



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 20, 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: December 7, 2018
Case No.: 2018-008820DRP
Project Addresses: 440 Molimo Dr.
Permit Applications: 2018.0619.2350
Zoning: RH-1[Residential House, Single-Family]
 40-X Height and Bulk District
Area Plan: N/A
Block/Lot: 2962A/016
Project Sponsor: Troy Kashanipour
 Troy Kashanipour Architects
 2325 Third St. suite 401
 San Francisco, CA 94103
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project consists of construction of a 498 s.f. horizontal addition to an existing 3-story, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 85' deep downslope lot with an existing 3-story (2-story at the street), 1,087 s.f single family-house built in 1948.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block face of Molimo Drive consists of 2-story buildings. Likewise, the mid-block open space has an extremely consistent pattern of rear wall alignment.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 27, 2018 – September 26, 2018	09.19. 2018	12.20.2018	92 days

HEARING NOTIFICATION

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

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	0	0	0
Other neighbors	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Heba Soliman of 446 Molimo Drive St. the immediate adjacent neighbor to the North.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Seismic and environmental hazards: the size and extent of the addition and its location in a critical hillside zone will contribute to the instability of the already unstable hillside, loss of habitat and general detriment of the environment.
2. Impacts to light and air to the kitchen, bathroom, deck, and backyard.
3. The DR requestor has made several complaints to the Department of Building Inspection with regards to existing unpermitted work that misrepresent the actual habitable area and contends that no new building permit should be allowed until these are cleared.

Alternative: do not build the project, provide geotechnical report and fire report.

See attached *Discretionary Review Application*, dated September 19, 2018

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guidelines related to building massing and scale at the rear.

See attached *Response to Discretionary Review*, dated December 5, 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

1. Department staff review of the site determined it not be in a Landslide/liquefaction zone and therefore it does not need a geotechnical investigation per Planning Department thresholds (under 20% slope).
2. Furthermore, if it were in a landslide zone, a Geotech investigation would be required if the scope of the addition meets the any of the thresholds below:
 - (1) construction of a new building or structure having over 1,000 square feet of new projected roof area;
 - (2) horizontal or vertical addition having over 500 square feet of new projected roof area;
 - (3) shoring;
 - (4) underpinning;
 - (5) grading, including excavation or fill, of over 50 cubic yards of earth materials.

None of these conditions are being exceeded.

3. The proposed addition is over the existing building footprint and matches the adjacent neighbor's lightwell (similar to the building 2 lots to the North). As such RDAT did not find any exceptional or extraordinary condition exist or as a result of the proposal with respect to light and air.
3. Building Permit Applications have been submitted to legalize existing work.

RECOMMENDATION: Do Not Take DR and approve
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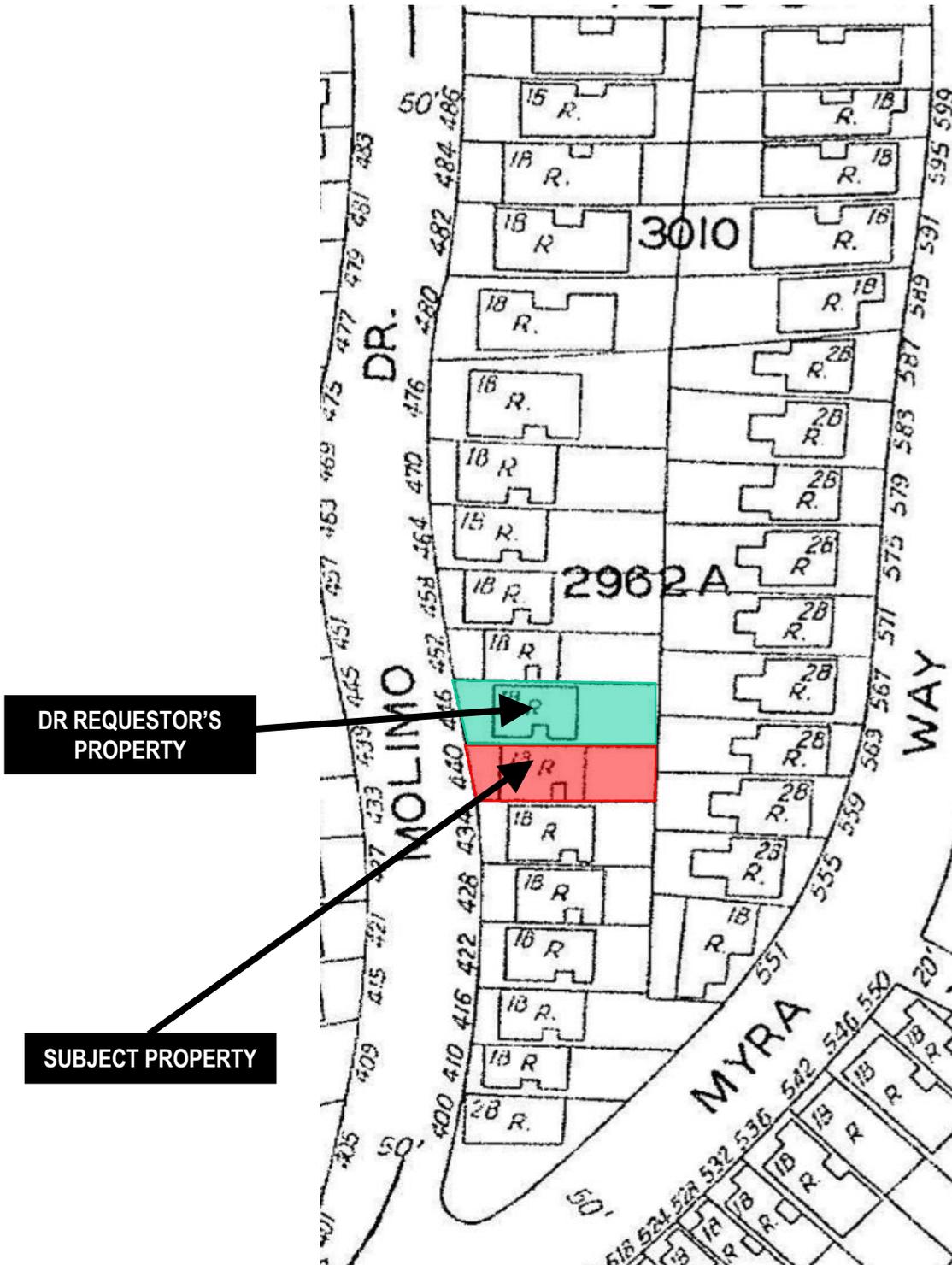
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Slope map
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated December 5, 2018
Reduced Plans

Exhibits

Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive

Sanborn Map*

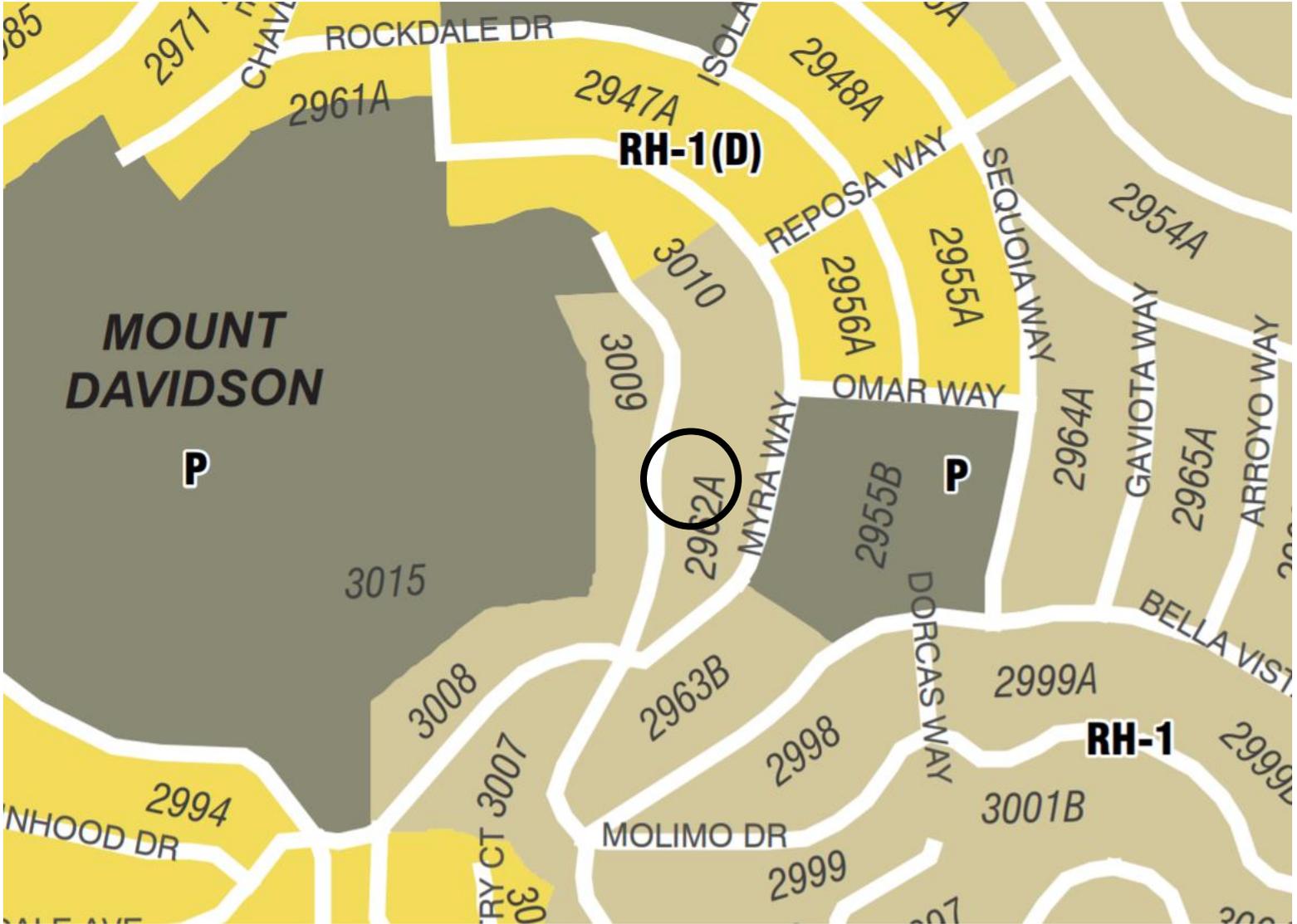


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive

Zoning Map



Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



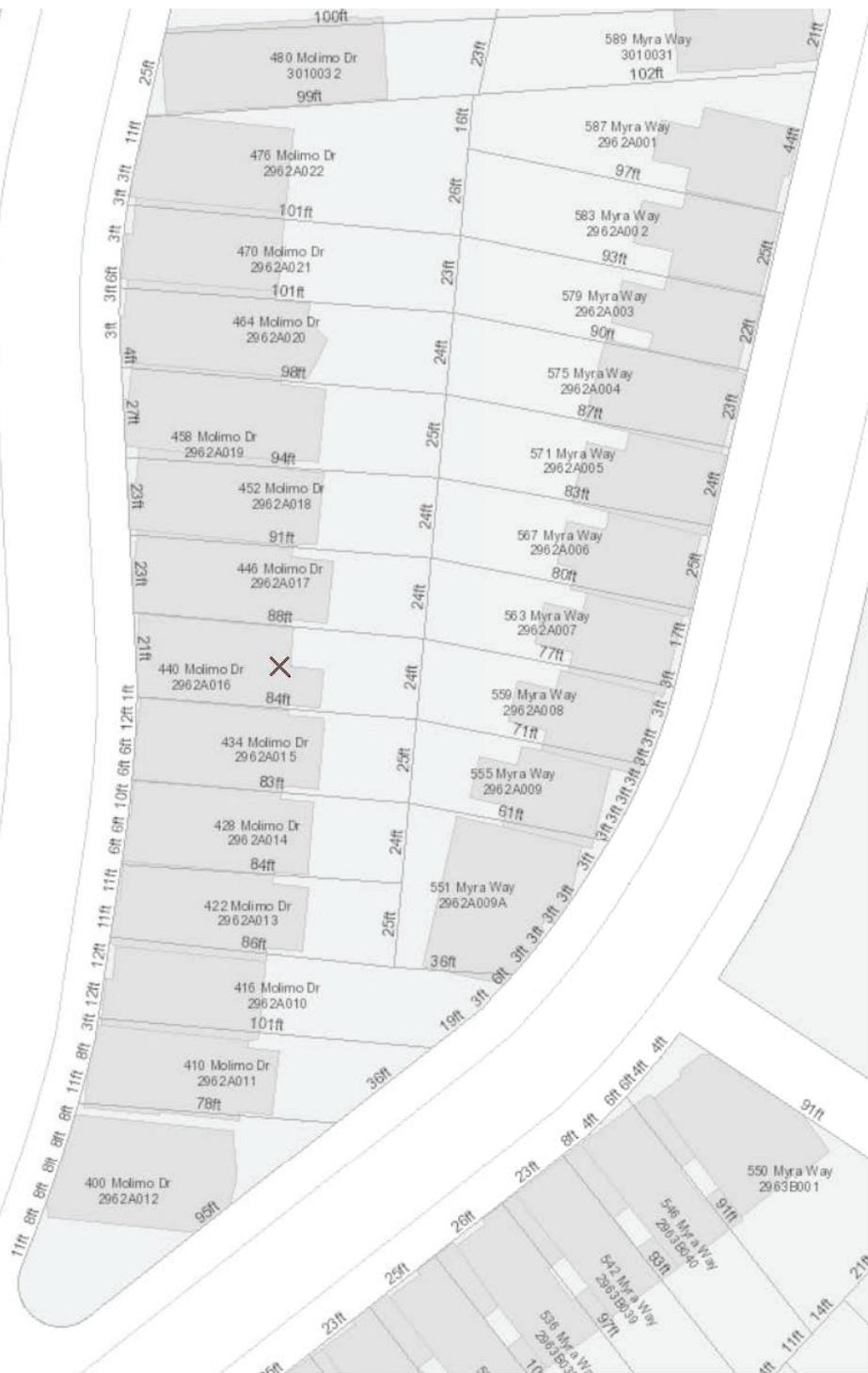
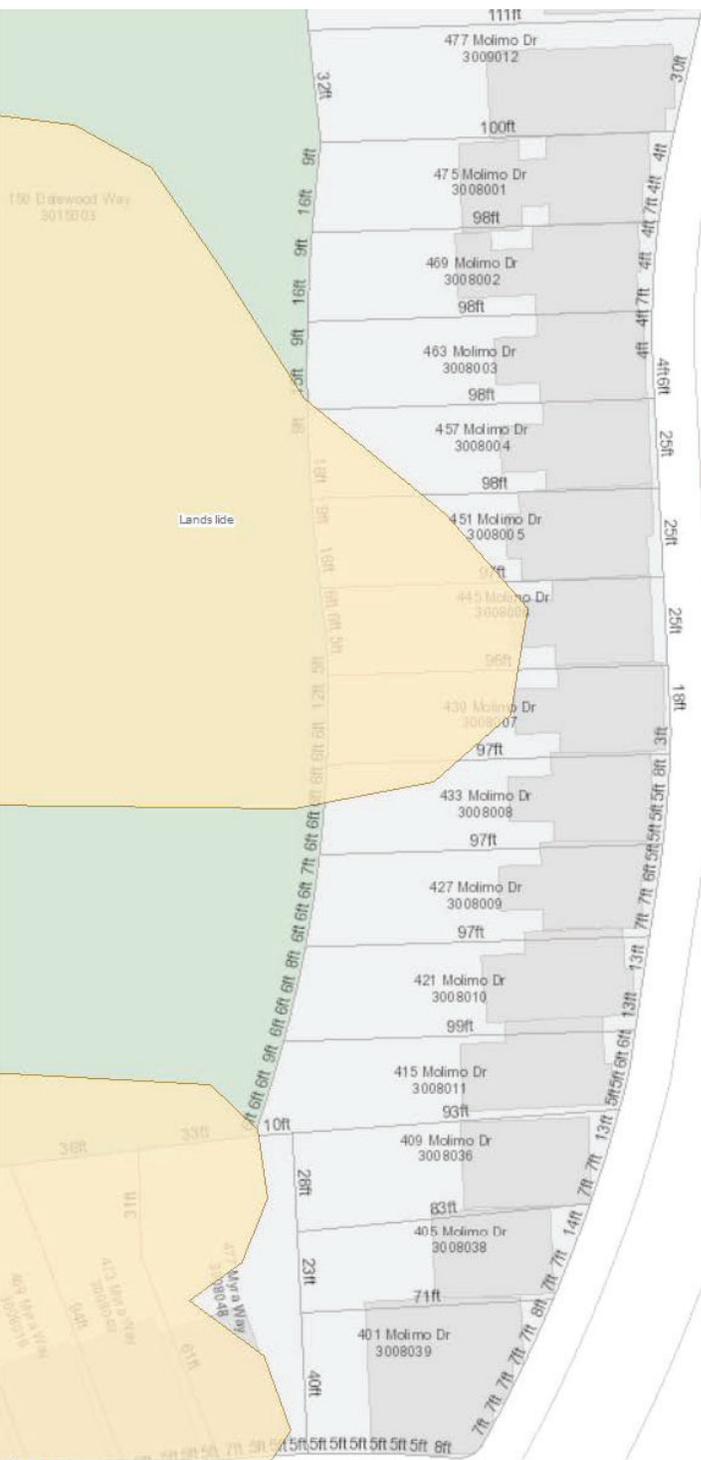
Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-008820DRP
440 Molimo Drive





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **June 20, 2018**, the Applicant named below filed Building Permit Application No. **2018.06.19.2350** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	440 Molimo Drive	Applicant:	Troy Kashanipour
Cross Street(s):	Myra Way	Address:	2325 3rd Street #401
Block/Lot No.:	2962A/016	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 431-0869
Record No.:	2018-008820PRJ	Email:	tk@tkworkshop.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	7'-5" – 8'-11 1/2"	No Change
Side Setbacks	0	No Change (0 to rear addition)
Building Depth	~46 feet @ 2 nd floor; ~22'-6" @ 3 rd floor	2 nd floor no change; 3 rd floor ~46 feet
Rear Yard	30'-7" inches to existing rear wall	30'-7" to proposed addition
Building Height	~22'-6"	No Change
Number of Stories	3 (2-story over basement)	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project includes the construction of an approximately 498 square foot, 3rd floor horizontal rear addition to an existing 3-story single-family residence. The addition will result in a new master bedroom, bathroom and office on the expanded 3rd floor.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Linda Ajello Hoagland
 Telephone: (415) 575-6823
 E-mail: linda.ajellohoagland@sfgov.org

Notice Date: 8/27/18
 Expiration Date: 9/26/18

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)
440 MOLIMO DR		2962A016
Case No.		Permit No.
2018-008820PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. REMOVE FIREPLACE IN 2ND FLR LIVING ROOM. ADD (N) POWDER ROOM. HORIZONTAL ADDITION AT THE 3RD FLR TO CREATE (N) MASTER BEDROOM, BATHROOM AND HOME OFFICE</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional):

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

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

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

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

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

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

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

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Linda Ajello Hoagland
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/19/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
440 MOLIMO DR		2962A/016
Case No.	Previous Building Permit No.	New Building Permit No.
2018-008820PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



San Francisco Planning

DISCRETIONARY REVIEW APPLICATION

PLANNING/APPLICATION RECORD NUMBER
2018-008820DRP

RECEIVED

SEP 19 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name: Solomon, H

Address: 446 Molino Dr, SF 94127

Email Address: neaceonall@comcast.net

Telephone: _____

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: 440 Molino Dr, SF, 94127 Block/Lot(s): 2962A Lot 18

Plan Area: _____

Project Description:

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

Project Details:

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

Estimated Construction Cost: _____

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

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

Related Building Permits Applications

Building Permit Applications No(s): 2018.0619-2350

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 cite specific sections of the Residential Design Guidelines.

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.

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?

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

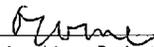
- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

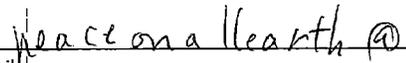


Name (Printed)



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

Phone

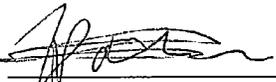


Email

comcast.net

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



Name (Printed)



Date

For Department Use Only	
Application received by Planning Department:	
By: _____	Date: _____

Question # 1:

**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.

Question #1 Answer:

1-Slope and Seismic Hazard Zone Protection Act applied to

the project area which required geotechnical report, fire report, etc... because it's a critical hill area.

2-The project area is in a slope $\geq 4H:1V$ according to the map in the building Department. The house elevation is over 700 feet from sea level.

3-The Geographic Information Systems

indicate that it's a 1) wildland-urban interface, 2) probabilistic seismic hazard assessment, 3) a rainfall induced landslide areas, 4) existing landslide distribution, 5) Earthquake induced landslide study zones:

4- Climate change such as long drought and long rain in a steep slope next to Mountain Davidson with an elevation of 928 feet (283 m). As well as deforestation, logging will cause erosion, stronger and longer wildfire. We are expecting a big earthquake that can affect mostly houses on

the hill.
More to come.

Question # 2:

The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

Question # 2 Answer:

1-It affects the light, air from the bathroom, the kitchen, the deck, and the garden.

2-It changes the neighborhood character.

3-Health Concern.

3-Safety is very important especially we are expecting a big earthquake.

More to come.

Question # 3:

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?

Question # 3 Answer:

The ideal solution is no project.
First, Geotechnical report, fire report, survey report, etc..... need to be done?
More to come.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

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

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

Signature: 	Date: 9/28/18
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

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.)

While we have heard the DR requesters concerns, we do not believe the issues presented are relevant to the modest addition proposed. The DR requester cites the "Slope Protection Act" as a reason for filing a DR. The applicability of the Slope Protection Act is spelled out in the Ordinance with enforcement provided by the Department of Building Inspection. The Ordinance applies to construction in steeply sloped areas. The intent of the ordinance is manage soil disturbance on high slope areas. It applies to new buildings of over 1000 square feet and to horizontal additions which add over 500 square feet of *projected* roof area. In this case, there is **no new projected roof area**. The modest addition is built over an existing portion of the building.

A license Structural Engineer has reviewed the project and provided new shear walls as seismic reinforcing in the design. The Engineering component will be reviewed by qualified Engineers at the Department of Building Inspection after the Department process is complete. New shear walls and seismic reinforcing occurs within the building envelope. As code default values for soil capacity are assumed, a Geotechnical report is not required. The DR requester seeks to delay and add additional, unwarranted, and unnecessary expense to the project through this DR and has provided no evidence that her property will be adversely affected.

With respect to the DR requester's unspecified health concerns, normal care will be exercised during the construction to control dust, and the code for construction hours will be followed.

The DR requester's concern about the removal of tress from Mt Davidson Park are not relevant to this project.

While the issue of Climate change is an important one, it is not relevant to the proposed project.

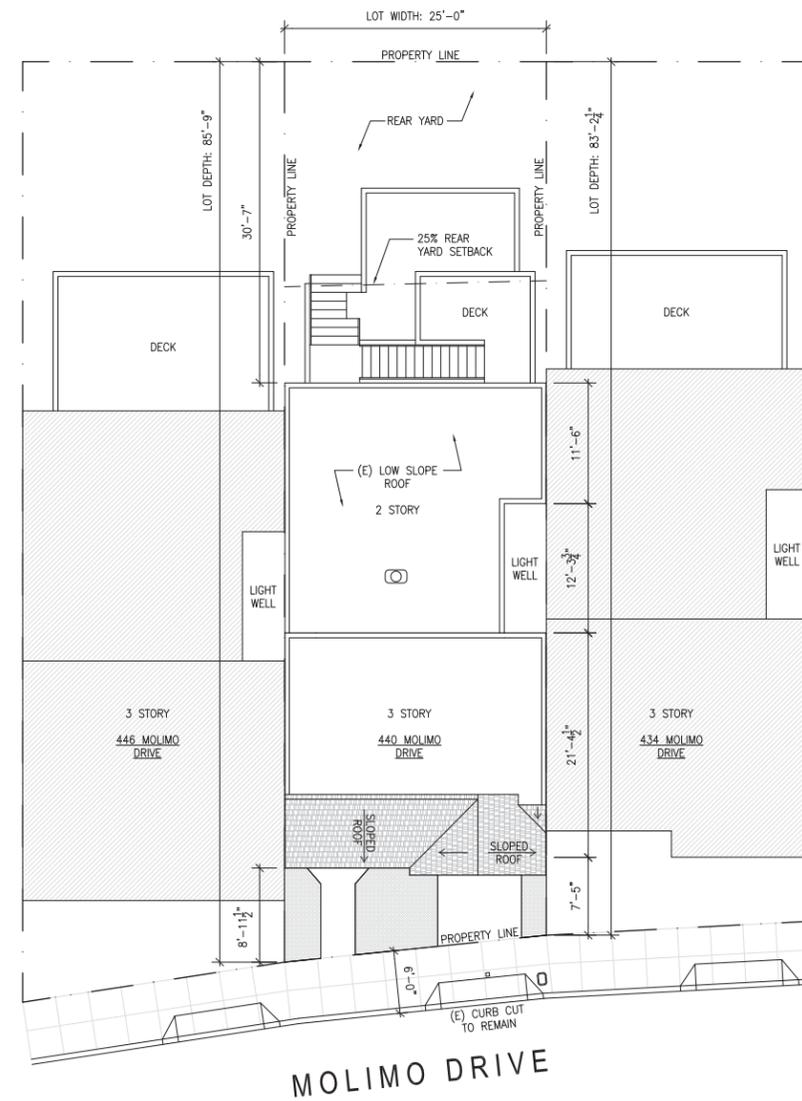
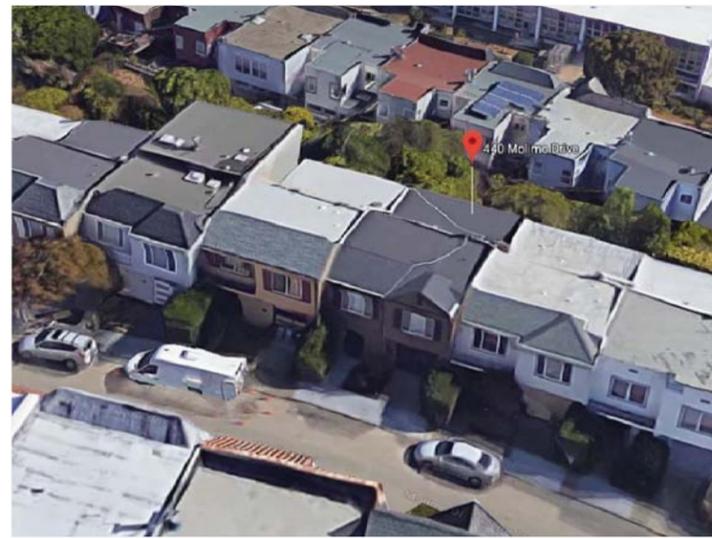
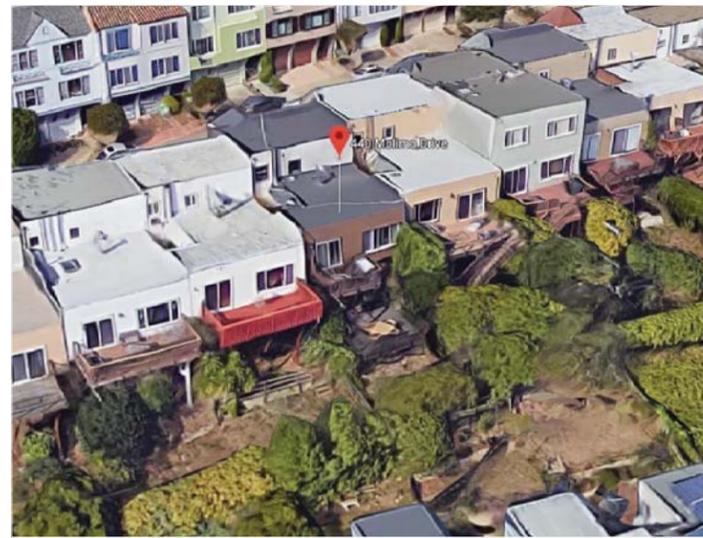
2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before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

As we understand it, the DR requester would prefer for us to do no project at all, which we cannot accommodate. The proposed addition is necessary for our family. The design includes a light well matching her lower level light well at the area of addition to provide additional light to her lower level kitchen window. Her bathroom window has full exposure and access to light and air on her own property and is provided further exposure by a light well on our property. Upon learning that she was concerned about privacy, we offered to install frosted windows in the light well, which is reflected in the building permit application.

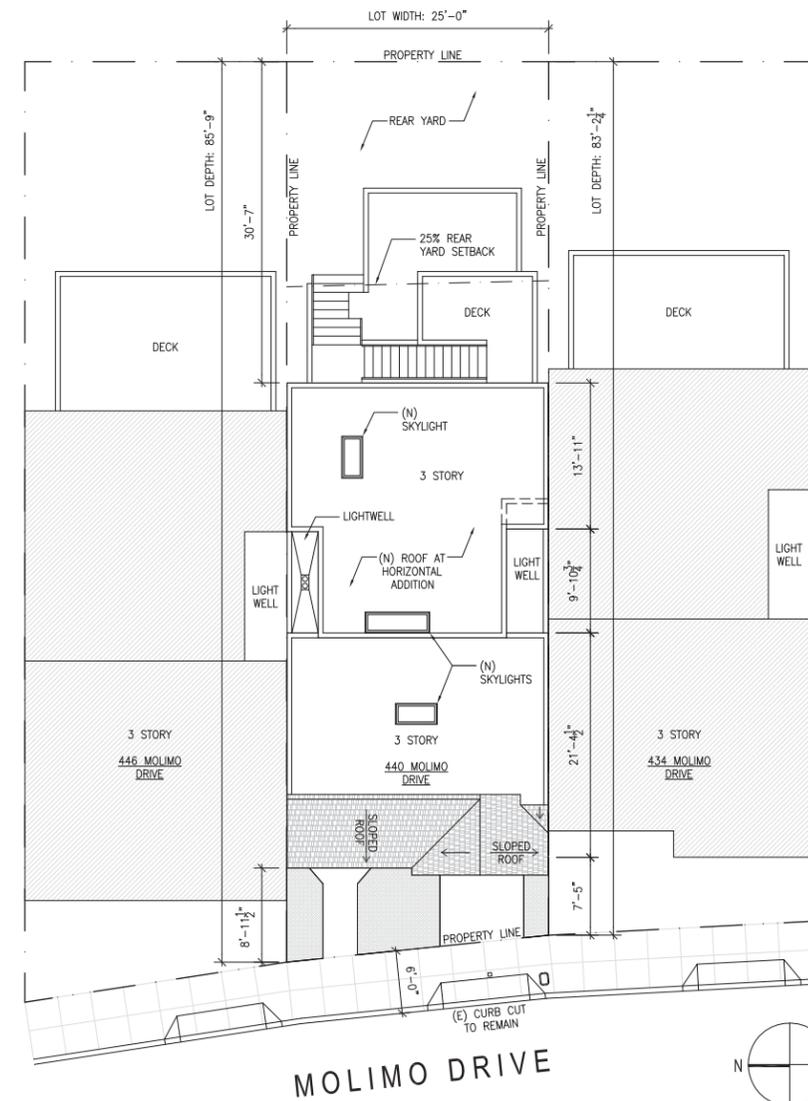
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making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

The proposed volume of the home is very similar to many other homes on the east side of Molimo including the homes at: 400 Molimo, 452 Molimo, and every one of 18 homes between 480-538 Molimo.

We are proposing a modest horizontal addition that will have no impact on the street facade and will not have an adverse impact on surrounding properties. We are a family of four with two children who attend the public elementary school around the corner. Our daughters share a bedroom immediately adjacent to ours. The modest addition of less than 500 square feet will allow each of them to have a bedroom and allow us to have space that will provide us all with more privacy.



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

440 MOLIMO DRIVE

OWNER:
CHARMAINE CURTIS &
KURT MCCULLOCH
440 MOLIMO DRIVE, CA 94127
PHONE: 415.609.4996
CHARMAINE@CURTIS-
DEVELOPMENT.COM
KURT.MCCULLOCH@GMAIL.COM

ISSUE: PRE-APPLICATION MEETING ISSUED FOR PERMIT DATE: 05.24.2018 06.19.2018

CONSULTANT

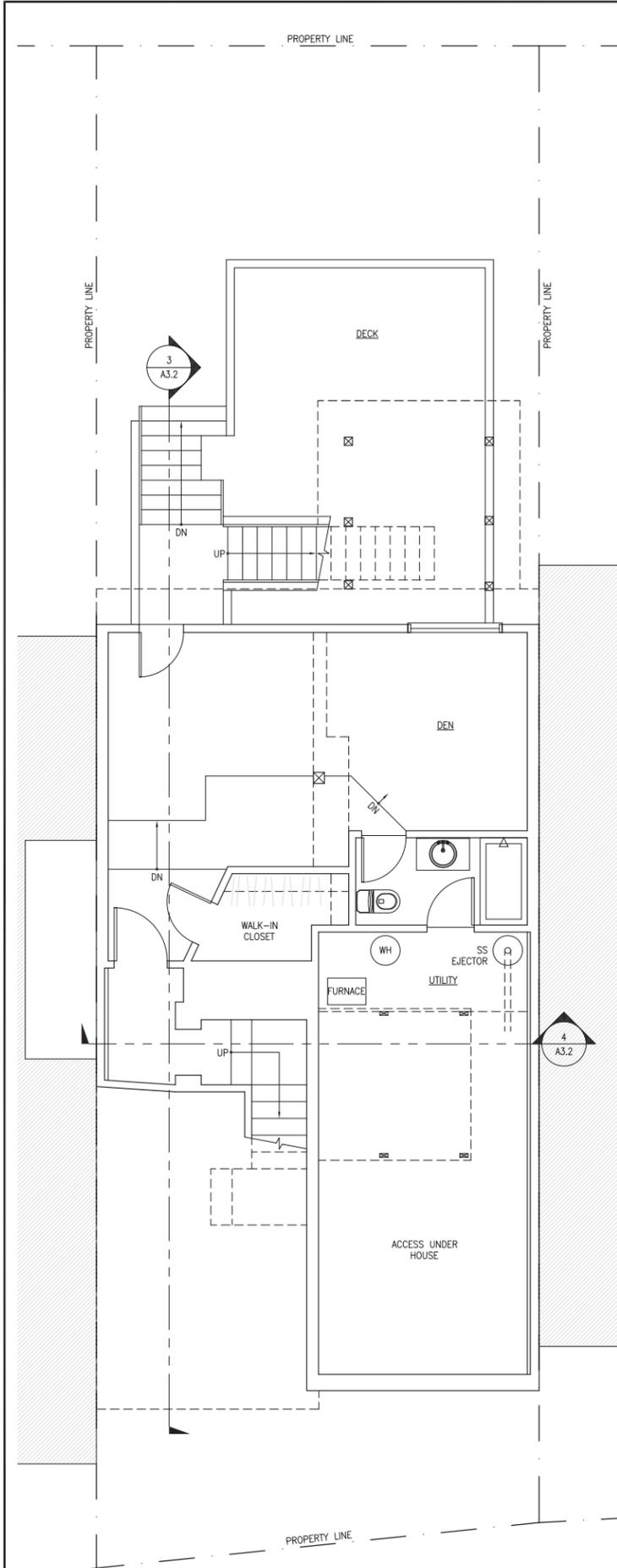
APPROVAL



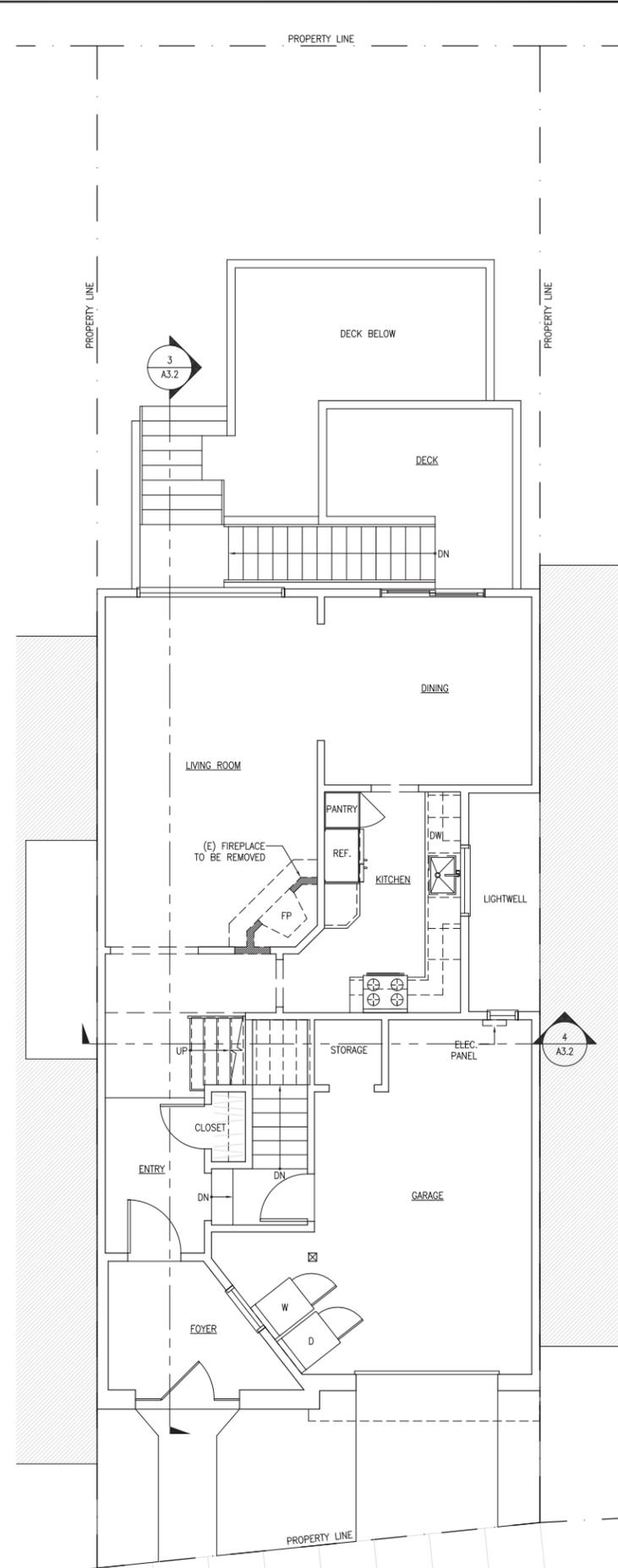
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SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED
SITE PLAN

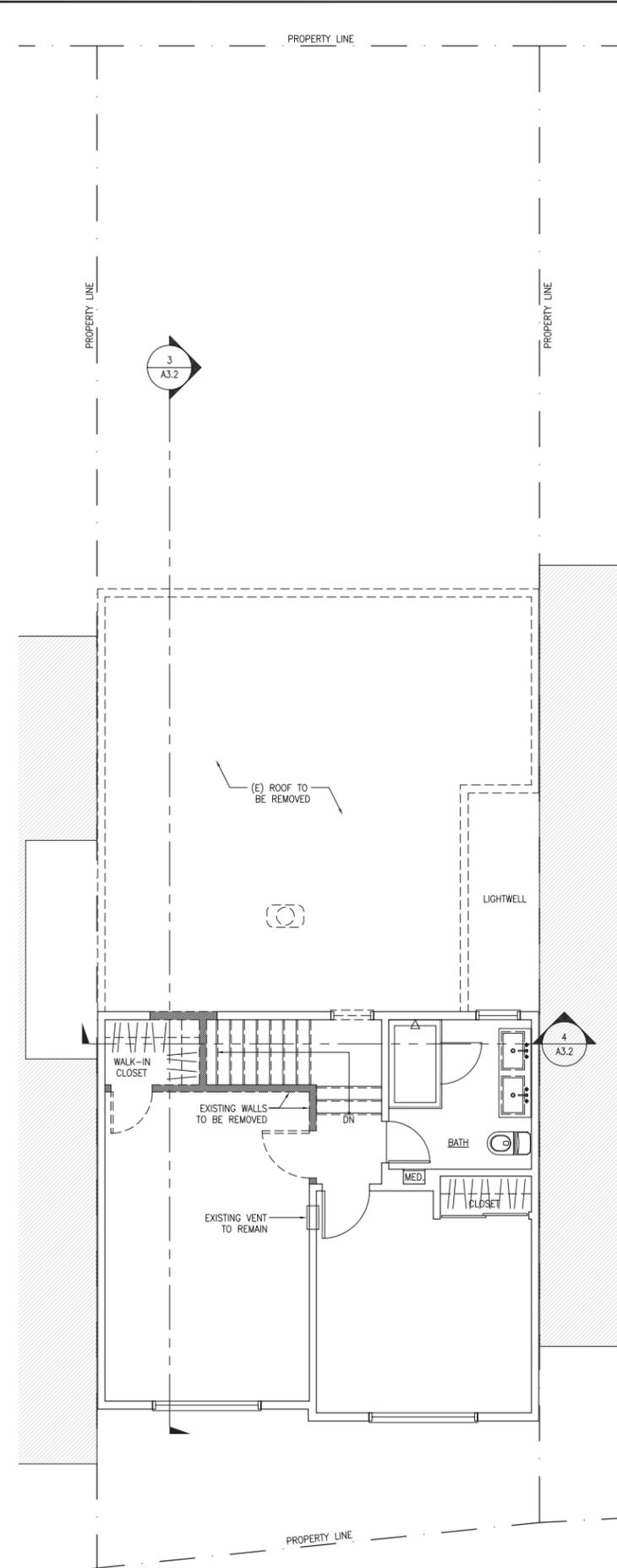
A0.1



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

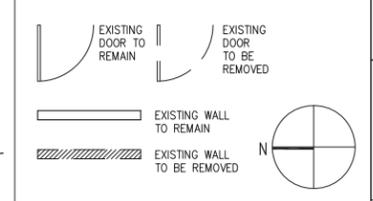


3 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. (N) DENOTES NEW ITEMS. (E) DENOTES EXISTING ITEMS. ITEMS WITHOUT SYMBOLS SHALL BE CONSIDERED TO BE EXISTING.
2. S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.
3. PROVIDE TEMPORARY SHORING AS NECESSARY/REQD.
4. PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.
5. COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.
6. COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
7. ALL (E) ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS SHALL BE TERMINATED PER CORRESPONDING 2010 CALIFORNIA CODE & ANY DESIGN-BUILD DRAWINGS.
8. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
9. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.
10. ALL ELECTRICAL, DATA, AND TELEPHONE OUTLETS LOCATED WITHIN (E) PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED U.O.N. TO BE SAVED. ALL ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINALS U.O.N.
11. REMOVE ALL NOTED INTERIOR PARTITIONS, EQUIPMENT, CEILINGS, FLOORING, FLOOR DECK, ROOFING, ROOF DECK, AND UTILITIES. ANY ADDITIONAL ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR ADDITIONAL INSTRUCTIONS.
12. ALL ITEMS AND SYSTEMS TO BE ADDRESSED BY DESIGN / BUILD CONTRACTORS SHALL BE IDENTIFIED AND DIRECTIONS SPECIFIED IN THE REQUIRED CONTRACT DOCUMENTS OF THE APPROPRIATE DESIGN / BUILD CONTRACTOR.
13. WALL, FLOOR, AND CEILING FRAMING LUMBER IN GOOD REPAIR SHALL BE SALVAGED. G.C. TO COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REUSE.

DRAWING LEGEND:



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

440 MOLIMO DRIVE

OWNER:
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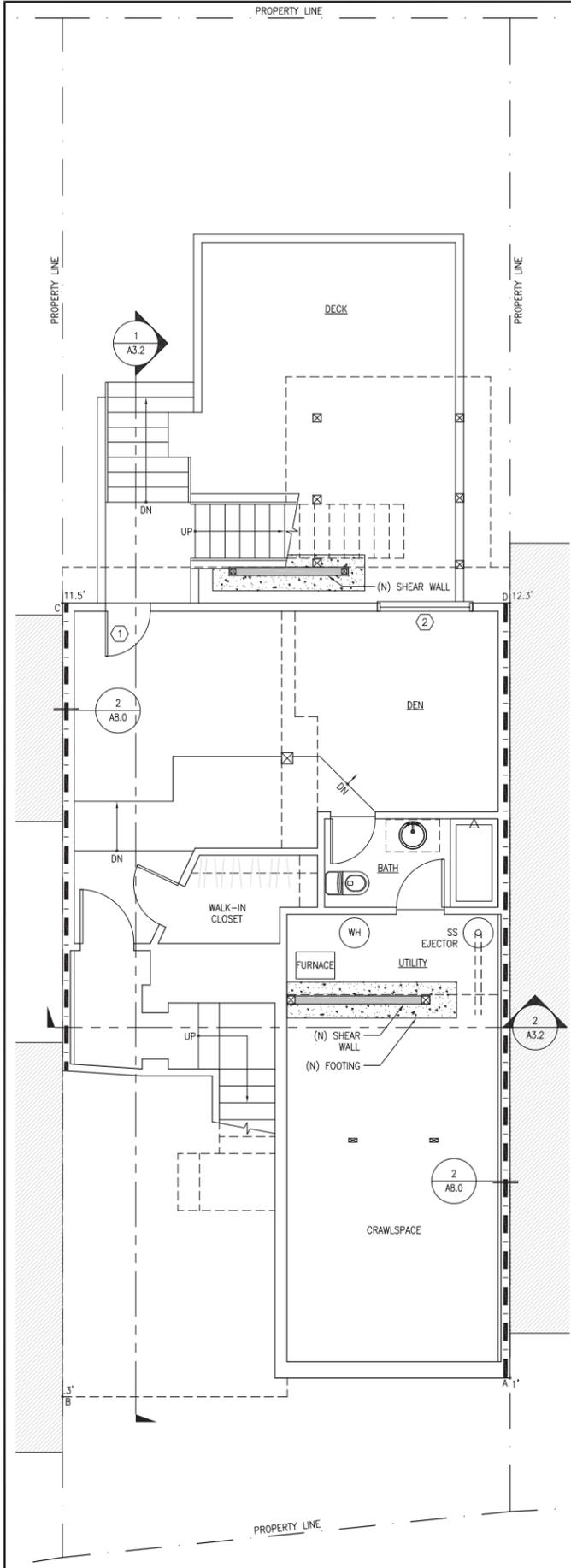
APPROVAL

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SCALE: NONE

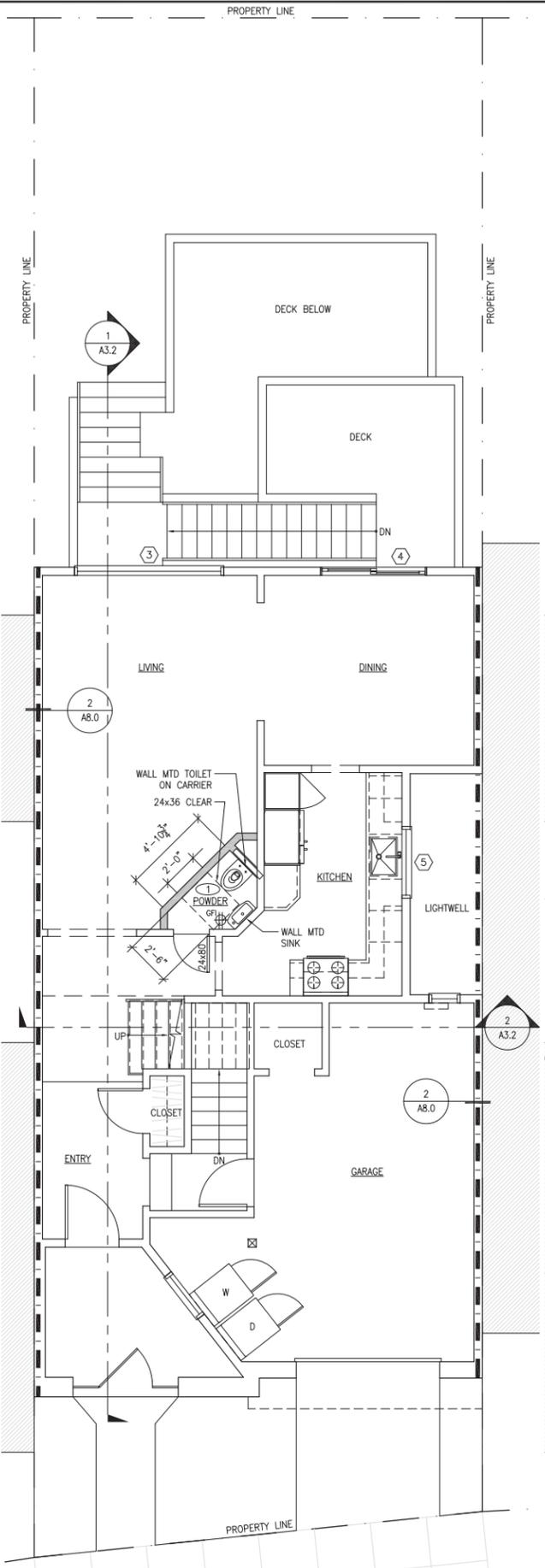
EXISTING / DEMOLITION FLOOR PLANS

A1.0

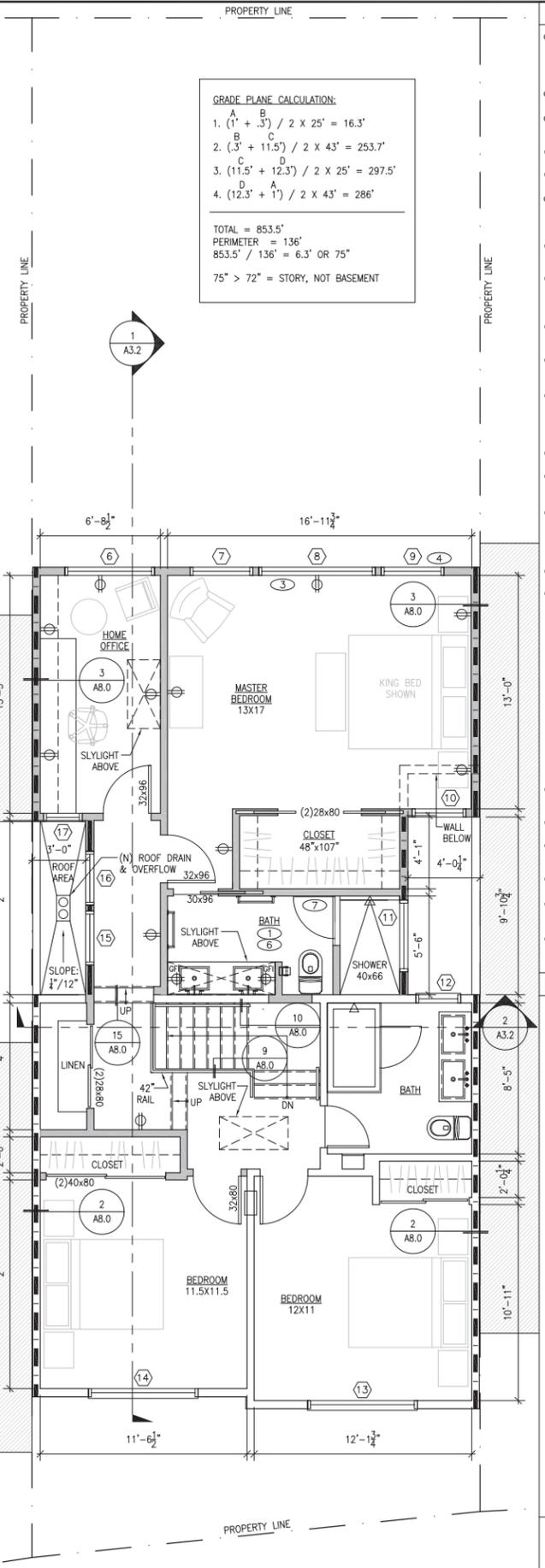




1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



3 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

GRADE PLANE CALCULATION:
 1. $\frac{A}{1' + 3'} \times 2 \times 25' = 16.3'$
 2. $\frac{B}{.3' + 11.5'} \times 2 \times 43' = 253.7'$
 3. $\frac{C}{11.5' + 12.3'} \times 2 \times 25' = 297.5'$
 4. $\frac{D}{12.3' + 1'} \times 2 \times 43' = 286'$
 TOTAL = 853.5'
 PERIMETER = 136'
 $853.5' / 136' = 6.3'$ OR 75"
 75" > 72" = STORY, NOT BASEMENT

- KEYNOTES:**
- ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETS AND APPLIANCES. G.C. TO COORDINATE LOCATION.
 - BLANK
 - (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
 - WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
 - PROVIDE A MIN. 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.7.
 - PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
 - (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
 - EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
 - HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
 - PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
 - DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4. GAS VENT TERMINATION PER CMC 802.6 & SFMC 802.6.2 THROUGH WALL VENT TERMINATION PER SFMC 802.8
 - STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
 - PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
 - WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. EXHAUST SHALL BE A MIN. OF 4" Ø DUCT, TERMINATE TO THE OUTSIDE OF THE BUILDING 3' FROM ANY OPENING OR PL PER CMC 504.5, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ.IN. MIN. MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
 - 1-HR FIRE RATED CEILING UNDER STAIR.
 - AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
 - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
 - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
 - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
 - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
 - PROVIDE R-13 INSULATION AT 2x4 WALLS, R-19 AT 2x6 WALLS AND INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
 - BLANK
 - SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
 - ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
 - HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
 - G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE PUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.

- LIGHTING ENERGY REQUIREMENTS:**
- LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A
- 150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
- 150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING, AIR LEAKAGE, SEALING, MAINTENANCE, AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JAB-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.
- 150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH 150.0(k).
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- 150.0(k)3A-3D: RESIDENTIAL OUTDOOR LIGHTING. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM 150.0(k)3A (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).
- FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.
- FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.
- 150.0(k)6A-6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
- COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
 - LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

TROY KASHANIPOUR ARCHITECTURE 2525 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

440 MOLIMO DRIVE

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ISSUE: PRE-APPLICATION MEETING ISSUED FOR PERMIT DATE: 05.24.2018 06.19.2018

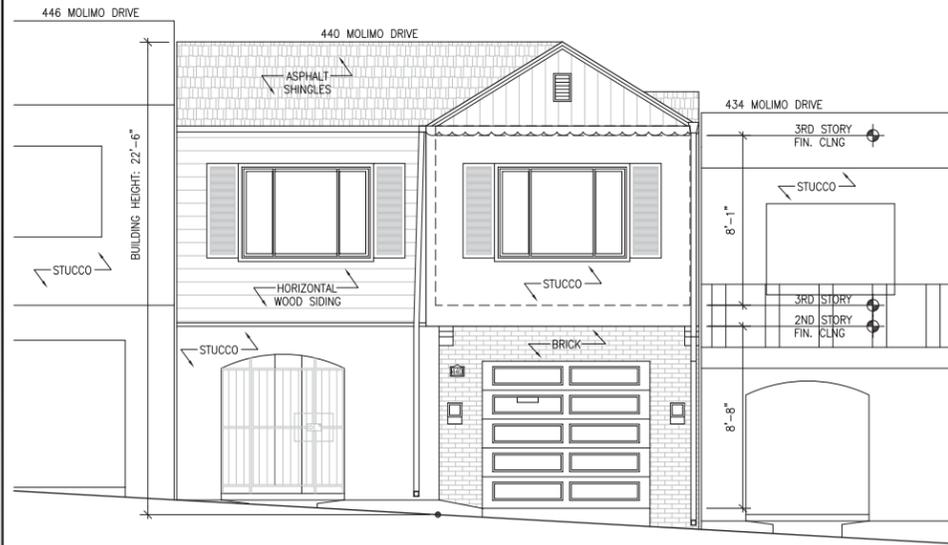
CONSULTANT

APPROVAL

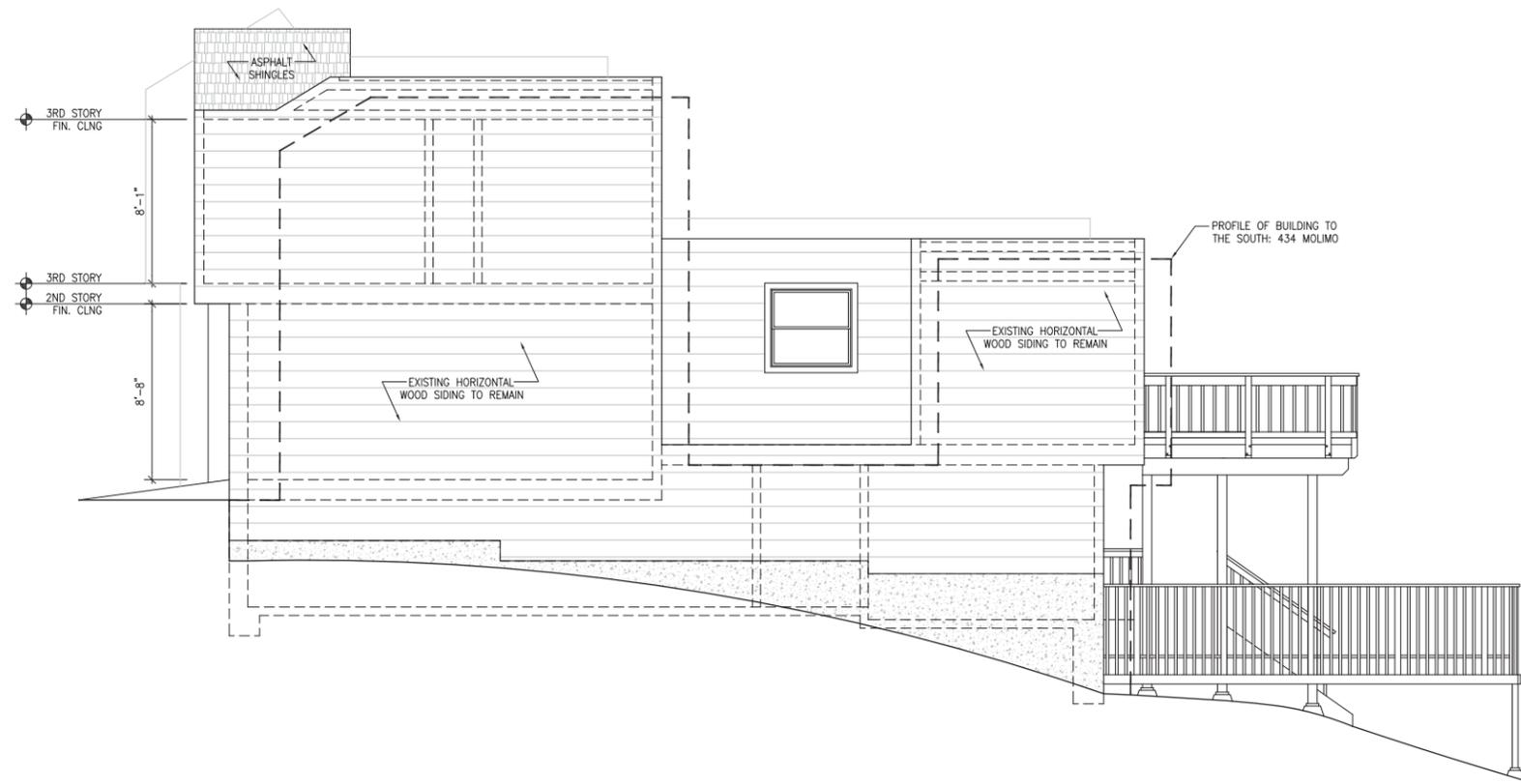
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PROPOSED FLOOR PLANS

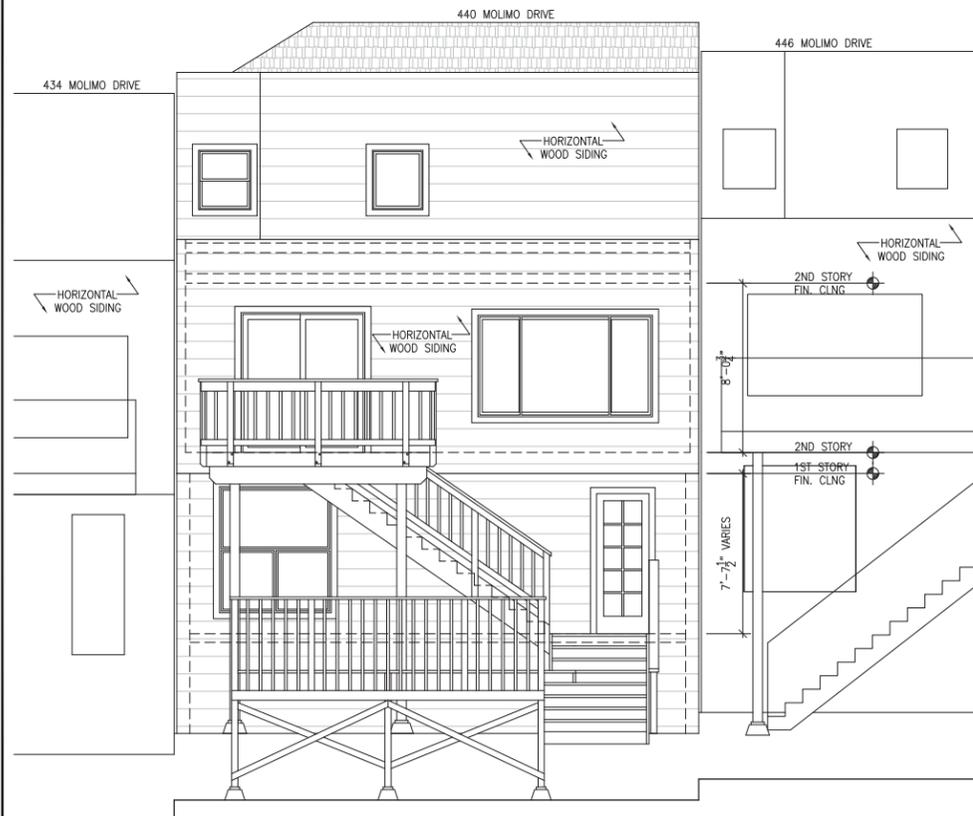
A2.0



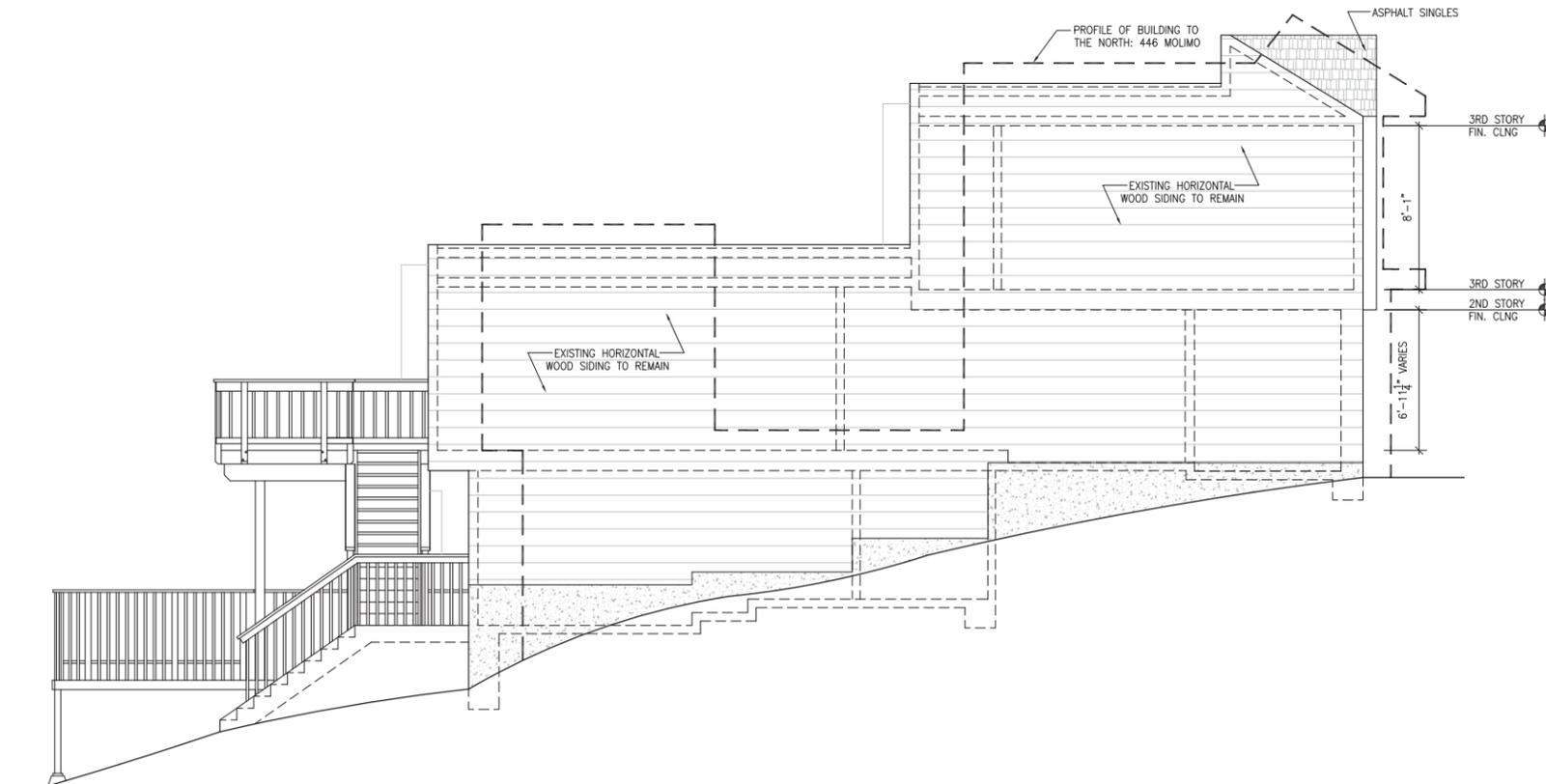
1 EXISTING WEST ELEVATION
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2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

440 MOLIMO DRIVE

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ISSUE:	DATE:
PRE-APPLICATION MEETING	05.24.2018
ISSUED FOR PERMIT	06.18.2018

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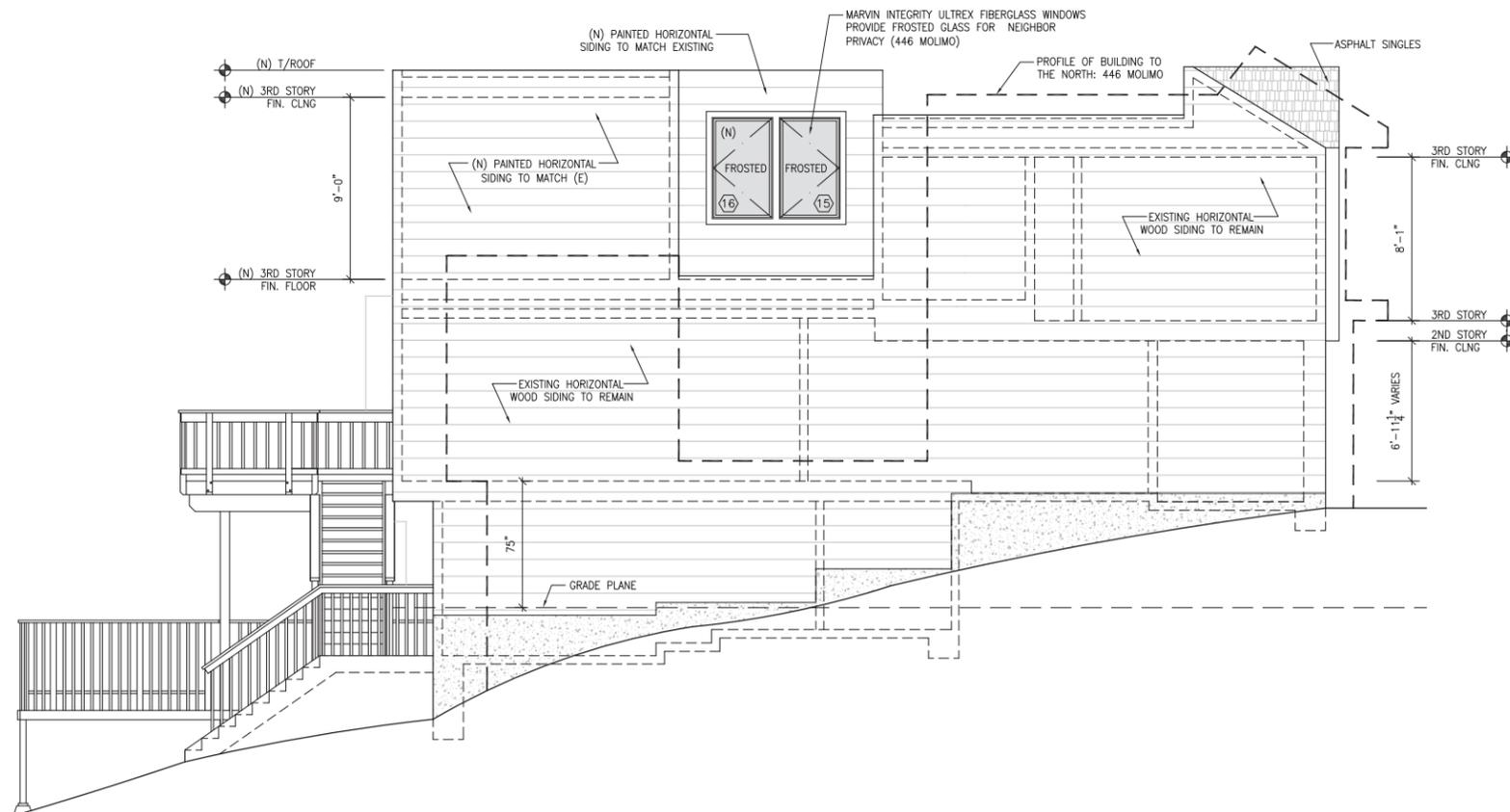
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SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS

A3.0



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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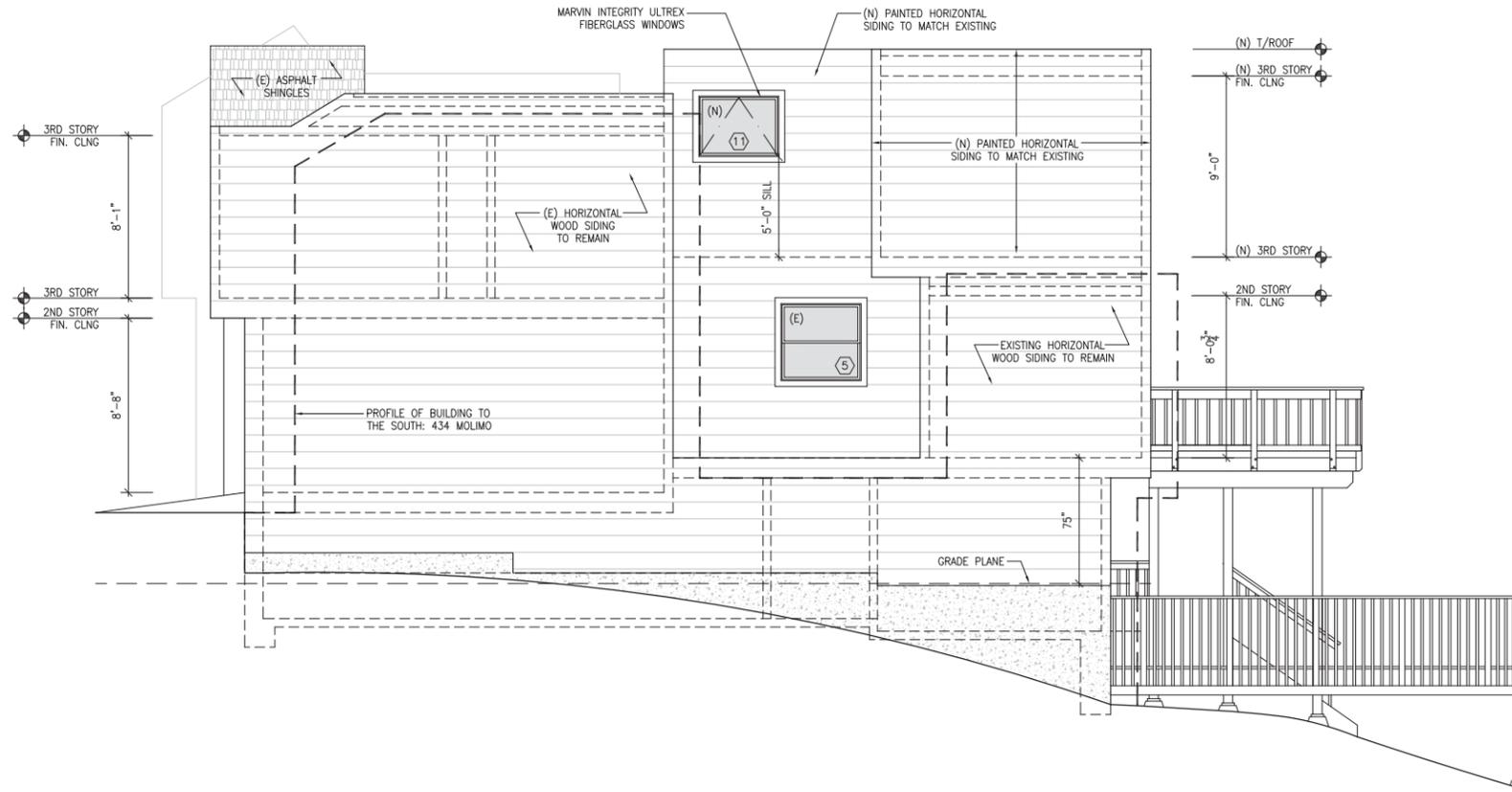
CONSULTANT

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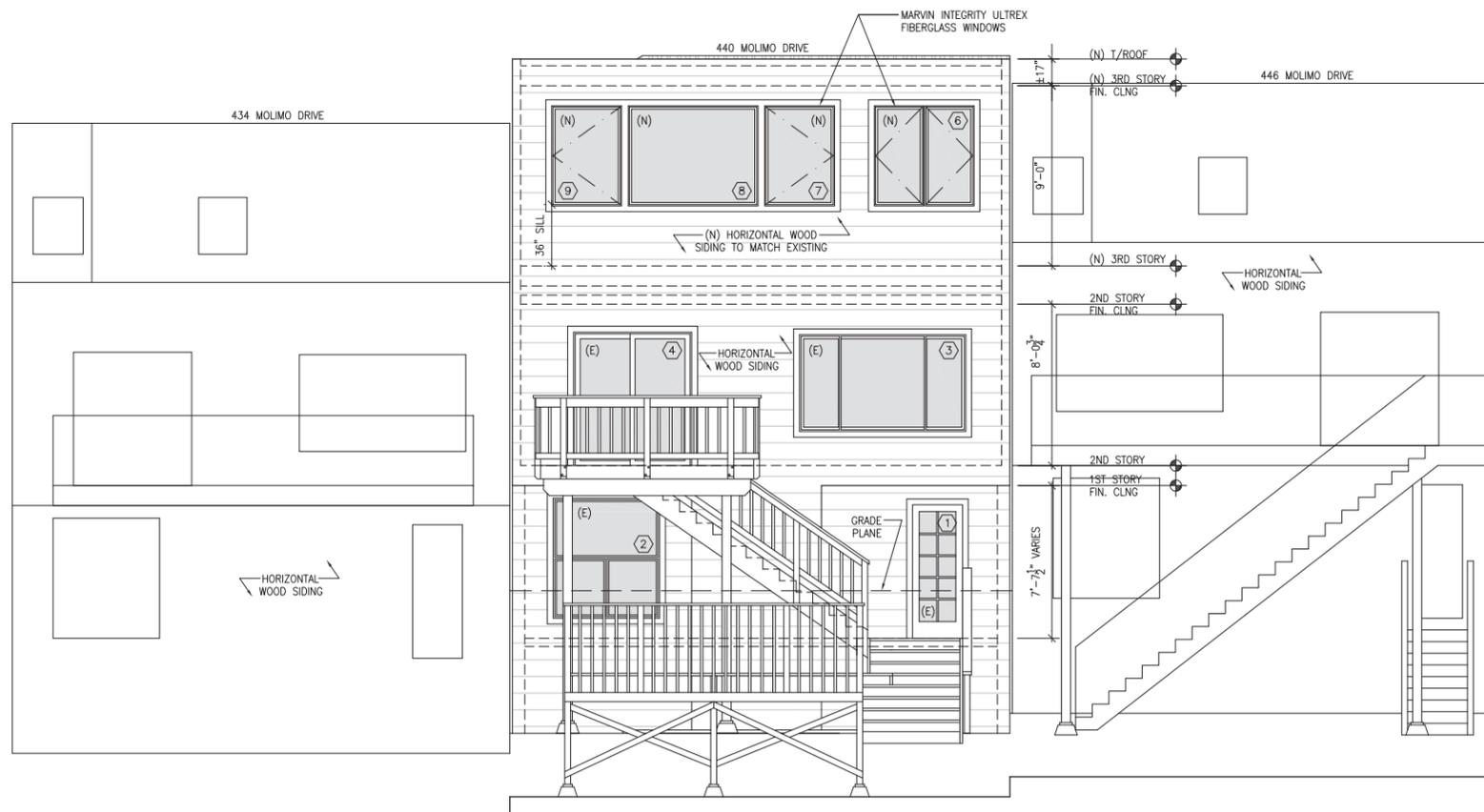


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SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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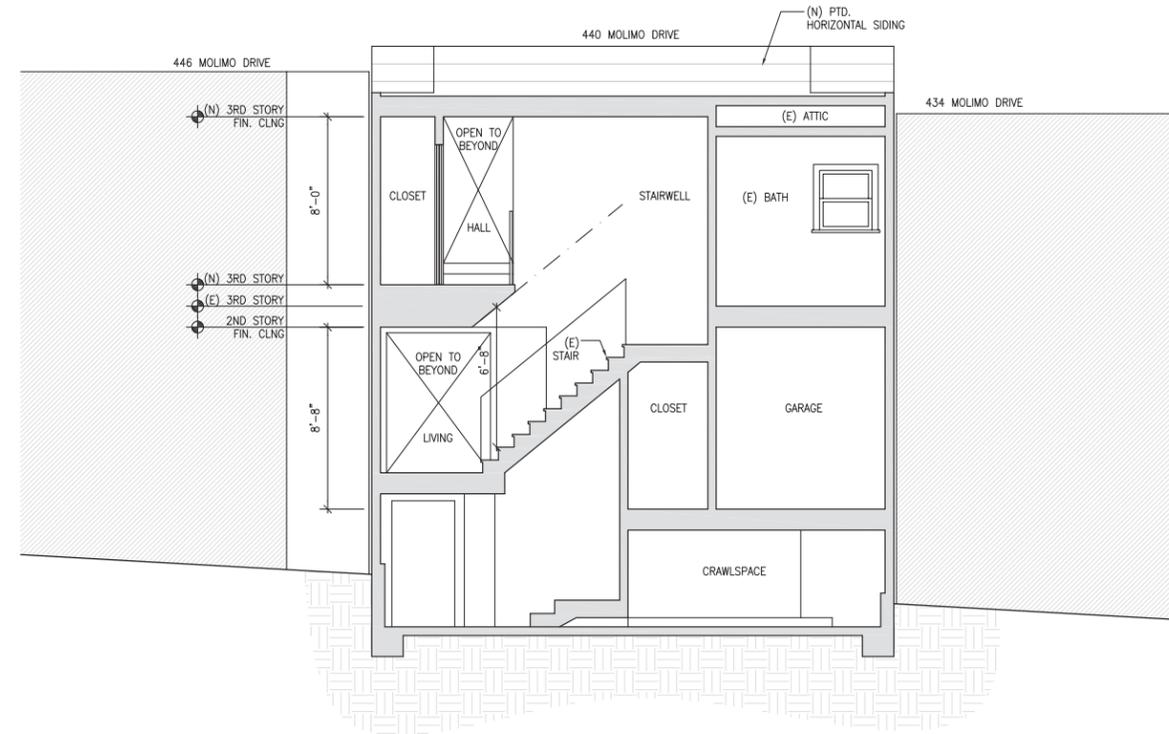
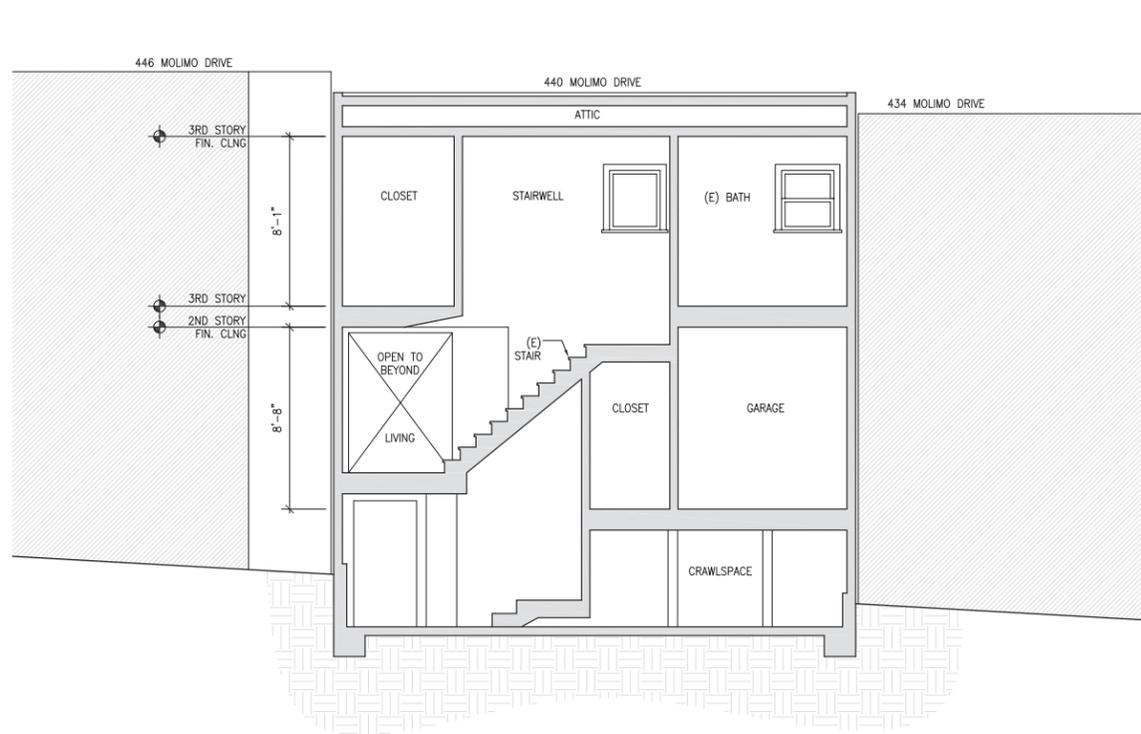
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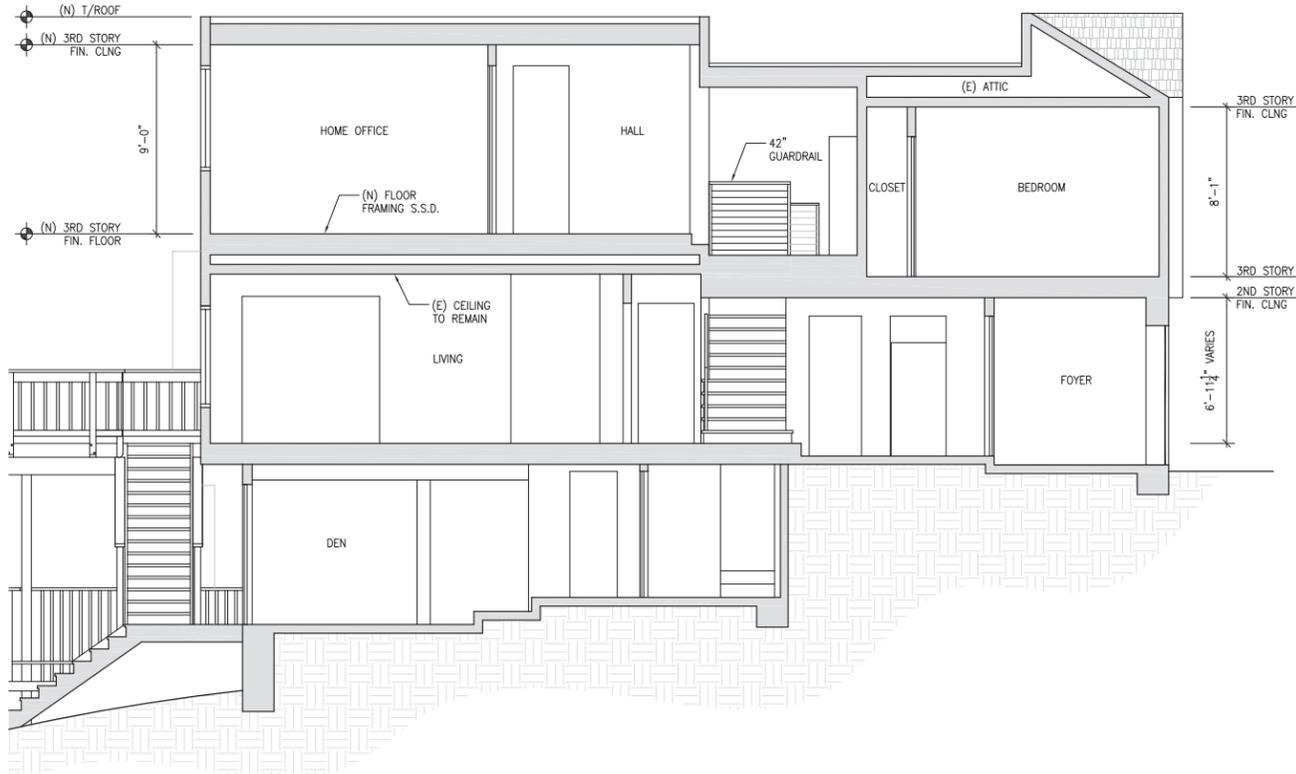
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CHECKED: TK
SCALE: 1/4"=1'-0"

PROPOSED ELEVATIONS



4 EXISTING CROSS SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

2 PROPOSED CROSS SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



3 EXISTING LONGITUDINAL BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"

1 PROPOSED LONGITUDINAL BUILDING SECTION LOOKING SOUTH
SCALE: 1/4" = 1'-0"

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DRAWN: SC
CHECKED: TK
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

A3.3