



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 18, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 2, 2019
Case No.: **2017-013481DRP**
Project Address: **295 Coso Avenue**
Permit Application: 2017.1020.1854
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 5521/025
Project Sponsor: Darren McMurtrie
640 4th St.
San Francisco, CA 94107
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The project consists of construction of a 1,165 s.f. vertical addition to an existing 2-story single-family house. The addition is within the existing footprint of the floor below.

SITE DESCRIPTION AND PRESENT USE

The site is a triangular lateral sloping lot with an existing 2-story, one- family house built in 1972. The building is listed as a category 'C' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Bernal Heights Park is across the street to the South. Surrounding buildings on Stoneman, Bonview, and Coso are 2- to 3-stories and mixed in character reflecting the varying time periods they were built .

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|--------------------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days | December 24, 2018 – January 23, 2019 | 1.13. 2019 | 4.18.2019 | 95 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|------------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days | March 30, 2019 | March 30, 2019 | 20 days |
| Mailed Notice | 20 days | March 30, 2019 | March 30, 2019 | 20 days |
| Newspaper Notice | 20 days | March 30, 2019 | March 30, 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 |

DR REQUESTOR

Eshan Rahimy of 2 Bonview Street, across the street neighbor to the Southwest of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Addition will result in loss of privacy from proposed windows facing directly into private areas of DR requestor's house.
2. Potential of noise from proposed second story deck.

Proposed alternative:

Remove windows from front and reduce the extent of 3rd story addition.

See attached *Discretionary Review Applications*, dated January 13, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building articulation to address issues related to noise and privacy.

See attached *Response to Discretionary Review*, dated February 11, 2019.

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).

DEPARTMENT REVIEW

The Department has reviewed the project and found that there are no exceptional or extraordinary conditions and the project conforms to the applicable Residential Design Guideline:

“Articulate the Building to Minimize Impacts on Light and Privacy to Adjacent Properties”

1. The windows of the 3rd story addition are sized and proportional with the existing windows and compatible with the neighborhood pattern. New windows on the second floor are glazed with privacy glass. Because a street separates the two properties, the subject property is over 60’ away from the DR requestors property.
2. The deck is modestly sized (<200 s.f) and setback 5’ from the front building edge so as not to pose an obvious source of noise. In addition, the deck is across the street from the DR requestor’s building which also has a 200 s.f. deck at the 3rd story.

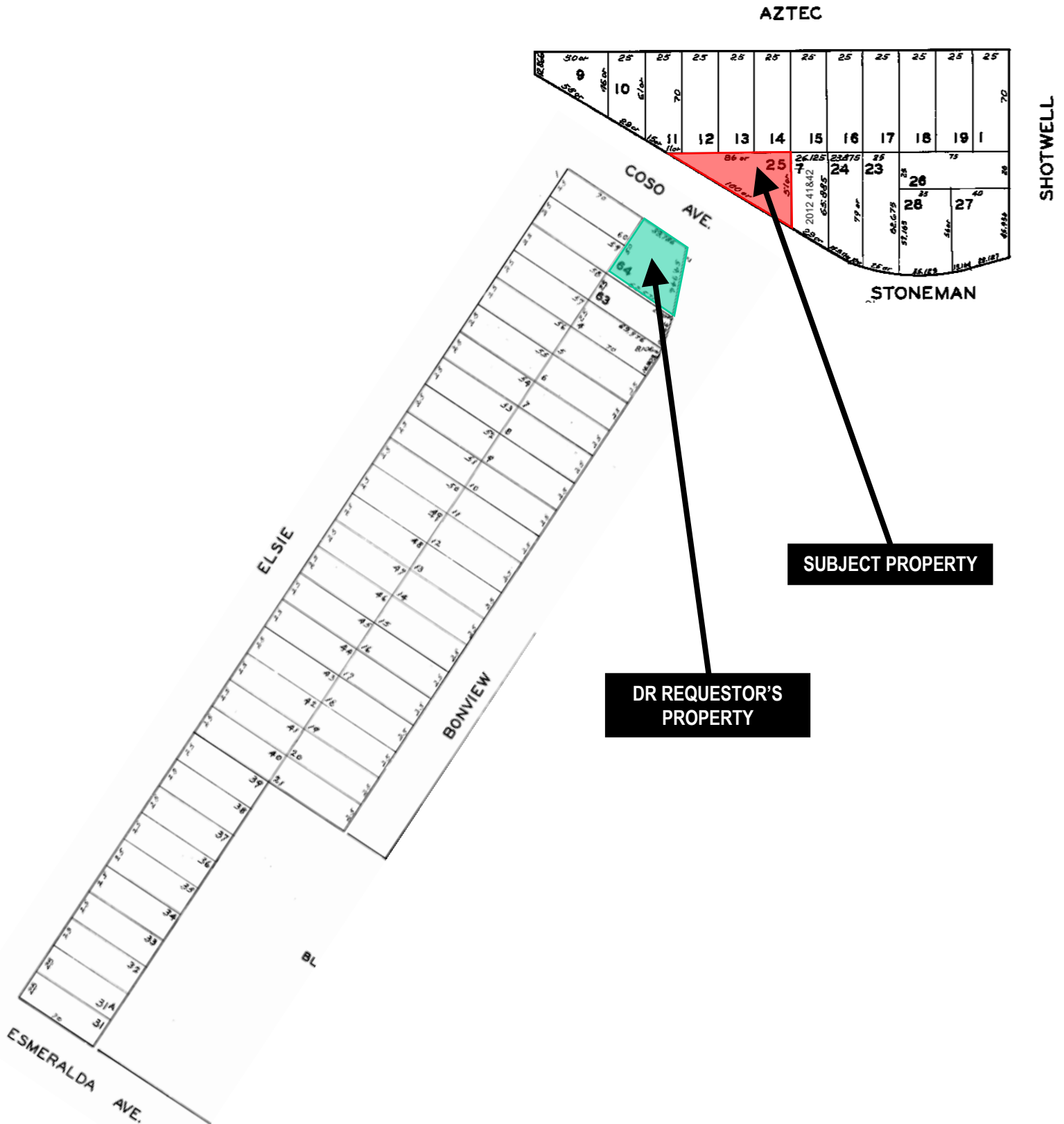
| |
|--|
| RECOMMENDATION: Do not take DR and approve |
|--|

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated February 11, 2019
Reduced Plans
Context photos and analysis

Exhibits

Parcel Map



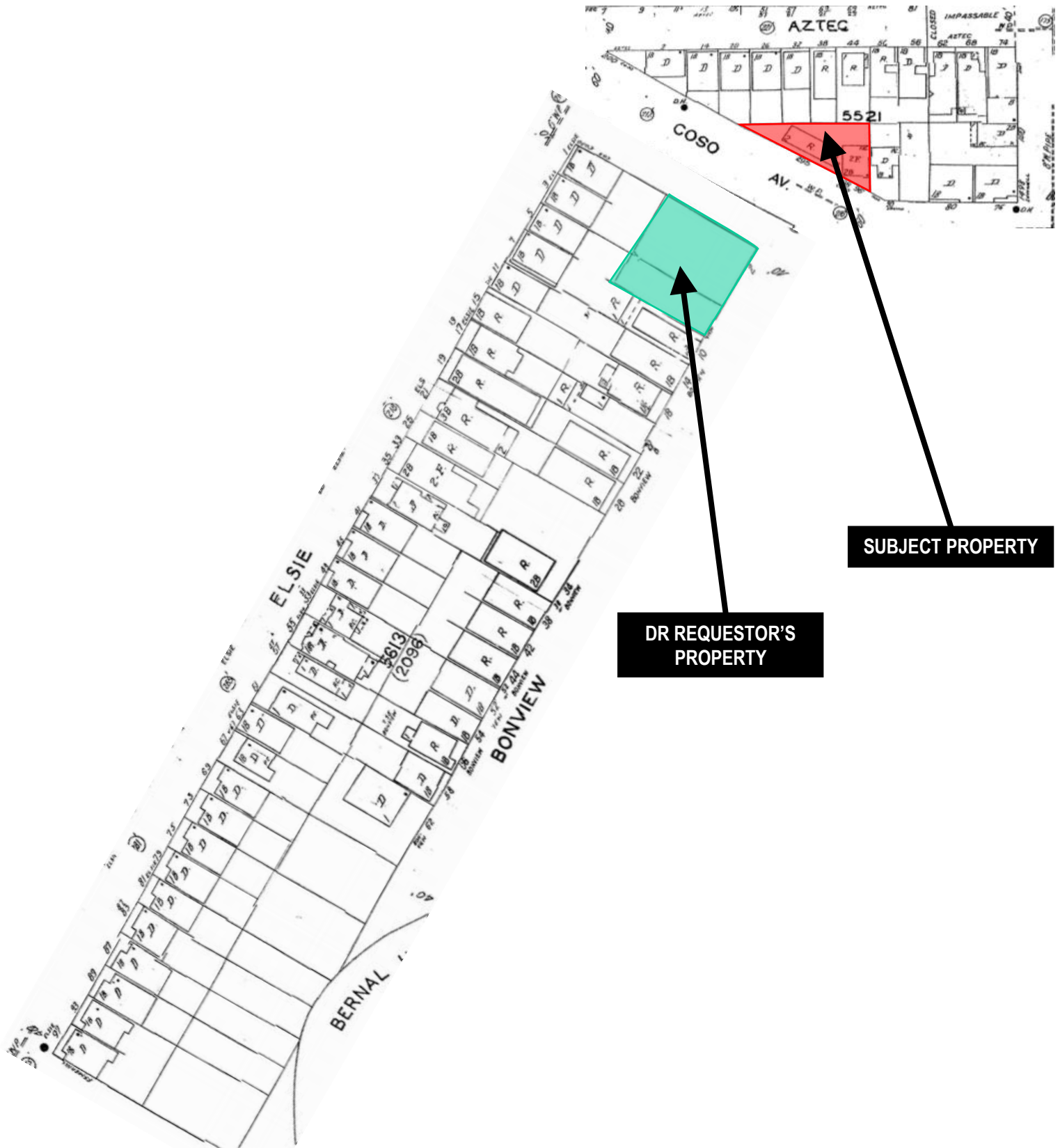
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Sanborn Map*



SUBJECT PROPERTY

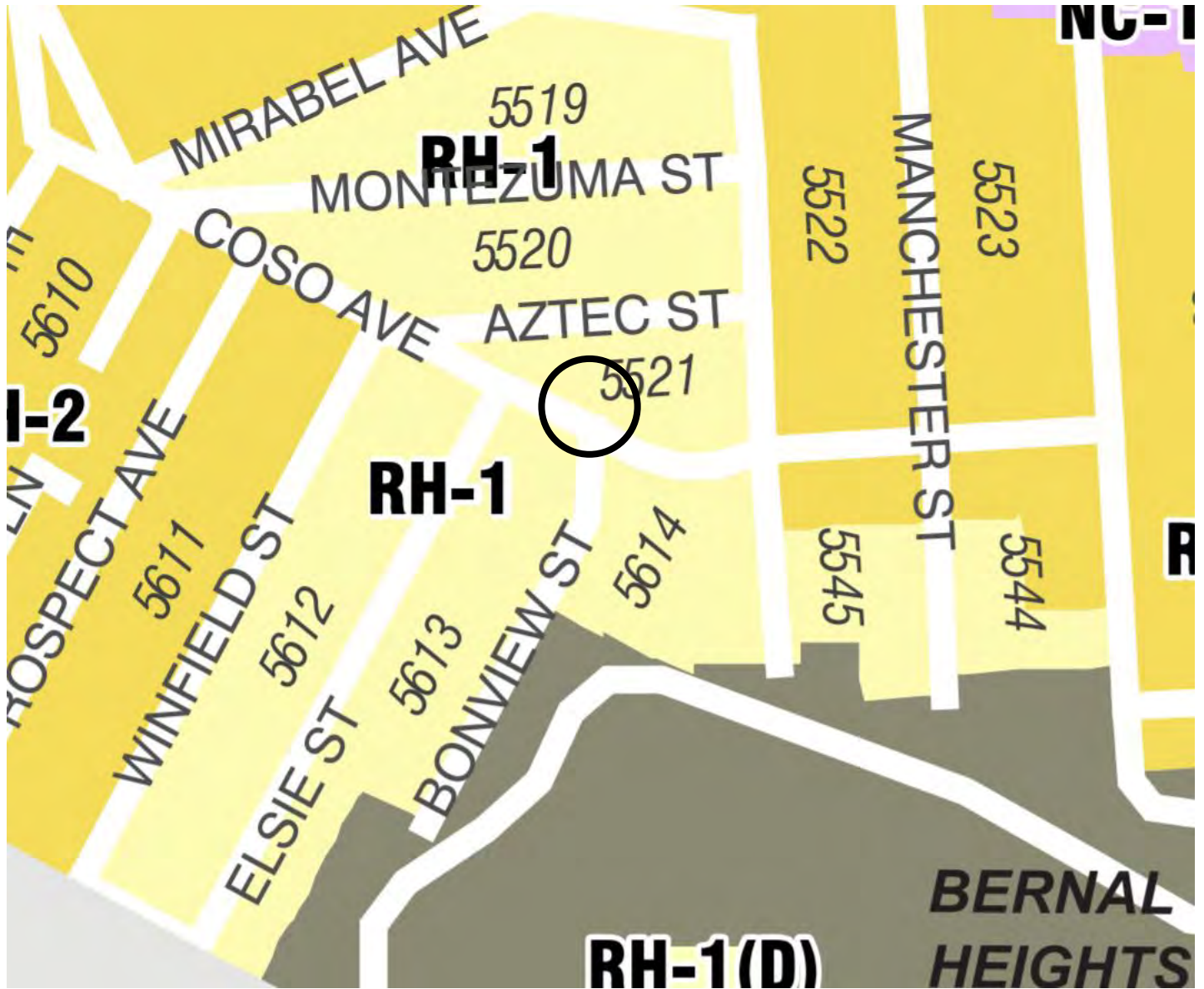
DR REQUESTOR'S
PROPERTY

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



Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Zoning Map



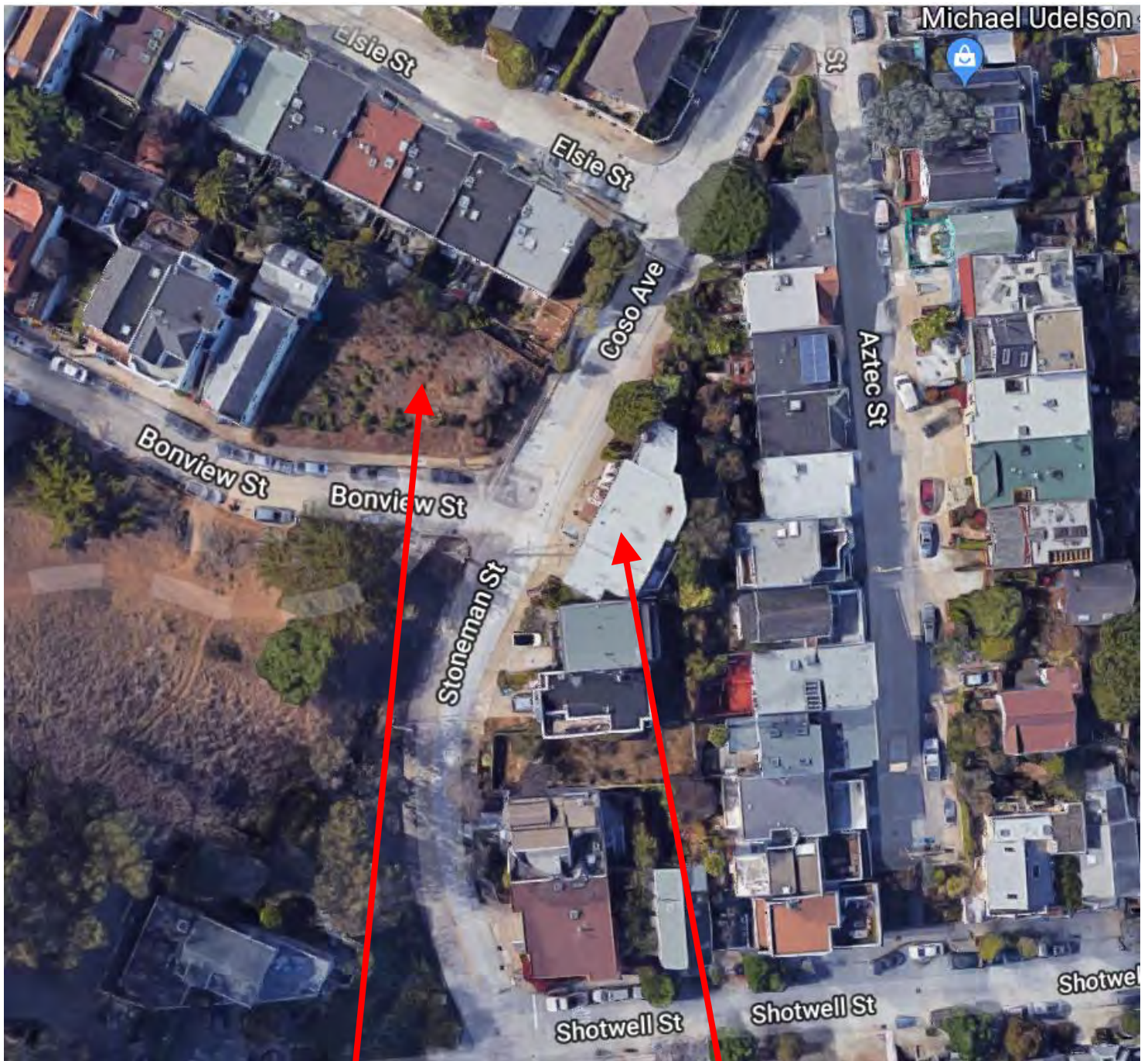
Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Aerial Photo



Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-013841DRP
295 Coso Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 20, 2017**, the Applicant named below filed Building Permit Application No. **2017.10.20.1854** with the City and County of San Francisco.

| PROJECT INFORMATION | | APPLICANT INFORMATION | |
|---------------------|-------------------------------------|-----------------------|--------------------------------|
| Project Address: | 295 Coso Avenue | Applicant: | Darren McMurtrie |
| Cross Street(s): | Bonview and Stoneman Streets | Address: | 660 Fourth Street #540 |
| Block/Lot No.: | 5521/025 | City, State: | San Francisco, CA 94107 |
| Zoning District(s): | RH-1 / 40-X | Telephone: | (415) 533-1670 |
| Record No.: | 2017-013841PRJ | Email: | D@MCM-A.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 checked="" type="checkbox"/> Alteration |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition |
| <input type="checkbox"/> Rear Addition | <input type="checkbox"/> Side Addition | <input checked="" type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Building Use | Single-Family Dwelling | Single-Family Dwelling |
| Front Setback | None | No Change |
| Side Setbacks | None | No Change |
| Building Depth | 29 feet 6 inches | No Change |
| Rear Yard | +/- 16 feet | No Change |
| Building Height | +/- 20 feet | 30 feet |
| Number of Stories | 2 | 3 |
| Number of Dwelling Units | 1 | 1 |
| Number of Parking Spaces | 2 | 2 |
| PROJECT DESCRIPTION | | |
| The project proposes a new third story to an existing two-story single-family dwelling. It also includes remodeling of the interior and several changes to the exterior facades. The proposed vertical addition will be 30 feet in height, with no horizontal expansion beyond existing footprint. The lot is laterally sloping with an irregular triangle shape. | | |
| The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. | | |

For more information, please contact Planning Department staff:

Planner: Jeffrey Speirs
Telephone: (415) 575-9169
E-mail: jeffrey.speirs@sfgov.org

Notice Date: 12/24/18
Expiration Date: 1/23/19

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

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) |
| 295 COSO AVE | | 5521025 |
| Case No. | | Permit No. |
| 2017-013841PRJ | | 201710201854 |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| Project description for Planning Department approval. NEW INTERIOR RENOVATIONS THROUGHOUT EXISTING STRUCTURE, NEW EXTERIOR DOORS AND WINDOWS THROUGHOUT, NEW EXTERIOR FINISH RENOVATIONS, NEW 3RD FL, VERTICAL ADDITION (NEW LIVING ROOM, NEW DINING ROOM, NEW KITCHEN, NEW POWDER) | | |

STEP 1: EXEMPTION CLASS

| | |
|--|--|
| *Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.* | |
| <input checked="" type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/> | 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: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY |
| <input type="checkbox"/> | Class ____ |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

| | |
|--------------------------|---|
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i> |
| <input type="checkbox"/> | Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? |
| <input type="checkbox"/> | Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) |
| <input type="checkbox"/> | Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) |
| <input type="checkbox"/> | Slope = or > 20%: Does the project involve 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. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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. |

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

Comments and Planner Signature (optional): Jeffrey Speirs

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 type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. |
| <input checked="" 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 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 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div> |
| 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 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: | |

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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Signature: Jeffrey Speirs 12/12/2018 |
| | 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) |
| 295 COSO AVE | | 5521/025 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2017-013841PRJ | 201710201854 | |
| 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: | Date: |
| | |

2017-013841 DRP



San Francisco Planning

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Ehsan Rahimy

Address: 2 Bonview Street, San Francisco, CA, 94110

Email Address: erahimy@gmail.com

Telephone: 310-923-5351

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: 295 Coso Avenue (Cross Streets: Bonview and Stoneman) Block/Lot(s): 5521/025

Plan Area: Zoning: RH-1/40-X

Project Description:

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

The development proposal is to add a new third story vertical addition to a current two story home. Additionally, there will be exterior facade renovation, new exterior doors and windows, and interior renovations on the existing floors. A second permit is also active for unit legalization per ordinance 43-14.

Project Details:

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

Estimated Construction Cost: \$350,000 per SF PIM

- 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): 2017.10.20.1854 and 2018.01.22.9139

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.

Note: We did not receive the Notice of Building Permit Application in time to allow outside mediation. The notice date was on 12/24/18, eliminating a significant portion of the 30-day review period as most parties were on Holiday vacation and did not return back to office until the 1st-2nd week of January, 2019. We did reach out to the Community Board to request mediation, and were able to communicate with Arnold "Mac" McGilbray regarding our concerns, but given the time constraints, we have been unable to achieve successful mediation together with the project applicant.

Furthermore, we met with the planning staff assigned to this project, Jeffrey Speirs, on 1/10/19. During this meeting concerns were presented, but no changes were made to the proposed project.

DISCRETIONARY REVIEW REQUEST

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

1. What are the reasons for requesting Discretionary Review? The project meets the 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.

We thank you for the opportunity to file for DR. We have significant concerns that the scope of this project is out of proportion for what is appropriate for homes in the neighborhood. In the attachments provided, the average square footage of the 17 homes bordering Coso, Aztec, and Shotwell Streets is 1,353 sq ft (range: 672 - 2,378, source: SF PIM). The current property at 295 Coso is greater than any of these at 2,572, and with the proposed third story addition will be >3,500, which is excessive.

-
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 believe this project will significantly impact us due to the following: 1) the loss of our privacy as the neighboring property, 2) massing effect from the third story addition, and 3) potential for noise complaints. Specifically, the proposed third story addition will look directly into our living room with 6 proposed windows on the front face of the home as well as the outdoor deck (see attached sheets) which encroaches into the most private areas of our home while also creating the potential for noise.

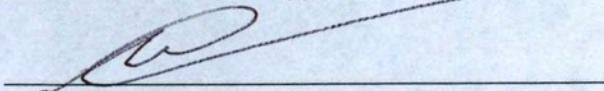
-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We have made multiple written requests for story poles to get a better scope for the impact of this project, but this has not been granted. Changes could include: removing windows on the front face (south side) of the 3rd floor that would face our living room, taking away windows from 2 proposed showers that look directly into our home on the 2nd floor, and reducing the extent of the 3rd story as this is open space and can be decreased from the south or west sides to reduce massing effect.

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

Ehsan Rahimy

Name (Printed)

Neighbor within 150 feet

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

310-923-5351


Phone

erahimy@gmail.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.



Signature

Ehsan Rahimy

Name (Printed)

1/13/2019

Date

For Department Use Only

Application received by Planning Department:

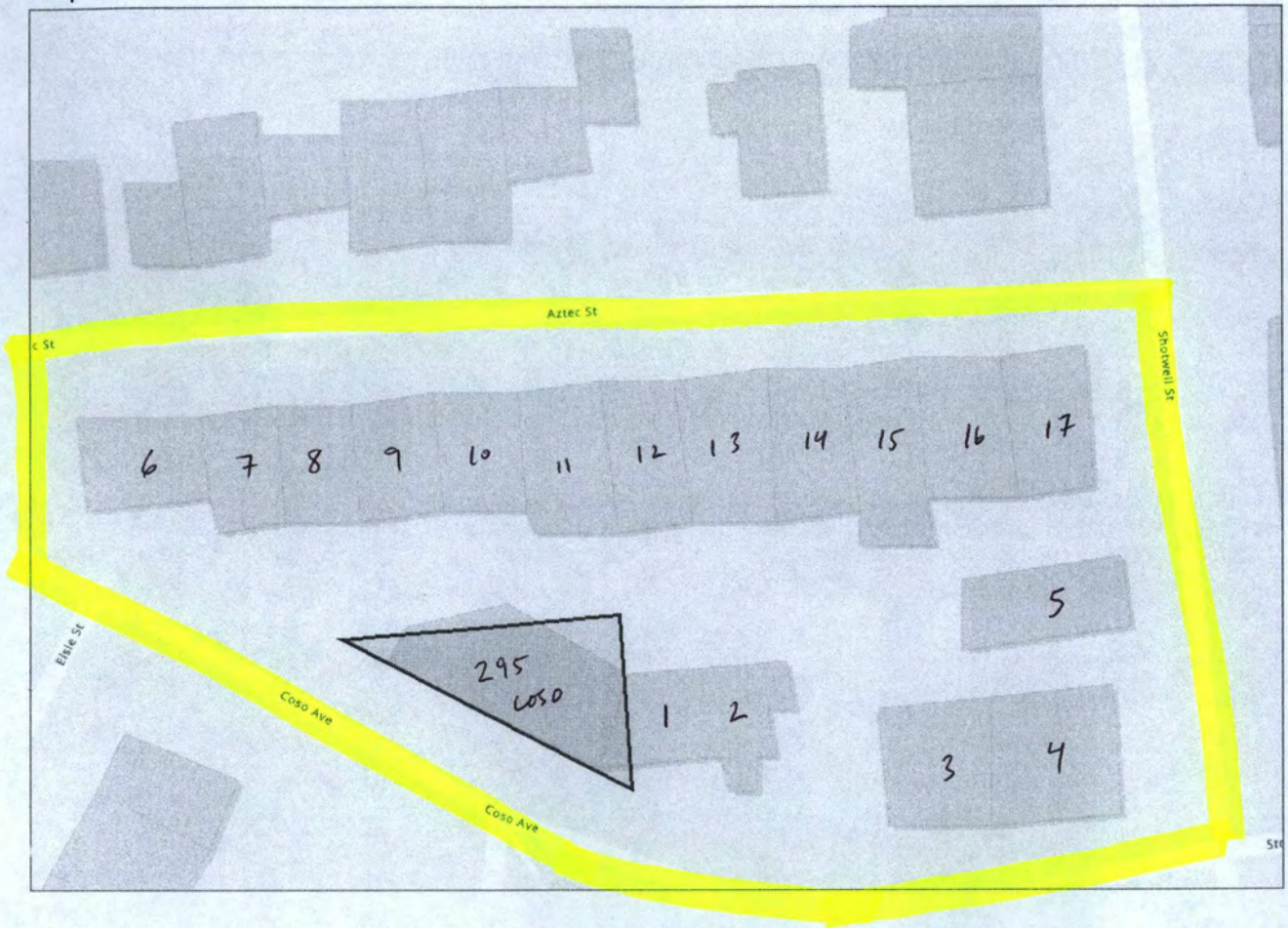
By: _____

Date: _____

| # on Map | Surrounding Addresses | Use Type | Building Area (sq ft) | Parcel Area (sq ft) |
|----------|--|----------|-----------------------|---------------------|
| 1 | 98 Stoneman | Condo | 672 | --- |
| 2 | 90 Stoneman | Dwelling | 1,530 | 1,729 |
| 3 | 80 Stoneman | Dwelling | 2,090 | 1,987 |
| 4 | 78 Stoneman | Dwelling | 1,326 | 2,038 |
| 5 | 1490 Shotwell | Dwelling | 1,725 | 1,875 |
| 6 | 2 Aztec | Dwelling | 855 | 1,467 |
| 7 | 14 Aztec | Dwelling | 855 | 1,337 |
| 8 | 20 Aztec | Dwelling | 855 | 1,685 |
| 9 | 26 Aztec | Dwelling | 855 | 1,746 |
| 10 | 32 Aztec | Dwelling | 861 | 1,750 |
| 11 | 38 Aztec | Dwelling | 1,800 | 1,750 |
| 12 | 44 Aztec | Dwelling | 700 | 1,750 |
| 13 | 50 Aztec | Dwelling | 1,100 | 1,750 |
| 14 | 56 Aztec | Dwelling | 1,815 | 1,750 |
| 15 | 62 Aztec | Dwelling | 2,378 | 1,746 |
| 16 | 68 Aztec | Dwelling | 1,766 | 1,746 |
| 17 | 74 Aztec | Dwelling | 1,825 | 1,750 |
| | | | | |
| | | Average | 1,353 | 1,741 |
| | | Range | 672 - 2,378 | 1,746 - 2,038 |
| | | | | |
| | Project Site Address | Use Type | Building Area (sq ft) | Parcel Area (sq ft) |
| | 295 Coso | Dwelling | 2,572 | 2,193 |
| | | | | |
| | Proposed Project with Third Story Addition | | >3,500 | Unchanged |



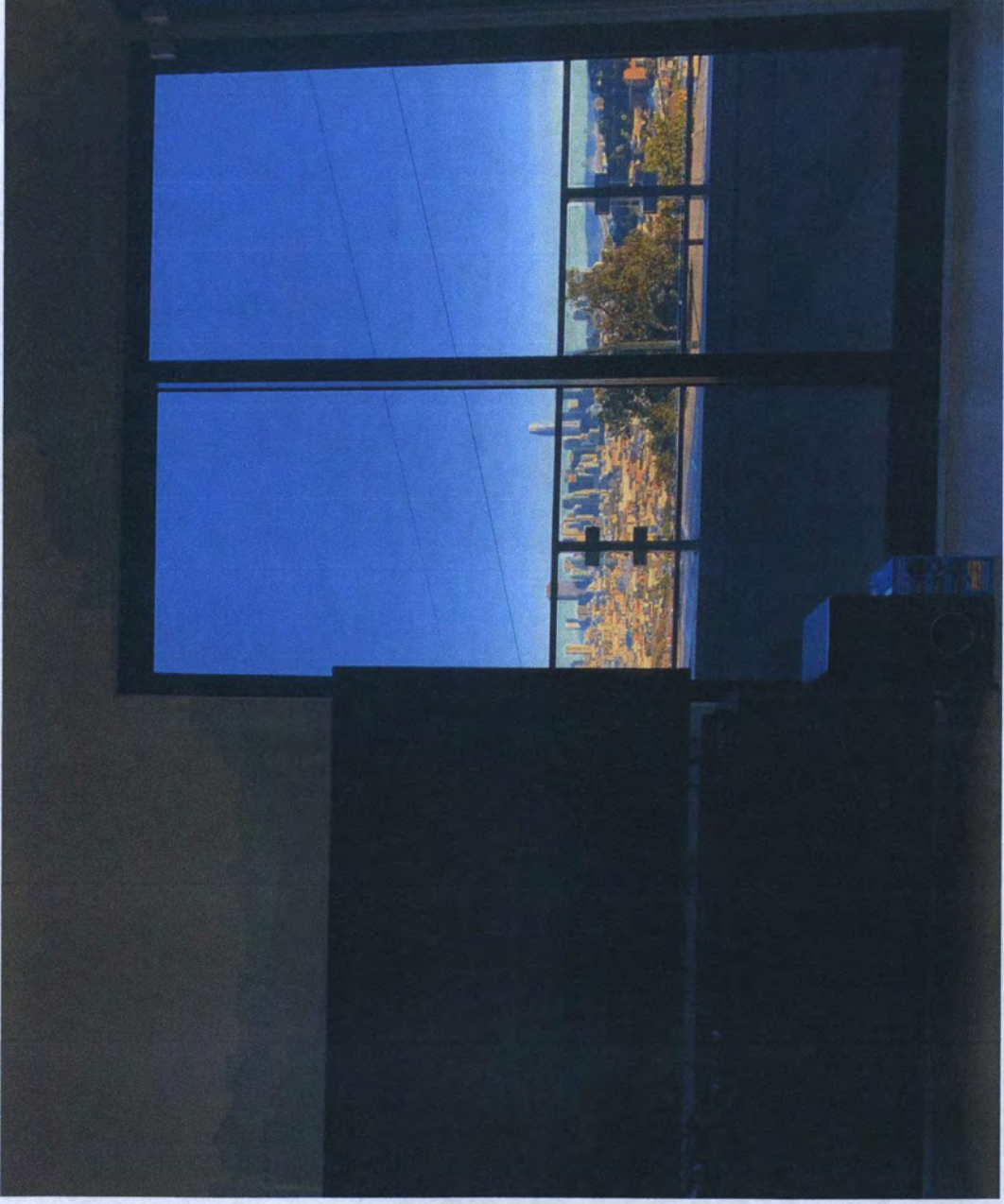
Map for: **295 COSO AVE**



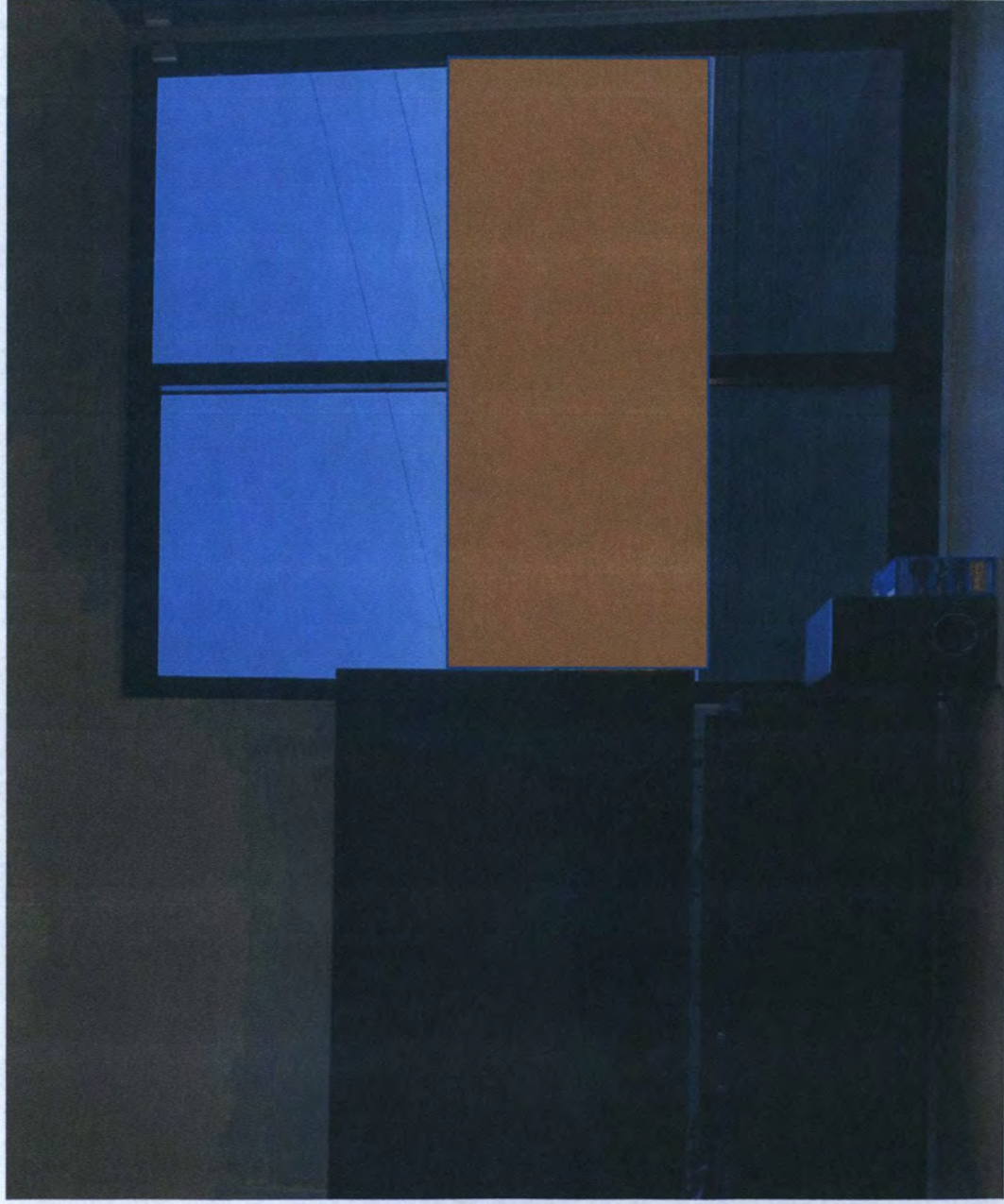
View from outside our home of existing property for proposed project site:

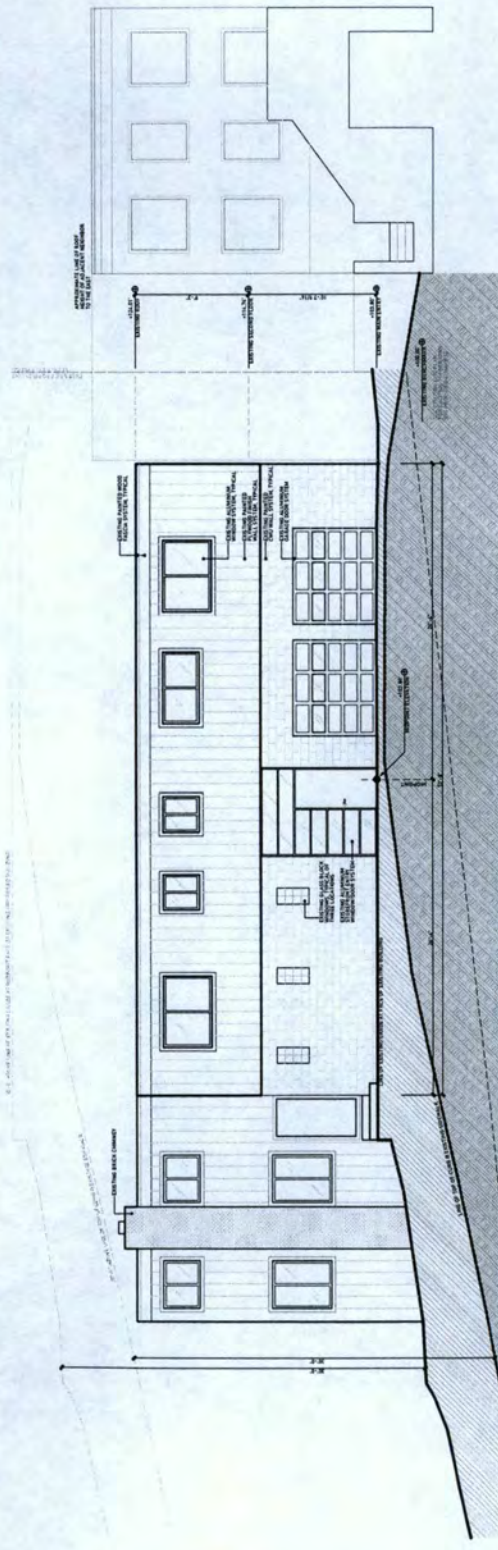


A major concern with the proposed project is that the third story addition would result in a loss of our privacy (as the deck and numerous windows in the design plans look directly into our living room) as well as the massing effect of the structure due to the homes being in close proximity.



Our best estimate at a simulated estimate for appearance of third floor addition with numerous windows and deck facing into the living room sliding doors. Multiple requests for story poles to be placed up have been made with the applicant.

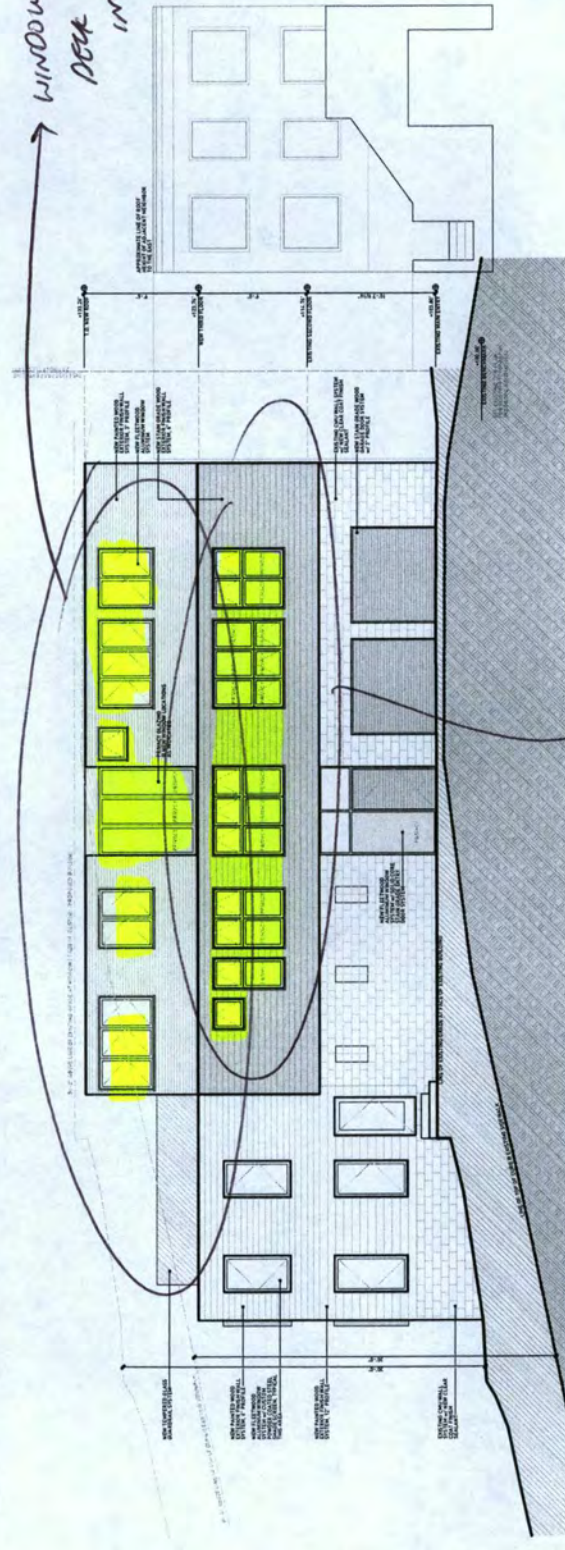




EXISTING SOUTH SIDE EXTERIOR ELEVATION

SCALE: 1" = 10'

WINDOWS AND
DECK FACING
INTO OUR
LIVING
ROOM

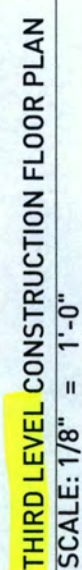


PROPOSED SOUTH SIDE EXTERIOR ELEVATION

SCALE: 1" = 10'

ALL OF THESE WINDOWS
ARE FROM BATHROOMS/SHOWERS/TUBS
ON THE PROPOSED 2ND STORY
RENOVATION LOOKING INTO OUR
BEDROOM

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EAST OF WINSTON
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A 4000'S



RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

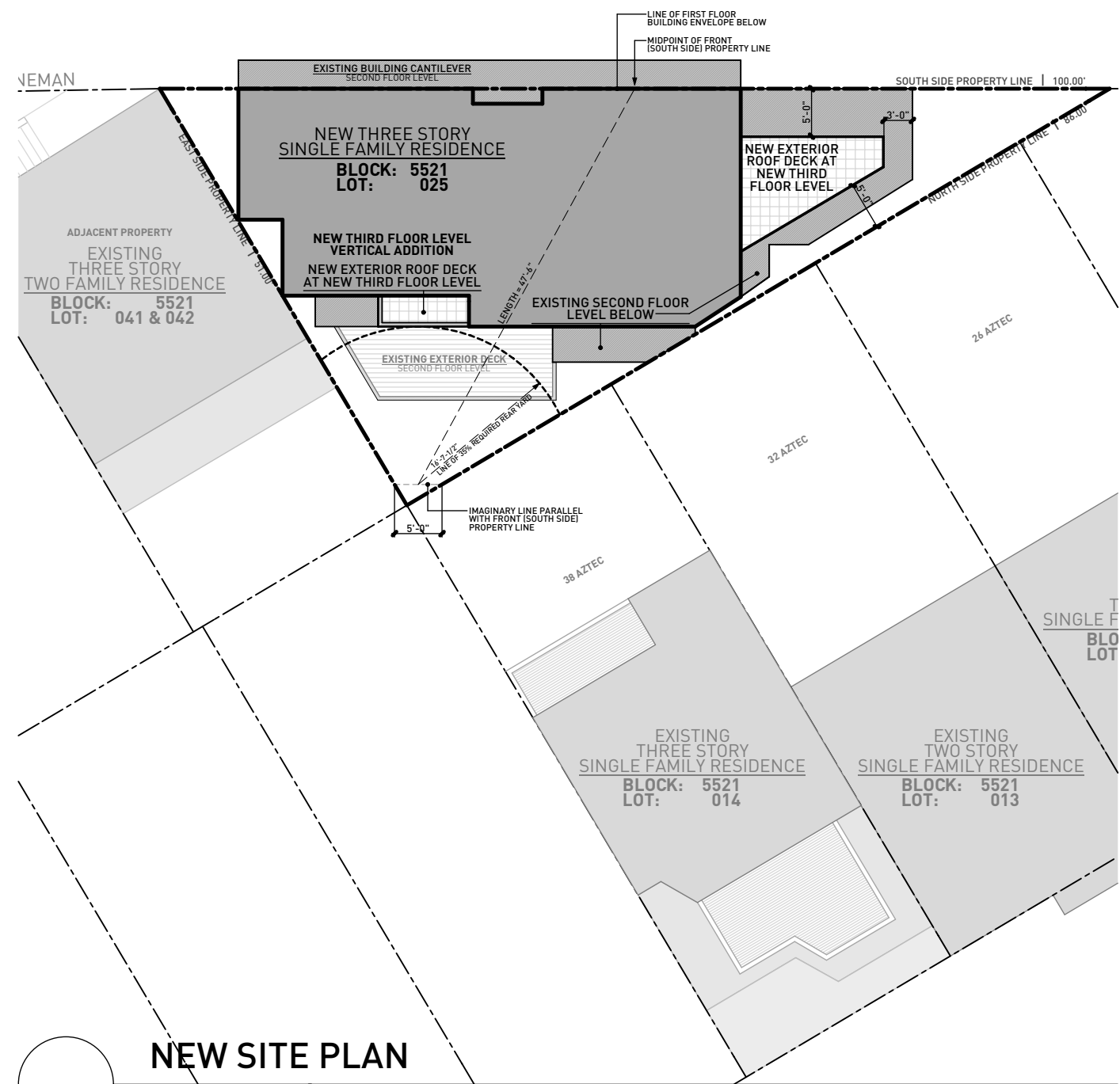
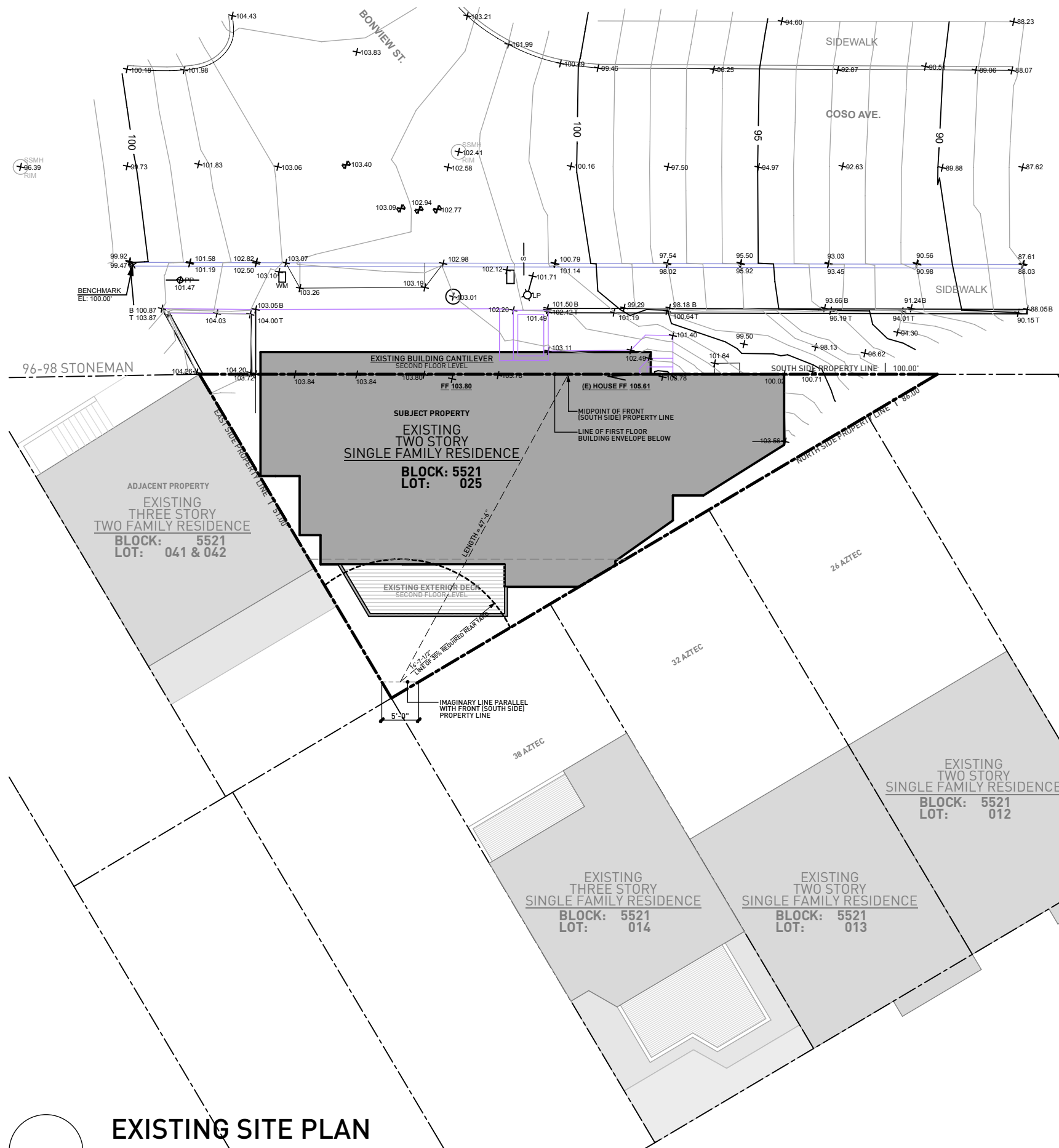
Reference also 2018-0122-9139, ADU Submittal

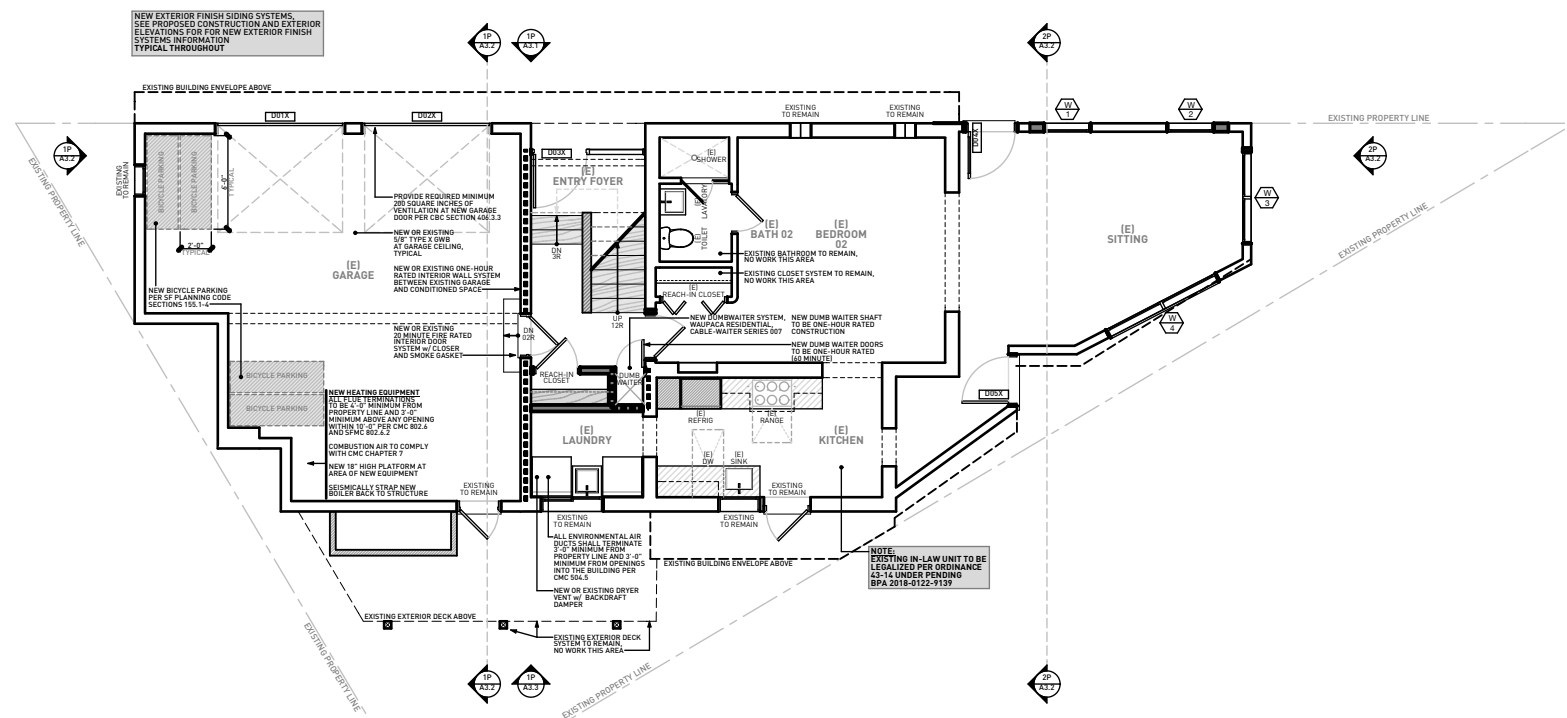
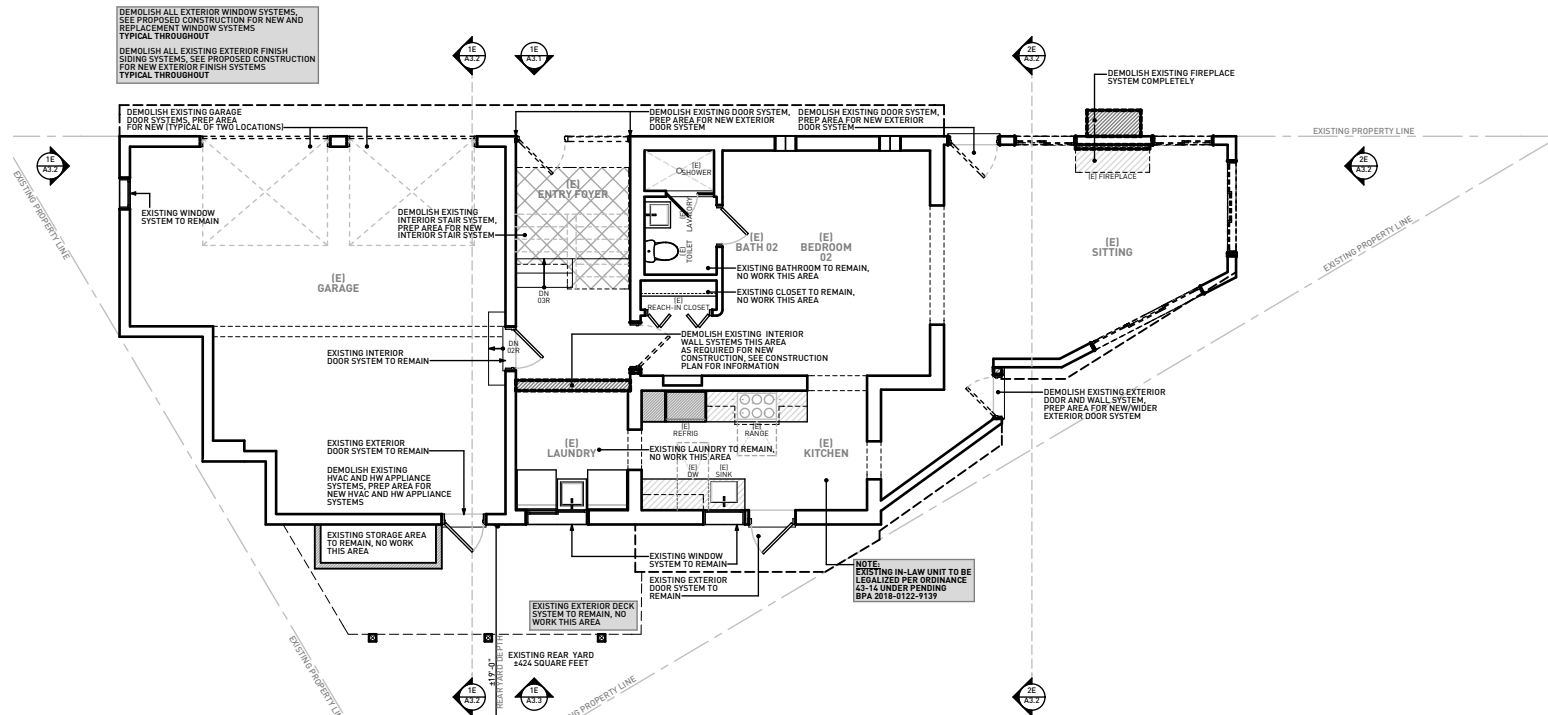
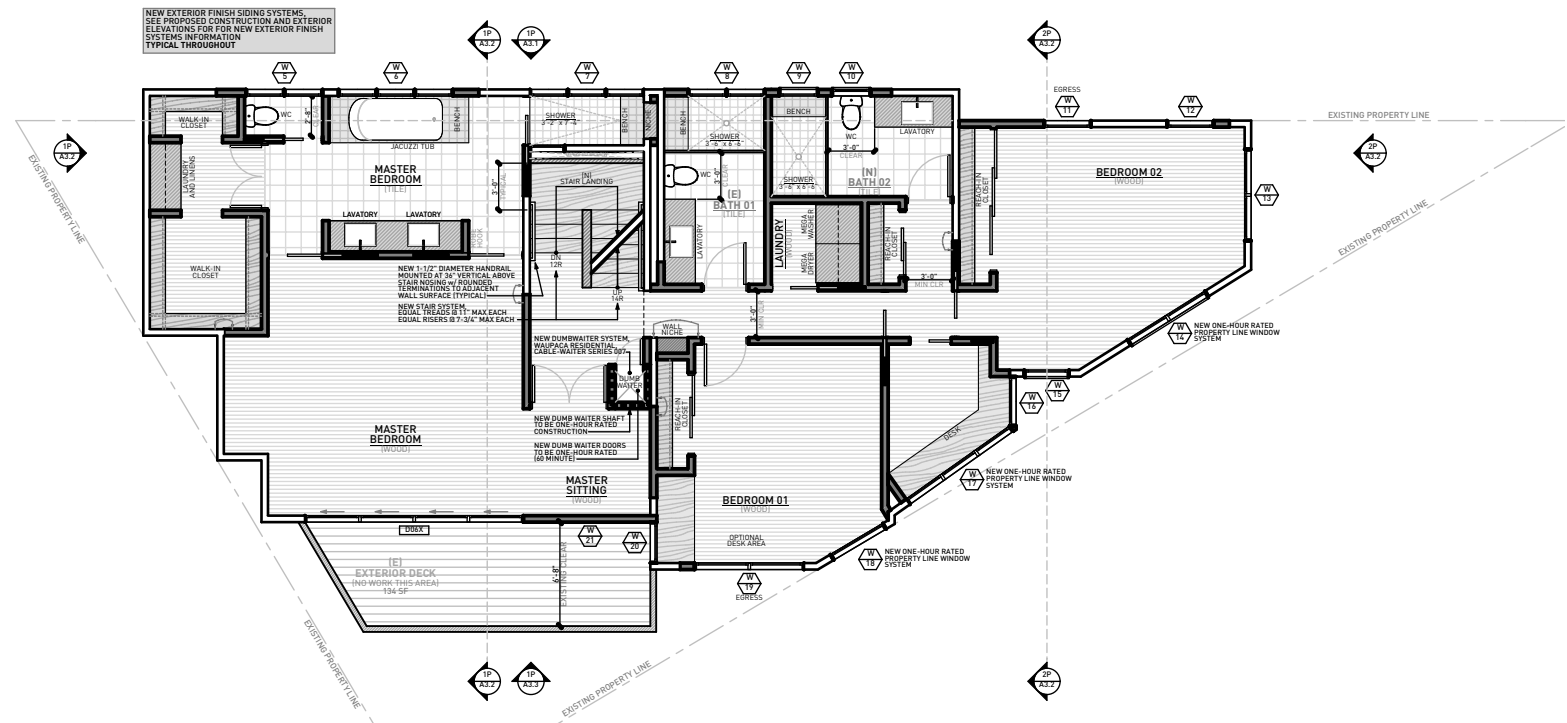
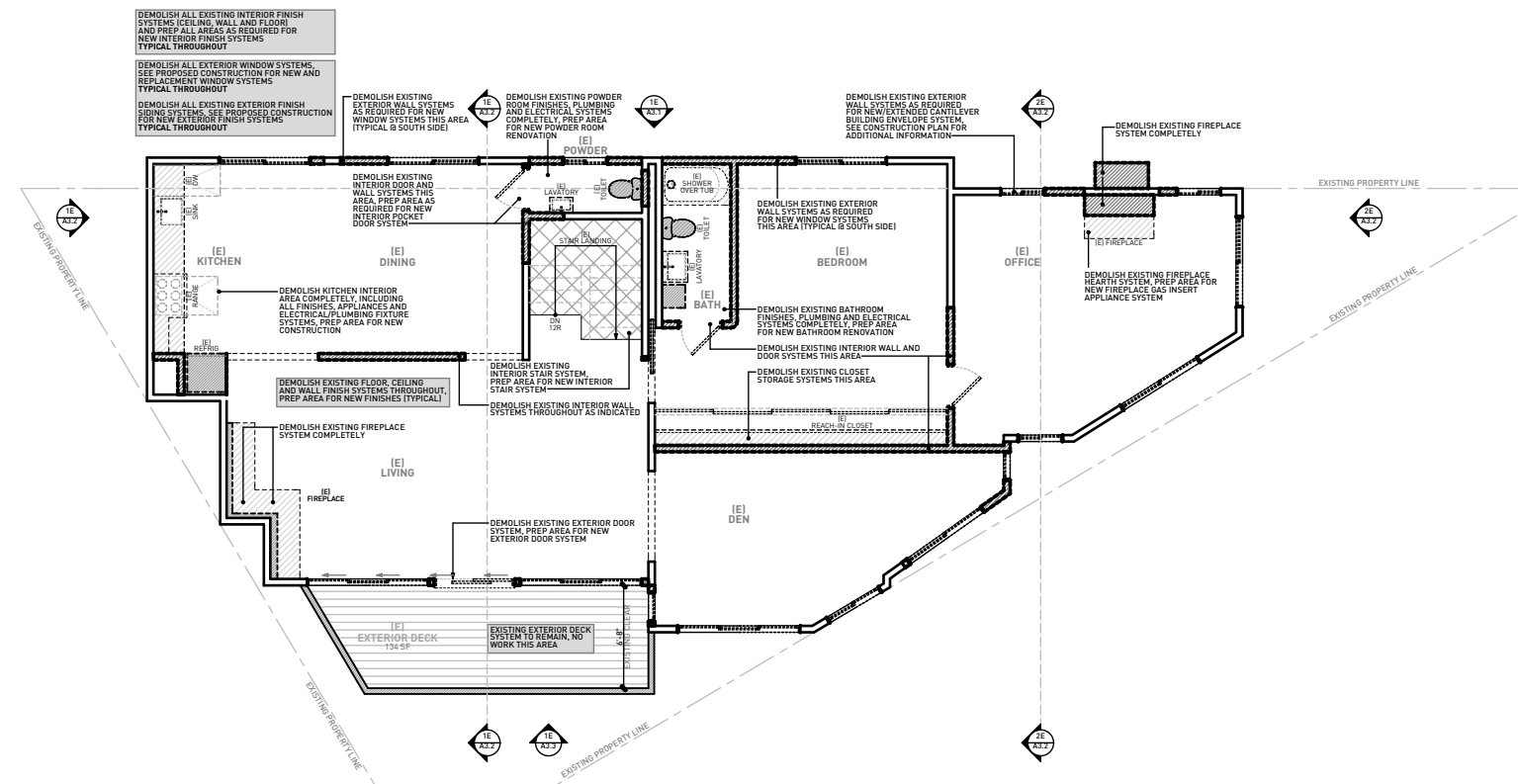
| | EXISTING | PROPOSED |
|--|----------|----------|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) | | |
| Occupied Stories (all levels with habitable rooms) | | |
| Basement Levels (may include garage or windowless storage rooms) | | |
| Parking Spaces (Off-Street) | | |
| Bedrooms | | |
| Height | | |
| Building Depth | | |
| Rental Value (monthly) | | |
| Property Value | | |

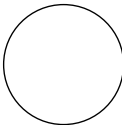
I attest that the above information is true to the best of my knowledge.

| | |
|----------------------|--|
| Signature: | Date: |
| Printed Name: | <input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent |

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







SCALE: 1/8" = 1'-0"



EXISTING SOUTH SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'



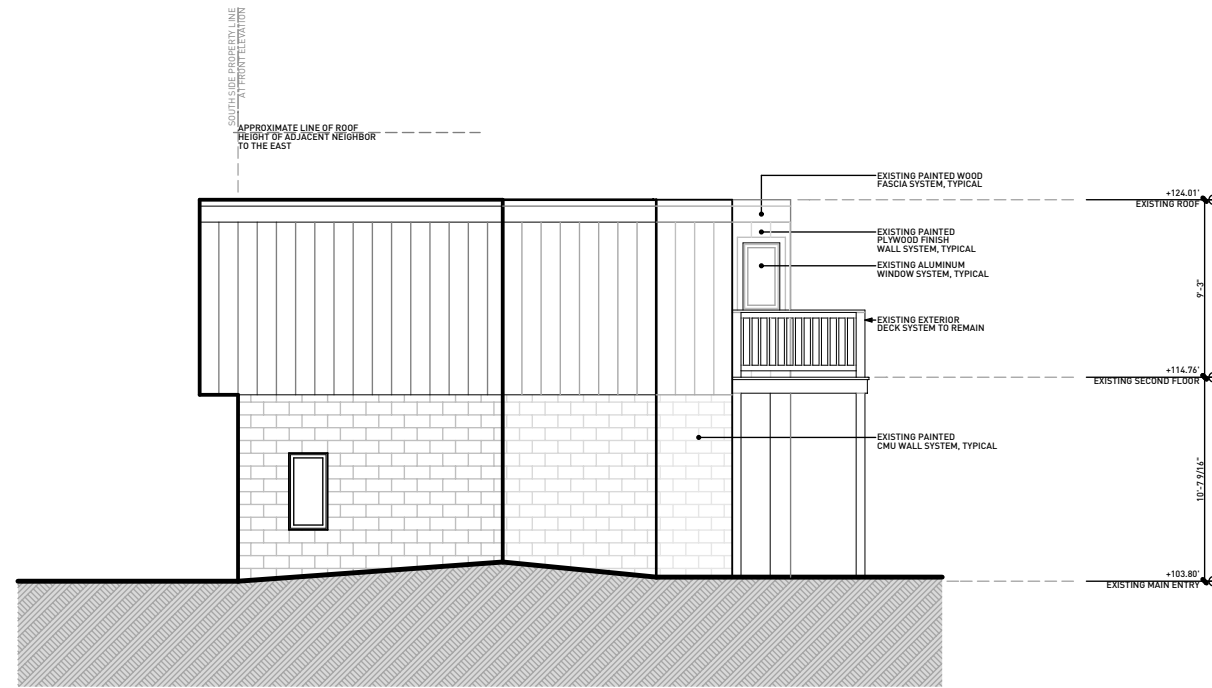
PROPOSED SOUTH SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'



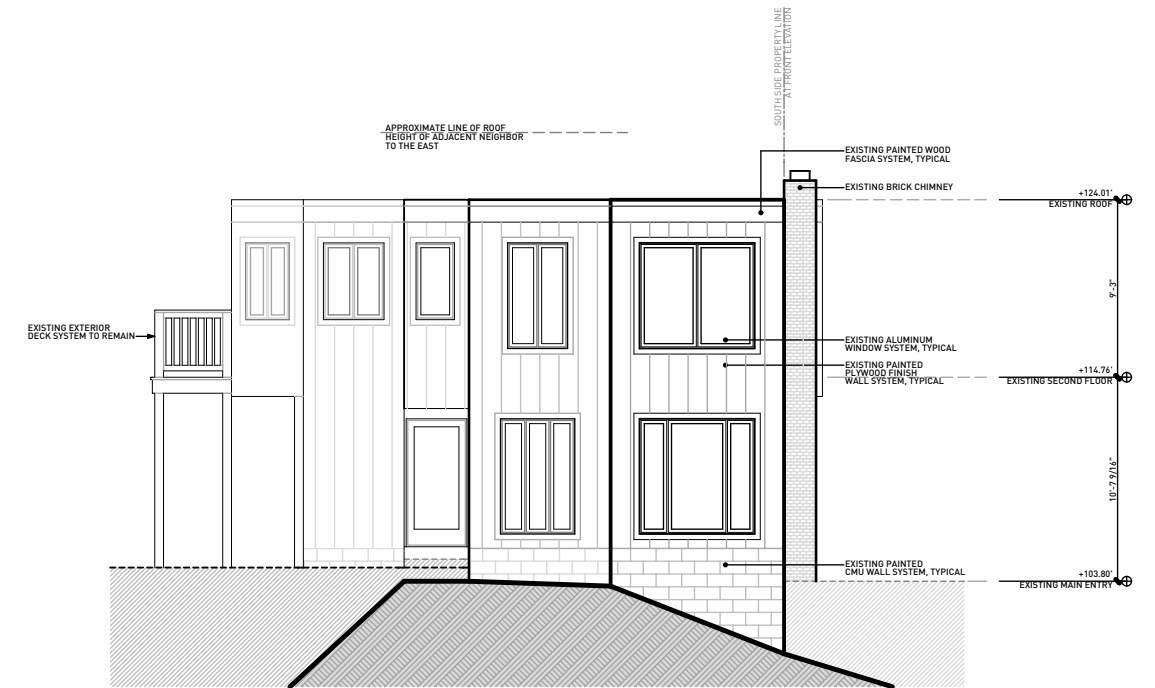
EXISTING NORTH SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'



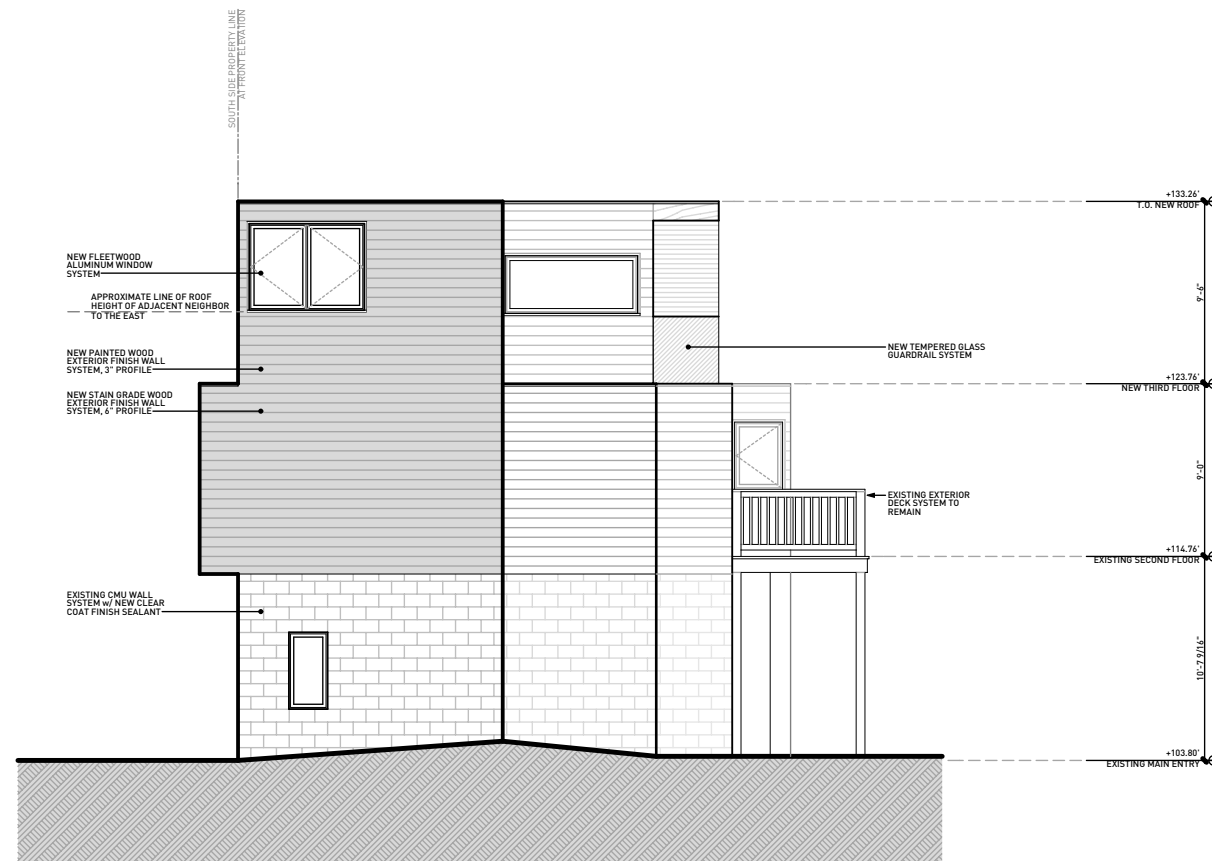
PROPOSED NORTH SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'



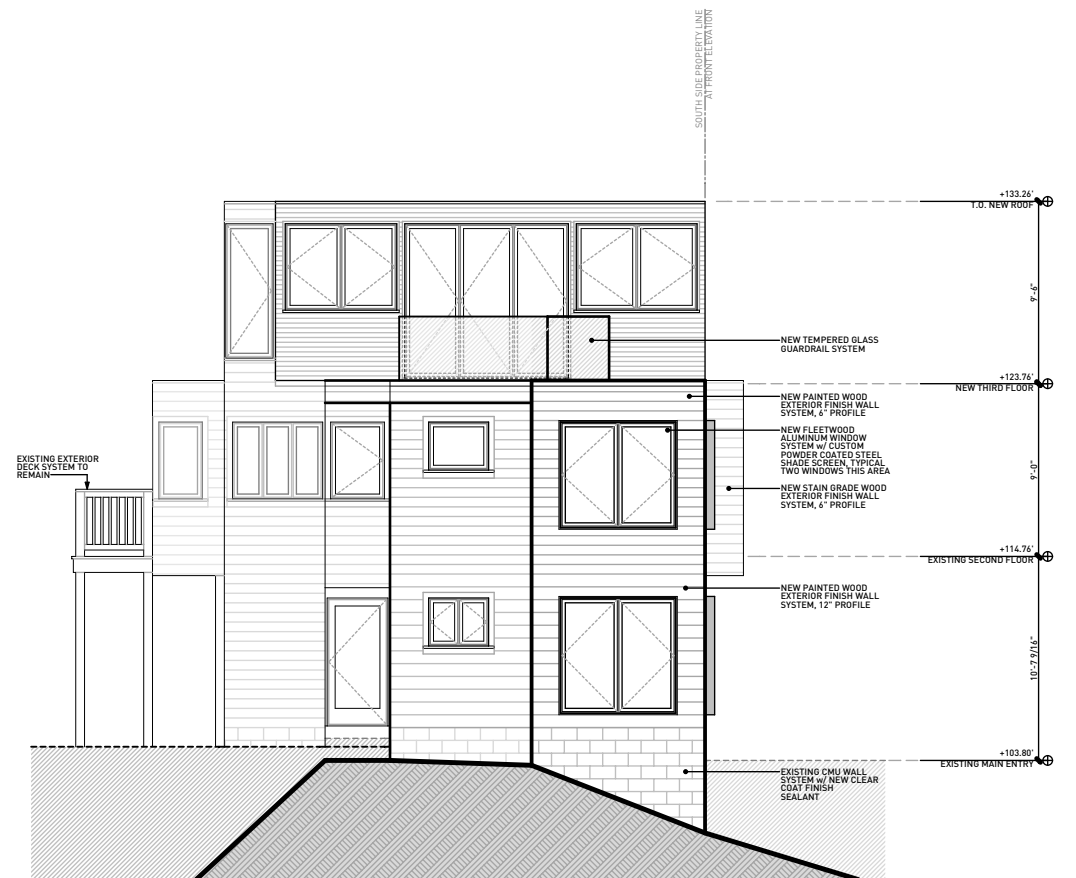
EXISTING EAST SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'



EXISTING WEST SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'

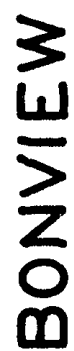
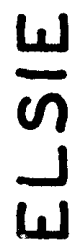


PROPOSED EAST SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'



PROPOSED WEST SIDE EXTERIOR ELEVATION
SCALE: 1" = 10'

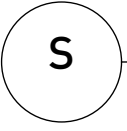
AZTEC



- *NOTE:**
ROOF DECK OVER THIRD
STORY AT 2 BONVIEW &
6 BONVIEW

NEW EXTERIOR FINISH SIDING SYSTEMS, SEE PROPOSED CONSTRUCTION AND EXTERIOR ELEVATIONS FOR FOR NEW EXTERIOR FINISH SYSTEMS INFORMATION TYPICAL THROUGHOUT

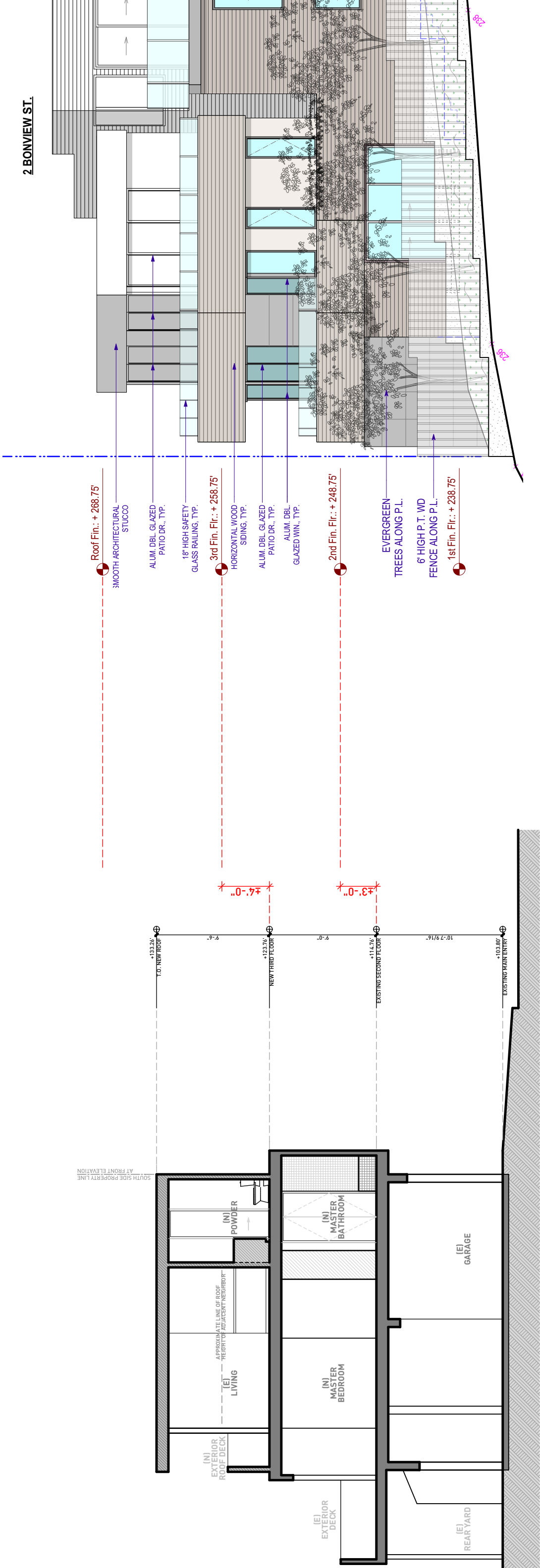




N

295 COSO AVENUE
SECTION LOOKING EAST
1/8" = 1'-0"

2 BONVIEW ST.
WEST SIDE ELEVATION
1/8" = 1'-0"

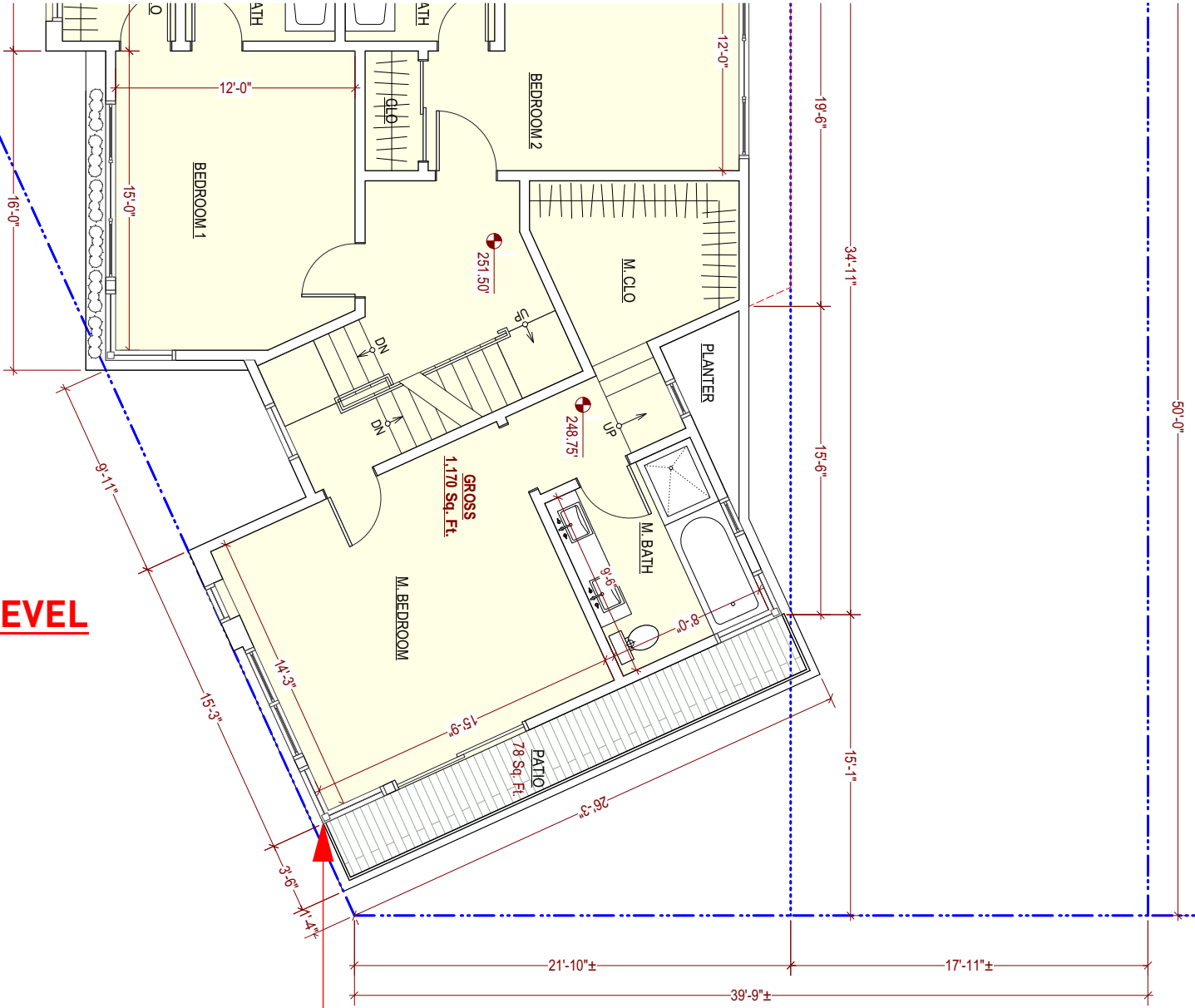


PROPOSED TRANSVERSE BUILDING SECTION

SCALE: 1/8" = 1'-0"

S-E

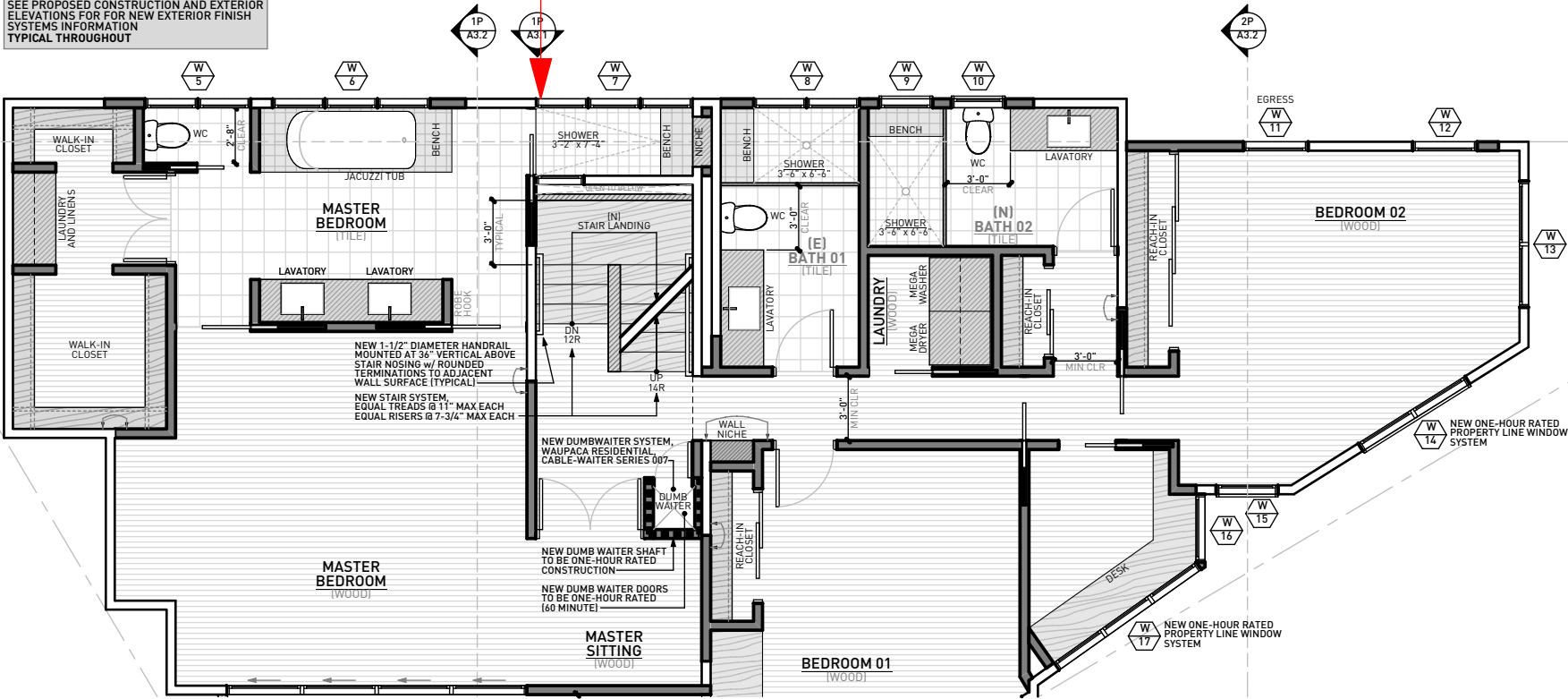
2 BONVIEW
SECOND FLOOR LEVEL
1/8" = 1'-0"



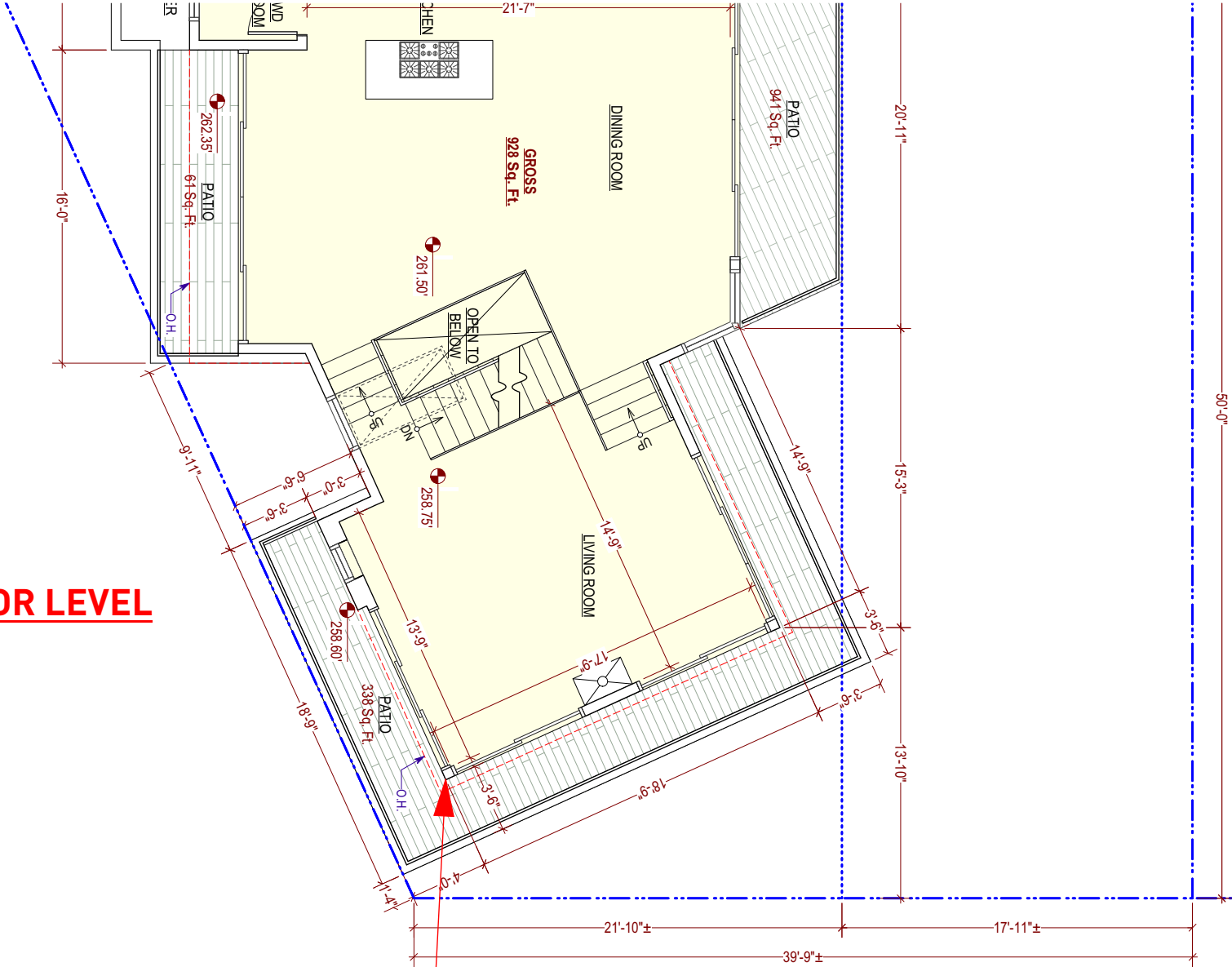
0'-39"

295 COSO AVENUE
SECOND FLOOR LEVEL
1/8" = 1'-0"

NEW EXTERIOR FINISH SIDING SYSTEMS, SEE PROPOSED CONSTRUCTION AND EXTERIOR ELEVATIONS FOR FOR NEW EXTERIOR FINISH SYSTEMS INFORMATION TYPICAL THROUGHOUT



2 BONVIEW
THIRD FLOOR LEVEL
1/8" = 1'-0"

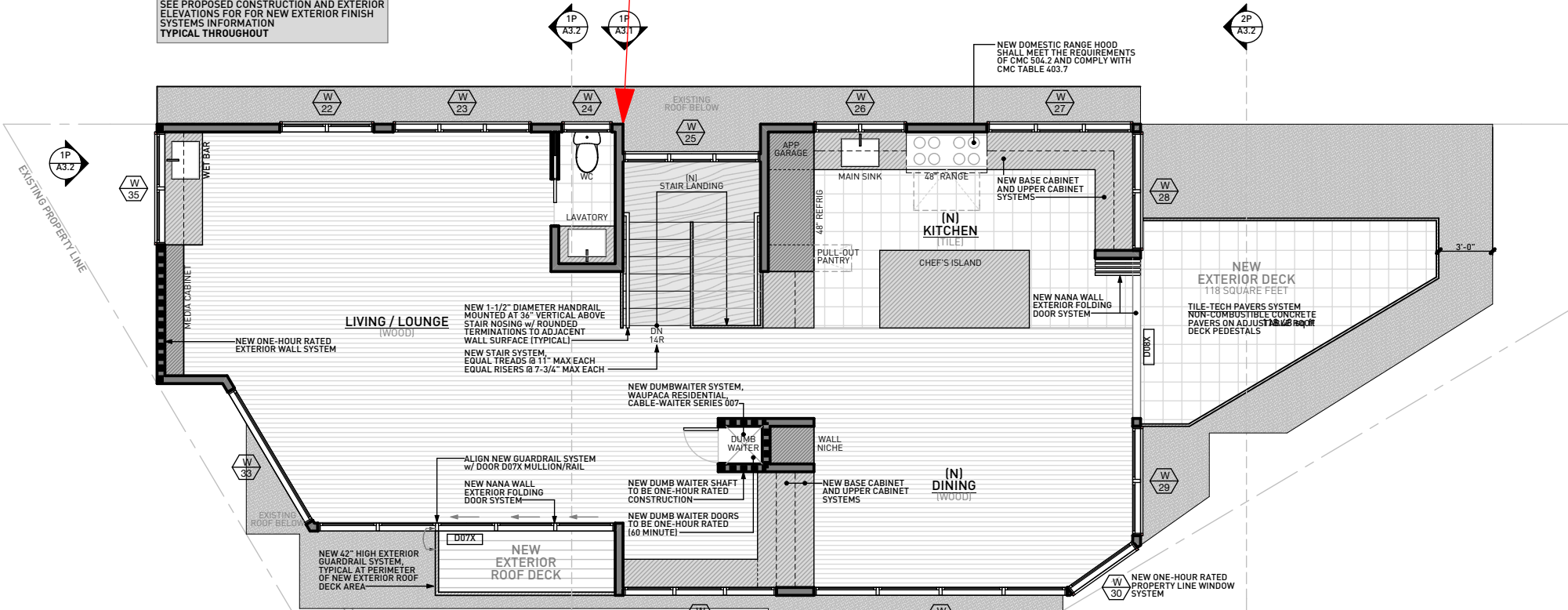


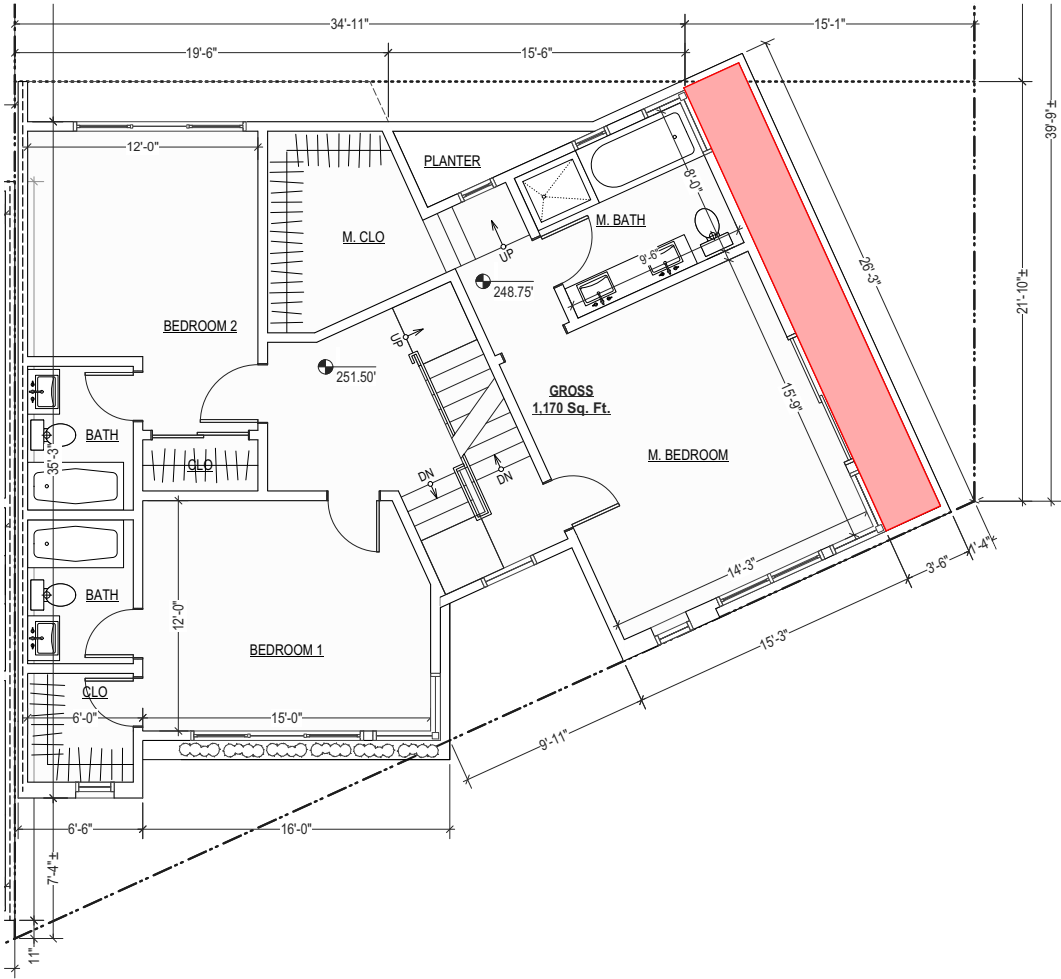
±6'-7"

295 COSO AVENUE
THIRD FLOOR LEVEL
1/8" = 1'-0"

NEW THIRD STORY VERTICAL ADDITION

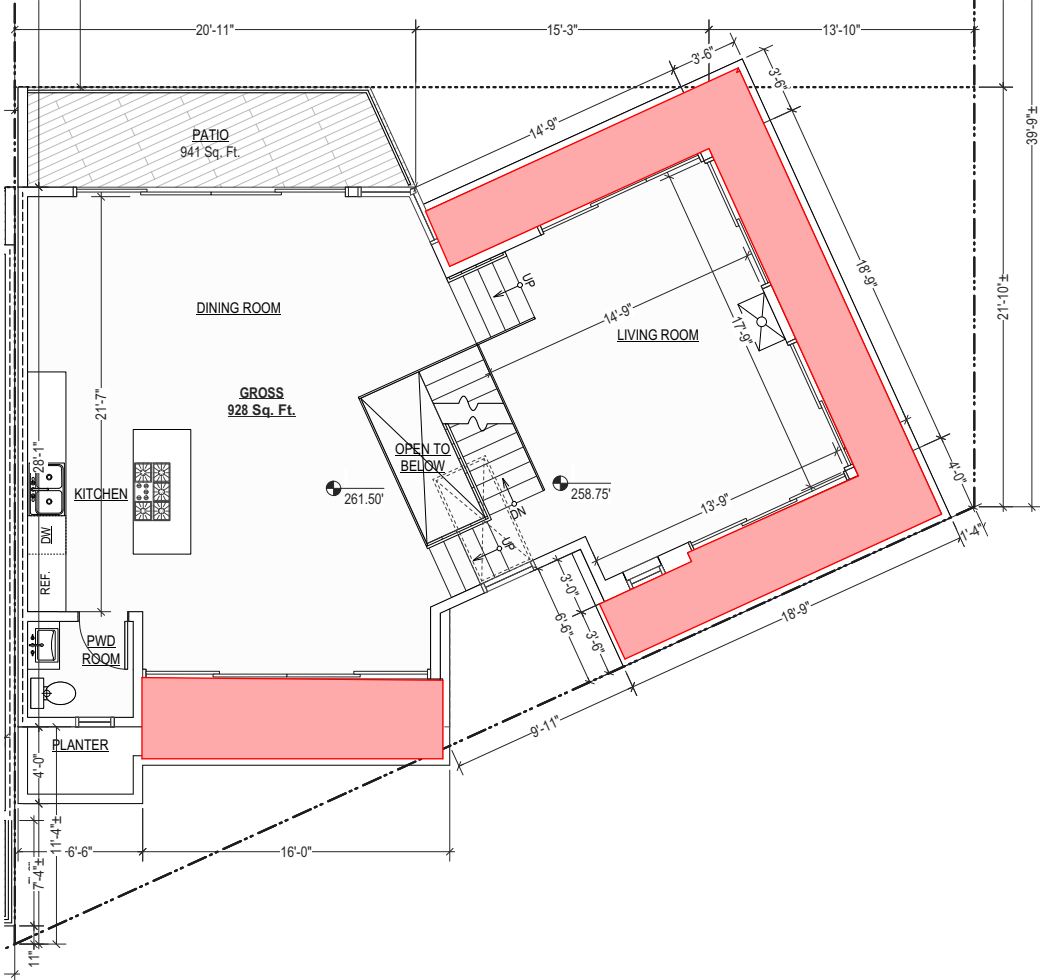
NEW EXTERIOR FINISH SIDING SYSTEMS, SEE PROPOSED CONSTRUCTION AND EXTERIOR ELEVATIONS FOR FOR NEW EXTERIOR FINISH SYSTEMS INFORMATION TYPICAL THROUGHOUT





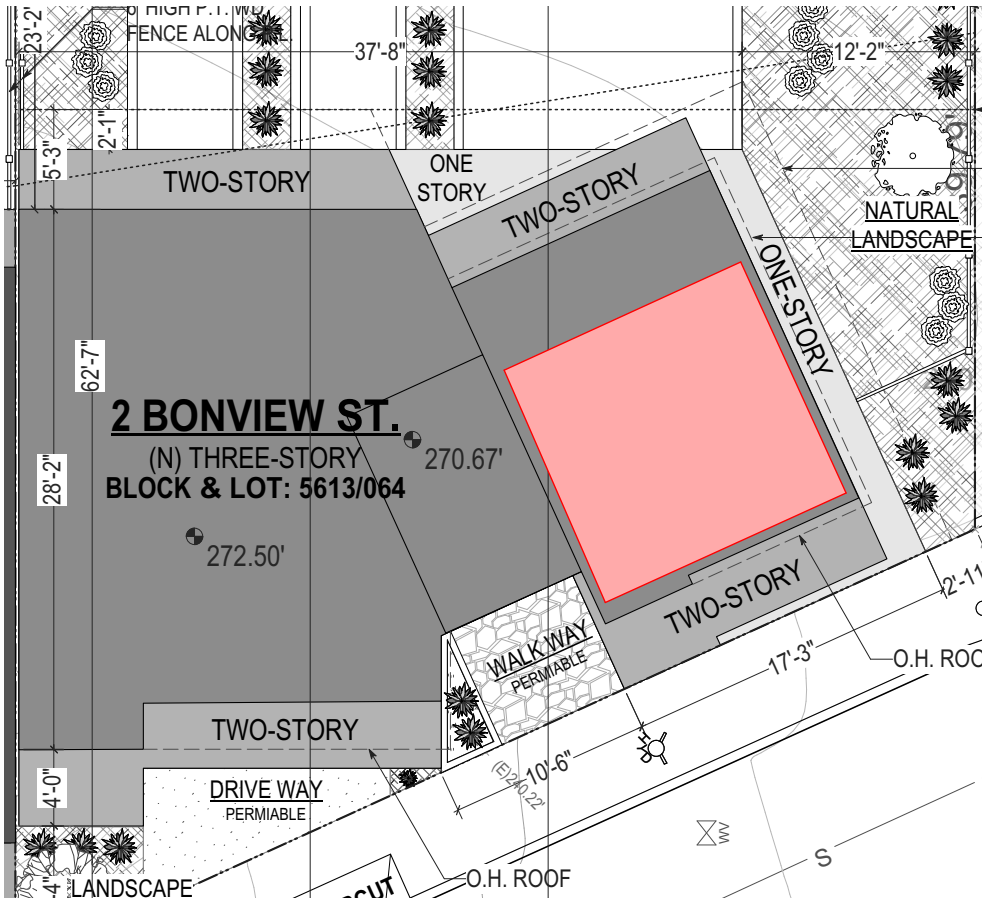
79 SQUARE FEET OF EXTERIOR DECK @ SECOND FLOOR LEVEL

295 COSO AVENUE



341 SQUARE FEET OF EXTERIOR DECK @ THIRD FLOOR LEVEL

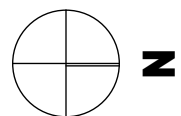
295 COSO AVENUE



208 SQUARE FEET OF EXTERIOR DECK @ ROOF LEVEL (OVER THIRD FLOOR)

295 COSO AVENUE

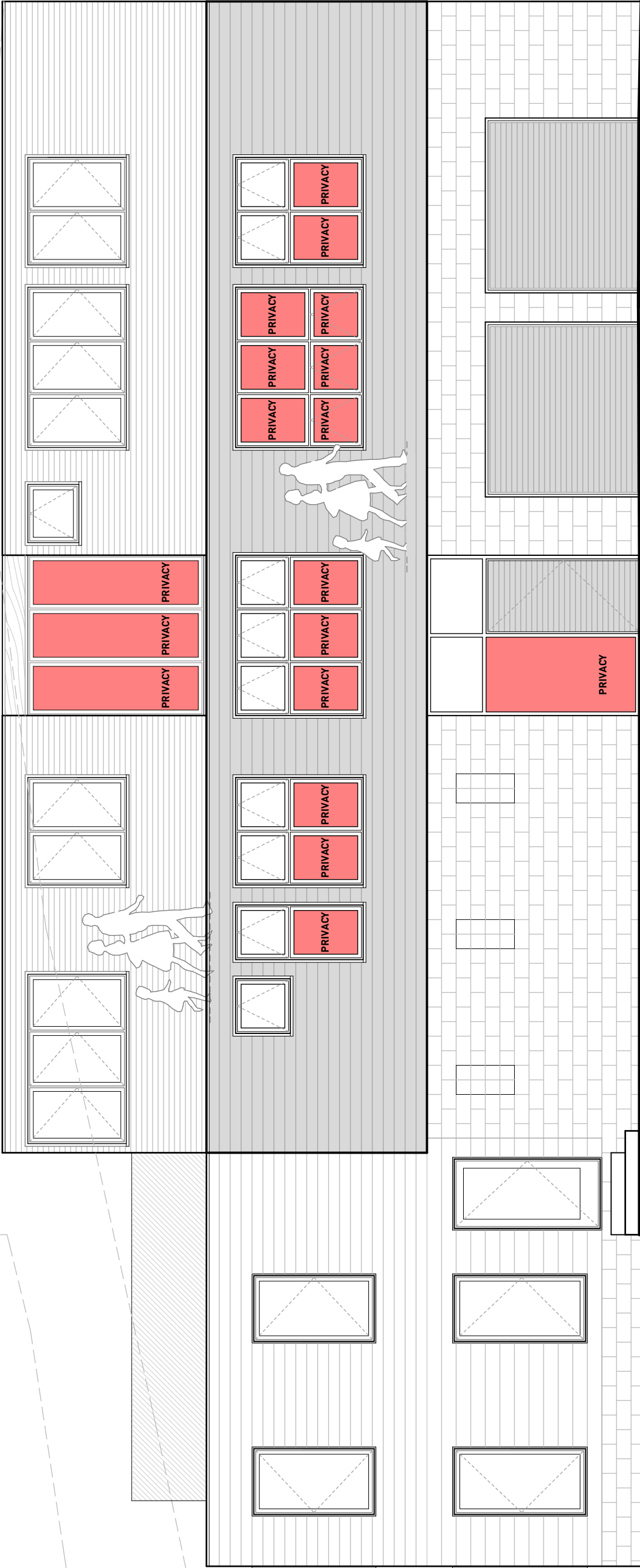
D EXISTING EXTERIOR DECKS DIAGRAM @ 2 BONVIEW
SCALE: 1" = 10'





PRIVACY GLAZING

30'-0" ABOVE LINE OF EXISTING GRADE AT MIDPOINT FACE OF EXISTING /PROPOSED BUILDING



LINE OF EXISTING GRADE AT FACE OF EXISTING BUILDING

LINE OF TOP OF CURB @ EXISTING SIDEWALK

EXISTING BENCHMARK
+100.00'
SEE EXISTING SITE PLAN
FOR EXISTING TOPOGRAPHY
(NO PROPOSED CHANGES)

EAST SIDE PROPERTY LINE
AT FRONT ELEVATION

+133.26'
T.O. NEW ROOF

9'-6"

+123.76'
NEW THIRD FLOOR

9'-0"

+114.76'
EXISTING SECOND FLOOR

10'-7 9/16"

+103.80'
EXISTING MAIN ENTRY

PROPOSED SOUTH SIDE EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

1P



DR REQUESTER, 2 BONVIEW

SUBJECT PROPERTY, 295 COSO AVENUE

SUBJECT PROPERTY, 295 COSO AVENUE

ADJACENT THREE STORY STORY NEIGHBORS





SUBJECT PROPERTY, 295 COSO AVENUE

DR REQUESTER, 2 BONVIEW

SUBJECT PROPERTY, 295 COSO AVENUE

DR REQUESTER'S PROPERTY,
200 SQUARE FOOT ROOF DECK
OVER THREE STORIES



SUBJECT PROPERTY, 295 COSO AVENUE



SUBJECT PROPERTY, 295 COSO AVENUE



SUBJECT PROPERTY, 295 COSO AVENUE



SUBJECT PROPERTY, 295 COSO AVENUE

96-98 STONEMAN

90 STONEMAN





SUBJECT PROPERTY, 295 COSO AVENUE

96-98 STONEMAN

90 STONEMAN

SUBJECT PROPERTY, 295 COSO AVENUE

96-98 STONEMAN

90 STONEMAN



80 STONEMAN



90 STONEMAN



96-98 STONEMAN



78 STONEMAN



80 STONEMAN

DR REQUESTER, 2 BONVIEW

80 STONEMAN

78 STONEMAN





DR REQUESTER, 2 BONVIEW

6 BONVIEW

DR REQUESTER, 2 BONVIEW

ROOF DECK OVER
THIRD FLOOR LEVEL

EXTERIOR DECK
THIRD FLOOR LEVEL

EXTERIOR DECK
SECOND FLOOR LEVEL

REAR YARD AREA

SUBJECT PROPERTY, 295 COSO AVENUE

COSO AVENUE



2 BONVIEW REAL ESTATE DISCLOSURE PACKAGE,
PAGE 02

DocuSign Envelope ID: 8022BCB9-BFA2-4770-879E-823C29400F18

Property Address: 2 Bonview St., San Francisco, CA 94110-5105

6. Are there any existing or anticipated plans or proposals to close, construct or otherwise alter public utilities, roadways, or other public or private facilities? [] [X] []

If the answer to any of the above questions is yes, please explain in detail. (Attach additional sheets if necessary.)
Property at 295 Coso has open permit for legalization of second unit and vertical expansion.

C. Property Conditions, Past and Present
1. Have you made any additions or alterations or repairs to the Property during your ownership? [X] [] []
2. Have you, or any professionals on your behalf, filed any permit applications for work to the Property? [X] [] []
3. Was any work done to the Property, prior to your ownership, without permits? [] [] [X]
4. Are there any "non-conforming", "unwarranted" or "illegal" units, additions or living spaces in the building(s)? [] [X] []
5. Are there any ongoing maintenance issues or items in the building(s)? [] [X] []
6. Are the buildings constructed of unreinforced masonry or on San Francisco's UMB list? [] [X] []
7. Have the building(s) been designated as "Soft-Story" by the San Francisco Dept. of Building Inspection? [] [X] []
8. Are there gutters or downspouts with holes, excessive rust or leakage? [] [X] []
9. Are there any past, present or seasonal leaks or water intrusion from or through the skylights, windows, roof, siding, basement, foundation, or otherwise? (Please itemize even if leaks have stopped.) [] [X] []
10. Are there any sump pumps, underground drains, French drains (i.e., perforated piping), dry wells or surface water disposal systems in the crawl space/subarea or elsewhere? [] [X] []
11. Are there any past or present sewer or sewage problems (e.g., stoppage, leakage, backup, etc.)? [] [X] []
12. Are there any water supply problems (e.g., odor, discoloration, sediment, or lack of pressure)? [] [X] []
13. Will any plumbing fixtures on the Property not meet California water conservation standards at Close of Escrow? [] [] [X]
14. Is there a low-pressure water-heating or steam-generating boiler in operation? [] [X] []
15. Is there any damage relating to trees or plants on the Property (e.g., disease, weakened root structure)? [] [X] []
16. Are there any problems with retaining walls (such as leaning, bulging or cracking)? [] [X] []
17. Are there any problems with existing underground sprinkler systems? [] [X] []
18. Are there any problems with automatic garage door(s) or automatic reversing device(s)? [] [X] []
19. Are there any concealed hardwood floors? If yes, please describe the location(s) and condition below [] [X] []
20. Is there any non-tempered glass on shower or sliding doors? [] [X] []
21. Were there any deaths on the Property in the last 3 years? [] [X] []
22. Has there been any criminal activity on the Property? [] [X] []
23. Were any animals kept on the Property in the past year? [] [X] []
24. Are there any stains, damage or odor caused by animals? [] [X] []
25. Are there any noise or vibration issues affecting the Property, such as elevators, garage doors or neighbors? [] [X] []

If the answer to any of the above questions is yes, please explain. (Attach additional sheets if necessary.)
1. New construction, completed in 2018
2. Architect and contractor
2A. Yes permit to construct two new homes at 2 and 6 Bonview; 2B. CFC Pending

D. Inspections, Reports, Notices and Plans
It is strongly recommended that the Seller provide the Buyer with copies of all inspection reports and repair estimates.
1. Are you aware of any inspections conducted, or reports or repair estimates prepared for you, the Association (if any), any previous owner, or any prospective Buyer regarding any of the following subjects? (Check all that apply.)
[] Pest Control [] Property Inspection [] Structural/Engineering [] Roof
[] Pool/Spa [] Boiler Inspection [] Septic Tank [] Plumbing
[] Heating [] Air Conditioning [] Soils/Drainage [] Survey
[] Energy Efficiency [X] Natural Hazards [] Environmental Hazards [] Underground Storage Tank
2. Are you aware of any "Soft-Story" earthquake retrofit documents including any of the following? (Check all that apply.)
[] Notices [] Reports/Studies [] Bids/Estimates [X] Plans
[X] Permits [X] Notice of Completion [] Other
Please describe below all items checked in 1 and 2 above and indicate whether copies of the reports are available.

Table with 4 columns: Type of Report, Inspector/Preparer, Date, Available (Yes/No). Rows include Plans and permits relating to the construction of 2 and 6 Bonview St., NHD by JCP, and Architectural plans or drawings relating to the Property.

2 BONVIEW
NEW EXTERIOR ROOF DECK OVER THIRD FLOOR LEVEL
WAS FILED AS A REVISION, THE DEVELOPER WAS ABLE
TO GET OVER THE COUNTER APPROVAL FOR THIS SCOPE
OF WORK AND BYPASS POTENTIAL NEIGHBOR ISSUES

Department of Building Inspection

3/28/19, 9:58 AM

Permit Details Report

Report Date: 3/28/2019 9:51:07 AM

Application Number: 201709259508

Form Number: 8

Address(es): 5613 / 064 / 0 2 BONVIEW ST

Description: REVISIONTO 201505126084 ADD A ROOF DECK. SCOPE CHANGE IS ALL WITHIN THE PROVED BOUNDRY OF THE BUILDING. ADD STAIR TO ROOF DECK. NO STAIR PENTHOUSE.

Cost: \$15,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

| Action Date | Stage | Comments |
|-------------|----------|-----------------------------------|
| 9/25/2017 | TRIAGE | |
| 9/25/2017 | FILING | |
| 9/25/2017 | FILED | |
| 1/24/2018 | APPROVED | |
| 1/24/2018 | ISSUED | |
| 9/24/2018 | COMPLETE | 4177874 Final Inspection/Approved |

Contact Details:

Contractor Details:

License Number: 587416
Name: LEO CASSIDY
Company Name: TRANSATLANTIC CONST
Address: 1189 TENNESSEE ST * SAN FRANCISCO CA 94107-0000
Phone:

Addenda Details:

Description:

| Step | Station | Arrive | Start | In Hold | Out Hold | Finish | Checked By | Hold Description |
|------|---------|----------|----------|---------|----------|----------|----------------------|---|
| 1 | INTAKE | 9/25/17 | 9/25/17 | | | 9/25/17 | BUFKA SUSAN | |
| 2 | CP-ZOC | 12/12/17 | 12/12/17 | | | 12/12/17 | TOWNES CHRIS | Approved OTC for new roof deck 208 sf (no stair penthouse). (c. townes, 12/12/17) |
| 3 | BLDG | 1/3/18 | 1/24/18 | | | 1/24/18 | CHUN ROBERT | |
| 4 | CPB | 1/24/18 | 1/24/18 | | | 1/24/18 | VICTORIO CHRISTOPHER | |

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

| Appointment Date | Appointment AM/PM | Appointment Code | Appointment Type | Description | Time Slots |
|------------------|-------------------|------------------|------------------|-------------|------------|
|------------------|-------------------|------------------|------------------|-------------|------------|

Inspections:

| Activity Date | Inspector | Inspection Description | Inspection Status |
|---------------|-------------------|------------------------|----------------------|
| 9/24/2018 | Peter Eisenbeiser | FINAL INSPECT/APPRVD | FINAL INSPECT/APPRVD |

Special Inspections:

| Addenda No. | Completed Date | Inspected By | Inspection Code | Description | Remarks |
|-------------|----------------|--------------|-----------------|-------------|---------|
|-------------|----------------|--------------|-----------------|-------------|---------|

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

SUBJECT PROPERTY, 295 COSO AVENUE

DR REQUESTER, 2 BONVIEW



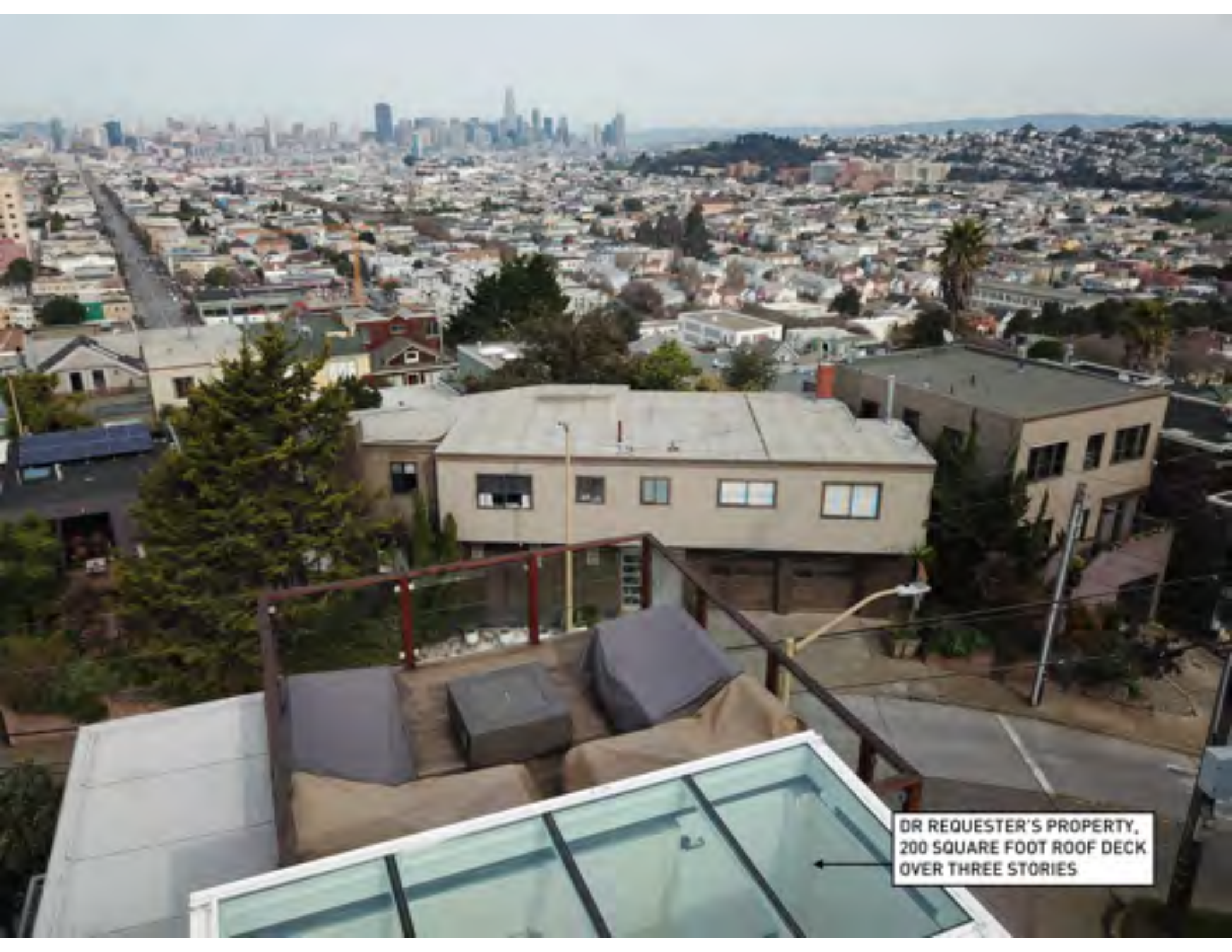
SUBJECT PROPERTY, 295 COSO AVENUE

ADJACENT THREE STORY NEIGHBORS





SUBJECT PROPERTY, 295 COSO AVENUE



DR REQUESTER'S PROPERTY,
200 SQUARE FOOT ROOF DECK
OVER THREE STORIES