS1: San Francisco Green Building Site Permit Submittal Form

PROJECT NAME

2420 Taraval Street
SAN FRANCISCO, CA

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
<p>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</p> <p>2. Provide the Project Information in the box at the right.</p> <p>3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.</p> <p>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</p> <p>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</p>			<p>☐ LOW-RISE RESIDENTIAL</p> <p>☐ HIGH-RISE RESIDENTIAL</p> <p>☐ LARGE NON-RESIDENTIAL</p> <p>☐ OTHER NON-RESIDENTIAL</p>				<p>☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</p> <p>☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</p> <p>☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</p> <p>☐ FIRST-TIME NON-RESIDENTIAL INTERIORS</p> <p>☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</p>					<p>2420 Taraval Street</p> <p>PROJECT NAME</p> <p>2363/017</p> <p>BLOCK/LOT</p> <p>2420 Taraval Street</p> <p>ADDRESS</p> <p>R-2</p> <p>PRIMARY OCCUPANCY</p> <p>3,837 ± S.F.</p> <p>GROSS BUILDING AREA</p>
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON-RESIDENTIAL	OTHER NON-RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS	PROJECT INFO
			R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105				n/r		n/r			n/r	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.2.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A			LEED WEc2 (2 pts)							
	NON-POTABLE WATER REUSE	Health Code art.12C	n/r			n/r	n/r	n/r	n/r	n/r	n/r	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63										
	WATER METERING	CALGreen 5.303.1	n/r	n/r			n/r	n/r				
ENERGY	ENERGY EFFICIENCY	CA Energy Code										
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2		≤10 floors			n/r	n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	n/r	n/r			n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r				
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2					if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	n/r	n/r			n/r	n/r			if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088										
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B		75% diversion	75% diversion					75% diversion		
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1			n/r	n/r			n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2			n/r	n/r			n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	n/r	n/r			n/r	n/r				
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	n/r	n/r			n/r	n/r				
	BIRD-SAFE BUILDINGS	Planning Code sec.139										
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F										
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207					n/r	n/r				
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3										
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	if applicable	if applicable			if applicable	n/r				
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1			n/r	n/r			n/r	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1			n/r	n/r			n/r	n/r	n/r	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2			n/r	n/r			n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3			n/r	n/r			n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1			n/r	n/r			n/r	n/r	n/r	



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Green Building Checklist

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 05/21/2018

JOB NO. 17-1729

SHEET NO.

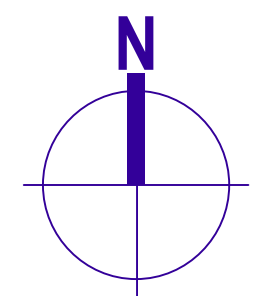
G-1.0

EXHIBIT B



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

Existing Vs.
Proposed
Shadow
Comparison



These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 08/29/2018

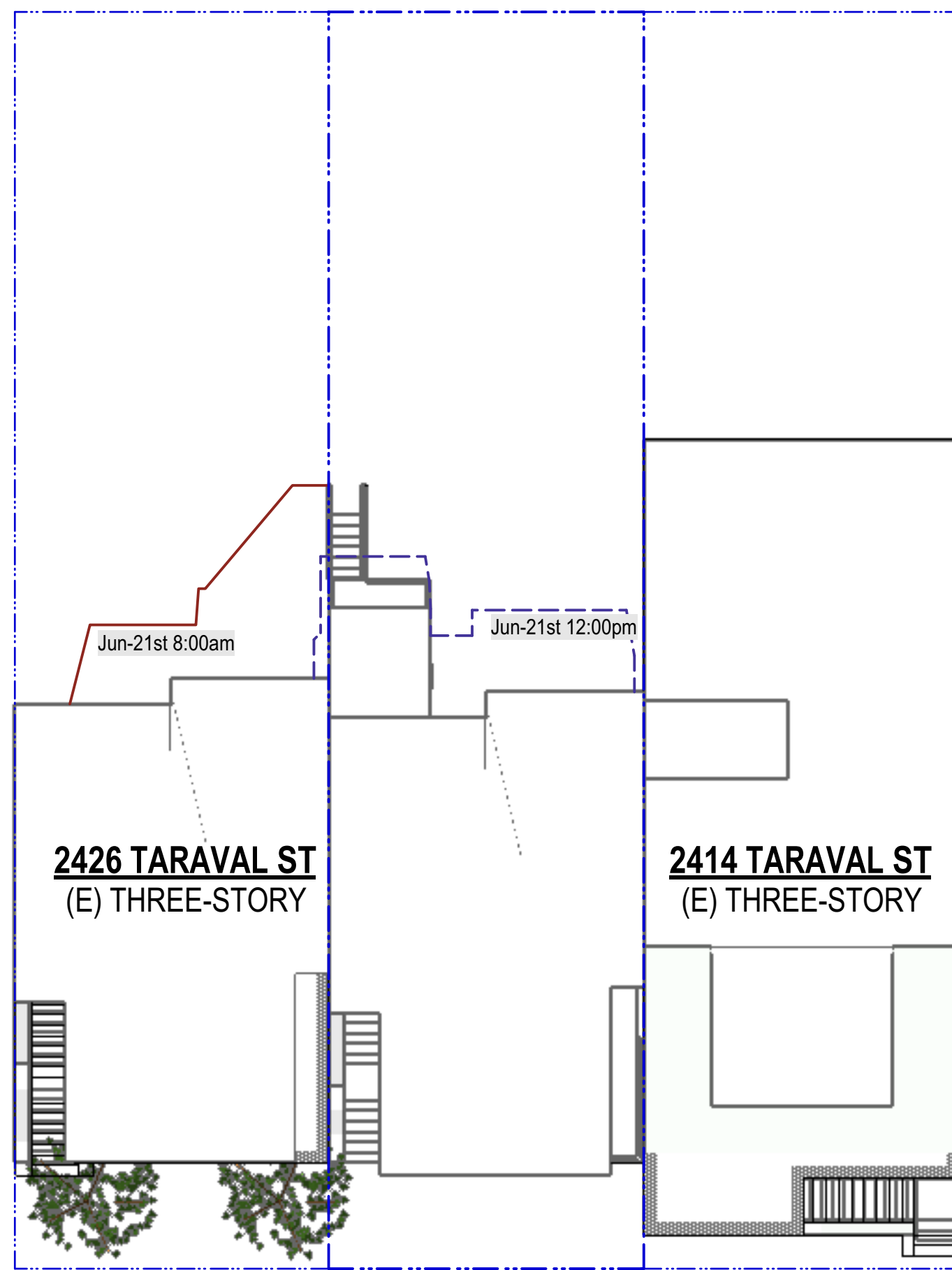
JOB NO. 17-1729

SHEET NO.

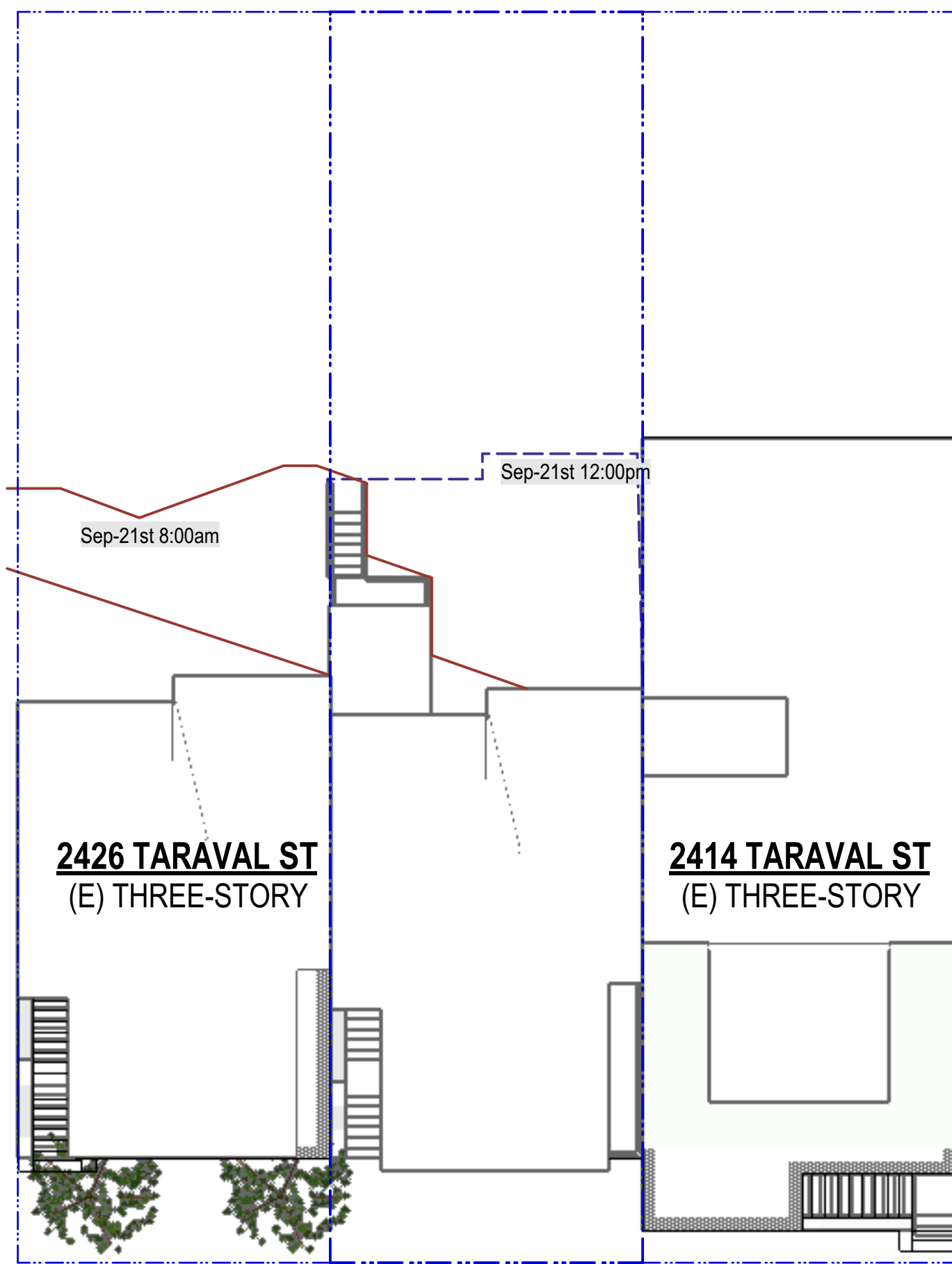
A-5.0

EXISTING

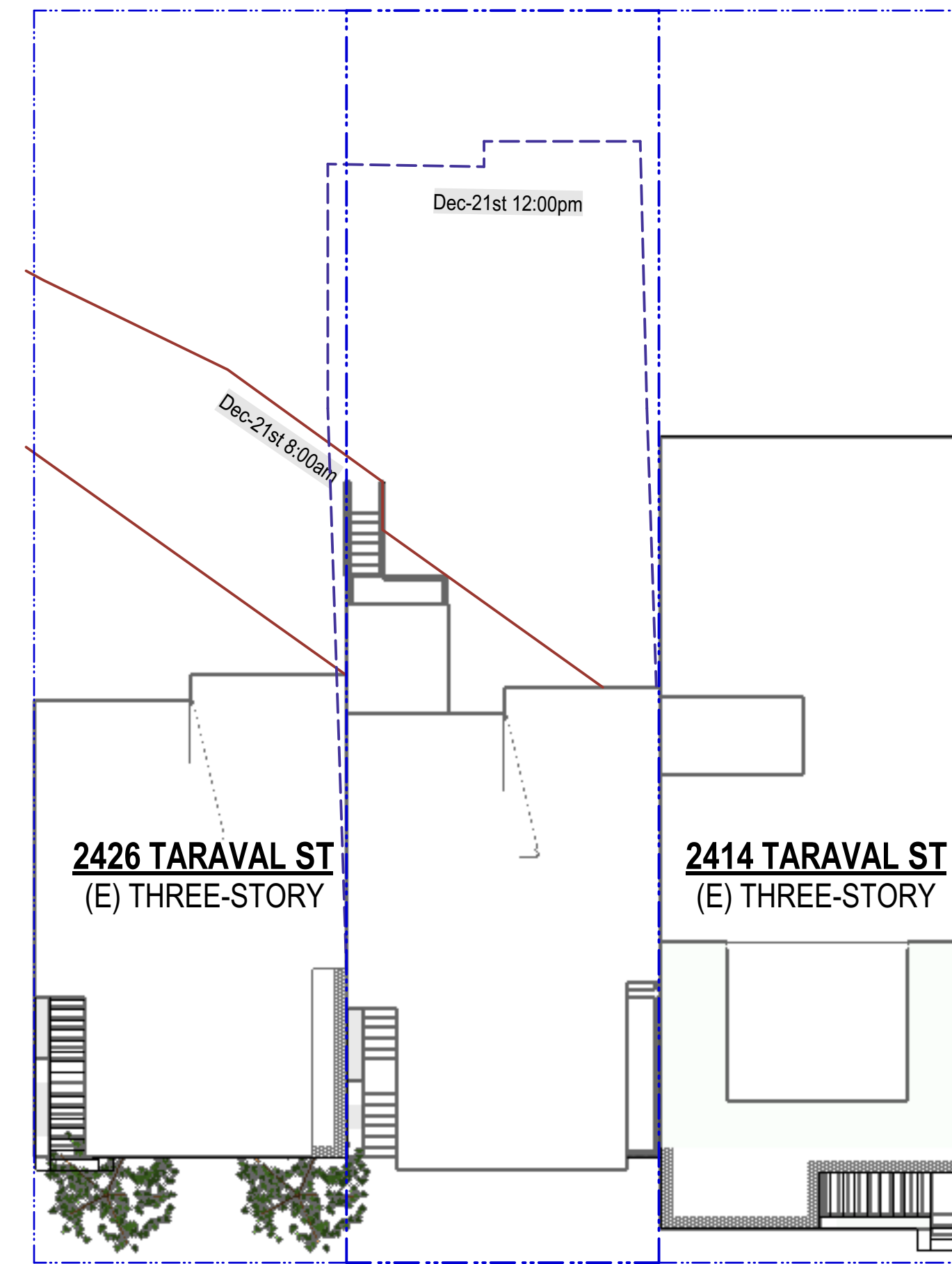
PROPOSED



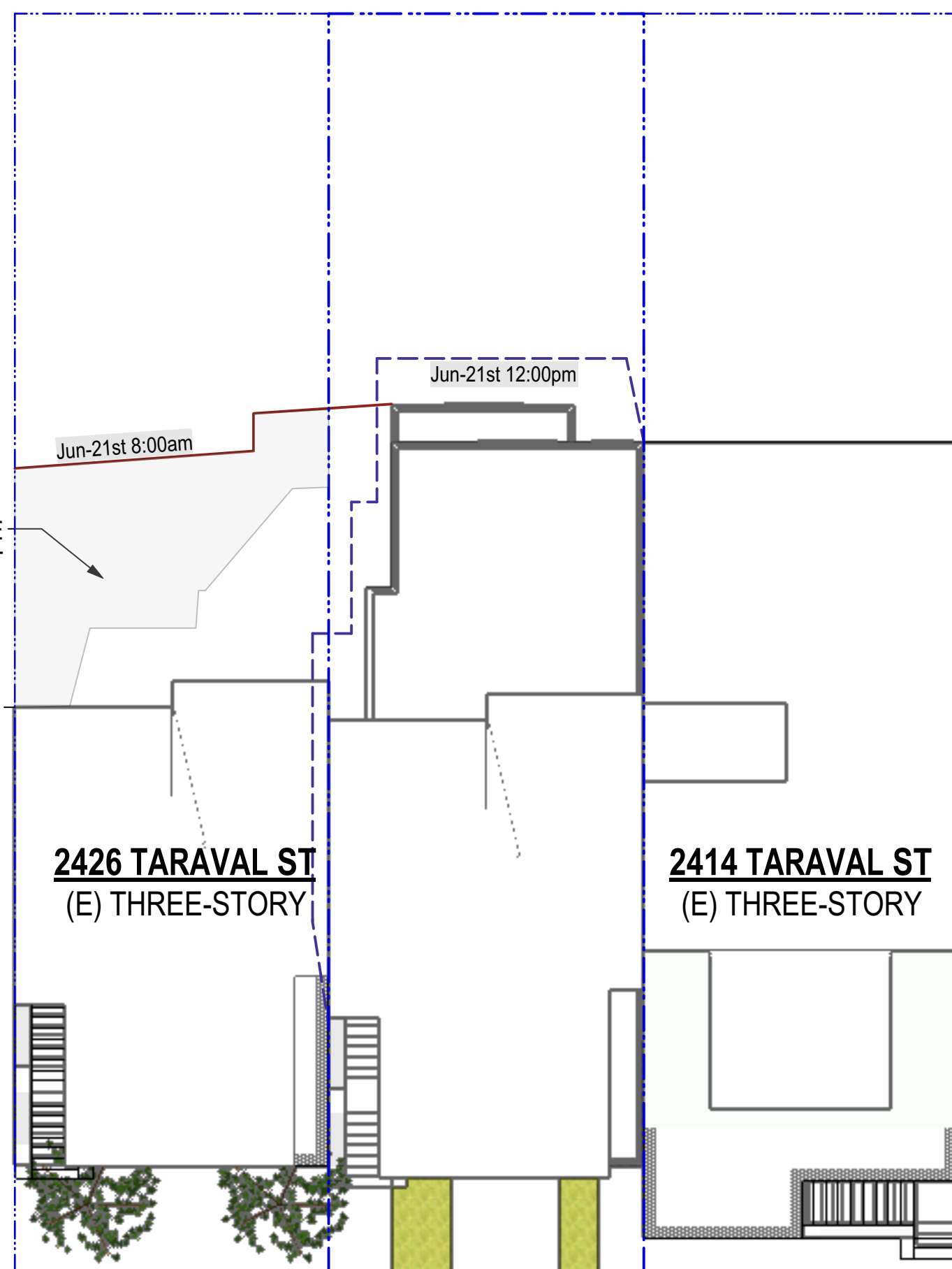
Jun 21st



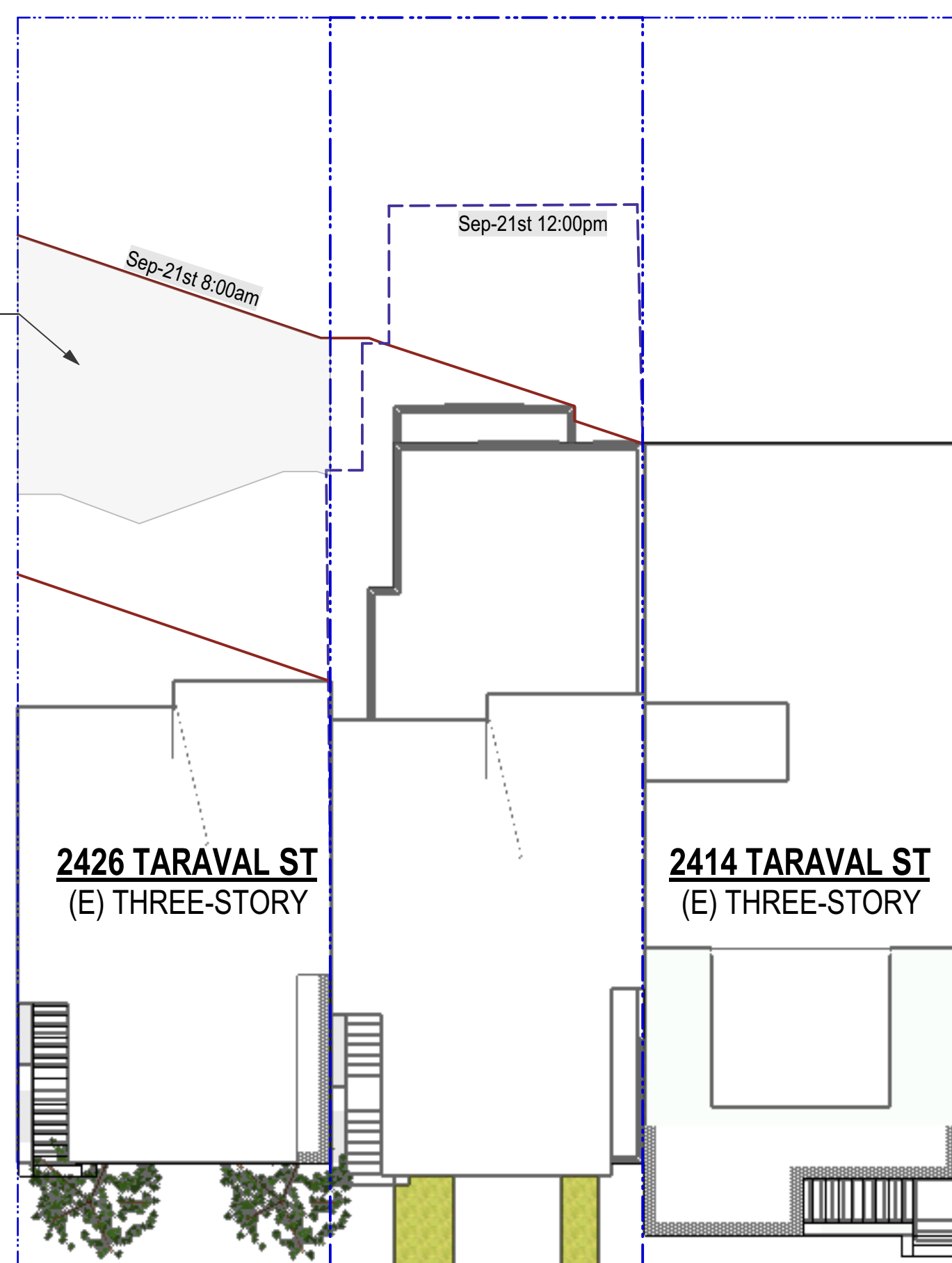
SEPT. 21st



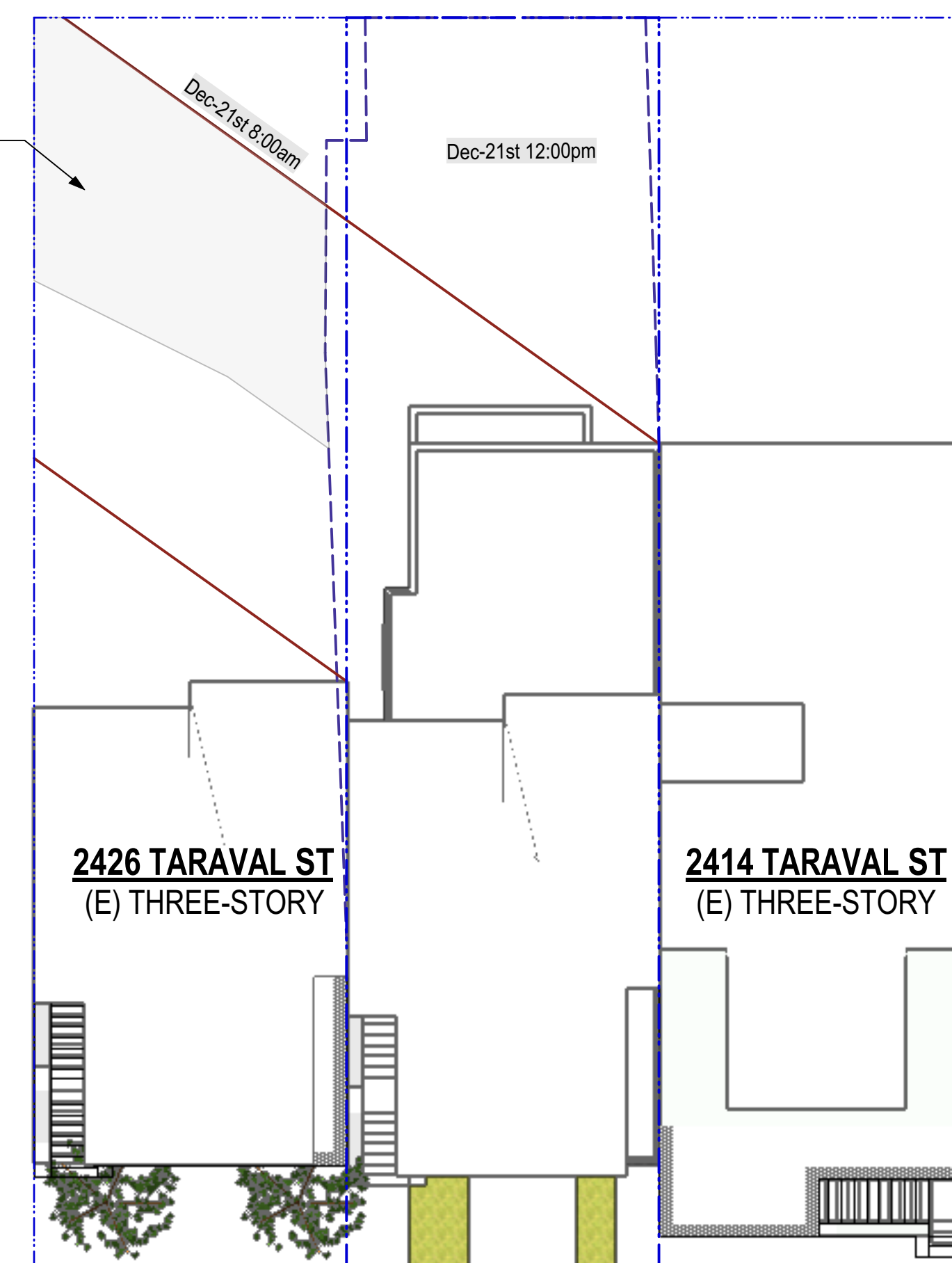
Dec. 21st



Jun 21st



SEPT. 21st



Dec. 21st

EXHIBIT C

2414 Taraval



Subject Property



Subject Property

2426 Taraval



Subject Property



2426 Taraval



EXHIBIT D



DRAWING INDEX

ARCHITECTURAL

A-0.1	COVER SHEET
A-1.1	SITE/ROOF PLANS
A-2.1	FIRST FLOOR PLANS
A-2.2	SECOND FLOOR PLANS
A-2.3	THIRD FLOOR PLANS
A-3.1	FRONT ELEVATIONS
A-3.2	LEFT ELEVATIONS
A-3.3	RIGHT ELEVATIONS
A-3.4	REAR ELEVATIONS
A-4.1	SECTIONS
A-4.2	GENERAL NOTES & TYPICAL DETAILS
A-4.3	TYPICAL DETAILS
G-1.0	GREEN BUILDING CHECKLIST
G-1.1	GREEN BUILDING CHECKLIST

SCOPE OF WORK

- HORIZONTAL AND VERTICAL ADDITION AT REAR OF EXISTING SINGLE FAMILY HOME TO ACCOMMODATE TWO ADDITIONAL RESIDENTIAL UNITS.
- PROPOSED INTERIOR REMODEL TO:
 1. FIRST FLOOR ADDING 2 BEDROOMS, 1 LIVING ROOM, 1 BATHROOM & 1 KITCHEN.
 2. SECOND FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.
 3. THIRD FLOOR ADDING 2 BEDROOMS, 1 MASTER BEDROOM, 2 BATHROOMS & 1 KITCHEN.

NOTES:

- BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS & STANDPIPE REQUIRED PER NFPA13-R, CBC & SFBC 2016 EDITIONS, SPRINKLER SYSTEM UNDER SEPARATE PERMIT.
- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

ABBREVIATION

#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOOR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR		IMPACT RESISTANT GYPSUM WALLBOARD
ALUM	ALUMINUM	IRGWB	
APPROX	APPROXIMATE		
ANOD	ANODIZED	I.O.	IN LIEU OF
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD
DIA	DIAMETER	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	S.F.	SQUARE FOOT
DR	DOOR	SIM	SIMILIAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPK	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATOR/ELEVATION	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURAL
EXCL	EXCLUDE	SQ.	SQUARE
EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
F.D.	FLOOR DRAIN	TELE	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TLT	TOILET
FIXT	FIXTURE	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CONCRETE
FLUOR	FLUORESCENT	TOS	TOP OF STEEL
FM	FILLED METAL	TP	TOILET PAPER DISPENSER
FND	FOUNDATION	T/D	TELEPHONE/DATA
FO	FACE OF	TST	TOP OF STAIRS
F.O.F.	FACE OF FINISH	TYP	TYPICAL
FURR	FURRING	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.B.	GRAB BAR	VP	VISION PANEL
GND	GROUND	W/	WITH
GRP	GROUP	WD	WOOD
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER
GYP	GYPSUM		

PROJECT DATA

PLANNING DATA:

BLOCK / LOT :	2363 / 017
LOT AREA:	2,500 ± S.F.
ZONING:	NCD
(E) # OF UNITS:	1
(N) # OF UNITS:	3
ALLOWABLE HEIGHT:	40-X
(E) BUILDING HEIGHT:	± 28.5'
(N) BUILDING HEIGHT:	± 29.9'
(E) # OF CAR PARKING SPACES:	1 (NO CHANGE)
(E) # OF BIKE PARKING SPACES:	0
(N) # OF CAR PARKING SPACES:	1 (NO CHANGE)
(N) # OF BIKE PARKING SPACES:	3

BUILDING DATA:

NUMBER OF STORIES:	3 (NO CHANGE)
CONSTRUCTION TYPE:	TYPE "V-B"
(E) OCCUPANCY GROUP:	R-3
(N) OCCUPANCY GROUP:	R-2
APPLICABLE CODES:	2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

(E) GROSS FLOOR AREA:

FIRST FLOOR:	870 ± S.F.
SECOND FLOOR:	870 ± S.F.
THIRD FLOOR:	768 ± S.F.

(E) TOTAL BLDG GROSS AREA (INCL STOR/GAR): 2,508 ± S.F.

(E) HABITABLE FLOOR AREA:

FIRST FLOOR:	0 ± S.F.
SECOND FLOOR:	870 ± S.F.
THIRD FLOOR:	768 ± S.F.

(E) TOTAL HABITABLE FLOOR AREA: 1,638 ± S.F.

(N) GROSS FLOOR AREA:

FIRST FLOOR:	1,326 ± S.F.
SECOND FLOOR:	1,283 ± S.F.
THIRD FLOOR:	1,228 ± S.F.

(N) TOTAL BLDG GROSS AREA (INCL GAR): 3,837 ± S.F.

TOTAL ADDITION: 1,329 ± S.F.

(N) HABITABLE FLOOR AREA:

FIRST FLOOR:	629 ± S.F.
SECOND FLOOR:	1,164 ± S.F.
THIRD FLOOR:	1,154 ± S.F.

(N) TOTAL HABITABLE FLOOR AREA: 2,947 ± S.F.

TOTAL ADDITION: 1,309 ± S.F.

OPEN SPACE CALCULATION:

PROPOSED REAR YARD OPEN SPACE: 850 S.F. > 399 S.F.(133X3 AS PER PLANNING CODE 741.93)

PROJECT NAME

**2420 Taraval Street
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Cover Sheet

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

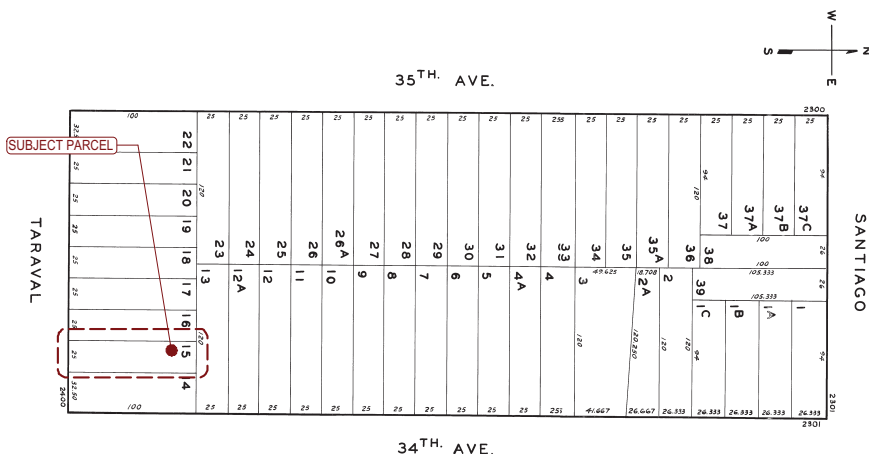
REVISED DATE 03/05/2018

JOB NO. 17-1729

SHEET NO.

A-0.1

ASSESSOR'S MAP





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Site/Roof Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

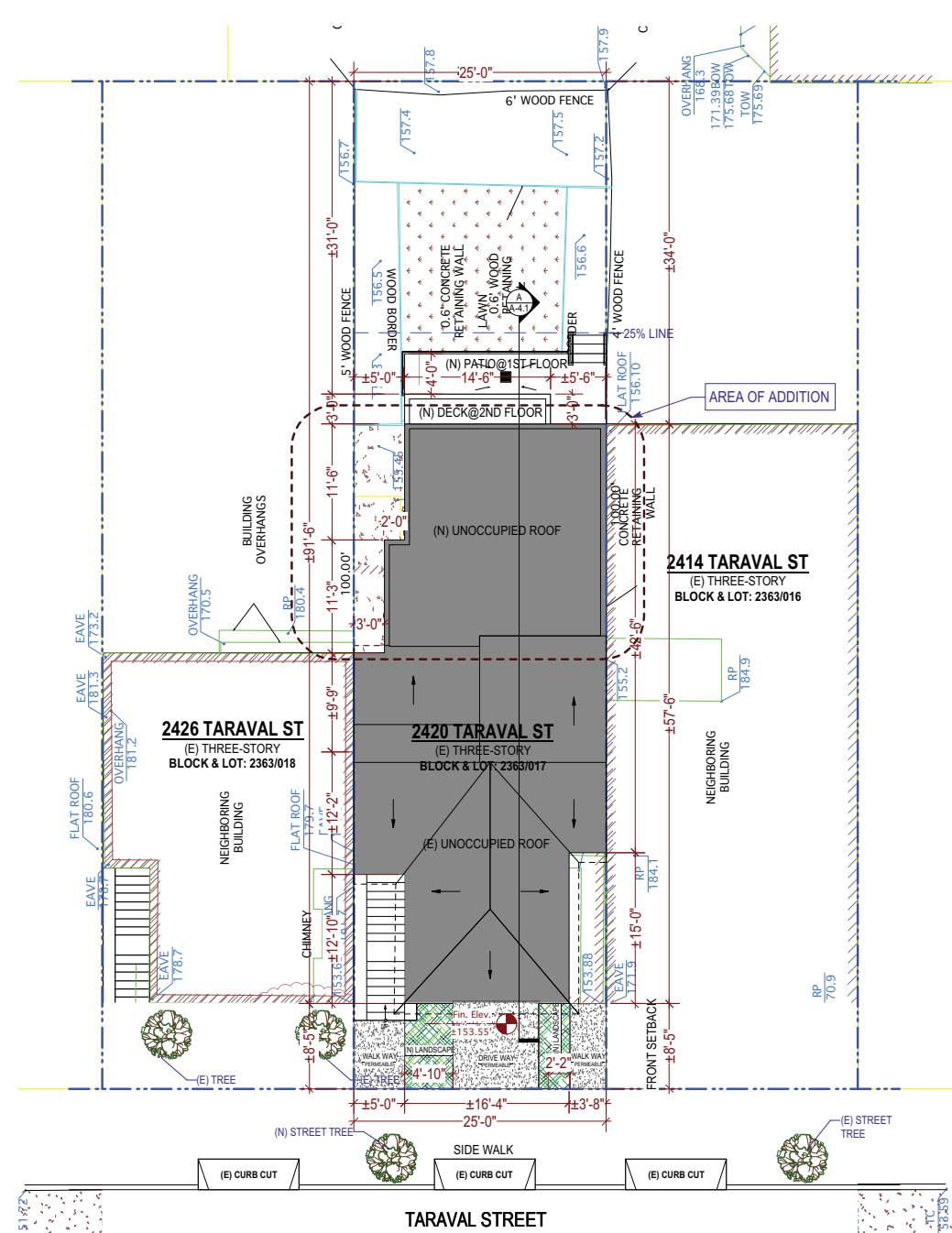
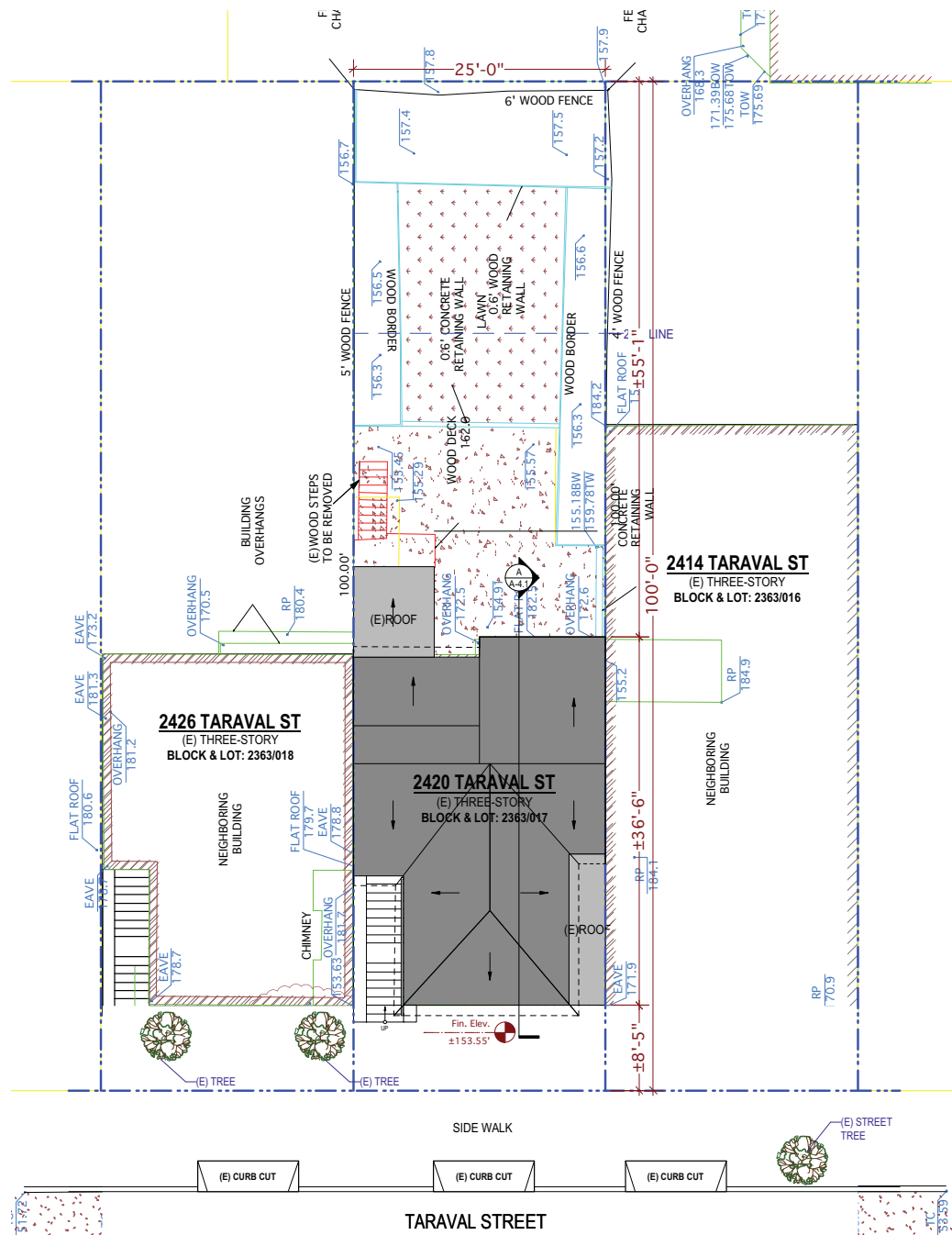
DATE 02/22/2017

REVISED DATE 03/05/2018

JOB NO. 17-1729

SHEET NO.

A-1.1





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

First Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

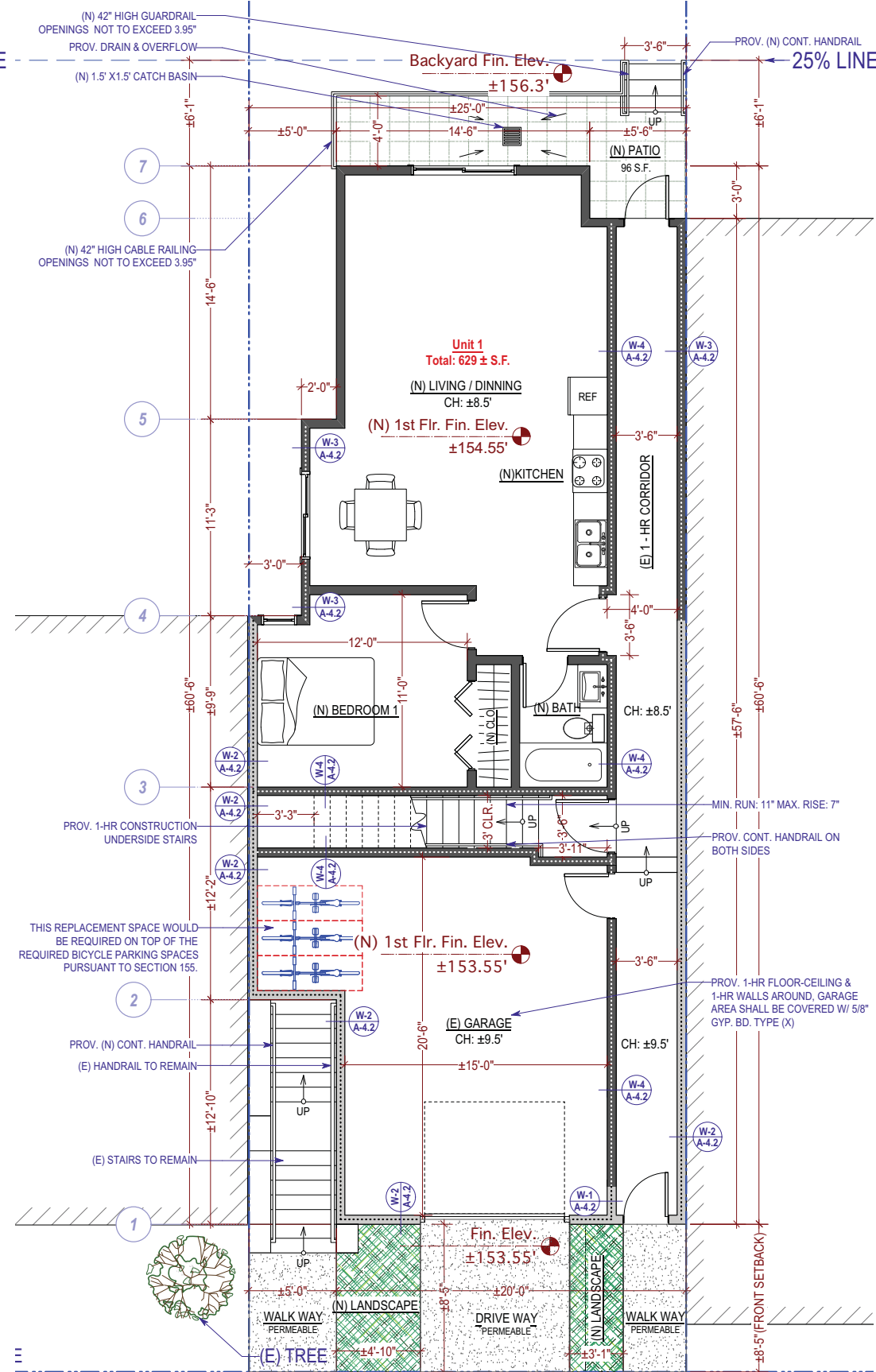
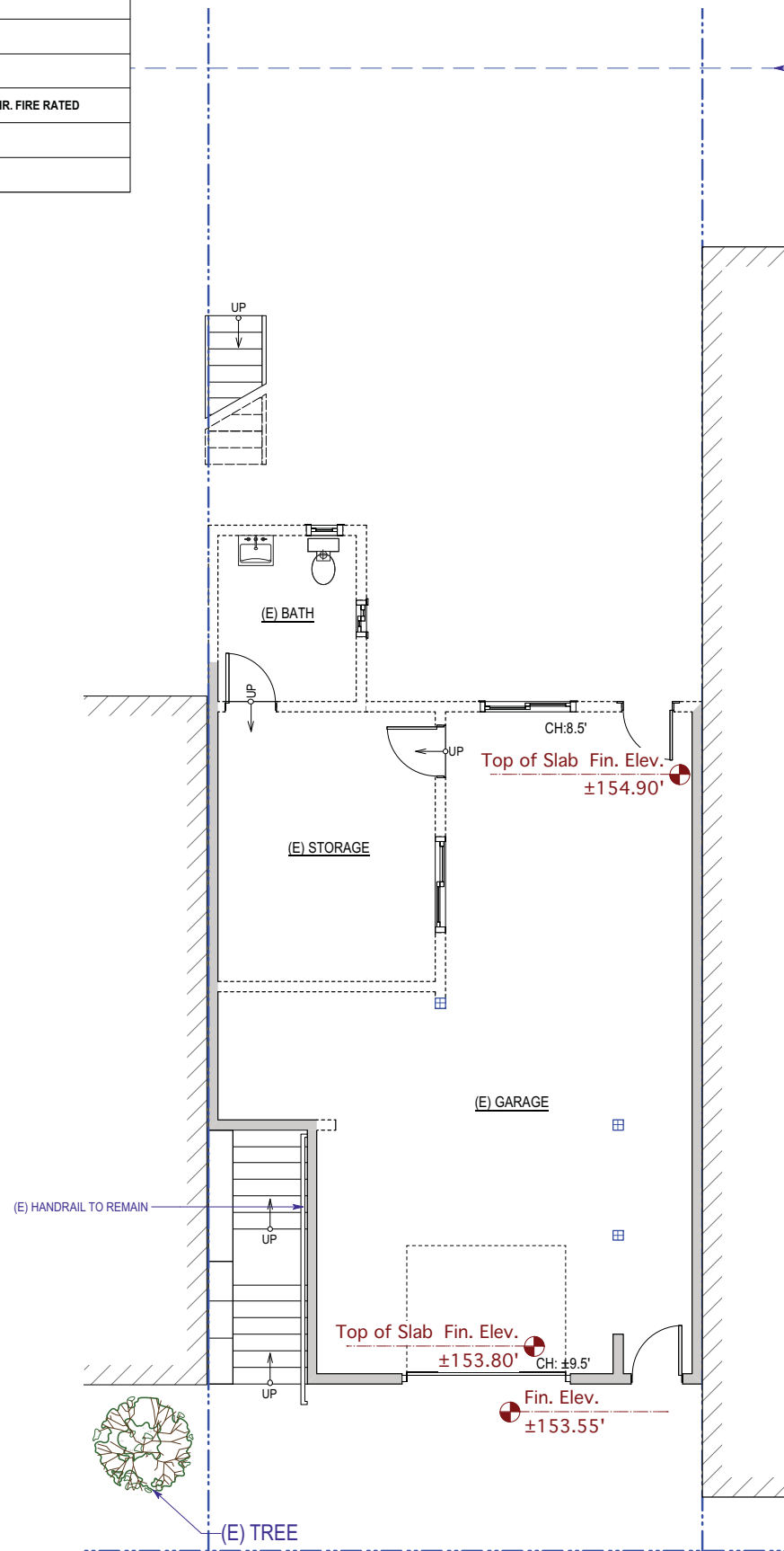
REVISED DATE 03/05/2018

JOB NO. 17-1729

SHEET NO.

A-2.1

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Second Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

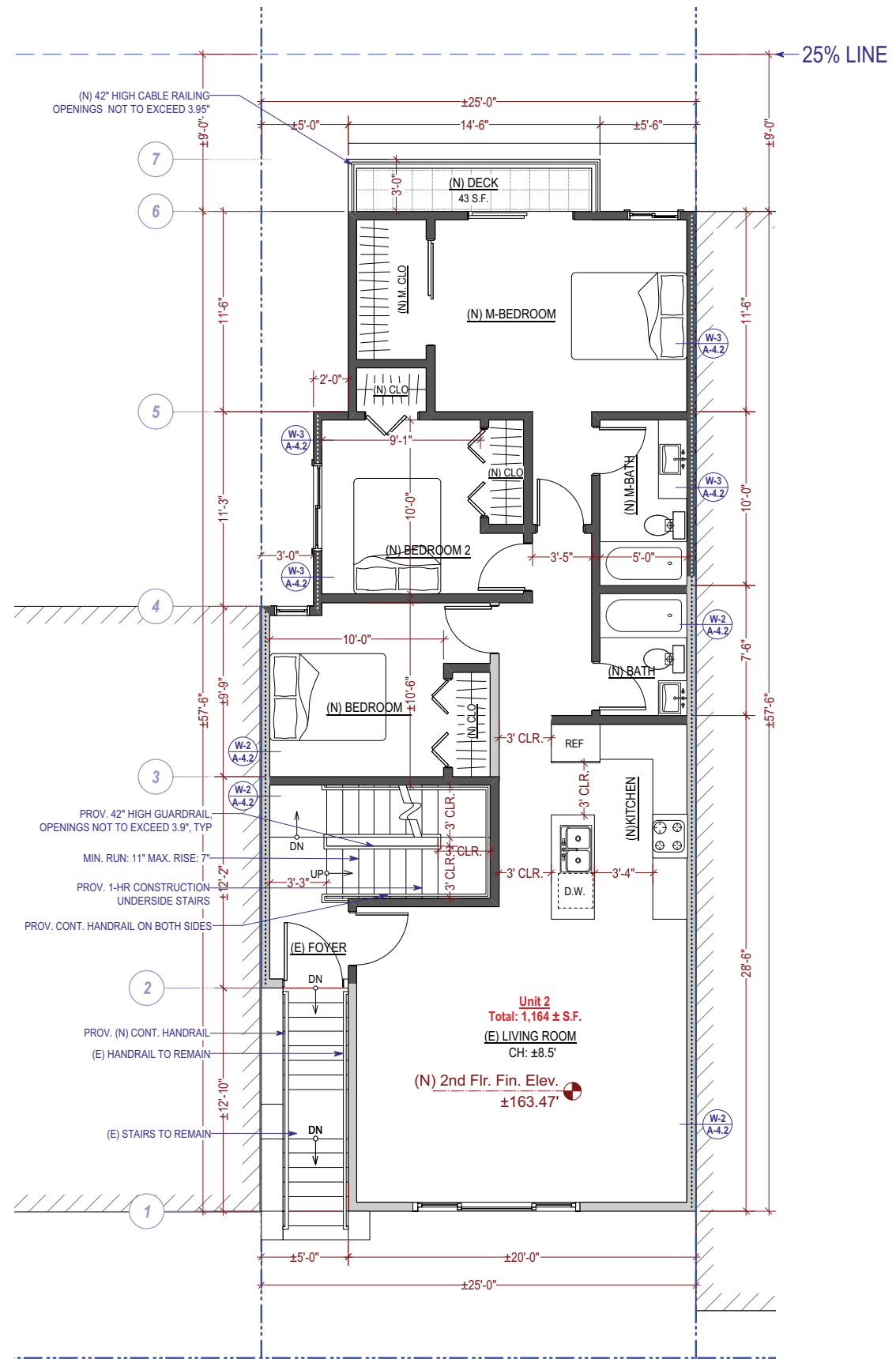
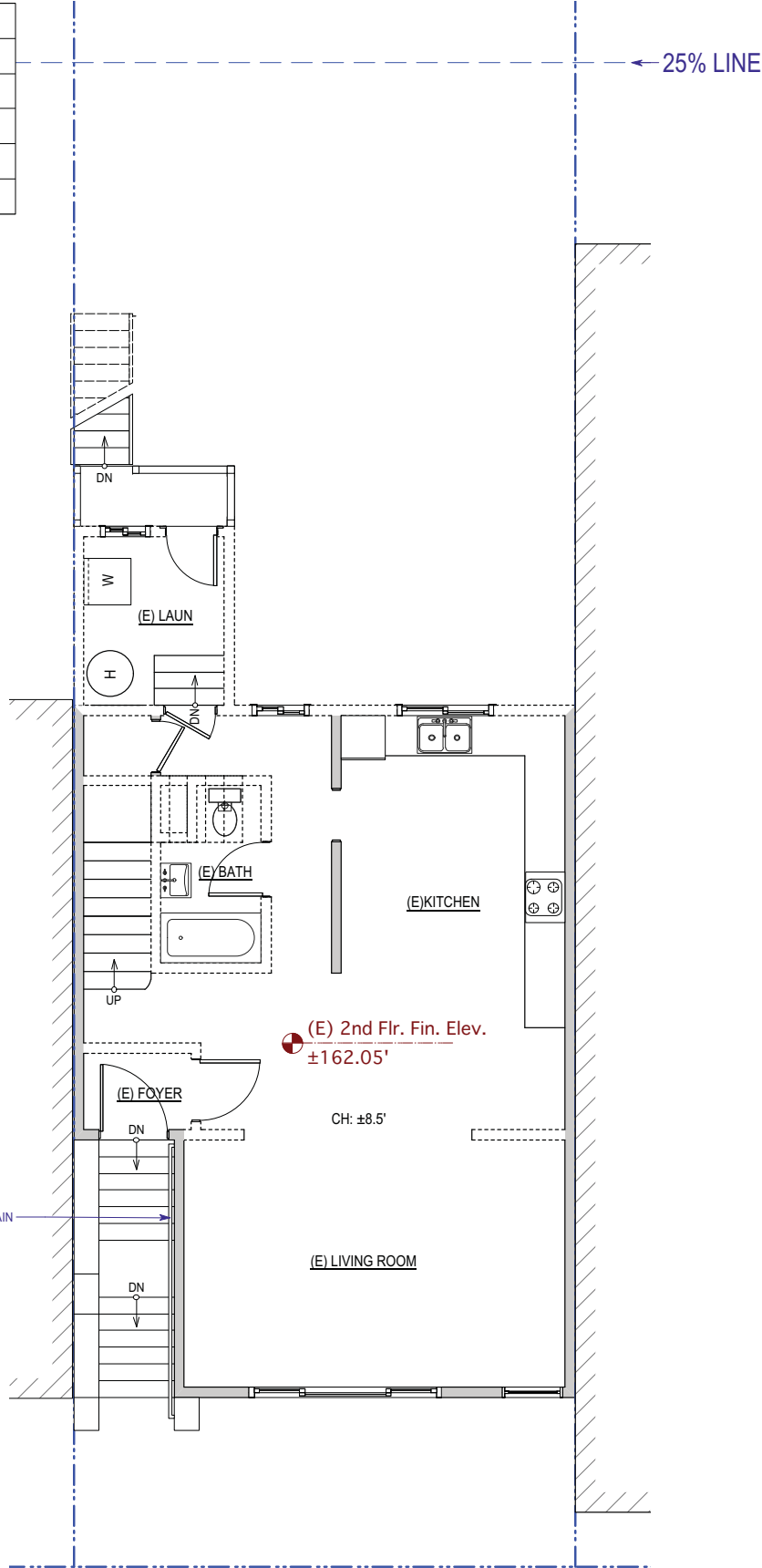
REVISED DATE 03/05/2018

JOB NO. 17-1729

SHEET NO.

A-2.2

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Third Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

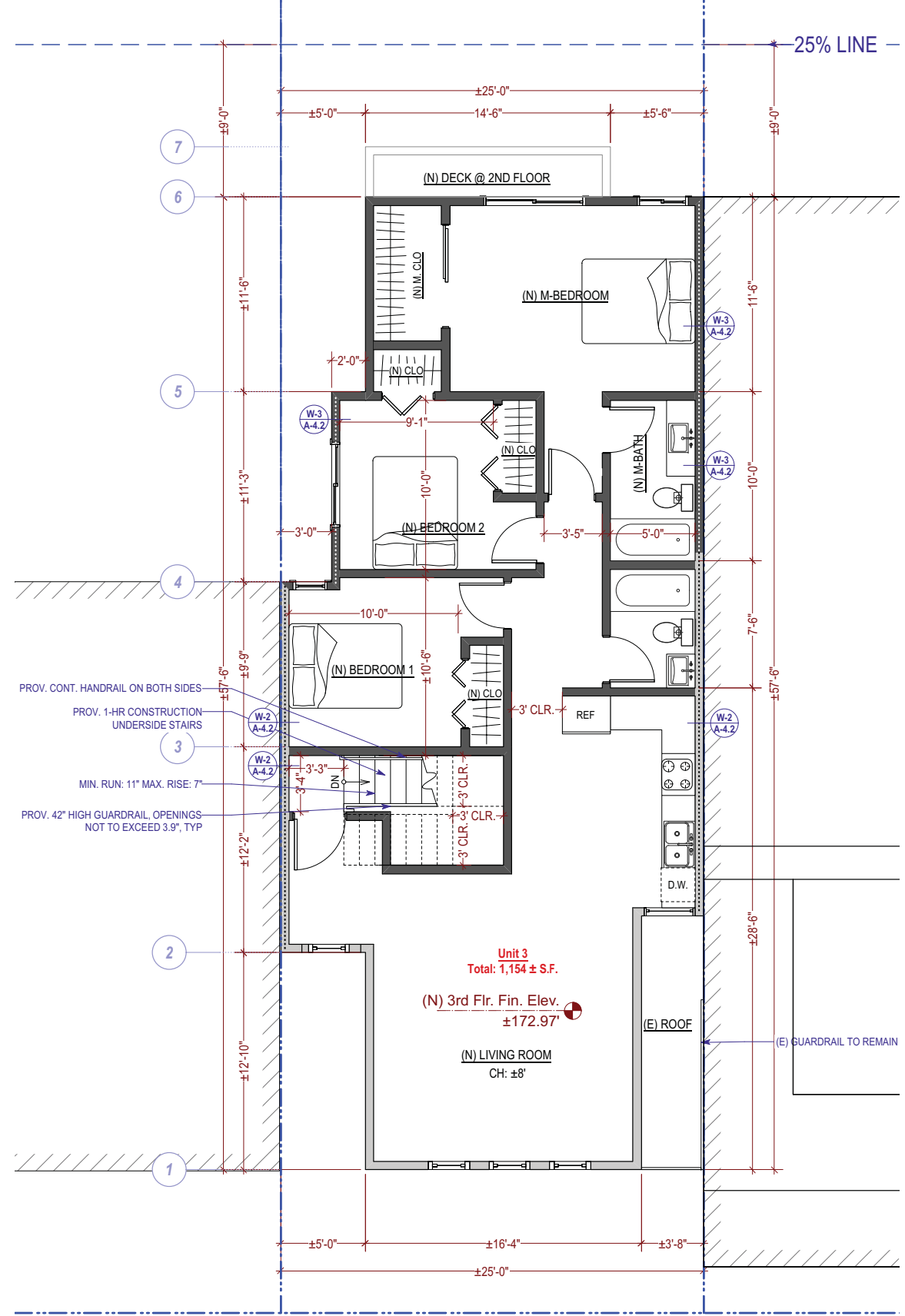
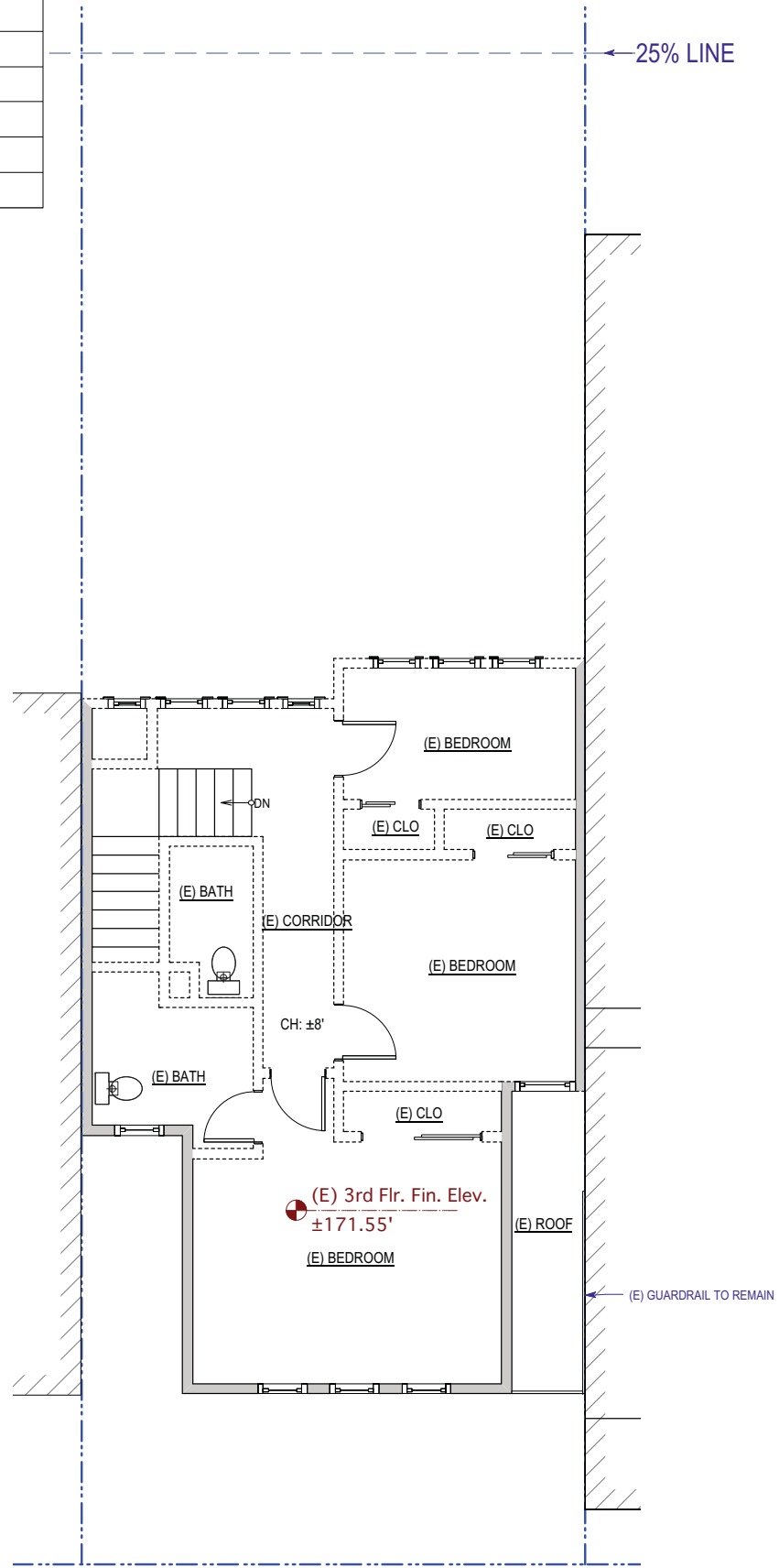
REVISED DATE 03/05/2018

JOB NO. 17-1729

SHEET NO.

A-2.3

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED





SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Left Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

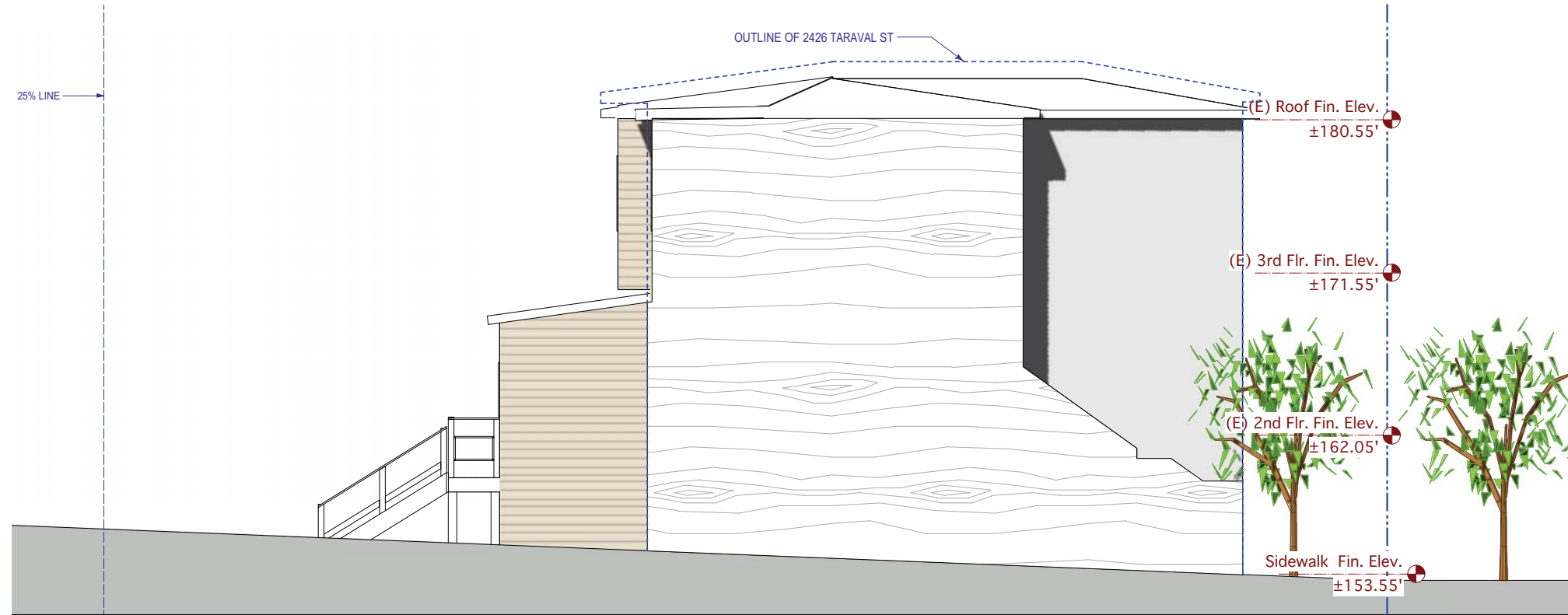
DATE 02/22/2017

REVISED DATE 03/05/2018

JOB NO. 17-1729

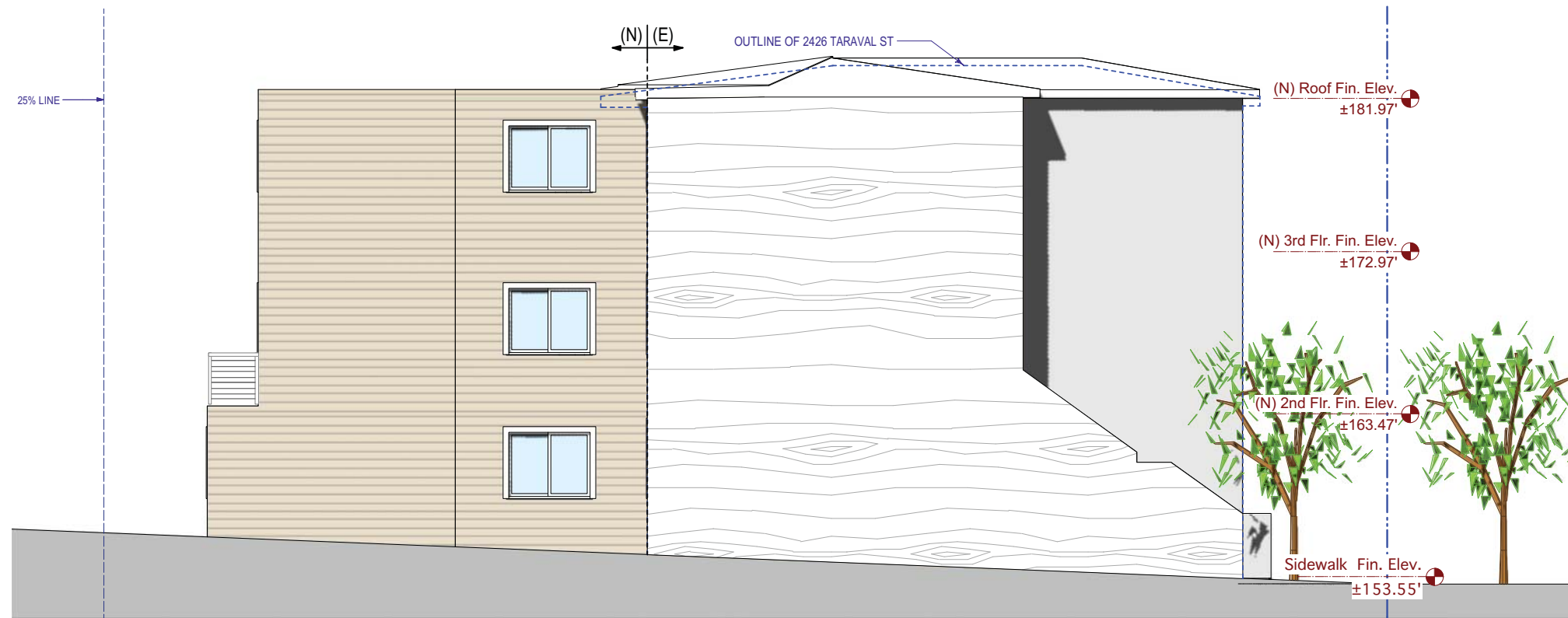
SHEET NO.

A-3.2



Existing Left Elevation (West)

1/4" = 1'-0"



Proposed Left Elevation (West)

1/4" = 1'-0"



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Right Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

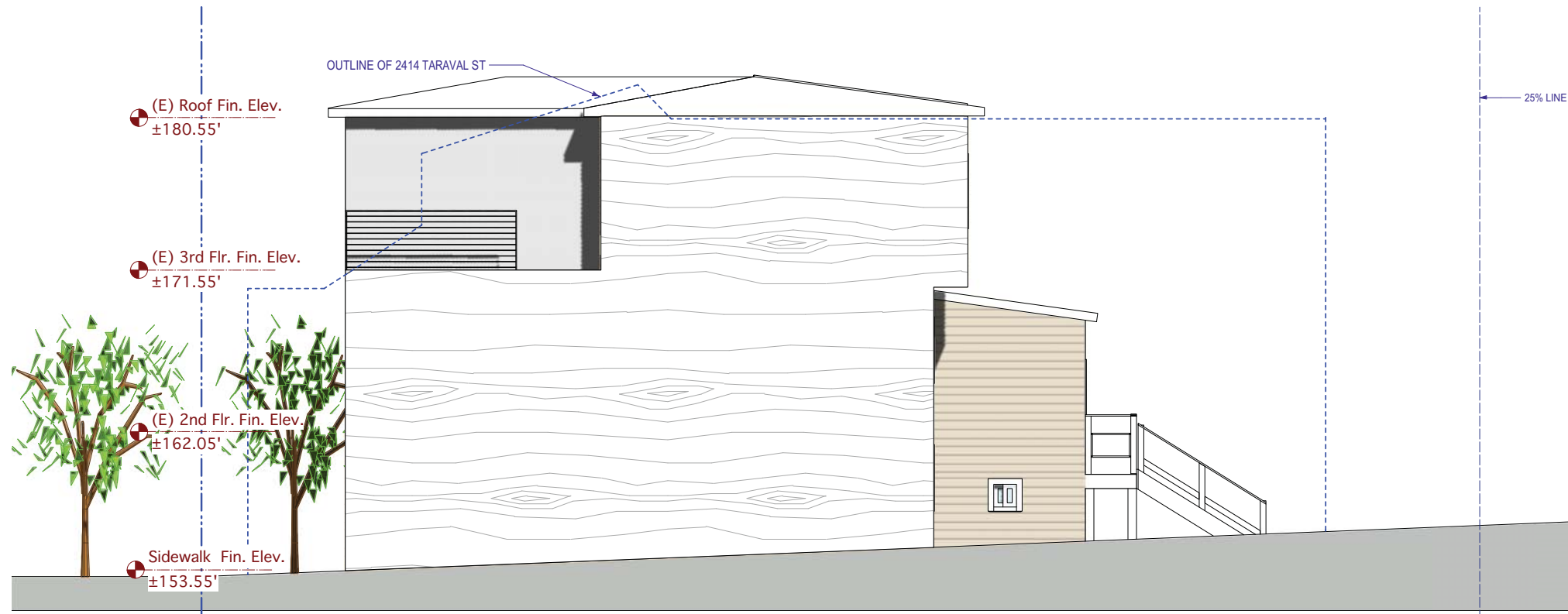
DATE 02/22/2017

REVISED DATE 03/05/2018

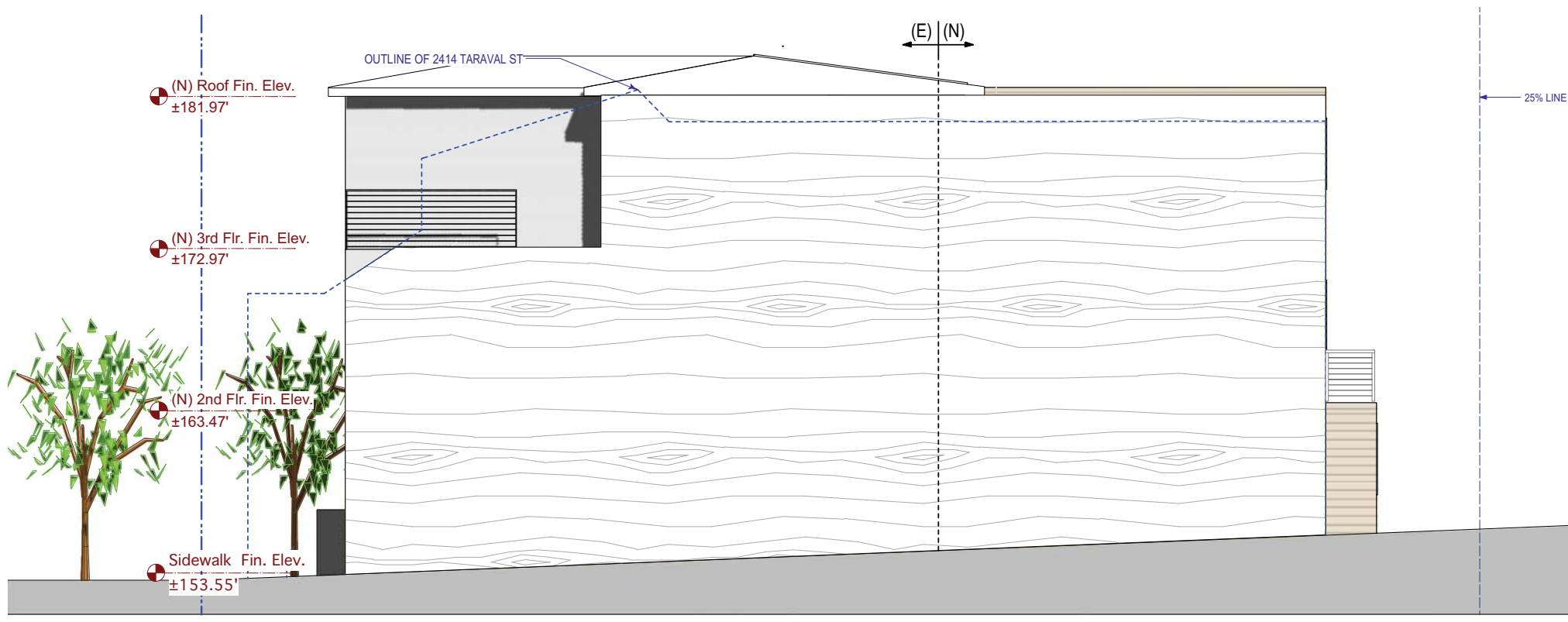
JOB NO. 17-1729

SHEET NO.

A-3.3



Existing Right Elevation (East)
 1/4" = 1'-0"



Proposed Right Elevation (East)
 1/4" = 1'-0"



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Rear Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 03/05/2018

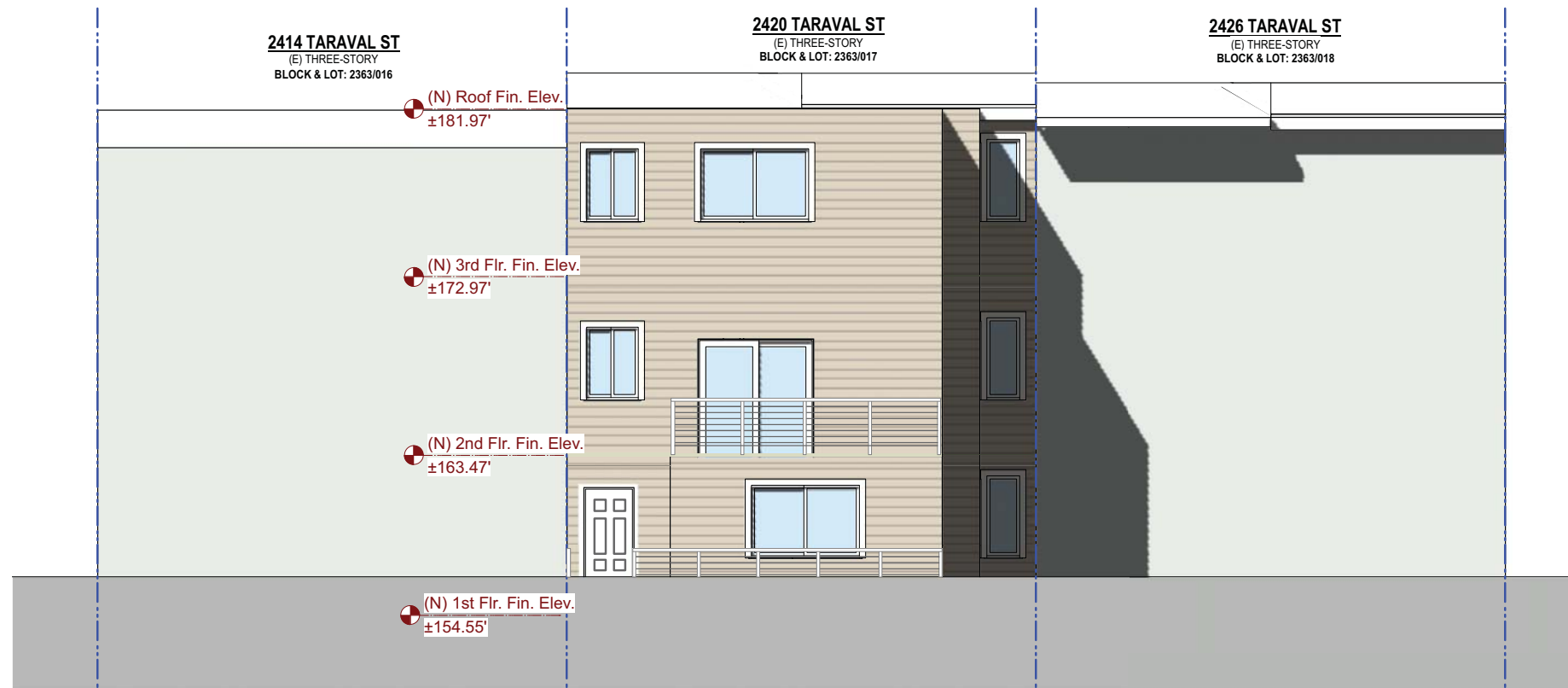
JOB NO. 17-1729

SHEET NO.

A-3.4



Existing Rear Elevation (North)
 1/4" = 1'-0"



Proposed Rear Elevation (North)
 1/4" = 1'-0"



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252

SHEET TITLE

Sections

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

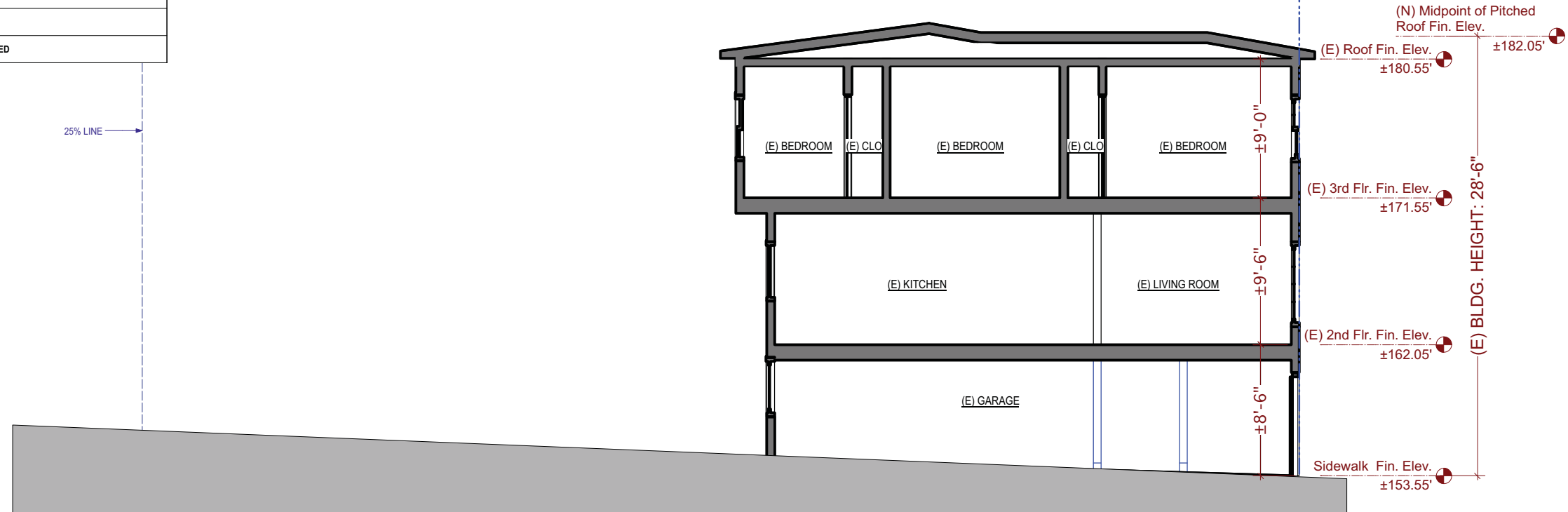
REVISED DATE 03/05/2018

JOB NO. 17-1729

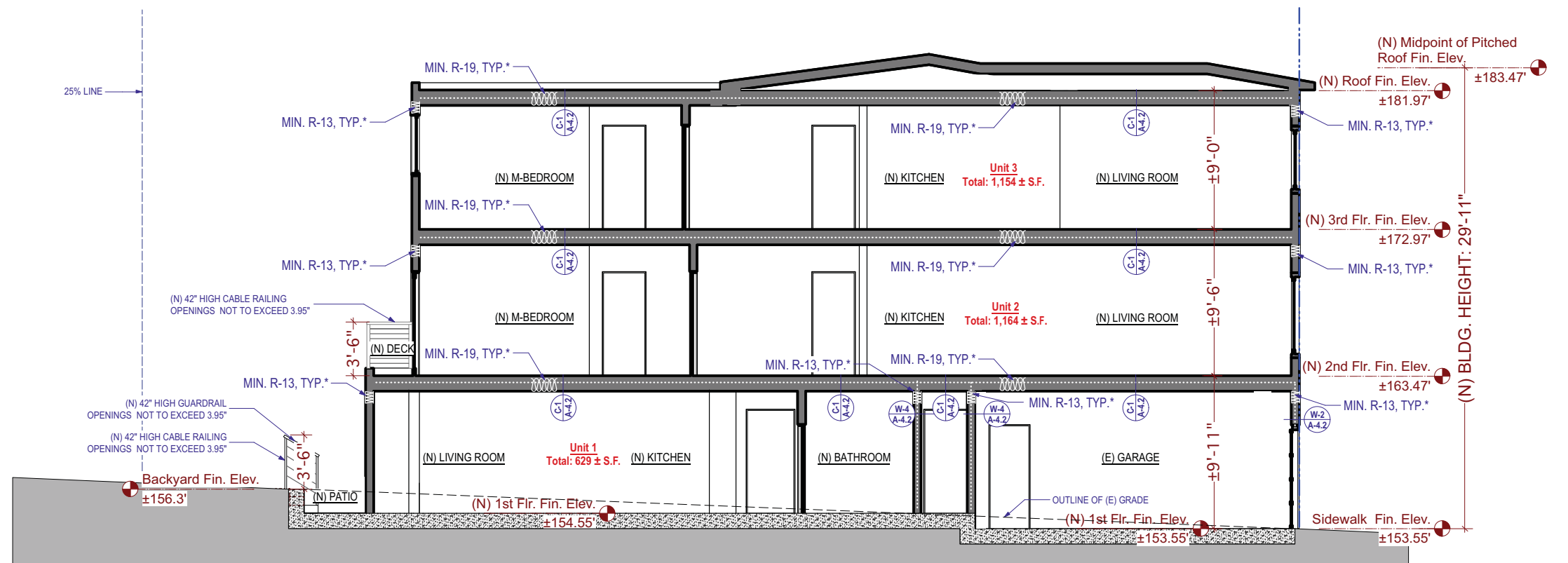
SHEET NO.

A-4.1

---	PROPERTY LINE
----	(E) WALL TO BE REMOVED
=====	(E) WALL TO REMAIN
-----	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
=====	(N) WALL TO BE CONSTRUCTED
-----	(N) WALL TO BE 1-HR. FIRE RATED

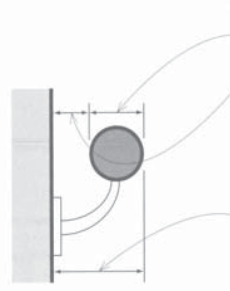


Existing Section A
 1/4" = 1'-0"



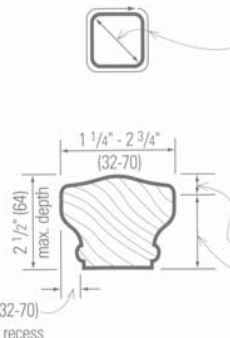
Proposed Section A
 1/4" = 1'-0"

Handrails
Per § 1012.3 all handrails are to comply with the requirements for Type I handrails as described in § 1012.2.3.1 except at R-3 occupancies, the inside of dwelling units in R-2 occupancies, and in U occupancies, where Type II handrails per § 1012.2.3.2 or handrails with equivalent graspability may be used.

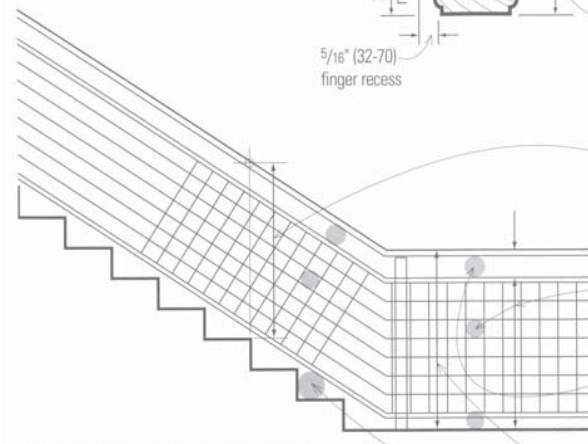


- Type I Circular Rail**
- Circular handrails are to have a minimum diameter of 1 1/4" (32) and a maximum diameter of 2" (51).
 - Handrails require a minimum clearance from the wall of 1 1/2" (38) to allow for grasping.
 - There are to be no sharp or abrasive elements to interfere with the ability of the stair user to grasp the handrail. Edges must have a minimum radius of 0.125" (3.2 mm).
 - Projections, such as stringers and baseboards, are allowed at each handrail, but they cannot project more than a total of 4 1/2" (114) into the required width of the stairway.

Guards
§ 1013 requires that railings or similar protective elements be provided where any grade change of 30" (762) or more occurs in a means of egress. This also applies when a means of egress is adjacent to glazing elements that do not comply with the strength requirements for railings and guards per § 1607.7.



- Type I Non-Circular Handrail**
- Railings that do not have a circular profile shall have a perimeter dimension of at least 4" (102) but no greater than 6 1/4" (159) and a maximum cross-sectional dimension of 2 1/4" (57).
- Type II Non-Circular Handrail**
- Type II handrails with a perimeter greater than 6 1/4" (159) shall provide a 5/16" (8) graspable finger recess on both sides of the profile.
 - 3/4" (19) maximum crown.
 - 1 3/4" (44) maximum extent of finger recess.
 - Other shapes of equivalent graspability are acceptable. Note that the definition of graspability is subject to interpretation by the building official.

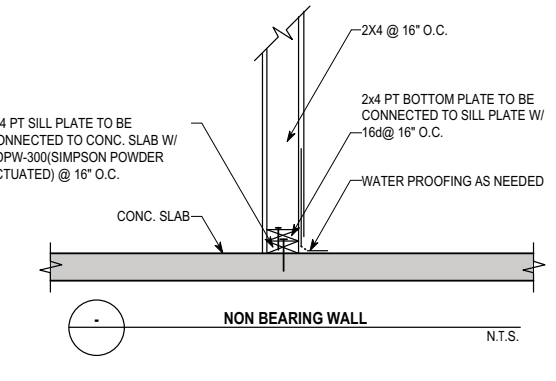
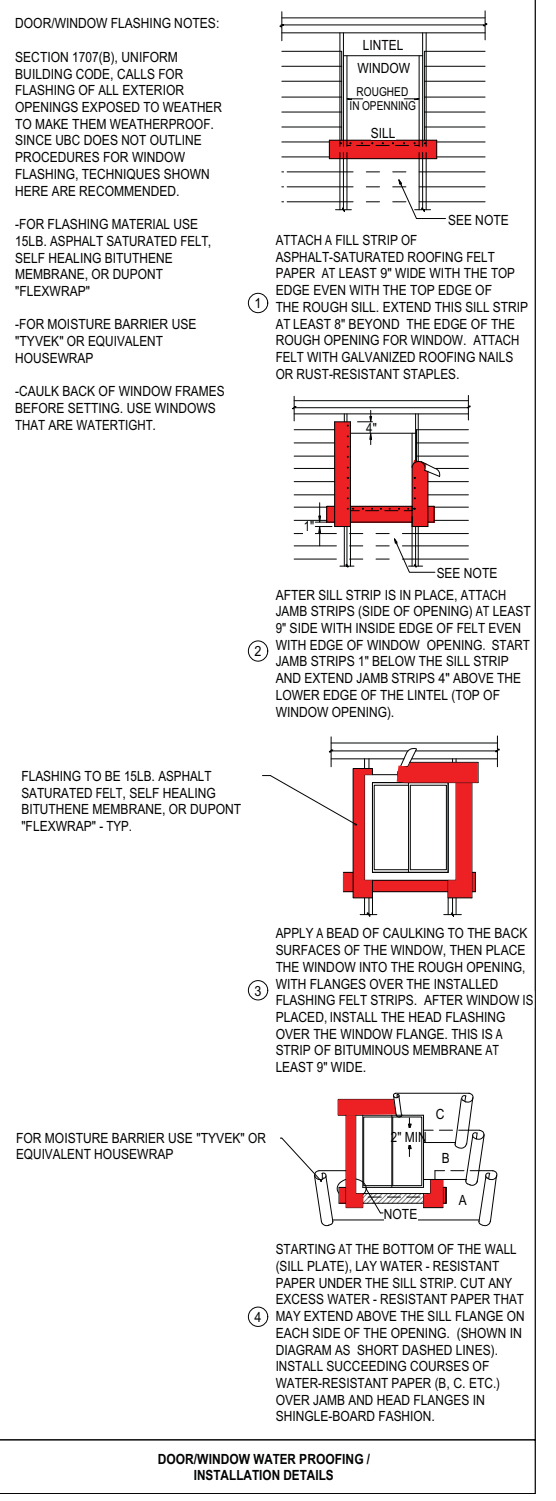
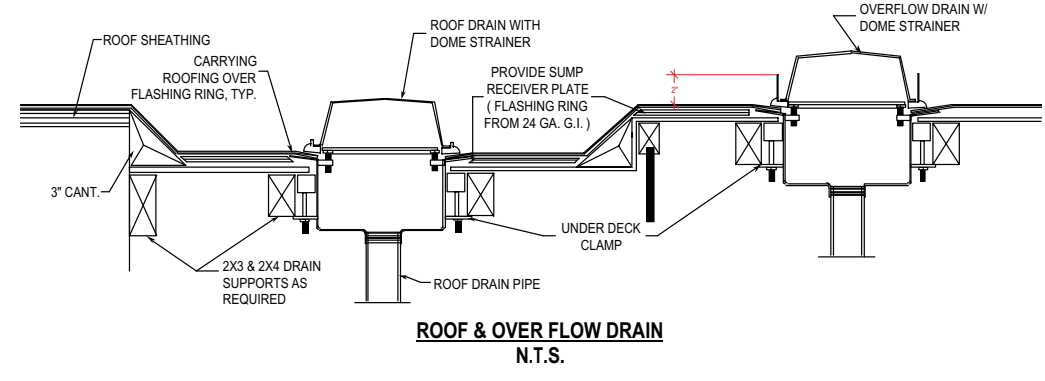
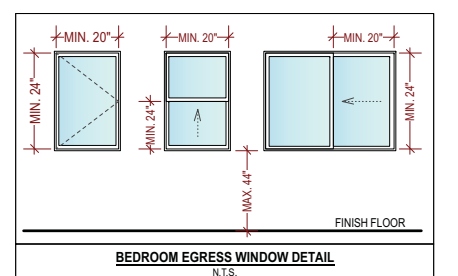
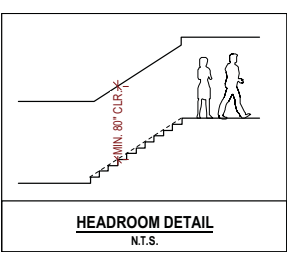
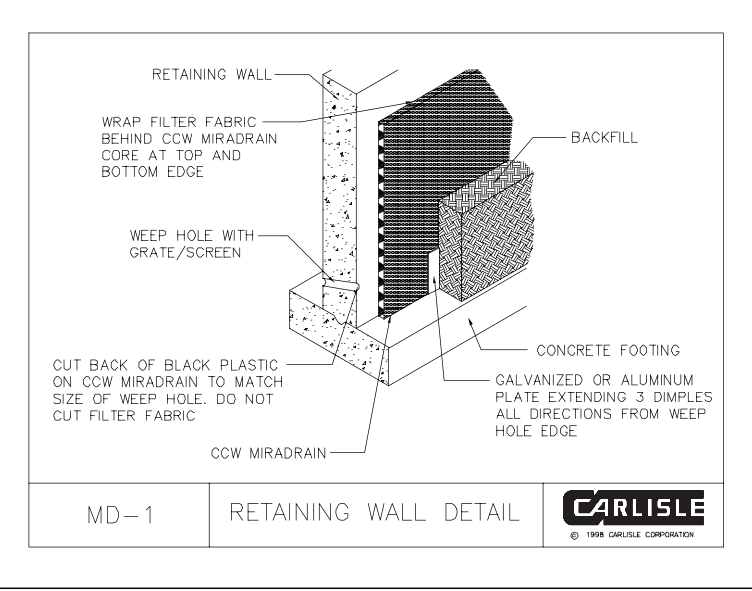
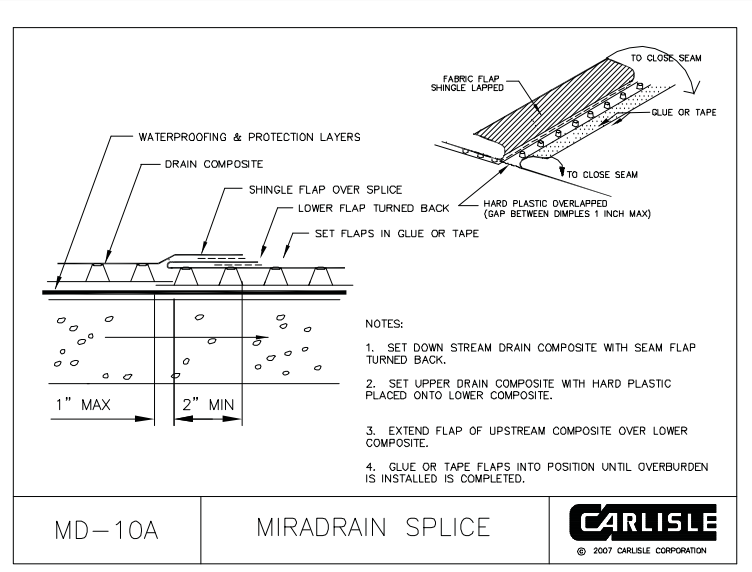
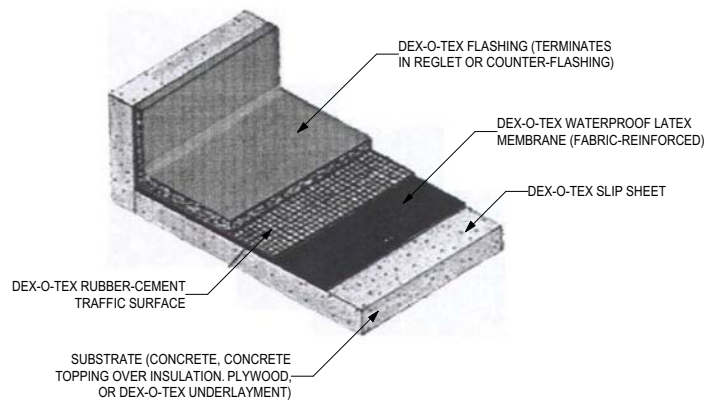


- Height of guards is measured from the leading edge of treads on a stairway.
- Guards are typically 42" (1067) high except in residences, where they may range from 34" to 38" (864 to 965) in height when located along the side(s) of an open stair and also serve as a handrail.
- Guards are to be designed with a pattern from the floor up to 34" (864) such that a sphere 4" (102) in diameter cannot pass through. [Openings in R-2 and R-3 sleeping units may allow passage of a 4.375" (111) sphere.]
- From a height of 34" to 42" (864 to 1067), the pattern may be more open, allowing a sphere up to 4 1/2" (114) in diameter to pass.
- 42" (1067) high minimum above walking surfaces
- The triangular space between the tread, riser and rail may allow a sphere no more than 6" (152) in diameter to pass.
- In industrial occupancies where public access does not occur, railings may have spacing up to 21" (533). Such guards must be provided at rooftop mechanical equipment or roof access openings located closer than 10' (3048) from the roof edge.

§ 1002 defines "guard" as a building component located at or near the sides of an elevated walkway that minimizes the possibility of a fall to a lower level. The intent of these requirements is that any building occupant moving through the means of egress will be protected from falling from the edges of the means of egress. Such guards are not required when they would impede the intended use of parts of occupancies, such as in areas where the audience is viewing a stage, or at service pits and loading docks.

GENERAL EGRESS REQUIREMENTS
N.T.S.

CROSSFIELD PRODUCTS CORP.



PROJECT NAME
2420 Taraval Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Typical Details

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	03/05/2018
JOB NO.	17-1729
SHEET NO.	A-4.3

Green Building: Site Permit Submittal

BASIC INFORMATION:

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

Project Name 2420 Taraval Street	Block/Lot 2363/017	Address 2420 Taraval Street
Gross Project Area 3,837 ± S.F.	Primary Occupancy R-2	Number of occupied floors 3
Design Professional/Applicant: Sign & Date Bahman Ghassemzadeh 03/23/2017		

Instructions:

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

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

AND

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

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

ALL PROJECTS, AS APPLICABLE

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

GREENPOINT RATED PROJECTS

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

LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRc1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must: Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EA c5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EA c7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EA c1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.504.3	CalGreen 5.508.1.2	CalGreen 4.504.1
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6.	●	See San Francisco Planning Code Section 155			●	See San Francisco Planning Code Section 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	n/r				
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207			●	Envelope alteration & addition only

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

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

Notes

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

PROJECT NAME
2420 Taraval Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Green Building Checklist

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
DRAWN	S.M.	
CHECKED	R.K.	
DATE	02/22/2017	
REVISED DATE	03/05/2018	
JOB NO.	17-1729	
SHEET NO.	G-1.0	

City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

PROJECT NAME

**2420 Taraval Street
SAN FRANCISCO, CA**

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. Requirements apply only to areas and systems within the scope of addition and alteration, with the exception of "Existing Noncompliant Plumbing Fixtures" (below). An abbreviated summary of each requirement is included for reference. To determine if this form is appropriate for a project, see Administrative Bulletin 93, Attachment A, Table 1. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.
Water Efficient Irrigation: Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)
Stormwater Control Plan: Projects disturbing ≥5,000 square feet in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. (See www.sfwater.org/sdg)
Grading and paving: Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)
Smart Irrigation Controller: Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller. (CalGreen 4.304.1)
Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303.1. Replace all noncompliant fixtures in project area (San Francisco Housing Code 12A)
Energy Efficiency: Comply with California Energy Code (Title 24, Part 6 2016)
Rodent Proofing: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)
Moisture content: Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3) 1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure
Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2) 1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2) A slab design specified by a licensed design professional.
Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)
Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)
HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)
Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)
ENERGY STAR Compliant Bathroom exhaust fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.506.1)
Carpet: All carpet must meet one of the following: (CalGreen 4.504.3) 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4): 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.
Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.
Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)
Low VOC Caulks, Construction adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. **Projects that increase total conditioned floor area by ≥1,000 square feet are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93.** For projects that increase total conditioned floor area by <1,000 square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

2420 Taraval St.	
Project Name 2363/017	
Block/Lot 2420 Taraval St., San Francisco	
Address R-2	
Primary Occupancy 3,837 ± S.F.	
Gross Building Area 1,329 ± S.F.	
Increase In Conditioned Floor Area	

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Licensed Professional: Sign & Date

(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Green Building Checklist

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 03/05/2018

JOB NO. 17-1729

SHEET NO.

G-1.1

WATER EFFICIENCY

Fixture Type	Maximum Prescriptive Flow Rate
Showerheads ²	2.0 gpm @ 80 psi per valve and per showerhead ²
Lavatory faucets - residential	1.5 gpm @ 60 psi
Lavatory faucets - common and public use areas	0.5 gpm @ 60 psi
Metering faucets	.25 gallons/cycle
Kitchen faucets	1.8 gpm @ 60 psi default, allowed to temporarily increase to 2.2 gpm
Tank-type water closets	1.28 gallons/flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons/flush ¹
Urinals	Wall mount: 0.125 gallons/flush Floor mount: 0.5 gallons/flush

1) For dual flush toilets, effective flush volume is defined as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8 L).
2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time. (CalGreen 4.303.1.3)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFDDBI.org, and also see the "Residential Water Conservation" section of the SFPUC website - SFWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

Projects that increase total conditioned floor area by ≥1,000 square feet:

The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

- I am a LEED Accredited Professional
- I am a GreenPoint Rater
- I am an ICC Certified CalGreen Inspector

Green Building Compliance Professional - Sign & Date

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green requirements are met.