



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: JUNE 6, 2019

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

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

*Date:* May 30, 2019  
*Case No.:* **2017-006245DRP**  
*Project Address:* **50 Seward St.**  
*Permit Application:* 2017.0419.4301  
*Zoning:* RH-2 [Residential House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 2701/024A  
*Project Sponsor:* Khoan Duong  
John Lum Architecture  
3246 17<sup>th</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do not take DR and approve**

### PROJECT DESCRIPTION

The project consists of a 7' reduction at the rear of the second story, a horizontal front addition, and a third story vertical addition to an existing 2-story (at the street) two-family residence. The proposal also includes relocating the garage and curb cut.

### SITE DESCRIPTION AND PRESENT USE

The site is an approximately 28'-9" wide x 65'-6" deep down sloping lot with an existing 2-story at street, two-family house built in 1928. The building is a category 'C' historical resource. Seward is a 45'-6" wide right-of-way.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This property on Seward Street is set between a group of 2-story stucco single-family houses set back from at an angle from the street to the North, and multistory, multi-family apartment buildings across the street and immediately adjacent to the South. The existing mid-block open space is constrained.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 13, 2019 – March 15, 2019	2.25. 2019	6.6. 2019	101 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 18,2019	May 18,2019	20 days
Mailed Notice	20 days	May 18,2019	May 18,2019	20 days
Online Notice	20 days	May 18,2019	May 18,2019	20 days

**PUBLIC COMMENT**

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

**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).

**DR REQUESTORS**

DR requestor #1:

James Pincow of 49 Seward, the across the street neighbor to the Southwest of the proposed project.

DR requestor #2:

Alissa Fitzgerald and Alexander Mitelman of 49 Seward #2, the across the street neighbors to the Southwest of the proposed project.

DR requestor #3:

Kenneth Hillan of 64 Seward Street, neighbor three lots to the North.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

DR requestor #1:

1. The proposed building massing is not compatible with height and scale of existing nearby buildings.
2. Proposed roof line is not compatible with those found on surrounding buildings.

3. Proposed project is out of architectural character with the existing Mediterranean style houses on the block.
4. Proposed entrance does not respect the existing pattern of building entrances.

See attached *Discretionary Review Application*, dated February 25, 2019.

DR requestor #2:

1. The proposed building massing will block light and cast shadows onto DR requestors' property.
2. The proposed addition will create privacy impacts.
3. Limited on-site parking will impact available street parking for neighbors.

See attached *Discretionary Review Application*, dated March 15, 2019.

DR requestor #3:

1. The proposed building massing impact light and cast shadows onto adjacent properties.
2. Traffic and pedestrian impacts due to construction.

See attached *Discretionary Review Application*, dated March 15, 2019.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guidelines (RDGs) in relation to the DR requestor's issues related to scale and height, neighborhood character, light and privacy.

See attached *Response to Discretionary Review*, dated April 15, 2019.

## RESIDENTIAL DESIGN TEAM REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this addition does not present an exceptional or extraordinary circumstance with respect to height, scale, neighborhood character, light, privacy, and parking.

Specifically:

1. The street is a mix of buildings that range in height from 2- 4 stories. The high roof parapets of the adjacent existing 2-story buildings along with the modest height of the proposed 3<sup>rd</sup> story addition result in a building half a story higher than its lower neighbors. This range is typically considered compatible with the scale of the buildings at the street. It is also worth noting that horizontally expanding the building to the front and reducing massing at the rear improves the condition at the rear.
2. The proposed addition is compatible with the architectural character of the street through the use of material (stucco) and use of window scale, pattern, and proportion that keeps with the surrounding character.
3. The roof lines of shaped parapets and tile mansard roofs over angled bays of the Mediterranean style houses are one of several roof forms found in this block. The proposed

roof form of the project is defined with a slightly projecting horizontal band and is thus not out of character with the surrounding buildings.

4. Though the location of the entrance and garage has changed the essential scale and pattern of a recessed entrance is retained.
5. The vertical addition combined with a horizontal expansion toward the front will change light to some effect, but most of the shading will fall on the roof of the adjacent building to the north and to the street. The additional shading was deemed to be de minimis.
6. The impacts to privacy are also considered to be minimal and normal with buildings that are setback and face each other across a street 45'-6" right-of-way.
7. On-site parking is not required by the Planning Code. The project is proximate to transit rich options. On-street parking is not regulated by the Planning Department, nor is it known how the construction of this project will temporarily impact on-street parking or pedestrian safety. DBI and DPT regulate street use and construction hours. It is assumed the project sponsor will follow all applicable normal rules and regulations during construction.

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project</b>
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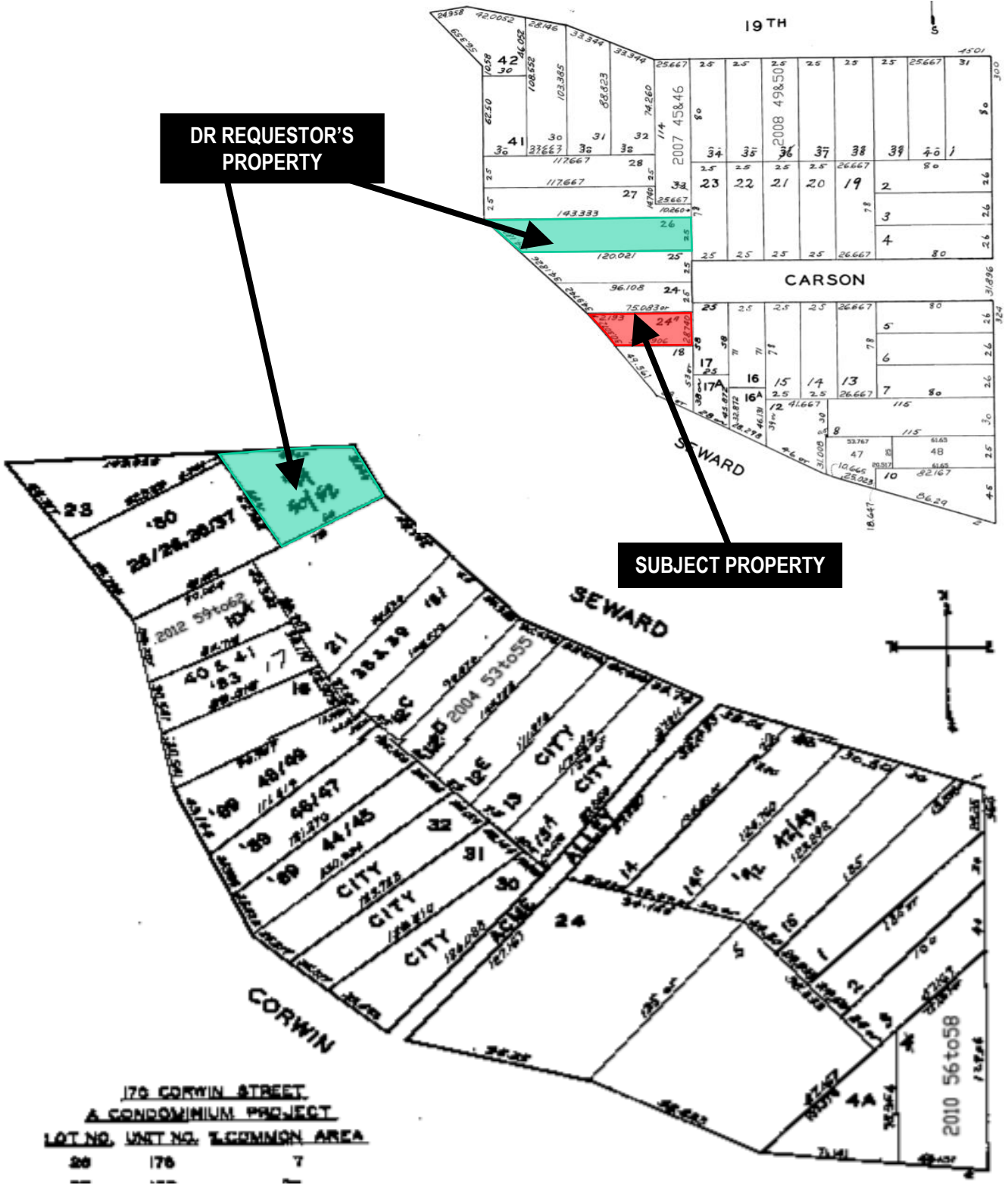
**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, drawings dated April 15, 2019  
Reduced Plans  
Solar diagram analysis



# Exhibits

# Parcel Map



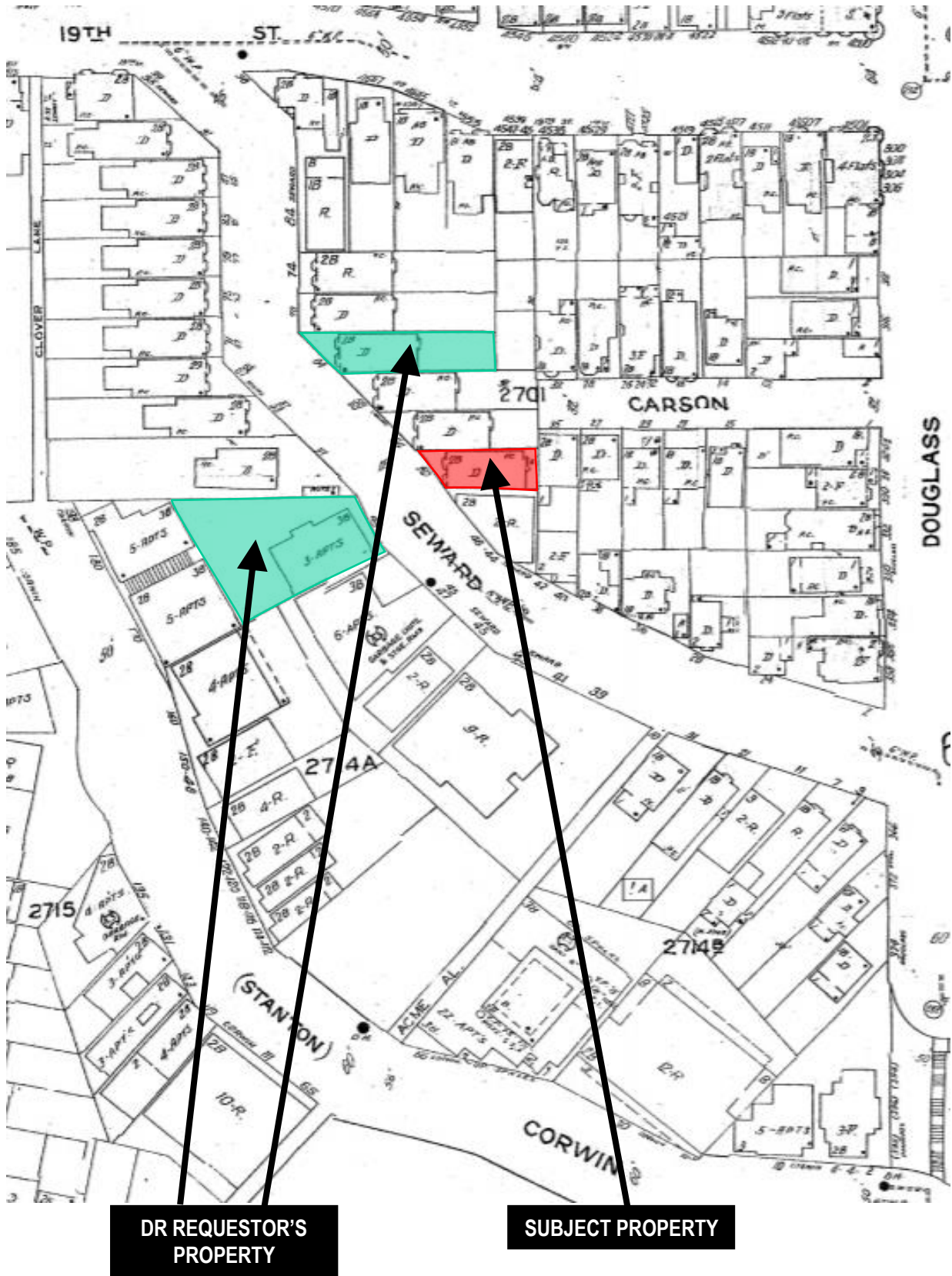
**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**

Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# Sanborn Map\*

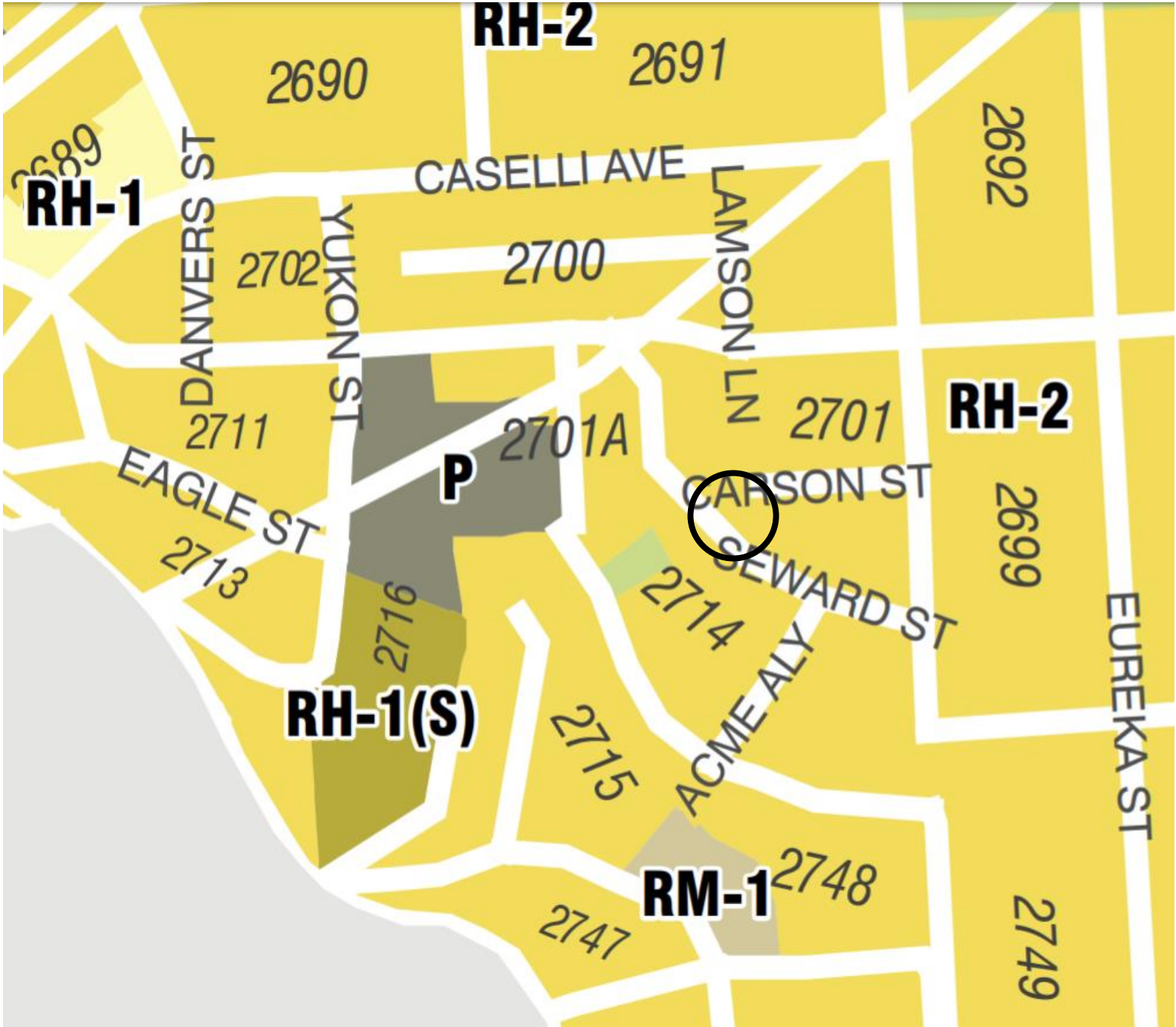


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# Aerial Photo



**SUBJECT PROPERTY**

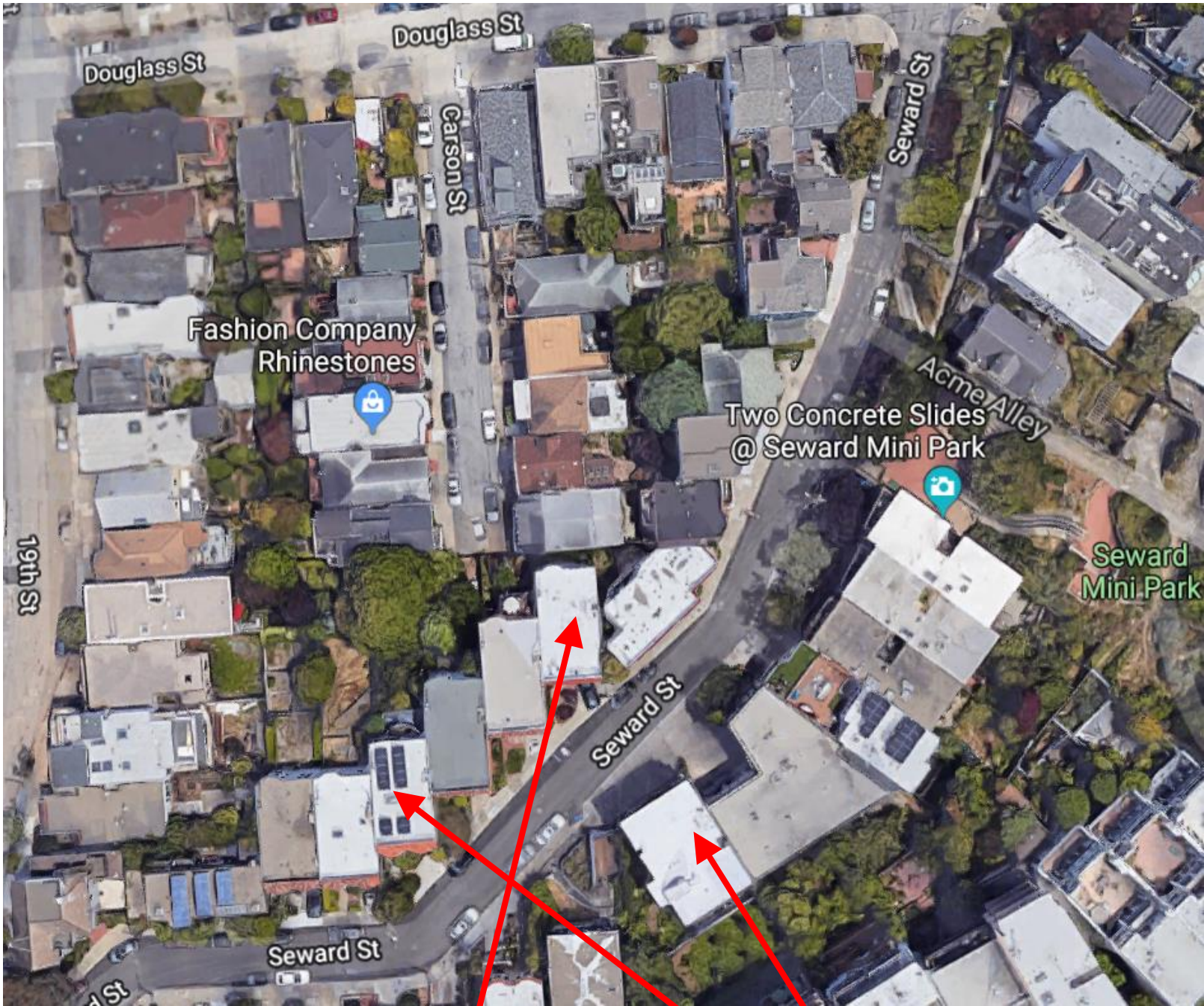
**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2017-006245DRP  
50 Seward Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 19, 2017**, Building Permit Application No. 201704194301 was filed for work at the Project Address below.

**Notice Date: February 13, 2019**

**Expiration Date: March 15, 2019**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	50 SEWARD ST	Applicant:	Khoan Duong
Cross Street(s):	19 <sup>th</sup> Street and Douglass Street	Address:	3246 17th Street
Block/Lot No.:	2701 / 024A	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 /40-X	Telephone:	415-558-9550 x0013
Record Number:	2017-006245PRJ	Email:	khoan@johnlumarchitecture.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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 type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	2'5" to 21' 5"	1'2" to 11'6"
Side Setbacks	N/A	N/A
Building Depth	45'10"	55'9"
Rear Yard	7'10"	No Change
Building Height	20'2"	30'3"
Number of Stories	3-story over basement	4-story over basement
Number of Dwelling Units	2	No Change
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION
<p>The project includes a street visible front and single story vertical addition to an existing two-family dwelling. It includes extensive remodeling of the interior, the relocation of the garage and curb cut, and reduction of the building to the rear for the addition of roof decks with glass guardrails. The proposal also includes excavation to the first floor and basement to reestablish and redefine the legally authorized 2<sup>nd</sup> unit.</p> <p>Please note that a previous notice and plan set was mailed on 2/4/19 with an expiration date of 3/6/19. Due to a typographical error in the number of existing units, this notice is being resent. No further changes have been made to the original scope of work.</p> <p>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.</p>

To view plans or related documents, visit [sf-planning.org/notices](http://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

**For more information, please contact Planning Department staff:**

Cathleen Campbell, 415-575-8732, [Cathleen.Campbell@sfgov.org](mailto:Cathleen.Campbell@sfgov.org)

中文詢問請電 | PARA INFORMACIÓN EN ESPAÑOL LLAMAR AL | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA | 415.575.9010

## 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, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org). If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

### BOARD OF APPEALS

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

### ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
50 SEWARD ST		2701024A
<b>Case No.</b>		<b>Permit No.</b>
2017-006245ENV		201704194301
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          Renovation and addition to SFH. New 4th floor addition and new 3-story addition to front of building, totally 2,043-sf of added space. Addition will add approx. 4.5 ft of height to the existing building for a total height of 28 feet, 7 inches. Convert existing basement and first floor to habitable space and create new unit with 2 new bedrooms and 1 new bathroom. Includes approx. 159 cubic yards of excavation to a depth of no greater than 6.5 ft at basement level and 8 feet at 1st floor. Foundation work to address addition and added story. Sprinkler under separate permit.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>



**STEP 2: CEQA IMPACTS  
TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b>	
<b>Comments and Planner Signature (optional):</b> Justin Horner	
Project sponsor to follow recommendations included in geotechnical report: Romig Engineering, Geotechnical Investigation Johnson-Friedgen residence addition 50 Seward Street San Francisco California 94116," July 2017: a) the at-grade addition should be supported on a drilled piers extending through the fill and into native soil; b) the basement retaining walls and lower basement levels be supported on a mat foundation; and c) the construction of temporary shoring systems to underpin adjacent structures and the existing residence.	
Hazardous Materials: Sponsor received a Maher Ordinance waiver Aug 18, 2017. (see "SMED CONTINUED ON ADDITIONAL PAGE	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated 01/25/2018                      (attach HRER) b. Other (specify): Per PTR signed 1/15/18.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> The subject property is representative of a second wave of residential development in Clover Heights (different developer and in a different architectural style), and for this reason does not appear to contribute to a cohesive,	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Justin Horner
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/02/2018
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.		

## **CEQA Impacts Continued**

Project sponsor to follow recommendations included in geotechnical report: Romig Engineering, Geotechnical Investigation Johnson-Friedgen residence addition 50 Seward Street San Francisco California 94116," July 2017: a) the at-grade addition should be supported on a drilled piers extending through the fill and into native soil; b) the basement retaining walls and lower basement levels be supported on a mat foundation; and c) the construction of temporary shoring systems to underpin adjacent structures and the existing residence.

Hazardous Materials: Sponsor received a Maher Ordinance waiver Aug 18, 2017. (see "SMED 1623" pdf in Documents tab).



## 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)
50 SEWARD ST		2701/024A
Case No.	Previous Building Permit No.	New Building Permit No.
2017-006245PRJ	201704194301	
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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


**RECEIVED**

FEB 25 2019

 CITY & COUNTY OF S.F.  
 PLANNING DEPARTMENT  
 PIC

**DISCRETIONARY REVIEW PUBLIC (DRP)  
APPLICATION**
**Discretionary Review Requestor's Information**

Name: James Pincow

Address: 49 Seward Street, Unit 1, San Francisco, CA 94114

Email Address: james.pincow@gmail.com

Telephone: 917-825-9410

**Information on the Owner of the Property Being Developed**

Name: Kyle C. Johnson and Kelley Friedgen

Company/Organization:

Address: 50 Seward Street, San Francisco, CA 94114

Email Address: kj8375@yahoo.com

Telephone: Do not know

**Property Information and Related Applications**

Project Address: 50 Seward Street, San Francisco, CA 94114

Block/Lot(s): 2701 / 024A

Building Permit Application No(s): 201704194301

**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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 that were made to the proposed project.

\* I e-mailed with the owner of the property being developed. I also discussed the project with the Planning Department permit review planner by e-mail, telephone, and in person.

To my knowledge, no changes have been made to the proposed project as a result of my e-mail to the owner of the property nor as a result of my discussions with the Planning Department permit review planner. However, on April 13, 2018, RDAT proposed changes to the proposed project which do not appear to have been made in accordance with RDAT's comments, as discussed further in Exhibit B attached to this DRP Application, notwithstanding any current insistence by the permit review planner to the contrary that the RDAT comments were made to the revised plans.



## 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 standards of the Planning Code and the Residential Design Guidelines. 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.

I do not believe that the project meets the standards of the Residential Design Guidelines for the reasons set forth in Exhibit B attached to this DRP Application as a continuation of my response to this question.

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 unreasonably affected, please state who would be affected, and how.

I believe that the project would cause unreasonable impacts, and that my property, the property of others and the neighborhood would be unreasonably affected for the reasons set forth in Exhibit B attached to this DRP Application as a continuation of my response to this question.

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?

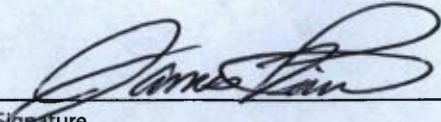
First, the proposed 4th Floor addition should not be permitted or, in the alternative, the height of the building should be sufficiently reduced from the proposed increased height such that the resulting building does not have an elevation higher than any adjacent building.

Second, the facade of the building should maintain its current Mediterranean look in order to remain in conformity with the rows of similar looking homes on the street, including those immediately west of the building. Please see Exhibit B attached to this DRP Application as a continuation of my response to this question.

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

  
\_\_\_\_\_  
Signature

James Pincow  
\_\_\_\_\_  
Name (Printed)

Self  
\_\_\_\_\_  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

917-825-9410  
\_\_\_\_\_  
Phone

james.pincow@gmail.com  
\_\_\_\_\_  
Email

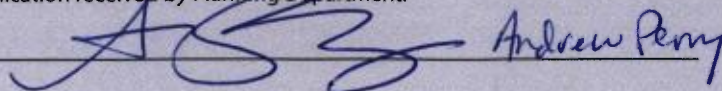
**RECEIVED**

FEB 25 2019

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

For Department Use Only

Application received by Planning Department:

By:  Andrew Perry

Date: \_\_\_\_\_



## EXHIBIT B

### (continuation of answers to questions 1, 2 and 3)

#### ANSWER TO QUESTION 1 CONTINUED:

The proposed alterations, renovations, additions, and expansions at 50 Seward Street, San Francisco, California (collectively, the “Project”), which are the subject of this request for Discretionary Review by me, a member of the public (this “DRP”), are to an existing residential building located in an R district. Section 311(c)(1) of the Planning Code states that the “alteration of existing residential buildings in R districts shall be consistent with the design policies and guidelines of the General Plan and with the ‘Residential Design Guidelines’...” “Projects must comply with the design principles as stated in the [Residential Design Guidelines (the “RDG”)]” (see RDG at page 6).

I do not believe that the Project meets the standards of the Residential Design Guidelines for the reasons set forth below.

(a) The Project is Not Compatible with Height and Scale of Nearby Buildings: The RDG states that, “In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings” (see RDG at page 3). The current plans for the Project (the “Plans”), however, do not appear to be compatible with nearby buildings for the following reasons:

- (i) Proposed Project Height is Disruptive to and Incompatible with Surrounding Buildings: “In evaluating a project’s compatibility with neighborhood character, the buildings on the same block face are analyzed” (see RDG at page 7). The resulting height of the Project would be higher (at least in appearance, if not also in real height above sea level / elevation) than any building on the north side of Seward Street and many buildings on the south side of Seward Street. The Project is part of a row of six similar looking two-story residential buildings which starts with the Project and run



west on the north side of Seward Street toward 19<sup>th</sup> Street (see Exhibit C attached to this DRP). If completed according to the Plans, the Project would be an anomaly in height—taller than all of the homes in the row of six similar looking buildings immediately to the west of the Project on the north side of Seward Street and taller than even the adjacent tall multifamily residential building directly to the east of the Project (see Exhibit D attached to this DRP). The Project would result in a “sudden change in the building pattern,” which would be disruptive—something that the RDG expressly seeks to avoid (see RDG at page 7). An important design guideline under the RDG is to “ensure that the building’s scale is compatible with surrounding buildings” (see RDG at page 5). As discussed above, the Project’s scale would not be compatible with surrounding buildings because it would be significantly taller than its surrounding and adjacent buildings. I believe that the Plans would result in a “poorly scaled building” that “will seem incompatible...and inharmonious with [its] surroundings” (see RDG at page 23).

- (ii) Proposed Project Roofline is Not Compatible with Those Found on Surrounding Buildings: Another important design guideline under the RDG is to “design rooflines to be compatible with those found on surrounding buildings” (see RDG at page 30). The Plans show a tall, flat roof even though the Project and its surrounding buildings currently have parapets and roof appearances that are lower in elevation and not flat. The Project appears to be precisely the type of alteration the RDG says to avoid: “Within a block... if most buildings have front gables [as an example provided in the RDG], adding a building with a flat roof may not be consistent with the neighborhood pattern” (see RDG at page 30). In fact, the Project is like the situation called out by the RDG: “In some situations, there may be groups of buildings that have common rooflines, providing clues to what type of roofline will help tie the composition of the streetscape together” (see RDG at page 30). The Project is part of a row of homes



having a common roofline but the Plans appear to wholly avoid the “clues” provided by the Project’s adjacent homes. The Project would destroy the composition of the existing streetscape and have a roofline that is uncommon for the buildings that the Project is in a group of.

(b) The Project Defies the Character of Surrounding Buildings: The RDG focuses “on whether a building’s design contributes to the architectural and visual qualities of the neighborhood” and a stated design principle is that “architectural features that enhance the neighborhood’s character” should be provided (see RDG at page 5). Moreover, the RDG says that buildings should be designed “to be compatible with the patterns and architectural features of surrounding buildings” (see RDG at page 9). The Project, however, appears to be a wholesale departure from the patterns and architectural features of surrounding buildings. As mentioned above, the Project is part of a row of distinct looking, two-story Mediterranean-style homes. Another row of similar looking Mediterranean-style homes exists on the south side of Seward Street, diagonally across the street from the Project. When traversing Seward Street, members of the public and neighbors of the Project are surrounded by two distinct rows of Mediterranean-style homes, one on each side of Seward Street. These rows of similar looking homes enhance the neighborhood’s character. The Project, however, would distract from surrounding buildings to the detriment of the neighborhood’s character. Even if the area surrounding the Project is considered to have “mixed visual character” when taking the two rows of Mediterranean-style homes discussed above in a wider context, the RDG says that building design should “help define, unify, and contribute positively to the existing visual context” (see RDG at page 10). The Project would be an outlier in the existing visual context. It would be a modern, flat-roofed two-family home that does not appear to “draw on the best features of surrounding buildings” as the RDG says to do (see RDG at page 10). In fact, the RDG even says that “Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development” (see RDG at page 10).



(c) The RDG says that “proposed projects must respect the existing pattern of building entrances” (see RDG at page 10). Whereas the row of six Mediterranean-style homes of which the Project is currently a part of all have a door on the left side of the front of each such building and a garage on each such building’s right side (including the Project, currently) (see Exhibit C attached to this DRP), the Plans show a garage on the left side of the Project and a door on the right side, in direct contravention of the RDG ) (see Exhibit D attached to this DRP).

I wholeheartedly agree with what the RDG says at page 3, which is that “many neighborhoods are made up of buildings with common rhythms and cohesive elements of architectural expression” and that “these neighborhoods are in large part what make San Francisco an attractive place to live...” The RDG says that “In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings” (see RDG at page 3) and that in “considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings (see RDG at page 8). It is difficult to understand how the Project could be approved in light of the valid concerns that would be raised by a straightforward reading of the RDG given that the Project would relate poorly in both height and design to its adjacent buildings and would be a total anomaly on Seward Street.

The Plans appear to willfully ignore the RDG and would result in a building that is an outlier among its neighbors. The Plans do not appear to show a design that takes into consideration the height or visual characteristics of adjacent buildings or the area in general. Instead, the Plans appear to be designed to amass space through height, depth, roofline and facade and squeeze out every possible inch of buildable space at the expense of any cohesive neighborhood characteristics, in spite of RDG guidelines. If permitted and built as currently planned, I believe that any reasonable person would look at the Project upon completion and conclude that it stands out among all of the homes on Seward Street—not because of its interesting design but because it would be the tallest appearing and only visually uninteresting home among a row of historic looking Mediterranean-style two-story homes that are characteristic of Seward Street and other parts of San Francisco. Indeed, the Plans appear to call for a dense, simple, modern rectangular building



befitting a contemporary development, not an existing neighborhood containing rows of Mediterranean-style homes.

Moreover, if permitted to proceed as currently planned, one has to wonder when the next owner of a home in the either of the rows of Mediterranean-style homes on Seward Street will decide to make their home a plain, modern cube in order to have more space. Surely, the owners of such homes will wonder if they too should build their homes out to maximize on space if the Project proceeds. A future denial of such applications in light of the Project continuing could be viewed as arbitrary and capricious. Suddenly, the Project would no longer be a singular modernization or simple alteration but the key that unlocks a flurry of unmitigated development and expansion—exactly what Section 311(c)(1) of the Planning Code was passed to curb.

**ANSWER TO QUESTION 2 CONTINUED:**

I believe that the Project would cause unreasonable impacts and that my property, and the property of others and the neighborhood, would be unreasonably affected for the following reasons:

- (a) The Project would result in the tallest building (in appearance at least) on the north side of Seward Street, with an additional floor that would look into the windows of homes on the south side of Seward Street, whereas currently such homes on the south side of Seward Street enjoy relative privacy due to most of the homes on the north side of Seward Street only having two stories above grade.
- (b) Seward Street is a very narrow street with parked cars on both sides of the street. There is often traffic congestion when a delivery truck or repair truck traverses the street. I imagine that the scope and scale of the Project would make Seward Street a nightmare to traverse for many months if not years until it is completed.



**ANSWER TO QUESTION 3 CONTINUED:**

The adverse effects noted above in my answer to Question 1 could be mitigated by following the RDG. Indeed, the RDG notes (at page 23), that “a building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area” with “facade articulations and through setbacks to upper floors.” I do not believe that a setback fourth story would fully alleviate the adverse effects noted above, and in such situations the RDG says that “it may be necessary to reduce the height or depth of the building” (see RDG at page 23). The RDG says that “If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade” (see RDG at page 24). “The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design” (see RDG at page 24). The RDG states that “The recommended setback for additions is 15 feet from the front building wall” (see RDG at page 25). If such setback would not alleviate the adverse effects of projects such as the Project, then the RDG suggests eliminating the upper story (see RDG at page 25). The RDG plainly and correctly guides situations like the Project and what to do to mitigate its adverse effects.

As noted above, the Plans appear to willfully ignore the RDG and would result in a building that is an outlier among its neighbors. Perhaps that is why at the RDAT meeting held on April 13, 2018, RDAT said that in order to comply with the RDG, one should “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space” (quoting the RDG at pages 25-26), and “reduce the proposed 4th Floor addition to align with the primary rear wall of the adjacent building to the north” (see Exhibit E attached to this DRP). RDAT also said to “Minimize the height of the roof” (see Exhibit E attached to this DRP). The planner assigned to the Project told me that the RDAT comments were made and that the changes to the Plans since the RDAT meeting address RDAT’s comments. I disagree. Looking at the right side of page 10/15 of the prior plans for the Project (see Exhibit F attached to this DRP), the vertical red lines show the then proposed new height as 28’7” plus 3’2” more to reach the roof ridge of the



old winged roof in those old plans, so a total height of 31'9", whereas the Plans now (see Exhibit D attached to this DRP) show the proposed new height as 30'3" plus another 8" to parapet, so a total height of 30'11". So, the new roof height is 1'8" taller than the prior plans (30'3" vs. 28'7") but the zenith of the roof ridge in the old plans (31'9") vs. the zenith of the new flat roof (30'11") is a difference of 10 inches. Is a 10 inch reduction in roof ridge to flat roof truly a minimization of the height of the roof, even if the roofline itself increased 1 foot 8 inches? And regardless of any prior revisions to the Plans, the current Plans do not appear to adhere to the requirements of the RDG, which is likely why the RDAT said to "minimize the roof" in the first place.

Also, in order to mitigate the adverse effect of the facade shown in the Plans, the Plans could be revised to provide architectural features similar to the adjacent Mediterranean-style homes. This may require a reduction in the roofline in order to allow for aesthetically similar features like Mediterranean-style shingles, or no change to the current roofline and facade. Finally, the entrance door should remain on the left side of the facade and the garage door on the right.



# EXHIBIT C

(North side of Seward Street)

The Project is the last home all the way on the right in both photos below.











# SAN FRANCISCO PLANNING DEPARTMENT

## RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

DATE: 4/13/18 RDAT MEETING DATE: 4/13/18

### PROJECT INFORMATION:

Planner: Elizabeth Jonckheer  
 Address: 50 Seward Street  
 Cross Streets: Douglass Street  
 Block/Lot: 2701/024A  
 Zoning/Height Districts: RH-2/40-X (Cat. C reclass building)  
 BPA/Case No. 201704194301/2017-006245PRJ  
 Project Status  Initial Review  Post NOPDR  DR Filed  
 Amount of Time Req.  15 minutes  30 minutes (required for new const.)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### RDAT Members in Attendance:

David Lindsay, Luiz Barata, Allison Albericci (notes)

### **Project Description:**

Renovation and addition to a single family residence. New 4th floor addition and new 3-story addition to the front of building, totaling 2,043-sf of added space. Addition will add approx. 4.5 ft of height to the existing building for a total height of 28 feet, 7 inches. Conversion of the existing basement and first floor to habitable space and creation of a new unit with 2 new bedrooms and 1 new bathroom.

### **Project Concerns (If DR is filed, list each concern.):**

- Massing
- Design
- Midblock open space

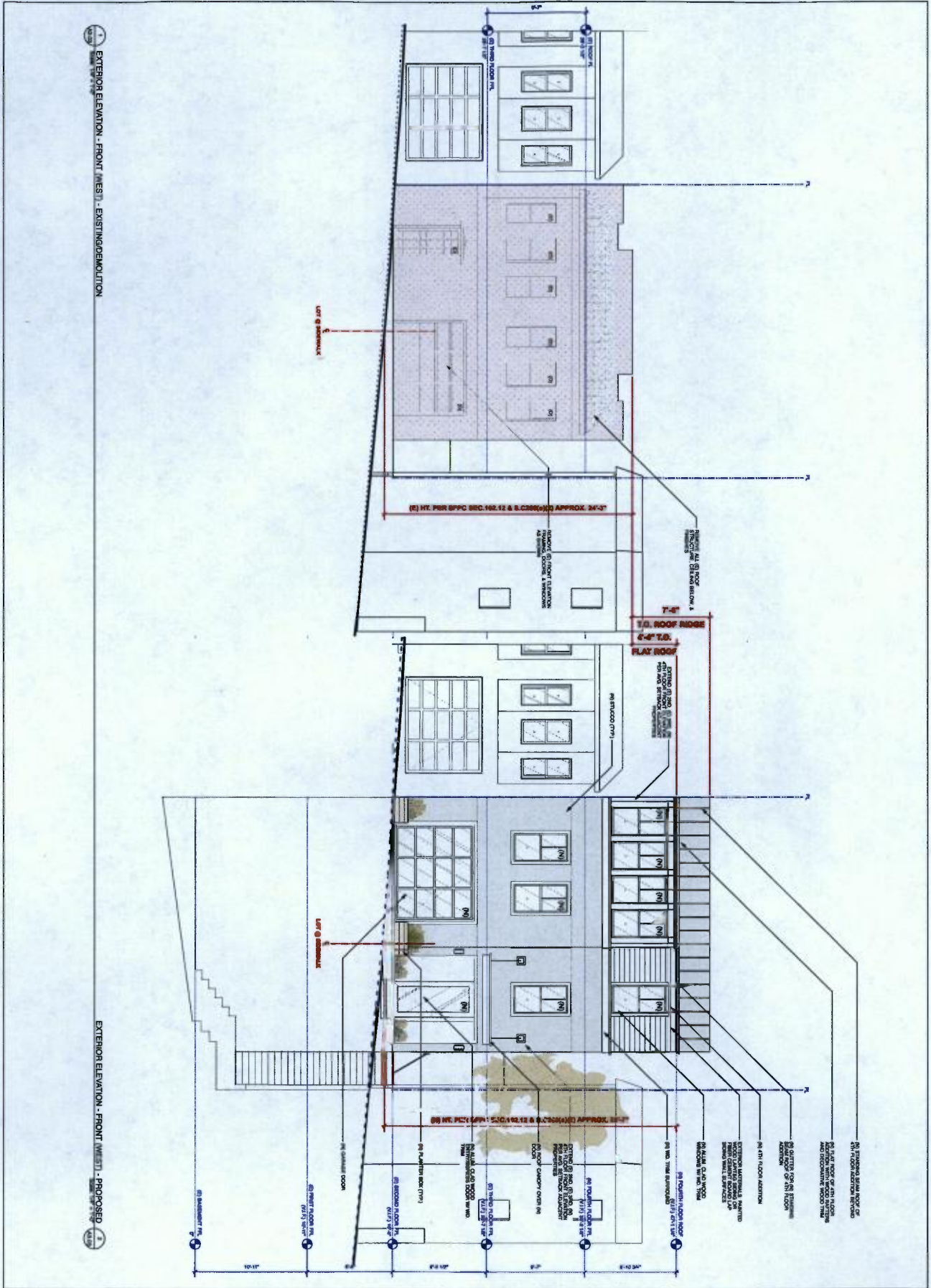
### **RDAT Comments:**

To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), setback proposed 3<sup>rd</sup> and 4<sup>th</sup> floor roof decks a minimum of 5'-0" from side property lines.

To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), reduce the proposed 4<sup>th</sup> Floor addition to align with the primary rear wall of the adjacent building to the north. Minimize the height of the roof.



# EXHIBIT F



1 EXTERIOR ELEVATION - FRONT (WEST) - EXISTING/DEMOLITION

2 EXTERIOR ELEVATION - FRONT (WEST) - PROPOSED

EXTERIOR ELEVATIONS 1

A3.03

DATE	DESCRIPTION	BY
02.13.17	ISSUE FOR PERMITS	JL
04.18.17	ISSUE FOR CONSTRUCTION	JL

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST. SAN FRANCISCO, CA 94111  
BLOCK 2701 - LOT 024A

client: billy friedgen & lyle johnson  
san francisco, ca 94115

**NOT FOR  
CONSTRUCTION**

**LUMI**

JOHN LUM ARCHITECTURE INC.  
324 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 558 9550 FAX 415 558 0864





## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

#### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

#### HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor  
San Francisco, CA 94103-2479

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.





## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Alissa Fitzgerald and Alexander Mitelman

Address: 49 Seward St. #2 San Francisco, CA 94114

Email Address: alissa\_fitzgerald@yahoo.com

Telephone: 650 520 4438

#### Information on the Owner of the Property Being Developed

Name: Kelley Friedgen and Kyle C. Johnson

Company/Organization:

Address: 50 Seward St. San Francisco, CA 94114

Email Address: kelley.friedgen@gmail.com, kj8375@yahoo.com

Telephone: not available

#### Property Information and Related Applications

Project Address: 50 Seward Street, San Francisco, CA 94114

Block/Lot(s): 2701 / 024A

Building Permit Application No(s): 201704194301

#### 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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 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 that were made to the proposed project.

The project was discussed with a representative from John Lum Architecture and the 50 Seward owners during an in-person meeting on March 30, 2017 and via email on April 5, 2017 and March 4, 2019.

The project was discussed with Elizabeth Gordon-Jonckheer of the SF Planning Department via email on July 22 and July 24, 2017, and with Cathleen Campbell of the SF Planning Department via email on March 4, 2019.

No changes were made as a result of those discussions.



## 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 standards of the Planning Code and the Residential Design Guidelines. 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.

We request a Discretionary Review because the proposed plans are not consistent with the RDAT Review of April 13, 2018. That document states requirements to "minimize impacts on light and privacy to adjacent properties" and to "design the height and depth of the building to be compatible with the existing building scale at the mid-block open space". The proposed plans do not comply with the total building height stated in the RDAT Review. (Answer continued on Attachment A...)

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 unreasonably affected, please state who would be affected, and how.

We outline three impacts which would unreasonably affect our property and our neighbors' properties:

Impact 1) The height (including parapets) and the bulk of the proposed building will block natural light and cast shadows to our property, our neighbors' properties at 54, 58, and 64 Seward, and to those on Carson St. The neighborhood will be particularly affected during summer mornings when the sun rises closer to the east direction, directly behind 50 Seward. (Continued on Attachment A...)

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?

We request four changes which would reduce adverse effects:

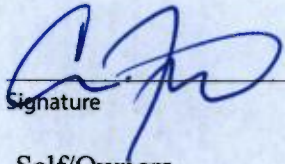
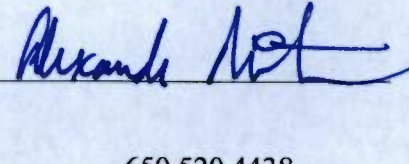
Change 1) As stated in the April 13, 2018 RDAT review, the proposed building should be "compatible with the existing building scale at the mid-block open space." The total height (including any parapets) of 50 Seward should be approximately 25-26 feet, in order to be consistent with the adjacent building 44 Seward St. (Continued on Attachment A...)



# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature

Alissa M. Fitzgerald and Alexander M. Mitelman

Name (Printed)

Self/Owners

650 520 4438

alissa\_fitzgerald@yahoo.com

Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: 

Date: 3/15/19



## ATTACHMENT A

### Continuation of answer to question #1:

The RDAT review from April 13, 2018 (see attached) contains a vague definition of the total building height. The Applicant leveraged this ambiguity to their benefit when revising the building design. No matter how one interprets "total height," however, the proposed plans exceed the total height limit described in the RDAT review.

The RDAT review describes that the project will "add approx. 4.5 feet of height to the existing building for a total height of 28 feet, 7 inches."

According to the drawings (see attached) provided with the permit application, the existing building at 50 Seward is 20 feet 2 inches in height to the roof, and on its street-side facade, has an additional 4 ft. 7 in. height due to an ornamental parapet, so the highest point of the existing building is 24 ft. 9 in.

The proposed project plans show a 30 ft. 3 in. roof height with an 8 in. ornamental parapet on the street-side façade, or a height of 30 ft. 11 in. on the street-side. However, the plans also include a 30 in. (or 2ft. 6 in.) tall parapet on the north wall which is required for fire safety due to the design choice of placing skylights adjacent to the building edge. Considering the fire safety parapet, the height of the proposed building, including any parapet, is 32 ft. 9 in.

**Not including parapets, the proposed project plans increase the building height by 10 ft. 1 in. over the existing building.**

**If parapets are included in the definition of total height, the proposed project plans increase the building height by 8 ft. over the existing building.**

No matter which interpretation may be used, the proposed plans increase the building height significantly more than the stated "approx. 4.5 feet".

Furthermore, the RDAT review did not clearly define how the "total height" of the building is measured, nor what roof features are included in the "total height" measurement.

If the existing façade parapet is included in calculation of "total height", then the existing building's "total height" is 24 ft. 9 in. After adding "approx. 4.5 feet", or 4 ft. 6 in., the new building height should have a total height of only 29 ft 3 in., including parapets. It appears that the stated total height in the RDAT review of "28 feet, 7 inches" is either a math error or the definition of "total height" is not obvious.

**No matter how one interprets the definition of "total height", the proposed building is at least 5 ft. 7 in. taller than allowed/claimed (when total height measurement does not include parapets), or 3 ft. 6 in. taller than allowed/claimed (when total height measurement includes parapets).** Please see the table below for a summary of the relevant measurements.



	Highest point on building, not including any parapets	Highest point on building, including any parapet
Proposed Building Plan	30 ft. 3 in.	32 ft. 9 in.
Existing Building	20 ft. 2 in.	24 ft. 9 in.
<b>Difference</b>	<b>10 ft. 1 in.</b>	<b>8 ft. 0 in.</b>
Proposed Building Plan	30 ft. 3 in.	32 ft. 9 in.
Height if complying with RDAT review: "add approx. 4.5 ft of height to the existing building"	24 ft. 8 in.	29 ft. 3 in.
<b>Discrepancy</b>	<b>5 ft. 7 in.</b>	<b>3 ft. 6 in.</b>

**Continuation of answer to question #2:**

Our east-facing living room windows are the primary source of natural light into our property. Because our windows currently face unobstructed sky, we have an abundance of natural light. Please see Figure 1 which shows the compass bearing between the properties.

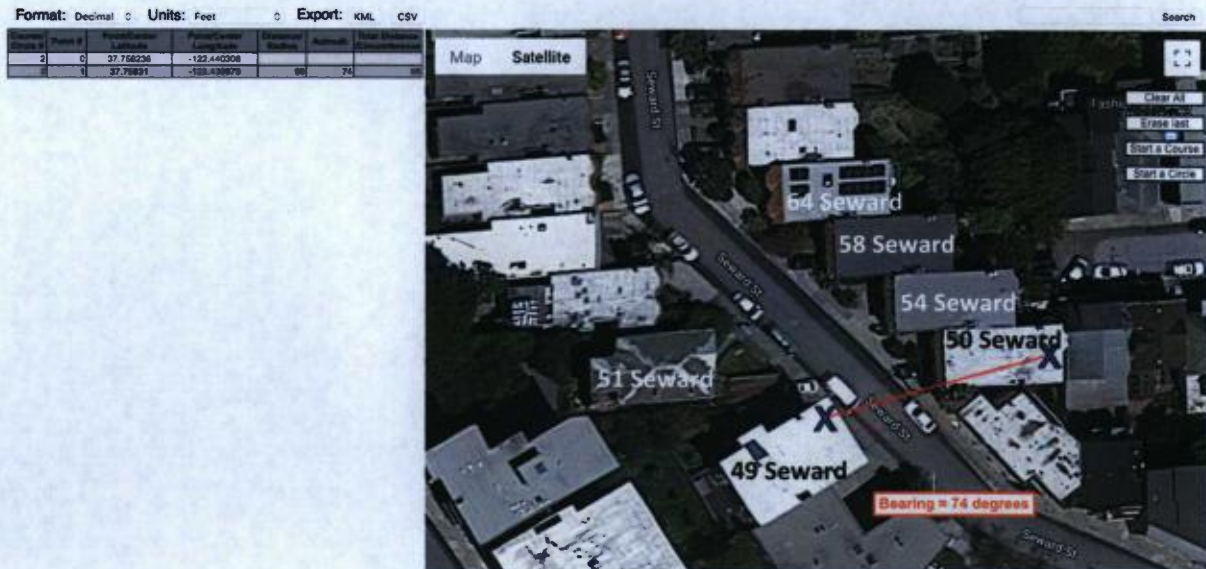


Fig. 1. Aerial photograph of 49 Seward and 50 Seward buildings, and neighbors, with bearing determined using GPS coordinates.



Fitzgerald/Mitelman DRP Application  
Regarding 50 SEWARD ST.  
2017-006245PRJ

During the summer months, the proposed building at 50 Seward will directly block sunlight into our building, 49 Seward, in the early morning until approximately 7:00 am and will block light to the downhill buildings, 54, 58 and 64 Seward until approximately 11:00 am. The buildings on Carson St. will be in shadow from approximately 2:00 pm onward due to the sun's location west of 50 Seward.

Figure 2 illustrates the sun's motion with respect to our property location.

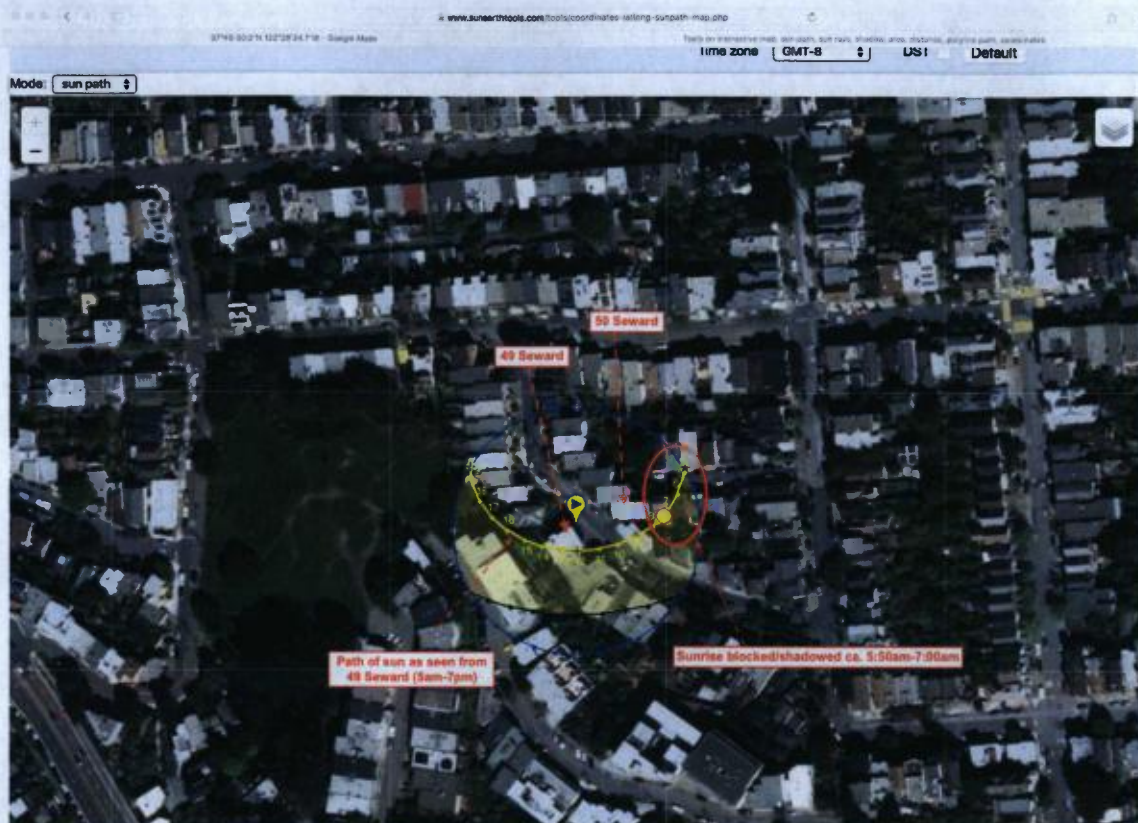


Fig. 2. Using the calculator available at [www.sunearthtools.com](http://www.sunearthtools.com), we calculated the location of the sun over our property during the summer months. The yellow line indicates the path of the sun. The yellow numbers indicate the sun's location at the specific hour of the day.



Figure 3 shows a picture taken on June 1, 2016 of the sun's location behind 50 Seward (on a very foggy day).



Fig. 3. Photograph of the morning sun on June 1, 2016.

**Impact 2)** Our privacy will also be severely impacted by the proposed design. Currently, none of our windows look into 50 Seward, and we see the top of its roof (Figure 4). The proposed plans include adding a story and expanding the building footprint to bring it 10 feet closer to our building. This means our living room windows will look directly into 50 Seward's new story, eliminating our current level of privacy. The proposed building will also be 10 feet closer to our building and significantly larger than it is now. Its forward position relative to neighboring buildings will create a disproportionate sense of looming into our front windows (Figure 5).





Fig. 4. Photo taken 10 ft. from the living room window. The existing 50 Seward building is directly centered in our living room window.



Fig. 5. Photo taken 10 ft. from the living room window. The black box illustrates the approximate size of proposed building. We expect it to block 30-40% of the light coming into our living room window.



**Impact 3)** The design choice to remove the existing driveway (see Figure 6) in order to enable expansion of the building's footprint means that the 50 Seward owners will only be able to store one vehicle on their property. The owners of 50 Seward St. own two vehicles. After construction, their second vehicle would therefore need to be parked on the street. Since the proposed plans include the addition of a second housing unit having 2 bedrooms, it is reasonable to assume that the occupants of that second unit may also own two or more vehicles. The proposed plans would likely result in at least three more vehicles being parked on Seward St. and environs. Considering the narrowness of Seward St. (Figure 7) and the limited parking available in the neighborhood, the proposed plans will impact the neighbors' ability to park vehicles.

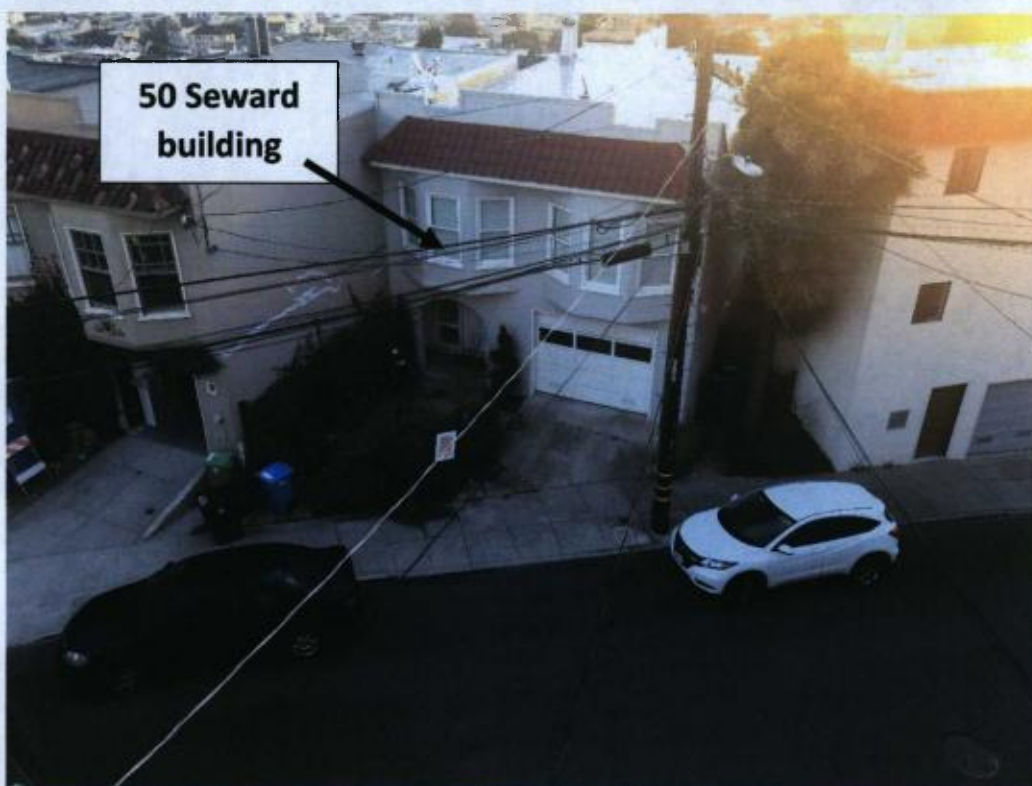


Fig. 6. Photograph of existing building at 50 Seward and its driveway, which is large enough for parking a vehicle.



Fitzgerald/Mitelman DRP Application  
Regarding 50 SEWARD ST.  
2017-006245PRJ

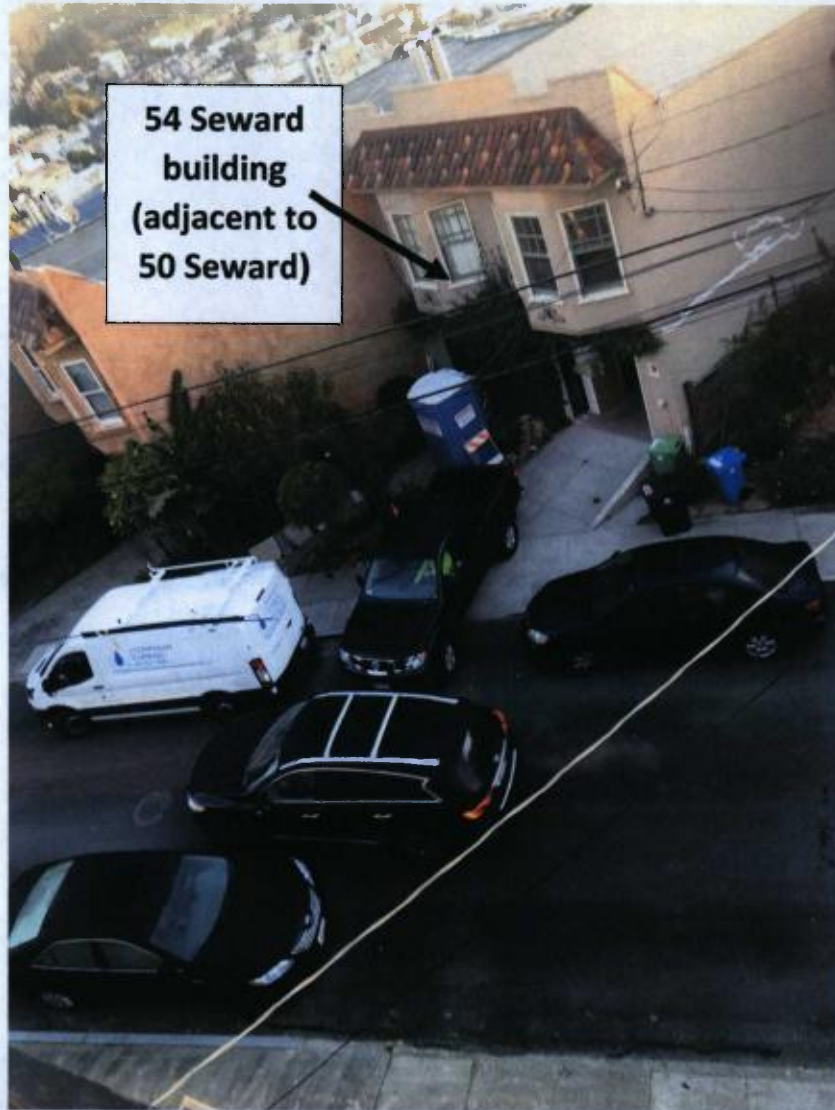


Fig. 7. Photograph to show the narrowness of Seward St. Only one vehicle can pass through the street at a time. In this photo, all cars on the curb are legally parked.

Fitzgerald/Mitelman DRP Application  
Regarding 50 SEWARD ST.  
2017-006245PRJ

**Continuation of answer to question #3:**

**Change 2)** On the Seward street-side, the wall of 50 Seward should remain in the same location as it is now; do not allow the proposed building to come 10 feet closer to the street. This would reduce the bulk of the building, reduce duration and size of shadows cast on adjacent properties, and better maintain our property's existing level of privacy.

**Change 3)** Preserve the existing driveway to maintain the owner's ability to park two vehicles on the property and to not increase congestion on Seward St, a narrow street with already limited parking.

**Change 4)** Re-position the proposed roof skylights so that a 30 inch tall fire parapet is no longer required. Eliminating the fire parapet will minimize obstruction of natural light and casting of shadows onto neighboring buildings.





# SAN FRANCISCO PLANNING DEPARTMENT

## RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

DATE: 4/13/18 RDAT MEETING DATE: 4/13/18

### PROJECT INFORMATION:

Planner: Elizabeth Jonckheer  
 Address: 50 Seward Street  
 Cross Streets: Douglass Street  
 Block/Lot: 2701/024A  
 Zoning/Height Districts: RH-2/40-X (Cat. C reclass building)  
 BPA/Case No. 201704194301/2017-006245PRJ  
 Project Status  Initial Review  Post NOPDR  DR Filed  
 Amount of Time Req.  15 minutes  30 minutes (required for new const.)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### RDAT Members in Attendance:

David Lindsay, Luiz Barata, Allison Albericci (notes)

### Project Description:

Renovation and addition to a single family residence. New 4th floor addition and new 3-story addition to the front of building, totaling 2,043-sf of added space. Addition will add approx. 4.5 ft of height to the existing building for a total height of 28 feet, 7 inches. Conversion of the existing basement and first floor to habitable space and creation of a new unit with 2 new bedrooms and 1 new bathroom.

### Project Concerns (If DR is filed, list each concern.):

- Massing
- Design
- Midblock open space

### RDAT Comments:

To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), setback proposed 3<sup>rd</sup> and 4<sup>th</sup> floor roof decks a minimum of 5'-0" from side property lines.

To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), reduce the proposed 4<sup>th</sup> Floor addition to align with the primary rear wall of the adjacent building to the north. Minimize the height of the roof.



ADJACENT PROPERTY  
54 SEWARD STREET

SUBJECT PROPERTY  
50 SEWARD STREET

T.O. (E) ROOF (V.L.F.)  
+126.37  
[+20'-2"]

20 ft. 2 in.  
existing height

(E) THIRD FLOOR FFE (V.L.F.)  
+118.79  
[+10'-7"]

TOP OF (E) CURB

(E) SECOND FLOOR FFE (V.L.F.)  
+107.54  
[+1'-4"]

T.O. CURB @ C.L. OF PROPERTY (V.L.F.)  
+108.20  
[0'-0" - REF. POINT PER SPPC 201(b)(2)]

With parapet, height of building is 24 ft. 9 in.

Without parapets,  
Δ height  
is 10 ft, 1 in.

1 EXTERIOR ELEVATION - FRONT (WEST) - EXISTING/DEMOLITION  
A3.1 Scale: 1/4" = 1'-0"

ADJACENT PROPERTY  
54 SEWARD STREET

SUBJECT PROPERTY  
50 SEWARD STREET

T.O. (N) ROOF  
+130'-3  
[+30'-3"]

30 ft. 3 in  
Proposed height

(N) FOURTH FLOOR FFE (V.L.F.)  
+126.99  
[+20'-9"]

(E) THIRD FLOOR FFE (V.L.F.)  
+118.79  
[+10'-7"]

(E) SECOND FLOOR FFE (V.L.F.)  
+107.54  
[+1'-4"]

T.O. CURB @ C.L. OF PROPERTY (V.L.F.)  
+108.20  
[0'-0" - REF. POINT PER SPPC 201(b)(2)]

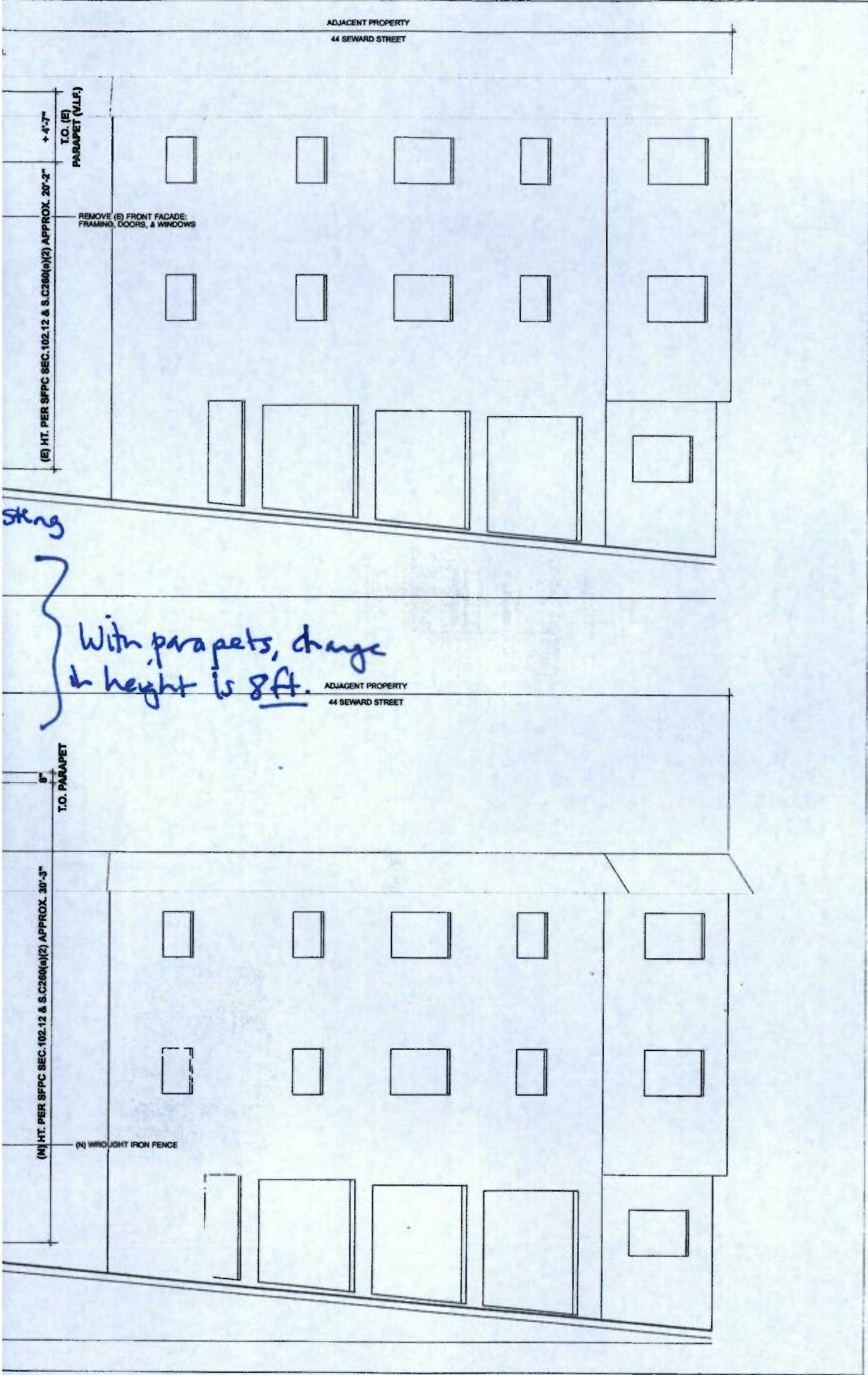
32 ft. 9 in.  
- fire parapet

(N) ALUM. CLAD WD. WINDOWS  
W/ WD. TRIM

(N) STUDIO (TYP)

2 EXTERIOR ELEVATION - FRONT (WEST) - PROPOSED  
A3.1 Scale: 1/4" = 1'-0"





sting  
 } With parapets, change  
 the height is 8ft.

**LUMI**

JOHN LUM ARCHITECTURE INC.  
 3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
 TEL 415 558 8650 FAX 415 558 0554

**NOT FOR  
 CONSTRUCTION**

**FRIEDGEN JOHNSON RESIDENCE  
 REMODEL & ADDITION**  
 50 SEWARD ST. SAN FRANCISCO, CA 94114  
 BLOCK 2701 - LOT 024A

client : kelly friedgen & lyle johnson  
 50 seward st  
 san francisco, ca 94115

REDUCED SET SCALE = 45%

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.26.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (PDAT)	rk
01.15.19	Site Permit Rev 3	rk
01.16.19	311 Notification Plg	rk

project name :  
 FRIEDGEN JOHNSON RESIDENCE  
 REMODEL & ADDITION

EXT. ELEVATIONS (WEST)

**A3.1**



**NOT FOR CONSTRUCTION**

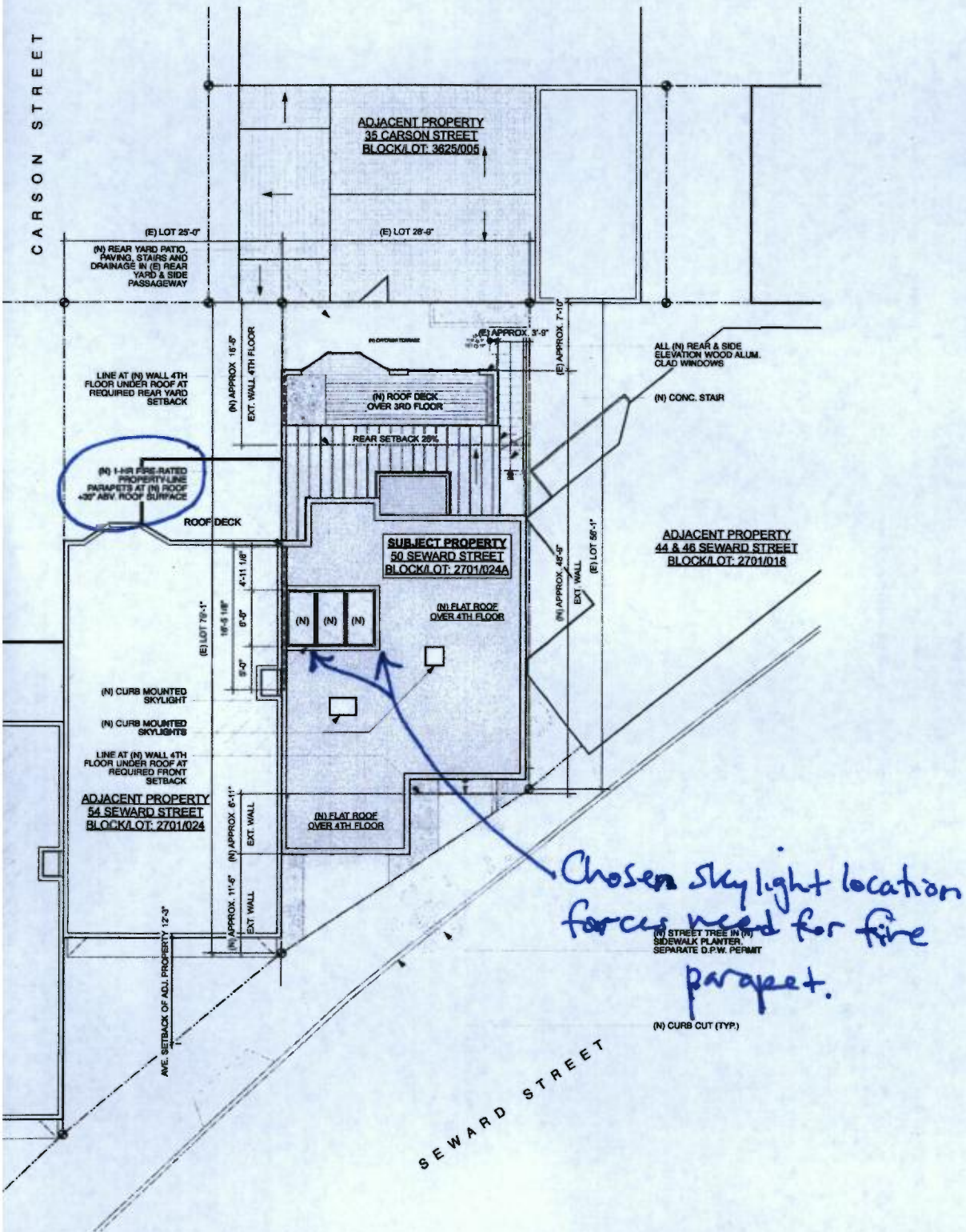
**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK/L OT: 2701 / LOT 024A

client : Kelly Friedgen & Ivo Johnson  
San Francisco, CA 94115

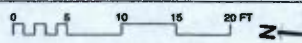
REDUCED SET SCALE = 45%

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (RDAT)	rk
01.15.19	Site Permit Rev 3	rk
01.16.19	311 Notification Pkg	rk

project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION



**SITE & ROOF PLAN - PROPOSED**  
Scale: 1/8" = 1'-0"



SITE & ROOF PLANS





# DISCRETIONARY REVIEW APPLICATION

## Property Owner's Information

Name: Kenneth Hillan

Address: 64 Seward Street, San Francisco, CA 94114

Email Address: khillan@yahoo.com

Telephone: 415-269-3591

## Applicant Information (if applicable)

Name: Kyle C Johnson and Kelley Friedgen

Same as above

Company/Organization:

Address: 50 Seward Street, San Francisco, CA 94114

Email Address: kj8375@yahoo.com

Telephone: N/A

### Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: Kenneth Hillan

Email: khillan@yahoo.com

Phone: 415-269-3591

### Please Select Primary Project Contact:

Owner

Applicant

Billing

## Property Information

Project Address: 50 Seward Street

Block/Lot(s): 2701/024A

Plan Area: Unsure what this means

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

Remodel proposal changing building envelope and building height

**Project Details:**

- Change of Use     New Construction     Demolition     Facade Alterations     ROW Improvements  
 Additions     Legislative/Zoning Changes     Lot Line Adjustment-Subdivision     Other \_\_\_\_\_

**Estimated Construction Cost:** \_\_\_\_\_

- Residential:**     Special Needs     Senior Housing     100% Affordable     Student Housing     Dwelling Unit Legalization  
 Inclusionary Housing Required     State Density Bonus     Accessory Dwelling Unit

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment  
 Financial Service     Massage Establishment     Other: \_\_\_\_\_

**Related Building Permits Applications**

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Building Permit Applications No(s): 201704194301



### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		✓
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

Kathleen Campbell

### 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 attach a summary of the result, including any changes that were made to the proposed project.

no changes made. KM.

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

The project extends beyond the existing building envelope and includes a vertical addition that will have a negative impact on light exposure for adjacent properties (e.g. Carson Street), especially during the winter months. Seward Street is a narrow, winding two-way street used as a thoroughfare by Lyft and Uber. The proposed remodel narrows the distance between buildings on either side of the street and is immediately adjacent to the children's slide Seward Minipark.

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 unreasonably affected, please state who would be affected, and how.

The project causes unreasonable impacts and would be precedent setting in this neighborhood. For example, when we submitted plans to remodel our home, which was built at the same time and in the same style as 50 Seward, the Planning Department would not allow even minor cosmetic changes to the facade. Potential unnecessary risk to children, given the extreme (change to the envelope) nature of the remodel that will impact traffic flow & pedestrian visibility throughout the construction period.

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 4th floor addition should not be permitted and the building height should be reduced so that it does not negatively impact light for adjacent properties.  
The current proposal significantly narrows the distance between buildings on either side of the street. The current building envelope on the Seward street side of the property should be preserved, not least for the sake of everyone that lives on and uses the street.



# 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) Other information or applications may be required.

Kenneth Hillan

Kenneth Hillan

Signature

Name (Printed)

owner

Resident at 64 Seward Street

415-269-3591

khillan@yahoo.com

Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Kenneth Hillan

Kenneth Hillan

Signature

Name (Printed)

3/15/19

Date

For Department Use Only

Application received by Planning Department:

By: Elizabeth White

Date: March 15, 2019

April 15, 2019

Response to Discretionary Review (DRP)

Friedgen Johnson Residence – 50 Seward Street, SF CA 94114  
Building Permit Application: 2017.0419.4301  
Record Number: 2017-006245PRJ  
Assigned Planner: Cathleen Campbell



David,

Please find our response to the three DR filers, Alissa Fitzgerald and Alex Mitelman who reside at 49 Seward Street #2, James Pincoff who resides at 49 Seward #1, and Kenneth Hillan who resides at 64 Seward Street.

Our clients, Kelley Friedgen and Kyle Johnson, have lived in the neighborhood for 3.5 years. Part of the reason they are proposing their project is that they believe that Seward Street is a wonderful block that mixes single-family homes with condo and apartment buildings on a street with a city park. Kelley and Kyle believe strongly in the strength of urban neighborhoods and want to be able to raise their children – four-year old Alexander and one-and-a-half-year-old Knox in an environment where the family can cross the street to the park or walk down to the Eureka Valley Recreation Center or up to the Douglass Street Playground. The goal of this renovation is to enable the family to have three good-sized bedrooms all on the same level. At present, the youngest child sleeps on a separate level from his parents and older brother. Due to the ground level garage and the slope of the lot, this was difficult to execute without the addition of a story.

When it became apparent that to achieve this goal would require a renovation that affected the entire structure, Kelley and Kyle made the decision to split their home, which was sold to them as a single-family home, into two legally defined units; a four-bedroom upper unit and a two-bedroom lower unit. This was a desirable outcome for both family reasons as well as Kelley and Kyle's commitment to San Francisco city living. The addition of a second unit opens up the possibility of more affordable housing for family members who may relocate to the Bay Area. Both Kelley and Kyle's parents are living but are 69-years or older and retired. It is conceivable that one of the sets of grandparents may choose to move to be closer to their grandchildren or need elder care. Another possibility is that one or both of Kelley's sisters would move to San Francisco. Her middle sister is currently a high school drama, dance and choreography teacher, but will begin graduate school studies at Arizona State in the fall in Applied Theater. Her youngest sister is the UX design lead for West Elm, which is owned by SF-based Williams-Sonoma. Though currently living in Brooklyn, she is exploring career opportunities that may bring her to the Bay Area now or in the future.



Kelley and Kyle are also pleased to be adding another unit of housing to the city and they are proud that their plans would enable elderly family or a practicing artist to be resident in San Francisco. They are not investors nor developers but are a San Francisco family wanting to stay in the neighborhood and hope that by adding another two-bedroom unit to the neighborhood, others may benefit from this renovation.

Kelley and Kyle acknowledge that parking on Seward Street is a neighborhood concern. At the same time, the public transit options from Seward Street are also excellent, with the Muni 35 bus just two and three blocks away for northbound and southbound travel respectively. That bus links to the Castro Muni station as well as the Glen Park BART. Kelley and Kyle themselves use public transit from the property. Kyle walks every weekday to the Castro Muni to commute downtown while Kelley often uses the K train with their son Alexander to attend Saturday lessons at the German School of San Francisco at Mercy High School. As such, public transit is a viable option for either parents or Kelley's sister should they occupy the second unit.

Kelley and Kyle have offered to meet with all of the neighbors who attended the pre-ap meeting but only one – Robin Shostack and Will McDonald, with whom Kelley and Kyle reviewed the plans – have accepted the invitation to meet further.

We have offered to meet with the DR applicants with you at the Planning Department but unfortunately the DR applicants refused to meet. It is unfortunate that they are unwilling to engage in dialogue to see if their concerns could be addressed.

We stand available to meet if they become available,

Sincerely,

A handwritten signature in black ink, appearing to be 'John Lum', with a vertical line extending upwards from the start of the signature.

John Lum, AIA  
Founding Principal  
John Lum Architecture, Inc.

Attachments: DRP Response Mr. Pincow  
DRP Response Ms. Fitzgerald and Mr. Mitelman  
DRP Response Mr. Hillan  
Exhibit 1  
Exhibit 2

## Response to Discretionary Review (DRP) Mr. Pincow, 49 Seward Street, #1

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

We have summarized the DR requestor's concerns with our response:

- 1. Does not meet Residential Design Guidelines (RDG):** The project has been reviewed by the RDAT (Residential Design Advisory Team) who agreed that the project is in conformance with the RDG.
- 2. Not compatible in height and scale, disruptive and incompatible:** The Proposed Project adds an additional story to a two-story building (technically the fourth floor due to the down-slope site) in a Mixed Visual Character RH-2 neighborhood. The street varies with two-to-three-story buildings on the east side, and up to four stories plus on the west side. The Proposed Project is located between a two-story-over-basement, Marina-style house with decorative parapet and a three story 1970's flat-roofed apartment building with mansard. The RDG does not require all buildings to be the same height to be compatible.
- 3. Not compatible with surrounding buildings, roof character:** The Proposed Project uses similar Marina-style trim and windows of adjacent buildings, and a transitional architectural language that bridges between the traditional and the 1970's neighbor. The roof line on both adjacent buildings, contrary to the DR requestors assertion, are flat. See diagram on page 30 of RDG. The Proposed Project's flat roof was in direct response to the neighbors' and RDAT's request to minimize the height of the roof.
- 4. Defies Character of Surrounding Buildings:** The RDG does not require a project to mimic existing architectural styles and as the Proposed Project is categorically exempt from CEQA, the proposed changes are permitted. Relocating the garage from the south to the north part of the site allows for a level driveway that allows the Owners to use their garage, as their car would bottom out due to the steepness of the existing driveway. The neighborhood pattern for garage doors is inconsistent.
- 5. Tallest building on Seward:** The Proposed project measures 30'-3" well below the 40' height limit. The tallest building on the block ironically is the DR requestor's building which measures at approximately 49'-4" from curb and is four stories plus. *See Exhibit 1 photograph of Street.*
- 6. Traffic congestion:** Although not regulated by Planning, the Owners are expecting to hire a General Contractor who will formulate a construction management plan to minimize construction disruption to the street.



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

The original 311 submittal of the project included a sloped roof to mimic the decorative parapets of the adjacent houses but was replaced with a lower flat roof due to the neighbors' concerns on views and RDATs request to minimize the roof. Unfortunately, the DR Requestors have refused to meet to discuss their concerns.

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

- 1. Setback the fourth floor or eliminate the fourth floor:** As the adjacent south neighbor is three stories with no setbacks, per the RDG, as a setback is not required as the block is not solely two-story buildings, the scale of the new fourth floor (third floor from street) is in keeping with the character of the neighborhood and the varied front yard setback reduces the mass of the building. The RDAT did request reductions in the fourth floor at the rear to address concerns of the mid-block open space resulting in an 8'-1" reduction of the fourth floor (197 square foot reduction) and an additional 7' reduction of the existing third floor. We believe that the DR requester would like to eliminate the fourth floor to preserve his view.
- 2. Make the house Mediterranean:** The RDG does not require a project to mimic existing architectural styles nor is it appropriate to do so.

Kelley and Kyle have corresponded by email with the DR requester to address his questions and he was also invited to meet with them along with other neighborhood members but did not respond to the invitation.

## Response to Discretionary Review (DRP) Fitzgerald-Mitelman, 49 Seward Street #2

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

We have summarized the DR requestor's concerns with our response:

- 1. Effect to Light and air:** There will be minimal effect to the light and air to the DR requestor's unit as she is southwest of the Subject project and is not located directly across the street but diagonally (*see Exhibit 2, Site Photograph*). Her property is 56'-3" to 67'-5" from the Proposed Project across Seward Street, and the finished floor is 10" lower than the Proposed Project's fourth floor roof (surveyed by ILS Associates Inc.). The DR requestors will clearly see over the roof line of the Proposed Project.

Any possible blockage of sunlight would occur only at sunrise (6:00AM) during the summer months when the sun is rising slightly north and at a low angle. We offered to do a sun study to help the DR requestors understand any sun effect, with no response.

The attached photo the DR requestors submitted (*Figure 5*) is exaggerated and also demonstrates possible effects to the DR requestors' view, not light or air.

- 2. No Modifications:** The DR applicants are incorrect. Per the RDAT's comments of April 13, 2018, the fourth floor was reduced by 8' from the east and aligned with the adjacent neighbors; the existing third floor was also reduced to create a 7' roof deck to further reduce effects to the mid-block open space.

The roof was minimized to a flat roof which brought the roof down 1'-6" lower than the original peaked submission. The building height is only 30'-3' which is well below the maximum allowed height of 40'.

- 3. Height is not compatible:** The DR applicant focuses on the height of the building that was proposed before the RDAT's review that resulted in significant modifications as listed above. The notification poster and drawings are correct.

Required fire parapets are exempt from Planning regulation and are not used to determine the height of a building.

- 4. Privacy:** The Subject property currently has windows that face the street but do not look directly onto the DR Requestor's property due to the oblique angle of the street. Adding a 10' addition in the front of the building or a new floor does not change this condition. The DR Requestors shared their concern about privacy when they met with the owners and the owners took that issue and others into account when they modified their initial



proposal. Previously, the new fourth floor addition would have been living space. Now, it is to be the children's bedroom spaces, which would include window treatments for sleeping and their own privacy. Consequently, we do not believe that privacy of either party would be compromised.

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

The original 311 submittal of the project included a sloped roof to mimic the decorative parapets of the adjacent houses but was replaced with a lower flat roof due to the neighbors' concerns on views and RDATs request to minimize the roof. Please also see answer above regarding privacy.

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

The DR has requested the following changes:

- 1. Restrict the height of our project to 25' to 26' tall:** This is unreasonable and would disallow a new story in a neighborhood of 2-4 story homes and would be 15' below the 40' height limit. There is no zone in San Francisco that has this restrictive height. This would preclude our clients from creating a home for their family and would reduce the two-bedroom unit to a studio.
- 2. Do not allow expansion at front:** The addition, as proposed, is code complying and allows for our clients to have a third bedroom on the new fourth floor. There is no substantial increase in bulk, shadows or privacy to the DR requestor by this expansion.
- 3. Maintain the existing driveway so that it can continue to be used as a parking space:** The Planning code does not allow parking in the front yard setback and the current driveway is only 10' long and does not qualify as a legal parking space. The driveway also is too steep due to the slope of the street, causing cars to bottom out entering the garage. Repositioning the garage to the northside allows for a level driveway and does not affect the street parking on Seward, nor does it intensify the current parking for the property. The one-car parking space requirement for the second unit is satisfied by providing two, Class-A bicycle parking spaces.
- 4. Remove fire parapets:** Building code requires these walls if a skylight is nearer than 5' from the property line. The parapet has no effect to the DR requestors light and air.

No response from DR requestors to Kelly and Kyle's request to meet.

**Response to Discretionary Review (DRP)- Mr. Hillan, 64 Seward Street**

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

Our project is five houses north of Seward Mini Park and on the opposite side of the street. The adjacent neighbors on either side nor on Carson Street have expressed any concerns about the Proposed Project. There is no impact to parking nor will there be an increase of traffic, as the existing one car garage will be replaced in kind. It is not clear why the DR requestor is claiming that pedestrian flow would be affected by the project as it does not affect the sidewalk.

The addition of one story to a two-story house (defined as the fourth floor due to the down-slope lot) and expanding a second unit of housing is in keeping with the neighborhood scale of 2-4 story and Rh-2 zoning on the block.

The current house is not a historic resource, nor is the neighborhood a historic district, therefore the changes to the façade and expansion are categorically exempt under CEQA.

The building height per Planning standards is 30'-3', well below the height limit of 40'. The proposed project building expands in front towards the street but maintains a landscaped front yard setback and does not require a Variance.

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

Due to RDAT concerns listed in a review 4/13/18, we removed 197 square feet from the rear of the house on the new fourth floor to align that floor with the adjacent neighbors, and removed an additional 7' from the third floor to create open space for the upper unit, reducing the this floor by 39 square feet. The roof which was sloped was reduced to a flat roof to minimize the roof height.

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

We are not sure how the proposed project affects the DR requestor, as he lives three properties north of the Subject property (*see Exhibit 2, Site Photograph*). His objection to the style of the house is subjective and does not recognize that the neighborhood is of Mixed Visual Character.



The owners, Kyle Johnson and Kelley Friedgen require four bedrooms for their family, as they have two young kids, and also need to have a guest room for their aging parents. The program to have three bedrooms on one level is necessary given the age of their children. Expanding the second unit to be large enough to have two bedrooms is important to them, as they believe strongly in living in SF and contributing back to the community that they live in. These square footage requirements necessitate adding a new floor. The project is code complying and will put back into the market a second unit of housing.

Kyle and Kelley have offered to meet with all of the neighbors who attended the pre-ap meeting but only one – Robin Shostack and Will McDonald, with whom Kelley and Kyle reviewed the plans – have accepted the invitation to meet further.

We have offered to meet with the DR applicants with David Winslow, Senior Architect, but the DR applicant refused to meet.

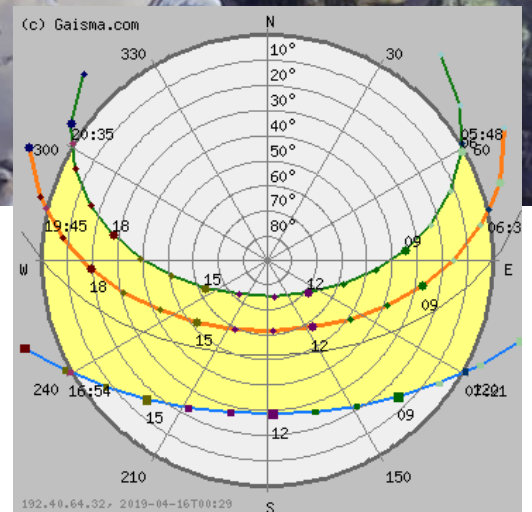
**50 SEWARD ST.**  
**PROPOSED PROJECT SITE**

D.R. REQUESTOR: UNIT#2  
(FITZGERALD & MITELMAN)

D.R. REQUESTOR: UNIT#1  
(PINCOW)



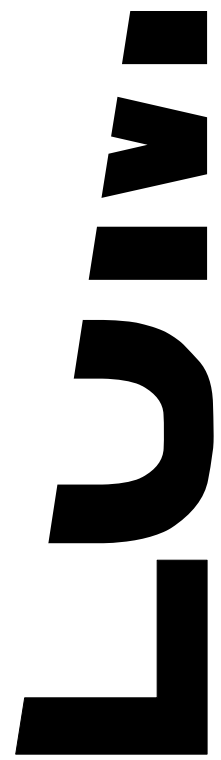






# FRIEDGEN - JOHNSON RESIDENCE REMODEL

50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A



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

## ABBREVIATIONS:

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

## SYMBOLS:

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

## GENERAL NOTES:

- AIA DOCUMENT 201 "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT" ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
  - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
  - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
  - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
  - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
  - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
  - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
  - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
  - WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
  - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
  - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
  - "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
  - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
  - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
  - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
  - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
  - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
  - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
  - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
  - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
  - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
  - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
    - MINIMUM ROOF/CEILING INSULATION: R-19
    - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
    - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
    - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
  - INFILTRATION CONTROL:
    - DOORS AND WINDOWS WEATHER-STRIPPED.
    - EXHAUST SYSTEMS DAMPENED.
    - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
    - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
  - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
  - ELECTRICAL OUTLET PLATE/GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2408)

## PROJECT DATA:

**CODES:**  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2013 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE SAN FRANCISCO MUNICIPAL CODES

**PROJECT ADDRESS:**  
50 SEWARD STREET  
SAN FRANCISCO, CA 94114

**PROJECT DESCRIPTION:**  
RENOVATION AND ADDITION TO (E) 2 UNIT DWELLING

VERTICAL ADDITION SHALL BE A (N) 4TH FLOOR, AND HORIZONTAL ADDITION SHALL BE ON THE FRONT ON ALL 3 STORIES. EXCAVATE AND EXPAND (E) BASEMENT AND 1ST FLOOR TO RE-ESTABLISH AND REDEFINE THE UNKNOWN 2ND UNIT. THE INTERIOR WILL BE REMODELED THROUGHOUT.

THE BUILDING WILL BE FULLY SPRINKLERED UNDER A SEPARATE PERMIT

**ZONING INFORMATION:**  
BLOCK/LOT: 2701 / 024A  
ZONING DISTRICT: RH-2  
LOT SIZE: 1,885 SQ FT  
BUILDING HEIGHT: (40-X)  
NO. OF STORIES: (E) 3 OVER BASEMENT  
(N) 4 OVER BASEMENT

SETBACKS / YARD REQMNTS: FRONT: (AVG OF ADJ BLDGS - 15' MAX)  
REAR: (AVG OF ADJ BLDGS - 45% LOT DEPTH MAX)

**GROSS FLOOR AREA:**

EXISTING BASEMENT:	541 SQ. FT.	(UNCONDITIONED)
EXISTING 1ST FLR:	537 SQ. FT.	(CONDITIONED)
EXISTING 2ND FLR:	119 SQ. FT.	(UNCONDITIONED)
EXISTING 3RD FLR:	781 SQ. FT.	(CONDITIONED)
EXISTING 4TH FLR:	329 SQ. FT.	(UNCONDITIONED)
EXISTING 5TH FLR:	1,182 SQ. FT.	(CONDITIONED)
<b>TOTAL EXISTING:</b>	<b>989 SQ. FT.</b>	<b>(UNCONDITIONED)</b>
PROPOSED BASEMENT:	594 SQ. FT.	(CONDITIONED)
PROPOSED 1ST FLR:	388 SQ. FT.	(UNCONDITIONED)
PROPOSED 2ND FLR:	757 SQ. FT.	(CONDITIONED)
PROPOSED 3RD FLR:	869 SQ. FT.	(CONDITIONED)
PROPOSED 4TH FLR:	353 SQ. FT.	(UNCONDITIONED)
PROPOSED 5TH FLR:	1,210 SQ. FT.	(CONDITIONED)
PROPOSED 6TH FLR:	911 SQ. FT.	(CONDITIONED)
<b>TOTAL PROPOSED:</b>	<b>4,341 SQ. FT.</b>	<b>(CONDITIONED)</b>
<b>NET CHANGE:</b>	<b>+1,841 SQ. FT.</b>	<b>(UNCONDITIONED)</b>

**GFA BY UNIT:**

EXISTING UNIT 1 & 2:	2,500 SQ. FT. * (CONDITIONED)
	989 SQ. FT. (UNCONDITIONED)
PROPOSED UNIT 1:	3,142 SQ. FT. (CONDITIONED)
	746 SQ. FT. (UNCONDITIONED)
PROPOSED UNIT 2:	1,199 SQ. FT. (CONDITIONED)

\*EXISTING PROPERTY IS RECORDED AS A 2 UNIT BUILDING PER 3-R REPORT NO. 201507021189. THE SECOND UNIT WAS REMOVED AT A DATE PRIOR TO CURRENT OWNERSHIP AND THE EXTENTS OF THE SECOND UNIT ARE UNKNOWN AS SUCH, "BY UNIT" CALCULATIONS FOR THE EXISTING PROPERTY ARE GIVEN AS A COMBINED BUILDING TOTAL.

**HABITABLE SPACE**

EXISTING 1ST FLOOR:	222 SQ. FT.
EXISTING 2ND FLOOR:	358 SQ. FT.
EXISTING 3RD FLOOR:	793 SQ. FT.
<b>TOTAL EXISTING:</b>	<b>1,373 SQ. FT.</b>
PROPOSED BASEMENT:	416 SQ. FT.
PROPOSED 1ST FLOOR:	243 SQ. FT.
PROPOSED 2ND FLOOR:	390 SQ. FT.
PROPOSED 3RD FLOOR:	905 SQ. FT.
PROPOSED 4TH FLOOR:	448 SQ. FT.
<b>TOTAL PROPOSED:</b>	<b>1,029 SQ. FT.</b>
<b>NET CHANGE:</b>	<b>+ 477 SQ. FT.</b>

**BUILDING INFORMATION**

CONSTRUCTION TYPE	TYPE - 5B
OCCUPANCY	GROUP R, DIVISION 3
MINIMUM ROOF CLASS	CLASS B ROOF

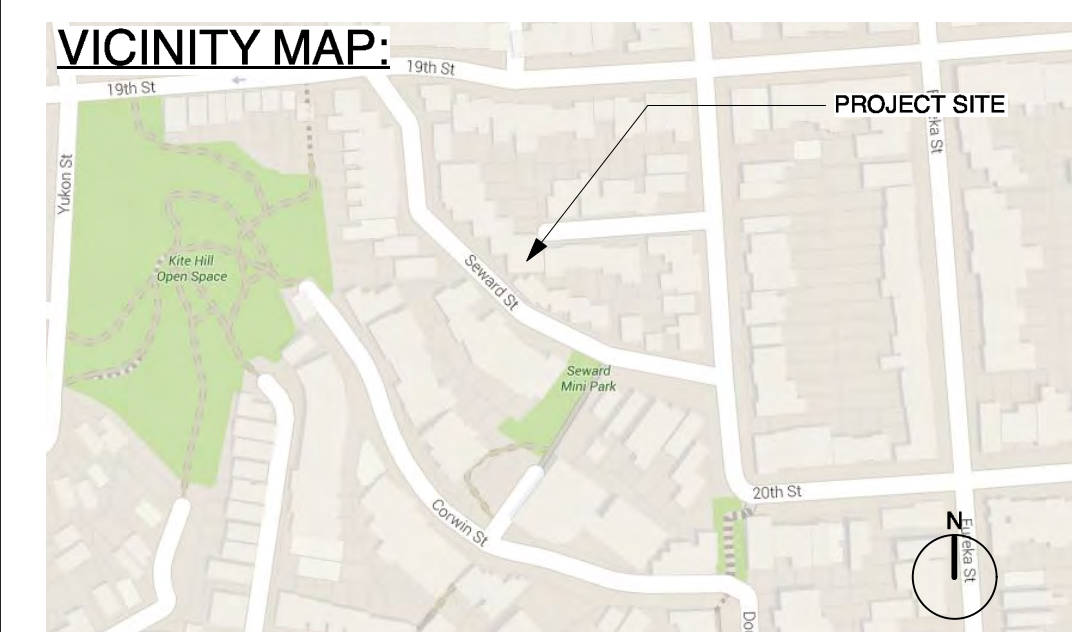
## DRAWING INDEX:

ARCHITECTURAL

1.	A0.00	TITLE SHEET
2.	A0.01	SITE PHOTOS
3.	A0.02	SITE & ROOF PLANS
4.	A0.03	PERSPECTIVES
5.	A0.04	PERSPECTIVES
6.	A0.05	PERSPECTIVES
7.	A0.06	DEMO CALCS
8.	A0.07	DEMO CALCS
9.	A0.08	DEMO CALCS
10.	A1.01	BASEMENT FLOOR PLANS
11.	A1.02	FIRST FLOOR PLANS
12.	A1.03	SECOND FLOOR PLANS
13.	A1.04	THIRD FLOOR PLANS
14.	A1.05	ROOF/FOURTH FLOOR PLANS
15.	A3.01	EXT. ELEVATIONS (WEST)
16.	A3.02	EXT. ELEVATIONS (EAST)
17.	A3.03	EXT. ELEVATIONS (SOUTH)
18.	A3.04	EXT. ELEVATIONS (NORTH)
19.	A3.05	EXT. ELEVATIONS (NORTH)
20.	A3.06	EXT. ELEVATIONS (NORTH)
21.	A3.07	(E) BUILDING SECTION
22.	A3.08	(P) BUILDING SECTION
23.	A9.10	GREEN BUILDING

## PROJECT PARTICIPANTS:

<b>OWNER:</b> KELLY FRIEDGEN & KYLE JOHNSON 50 SEWARD STREET SAN FRANCISCO, CA 94114	<b>ARCHITECT:</b> JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110
<b>PROJECT MANAGER:</b> KHOAN DUONG t. 415. 558. 9550 x0013 f. 415. 558. 0554	<b>GENERAL CONTRACTOR:</b> T.B.D.
<b>STRUCTURAL ENGINEER:</b> T.B.D.	



10.31.19

FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION  
50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: Kelly Friedgen & Kyle Johnson  
50 Seward St  
San Francisco, CA 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (RDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk

project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

TITLE SHEET

A0.00





ADJACENT PROPERTY: 54 SEWARD ST.: FRONT



SUBJECT PROPERTY: 50 SEWARD ST.: FRONT



ADJACENT PROPERTY: 44 & 46 SEWARD ST.: FRONT



ADJACENT PROPERTY: ACROSS SEWARD ST



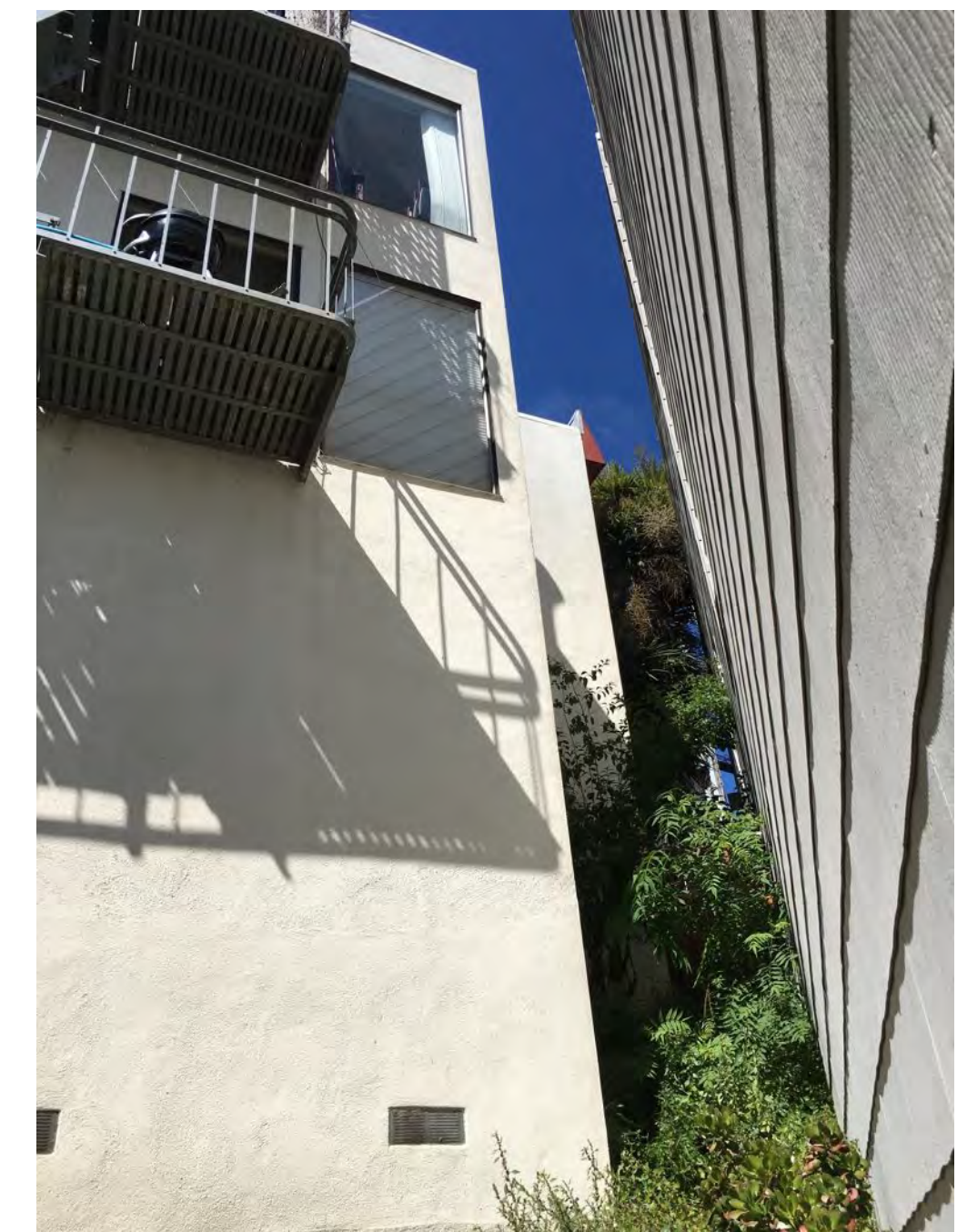
ADJACENT PROPERTY: ACROSS SEWARD ST



ADJACENT PROPERTY: ACROSS SEWARD ST



ADJACENT PROPERTY: 54 SEWARD STREET: REAR



SUBJECT PROPERTY: 50 SEWARD ST.: REAR



SUBJECT PROPERTY: 35 CARSON ST.: SIDE & REAR



ADJACENT PROPERTY: 998 SANCHEZ STREET: REAR

10.31.19

## FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: Kelly Friedgen & Kyle Johnson  
San Francisco, CA 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (RDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk

Project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

SITE PHOTOS



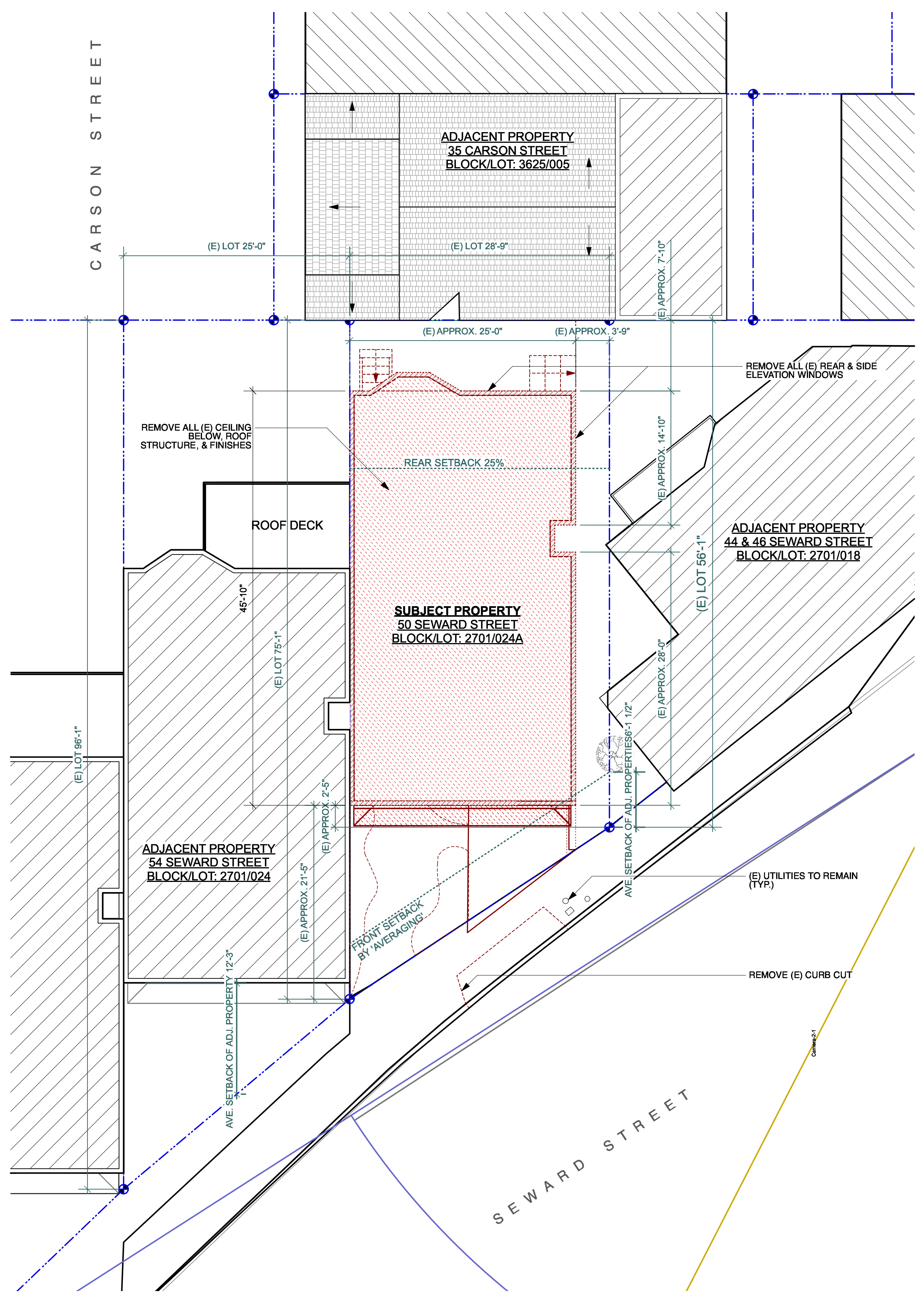
## FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK/LOT: 2701 - LOT 024A

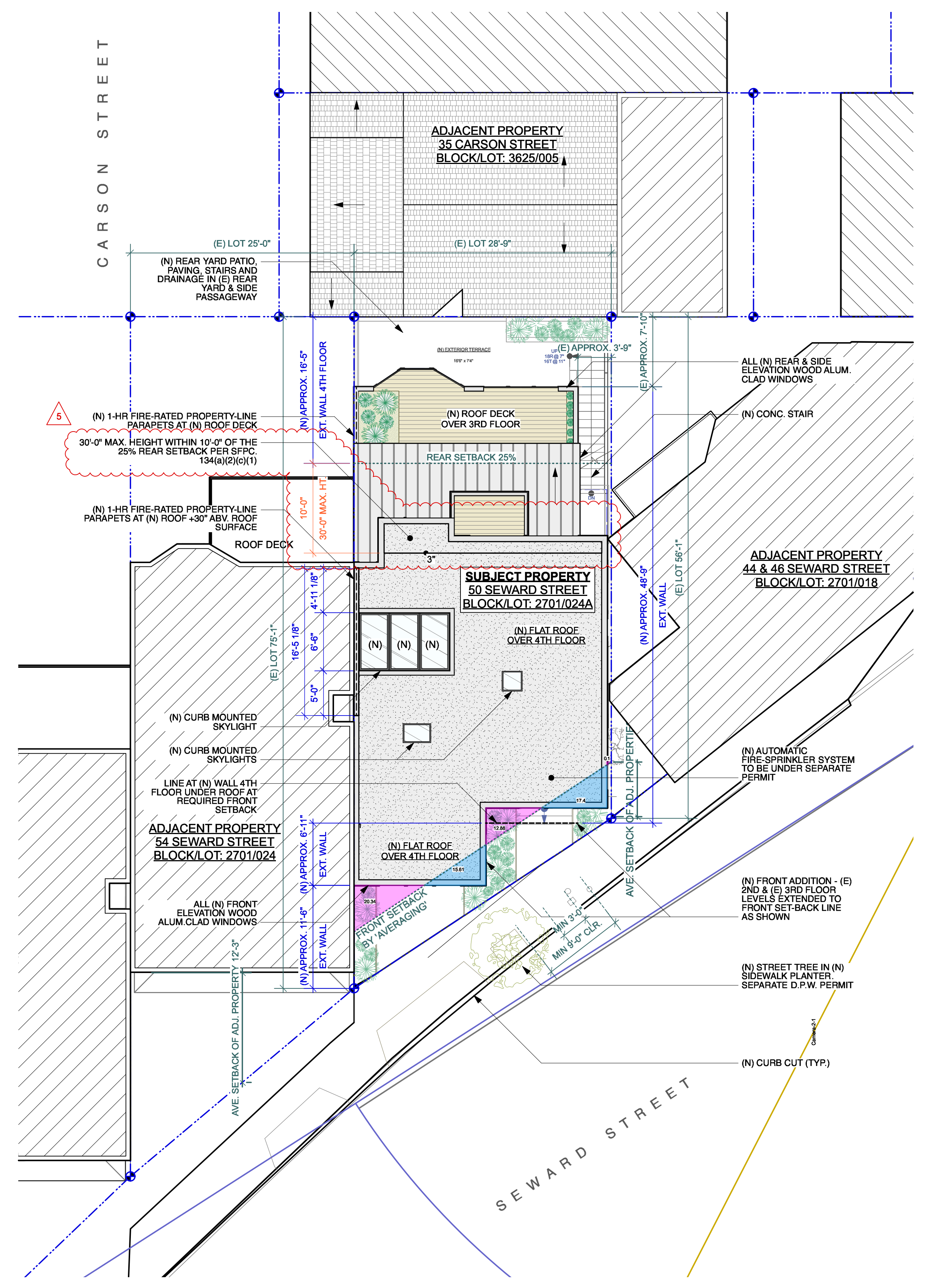
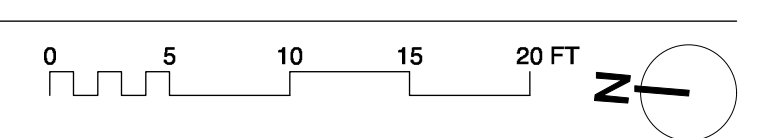
Client: Kelly Friedgen & Kyle Johnson  
50 Seward St  
San Francisco, CA 94115

date	issues/ revisions	by
03.23.17	Neighborhood Outreach	ch
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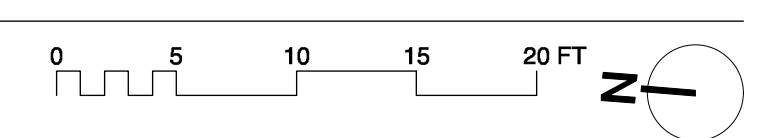
project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION



1 SITE & ROOF PLAN - EXISTING  
A0.02 Scale: 1/8" = 1'-0"



2 SITE & ROOF PLAN - PROPOSED  
A0.02 Scale: 1/8" = 1'-0"







1 PROPOSED FRONT PERSPECTIVE #1  
A0.03



2 PROPOSED FRONT PERSPECTIVE #2  
A0.03



3 PROPOSED FRONT PERSPECTIVE #3  
A0.03

10.31.19

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

client: kelly friedgen & kyle johnson  
50 seward st  
san francisco, ca 94115

date :	issues/ revisions :	by :
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION





1 REAR PERSPECTIVE #1 - CURRENT PROPOSAL  
A0.04



2 REAR PERSPECTIVE #1 - CURRENT PROPOSAL  
A0.04

10.31.19

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

client : kelly friedgen & kyle johnson  
50 seward st  
san francisco, ca 94115

date :	issues/ revisions :	by :
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION





1 REAR PERSPECTIVE #2 - CURRENT PROPOSAL  
A0.05



2 REAR PERSPECTIVE #2 - CURRENT PROPOSAL  
A0.05

10.31.19

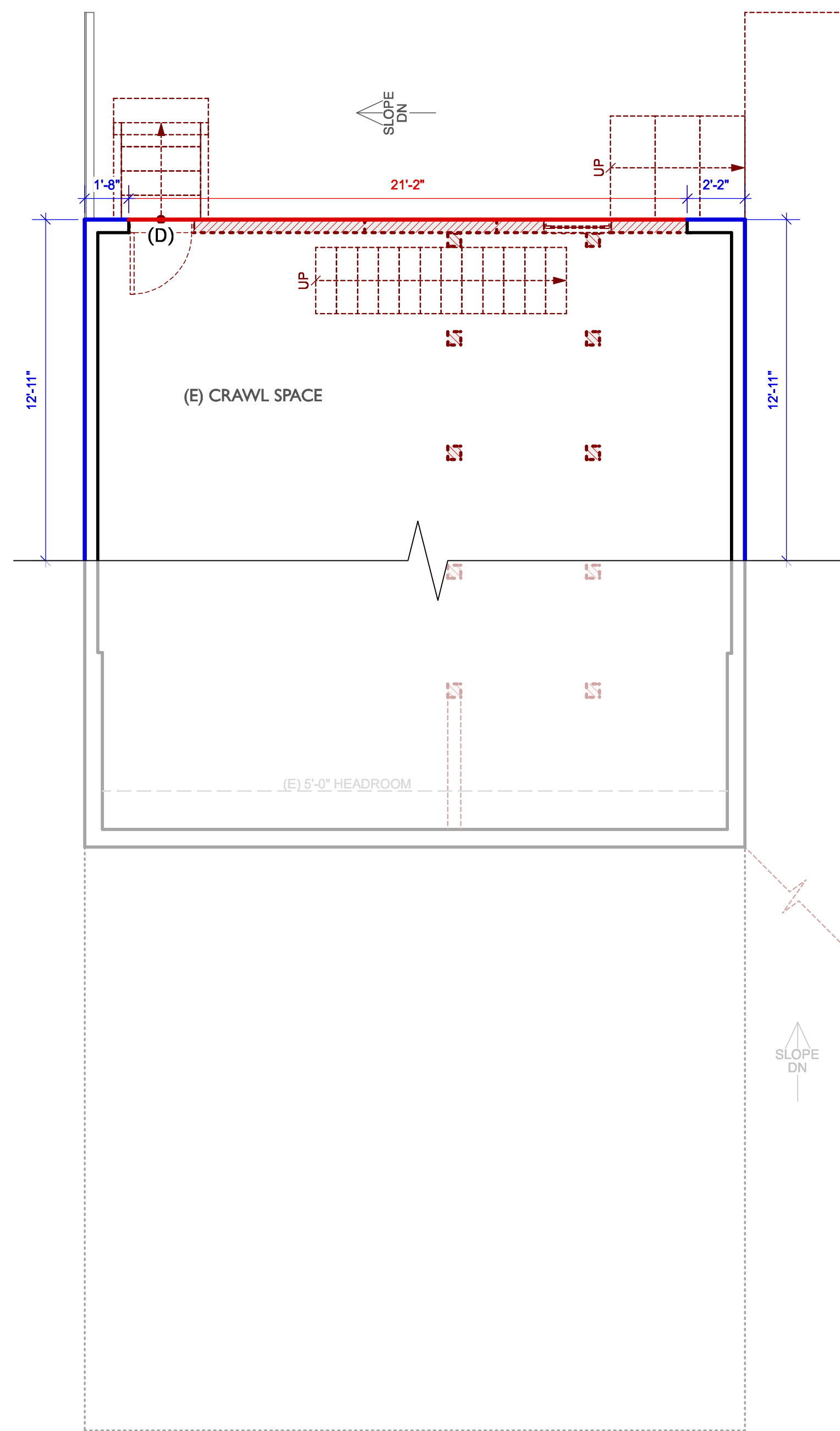
**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

client : kelly friedgen & kyle johnson  
san francisco, ca 94115  
50 seward st

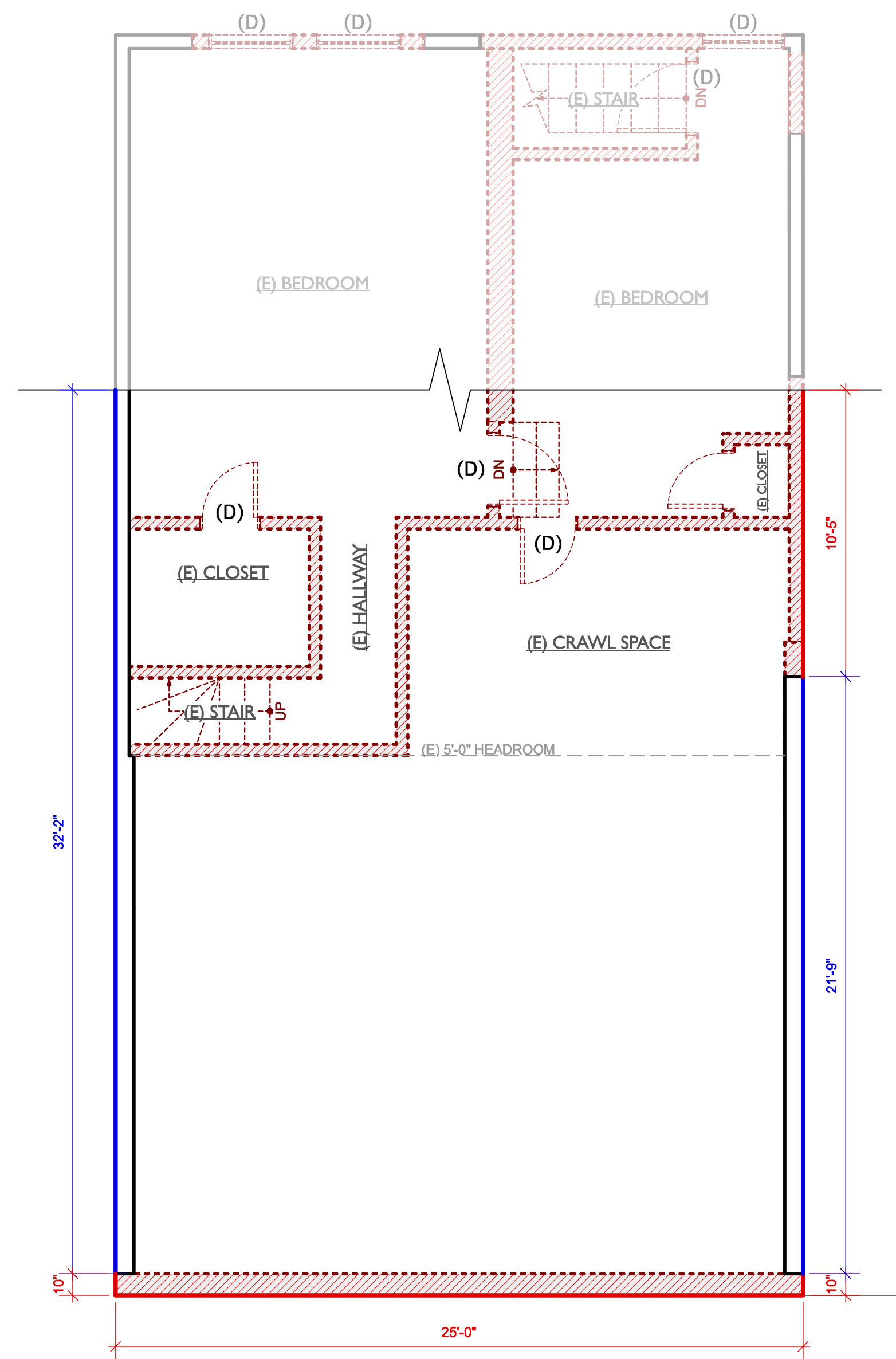
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

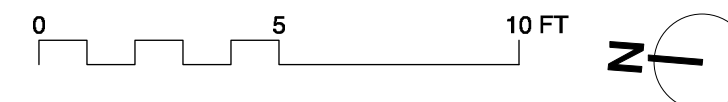




1 BASEMENT FLOOR PLAN - EXISTING/DEMOLITION  
 A0.06 Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING/DEMOLITION  
 A0.06 Scale: 1/4" = 1'-0"



SYMBOLS	
TO BE RETAINED	
TO BE REMOVED	

SEC. 317 (2) (B)  
 REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT AND REAR FACADE MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

SUM OF FRONT AND REAR FACADE					
ELEMENT	(E) LENGTH (FT.)	TO BE REMOVED (FT.)	TO BE REMOVED (%)	TO BE RETAINED (FT.)	TO BE RETAINED (%)
FRONT (WEST) FACADE	25'-0"	25'-0"	100%	0'-0"	0%
REAR (EAST) FACADE	25'-0"	21'-2"	84.7%	3'-10"	15.3%
TOTALS	50'-0"	46'-2"	92.3%	3'-10"	7.7%

SEC. 317 (2) (B)  
 REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

LINEAR FOOTAGE MEASUREMENT: 1ST FLOOR					
ELEMENT	(E) LENGTH (FT.)	TO BE REMOVED (FT.)	TO BE REMOVED (%)	TO BE RETAINED (FT.)	TO BE RETAINED (%)
FRONT (WEST) FACADE	25'-0"	25'-0"	100%	0'-0"	0%
REAR (EAST) FACADE	25'-0"	21'-2"	84.7%	3'-10"	15.3%
LEFT (NORTH) FACADE	45'-11"	10"	1.8%	45'-1"	98.2%
RIGHT (SOUTH) FACADE	45'-11"	11'-3"	24.5%	34'-8"	75.5%
TOTALS	141'-10"	58'-3"	41%	83'-7"	59%

DETERMINATION:

PASSED SEC. 317 (2) (B)

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

PROPOSED SUM OF FRONT AND REAR FACADE TO BE REMOVED IS > 50%

PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%



JOHN LUM ARCHITECTURE INC.  
 3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
 TEL 415 568 9550 FAX 415 568 0584

FRIEDGEN JOHNSON RESIDENCE  
 REMODEL & ADDITION  
 50 SEWARD ST. SAN FRANCISCO, CA 94114  
 BLOCK 2701 - LOT 024A

Client: kelly friedgen & kyle johnson  
 san francisco, ca 94115  
 50 seward st

date :	issues/ revisions :	by :
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project name :  
 FRIEDGEN JOHNSON RESIDENCE  
 REMODEL & ADDITION

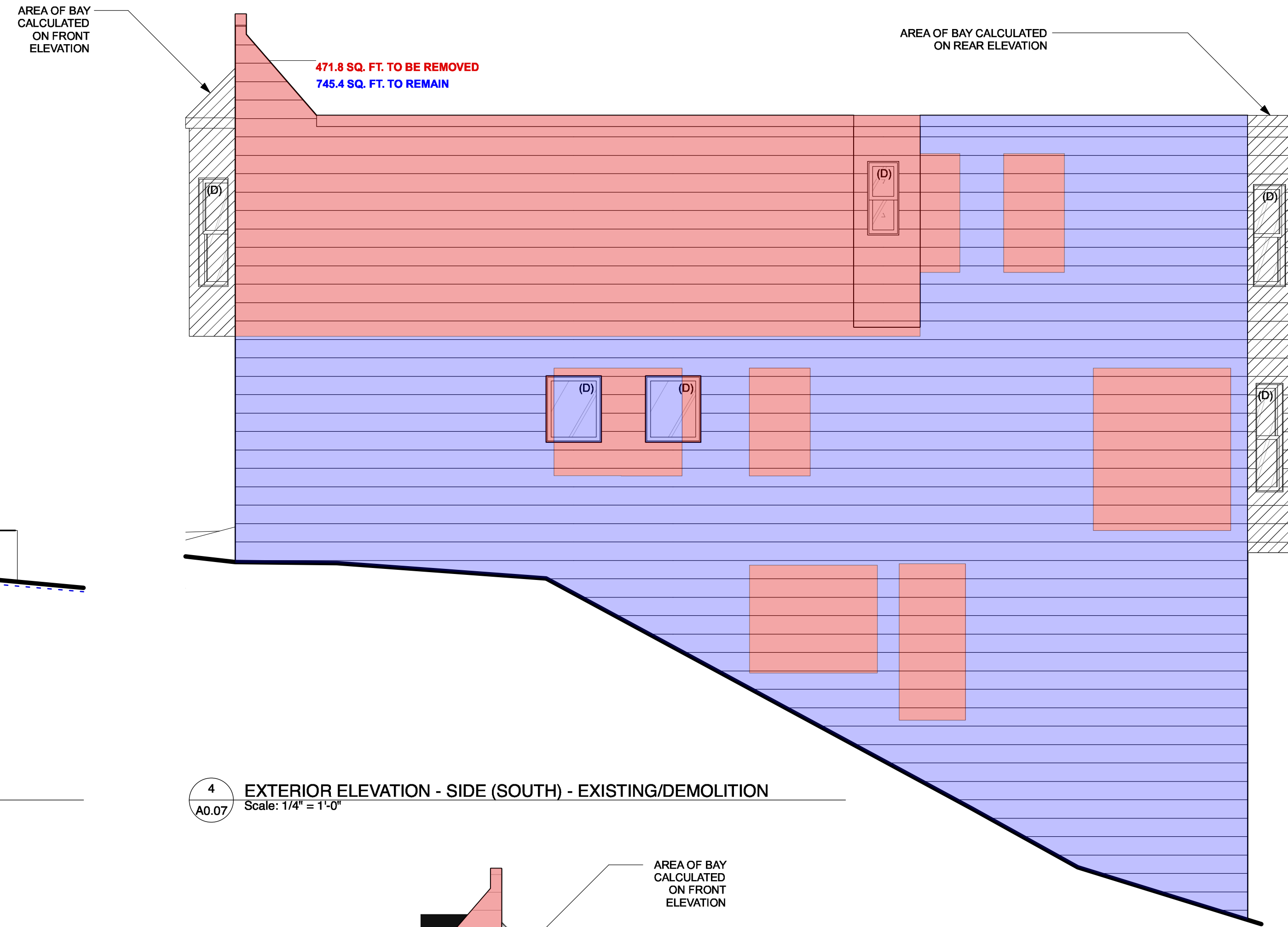
DEMO CALCS

A0.06





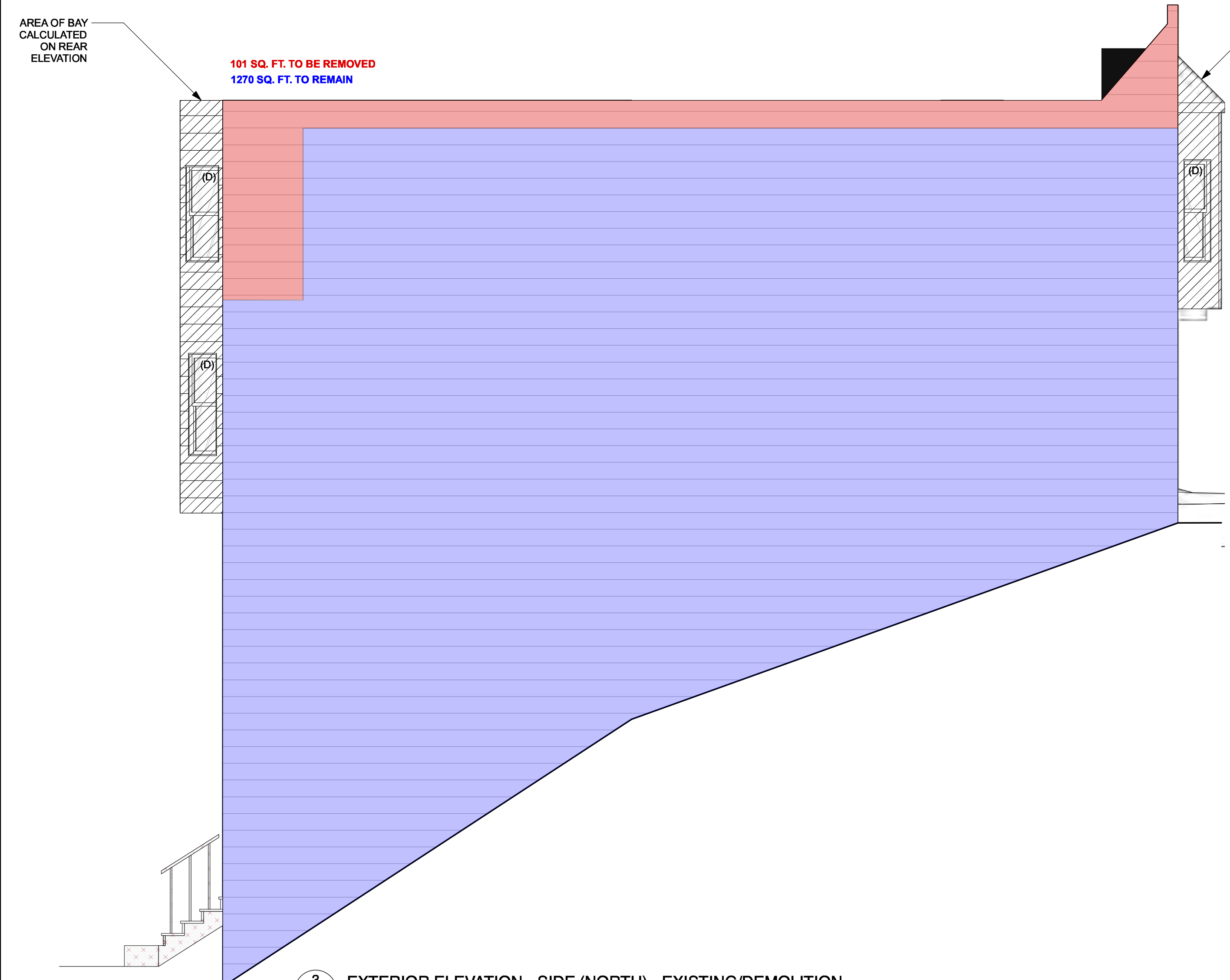
1 EXTERIOR ELEVATION - FRONT (WEST) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - SIDE (SOUTH) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - REAR (EAST) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - SIDE (NORTH) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"

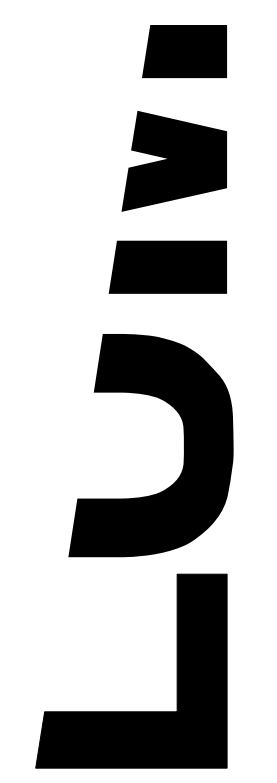
SEC. 317 (2) (C)  
REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

SYMBOLS

TO BE RETAINED	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>
TO BE REMOVED	<span style="background-color: #FF6347; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>

DETERMINATION:  
**PASSED SEC. 317 (2) (C)**  
MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.  
PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)  
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)

EXISTING & DEMO AREAS PER FACADE					
ELEMENT	(E) AREA (SQ. FT.)	TO BE REMOVED (SQ. FT.)	TO BE REMOVED (%)	TO BE RETAINED (SQ. FT.)	TO BE RETAINED (%)
FRONT (WEST) FACADE	593 SQ. FT.	593 SQ. FT.	100.0%	0 SQ. FT.	0.0%
REAR (EAST) FACADE	906 SQ. FT.	477 SQ. FT.	52.6%	429 SQ. FT.	47.4%
RIGHT (SOUTH) FACADE	1,217 SQ. FT.	472 SQ. FT.	38.8%	745 SQ. FT.	61.2%
LEFT (NORTH) FACADE	1,371 SQ. FT.	101 SQ. FT.	7.3%	1,270 SQ. FT.	92.7%
<b>TOTALS</b>	<b>4,087 SQ. FT.</b>	<b>1,643 SQ. FT.</b>	<b>40.2%</b>	<b>2,444 SQ. FT.</b>	<b>59.8%</b>



JOHN LUM ARCHITECTURE, INC.  
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FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: kelly friedgen & kyle johnson  
san francisco, ca 94115  
10.31.19

date :	issues/ revisions :	by :
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

DEMO CALCS

A0.07

SEC. 317 (2) (C)

REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE BUILDING MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

SYMBOLS

TO BE RETAINED   
 TO BE REMOVED

**AREA MEASUREMENT**

ELEMENT	(E) AREA (SQ. FT.)	TO BE REMOVED (SQ. FT.)	TO BE REMOVED (%)	TO BE RETAINED (SQ. FT.)	TO BE RETAINED (%)
1ST FLOOR	537 SQ. FT.	232 SQ. FT.	43.2%	305 SQ. FT.	66.8%
2ND FLOOR	1,095 SQ. FT.	0 SQ. FT.	0.0%	1,095 SQ. FT.	95%
3RD FLOOR	1,182 SQ. FT.	108 SQ. FT.	9.1%	1,074 SQ. FT.	90.9%
ROOF	1,153 SQ. FT.	1,153 SQ. FT.	100%	0 SQ. FT.	0%
TOTALS	3,967 SQ. FT.	1,493 SQ. FT.	37.7%	2,474 SQ. FT.	62.3%

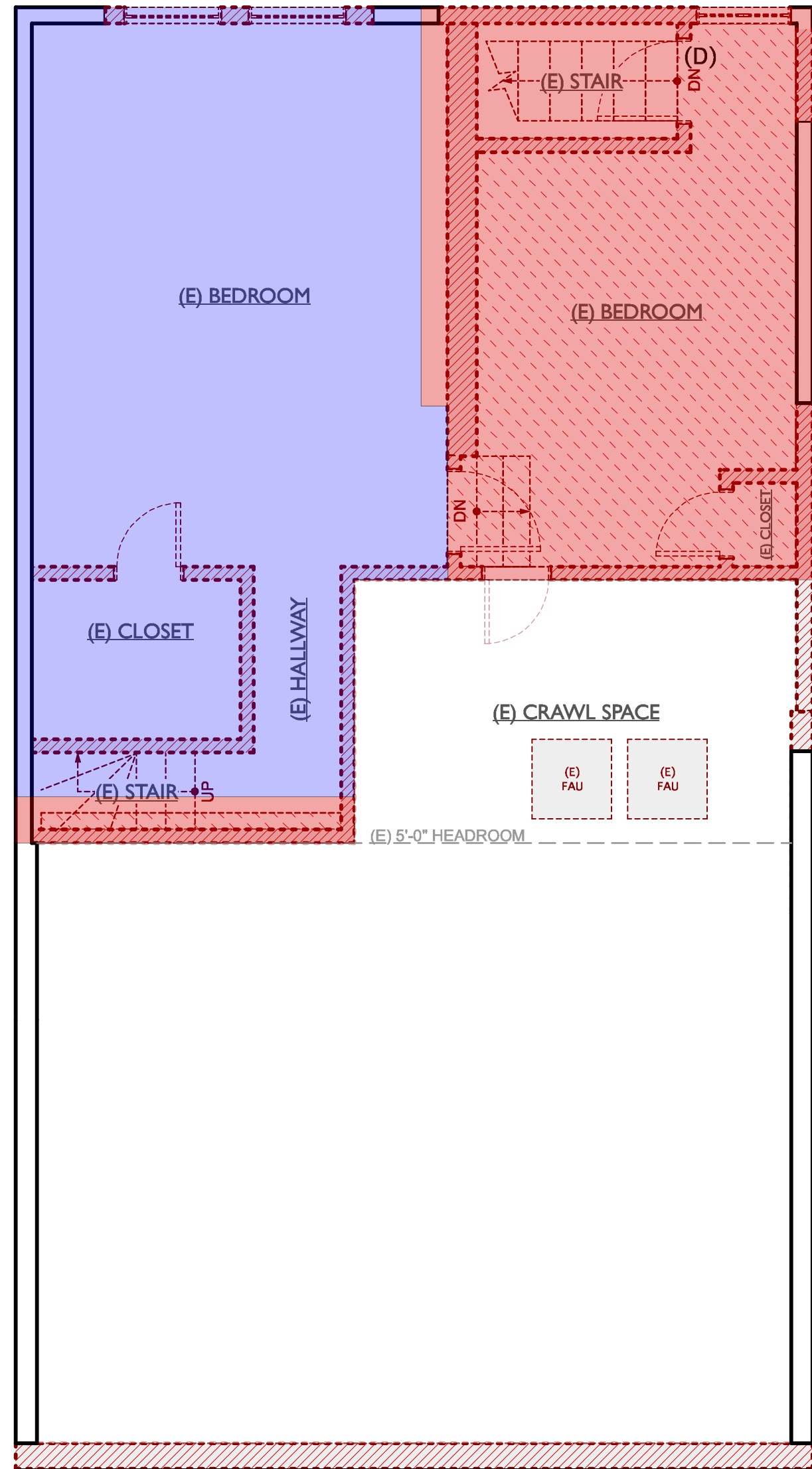
**DETERMINATION:**

**PASSED SEC. 317 (2) (C)**

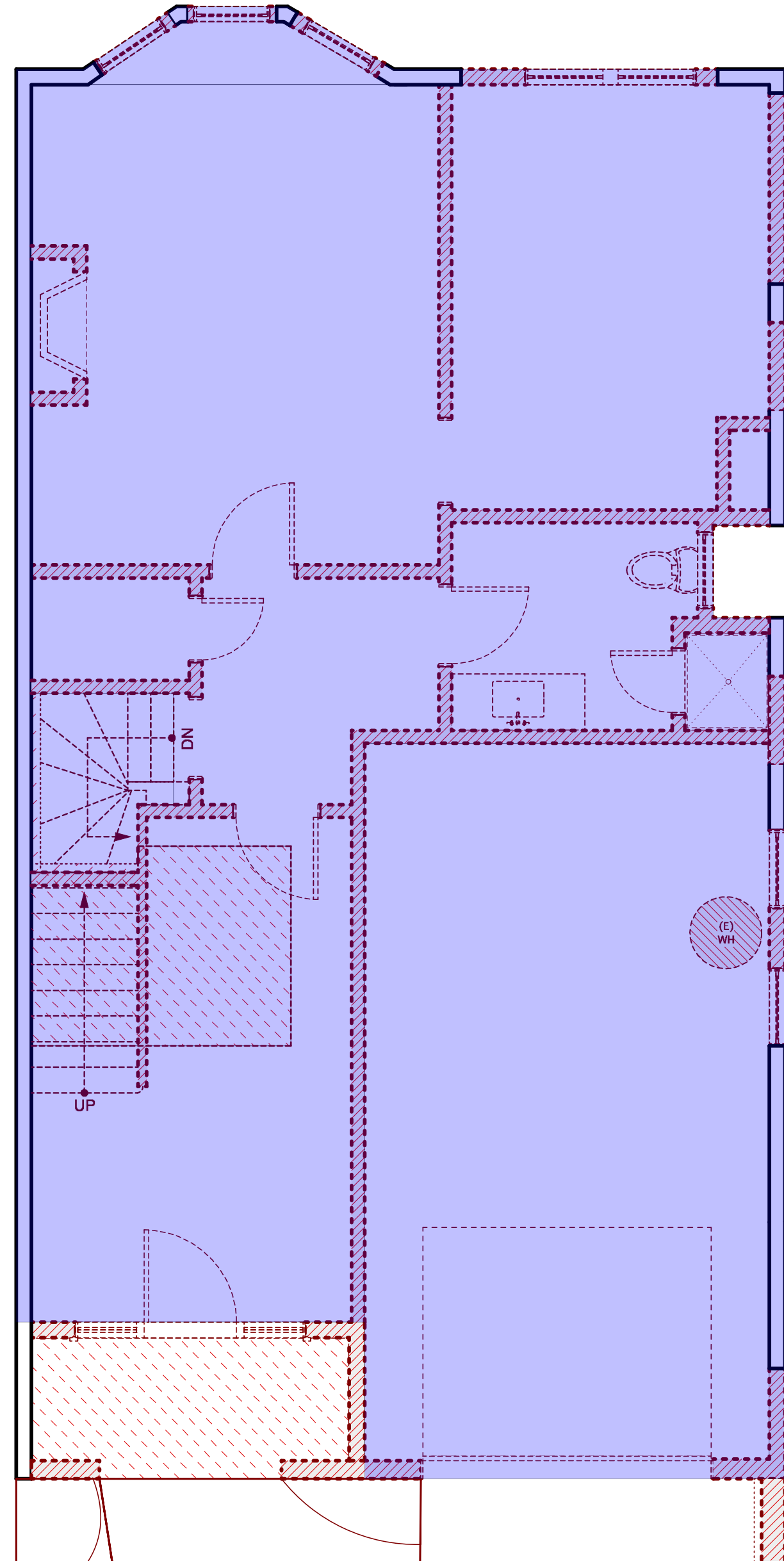
MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

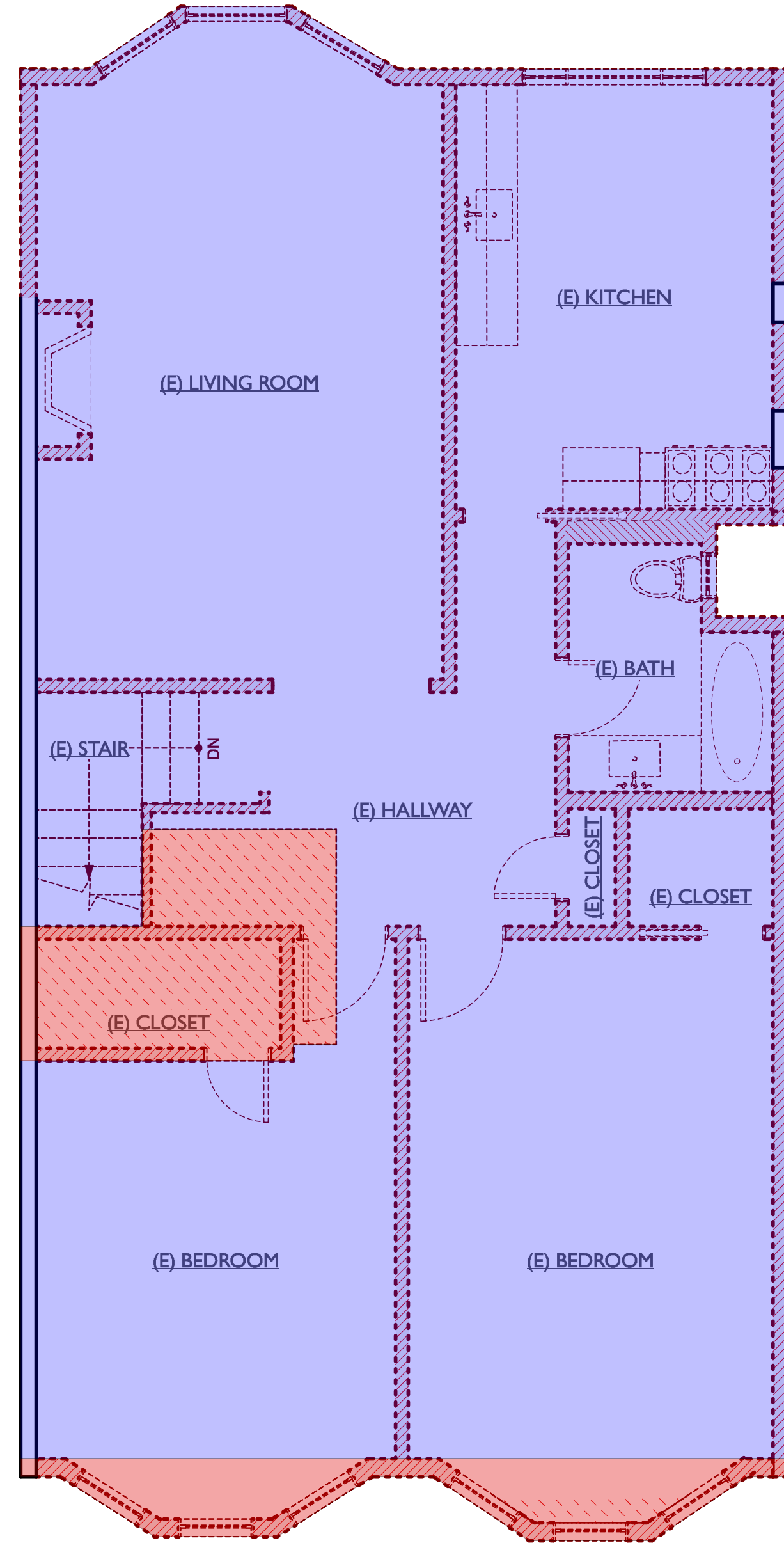
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



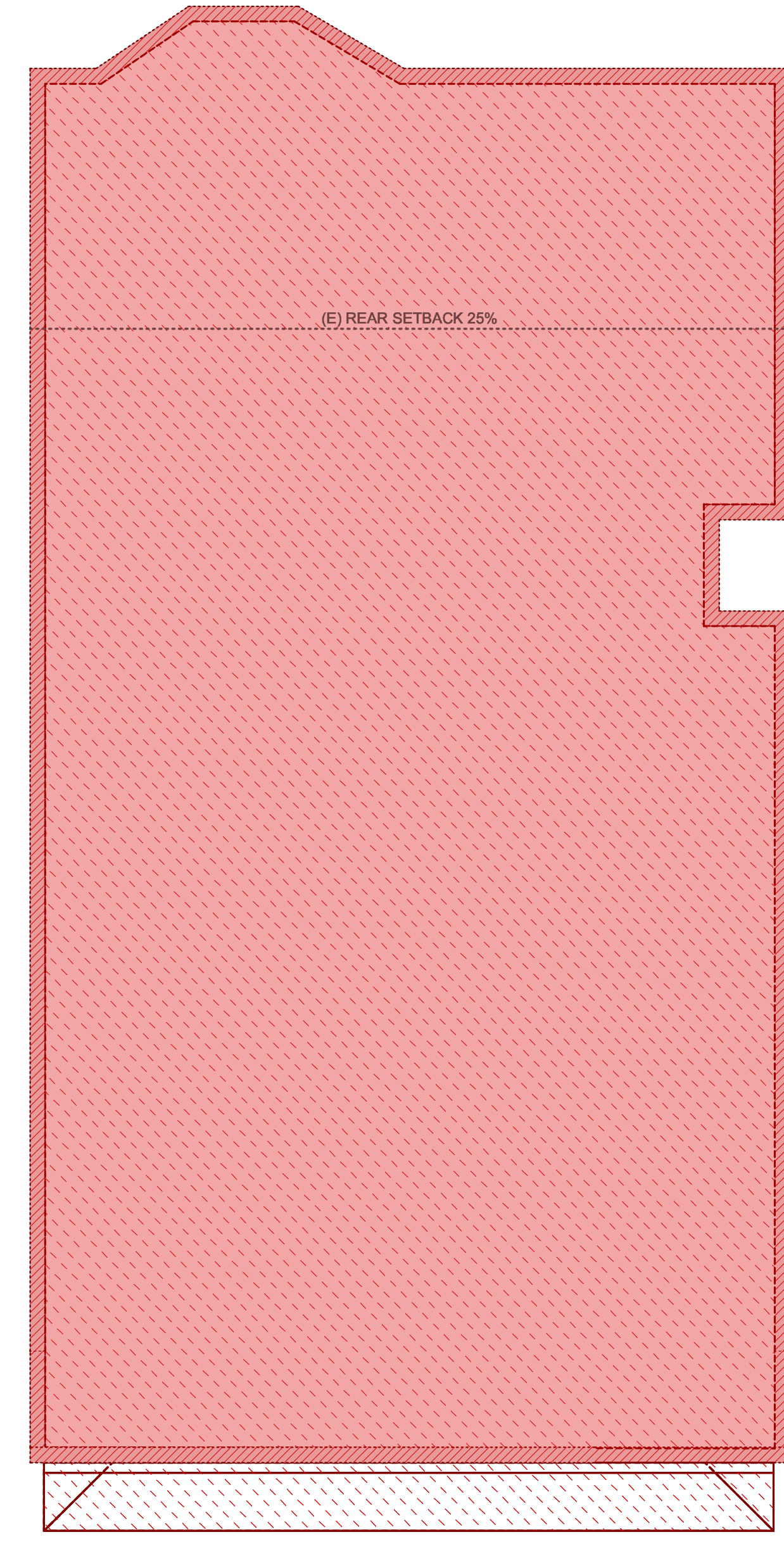
1 FIRST FLOOR PLAN - EXISTING/DEMOLITION  
 A0.08 Scale: 1/4" = 1'-0"



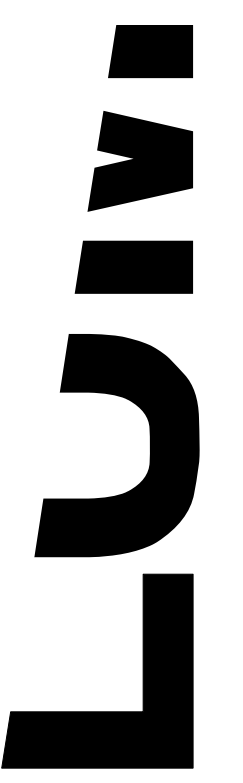
2 SECOND FLOOR PLAN - EXISTING/DEMOLITION  
 A0.08 Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN - EXISTING/DEMOLITION  
 A0.08 Scale: 1/4" = 1'-0"



4 ROOF PLAN - EXISTING/DEMOLITION  
 A0.08 Scale: 1/4" = 1'-0"



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**FRIEDGEN JOHNSON RESIDENCE  
 REMODEL & ADDITION**  
 50 SEWARD ST. SAN FRANCISCO, CA 94114  
 BLOCK 2701 - LOT 024A

client: kelly friedgen & kyle johnson  
 50 seward st  
 san francisco, ca 94115

date :	issues/ revisions :	by :
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project name :  
 FRIEDGEN JOHNSON RESIDENCE  
 REMODEL & ADDITION

DEMO CALCS

A0.08



**LEGEND, DEMOLITION**

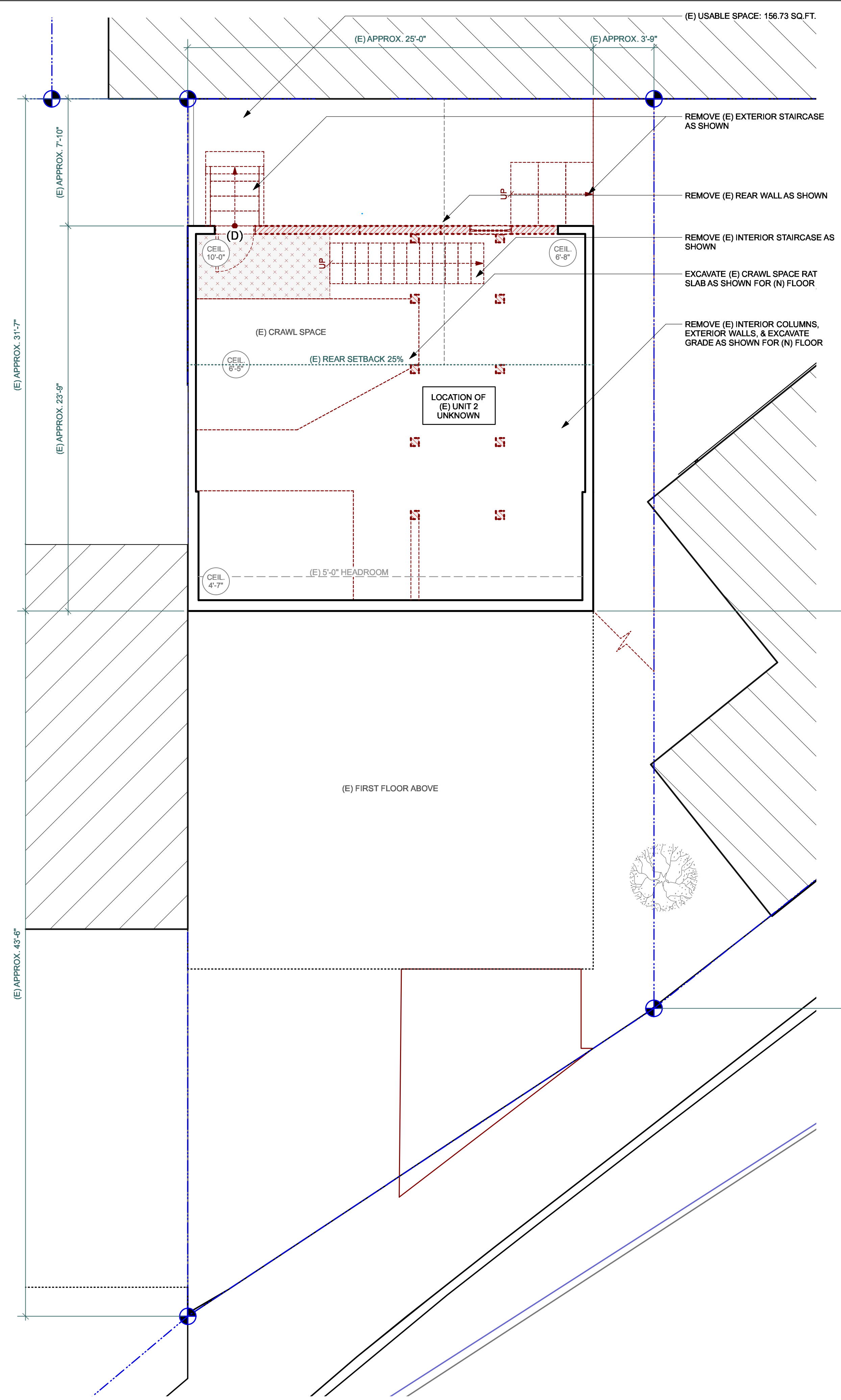
- EXISTING WALL TO REMAIN
- DEMOLISH WALL
- DEMOLISHED AREA / OBJECT

**LEGEND, NEW WALLS**

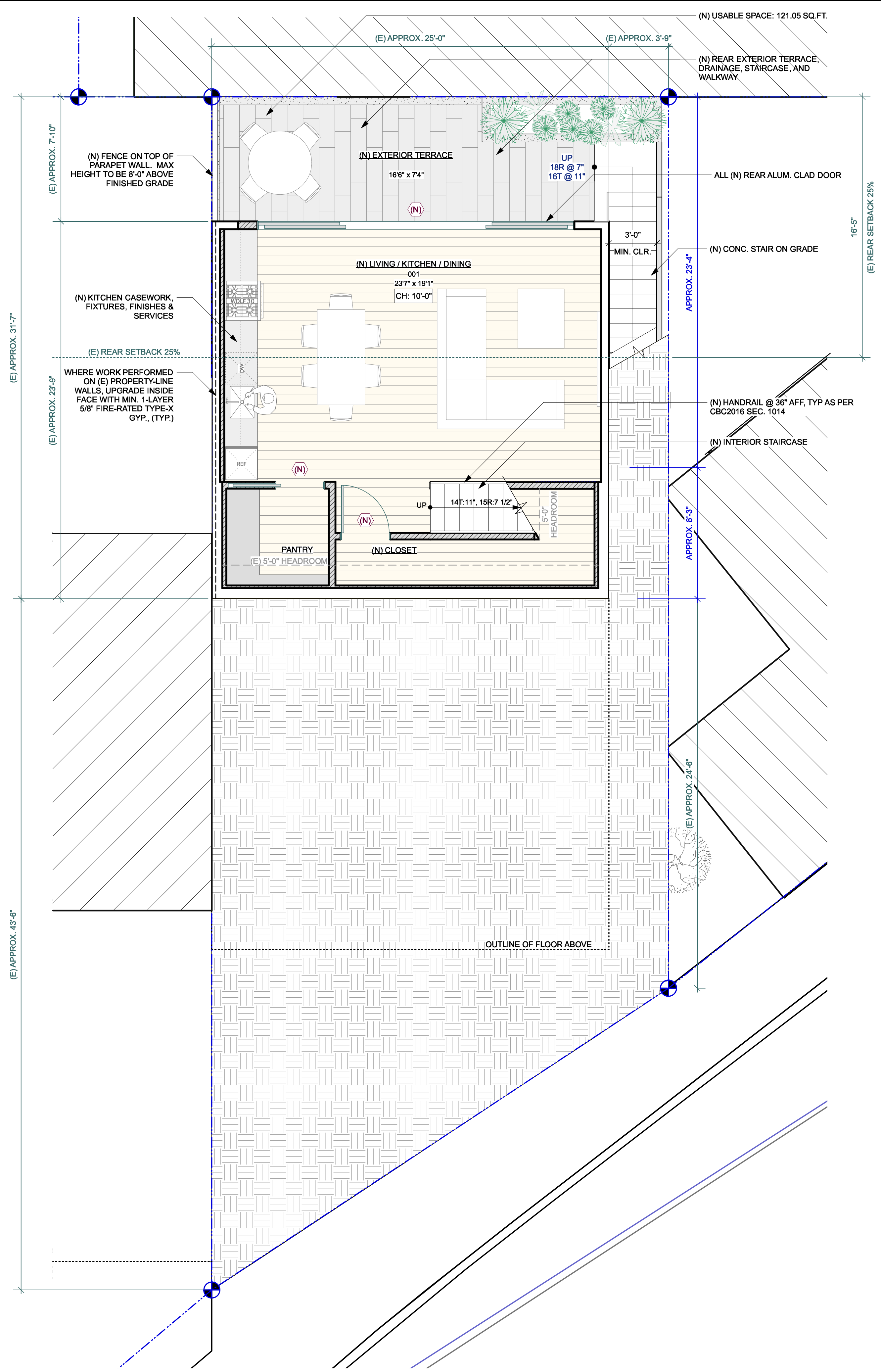
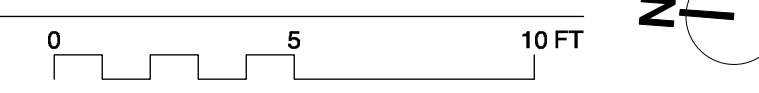
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,  
O/ EXTERIOR GRADE PLYWOOD,  
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
O/ 2x4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

**NOTES, CONSTRUCTION**

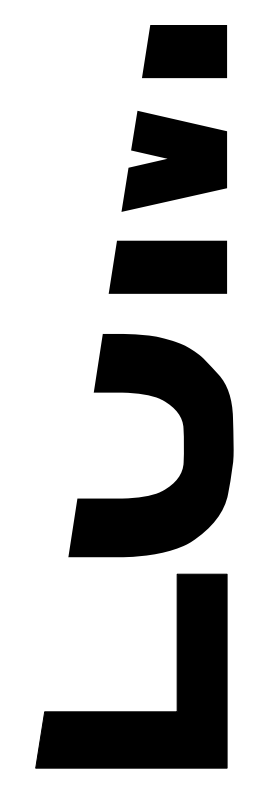
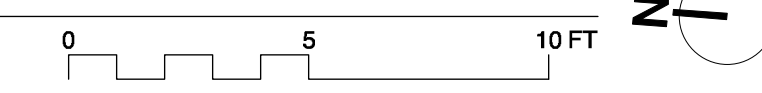
- 01 CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- 02 CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- 03 CONTRACTOR SHALL REPAIR ANY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



**1 BASEMENT FLOOR PLAN - EXISTING/DEMOLITION**  
Scale: 1/4" = 1'-0"



**2 BASEMENT FLOOR PLAN - PROPOSED**  
Scale: 1/4" = 1'-0"



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REMODEL & ADDITION**  
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JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9590 FAX 415 568 0584

Client: kelly friedgen & kyle johnson  
san francisco, ca 94115

10.31.19



**LEGEND, DEMOLITION**

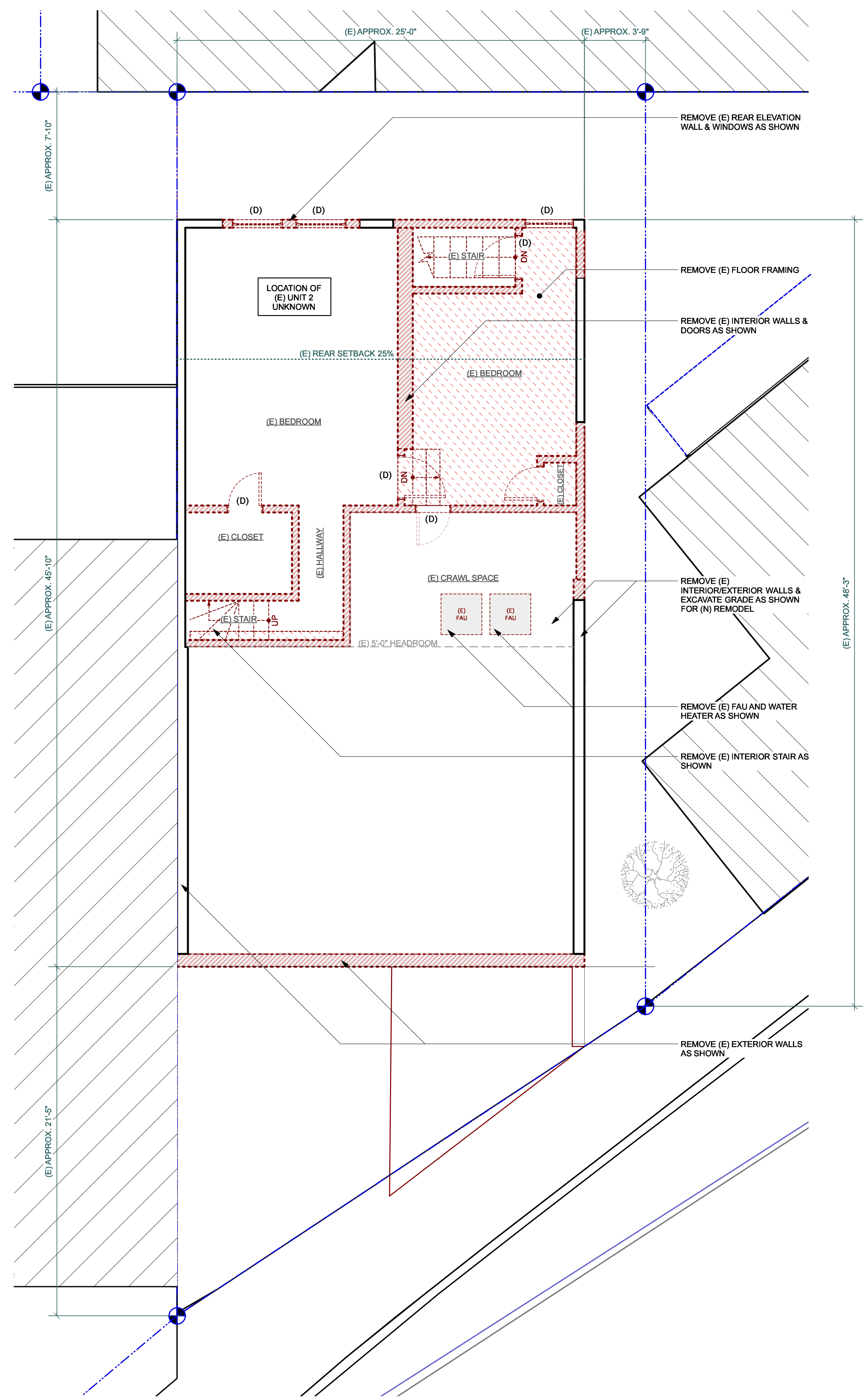
- EXISTING WALL TO REMAIN
- DEMOLISH WALL
- DEMOLISHED AREA / OBJECT

**LEGEND, NEW WALLS**

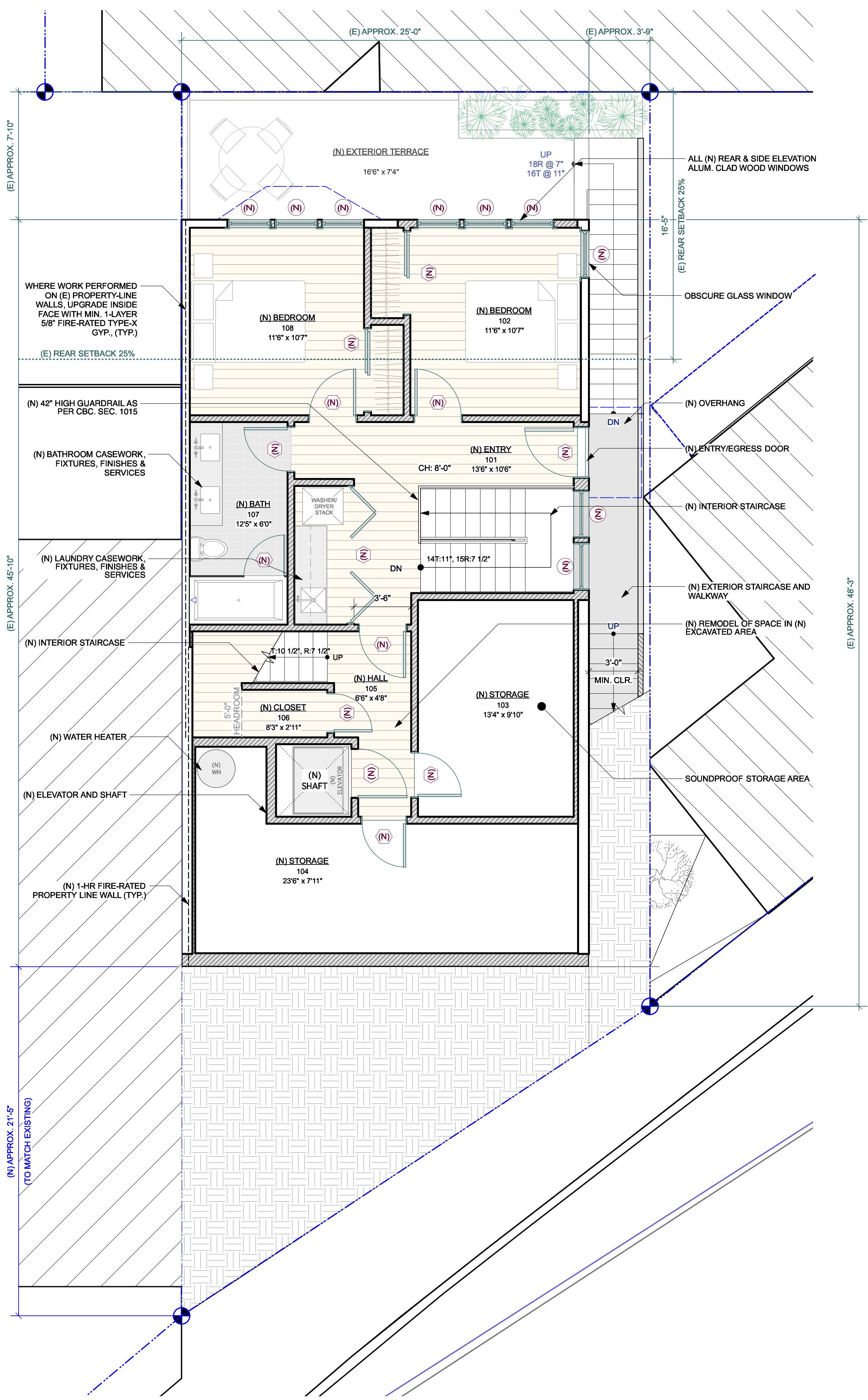
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,  
O/ EXTERIOR GRADE PLYWOOD,  
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
O/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

**NOTES, CONSTRUCTION**

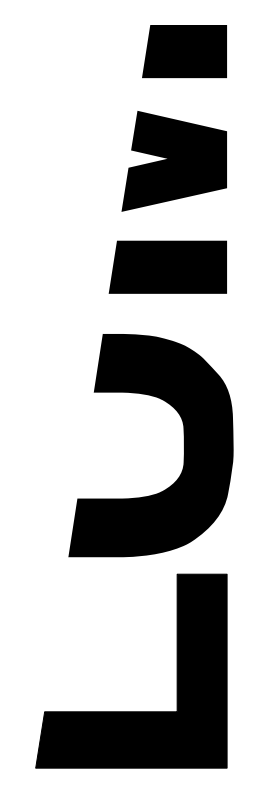
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- 08 ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- 09 ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- 10 CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



**1 FIRST FLOOR PLAN - EXISTING/DEMOLITION**  
Scale: 1/4" = 1'-0"  
0 5 10 FT



**2 FIRST FLOOR PLAN - PROPOSED**  
Scale: 1/4" = 1'-0"  
0 5 10 FT



**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

date	issues/ revisions	by
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (RDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk

project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

FIRST FLOOR PLANS

A1.02

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET | SAN FRANCISCO, CA 94110  
TEL 415 558 9590 FAX 415 558 0584

Client :  
kelly friedgen & kyle johnson  
san francisco, ca 94115



**LEGEND, DEMOLITION**

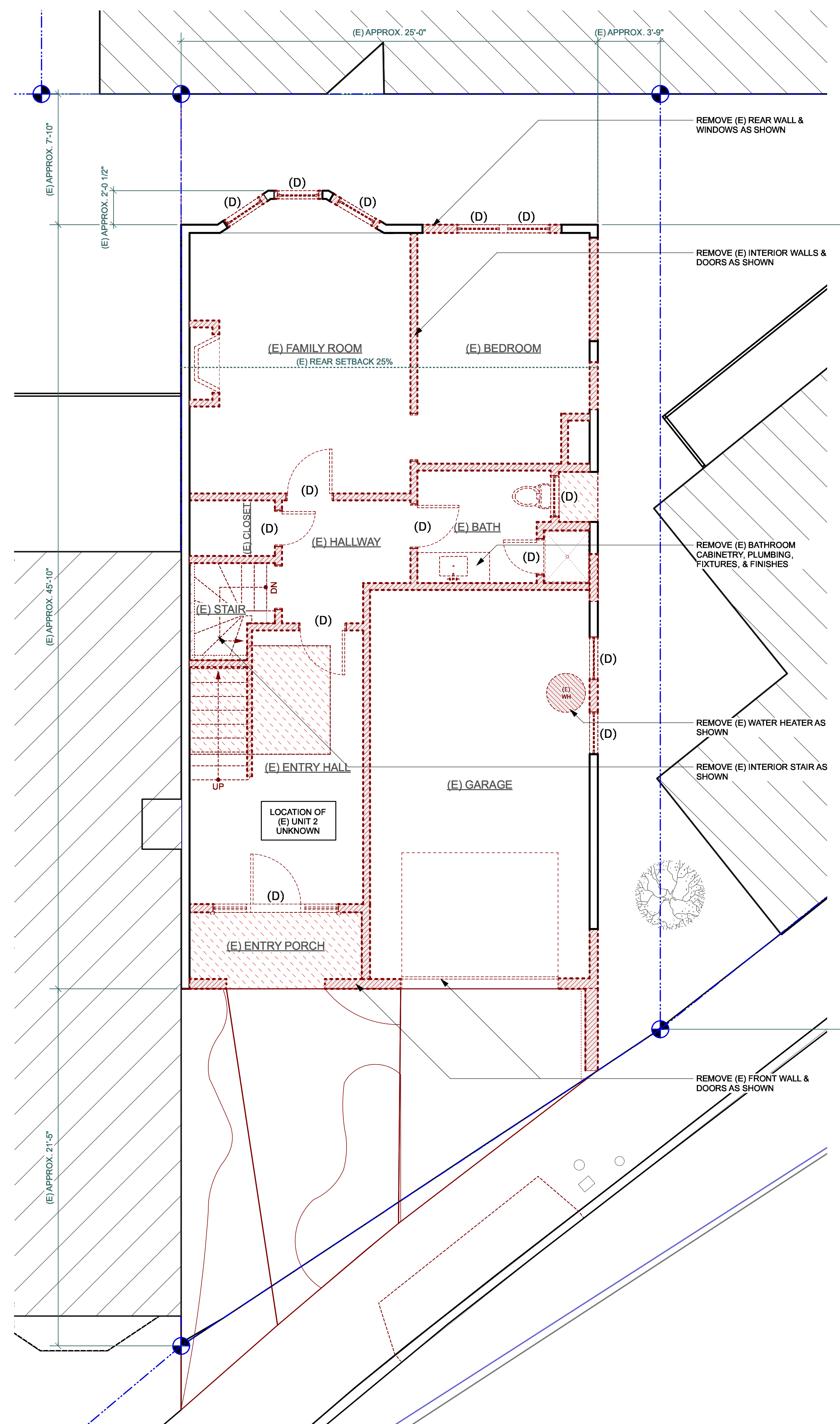
- EXISTING WALL TO REMAIN
- DEMOLISH WALL
- DEMOLISHED AREA / OBJECT

**LEGEND, NEW WALLS**

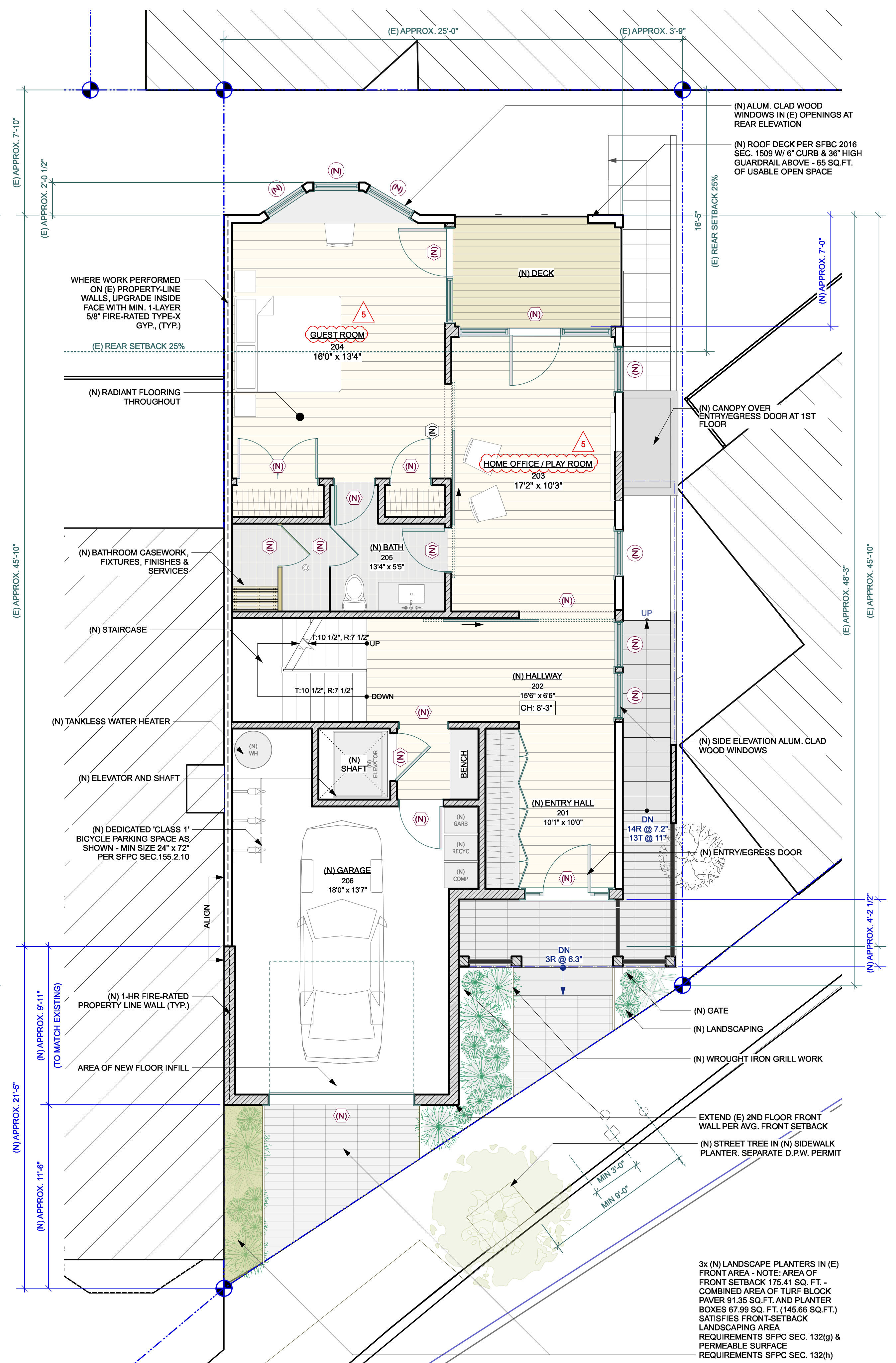
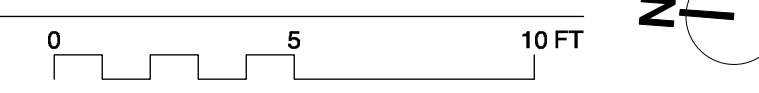
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,  
O/ EXTERIOR GRADE PLYWOOD
- NEW INTERIOR WALL:  
O/ 5/8" GYPSUM BOARD,  
O/ 2x4 WD. STUDS,  
O/ STRUCTURAL PLYWD. (WHERE OCCURS,  
S.S.D.)  
O/ 5/8" GYPSUM BOARD (INTERIOR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

**NOTES, CONSTRUCTION**

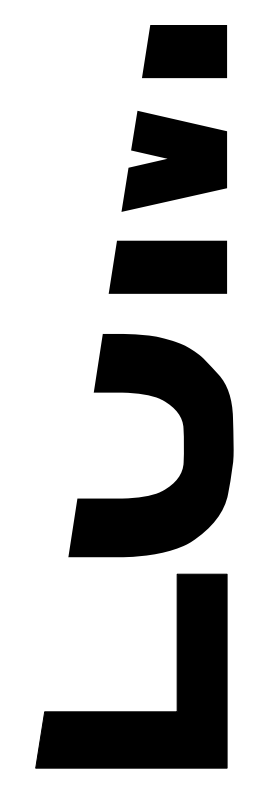
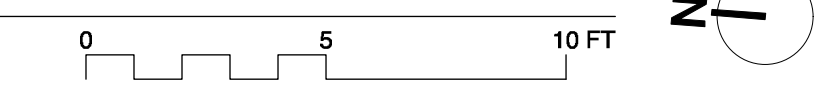
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1 SECOND FLOOR PLAN - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



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



**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

SECOND FLOOR PLANS

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

Client :  
kelly friedgen & kyle johnson  
50 seward st  
san francisco, ca 94115



**LEGEND, DEMOLITION**

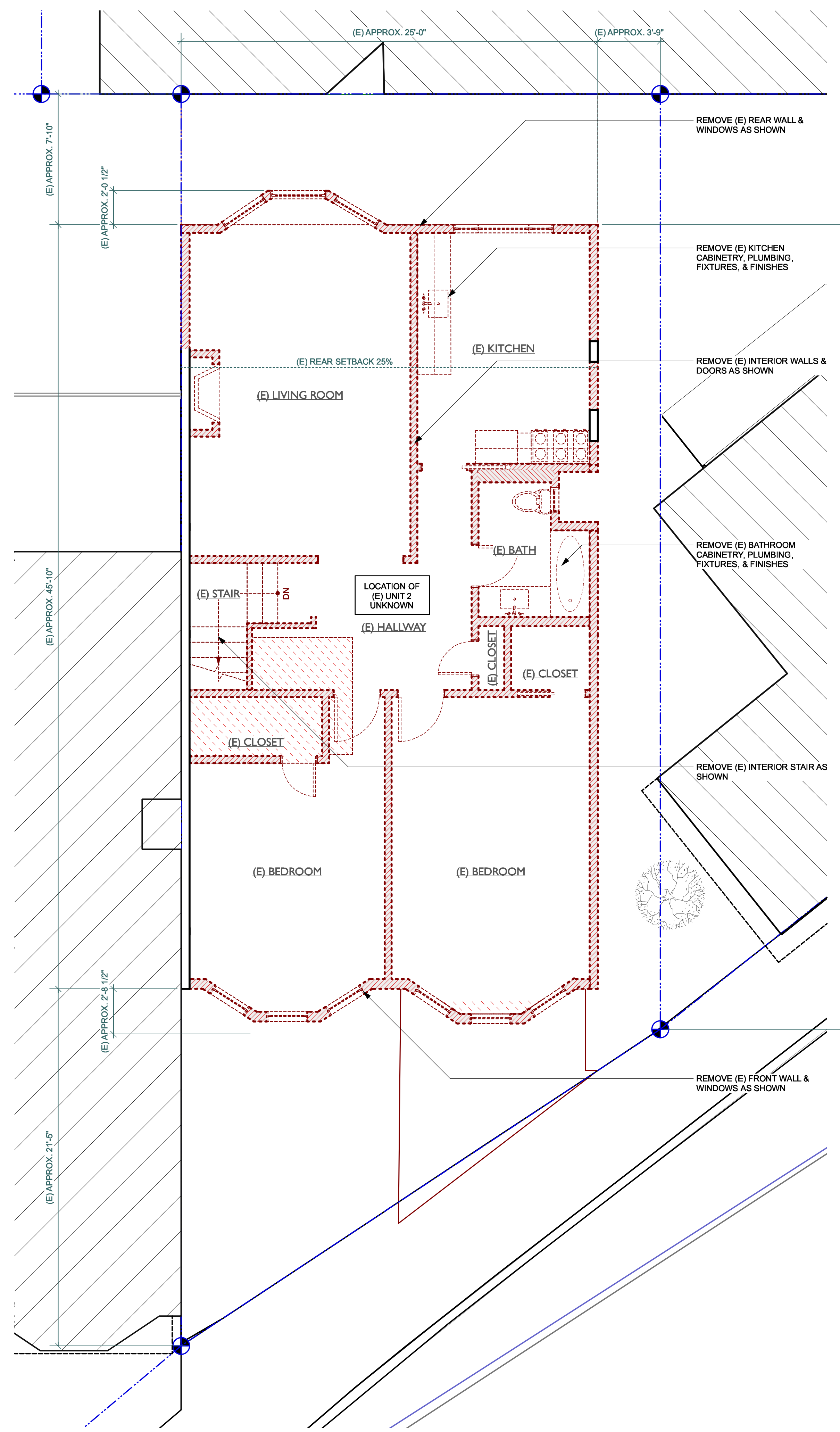
- EXISTING WALL TO REMAIN
- DEMOLISH WALL
- DEMOLISHED AREA / OBJECT

**LEGEND, NEW WALLS**

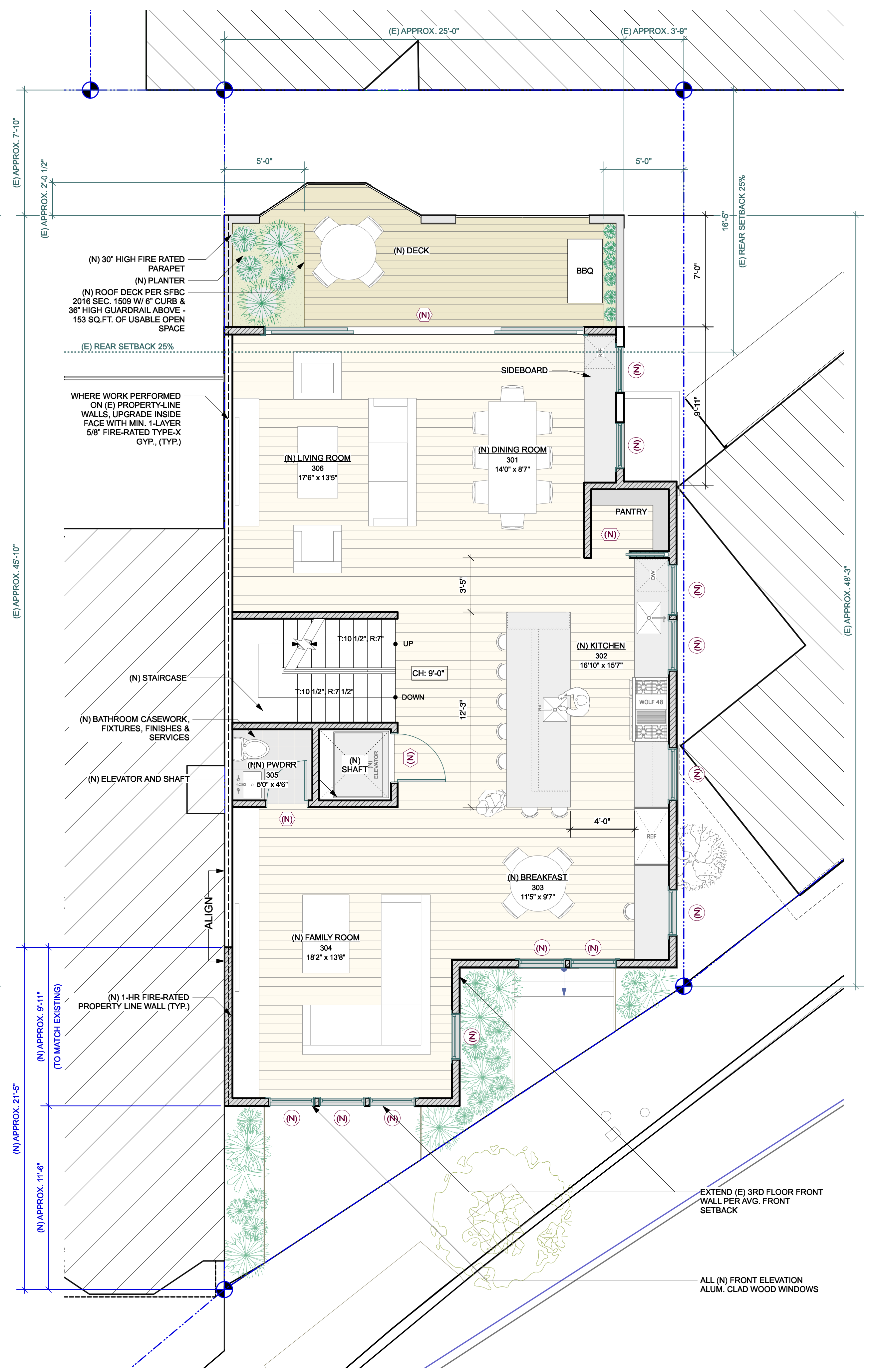
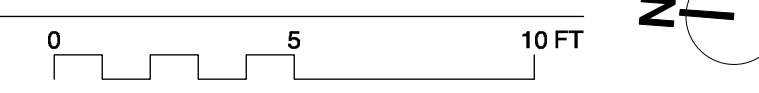
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- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXT. ELEVATIONS)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,  
O/ EXTERIOR GRADE PLYWOOD,  
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR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

**NOTES, CONSTRUCTION**

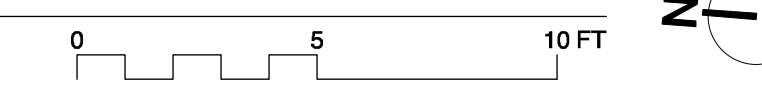
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1 THIRD FLOOR PLAN - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



2 THIRD FLOOR PLAN - PROPOSED  
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 8500 FAX 415 568 0584

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: Kelly Friedgen & Kyle Johnson  
San Francisco, CA 94115

date	issues/ revisions	by
03.23.17	Neighborhood Outreach	ch
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project name:  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

THIRD FLOOR PLANS

A1.04



**LEGEND, DEMOLITION**

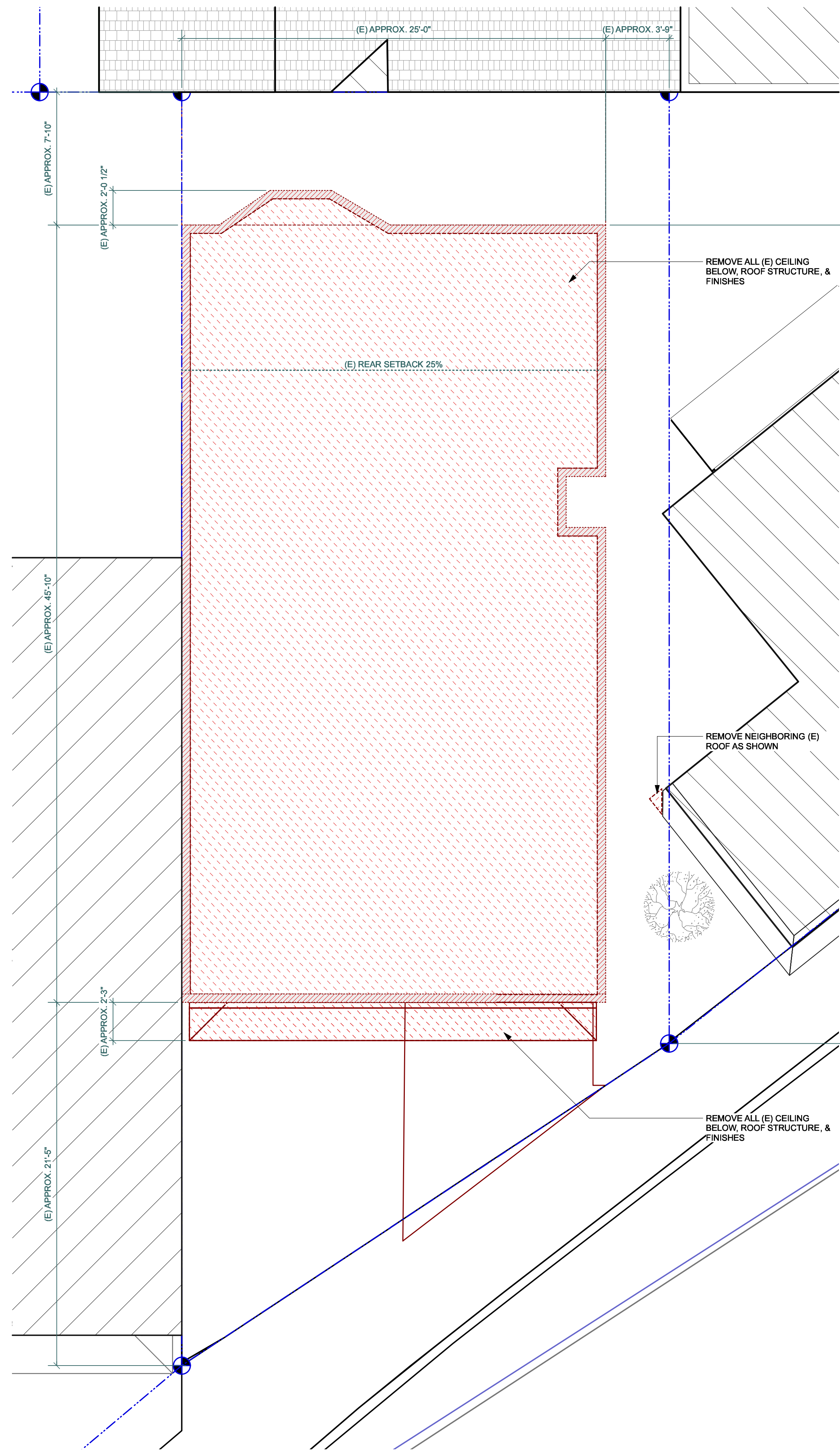
- EXISTING WALL TO REMAIN
- DEMOLISH WALL
- DEMOLISHED AREA / OBJECT

**LEGEND, NEW WALLS**

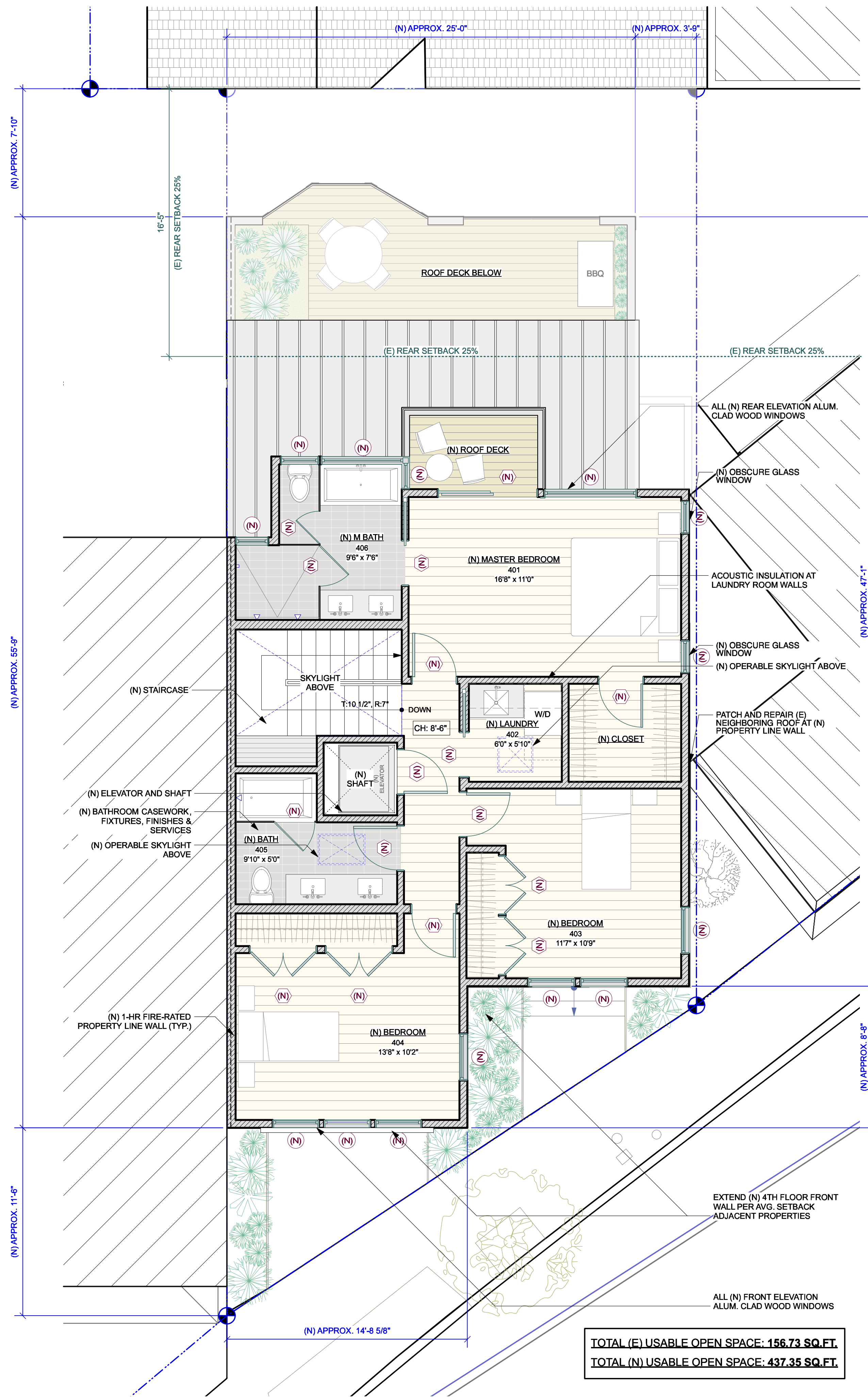
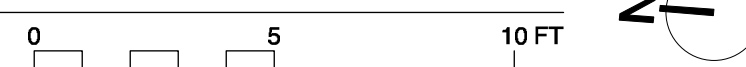
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,  
O/ EXTERIOR GRADE PLYWOOD,  
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
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O/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

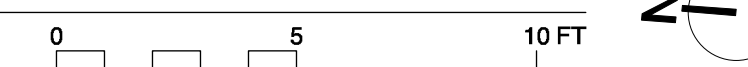
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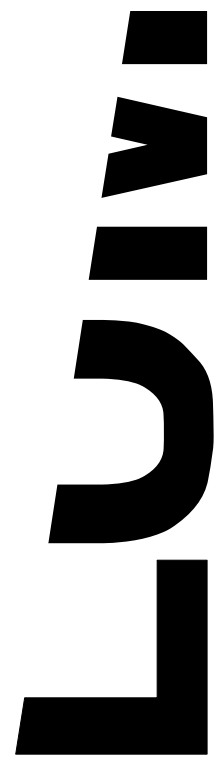
**3** ROOF PLAN - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



**2** FOURTH FLOOR PLAN - PROPOSED  
Scale: 1/4" = 1'-0"



TOTAL (E) USABLE OPEN SPACE: 156.73 SQ. FT.  
TOTAL (N) USABLE OPEN SPACE: 437.35 SQ. FT.



JOHN LUM ARCHITECTURE, INC.  
3246 SEVENTEENTH STREET | SAN FRANCISCO, CA 94110  
TEL: 415 568 9500 FAX: 415 568 0584

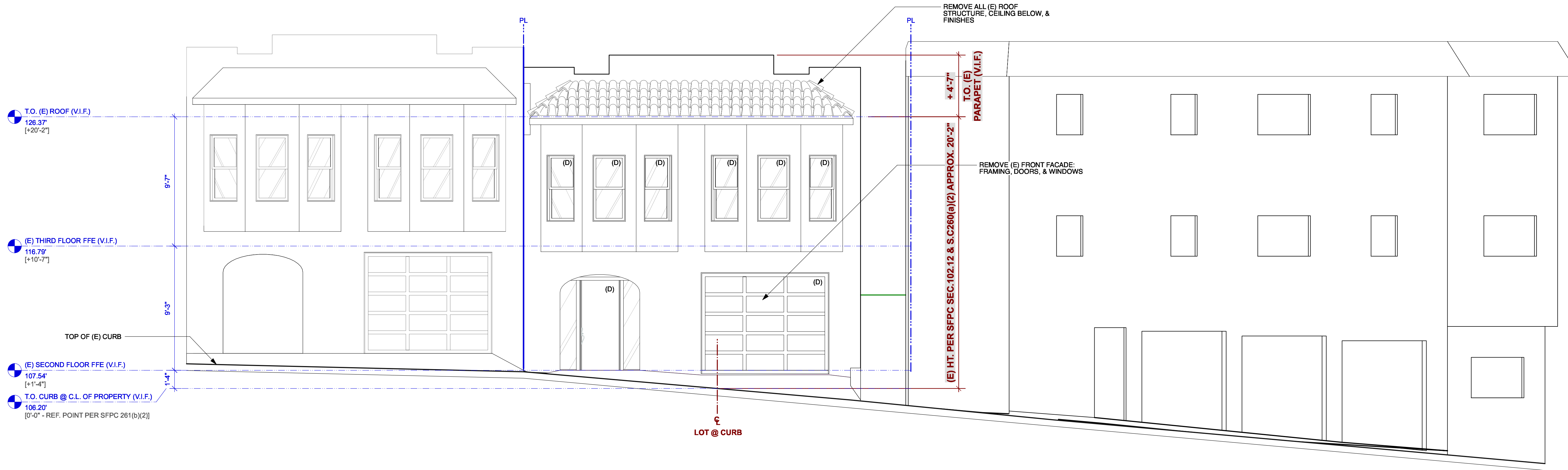
**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: kelly friedgen & kyle johnson  
san francisco, ca 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION





1  
A3.01 EXTERIOR ELEVATION - FRONT (WEST) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



2  
A3.01 EXTERIOR ELEVATION - FRONT (WEST) - PROPOSED  
Scale: 1/4" = 1'-0"

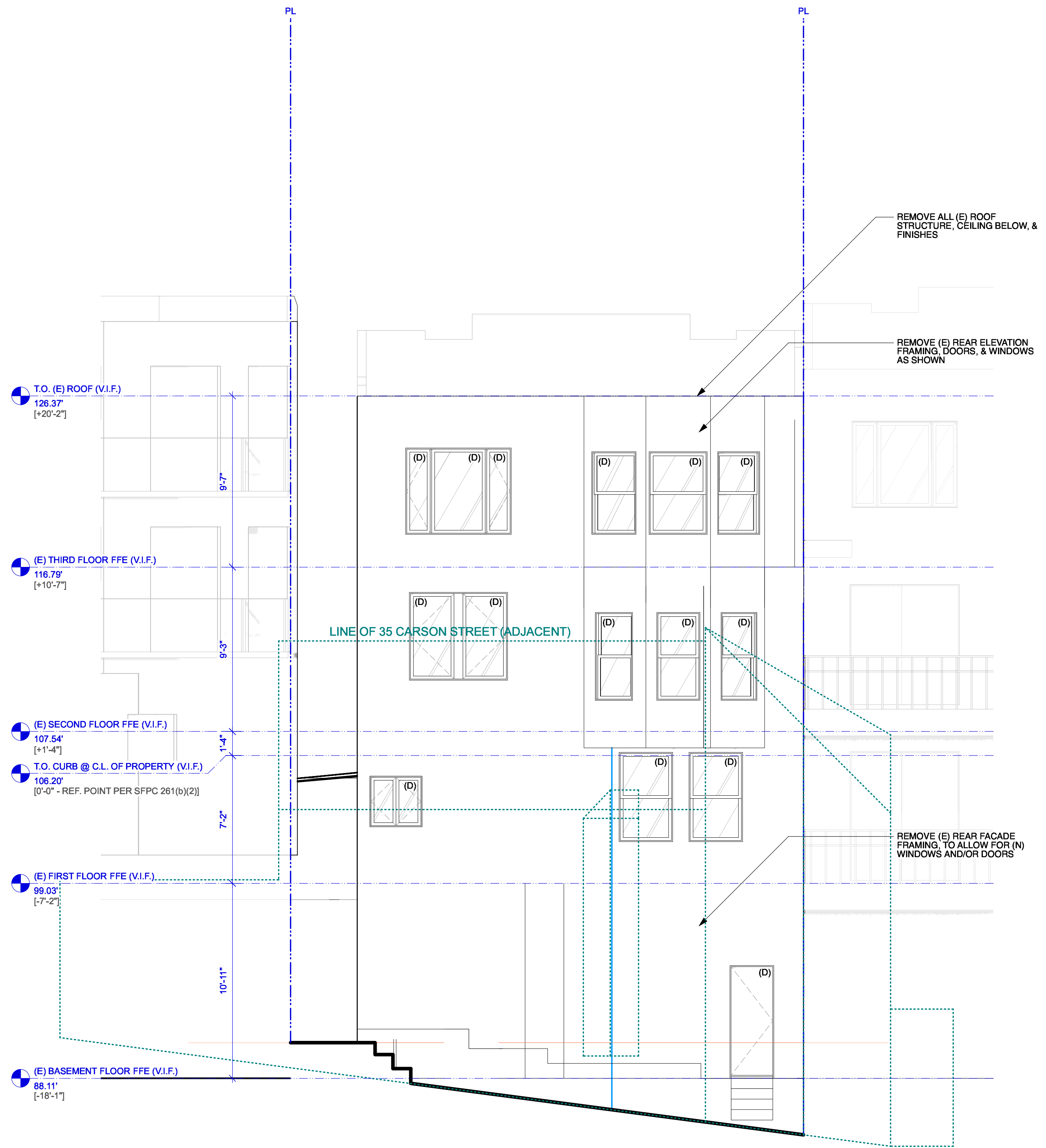
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: Kelly Friedgen & Kyle Johnson  
50 Seward St  
San Francisco, CA 94115

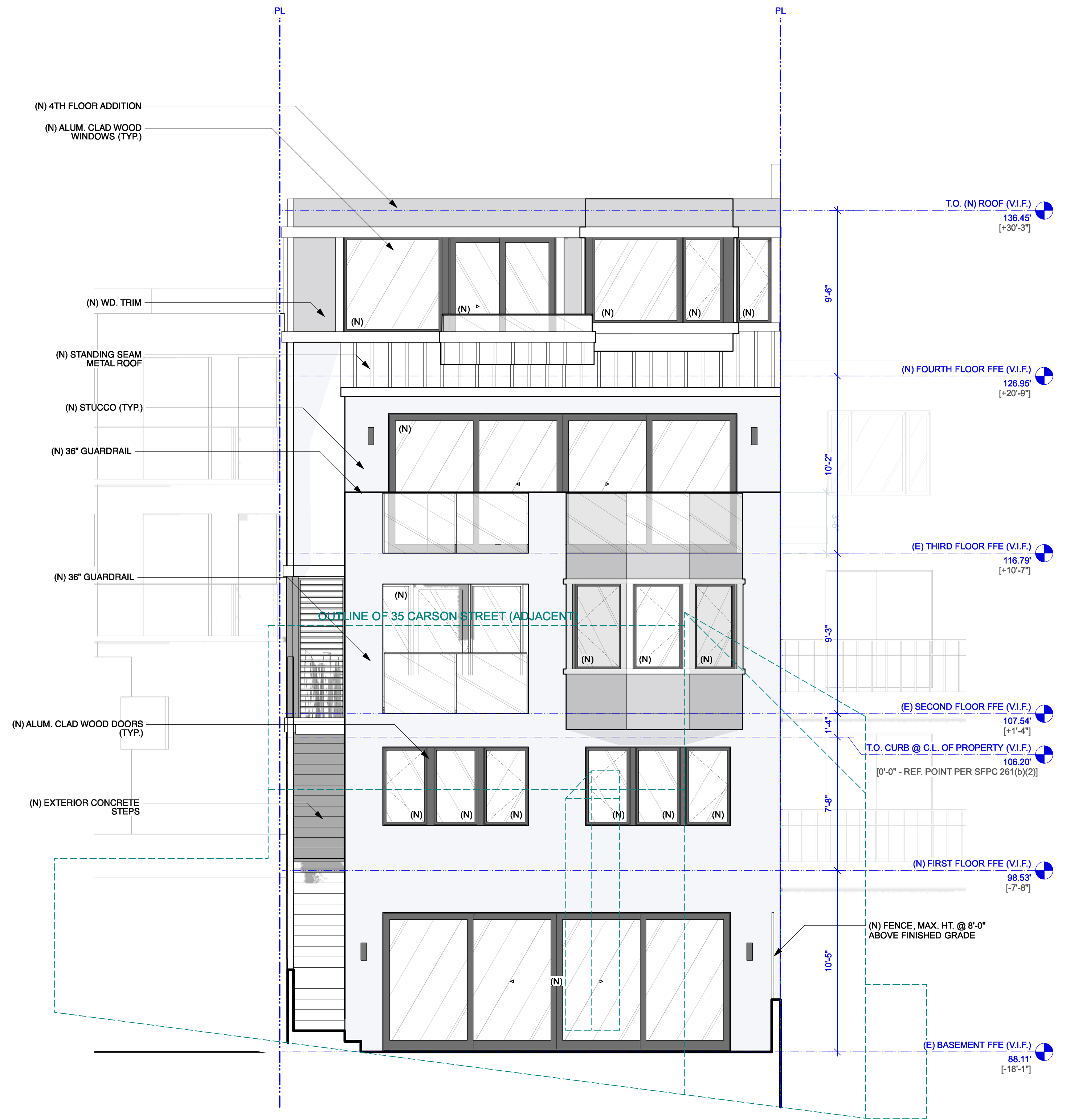
date :	issues/ revisions :	by :
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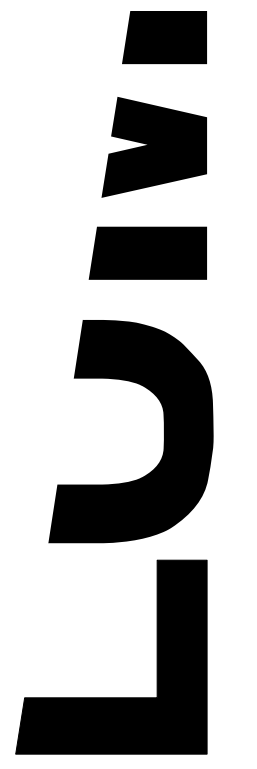




1 EXTERIOR ELEVATION - REAR (EAST) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - REAR (EAST) - PROPOSED  
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE, INC.  
3246 SEVENTEENTH STREET, SAN FRANCISCO, CA 94110  
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FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
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Client: Kelly Friedgen & Kyle Johnson  
San Francisco, CA 94115

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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

EXT. ELEVATIONS (EAST)

A3.02

10.31.19

## FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

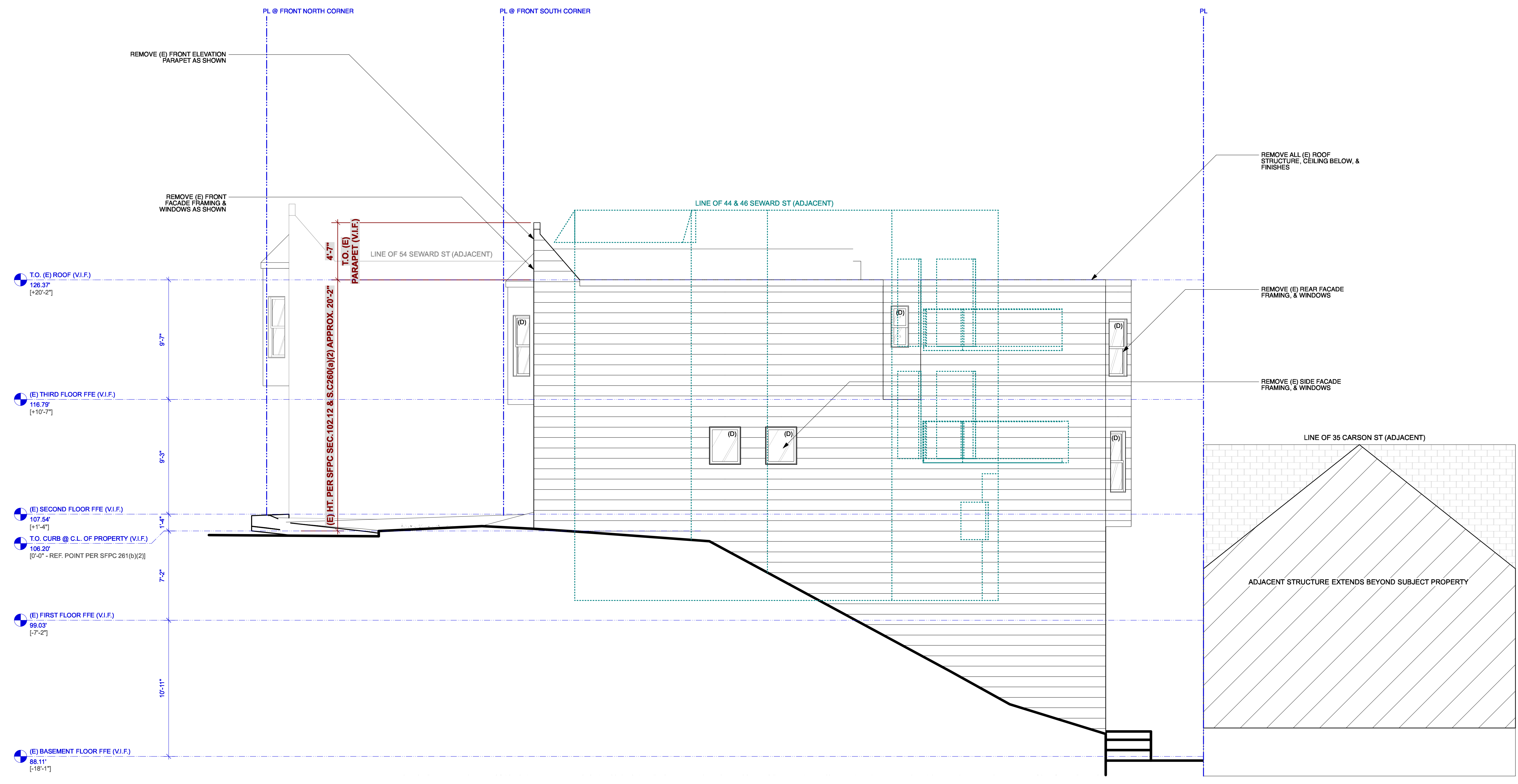
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50 seward st  
san francisco, ca 94115

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04.09.19	Site Permit Rev 5	rk

project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

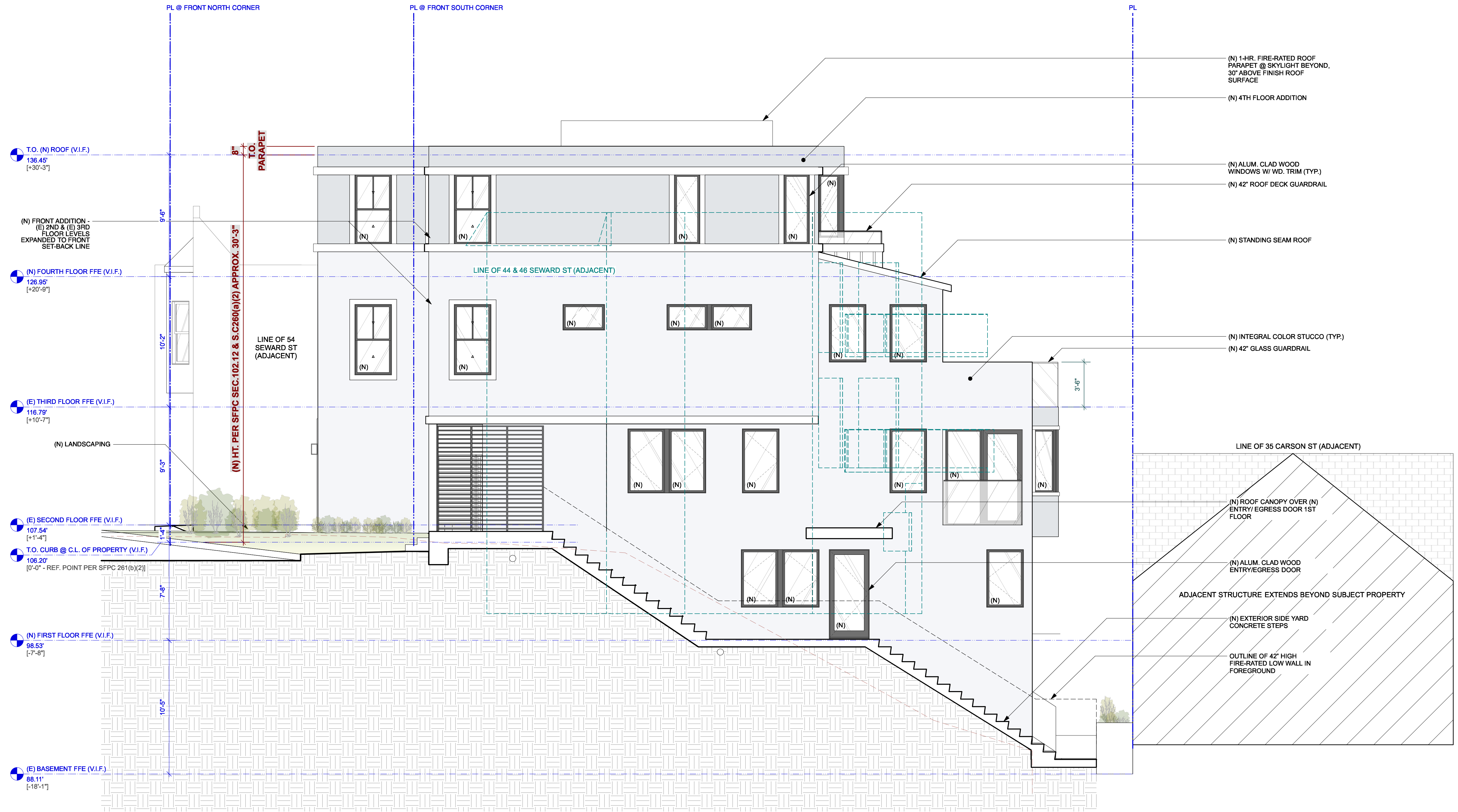
EXT. ELEVATIONS (SOUTH)

A3.03



1 EXTERIOR ELEVATION - SIDE (SOUTH) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"

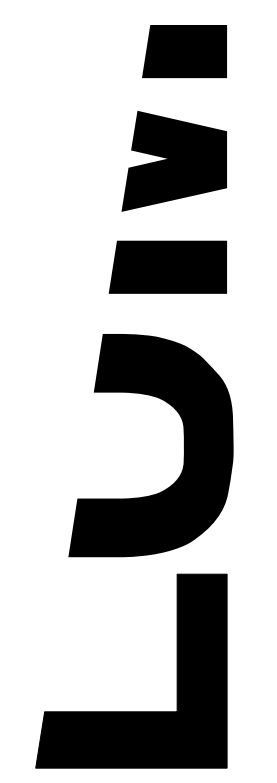




- (N) 1-HR. FIRE-RATED ROOF PARAPET @ SKYLIGHT BEYOND, 30' ABOVE FINISH ROOF SURFACE
- (N) 4TH FLOOR ADDITION
- (N) ALUM. CLAD WOOD WINDOWS W/ WD. TRIM (TYP.)
- (N) 42" ROOF DECK GUARDRAIL
- (N) STANDING SEAM ROOF
- (N) INTEGRAL COLOR STUCCO (TYP.)
- (N) 42" GLASS GUARDRAIL

- T.O. (N) ROOF (V.I.F.)  
136.45'  
[+30'-3"]
- (N) FRONT ADDITION - (E) 2ND & (E) 3RD FLOOR LEVELS EXPANDED TO FRONT SET-BACK LINE
- (N) FOURTH FLOOR FFE (V.I.F.)  
126.95'  
[+20'-9"]
- (E) THIRD FLOOR FFE (V.I.F.)  
116.79'  
[+10'-7"]
- (E) SECOND FLOOR FFE (V.I.F.)  
107.54'  
[+1'-4"]
- T.O. CURB @ C.L. OF PROPERTY (V.I.F.)  
106.20'  
[0'-0" - REF. POINT PER SFPC 261(b)(2)]
- (N) FIRST FLOOR FFE (V.I.F.)  
98.53'  
[-7'-3"]
- (E) BASEMENT FFE (V.I.F.)  
88.11'  
[-18'-1"]

1  
A3.04 EXTERIOR ELEVATION - SIDE (SOUTH) - PROPOSED  
Scale: 1/4" = 1'-0"



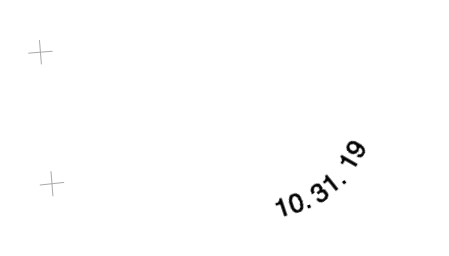
JOHN LUM ARCHITECTURE, INC.  
3246 SEVENTEENTH STREET, SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: Kelly Friedgen & Kyle Johnson  
San Francisco, CA 94115

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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION



**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST. SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

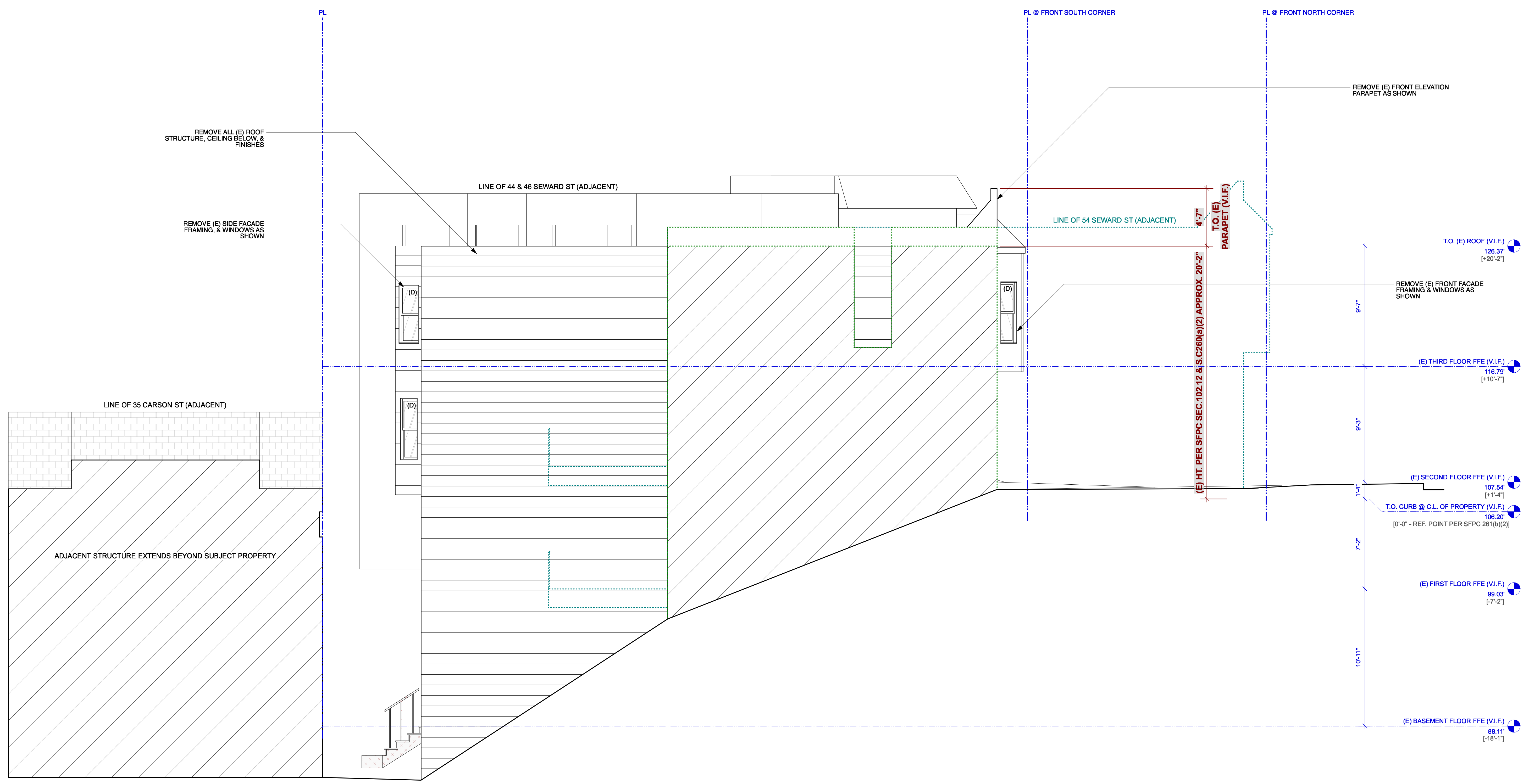
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san francisco, ca 94115

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02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk

project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

EXT. ELEVATIONS (NORTH)

A3.05



1  
A3.05 EXTERIOR ELEVATION - SIDE (NORTH) - EXISTING/DEMOLITION  
Scale: 1/4" = 1'-0"



## FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

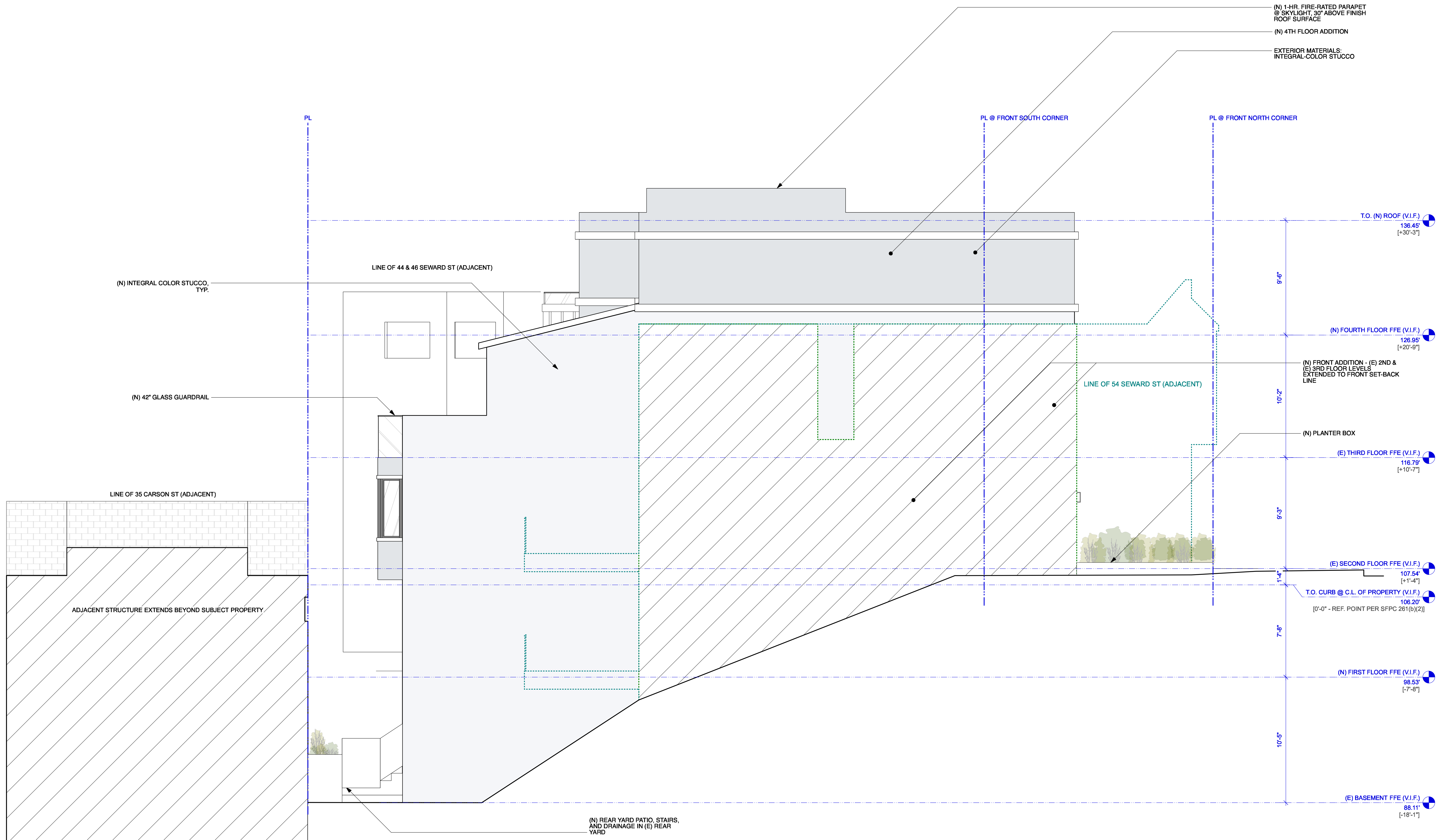
Client: Kelly Friedgen & Kyle Johnson  
San Francisco, CA 94115

date	issues/ revisions	by
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (RDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk

Project name:  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

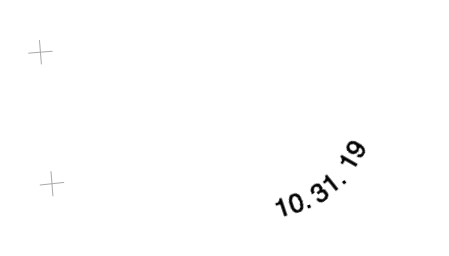
EXT. ELEVATIONS (NORTH)

A3.06



1 EXTERIOR ELEVATION - SIDE (NORTH) - PROPOSED  
Scale: 1/4" = 1'-0"

A3.06



**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

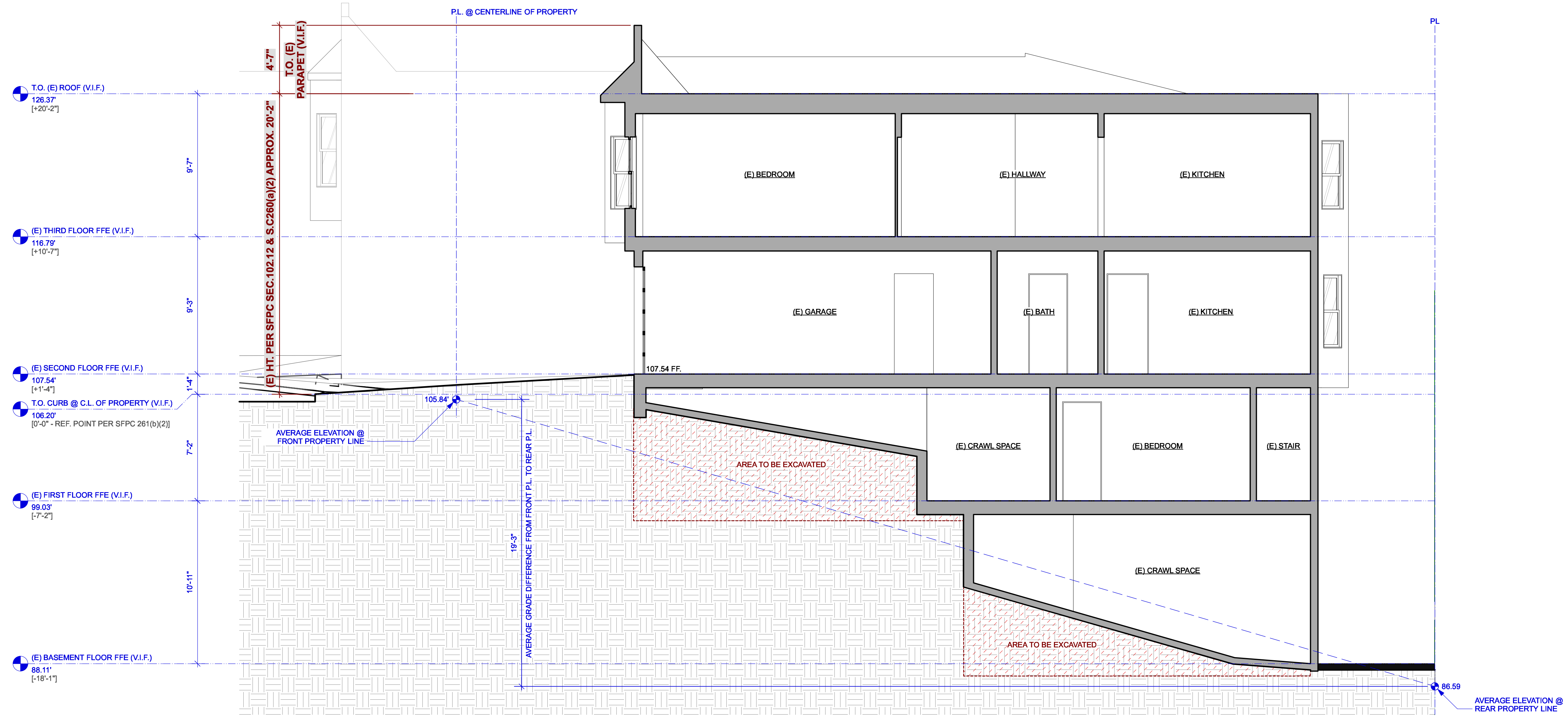
Client: kelly friedgen & kyle johnson  
50 seward st  
san francisco, ca 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

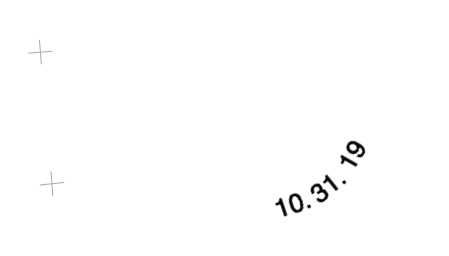
(E) BUILDING SECTION

A3.07



1 BUILDING SECTION: EXISTING / DEMO  
A3.07 Scale: 1/4" = 1'-0"





## FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

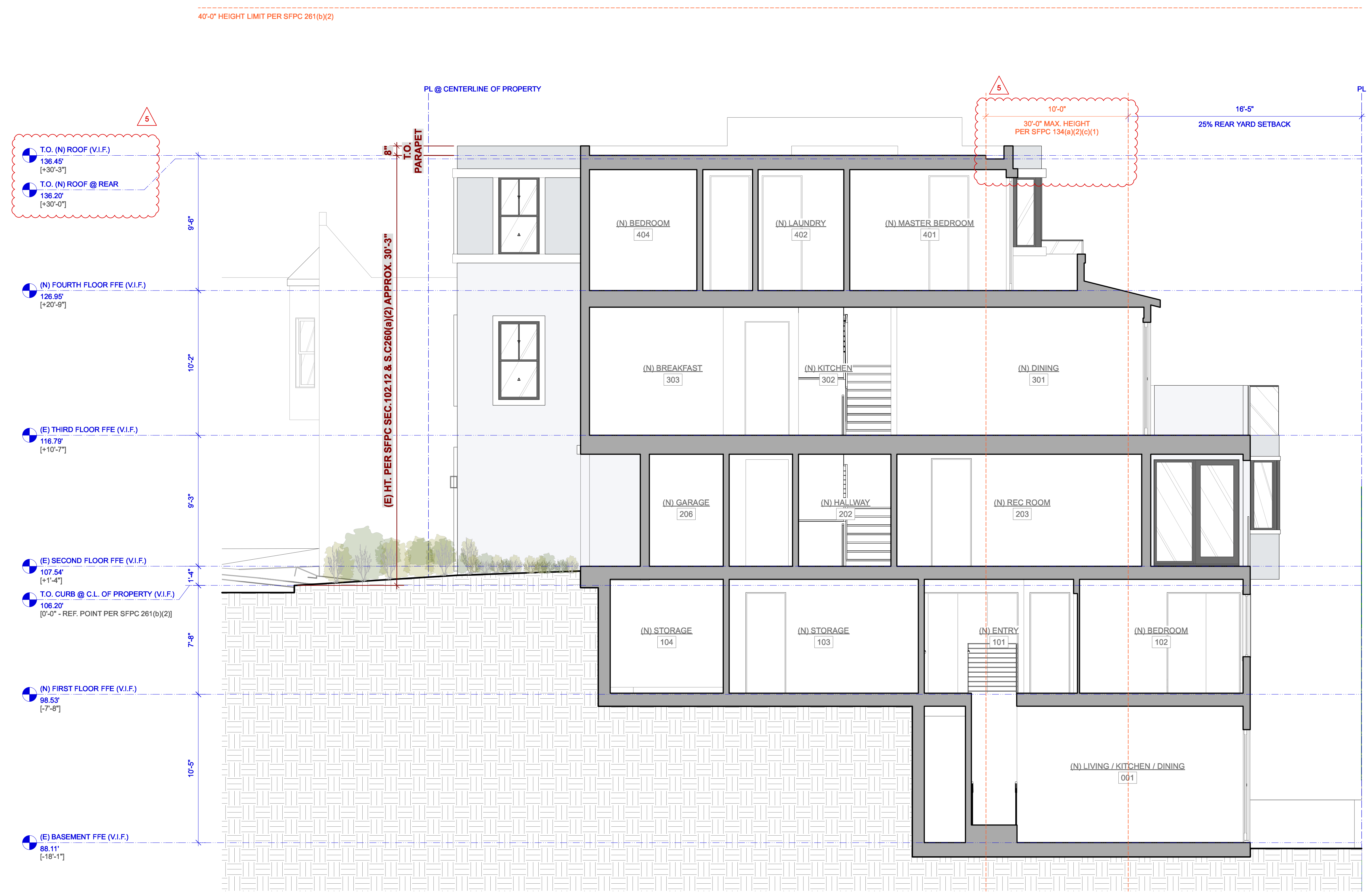
Client: Kelly Friedgen & Kyle Johnson  
San Francisco, CA 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
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project name :  
FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION

(P) BUILDING SECTION

A3.08



1 BUILDING SECTION - PROPOSED  
A3.08 Scale: 1/4" = 1'-0"



# GS1: San Francisco Green Building Site Permit Submittal Form

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><b>CHECK THE ONE COLUMN</b> →</p> <p><b>THAT BEST DESCRIBES YOUR PROJECT</b></p>				<input type="checkbox"/> <b>LOW-RISE RESIDENTIAL</b>  <small>R</small> <small>1-3 Floors</small>	<input type="checkbox"/> <b>HIGH-RISE RESIDENTIAL</b>  <small>R</small> <small>4+ Floors</small>	<input type="checkbox"/> <b>LARGE NON-RESIDENTIAL</b>  <small>A, B, E, I, M</small> <small>25,000 sq.ft. or greater</small>	<input type="checkbox"/> <b>OTHER NON-RESIDENTIAL</b>  <small>F, H, L, S, U</small> <small>or</small> <small>A, B, E, I, M less than 25,000 sq.ft.</small>	<input type="checkbox"/> <b>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</b>  <small>R</small> <small>25,000 sq.ft. or greater</small>	<input checked="" type="checkbox"/> <b>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</b>  <small>R</small> <small>adds any amount of conditioned area</small>	<input type="checkbox"/> <b>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</b>  <small>B, M</small> <small>25,000 sq.ft. or greater</small>	<input type="checkbox"/> <b>FIRST-TIME NON-RESIDENTIAL INTERIORS</b>  <small>A, B, I, M</small> <small>25,000 sq.ft. or greater</small>	<input type="checkbox"/> <b>OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</b>  <small>A, B, E, F, H, L, I, M, S, U</small> <small>more than 1,000 sq.ft. or \$200,000</small>	<b>FRIDGEN/JOHNSON RESIDENCE REMODEL AND ADDITION</b>
<p>TITLE</p>				<p>SOURCE OF REQUIREMENT</p>				<p>DESCRIPTION OF REQUIREMENT</p>				<p>PROJECT NAME</p> <p><b>BLOCK 2701 / LOT 024A</b></p>					
<p>LEED/GPR</p>				<p>LEED SILVER (50+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>BLOCK/LOT</p> <p><b>50 SEWARD ST.</b></p>					
<p>MATERIALS</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>ADDRESS</p> <p><b>SINGLE FAMILY DWELLING</b></p>					
<p>WATER</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>PRIMARY OCCUPANCY</p> <p><b>4,315 SQ. FT.</b></p>					
<p>ENERGY</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>GROSS BUILDING AREA</p>					
<p>PARKING</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign &amp; date)</p>					
<p>WASTE DIVERSION</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>									
<p>HVAC</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>									
<p>GOOD NEIGHBOR</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>									
<p>POLLUTION PREVENTION</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>									
<p>INDOOR ENVIRONMENTAL QUALITY</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>									
<p>RESIDENTIAL</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>				<p>LEED GOLD (60+) or GPR (75+) CERTIFIED</p>									
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	Project is required to achieve sustainability certification listed at right.	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	n/r				
LEED/GPR	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r				
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	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	LEED EQc2	5.504.4.1-6				
WATER	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	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	•				
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r				
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	•				
WATER	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	•				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	•				
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	n/r				
ENERGY	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r				
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	•				
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.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				
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	•	if >10 stalls added				
PARKING	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	n/r				
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-089	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	•				
WASTE DIVERSION	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	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	•	75% diversion	•				
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r				
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r				
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•	•				
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•	•				
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•	•				
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•	•				
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	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. See www.sfwater.org for details.	•	•	•	•	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	if project extends outside envelope				
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	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	if project extends outside envelope				
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•	•				
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•	•				
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	•				
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	n/r				
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	n/r				
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r				
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r				
RESIDENTIAL	CAPILLARY BREAK SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r				
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r				
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n											





19TH ST      98 SEWARD ST      84 SEWARD ST      74 SEWARD ST      70 SEWARD ST      64 SEWARD ST



70 SEWARD ST      64 SEWARD ST      58.60 SEWARD ST      54 SEWARD ST      50 SEWARD ST      44 SEWARD ST      40.42 SEWARD ST      36 SEWARD ST

**D.R. REQUESTOR'S BUILDING**      **SUBJECT PROPERTY**



40 SEWARD STREET      36 SEWARD STREET      30 SEWARD STREET      26 SEWARD STREET      356, 358 DOUGLASS STREET AND 24 SEWARD STREET      DOUGLASS STREET

SEWARD STREET BLOCK FACE PHOTO DOCUMENTATION - EAST SIDE

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

Client: kelly friedgen & kyle johnson  
san francisco, ca 94115

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DOUGLASS STREET | 352,372 DOUGLASS ST | 1 SEWARD ST | 7 SEWARD ST | 15,17 SEWARD ST | 21,23 SEWARD ST | 31,33 SEWARD ST | SEWARD MINI PARK | 39 SEWARD ST



D.R. REQUESTOR  
D.R. REQUESTOR

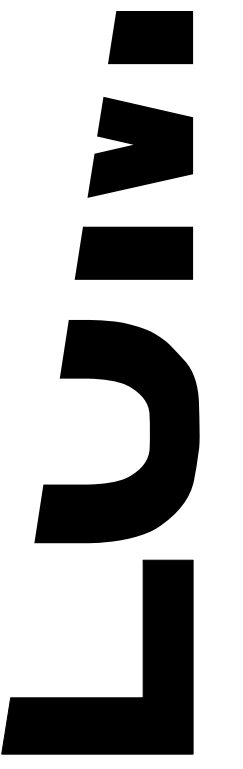
SEWARD MINI PARK | 39 SEWARD ST | 41 SEWARD ST | 43 SEWARD ST | 45 SEWARD ST | 47 SEWARD ST | 49 SEWARD ST | 51 SEWARD ST | 53 SEWARD ST | 67 SEWARD ST

**D.R. REQUESTOR'S BUILDING**



53 SEWARD ST | 67 SEWARD ST | 71 SEWARD ST | 75 SEWARD ST | 79 SEWARD ST | 83 SEWARD ST | 87 SEWARD ST | 91 SEWARD ST | 95, 97 SEWARD ST | 19TH ST

**SEWARD STREET BLOCK FACE PHOTO DOCUMENTATION - WEST SIDE**



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET | SAN FRANCISCO, CA 94110  
TEL 415 568 9500 FAX 415 568 0554

**FRIEDGEN JOHNSON RESIDENCE  
REMODEL & ADDITION**  
50 SEWARD ST., SAN FRANCISCO, CA 94114  
BLOCK 2701 - LOT 024A

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May 23, 2019

**President Myrna Melgar  
San Francisco Planning Commission  
1650 Mission Street  
San Francisco, CA 94103**

**Re: Discretionary Review Request for 50 Seward Street**

Building Permit Application: 2017-0419-4301

Record Number: 2017-006245PRJ

Dear President Melgar and Commissioners:

Our clients, Kelley Friedgen and Kyle Johnson have lived at 50 Seward Street since 2015. Kelley and Kyle searched for several years before they settled on this neighborhood and found a house that met their needs. When they moved in their oldest son was not yet 1 year old. When Kelley and Kyle learned they were expecting a second child, they realized that their house would not meet the needs of their growing family over the long term and they made the decision to expand their home. They did not undertake this decision lightly, knowing that pursuing this project consistent with city regulations and processes would require time and commitment to working with their neighbors and the Planning Department.

Kelley, Kyle and now their two sons, Alexander, now 4, and Knox, almost 2, love the convenience of the Upper Castro area, and enjoy the diversity, the convenience to



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mass transit (Kyle commutes to downtown) and proximity to Seward Mini Park, the Eureka Valley Recreation Center, and the 24<sup>th</sup> Street Playground, which are all within walking distance. Their current house, constructed in 1928, is not laid out in a way that permits the entire family to sleep on one level. A majority of the house is in original condition, with the exception of a new kitchen that was installed by the realtor who staged the house when it was came up in a probate sale.

Given that Kelley and Kyle's children are very young, having three bedrooms on one level is a priority. Currently, Kelley and Kyle have to go downstairs to attend to their youngest son which is inconvenient and also disconcerting to them, especially at night, when they are sleeping. The Friedgen-Johnson family also need a separate guest suite that would be universally accessible for their aging parents who are now visiting frequently to visit their grandchildren. Hence, their building program requirements consist of four-bedrooms along with a living room, kitchen, family room, and accessible/viewable outdoor play space. The current backyard is three stories below the main living level and is inappropriate for young children to be left unattended.

Given the short and irregular shape of the lot and minimal backyard which prevents any further expansion in the rear, the only option was to expand the house upward with a new fourth floor (third floor from the street).

The current house contains a garage, entry hall, one bedroom and one bath at street level (the second floor); two additional rooms below grade (the first floor), and a living room and kitchen, two bedrooms plus a small living room and kitchen (the third floor). For clarity, the house contains two stories below street elevation (the basement



and first floor), hence the proposed new story to the house is technically the fourth floor of the house as defined in the building code, it appears as the third floor from the street. Please refer to **Exhibit 1** which defines the stories.

The original submittal that was reviewed with the neighbors at the pre-application meeting and submitted for the Site Permit was much larger with a “reverse” floorplan with living room, kitchen and family room and a 8’-6” deep rear roof deck on the top fourth floor, and three bedrooms and home office on the existing third floor. Due to the Residential Design Advisory Teams’ (RDAT) request to reduce the new fourth floor in concern of the mid-block open-space, the building was redesigned with a much smaller fourth floor, setback further in the rear by another 8’-1”, with a further voluntary mass reduction of the existing third floor by 7 feet. The new fourth floor is now 16’-6” from the existing rear façade. The total reduced square footage was 197 square feet at the fourth floor, and 59 square feet from the third floor respectively. The roof of the Proposed Project was changed from a sloping roof to a flat roof in consideration of neighbors’ comments regarding effects to their views (as noted at the pre-application meeting and subsequent email correspondence) and comments from the RDAT. **Exhibit 1** documents the existing house profile, the original Planning submittal with sloped roofs, and the final 311-noticed Proposed Project with flat roof and existing third and fourth floor rear reductions.

Given that the current house has two floors below street level due to the steep downslope lot as well as the RH-2 zoning of the neighborhood, Kelley and Kyle thought that this space (first and basement levels) would be ideal for a two-bedroom separate unit as they do not want or need a larger house and it is disconnected due to the garage at street level. This new unit would give Kelley’s sister, who is a teacher, an option to

live independently from them, if she decides to move to the Bay Area after completing her graduate degree at Arizona State University in Applied Theater. It also gives both sets of Kelley and Kyle's parents options to move closer as they age in place. Regardless, they believe that adding a second unit would benefit the city by allowing a second family to live in a previously unoccupied space. Coincidentally, during the Planning Submittal, it was discovered that the 3R report stated that the building is a two-unit building which is contrary to the single-family designation Assessor's Report as stated on the Planning's Property Information Map (PIM) as well as the real estate disclosures given to Kelley and Kyle when they bought their house. Adding the second unit resolves this conflict and the 311 notification to the neighborhood correctly states that the property is a two-unit building with one unit undefined. The project conforms to the designated zoning (RH-2) and restores a unit which currently did not exist nor was available for rental.

**Project Data.** The unit sizes as proposed are 3,142 square feet for Kelley and Kyle family's unit, and 1,199 square feet for the newly defined second unit, with 746 square feet of unconditioned space (storage and garage) compared to the existing 2,500 square feet of habitable space with 959 square feet of unconditioned space. The square footage from the original pre-application plans was reduced by 292 square feet due to comments from the RDAT. The size of these units are typical for this neighborhood which range from 550 square feet to 3,000 square feet. The Proposed Project as designed is an addition and remodel to an existing building and is not a demolition.

#### **Changes Made to the Project**



Changes made to the project from the original submittal to the Proposed Project are shown in section on **Exhibit 1** and the changes to the rear mass are highlighted in yellow in a rear perspective on **Exhibit 2**.

**Approval Process So Far.** Kelley and Kyle bought the property in September 2015 and have been trying ever since to obtain neighborhood support and Planning Staff support. Attached on **Exhibit 3** you will find a project timeline documenting the meetings with the neighbors and the Planning process. Kelley and Kyle are continuing to reach out to the DR requestors with the hopes of reaching a resolution.

**DR Requestor's Position.** There are three DR requestors, 1) Mr. Pincow who resides at 49 Seward Street #1, 2) Ms. Fitzgerald and Mr. Mitelman, who live above Mr. Pincow at 49 Seward Street #2, and 3) Mr. Hillan, who lives three properties to the north of the Subject Property.

1) Mr. Pincow contends that the project does not conform to the Residential Design Guidelines (RDG) regarding height scale, character, and asserts that the proposed project at 30'3" will be the tallest on Seward even though his own building is much taller (49'-4") in a 40' height zone. He requests that the fourth floor be eliminated or setback further and make the house Mediterranean in style. The adjacent neighbors are two story and three-story respectively, and therefore the Proposed Project is compatible in height following the RDG. The RDAT reviewed the Proposed Project several times and determined that it is compatible in scale, height, and design in this Mixed Visual Character neighborhood. We believe that Mr. Pincow's main concerns are about view protection from his unit. Mr. Pincow declined to meet with Senior

Planner Winslow and us after filing his DR, so we have not been able to address his concerns.

2) The Fitzgerald-Mitelmans contend that the proposed project will affect their light and air even though their unit is southwest of the Subject Property and is not located directly across the street but is diagonal. See **Exhibit 4**. Their unit's finished floor is 10" lower than the proposed roof of the Subject Property and hence the effect to their sunlight is minimal and only occurs at sunrise between 5:48 am to 6:03am during the summer. The attached sun study on **Exhibit 5** demonstrates the effect. Contrary to their assertion, the original Project submittal was modified, replacing a sloped roof with a flat roof to minimize the effect to their view.

They request that a required fire parapet be removed which again, has no effect to their light and air. They also claim that their privacy will be affected due to the building being 10' closer to the street. The addition will still be 56'-3" to 67'-5" from their unit, and we believe that it is unreasonable to expect privacy when facing a public street, especially in an urban environment such as San Francisco.

Also, given that Kelley and Kyle's home has two bedrooms that face Seward Street, it is not clear why a new floor with children's bedrooms would be a substantial privacy concern given that the Fitzgerald-Mitelman's finished floor is almost one story above the floor of the proposed fourth floor addition. In essence they will be looking down into the children's bedrooms versus the raised concern of their loss of privacy.



The DR requestors ask for the height limit to be reduced from 40' to 25' or 26'. There is no justification for this request except to protect the DR requestors' view and their perceived property value. In fact, they state this concern in an initial e-mail that was sent on April 5, 2017. See **Exhibit 6**. They also request to deny the addition to the front of the property even though the proposed project meets all front yard setbacks and does not require a Variance. Finally, they ask for the current driveway to be maintained for parking, even though the driveway does not comply as a legal parking space and is too short to allow a car parked in the space without blocking the sidewalk. Shifting the driveway to the north side of the property has no effect to off street parking and it benefits Kelley and Kyle by creating a level driveway versus the current steep driveway that does not allow a normal passenger car to enter the garage without bottoming out. The Fitzgerald-Mitelmans declined to meet with Senior Planner Winslow and us after filing their DR, so we have not been able to address their concerns.

**3)** Mr. Hillan, who resides three properties north of the Subject Property, contends that the project will affect parking on Seward, increase traffic, and affect pedestrian flow without supporting facts. He believes that the fourth floor should not be allowed and the building height be reduced so that it does not negatively impact light for "adjacent properties", yet neither of the adjacent neighbors have objected to the project. He then states that the project growing forward to the street significantly narrows the distance between the building, but does not offer why this is a problem. The project as proposed does extend 10' further towards the street but only over half its façade and complies with the front yard setback requirements per the Planning Code.

Mr. Hillan declined to meet with Senior Planner Winslow and us after filing his DR, so we have not been able to address his concerns.

**In conclusion:** We have repeatedly reached out to the DR requestors and they have refused to engage in conversation. We believe their main concerns are the effects to their view, and opposition to change. As views from private property are not protected, we request the Planning Commission approve the project as proposed. To date, we have not heard from any other neighbors and therefore believe we have addressed all of the concerns that have been raised.

Very truly yours,

A handwritten signature in black ink, appearing to be 'John Lum', written in a cursive style.

John Lum, AIA  
Founding Principal

Attachments, Exhibits 1-5

cc: Kelley Friedgen  
Kyle Johnson  
Elizabeth Jonckheer, Planning Department  
David Winslow, Planning Department  
DR Requestors





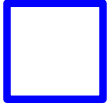
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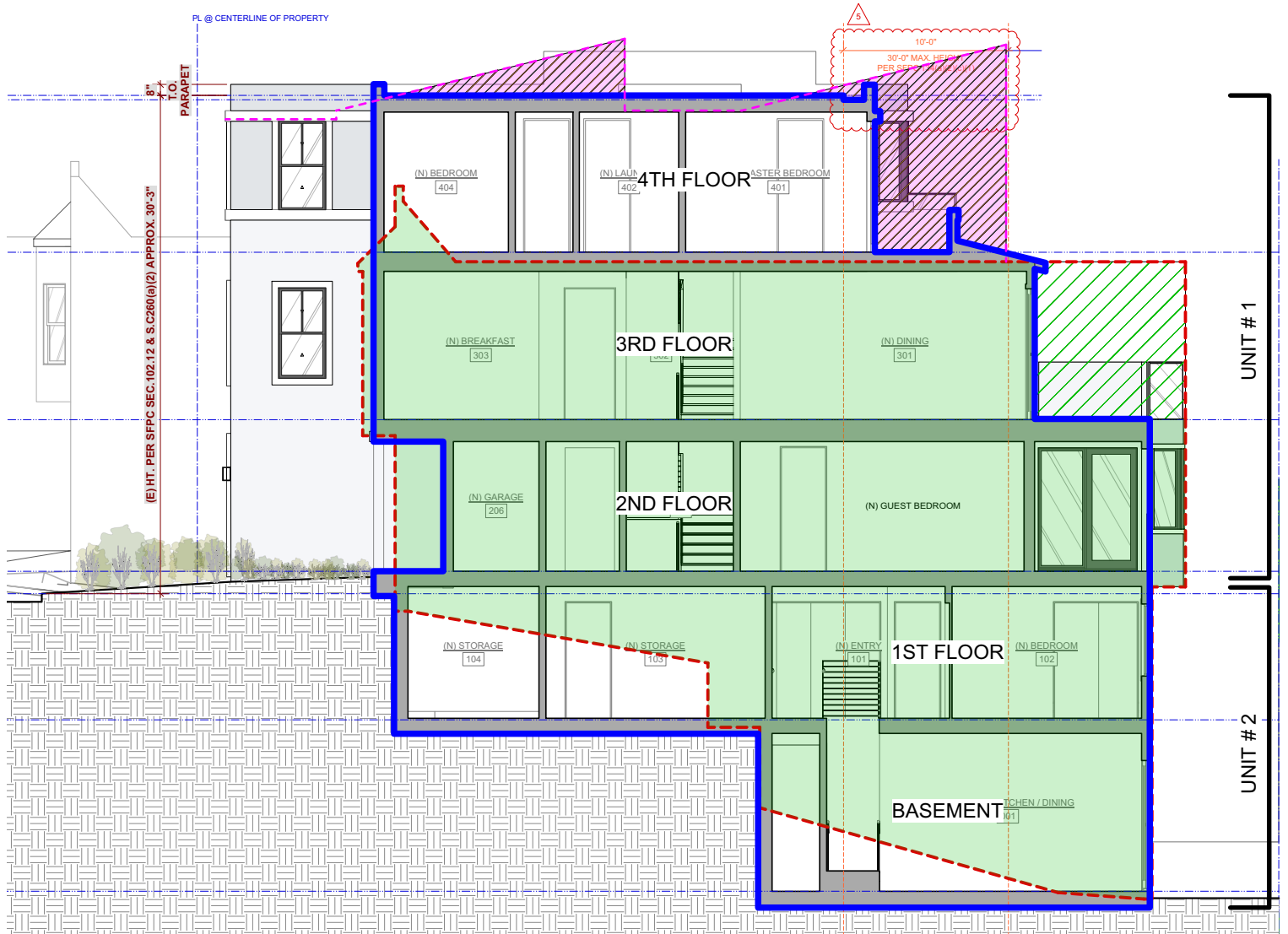
MASS REMOVED FROM (E) BUILDING



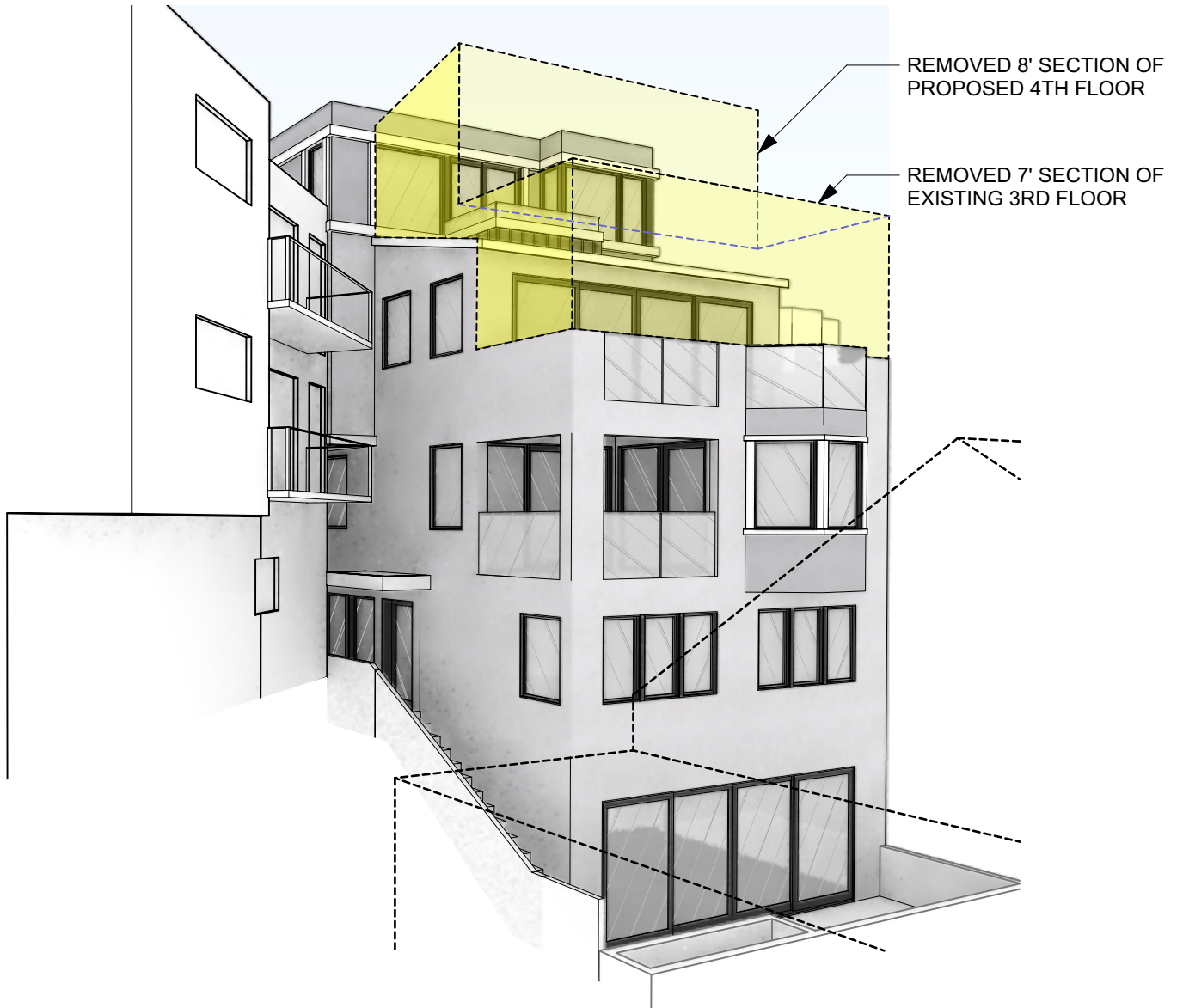
ORIGINAL PROPOSED BUILDING SECTION (PREAPPLICATION MEETING)



PROPOSED BUILDING SECTION (311 NOTIFICATION)



SECTION THROUGH PROPOSED PROJECT

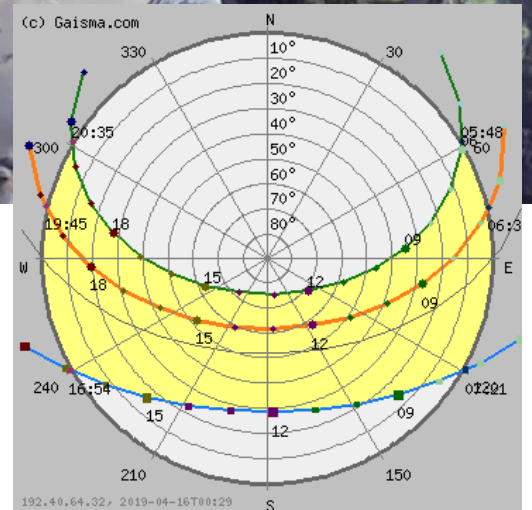


1

REAR PERSPECTIVE SHOWING MASS REDUCTION



Friedgen Johnson Timeline			Issue: 5/23/19
Date	Time	Activity	
3/23/17	6pm	Pre-Application meeting with the neighbors at 50 Seward Street	
3/30/17	6pm	Meeting with Alissa Fitzgerald and her husband (DR Requestor). They were unable to attend the Pre-Application meeting due to a trip.	
4/18/17		Submit 311 Site Permit with EEA	
4/18/17		Kyle and Kelley email concerned neighbors an update on the 311 submission	
7/3/17		Submit letter to Planning describing project scope and introduction letter from Kelley and Kyle	
7/25/17		Submit revision to 311 Site Permit, R1	
8/10/17		Submit Maher Ordinance Application	
8/18/17		Maher Waiver received	
4/13/18		RDAT review comments received	
11/9/18		Submit Revision to 311 Site Permit responding to RDAT comments (mid block open space reduction, lowering of sloped roof)	
2/4/19		311 Notification period starts	
2/13/19		311 re-notification (undefined existing second unit)	
2/25/19		DR filed	
3/15/19		DR's filed by two applicants	
3/15/19		311 Notification period ends	
4/18/19		DR Requestors do not respond to request to meet with David Winslow, project sponsors, and architects to discuss project.	
5/23/19		Kelley and Kyle contact DR requestors to propose a meeting to discuss concerns.	





SUMMER	WINTER
SUNRISE (21 JUN) : 5:48 AM SUNSET (21 JUN) : 8:34 PM	NO EFFECT



PROPOSED DESIGN - JUNE 21

**From:** Alissa M. Fitzgerald amf@amfitzgerald.com  
**Subject:** RE: 50 Seward Pre-Application Meeting  
**Date:** April 5, 2017 at 10:27 PM  
**To:** Kyle C. Johnson kj8375@yahoo.com, Kelley Friedgen kelley.friedgen@gmail.com, James Barker james@johnlumarchitecture.com  
**Cc:** John Lum john@johnlumarchitecture.com, Carlos Hernandez chernandez@johnlumarchitecture.com

AM

Dear Kyle, Kelley, and James,

Thanks again for hosting Alex and me last week to see your construction plans. We appreciate the time you took to walk us through them and to answer our questions.

We took some photos from within our condo so that you could see how your building looks in our current view. As you'll see in the photos, we can already see your current roofline standing 20ft back from our front window, and 50 Seward lies prominently in the center of our view.

Our major concern with the design you showed us is that it will significantly obstruct our view and damage our condo's financial value. To get a sense of the financial value of our current panoramic view, on Zillow, you can see the difference in sale prices for 49 Seward #1 (\$805K) vs. what we paid for #2 (\$975K), just over a year later. Both condos had identical floor plans and comparable quality finish at the time of purchase. The view from #1 is mostly obstructed, whereas our view is panoramic.

In addition, a related concern is that the current sightlines to our condo offer us nearly total privacy with respect to the surrounding buildings. Your proposed design situates three windows directly across from our living room, looking directly into our unit and significantly diminishing the privacy of our home.

We respect your rights to improve the value of your property through investment, but feel strongly that it should not come at the expense of our property.

We respectfully request that you consider changes to the design which reduce the impact to our view. Our suggestions would be to keep the planned third story limited to the current street-side roof line and not push it 10 ft closer to the street, as shown in the current plans; the maximum height of the roof be reduced, making the sloped roofs shallower and less prominent; and if possible, to vent the fireplace laterally to the north-east facing side of the building instead of via a prominent vertical exhaust duct on the roof.

As we mentioned in the meeting, if there is perhaps a way to create a simple full-scale mockup to represent the proposed changes, it could help all of us neighbors better visualize the design and perhaps alleviate some of our concerns.

Best regards,  
Alissa Fitzgerald & Alex Mitelman  
49 Seward St. #2





