

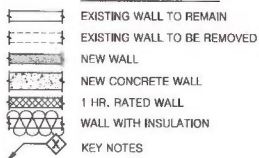
ABBREVIATIONS

ABV.	ABOVE	PERF.	PERFORATED
A.D.	AREA DRAIN	P.G.	PAINT GRADE
ADJ.	ADJUSTABLE	PL.	PLATE
A.F.F.	ABOVE FINISH FLOOR	PLYWD.	PLYWOOD
BD.	BOARD	PR.	PAIR
BEL.	BELOW	PT.	POINT
BLK.	BLOCK	R.	RADIUS
BLKG.	BLOCKING	REF.	REFRIGERATOR
BM.	BEAM	REINF.	REINFORCED
B.O.	BY OTHERS	R.D.	ROOF DRAIN
BOT.	BOTTOM	REQ'D.	REQUIRED
BSMT.	BASEMENT	RESIL.	RESILIENT
CAB.	CABINET	RET.	RETAINING
C.B.	CATCH BASIN	RM.	ROOM
CEM.	CEMENT	R.O.	ROUGH OPENING
C.I.	CAST IRON	S.	SINK
CLG.	CEILING	SCHED.	SCHEDULE
CLO.	CLOSET	SHWR.	SHOWER
CLR.	CLEAR	SHT.	SHEET
CONC.	CONCRETE	SHTH.	SHEATHING
CONT.	CONTINUOUS	SIM.	SIMILAR
CNTR.	COUNTER	S.D.	SMOKE DETECTOR
CTR.	CENTER	SPEC.	SPECIFICATION
D.	DRYER	SQ.	SQUARE
DBL.	DOUBLE	S.L.D.	SEE LANDSCAPE DRAWINGS
DET.	DETAIL	S.S.	STAINLESS STEEL
DIA.	DIAMETER	S.S.D.	SEE STRUCTURAL DRAWINGS
DIM.	DIMENSION	STD.	STANDARD
DISP.	DISPOSAL	STL.	STEEL
D.W.	DISH WASHER	STOR.	STORAGE
DR.	DOOR	SYM.	SYMMETRICAL
D.S.	DOWN SPOUT	T.	TREAD
DWG.	DRAWING	TBD.	TO BE DESIGNED
DRWR.	DRAWER	TEL.	TELEPHONE
'E' OR (E)	EXISTING	T&G	TONGUE AND GROOVE
EA.	EACH	TYP.	TYPICAL
EL.	ELEVATION	T.O.	TOP OF
ELEC.	ELECTRICAL	T.O.S.	TOP OF SLAB
EQ.	EQUAL	U.O.N.	UNLESS OTHERWISE NOTED
EXP.	EXPANSION	VERT.	VERTICAL
F.	FURNACE	VEST.	VESTIBULE
F.D.	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FDN.	FOUNDATION	W.	WASHER
FIN.	FINISH	W/	WITH
F.F.E.	FINISH FLOOR ELEVATION	W.H.	WATER HEATER
F.F.C.	FINISH CEILING ELEVATION	W.C.	WATER CLOSET
FLR.	FLOOR	WD.	WOOD
F.O.C.	FACE OF CONCRETE	W.I.	WROUGHT IRON
FT.	FOOT OR FEET	W.I.C.	WALK-IN CLOSET
FTG.	FOOTING	W/O	WITHOUT
FURR.	FURRING	W.O.	WHERE OCCURS
G.B.	GRAB BAR	WP.	WATERPROOF
GL.	GLASS	WT.	WEIGHT
GRND.	GROUND	<	ANGLE
GRD.	GRADE	@	AT
GYP.	GYPSUM	Ø	DIAMETER
H.B.	HOSE BIB	#	POUND OF NUMBER
HDWD.	HARDWOOD		
HORIZ.	HORIZONTAL		
HGT.	HEIGHT		
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		
JT.	JOINT		
KIT.	KITCHEN		
LAM.	LAMINATE		
LAV.	LAVATORY		
LT.	LIGHT		
MAX.	MAXIMUM		
M.C.	MEDICINE CABINET		
MECH.	MECHANICAL		
MIN.	MINIMUM		
MIR.	MIRROR		
MISC.	MISCELLANEOUS		
MTL.	METAL		
MDF.	MEDIUM DENSITY FIBERBOARD		
'N' OR (N)	NEW		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER		
O.D.	OVERFLOW DRAIN		
OPNG.	OPENING		
OPP.	OPPOSITE		

GENERAL NOTES

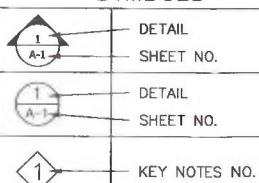
- ALL CONSTRUCTION TO CONFORM TO 2013 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
- CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
- ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OF FRAMING UNLESS NOTES OTHERWISE.
- COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
- ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
- ALL WOOD, INCLUDING POSTS WITHIN 8" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETED OR MASONRY FOUNDATIONS PER C.B.C. 2306.4
- VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
- MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- PLUMBING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
- AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGNED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND INSTALLED R-VALUE.
- THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F., TYPICAL.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.
- CONTRACTOR SHALL VERIFY THE SITE CONDITION & DIMENSION BEFORE ORDER ANY BUILDING MATERIAL.

DRAWING LEGEND:



KEY NOTES

SYMBOLS



VICINITY MAP



N.T.S.

PROJECT DATA

ADDRESS:	216 HEAD ST. SAN FRANCISCO, CA 94132
BLOCK/LOT:	7135/023
ZONING DISTRICT:	RH-1
OCCUPANCY:	R3
CONSTRUCTION TYPE:	TYPE V-B
SCOPE OF WORK:	ERECT THREE-STORY BUILDING
FLOOR AREA:	EXISTING PROPOSED TOTAL
1ST FLOOR/GARAGE	0 S.F. 1,436 S.F. 1,436 S.F.
2ND FLOOR	0 S.F. 1,395 S.F. 1,395 S.F.
3RD FLOOR	0 S.F. 1,174 S.F. 1,174 S.F.
TOTALS	0 S.F.3, 4,005 S.F. 4,005 S.F.

GOVERNING CODES (w/ SAN FRANCISCO AMENDMENT)

2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA RESIDENTIAL CODE  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2013 CALIFORNIA ENERGY CODE

WATER CONSERVATION REQUIREMENT

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF.
- SHOWERHEADS SHALL HAVE MAXIMUM FLOW RATE OF 2 GPM AT 80 PSI.
- THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
- THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS NOT EXCEED 1.2 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.

WALLS ENCLOSING CONDITIONED SPACE

R-VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM. VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORMS)

- R-13 IN 2x4 STUDS
- R-19 IN 2x6 STUDS
- R-22 IN 2x8 STUDS
- R-30 IN 2x10 STUDS
- R-38 IN 2x12 STUDS

OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CNC STD 151 (f) 1 & TABLES 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1).

CEILINGS BETWEEN GARAGE AND ROOMS ABOVE, AND AT FLOORS WITH CRAWL SPACES

R-VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM. VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORMS)

- R-13 IN 2x4 JOISTS
- R-19 IN 2x6 JOISTS
- R-22 IN 2x8 JOISTS
- R-30 IN 2x10 JOISTS
- R-38 IN 2x12 JOISTS

OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CNC STD 151 (f) 1 & TABLES 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1).

SHEET INDEX

A0.0 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

A1.0 SITE PLANS & PHOTOGRAPHS

A2.0 FLOOR PLANS  
A2.1 FLOOR & ROOF PLANS

A4.0 ELEVATIONS  
A4.1 ELEVATIONS

A5.0 SECTIONS

A6.0 SCHEDULE

OWNER / REPRESENTATIVE:

ALFRED LEE

216 HEAD ST  
SAN FRANCISCO, CA 94132

SHEET TITLE:

COVER SHEET,  
GENERAL  
NOTES,  
ABBREVIATIONS  
& PROPERTY  
INFORMATION

PROJECT ADDRESS:

216 HEAD ST  
SAN FRANCISCO, CA 94132

BLOCK/LOT: 7135/023

PROJECT DESCRIPTION:

HVAC SYSTEMS, SUCH AS VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM (WITH CERTIFICATION AS INSTALLER QUALIFICATION), OR OTHER PROGRAM ACCEPTABLE TO THE DEPARTMENT OF BUILDING INSPECTION. (CALGREEN 702.1)

COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION: DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM.

BATHROOM EXHAUST FANS: MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80% HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.

CARPET: ALL CARPET MUST MEET ONE OF THE FOLLOWING: (CALGREEN 4.504.3)

- CARPET AND RUG INSTITUTE GREEN LABEL PLUS PROGRAM,
  - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350),
  - NSF/ANSI 140 AT THE GOLD LEVEL,
  - SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE, OR
  - CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS EQ 2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE
- AND CARPET CUSHION MUST MEET CARPET AND RUG INSTITUTE GREEN LABEL, AND INDOOR CARPET ADHESIVE & CARPET PAD ADHESIVE MUST NOT EXCEED 50 G/L VOC CONTENT.

RESILIENT FLOORING SYSTEMS: FOR 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH:

- CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM,
- COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS V.1.1,
- COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) EQ2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE, OR
- CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM TO COMPLY WITH CALIFORNIA DEPARTMENT OF PUBLIC HEALTH

COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR SHALL MEET CARB AIR TOXICS CONTOUR MEASURE FOR COMPOSITE WOOD. SEE CALGREEN TABLE 4.504.5.

INTERIOR PAINTS, COATINGS LOW-VOC AEROSOL PAINTS, COATING ARE COMPLY WITH CALIFORNIA GREEN BUILDING CODE.

LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS ARE COMPLY WITH CALIFORNIA GREEN BUILDING CODE.

NOTES	BY
△ PLAN CK. 12192018	T.Y.
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DATE 11/06/2014

SCALE AS NOTED

DRAWN J.C.

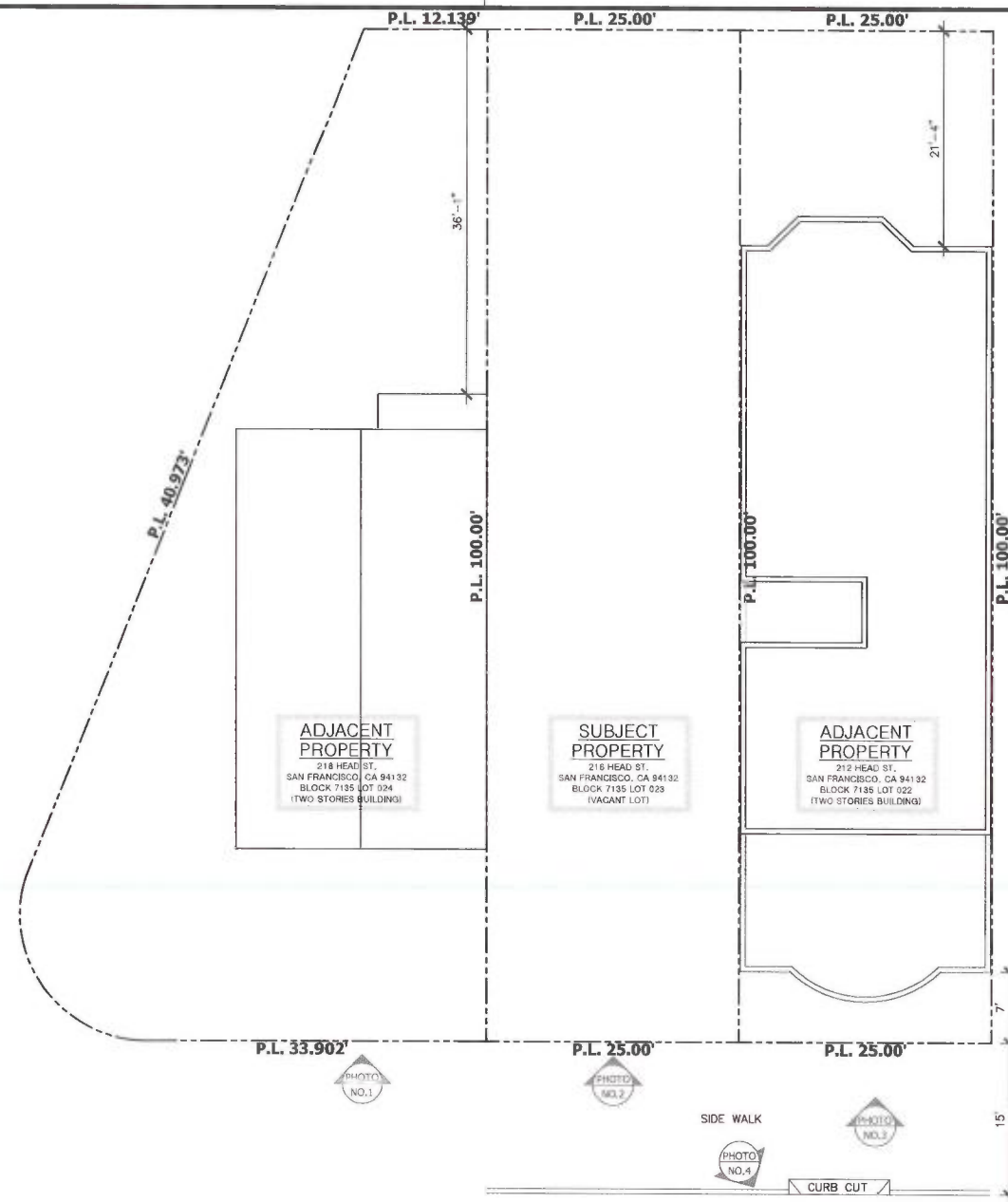
JOB 141106

SHEET

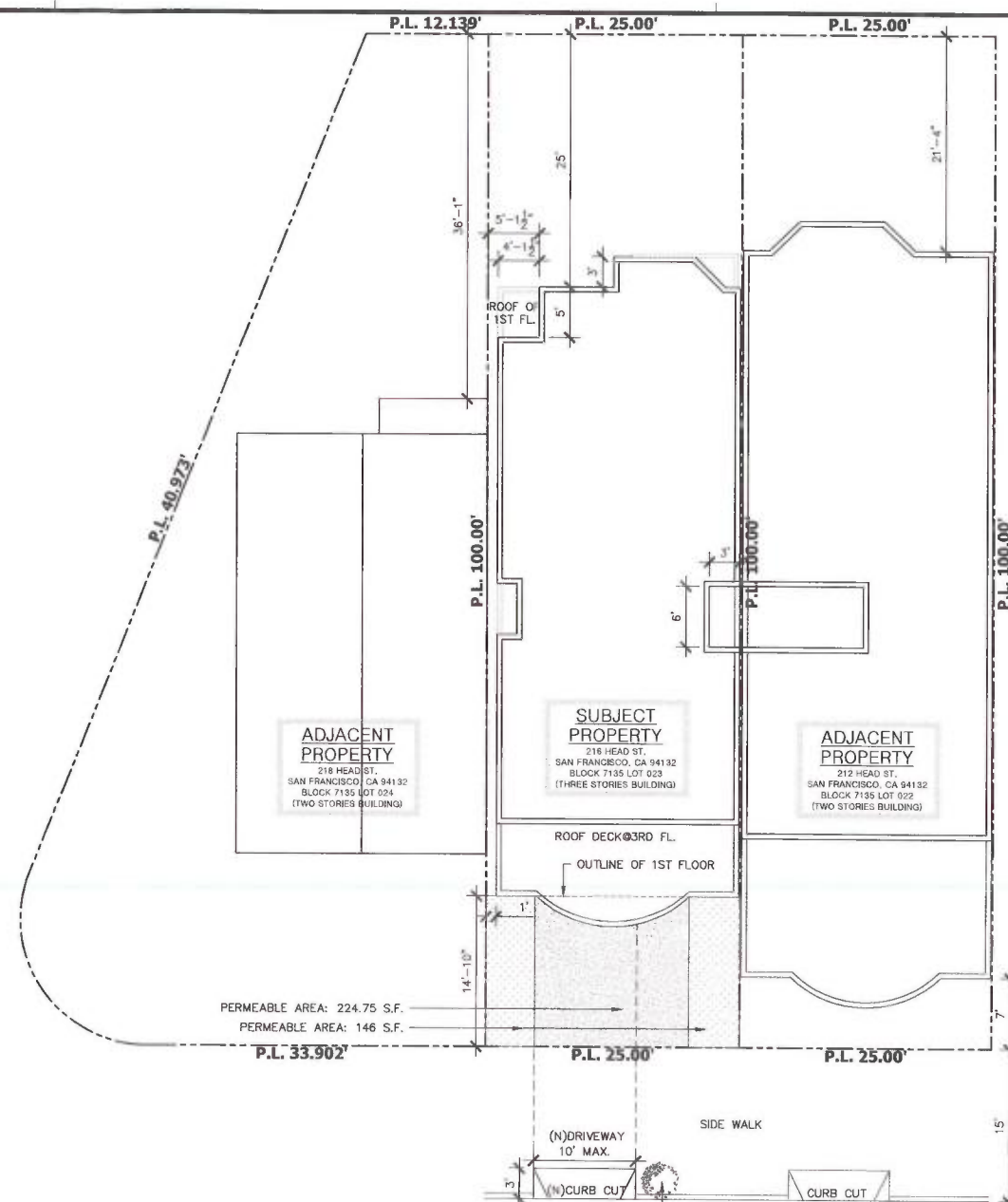
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OF SHEETS





**(E) SITE PLAN**  
 $\frac{1}{8}" = 1'-0"$



**(N) SITE PLAN**  
 $\frac{1}{8}" = 1'-0"$

**NOTE:**  
 LANDSCAPING:  
 COMPLY WITH PLANNING CODE 132. (G)  
 PROVIDE 50 PERCENT OF UNPAVED AND  
 LANDSCAPE OF THE FRONT SETBACK WITH  
 MINIMUM OF 20 PERCENT LANDSCAPING  
 REQUIREMENT COUNTED TOWARDS THE  
 SETBACK AREA.  
 THE SETBACK AREA FOR THE SUBJECT SITE  
 IS 402 SQUARE FEET, AND THE REQUIRED  
 GREEN LANDSCAPING REQUIREMENT WOULD  
 BE 201 SQUARE FEET.

**CALCULATION:**  
 TOTAL FRONT SETBACK AREA = 370.75 S.F.  
 TOTAL LANDSCAPE AREA = 146 S.F.  
 TOTAL PERMEABLE AREA = 224.75 S.F.  
 TOTAL GREEN LANDSCAPE AREA = 806 S.F.  
 TOTAL PERCENT = G.L. AREA / F.SB. AREA  
 TOTAL PERCENT = 370.75 S.F. / 370.75 S.F.  
 TOTAL PERCENT = 100% ≥ REQUIRED

OWNER / REPRESENTATIVE:  
 ALFRED LEE  
 216 HEAD ST  
 SAN FRANCISCO, CA 94132

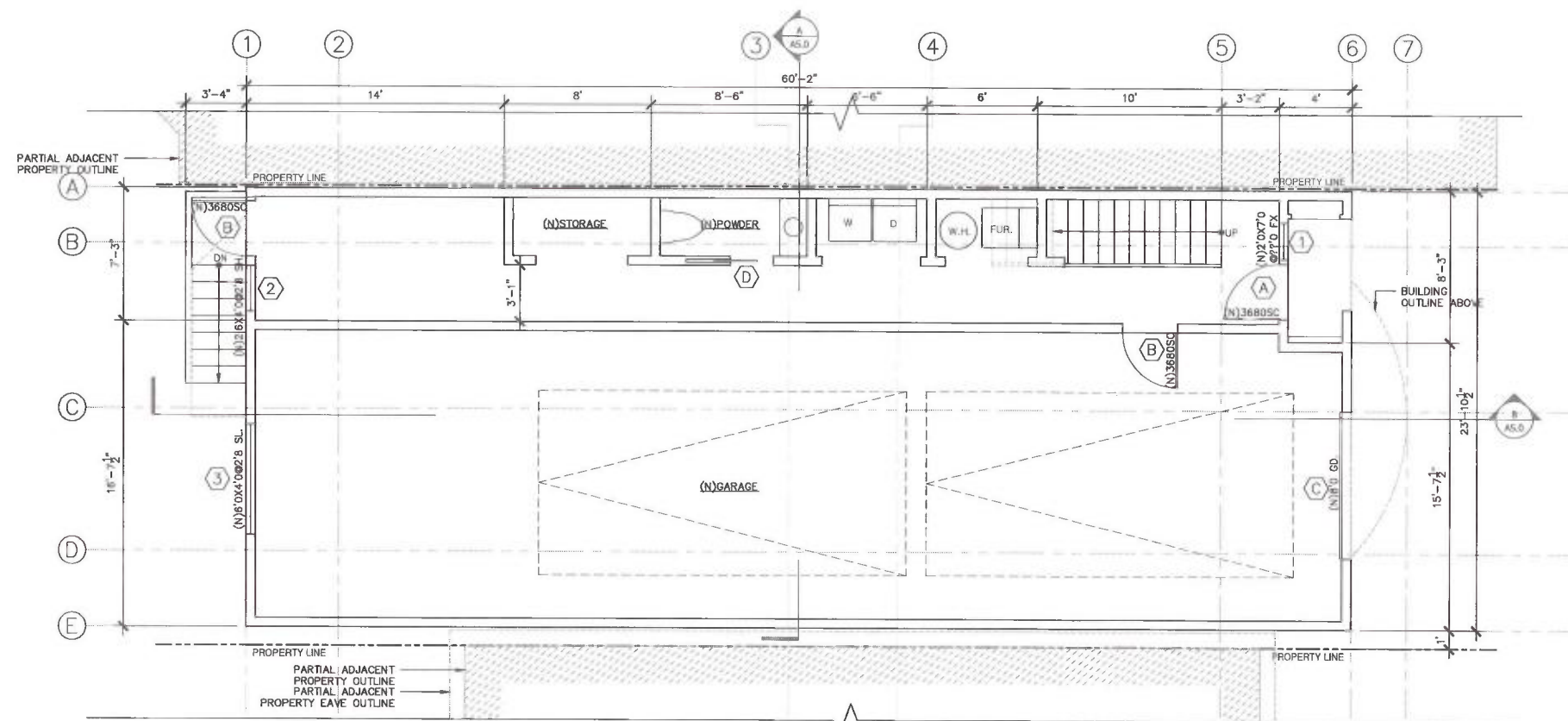
SHEET TITLE:  
**SITE PLAN**

PROJECT ADDRESS:  
 216 HEAD ST  
 SAN FRANCISCO, CA 94132  
 BLOCK/LOT: 7135/023

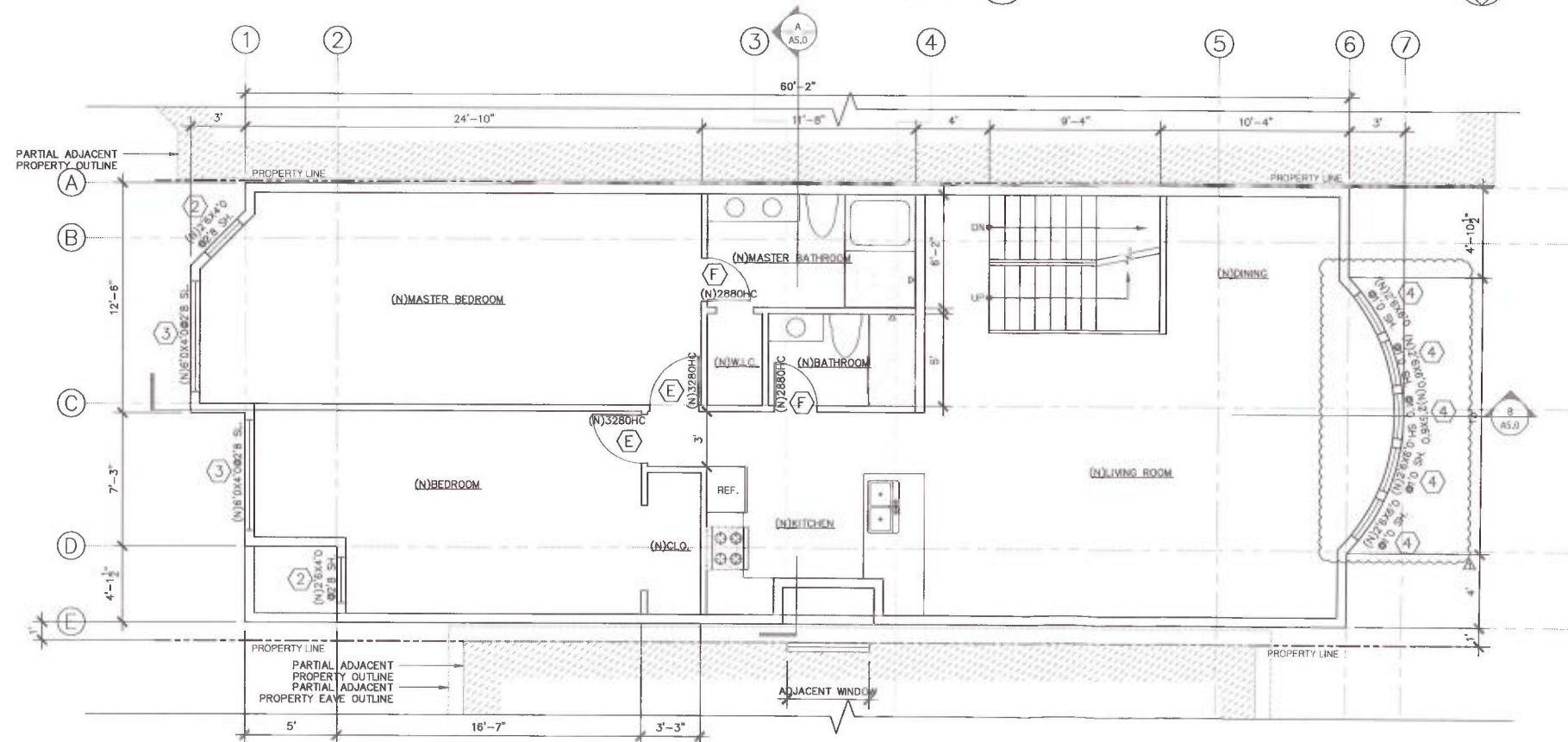
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DATE 11/06/2014	
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DRAWN J.C.	
JOB 141106	
SHEET	

**A1.1**  
 OF SHEETS



PROPOSED 1ST FLOOR PLAN (A)  
1/4" = 1'-0" 216 HEAD ST.



PROPOSED 2ND FLOOR PLAN (B)  
1/4" = 1'-0" 216 HEAD ST.

OWNER / REPRESENTATIVE:  
ALFRED LEE  
216 HEAD ST  
SAN FRANCISCO, CA 94132

SHEET TITLE:

## FLOOR PLANS & NOTES

PROJECT ADDRESS:  
216 HEAD ST  
SAN FRANCISCO, CA 94132  
BLOCK/LOT: 7135/023

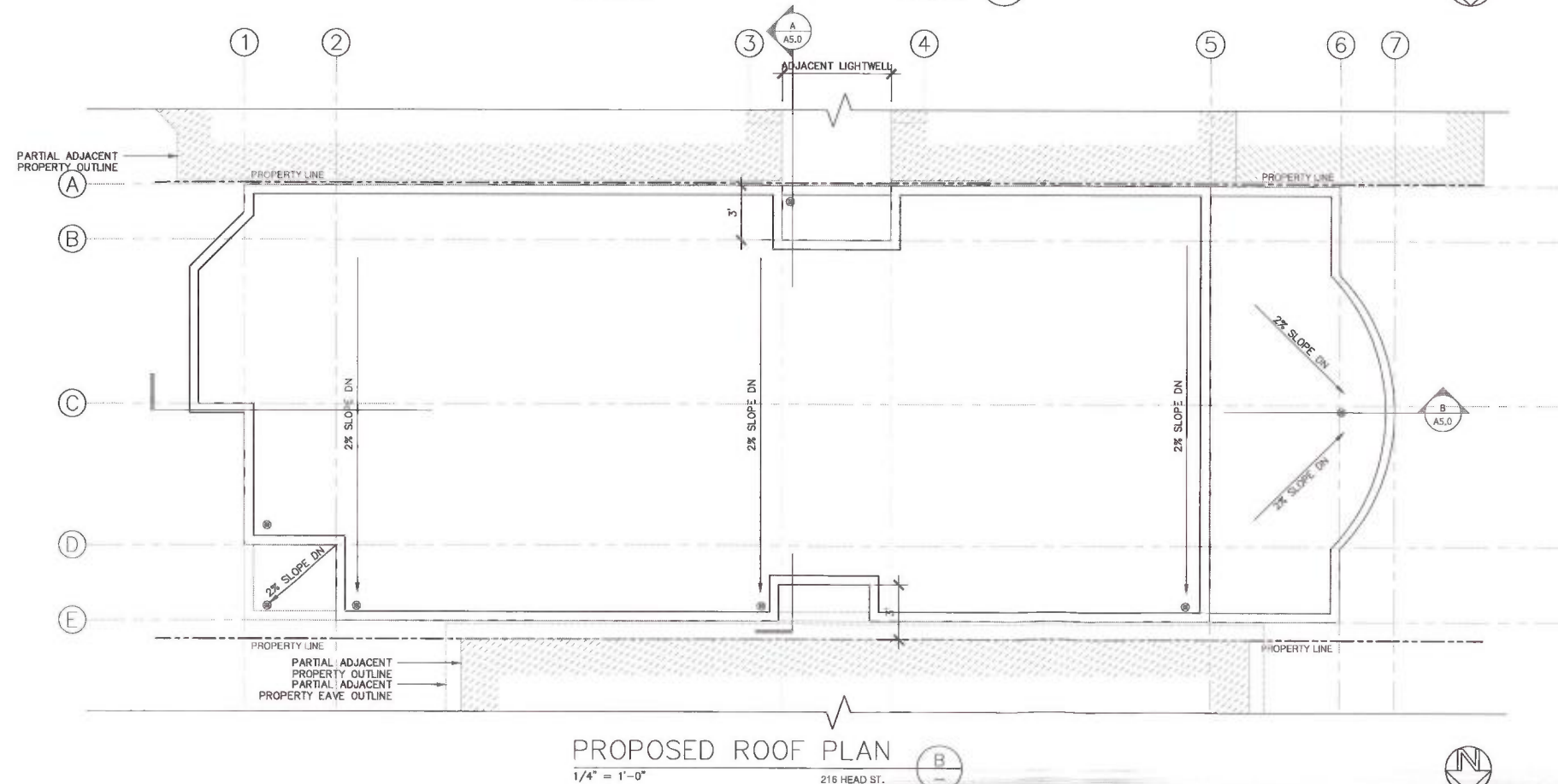
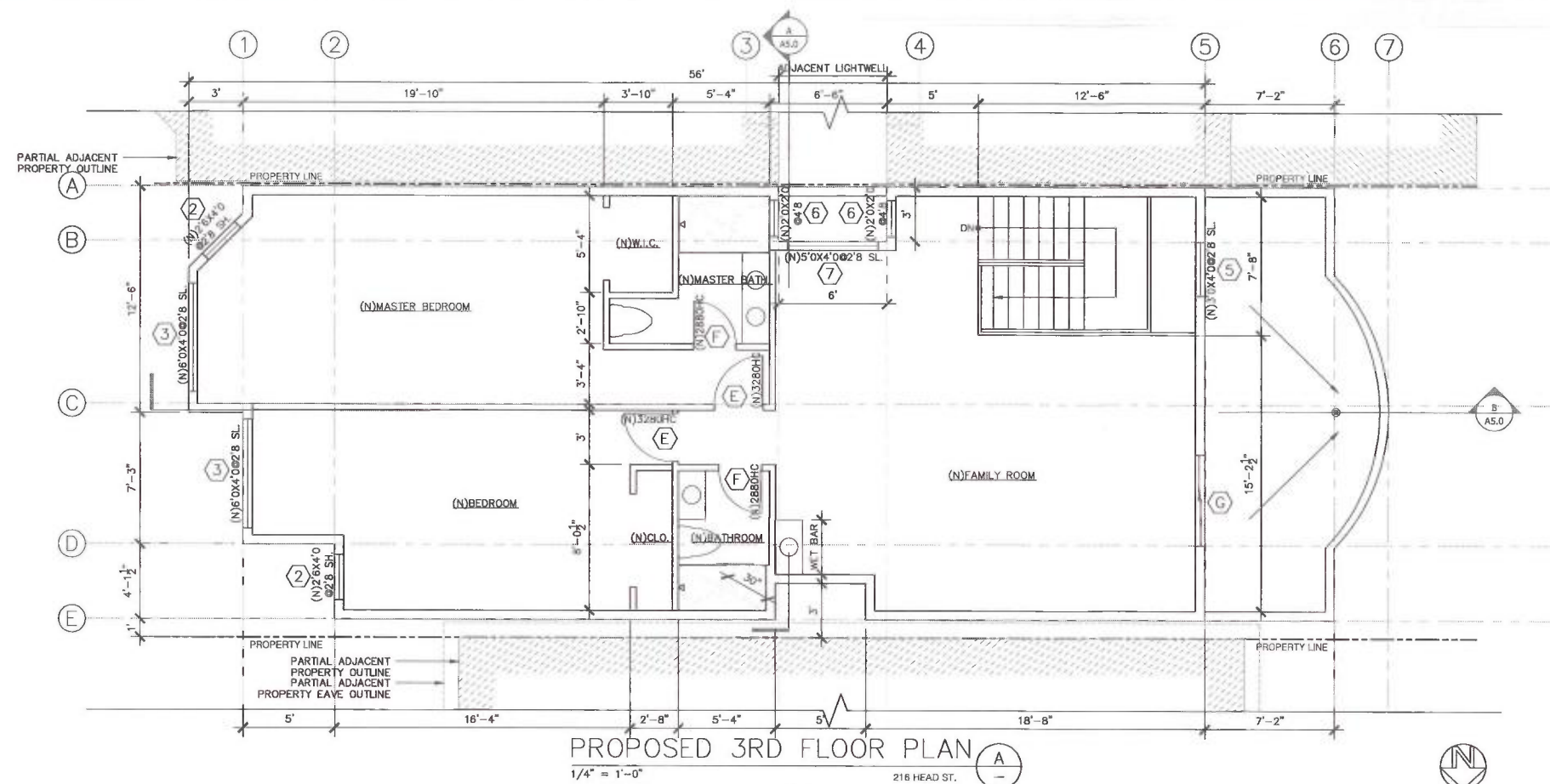
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DATE 11/06/2014  
SCALE AS NOTED  
DRAWN J.C.  
JOB 141106  
SHEET

A2.0  
OF SHEETS





OWNER / REPRESENTATIVE:

ALFRED LEE

216 HEAD ST  
SAN FRANCISCO, CA 94132

SHEET TITLE:

## FLOOR & ROOF PLANS

PROJECT ADDRESS:

216 HEAD ST  
SAN FRANCISCO, CA 94132

BLOCK/LOT: 7135/023

PROJECT DESCRIPTION:

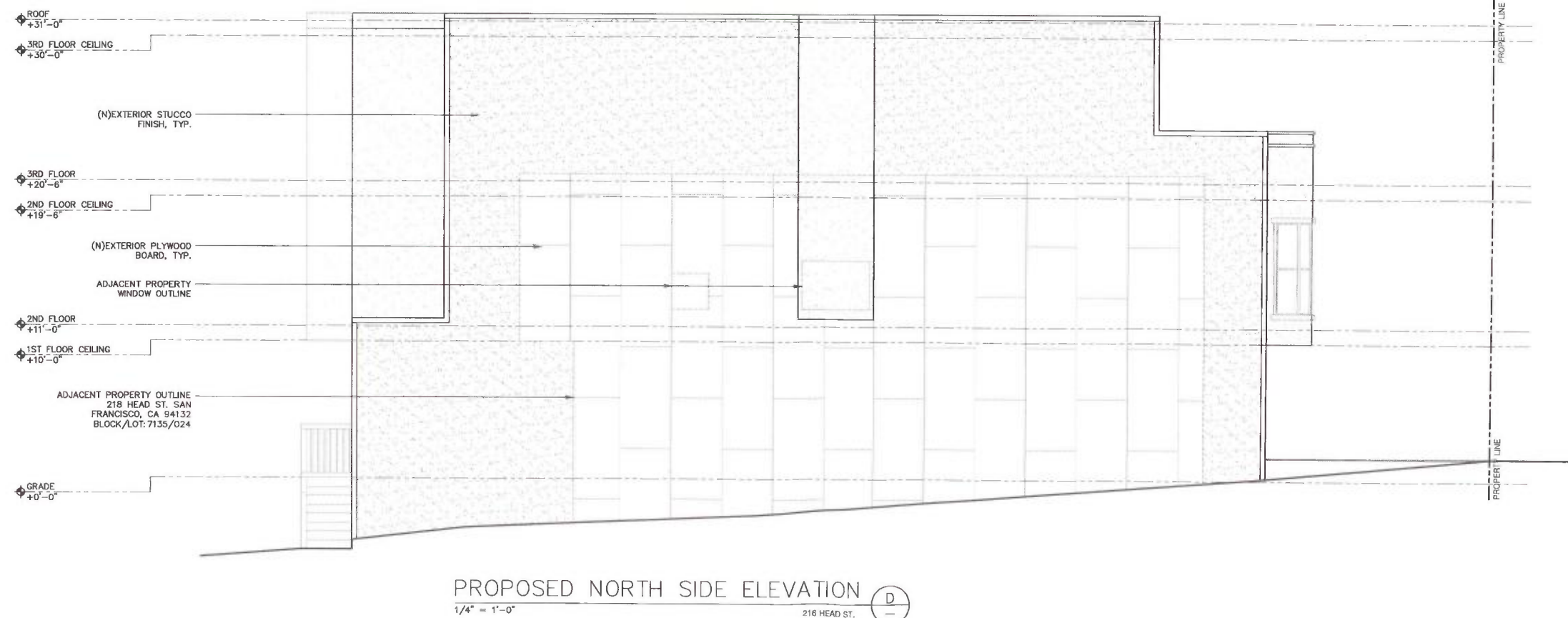
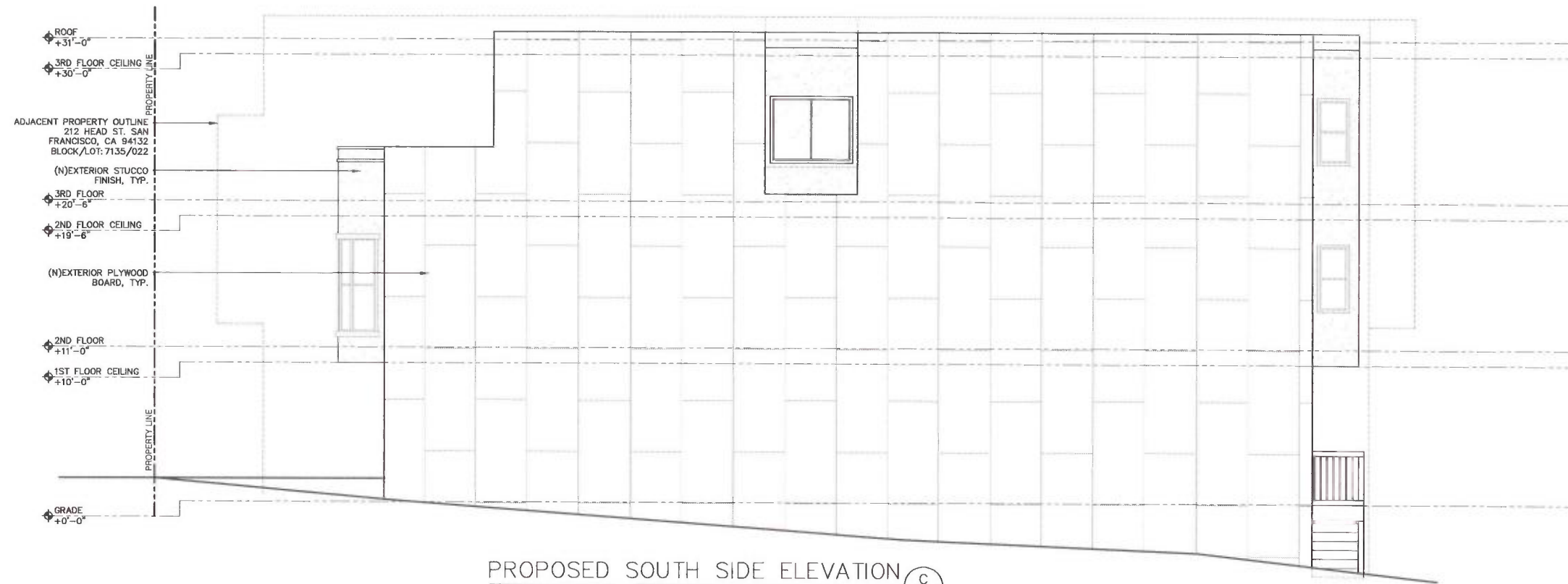
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SCALE AS NOTED	
DRAWN J.C.	
JOB 141106	
SHEET	

A2.1  
OF SHEETS

PRINT DATE: Jan 17, 2019 - 12:48pm







OWNER / REPRESENTATIVE:  
ALFRED LEE  
216 HEAD ST  
SAN FRANCISCO, CA 94132

SHEET TITLE:  
  
ELEVATIONS

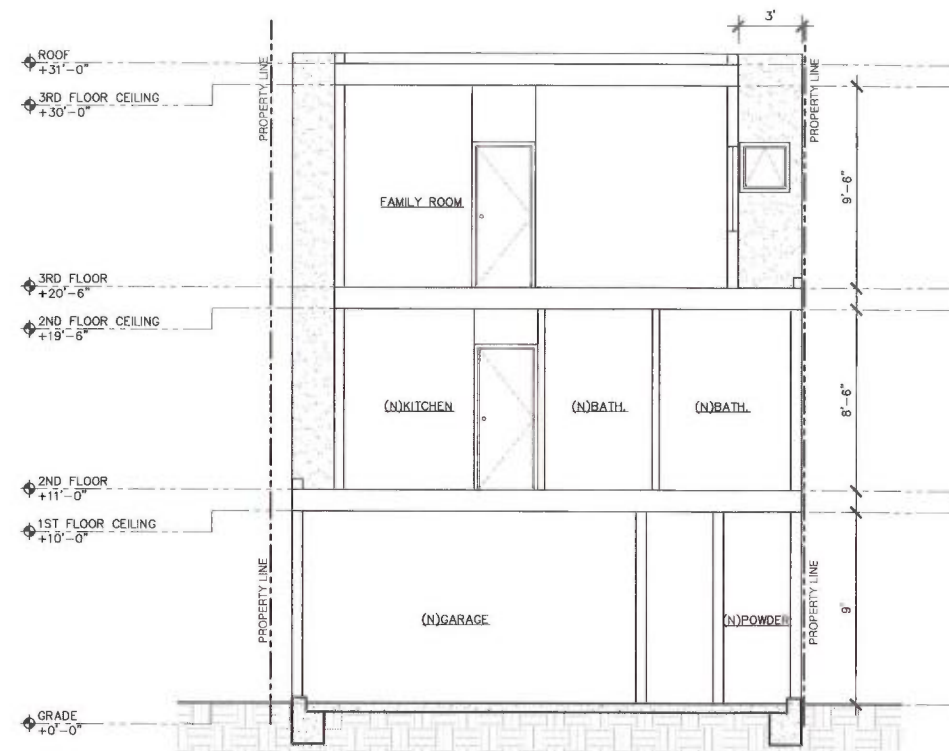
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216 HEAD ST  
SAN FRANCISCO, CA 94132  
BLOCK/LOT: 7135/023

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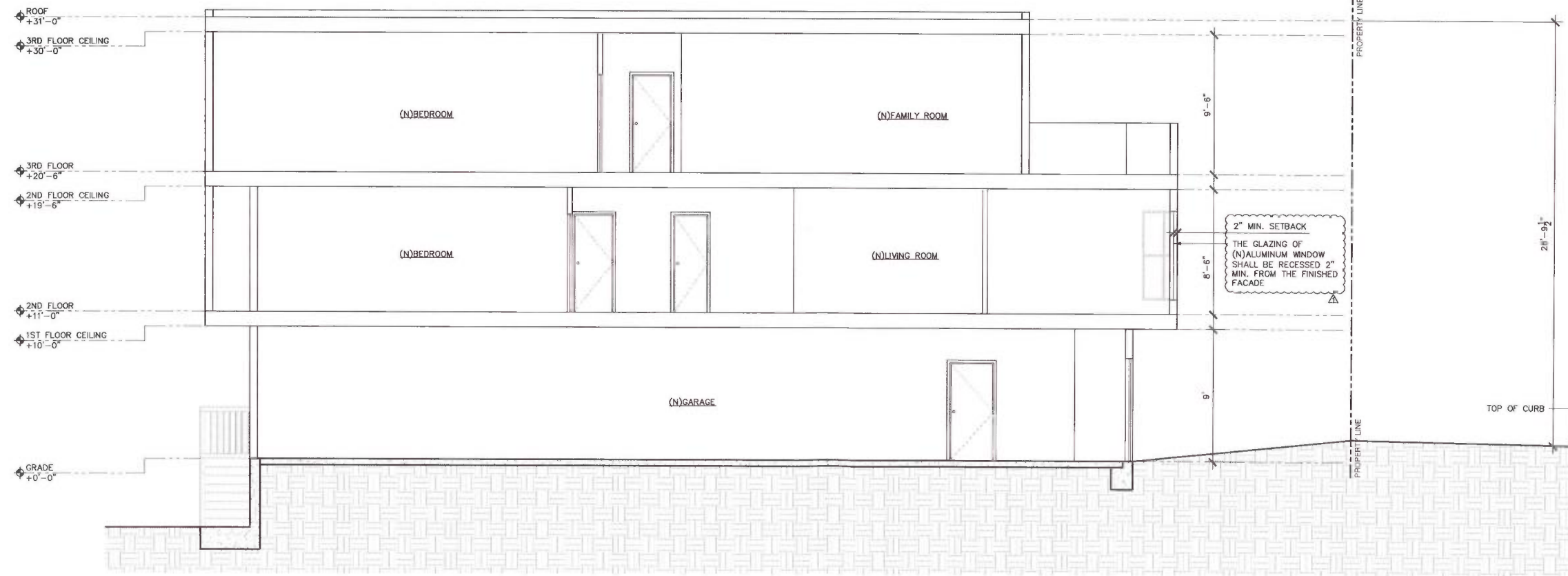
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DATE 11/06/2014	
SCALE AS NOTED	
DRAWN J.C.	
JOB 141106	
SHEET	

**A4.1**  
OF SHEETS  
PRINT DATE: Jan 17, 2019 - 12:48pm





PROPOSED LATITUDINAL SECTION A  
1/4" = 1'-0" 216 HEAD ST.



PROPOSED LONGITUDINAL SECTION B  
1/4" = 1'-0" 216 HEAD ST.

OWNER / REPRESENTATIVE:

ALFRED LEE  
216 HEAD ST  
SAN FRANCISCO, CA 94132

SHEET TITLE:

## SECTIONS

PROJECT ADDRESS:

216 HEAD ST  
SAN FRANCISCO, CA 94132

BLOCK/LOT: 7135/023

PROJECT DESCRIPTION:

NOTES	BY
△ PLAN CK. 12192018	T.Y.
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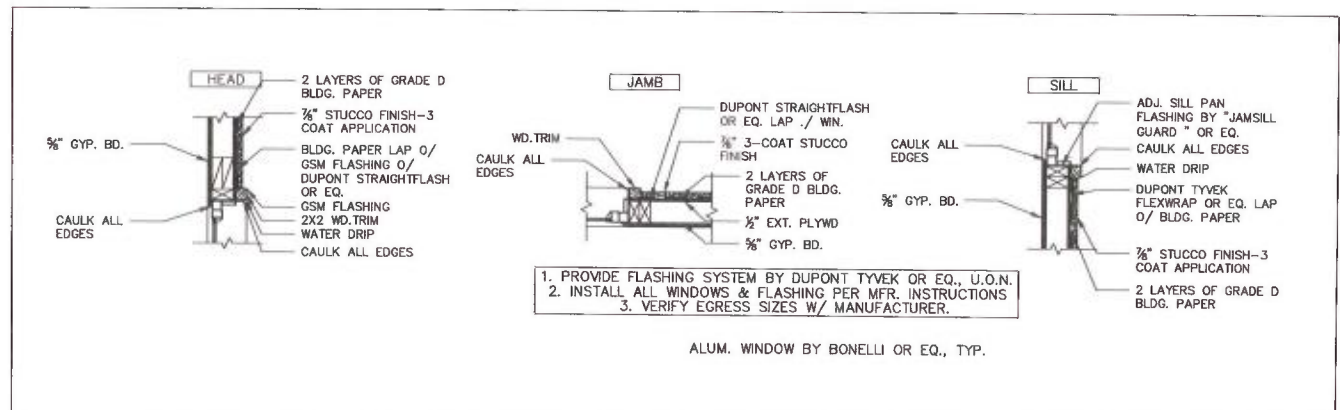
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OF SHEETS

FLOOR LEVEL			
SYMBOL			
EXT./INT.	EXT.	EXT.	EXT.
DOOR TYPE	SWING	SLIDING	GARAGE DOOR
W" X H" SIZE	36" X 80"	36" X 80"	96" X 84"
FLOOR LEVEL			
SYMBOL			
EXT./INT.	INT.	INT.	EXT.
DOOR TYPE	SWING	SWING	SLIDING
W" X H" SIZE	32" X 80"	28" X 80"	28" X 80"

SYMBOL				
WINDOW TYPE	FIXED	SINGLE HUNG	SLIDER	SINGLE HUNG
W X H SIZE	2'0" X 6'8"	2'6" X 4'0"	6'0" X 4'0"	2'6" X 6'0"
SILL HEIGHT	0" A.F.F.	2'6" A.F.F.	2'6" A.F.F.	1'0" A.F.F.
DESCRIPTION	ALUMINUM WINDOW	WOOD/ALUMINUM CLAD	WOOD/ALUMINUM CLAD	ALUMINUM WINDOW
SYMBOL				
WINDOW TYPE	SINGLE HUNG	AWNING	SLIDER	
W X H SIZE	3'0" X 4'0"	2'0" X 2'0"	5'0" X 4'0"	
SILL HEIGHT	2'8" A.F.F.	4'8" A.F.F.	2'8" A.F.F.	
DESCRIPTION	ALUMINUM WINDOW	WOOD/ALUMINUM CLAD	WOOD/ALUMINUM CLAD	

PROPOSED DOOR SCHEDULE													
NO	FLOOR	LOCATION	TYPE	SIZE	FRAME	RATING	FACE	HARDWARE	FRAME FINISH	DR FINISH	REMARKS		
1	1ST	GARAGE GATE-EXT.	C	96" X 84"	ALUMINUM		WOOD W/ VISION PANEL				GARAGE DOOR		
2		ENTRY-EXT.	A	36" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL				FRONT ENTRY DOOR		
3		GARAGE-INT.	B	36" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL				INT. DOOR TO GARAGE		
4		POWDER-INT.	D	28" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL				POCKET DOOR		
5		BACK DOOR-EXT.	B	36" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL				BACK EXIT DOOR		
6	2ND	MASTER BEDROOM-INT.	E	32" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
7		BEDROOM-INT.	E	32" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
8		BATHROOM-INT.	F	28" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
9		MASTER BATHROOM-INT.	F	28" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
10	3RD	FAMILY ROOM-EXT.	G	60" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL				PATIO DOOR		
11		BEDROOM-INT.	E	32" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
12		BATHROOM-INT.	F	28" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
13		MASTER BEDROOM-INT.	E	32" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						
14		MASTER BATHROOM-INT.	F	28" X 80"	WOOD	NOT RATED	WOOD W/ VISION PANEL						

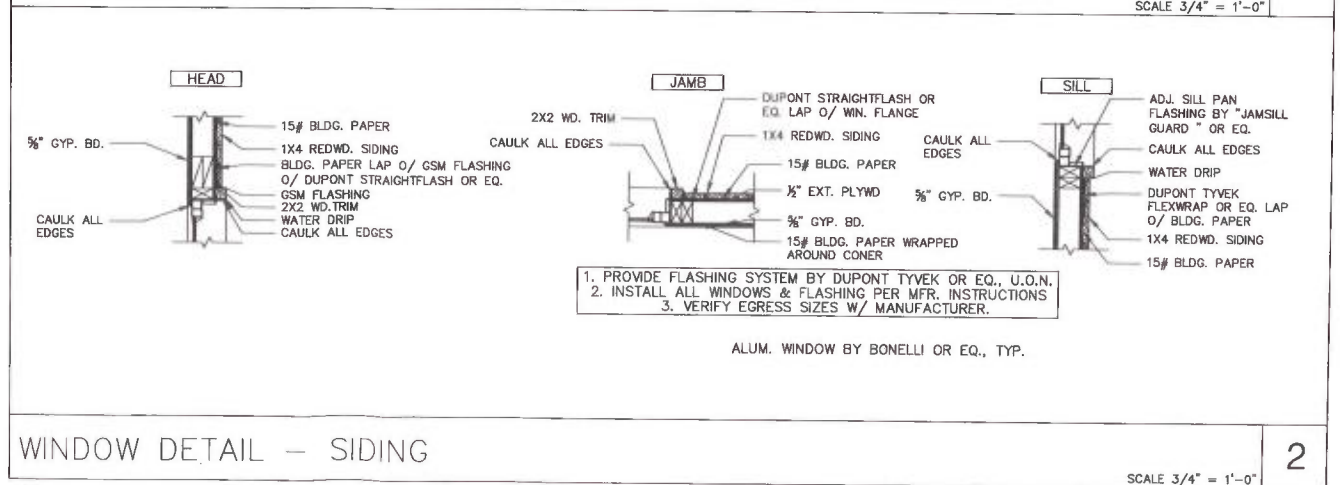
- THRESHOLD AT DOORWAYS SHALL NOT EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS.
- THRESHOLD HEIGHT SHALL BE LIMITED TO 7.75 INCHES (RESIDENTIAL) WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS; THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP.
- ALL EXTERIOR DOOR TO BE INSTALLED WITH WOOD TRIM, U.O.N



WINDOW DETAIL - STUCCO

SCALE 3/4" = 1'-0"

1



WINDOW DETAIL - SIDING

SCALE 3/4" = 1'-0"

2

OWNER / REPRESENTATIVE:  
ALFRED LEE  
216 HEAD ST  
SAN FRANCISCO, CA 94132

SHEET TITLE:  
WINDOW & DOOR  
SCHEDULE

PROJECT ADDRESS:  
216 HEAD ST  
SAN FRANCISCO, CA 94132  
BLOCK/LOT: 7135/023

PROJECT DESCRIPTION:

NOTES	BY
△ PLAN CK. 12192018	T.Y.
△	
△	
△	
△	
△	
DATE 11/06/2014	
SCALE AS NOTED	
DRAWN J.C.	
JOB 141106	
SHEET	



# 216 Head Street Property



# 216 Head Street Property

Hello, My name is Glenn Rogers, RLA. I am a registered Landscape Architect and I would like to provide my professional opinion of the property at 216 Head Street.

As you can see by the photos, numerous cars park on this street with only four residents. This is because those living at 208 and 212 Head Street have so many people living there. Originally, planned to be a single family residences, after these residents were completed, they quickly became apartments with 4 to 5 renters living there. It is not uncommon to have as many as 20 cars parking along Head Street. It is my concern that the construction of 216 Head Street, would be similar to those at both 208 and 212 Head Street. Therefore, the neighborhood would like to stop the overdevelopment of property here.

In this next picture, the view of the side of the building at 212 Head Street is on display. Only one coat of paint was applied to the side of this house. Today, mold and mildew can be seen all along Alemany Blvd. and for blocks away. It is our hope, when new construction occurs at 216 Head



Street, there will be two coats of paint and an anti-mold additive included in the paint to provide a more attractive appearance.

In the next picture, you can see a mound that was added here when construction occurred at 208 and 212 Head Street. Normally, when it rains on sandy soil, the water goes straight down. With the slope being so steep here and with the addition of weeds to make the soil less porous, instead water flows to adjacent properties.

Sandra Mo has photos of her garage being flooded by water from the 216 Head Street. It is against City codes to have water from one property flow into the other. Despite this and after numerous complaints, the owners' of 216 Head Street have ignored neighbors complaints. Instead, they are very willing to pay paltry fines and continue their unneighborlike behavior year after year. Today, we ask you to correct the unsuitable situation here at 216 Head Street.

Thank you,

Glenn Rogers, RLA

Landscape Architect

License 3223

received at CPC Hearing 1/24/19  
D. Ganetsos

**Ganetsos, Dori (CPC)**

---

**From:** CPC-Commissions Secretary  
**Sent:** Wednesday, January 23, 2019 11:22 AM  
**To:** Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Rich Hillis  
**Cc:** Ganetsos, Dori (CPC); Feliciano, Josephine (CPC)  
**Subject:** FW: 1519 Polk Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Polk Merchants <polkmerchants@gmail.com>  
**Sent:** Wednesday, January 23, 2019 8:37 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** sabrina.thillard5@gmail.com  
**Subject:** 1519 Polk Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear commissioners

On behalf of the Polk District Merchants Associative I would like to email you my support of the new wine, cheese, and chocolate bar going in on 1519 Polk street. We are very excited to has a wonderful establishment coming into the neighborhood. This would be a great addition to the area and will have positive results for all involved.

Take care,  
Parker Austin  
President PDMA



Received at CPC Hearing 1/24/19  
D. Ganetsos

**Ganetsos, Dori (CPC)**

---

**From:** Moe Jamil <moejamil@gmail.com>  
**Sent:** Tuesday, January 15, 2019 9:39 PM  
**To:** Ganetsos, Dori (CPC)  
**Cc:** Joslin, Jeff (CPC)  
**Subject:** 2018-008877CUA Conditional Use Authorization (CUA) 1519 POLK ST

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** M-Files

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Ganetsos:

My name is Moe Jamil, I former chair of the Middle Polk Neighborhood Association. My comments are my own. The project sponsor shared their vision for this long vacant space with me in December 2017 and I was delighted to hear that a local business was excited to activate this space. This space has been vacant for a very long time - the last use that had a long time presence was See's Candy. Now 13 months later after our initial conversation, this project has reached the planning commission to operate an exciting wine bar with tapas owned by a local small business owner.

I cannot tell you how excited I am to welcome this business to the Polk Street corridor. We lament about the rise in vacant storefronts but here is a great chance to fill a space with a use that is necessary, desirable and compatible. The amount of eating and drinking uses does not exceed 35% of frontage within 300 feet of the site which is indicative of the need for this use at this location.

The project sponsor has done a great job of outreach by contacting several neighborhood associations and the local merchants association in addition to conducting a required pre-application meeting. I commend the sponsor for staying with this process of 13 months to obtain a CU to open this business. I hope we can figure out ways to speed up these processes in the future for other local, non-chain, non-formula retail businesses.

I respectfully request the commission to approve this CU application and look forward to frequenting this local business. I request that a copy of this email be included in the packet prepared for the hearing.

Sincerely,  
Moe Jamil

C. Flores



## Planning Commission Informational Hearing

January 24, 2019

San Francisco  
Planning

## Presentation Overview

### I. Context & Framework

### II. SF Planning's Racial & Social Equity Initiative

- Components
- Phase I Action Plan
- Phase II overview

### III. Implementation Process and Tools

### IV. Next Steps



# San Francisco's Vision

A safe, vibrant and inclusive City of shared prosperity



## San Francisco Planning's Vision and Core Values

### Our Vision:

*Making San Francisco the world's most livable urban place – environmentally, economically, socially and culturally.*

### Our Values:

- COLLABORATION
- OPEN DIALOGUE
- EFFICIENCY
- INCLUSIVE
- EDUCATION
- VISIONARY
- FAIRNESS
- TRUST
- PASSION
- RESPECT
- CONSISTENCY
- INNOVATION
- EMPLOYEE SATISFACTION
- **EQUITY?**

## SF Planning's Existing Equity Work

- Eastern Neighborhoods – PDR protection and affordable housing
- Green Connections
- Health Care Services Master Plan
- Japantown Cultural Heritage and Economic Sustainability Strategy
- SoMa Pilipinas Cultural Heritage District
- Sustainable Chinatown
- Mission Action Plan 2020 & Calle 24 Special Use District
- LGBTQ+ Cultural Heritage Strategy

## What is Racial Equity?

**When race does not predict success, while also improving outcomes for all.**

### **Outcome:**

"Racial Equity is the condition that would be achieved if racial identity no longer predicted, in a statistical sense, how one fares...This includes elimination of policies, practices, attitudes and cultural messages that reinforce differential outcomes by race or fail to eliminate them."

– Center for Assessment and Policy Development

### **Process:**

"Racial Justice [is defined] as the proactive reinforcement of policies, practices, attitudes and actions that produce equitable power, access, opportunities, treatment, impacts and outcomes for all."

– Catalytic Change: Lessons Learned from the Racial Justice Grantmaking Assessment Report

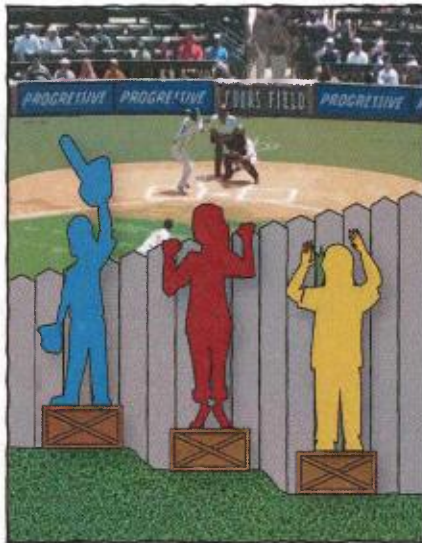


## The “Curb Cut Effect”

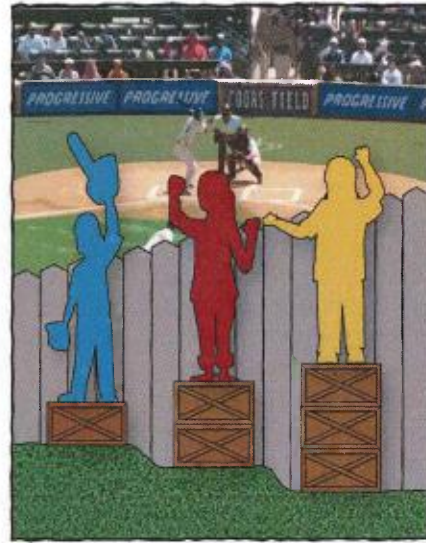
Uplifting the most disadvantaged benefits everyone.



## Equity vs. Equality



**EQUALITY**

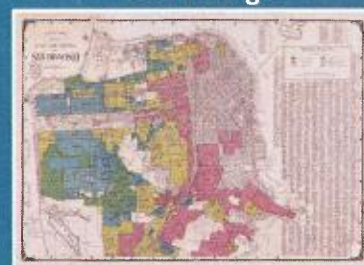


**EQUITY**

## Why Racial & Social Equity?

- Disparities in San Francisco across nearly every measure are either stagnating or increasing (e.g. income, health, education, housing, etc.)
- Diversity within the Department and City government could be more representative of the City and communities we serve.
- Historically, government and Planning as a field has played a significant role in generating and perpetuating racial and social inequity.
- We have a responsibility as government to advance racial and social equity

Red Lining



## Government and Race

### Initially Explicit

Government explicitly creates and maintains racial inequity.



### Became Implicit

Discrimination illegal, but "race-neutral" policies and practices perpetuate inequity.



### Government for Racial Equity

Proactive policies, practices and procedures that advance racial equity.

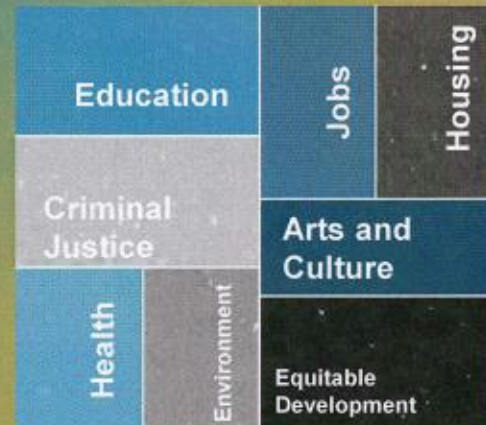




## Why Lead with Race?

### Racial inequities in the U.S.

- From infant mortality to life expectancy, race predicts how well you will do...



## Household Income by Race/Ethnicity (2010)

Ethnicity	Median Household Income	% of San Francisco Median Household Income (\$71,304)
White	\$83,796	117.5%
African American	\$30,840	43.3%
American Indian/Alaska Native	\$51,087	71.6%
Asian	\$60,648	85.1%
Native Hawaiian/Pacific Islander	\$57,560	80.7%
Other Race	\$52,599	73.8%
Two or More Race	\$66,473	93.2%
Hispanic or Latino	\$55,985	78.5%

Source: San Francisco 2014 Housing Element, Table I-16

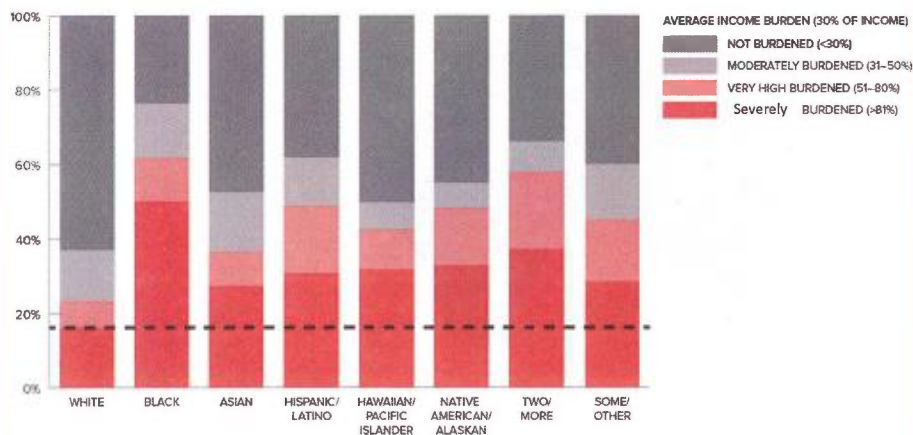
## Homeownership by Race/Ethnicity (2014)

ETHNICITY	OWNER-OCCUPIED HOUSING UNITS
White	55%
African American	3.9%
American Indian & Alaska Native	0.2%
Asian	35.7%
Native Hawaiian and Other Pacific Islander	0.3%
Some other race	2.7%
Two or more races	2.3%
Hispanic or Latino	8.6%
White alone, not Hispanic or Latino	49.6%

Source: 2010-2014 American Community Survey 5-Year Estimates, Table S2502

## Housing Burden by Race/Ethnicity= (2015)

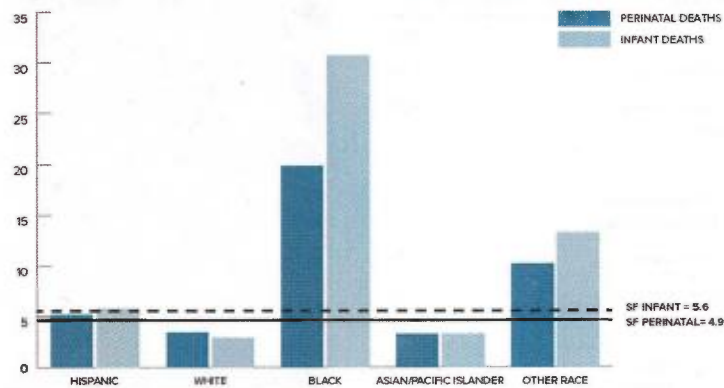
Figure 1. Housing Burden by Race (Median Monthly Rent 2015 = \$1,840)





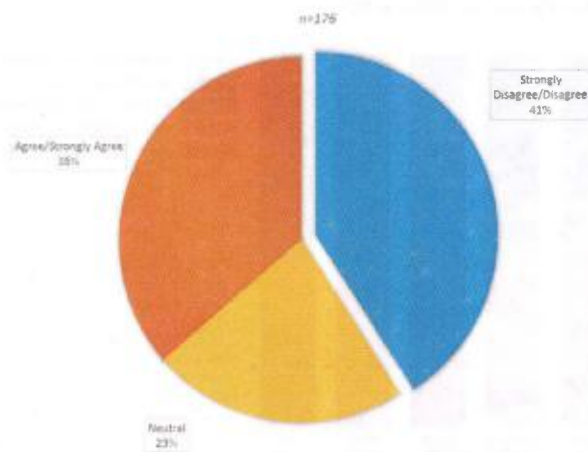
## Perinatal and infant mortality rates per 1,000 in San Francisco by race/ethnicity (2008)

Figure 3. Perinatal and Infant Mortality Rates Per 1,000 in San Francisco by Race/Ethnicity (2008)

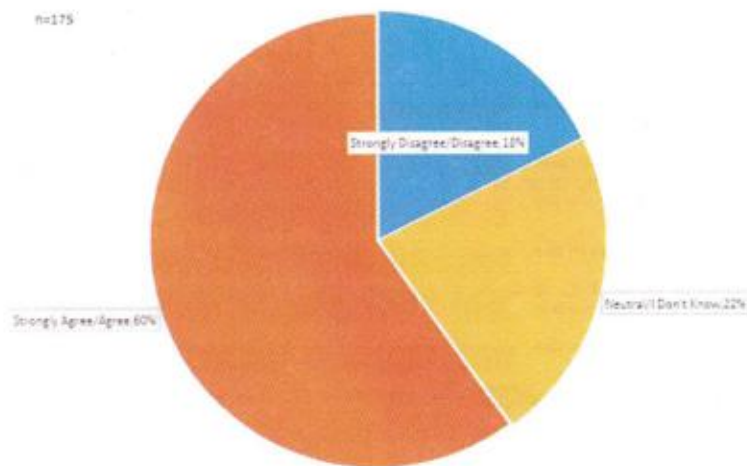


Source: CDH Improved Perinatal Outcome Data Report 2008, California County Profile

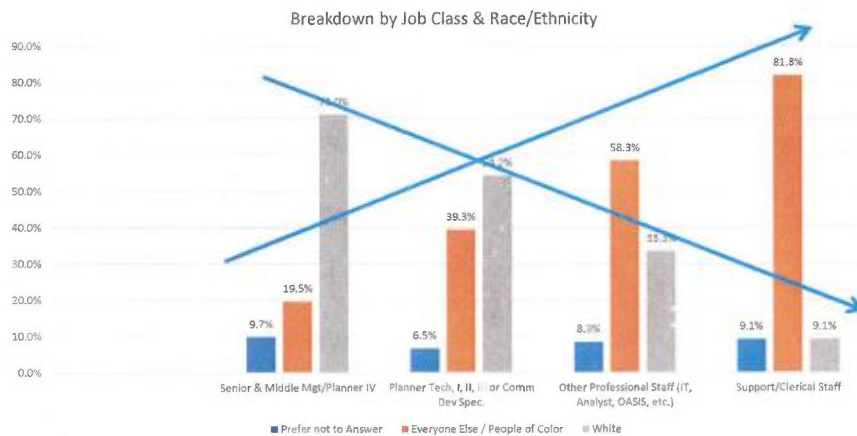
As a whole, the City and County of San Francisco is making progress towards achieving racial equity.



As a whole, my department is making progress towards achieving racial equity.



## Breakdown by Job Class

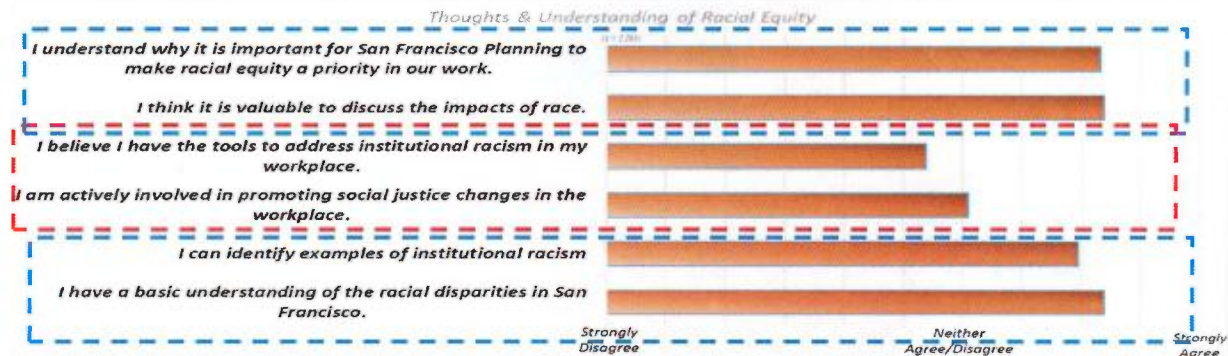




Employees understand the importance of prioritizing racial equity.

Employees have a basic understanding of racial disparities and institutional racism.

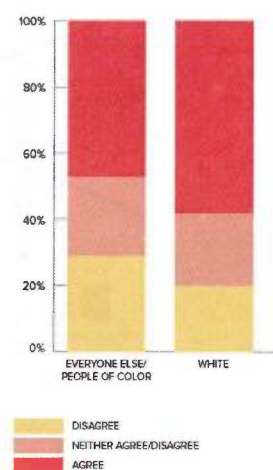
Employees do not have all the tools to address racism.



## Workplaces experiences with race

- 95% of respondents agree to having “positive relationships with employees that are of a different race.” (n=180)

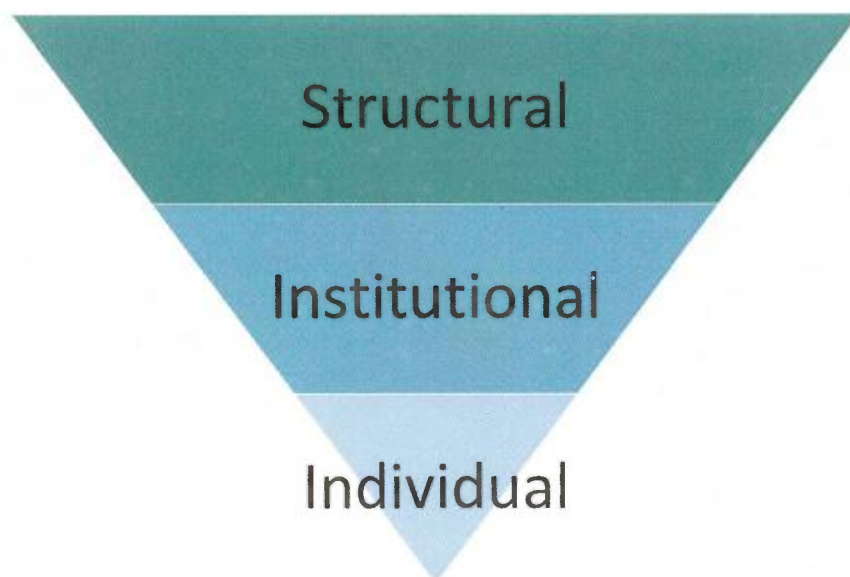
Figure 7. I feel comfortable talking about race within my department work setting.  
(n=182)





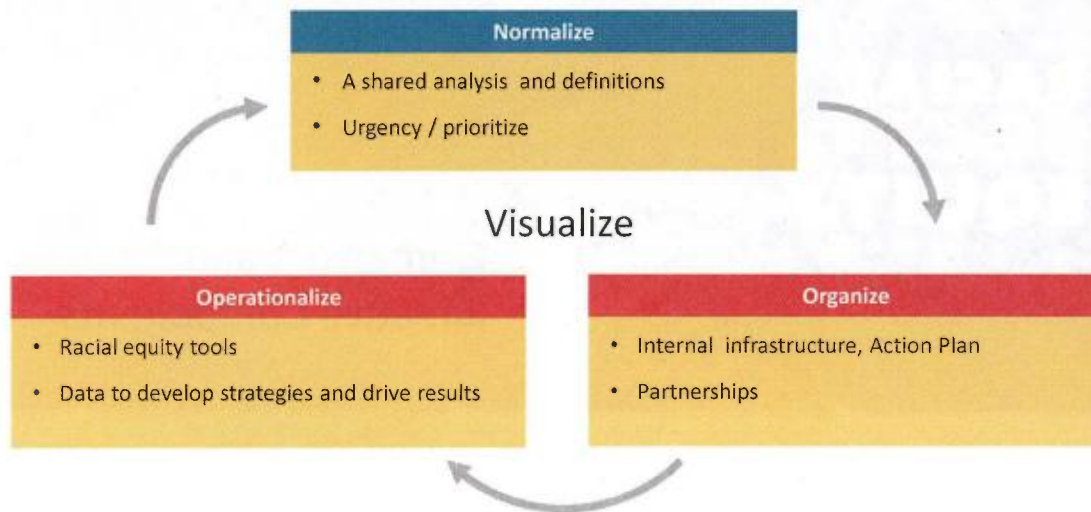
## Framework and Initiative Components

### Levels of Inequity





## Strategy: National Framework / Best Practice



## SF Planning's Process

- **Normalize:** 12 Planning staff attended inaugural Government Alliance on Race and Equity (GARE) year-long learning cohort in 2016 (along with 15 SFPUC staff)
- **Organize:** Core Team formed (2016) – executes day-to-day work.
- **Organize:** Action Plan work began (2016)
- **Normalize/operationalize:** Launched internal staff training (2017) – 70% complete
- **Organize:** Steering Committee set up (2018) – staff and management representation from every Department division

## Planning's Racial and Social Equity Initiative Components

- 2016-18: Phase I Action Plan for internal functions
- 2019: Phase II Action Plan for external functions
- Ongoing:
  - Implementation and integration into existing work
  - Monitoring and tracking performance measures
  - Updates to the Plan every 3-5 years, with annual reporting to Commissions and community on progress



## Racial & Social Equity Action Plan Phase I



## Plan Outline Phase I (internal)

- I. Racial & Social Equity Vision & Background
- II. Current Conditions
  - External San Francisco Conditions
  - Internal Conditions - Department survey
- III. Phase I Racial and Social Equity Strategy (goals, objectives, actions)
- IV. Phase I Implementation Next Steps
- V. Phase II Overview

### Phase I –Department Goals

*Internal Strategy*



## Goal 2: Organizational Culture and Staff Capacity-Building

### Examples:

#### *Objectives:*

Conversations about race and racial equity are normalized within the Department context.

#### *Actions:*

- Host brown bags, speaker series, and roundtable discussions quarterly.
- Collaborate with other City family agencies within the GARE training network to develop an interagency training program (i.e. share curriculum, cross-train, etc.).



## Implementation Process and Tools



## San Francisco Arts Commission

Racial Equity Objectives	Resources	Accountability	Budget	Start	Finish	Status
<ul style="list-style-type: none"> <li>S.1. Provide racial equity orientation for new staff, commissioners, interns and volunteers.</li> </ul>	New employee orientation and handbook  Commissioners' orientation materials	Office Manager  Director of Cultural Affairs  Commission Secretary		Quarter 3 FY 18-19	Ongoing	

## Our Implementation Matrix: Accountability and Metrics

Goal	Objectives	Associated Actions	Performance Measures & Accountability – results and outcomes		Implementation Timeline (completion)				Due Date / Status	Lead Staff
			How much did we do? (e.g. # of activities)	How well did we do it? (e.g. turnover rate, staff morale, % completion)	0-6 months	6 months-1 year	1-2 years	2-5 years		
1.	Hiring, Recruitment and Retention goal:									
	1.1 Staff recruitment strategies are consistent, inclusive, easy to understand, transparent, and work to advance racial and social equity and diversity.	1.1.1 Analyze current outreach and recruitment strategies to determine whether practices are consistent across divisions and include strategies to advance equity and broaden job posting distribution.								

## Implementation Tools



Racial and Health Equity  
Budget Equity Assessment Tool  
FY 2019

Santa Clara County  
**PUBLIC  
HEALTH**

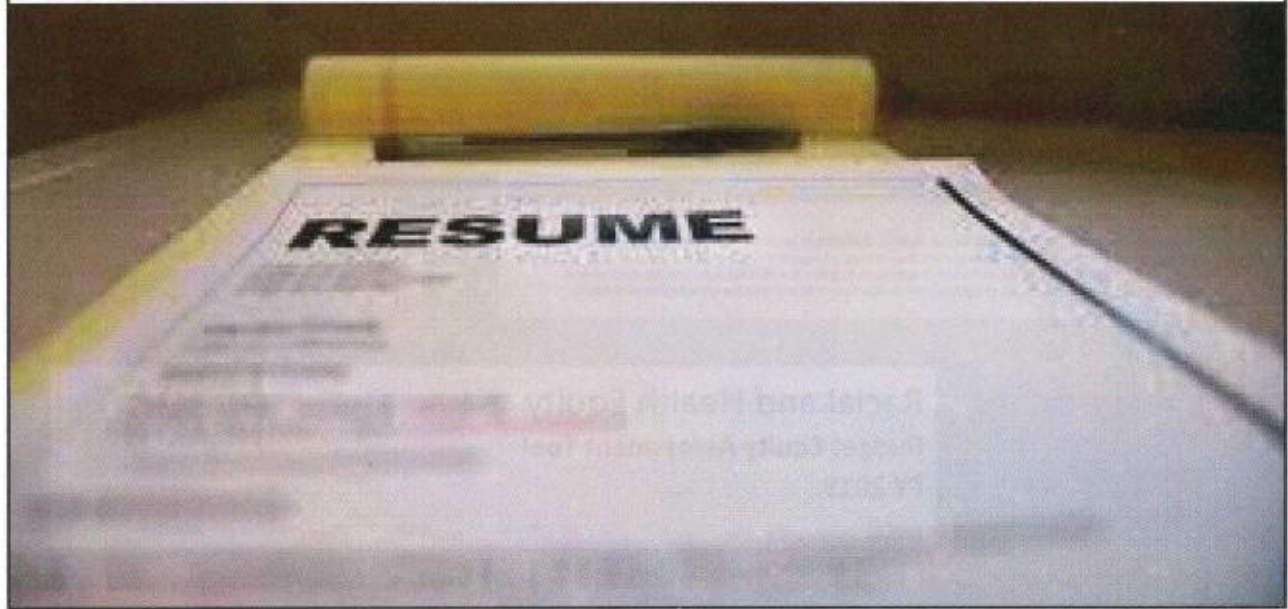
## Interim Racial and Social Equity Assessment Tool

### Key Questions / Steps:

- Who will benefit?
- Who will be burdened?
- Have we talked to stakeholders who may be affected?
- What are the possible unintended consequences?
- How can we mitigate negative unintended consequences for vulnerable communities?
- How can we develop strategies to advance racial and social equity?



## APPLICATION TO HIRING PRACTICES AND INTERNSHIPS



Understand stages of displacement, gentrification and exclusion in different neighborhoods



Compile and assess the City's existing stabilization and anti-displacement programs and policies



Propose recommendations to enhance existing programs and policies, and suggest new tools and policies

## APPLICATION TO COMMUNITY STABILIZATION STRATEGY

Project Components

What are unintended consequences, opportunities to advance equity, etc.



## Next Steps

### Phase II: Goal Themes

- Community Outreach, Engagement and Communications
- Community Plan Development and Program Delivery
- Data Analysis
- Urban and Public Space Design
- Regulatory & Design Review
- Policy and Legislation Development
- Development Agreements
- Historic Preservation
- Environmental Analysis
- Fees
- Planning Code Enforcement



## Next Steps

### Phase II Action Plan (2019):

- Development of goals, objectives and contents

### Communication (early 2019)

- Roll out community engagement plan and webpage with information

### Phase I Action Plan (by spring):

- Finalize implementation details
- Return to Commissions for an action in March/spring



### Training & Brown bags (by spring):

- All employees complete training by March, future hires will go to Human Rights Commission training
- Commissioners training

### Ongoing:

- Implementation, tracking and updates to the Plan every 2-3 years
- Annual reporting on progress to community and Commissions
- Integration of tools and learning into existing projects

## Some Key Issues to Keep in Mind

- Identify implementation resources.
- Balance multiple priorities (e.g. accelerate review of housing permits and integrate equity).
- Coordination and consistency (definitions, etc.) across City Departments.
- Where should citywide data live, who should maintain it, and how should Departments track indicators we jointly influence (e.g. transportation or housing)







# PLANNING DEPARTMENT FY2019-2021 BUDGET & WORK PROGRAM

**Deborah Landis**

Deputy Director of Administration, January 16, 2019



**San Francisco**  
**Planning**



## FY19-21 Budget Overview

- Mayor's Instructions
- Volume
- Revenue
- Expenditures
- Work Program
- Calendar



# Mayor's Office Budget Instructions



## Budgetary Focus

Accountability and equitable outcomes

Reprioritize funding and positions for maximum effectiveness



## Mayoral Priorities

- Build more housing
- Reduce homelessness
- Create equitable opportunities for everyone
- Make government more accountable



## No New Positions

Departments to submit any requests to Mayor's Office after Feb. 21

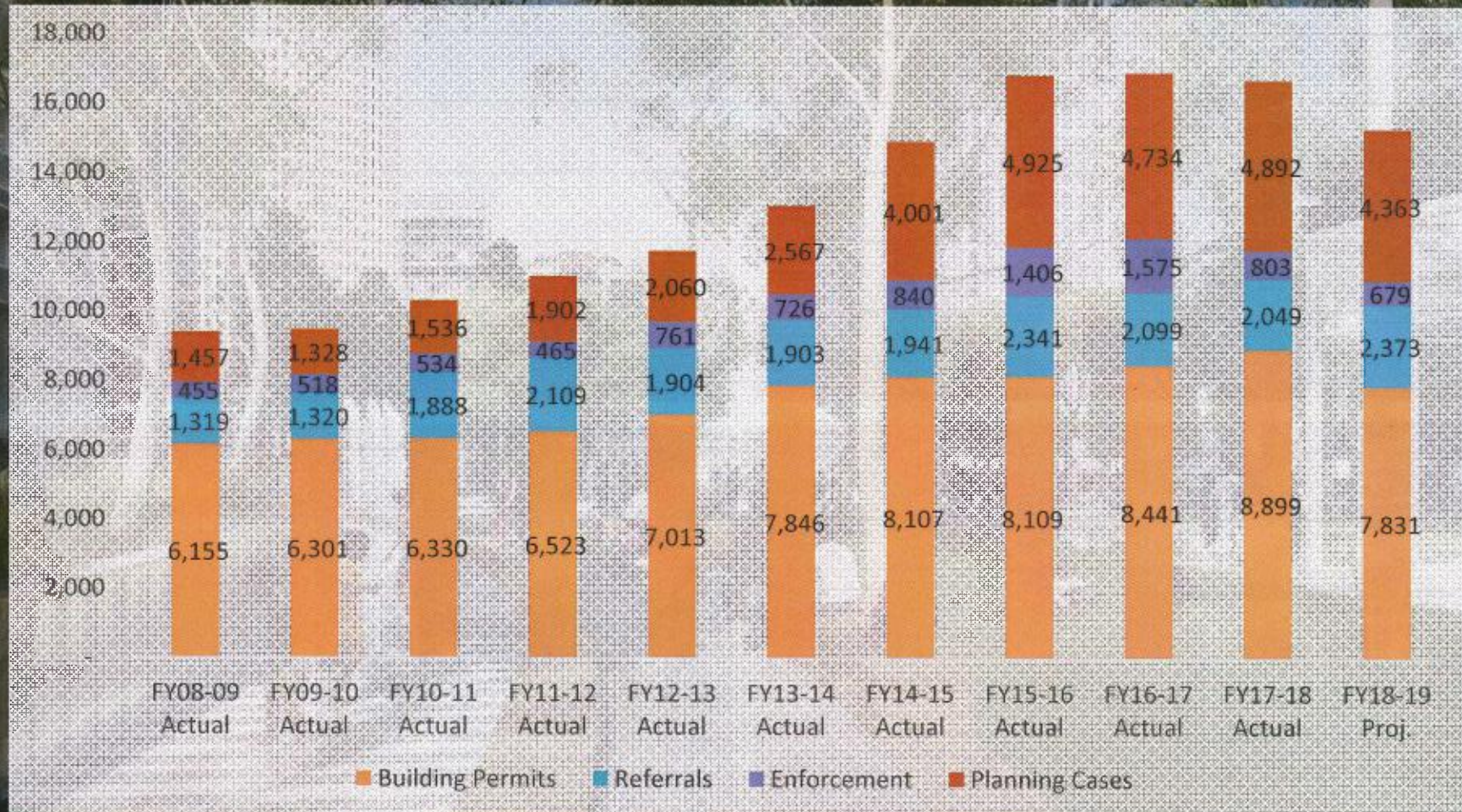


## General Fund Support Reduction

(2%) reduction in adjusted General Fund Support in each budget year



# 10 Year Volume & Current Year Projection





# Revenue Budget **FY19-21**

Revenues	FY18-19	FY19-20	FY20-21
	Adopted Budget	Proposed Budget	Proposed Budget
Charges for Services	\$43,519,481	\$42,598,988	\$42,892,945
Grants & Special Revenues	\$2,075,000	\$2,005,000	\$345,000
Development Impact Fees	\$2,380,131	\$2,137,722	\$1,365,035
Expenditure Recovery	\$1,532,645	\$1,914,495	\$1,914,495
General Fund Support	\$3,848,730	\$5,108,576	\$5,846,300
<b>Total Revenues</b>	<b>\$53,355,987</b>	<b>\$53,764,781</b>	<b>\$52,363,775</b>




## Expenditure Budget FY19-21

Expenditures	FY18-19 Adopted Budget	FY19-20 Proposed Budget	FY20-21 Proposed Budget
Salaries & Fringe	\$35,895,959	\$38,462,490	\$39,826,484
Overhead	\$980,944	\$980,944	\$980,944
Non-Personnel Services	\$3,647,609	\$3,317,033	\$3,020,687
Materials & Supplies	\$448,145	\$671,065	\$671,065
Capital & Equipment	\$73,196	\$9,654	\$0
Projects	\$5,873,913	\$4,369,669	\$1,930,669
Services of Other Departments	\$6,436,221	\$5,953,926	\$5,933,926
Total Revenues	\$53,355,987	\$53,764,781	\$52,363,775



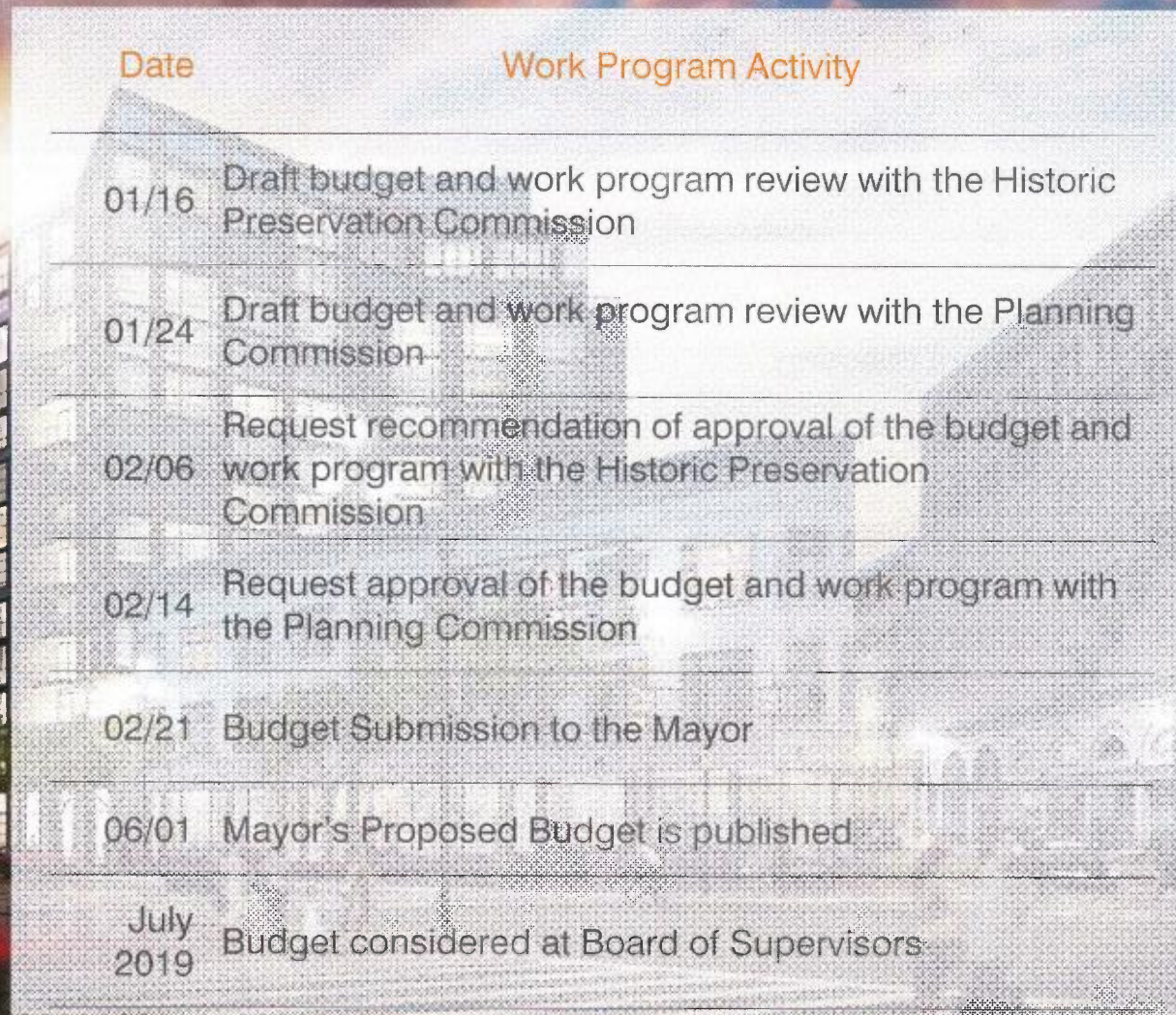
# Work Program Overview



#	Work Program Activity	Adopted FY18-19 Budget	Proposed FY19-20 Budget	Proposed FY20-21 Budget
1	Current Planning	77.79	78.43	78.39
2	Citywide Planning	46.90	47.70	47.67
3	Environmental Planning	43.95	44.17	44.14
4	Zoning Administration & Compliance	18.22	15.50	15.50
5	Administration	48.56	51.51	51.44
Total		235.42	237.31	237.14



# Budget Calendar **FY19-21**



Date	Work Program Activity
01/16	Draft budget and work program review with the Historic Preservation Commission
01/24	Draft budget and work program review with the Planning Commission
02/06	Request recommendation of approval of the budget and work program with the Historic Preservation Commission
02/14	Request approval of the budget and work program with the Planning Commission
02/21	Budget Submission to the Mayor
06/01	Mayor's Proposed Budget is published
July 2019	Budget considered at Board of Supervisors



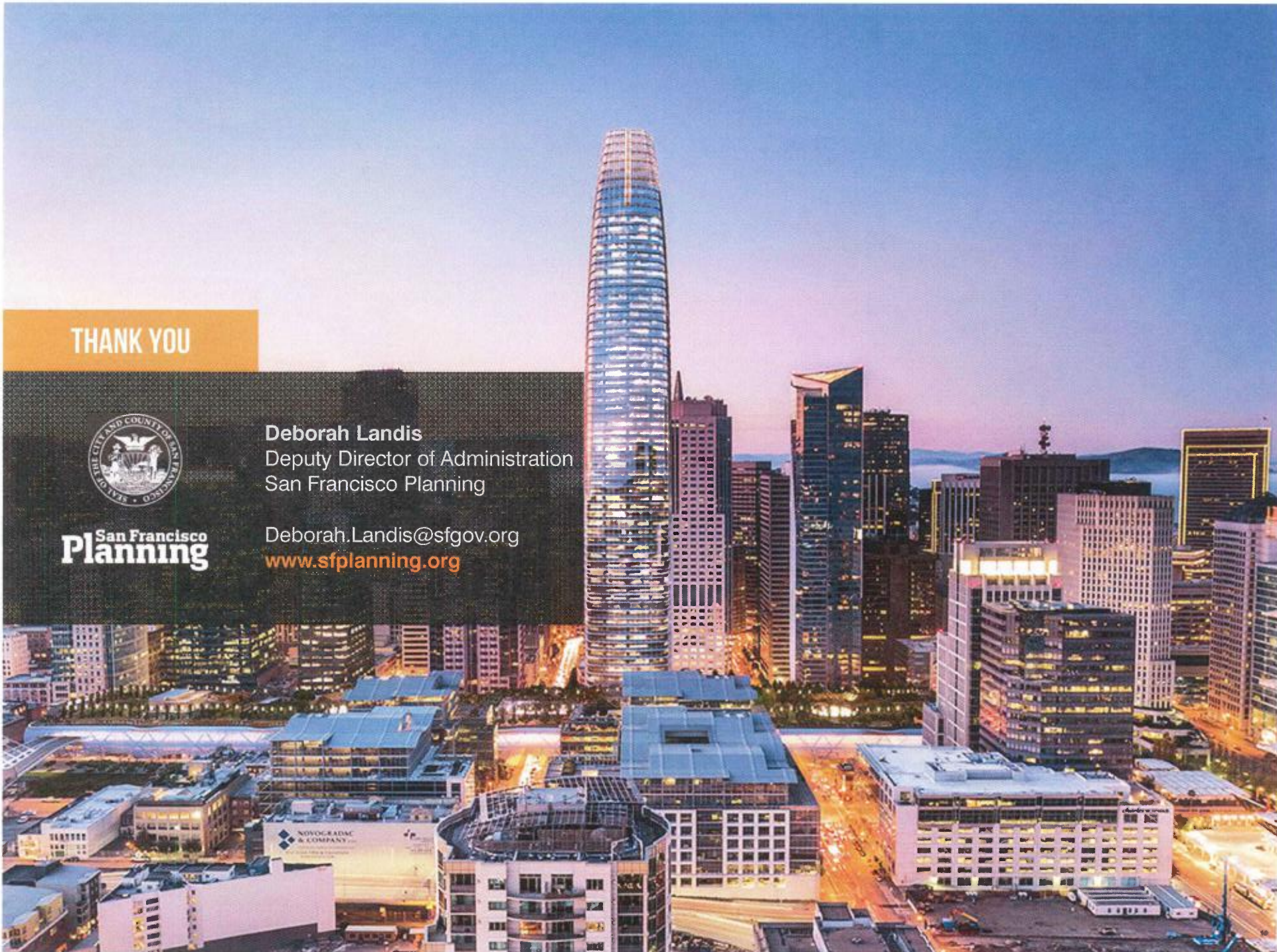
THANK YOU



San Francisco  
**Planning**

**Deborah Landis**  
Deputy Director of Administration  
San Francisco Planning

Deborah.Landis@sfgov.org  
[www.sfplanning.org](http://www.sfplanning.org)





# California Environmental Quality Act Historical Resources Process

San Francisco Planning Commission and  
Historic Preservation Commission Joint  
Hearing



January 24, 2019

SAN FRANCISCO  
**PLANNING DEPARTMENT**

# CEQA Historic Resources Review Process

- Is project a minor alteration that meets Categorical Exemption Checklist scopes of work?
- Is subject property a historical resource? Determination of historic resource status (Category A, B, or C).
- Will project impact a historical resource?
- If so, what is level of impact?
- Can mitigation measures reduce impact?
- Is the impact significant and unavoidable?
- If so, what are preservation alternatives to the project that would avoid or substantially lessen the significant historic impact?





# Categorical Exemption Checklist

## 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. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project does not conform to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves four or more work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves less than four work descriptions. <b>GO TO STEP 6.</b>



# Property Historic Resource Status

**Category A** – known historic resources

**Category B** – age-eligible properties requiring further preservation review

**Category C** – not historic resources; no additional preservation review required





# Determination of Historical Resource

- Is property an individual historical resource?
  - Meets significance criteria
  - Retains integrity
  - Period of significance
  - Character-defining features
- Is property within a district? Is it a district contributor?



# Determination of Historical Resource – Preservation Documents

## Sponsor/Consultant Prepares

- Historic Resource Determination Supplemental Application (Supplemental)
- Historic Resource Evaluation (HRE) report, Part I - Property Determination

## Preservation Planner Prepares

- Preservation Team Review (PTR) form
- Historic Resource Evaluation Response (HRER) Part I





# Determination of Project Impacts

- Will project cause impact to an individual historical resource?
  - Meets the Secretary of Interior's Standards
  - Causes material impairment
- Will project cause impact to a historic district?
  - New construction compatible with district
  - Causes material impairment to district
- Will project cause impact to adjacent historic properties?
  - Setting or vibration impacts



# Project Impacts – Preservation Documents

## Consultant Prepares

- Historic Resource Evaluation (HRE) report, Part II - Project Analysis

## Preservation Planner Prepares

- Preservation Team Review (PTR) form
- Historic Resource Evaluation Response (HRER) Part II – Project Impacts





# Preservation Team Review Form



## SAN FRANCISCO PLANNING DEPARTMENT

### PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 6/16/2014 Date of Form Completion: 6/16/2014

#### PROJECT INFORMATION:

Planner: Allison Vanderslice Address: 4519-4521 19th Street  
Block/Lot: 2701/037 Cross Streets: Douglass Street and Seward Street  
CEQA Category: B Art. 10/11: BPA/Case No.: 2014.0611E

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

Reception:  
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#### PURPOSE OF REVIEW:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☐ Alteration ☐ Demo/New Construction

#### PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 2/27/2014

#### PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?  
☐ If so, are the proposed changes a significant impact?

#### Additional Notes:

The proposed project consists of a two-story vertical addition to a one-story building at 4519 19th Street. The rear residential building at 4521 19th Street is not undergoing any alterations. This review evaluates both buildings. A Supplemental Information for Historic Resource Evaluation (Supplemental) form (dated 2/28/2014) for 4519-4521 19th Street was submitted by the project sponsor to aid this review.

#### PRESERVATION TEAM REVIEW:

Historic Resource Present

☐ Yes ☒ No ☐ N/A

Individual

Historic District/Context

Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:

Criterion 1 - Event: ☐ Yes ☒ No  
Criterion 2 - Persons: ☐ Yes ☒ No  
Criterion 3 - Architecture: ☐ Yes ☒ No  
Criterion 4 - Info. Potential: ☐ Yes ☒ No

Period of Significance: n/a

Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:

Criterion 1 - Event: ☐ Yes ☒ No  
Criterion 2 - Persons: ☐ Yes ☒ No  
Criterion 3 - Architecture: ☐ Yes ☒ No  
Criterion 4 - Info. Potential: ☐ Yes ☒ No

Period of Significance: n/a

☐ Contributor ☐ 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:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<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 type="radio"/> Yes	<input checked="" type="radio"/> No	

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject buildings and additional research by Department staff, the subject property at 4519-4521 19th Street is not an historical resource under CEQA.

The subject property was developed in 1908 with the construction of the one-and-half-story building that stands at the rear of the lot (4521 19th Street). Based on permit records, the front one-story building was constructed in 1925 as a garage and was converted to a residence in 1947. Constructed in 1908, the rear building was built during the post-earthquake expansion of the area and the City generally. As many properties were constructed during this period, the subject building does not appear to be significant for its association with post-earthquake development or with any other significant events or trends in the local area or San Francisco generally. Neither the construction of the garage or its conversion to a residence appears to be associated with significant events locally or in San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with either building. The subject property is not significant under Criterion 2.

The rear building is an one-and-half-story, gable-roof, single-family residential building with minimal detailing and does not appear to be a significant example of a type, period, or style. The front residential building is a simple flat-roof, one-story building with a combination of wood double-hung and aluminum slider windows and features a heavy cornice. Constructed as a garage in 1925 and later modified to a residence, the front building at 4519 19th Street is not a significant example of a type, period, or style. Neither building is the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject buildings are not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

No identified or eligible district has been identified in this area. The surrounding residential neighborhood is eclectic in type, style, massing, and period of construction. Overall, the subject block lacks the cohesion needed to qualify as an eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator: Date:

SAN FRANCISCO  
PLANNING DEPARTMENT



# Mitigation and Improvement Measures

- Mitigation measure

- Reduce significant impacts to a less-than-significant level
- Adoption of feasible mitigation measures is required under CEQA
- Compliance with laws and regulations is not mitigation

- Improvement measure

- Further reduce less-than-significant impacts of a project
- Not required under CEQA – best practices in environmental planning





# Preservation Mitigation Measures

- Common Preservation Mitigation Measures
  - Documentation
  - Interpretation Programs
  - Oral History
  - Salvage Programs
  - Vibration Monitoring and Protection Plans
- Mitigated negative declaration prepared if significant impact can be mitigated to less-than-significant level
- Environmental impact report prepared if project has significant impact that cannot be mitigated to less-than-significant level (“unavoidable”)



# Level of CEQA Review for Project with Significant Impact

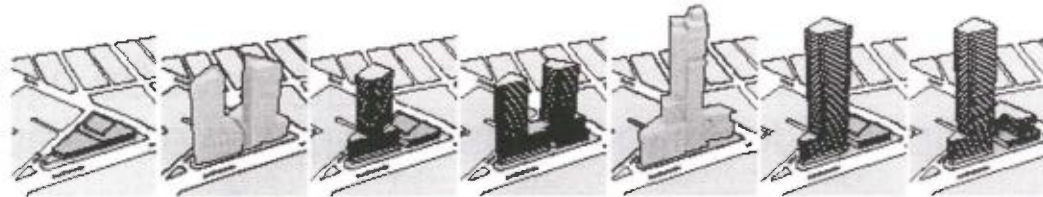
- Mitigated negative declaration
  - Significant impact can be mitigated to less-than-significant level
- Environmental impact report
  - Significant impact cannot be mitigated to less-than-significant level (“unavoidable”)
- Community plan evaluation
  - Significant impact to historic resource was identified in programmatic area plan environmental impact report





# Preservation Alternatives

## SUMMARY



	NO PROJECT ALTERNATIVE	PROPOSED PROJECT	FULL PRESERVATION ALT 1	PARTIAL PRESERVATION ALT 2	PROJECT VARIANT	FULL PRESERVATION ALT 3	PARTIAL PRESERVATION ALT 4
RETAIL/COMMERCIAL (GSF)	91,088	30,350	64,900	31,400	30,450	64,400	28,100
RESIDENTIAL (GSF)	-	935,745	435,700	707,600	935,250	619,900	770,300
PARKING (GSF)	-	102,000	47,900	73,500	101,992	65,000	78,400
<b>TOTAL GSF*</b>	<b>91,088</b>	<b>1,071,095</b>	<b>548,500</b>	<b>812,500</b>	<b>1,072,899</b>	<b>749,300</b>	<b>876,800</b>
RESIDENTIAL (NSF)	-	671,380	295,700	486,200	696,468	430,100	543,700
TOWER EFFICIENCY**	-	73% NORTH TOWER/ 72% SOUTH TOWER	72%	72% NORTH TOWER/ 68% SOUTH TOWER	77%	74%	73%
NET UNIT SIZE	-	682	682	682	702	702	702
DWELLING UNITS	-	984	434	713	984	605	765
PARKING SPACES (STACKERS)	-	518	238	367	518	325	392
PODIUM HEIGHT (MAX)	-	114' NORTH PODIUM/ 120' SOUTH PODIUM	120' PODIUM	120' PODIUM	139' NORTH PODIUM/ 164' SOUTH PODIUM (120' AVERAGE)	120' PODIUM	120' PODIUM
BUILDING HEIGHT	30'-45'	400'	400'	400'	590'	590'	590'
STORIES	2	41	41	41	55	55	55
EXISTING GSF RETAINED	91,088 + ALL FACADES	-	59,400 + NORTH FACADES	NORTH FACADES	-	59,400 + NORTH FACADES	NORTH FACADES
EXCAVATION REQUIRED (YD³)	-	100,000 (FULL SITE)	50,000 (PARTIAL SITE***)	70,000 (FULL SITE)	100,000 (FULL SITE)	60,000 (PARTIAL SITE***)	80,000 (FULL SITE)

\* TOTAL GSF INCLUDES PARKING GSF AND EXCLUDES ROOFTOP MECHANICAL.

\*\* A TYPICAL RESIDENTIAL TOWER HAS AN EFFICIENCY FACTOR OF 70-85%, ASSUMING A TYPICAL RESIDENTIAL CORE

\*\*\* SIZE AND GEOMETRY OF BASEMENT LEVELS CREATE HIGHLY INEFFICIENT LAYOUTS AND MAY NOT BE ABLE TO ACCOMMODATE PARKING, BICYCLE PARKING, AND NECESSARY INFRASTRUCTURE



# CEQA Findings and Statement of Overriding Considerations

- Adopted by decision-makers (e.g., Planning Commission, Board of Supervisors) before project approvals can be heard
- Findings – For each significant effect
  - Mitigation measures required in project OR
  - Mitigation measure is within responsibility or jurisdiction of another public agency OR
  - Specific economic, legal, social, technological, or other considerations make mitigation measures infeasible





# CEQA Findings and Statement of Overriding Considerations

- Statement of Overriding Considerations
  - Required when project would result in significant unavoidable impacts
  - Statement of specific economic, legal, social, technological, or other benefits that outweigh project's significant unavoidable impacts



# CEQA and Commissions

- CEQA required for all projects, even those with no hearing before Commission
- CEQA review must be completed before a project approval hearing can be held





# CEQA and Historic Preservation Commission

- HPC Charter:

“For proposed projects that may have an impact on historic or cultural resources, the Historic Preservation Commission shall have the authority to review and comment upon environmental documents under the California Environmental Quality Act and the National Environmental Policy Act.”

- HPC comments on EIRs for projects that affect historical resources
- HPC Resolution No. 0746 requires development of full and partial preservation alternatives



# CEQA and Planning Commission

- Planning Commission hears PMND appeals
- Public hearing on Draft EIR is held at Planning Commission
- Planning Commission certifies EIR as adequate, accurate, and prepared according to requirements of CEQA





1/24/19

T. Frye



## SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** January 22, 2019

**TO:** Members of the Historic Preservation Commission and the Planning Commission

**FROM:** Tim Frye, Historic Preservation Officer, (415) 575-6822  
Allison Vanderslice, CEQA Cultural Resources Team Manager (415) 575-9075

**RE:** **Joint Hearing Background Information**  
**Special Projects Update - Cultural Heritage Element, Historic Design**  
**Guidelines Document, and the Citywide Survey**

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At your request there are two items scheduled for the joint Historic Preservation Commission and Planning Commission hearing on January 24, 2019. To begin, Department staff will provide a short presentation on the current CEQA review process for known and potential cultural resources. Secondly, Department staff will present on a special topic design guidelines document titled, *Designing for Context with Retained Elements*, which was previously referred to as the Façade Retention Guidelines at past HPC hearings. We understand the Commissioners may also broadly discuss how the Historic Preservation Commission and the Planning Commission can communicate more effectively. Department staff will be present to answer questions, as necessary.

Due to the limited time afforded the topics under discussion, the Department is providing a brief update on several special projects that may also be of interest to both Commissions. Should any of the projects be scheduled for a future joint hearing, the Department will prepare for a more in-depth discussion as requested.

### **Cultural Heritage Element**

In FY2018-19, Department staff has worked to refine a working draft of the Heritage Conservation Element, focusing largely on the development of policies related to the identification, protection, and management of living heritage and to the integration of conservation principals with the City's approach to housing production and sustainable design. At this project phase, the 2018-19 draft will remain a working document while the Department engages fellow agencies and stakeholders in a dialogue on guiding principles and key concepts to inform future development of the Element.

Given the current public discourse about safeguarding living cultural heritage, the Department is proposing to spend FY2019-20 in a public engagement effort to evaluate the efficacy of the 2018-19 draft policies and to inform a strategy to complete the Element document. The project will conclude with a report that summarizes stakeholder feedback and makes recommendations for a revised working draft and a 2020-21 Element work program and schedule.

Stakeholder contact will be primarily achieved through interviews and small focus groups. The intent is to enable conversations that are sufficiently intimate to encourage collaboration and clear input. Utilizing the next year as an opportunity to re-examine the scope of the Heritage Conservation Element also allows the Department to observe living heritage management in practice by monitoring the Cultural District

Memo

January 22, 2019

**Joint Hearing Background Information**

**Special Projects Update - Cultural Heritage Element, Historic Design Guidelines Document, and the Citywide Survey**

well as geographies that need to be addressed as part of the Citywide Survey. We anticipate completing and bringing forward several context statements for adoption in 2019, including *African American Citywide Historic Context Statement* and *Nuestra Historia San Francisco Latino Historic Context Statement*.

**Attachments:**

**CEQA Historical Resources Process Handouts**

**DRAFT Designing for Context with Retained Elements, Special Topic Design Guidelines**





## SAN FRANCISCO PLANNING DEPARTMENT

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### CEQA Workflow for Historical Resources

For the steps listed below, Environmental Planning (EP) preservation staff may work in collaboration with the EP environmental coordinator, a department-approved historic preservation consultant, and a general environmental consultant (prime) as needed.

1. EP coordinator reviews the project scope and the historical resource category and determines if historical review is needed. EP coordinator consults with EP preservation staff if there are any questions on the project scope or the historical resources category.
2. If evaluation of the property is needed, EP preservation staff reviews and determines if the property is a historical resource. Historic Resource Evaluation (HRE) report prepared by a qualified consultant or the Historic Resource Determination informs this determination. EP preservation staff records their determination in Historic Resources Evaluation Response (HRER) Part I or Preservation Team Review (PTR) form.
3. EP preservation staff determines, as applicable, whether the proposed project would impact (1) the historical resource status of the subject property; (2) the historical resource status of the historic district in which the property is located; (3) the historical resources status of adjacent properties.
4. If the proposed project would result in a significant impact on a historical resource, the EP preservation planner identifies potential mitigation measures to reduce these impacts.
6. Preservation alternatives are presented to the HPC for review and comment. Preservation alternatives may be revised based on HPC comments.
7. Preservation alternatives are analyzed in the Draft EIR.
8. Draft EIR is brought to HPC for review and comment during the Draft EIR public comment period. Comment letter from HPC on the EIR is sent to the ERO and distributed to the Planning Commission (CPC).
9. Draft EIR is brought to CPC during the public comment period.
10. Responses to Comments document is prepared and must include response to HPC comment(s).
11. Final EIR is certified by CPC.
12. If no HPC approval action is required for the project entitlements, CPC can make CEQA Findings and consider project approval, including adopting a statement of overriding considerations. Otherwise, project must be heard at HPC before CPC or at a joint hearing.

### Environmental Impact Report (EIR) Process

5. If the significant impact on the historical resource cannot be mitigated to a less-than-significant level, the proposed project requires an EIR and the development of preservation alternatives. The EP preservation planner and EP coordinator work with the department-approved consultant and project team to prepare a Preservation Alternatives memorandum.

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

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

Comments and Planner Signature (optional):



<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

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

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

## **SAN FRANCISCO** **PRESERVATION BULLETIN NO. 16**

### **City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources**

The California Environmental Quality Act<sup>1</sup> and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties for purposes of CEQA as well as the preparation of Categorical Exemptions, Negative Declarations and Environmental Impact Reports (see Appendix A for pertinent sections of the law). This section defines in general terms what types of property would be considered an "historical resource;" such a resource may include historic buildings, structures, districts, objects or sites. The table below categorizes properties by their particular listing in historic registers and surveys that pertain to the City and County of San Francisco. Continuing consultation by Major Environmental Analysis (MEA) staff with the Planning Department's Preservation Coordinator and the Neighborhood Planning Team's Preservation Technical Specialists during the entire planning and environmental review process is vital.

"Cultural Resources" in the CEQA Checklist include historical, architectural, archeological and paleontological elements as defined resources. These procedures, however, deal only with the historical structures, sites and architectural elements under environmental review and do not address archeological or paleontological resources. It should be noted that if a property is determined not to be an historical resource using Step 1 of this guidance, an environmental evaluation and documentation based on other aspects of the proposed project that have the potential for significant impacts to the environment, such as transportation or air quality, may still be required.

For the purposes of these procedures the term "historical resource" is used when the property meets the terms of the definitions in Section 21084.1 of the CEQA Statute and Section 15064.5 of the CEQA Guidelines. "Historical Resources" include properties listed in or formally determined eligible for listing in the California Register of Historical Resources, or listed in an adopted local historic register. The term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance. "Historical Resources" also includes resources identified as significant in an historical resource survey meeting certain criteria. Additionally, properties, which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered "historical resources." **The Planning Department will consider any information submitted by members of the public, or analysis by Planning Department experts, when determining whether an otherwise unlisted property may be an historical resource.**

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<sup>1</sup> The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178) is the foundation of environmental policy and law in the state of California. It encourages the protection of all aspects of the environment (including historic resources - Section 21084.1) by requiring agencies to prepare informational documents on the environmental effects of a proposed action before carrying out any discretionary activities.



**Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource.**

Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource. See page 7 for further discussion.

A property may be listed in more than one register or survey and may be included in more than one of the "historical resource" categories in the table below. For purposes of determining the property's treatment as a potential "historical resource," the property's highest category ranking shall prevail (with Category A being the highest and Category C being the lowest).

<b>Category A – Historical Resources</b>	
<b>Category A.1 – Resources listed on or formally eligible for the California Register<sup>3 4</sup></b>	
National Register of Historic Places (NRSC 1 or 2)	Either listed or formally determined eligible for listing in the National Register of Historic Places (National Register). These structures would appear in a list from the California Historic Resources Inventory System (CHRIS) database as having a National Register Status Code (NRSC) of 1 or 2, and are therefore automatically listed in the California Register. Interiors of National Register properties with a NRSC of 1 and 2 are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. All National Historic Landmarks are listed in the National Register.
California Register of Historical Resources <sup>5</sup>	By definition anything listed in the California Register of Historical Resources (California Register) or formally determined eligible for listing in the California Register is an "historical resource" for purposes of CEQA. Interiors of California Register properties are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. Note: All properties on the California Register are listed in the CHRIS database maintained by the Office of Historic Preservation (OHP).
Dogpatch Survey (NRSC 1 or 2)	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical resources."
Central Waterfront Survey	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical

<sup>3</sup> See definition of Category A.1 above.

<sup>4</sup> Effective August 2003, in order to simplify and clarify the identification, evaluation, and understanding of California's historic resources and better promote their recognition and preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to "California Historical Resource Status Codes."

<sup>5</sup> The California Register automatically includes California Historic Landmarks number 770 and higher, and all properties formally listed in, or determined eligible for listing in the National Register of Historic Places (NRSC of 1 or 2). The California Register may also include Points of Historic Interest that have been reviewed and recommended for listing by the California Historical Resources Commission, as well as other individual resources, districts, etc. that are nominated and determined to be significant by the California Historical Resources Commission. Records of San Francisco resources on the National and California Registers are kept in the CHRIS database at the Northwest Information Center at Sonoma State University (707) 664-2494.

Here Today	The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. It is, therefore, an adopted local register under CEQA. (Note: this designation covers the text and appendix of the book <i>Here Today</i> as selected from the full survey).
Dogpatch Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on December 13, 2001 by Motion No. 16300. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4 <sup>9</sup> or 5 are presumed to be "historical resources."
Central Waterfront Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4 <sup>10</sup> or 5 are presumed to be "historical resources."
North Beach Survey (NRSC 3, 4, or 5)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4 <sup>11</sup> or 5 are presumed to be "historical resources."

#### **Category B – Properties Requiring Further Consultation and Review<sup>12</sup>**

National Register (NRSC 7) and California Register (CHRSC 7)	Buildings that are listed in the CHRIS database as having a NRSC/CHRSC of 7 – "Not evaluated" or which have a temporary designation NRSC/CHRSC of 7 while waiting for evaluation from the State Office of Historic Preservation will need additional investigation to determine what the underlying information/evidence is regarding its historic status.
General Plan-referenced Buildings	Properties identified as having historic status in the General Plan could be considered as "historical resources" because elements of the General Plan are considered "local registers of historical resources." Note: each Area Plan within General Plan has varying degrees of information regarding historic resources. Additional consultation will be required; additional research may be needed.
Structures of Merit	Created by Section 1011 of the Planning Code, Structures of Merit must have Planning Commission approval. These properties are recognized structures of historical, architectural or aesthetic merit, which have <u>not</u> been designated as landmarks and are <u>not</u> situated in designated historic districts. Additional consultation will be required; additional information may be needed.

<sup>9</sup> See Footnote 6.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> See definition of Category B on page 2.



California Register (CHRSC 6)	Buildings having a NRSC/CHRSC of 6 that were surveyed before the year 2000.
Article 11 (Category V)	In Article 11, buildings that are "Category V - Unrated," i.e., not designated as either Significant (Category I and II) or Contributory (Category III and IV)."
<b>Category C – Properties Determined Not To Be Historical Resources/ Properties For Which The City Has No Information Indicating That The Property is an Historical Resource<sup>16</sup></b>	
National Register (NRSC 6) and California Register (CHRSC 6) properties that were surveyed after year 2000	Buildings that are listed in the CHRIS database having a NRSC/CHRSC of 6 - "Determined ineligible" for the National Register would need credible evidence/research presented by a qualified expert to be considered "historical resources."

### Summary of Table

Therefore, in looking at the table above:

**Category A.1** – Properties will be evaluated as historical resources. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.

A property listed on the California Register of Historic Resources can be removed from the California Register. The State Historical Resources Commission is empowered to remove from the California Register a resource that through demolition, alteration, or loss of integrity has lost its historic qualities or potential to yield information, or that new information or analysis shows was not eligible for the California Register at the time of its listing.

A property listed on the National Register of Historic Places can be removed from the National Register. The Keeper of the National Register is empowered to remove from the Register a resource that has ceased to meet the criteria for listing on the National Register through the loss or destruction of its historic qualities, that has been shown through additional information not to meet National Register criteria for listing, that has been shown to have been listed due to an error in professional judgment, or that has been shown to have been listed after the commission of prejudicial error in the nomination or listing process.<sup>17</sup>

**Category A.2** – Properties will be evaluated as historical resources. The A.2 category is primarily composed of properties that are listed in a local register of historical resources, as defined by Public Resources Code Section 5020.1(k), or identified as significant (status codes 1-5)

<sup>16</sup> See the definition of Category C on page 2.

<sup>17</sup> Those wishing to have a property removed from the California or National Register should contact the State Office of Historic Preservation for more information on how this may be done.

### **Additional Information**

As noted on page 1, the Planning Department as a part of the environmental review process or at any other time, will accept any additional substantiated information that may be provided by interested parties about the eligibility of a property to be identified as an "historical resource" under CEQA, i.e., information regarding to property's ability to meet the criteria for listing in the California Register. For Category A.1, the property would have to be "delisted" from the National Register or the California Register before MEA would consider the property not to be an "historical resource." For properties in Category A.2, the information would have to show by "a preponderance of the evidence" that the presumed historical resource should not be considered as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and incontrovertible evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a "preponderance of the evidence" that the property is not an historical resource.

If submitted information, after review by the Planning Department's Preservation Technical Specialist, is deemed sufficient, the property may be reevaluated as an "historical resource." The Preservation Technical Specialist shall use the MEA Summary Sheet for *Historical Resource Evaluation* when completing the reevaluation process. A property may be considered "historically significant," and therefore an "historical resource," if it meets the criteria for listing in the California Register of Historical Resources, pursuant to 15064.5(a)(3) of the CEQA guidelines.

Interested parties who are providing historical information should submit such information to the Planning Department – the MEA environmental planner or Environmental Review Officer if there is an on-going environmental application or the Preservation Coordinator if there is no current application. In any cases where there are differing opinions as to whether or not a property is an "historical resource," for purposes of CEQA, the Planning Department will evaluate the evidence before it and shall make the final determination based upon such evaluation of evidence.

### **STEP 2 – Will the Project have a Substantial Adverse Change? (What Type of Environmental Document?)**

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of an historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.



determine if an EIR, a Negative Declaration or a Categorical Exemption is the appropriate environmental document.

It should be noted that as a general rule, a significant impact is considered mitigated if the property follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer; and the Department's Residential Design Guidelines, which contain an illustrated section, *Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit*. Additional mitigation measures may be appropriate for a particular project and will be considered.

All formal evaluation and determination requests from MEA staff members to the Preservation Technical Specialists needs to be logged in by the MEA staff and sent to the Preservation Coordinator. The Preservation Coordinator will track the progress of requests for historic determinations or evaluations. Day-to-day project review and consultation between MEA staff and the Preservation Technical Specialists does not need to be routed through the Preservation Coordinator.

## NOTIFICATION

### Before Environmental Document is Prepared

When MEA is sending out a "Notification of a Project Receiving Environmental Review" (i.e., a Neighborhood Notice, which is sent if a Class 32 Categorical Exemption or Negative Declaration is being prepared) or a "Notice that an EIR is Required" regarding a proposed project that includes demolition or reconstruction to an existing structure that is included in Categories A.1, A.2, or B areas, the notice should be sent to the individuals and groups on the "Historic Preservation Interested Parties" list and those who have requested notice by a Block Book Notation.<sup>19</sup> Historic Preservation Interested Parties list will be kept current and parties will be added or deleted at their request.

### After Determination of Exclusions and Categorical Exemptions

For those projects that are excluded or categorically exempt from CEQA, Chapter 31 of the City's Administrative Code (Section 31.08 (f)) requires notice to the public of "all such determinations involving the following types of projects:

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<sup>19</sup> Groups or individuals interested in specific properties may receive project notices by requesting a Block Book Notation from the Planning Department. This notation will provide for the sending of notices on all permit and environmental review applications for a specific lot or group of lots. There is a nominal fee for this service. For an additional charge per lot, notice can be provided for permits on all lots of an assessor's block.

An architectural rendering of a building complex. On the left is a historic, light-colored stone building with multiple windows, some of which are arched. To its right is a modern, multi-story glass tower with a yellowish-gold tint. The sky is a clear blue with some light clouds. Overlaid on the image is a white banner with blue text.

DESIGNING FOR CONTEXT WITH RETAINED ELEMENTS

SPECIAL TOPIC DESIGN GUIDELINES



REVIEW DRAFT  
22 January 2019

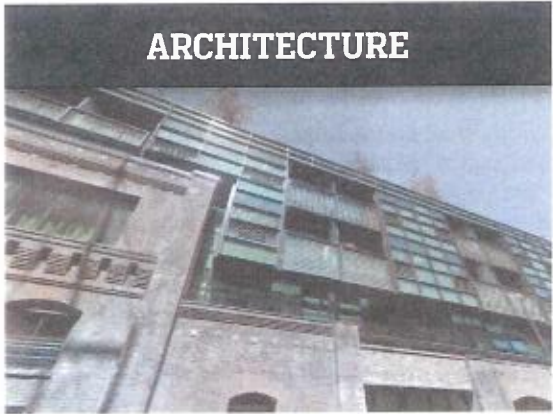
San Francisco  
**Planning**



# Retained Elements / Special Topic Design Guidelines



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STRE S2.1	Establish new massing to be compatible with the context	11



STRE A2.1	Modulate new development to support retained massing and façade edges	14
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## Application of the Guidelines

These Design Guidelines apply in instances where visible parts of existing buildings are incorporated into new development in all zoning districts. They work in concert with the UDGs. Consistency with both sets of guidelines is mandatory in the approval process. Should application of the respective guidelines conflict, these Special Topic Design Guidelines supersede the UDGs.

Note that application of these guidelines will not achieve conformance with the Secretary of the Interior's Standards nor do they reflect widely-accepted preservation practice. These guidelines do not apply to properties identified as City Landmarks under Article 10 or Significant or Contributory Buildings under Article 11 of the Planning Code. These guidelines also do not apply to eligible historic resources identified for the purposes of CEQA. The Historic Design Guidelines (HDGs) should be referenced for all proposed work to designated or eligible historic properties.


Historic buildings referenced in the document are intended to exemplify principles of these guidelines and are not intended to demonstrate compliance with other standards. All examples are found in San Francisco except as noted on introductory pages for each section.

### Guideline Structure

Each guideline is described at the top of the page, followed by a sidebar that explains the rationale for the guideline, a range of means by which one might achieve that guideline, and illustrations that further describe its application. The range of means describes important parameters and methods by which a project can meet the guideline, but is not a prescriptive list. Projects may satisfy the guideline by applying one or all of the means or by suggesting something unique to the project that meets the intent. The guidelines are organized to relate and elaborate with more specificity to the relevant guideline in the Urban Design Guidelines. For example, S1.1 of the Retained Elements Design Guidelines is related to

S1 of the UDGs. The illustrations are existing examples in San Francisco that exemplify the means for the guideline indicated but are not necessarily exemplary of every guideline.

Note that the examples in the document that are in historic districts or are historic resources are being shown to exemplify principles of these guidelines and are not intended to demonstrate compliance with other standards. All examples are found in San Francisco except as noted on introductory pages for each section.

GUIDELINE	RECOMMENDED ANALYSIS	RATIONALE	RANGE OF MEANS	EXAMPLE
<b>A3.1 HARMONIZE MATERIALS IN NEW DEVELOPMENT WITH RETAINED ELEMENTS</b>	<p>The choice, quality, location, and detailing of materials and openings can greatly enhance the compatibility between new buildings and existing structures. They should feel like a family rather than trying to match or have one part look like an accessory to the other.</p>	<ul style="list-style-type: none"> <li>Extend or express a sympathetic pattern of structural elements and organizing geometry that establish the overall rhythm and proportions of the existing building.</li> <li>Extend a common architectural expression between existing and new development, such as: frame and infill, volumetric projections, layered volumes, compositional grids, etc.</li> <li>Synchronize or extend fenestration and material patterns and proportions in retained elements; such as: deep punched openings, extensive glazed curtainwall, solid/void ratios, align elements between both parts even when other elements are more randomized.</li> <li>Contrast the material qualities of a new development in specific situations to highlight the existing element.</li> </ul>	<ul style="list-style-type: none"> <li>The choice, quality, location, and detailing of materials and openings can greatly enhance the compatibility between new buildings and existing structures. There should be a relationship rather than an exact match or one part of the development appearing to be an accessory to the other.</li> <li>Intentionally offset or invert elements in the new development to provide conceptual consistency in the union of the existing and proposed architectural components.</li> <li>New facades should not only be harmonious with retained elements but offer their own architectural integrity.</li> </ul>	



# Glossary

## Compatible

*Able to exist or occur together without conflict.*

## Complement

*Something that goes well with something.*

This document uses this term to express how elements can be adjacent and agreeable in scale, proportion, composition, and type but not identical in style or manner.

## Existing element

Part of a building or landscape present on a site.

## Harmonize

*To be combined or go together in a pleasing way.* Like complement, this document uses this term to describe how elements can visually fit together, or make meaningful relationships without being identical or duplicative.

## Historicism

*Reference or influence of patterns or approaches of the past.* False or cursory historicism is often used to suggest an unwarranted or excessive regard of the importance of past styles or a misappropriation or replication of a historic motif that implies it is itself historic.

## Horizontal hyphen

*A horizontal surface or spacer that is placed between two parts of a building to separate or otherwise clarify a distinction between the two.* This element is commonly used to denote an existing structure and new development. A horizontal hyphen may be narrow or wide and is often expressed in a different material than both adjacent volumes. It is often combined

with a small setback to increase its legibility as a change in building volume.

## Original features

Parts of a building or building facade that express architectural character that were present when the structure was first built.

## Retained element

*Part of a building or landscape that already is built on a development site that is included in a new building project on that site.* This can include a full facade, a tower or spire, a storefront, a building volume, a mural, a wall, a roof or roofline, or anything that is recognizably used from a previous structure.

## Reveal

In a facade, a recess or gap, often in the shape of a "C" in section, made in cladding to indicate a change in material, plane, or "reveal" the edge of something else.

## Solid/Void Relationship

*a defined area.* In architectural conversation, this term describes the ratio of open space to solid plane within a defined area. In architectural conversation, this term most often references the amount of openings in a front facade.

## Streetwall

*Combined facades of buildings generally built to the property line facing a street or open space.* A clear streetwall helps define "the urban room" of the public realm. A consistent streetwall that is visually interesting and has active ground floor uses promotes pedestrian activity.

## Subordinate

Treat or regard as of lesser importance than something else. In the case of new development on a site with retained elements, an addition to retained elements should be less visually prominent from the public realm in form, material, and texture.

## Vertical expansion or vertical addition

*An expansion of the building envelope above its present height.* Typically, this means adding one or more stories to an existing building.

## Vertical hyphen

*A vertical surface or spacer that is placed between two parts of a building to separate or otherwise clarify a distinction between the two.* This element is often used to denote an existing structure and new development. A vertical hyphen may be short or a full floor or more. It is often combined with a material change and small setback to increase its legibility as a change in building volume.

## Volume

*A three-dimensional measure of space that comprises a length, a width, and a height.* In architecture, a volume can describe a three-dimensional portion of a building or shaped element.

## Volumetric

*relating to the measurement of volume.*



## **SITE DESIGN**

- S1.1 Sustain existing features that define a neighborhood
- S2.1 Establish new massing to be compatible with the context

**Precedents outside of San Francisco**



## S2.1 ESTABLISH NEW MASSING TO BE COMPATIBLE WITH THE CONTEXT

Add new building mass thoughtfully to existing building volumes so that it complements the existing scale, circulation, and forms on the site. This helps new project volumes feel natural to the city and extend familiar environments.

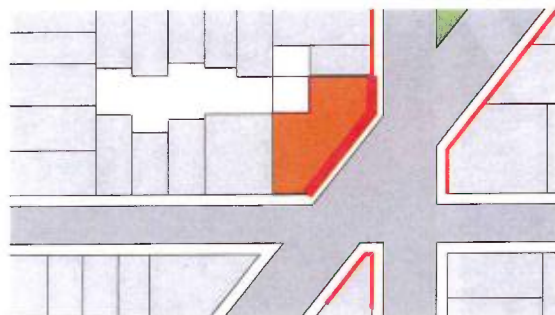
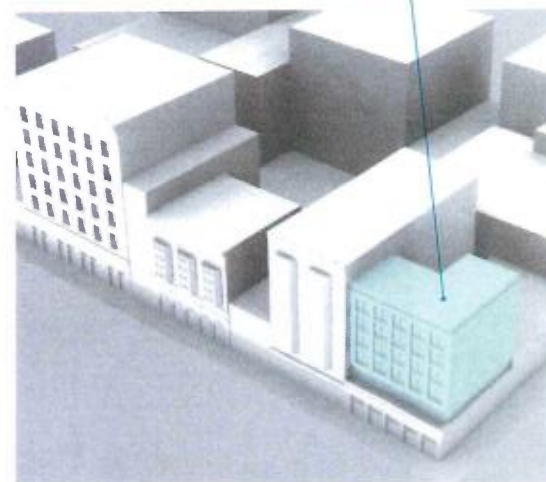
- » Discover the common widths, heights, and proportions of existing massing to see how added volumes can extend or build upon them.
- » At corner sites, turn the corner with the existing structure to maintain a reading of existing volume.

- » Look for natural or subordinate ways to place massing on a site with an existing structure, including underground, alongside, or behind, not just as a vertical addition.
- » Break new massing in proportion with the existing building helps synchronize new and existing volumes together.
- » Look at patterns of open space on the block or site to see how volume can complement its use and definition.

NEW MASSING FOLLOWS THE BLOCK PATTERN OF SMALLER FRONTAGES



NEW MASSING FILLS IN AN OPEN CORNER ENHANCING THE BLOCK



Analyze: Diagram the site volumes. Find common proportions, heights, widths, and open space patterns.



Common massing proportions and logics can help older and newer buildings relate to one another.



# ARCHITECTURE

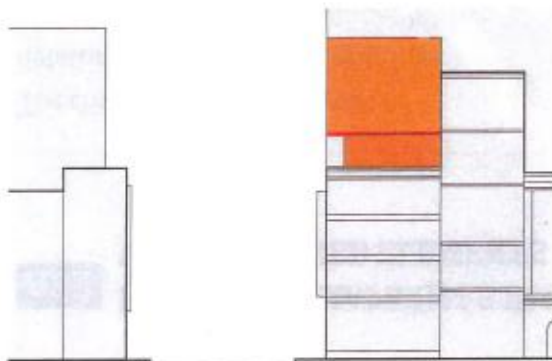
- A2.1 Modulate new development to support retained massing and façade edges
- A2.2 Articulate a clear relationship between new development and retained elements
- A3.1 Harmonize materials in new development with retained elements
- A6.1 Restore existing features
- A8.1 Revive and animate retained ground floor elements

**Precedents outside of San Francisco**



## A2.2 ARTICULATE A CLEAR RELATIONSHIP BETWEEN NEW DEVELOPMENT AND RETAINED ELEMENTS

Demonstrating a clear or intentional relationship between new and old parts of building helps a viewer to read the more complex layers of a project. This layering of information, or expression of evolution feels natural in a city environment.



Analyze: Diagram the existing streetwall to understand the pattern of the urban room (defined by the surfaces of the public right-of-way and the building frontages).

- » New development should be volumetrically distinct from retained elements. Employ a vertical or horizontal "hyphen" to create a sense of volume change between new development and retained elements. Vertical hyphens should be tall enough that they do not visually collapse from the viewpoint of pedestrians.
- » Spatial volumes defined by existing elements and new development should be distinct. Front facades of or interior volumes within new development should not appear both "above" and "behind" an existing facade.

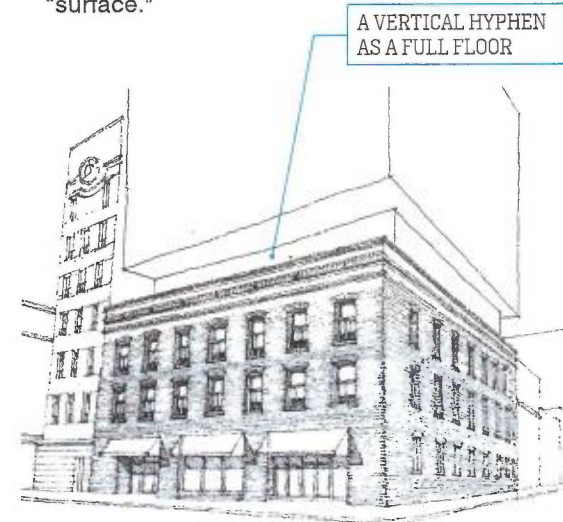


Hyphens can move with the profile of the existing structure.



Vertical additions can contextually fit on top of new development by crafting setbacks appropriate to pedestrian viewpoints.

- » For unique locations, such as abandoned industrial sites, retention of features, such as cobblestones, rail spurs, or existing "ruins" should highlight and authentically demonstrate their distinct landscape and organic edges.
- » Contrast material type between an existing wall and a new wall to clarify the use, meaning, access, or construction technique between the two projects. This is especially useful where entry points may be added.
- » Avoid minor or architecturally-scaled setbacks that only highlight an existing facade as a "surface."



A VERTICAL HYPHEN  
AS A FULL FLOOR

Vertical additions can contextually fit on top of new development by crafting setbacks appropriate to pedestrian viewpoints.

## A6.1 RESTORE EXISTING FEATURES

Over time, many existing buildings have been modified to accommodate new uses and needs. When renovated or incorporated into a new project, their retained elements should be restored or re-animated as they had originally been designed further enhancing authenticity and cohesion.



Cornices are an example of an architectural feature that should be restored, retained, or recreated. Contemporary materials, such as Glass Fiber Reinforced Concrete (GFRC) or Fiber Reinforced Polyester (FRP), may be employed as a substitute for terra cotta, cast stone, or pressed metal. Ghosting, scarring, and other visual evidence may help explain alterations to building features and openings over time.

- » New space behind an existing facade should be aligned with its natural openings, floor heights, and geometry.
- » Some interior spaces, such as those within churches, warehouses, assembly halls, or other publicly-accessible spaces, contain details and spatial characteristics that convey a building's original use. Design sensitive transitions from the retained and new building elements to maintain this connection.
- » Open spaces in existing walls that were previously window or door openings to revive the originally intended wall transparency or operability.
- » Remove later layers and repair and restore original exterior cladding surfaces, where possible.



- » Repair or restore details or character elements, such as decorative entry or rooftop features, to original shape and /or texture.
- » Replace decorative features that were removed either through an authentic reproduction. In all features that are restored or replaced, use original or similar material types and finishes.
- » Provide moldings, trim, or other original features surrounding windows that have been previously removed or altered.
- » To ensure a harmonious relationship with the overall new development, all mechanical, electrical, plumbing, and interior partitions should not visually interfere with the existing building's character.



Restoration of existing elements, such as prism glass, can greatly contribute to the character of the development and its relationship to neighborhood context.



## Photo Credits

Photographer or firm listed by guideline, clockwise from top left. All diagrams and renderings by SF Planning.

Cover	Henrik Kam	Natoma Architects	Bruce Damonte
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Site design frontice			
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Architecture frontice			
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A2.2	Tim Griffith	Vanguard Properties	SFARMLS
A3.1	Redfin	Natoma Architects	
A6.1	SF Planning; Maia Small	Fougeron Architecture	SF Planning; Maia Small
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