



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: NOVEMBER 29, 2018

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: November 15, 2018
Case No.: **2017-010630DRP**
Project Address: **1621 Diamond**
Permit Application: 2017.0810.4463
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 6611/029
Project Sponsor: SIA Consulting
1256 Howard Street
San Francisco, CA 94103
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of a one-story vertical addition and a three-story rear horizontal addition, including alterations to the front façade to an existing 2,269 s.f. 2-story single-family house for a total of 4,103 square feet.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 105' down sloping lot with an existing 2-story, 2,269 s.f. single-family house built in 1950.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Diamond has a consistent pattern of 2-story houses with similar front setbacks from the street. The mid-block pattern consists of buildings that vary in depth at the rear.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 18, 2018 – August 17, 2018	08.14. 2018	11.29. 2018	118 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 19, 2018	November 19, 2018	10 days
Mailed Notice	10 days	November 19, 2018	November 19, 2018	10 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

DR REQUESTOR

Judd Winick and Pamela Ling, of 1615 Diamond St, adjacent neighbor to the North of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Building does not respond to the topography of the neighborhood.
2. Structural integrity and safety due to hill susceptible to landslides.
3. Scale is out of context relative to the neighborhood.
4. Height and depth of rear addition will impact light, air, and privacy of adjacent property at 1615 Diamond St.

See attached *Discretionary Review Application*, dated August 14, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing at the rear to address issues related to scale, shading and privacy.

See attached *Response to Discretionary Review*, dated November 16, 2018.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The original RDAT review requested the third story addition be set back 15' from the front building façade, and the rear extension set back 5' from the side lot lines to articulate the building at the rear to reduce impacts to light and privacy to adjacent neighbors.

In light of the DR request, RDAT re-reviewed this project and confirmed that:

1. The rear addition steps down appropriately with the topography;
2. That geotechnical and structural issues related to the hillside are not within the purview of the Planning Department;
3. The scale at the front is compatible with neighborhood context; and
4. Further recommended that the project sponsor reduce the massing at the rear by:
 1. reducing the extent of the third floor to align with the adjacent building to the north and;
 2. switching the location of the exterior stair to the South side.

With these changes we feel this project complies with the Residential Design Guidelines.

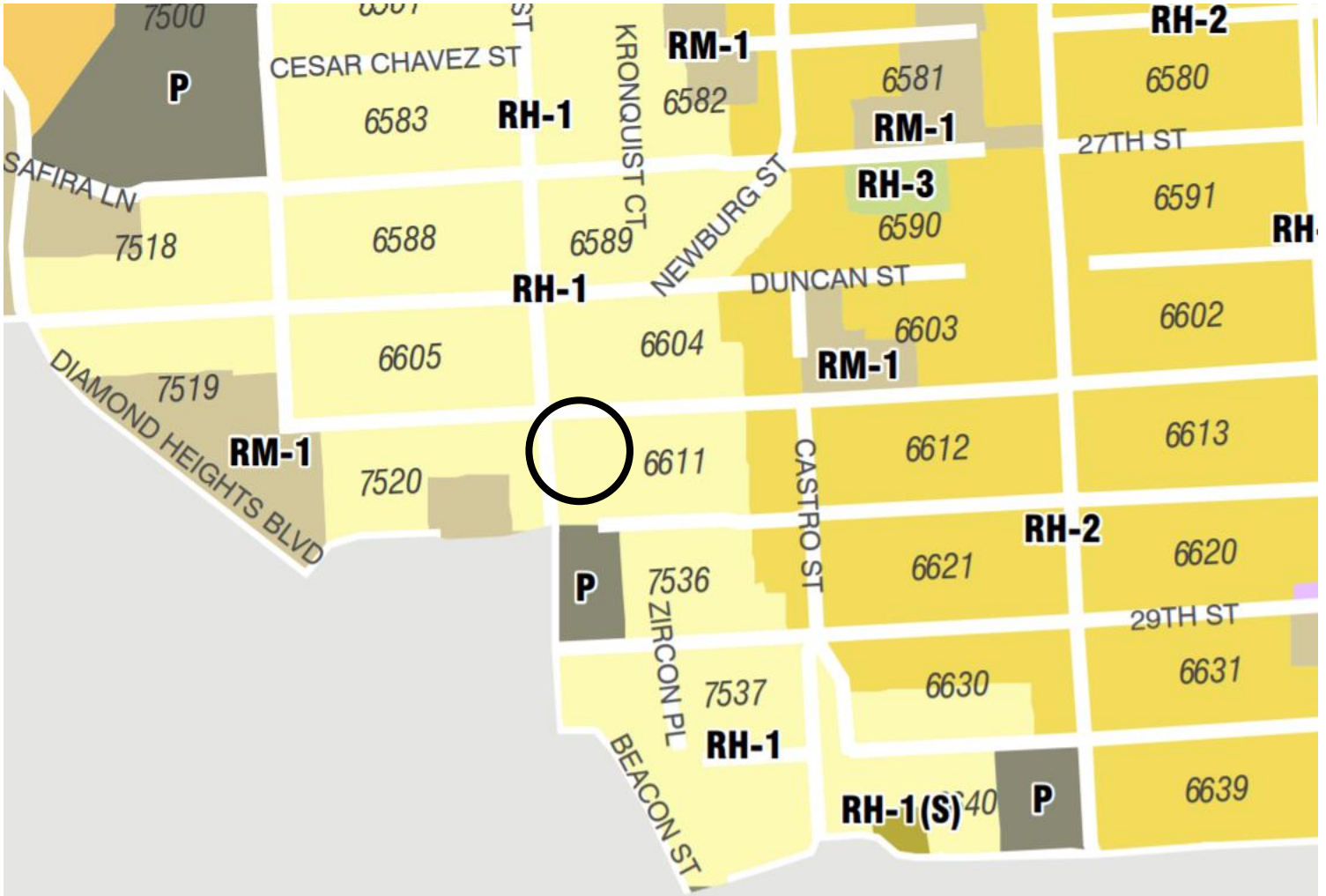
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated August 14, 2018
Reduced Plans for 311
Revised plans and 3-D renderings dated 11.16.18

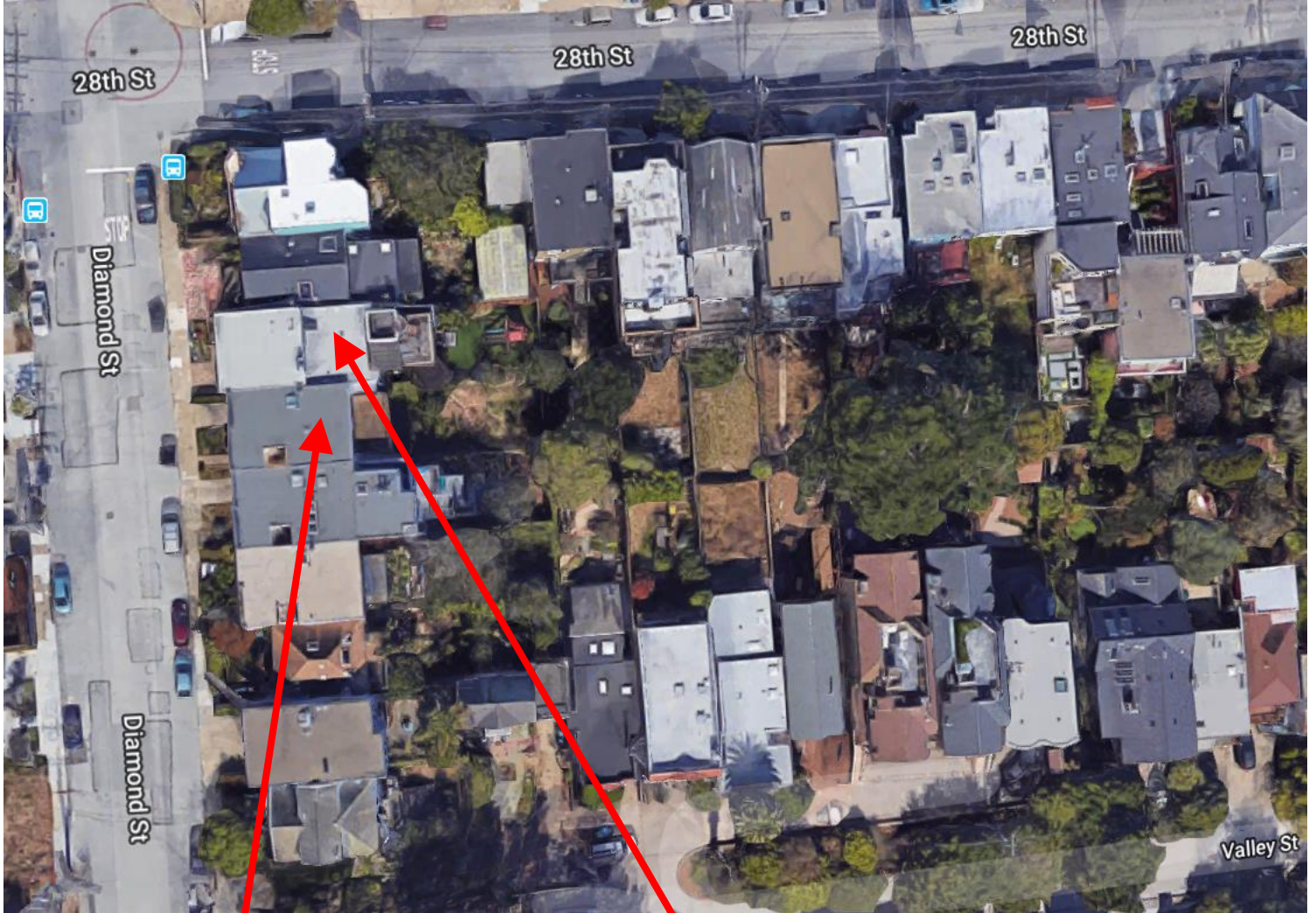
Exhibits

Zoning Map



Discretionary Review Hearing
Case Number 2017-010630DRP
1621 Diamond Street

Aerial Photo



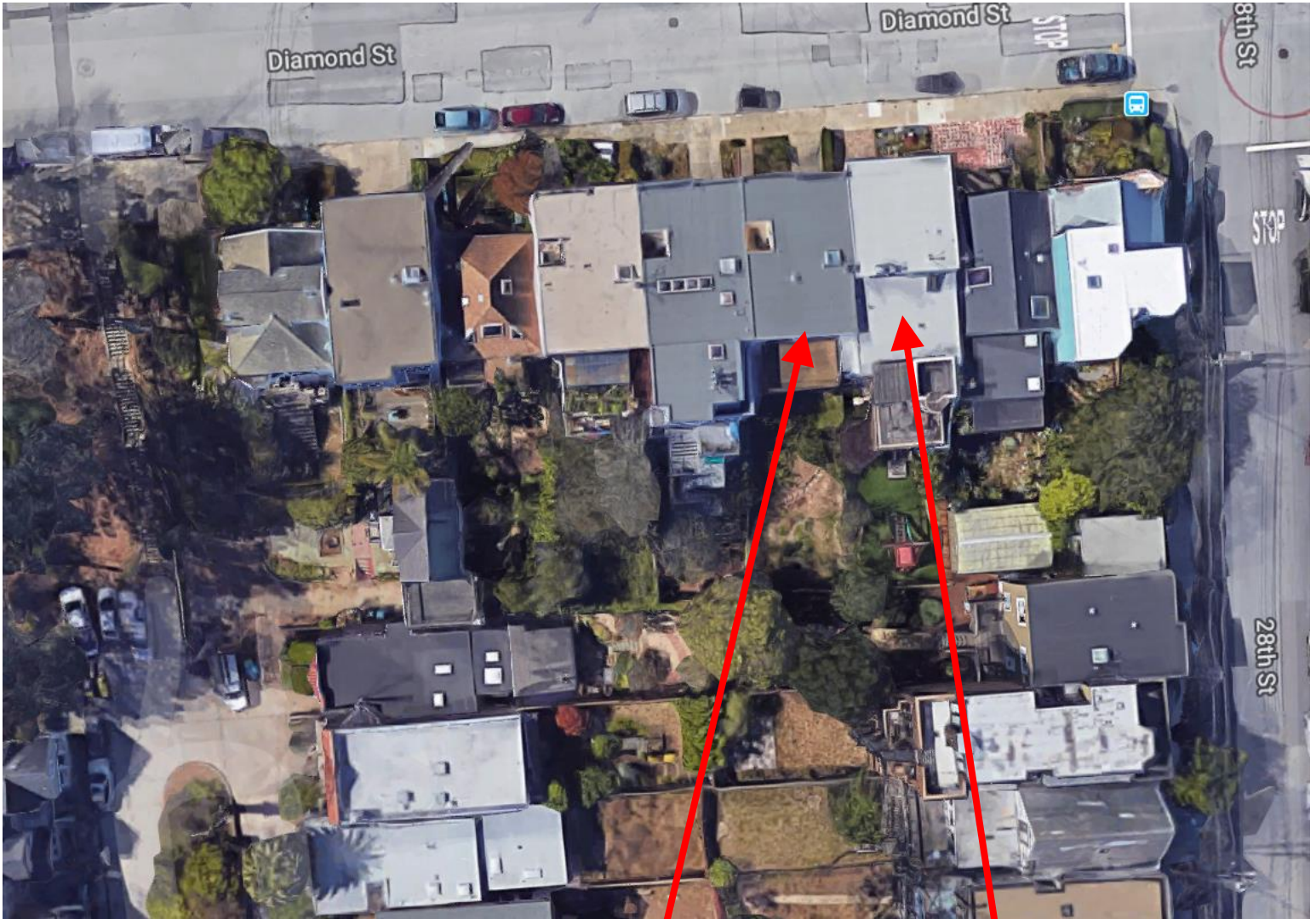
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-010630DRP
1621 Diamond Street

Aerial Photo

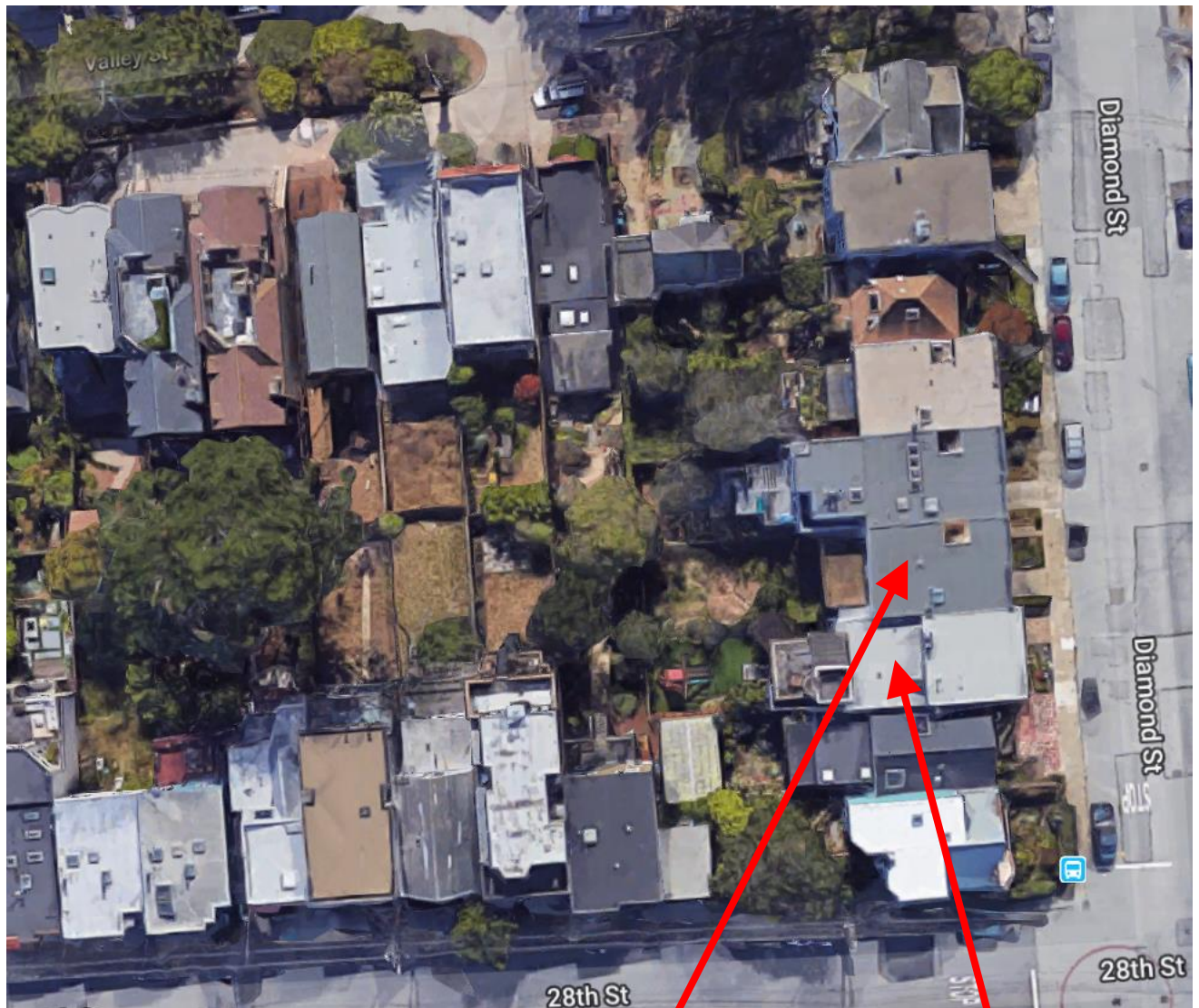


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-010630DRP
1621 Diamond Street

Aerial Photo



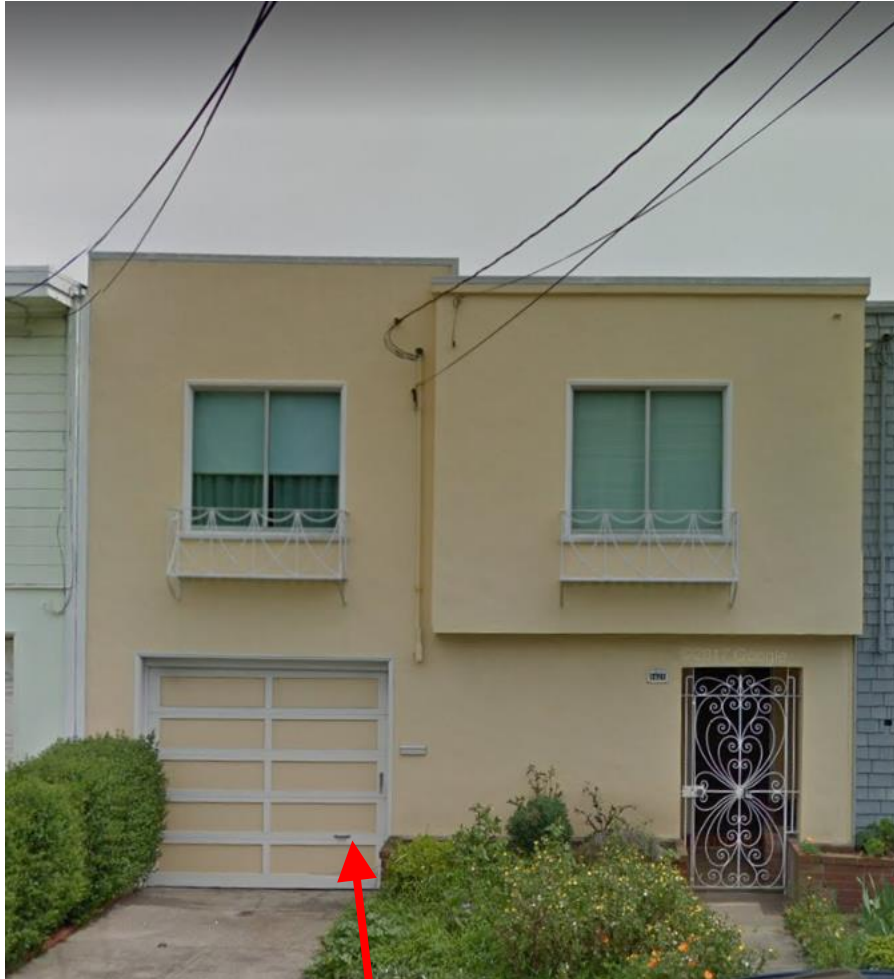
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-010630DRP
1621 Diamond Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-010630DRP
1621 Diamond Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 08, 2018**, the Applicant named below filed Building Permit Application No. **2017.08.10.4463** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1621 Diamond Street	Applicant:	SIA Consulting Corp.
Cross Street(s):	28th Street	Address:	1256 Howard Street
Block/Lot No.:	6611/029	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 741-1292
Record No.:	2017-010630PRJ	Email:	leanne.l@siaconsult.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	1 foot, 8 inches	No Change
Side Setbacks	NA	NA
Building Depth	36 feet, 11 inches	69 feet, 8 inches
Rear Yard	68 feet, 1 inch	35 feet, 4 inches
Building Height	18 feet, 11 inches	29 feet
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	1
PROJECT DESCRIPTION		
<p>The project proposes a one-story vertical additional and horizontal rear addition to an existing 1,834 gross square foot, two-story single family home. The project includes an alteration of the front façade and internal renovations. The proposed addition will add 2,269 square feet of area for a total building gross area of 4,103 square feet.</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>		

For more information, please contact Planning Department staff:

Planner: Jeff Horn
 Telephone: (415) 575-6925
 E-mail: jeffrey.horn@sfgov.org

Notice Date: 7/18/18
 Expiration Date: 8/17/18

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1621 DIAMOND ST		6611/029
Case No.		Permit No.
2017-010630ENV		201708104463
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Horizontal and vertical addition to an existing SFH.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <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>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>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.</p>	
<p>Comments and Planner Signature (optional): Stephanie Cisneros</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated 03/19/2018 (attach HRER) b. Other (specify): Per PTR form signed on 3/19/2018.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/21/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1621 DIAMOND ST		6611/029
Case No.	Previous Building Permit No.	New Building Permit No.
2017-010630PRJ	201708104463	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/28/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1621 Diamond Street	
Block/Lot:	Cross Streets:	
6611/029	28th Street & Valley Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-010630ENV

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

DATE OF PLANS UNDER REVIEW:	8/3/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historical Resource Evaluation, Part I prepared by Tim Kelley Consulting (July 2017).	
Proposed Project: Horizontal and vertical addition to (E) single family house. The new proposal will also have a 316 s.f. roof deck.	

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

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

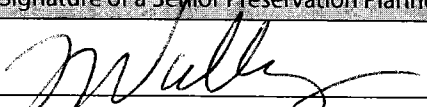
PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation, Part I prepared by Tim Kelley Consulting and information found in the Planning Department files, the subject property at 1621 Diamond Street contains a vernacular style one-story-over-basement, wood-frame, single-family residence constructed in 1950 (source: building permit) by contractor Francis O'Reilly, who was also the original owner. No architect is listed on the permit. Exterior alterations to the property since construction include the following: Addition of asbestos siding to the back (1964); Insallation of a rear deck and two sliding aluminum doors and installation of an iron gate at the front (1988); Addition of vinyl siding to back upper wall of house (1992); and Re-roofing (1993).

No known historic events are associated with or occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as having made important contributions to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Additionally, the subject property is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles, mostly vernacular in nature, and construction dates ranging from 1900 to 2011. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3/19/18

HISTORICAL RESOURCE EVALUATION PART 1

1621 DIAMOND STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Judd Winick and Pamela Ling

Address: 1615 Diamond Street

Email Address: judd@juddspillowfort.com

Telephone: 415-648-4704

Applicant Information (if applicable)

Name: Same as above

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 1621 Diamond Street

Block/Lot(s): 6611/029

Plan Area: lot area 2625 SF

Project Description:

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

The project alters an existing 1834 square foot, two story single family home. The project proposes to add a third floor to the house and a new roof deck on top of the new addition, and extends the rear of the house more than doubling the size of the house. The project adds a basement that will require excavation and redoing the foundation of the house. The proposed addition will add 2,269 square feet of area for a total building gross area of 4,103 square feet.

Project Details:

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

Estimated Construction Cost: \$400,000 per EEApp

- 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

Building Permit Applications No(s): 2017.08.10.4463

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)		✓

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.

We requested changes at the Pre-Application meeting in 2017, none of which were made. We requested story poles be put up at the 2017 Pre-Application meeting, which was not done. We requested story poles again after receiving the 311 Notice, most recently on August 9, 2018. The permit applicant has not made any changes to the plans in response to our initial concerns, and has not put up story poles that would help us better understand the impact of the proposed project on our and our neighbors' homes.

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.

1. The project does not respect the topography of the neighborhood, raising concerns about the impact of the project on the safety and stability of the surrounding homes. In 2005, there were landslides on this block which required the emergency demolition of two homes (1644 and 1636 Diamond St, emergency order 9892E dated 3/16/05, application #200503187915).

[Continued on page 1a]

-
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 safety and structural integrity to the attached and neighboring houses is threatened. The building details do not unify the neighborhood. We (the neighbors at 1615 Diamond St) will suffer unreasonable impacts on our light, air and privacy, particularly for Judd Winick, who works at home. The neighbors in adjacent homes and other homes throughout the neighborhood [Continued]

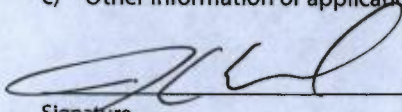
-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

In general, we seek to reduce the height of the addition and the size of the rear extension to match the size of the neighboring buildings. We cannot specify exact measurements or alternative designs at this time because the story poles we requested starting in August 2017 have not been erected. Provide structural reports and evidence that the proposed construction will not adversely impact the surrounding and attached structures.

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.



Signature

JUDD WINICK

Name (Printed)

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

415 648 4704

Phone

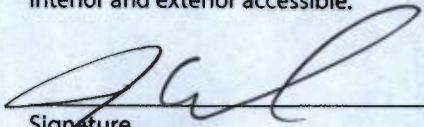
JUDD@JUDDSPILLOWFORT.

Email
COM

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.

(OUR HOME
1615 DIAMOND)



Signature

JUDD WINICK

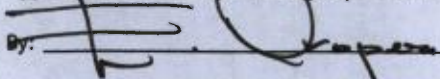
Name (Printed)

8/14/18

Date

For Department Use Only

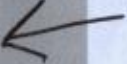
Application received by Planning Department:

By: 

Date: 8/14/18

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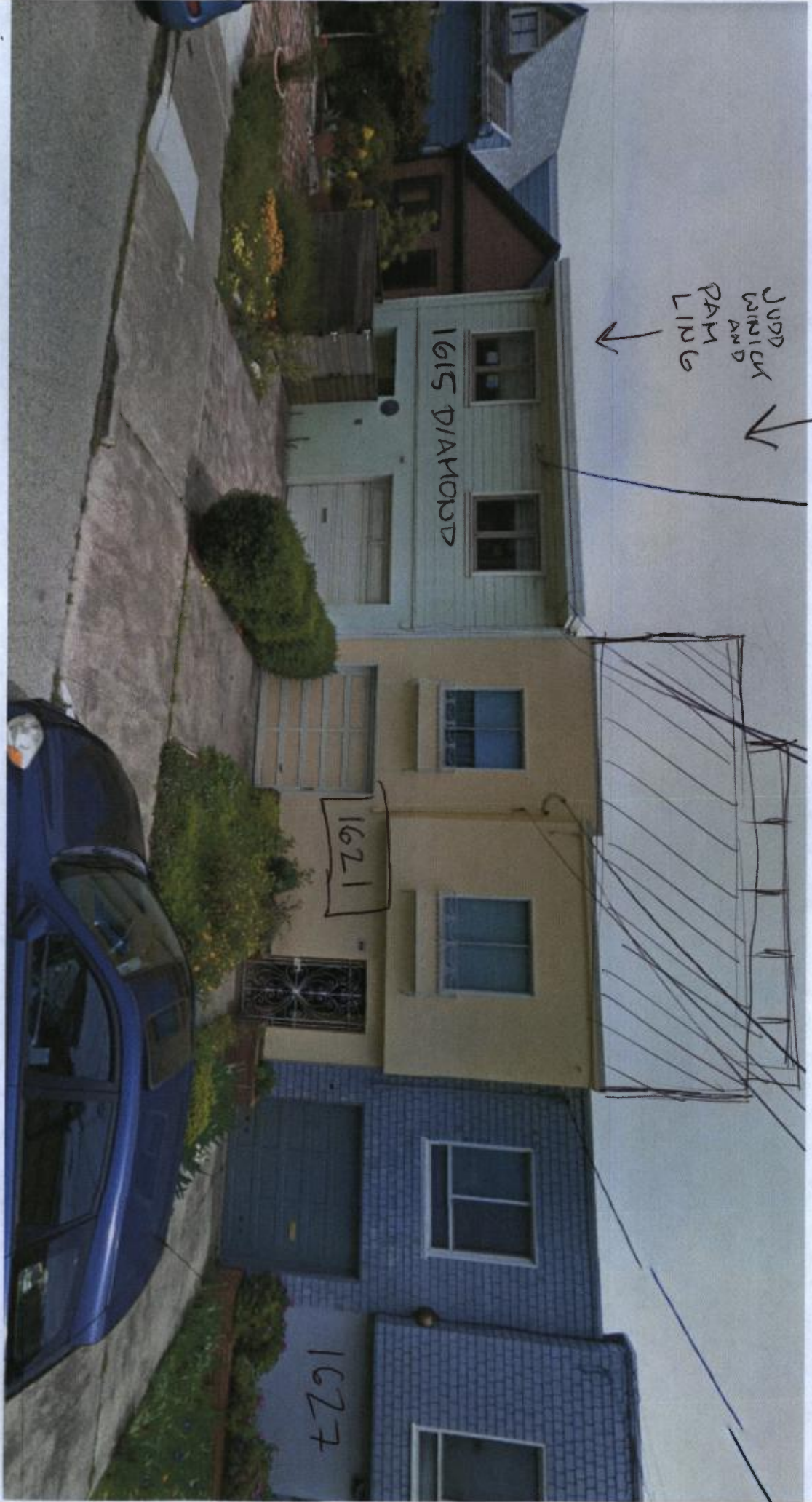
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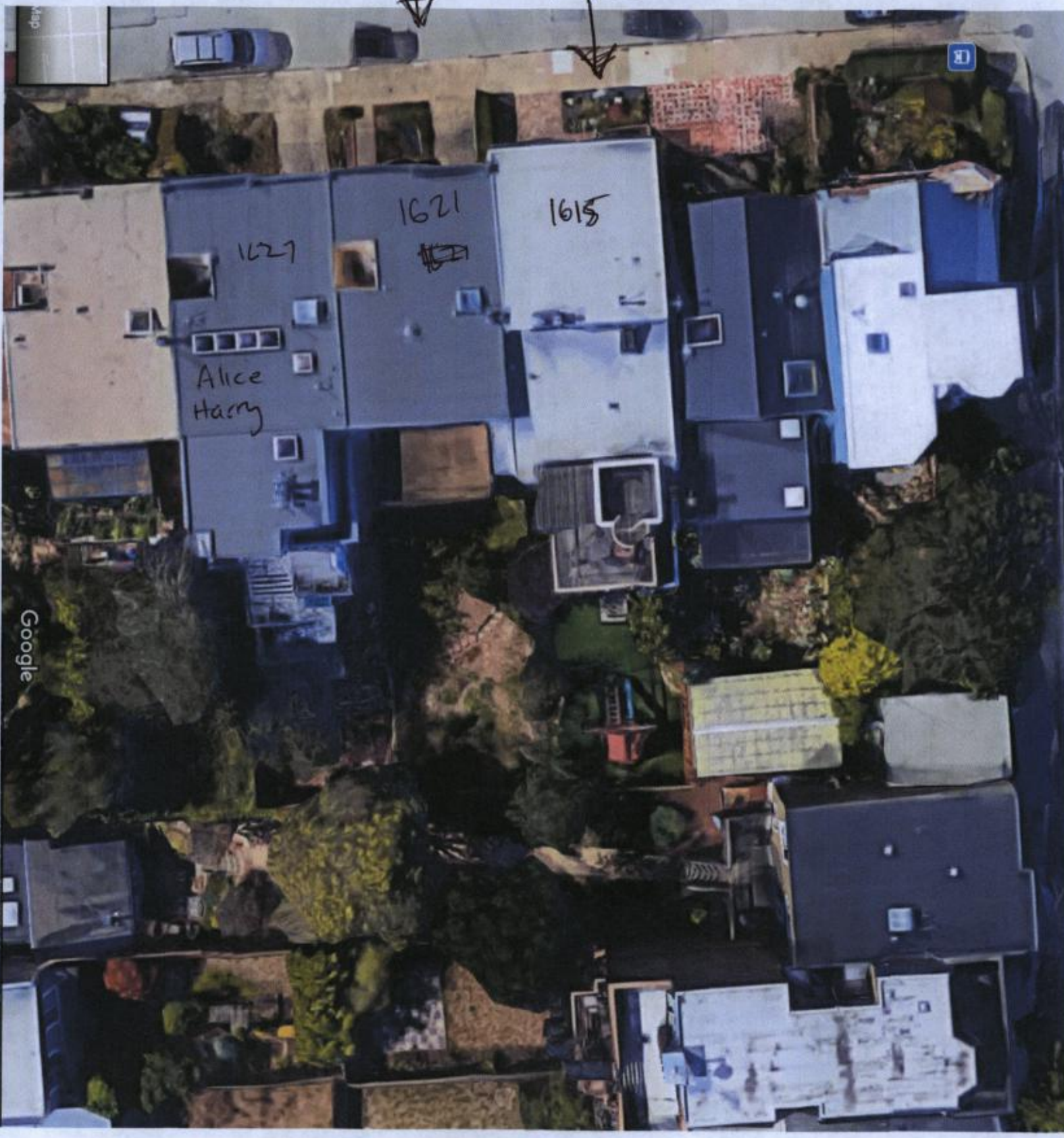
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REQUESTOR
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Alice
Harry

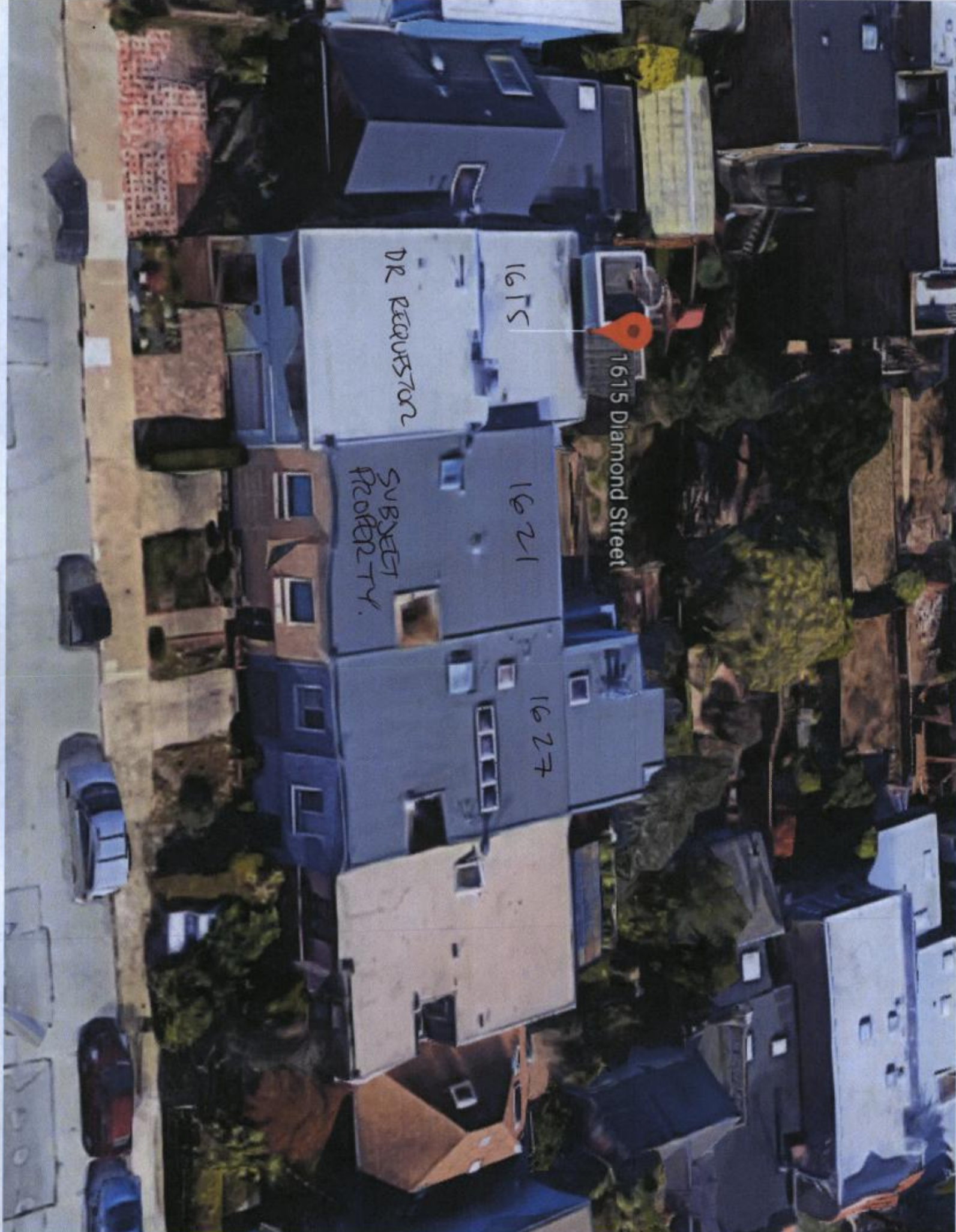
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1615 Diamond Street

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DR. REQUISTOR

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1621 Diamond Street Discretionary Review Application

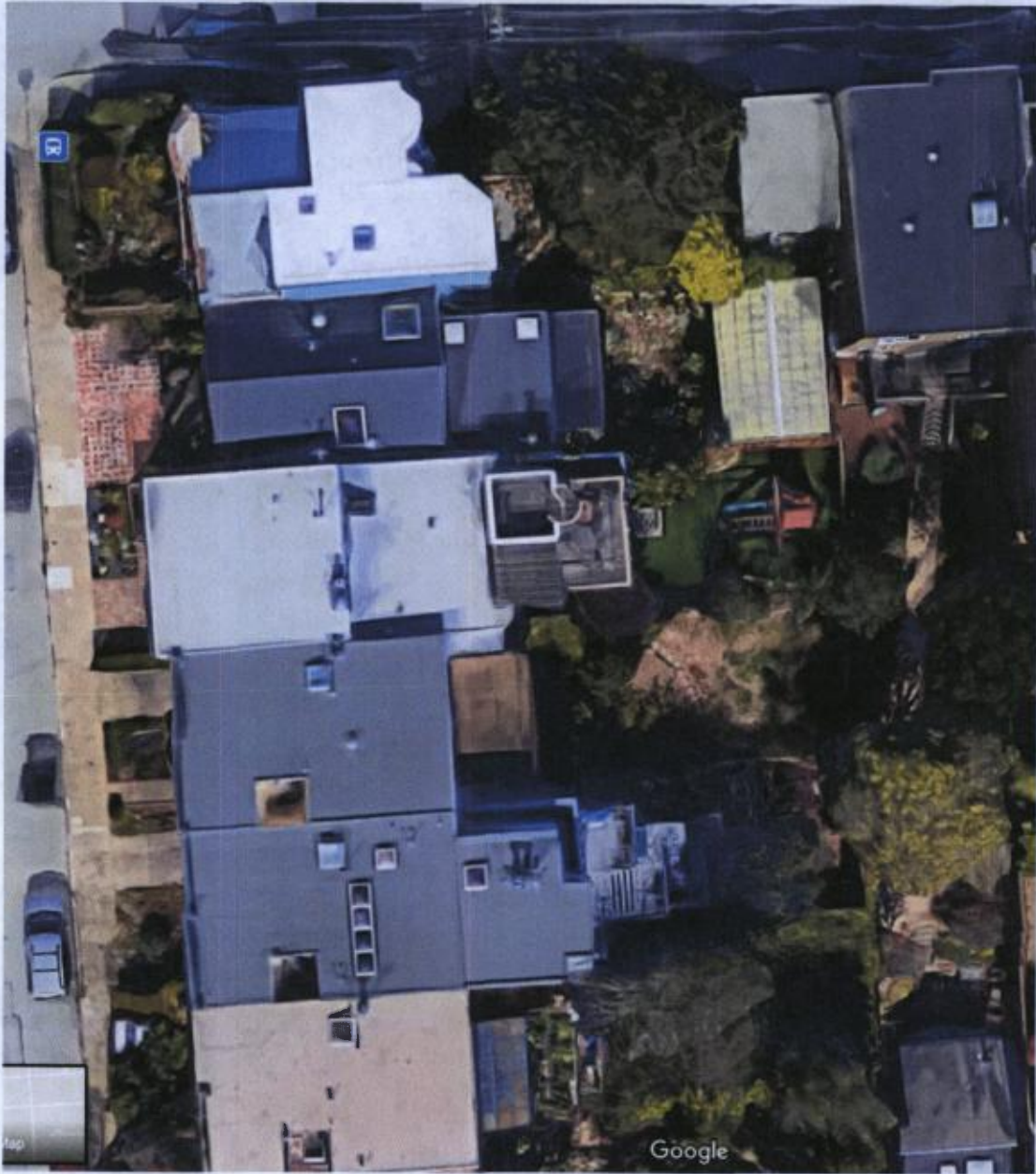
Page 1a [continuation from DR Application]

Question 1 (continued)

1. (continued) The planned excavation and rebuilding of the foundation in the rear of the house warrants further study to ensure the stability of the neighboring homes. The soil samples in the Geotechnical report were taken from the front yard, not the back of the house where the work will take place. These concerns are particularly acute for 1615 and 1627 Diamond street homes, which are attached to 1621 Diamond.
2. The San Francisco General Plan includes the Priority Policy "That existing housing and neighborhood character be conserved and protected". The scale and form of the building violates neighborhood character by more than doubling the size of the existing single family home, adding vertical and rear additions that far exceed the size of the adjacent homes. The San Francisco Residential Design Guidelines state, "buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings". The proposed project adds a 3rd story to the house, which is out of character with every other house on the east side of Diamond St. The project proposes extending the house to the rear far beyond the extent of any other house on the East side of Diamond St.
3. The Residential Design Guidelines state that rear yard expansion must "minimize impacts on light and privacy to adjacent properties". The project extends so high and so far to the rear it deprives three floors of our home at 1615 Diamond St of sunlight. The most severely affected area is the home office/artist studio at the southeast corner of our home. The project also affects the light of the surrounding homes and gardens, particularly at 1607 Diamond and 1627 Diamond Street. The height and rear extension of the project will affect the privacy of numerous homes on both Diamond and 28th streets.

Question 2 (continued)

Will suffer loss of light, air and privacy due to the large scale of the proposed project.





Page 3





DISCRETIONARY REVIEW APPLICATION

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Name: Judd Winick and Pamela Ling

Address: 1615 Diamond Street

Email Address: judd@juddspillowfort.com

Telephone: 415-648-4704

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Address:

Email Address:

Telephone:

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[Continued on page 1a]

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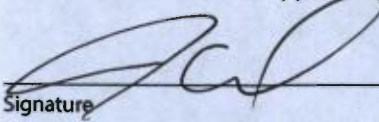
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Signature

JUDD WINICK
Name (Printed)

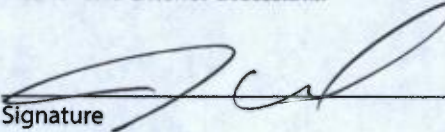
PROJECT SPONSOR FOR 415 648-4704
Relationship to Project D.R. Phone

JUDD@JUDDSPILLOWFORT.COM
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.

(OUR HOME
1615 DIAMOND)

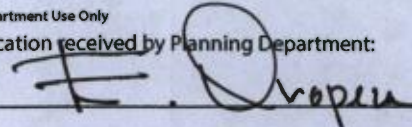

Signature

JUDD WINICK
Name (Printed)

8/14/18
Date

For Department Use Only

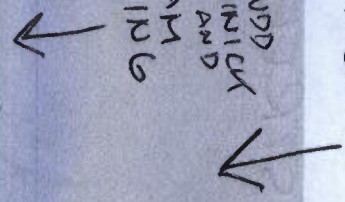
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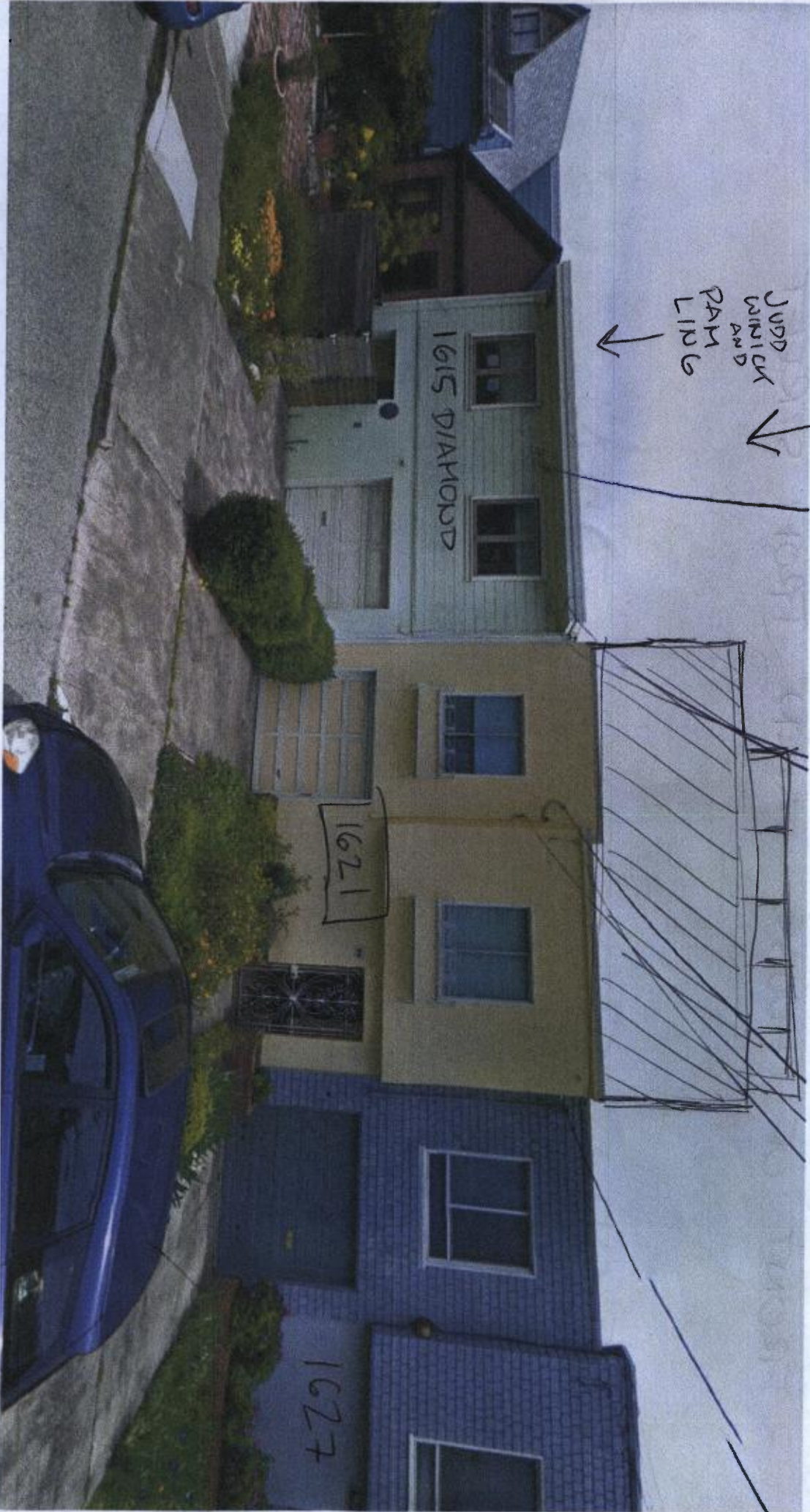
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SUBJECT
PROPERTY



DR
REQUESTOR
LIVES
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Google



1615 Diamond Street

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DR REQUESTOR

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SUBJECT
PROPERTY.

1627

1621 Diamond Street Discretionary Review Application

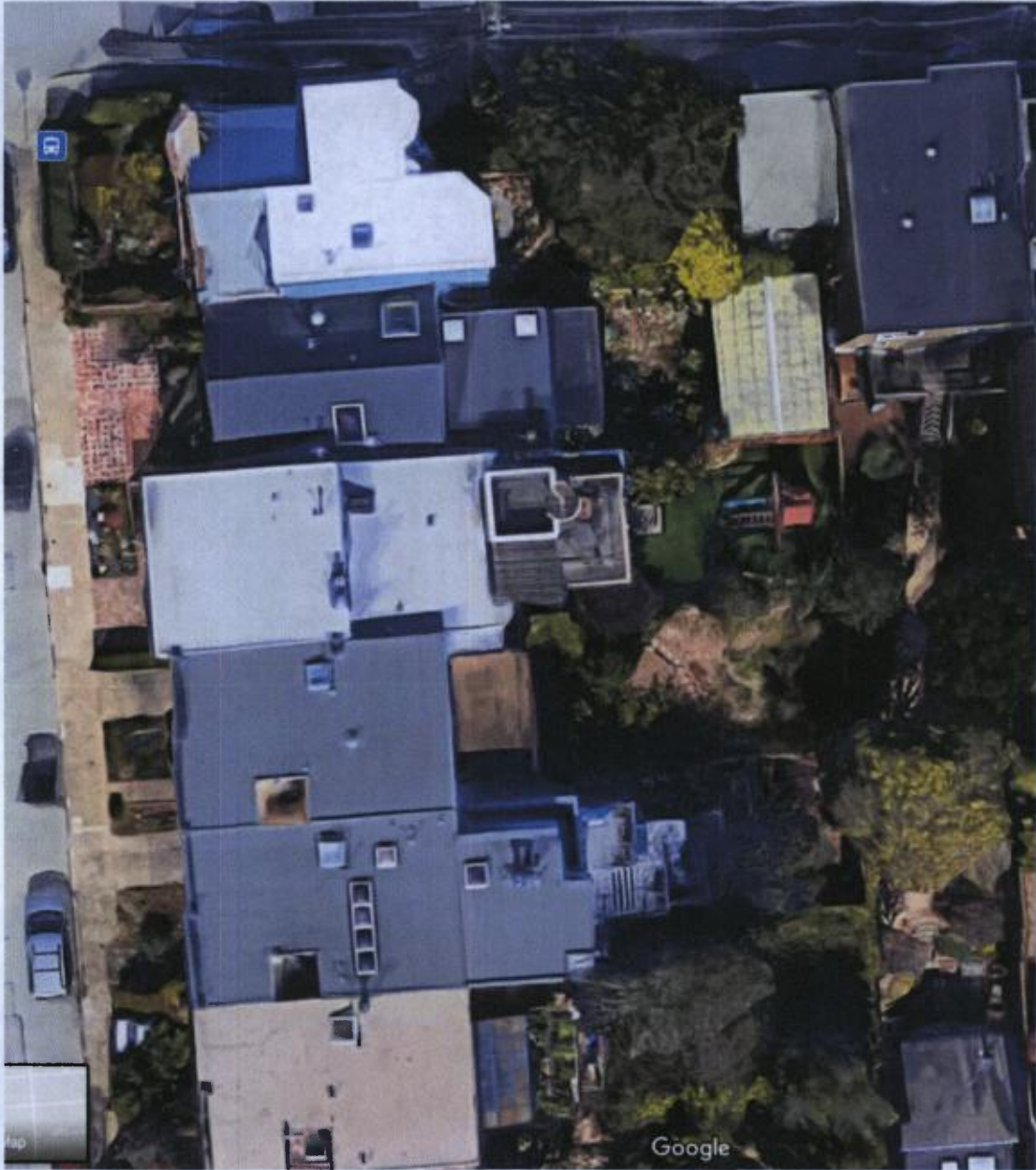
Page 1a [continuation from DR Application]

Question 1 (continued)

1. (continued) The planned excavation and rebuilding of the foundation in the rear of the house warrants further study to ensure the stability of the neighboring homes. The soil samples in the Geotechnical report were taken from the front yard, not the back of the house where the work will take place. These concerns are particularly acute for 1615 and 1627 Diamond street homes, which are attached to 1621 Diamond.
2. The San Francisco General Plan includes the Priority Policy "That existing housing and neighborhood character be conserved and protected". The scale and form of the building violates neighborhood character by more than doubling the size of the existing single family home, adding vertical and rear additions that far exceed the size of the adjacent homes. The San Francisco Residential Design Guidelines state, "buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings". The proposed project adds a 3rd story to the house, which is out of character with every other house on the east side of Diamond St. The project proposes extending the house to the rear far beyond the extent of any other house on the East side of Diamond St.
3. The Residential Design Guidelines state that rear yard expansion must "minimize impacts on light and privacy to adjacent properties". The project extends so high and so far to the rear it deprives three floors of our home at 1615 Diamond St of sunlight. The most severely affected area is the home office/artist studio at the southeast corner of our home. The project also affects the light of the surrounding homes and gardens, particularly at 1607 Diamond and 1627 Diamond Street. The height and rear extension of the project will affect the privacy of numerous homes on both Diamond and 28th streets.

Question 2 (continued)

Will suffer loss of light, air and privacy due to the large scale of the proposed project.

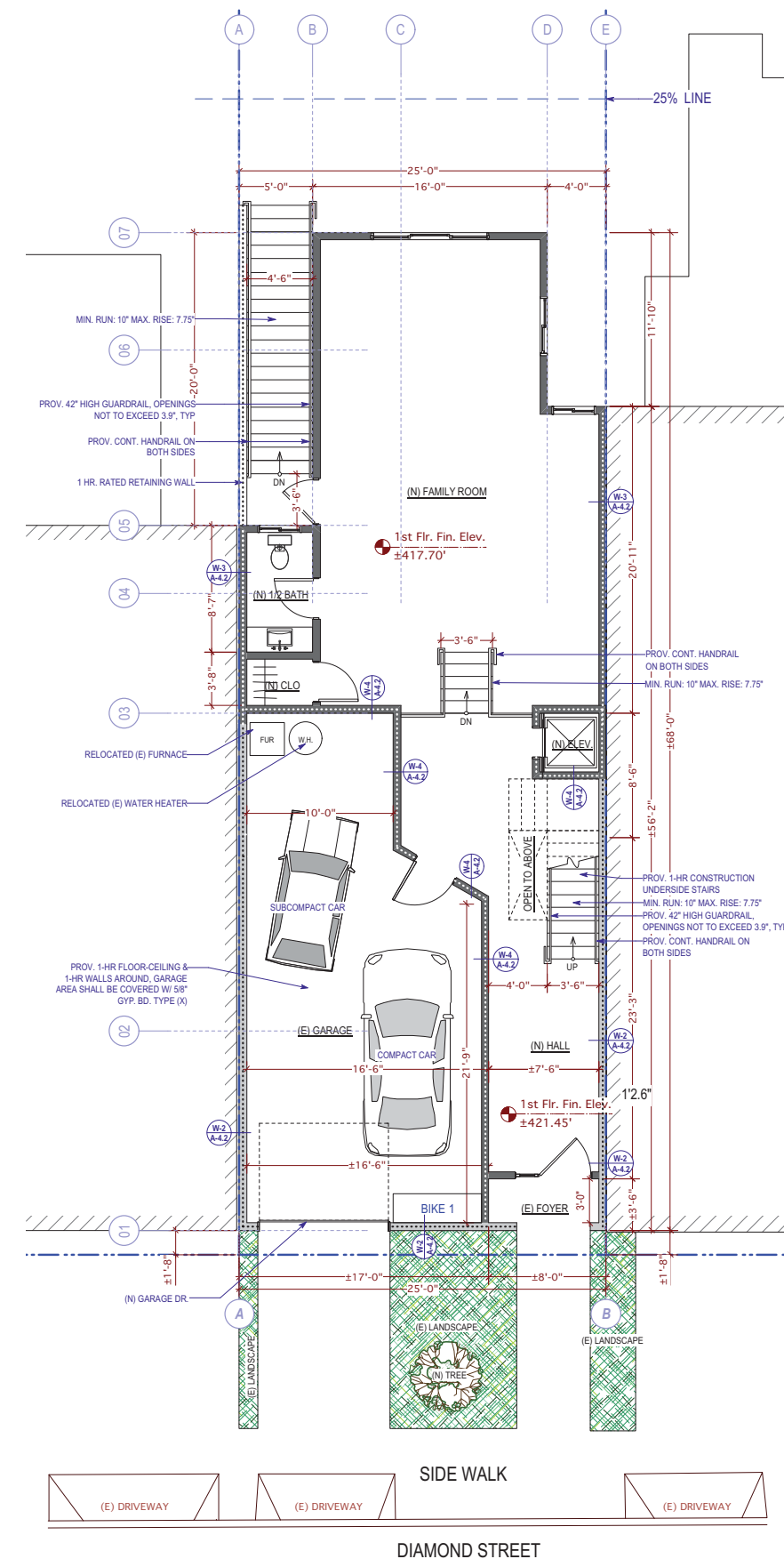
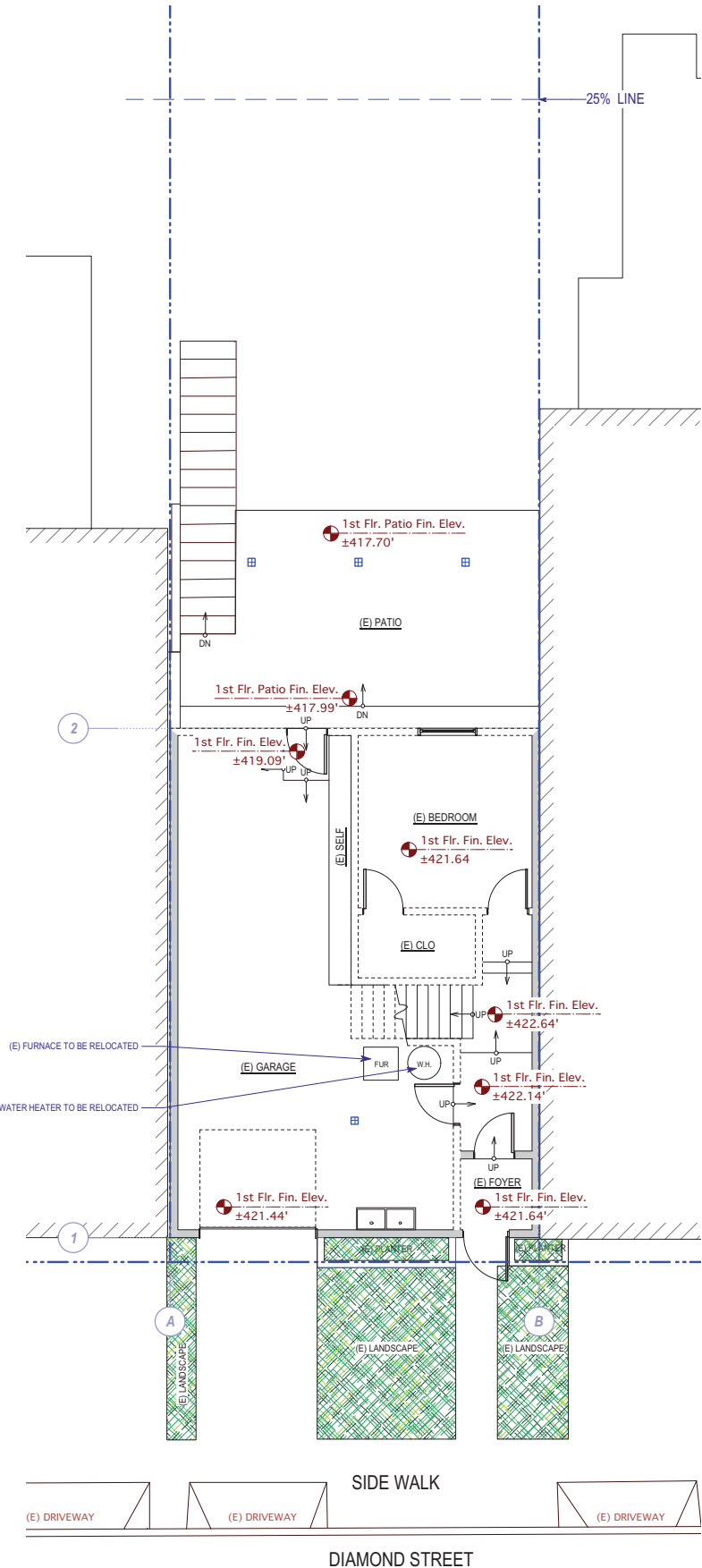




Page 3



	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED



PROJECT NAME
1621 Diamond Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
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SHEET TITLE
First Floor Plans

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	07/09/2018
JOB NO.	17-1740
SHEET NO.	A-2.1

	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH
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	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
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	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



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 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
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Second Floor Plans

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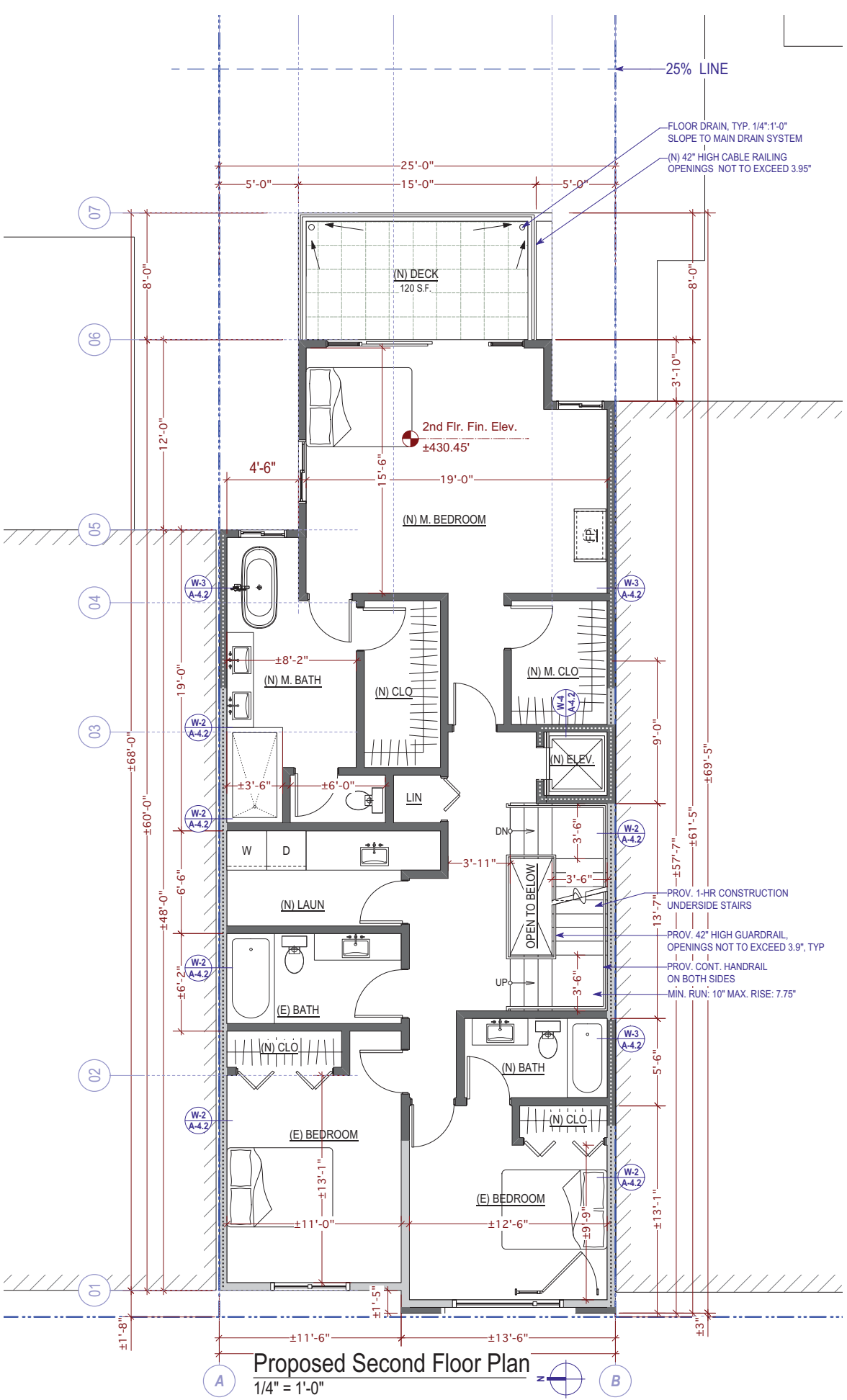
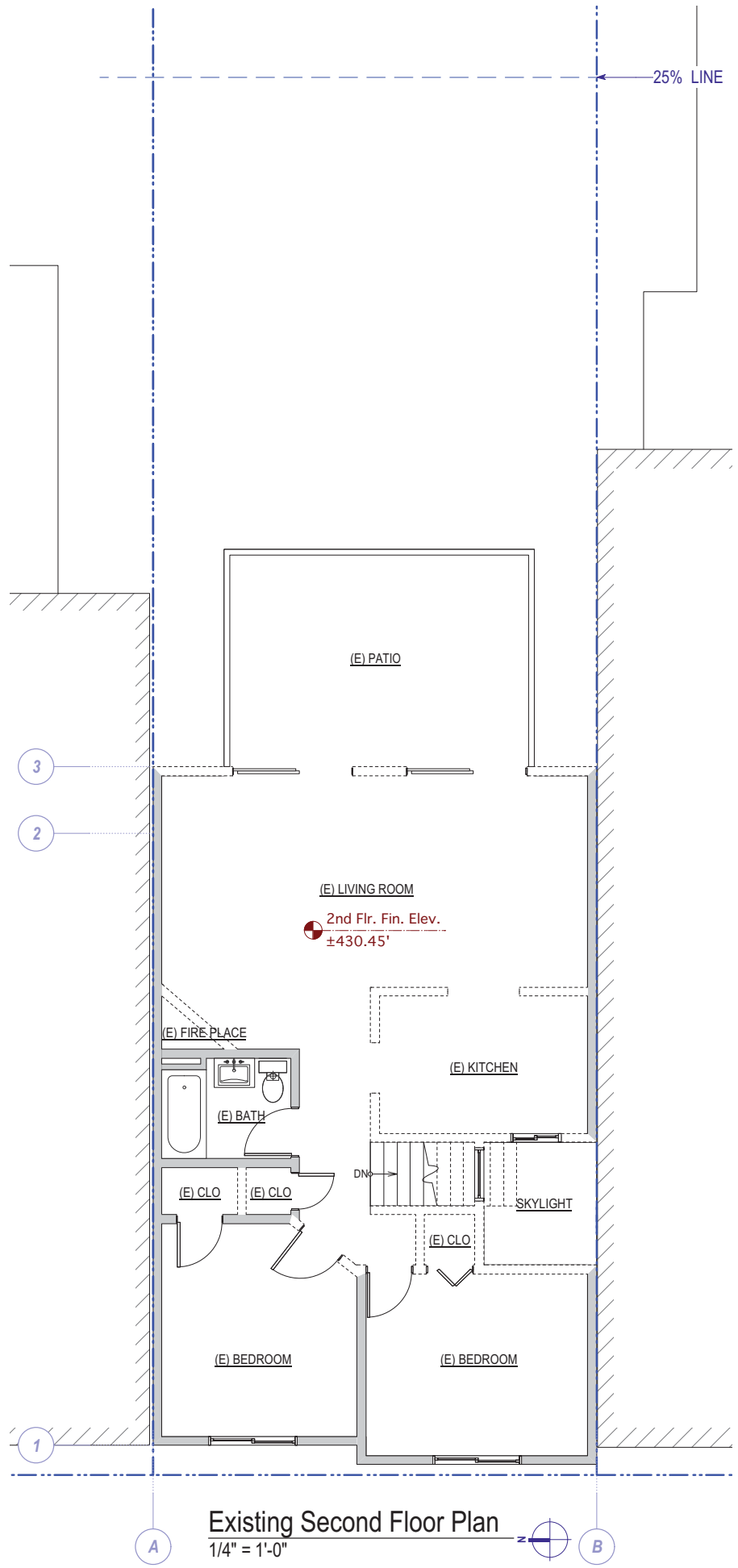
DATE 02/22/2017

REVISED DATE 07/09/2018

JOB NO. 17-1740

SHEET NO.

A-2.2



	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
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	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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Third Floor Plan

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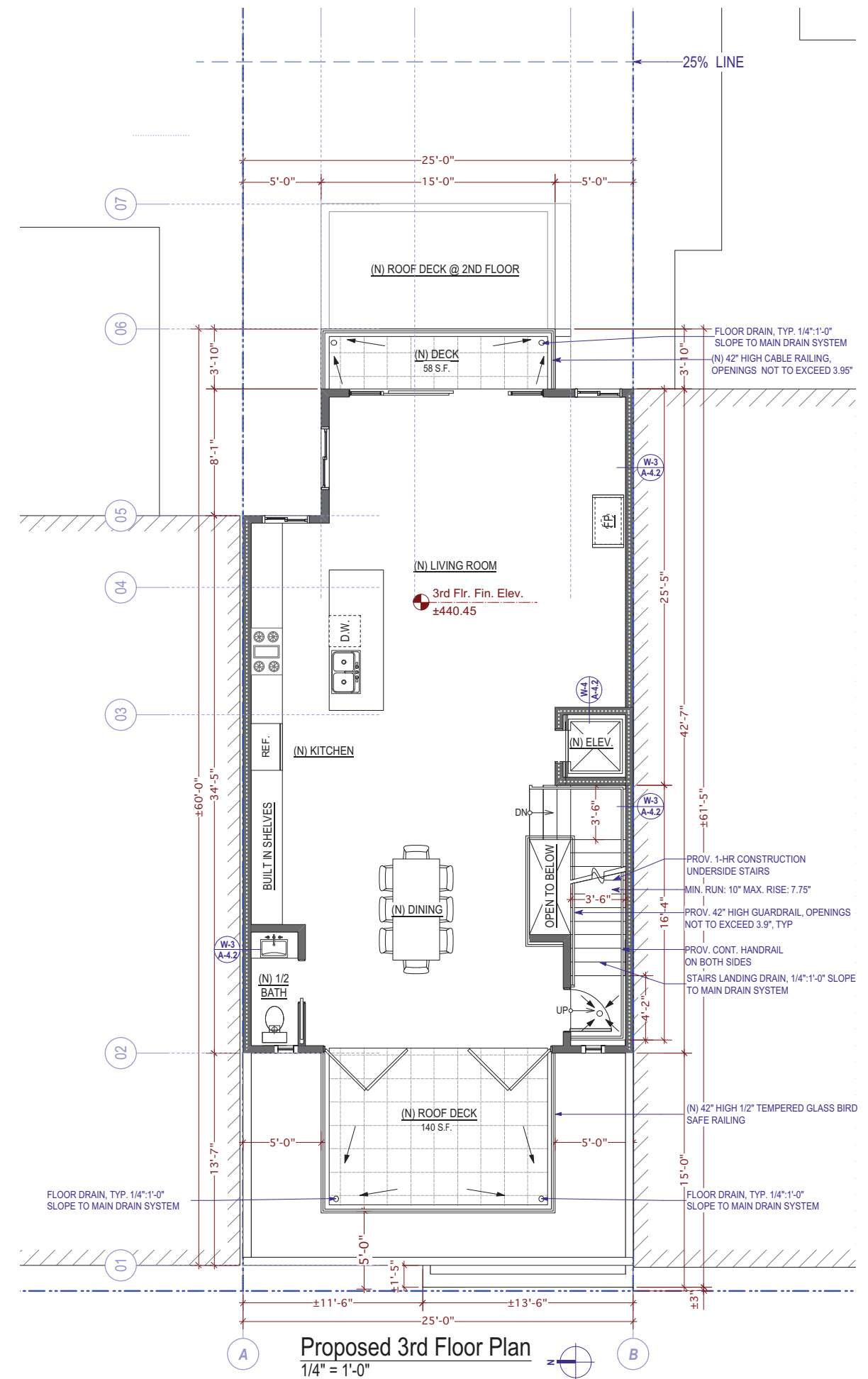
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JOB NO. 17-1740

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Front Elevation

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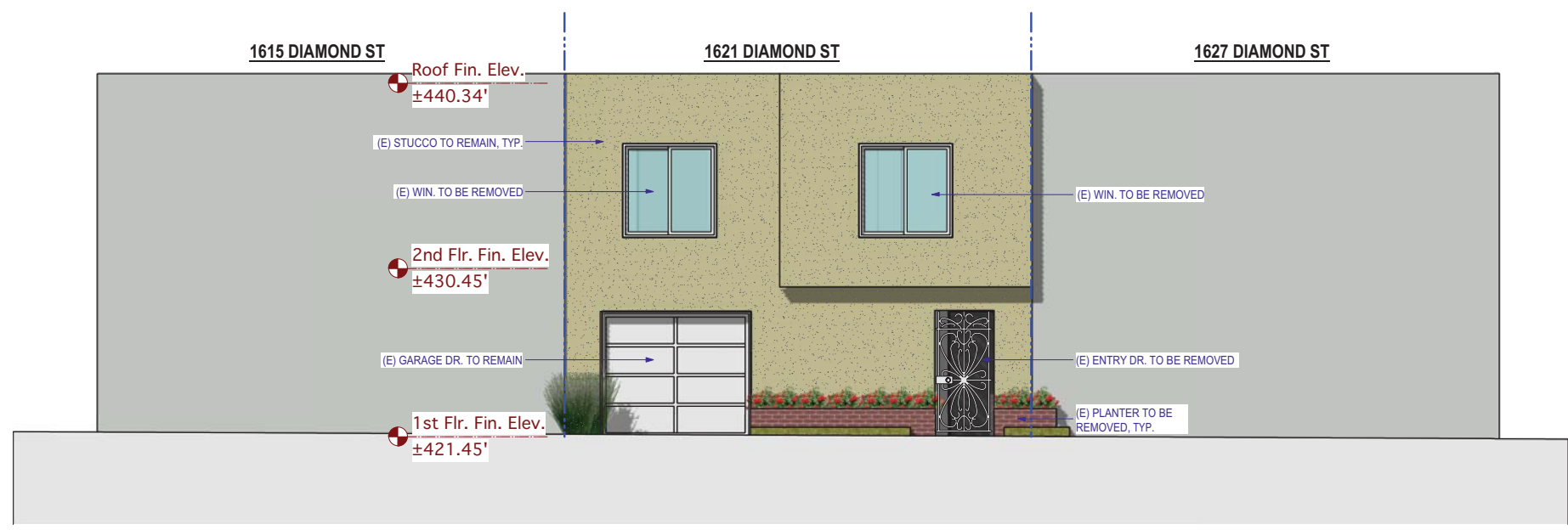
DATE 02/22/2017

REVISED DATE 07/09/2018

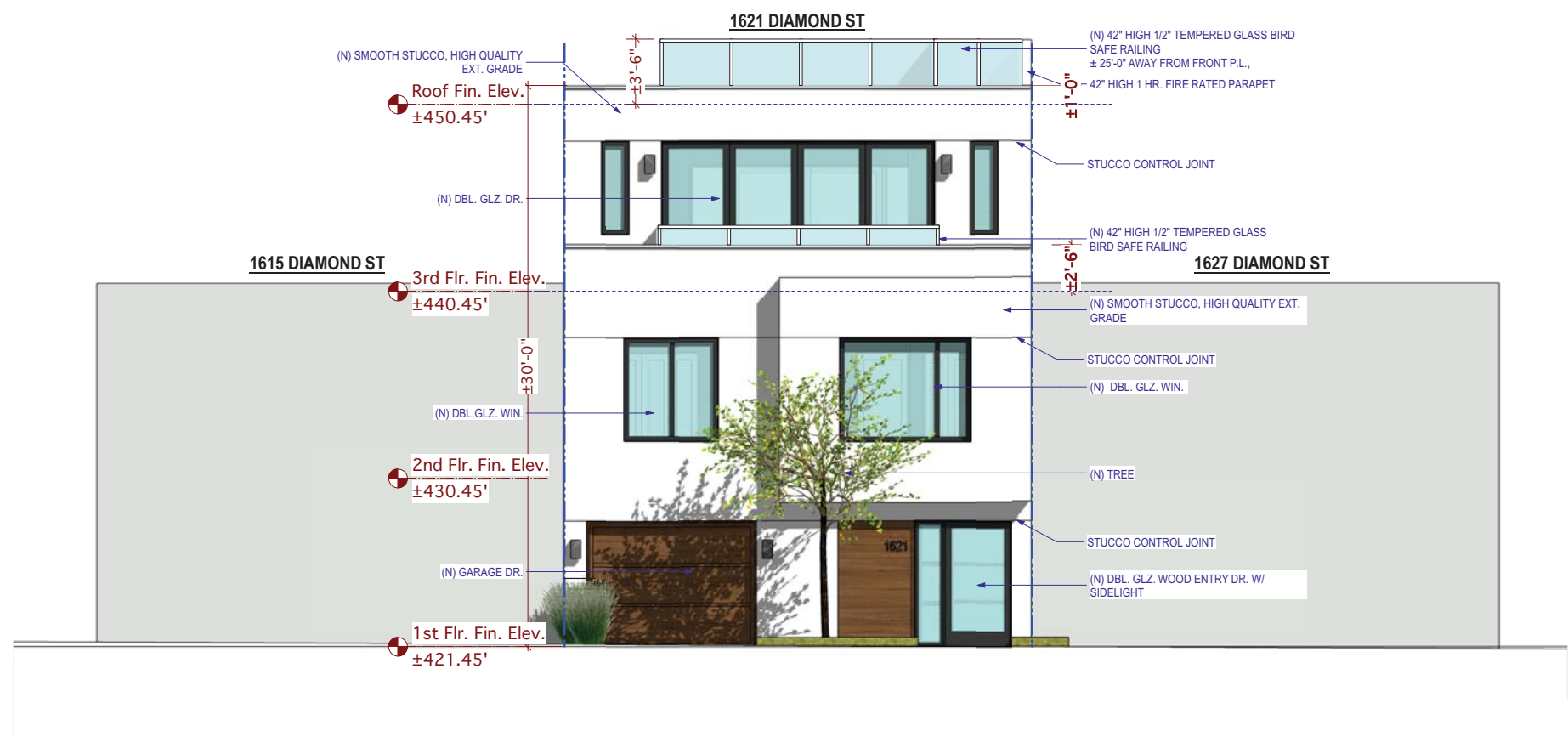
JOB NO. 17-1740

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A-3.1



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



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



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Right Elevations

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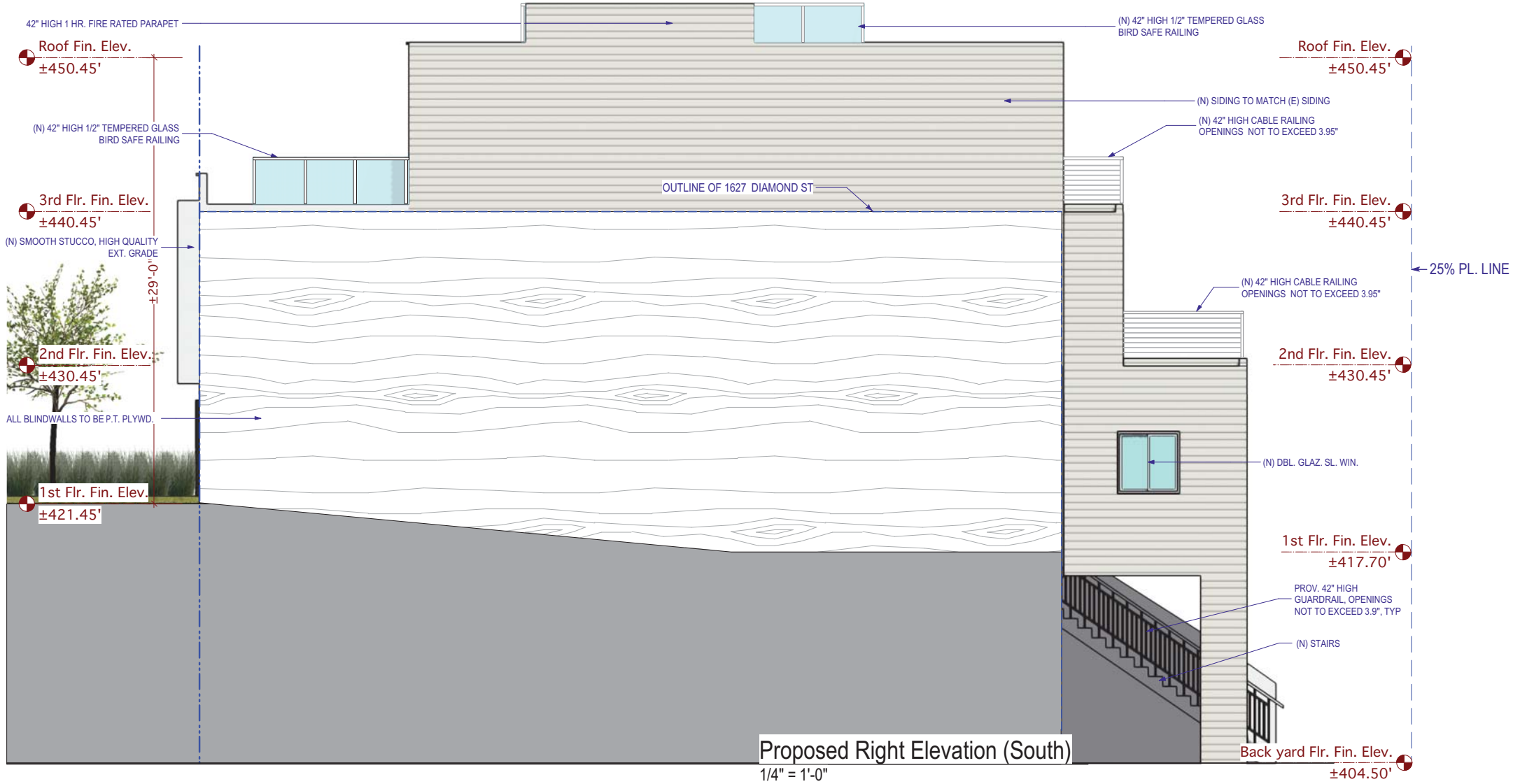
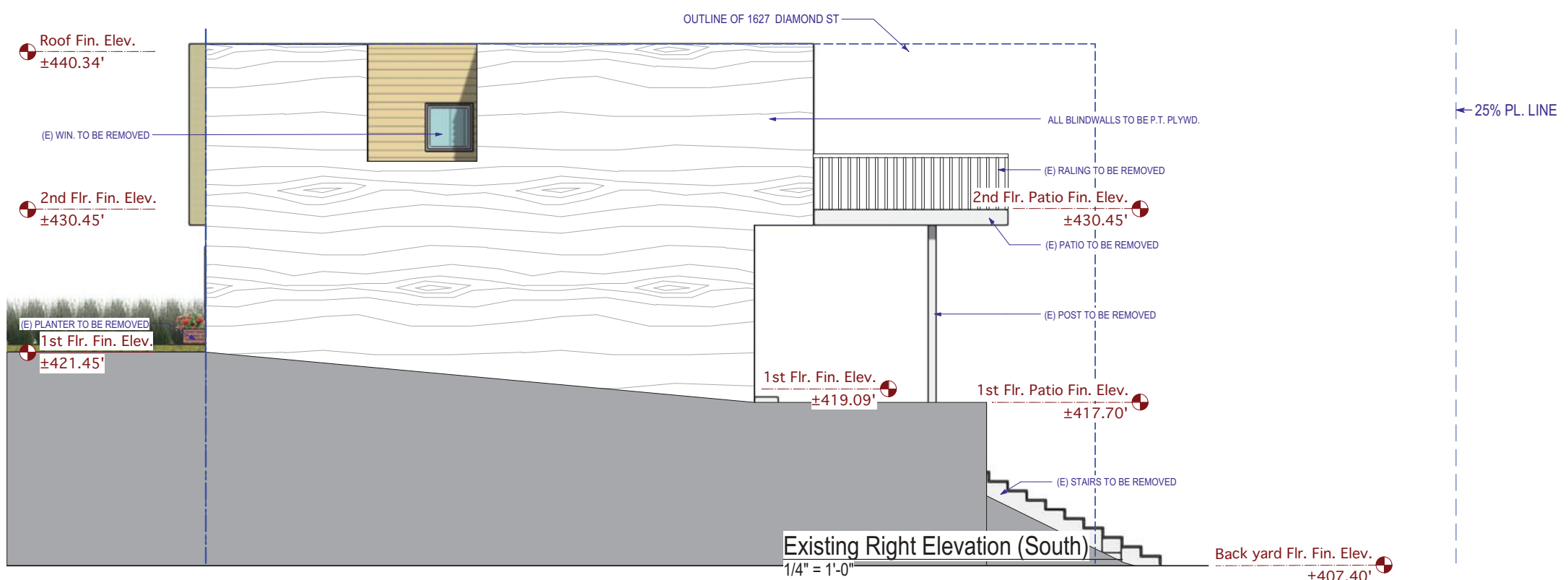
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Rear Elevations

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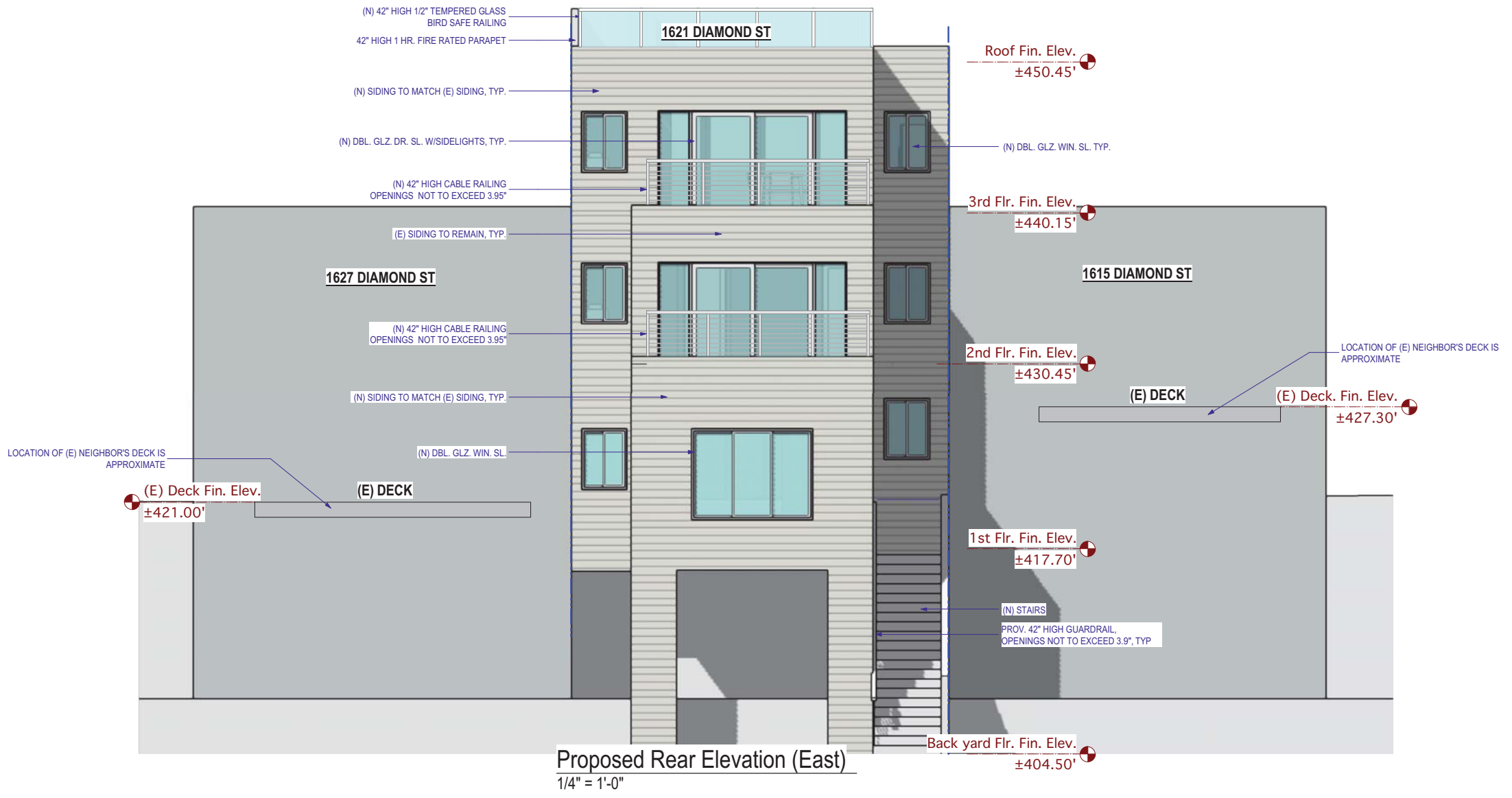
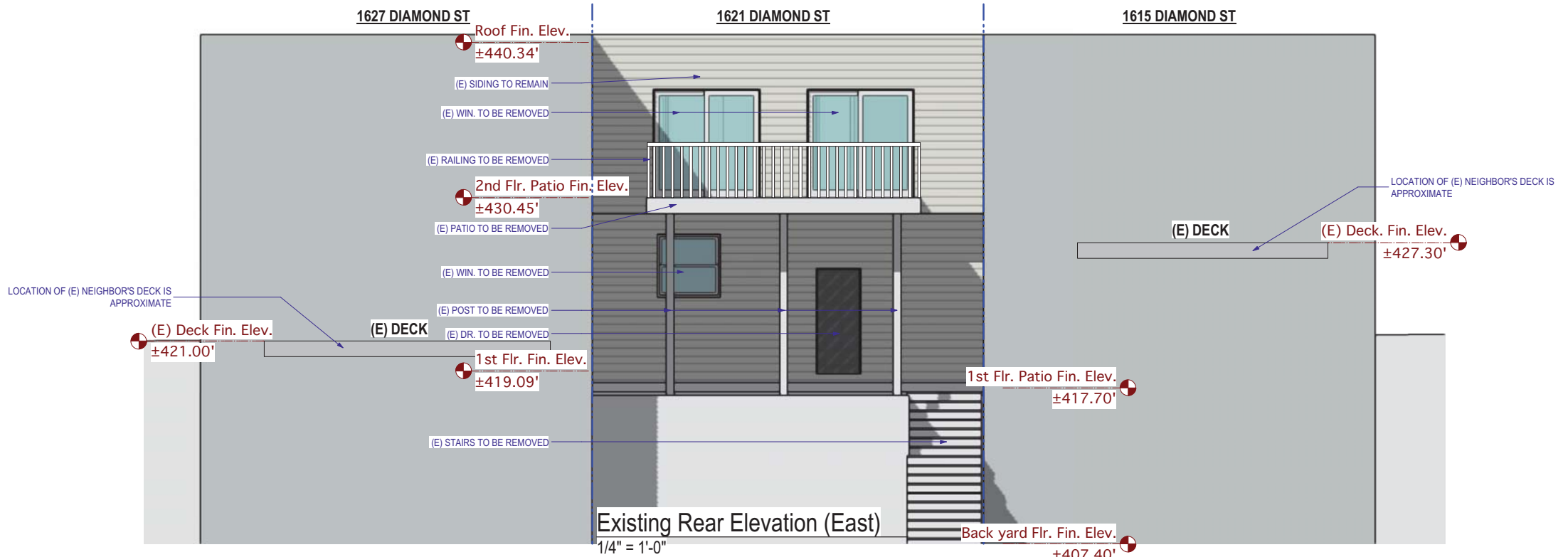
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SHEET NO.



DRAWING INDEX

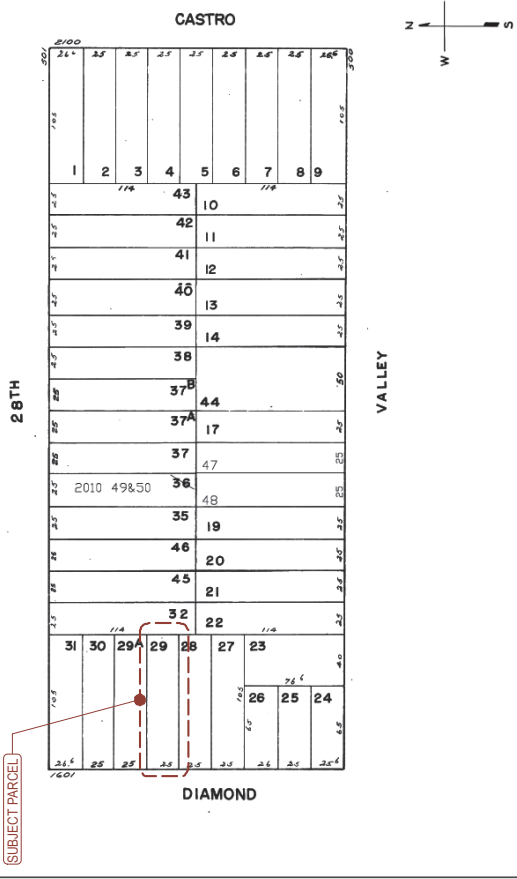
ARCHITECTURAL

- A-0.1 COVER SHEET
- A-0.2 SITE PHOTOS
- A-0.3 PLANNING CODE ANALYSIS
- A-1.1 SITE PLANS
- A-2.0 BASEMENT PLAN
- A-2.1 FIRST FLOOR PLANS
- A-2.2 SECOND FLOOR PLANS
- A-2.3 THIRD FLOOR PLAN
- A-3.1 FRONT ELEVATIONS
- A-3.2 LEFT ELEVATIONS
- A-3.3 RIGHT ELEVATIONS
- A-3.4 REAR ELEVATIONS
- A-4.0 EXISTING SECTION
- A-4.1 PROPOSED SECTION

PROPOSED STREET VIEW



ASSESSOR'S MAP



SCOPE OF WORK

- HORIZONTAL AND VERTICAL ADDITION TO (E) SINGLE FAMILY HOUSE.
- ADD ONE-BEDROOM ADU AT THE BASEMENT LEVEL.

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

PROJECT DATA

PLANNING DATA:
 BLOCK / LOT : 6611 / 029
 LOT AREA: 2,625 ± S.F.
 ZONING: RH-1
 (E) # OF UNITS: 1
 (N) # OF UNITS: 2 (1 + 1 ADU UNIT)
 40-X
 ALLOWABLE HEIGHT: ±18-11"
 (E) BUILDING HEIGHT: ±29'-0"
 (N) BUILDING HEIGHT: 1
 # (E) OF CAR PARKING SPACES: 2
 # (N) OF CAR PARKING SPACES: 0
 # (E) OF BIKE PARKING SPACES: 2
 # (N) OF BIKE PARKING SPACES: 2

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

(E) GROSS FLOOR AREA:
 FIRST FLOOR: 863 ± S.F.
 SECOND FLOOR: 971 ± S.F.
(E) TOTAL BLDG GROSS AREA (INCL STOR/GAR): 1,834 ± S.F.

(N) GROSS AREA CALCULATION:

	UNIT ONE	UNIT TWO	GARAGE	TOTAL
BASEMENT	0 SF	701 SF	0 SF	701 SF
FIRST FLOOR	796 SF	123 SF	568 SF	1,487 SF
SECOND FLOOR	1,432 SF	0 SF	0 SF	1,432 SF
THIRD FLOOR	860 SF	0 SF	0 SF	860 SF
TOTAL	3,088 SF	824 SF	568 SF	4,480 SF

TOTAL ADDITION: 2,646 ± S.F.

PROJECT NAME

1621 Diamond Street
 SAN FRANCISCO, CA



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Cover Sheet

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A-0.1

A

6

A



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Site Photos

C

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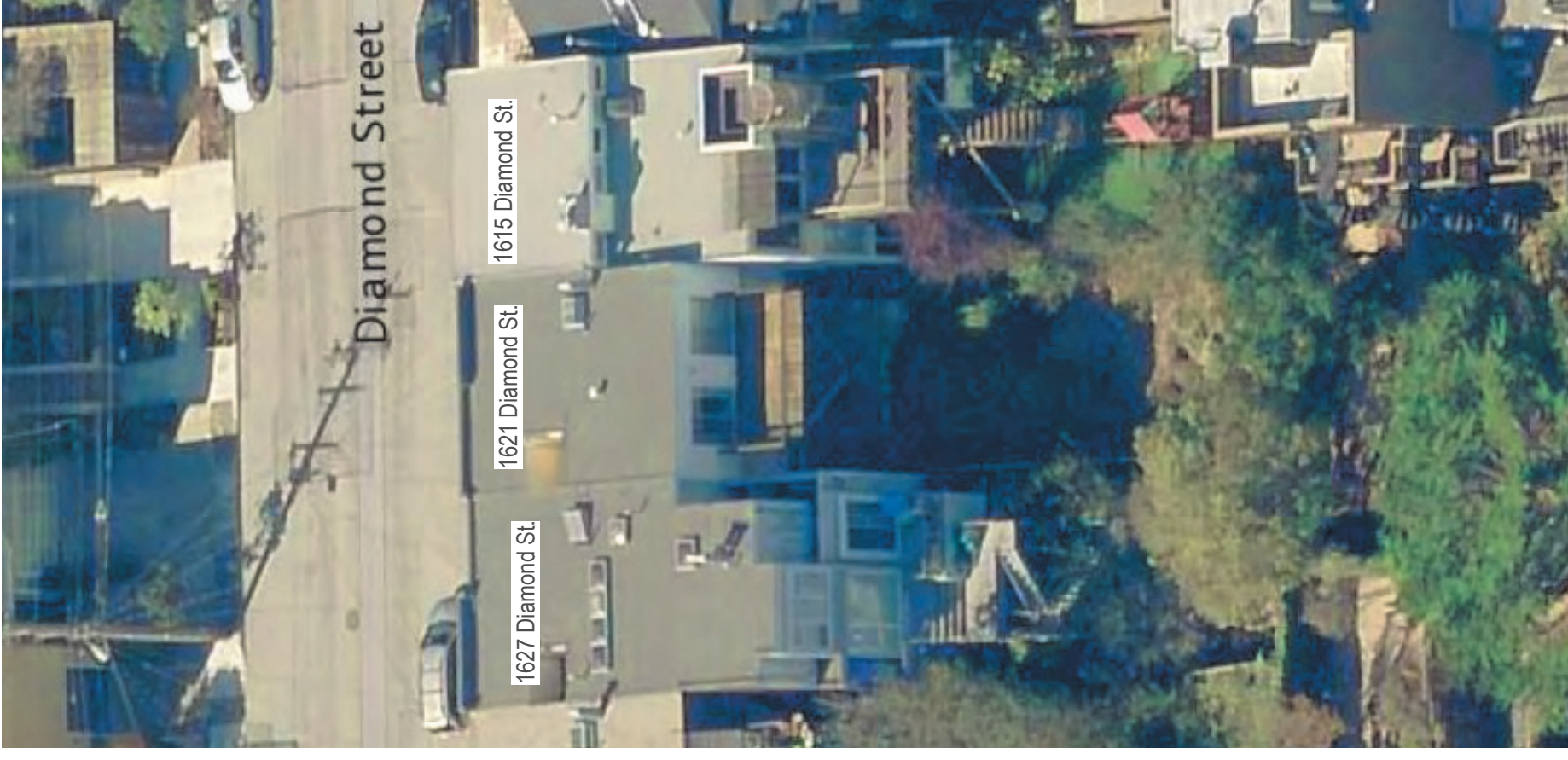
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Site Photo-Rear Yard Aerial View

10



Site Photo-Front view



Site Photo-Across The Street View

10



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Site Plans

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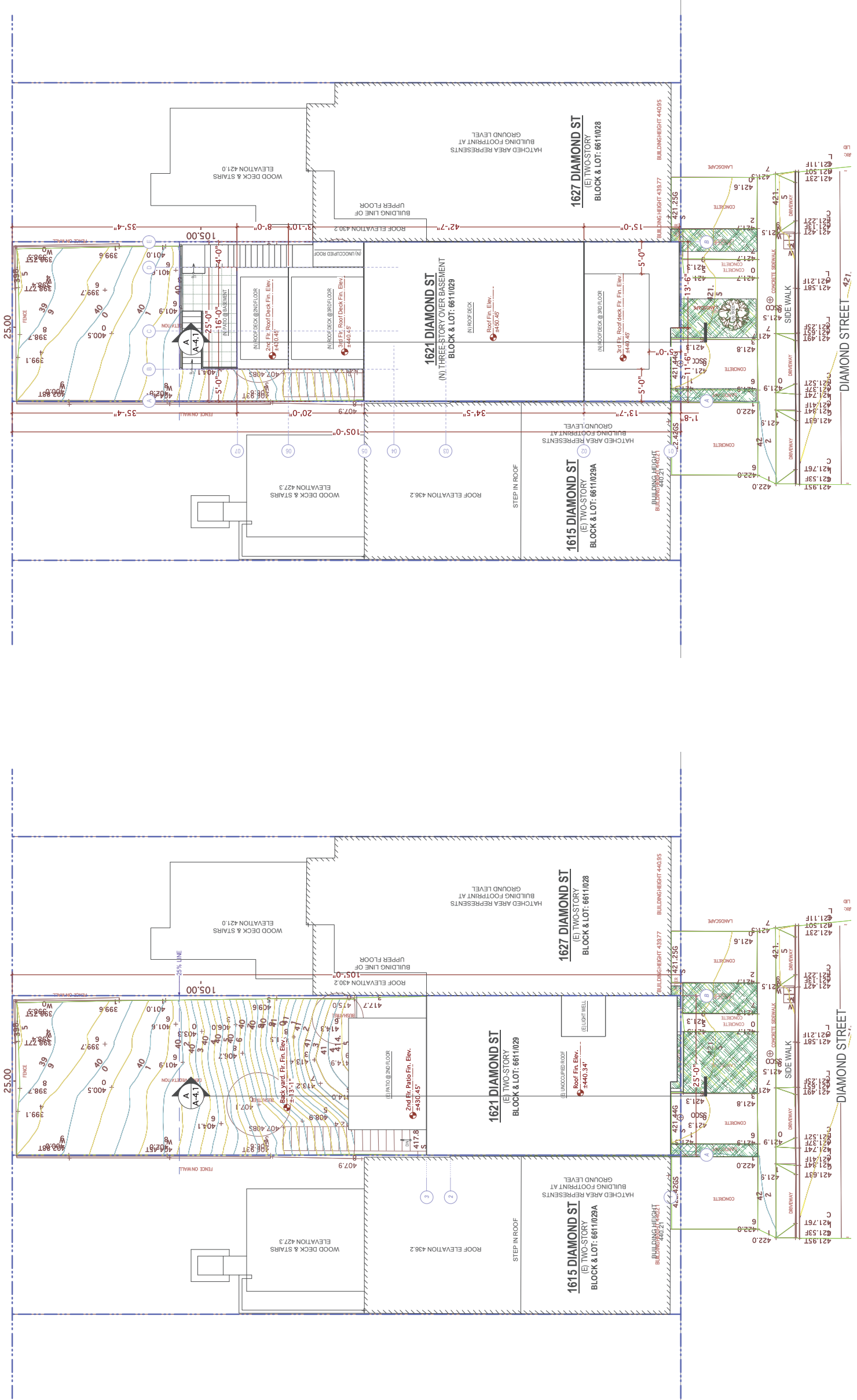
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A-1.1



Proposed Site Plan
 1/8" = 1'-0"

Existing Site Plan
 1/8" = 1'-0"

BLOCK & LOT: 6611029
 PROPERTY LINE:
 (E) OUTLINE OF SUBJECT BLDG.:
 (E) OUTLINE OF NEIGHBORS:



PROJECT NAME
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SAN FRANCISCO, CA



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3D Views(1)

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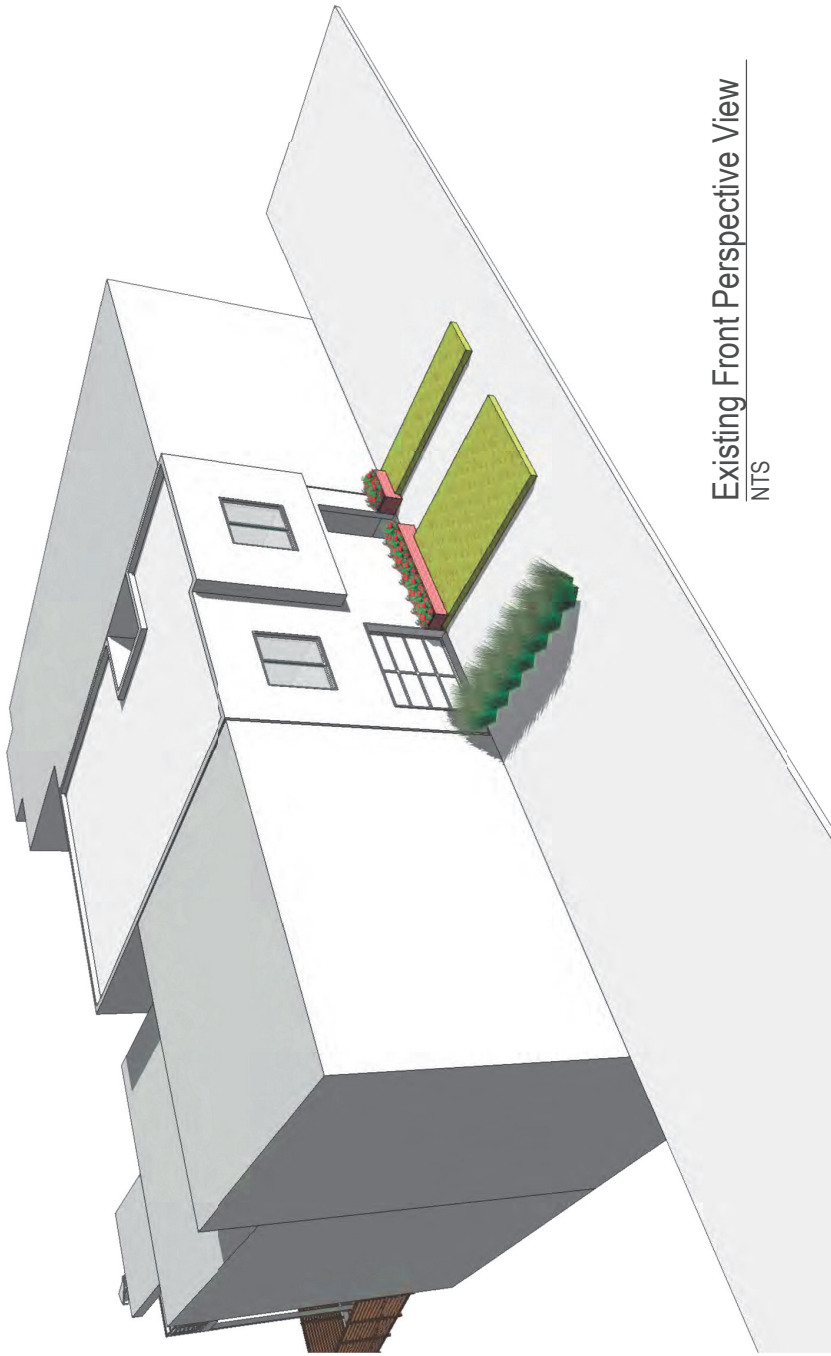
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Proposed Front Perspective View
NTS



Existing Front Perspective View
NTS



DRAWN	S.M.
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DATE	02/22/2017
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JOB NO.	17-1740
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SHEET NO.	A-1.2
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3D Views(2)

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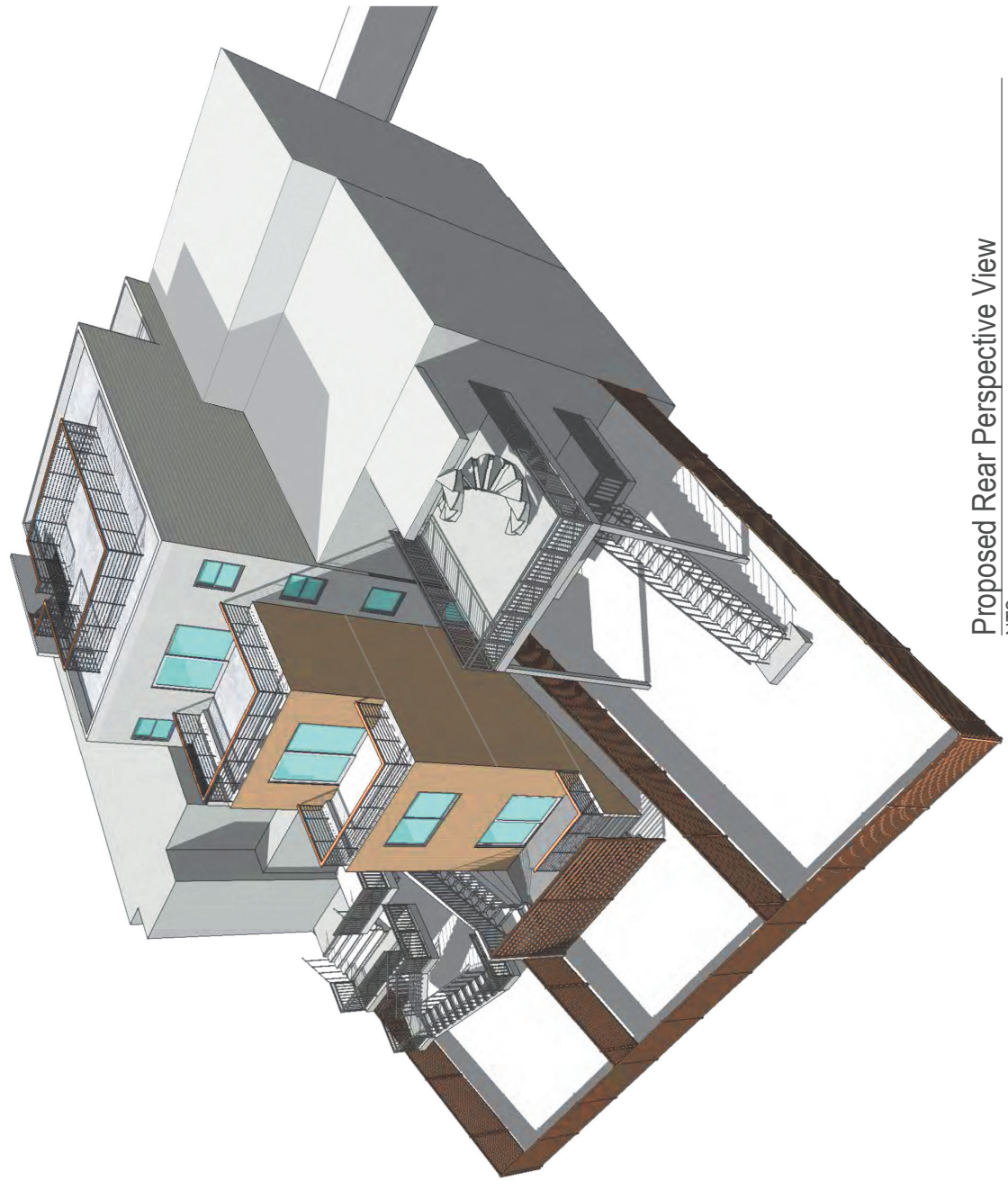
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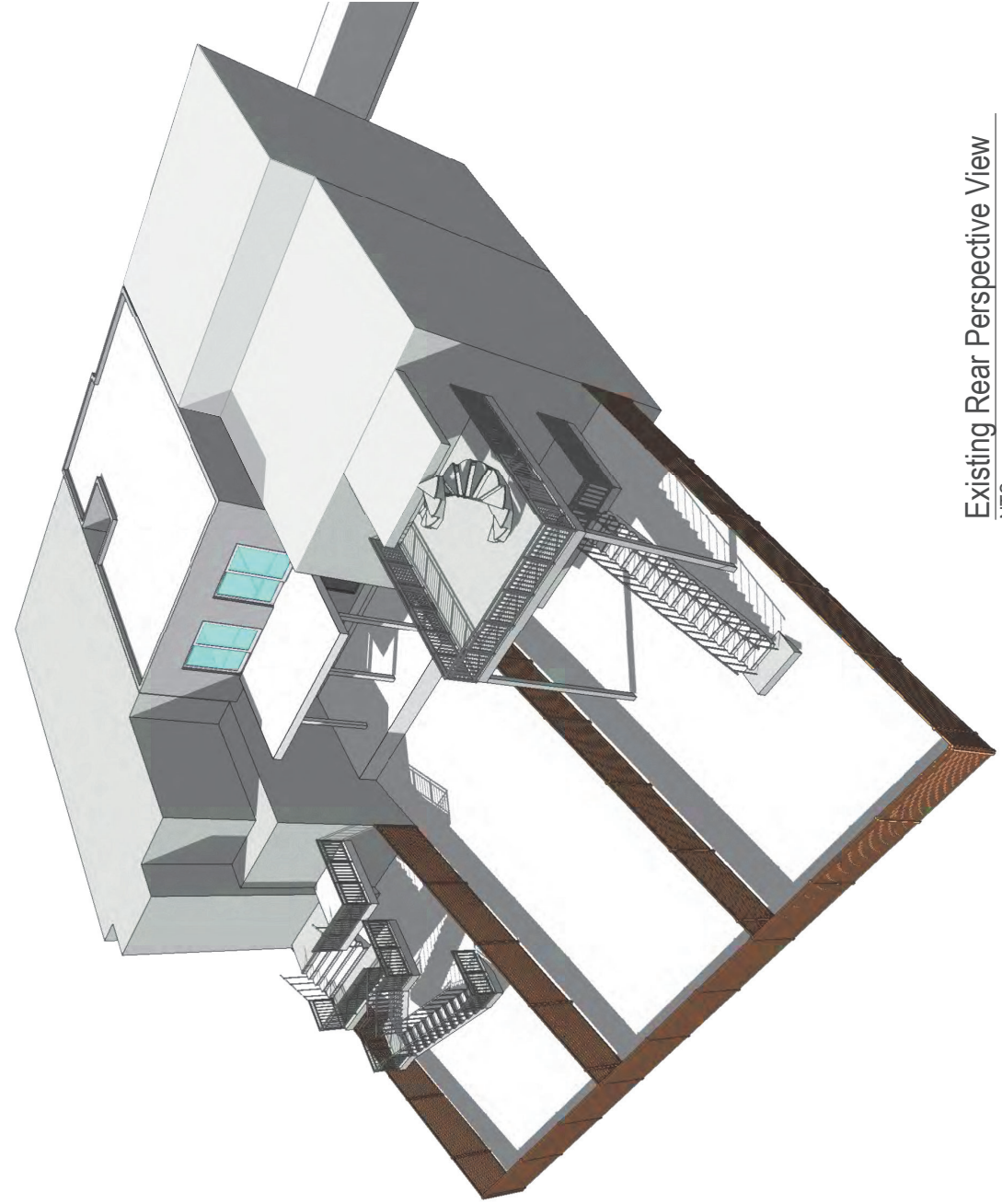
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SHEET NO.

A-1.3



Proposed Rear Perspective View
 NTS



Existing Rear Perspective View
 NTS

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Basement Plan

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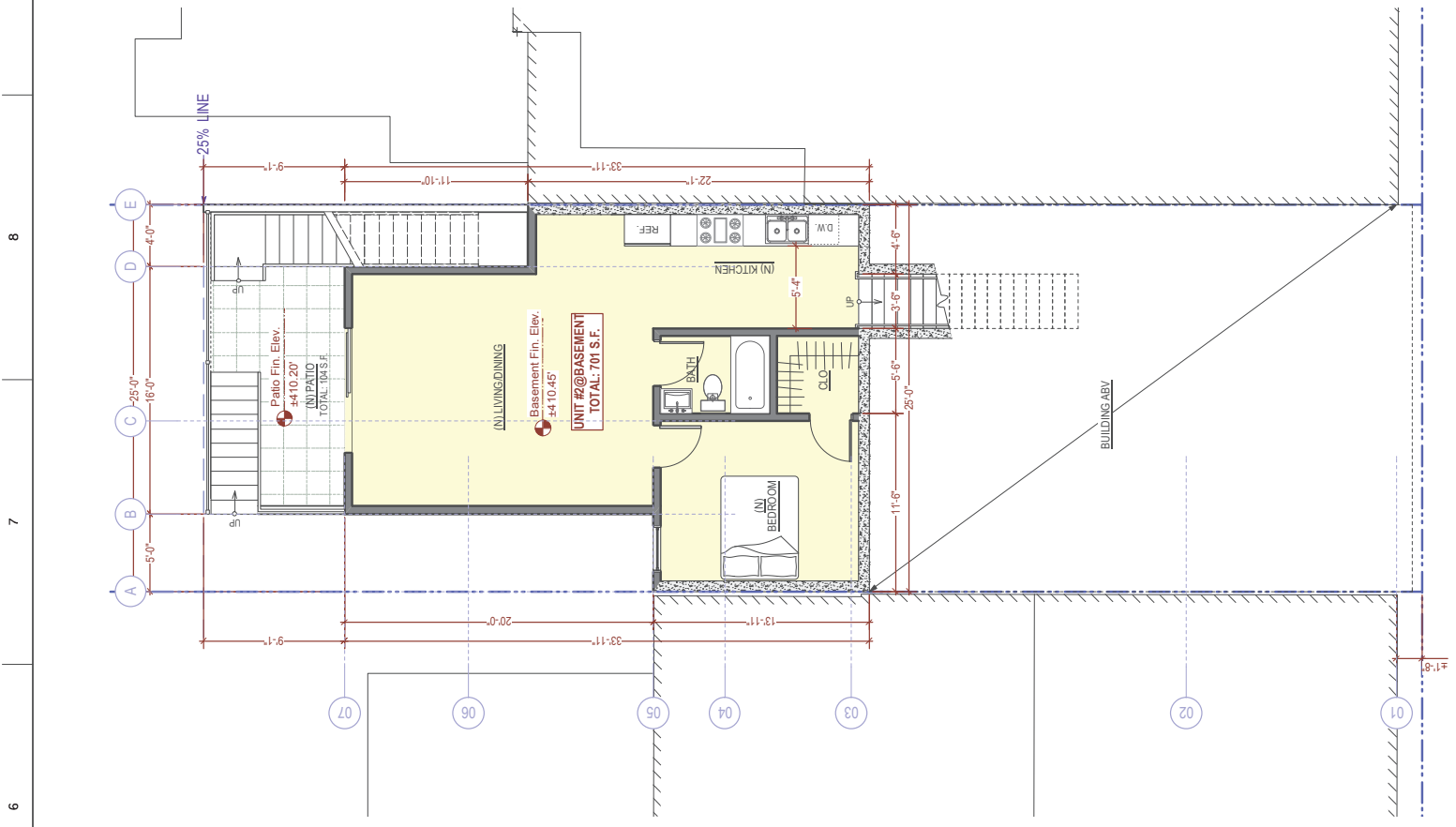
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A-2.0



Proposed Basement Plan
 3/16" = 1'-0"

⊖	RECESSED LIGHTING FIXTURE
⊕	WALL-MOUNT LIGHTING FIXTURE
\$	SWITCH
\$	SWITCH W/ DIMMER
\$ _S	SWITCH W/ CERTIFIED VACANCY SENSORS)
F	FLUORESCENT LIGHT
☼	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
Ⓢ	CARBON MONOXIDE DETECTOR/ALARM
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED
---	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED

10 9 8 7 6 5 4 3 2 1

PROJECT NAME

1621 Diamond Street
SAN FRANCISCO, CA

A

⊖	RECESSED LIGHTING FIXTURE
☼	WALL-MOUNT LIGHTING FIXTURE
⚡	SWITCH
⚡	SWITCH W/ DIMMER
⚡	SWITCH W/ CERTIFIED VACANCY SENSORS
F	FLUORESCENT LIGHT
🌀	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
Ⓢ	CARBON MONOXIDE DETECTOR/ALARM
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED
---	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED



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First Floor Plans

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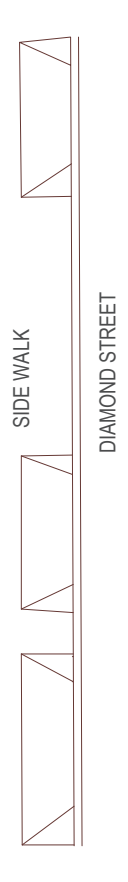
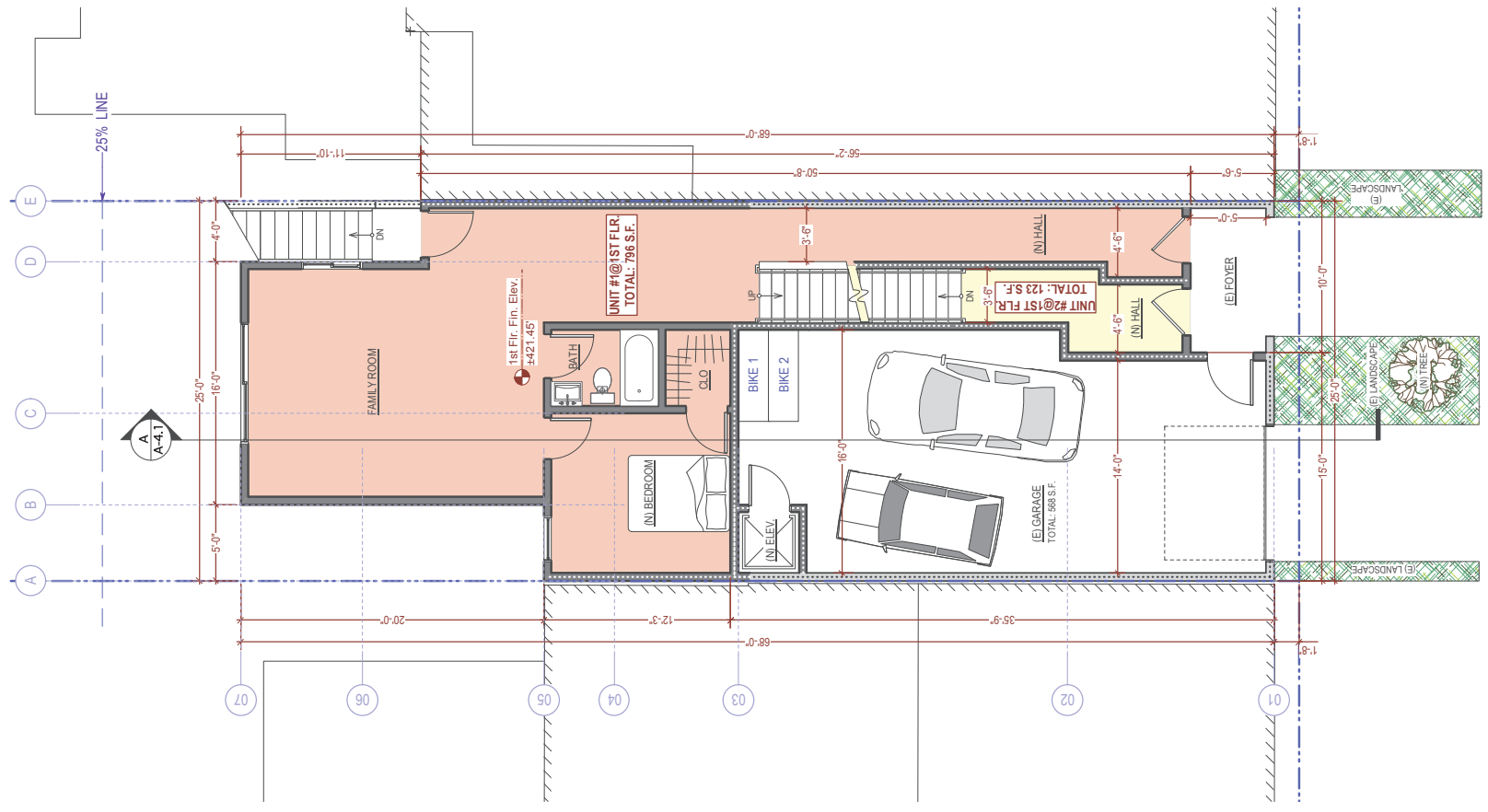
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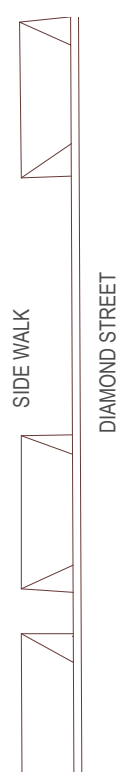
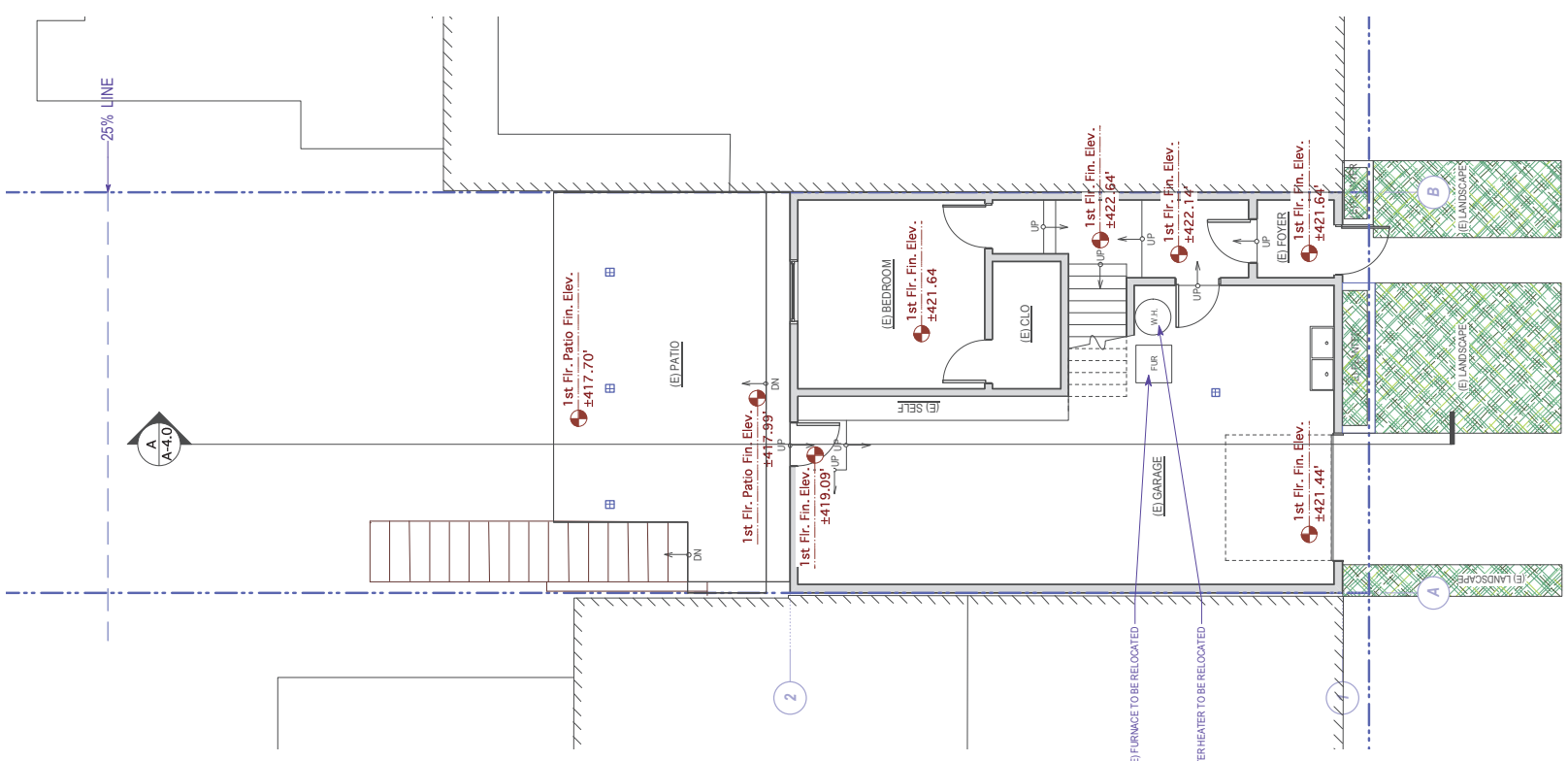
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Proposed First Floor Plan
3/16" = 1'-0"



Existing First Floor Plan
3/16" = 1'-0"

10 9 8 7 6 5 4 3 2 1



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Second Floor Plans

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A-2.2



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

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

⊖	RECESSED LIGHTING FIXTURE
⊕	WALL-MOUNT LIGHTING FIXTURE
\$	SWITCH
\$	SWITCH W/ DIMMER
\$ _S	SWITCH W/ CERTIFIED VACANCY SENSORS)
F	FLUORESCENT LIGHT
☼	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
Ⓢ	CARBON MONOXIDE DETECTOR/ALARM
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED
---	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED



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Third Floor & Roof Plan

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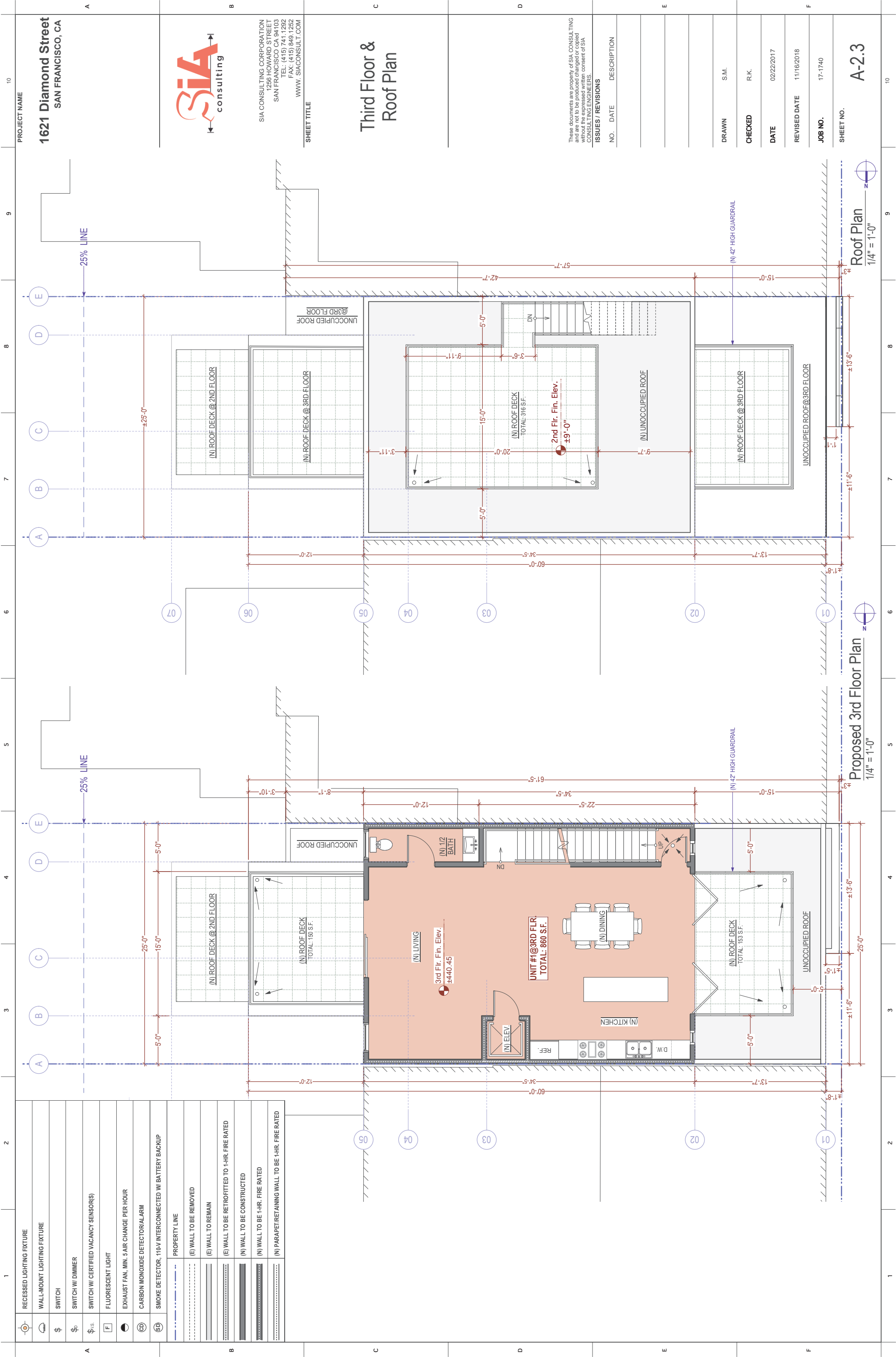
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Proposed 3rd Floor Plan
 1/4" = 1'-0"

Roof Plan
 1/4" = 1'-0"



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Front Elevation

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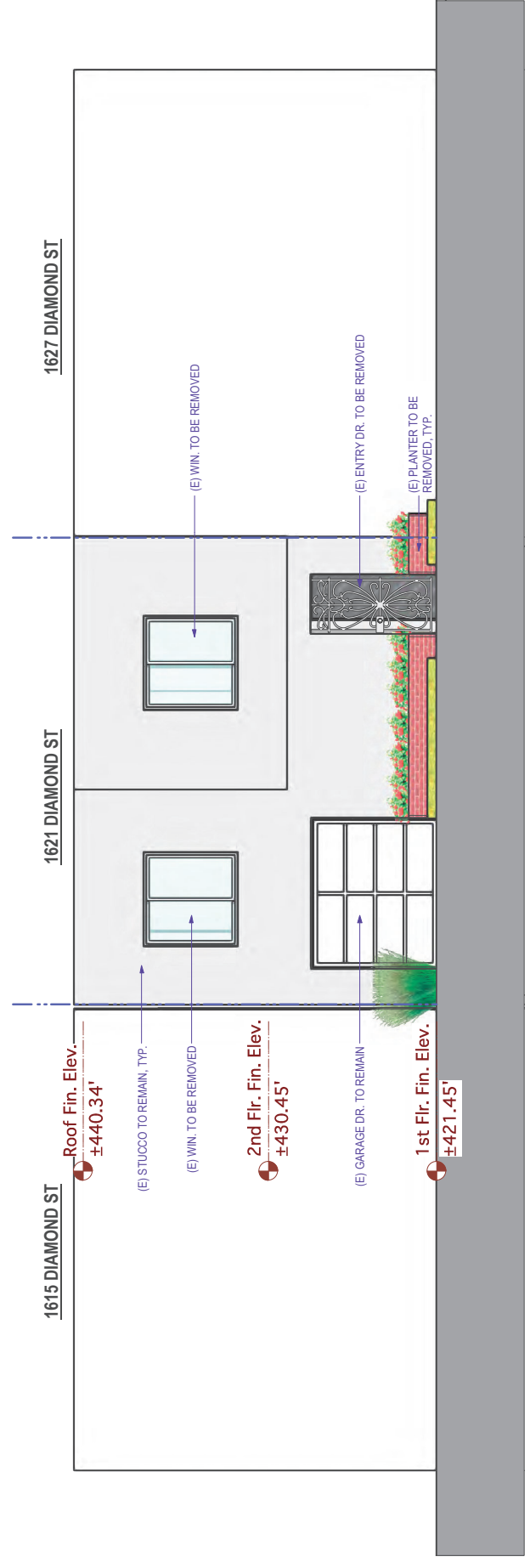
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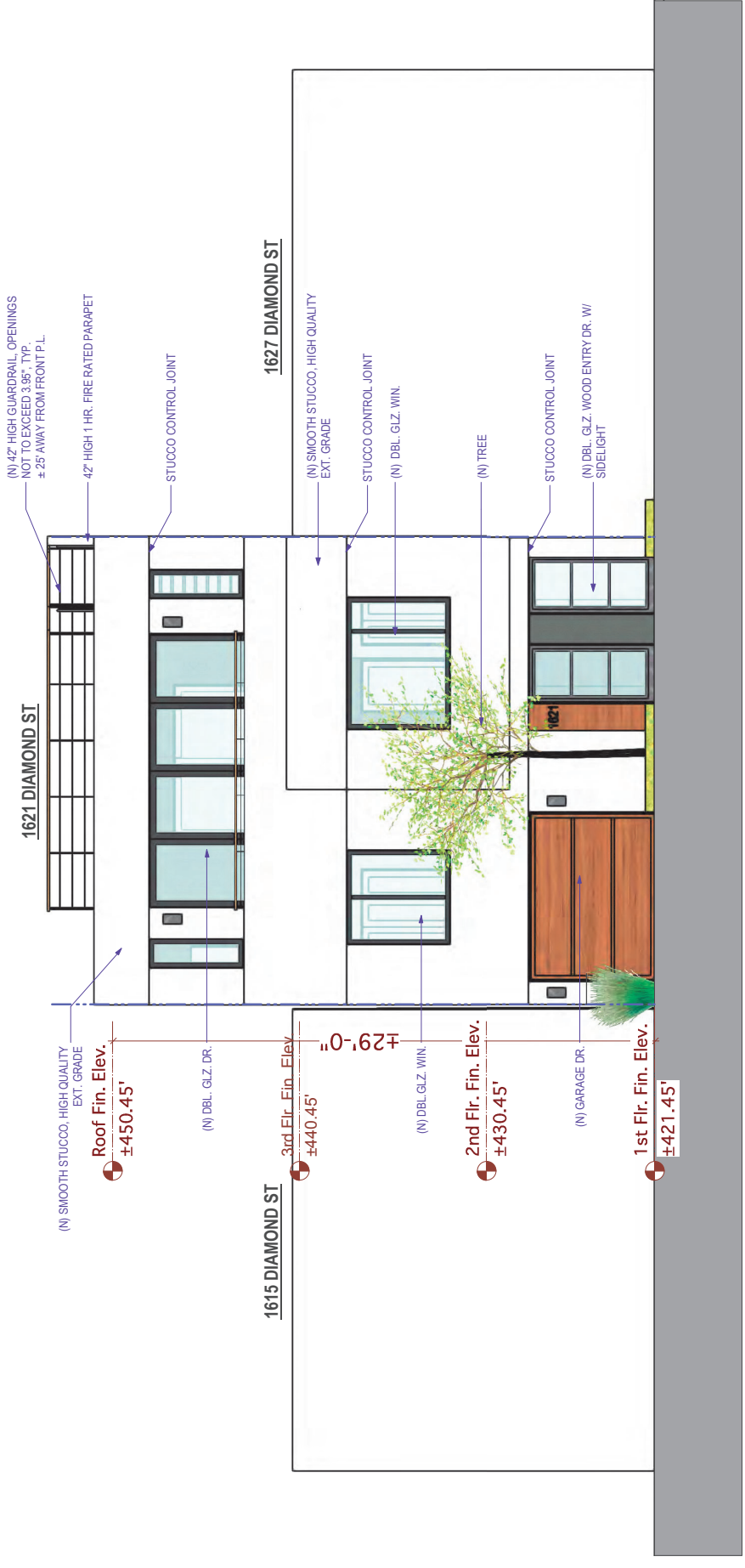
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Existing Front Elevation (West)
 1/4" = 1'-0"



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



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Left Elevations

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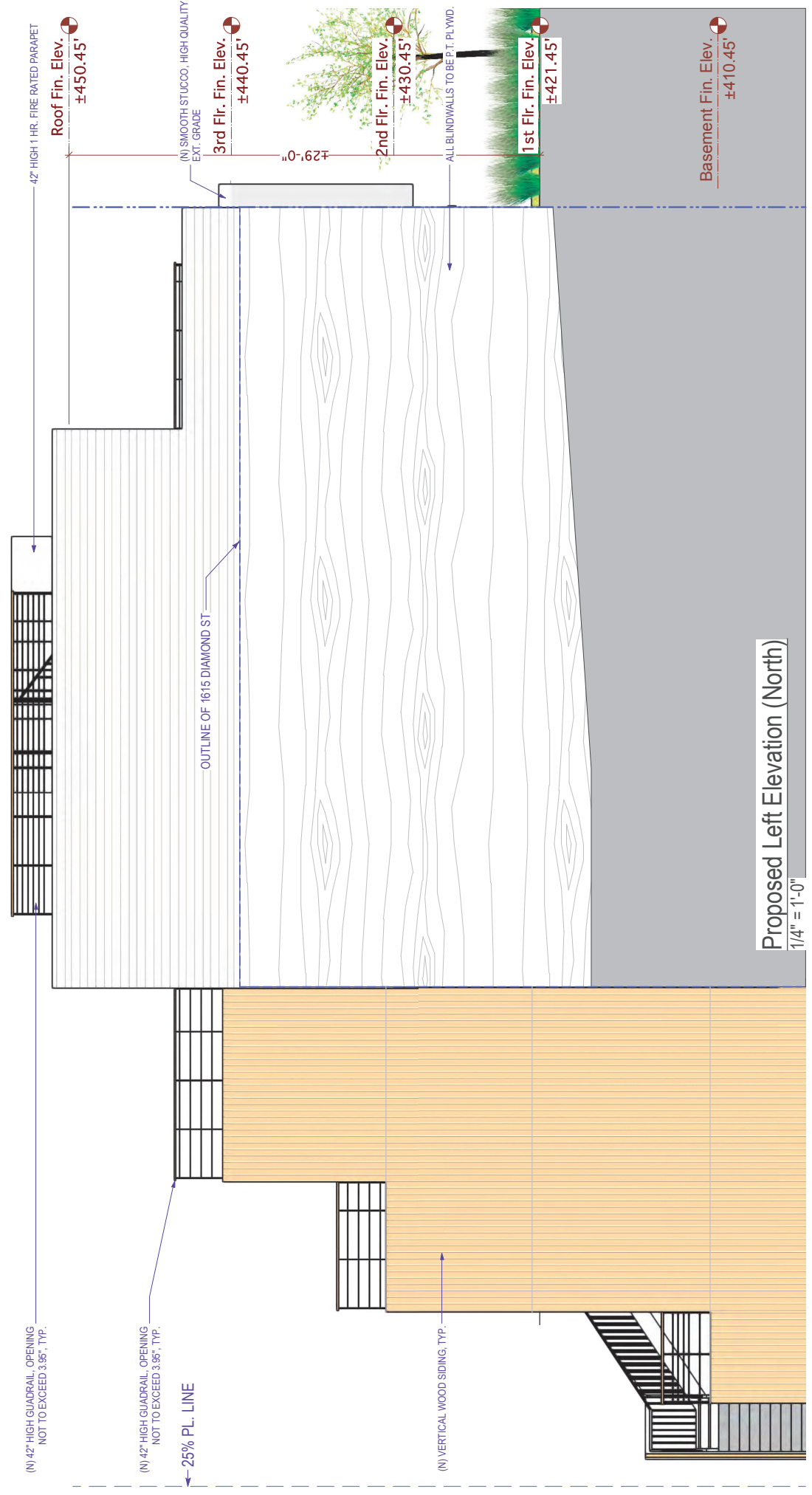
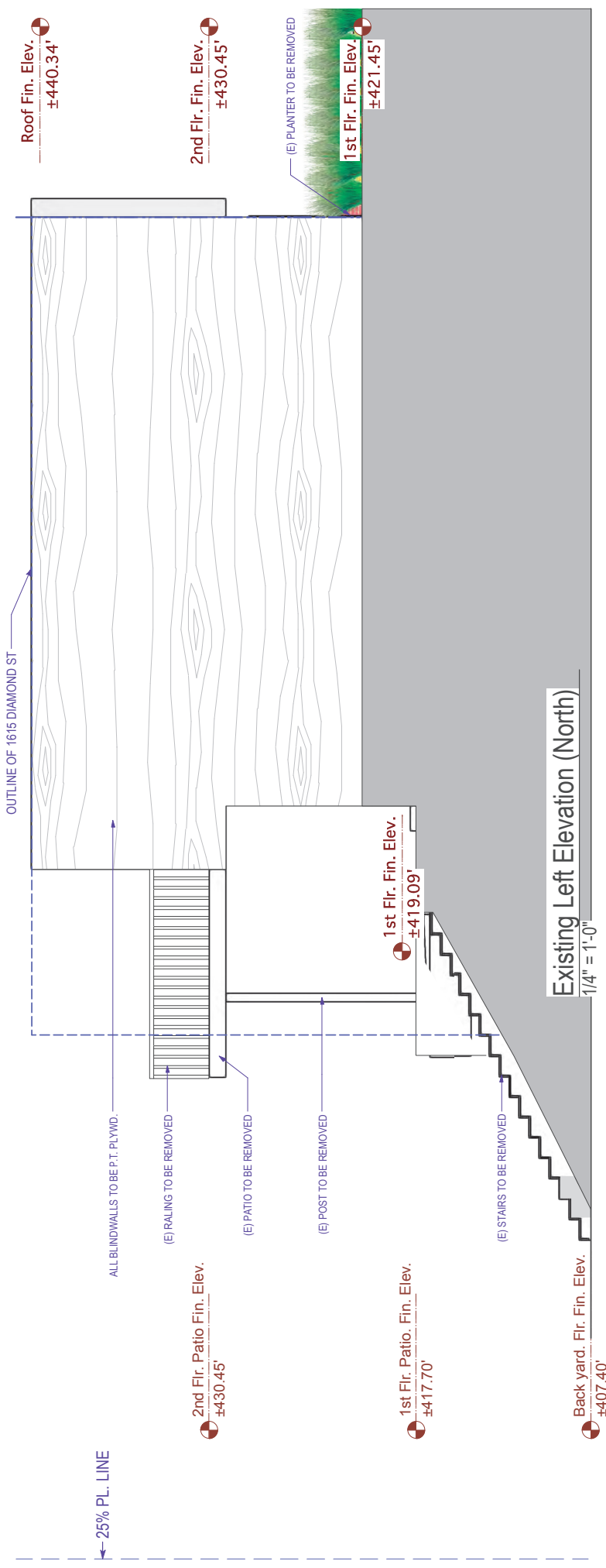
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Right Elevations

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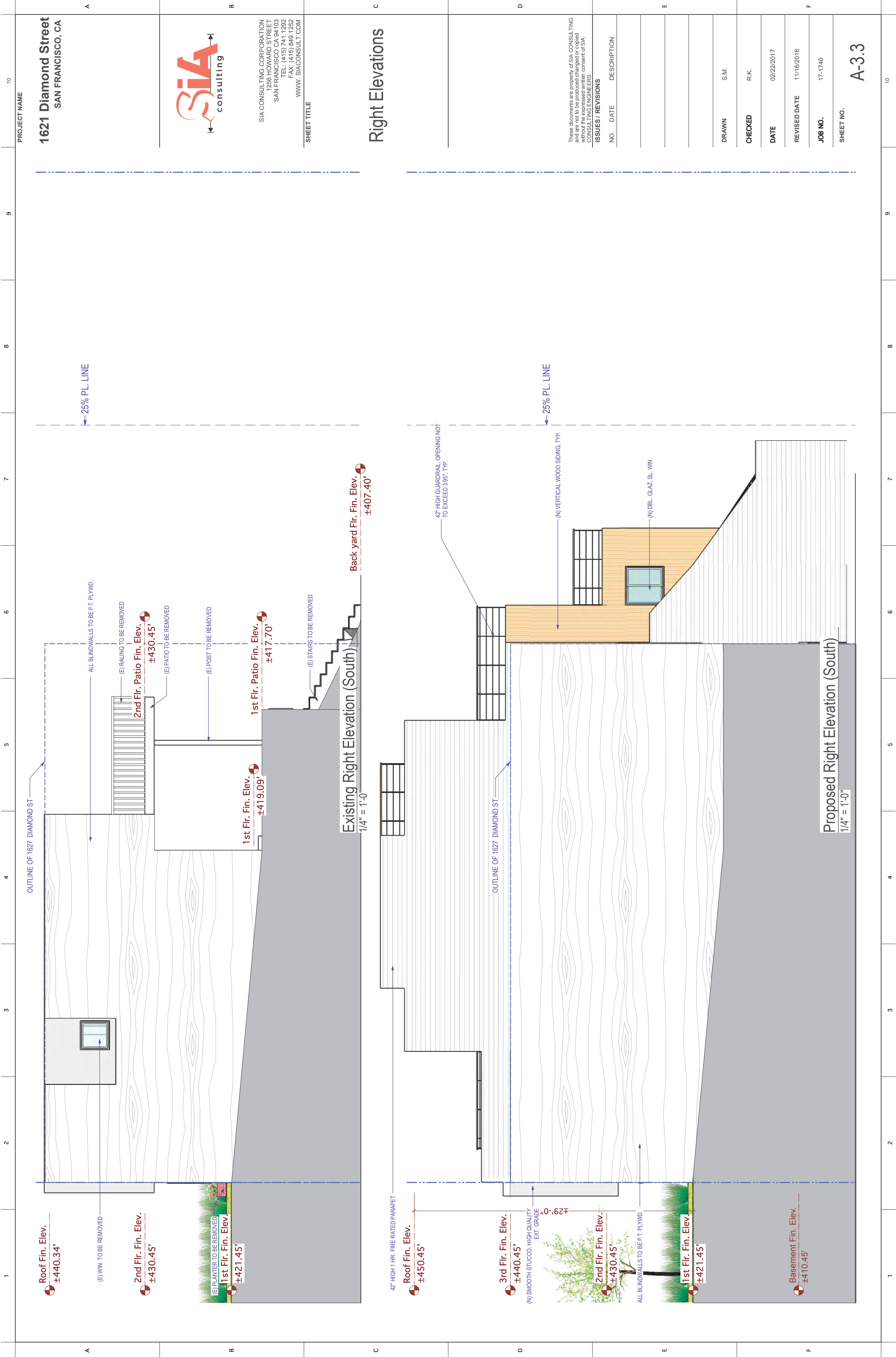
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Rear Elevations

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A-3.4



1	PROPERTY LINE
2	(E) WALL TO BE REMOVED
3	(E) WALL TO REMAIN
4	(E) WALL TO BE RETROFITTED TO 1-HR FIRE RATED
5	(N) WALL TO BE CONSTRUCTED
6	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
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 SAN FRANCISCO, CA

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SHEET NO.	A-4.0

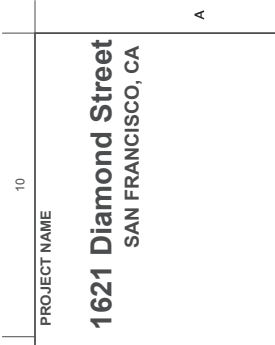
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Existing Sections

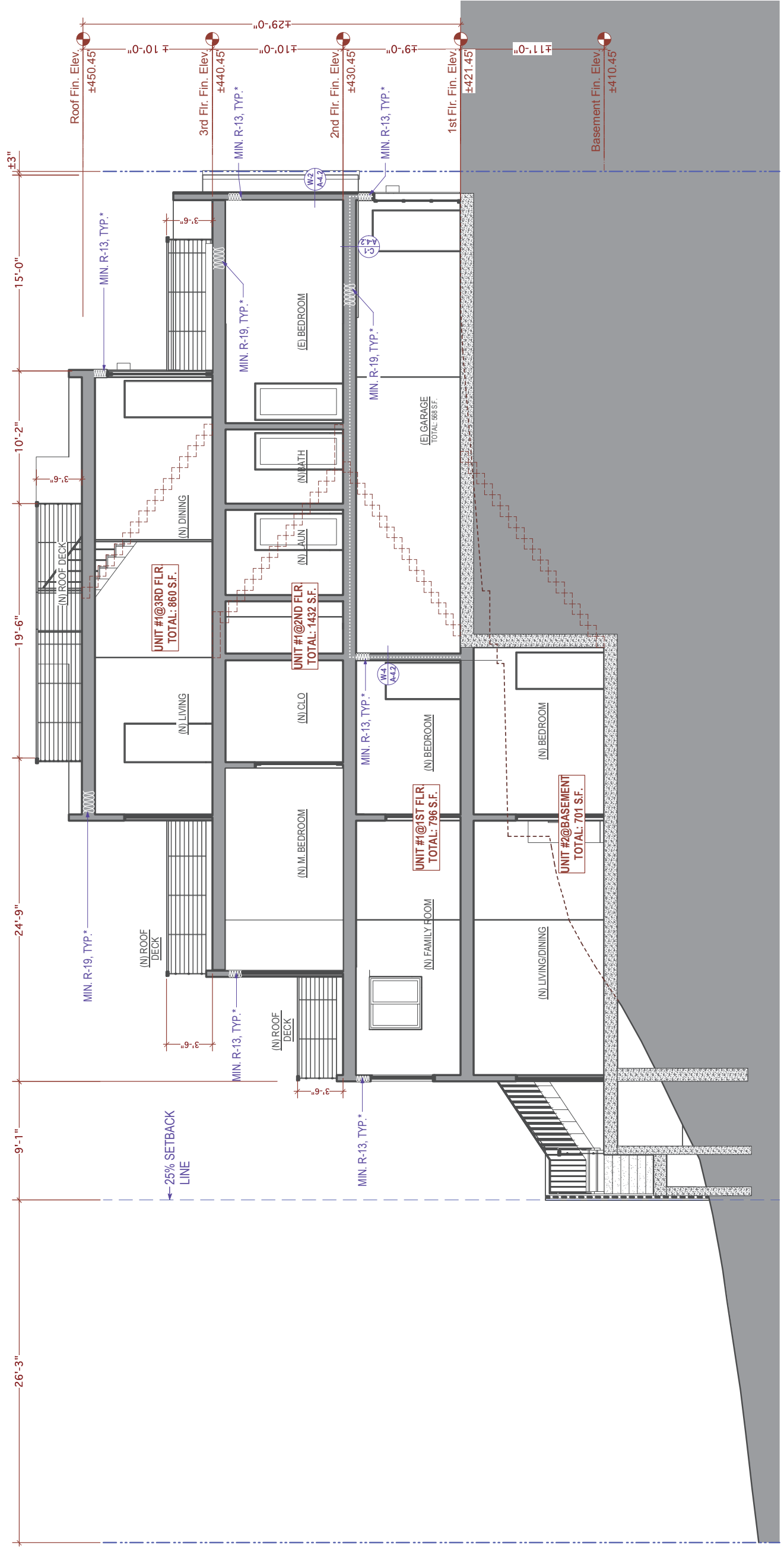


Existing Section A
 1/4" = 1'-0"

10 9 8 7 6 5 4 3 2 1

A B C D E F

1	PROPERTY LINE
2	(E) WALL TO BE REMOVED
3	(E) WALL TO REMAIN
4	(E) WALL TO BE RETROFITTED TO 1-HR FIRE RATED
5	(N) WALL TO BE CONSTRUCTED
6	(N) WALL TO BE 1-HR. FIRE RATED



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Proposed Section

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JOB NO. 17-1740

SHEET NO.

A-4.1

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