



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 18, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 1, 2018
Case No.: **2018-002953DRP**
Project Address: **253 Chattanooga**
Permit Application: 2018.05.05.0404
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 3649/022
Project Sponsor: Erik Bloom
Parcel Projects
3833 17th Street
San Francisco, CA 94114
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 construction of a 423 s.f. 1-story garage at the rear of a through lot accessed by Mersey alley. The project requires a variance to build in the rear yard. The Zoning Administrator took testimony at a public hearing on January 24th, 2018 for this variance request and indicated inclination to grant the variance.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 120' through lot with an existing 1-story, 1,175 s.f. single-family house built in 1900.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Chattanooga consists of 2- and 3-story wood clad and stucco houses setback from the street to accommodate raised stair entries. Mersey alley is a 15' wide City owned dead-end right-of-way that provides access to the rear of properties that front on Chattanooga and Dolores Streets.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 20, 2018 – July 20, 2018	07.23. 2018	10.18. 2018	87 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 8, 2018	October 8, 2018	10 days
Mailed Notice	10 days	October 8, 2018	October 8, 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

Chris Ferrigno of 1010 Dolores Street, neighbor across and at the end of Mersey Alley from the proposed project (to the East).

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Speculation regarding the future use of the garage structure as an Accessory Dwelling Unit.
2. Height and depth of addition at rear impacts mid-block open space.
3. Depth of addition at rear adjacent to the open rear yard at 1261 Rhode Island St. impacts light and privacy.

See attached *Discretionary Review Application*, dated July 19, 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 August 22, 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

There is a pattern of garages and uncovered parking on Mersey alley that provides autos to access parking and preserves the street frontage of landscaped front setbacks along this portion of Chattanooga Street to be uninterrupted by curb cuts and driveways.

The garage structure is appropriately and compatibly sized with other similar structures with similar functions.

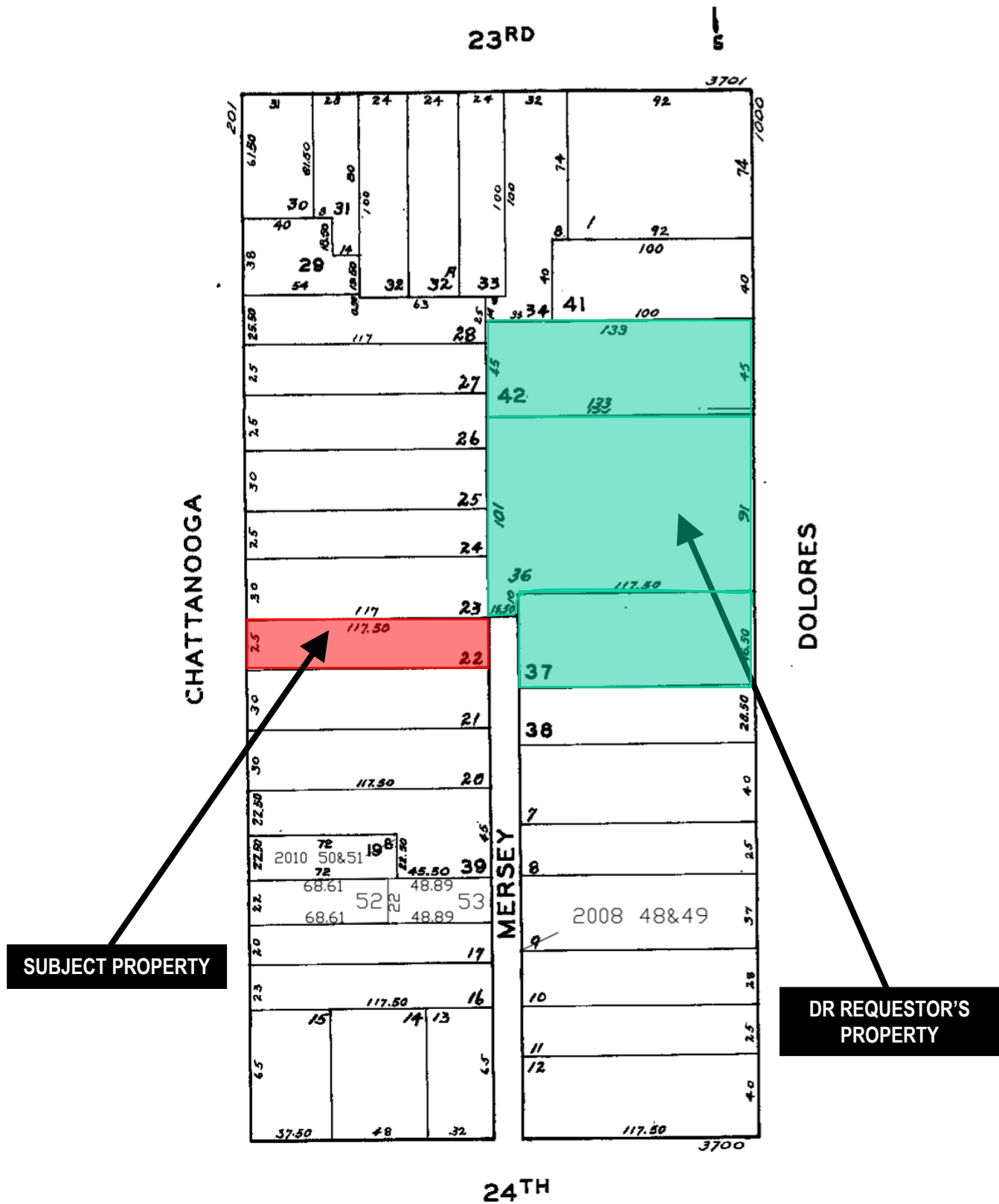
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application dated August 22, 2018
- Reduced Plans
- 3-dimensional representation

Exhibits

Parcel Map



ST.



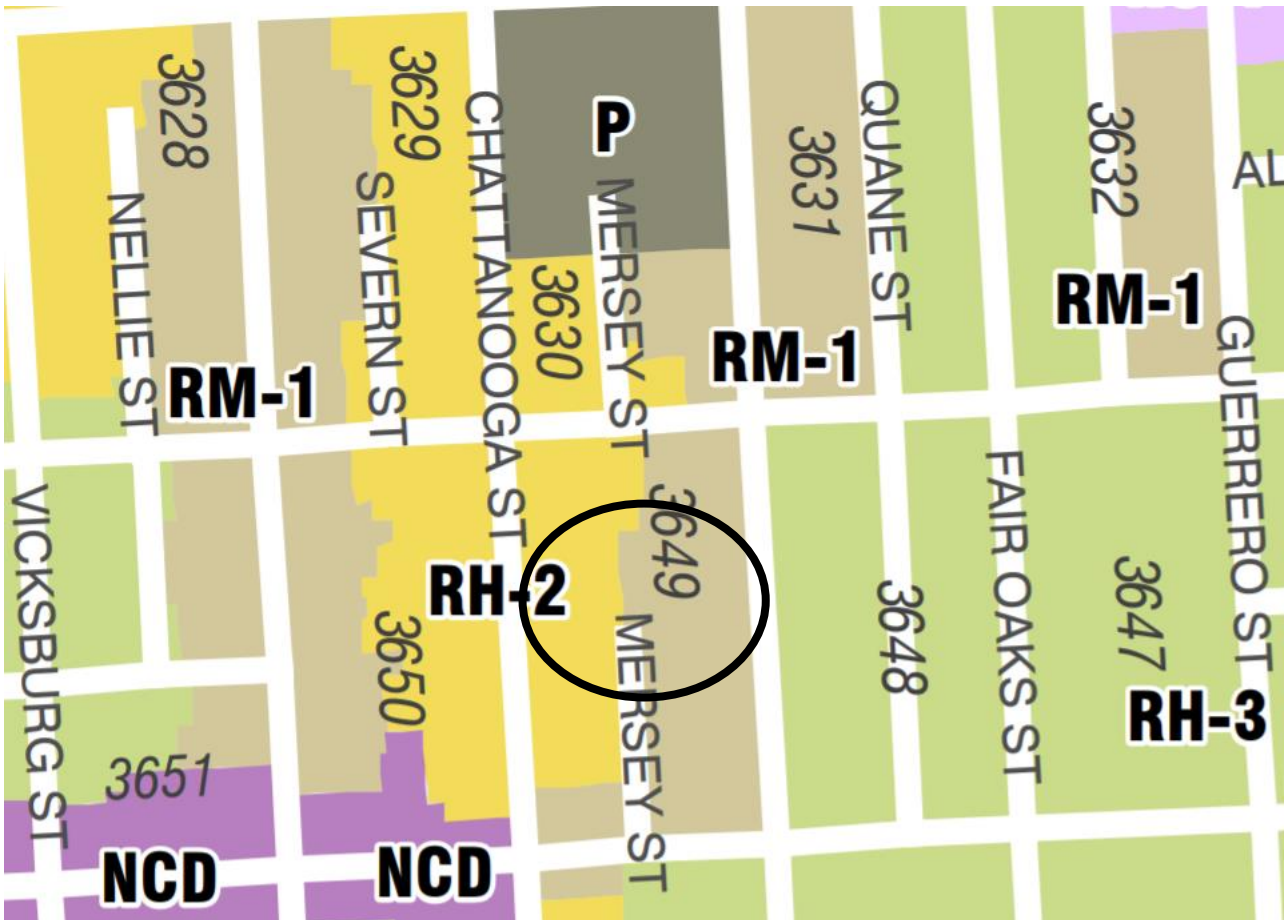
**DR REQUESTOR'S
PROPERTY**

**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 2018-002953DRP
 253 Chattanooga Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-002953DRP
253 Chattanooga Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-002953DRP
253 Chattanooga Street

Aerial Photo



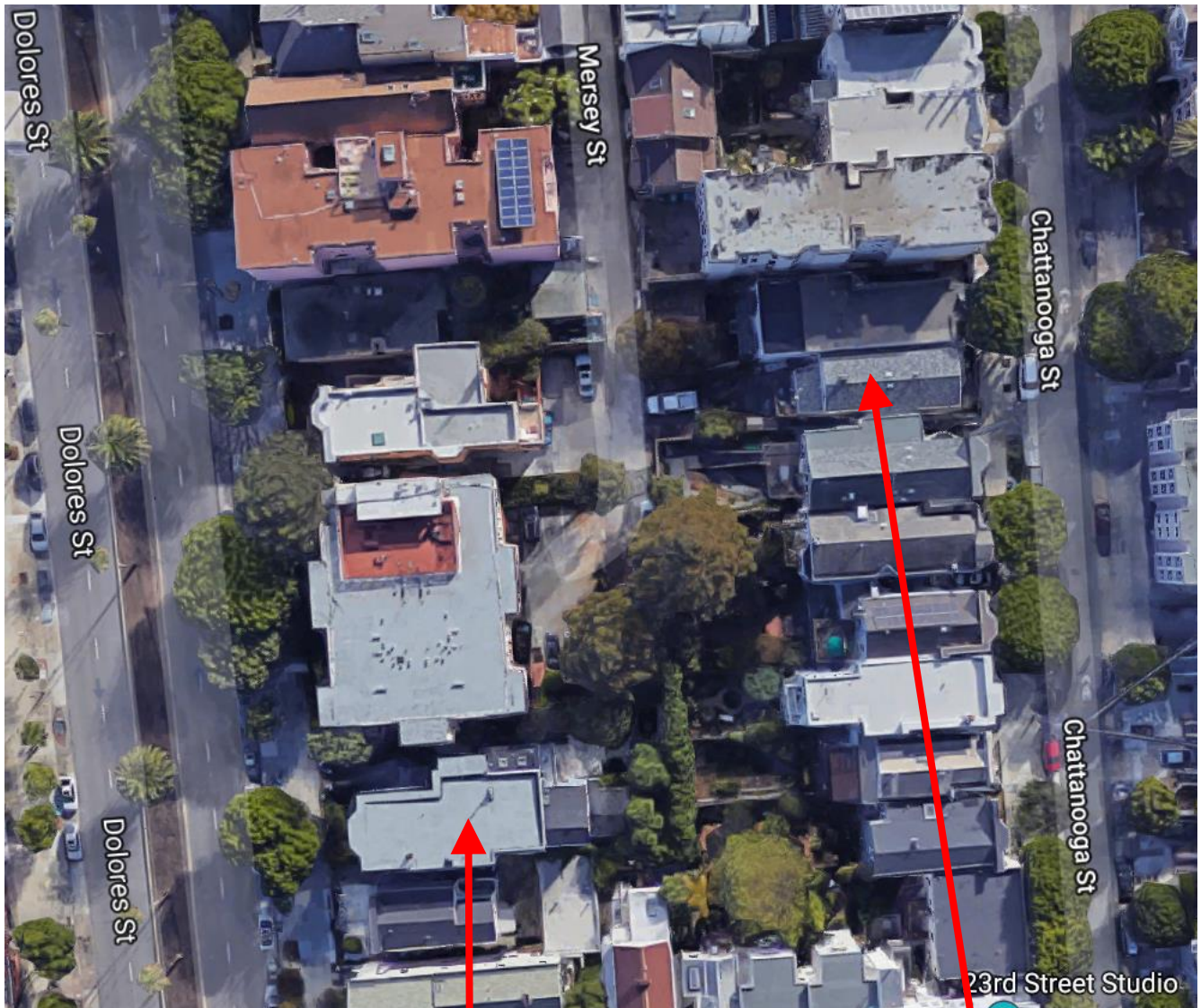
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-002953DRP
253 Chattanooga Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-002953DRP
253 Chattanooga Street

Aerial Photo



Discretionary Review Hearing
Case Number 2018-002953DRP
253 Chattanooga Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-002953DRP
253 Chattanooga Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 2, 2018**, the Applicant named below filed Building Permit Application No. **2018.02.05.0404** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	253 Chattanooga Street	Applicant:	Parcel Projects
Cross Street(s):	Through lot to Mersey Street	Address:	3833 17th Street
Block/Lot No.:	3649/022	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-2/ 40-X	Telephone:	(510) 541-6294
Record No.:	2018-002953PRJ	Email:	erik@parcelprojx.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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	N/A	Parking
Front Setback	11 feet 9 inches (main house)	No Change
Side Setbacks	None	No Change
Building Depth	N/A	Proposed garage = 20 feet x 21 in rear yard
Rear Yard	52 feet 2 inches	Proposed garage in last 20 feet of rear yard
Building Height	N/A	10 feet (11 feet to parapet)
Number of Stories	N/A	1
Number of Dwelling Units	1 (main house)	No Change
Number of Parking Spaces	0 (previous parking use/ condition non-permitted)	1

PROJECT DESCRIPTION

The proposal is construction of a **one-story, 423 square foot, garage** at the rear of the subject property within the required rear yard associated with pending Variance Case No. 2017-001220VAR, heard by the Zoning Administrator on January 25, 2018. **See attached plans.**

(The renovation of the single-family residence at the front of the subject property was previously noticed under separate permit Building Permit Application No. 2017.01.24.7802.)

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: Elizabeth Jonckheer
Telephone: (415) 575-8728
E-mail: elizabeth.gordon-jonckheer@sfgov.org

Notice Date: 6/20/18
Expiration Date: 7/20/18

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)	
253 Chattanooga Street		3649/022	
Case No.	Permit No.	Plans Dated	
2017-001220ENV		1/20/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. RENOVATION OF A SINGLE FAMILY RESIDENCE INCLUDING HORIZONTAL ADDITION @ BASEMENT & VERTICAL ADDITION OF 2ND LEVEL. REAR EXTENT OF 1ST LEVEL TO BE REDUCED 8'-3". (N) GARAGE @ REAR OF PROPERTY UNDER SEPARATE BUILDING PERMIT #201802050404 (2018-002953PRJ).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class___

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>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 <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch <small>Digitally signed by Laura Lynch DN: cn=Laura Lynch, o=SF Planning Department, ou=Environmental Planning, email=Laura.Lynch@sfplanning.org, c=US Date: 2017.07.31 15:41:51 -0700</small> Maher waiver received 7/27/2017 from DPH	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" 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 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 PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" 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): Conforms with the Secretary's Standards. The project will not alter any character-defining features and will not cause an impact to the historic resource. Per HRER signed 03/01/18.

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated: 03/01/18 <i>(attach HRER)</i> b. Other <i>(specify)</i> :
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Elizabeth Gordon Jonckheer <small>Digitally signed by Elizabeth Gordon Jonckheer DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org Date: 2018.02.02 17:00:11 -0800</small>	

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 <i>(check all that apply)</i> : <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.	
	Planner Name: E Jonckheer 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: Elizabeth Gordon Jonckheer <small>Digitally signed by Elizabeth Gordon Jonckheer DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org Date: 2018.02.02 17:00:31 -08'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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: 3/1/2018	Date of Form Completion: 3/1/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Elizabeth Jonckheer	253 Chattanooga Street	
Block/Lot:	Cross Streets:	
3649/002	23rd and 24th Streets - through lot to Mersey Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2017-001220ENV

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: February 6, 2018

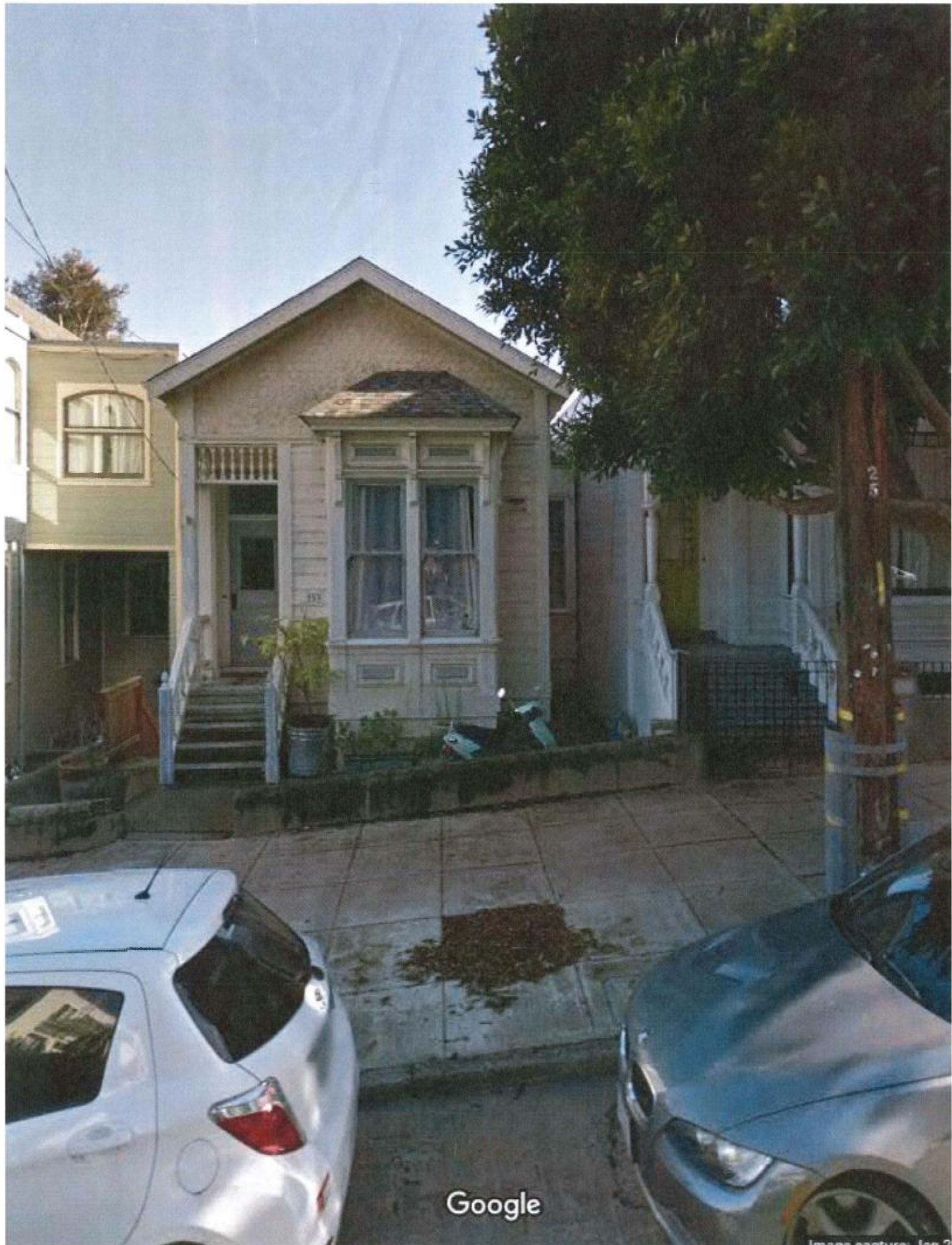
PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Supplemental Information for Historical Resource Evaluation prepared by Christopher VerPlanck (dated June 9, 2017).	
Proposed Project: Renovation of a single family residence including a horizontal addition at the basement and a vertical addition of a second level. The rear extent of the first level to be reduced 8 feet 3 inches. New garage at the rear of the property.	

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 checked="" type="radio"/> Yes <input 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:	1886	Period of Significance:	n/a	
		<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 checked="" 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:
<p>Based on the drawings prepared by Parcel Projects Architects dated February 6, 2018, the proposed project has been reviewed and determined to be in conformance with the Secretary's Standards. The project will not alter any of the character-defining features of 253 Chattanooga Street and will not cause an impact to the historic resource.</p> <p>Major elements of the project that relate to the subject property's character-defining features include:</p> <p>The second-story addition will have a 15-foot setback from the primary facade of the building and 3 feet 6 inches from the wing walls, and will therefore be minimally visible from the public right-of-way. This setback will ensure compatibility of the new addition with the small scale and massing of the one-story Stick/Eastlake style cottage, and will allow the historic structure to read as an independent volume.</p> <p>The second-story addition will feature narrower profile, horizontally oriented wood siding, vertically oriented fixed wood windows, and a simple unadorned cornice, to differentiate new from old, but will reflect the materials, fenestration, and finishes of the historic resource.</p> <p>There are no proposed changes to the primary facade. The existing rhythm of the rectangular bay window and wing walls, as well as the fenestration pattern, ornament and material finishes will remain.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3/1/18



Google

Image capture: Jan 2



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 31, 2017
Case No.: 2017-001220ENV
Project Address: 253 Chattanooga Street
Zoning: RH-2 (Residential, House, Two Family)
40-X Height and Bulk District
Block/Lot: 3649/002
Date of Review: October 31, 2017 (Part I)
Staff Contact: Elizabeth Jonckheer (Preservation Planner)
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PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject property is a through lot between Chattanooga Street and Mersey Street in the Noe Valley Neighborhood. The 2,935 square foot property is occupied by a one story-over-basement, wood-frame, Victorian cottage built in 1886. The property occupies a rectangular lot measuring 25 feet by 117 feet 6 inches, on a moderately sloping block between 23rd and 24th Streets. The subject property is located within a RH-2 (Residential-House, Two Family), and a 40-X Height and Bulk District.

Since it was built 131 years ago, the subject building, designed in the San Francisco Stick/Eastlake-style has undergone few significant alterations, beyond changes to the bathroom and kitchen in 1950, a new terrazzo front stair in 1952, a new foundation in 1986, and periodic maintenance work such new roofing and painting. The exterior of the subject building retains all of its original ornament and most of its original materials. The primary façade of 253 Chattanooga Street faces west toward the street. It is clad in rustic channel siding and fishscale shingles, and retaining all of its original Stick/Eastlake ornament, the west façade has three parts, including the central portion containing the parlor that projects out toward the street, and the two recessed light courts to either side. The north light court consists of a four-light window at the basement level and a double-hung wood window at the first floor level that is capped by a sunburst motif. Above the sunburst is a "reeded" frieze, flanked to one side by a scroll-sawn bracket. The main part of the west façade located closest to the street contains the primary entrance on the left side. The primary entrance, which is accessed by a flight of terrazzo stairs, is at the rear of an integral porch supported by square posts. Spindle screens define the upper part of the porch. The entrance itself contains a two-panel wood door with a large glazed panel at the top. The door, which appears to be slightly later than the rest of the house, has Edwardian-era hardware. Above the door is a rectangular transom. To the right of the entrance is a rectangular bay window. The bay window, which is articulated by four double hung wood windows, is embellished by San Francisco Stick/Eastlake ornament, including paneled spandrels, scroll-sawn brackets, a paneled frieze, and an entablature. The south light court, which adjoins the southern property line, matches the north light court except that no part of it is below grade. The primary façade terminates with a shingled gable capped by a raking cornice.

The east façade of 253 Chattanooga Street faces the rear yard and Mersey Street. Much of the original east façade is concealed behind a porch built after 1990. Clad in rustic channel siding and tongue-in-groove paneling, the rear façade does not have any ornament. The basement level, which is entirely above-grade, is mostly concealed by the deck. The rest of the exterior is clad in rustic channel siding and without any ornament. Partially remodeled in 1950 (kitchen and bathroom only), the interior of 253 Chattanooga Street retains much of its original layout and many original features and finishes.

Pre-Existing Historic Rating / Survey

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. A Historic Resource Evaluation (HRE) for Case No. 2015-004422ENV for the adjacent property at 255 Chattanooga Street, found that building to be individually eligible for listing in the California Register under Criterion 3 as a representative example of the architect John Marquis' mastery of various Victorian styles popular during the end of the nineteenth century. The period of significance is 1890, when the building was completed. The HRE evaluated the immediate area and determined that the subject block did not comprise a historic district eligible for listing in the California Register due to the insensitive alterations to a number of early buildings constructed during the mid to late nineteenth century, and later infill of buildings during the twentieth century.

The subject building at 253 Chattanooga Street is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1886).

Neighborhood Context and Description

Noe Valley

What is now Noe Valley was part of José de Jesus Noe's 4,443-acre Rancho San Miguel, granted to him in 1845 by Pío Pico, the last Mexican governor of California before the American conquest. In 1852, shortly after the Gold Rush, New Jersey-born migrant John Meirs Horner purchased a portion of Rancho San Miguel, subdivided 600 acres of it into house lots, and put them up for sale. As the area, which soon became known as Noe Valley, was still too far away from the built-up portions of the city to be successful as a residential suburb, Horner's customers were primarily agriculturalists, including truck farmers, dairymen, and ranchers who raised livestock. The area was warmer than most of the city due to being sheltered in the lee of Twin Peaks, making it ideal for agriculture. It was far enough from downtown to keep land values relatively low, but not so far that it was prohibitive to transport goods to market. Ranchers in Noe Valley raised dairy cattle and sold milk, cheese, and butter, while truck farmers, who irrigated their lands from creeks draining Twin Peaks, grew a selection of fresh fruit and vegetables for sale in San Francisco's produce market. Others raised hogs, goats, and poultry. Several early non-agricultural industries also popped up in Noe Valley, included brick makers and quarry owners, particularly the Gray Brothers' quarry at 26th and Douglass Streets. People began moving to Noe Valley in substantial numbers in the 1880s, including many Irish and German immigrants. They and many others were eager to move out of the South of Market area and other densely packed working-class neighborhoods located close to downtown. Some early residents purchased multiple adjoining lots to obtain space for a few animals and a kitchen garden next to their trim Victorian cottage. Nevertheless, mass speculative development continued to lag behind the nearby Mission District, due largely to the lack of dependable transit. In response, residents lobbied the privately owned Market Street Railway to

build a cable car line out toward Noe Valley from Market Street. Railway officials balked at first, citing the lack of residents in the area and the expense of building and maintaining a route over the steep promontory of Liberty Heights. In response, local residents voted to assess themselves to pay for the grading of Castro Street from Market to 26th Street. With this financial assistance, the Market Street Railway built the line in 1887-88, with the terminus at 27th and Castro Streets. The completion of the Castro Street cable car line significantly improved access to Noe Valley. The location of the line attracted hundreds of new residents to the neighborhood, particularly along Castro Street between 26th and Alvarado Streets. The intersection of 24th and Castro evolved into the neighborhood's primary business district in the early 1890s. Another business district emerged at 30th and Church Streets, in the southern part of the neighborhood, which was an easy walk to Valencia and Mission Streets, where cable car and omnibus lines had been in operation for several years.

Noe Valley residents founded neighborhood organizations to lobby for public and private infrastructure during the 1890s, including street lighting, water and sewer lines, schools, and the grading and improvement of the many remaining unopened streets. Transit continued to expand as the Market Street Railway opened connecting lines from Mission Street, along 24th and 29th streets, as far west as Noe Street. Despite the surge in residential growth, all of Noe Valley did not fully urbanize until well into the twentieth century. Dairies remained in operation in the hilly and remote southern and western edges of the neighborhood – particularly near Diamond Heights and Twin Peaks. Scattered homesteads and areas of rural land uses continued to characterize these parts of Noe Valley as late as 1930. The rest of Noe Valley urbanized after the 1906 Earthquake and Fire. Many earthquake refugees driven out of the South of Market area and the burned-out parts of the Mission District camped in the open spaces of Noe Valley, including Mission (Dolores) Park. Many of the refugees chose to stay in the neighborhood afterward, either renting flats in the many new apartment buildings that speculators had built, or in cottages that the refugees themselves built with insurance settlements. As before the disaster, most of the newcomers were working-class Irish and Germans, with smaller groups of Swiss, Italians, and Scandinavians. Many belonged to the Catholic faith, worshipping at St. Paul's and St. Philip's or in the nearby Mission District. As Noe Valley's population continued to grow, neighborhood groups successfully campaigned for infrastructure and other improvements, including a new branch library, a post office, and a new Municipal Railway (Muni) streetcar line on Church Street, which opened in 1917.

Noe Valley remained a predominantly working-class neighborhood of European origin until after World War II, when a growing number of Spanish-speaking residents from Mexico and Central America began to move in from the adjoining Mission District. Even as many of San Francisco's traditionally white, working class neighborhoods began to disintegrate during the postwar era, as longtime residents moved to the new suburban tracts of Marin County and the Peninsula, Noe Valley remained a white, blue-collar bastion until the late 1960s. Its central location, good climate, and strong local culture built around local parishes and schools helped to stem the exodus. By the early 1970s, hippies began moving into Noe Valley, lured by its inexpensive Victorian and Edwardian housing stock. These newcomers brought in new businesses and social mores, creating a culture clash with older residents. By the 1980s, the hippies had, in many cases, become young urban professionals, or "Yuppies," which attracted more people with countercultural tastes and higher incomes. Although Noe Valley retains pockets of working class character, the growth of the high tech sector in the South Bay in recent years has caused real estate prices to surge ever upward, making Noe Valley one of the most coveted neighborhoods in the United States and unaffordable to all but a tiny minority of local residents.

Subject Property and Immediate Neighborhood

253 Chattanooga Street is located on the east side of the 200 block of Chattanooga Street, a gently sloping block running between 23rd and 24th Streets in eastern Noe Valley. Originally platted in 1853 as part of the Horner's Addition survey, the subject block was re-platted in the early 1860s, when this part of Horner's Addition was purchased by the proprietors of the San Francisco Homestead Union. Washington Bartlett, the first Anglo-American alcalde, or mayor, of San Francisco, established this subdivision in 1864. Homestead associations were invented in San Francisco around this time, and the San Francisco Homestead Union was reputedly the first. Proprietors of homestead associations would buy a large piece of unimproved property in a remote or otherwise marginal area of the city, lay out streets and lots, and offer up shares to the general public.

As part of the resurvey, the east-west orientation of the blocks was shifted ninety degrees to align with the streets in the nearby Mission District. In addition, several new mid-block streets were introduced to provide access to the interior of the reoriented blocks, including Fair Oaks, Vicksburg, and Chattanooga Streets – the last two named to commemorate recent Civil War battles. Mersey Street, which bounds the subject property to the east, is a narrow midblock alley between Chattanooga and Dolores Streets. It was originally known as Trent Street, but was renamed in the early twentieth century. By the mid-1880s, Chattanooga Street had been graded and sewers and water mains installed. Real estate advertisements touted these improvements, as well as the neighborhood's proximity to the Valencia Street cable car line, which could take riders downtown in less than half an hour. All of these amenities were mentioned in the earliest known advertisement for the subject property, which was offered for sale as a vacant lot in May 1886 for the very reasonable price of \$900 (Source: Mission Lots," San Francisco Real Estate Circular, May 1886).

San Francisco's building permit records perished in the 1906 Earthquake and Fire, so there is no original building permit application on file for 253 Chattanooga Street. However, there is a reference to the construction of a one-story, frame dwelling on Chattanooga Street, between 23rd and 24th Streets, in the August 1886 edition of California Architect & Building News. No owner is listed, but the contractor was identified as "J. Bruce." No architect was listed either, indicating that the cottage was probably designed by J. Bruce. Because no owner is listed, it is possible that J. Bruce built the cottage on speculation or he could have built it for a client. The cottage was finished in early fall of 1886, because on October 4, 1886, a man named Louis C. Hamberger applied for water service for the property. The application noted that the property contained a 968-square-foot cottage containing two bedrooms, a kitchen, one bathroom, a separate water closet, and a horse trough. A sketch plan on the application depicts a building footprint very similar to what exists today. The only difference is that the rear porch appears smaller than it does now. The completed cottage first appears on the 1889 Sanborn Maps. The maps indicate that the subject block was approximately 70 percent developed, with several substantial dwellings with large side yards along Dolores Street and several vacant lots on both Chattanooga and 24th Streets. 253 Chattanooga, whose address at that time was 221 Chattanooga Street, had a footprint identical to what it has today. In addition to the dwelling, the maps show a small one-story shed at the northeast corner of the lot facing Trent Alley (now Mersey Street).

Current Context

Chattanooga Street itself is only four blocks long, beginning at Jersey Street on the south and ending at Liberty Street on the north. Because it is not a through street, Chattanooga Street is lightly traveled, even though it is less than one block from the busy intersection of 24th and Church Streets. The 3700 block of 24th Street, which is located a half-block south of the subject property, is occupied by several mid-sized apartment buildings and mixed-use buildings with commercial storefronts on the first floor and flats above. All four corners of the intersection of 24th and Chattanooga Streets are occupied by multi-family buildings, including a two-story, five-unit, Stick/Eastlake style mixed-use building at 300-04 Chattanooga Street; a two-story-over-basement, four-unit, Mission Revival-style apartment building at 3745 24th Street; a three-story, nine-unit, remodeled Victorian apartment building at 3752-56 24th Street; and a three-story, six-unit remodeled Victorian apartment building at 3740-50 24th Street. With the exception of 3745 24th Street, which was built in 1925, all of these buildings were constructed before the 1906 Earthquake and subsequently remodeled in more "up-to-date" styles, including 3740-50 24th Street, which was remodeled in the Art Deco style ca. 1935. The north side of 24th Street between Chattanooga Street and Mersey Street contains three buildings, beginning with the previously described building at 3740-50 24th Street. To the east of this building is 3730 24th Street, a two-story, seven-unit apartment building built in 1955 and designed in the so-called "Contractor Modern" style. Occupying the northwest corner of 24th and Mersey Streets is 3716-26 24th Street, a three-story, six-unit "Romeo Flat" built in 1906. On the northeast corner of the same intersection is a one-story, Contractor Modern style medical building at 3700 24th Street.

The 200 block of Chattanooga Street is entirely residential and contains approximately 30 buildings designed in a variety of styles. Nearly all of the buildings on the 200 block of Chattanooga Street are single-family or two-family dwellings built between 1880 and 1910. There are also two apartment buildings and two buildings that were originally built with commercial storefronts that have since been infilled. At least one dwelling on the block was built before 1880, a heavily remodeled two-family dwelling at 233-35 Chattanooga Street. Only five buildings were built after 1910, including the largest building on the block, a 30-unit, Contractor Modern-style "dingbat" apartment building constructed in 1964 at 240 Chattanooga Street. The rest of the buildings on the block were built between 1880 and 1910. In terms of their original styling, the buildings built between 1880 and 1910 were designed in the Italianate, Stick/Eastlake, Queen Anne, or Classical Revival styles. The Italianate style was popular in San Francisco during the late 1870s and early 1880s, so most of the older buildings on the block are designed in this style, including 210, 245, and 280 Chattanooga Street. Built ca. 1880, 210 Chattanooga Street is an intact, one-story-over-basement Italianate cottage – an example of a type that is still relatively common in San Francisco's older neighborhoods. Another good example of the style is 245 Chattanooga Street, which is located next-door to the subject property to the north. This building is unusual in that it has a covered driveway along its south property line so that horses and wagons could access a stable in the rear yard.

Along with the subject property, the other dwellings on the 200 block of Chattanooga Street exhibit the San Francisco Stick/Eastlake style. Although several examples have been stripped or otherwise remodeled, several good examples of the style remain, including 227-29, 228-30, 253, 255, 283-85, and 291 Chattanooga Street; as well as 3747 and 3751 23rd Street, which occupy the southeast and the southwest corners of the intersection of 23rd and Chattanooga Streets. Two of the best examples of the style are located next-door to each other at 283-85 and 291 Chattanooga Street, as well as 255 Chattanooga, a one-story cottage located next-door to the subject property. There are no good examples of the Queen Anne

style, which was popular in the 1890s, on the subject block. The only house designed in the style, 246-48 Chattanooga Street, was partially stripped and re-clad in asbestos shingles ca. 1950.

The 200 block of Chattanooga Street also has several post-quake flats, including 261-65, 268, and 273 Chattanooga Street. The best example is 261-65 Chattanooga Street, a three-story, six-unit "Romeo flat" building constructed in 1906. Built in 1913, 267-69 Chattanooga Street, which is next-door to 261-65 Chattanooga, is designed in an unusual blend of the Classical Revival and Art Nouveau styles. By 1914, the 200 block of Chattanooga Street was essentially built-out, meaning that all later buildings either replaced older Victorian or Edwardian buildings or were built on the side yards of larger properties that had been subdivided. Only five buildings on the block were built after 1914, including 240, 260, 274, 277, and 282 Chattanooga Street. 282 and 274 Chattanooga are both modest Mediterranean-style, single-family dwellings built in 1924 and 1937, respectively. The newest dwellings on the block, 260 and 277 Chattanooga Street, were built in 1988 and 2004, respectively. Since 1914, several Victorian-era dwellings have been remodeled in the Mediterranean style, including 206-08 Chattanooga or simply stripped and stuccoed such as 212 Chattanooga, which was remodeled in a contemporary look. This building was historically identical to 253 Chattanooga Street.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Based on the information provided in the Supplemental Information for Historical Resource Evaluation prepared by Christopher VerPlanck (dated June 9, 2017), and information found in the Planning Department files, Planning staff find that the subject building is individually eligible for listing in the California Register under Criterion 3. The subject building is an intact example of the Stick/Eastlake style, representative of a Victorian residential building associated with the early development of the Noe Valley neighborhood at the end of the nineteenth and beginning of the twentieth century. As such, the subject property qualifies individually for listing in the California Register under Criterion 3. The period of significance is 1886 when the building was constructed. The subject property is not located within an eligible historic district.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 – Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 – Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 – Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Period of Significance: 1886	Period of Significance: n/a <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor
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Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event criterion, the building cannot merely be associated with historic events or trends, but must have a specific association to be considered significant. Staff finds that the subject property is not individually eligible for its association with the growth of Noe Valley. Although nearly all the Italianate, San Francisco Stick/Eastlake and Queen Anne Dwellings on the block were built before the 1906 Earthquake and Fire, the subject property on its own does not have a sufficient documented link to Noe Valley's growth to be considered individually eligible and is not of particular individual importance to the development of Noe Valley.

It is therefore determined that the subject property is not individually eligible for listing in the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

None of the owners or occupants have been identified as important to local, regional, or national history. Based on the Supplemental Information for Historic Resource Determination prepared Christopher VerPlanck (dated June 9, 2017), 253 Chattanooga Street was constructed in 1886 by a contractor named J. Bruce for Louis C. Hamberger, a jewelry case maker employed by the Shreve Company. Louis and his wife Annie lived at 253 (originally 221) Chattanooga Street from 1886 until 1912, when they moved to Syracuse, New York. From 1912 until 1918, it belonged to Irving W. Houchin, a local realtor, who rented it out to various tenants. In 1918, Edward W. Goepfert, a self-employed housepainter, and his wife Mary, bought 253 Chattanooga Street. The family owned it for almost two decades, renting it to various working-class San Franciscans. In 1938, Annie T. O'Donnell, a retired Irish-born widow, bought the cottage. She lived there until 1947. After several flips, the property ended up being purchased by John W. Mitchell, who remodeled the kitchen and bathroom and sold it to Sylvia Brazelton in 1950. Brazelton, a telephone switchboard operator, lived at 253 Chattanooga Street for 26 years. In 1952, Brazelton replaced the front steps and paved the front yard. In 1976, she sold it to Arthur D. O'Keefe, a San Francisco police officer, and his wife Georgeanne. The O'Keefes never lived there, renting it out to others. In 1986, they sold it to a lawyer named Anthony L. Head and his wife Pamela. In 1987, Anthony Head raised the building and partially replaced the foundation. He also appears to have demolished a garage that was located at the rear of the property and built a deck on the back of the house. Pamela and Anthony split up in 1996 and after that, Anthony married Cheri Skultety. The couple lived at 253 Chattanooga Street off and on until 2016, when they sold it to Martin Wicke and Sue Yoon.

Throughout its history the subject property has gone through ownership by a number of different individuals, none of whom have been identified as important to local, regional, or national history. The occupants of the property held a variety of different blue collar jobs that reflected the general composition of the surrounding neighborhood.

Therefore the subject property is not eligible for listing in the California Register under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

This property is an intact and excellent example of the San Francisco Stick/Eastlake Style. The San Francisco Stick/Eastlake style blossomed in San Francisco and the West Coast during the 1880s. The style blends elements of what architectural historian Vincent Scully called the American Stick Style and the work of English tastemaker Charles Eastlake. The Stick Style emerged on the East Coast during in the late 1870s. It received its name from machine-made millwork, or "stick-work," used to express the building's underlying balloon framing on the exterior. It was the first Victorian-era movement to dispense with imitation masonry and embrace wood construction. In San Francisco, the style emerged as a decorative movement that was easily adapted to the typical urban rowhouse. Nearly identical in every other way to the earlier bay-windowed Italianate, the San Francisco Stick/Eastlake style rowhouse was usually two stories in height and two bays wide, with one bay containing a rectilinear bay window. The style is easily recognized by the use of flat strips of wood and narrow pipe colonnettes to express the building's underlying balloon frame. The San Francisco Stick/Eastlake style is also known for its profusion of decorative millwork and plasterwork, including sunbursts, rosettes, and tree and vegetal motifs. In contrast to the Italianate style, Stick/Eastlake houses often have real or imitation gable roofs, sometimes with turned truss work. The style was also employed for cottages and commercial buildings. Popular between 1880 and 1890, Stick/Eastlake houses can be found in most Victorian-era neighborhoods that escaped destruction in 1906, including the Western Addition, the Mission District, Pacific Heights, Eureka Valley, and Noe Valley. The architectural details incorporated into the Victorian cottage at 253 Chattanooga Street, reflect the decorative ornament representative of this San Francisco Stick/Eastlake style.

The 200 block of Chattanooga Street was also analyzed to determine if it contained a substantial concentration of historically or aesthetically related buildings such that it comprised a historic district eligible for listing in the California register. However due to the insensitive alterations to a number of early buildings constructed during the mid to late nineteenth century, and later infill of buildings during the twentieth century, the subject block does not comprise a historic district.

Therefore the subject property is individually eligible for listing in the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 253 Chattanooga Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's

period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property at 253 Chattanooga Street retains historic integrity. There are only four alteration permits on file for 253 Chattanooga Street at the San Francisco Department of Building Inspection (DBI). The earliest one dates to August 17, 1950, when John W. Mitchell applied for a permit to take down the wall between the originally separate bathroom and toilet room, remodel the kitchen and bathroom, re-clad the rear porch, and paint. Two years later, Sylvia Brazelton applied for a permit to pave the front yard in concrete and replace the wood porch stairs with terrazzo. The next permit application dates to May 22, 1987, when Tony Head applied for a permit to raise the foundation 12 inches above grade. This work also appears to have included replacing most of the original brick foundation with concrete and building a third bedroom in the newly expanded basement. It was probably around this time that a stair was built from the dining room into the basement so the third bedroom could be accessed from within the house. The final permit application dates to December 10, 2013, when Mr. Head applied for a permit to replace the existing roof with new underlayment and new asphalt shingles. Changes to the property not listed on any permit applications include the construction of a rear porch, the addition of a sliding door on the rear façade to access the porch, and the demolition of the garage at the rear of the property. These changes appear to have all been made since 1990, likely by Tony Head.

These alterations have not compromised the building's integrity of location, association, design, workmanship, setting, feeling, and materials. Therefore, the subject property retains sufficient integrity to be eligible for listing in the California Register.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character-defining features of 253 Chattanooga include:

- One story-over-basement height
- Narrow front yard setback
- Primary entrance porch with spindle screens above the entry
- A façade two bays wide, with one bay containing a rectilinear bay window
- Bay window with four double-hung windows embellished by paneled spandrels, scroll-sawn brackets, a paneled frieze and entablature

- Matching north and south light courts with a double-hung window below sunburst motifs with a reeded frieze above, and flanked by scroll-sawn bracket (north light court partially below grade)
- Rustic channel siding below fishscale shingles
- Shingled gable with raking cornice

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Pilar LaValley, Acting CEQA Preservation Team Leader

Date: 10/31/17

cc:
Delvin Washington, SW Team Leader, Current Planning



San Francisco
Planning

PLANNING APPLICATION RECORD NUMBER

2018-002953DRP

DISCRETIONARY REVIEW APPLICATION

RECEIVED

JUL 19 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name: Chris Ferrigno
Address: 1010 Dolores Street
S.F., Ca 94116
Email Address: Chris@FerrignoRealEstate.com
Telephone: (415) 710-5577 cell
(415) 285-8388 home

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: 253 Chattanooga Block/Lot(s): 3649/022
Plan Area: permit application # 2018.02.05.0404

Project Description:

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

see attached

Project Details:

☐ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements

☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☒ Other see permit application

Estimated Construction Cost: _____

Residential: ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization

☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment

☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Related Building Permits Applications

Building Permit Applications No(s):

all permits for 253 Chattanooga St.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (Including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that 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 site specific sections of the Residential Design Guidelines.

*see attached letter dated July 19th, 2018
also see attached e-mail - to Elizabeth Gordon-Jönckheer see attached photos*

-
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.

See attached letter dated July 19th, 2018

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

See attached letter - dated July 19th, 2018

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

Neighbor

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

(415) 710-5577

Phone

Chris Ferrigno

Name (Printed)

Chris@FerrignoRealEstate.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

7/19/18

Date

Chris Ferrigno

Name (Printed)

For Department Use Only

Application received by Planning Department:

By:

JEFF SPEIRS

Date:

7/19/18

July 19, 2018

RE: 253 Chattanooga St. Application for Discretionary Review

Property Description: Owner applied for a variance for a structure at the rear of the lot for the purposes of providing 1 car parking and storage/workshop.

Discretionary Review Request

Myself and other neighbors are concerned that if this permit is issued and the building is built as per plans this will eventually result in an Additional Dwelling Unit at this site. I have met with the owner and he says his genuine intentions are to have 1 car parking and a workshop/storage area only. When I first reviewed the proposed structure I was concerned that a habitable dwelling unit was his intention due to washbasin, bathroom, number of windows, two doors and a pathway to the rear for access. The owner initiated a meeting with me at the end of March and then a follow up in April to allay my fears saying that he would take out the bathroom and consider moving the garage door a foot or two to the right. See attached email to Elizabeth Gorden-Jonckeer which summarizes the essence of our two meetings. I met with the city planner in charge of this case, Elizabeth Gorden-Jonckeer, and she was very informative. She advised me that after 3 years from the completion date of the "garage building" an application for an additional dwelling unit could take place. In light of this new information I would consider supporting the structure as per existing plans only on the condition that the permit will permanently restrict any future application for an additional dwelling unit. This means the owner who ostensibly, in good faith, addressed my concern for a habitable living space will now be able to still have his bathroom and his building as designed.

I have talked to architects and attorneys regarding this situation and their thoughts were unanimous. This structure will eventually become a dwelling unit because it is the highest and best use of the property and the existing ADU ordinance allows owners to eliminate parking. So even though this owner says he is going to use it for the purposes of parking/storage/workshop apparently, after a three year waiting period, he is able to change the initial intended use. We respectfully submit to the Planning Commission that this should not be allowed to happen for the following reasons:

1- Mersey Alley is a substandard, non-conforming street which is currently not kept up by the city, has deteriorated pavement and potholes and has already had problems with congested traffic patterns when people have to enter or exit their garage spaces. My properties and their usage would be very negatively impacted because there are a total of 17 parking tenants at the rear of my 21 unit building and my adjacent 5 unit building at 1040 Dolores and 1050 Dolores St. respectively. There are numerous negative consequences if this became habitable space. My tenants ability to make timely appointments going to work would be very often interrupted by construction projects and vehicles blocking the already narrow alleyway. My wife and I will also be

personally affected as we park in the lot as well. There are numerous other problems that could occur. For instance, amazon deliveries, food deliveries, ups deliveries, construction and repairs to the structure not to mention extra foot traffic.

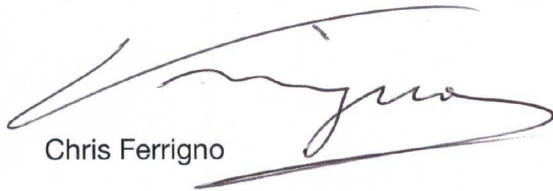
2-The alley is in its current condition especially at night is unsafe for pedestrian traffic due to poor lighting. Historically there was a murder in an in-law unit in that same unit. I advise my own tenants not to walk thru the alley at night.

3-It also would exacerbate the already densely populated alley especially in terms of noise and behavior. Fire department and police issues would be very challenging to access the already crowded alley. These facts were brought out in the testimony on the January 24, 2018 variance hearing. I've also surprisingly recently learned that there were no findings of this variance or final approval of this variance; instead only an indication of an endorsement by the zoning administrator. In a sense I would like to follow the spirit of the zoning administrator to accommodate the expressed intention of the owner to use it for the purposes he laid out in both testimony and by the existing plans. It follows then that the Planning Commission could grant the permit with no changes except for the restriction that it could never become a habitable unit. This would address the needs of the owner and of the neighboring property owners.

In the event that this cannot be done I and others will accept no structure at the rear of the property because of the points that I have made above.

If the neighbors were initially aware or now become aware that the intended use of parking and workshop had or has the potential to be used as a habitable space there certainly will be a galvanized opposition to the project.

I think this suggested approach will avoid time and energy moving forward and an appeal to the Board of Appeals if necessary.

A handwritten signature in dark ink, appearing to read "Chris Ferrigno", with a long horizontal flourish extending to the right.

Chris Ferrigno

From: **Chris Ferrigno** chris@ferrignorealestate.com
Subject: Re: 253 Chattanooga St.
Date: July 18, 2018 at 9:47 AM
To: Gordon-Jonckheer, Elizabeth (CPC) elizabeth.gordon-jonckheer@sfgov.org

I will be in a meeting at 11AM. Please call me anytime after 12:30PM.

Thank you,

Chris Ferrigno
Ferrigno Real Estate
www.FerrignoRealEstate.com
Voice: 415-641-0661
Mobile: 415-710-5577
Fax: 415-641-0405

On Jul 18, 2018, at 9:12 AM, Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org> wrote:

Hi Chris,

I apologize I have not returned your call. I was off-site yesterday and just got in today. I'm about to go into a meeting. I'll call you at about 11AM.

Elizabeth Gordon Jonckheer, Principal Planner
Northwest Team Lead, Current Planning Division
Preservation Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8728 **Fax:** 415-558-6409
Email: Elizabeth.Gordon-Jonckheer@sfgov.org
Web: www.sfplanning.org

Starting Monday June 4, 2018, the Planning Department will be implementing new application procedures. Please visit our [website](#) for more information.

From: Chris Ferrigno [<mailto:chris@ferrignorealestate.com>]
Sent: Monday, July 16, 2018 11:32 AM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: 253 Chattanooga St.

Elizabeth,

We have met with the owner, Martin Wicke, on two occasions and we thought we were making progress but since then he has reapplied with no changes in the plans. At the initial meeting Martin said he wanted to allay any fears I had about a potential Additional Dwelling Unit going in and a deck going over the roof of the garage. He offered to eliminate the bathroom and he also would consider the garage door opening 1 or 2 feet to the North. We also talked about just having 1 window door from the courtyard instead of two. I said the best guarantee I could have was that the garage door would be centered. He said that would not work for him because he wanted more wall space inside however that doesn't make any sense if he is going to re-include the bathroom which takes up most of the wall space on the East side facing Mersey. He also offered that he would be putting up a living roof that would make it much more difficult for a new owner to eliminate and build a roof deck which was not that convincing to me. We had a second meeting which he said he could not get his wife to agree to just the one door from the courtyard also he was

only willing to move the garage door 1 foot to the North. This is where we left it.

I need to talk to you about this so I can start the appeals process. Please give me a call.

Thank you,
Chris

Chris Ferrigno
Ferrigno Real Estate
www.FerrignoRealEstate.com
Voice: 415-641-0661
Mobile: 415-710-5577
Fax: 415-641-0405



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 2, 2018**, the Applicant named below filed Building Permit Application No. **2018.02.05.0404** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	253 Chattanooga Street	Applicant:	Parcel Projects
Cross Street(s):	Through lot to Mersey Street	Address:	3833 17th Street
Block/Lot No.:	3649/022	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-2/ 40-X	Telephone:	(510) 541-6294
Record No.:	2018-002953PRJ	Email:	erik@parcelprojx.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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	N/A	Parking
Front Setback	11 feet 9 inches (main house)	No Change
Side Setbacks	None	No Change
Building Depth	N/A	Proposed garage = 20 feet x 21 in rear yard
Rear Yard	52 feet 2 inches	Proposed garage in last 20 feet of rear yard
Building Height	N/A	10 feet (11 feet to parapet)
Number of Stories	N/A	1
Number of Dwelling Units	1 (main house)	No Change
Number of Parking Spaces	0 (previous parking use/ condition non- permitted)	1

PROJECT DESCRIPTION
The proposal is construction of a one-story, 423 square foot, garage at the rear of the subject property within the required rear yard associated with pending Variance Case No. 2017-001220VAR, heard by the Zoning Administrator on January 25, 2018. See attached plans.
(The renovation of the single-family residence at the front of the subject property was previously noticed under separate permit Building Permit Application No. 2017.01.24.7802.)
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: Elizabeth Jonckheer
Telephone: (415) 575-8728
E-mail: elizabeth.gordon-jonckheer@sfgov.org

Notice Date: 6/20/18
Expiration Date: 7/20/18



1X

A 2

From: **Bianca Cohen** bianca@ferrignorealestate.com
Subject: Chattanooga project
Date: December 6, 2017 at 7:06 AM
To: chris ferrigno chris@ferrignorealestate.com

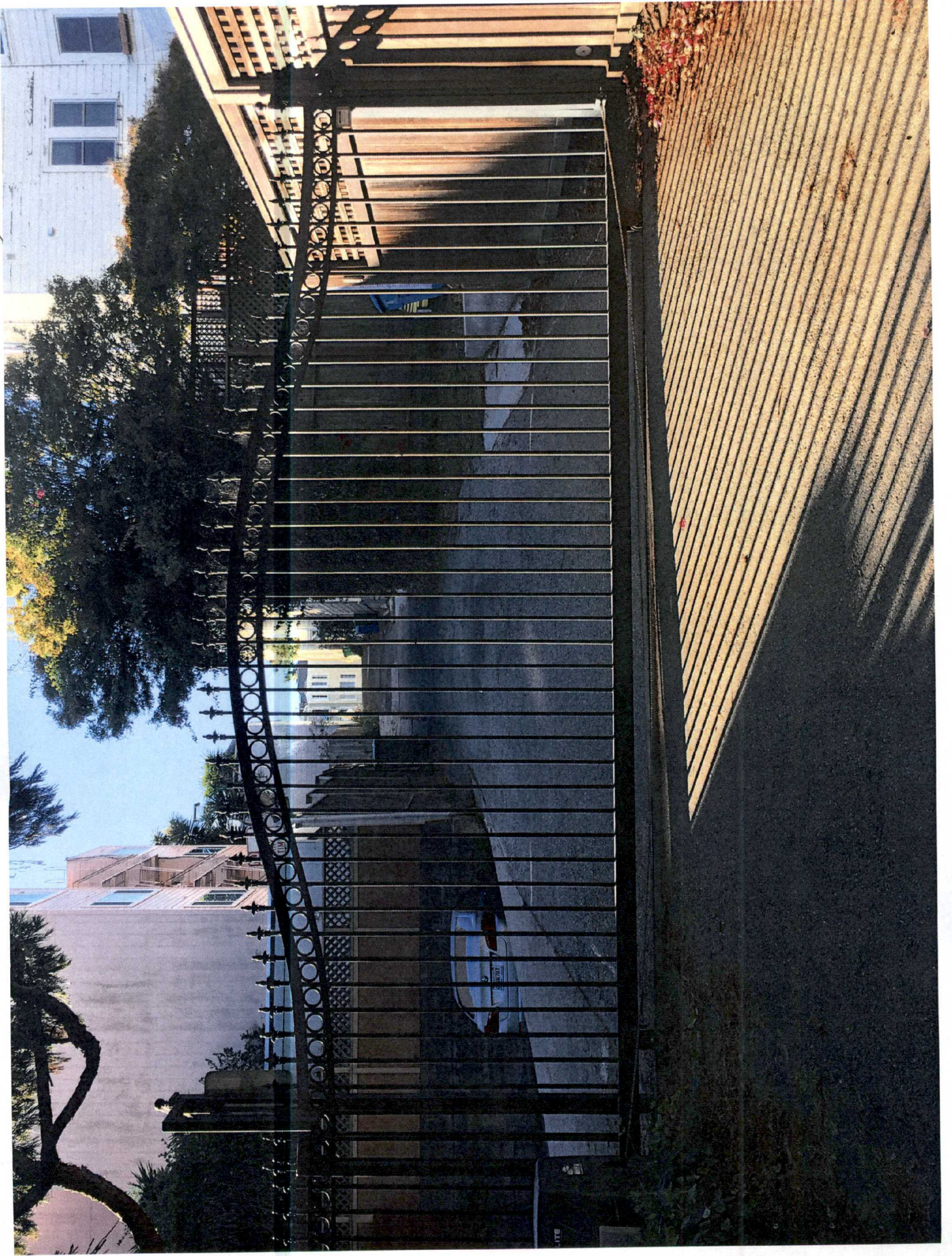
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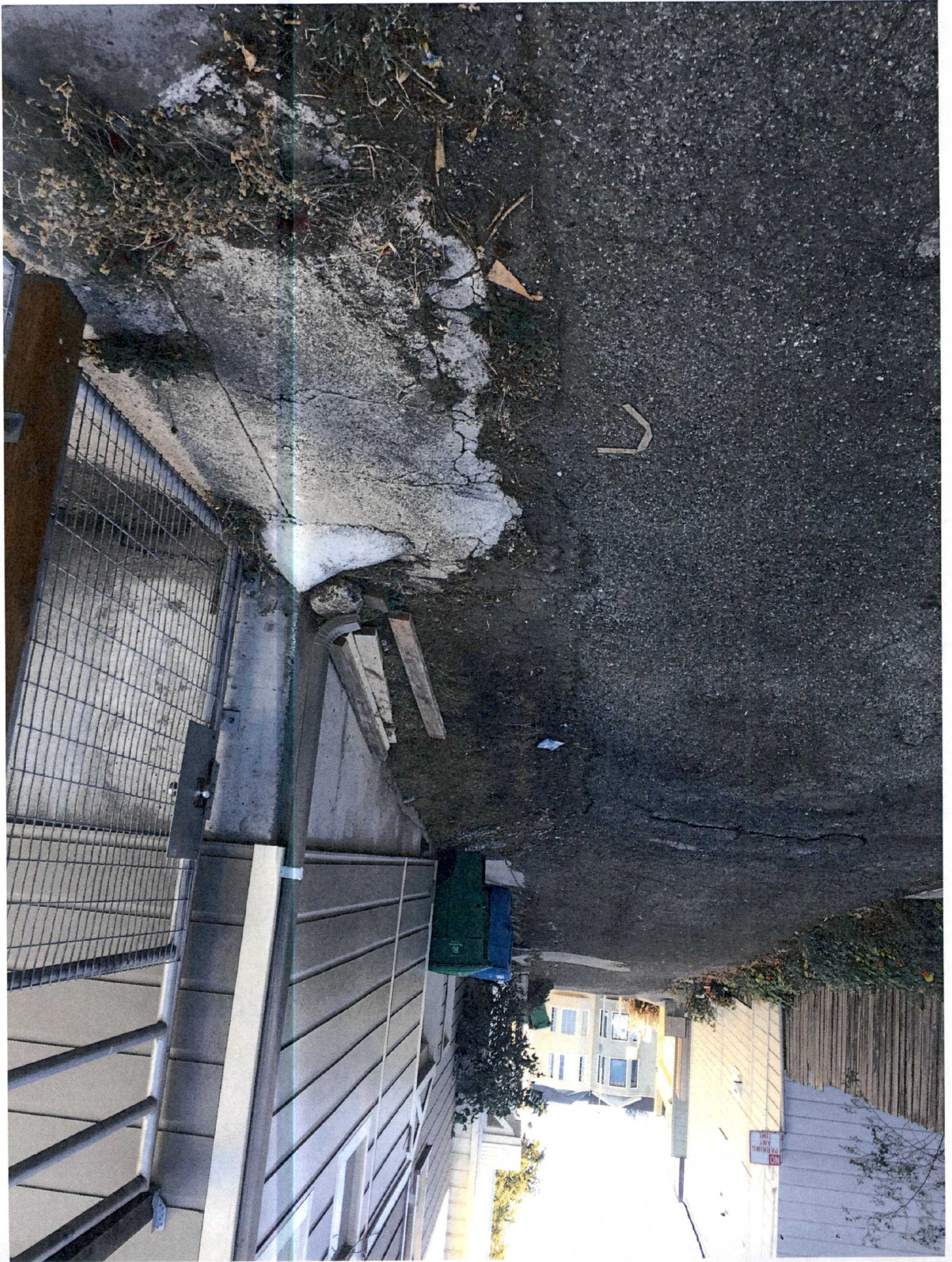
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#13





1010 Dolores Street • San Francisco, CA 94110
(415) 641-0661 • Email: chris@ferrignorealestate.com

January 23, 2018

253 Chattanooga -Garage Variance

I am the neighbor to the North and to the West of the property in question. I own the properties at 1050 Dolores St., 1040 Dolores St. and 1010 Dolores St.. I am in opposition to the project for the following reasons:

It deprives the light and air to the surrounding property owners in an already dense alley/corridor. My tenants at 1050 Dolores St. who live on the top floor in Apartment C currently have a nice open feeling when they look out from their deck, bedroom and living room. My tenants who live below them in Apt. D currently have a nice open feeling when they step out onto their back deck and when looking out their living room windows. If this proposed structure is built the value of my property will go down and the rentability will be diminished. When the cars are gone for the day at the subject property our tenants see even more open space and the visibility of a garden. Also my tenants residing at 1040 Dolores with units in the back enjoy the open space and feeling of nature surrounding them.

The structure proposed is designated as a garage which provides only 1 parking space with only 1 operating garage door. In its "As Is" condition 2 parking spaces are usable at this time in the open rear yard. Therefore the owners could retain the 2 car parking and at the same time provide the light and air that has been there since the property was built and it would be better left that way.

I have met with the owner and the city planner on separate occasions and I expressed to them both my concerns about the design of the structure. I asked them why was the design to accommodate only a single wide garage door and why there were windows both on the East side and on the North side? Also there seem to be 2 entrances from the courtyard to the structure along with a toilet, and wash basin which indicates it could easily become a habitable space. The answer that I got from the owner was that he wanted a workshop and my concern was other owners or himself could change this to a habitable dwelling space at anytime and it still remains one of my biggest concerns. I also asked why is there is a 4 foot walkway between the northern neighbors and his new proposed structure? He said that he wanted pedestrian access to the alley. This was suspicious to me because he could simply walk thru the garage to get to the alley.

If this design remains there is the same potential for Airbnb and in-law use which would further deprive my tenants at 1050 Dolores across the way from the quiet enjoyment of their premises...people arriving from NY at 1AM trying to find their accommodations for example which already occurs up the alley a bit. So it seems to me that the walkway is intended as an access to the habitable space thru the courtyard. The planner asked if I would accept the project if the plumbing were eliminated ...that might work but if the plumbing could be added later that would leave us in the same place where there is a possibility of habitable living space in the future. There is no need to put windows. If a variance were ever to be granted the neighbors should be reassured that habitable space is not a possibility...so it should not have windows on the the north and east side and one door to the courtyard on the proposed parking side would suffice.

In the event that the City takes the position that the applicant is entitled to an enclosed garage and is favoring the applicants possible right to build a structure than it should be redesigned to minimize the light and air deprivation. The 11 foot height is unacceptable and should be lowered to 8.5 ft high at the most. If this structure is approved they should redesign the structure(approximately 10-12 ft wide x 20 ft. deep) to the middle of the lot with open space on both sides which would allow for 1 car parking or leave the parking as is with open space.

Our other concern is that some of the garages that have been built along the alley now have tall, unsightly roof decks which would make the structure even more unappealing and reduce more light and air.

Thank you,

Chris Ferrigno

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: **253 Chattanooga St**

Zip Code: **94114**

Building Permit Application(s): **2018.02.05.0404**

Record Number: **2018-002953 DRP**

Assigned Planner: **Elizabeth Jonckheer-Gordon**

Project Sponsor

Name: **Sue Yoon / Martin Wicke**

Phone: **(415) 244-3127**

Email: **sue.yoon@gmail.com / martin.wicke@gmail.com**

Required Questions

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

see attached remarks

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

see attached remarks

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


see attached remarks

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	n/a	0
Occupied Stories (all levels with habitable rooms)	n/a	0
Basement Levels (may include garage or windowless storage rooms)	n/a	0
Parking Spaces (Off-Street)	n/a	1
Bedrooms	n/a	0
Height	n/a	10 ft / 11ft to parapet
Building Depth	n/a	20 ft
Rental Value (monthly)	n/a	?
Property Value	?	?

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

Signature: 
Printed Name: Sue Yoon

Date: 8/7/18

- ☒ Property Owner
☐ Authorized Agent

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

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.)

Mr. Ferrigno does not want our garage to become an accessory dwelling unit (ADU). We believe our project should be approved, as the project does not include an ADU. We plan to build a one-car garage, workshop and storage. The workshop will be for Martin's tools and woodworking equipment. The storage will be for our 5 bikes (we have 2 children), scooters and camping gear. Attached are photos of the garage in our current home. We are using our garage for the same function today.

We initially wanted to have the garage in the front of the house. The house is under a separate permit, #201701247802. However, we chose to have the garage in the rear of the house in a separate structure to protect the historic facade of our home. We made this decision based on the strong guidance from Moses Corrette and Heidi Kline at the Planning Information Counter, prior to submitting the Site Permit. We believe that the proposed garage is consistent with the block pattern along Mersey Street, as most of the lots have structures along Mersey, either resulting from deep structures fronting Chattanooga St or Dolores St or stand-alone structures, some of which have garages in them and are between two and four stories tall. Please see our variance hearing materials.

Mr. Ferrigno's own home at 1010 Dolores St has an ADU -- a one bedroom horizontal addition to his master home. It is accessible from the backyard through his parking lot on Mersey St, as well as through a side walkway next to his house. See the Zillow post for his rental cottage attached. To be clear, we have no problem whatsoever with his ADU. We do find it odd that he would care about the vague future possibility of an ADU on other people's property.

To reiterate, we are not planning to use our garage as an ADU. This whole discussion is hypothetical and based purely on Mr. Ferrigno's suspicions that we (or a future owner) might engage in illegal activities.

Attachments:

- Pictures of our current garage and storage unit
- Variance hearing materials
- Zillow rental post about 1010 Dolores St #B cottage

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.

We met with Mr. Ferrigno several times, both before and after the variance hearing. He voiced several different concerns at various times. For example, one concern he noted is that he would like to see more green space on our property. We proposed to him several remedies to his concerns, for instance, a green roof and a living wall.

In our latest discussions (April 18th and July 17th) and as reflected in his DR request, he made clear that our remedies do not satisfy his actual and only concern, which is the possibility of a future ADU.

We offered to remove the toilet to help allay his concern regarding the ADU. But he noted to us that in the future and possibly by a different owner, a toilet can be installed. He stated that even if we removed some windows and doors, he would still be opposed to our plans given they could be added back later. This line of argumentation leaves us with little we can do to address his concerns and seems designed to not be amenable to compromise.

In the end, since no reasonable change would alleviate his concerns, we decided to submit the plans with only a minor modification, as the additional changes are expensive, reduce functionality and/or of unclear value to Mr. Ferrigno. We moved the garage door one foot north.

Please see documentation of each conversation we had with Mr. Ferrigno, which was sent to our planner following each of these conversations.

Attachments:

- 20171228 email to Elizabeth Jonckheer-Gordon, with summary of meetings and attempts to reach Mr. Ferrigno
- 20180414 call with Chris Ferrigno
- 20180717 email to Elizabeth Jonckheer-Gordon

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

We are not planning to use the structure as an ADU, so we believe we have addressed Mr. Ferrigno's concerns. In addition, we believe that the city processes should be sufficient to address his concerns about the future: an ADU would require a separate permit, including another variance hearing.

In addition, in his discretionary review request, Mr. Ferrigno noted traffic, crowding and congestion problems on Mersey St as a concern regarding the garage. In our proposed plan, we are reducing these issues, by turning a three car surface lot into a one car garage.

Some remedies Mr. Ferrigno suggested would impair the function of our space.

1. Mr. Ferrigno suggested we create a two car garage. We do not need a two car garage, as we have only one car and 5 bikes.
2. He also suggested moving the garage door (and car parking) to the center of the building. This change would fragment the interior space, such that it would be unusable as a workshop.

3. Similarly he suggested removing one of the two doors. We plan to park our bikes inside the space near the car, and use the remaining space to the north for a workshop with storage along the walls. Having one single door will force us to designate a large amount of space for circulation, as we would need access to that door from everywhere in the garage.

Final thoughts

We continue to try to be cooperative and flexible throughout this process. Even though the ZA noted he was inclined to grant our variance, we proactively met with Mr. Ferrigno several times after the variance hearing and tried very hard to reach a compromise and prevent a DR. We very much want to be good neighbors.

However, we have heard from other neighbors and read in Yelp reviews of his rental business¹ that he has a history of aggressive behavior and intimidation to get what he wants. During the variance hearing, he complained about our fence height to try to weaken our case. That same week, complaint #201829492² about our fence height was filed to DBI and immediately dismissed (“did not find violations”). As we left the variance hearing and were starting to walk down the stairs to leave City Hall, Mr. Ferrigno could not help himself to call after us, “Get ready for a very long process.” Please see attached email to Elizabeth Jonckheer-Gordon on January 24, 2018.

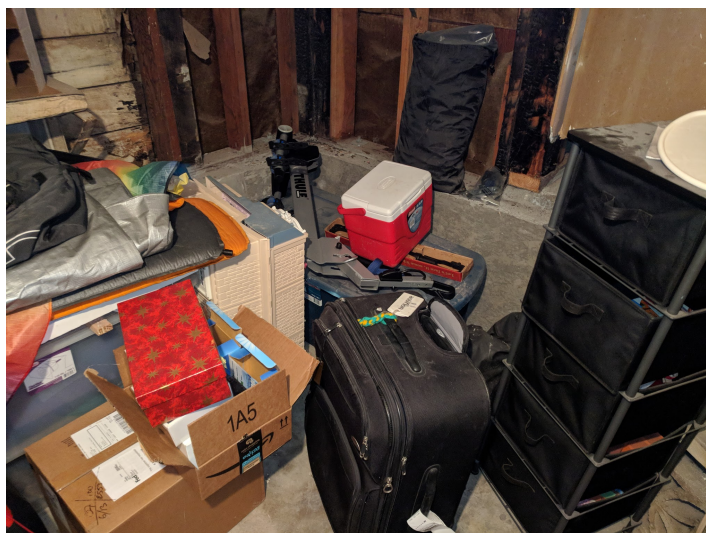
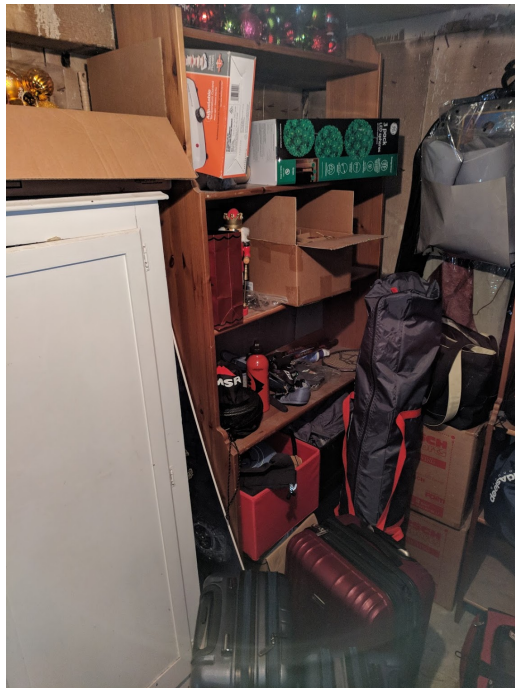
We continue to hope there is a route to a reasonable solution without materially compromising the function of the space for us. We very much hope that the DR committee will see that we are trying.

Warmly,
Sue Yoon and Martin Wicke

¹ <https://www.yelp.com/biz/ferrigno-real-estate-san-francisco>

² <http://dbiweb.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=201829492>

Q1 attachment: Pictures of our current garage and storage unit



Q2 attachment: 20171228 email to Elizabeth Jonckheer-Gordon, with summary of meetings and attempts to reach Mr. Ferrigno

253 Chattanooga St

Sue Yoon <sue.yoon@gmail.com>

Thu, Dec 28, 2017 at 5:05 PM

To: DELVIN WASHINGTON <delvin.washington@sfgov.org>, "Gordon-Jonckheer, Elizabeth (CPC)" <elizabeth.gordon-jonckheer@sfgov.org>

Cc: Martin Wicke <martin.wicke@gmail.com>, Erik Bloom <erik@parcelprojx.com>, Todd Bennett <todd@parcelprojx.com>

- Chris Ferrigno, + Erik & Todd, our architects

Hello Delvin and Elizabeth,

We finally got through to Chris after many attempts to connect with him, both by phone and email (see chain in Lee Bender's response). Below are the notes from the meeting. We believe this indicates the variance hearing on January 24 is still on -- and are quite unsure what (if anything) to do next. Any guidance would be appreciated if you believe we should do anything specific.

The summary is below for easier reading. [Here](#) is the longer recording of the conversation, which we wrote down after the meeting.

Warmly,
Sue (and Martin)

Meeting summary

Participants: Chris Ferrigno, Virginia Ferrigno, Martin Wicke

Date and Location: 12/26/17, 11:15AM to 12:45PM, Ferrigno's home

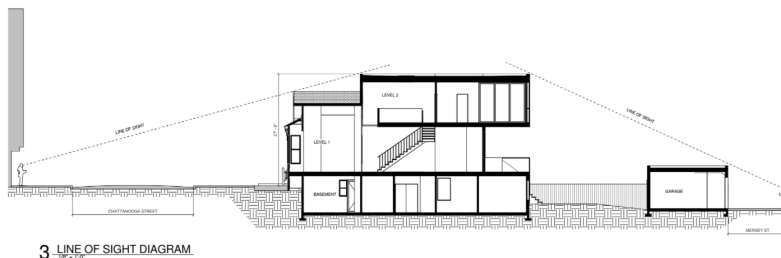
Summary information

- Per the guidance of the planner, Sue Yoon (the other owner of the home) and Martin tried to contact Chris Ferrigno numerous times before the first variance meeting and after, but he did not return their calls and emails until he was caught unaware it was them. Chris misrepresented Sue and Martin's outreach to him to Scott Sanchez at the variance meeting
- Martin asked continually if he could get some perspective on what Chris would like different. Chris stated that he wants something that benefits him, and noted when Martin left the meeting that he is in the same position as he was before the meeting. Chris noted he will talk to a lawyer at the beginning of January to figure out a way to block it

Complaints summarized

- Chris had a hard time having his addition to his cottage in his backyard approved in 2000, and feels a similar standard should be held for ours (note: it seems this had trouble because of the yard requirement, which we meet)
- Chris did not like the previous owners of our home. He mentions this at the variance hearing too
- Chris feels we were not transparent -- we followed all the instructions with the planner and tried to meet with him numerous times
- Chris is upset with the condition of the alley -- note: it does not belong to the city, so is not the requirement of the city to maintain it
- Chris is concerned that construction vehicles will block the alley -- note: we consistently state we would not allow that to happen, as it is not legal

- Chris would like something done that would benefit him, like more greenspace in our garden for his view, which does not exist in the alley given all the garages
- Chris is worried that the height of the garage will block light and a view of greenspace in our garden to his tenants -- note: See below picture and line of sight drawing. Given the garage is lower than the deck, and it is far below the line of sight from the bottom windows and their own fence, we do not see how this will negatively impact them



- (View of his apartment building directly across from an alley. View is from his edge of alley, includes a parking lot and a windowless addition, before you get to his apartment building)
- Chris believes it is a dwelling unit -- we consistently told him we need it for storage, one car, one electric bike, four nonelectric bikes and woodworking tools

On Thu, Dec 21, 2017 at 9:03 PM, Sue Yoon <sue.yoon@gmail.com> wrote:

I am adding our city planner Elizabeth and her boss Delvin to the thread for transparency.

Chris, I look forward to talking to you at some point so that I may hear your perspective, and also walk you through our intent. I am certain once you have spent time with us, you will realize very quickly the usage of the garage is per the stated intent as well as our intent to be neighborly. I am around this Saturday -- as well as anytime next week.

Warm regards and happy holidays,
Sue

On Wed, Dec 20, 2017 at 8:21 PM, Sue Yoon <sue.yoon@gmail.com> wrote:

Hello Chris!

I am your soon-to-be neighbor at 253 Chattanooga St. I have heard from Lee that you are an amazing neighbor, who chips in on the alley for the things that need to be done. I am very excited to meet you, and think we will be good partners going forward.

I would welcome the chance to explain to you our project, so that you can understand the garage variance request. Would you be available for a coffee or a phone call?

Currently, the variance committee is holding our project in limbo until we receive your support. It is rather tough for us financially, as each month costs us \$5,000 due to our double mortgage. I am hoping we could talk before we have to

something more dramatic given the financial burden. We are already considering uprooting our kids to move in early, as we most likely cannot afford this delay much longer given our hopes in developing the home.

In terms of us, Martin and I are transplants to San Francisco. Martin moved here from Germany, and I moved here from Pittsburgh, PA. We have two kids, Amelie and Darby. We also have a little Shih Tzu, Dexter. Amelie is a budding pianist and artist, and attends a public elementary school in the Mission. Darby is in pre-school, and loves all things with wheels (bikes, scooters, etc.).

The intent of the garage is to house our 2008 Silver Prius, 1 cargo bike to transport kids, 2 adult bikes, 2 kid bikes, and 3 scooters. In addition, every now and then, Martin gets a woodworking bug, so he hopes to use the space to keep his tools -- his work bench, his miter saw, his spare wood boards, etc.

We do NOT plan to block the alley to do the construction. That would be unacceptable to us -- as we treat neighbors with respect. We plan to live in that house for the rest of our lives, so being neighborly is very important to us.

You are welcome to talk to any of our current neighbors, to get a better feel for relationships with them. We have done lots of projects on our current block, including: (1) organizing larger sidewalk cutouts to create a sidewalk garden, (2) organizing the block to petition the city for speed bumps, (3) organizing the block to petition the city to close the block for our block wide Halloween party every year, and (4) organizing the removal of invasive ivy across four properties. I led (2), (3) and (4), and was a team member on (1). In addition, we chip in above and beyond our legally required contribution when neighbors need support -- for example, we paid 35% of a project to remove a large tree in my neighbors yard, to help them out, realizing we would have more light afterwards. And as you know, we also immediately put in a retaining wall when Bianca told us about the stones rolling down the alley.

Please let me know if you have time to chat. I'm available for a phone call, as well as an evening coffee tomorrow.

Warmly,
Sue (and my husband, Martin)

Q2 attachment: 20180414 call with Chris Ferrigno

[253 CHATTANOOGA ST] Documentation of conversations with Chris Ferrigno

Sue Yoon <sue.yoon@gmail.com>

Tue, May 29, 2018 at 8:37 PM

To: "Gordon-Jonckheer, Elizabeth (CPC)" <elizabeth.gordon-jonckheer@sfgov.org>

Cc: Erik Bloom <erik@parcelprojx.com>, Todd Bennett <todd@parcelprojx.com>, Martin Wicke <martin.wicke@gmail.com>

Hello Elizabeth,

This email is a bit delayed. I apologize for not sending along sooner. Below is a summary of our last meeting with Chris Ferrigno (written from Martin's perspective, as he attended the meeting). Unfortunately, it became quite clear we would not be able to reach a compromise. We did offer him numerous things to try to alleviate his concerns, but he said his concerns would be hard to alleviate without material changes detrimental to our programming.

Meeting summary

Participants: Chris Ferrigno, Martin Wicke

Date and Location: 4/18/18, 5:15pm - 5:35pm, by phone.

Summary information

- Chris Ferrigno and I have had multiple conversations to try to alleviate Chris Ferrigno's concerns re: the garage (December 23, December 26, March 31, April 11'ish, April 18)
- I came back offering changes that we believed would address his concerns. Specifically, the changes were: (1) green roof on the garage, (2) green plants growing on the alley-facing garage wall, (3) removal of a toilet inside the garage, and (4) moving the garage door one foot to the north
- Chris was not satisfied with the changes, and conversation ended after discussion with agreement to disagree, and go separate ways
- At this point, I do not know what to do to alleviate his concerns. We have tried with changes to the plans which we thought would clarify our intention, but those did not help. Changes that he has proposed that would work for him would make for a significantly worse garage that would not meet our needs
- We tried to meet his needs with some sacrifice and additional cost to us. However, he consistently and unabashedly does not care about our needs. For example, he requested two garage doors again, even though we have told him more than once that we only have one car. He requested the garage door in the middle of the garage to break up the space. I pointed out to him that we want contiguous space, for utility, where we cannot even turn around a 2x4 piece of wood when the garage door is in the middle. He told us to go outside to turn the wood around.

Chris's history in the neighborhood

- We spoke with [REDACTED], who lives [REDACTED]. She noted when she did some work on her house and asked if Chris would allow her to go through his property to access her backyard, Chris started verbally screaming at her on the phone
- We spoke with [REDACTED], who used to live [REDACTED]. He noted that Chris would bully him, suggesting unrealistic and detrimental things for [REDACTED]'s home in Chris' benefit. For example, having a gate that opens up directly into [REDACTED]'s home, blocking [REDACTED]'s backyard from the alley. This gate would allow Chris to exit his property into the alley. Chris also asked for an easement into [REDACTED]'s backyard, to allow him to back up in [REDACTED]'s backyard. At the same time though, Chris told [REDACTED] not to let [REDACTED]'s car go into Chris' property. Chris has threatened to sue [REDACTED] over rocks sliding down the alley into his gate

[Here](#) is a more detailed document, for your files.

Warmly,
Sue

Meeting summary	1
Summary information	1
Chris's history in the neighborhood	1
Chris' complaints and proposals, as dictated on March 31:	2
Complaints	2
Proposals	2
My attempt to meet his concerns	2
Proposed changes to the plan, to meet all of Chris' concerns	2
Most recent call conversation bulleted with thoughts	2

Meeting summary

Participants: Chris Ferrigno, Martin Wicke (me)

Date and Location: 4/18/18, 5:15pm - 5:35pm, by phone.

Summary information

- Chris Ferrigno and I have had multiple conversations to try to alleviate Chris Ferrigno's concerns re: the garage (December 23, December 26, March 31, April 11'ish, April 18)
- I came back offering changes that we believed would address his concerns. Specifically, the changes were: (1) green roof on the garage, (2) green plants growing on the alley-facing garage wall, (3) removal of a toilet inside the garage, and (4) moving the garage door one foot to the north
- Chris was not satisfied with the changes, and conversation ended after discussion with agreement to disagree, and go separate ways
- At this point, I do not know what to do to alleviate his concerns. We have tried with changes to the plans which we thought would clarify our intention, but those did not help. Changes that he has proposed that would work for him would make for a significantly worse garage that would not meet our needs
- We tried to meet his needs with some sacrifice and additional cost to us. However, he consistently and unabashedly does not care about our needs. For example, he requested two garage doors again, even though we have told him more than once that we only have one car. He requested the garage door in the middle of the garage to break up the space. I pointed out to him that we want contiguous space, for utility, where we cannot even turn around a 2x4 piece of wood when the garage door is in the middle. He told us to go outside to turn the wood around.

Chris's history in the neighborhood

- We spoke with [REDACTED], who lives [REDACTED]. She noted when she did some work on her house and asked if Chris would allow her to go through his property to access her backyard, Chris started verbally screaming at her on the phone
- We spoke with [REDACTED], who used to live in our home. He noted that Chris would bully him, suggesting unrealistic and detrimental things for [REDACTED]'s home in Chris' benefit. For example, having a gate that opens up directly into [REDACTED]'s home, blocking [REDACTED]'s backyard from the alley. This gate would allow Chris to exit his property into the alley. Chris also asked for an easement into [REDACTED]'s backyard, to allow him to back up in [REDACTED]'s backyard. At the same time though, Chris told [REDACTED] not to let [REDACTED]'s car go into Chris' property. Chris has threatened to sue [REDACTED] over rocks sliding down the alley into his gate

Chris' complaints and proposals, as dictated on March 31:

Complaints

- Chris does not want the property to be used as an illegal ADU for a couple reasons:
 - He does not like the foot traffic in the alley
 - He does not want it to become an Airbnb, where strangers may be coming in and out
- Chris also does not want an illegal party deck on the garage
- Chris would prefer the garage did not look like a wall

Proposals

- To prevent an illegal ADU
 - Make it much smaller, to make clear it could only fit a single car -- no go for owners, as reduces all the functionality (e.g., bicycle storage, workspace, etc.)
 - Reduce the number of windows
 - Remove one of the doors
 - Remove plumbing from garage
 - Lower the ceiling below where it could be used as an ADU
 - Move the garage door to the middle of the building, or make it substantially wider, or add a second garage door
- To prevent an illegal party deck on the garage
 - Add a skylight
- To prevent foot traffic in the alley from an illegal ADU
 - Make the building the full plot width, with no exit onto the alley
 - Make some sort of barrier (maybe trash housing?) which blocks alley access from the yard without blocking the neighbors' door
- To reduce the wall look of the garage
 - Add greenery against the wall

My attempt to meet his concerns

Proposed changes to the plan, to meet all of Chris' concerns

- To prevent an illegal ADU
 - Remove the toilet
 - Move the garage door one foot to the north, which still allows workspace and bicycle storage
- To prevent an illegal party deck
 - Green roof
- To reduce the wall look of the garage
 - Add greenery, either hanging from the roof onto the wall or growing up the wall

On April 11'ish, I spoke to Chris about these proposed changes to meet his concerns. Chris seemed interested, and noted they would talk again with plans the following week

Note: some of these changes add material upfront and ongoing costs to our garage

Most recent call conversation bulleted with thoughts

- I met with him to find out which changes would alleviate his issues with the garage. His main concern then (and now) is that (part of) the garage could be turned into an ADU.
- He maintains his opposition even with these changes. He said that changes such as the green roof and bathroom removal could be undone by someone determined to build an ADU.

- He did mention that the two doors and the window on the east side made him suspicious, and our changes do not alleviate his concerns
- I noted that any change we make could be undone by a determined owner who wants to turn this into an ADU, and that many such changes would require separate permits, including the ADU conversion itself. He said that that is true and that even making additional changes (e.g., removals of some windows and/or a door) would likely not change his mind
- He said he wanted changes which make it impossible to convert to an ADU. Specifically, he requested moving the garage door to the middle of the garage. I said this would compromise our use of the space, and we would not do that. I gave him an example that if I had a piece of wood, I would not even be able to turn that wood around in the garage with his requested change. He said I could take it outside, then turn it around and bring it in, showing little care for our functional needs.
- I asked whether making the garage door wider would help (he had indicated it would earlier, which is why we offered to move the garage door), but after some back and forth, he finally said it would not. He did say two garage doors would work, but we don't have and don't want two cars
- I believe he has mostly accepted that we do not have plans for an ADU conversion. But even that is not enough assurances since we may sell the property
- I still don't understand why he cares so much about the potential for an ADU. When I asked (in an earlier conversation) he said it was about safety and people walking in the alley. But for whatever reason, the ADU (and to a lesser extent, the potential for a deck) is the only concern he has consistently raised

Q2 attachment: 20180717 email to Elizabeth Jonckheer-Gordon



Sue Yoon <sue.yoon@gmail.com>

[253 Chattanooga] Chris Ferrigno

Sue Yoon <sue.yoon@gmail.com>

Tue, Jul 17, 2018 at 10:09 PM

To: "Gordon-Jonckheer, Elizabeth (CPC)" <elizabeth.gordon-jonckheer@sfgov.org>

Cc: Erik Bloom <erik@parcelprojx.com>, Todd Bennett <todd@parcelprojx.com>, Martin Wicke <martin.wicke@gmail.com>

Hello Elizabeth,

I hope this email finds you well, and your summer has been lovely.

Quick update on Chris Ferrigno.

Martin talked to him today, and Chris said he plans to file a DR. He said he is not convinced the garage will not turn into an ADU. He noted we may turn it into one, another buyer may turn it into one, and then if it is an ADU it could be Airbnb'd.

Martin let him know we went back to our original plans as those didn't seem to satisfy Chris's concerns, and they cost money. He also said the changes we had proposed are still on the table if Chris would be satisfied by them. Chris noted he wasn't, and would still nothing be satisfied by our proposal, but he would have been (and would still be) if we moved the garage door to the middle of the garage structure, which would physically prevent part of the garage from being turned into an ADU.

Martin let him know we are unwilling to do so. (Please feel free to refer to our previously documented conversation with Chris, explaining why it would make the garage less suitable for our use).

There was no mention of other concerns such as light, green space, or privacy.

Please feel free to reach out if you have any questions on this conversation.

Thanks,
Sue (and Martin)

Final thoughts attachment: 20180124 email to Elizabeth Jonckheer-Gordon



Sue Yoon <sue.yoon@gmail.com>

[253 Chattanooga St] variance hearing

Sue Yoon <sue.yoon@gmail.com>

Thu, Jan 25, 2018 at 2:04 AM

To: "Gordon-Jonckheer, Elizabeth (CPC)" <elizabeth.gordon-jonckheer@sfgov.org>, DELVIN WASHINGTON <delvin.washington@sfgov.org>

Cc: Martin Wicke <martin.wicke@gmail.com>

Apologies to keep adding to this thread, documenting our interactions with Chris Ferrigno. He noted at the variance hearing that our fence was out of compliance, and that it was 12' tall. I found that strange as it does not relate to the variance, and also our fence is not 12' tall.

I searched DBI, and I found an anonymous complaint filed against our fence on 1/5/18, which was resolved immediately by the inspector. I'm rather alarmed because I now believe he is filing spurious complaints.

See below:

<http://dbiweb.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=201829492>

Thank you again,
Sue

On Wed, Jan 24, 2018 at 3:23 PM, Sue Yoon <sue.yoon@gmail.com> wrote:

Dear Delvin and Elizabeth,

I wanted to write to let you know that I felt unsafe after the variance hearing. Chris Ferrigno verbally called after us as we were leaving the building to "get ready for a very long process." In addition, his daughter during the meeting expressed over and over that I was a "liar" while my husband was presenting information about a call I had with her. Given these interactions, I had my husband walk me to the car, even though he had a bus to catch to go to work.

He has publicly noted in a YouTube video about himself ([here](#)) that he used to beat up people with his fists when he was younger. I am not very comfortable with his actions given his expressed history, and want to make sure I note them to you as documentation. I want to make sure this is on record in case these types of things continue to happen and/or escalate.

Thank you very much,
Sue Yoon
Owner at 253 Chattanooga St

Q1 attachment: Variance hearing materials

APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Sue Yoon and Martin Wicke	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
138 27th Street San Francisco, CA 94110	(415) 528-2786
	EMAIL:
	sue.yoon@gmail.com
APPLICANT'S NAME:	
Erik Bloom/Todd Bennett (Parcel Projects)	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
3833 17th Street San Francisco, CA 94114	(510) 541-6294
	EMAIL:
	erik@parcelprojx.com
CONTACT FOR PROJECT INFORMATION:	
Erik Bloom/Todd Bennett (Parcel Projects)	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
253 Chattanooga Street		94114
CROSS STREETS:		
24th Street		
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):
3649 / 022	117'-6"x25'	2935
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:
RH-2		40-X

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE:
		Single-family residence
		PROPOSED USE:
		No change.
BUILDING APPLICATION PERMIT NO.:		DATE FILED:
2017-0124-7802		1/24/17

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms				
Parking Spaces	0	0	1	1
Loading Spaces				
Number of Buildings	1	1	1	2
Height of Building(s)	23'-2"		4'-4"	27'-2"
Number of Stories	1	1	1	2
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	2055	1895	816	2711
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking	0		423	423
Other (Specify Use)				
TOTAL GSF	2055	1895	1239	3134

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.
(Attach a separate sheet if more space is needed)

The Variance is being requested to build a new stand-alone garage in the rear yard of the subject property, accessed by Mersey Street. The relevant code is Sec. 134(c)(4)(C).

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

1. The existing residence does not provide for parking. The proposed design provides parking in new stand-alone garage in the rear yard, accessed from Mersey Street, a mid-block alley.

2. Inserting parking at the front of the residence, accessed from Chattanooga Street, would require the house to be lifted for a garage door and the front facade to be modified by increasing the height of the front stoop.

3. In lieu of a garage located at the front of the house, the garage is located in the rear yard in order to preserve the existing front facade facing Chattanooga Street. This is an approach that was strongly encouraged by Moses Corrette and Heidi Kline at the Planning Information Counter, prior to submitting the Site Permit. They both indicated that the proposed garage would not require a Variance due to an interpretation, dated 8/90, of Sec. 134 (c)(4)(C) regarding through-lots because Mersey Street terminates at the subject property. We understand, however, that the interpretation has been determined to not apply in this case.

4. Street parking for the neighborhood will be preserved by avoiding a new curb cut at Chattanooga Street and the existing front facade of the residence will be preserved.

5. We believe that the proposed garage is consistent with the block pattern along Mersey Street, as most of the lots have structures along Mersey, either resulting from deep structures fronting Chattanooga Street or Dolores Street or stand-alone structures, some of which have garages in them and are between two and four stories tall. Please see attached diagrams of the block pattern and site photos along Mersey Street.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

N/A: The present and future use of the site is residential.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

See description of the proposed design under the Variance Findings section above. The proposed garage has been located in the rear yard along Mersey Street in order to preserve the front facade of the residence along Chattanooga Street and to avoid a curb cut at this location. We believe that the proposed garage is in keeping with the block pattern along Mersey Street (see attached diagram and photos).

3. That the City's supply of affordable housing be preserved and enhanced;

N/A: The subject property is a single-family residence.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed design will have no impact on transit service. The proposed garage will relieve street parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

N/A: The subject property is a single-family residence.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed design conforms with all California building codes.

7. That landmarks and historic buildings be preserved; and

Although the subject property is not listed in any historic resource inventory (see attached Supplemental Information report prepared by VerPlanck Historic Preservation Consulting, June 9, 2017) the proposed design preserves most of the existing residence, including all of the front facade along Chattanooga Street.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed design preserves open space and is in keeping with neighborhood character and mid-block open space pattern, per Residential Design Guidelines. Please see attached diagrams of the block pattern and site photos along Mersey Street.

Estimated Construction Costs

TYPE OF APPLICATION:	
Variance	
OCCUPANCY CLASSIFICATION:	
R-3	
BUILDING TYPE:	
Single-Family Residence	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
2711 (Residence)/423 (Garage)	
ESTIMATED CONSTRUCTION COST:	
\$550,000	
ESTIMATE PREPARED BY:	
Erik Bloom/Todd Bennett (Parcel Projects)	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: _____

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

Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

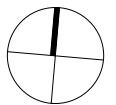
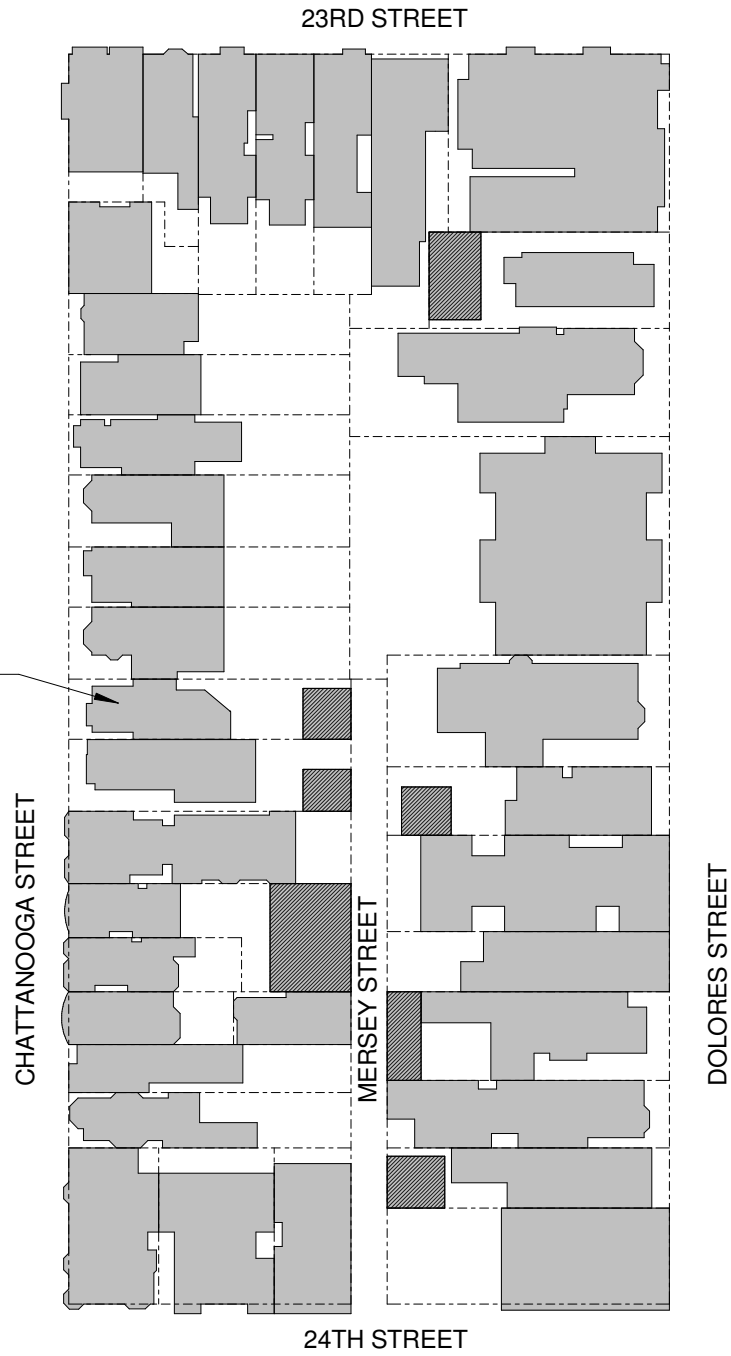
By: _____

Date: _____



REAR YARD STRUCTURE

SUBJECT PROPERTY
(253 CHATTANOOGA STREET)
SHOWING PROPOSED
GARAGE



SUBJECT PROPERTY



1) MERSEY STREET LOOKING WEST

SUBJECT PROPERTY



2) MERSEY STREET LOOKING SOUTH



3) MERSEY STREET LOOKING EAST

ADJACENT PROPERTY (255 CHATTANOOGA)



4) MERSEY STREET LOOKING SOUTH

SUBJECT PROPERTY



5) MERSEY STREET LOOKING NORTH



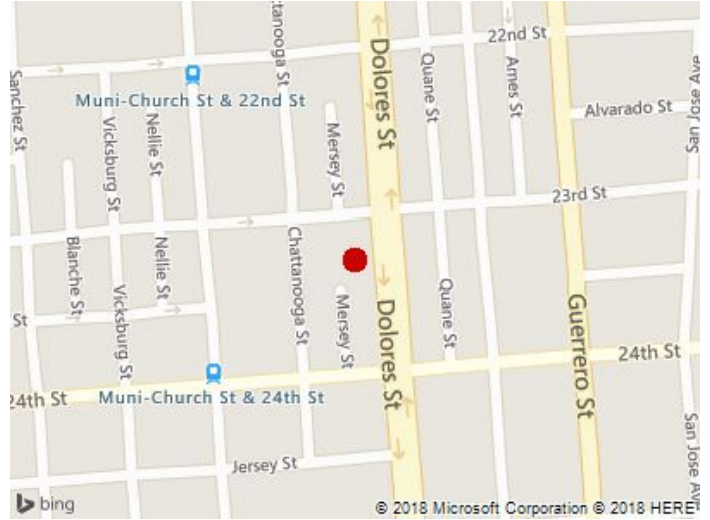
6) MERSEY STREET LOOKING SOUTH



7) MERSEY STREET LOOKING SOUTH

Q1 attachment: Zillow rental post about 1010 Dolores St #B cottage

1010 Dolores St # B, San Francisco, CA 94110



1010 Dolores St # B, San Francisco, CA 94110

1 bed · 1.5 baths · -- sqft

♥ OFF MARKET

Zestimate®: None

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

- ☐ I own and manage this rental
- ☐ I manage this rental for the owner

Enter email

Subscribe

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

\$3995

Dolores St.@ 24th St.

Secluded Furnished Executive Rental with Gas Fireplace-Remodeled Thruout!

High End Luxury Cottage behind Landmark Victorian on Dolores Street in Noe Valley-1 Bedroom 1.5 Bath Cottage with patio/garden-Newly remodeled thruout and beautifully appointed with Designer finishes-2-story Cottage -Furnished -Private Entrance -Patio and Garden - Cathedral Ceilings on both levels -Granite Kitchen with Stainless Steel Appliances - Gas Fireplace -TV(Cable ready)
-Washer/Dryer in unit -Spiral Staircase up to Bedroom and Master bath-Marble & Tile finishes in bathrooms -Alarm System available -Close to public transportation(Muni & Bart) -2 blocks to 24th Shopping district(Whole Foods Market/Restaurants/Coffee shops(Martha Bros. Coffee & La Boulange Bakery)/Banks Etc..) -Close to Freeways 280 & 101 -Parking available- 1 year lease -Sorry not pets allowed.

Available May 1st, 2017

Owner is looking for:

-Excellent credit

-Income at least 3x the monthly rent.

Shown by appointment-415-710-2309

1 year

...

Facts and Features



Type

Apartment



Year Built

No Data



Heating

Forced air



Cooling

No Data



Parking

No Data



HOA

No Data

INTERIOR FEATURES

Bedrooms

Beds: 1

Heating and Cooling

Heating: Forced air

Appliances

Flooring

Flooring: Hardwood

Other Interior Features

Fireplace

Vaulted Ceiling

Furnished

Home Value

It looks like this property has **missing facts**, which can affect the accuracy of home value estimates.

Is this your home? and update home facts!

Zestimate

We are unable to provide a Zestimate for this home

ZESTIMATE RANGE
Unavailable

LAST 30 DAY CHANGE
Unavailable

Owner Dashboard



Do you own this home? See your Owner Dashboard.

Price / Tax History

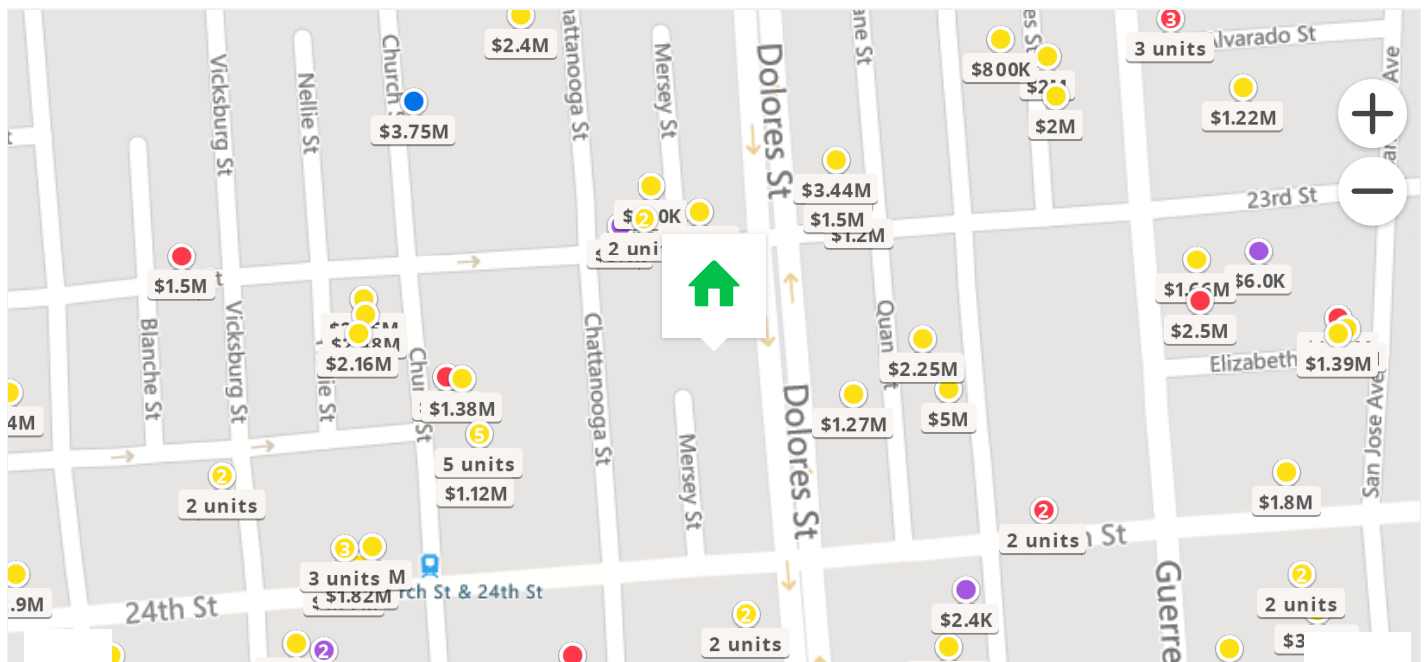
DATE	EVENT	PRICE	\$/SQFT	SOURCE
03/20/17	Listing removed	\$3,995/mo	--	Zillow Rental ...
03/16/17	Listed for rent	\$3,995/mo +5.1%	--	Zillow Rental ...
10/13/15	Listing removed	\$3,800/mo	--	Postlets
10/05/15	Listed for rent	\$3,800/mo -1.3%	--	Postlets

DATE	EVENT	PRICE	\$/SQFT	SOURCE
03/28/15	Listing removed	\$3,850/mo	--	Postlets
02/26/15	Listed for rent	\$3,850/mo +14.9%	--	Postlets
11/16/13	Listing removed	\$3,350/mo	--	Postlets
10/19/13	Price change	\$3,350/mo -4.3%	--	Postlets
10/03/13	Price change	\$3,500/mo -5.4%	--	Postlets
09/14/13	Listed for rent	\$3,700/mo	--	Postlets

Neighborhood: Dolores Heights

Zillow predicts will rise 2.2% next year, compared to a 1.5% increase for San Francisco as a whole.

NEIGHBORHOOD MAP



NEARBY HOMES

Sold 09/09/2015



SOLD:

Price/sqft: -- · 1 bd · 1 ba · -- sqft


1040 Dolores St APT 204, San Francisco, CA

OFF MARKET

\$2,316,695 3 bds · 2.5 ba · 1,370 sqft

1006 Dolores St, San Francisco, CA

Nearby Schools in San Francisco


GREATSCHOOLS RATING 		GRADES	DISTANCE
7	Alvarado Elementary	K-5	0.8 mi
out of 10			
4	Everett Middle	6-8	0.7 mi
out of 10			
4	Mission High	9-12	0.5 mi
out of 10			

Data by [GreatSchools.org](#) 


About the ratings: Historically, GreatSchools ratings have been based solely on a comparison of standardized test results for all schools in a given state. As of September 2017, the GreatSchools ratings also incorporate additional information, when available, such as college readiness, academic progress, advanced courses, equity, discipline and attendance data. GreatSchools ratings are designed to be a starting point to help parents compare schools, and should not be the only factor used in selecting the right school for your family.

Disclaimer: School attendance zone boundaries are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.

Similar Homes for Sale

 3632 3636
24th St, San Francisco, CA 94110

FOR SALE
\$4,400,000
Studio, -- baths, -- sqft
[3632 3636 24th St, San Fra](#)

 994 998
Guerrero St, San Francisco, CA 94110

FOR SALE
\$9,100,000
Studio, -- baths, 10515 sqft
[994 998 Guerrero St, San F](#)

Nearby Similar Sales

SOLD: \$849,000
Sold on 4/26/2018
1 bed, 1.0 baths, 624 sqft
[1188 Valencia St # 312, San Francisco, CA 94110](#)

SOLD: \$850,000
Sold on 8/9/2017
2 beds, 2.0 baths, 1250 sqft
[122 Precita Avenue, San Francisco, CA 94110](#)

SOLD: \$925,000
Sold on 2/9/2018
1 bed, 1.0 baths, 667 sqft
[85 Duboce Ave APT 201, San Francisco, CA 94103](#)

SOLD: \$930,000
Sold on 5/31/2018
1 bed, 1.0 baths, 500 sqft
[45 Bartlett St UNIT 515, San Francisco, CA 94110](#)

SOLD: \$1,136,000
Sold on 3/30/2018
2 beds, 2.5 baths, 940 sqft
[1151 Church St APT 1, San Francisco, CA 94114](#)

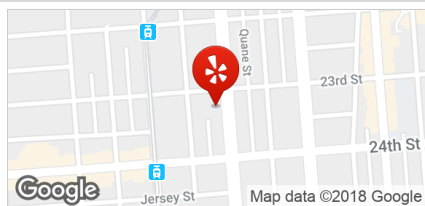
Final thoughts attachment: Yelp reviews and DBI complaint websites



Ferrigno Real Estate Unclaimed



Real Estate Services [Edit](#)



1010 Dolores St
San Francisco, CA 94110
at 23rd St
Noe Valley
[Get Directions](#)
(415) 641-0661
ferrignorealestate.com/home-s...
[Send to your Phone](#)

Recommended Reviews for Ferrigno Real Estate

Your trust is our top concern, so businesses can't pay to alter or remove their reviews. [Learn more.](#) ×

Search within the reviews

Sort by **Yelp Sort** ▾

Language **English (3)** ▾



With so few reviews, your opinion of **Ferrigno Real Estate** could be huge. Start your review today.



Chris W.
San Francisco, CA
1 friend
16 reviews

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[Edit business info](#)

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Hours



Dave M.
First to review

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Work at Ferrigno Real Estate? Claim your business

Claim your free business page to have your changes published immediately.

★ ★ ★ ★ ★ 6/16/2018

The most incompetent group of people I've ever interacted with. They consistently violated city law and had to threaten legal action to get basic services done. Do not ever live in their properties or work with them in any way. They were a rare combination of extremely rude and extremely incompetent. Avoid at all costs.



Near Me

[Home Appraisal Near Me](#)



Akshita M.
San Francisco, CA

👤 116 friends
★ 4 reviews
📷 2 photos

★ ★ ★ ★ ★ 9/19/2017

I have been staying in San Francisco for past 18 months, so not very experienced with the real estate market here. Even then, I would say I didn't expect that I would ever be dealing with such difficult and immature real estate people as Ferrigno's. This is a review for their application process and how they made us feel and finally rejected us all because of their haughtiness through a text message after contacting all our references along with checking our credit reports. Me and my boyfriend had a very strong application in terms of our referrals and our credit reports, and being tenants we feel that one should atleast try to make an effort to negotiate on the rent prices. That's what we did. From the start, they were not telling us the right price for the extra storage. First day, they told us it was \$50 and hinted on it being free/negotiable (which we apologized for assuming the former). Second day, they said it was either \$50 or \$75. And finally when we tried to negotiate they said it was \$125 and will be willing to give them to us for \$50! It's funny how they try to manipulate the tenants just because they have a lot of applications. We didn't expect that such real estate experts would lose patience so easily and it gave us a clear idea as to how our future interactions regarding any repairs/enhancements would have been with them. I wished they could have been a little more professional and transparent in their transactions.



Dave M.
Tampa, FL

👤 0 friends
★ 1 review

★ ★ ★ ★ ★ 10/18/2011

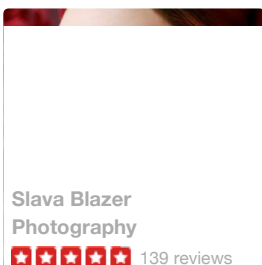
🔧 First to Review

Simply put this guy is a crook. He charged us a ridiculously high security deposit that he had no intention of returning. We had an agreement on a cleaning fee that he doubled after we left. He charged us for a mold inspection that we didn't ask for. The list could go on. This guy owns a lot of properties so steer clear.

Page 1 of 1

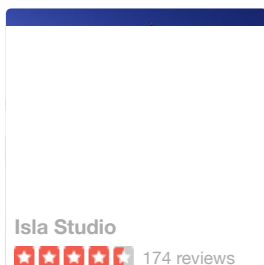
1 other review that is not currently recommended ▾

Best of Yelp San Francisco – Real Estate Services



Slava Blazer
Photography

★ ★ ★ ★ ★ 139 reviews



Isla Studio

★ ★ ★ ★ ★ 174 reviews



San Francisco Relocate

★ ★ ★ ★ ★ 116 reviews

[See More Real Estate Services in San Francisco](#)

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253 CHATTANOOGA STREET
EXISTING AND PROPOSED SITE PLAN/PLOT PLAN

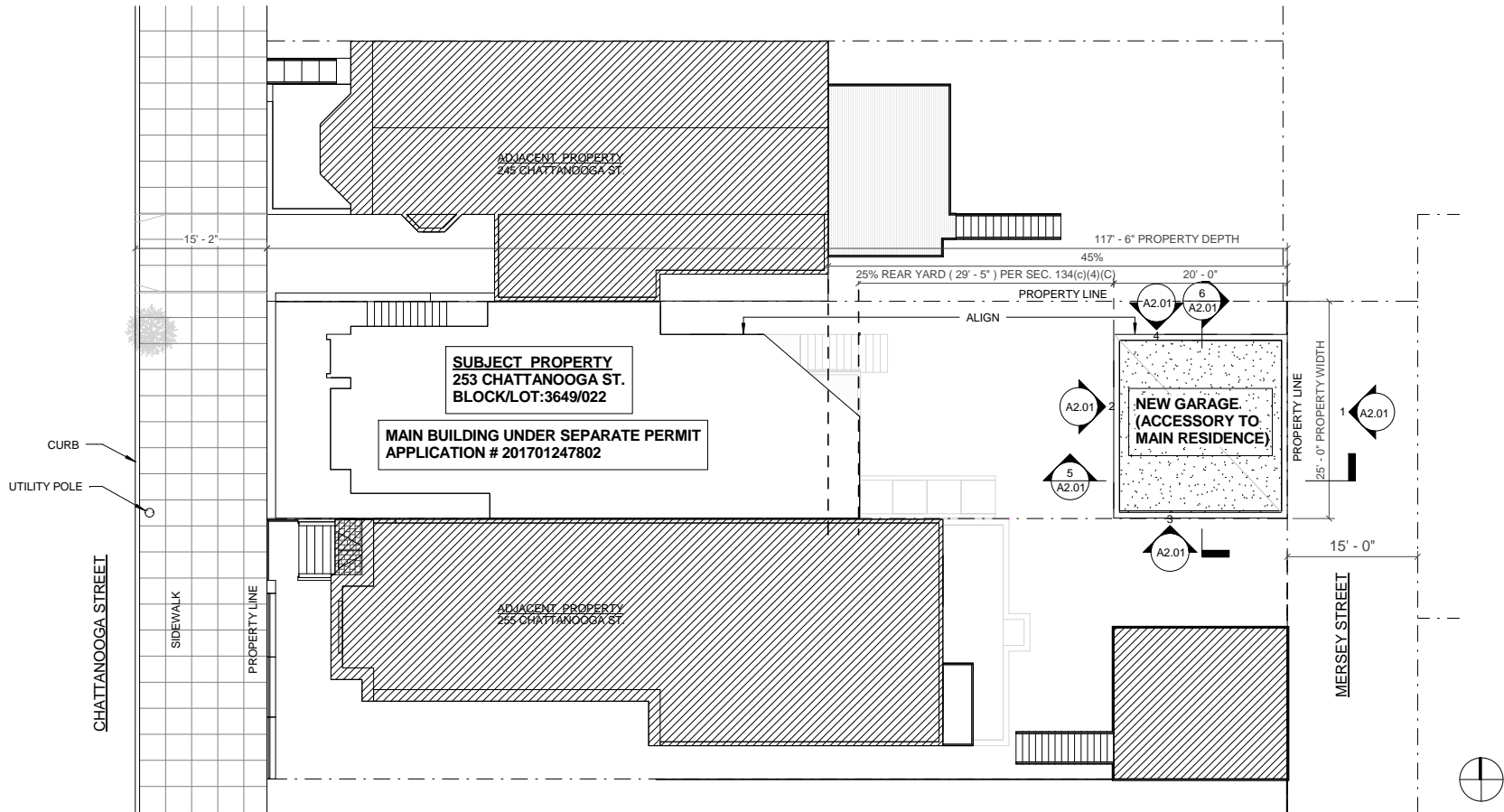
NO.	DATE	REVISION
1	2/5/18	Site Permit
2	5/30/18	Rev. 1
3	5/30/18	311

PROJECT LOCATION
253 CHATTANOOGA STREET
SAN FRANCISCO, CA 94114
BLOCK 3649 LOT 022

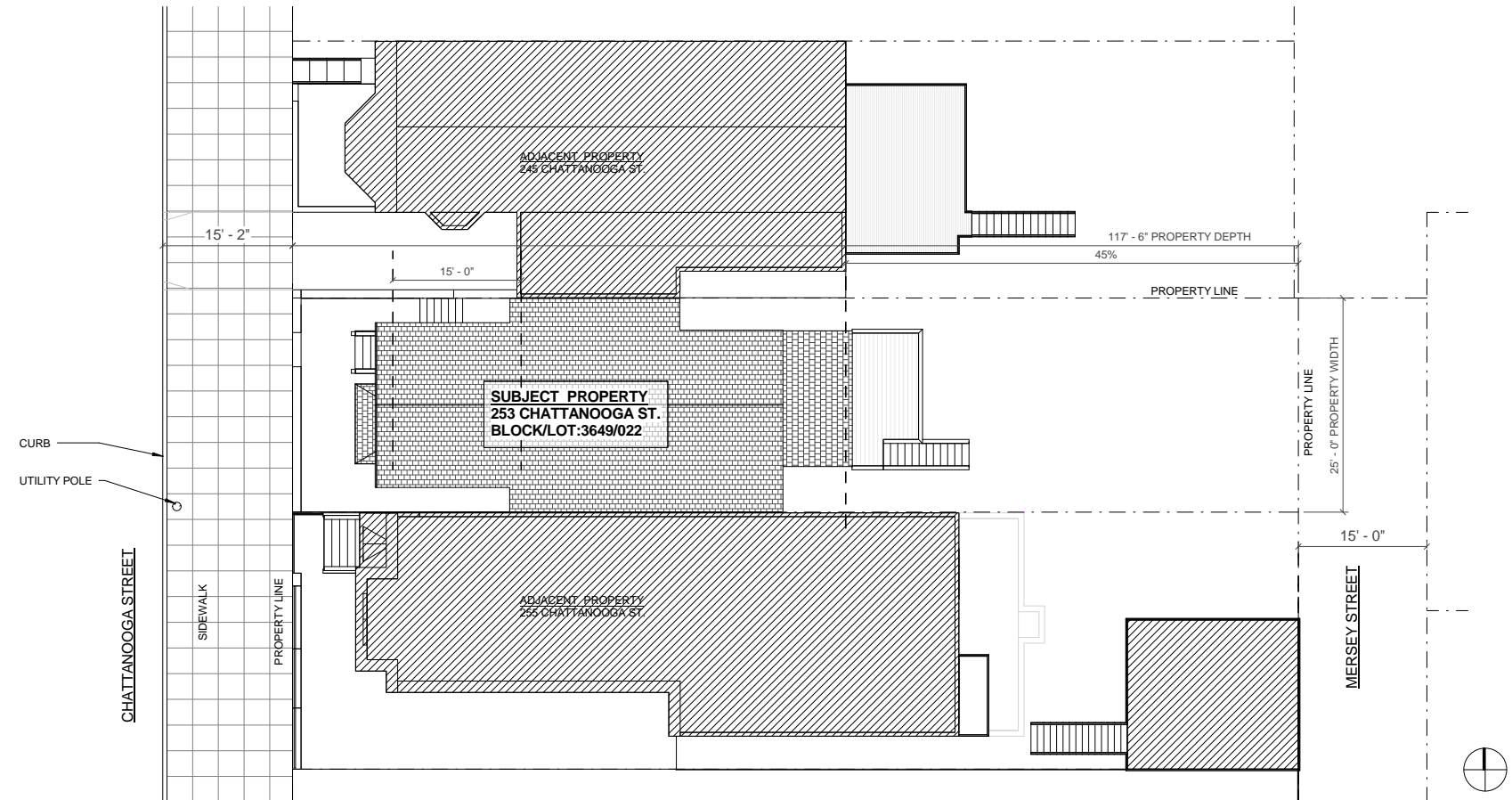
ISSUE DATE
MAY 30, 2018

SHEET NUMBER
A0.01
SITE PERMIT

ORIGINAL SHEET SIZE 22" x 34"



2 SITE PLAN - PROPOSED
1" = 10'-0"



1 SITE PLAN - EXISTING
1" = 10'-0"

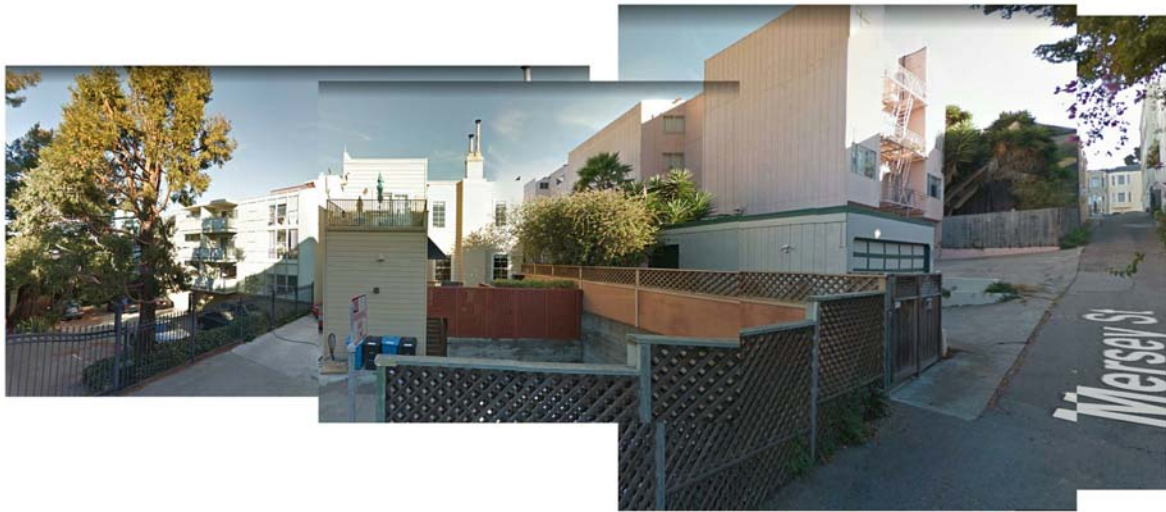
NO.	DATE	REVISION
1	2/5/18	Site Permit
2	5/30/18	Rev. 1
3	5/30/18	311

PROJECT LOCATION
253 CHATTANOOGA STREET
SAN FRANCISCO, CA 94114
BLOCK 3649 LOT 022

ISSUE DATE
MAY 30, 2018

SHEET NUMBER
A1.01
SITE PERMIT

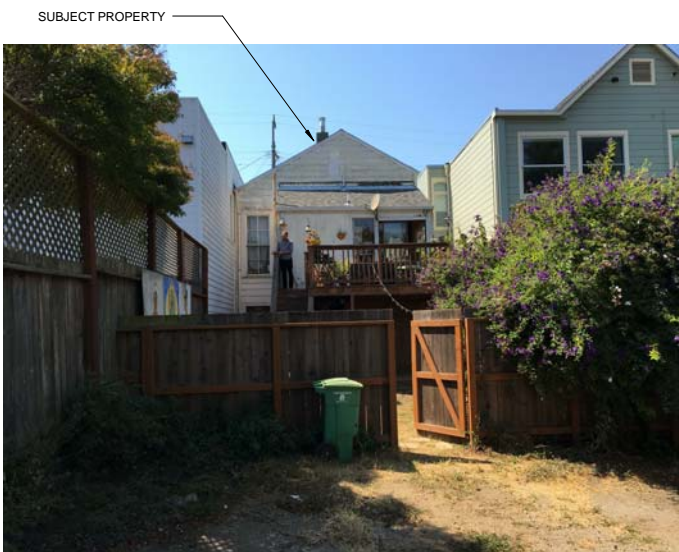
ORIGINAL SHEET SIZE 22" x 34"



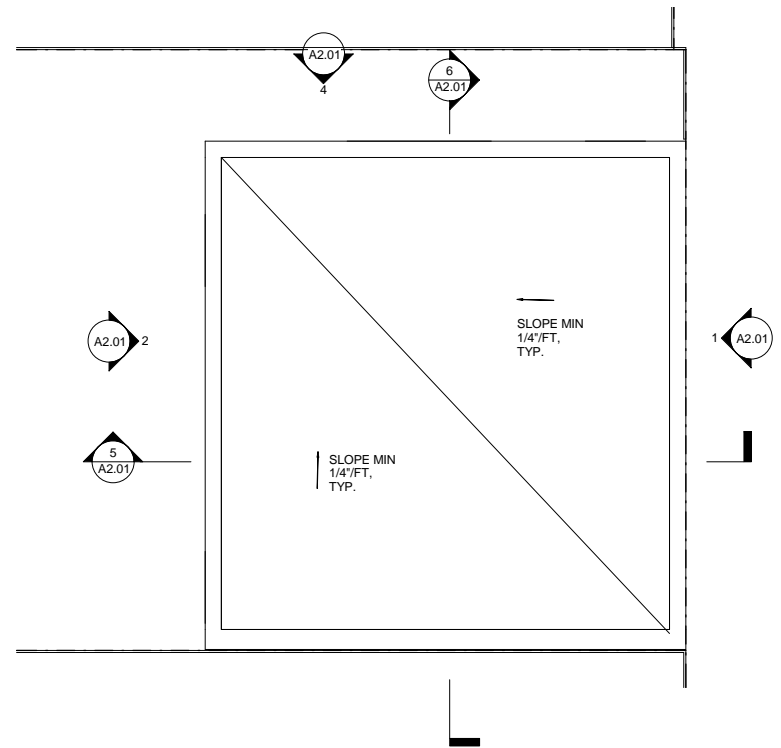
5 REAR VIEW OF THE FACING BUILDINGS (MERSEY STREET)
1/8" = 1'-0"



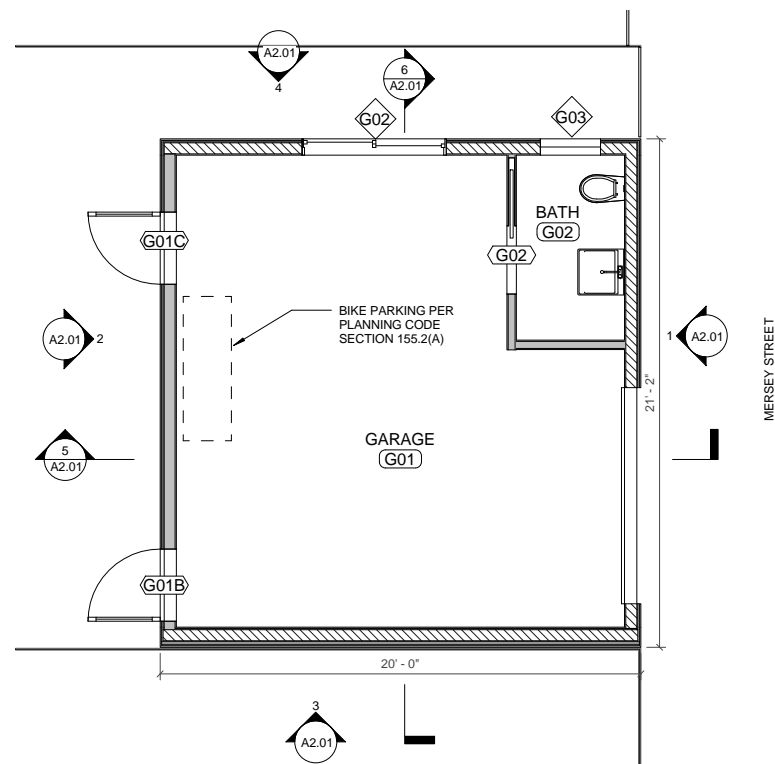
4 REAR VIEW OF THE ADJACENT BUILDINGS (MERSEY STREET)
1/8" = 1'-0"



3 REAR OF SUBJECT PROPERTY (MERSEY STREET)
1/8" = 1'-0"



2 GARAGE ROOF PLAN - PROPOSED
1/4" = 1'-0"



1 GARAGE FLOOR PLAN - PROPOSED
1/4" = 1'-0"

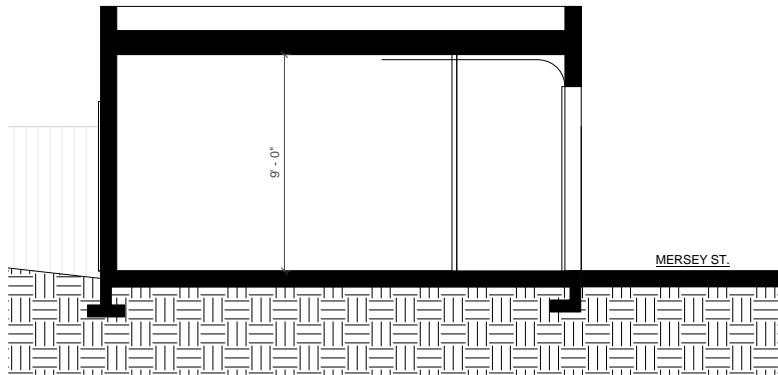
NO.	DATE	REVISION
1	2/5/18	Site Permit
2	5/30/18	Rev. 1
3	5/30/18	311

PROJECT LOCATION
253 CHATTANOOGA STREET
SAN FRANCISCO, CA 94114
BLOCK 3649 LOT 022

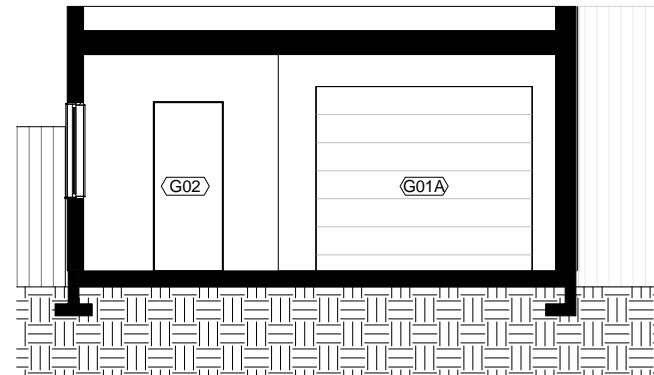
ISSUE DATE
MAY 30, 2018

SHEET NUMBER
A2.01
SITE PERMIT

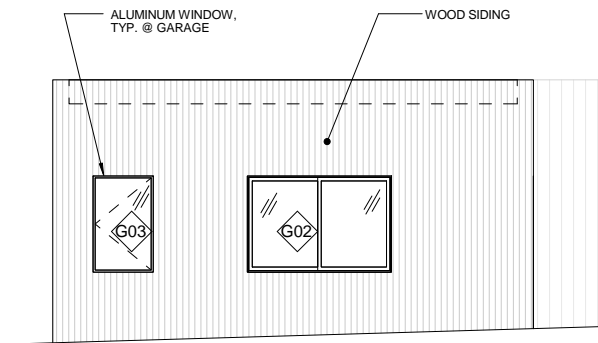
ORIGINAL SHEET SIZE 22" x 34"



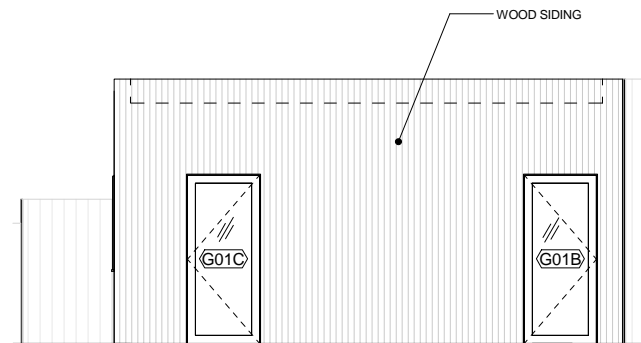
5 GARAGE E-W SECTION
1/4" = 1'-0"



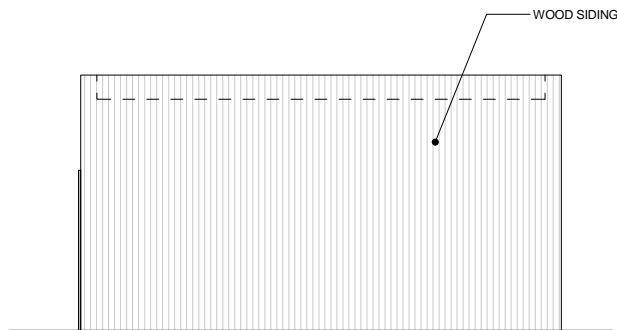
6 GARAGE N-S SECTION
1/4" = 1'-0"



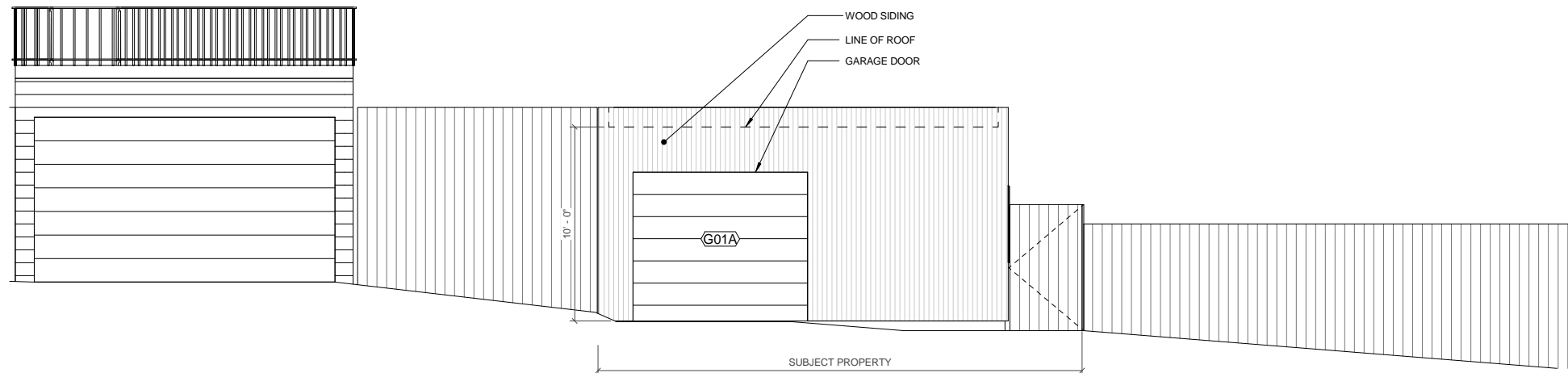
4 GARAGE NORTH ELEVATION
1/4" = 1'-0"



2 GARAGE WEST ELEVATION
1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



1 GARAGE EAST ELEVATION
1/4" = 1'-0"