Received at CPC Hearing 5/9/19
D. Winslow

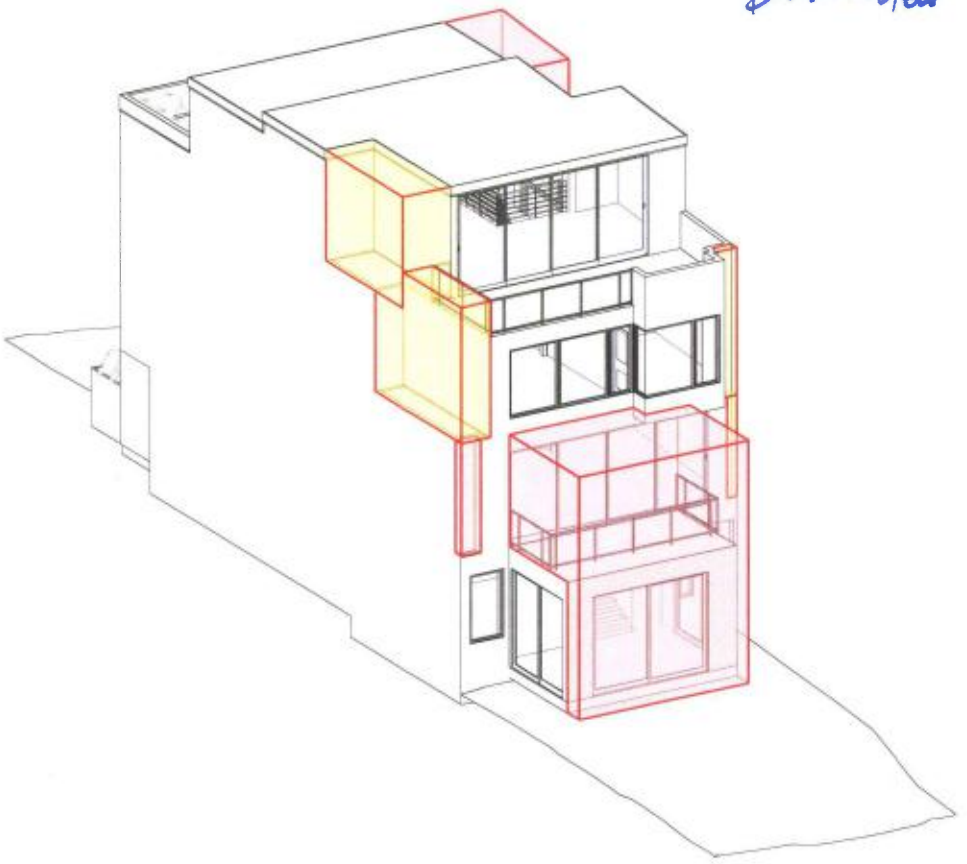


DIAGRAM LEGEND

LIGHT & AIR CONCESSION

VIEW CONCESSION

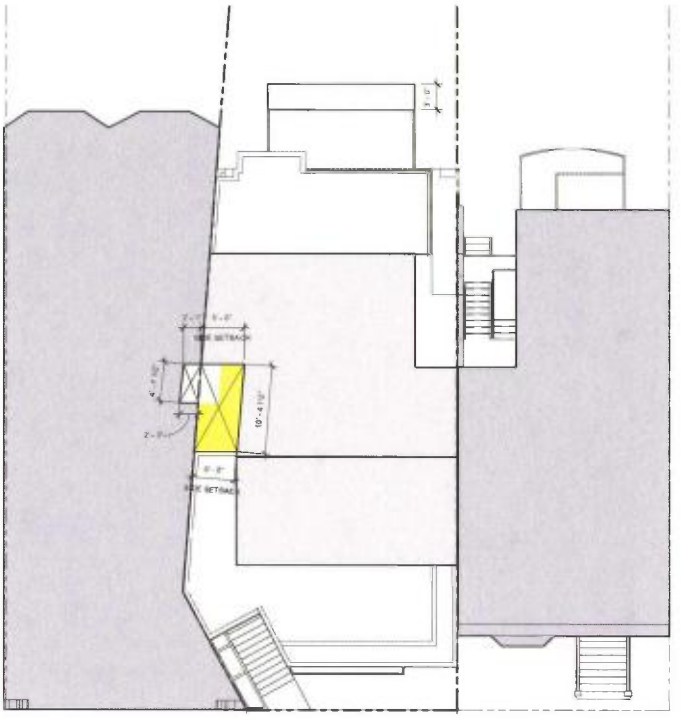
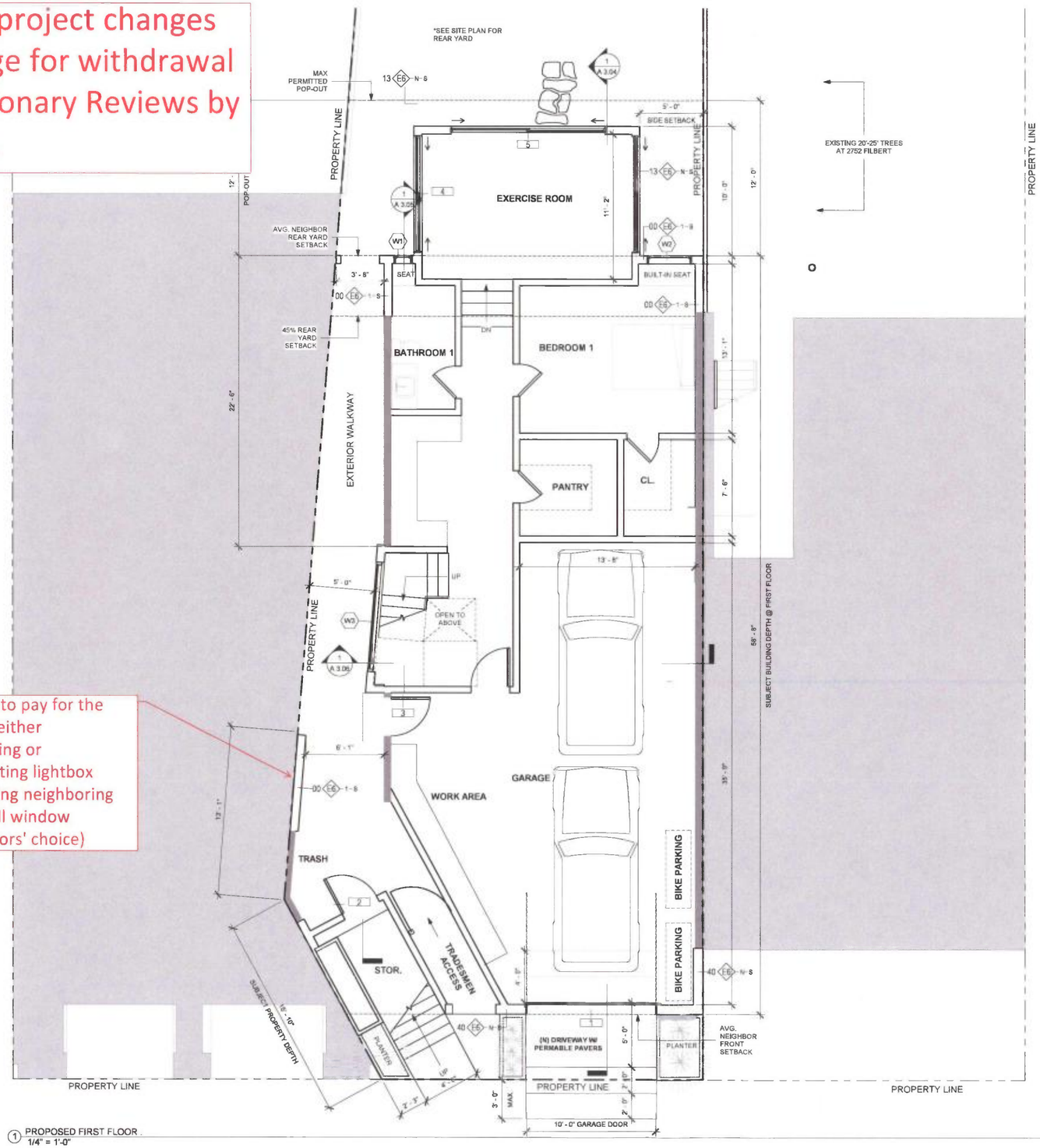


DIAGRAM LEGEND

LIGHT & AIR CONCESSION

VIEW CONCESSION

Proposed project changes in exchange for withdrawal of Discretionary Reviews by all parties.



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"

Higgins to pay for the cost of either
(a) infilling or
(b) creating lightbox at existing neighboring stairwell window (neighbors' choice)

WALL LEGEND

- (E) WALL TO REMAIN
- DEMO WALL
- NEW WALL
- TO BE DEMOLISHED
- FLOOR PLATE TO BE DEMOLISHED

GENERAL NOTES

SEE STRUCTURAL, CIVIL, LANDSCAPE, FOR ADDITIONAL COORDINATION.

- WALL ASSEMBLIES, SEE A5.00
- WINDOW SCHEDULE, SEE A8.20
- DOOR SCHEDULE, SEE A8.30

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LICENSED ARCHITECT JAMES A. WINDER No. C-28656 Ren. 4/19 STATE OF CALIFORNIA

2758 FILBERT STREET
SAN FRANCISCO, CA 94123

Revision Schedule

Revision Number	Revision Date

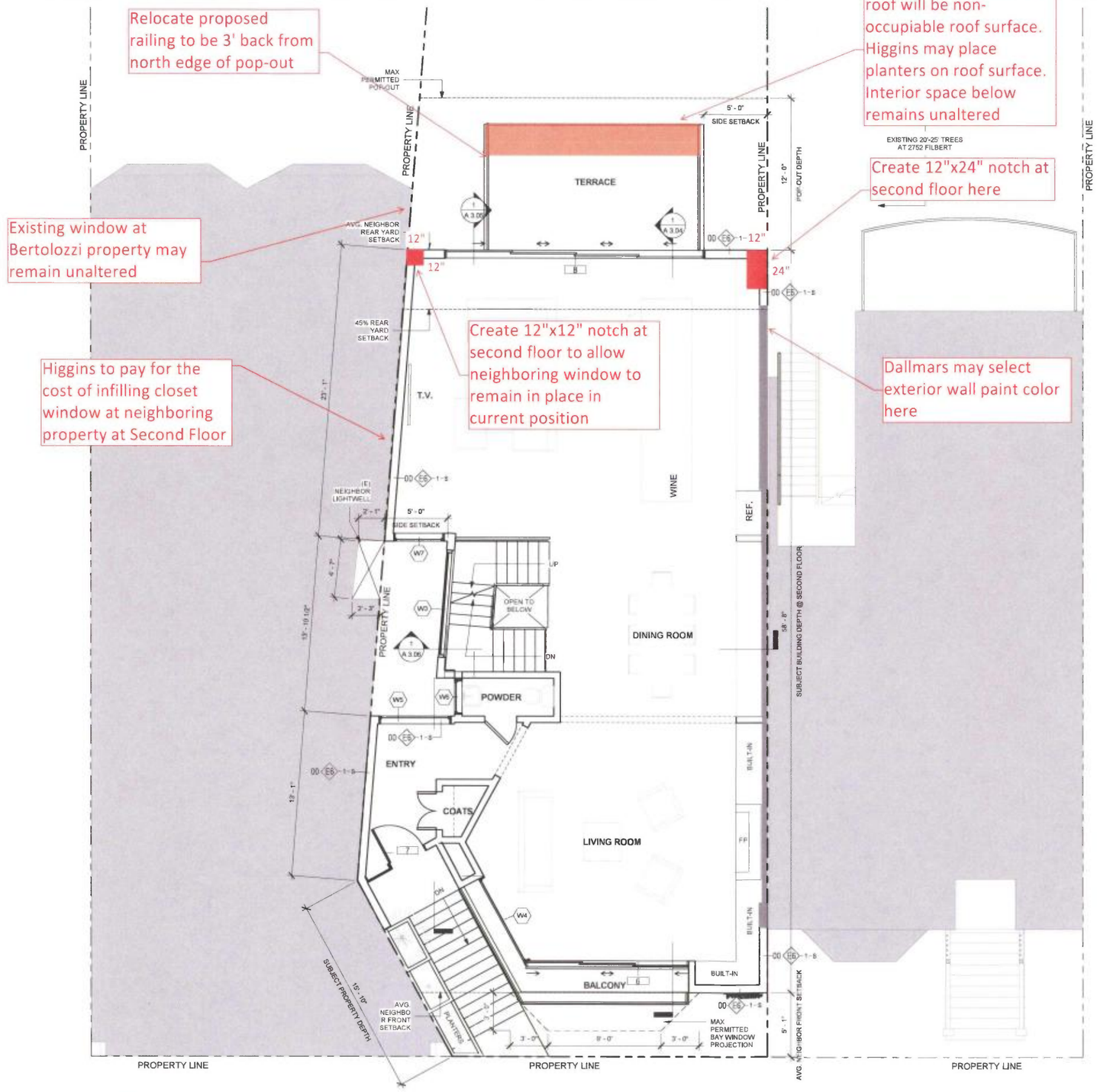
SITE PERMIT

PROPOSED FIRST FLOOR PLAN

PROJECT NORTH

A2.01

DATE	12/21/2018
SCALE	1/4" = 1'-0"
DRAWN	Author
	1707



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

WALL LEGEND

- (E) WALL TO REMAIN
- DEMO WALL
- NEW WALL
- TO BE DEMOLISHED
- FLOOR PLATE TO BE DEMOLISHED

GENERAL NOTES

SEE STRUCTURAL, CIVIL, LANDSCAPE, FOR ADDITIONAL COORDINATION.

- WALL ASSEMBLIES, SEE A5.00
- WINDOW SCHEDULE. SEE A8.20
- DOOR SCHEDULE, SEE A8.30

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SAN FRANCISCO, CA 94123

Revision Schedule

Revision Number	Revision Date

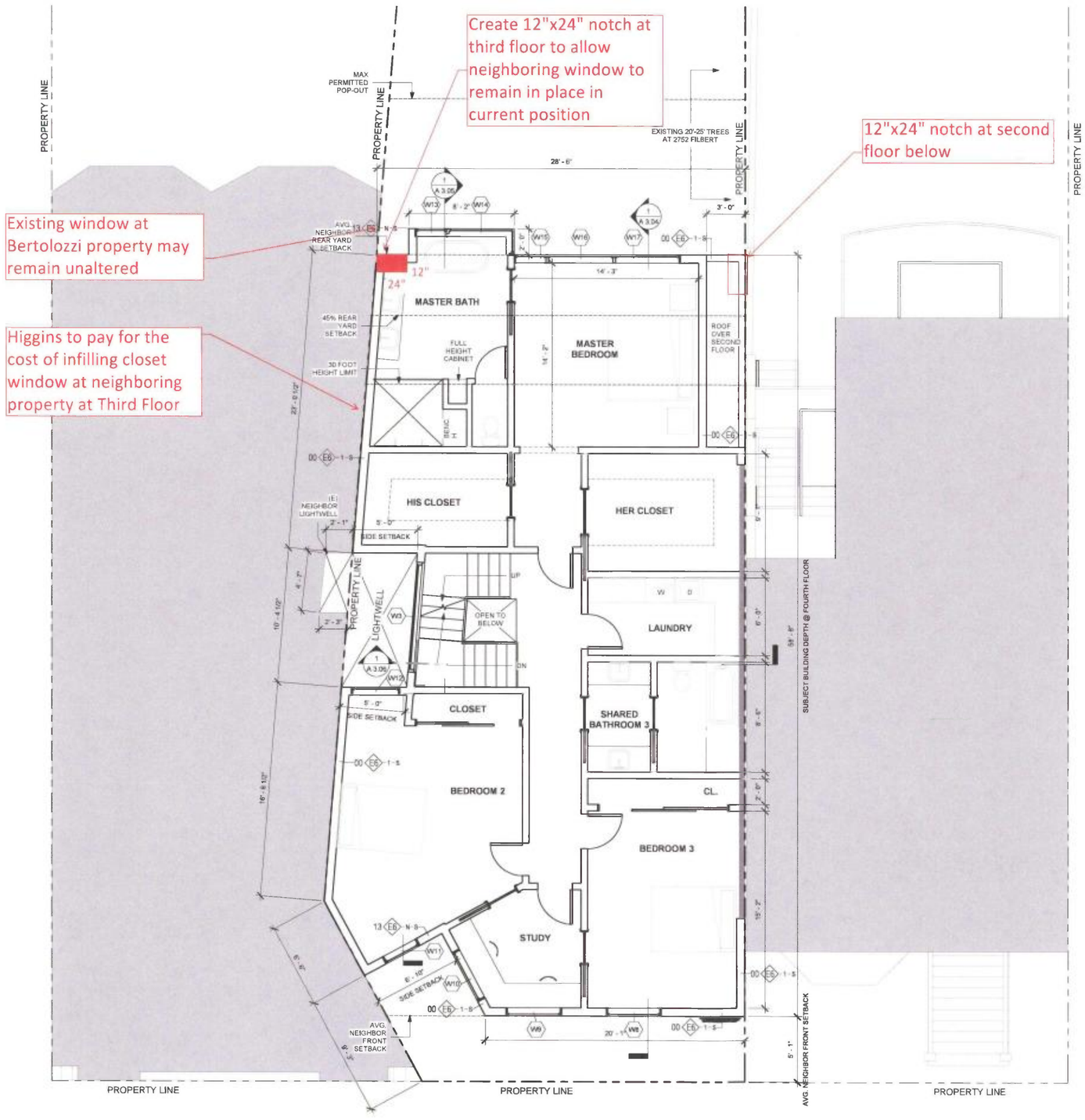
SITE PERMIT

PROPOSED SECOND FLOOR PLAN

PROJECT NORTH

A 2.02

DATE	12/21/2018
SCALE	1/4" = 1'-0"
DRAWN	Author
	1707



1 PROPOSED THIRD FLOOR
1/4" = 1'-0"

WALL LEGEND

- (E) WALL TO REMAIN
- DEMO WALL
- NEW WALL
- TO BE DEMOLISHED
- FLOOR PLATE TO BE DEMOLISHED

GENERAL NOTES

SEE STRUCTURAL, CIVIL, LANDSCAPE, FOR ADDITIONAL COORDINATION.

- WALL ASSEMBLIES, SEE A5.00
- WINDOW SCHEDULE, SEE A8.20
- DOOR SCHEDULE, SEE A8.30

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STATE OF CALIFORNIA

2758 FILBERT STREET
SAN FRANCISCO, CA 94123

Revision Schedule

Revision Number	Revision Date

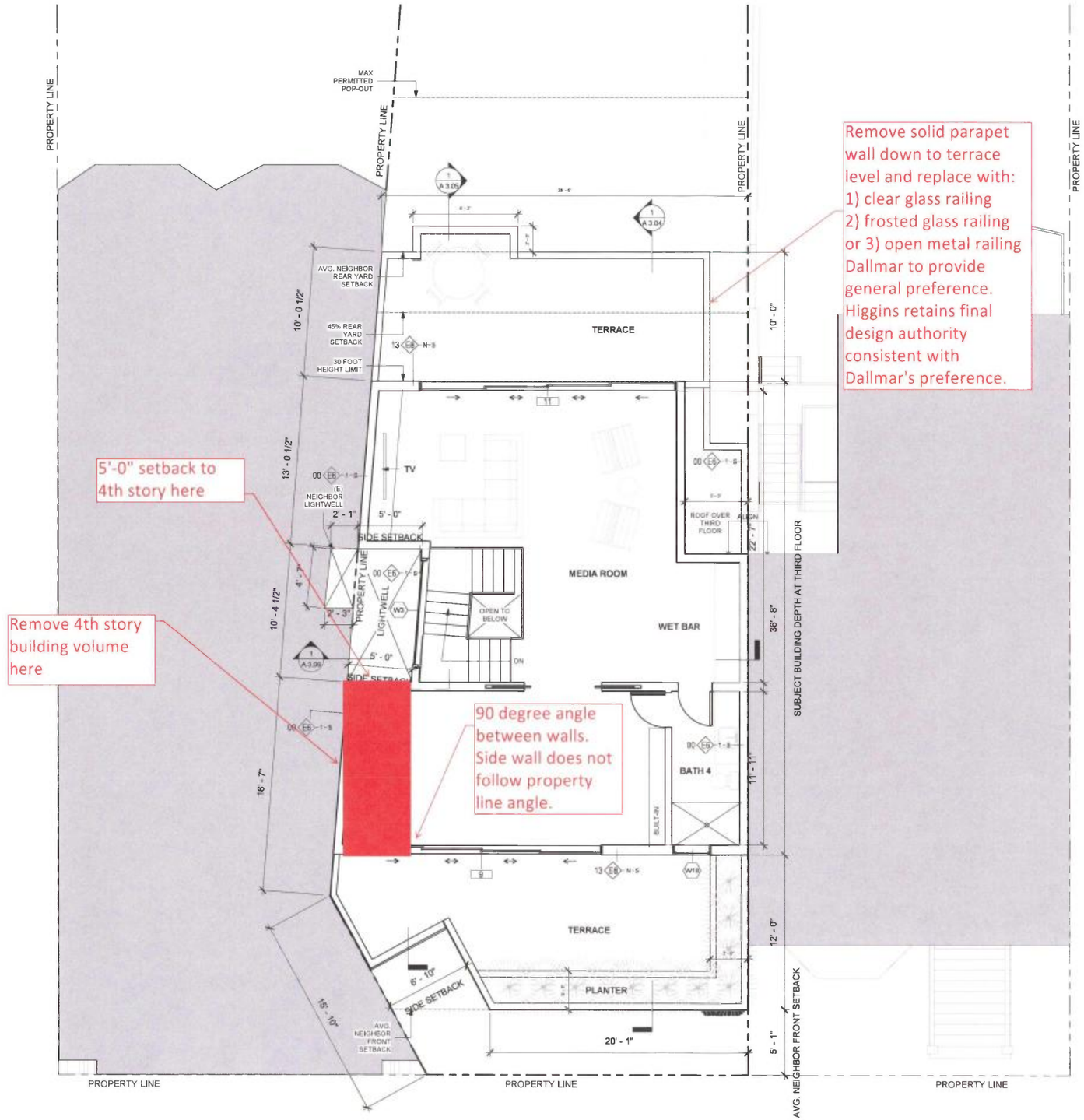
SITE PERMIT

PROPOSED THIRD FLOOR PLAN

PROJECT NORTH

A 2.03

DATE	12/21/2018
SCALE	1/4" = 1'-0"
DRAWN	Author
	1707



① PROPOSED FOURTH FLOOR
1/4" = 1'-0"

WALL LEGEND

- (E) WALL TO REMAIN
- DEMO WALL
- NEW WALL
- TO BE DEMOLISHED
- FLOOR PLATE TO BE DEMOLISHED

GENERAL NOTES

SEE STRUCTURAL, CIVIL, LANDSCAPE, FOR ADDITIONAL COORDINATION.

- WALL ASSEMBLIES, SEE A5.00
- WINDOW SCHEDULE, SEE A8.20
- DOOR SCHEDULE, SEE A8.30

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LICENSED ARCHITECT
Rev. 4/19
STATE OF CALIFORNIA

2758 FILBERT STREET
SAN FRANCISCO, CA 94123

Revision Schedule

Revision Number	Revision Date

SITE PERMIT

PROPOSED FOURTH FLOOR PLAN

PROJECT NORTH

A2.04

DATE	12/21/2018
SCALE	1/4" = 1'-0"
DRAWN	Author
	1707

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Received at CPC Hearing 5/9/19
D. Winslow

Myrna Melgar, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

May 2, 2019

RE: 2758 Filbert Street---Case No. 2017-013328DDDD
Hearing Date: May 9, 2019
DR Requestor's Brief in Support of Discretionary Review Request

President Melgar and Member of the Commission:

SUMMARY OF THE DISCRETIONARY REVIEW REQUEST

The Commission should take Discretionary Review in this case and reduce the proposed rear extension to the 45% line, remove the proposed new fourth floor, retain a five (5') foot setback for new construction to preserve the historic side windows of the multi-unit building to the west (and make other changes to the Project) for the following reasons:

1. The Project *Does Not* comply with Planning Dept requirements sent to the Sponsors in an RDAT Memo dated January 8, 2018. RDAT requested (1) a five-foot side lot line setback for any new construction at the rear; (2) a fifteen (15') foot setback of the new fourth floor; (3) a five (5') foot setback for guardrails at the front and east lot lines; (4) switch the placement of the garage and pedestrian entrances. For unknown and unexplained reasons, NONE of these Dept. mandates are in the Project (Exhibit 1).

2. The Project violates numerous provisions of the Cow Hollow Neighborhood Design Guidelines ("CHDG") …including the most important provisions of the CHDG, limiting rear extensions such as proposed by this Project and the addition of a full new fourth floor, in violation of the height limit described in the CHDG. Cow Hollow and ALL neighbors oppose this unreasonable Project. (Exhibit 2—Cow Hollow Opp. Letters)

3. The use of "averaging" here to justify a rear extension beyond the maximum 45% line is in error here as the development lot (with three units) to the west is approximately 10' feet longer. This violates the CHDG and blocks historic windows on the west side.

4. The Project is extraordinary and exceptional in the Cow Hollow historic area, a classic "*remolition*." The building is being expanded in EVERY direction (north, south, east, west, vertically). Both rear and front façade demolished—100%. Side yard setbacks being built into. Every interior petition, wall, floors, ceilings & roof removed 100%; new foundations and exterior walls on every side and a new fourth floor added. The existing building is 1,807 sq. ft. (Assessor's Office) and proposed is 5,884 sq. ft.--a 300% increase

5. It is extraordinary and exceptional that the Dept issued specific directives to the architect on the design and the architect IGNORED those directives and simply lobbied the Dept. for a year to set aside those directives. Cow Hollow and the neighbors asked for virtually the same changes to the Project. The Dept. caved in and moved it forward.

INTRODUCTION

The Parties

This office represents Victor Bertolozzi and his sister Grace Bertolozzi Pierce. Both are San Francisco natives who grew up in the house directly west of the subject site at 2762 Filbert Street. Both have now fled from the City and high prices; Victor is a San Francisco Police Officer and lives in South San Francisco. Grace is a nurse and lives in Walnut Creek with her husband and children. The home was purchased by their grandparents and the Bertolozzi family has owned the building at 2762 Filbert Street for more than 80 years. Victor and Grace inherited the home equally when their parents passed, and the apartments are currently occupied by tenants with very small children.

The Project Sponsor is William Higgins. Mr. Higgins has owned the subject property since 1992 and lives there alone with his wife. Mr. Higgins also lives part time in New Hampshire and is absent from the neighborhood for long periods of the year.

THERE ARE NUMEROUS OPEN/EXPIRED/CANCELLED PERMITS FROM PREVIOUS WORK AT THE SITE BY THIS SPONSOR—THE ASSESSOR LISTS THE BUILDING AT 1807 SQUARE FEET.... NOT 3,594

Mr. Higgins previously expanded and remodeled the building with various large projects from 1994 until 2003. This work included a remodel of all floors, alterations of the front and rear facades and a build out of the attic and extension into the rear yard at all levels with a master bath and new decks---front and back. The value of these permits is noted in excess of $325,000.00 and involved some nine (9) different permits. However, even though this work was done, and the building was greatly expanded into the rear yard and remodeled including extensive plumbing and electrical work, *none* of the work was ever inspected and *none* of the permits were ever finalized or completed.

The current application should have never been accepted by DBI or Planning until these permits were reconciled, closed out and finalized. There are currently nine (9) open permits..... "expired" or "cancelled" permits on the property (seven (7) building permits and two (2) plumbing permits). Attached as Exhibit 3 are copies of the 7 open building permits and a status summary and Exhibit 4 is the status of the 2 open plumbing permits. The furnace was replaced in 1994 and new plumbing for 1 ½ new baths, a new kitchen and laundry was also added to the building but never inspected or finalized.

The Assessor lists the building at 1,807 square feet. The Sponsor claims it is currently 3,594 square feet, a huge discrepancy of 1,787 square feet. Which is it? What is the current status of the building? Because of these open permits and no finalization or inspections of the work and a dramatic expansion of the building from 1994-2003, it has never been reassessed by the Assessor/Recorders Office and has been taxed as a building one-half of it actual size for the past two decades.

Further, when the prior work was untaken, there was a Notice of Special Restrictions Under the Planning Code recorded against the property at the time when the first expansion permits were taken out by the Sponsor mandating that it must remain a single-family home even though the zoning is RH-2. (Exhibit 5).

So, this incredibly large expansion of the building to almost 6,000 square feet and with an expanded two car garage and new curb cut, 6-7 bedrooms, 4 ½ baths is all for a single unit of housing. For an expansion of this magnitude and the negative impacts on all the surrounding neighbors, a second unit should be added or the project severely curtailed

PROJECT DESCRIPTION AND THE SURROUNDING SITE

The Bertolozzi building is a three unit building of approximately 3,240 sq. ft. and two-stories over a garage. The Bertolozzi lot and subject site have an extraordinary and unique lot line configuration between them ---it is NOT a rectangle. Exhibit 6 shows an aerial photo from 1938 and the Sanborn Map from 1950 illustrating the odd shaped lot and the existing five (5') foot set back which is currently between the buildings. The Bertolozzi building has seven (7) original and grandfather permitted lot line windows that face this setback, and which has been in place----permitted by City and County of San Francisco without condition for nearly 100 years

The subject site at 2752 Filbert Street is west of Broderick Street and east of Baker Street in the middle of the block on the north side of Filbert Street. It is in an important and historic, pre-earthquake block of the Cow Hollow Neighborhood on Block/Lot: 942/013. The total lot area is 3,075 square feet and not deep at only 107'ft at the eastern lot line.

The building is one of the oldest in the area and was constructed in 1900. The site is zoned RH-2. There is a slope on Filbert Street (east to west), a strict 35-foot height limit applies to the site. The Cow Hollow Neighborhood Design Guidelines also apply to the site---and there is zero evidence that the Dept ever applied the CHNDG to this project. The building has become somewhat of a neighborhood nuisance and eyesore as Mr. Higgins as failed to paint its façade or repair it for some 20 years. Paint is peeling and wood rotting in plain sight. It appears to be a start to demolition by neglect.

This is an important block in Cow Hollow. Across Filbert Street is an intact unbroken row of Class "A" Historic Resources and a large part of the Cow Hollow "First Bay" Tradition Historic District. The building is located in a potential Historic District that has been surveyed and recognized by the City. Extraordinary "remolitions" in such locations must be carefully reviewed for the potential impacts on surrounding structures and the "environment" of the potential Historic District itself. Rear and side additions of more than two stories trigger extra scrutiny—the west side addition for this project is four stories and is approximately 40 feet in height measured from grade…an extraordinary addition for a long-established block. The building currently presents a modest façade to the streetscape of two stories over a garage. The subject lot steeply slopes from east to west

The Subject Site at 2758 Filbert Street is Above Center Facing South From the North Side of Filbert Street

ANY HONEST REVIEW SHOWS THE PROJECT IS A DEMOLITION

The Project calls for the complete demolition of the front and rear façade, every floor of the structure will be demolished. ALL interior walls, supports, partitions, floors, ceilings and the roof are to be removed100%. The ONLY portion of the building to allegedly remain is a portion of the blind east side wall flush to the eastern neighbor and a smaller blind portion of the west side wall which is somehow now to become an *internal* wall. Attached hereto as Exhibit 7 are copies of the demolition floor plans outlined in red the walls and elements to be removed. The Project completely "guts" the existing building…removes 100% of the front and rear façades and most of the west and east facades as well as 100% of the interior walls, floors, ceilings and all other elements. How on earth does the Project NOT qualify as a demolition? Section 317(b) (2) states:

"Residential Demolition" shall mean any of the following:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

Obviously the price point on the building places it out of the "affordable" housing range, but there are no calculations or explanations as to how the Project avoids evaluation as a demolition, given the removal of the 100% of the rear and front façade, a complete reconstruction from the ground up and removal of nearly every interior element that makes up the building including all the foundations, all floors, ceilings and the roof.

A. The Dept and the Cow Hollow Association Evaluated the Project and Called for Specific Setbacks and Reductions

In 2017, when the Project Sponsor first proposed the Project it was quickly determined by both the Dept and Cow Hollow that the project violated the City's General Residential Design Guidelines. (It is not clear if the Dept applied the Cow Hollow Neighborhood Design Guidelines to the Project at all). The RDAT reviewed the Project and forwarded a formal and VERY specific Memorandum of the Planning Department requirements dated January 17, 2018 to the Project Sponsor. That correspondence is attached hereto and marked as Exhibit 1.

The Department notes "Project Concerns" that the new construction "*would cover 3 neighboring lot line windows*" (it is actually 6) and that the Project fails to match the "*generous side setbacks*" of the neighbor to the east. The Memo sets forth VERY specific requirements for the new rear extension. The Department's Memo references specific provisions of the Residential Design Guidelines by page number (RDG's) and requests that the Project Sponsors maintain the existing five (5') foot side setbacks towards the neighbors on the east side (the Dallmar's) and on the west side (the Bertolozzi's) --- *provide 5' setbacks for any new construction at the rear*. As noted on Exhibit 1, the Dept. found these side set backs are necessary "*to comply with the Residential Design Guidelines*."

The Department does not cite specific provisions of Cow Hollow Neighborhood Design Guidelines ("CHNDG's") and appears to have failed to apply them at all. The Commission should note that even with the changes requested by the Dept. in the Memo, the Project would starkly violate numerous provisions of the CHNDG's by extending beyond the 45% rear yard required by the CHNDG's, by adding a new fourth floor far above the 30-35' foot height limit and by the massive expansion requested by the Project. Cow Hollow representatives also reviewed the Project and made it clear that the rear and side extensions violates numerous provisions of the CHNDG's A copy of the strongly worded letters from Cow Hollow are attached hereto as Exhibit 2.

THE PROJECT AS PRESENTED TO THE COMMISSION DOES NOT HAVE ANY OF THE REQUIREMENTS SET FORTH IN THE DEPT MEMORANDUM OF JANUARY 17, 2018 OR THOSE REQUESTED BY COW HOLLOW

B. **Project Sponsors Delayed an Inordinate Time and Did Not Adhere to the Dept's Requests or Cow Hollow and Neighborhood Suggestions**

After receiving the Memorandum from RDAT on January 17, 2018, the Sponsors in this instance did not respond as generally required by the Planning Department within 30 days or even 60-90 or 120 days. Instead, the project sponsors delayed for nearly one year, and did not respond to Planning until December 16, 2018.

This long unexplained delay lulled the neighborhood into a false sense of security that the Dept would enforce its own RDAT requirements. The sponsors obviously hoped to mute the overwhelming opposition to the proposal. Instead of complying with the requirements from the Dept. the Sponsors architects do what they do in most instances when a project runs into resistance, lobbied the planner behind the scenes to change the requirements. The Sponsors also refused to meet with the neighbors to discuss the Project. Eventually the Dept simply dropped the requirements set forth in the Memo and ignored the Cow Hollow Association and its strongly worded letter and ignored the neighbors.

C. **The Project Does Not Provide the Required Side Yard Setbacks**

As it did with the rear yard extension, the Dept also gave specific and detailed instructions about the need to maintain the existing five (5') foot side yard setbacks between the subject site and the neighboring properties to the west and east. NONE of what is requested is provided in the Project and the Sponsors are intent on blocking windows and negatively impacting both adjacent neighbors.

In every instance the drawings do not comply with the directives from the Dept. In keeping with the "cut the corners" style, the Sponsor ignored the directive to have a minimum setback of 5' feet for new construction to the rear. This setback is needed along the entire west side (which is all new construction to the rear). The Project also does not provide the front setback requested or correctly locate the garage door and new curb cut. However, the most detrimental is the Sponsors' failure to maintain the existing west side setback of five feet (5') that exists between the buildings currently. When coupled with the incorrect "averaging" to extend the building past the 45% line, the impact is to block both neighbors from the mid-block open space and isolate the home to the east on Filbert Street from access to that open space.

Maintaining the existing west side five-foot (5') setbacks at all levels of the Project was supposed to be a starting point for the project architect. Instead, the architect ignored this directive on every level of the project and builds directly on the property line on every floor. As set forth in the letter from the Planning Department (Exhibit 1), maintaining the existing five-foot (5') side setbacks to the west is not an "option." It is a mandatory requirement from the Residential Design Guidelines. The Commission must take DR and require that the plans be revised to comply with the directive from the Dept as well as the mandatory provisions of the CHNDG's and the RDG's as spelled out in the RDAT Memo (Exhibit 1).

The Cow Hollow letters (Exhibit 2) strongly support pulling the proposal back from the west property line and to match the existing rear side yard setbacks to the east. "Equalization" as expressed in the CHNDG was not used and so the overall depth exceeds CHNDG and the Planning Code RDG's. They height is not within CHNDG requirements and the fourth floor should be removed.

D. **The Size of the Project is Completely Incompatible with the Neighborhood**

The overwhelming size of the proposed "alteration" cannot be overstated—it more than doubles the size of the current structure (or more than triples it if the Assessor's numbers are used). This Project will create the largest single-family home anywhere on this block face or across the street on the neighboring historic block face. Because of its nearly 6,000 square feet it will be larger than most of the multi-unit buildings found along this block and across the street.

Attached hereto and marked as Exhibit 8 is a building by building breakdown of the square footage for each building found on the subject block face and directly across the street. As can be seen in Exhibit 8, this building would be by far the largest single-family home and would be larger than most of the two family and three family buildings found on either block face. Its size alone makes it completely incompatible with the neighborhood.

It is inconceivable that the Dept. would approve a project of this size in the middle of one of the most important and historic areas of Cow Hollow and over the pointed objections of the Cow Hollow Association. Such overwhelming size in a newly constructed building (and this will be a 100% newly constructed building) grossly violates the Cow Hollow Neighborhood Design Guidelines and the general Residential Design Guidelines applicable to all residential neighborhoods in the city. If the project is constructed as proposed it will be nearly twice as large as the buildings on either side of it and will literally stick out like a sore thumb with it's all new construction nearly all glass facades front and rear and new multi layers of decks front and back.

The Project Violates Provisions of the Cow Hollow Neighborhood Guidelines---If the Cow Hollow Neighborhood Association is Not the Final Arbiter –WHO IS?

As established by the Planning Code, the Cow Hollow Association is THE final arbiter of the Cow Hollow Neighborhood Design Guidelines. The Commission should respect and honor these long-term neighborhood volunteer guardians. Rarely has the Commission seen letters and language this strong from the Cow Hollow Association and the requests must be taken seriously.

The Project ---without the required setbacks does not satisfy the spirit or the letter of the Cow Hollow Neighborhood Design Guidelines. The Project is not consistent with the objectives of the CHNDG's and directly violates numerous provisions. The Cow Hollow Association has definitively stated that the project violates several of the Design Guidelines, and notified the Department and the Project Sponsor that the Board and the

Zoning Committee is unanimously opposed to the project and recommended that it be "scaled back" and that the historic windows on the building to the west be protected.

There is no evidence that the Dept even applied the CHNDG. The proposed Project DIRECTLY VIOLATES THE GUIDELINES. The Cow Hollow folks came to the site (no one from Planning has ever visited the site), carefully reviewed the plans, the building and the surrounding neighborhood, presented the case to the Board and the Zoning Committee and *unanimously concluded* (meaning it was not a close issue) that the Project violates at least three of the design guidelines. This alone, given the Planning Code's mandate that the Guidelines be applied, mandates that the Commission scale back this proposed Project. There is NO mention anywhere in the Planning Dept materials that the CHNDG's were even applied to the Project.

Additionally, the Commission should be aware that ALL the neighbors oppose this project. The simple fact is that ALL the neighbors for several doors in all directions oppose this Project. Numerous others oppose the Project but have not weighted in against it in writing. If the project was reasonable and fit in with the neighborhood character, this level of universal opposition would not be present, and the Sponsors would be able to convince some of the neighbors to support the Project. This has not happened because the Project is grossly out of scale with the neighborhood and creates real harm to neighbors.

Rear Yard Depth

A 45% rear yard (which is the guideline for Cow Hollow and the Planning Code) would only allow a rear extension of a foot or two -- to 58.85' from the front property line. The proposed depth at 70.75' far exceeds the Cow Hollow quantitative guideline and the Planning Code.

CHNDG's Page 42: "*The design of a new building or an addition must be consistent with the existing pattern of building depth that prevails in Cow Hollow. Expansions in depth are generally rear expansions, which are addressed in the section on 'Rear Yard.' Extensive rear additions on down-sloping lots, even if they preserve the amenities of neighboring homes, can result in out-of-scale structures that fill up the hillsides and eliminate open space, making the neighborhood appear over built. The many down-sloping lots in Cow Hollow provide ample opportunity to expand within the envelope. However, should a rear extension be desired, to prevent excessive structures on down-sloping lots, it may be necessary to limit the addition so as not to create out-of-scale structures or compromise neighbors' amenities.*"

The CHNDG also prohibit any extensions (such as the 12-foot extension permitted under Planning Code rules) ---This building violates all of the provisions of the Cow Hollow Neighborhood Design Guidelines and the Dept DID NOT apply or consider the CHNDG's as it is required to do.

Rear Yards (CHNDG pp. 32-33 and 35).

The Cow Hollow Neighborhood Association is particularly sensitive to the disappearing rear yard space and shared green open space in the neighborhood. The Association has adopted an official policy to oppose the 75% lot coverage allowed by RH-1 zoning and to strictly impose the 55% limit found in the CHNDG and in the Planning Code unless *both* adjacent homes have such coverage. The Guidelines call the 55% lot coverage permitted by RH-2 its most important policy. The Cow Hollow Guidelines state as follows:

"D. Cow Hollow Association Policies

D.1 Rear Yard Setbacks and Open Space
As described above in the section Cow Hollow Neighborhood Character, the Cow Hollow Neighborhood is zoned predominately RH-1 and RH-2. The San Francisco Planning Code establishes a 25 percent rear yard open space requirement for the RH-1 zone, meaning the building may cover 75 percent of the lot. The Planning Code requirement for the RH-2 zone is a 45 percent open space requirement, or, the building may cover 55 percent of the lot. Because the RH-1 and RH-2 zones are intermingled, as shown in zoning diagram figure in Section 1, the Cow Hollow Neighborhood would benefit from a consistent rear yard open space requirement.

Cow Hollow Neighborhood Policy:

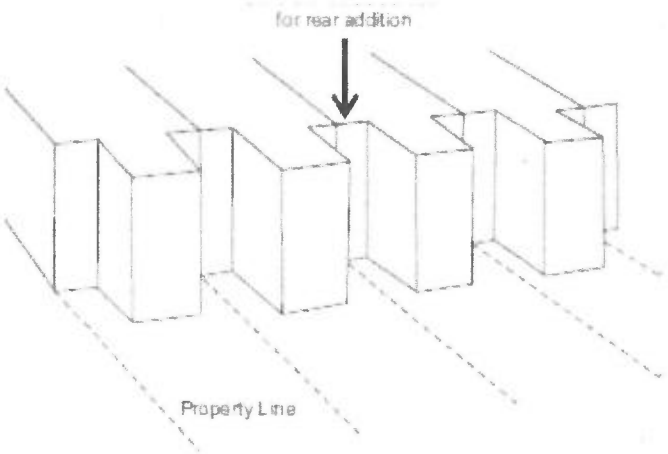
New construction and additions outside of the existing building envelope in both RH-1 and RH-2 zones must follow an overriding 45 percent rear yard open space policy. (See Next Page for Diagram)

This policy will primarily limit expansions of existing homes within the RH-1 zone. According to analysis performed by the Cow Hollow Association, presented in greater detail in the Cow Hollow Neighborhood Character section of this document, 34 percent of the RH-1 lots can expand under this policy (169 lots). The remainders of the lots (328 lots) are built out, with 55% or greater lot coverage. This rear yard policy, however, must be considered along with the rear yard equalization policy, described immediately below."

Cow Hollow Neighborhood Policy: The only time an extension into the 45 percent rear yard open space requirement is allowed is when both adjacent neighbors intrude into that space. The extension must be measured by "equalization" to the more complying of the two adjacent properties."
(See Next Page for Diagram)

The Commission should at a minimum, require the proposed project to be modified to comply with the Guidelines. 1) Require the height be reduced by eliminating the top floor deck 2) Reduce or eliminate the rear yard extension to the 45% line based on the neighboring buildings; 3) Maintain the five (5') setback mandated by the RDAT Memo.

"*Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views*", p.33. *"In attached homes in Cow Hollow, the lack of side yards limits light by residences and limits the sight lines around the residences. For this reason, attached homes are particularly vulnerable to deprivation of light and air by a neighboring rear expansion. Therefore, it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures, as shown in the following figure."*



p. 35. Graphic:
This guideline strongly supports the position that the west side yard/light well area should remain open as specifically directed by the RDAT in its letter to the Project Sponsors' architect. (Exhibit 1) and in the Cow Hollow letters (Exhibit 2)

THE SETBACK BETWEEN THE PROPERTIES MUST BE MAINTAINED AS STATED BY THE RDAT MEMO AND AS SPECIFIED IN THE CHNDG's

As is evident from the Sanborn Map and photo, (Exhibit 6) there is a historic setback between the existing buildings that allows light, air and privacy for the neighbors. As set forth above and detained in the floor plans, the project Sponsor ignored the directives from the RDAT Memo and plans to fill in the entire setback on each floor. This should not be tolerated.

The Cow Hollow Neighborhood Design Guidelines are meant to be more restrictive than the Planning Code and to protect this special neighborhood. This area is within the Cow Hollow Neighborhood Association boundaries yet, the plans ignore the Cow Hollow Design Guidelines nor does the Dept offer any analysis of whether the project complies with those Guidelines. The Guidelines were adopted by the Planning Commission in 2001and are mandatory. The project proposes large and intrusive decks and proposes an extension into the rear yard far past the building to the east and to block six windows on the building to the west. The proposed extension and construction into the side yard setbacks violate the guidelines and the rear yard extension past the neighboring home to the east also violates the Guidelines.

The Project Also Exceeds the Cow Hollow Height Limit

The Cow Hollow Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

Cow Hollow Neighborhood Policy: The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep down sloping lots in RH-1(D), RH-1 and RH-2 zoning districts. The figures included in the following pages diagram level, steep down-sloping, and steep upsloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway penthouses are permitted." (*Cow Hollow Neighborhood Design Guidelines,* page 65, emphasis added)

In this instance, the Project Sponsor plans a complete new fourth floor. This is not a simple roof deck, but a new floor of occupancy... not compatible with the neighborhood.

Suggested Changes to the Proposed Project

The neighbors would not object to a reasonable development. This current plan is not reasonable for the above-stated reasons.

(1) **The first and foremost, reduce the rear extension to the 45% line as required in the Planning Code and as directed by the Dept and Cow Hollow.**

(2) **Maintain the EXISTING five-foot (5') setbacks on all levels between the neighbor to the west and the proposed project as directed by the Dept.**

(3) **Change the design to minimize or eliminating the new fourth floor.**

CONCLUSION

This Project appears to be a demolition, the Sponsors should be required to address that issue. The Sponsor has not complied with the Planning Department Requirements sent by the RDAT in January 2018, and the "alteration" is still out of character and completely out of place in this neighborhood. A demolition permit should be given the mandatory public notice and that the project be altered to comply with the Cow Hollow Design Guidelines (not applied by the Dept) and redesigned to satisfy the requirements the Dept outlined in its Memo to the sponsors' architect.

VERY TRULY YOURS,

STEPHEN M. WILLIAMS

cc: Clients
District Two Supervisor Catherine Stefani

SAN FRANCISCO
PLANNING DEPARTMENT

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: January 8, 2018 RDT MEETING DATE: January 17, 2018

PROJECT INFORMATION:

Planner:	Chris May
Address:	2758 Filbert St
Cross Streets:	Baker & Broderick Streets
Block/Lot:	0942 / 013
Zoning/Height Districts:	RH-2/40-X
BPA/Case No.	2017.10.13.1247
Project Status	☒ Initial Review ☐ Post NOPDR ☐ DR Filed
Amount of Time Req.	☐ 5 min (consent) ☒ 15 minutes ☐ 30 minutes (required for new const.)

RDAT Members in Attendance:
David Winslow, David Lindsay, Allison Albericci, Marcelle Boudreaux, Luiz Barata, Glenn Cabreros, Maia Small (notes)

Project Description: Removal of 1- and 2-story portions of front façade, construction of 1-story horizontal rear addition with deck above, 3- and 4-story west side horizontal additions, 4th floor vertical addition with front and rear decks above 3-story portion.

Project Concerns: Existing building has 4-5 foot west side setbacks – side addition would provide one light well but would cover 3 neighboring property line windows. Adjacent property to the east has generous side setback at rear which is not matched by proposed horizontal or vertical additions. 4th floor vertical addition set back only 10 feet from main front wall. Window and door openings on front façade could be more symmetrically aligned.

RDAT Comments:
To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), provide 5' setbacks from any side lot lines for any new construction at the rear.

To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the street" (page 24), provide a 15' setback of the 4th floor from the front building face.

To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), provide a 5' setback for guardrails at the front building face and east lot line. The Juliet-type deck at the front is acceptable however it should include a solid guardrail and be continuous with the façade material and adjacent plane.

To comply with the Residential Design Guidelines to "Design and place garage entrances and doors to be compatible with the building and the surrounding area" (page 35, including diagrams) and "Respect the existing pattern of building entrances," (page 32), switch the placement of the garage door and pedestrian entry to match the adjacent building pattern on the same side of the street. Please align or intentionally compose the front façade elements, specifically the garage entry with the upper building façade.

COW HOLLOW ASSOCIATION INC.
Box 471136, SAN FRANCISCO, CA 94147

June 11, 2018

Christopher May
San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94113

RE: 2758 Filbert Street

Dear Christopher,

The Cow Hollow Association (CHA) is bounded by Lyon, Pierce, Greenwich, and Pacific Streets, and represents the interests of approximately 1,100 homeowners. Our Association is dedicated to the preservation of the residential character of the Cow Hollow neighborhood. A member of the Cow Hollow Zoning Committee attended the initial Pre-Application meeting for 2758 Filbert Street held on September 19, 2017.

The existing property is about 2,735 square feet in size and is set back along the west side of the property four to seven feet for most of its length. The existing rear wall already protrudes into the 45% rear yard area and should not expand into this area any further. Averaging the subject rear lot is incorrectly applied here. The adjacent lot to the west is longer and would therefore have a different 45% line. Averaging rear lot distances using this multifamily lot is imprudent and Planning should not fall for this ploy. Because the multifamily property to the west contains lot line windows on the property line, the present west wall location of the subject property should not expand westward as shown on the current proposed plans. The property line is irregular and if the west wall remains where it is, the building width would remain at 25 feet, a common width for single family homes in Cow Hollow. The proposed buildout expands to 5,265 square feet, almost twice the size of the existing home.

The existing building to the east is the same lot depth with the rear building wall at the 45% rear yard line. The subject rear wall should not extend past this adjacent rear wall, decks excepted. Following this procedure avoids privacy and light and air issues at all floor levels for both properties. A partial set back of 3 to 4 feet at the east property line matching the stair setback on

the adjacent property would be a good neighbor gesture and allow light and air and privacy benefits for both properties.

Our final comment concerns ceiling heights. Building new ceilings to ten feet seems unnecessary. Using a nine foot ceiling height would provide the additional floor level and still offer comfortable interior space for bedroom and garage uses all within or close to the 35 foot Cow Hollow height limit.

Adopting these suggested changes will reduce the proposed 5,265 SF area somewhat, but still provide a large home in a fine neighborhood while affording nearby neighbors adequate privacy and important light benefits which they expect.

Thank you for your assistance on this.

Sincerely,

Geoff Wood
Cow Hollow Association
Zoning Committee

Cc: David Lindsay
Geoff Gibson

COW HOLLOW ASSOCIATION INC.
Box 471136, SAN FRANCISCO, CA 94147

April 22, 2019

San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94113

RE: 2758 Filbert Street – 311 DR

Dear President Myrna Melgar and Commission Members:

Increasing the size of the subject residence from 2,700 to more than 5,800 SF should not cause a negative impact on adjacent properties when these impacts can be avoided. The existing building is set back along the west side of the property four to seven feet for most of its length. The existing rear wall already protrudes into the 45% rear yard area. The subject plans attempt to "average" the rear wall with the two adjacent neighbors which moves it farther into the rear yard. This is runs afoul of the Cow Hollow Neighborhood Guidelines adopted by the City in 2001. An earlier Cow Hollow Association letter (June 11, 2018), addressed to Planning Staff and the project architect dealt with these same issues.

Keep Rear Wall Even with Rear Wall to East.

Page 42 of the adopted section says:

> "Extensive rear additions on down-sloping lots, even if they preserve the amenities of neighborhood homes, can result in out-of-scale structures that fill up the hillsides and eliminate open space… However, should a rear extension be desired… it may be necessary to limit the addition so as not to create out-of-scale structures or compromise neighbors' amenities."

The fact that the appendix to the Guideline was not adopted in 2001, does not alter the authority of the adopted section as it governs neighborhood remodels. Page 42 was adopted and should be followed. Keeping the proposed rear wall even with the wall to the east will improve the light and air in the rear rooms and deck of the neighbor to the east immensely. It will also benefit the neighbor to the west. This can be done without surrendering any significant space. The exercise room on the first floor can be kept at its full size, but moved back 3 or 4 feet by relocating the adjoining pantry across the hall and reconfiguring the adjacent closet space. The

family room and kitchen could be reduced in size slightly from 38 feet in length to 34 feet, still offering a very large room. Following this procedure incorporates "Good Neighbor" policy, a very important part of the adopted section of the Guidelines (pg. 35) and it reduces privacy, light and air issues at these floor levels for all parties. Averaging rear lot wall distances which the current plan resorts to, results in a game where rear walls can be constantly averaged further into rear yards, reducing important mid-block open space and benefits for everyone.

Protect Lot Line Windows

The multifamily property to the west contains lot-line windows on the property line. The present west wall location of the subject property provides a five to seven foot wide side space that runs the full length of the subject building.

> Cow Hollow Guidelines, page 35. "Where side yards exist, new buildings or expansions should be designed so as to preserve these side yards in their entirety and thus to protect the privacy of and light to neighboring buildings. When rear additions impinge on light and air to adjacent homes, setbacks can be used to preserve the extent of light and air intended in the existing design."

In discounting the un-adopted sections, we don't want to lose sight of the fact that the above section was adopted and directs the project sponsor to preserve side yard space or provide setbacks so as not to impinge on the intended light and air for the lot-line windows – regardless of their current use. As a "Good Neighbor" policy, setbacks should be applied to the rear portion of the west wall as is given to the property to the east at the rear. The property line is irregular and a setback could be supplanted with light wells. The argument that lot-line windows are not protected is self-serving. Does the City say that they no longer protect buildings from fire because they have no modern sprinkler system, or because the electrical system is no longer approved? Of course not!

Adopting these suggested changes will improve nearby neighbor's privacy and important light benefits which they have historically enjoyed.

The CHA Zoning Committee has tried to work with the project sponsor and neighbors to balance each parties' wishes. Lately, the sponsor has been responsive in settling some concerns, but the above important issues still need addressing. We appreciate the role of the Planning Commission in this and ask they consider incorporating our requests in finalizing this proposed extensive home renovation. Thank you.

Sincerely,

Geoff Wood
Cynthia Gissler
Cow Hollow Association
Zoning Committee

Cc: Myrna Melgar, Planning Commission President
Christopher May
David Winslow
Elizabeth Gordon-Jonckheer
Geoff Gibson

The Cow Hollow Association (CHA) is bounded by Lyon, Pierce, Greenwich, and Pacific Streets, and represents the interests of approximately 1,100 homeowners. Our Association is dedicated to the preservation of the residential character of the Cow Hollow neighborhood.

COW HOLLOW ASSOCIATION, INC.
Box471136, SAN FRANCISCO, CA 94147

April 29, 2019

President Myrna Melgar and Planning Commission Members
San Francisco Planning Commission
1650 Mission Street #400
San Francisco, CA 94103

RE: April 29, 2019 Letter from Zacks, Freedman, et al, - 2758 Filbert Street DR

Dear President Melgar and Commission Members,

Although the above referenced letter attempts to counter the Cow Hollow Association letter to the Commission dated April 22, 2019 (2758 Filbert Street – 311 DR), it is only the author's opinion and does not refute Cow Hollow Association adopted Guidelines discussed in our letter of April 22nd for the reasons below:

The claim that the subject property is not a down-sloping lot is incorrect. The CHNDG rule found on page 42 of the adopted Guidelines does not require any minimum down-slope to a lot before applying the rule limiting "out-of-scale" structures that "compromise" neighbor's amenities. In fact, the author turns to page 65 of the "appendix" of the CHA Guidelines to try to define what a down-sloping lot is. Well, Mr. Attorney, if you claim that the appendix cannot be used as a guide by the CHA or anyone else to determine how a project may be restricted, then I'm afraid you can't use it, either, to help you refute or limit something in the approved section. Page 42 doesn't say whether the lot has to slope back to front or side to side. Since the Zacks, Freedman letter admits that the lot is down-sloping, this Guideline rule can be applied by the Commission to bring the rear wall back four feet from the proposed location.

The second claim that lot line windows are unnecessary in an entry way or closet space is only idle opinion. Just ask anyone who owns a closet with no outside light, if they would like a nice window to better see what's in their closet. Of course, if that window is blocked against a solid wall, the amenity may be lost. If additional windows are not helpful or necessary, then why do the project plans show the addition of full-height windows in the rear walls on all four floors of the project?
Let's be fair in applying the same standards to all situations.

Sincerely,

Geoff Wood
Cow Hollow Association
Zoning Committee

You selected:

Address: **2758 FILBERT ST** Block/Lot: **0942 / 013**

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Building permits matching the selected address.)

Current Permit →

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201710131247	0942	013	2758	FILBERT ST		FILED	10/13/2017
M23178	0942	013	2758	FILBERT ST		ISSUED	03/14/2003
200007276320	0942	013	2758	FILBERT ST		CANCELLED	08/26/2002
9801521	0942	013	2758	FILBERT ST		EXPIRED	06/10/1998
9213054S	0942	013	2758	FILBERT ST		EXPIRED	08/26/1997
9317293	0942	013	2758	FILBERT ST		EXPIRED	08/26/1997
9316612	0942	013	2758	FILBERT ST		EXPIRED	03/24/1994
8716048	0942	013	2758	FILBERT ST		EXPIRED	03/24/1988

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Contact SFGov Accessibility Policies

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

BUILDING ENLARGEMENT DESCRIPTION VERTICAL HORIZONTAL

CANCELLED SFUSD

SITE PERMIT

AUG 2 0 2002

JUL 0 6 2000

CANCELLED

THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

2000/07/27/6320

APPLICATION NUMBER

OSHA APPROVAL RECD

OSHA APPROVAL NUMBER

N/V

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [ ] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS VN

▼ DO NOT WRITE ABOVE THIS LINE ▼

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

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DATE FILED	PERMIT NO	STREET ADDRESS OF JOB	BLOCK & LOT
		2758 FILBERT STREET	942/013
ESTIMATED COST	FILED BY	REVISED COST	BY: DATE
$ 300,000			

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1a) TYPE OF CONSTR.	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PRESENT USE	(5a) OCCUP. CLASS	(5b) NO. OF DWELLING UNITS
VN	3	0	SINGLE FAMILY RESIDENCE	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1a) TYPE OF CONSTR.	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PROPOSED USE (LEGAL USE)	(5a) OCCUP. CLASS	(5b) NO. OF DWELLING UNITS
VN	4	0	SINGLE FAMILY RESIDENCE	R3	1

(6) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(7) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(8) ELECTRICAL WORK TO BE PERFORMED?	(9) PLUMBING WORK TO BE PERFORMED?
YES [ ] NO [X]	YES [X] NO [ ]	YES [X] NO [ ]	YES [X] NO [ ]

(10) GENERAL CONTRACTOR: UNKNOWN — ADDRESS — ZIP — PHONE — LIC. NO. — EXPIRATION DATE

(11) OWNER - LESSEE (CROSS OUT ONE): WILLIAM B. HIGGINS — ADDRESS: 2758 FILBERT STREET — ZIP: SAN FRANCISCO CA 94123 — PHONE (FOR CONTACT BY DEPT.): 415 331 3171

(12) IN WORDS DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):

REMODEL AND ADDITION OF SINGLE FAMILY RESIDENCE.
LIVING RM, BATHROOM, BEDROOM REMODEL.
& EXISTING ATTIC TO BE BUILT OUT INTO FAMILY ROOM, BATH & OFFICE.

ADDITIONAL INFORMATION

(13) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(14) IF (13) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(15) WILL THIS ALTERATION CREATE DECK OR HEIGHT EXTEND OUT BEYOND EXISTING CANTILEVER OR SETBACK?	(16) IF (15) IS YES, STATE NEW GROSS FLOOR AREA	(17) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REMOVED OR ALTERED?	(18) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(19) ARE THERE EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES [X] NO [ ]	10'	YES [X] NO [ ]	1125 SQ. FT.	YES [ ] NO [X]	YES [ ] NO [X]	YES [X] NO [ ]	YES [ ] NO [X]

(21) ARCHITECT OR ENGINEER (NAME, ADDRESS, TELEPHONE, CONSTRUCTION LIC. NO.): BARBARA MILNER ARCHITECTURE 3 GOVE DRIVE, STE 3A SAUSALITO CA 94787 — PHONE: 2636S

(22) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): UNKNOWN — ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY EXCAVATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings or rooming houses, each guest room must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

[ ] OWNER [X] ARCHITECT
[ ] LESSEE [ ] AGENT
[ ] CONTRACTOR [ ] ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

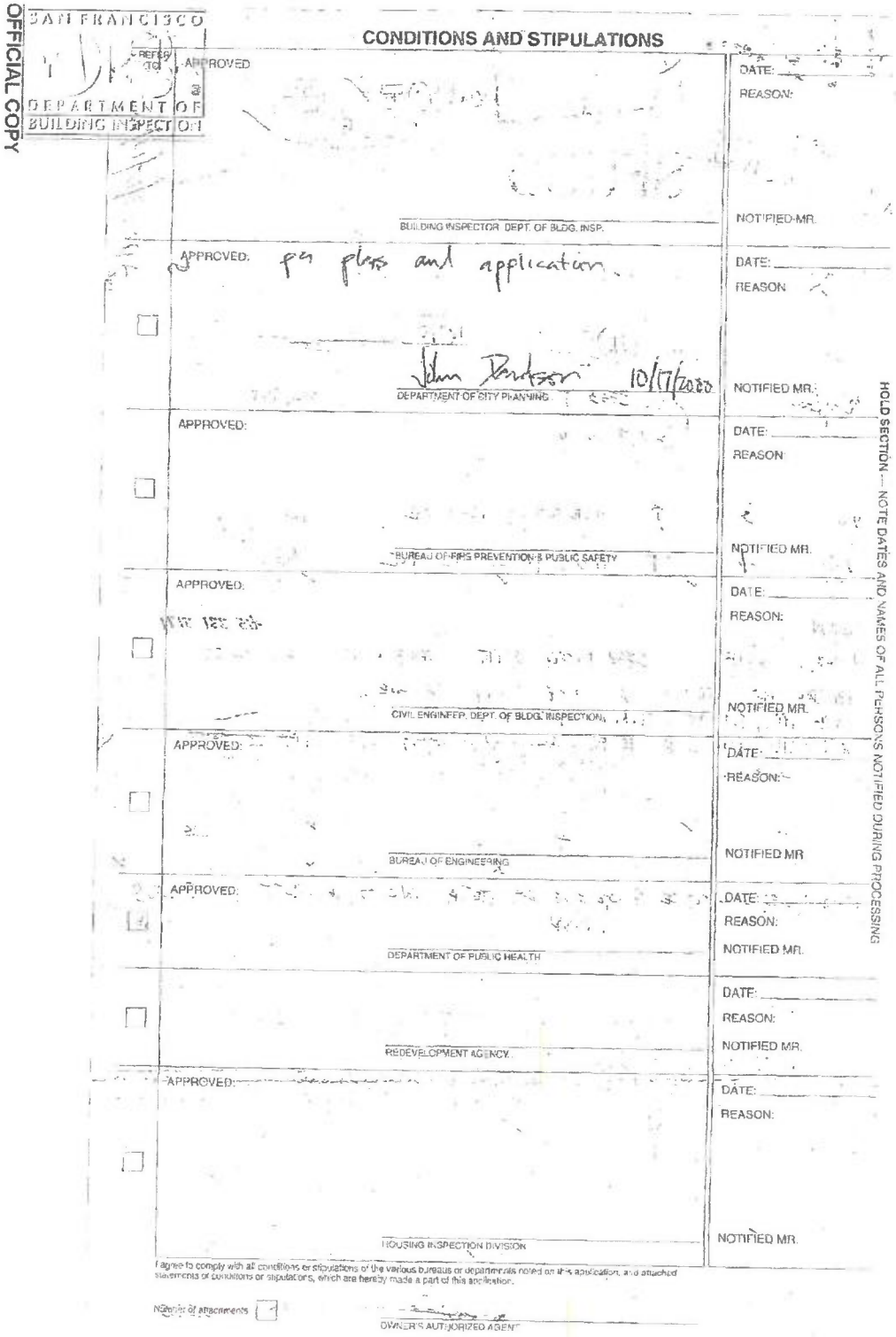
Policy Number

( ) III. This cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(✓) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: [signature] — Date: 6.29.00



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SAN FRANCISCO
REFER TO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:
BUILDING INSPECTOR DEPT. OF BLDG. INSP.
DATE:
REASON:
NOTIFIED MR.

APPROVED: per plans and application.
John Pantoja 10/17/2000
DEPARTMENT OF CITY PLANNING
DATE:
REASON:
NOTIFIED MR.

APPROVED:
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
DATE:
REASON:
NOTIFIED MR.

APPROVED:
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION
DATE:
REASON:
NOTIFIED MR.

APPROVED:
BUREAU OF ENGINEERING
DATE:
REASON:
NOTIFIED MR.

APPROVED:
DEPARTMENT OF PUBLIC HEALTH
DATE:
REASON:
NOTIFIED MR.

REDEVELOPMENT AGENCY
DATE:
REASON:
NOTIFIED MR.

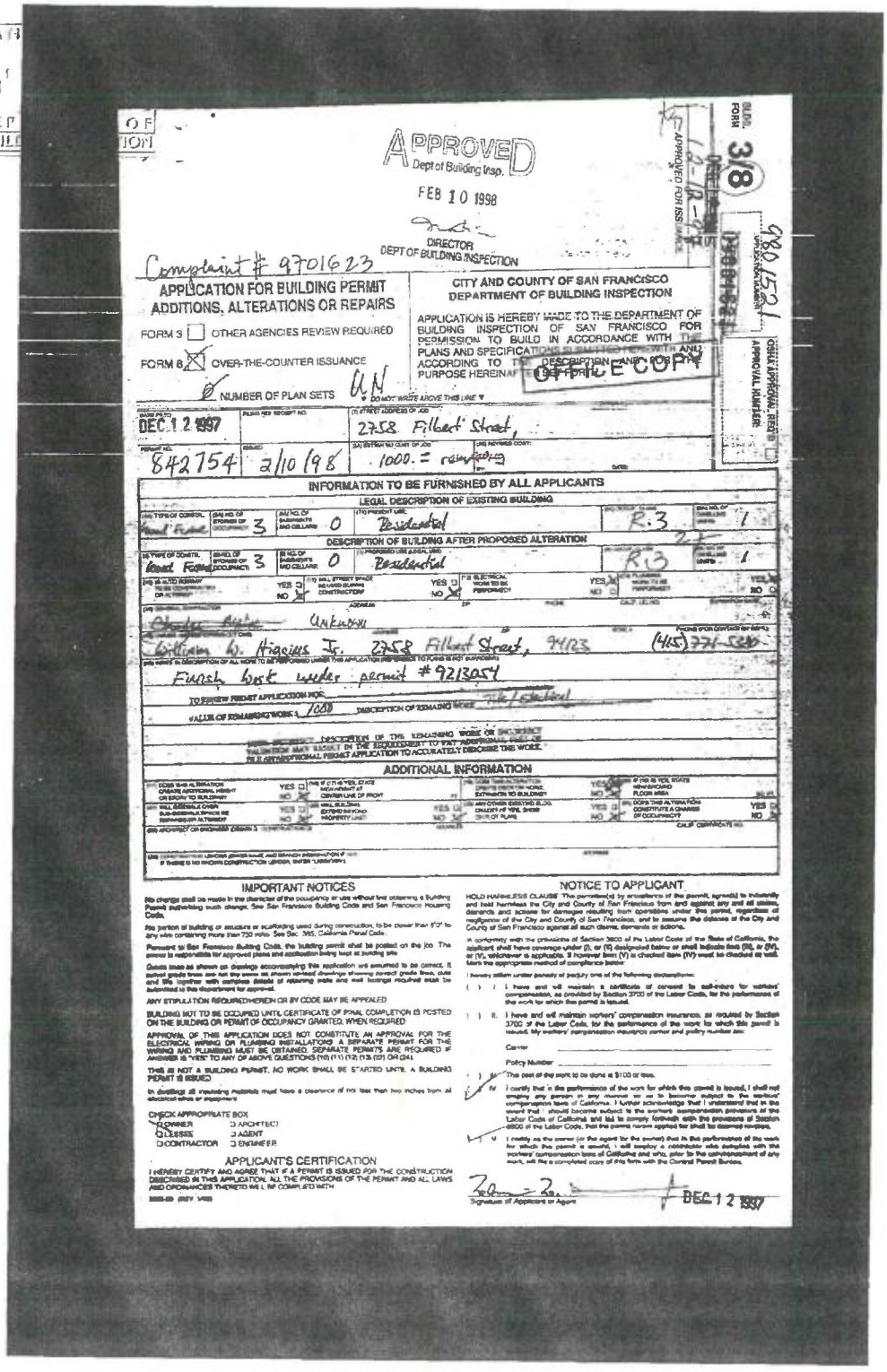
APPROVED:
HOUSING INSPECTION DIVISION
DATE:
REASON:
NOTIFIED MR.

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments 1

OWNER'S AUTHORIZED AGENT



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APPROVED
Dept of Building Insp.
FEB 10 1998
DIRECTOR
DEPT OF BUILDING INSPECTION

Complaint # 9701623

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE
6 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

DO NOT WRITE ABOVE THIS LINE

DEC 12 1997 | 2758 Filbert Street,

842754 | 2/10/98 | 1000. = remodeling

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

TYPE OF CONSTR.	NO. OF STORIES OF OCCUPANCY	NO. OF BASEMENTS AND CELLARS	PRESENT USE		NO. OF DWELLING UNITS
Wood Frame	3	0	Residential	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

TYPE OF CONSTR.	NO. OF STORIES OF OCCUPANCY	NO. OF BASEMENTS AND CELLARS	PROPOSED USE (LEGAL USE)		NO. OF DWELLING UNITS
Wood Frame	3	0	Residential	R-3	1

Charles Aiello — Unknown

William H. Higgins Jr. 2758 Filbert Street, 94123 (415) 771-5260

Finish work under permit #9213054

TO REVISE PERMIT APPLICATION NO.

VALUE OF REMAINING WORK $ 1000 DESCRIPTION OF REMAINING WORK Title 24 Related

DESCRIPTION OF THE REMAINING WORK OR INCIDENCE
FAILURE MAY RESULT IN THE REQUIREMENT TO PAY ADDITIONAL FEES OR FILE ANOTHER PERMIT APPLICATION TO ACCURATELY DESCRIBE THIS WORK.

ADDITIONAL INFORMATION

DOES THIS ALTERATION CREATE ARCHITECTURAL INTEREST OR EFFORT TO BUILDING?	YES ☐ NO ☒	IF CITY-OWNED, STATE REQUIREMENT AT CENTER LINE OF FRONT		ANY SIGN, MARQUEE, CANOPY OR AWNING TO BE ERECTED OR ALTERED?	YES ☐ NO ☒	IF YES, IS YES, STATE NEW EXISTING FLOOR AREA	
WILL ASSESSABLE OVER SUB-ASSESSABLE SPACE BE REMOVED OR ALTERED?	YES ☐ NO ☒	WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES ☐ NO ☒	ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLANS	YES ☐ NO ☒	DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES ☐ NO ☒

ARCHITECT OR ENGINEER (Owner's) — CALIF. CORPORATE NO.

IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN".

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 5'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Quests made as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown on said drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (20) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☒ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands, and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate that (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

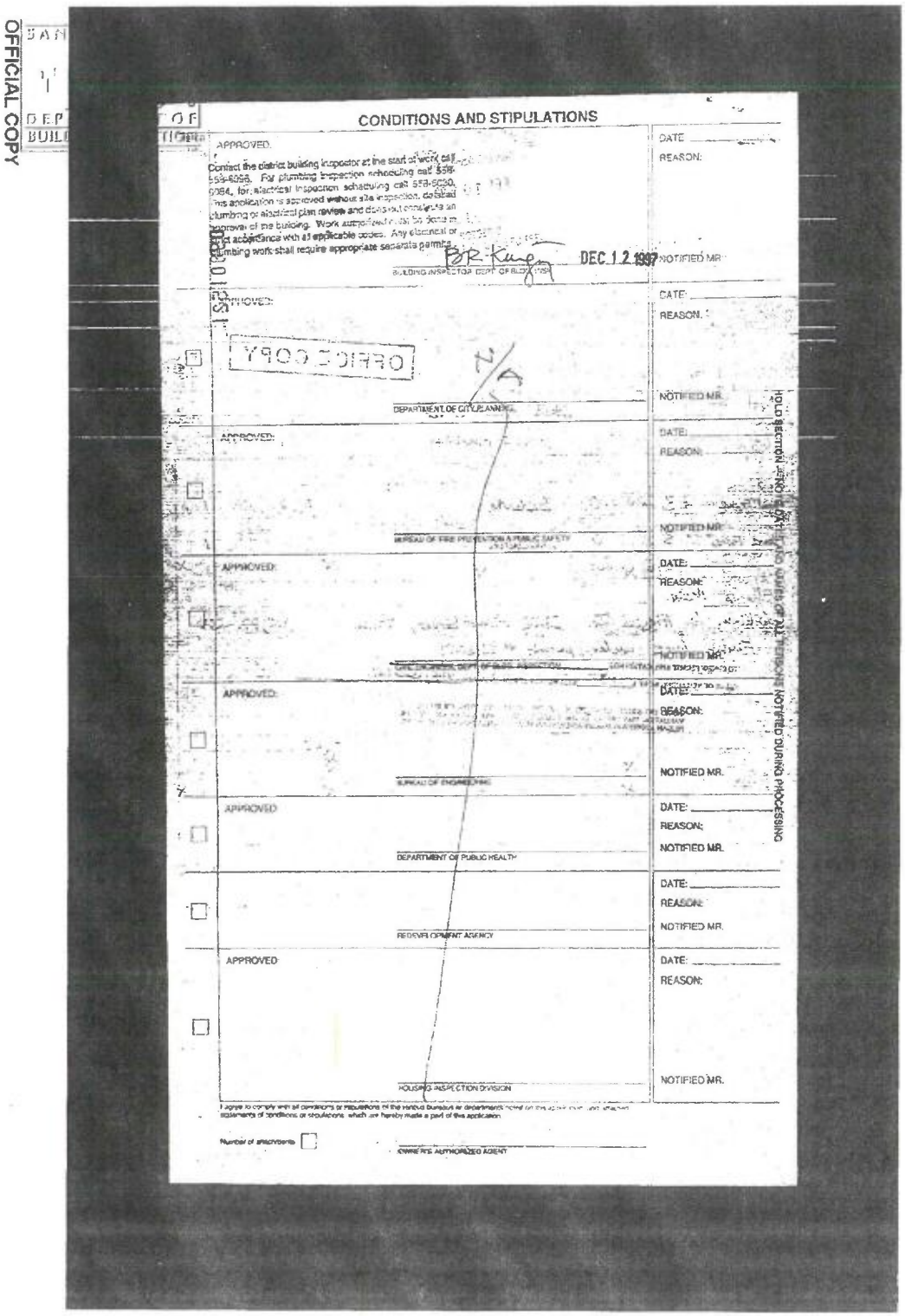
( ) III. The cost of the work to be done is $100 or less.

(✓) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

DEC 12 1997



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CONDITIONS AND STIPULATIONS

APPROVED:
Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6090, 6094, for electrical inspection scheduling call 558-6030, 6084. This application is approved without site inspection, disbarring plumbing or electrical plan review and does not constitute an approval of the building. Work authorized is to be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.
BR Kuyen DEC 1 2 1997
BUILDING INSPECTOR, DEPT OF BUILDING INSPECTION

DATE:
REASON:
NOTIFIED MR.

APPROVED:
[illegible] ORIGINAL
N/A
DEPARTMENT OF CITY PLANNING

DATE:
REASON:
NOTIFIED MR.

APPROVED:
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:
REASON:
NOTIFIED MR.

APPROVED:
[illegible] DEPT OF BUILDING INSPECTION

DATE:
REASON:
NOTIFIED MR.

APPROVED:
BUREAU OF ENGINEERING

DATE:
REASON:
NOTIFIED MR.

APPROVED:
DEPARTMENT OF PUBLIC HEALTH

DATE:
REASON:
NOTIFIED MR.

REDEVELOPMENT AGENCY

DATE:
REASON:
NOTIFIED MR.

APPROVED:
HOUSING INSPECTION DIVISION

DATE:
REASON:
NOTIFIED MR.

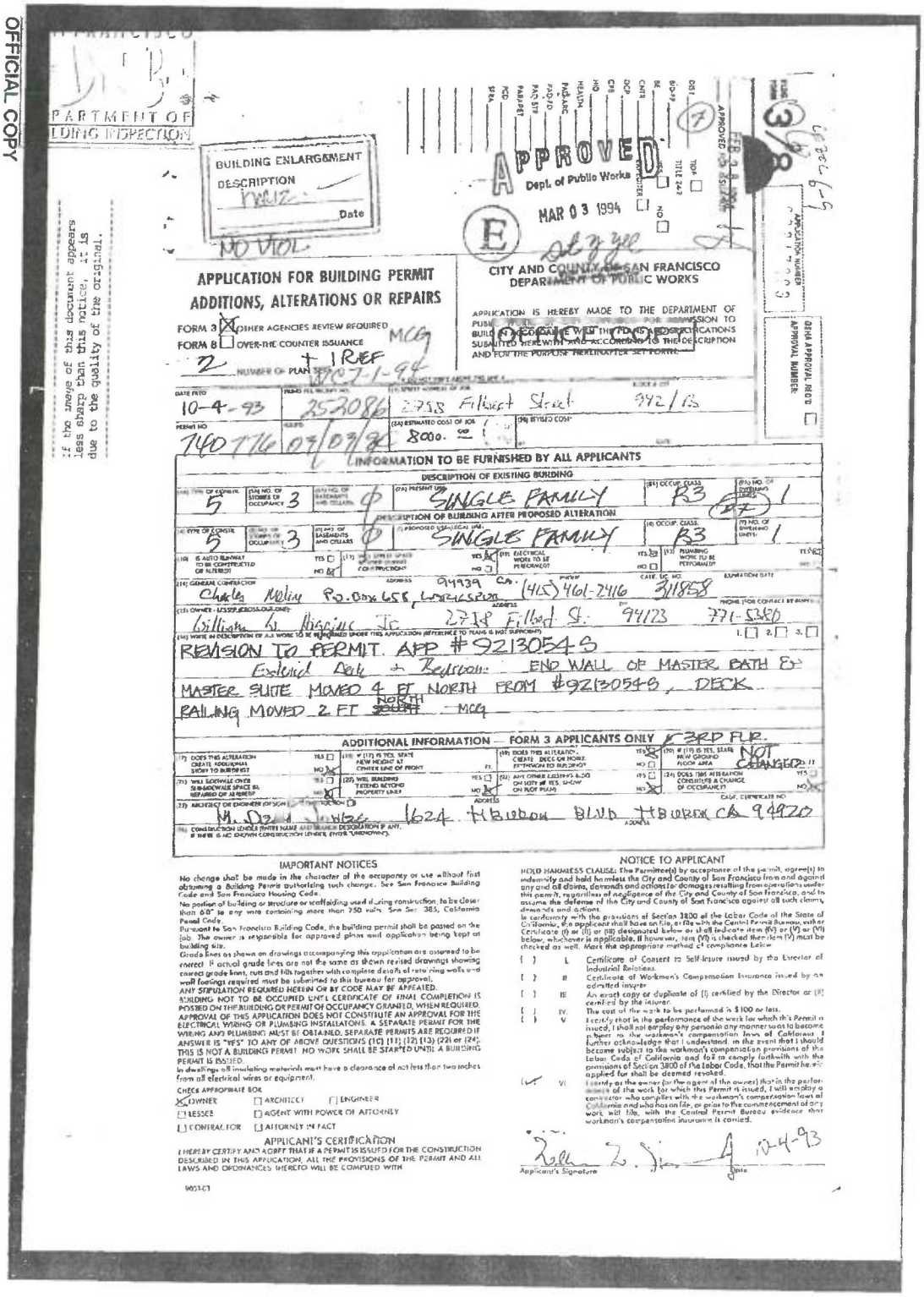
I agree to comply with all conditions or requirements of the various Bureaus or departments noted on the above and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

HOLD SECTION FOR CONDITIONS NOTIFIED DURING PROCESSING

OFFICIAL COPY



PARTMENT OF
LDING INSPECTION

BUILDING ENLARGEMENT
DESCRIPTION
Date

NO VIOL

APPROVED
Dept. of Public Works
MAR 03 1994

E

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 X OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☐ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLANS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS FOR PERMISSION TO BUILD AS DESCRIBED, IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 10-4-93 | PERMIT NO 9213086 | LOCATION OF PROPERTY 2758 Filbert Street | BLOCK/LOT 942/15
ESTIMATED COST OF JOB 8000.00 | REVISED COST

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

TYPE OF CONSTR.	NO. OF STORIES OR OCCUPANCY	BASEMENTS AND CELLARS	PRESENT USE	OCCUP. CLASS	NO. OF DWELLING UNITS
5	3	0	SINGLE FAMILY	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

TYPE OF CONSTR.	NO. OF STORIES OR OCCUPANCY	BASEMENTS AND CELLARS	PROPOSED USE (LEGAL USE)	OCCUP. CLASS	NO. OF DWELLING UNITS
5	3	0	SINGLE FAMILY	R3	1

IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO X
ELECTRICAL WORK TO BE PERFORMED? YES X NO ☐
PLUMBING WORK TO BE PERFORMED? YES X NO ☐

GENERAL CONTRACTOR Charles Molin ADDRESS P.O. Box 655, Larkspur CA 94939 PHONE (415) 461-2416 CAL. LIC. NO. 311858 EXPIRATION DATE
OWNER - LESSEE (CROSS OUT ONE) William G. Higgins Jr. ADDRESS 2758 Filbert St. 94123 PHONE FOR CONTACT BY BMFI 771-5360

DESCRIBE IN DETAIL THE WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REVISION TO PERMIT APP #9213054S
Extend Deck + Bedroom: END WALL OF MASTER BATH &
MASTER SUITE MOVED 4 FT NORTH FROM #9213054S, DECK
RAILING MOVED 2 FT ~~SOUTH~~ NORTH MCG

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY 3RD FLR.

(17) DOES THIS ALTERATION CREATE ADDITIONAL SHOW TO BE BUILT?	YES ☐ NO X	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR WORK EXTENSION TO BUILDING?	YES X NO ☐	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	NOT CHANGED SQ. FT.
(21) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED?	YES ☐ NO X	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE	YES ☐ NO X	(23) ANY OTHER EXISTING BLDG ON LOTS IF YES, SHOW ON PLOT PLANS	YES ☐ NO X	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES ☐ NO X

(25) ARCHITECT OR ENGINEER (OF RECORD) M. Dz. Hinze ADDRESS 1624 Tiburon Blvd Tiburon CA 94920 CALIF. CERTIFICATE NO.
(26) CONSTRUCTION LENDER (ENTER NAME AND FINANCE DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN").

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

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In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
X OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH

9053-03

NOTICE TO APPLICANT

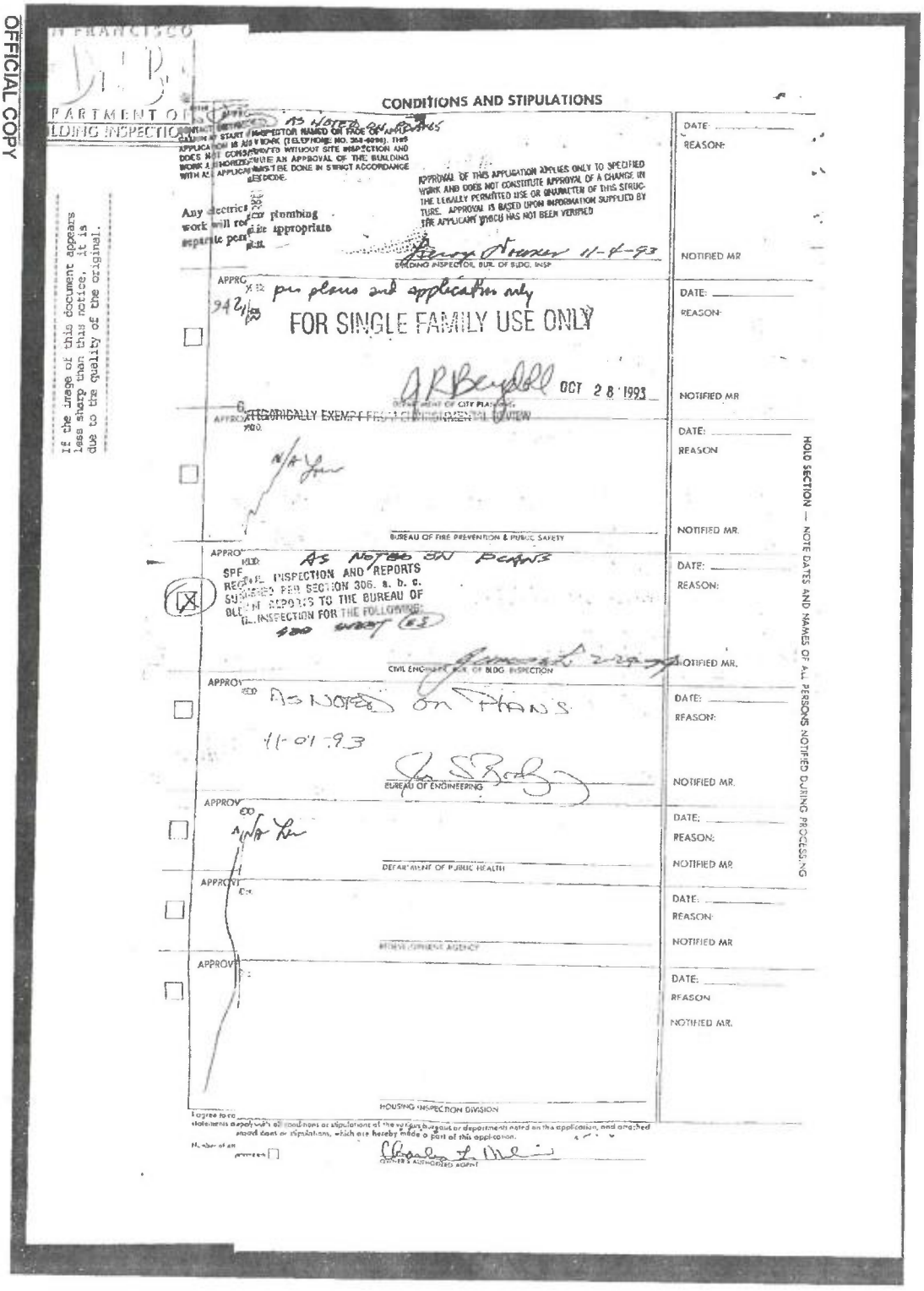
HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
( ) II. Certificate of Workmen's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
(X) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workmen's compensation insurance is carried.

Applicant's Signature 10-4-93 Date

If the image of this document appears less sharp than this notice, it is due to the quality of the original.



OFFICIAL COPY

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

CONDITIONS AND STIPULATIONS

DATE:
REASON:
NOTIFIED MR

APPROVED: per plans and application only
FOR SINGLE FAMILY USE ONLY
OCT 28 1993
DATE:
REASON:
NOTIFIED MR

APPROVED: N/A
DATE:
REASON
NOTIFIED MR.

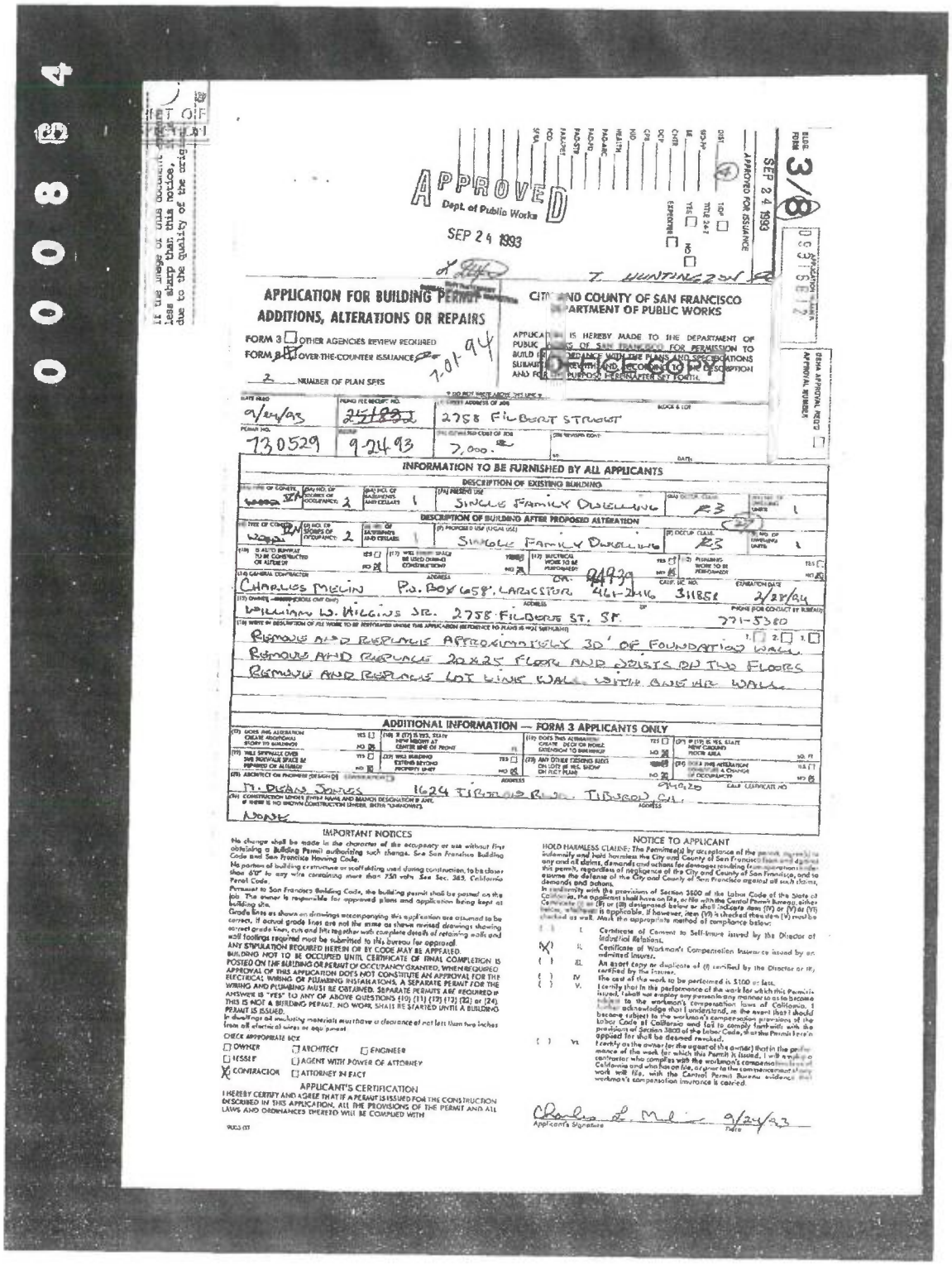
APPROVED: AS NOTED ON PLANS
SPECIAL INSPECTION AND REPORTS
REQUIRED PER SECTION 306. a. b. c.
SUBMITTED REPORTS TO THE BUREAU OF
BUILDING INSPECTION FOR THE FOLLOWING:
INSPECTION FOR THE FOLLOWING:
DATE:
REASON:
NOTIFIED MR.

APPROVED: AS NOTED ON PLANS
11-01-93
DATE:
REASON:
NOTIFIED MR.

APPROVED: N/A
DEPARTMENT OF PUBLIC HEALTH
DATE:
REASON:
NOTIFIED MR

APPROVED:
DATE:
REASON
NOTIFIED MR.

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
Dept. of Public Works
SEP 24 1993

APPROVED FOR ISSUANCE
SEP 24 1993

BLDG. FORM 3/8

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

1 NUMBER OF PLAN SETS

9/24/93	2588	2758 FILBERT STREET	
730529	9-24-93	7,000.	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(3) TYPE OF CONSTR.	(3A) NO. OF STORIES OF OCCUPANCY:	(3B) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS.	(9A) NO. OF DWELLING UNITS
V-N	2	1	SINGLE FAMILY DWELLING	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(3) TYPE OF CONSTR.	(3A) NO. OF STORIES OF OCCUPANCY:	(3B) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (FUTURE USE)	(8) OCCUP. CLASS.	(9) NO. OF DWELLING UNITS
V-N	2	1	SINGLE FAMILY DWELLING	R3	1

(10) IS A/C/D BUILDING TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(11) WILL SPRINKLER SYSTEM BE INSTALLED OR EXTENDED? YES ☐ NO ☒
(12) ELECTRICAL WORK TO BE PERFORMED? YES ☒ NO ☐
(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(14) GENERAL CONTRACTOR: CHARLES MELIN — ADDRESS: P.O. BOX 658, LARKSPUR — CA. LIC. NO.: 411439 — TELEPHONE: 461-2416 — CALIF. LIC. NO.: 311858 — EXPIRATION DATE: 2/28/94

(15) OWNER (IMPROPER OUT ONLY): WILLIAM W. HIGGINS JR. — ADDRESS: 2758 FILBERT ST. SF — PHONE (FOR CONTACT BY BUREAU): 771-5380

(16) WRITE IN DESCRIPTION OF THE WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REMOVE AND REPLACE APPROXIMATELY 30' OF FOUNDATION WALL.
REMOVE AND REPLACE 2ox2ox FLOOR AND JOISTS ON TWO FLOORS
REMOVE AND REPLACE LOT LINE WALL WITH ONE HR WALL

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES ☐ NO ☒	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: ft.	(19) DOES THIS ALTERATION CREATE DECK OR WORK CANTILEVER TO BUILDING?	YES ☐ NO ☒	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
(19) WILL SPRINKLER OVER 2500 SQUARE SPACE BE REQUIRED OR INSTALLED?	YES ☐ NO ☒	(20) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒	(21) ANY OTHER EXISTING SIZES ON LOT? IF YES, SHOW ON PLOT PLAN?	NO ☒	(22) DOES THIS ALTERATION CREATE A CHANGE OF OCCUPANCY? NO ☒
(23) ARCHITECT OR ENGINEER (24)	ADDRESS				CALIF. CERTIFICATE NO.
M. DEAN JONES	1624 TIBURON BLVD. TIBURON CA.				9420

(25) CONSTRUCTION LENDER (FIRST NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"):
NONE

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

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In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or appliances.

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREUNDER WILL BE COMPLIED WITH

NOTICE TO APPLICANT

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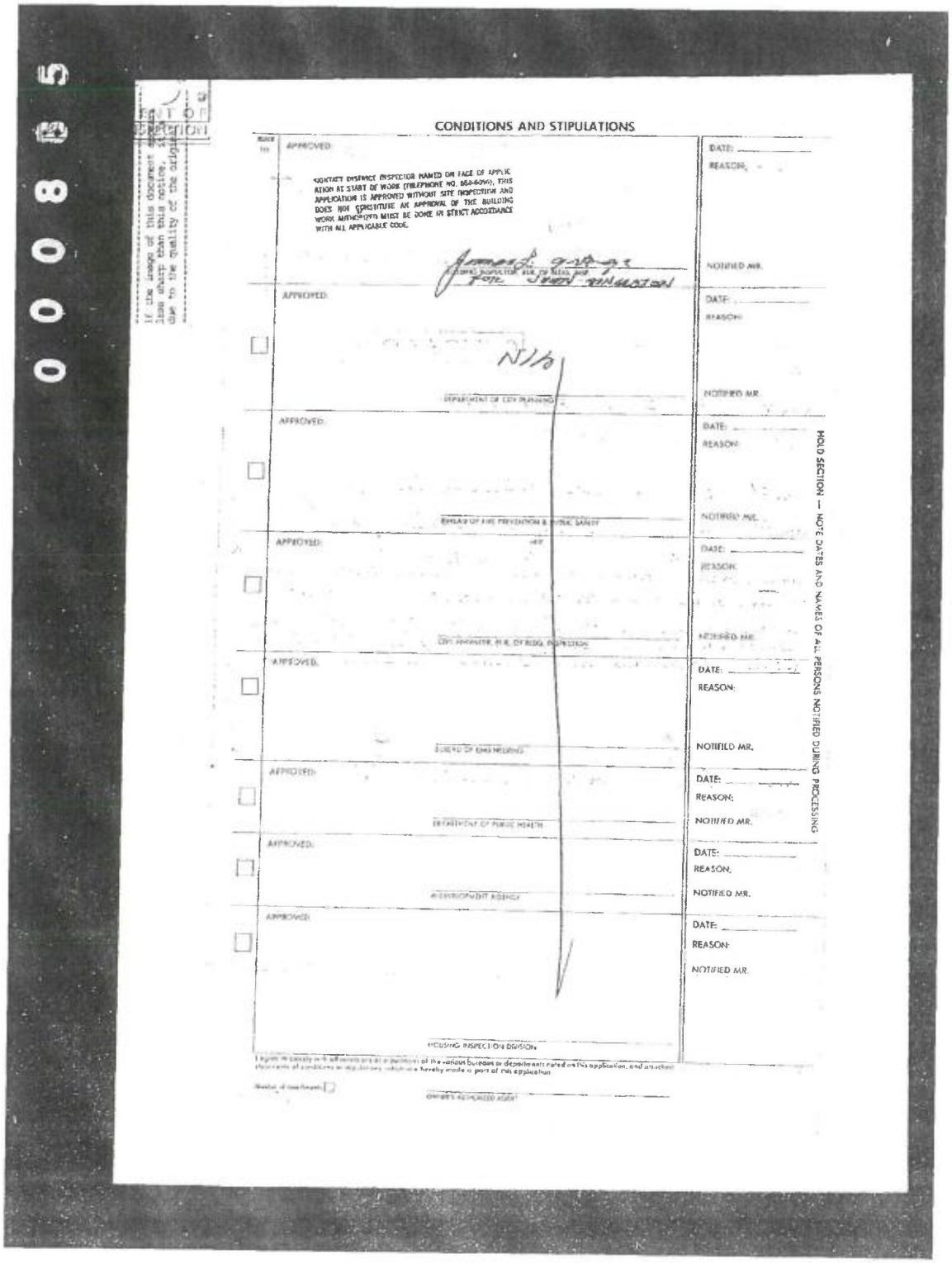
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file with the Central Permit Bureau either Certificate I or II or III designated below or shall indicate item (IV) or (V) as (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
(X) II. Certificate of Workmen's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, all the Permits herein applied for shall be deemed revoked.
( ) VI. I certify as the owner for the urpose of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workmen's compensation insurance is carried.

Charles E. Melin 9/24/93
Applicant's Signature Date



CONDITIONS AND STIPULATIONS

APPROVED:

"CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK WHICH MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

DATE:
REASON:
NOTIFIED MR.

APPROVED:
DEPARTMENT OF CITY PLANNING
DATE:
REASON:
NOTIFIED MR.

APPROVED:
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
DATE:
REASON:
NOTIFIED MR.

APPROVED:
DATE:
REASON:
NOTIFIED MR.

APPROVED:
DEPARTMENT OF PUBLIC HEALTH
DATE:
REASON:
NOTIFIED MR.

APPROVED:
DATE:
REASON:
NOTIFIED MR.

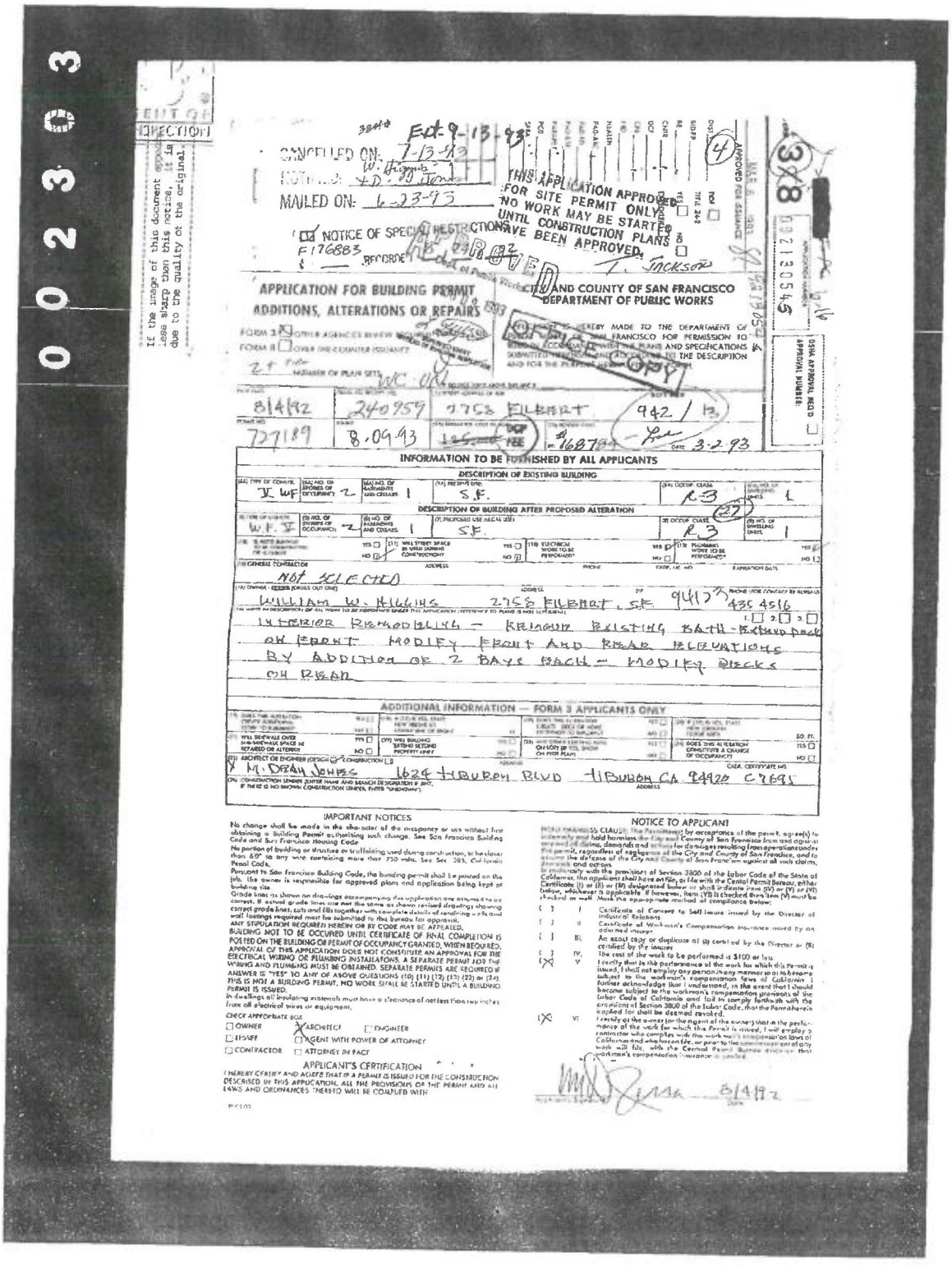
APPROVED:
DATE:
REASON:
NOTIFIED MR.

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

APPROVED:
HOUSING INSPECTION DIVISION
DATE:
REASON:
NOTIFIED MR.

I (we) hereby certify that all the provisions of the various bureaus or departments noted on this application, and attached documents or conditions on duplicate copies are hereby made a part of this application

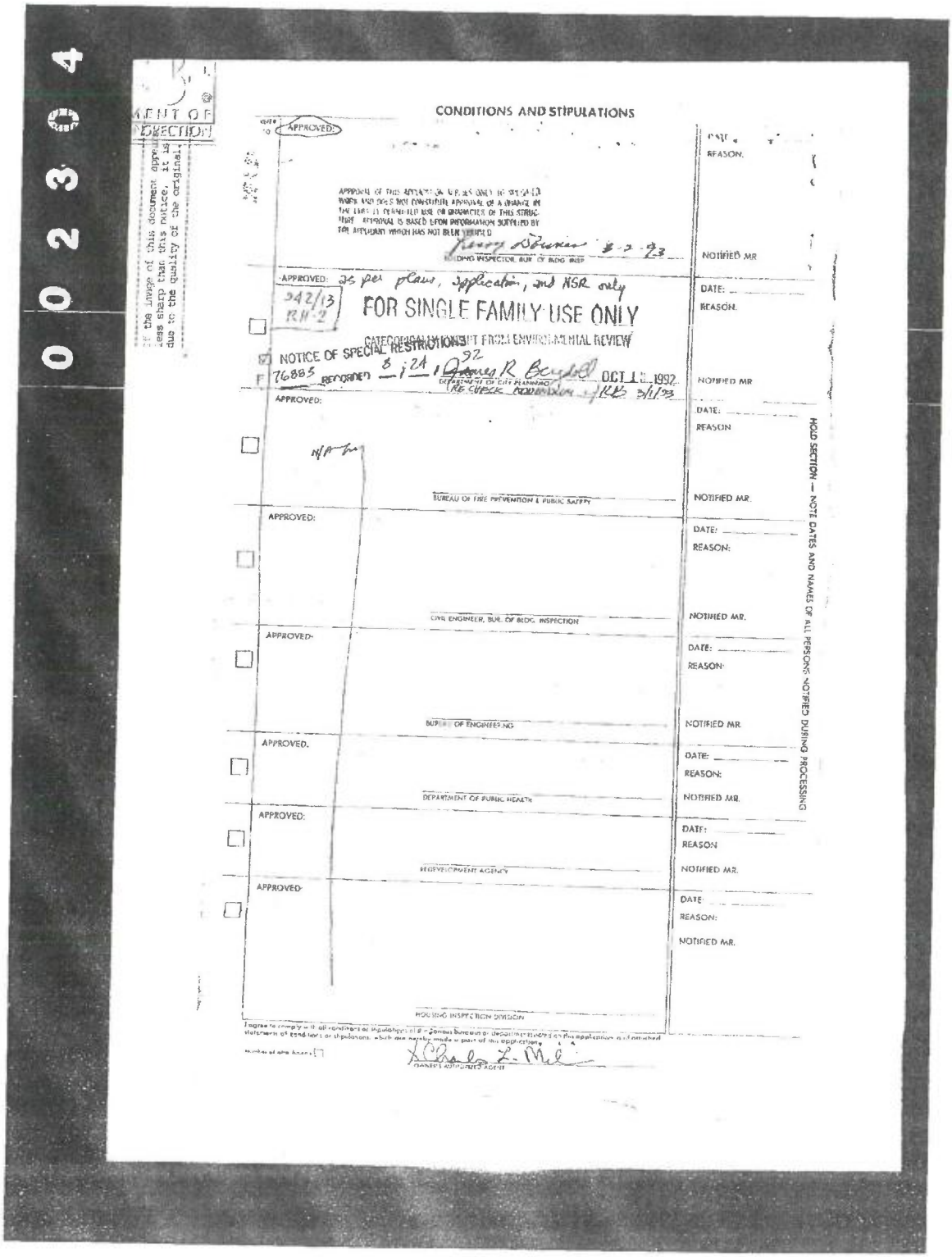
OWNER'S AUTHORIZED AGENT



0023 3

If the image of this document appears sharper than this notice, it is due to the quality of the original.

CANCELLED ON: 1-13-93
MAILED ON: 6-23-93
NOTICE OF SPECIAL RESTRICTIONS F176883 RECORDED
THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.
APPROVED
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
8/4/92 240959 2758 FILBERT 942 / 13
7/27/89 8.09.93 #168784 3.2.93
INFORMATION TO BE FURNISHED BY ALL APPLICANTS
DESCRIPTION OF EXISTING BUILDING
V. WF 2 1 S.F. R-3 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
W.F.F 2 1 S.F. R-3 1
GENERAL CONTRACTOR NOT SELECTED
WILLIAM W. HIGGINS 2758 FILBERT, SF 94123 435 4516
INTERIOR REMODELING - REMOVE EXISTING BATH - Extend pack
ON FRONT. MODIFY FRONT AND REAR ELEVATIONS
BY ADDITION OF 2 BAYS BACK - MODIFY DECKS
ON REAR
ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY
ARCHITECT OR ENGINEER M. DEAN JOHNS 1624 BURLINGAME BLVD BURLINGAME CA 94010 C7695
IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code
No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
☐ OWNER ☒ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH
NOTICE TO APPLICANT
( ) I Certificate of Consent to Self-Insure issued by the Director of Industrial Relations
( ) II Certificate of Workmen's Compensation Insurance issued by an admitted insurer
( ) III An exact copy or duplicate of (II) certified by the Director or (III) certified by the insurer
( ) IV The cost of the work to be performed is $100 or less
(X) V I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
( ) VI I certify or the owner for the agent of the owner) that in the performance of the work for which this Permit is issued, I shall employ a contractor who complies with the workmen's compensation laws of California and who has a certificate, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that his workman's compensation insurance is carried.
8/4/92



CONDITIONS AND STIPULATIONS

APPROVED

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A CHANGE IN THE USE(S) CHECKED HERE OR DIMENSIONS OF THIS STRUCTURE. APPROVAL IS BASED UPON INFORMATION SUPPLIED BY THE APPLICANT WHICH HAS NOT BEEN VERIFIED

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

REASON:

NOTIFIED MR.

APPROVED: as per plans, application, and NSR only

3/2/13 RH-2

FOR SINGLE FAMILY USE ONLY

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

NOTICE OF SPECIAL RESTRICTIONS

R 76885 RECORDED 8:21 1992 James R Bradley OCT 1 5 1992

DEPARTMENT OF CITY PLANNING

RE-CHECK MOUNTAIN 12/2 3/1/93

DATE:

REASON:

NOTIFIED MR.

APPROVED:

N/A

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUR. OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the Bureau of Building Inspection and other agencies as noted on this application and attached statements of conditions or stipulations which are hereby made a part of this application.

Number of sheets attached

OWNER'S AUTHORIZED AGENT

IF THE IMAGE OF THIS DOCUMENT APPEARS LESS SHARP THAN THIS NOTICE, IT IS DUE TO THE QUALITY OF THE ORIGINAL.

00234

You selected:

Address: **2758 FILBERT ST** Block/Lot: **0942 / 013**

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Plumbing permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
318705	0942	013	2758	FILBERT ST			4/7/1994
318049	0942	013	2758	FILBERT ST			3/17/1994

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Contact SFGov Accessibility Policies

City and County of San Francisco © 2019

Plumbing Permit Details Report

Report Date: **5/1/2019 7:00:06 PM**

Application Number: 318049
Address(es): 0942 / 013 : 2758 FILBERT ST
Description: NEW PLUMBING FOR 1 1/2 BATH AND LAUINDRY, KITCHEN

Stage:

Action Date	Stage	Comments
3/17/1994	ISSUED	

Contractor Details:

License Number: 654608
Name: JOHN ERVIN ZAK
Company Name: JOHN ZAK
Address: 71 LOMITA DRIVE MILL VALLEY CA, 94941
Phone: 425-383-6317

Appointment Details:

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

Inspection Details:

Activity Date	Inspector	Inspection Description	Inspection Status

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

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Contact SFGov Accessibility Policies
City and County of San Francisco © 2019

Plumbing Permit Details Report

Report Date: **5/1/2019 7:00:33 PM**

Application Number: 318705
Address(es): 0942 / 013 : 2758 FILBERT ST
Description: REPLACE FURNACE

Stage:

Action Date	Stage	Comments
4/7/1994	ISSUED	

Contractor Details:

License Number: 278286
Name: CRAIG KEITH
Company Name: CRAIG R KEITH
Address: 2415 24TH STREET SAN FRANCISCO CA, 94110
Phone: 415-346-3637

Appointment Details:

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

Inspection Details:

Activity Date	Inspector	Inspection Description	Inspection Status

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Contact SFGov Accessibility Policies
City and County of San Francisco © 2019

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F176883

Monday, August 24, 1992 02:38:48PM
Rec 5.00 --- Pg 3.00
Ste 2.00 --- Mic 1.00
Amt 11.00 ---
TOTAL -> $11.00
REEL F698 IMAGE 0530

RECORDING REQUESTED BY)
)
And When Recorded Mail To)
)
Name: William W. Higgins Jr.)
)
Address: 2758 Filbert Street)
)
City: San Francisco)
)
State: California 94123) Space Above This Line For Recorder's Use

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I, (We) William W. Higgins Jr., the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more full described):

BEING Assessor's Block **942**, Lot **13**, hereby give notice that there are special restrictions on the use of said property under Part II, of the San Francisco Municipal Code (City Planning Code).

Said restrictions consist of conditions attached to the approval of Building Permit Application No. **9213054** by the Department of City Planning and are conditions that had to be so attached in order that said application could be approved under the City Planning Code. (Building Form 3).

The plans filed with present application indicate on the lower (garage) level of the single-family dwelling at **2758 Filbert Street:** a family room opening off the rear deck, and a full bathroom, said rooms having independent access to the street by way of a side yard.

The restrictions and conditions of which notice is hereby given are:

1. That said lower (garage) level area shall be used only as accessory to the dwelling above, as under the RH-2 zoning of the subject property, Section 209.1 of the City Planning Code provides that not more than one (1) single-family dwelling shall occupy a lot, AND that Section 151 of said Code provides that one (1) independently accessible, on-site, off-street parking space shall be provided for any new dwelling unit and the subject property contains no (0) such additional space(s); and

RECORDING REQUESTED BY

And When Recorded Mail To

Name: William W. Higgins Jr.

Address: 2758 Filbert Street

City: San Francisco

State: California 94123

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F176883

Monday, August 24, 1992 02:38:48PM
Rec 5.00 --- Pg 3.00
Stp 2.00 --- Mic 1.00
Amt 11.00 ---
TOTAL -> $11.00
REEL F698 IMAGE 0530

Space Above This Line For Recorder's Use

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F176883

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

2. That this lower (garage) level area shall not be used as a separate dwelling unit or rooming unit, and no boarder shall reside therein; that utility, other services, mailbox and doorbells shall be provided for this dwelling solely on a single-family basis; and

3. That for the purposes of this restriction and the City Planning Code, installation of any appliances for cooking, such as stove or hot plate, in this lower (garage) level area shall be deemed creation of a kitchen and therefore creation of an additional separate dwelling unit as defined in Section 102.6 of the City Planning Code.

The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the City Planning Code, this document would no longer be in effect and would be null and void.

Dated: 8-24-92 at San Francisco, California

(Signature of Owner)

WILLIAM W. HIGGINS, JR.

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On AUG 24, 1992 before me, RICHARD F. SAVELLI, the undersigned, a Notary Public, in and for said City and County and State, personally appeared WM W. HIGGINS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he or she (they) executed the same.

WITNESS my hand and official seal.

Signature Richard F. Savelli (This area for official notarial seal).

OFFICIAL SEAL
Richard F. Savelli
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires Aug. 11, 1994

JRB:glp/p81-82

Exhibit A

F176883

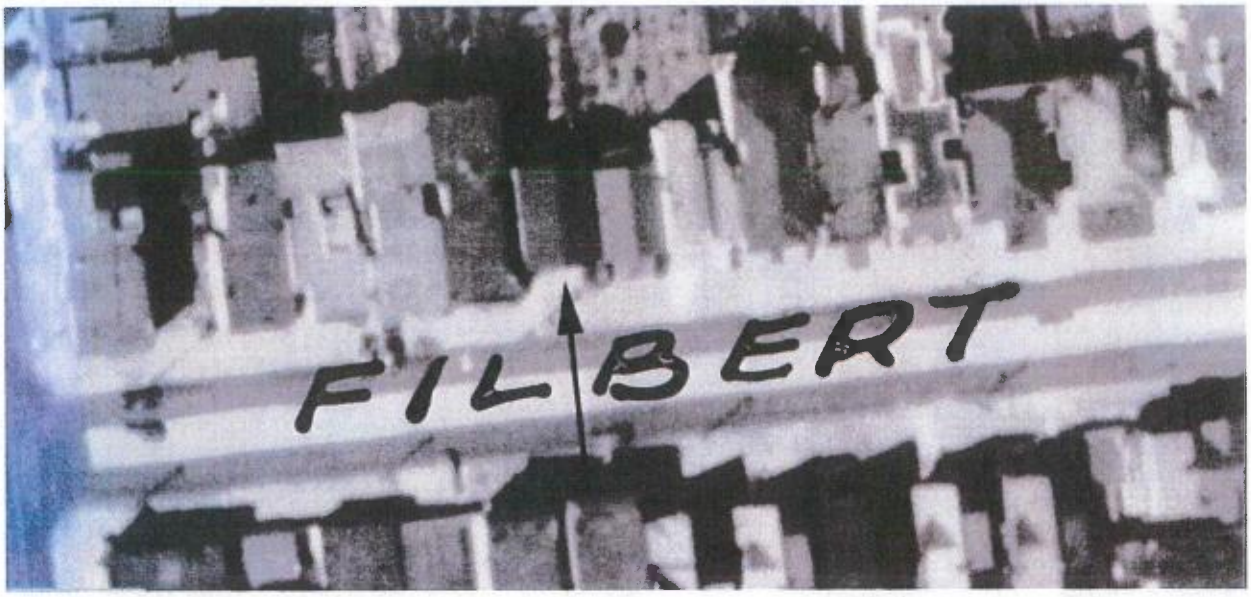
FOUNDERS TITLE COMPANY

ORDER NO. 218-883-2-BF

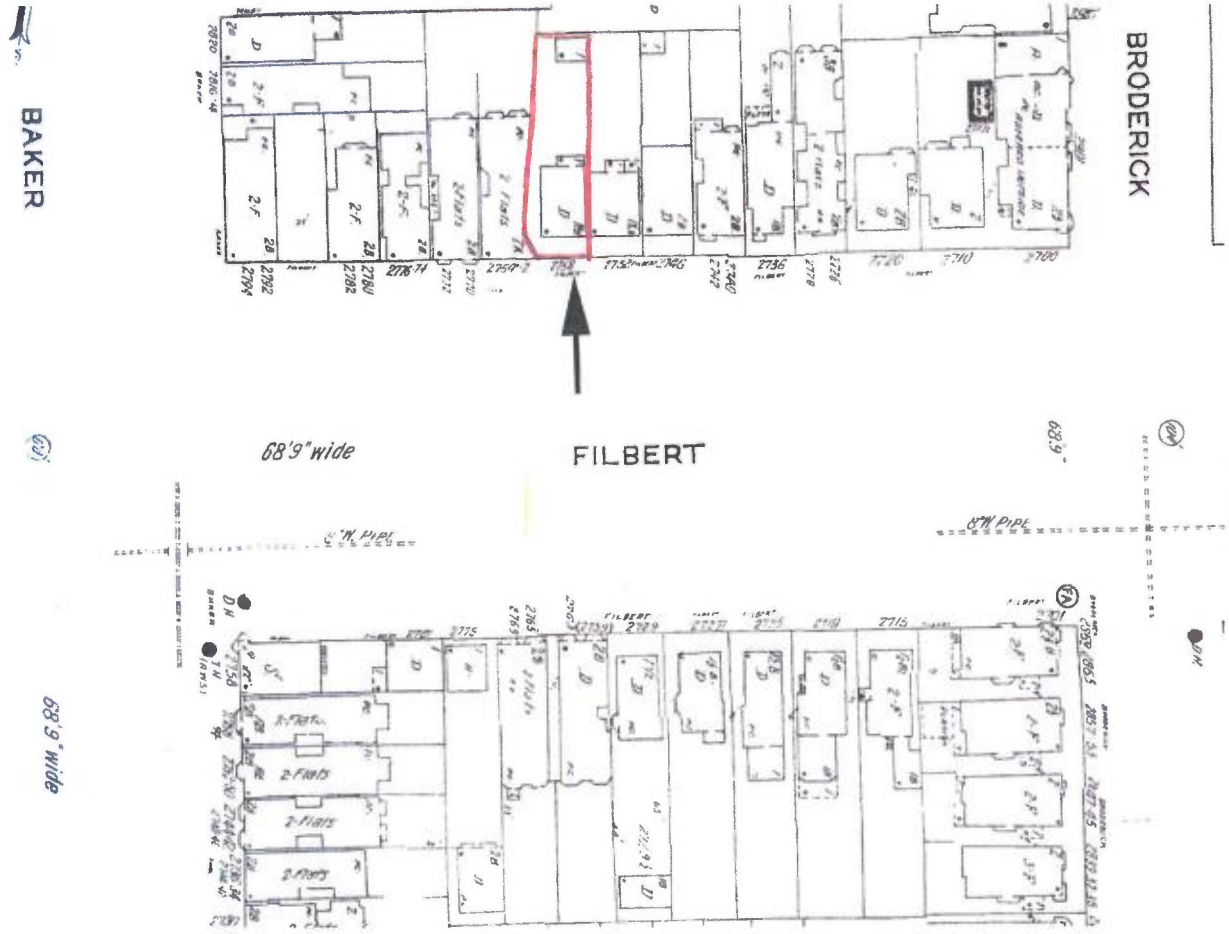
The land referred to in this Report is situated in the ~~County of~~ City and County of San Francisco State of California, and is described as follows:

BEGINNING at a point on the northerly line of Filbert Street, distant thereon 233 feet and 9 inches westerly from the westerly line of Broderick Street; running thence westerly and along said line of Filbert Street 25 feet; thence north 35-3/4° West 15 feet and 10 inches; thence North 3-1/2° West 93 feet and 10-3/4 inches to a point perpendicularly distant 107 feet and 6 inches northerly from the northerly line of Filbert Street; thence easterly parallel with said line of Filbert Street to a line drawn at right angles to said line of Filbert Street from the point of beginning; thence at a right angle southerly 107 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 551.



The above photo from 1938 and the Sandborn Map from 1950 illustrate the odd lot configuration and setback between 2758 Filbert (subject site) and the west neighbor at 2762 Filbert. Because of the rear extension and additional new floor, a setback should be maintained on the west side to save the windows and allow for light into the two rent-controlled and occupied units.



DEMO CALCULATIONS SUMMARY

SECTION 317 (b)(2)(B) PART 1
A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE. **YES**

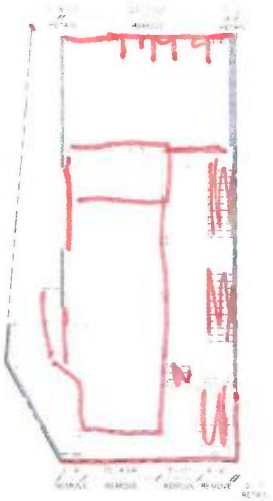
SECTION 317 (b)(2)(B) PART 2
AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL. **NO**

CONCLUSION: NO DEMOLITION PER SECTION 317 (b)(2)(B)

SECTION 317 (b)(2)(C) PART 1
A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS. **YES**

SECTION 317 (b)(2)(C) PART 2
AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA. **NO**

CONCLUSION: NO DEMOLITION PER SECTION 317 (b)(2)(C)



5 FIRST FLOOR DEMO (FRONT & REAR FACADE)
1/8" = 1'-0"

SECTION 317 (b)(2)(B) PART 1

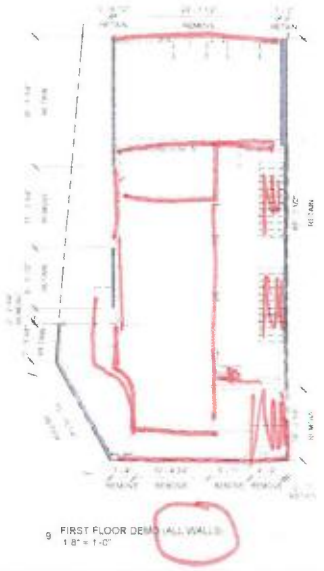
"A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade *and also* proposes the Removal of more than 65% of the sum of all exterior walls measured in lineal feet at the foundation level"

REMOVAL OF FRONT AND REAR FACADE AT FOUNDATION LEVEL IN LINEAL FEET

	REMOVED	RETAINED	TOTAL	% REMOVED
FOUNDATION LEVEL	48' 4 1 4"	2' - 3 1/2"	50' 7 3/4"	95.47%

95.47% REMOVAL > 50%
BUT EXTERIOR WALL REMOVAL < 65% SEE PART 2 CALCS:
= NO DEMOLITION PER 317 (b)(2)(B)

(E) WALL TO BE DEMOLISHED
(E) HORIZONTAL OR VERTICAL ELEMENT TO BE DEMOLISHED
(E) WALL TO REMAIN
(E) FLOOR PLATE TO REMAIN



9 FIRST FLOOR DEMO (ALL WALLS)
1/8" = 1'-0"

SECTION 317 (b)(2)(B) PART 2

"A major alteration of a Residenbal Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade *and also* **proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level"**

REMOVAL OF EXTERIOR WALLS AT FOUNDATION LEVEL IN LINEAL FEET

	REMOVED	RETAINED	TOTAL	% REMOVED
FOUNDATION LEVEL	72'	99' 8 3/4"	171' 8 3/4"	41.92%

41.92% REMOVAL < 65%
= NO DEMOLITION PER 317 (b)(2)(B)

(E) WALL TO BE DEMOLISHED
(E) HORIZONTAL OR VERTICAL ELEMENT TO BE DEMOLISHED
(E) WALL TO REMAIN
(E) FLOOR PLATE TO REMAIN

WINDER GIBSON
architects

2758 FILBERT STREET
SAN FRANCISCO, CA 94123

Revision Schedule

Revision Number	Revision Date

SITE PERMIT

A 0.01

DATE 11/09/2018
SCALE As indicated
DRAWN DG, KF, JG

SECTION 317 (b)(2)(C) PART 1

"A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements *and* more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area"

TOTAL VERTICAL ENVELOPE CALCULATIONS

	REMOVED	RETAINED	TOTAL	% REMOVED
SOUTH (FRONT)	817.31	6.63	823.94	99.20%
NORTH (REAR)	898.87	27.84	821.38	97.00%
WEST (SIDE)	181.91	1171.37	1353.28	13.44%
EAST (SIDE)	534.14	989.35	1623.49	39.06%
TOTAL	2432.23	2195.19	4422.09	55.00%

(E) WALL TO BE DEMOLISHED
(E) HORIZONTAL OR VERTICAL ELEMENT TO BE DEMOLISHED
(E) WALL TO REMAIN
(E) FLOOR PLATE TO REMAIN

BUT HORIZONTAL ELEMENT REMOVAL < 50% (SEE PART 2 CALCS.)

55.00% REMOVAL > 50%
= NO DEMOLITION PER 317 (b)(2)(C)

where is 1/3%?

SOUTH (FRONT) FACADE VERTICAL ENVELOPE CALCULATIONS IN SQUARE FEET

	REMOVED	RETAINED	TOTAL	% REMOVED
FIRST FLOOR	175.06	2.37	177.43	98.66%
SECOND FLOOR	263.93	4.26	268.19	98.41%
THIRD FLOOR	228.16	0	228.16	100%
ATTIC LEVEL	150.16	0	150.16	100%
TOTAL	817.31	6.63	823.94	99.20%

NORTH (REAR) FACADE VERTICAL ENVELOPE CALCULATIONS IN SQUARE FEET

	REMOVED	RETAINED	TOTAL	% REMOVED
FIRST FLOOR	295.14	15.28	310.42	95.08%
SECOND FLOOR	225.41	12.56	237.97	94.72%
THIRD FLOOR	228.16	0	228.16	100%
ATTIC LEVEL	150.16	0	150.16	100%
TOTAL	898.87	27.84	926.71	97.00%

WEST (SIDE) FACADE VERTICAL ENVELOPE CALCULATIONS IN SQUARE FEET

	REMOVED	RETAINED	TOTAL	% REMOVED
FIRST FLOOR	45.73	323.80	369.53	12.38%
SECOND FLOOR	96.91	521.99	618.90	15.65%
THIRD FLOOR	39.27	325.58	364.85	10.76%
TOTAL	181.91	1171.37	1353.28	13.44%

EAST (SIDE) FACADE VERTICAL ENVELOPE CALCULATIONS IN SQUARE FEET

	REMOVED	RETAINED	TOTAL	% REMOVED
FIRST FLOOR	178.11	458.46	636.57	27.98%
SECOND FLOOR	90.49	530.89	621.38	14.56%
THIRD FLOOR	365.54	0	365.54	100%
TOTAL	634.14	989.35	1623.49	39.06%

DEMO CALCULATIONS SUMMARY

SECTION 317 (b)(2)(B) PART 1
A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE. YES

SECTION 317 (b)(2)(B) PART 2
AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL. NO

CONCLUSION: NO DEMOLITION PER SECTION 317 (b)(2)(B)

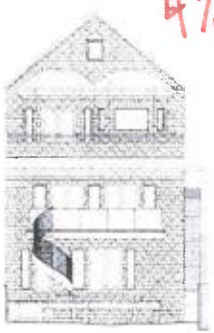
SECTION 317 (b)(2)(C) PART 1
A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS. YES

SECTION 317 (b)(2)(C) PART 2
AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA. NO

CONCLUSION: NO DEMOLITION PER SECTION 317 (b)(2)(C)

3 SOUTH (FRONT) FACADE DEMO
1/8" = 1'-0"

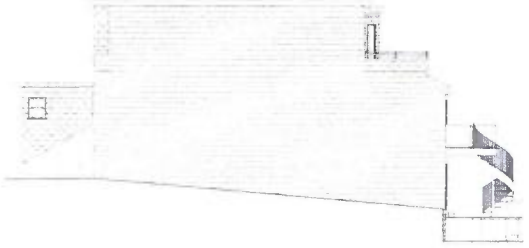
4%?



2 NORTH (REAR) FACADE DEMO
1/8" = 1'-0"

4 WEST (SIDE) FACADE DEMO
1/8" = 1'-0"

Blind side walls ONLY TO REMAIN



1 EAST (SIDE) FACADE DEMO
1/8" = 1'-0"

SECTION 317 (b)(2)(C) PART 2

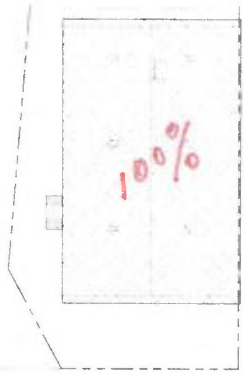
"A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements *and* more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area"

TOTAL HORIZONTAL ENVELOPE DEMOLITION CALCULATIONS IN SQUARE FEET

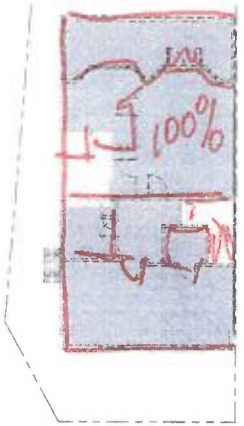
	REMOVED	RETAINED	TOTAL	% REMOVED
FIRST FLOOR	0	377.15	377.15	0%
SECOND FLOOR	75.45	1386.94	1485.39	5.03%
THIRD FLOOR	75.45	1041.77	1117.22	7.74%
ROOF	1006.05	0	1006.05	100%
TOTAL	1156.95	2808.86	3965.81	29.17%

(E) WALL TO BE DEMOLISHED
(E) HORIZONTAL OR VERTICAL ELEMENT TO BE DEMOLISHED
(E) WALL TO REMAIN
(E) FLOOR PLATE TO REMAIN

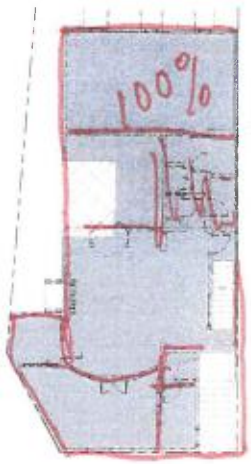
29.17% REMOVAL < 50%
= NO DEMOLITION PER 317 (b)(2)(C)



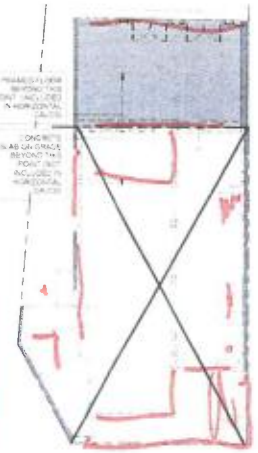
5 ROOF DEMO
1/8" = 1'-0"



6 THIRD FLOOR DEMO
1/8" = 1'-0"



2 SECOND FLOOR DEMO
1/8" = 1'-0"



5 FIRST FLOOR DEMO
1/8" = 1'-0"

WINDER GIBSON
architects

2758 FILBERT STREET
SAN FRANCISCO, CA 94123

Revision Schedule
Revision Number | Revision Date

SITE PERMIT

A 0.02

Assessor's Report For Buildings on North Side of 2700 Block of Filbert (same as subject)

1. **Parcel** 0942044 **Year Built** 1911 **Stories** 3 **Units** 2
Address(es)
2901 BRODERICK ST **Building Area** 2,594 sq ft
2700 FILBERT ST **Building Area** 4,788 sq ft

2. **Parcel** 0942006 **Year Built** 1913 **Stories** 2 **Units** 1
Address
2710 FILBERT ST **Building Area** 3,536 sq ft

3. **Parcel** 0942007 **Year Built** 1912 **Stories** 3 **Units** 1
Address
2720 FILBERT ST **Building Area** 3,462 sq ft

4. **Parcel** 0942008 **Year Built** 1912 **Stories** 3 **Units** 3
Address(es)
2726-2728 FILBERT ST **Building Area** 6,081 sq ft(2,027per)

5. **Parcel** 0942009 **Year Built** 1909 **Stories** 4 **Units** 1
Address
2736 FILBERT ST **Building Area** 5,072 sq ft

6. **Parcel** 0942059 **Year Built** 1912 **Stories** 2 **Units** 1
Address
2740 FILBERT ST **Building Area** 2,055 sq ft

7. **Parcel** 0942060 **Year Built** 1912 **Stories** 2 **Units** 1
Address
2742 FILBERT ST **Building Area** 1,889 sq ft

8. **Parcel** 0942011 **Year Built** 1910 **Stories** 2 **Units** 1
Address
2746 FILBERT ST **Building Area** 2,220 sq ft

9. **Parcel** 0942012 **Year Built** 1904 **Stories** 2 **Units** 1
Address
2752 FILBERT ST **Building Area** 3,030 sq ft

10. Parcel 0942013 **Year Built** 1900 **Stories** 2(4 Proposed) **Units** 1
Address
2758 FILBERT ST **Building Area** 1,807 sq ft **Proposed 5,884**

11. **Parcel** 0942014 **Year Built** 1922 **Stories** 2 **Units** 3
Address
2762-64 FILBERT ST **Building Area** 3,240 sq ft

12. **Parcel** 0942014C **Year Built** 1923 **Stories** 2 **Units** 3

Assessor's Report For Buildings on North Side of 2700 Block of Filbert (same as subject)

Address
2770-72 FILBERT ST **Building Area** 3,950 sq ft

13. **Parcel** 0942061 **Year Built** 1922 **Stories** 2 **Units** 1(Condominium)
Address
2774 FILBERT ST **Building Area** 1,592 sq ft

14. **Parcel** 0942062 **Year Built** 1922 **Stories** 2 **Units** 1 (Condominium)
Address
2776 FILBERT ST **Building Area** 1,926 sq ft

15. **Parcel** 0942014B **Year Built** 1924 **Stories** 2 **Units** 2
Address
2780-82 FILBERT ST **Building Area** 2,550 sq ft

16. **Parcel** 0942057 **Year Built** 1953 **Stories** 1 **Units** 1(Condominium)
Address
2786 FILBERT ST **Building Area** 1,037 sq ft

17. **Parcel** 0942058 **Year Built** 1953 **Stories** 1 **Units** 1(Condominium)
Address
2788 FILBERT ST **Building Area** 1,037 sq ft

18. **Parcel** 0942051 **Year Built** 1923 **Stories** 1 **Units** 1(Condominium)
Address
2792 FILBERT ST **Building Area** 1,513 sq ft

19. **Parcel** 0942052 **Year Built** 1923 **Stories** 1 **Units** 1(Condominium)
Address
2794 FILBERT ST **Building Area** 1,451 sq ft

Assessor's Reports For Buildings on South Side of 2700 Block of Filbert (opposite subject)

1. **Parcel** 0947032 **Year Built** 1900 **Stories** 2 **Units** 1
Address(es)
2715 FILBERT ST **Building Area** 2,085 sq ft

2. **Parcel** 0947031 **Year Built** 1900 **Stories** 2 **Units** 1
Address(es)
2719 FILBERT ST **Building Area** 2,345 sq ft

3. **Parcel** 0947030 **Year Built** 1900 **Stories** 2 **Units** 1
Address(es)
2725 FILBERT ST **Building Area** 2,587 sq ft

4. **Parcel** 0947029 **Year Built** 1904 **Stories** 2 **Units** 1
Address(es)
2727 FILBERT ST **Building Area** 1,300 sq ft

5. **Parcel** 0947028 **Year Built** 1903 **Stories** 2 **Units** 2
Address(es)
2729-2729A FILBERT ST **Building Area** 2,075 sq ft

6. **Parcel** 0947027 **Year Built** 1913 **Stories** 2 **Units** 1
Address(es)
2763 FILBERT ST **Building Area** 3,350 sq ft

7. **Parcel** 0947026 **Year Built** 1913 **Stories** 3 **Units** 2
Address(es)
2765-2769 FILBERT ST **Building Area** 3,500 sq ft

8. **Parcel** 0947025 **Year Built** 1923 **Stories** 2 **Units** 1
Address(es)
2715 FILBERT ST **Building Area** 1,200 sq ft

9. **Parcel** 0947024A **Year Built** 1900 **Stories** 1 **Units** 1
Address(es)
2781 FILBERT ST **Building Area** 1,084 sq ft

10. **Parcel** 0947024 **Year Built** 1900 **Stories** 2 **Units** 2
Address(es)
2758-2760 BAKER ST **Building Area** 3,084 sq ft

Received at CPC Hearing 5/9/19
J. Horn

SECTION 317 AND RECENT MEGA PROJECTS

Dolores Park West

3847-(3749) 18th Street
Built 1907 RH-3 zoning
Lot: 2,848 sq. feet
Prior to remodel structure: 2,463 sq. feet
2 units plus one other basement unit
New structure: 4,200 sq. feet
One unit plus Au Pair
Sold January 2014: $1.356 million
Sold August 2014: $1.5 million
Asking February 2018: $11.85 million

Section 317 Issues
Illegal Unit Merger
DEMO Calcs ?
311 Notification?
Permits?
Staff Review?
Relative Affordability?

Noe Looking Glass House

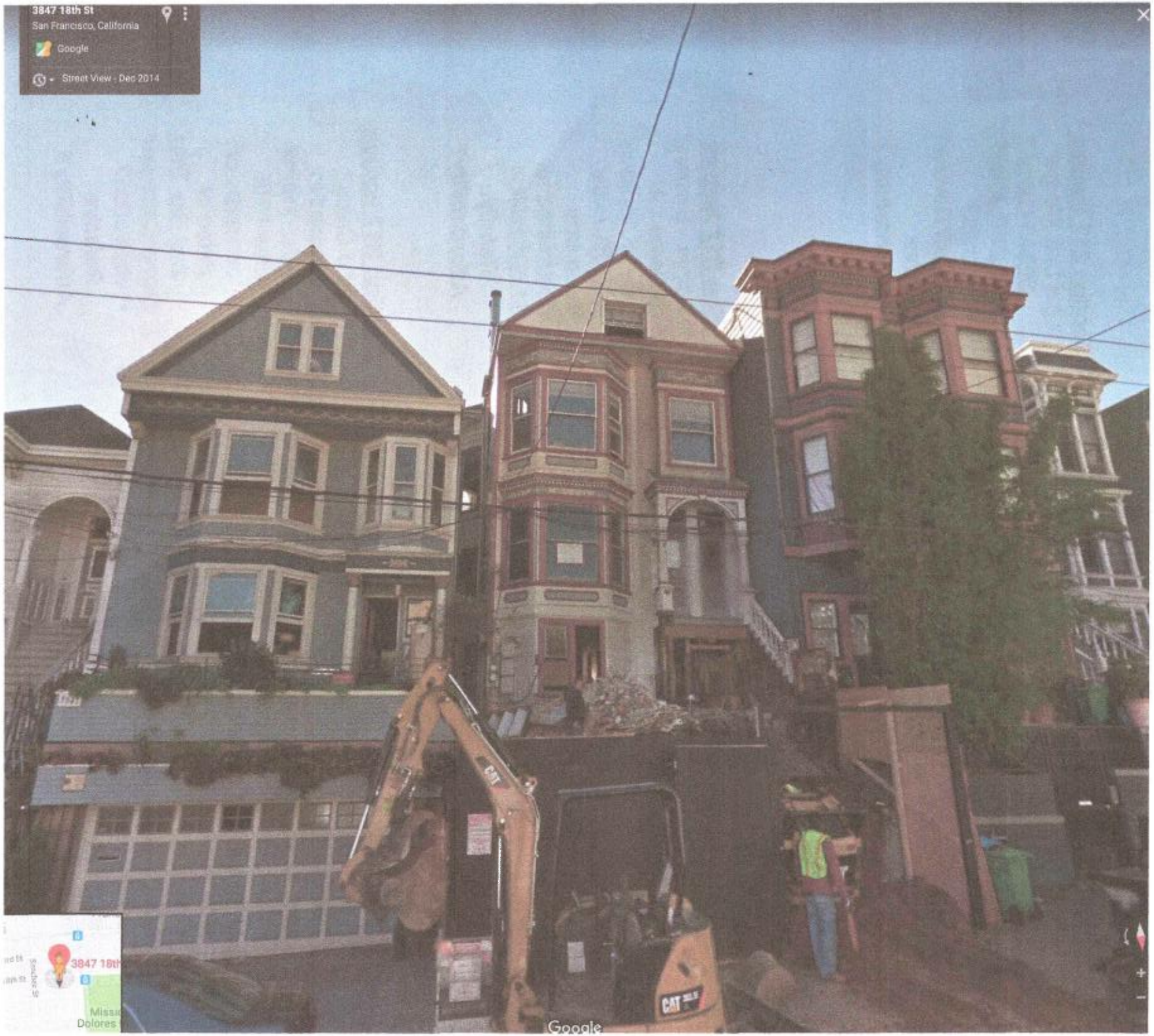
1783 Noe Street
Built 1904 RH-1 zoning
Lot: 3,998 sq. feet
Prior to Demolition/DR structure: 875 sq.feet
One Unit
New Structure: 5,100 sq. feet
One Unit
Sold May 2014: $1.705 million
Asking February 2018: $7.7 million

Section 317 Issues
Admin. Approval of Demo. At time of Approval in 2015, Initial Value was determined as $1.506 million
Relative Affordability?

Laidley Manor

143 Laidley
Built 1957 architecture firm of Campbell & Wong
RH-1 zoning
Lot: 4,996 sq. feet
Prior to remodel structure: 1,424 sq. Feet
One unit plus second "unit"
New structure: 5,320 sq. feet
One Unit
Sold May 2013: $2 million
(asking price $1.35)
Sold February 2018: $9.7 million
(original asking price $10 million)

Section 317 Issues
Demo Calcs? Revised to Alter. Permit after HRE concerns of demo of 2nd Bay Trad
Demo Calcs per Preservation?
Relative Affordability?


3847 18th St
San Francisco, California
Google
Street View - Dec 2014
CAT
Google

Ms. Lorin - Commission Secy

Received at CPC Hearing 5/9/19

SECTION 317 AND RECENT MEGA PROJECTS

Dolores Park West

3847-(49) 18th Street
Built 1907 RH-3 zoning
Lot: 2,848 sq. feet
Prior to remodel structure: 2,463 sq. feet
2 units plus one other basement unit
New structure: 4,200 sq. feet
One unit plus Au Pair
Sold January 2014: $1.356 million
Sold August 2014: $1.5 million
Asking February 2018: $11.85 million

Section 317 Issues

Illegal Unit Merger
DEMO Calcs ?
311 Notification?
Permits?
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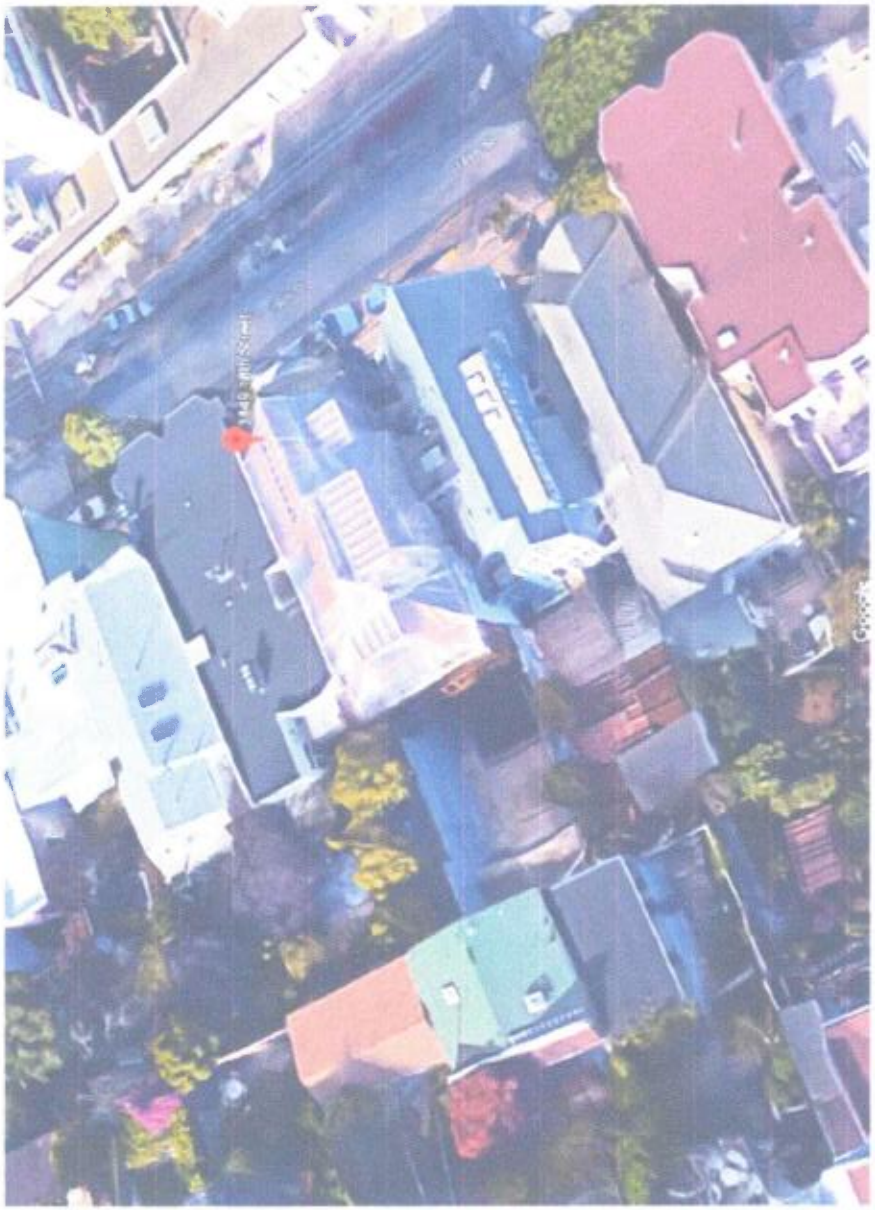
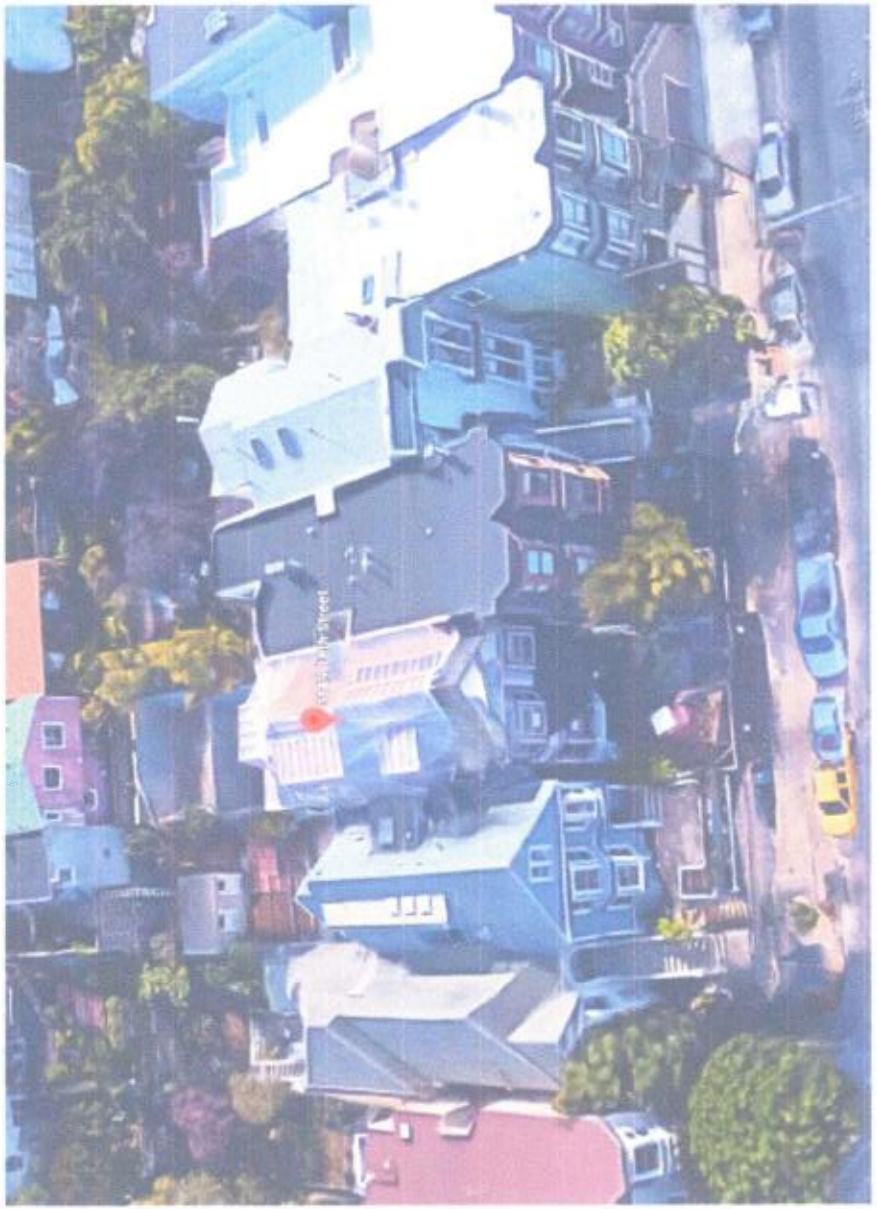
Section 317 Issues

Demo Calcs?
Revised to Alter. Permit after HRE concerns of demo of 2nd Bay Trad
Demo Calcs per Preservation?
Relative Affordability?

Delivered at CPC Hearing 5/9/19
J. Horn

"Hit and Run" No Accident: Deliberate, Premediated and Planned





Received at CPC Hearing 5/9/19
J. Horn

City and County of San Francisco
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201952551

OWNER/AGENT: KANSAS STREET DEVELOPMENT LLC
KANSAS STREET DEVELOPMENT L
PO BOX 410475
SAN FRANCISCO CA
94141

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

COMPLAINANT: DCP Referral

COMPLAINANT'S PHONE --

DATE FILED: 07-MAY-19
LOCATION: 3847 18TH ST
BLOCK: 3585 **LOT:** 077
SITE:
RATING: **OCCUPANCY CODE**
RECEIVED BY: Suzanna Wong **DIVISION:** BID
COMPLAINT SOURCE: DCP REFERRAL

ASSIGNED TO DIVISION: BID

DESCRIPTION: Work performed which exceeds the scope of previously issued permits - See attached DR case inclusive of Planning NOV dated 5/3/18
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	WALSH	6312	17	

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
07-MAY-19	CASE OPENED	BID	W WALSH	CASE RECEIVED	

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT

NOV (HIS) **NOV (BID)**

RESUBMITTED MAY 9TH 2019 @ GEN PUBLIC COMMENT.

November 30, 2017 General Public Comment concerning RET/FAR/TTD

Received at CPC Hearing 5/9/19
J. Horn

Dear Commissioners:

The Residential Flat Policy you implemented on October 12th, is a good thing. Thank you. Hopefully it can be implemented as you have intended. A project currently for sale between 24th and 25th in the Calle 24 is illustrative of why this is a good policy....why did this get a CFC? (no separate egress from the street, interior stairway connection between all three floors, wine fridge, etc?)

There was obviously a disconnect between Planning and Building with this project, as there was no attempt to preserve even a minimal second unit. *[Parenthetically, also on the market, near this single family project with a $1 million more asking price, there is a 20 Room SRO with 11 small businesses. (near the Mission Street project scheduled to be heard today)]*

The Informational Hearing on RET is scheduled for next week, December 7th.

There is apparently lots of last minute confusion and concern on the part of the neighborhoods about RET and FARs and TTD, which is pushing the legislation into next year. In the meantime, the problem of alterations that are demolitions is not being addressed. The Commission can deal with that right away and not wait for new legislation

It has always seemed to me, that Tantamount to Demolition was something that needed to be adjusted and made more stringent and the Commission has the ability to do this according to the current Section 317 legislation. → 317(b)(2)(D)

All numerical criteria relating to the Removal of Dwelling Units can be adjusted. The Commission has the power to do that.

<u>Please see the attached handout</u>. I would think that a stringent adjustment to the numbers could also include removing the "ANDs" between the clauses and turning them into "ORs". An adjustment to the numerical criteria under TTD needs to be comparatively analyzed with the RET. These are the two handouts for you today, but there can be more discussion next week about whether there should be FAR or TTD, but I do not think there can be both.

Georgia Schuttish

(1)

Received at CPC Hearing 5/9/19
R. Sucre

598 BRANNAN STREET
INFORMATIONAL HEARING
9 MAY 2019

MICHAEL MALTZAN ARCHITECTURE

adamson ASSOCIATES ARCHITECTS

TLS Landscape Architecture

KOLDERMAN REDEVELOPMENT VENTURES

Parks Alliance
OUR CITY, OUR PARKS

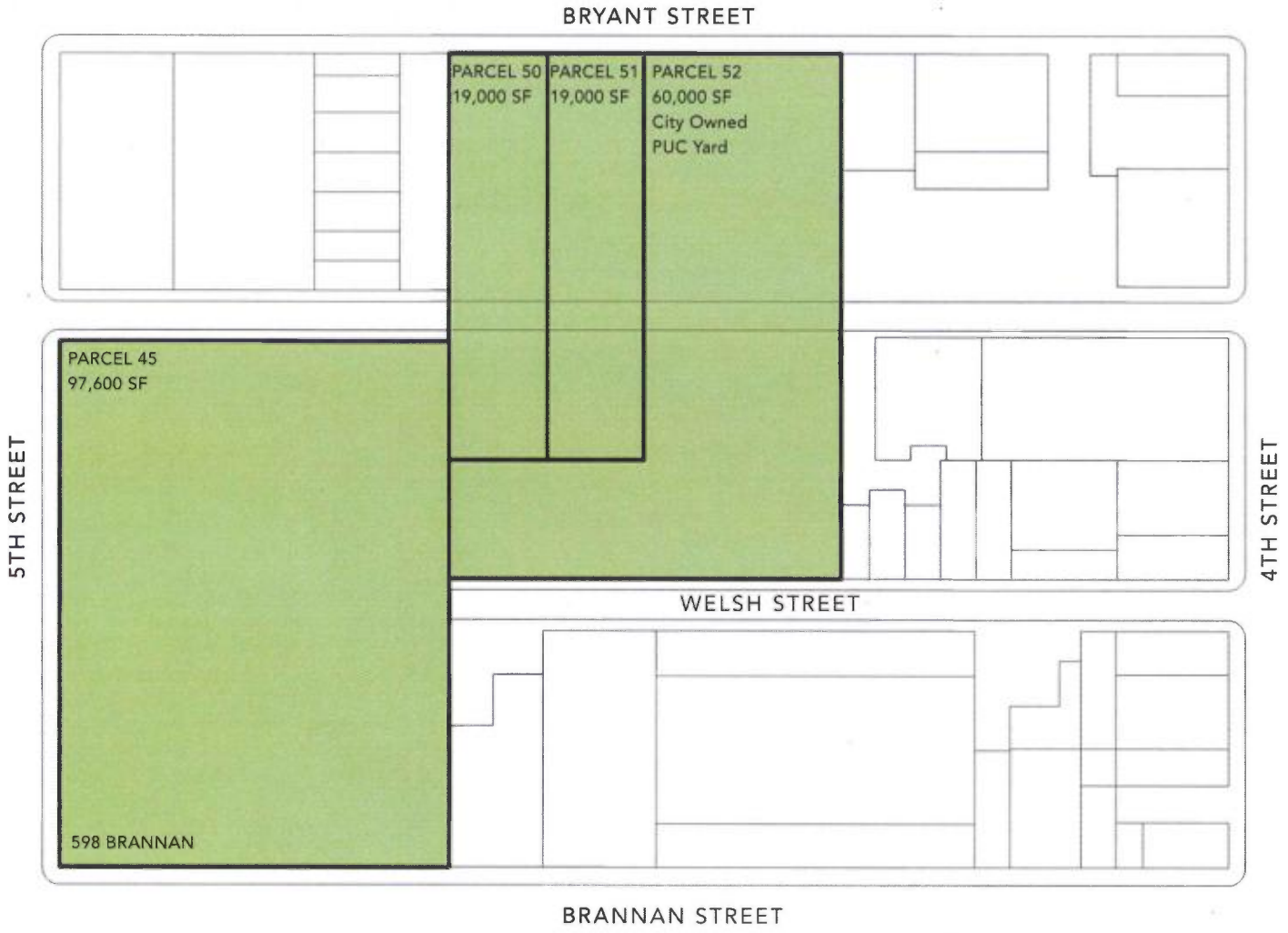
EXISTING PARKS, RECREATION CENTERS, PLAZAS, AND POPOS

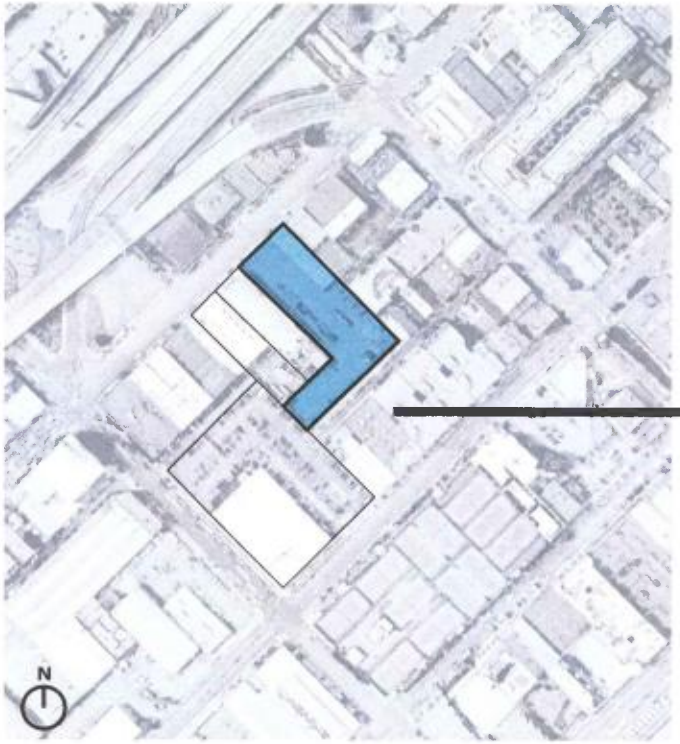
POTENTIAL PARKS

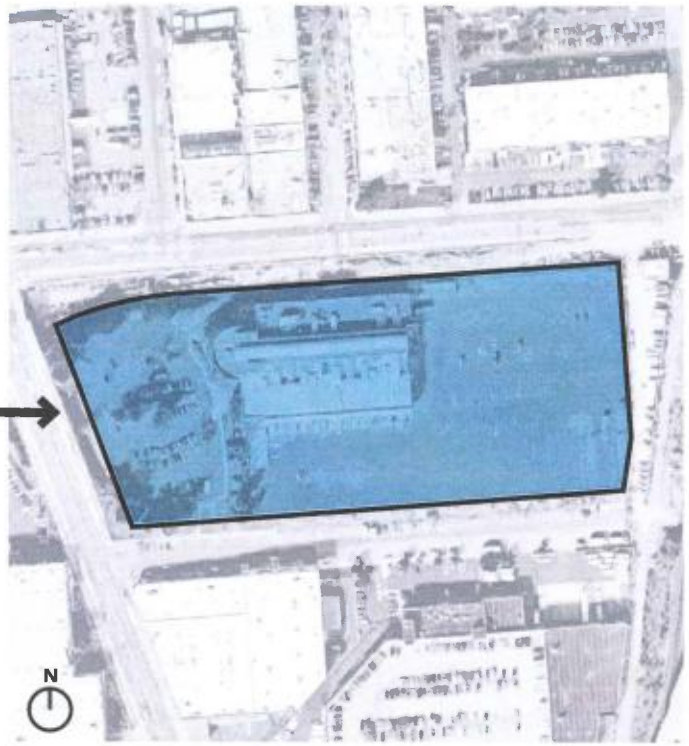
HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS

POTENTIAL DEVELOPMENT SITES CONTAINING POPOS

0' 250' 500' 1000'


BRYANT STREET
PARCEL 50
19,000 SF
PARCEL 51
19,000 SF
PARCEL 52
60,000 SF
City Owned
PUC Yard
PARCEL 45
97,600 SF
598 BRANNAN
5TH STREET
4TH STREET
WELSH STREET
BRANNAN STREET



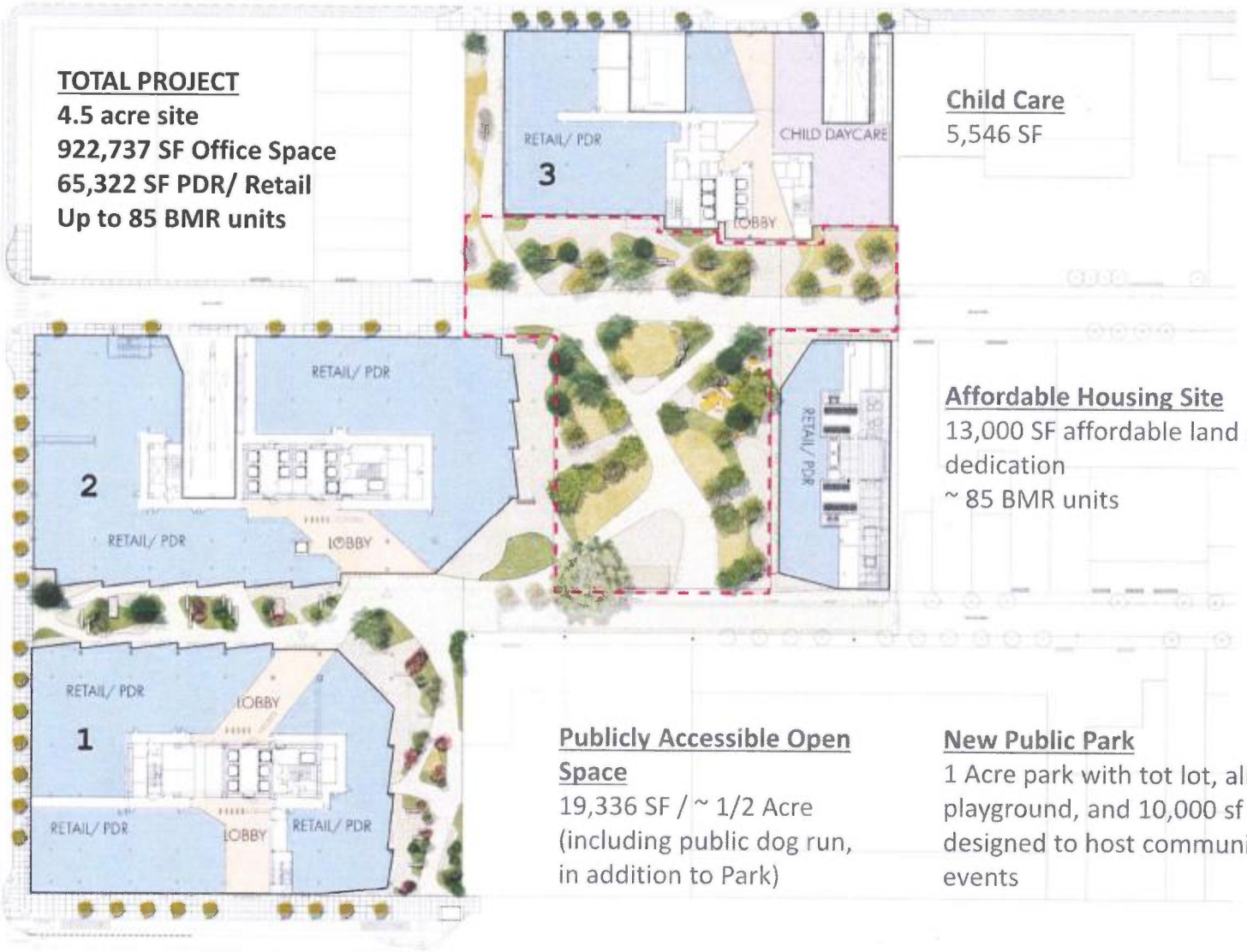


EXISTING SFPUC LOT
- Address: 639 Bryant Street
- Site Area: 60,000 SQFT

FUTURE SFPUC LOT
- Address: 2000 Marin Street
- Site Area: 343,882 SQFT

0 50' 100' 200'

TOTAL PROJECT
4.5 acre site
922,737 SF Office Space
65,322 SF PDR/ Retail
Up to 85 BMR units



Child Care
5,546 SF

Affordable Housing Site
13,000 SF affordable land site dedication
~ 85 BMR units

Publicly Accessible Open Space
19,336 SF / ~ 1/2 Acre
(including public dog run, in addition to Park)

New Public Park
1 Acre park with tot lot, all age playground, and 10,000 sf space designed to host community events

AGENDA

1 PROJECT INTRODUCTION
Carl Shannon, Tishman Speyer

2 BUILDING DESIGN
Michael Maltzan, Michael Maltzan Architecture

3 COMMUNITY ENGAGEMENT
Brooke Ray Rivera, Place Lab

4 PARK DESIGN
Tom Leader, TLS Landscape Architecture

2 BUILDING DESIGN

Michael Maltzan, Michael Maltzan Architecture

BUILDING DESIGN

NEIGHBORHOOD CONTEXT

VICINITY MAP KEY
1 598 BRANNAN BLDG 1
2 598 BRANNAN BLDG 2
3 598 BRANNAN BLDG 3
4 598 BRANNAN BLDG 4
5 FLOWER MART DEVELOPMENT
6 88 BLUXOME DEVELOPMENT
7 85 BLUXOME
8 505 BRANNAN
9 490 BRANNAN
10 655 4TH ST CREAMERY DEVELOPMENT
11 CALTRAIN COMMUTER RAIL STATION
PARK + POPOS
SITE ACCESS
SUBWAY
HIGHWAY I-80
CENTRAL SUBWAY
BRYANT ST
WELSH ST
FREELON ST
BRANNAN ST
4TH ST
5TH ST
SUBWAY STATION
SUBWAY STATION

1 PROJECT INTRODUCTION

2 BUILDING DESIGN

3 COMMUNITY ENGAGEMENT
Brooke Ray Rivera, Place Lab

4 PARK DESIGN

COMMUNITY ENGAGEMENT (2017 - present)

TIMELINE

Sep 6, 2017: Community Workshop #1
Project introduction, program & activation visioning

Oct 10, 2017: Community Workshop #2
Preliminary concept plan presentation, solicitation of feedback

Nov 5, 2017: Walking Tour
Tour of nearby public open spaces, discussion of best practices, lessons learned

Nov 28, 2017: Youth Workshop #1 (United Playaz)
Project introduction, brainstorm exercise, feedback

Nov 29, 2017: Community Workshop #3
Forest Floor concept presentation, solicitation of feedback

Dec 8, 2017: Online Stakeholder Feedback Survey

Jan 9, 2018: Youth Workshop #2 (Bessie Carmichael)
Project introduction, brainstorm exercise, feedback

Jan 22, 2018: Civic Design Review
Concept presentation

BY THE NUMBERS

WHAT WE'VE HEARD: OPPORTUNITIES

Stakeholders are excited for a new park that supports multiple users, including dogs & children, and serves as a communal gathering space with flexibility to support recreation, food, and special cultural events.

Popular Activities & Park Draws

- Dog run
- Kid-friendly features
- Food trucks & kiosks
- Fitness & recreational activities
- Public art

Exciting Opportunities

- Increase greenery in Central SoMa
- Improve pedestrian safety of streets & alleys
- Celebrate Filipino cultural heritage
- Activate the alleys as spaces to hang out
- Leverage ground floor retail to activate park
- Support the performing arts

1 PROJECT INTRODUCTION
Carl Shannon, Trahman Shooter

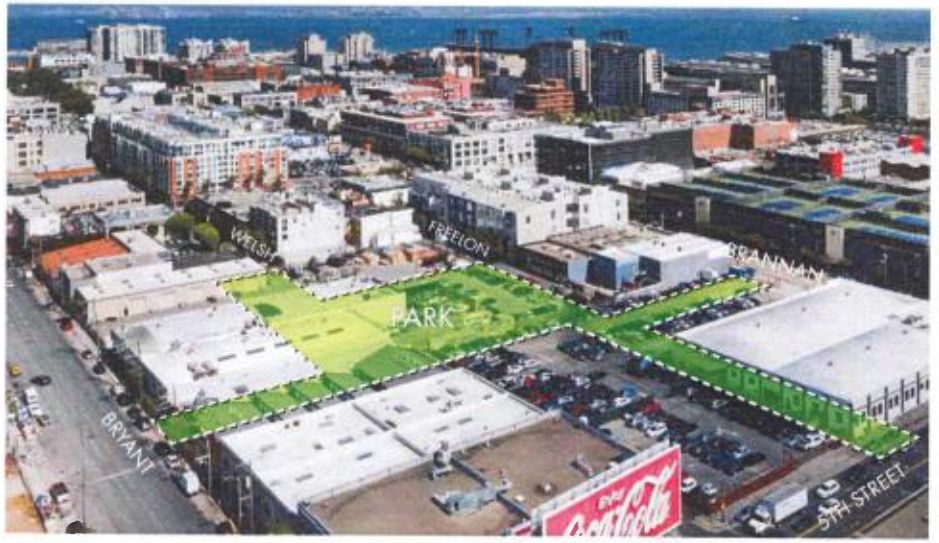
2 BUILDING DESIGN
Michael Maltzan, Michael Maltzan Architecture

3 COMMUNITY ENGAGEMENT
Brooke Ray Rivera, Place Lab

4 PARK DESIGN

Tom Leader, TLS Landscape Architecture

CREATING A SIGNATURE PARK FOR SOMA



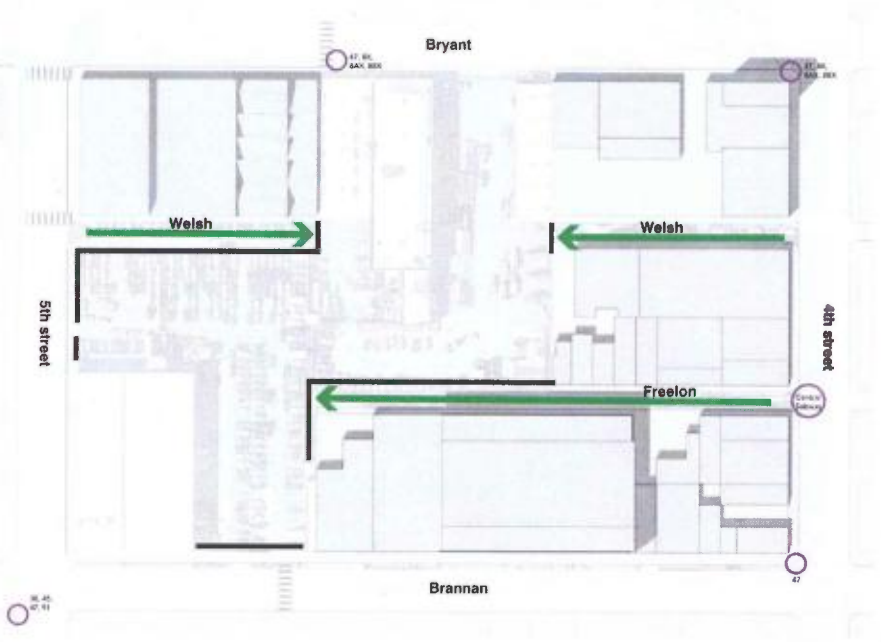
SOUTH PARK

- One acre public park
- Minimal programming for community events
- Roughly 1/2 hardscape, 1/2 lawn
- Mature tree canopy along perimeter
- Materials: lawn and concrete

598 BRANNAN

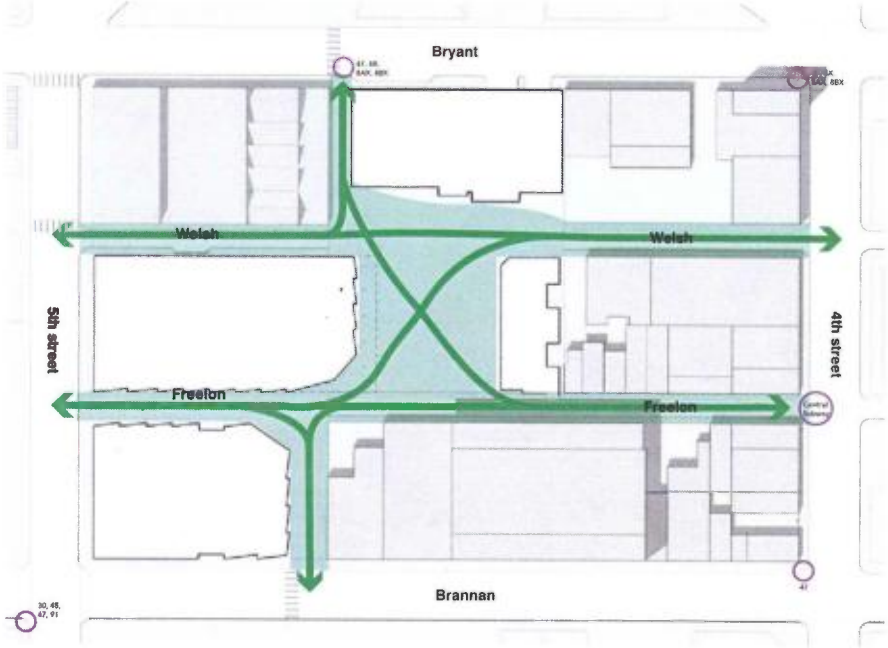
- One acre public park
- Active programming for community events
- Native large tree canopy
- Materials: diverse ground plane evoking a forest floor with unique identity

PROVIDE SAFE AND CONVENIENT PEDESTRIAN ENVIRONMENTS



EXISTING

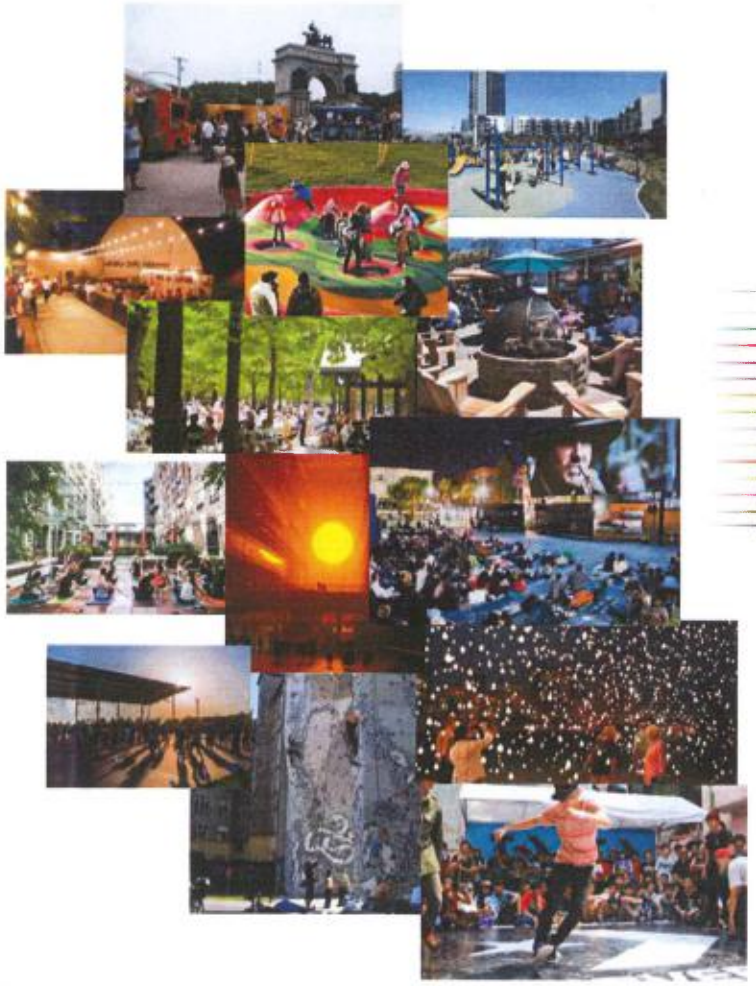
- Limited connections
- Poor visibility
- Numerous dead-ends



PROPOSED

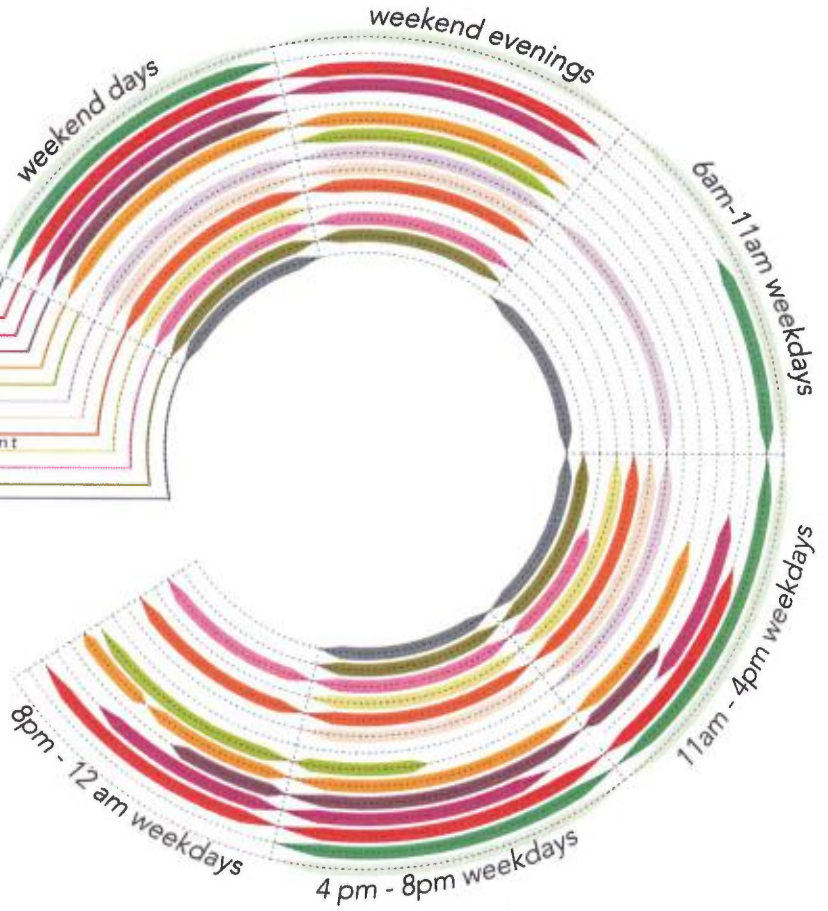
- Through alley, shared street connections on Welsh and Freelon Streets
- North / South pedestrian connection from Bryant Street to Brannan Street
- Open view corridors through park space

NURTURE COMMUNITY SPACE TO CELEBRATE LOCAL CULTURE



potential park programming

- dog park
- children's playgroun
- skating rink (seasonal)
- concerts + performances
- adult sports games
- art installation
- movie nights
- adult fitness equipment
- farmers market
- food trucks
- pop-up children's play equipment
- ping-pong/ bocce
- outdoor classroom
- yoga



PARK DESIGN

PARK ACTIVITY

THE LIVING ROOM:

A balance between a flexible community event space and supporting fixed program and green spaces

PARK AERIAL VIEW - FARMERS MARKET

PARK VIEW - DOG PARK

0' 250' 500' 1000'

PARK DESIGN

SITE PLAN

2019.05.09 24

AERIAL VIEW

THANK YOU!

OWNER
TISHMAN SPEYER

MICHAEL MALTZAN ARCHITECTURE

DESIGN ARCHITECT
MICHAEL MALTZAN ARCHITECTURE, INC.

adamson ASSOCIATES, INC

ARCHITECT OF RECORD
ADAMSON ASSOCIATE, INC.

TLS Landscape Architecture

LANDSCAPE ARCHITECT
TLS LANDSCAPE ARCHITECTURE

BIEDERMAN REDEVELOPMENT VENTURES

PARK ACTIVATION,
PROGRAMMING + MAINTENANCE
BIEDERMAN REDEVELOPMENT VENTURES

San Francisco Parks Alliance
OUR CITY, OUR PARKS.

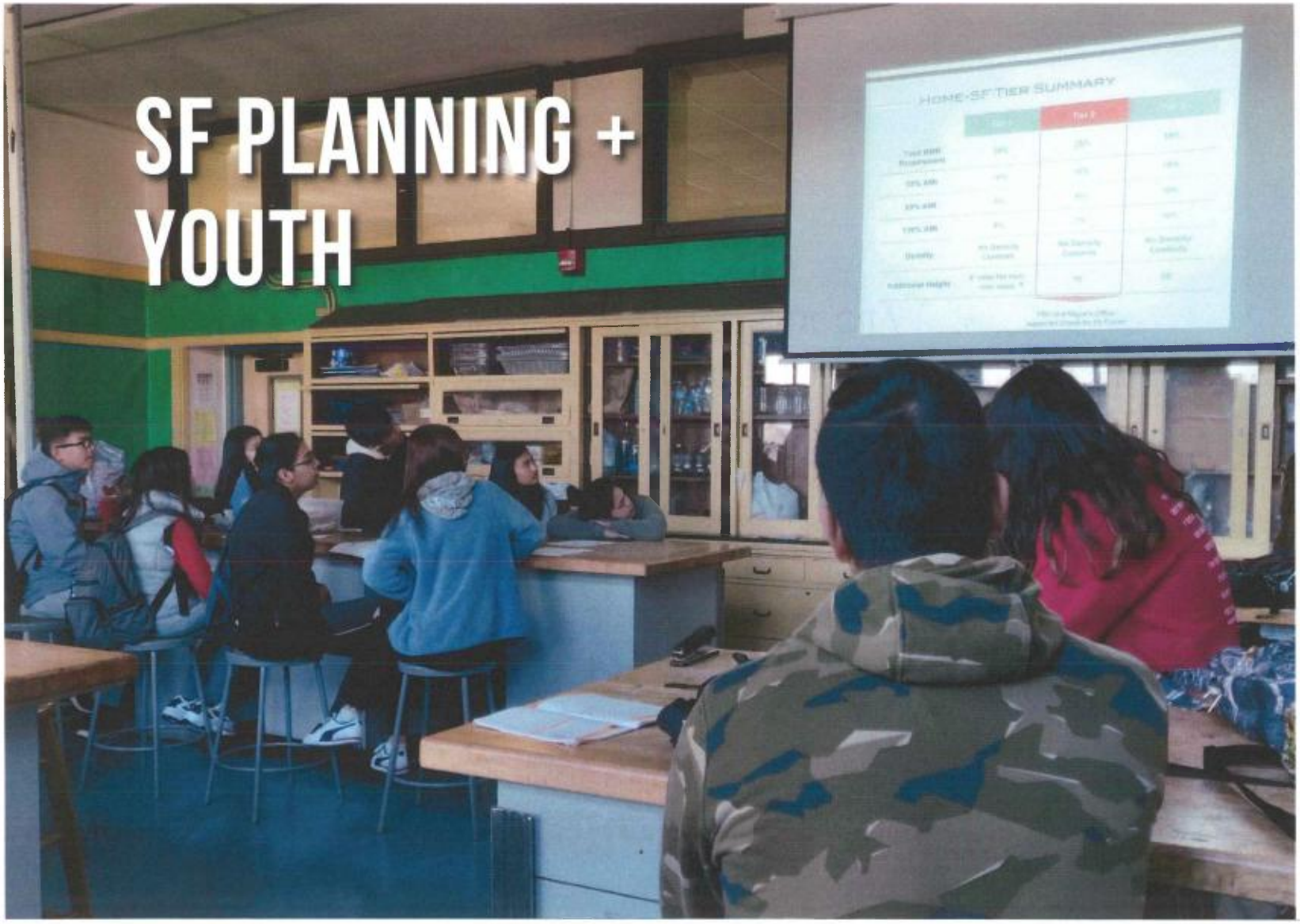
COMMUNITY ENGAGEMENT
PARKS ALLIANCE / PLACE LAB

Received at CPC Hearing 5/9/19
Gen. Pub. Com.

Sample of Illegal Unit Mergers

Project Address	Violation Date	Complaint Description	Purchase	Sale	Outcome
310 Duncan Street (RH-2 Zoning)	June 2017	• Illegal Unit Merger • Misrepresentations on Plans as Single Family Residence	$1,675,000	$4,995,000 Listed	• No Hearing Held • Determined to Require New Building Permit • Unit Count Verification Required • Notice of Special Restrictions Required
2060-2062 Divisadero Street (NC-2 Zoning)	February 2018 *Determined "Building According to Plans"*	• Illegal Unit Merger • Illegal Change of Use of Commercial Space from Retail to Office • No Historic Preservation Review: "Lion's Pub"	$3,400,000	$6,500,000 Listed	• No Hearing Held • No Change in Unit Count Requested (Changing from Two Rental Units to Essentially Single Family Residence)
1163-1165 Shotwell Street (RH-3 Zoning)	May 2018	• Illegal Unit Merger • Not Conforming to Permits	$1,530,000 Tenant Occupied at $1750 per month for 7 Room Flat	$4,015,000 Sold to One Buyer After Violation Abated	• No Hearing Held • No Change in Unit Count Requested (Changing from Two Rental Units to Essentially Single Family Residence)
935-937 North Point (NC-1 Zoning)	June 2018	• Illegal Unit Merger	$1,886,000	$8,000,000 Sold to One Buyer Before Violation Abated	• No Hearing Held • Determined to Require New Building Permit • No Change in Unit Count Requested (Changing from Two Rental Units to Essentially Single Family Residence)
2028-2030 Leavenworth Street (RM-1 Zoning)	June 2018 *Determined "No Violation Existed" on April 2018 After Initial Four Month Investigation*	• Illegal Unit Merger • Illegal Construction to Hide Extent of Violation • Illegal Expansion into Rear Yard without Variance • Illegal Excavation • Possible Tantamount to Demolition • Serial Permitting to Disguise Scope of Work	$2,930,000 Two Equal Sized Flats with Studio In-Law	$8,500,000 Sold to One Buyer Before Violation Abated	• No Hearing Required Originally • Determined Originally to Require Variance and New Building Permit to Correct Violations with No Change in Unit Count Requested • Subsequently Determined Conditional Use Authorized Required if Not Returned to Three Units

Received at CPC Hearing 5/9/19
S. Exline



SF PLANNING + YOUTH

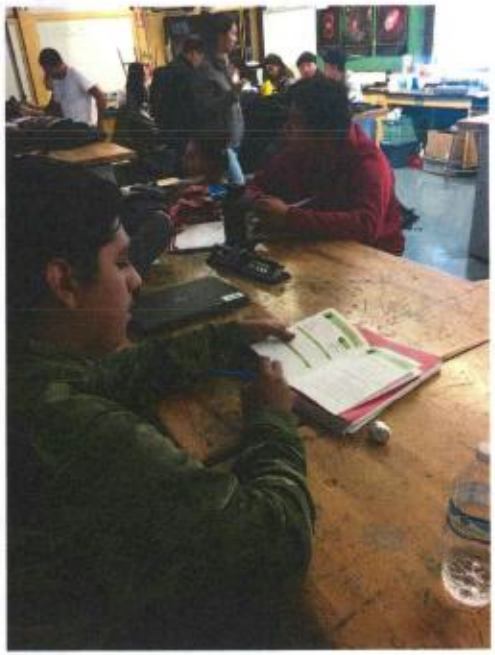
San Francisco Planning

CENTER FOR CITIES + SCHOOLS
UNIVERSITY OF CALIFORNIA BERKELEY

Planning Commission
May 9, 2019

Today's Presentation

- What we've done: in-depth engagement in 3 schools, Balboa High School, Monroe Elementary and Malcolm X Academy
- Why is youth engagement important
- How to create a long-term model for SF Planning to continue to engage the youth of our city



Why Youth in Planning and why this process?

Planning Process

Supporting youth voices in our planning processes.

Diversity in Civic Engagement

Engages young people in planning and how the city works. Creates a pool of local planners invested in their city!

Outreach to Families

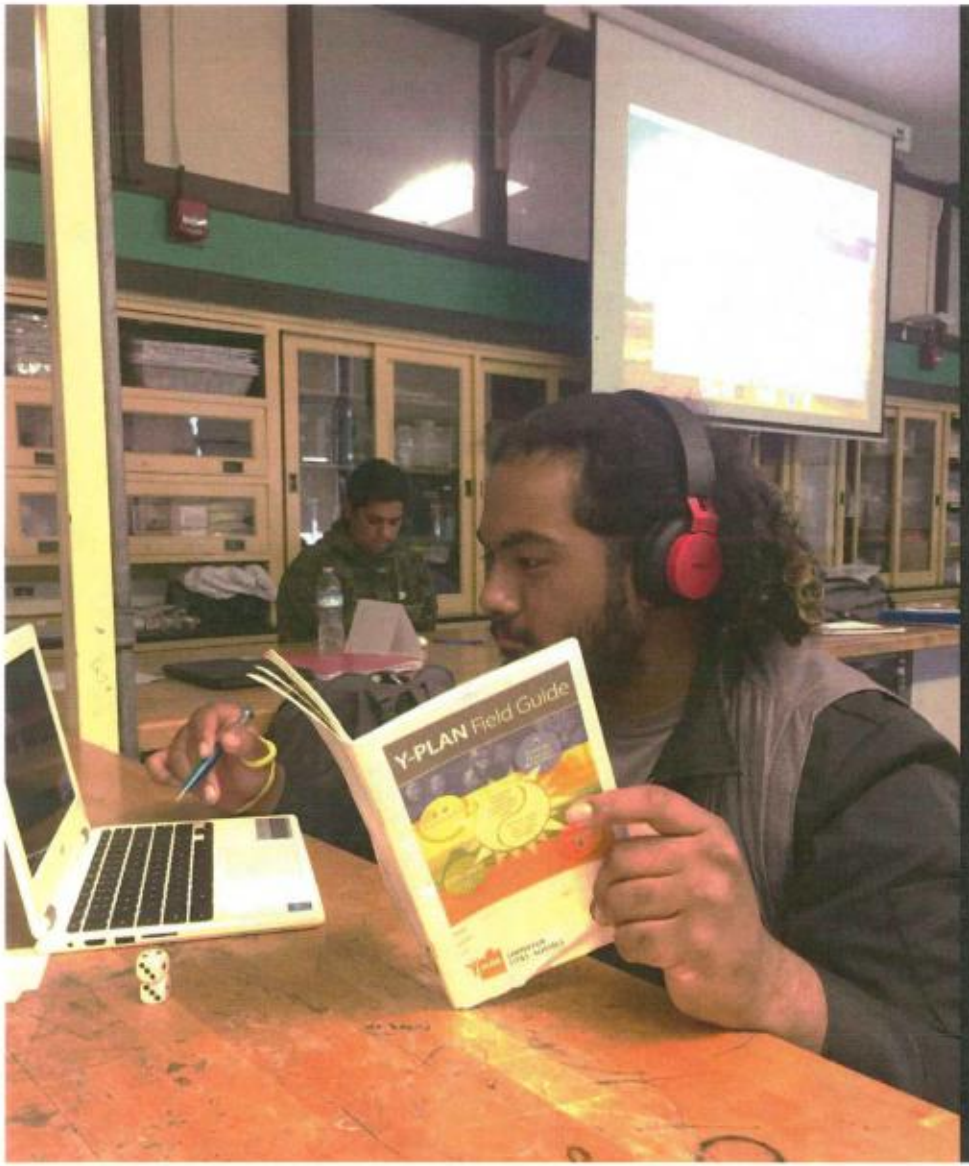
Engaging youth can also engage harder to reach populations, including families, parents, and monolingual community members.

Increase Outreach Toolkit

Develops Planning Department's skill and toolkit for engaging youth.

Youth Engagement Prior to Y-PLAN

- Community workshops
- Focus groups
- Connecting with schools: principals, teachers, parents
- Job shadowing opportunities
- Job fair attendance
- Youthworks internships



Balboa High School

Question

- How can we house everyone in San Francisco fairly and equitably now and in the future?

Details

- 11th and 12th grades
- 15 to 20 classroom sessions

Monroe Elementary School

Question

- How can we improve streets, public spaces, and businesses in the Mission Street corridor to be safer, cleaner, and greener?

Details

- 2nd and 4th grades
- 8 classroom sessions

Malcom X Academy

Question

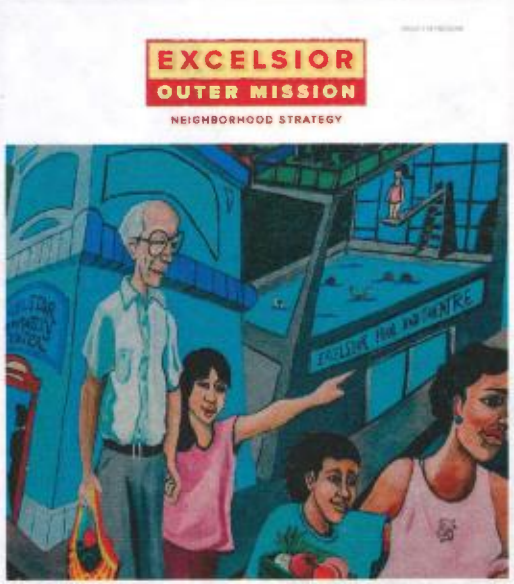
- How do we educate our communities about the impacts of Sea Level Rise in Bayview?

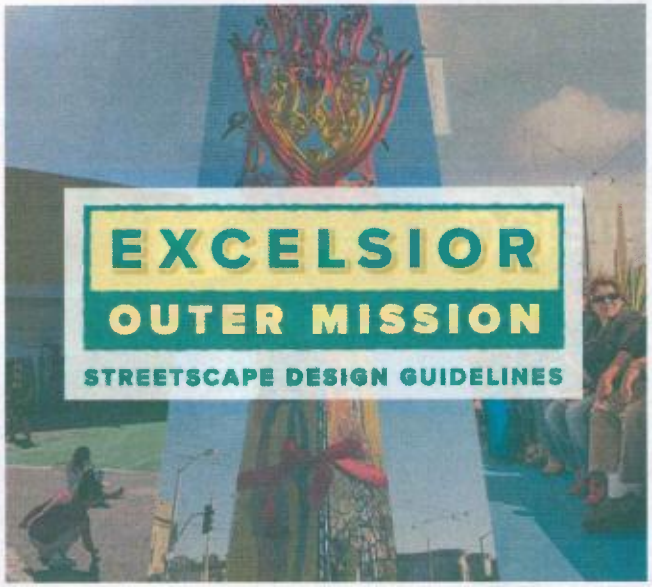
Details

- 4th grade
- 6 classroom sessions

Why these three schools?

EXCELSIOR/OUTER MISSION





17% POPULATION YOUNGER THAN 18

32% HOUSEHOLDS WITH PEOPLE UNDER 18

BAYVIEW/HUNTERS POINT

24% POPULATION YOUNGER THAN 18

SF Planning + Youth

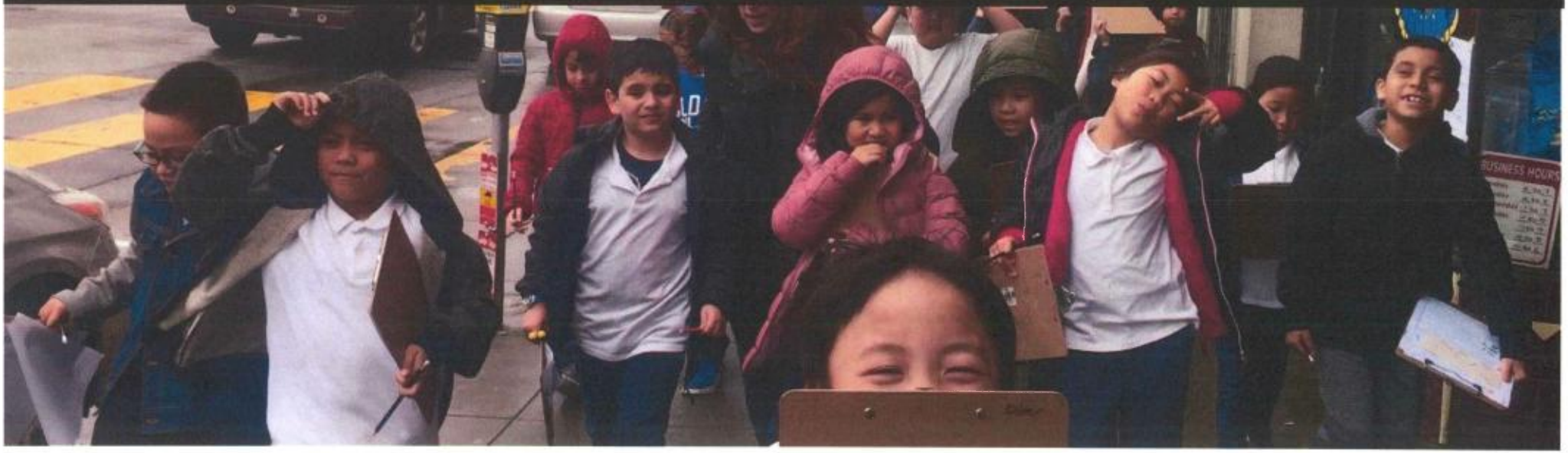
Future of youth engagement with SF Planning

Challenges

- Learning curve for Planners
- Significant resources

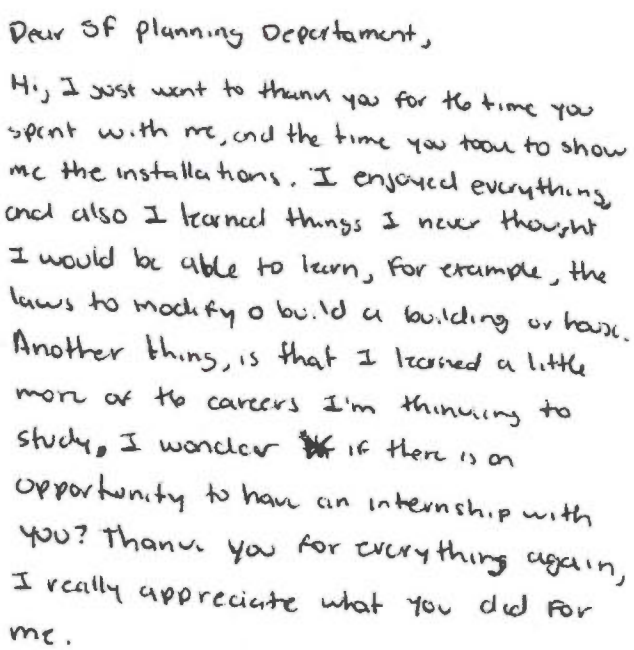
Opportunities

- Racial and social equity goals
- Create meaningful engagement for the future of our city



Next Steps

- What worked and what didn't work during this past year?
- Training for Planners to develop skills for engaging youth
- Develop a sustainable model of youth engagement for SF Planning



Dear SF planning Departament,

Hi, I just want to thank you for the time you spent with me, and the time you took to show me the installations. I enjoyed everything, and also I learned things I never thought I would be able to learn, for example, the laws to modify o build a building or house. Another thing, is that I learned a little more of the careers I'm thinking to study, I wonder ~~if~~ if there is an opportunity to have an internship with you? Thank you for everything again, I really appreciate what you did for me.

"I enjoyed everything…I learned things I never thought I would be able to learn. For example, the laws to modify or build a building or house…I wonder if there is an opportunity to have an internship with you?"

-Mission High School student

Received at CPC Hearing 5/9/19

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CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Open Space

EXISTING CONDITIONS

neighborhood strengths

Diversity of Residents and Jobs

Transit-Served Central Location

Diversity of Buildings and Architecture

Culture and Nightlife

neighborhood challenges

Rents

Conditions for People Walking and Biking

Lack of Parks and Open Space

Inefficient Use of Land

San Francisco Planning

WHAT IS ADOPTED

OBJECTIVE 5.1	Maximize the benefit provided by existing parks and recreational facilities
OBJECTIVE 5.2	Create new public parks
OBJECTIVE 5.3	Create new public recreational opportunities
OBJECTIVE 5.4	Utilize the street right-of-way for additional green spaces, gathering and recreational opportunities
OBJECTIVE 5.5	Augment the public open space and recreation network with privately-owned public open spaces (POPOS)
OBJECTIVE 5.6	Ensure the neighborhood's parks and recreation offerings function as a network and complement the facilities of the broader SoMa area

San Francisco Planning

WHAT IS ADOPTED

OBJECTIVE 4.1	Provide a safe, convenient, and attractive walking environment on all the streets in the plan area	Transportation
OBJECTIVE 4.2	Make cycling a safe and convenient transportation option throughout the plan area	
OBJECTIVE 6.4	Support biodiversity, access to nature, and a healthy ecosystem	Sustainablity
OBJECTIVE 6.5	Improve air quality	
OBJECTIVE 6.6	Ensure a flood resilient neighborhood	
OBJECTIVE 7.3	Ensure the neighborhood's tangible and intangible industrial and arts legacy is not lost	Cultural Heritage

NEIGHBORHOOD CHARACTER

OBJECTIVE 8.3

Reinforce the character of central soma as a mid-rise district with tangible "urban rooms"

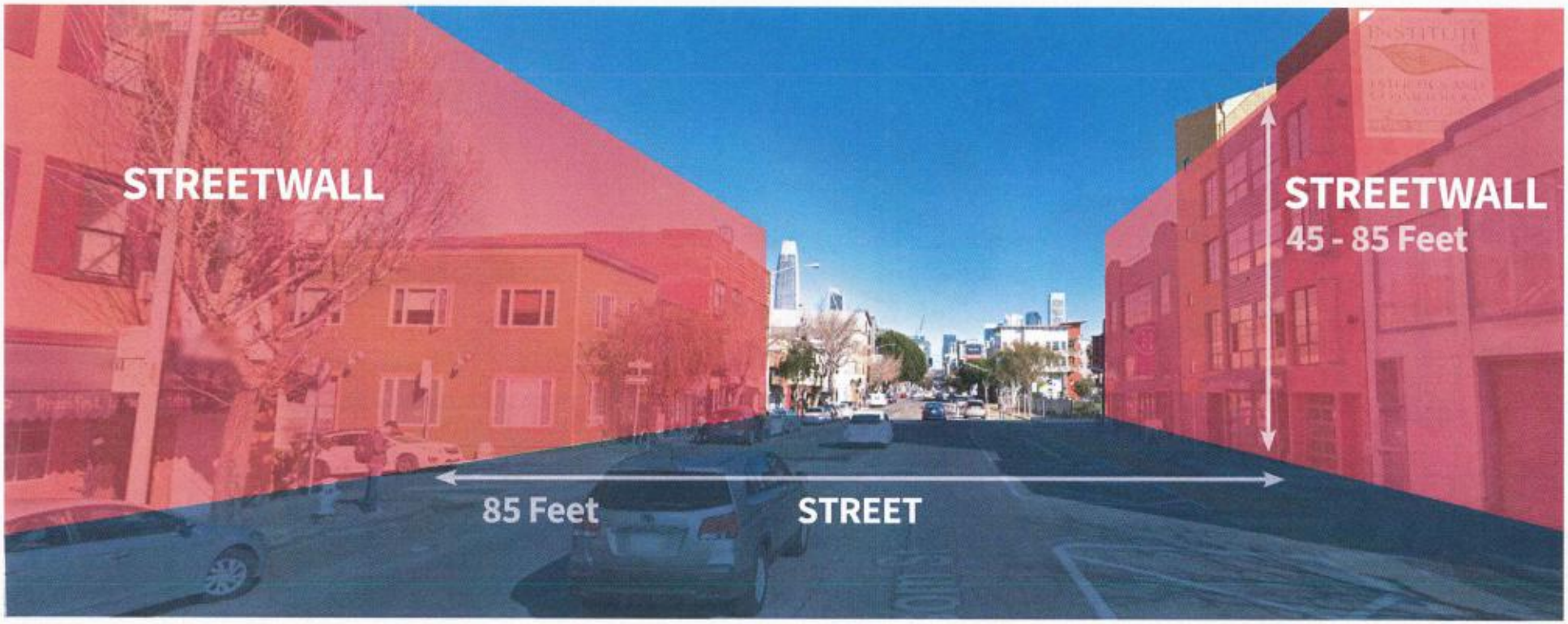


Photo by Google Maps

NEIGHBORHOOD CHARACTER

Implementation Measure 5.6
Ensure the neighborhood's parks and recreation offerings function as a network and complement the facilities of the broader SoMa area

This is a comprehensive, community-based approach to support neighborhood activities.

A GROWING NEIGHBORHOOD

San Francisco Planning

A WALK THROUGH A GROWING NEIGHBORHOOD

SOUTH PARK
RENOVATION
NO PARKING
ANY
TIME
TOYOTA
S Park St

OWNED

PUBLIC

PROVIDED BY

PUBLIC

NONPROFIT

STATUS

COMPLETE

AGENCY

REC & PARK

ACTIVITIES

SEATING

TABLES

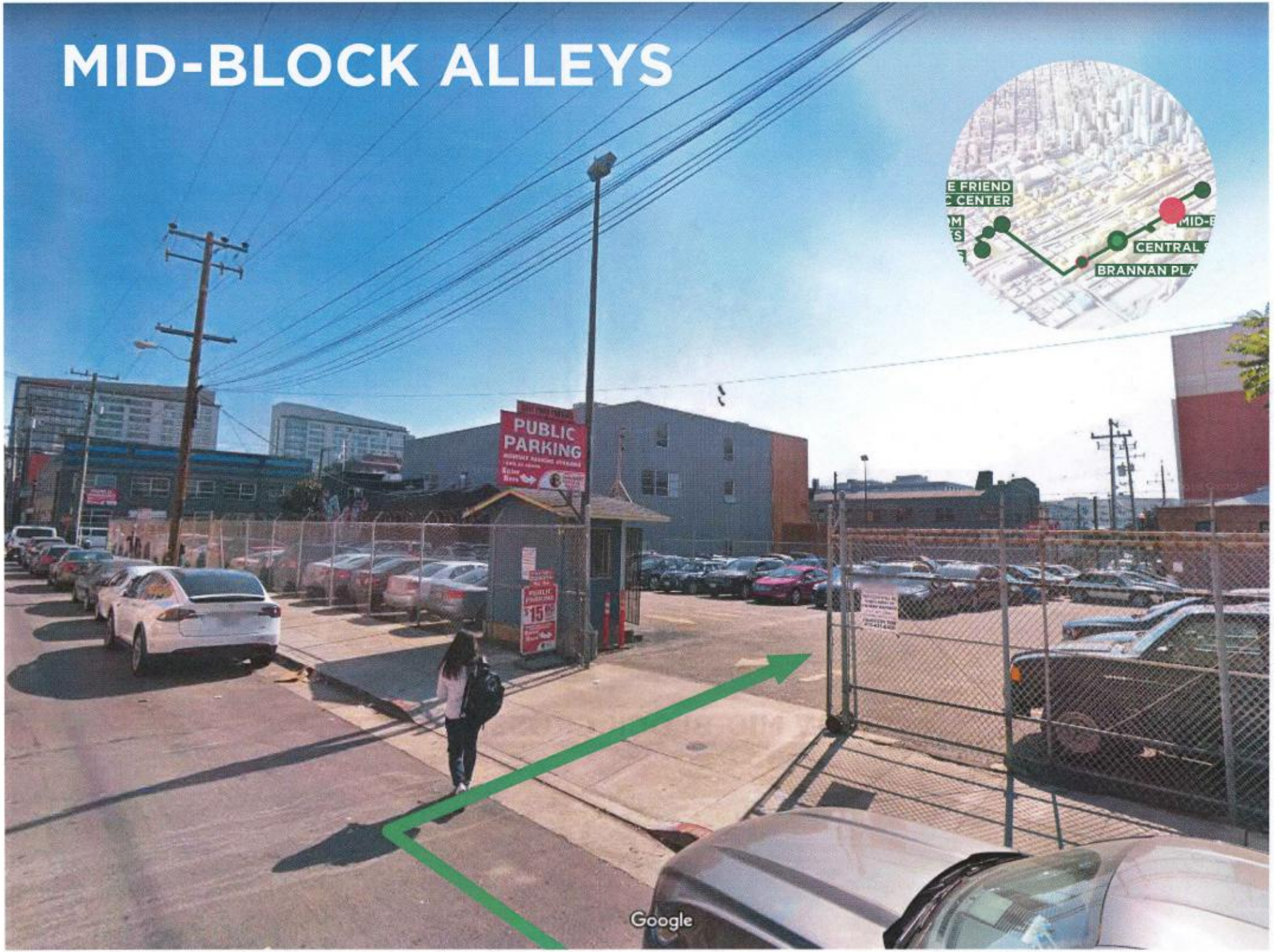
PLAYGROUND

OPEN GREEN

FLETCHER DESIGN STUDIO

NEW MID-BLOCK CROSSING
Park St
Google

MID-BLOCK ALLEYS

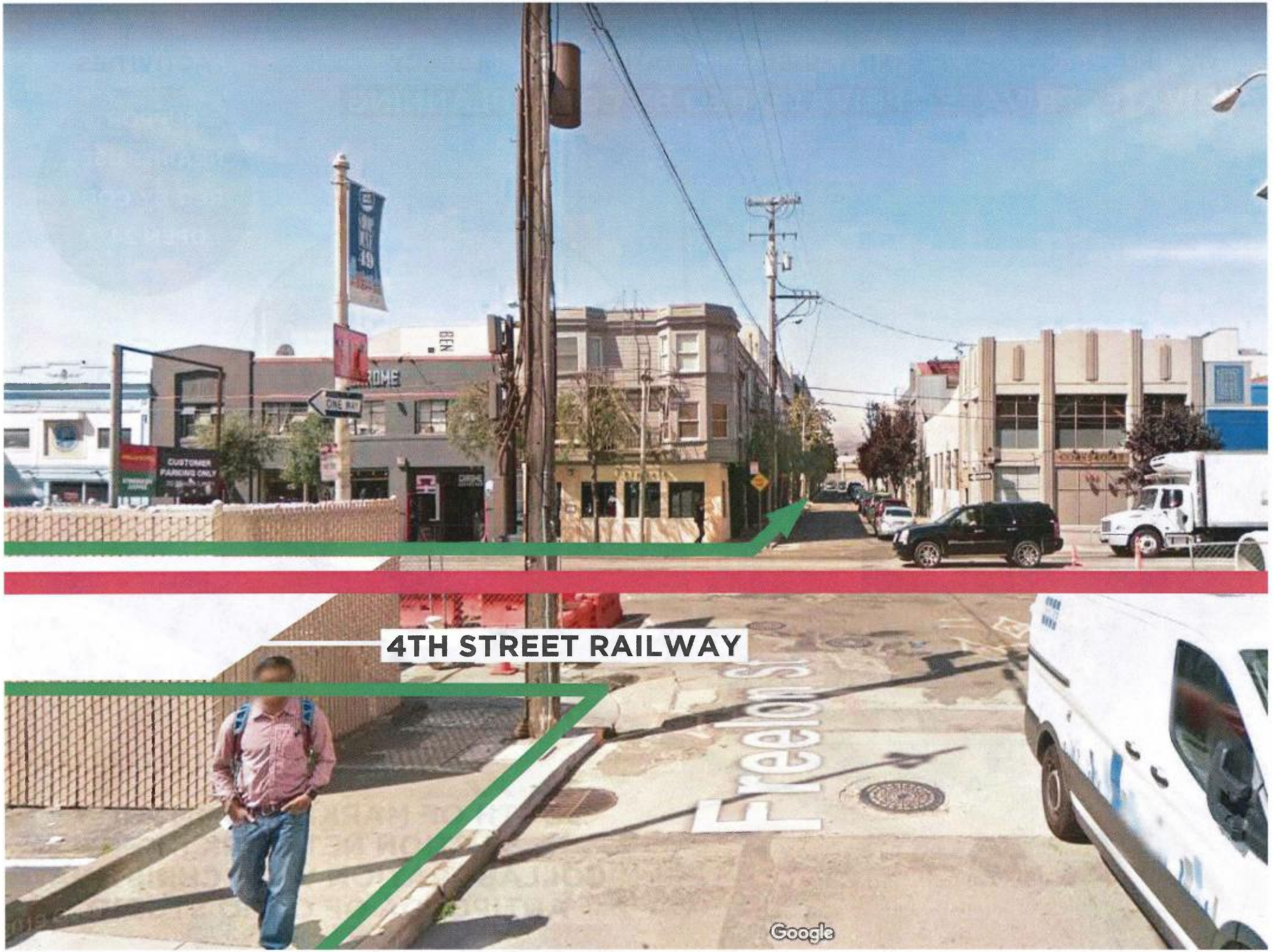


OWNED	PROVIDED BY	MAINTAINED	STATUS	AGENCY
PRIVATE	PRIVATE	PRIVATE	REQ BY CODE	PLANNING

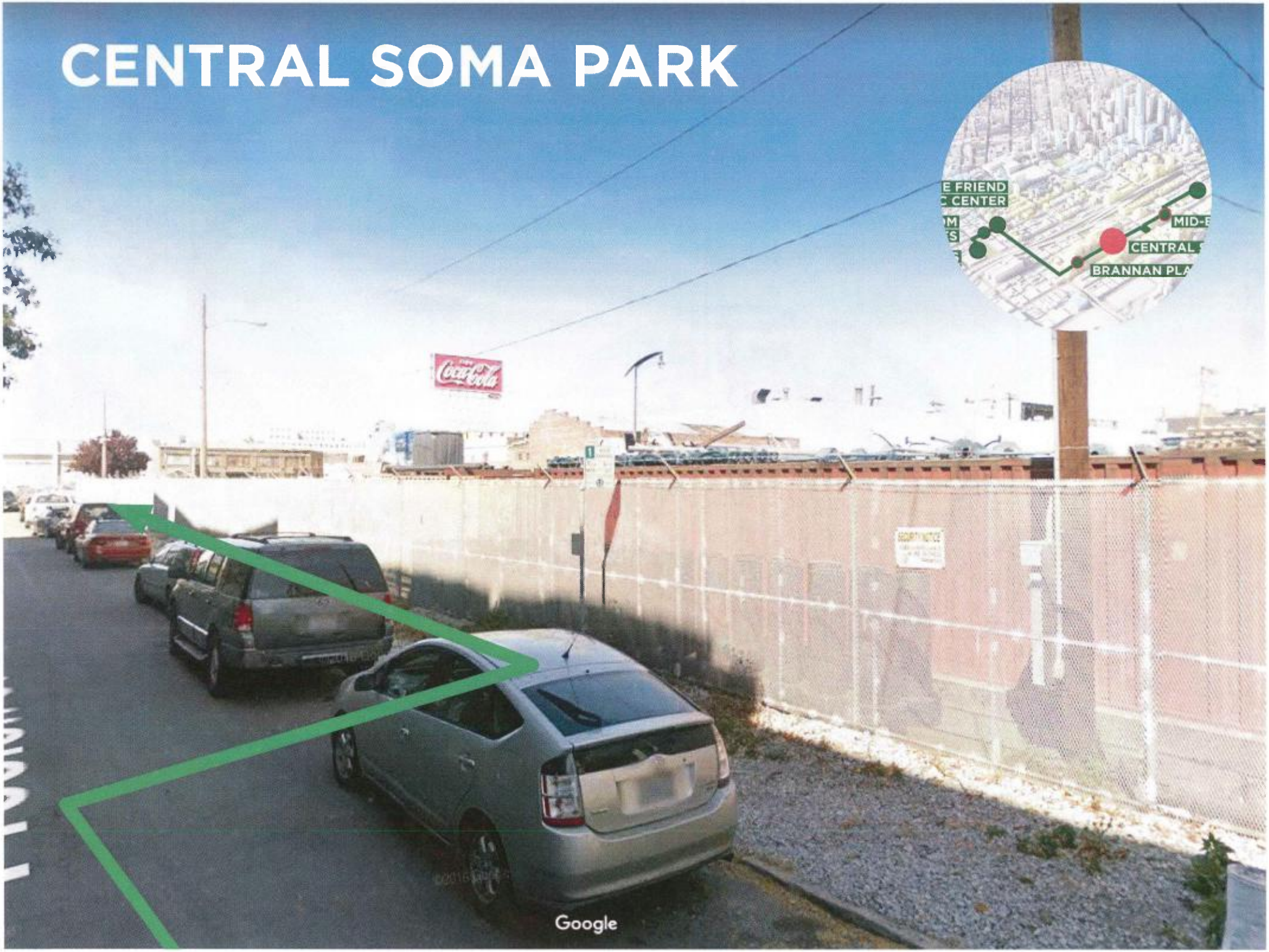
ACTIVITIES

SUPPORT
NEARBY USES
REQ BY CODE
OPEN 24/7

SOUTH OF MARKET COMMUNITY ACTION NETWORK IN COLLABORATION WITH CHRISTINA ANTIPORDA OF CAMO STUDIO


4TH STREET RAILWAY
Google

CENTRAL SOMA PARK



OWNED
PUBLIC
PROVIDED BY
CSOMA
STATUS
APPROVAL READY
AGENCY
PLANNING
REAL ESTATE
ACTIVITIES
EVENTS
DOGPARK
PLAYGROUND
FILM SCREENING
OPEN GREEN
CHILDCARE
SEATING
AFFORDABLE
HOUSING SITE
598 BRANNAN SPONSOR
Google

PRIVATELY OWNED PUBLIC OPEN SPACE

POPOS

Google

OWNED
PRIVATE
PROVIDED BY
PRIVATE
MAINTAINED
PRIVATE
STATUS
APPROVAL READY
AGENCY
PLANNING
ACTIVITIES
ART
DOGPARK
SHOPPING
ALLEY
CHILDCARE
SEATING
WIDER SIDEWALK
5TH STREET PROTECTED BIKE LANE
610 BRANNAN SPONSOR

POPOS REQUIREMENTS

What makes Central SoMa POPOS different?

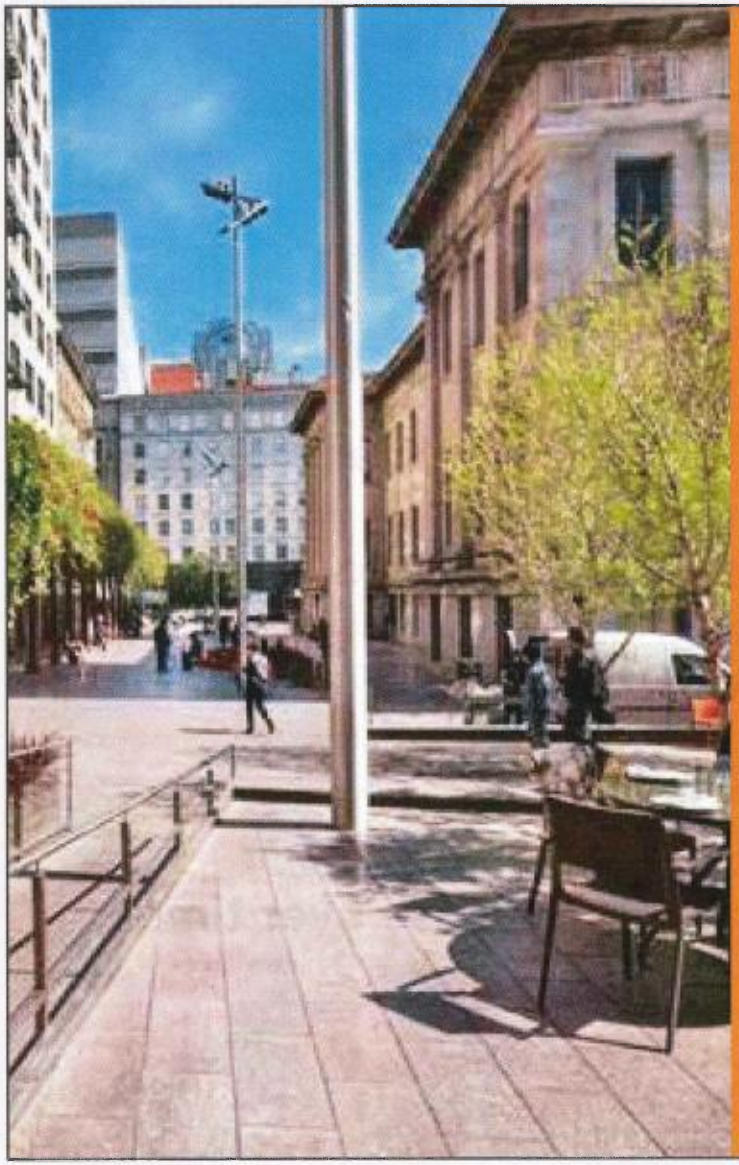
POPOS must comply with the Urban Design Guidelines.

Requirements for POPOS to be at ground and open to the sky.

Emphasis on neighborhood-serving activities.

CAC review and advisory role for POPOS.

Conditions of approval for monitoring for public use over time.



P PUBLIC REALM

P1 Design Public Open Spaces to Connect with and Complement the Streetscape

P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access

P3 Express Neighborhood Character in Open Space Designs

P4 Support Public Transportation and Bicycling

P5 Design Sidewalks to Enhance the Pedestrian Experience

P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest

P7 Integrate Sustainable Practices into the Landscape

DESIGN GUIDELINES

P1 Design Public Open Spaces to Connect with and Complement the Streetscape

P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access

P3 Express Neighborhood Character in Open Space Designs

P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest

P3 **EXPRESS NEIGHBORHOOD CHARACTER IN OPEN SPACE DESIGNS**

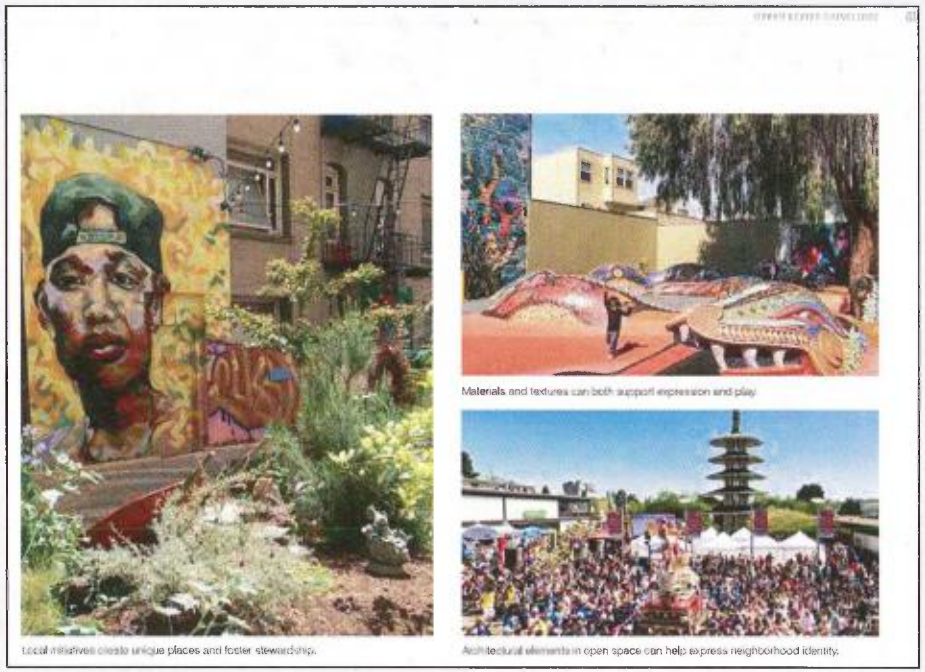
The public realm of every neighborhood should serve and express its unique character and culture.

Open spaces should be inclusive, interactive, and accessible.

- Consider neighborhood needs in programming and arranging spaces and amenities that support distinct and neighborhood activities and events.
- Find specific qualities of open space or landscape that express the culture or history of the community.
- Provide places that support positive and spontaneous activities or events.
- Engage local residents, businesses, and cultural leaders to design and program activities and events.
- Respect neighborhood patterns of materials and public space.
- Provide dedicated spaces for children's play and separate spaces for dogs.
- Incorporate art, murals, and local artifacts as key public features, located with attention to visibility and educational opportunities.

Simple changes can mark specific places.

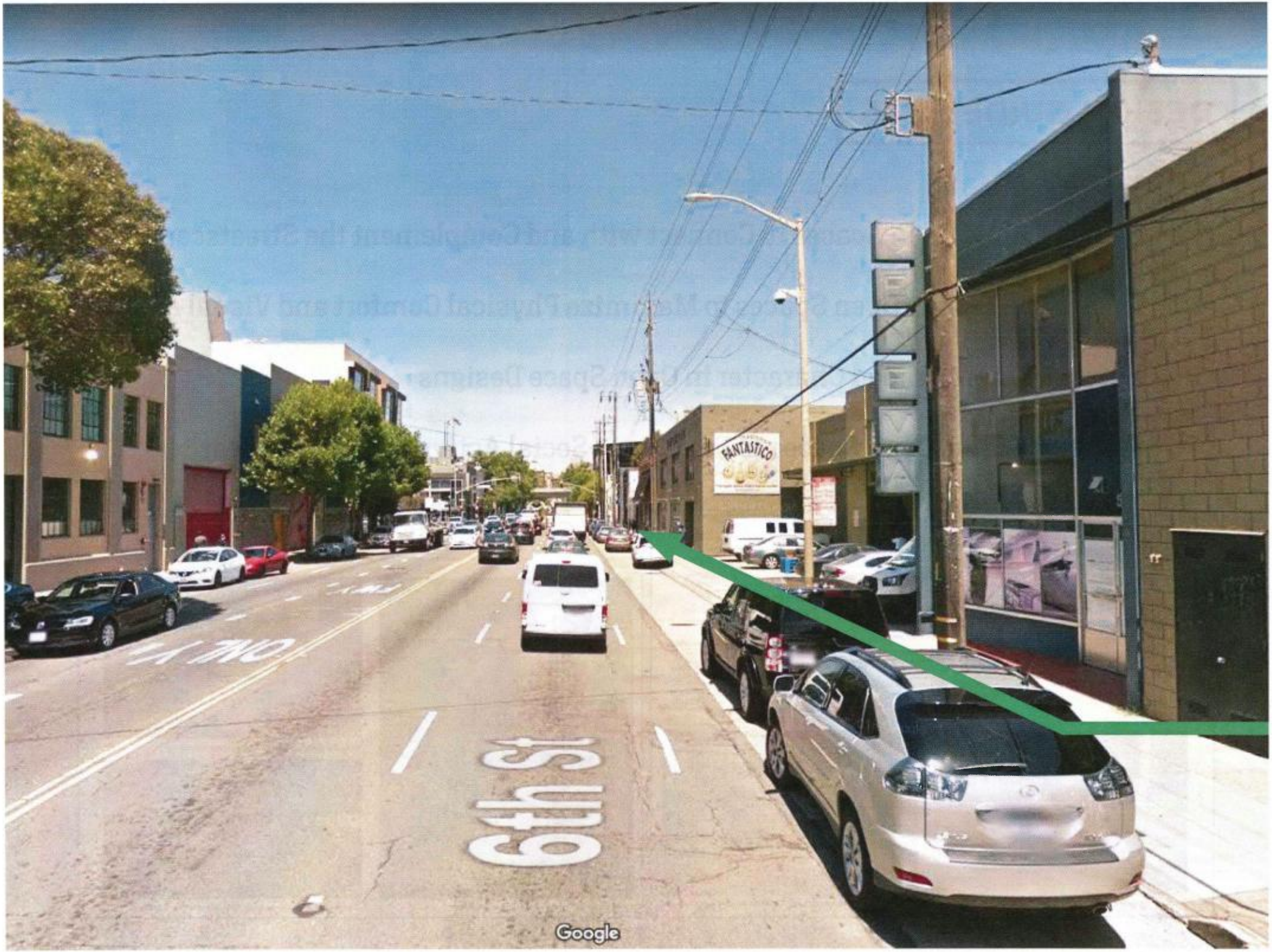
Parklets are temporary programmed uses of a public parking space that can express a neighborhood use.



Local initiatives create unique places and foster stewardship.

Materials and textures can both support expression and play.

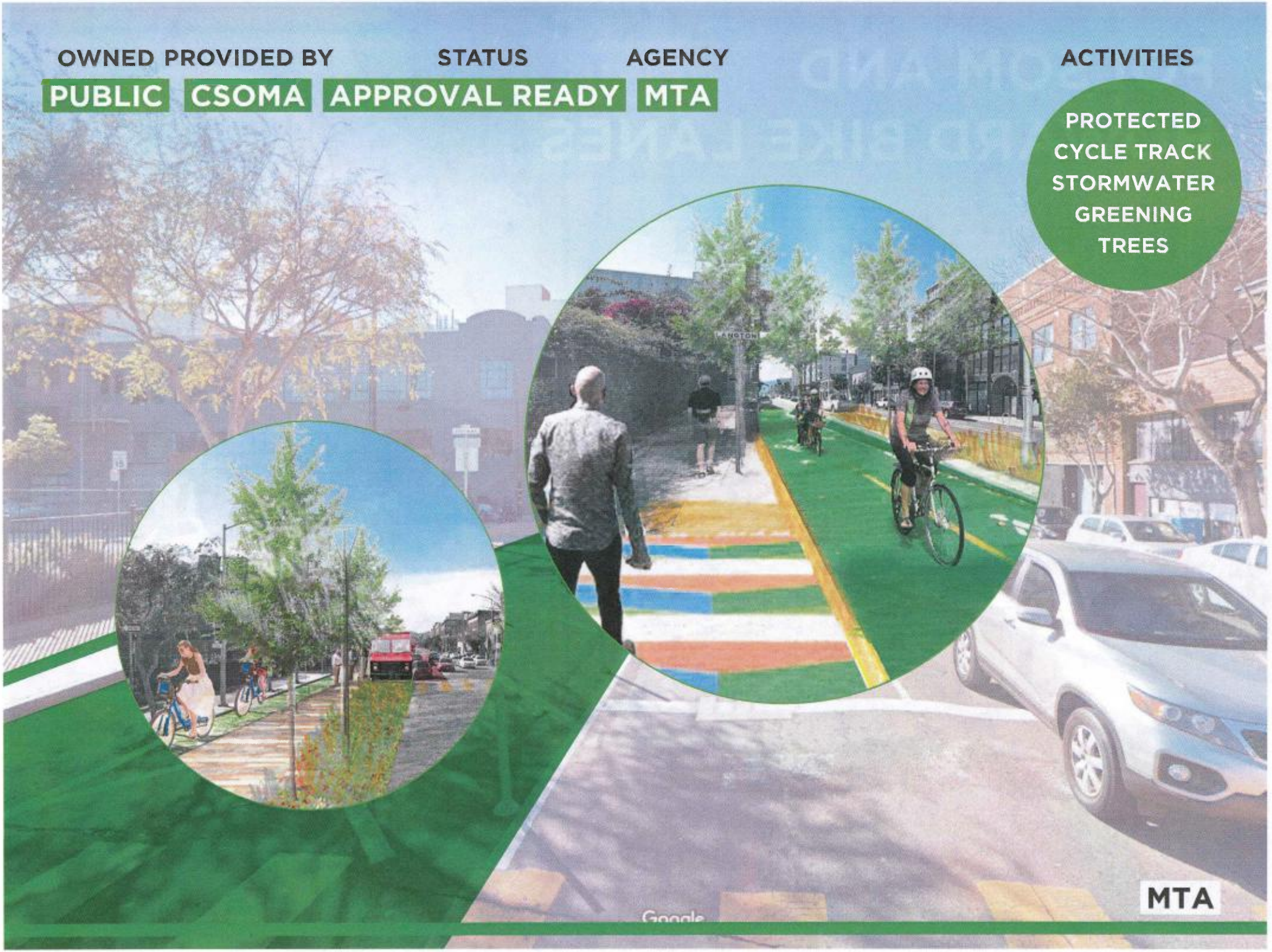
Architectural elements in open space can help express neighborhood identity.


FANTASTICO
6th St
Google

GENE FRIEND RECREATION CENTER RENOVATION

OWNED
PUBLIC
PROVIDED BY
CSOMA
NONPROFIT
STATUS
APPROVAL READY
AGENCY
REC & PARK
TPL
ACTIVITIES
GYM
SPORT
COURTS
OPEN GREEN
COMMUNITY
SPACE
WRNS STUDIO

FOLSOM AND HOWARD BIKE LANES


OWNED PROVIDED BY
PUBLIC
CSOMA
STATUS
APPROVAL READY
AGENCY
MTA
ACTIVITIES
PROTECTED
CYCLE TRACK
STORMWATER
GREENING
TREES
MTA

VICTORIA MANALO DRAVES PARK

OWNED PROVIDED BY

PUBLIC

CSOMA

STATUS

IMPROVEMENTS

AGENCY

REC & PARK

ACTIVITIES

WALKING
PATHS
PLAYGROUND
OPEN GREEN

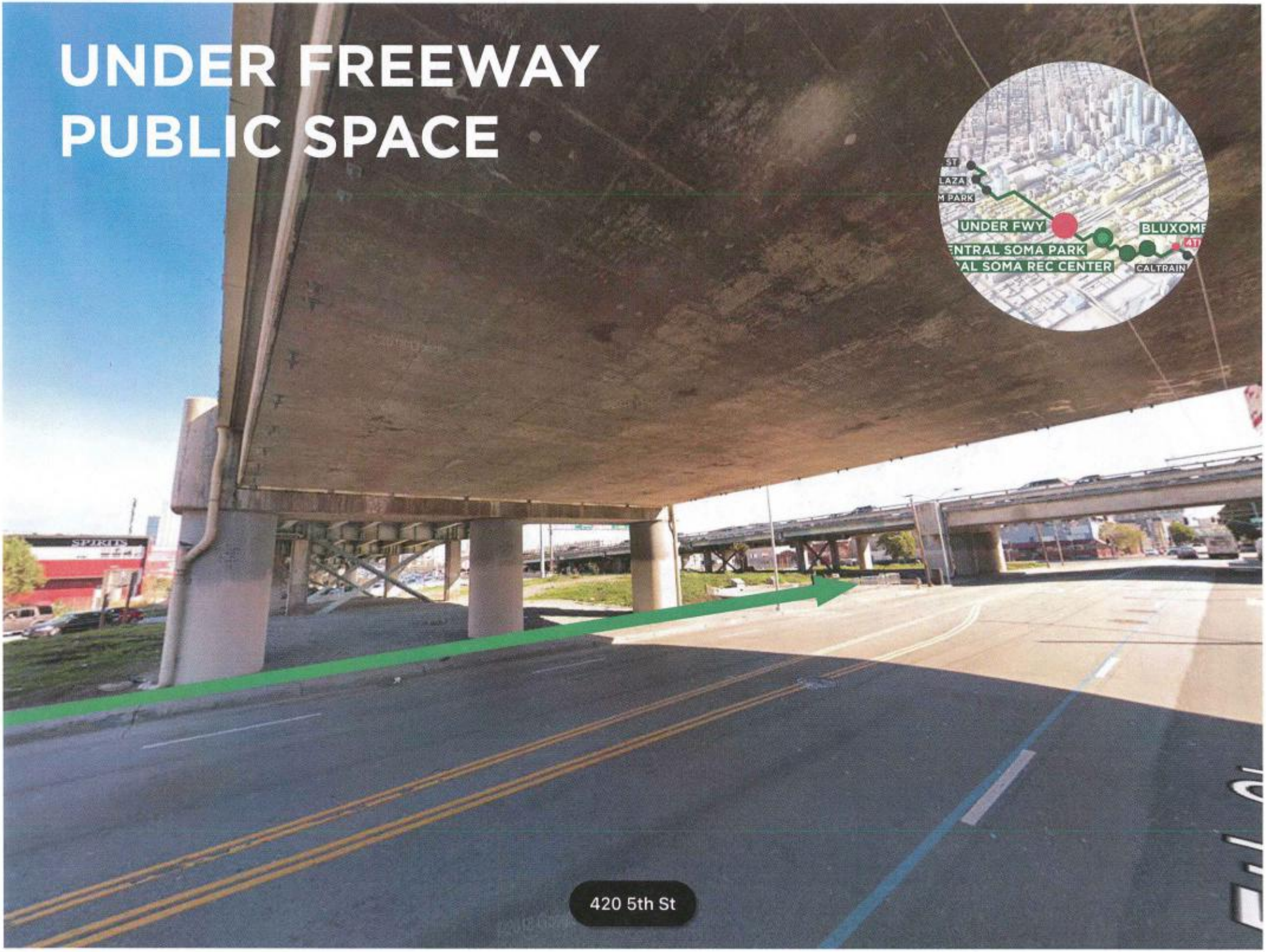
Google

San Francisco Planning

A WALK THROUGH A GROWING NEIGHBORHOOD

POWELL & MARKET
MINT PLAZA
5M PARK
BABSON COLLEGE
5TH STREET PROTECTED
BIKE LANES
Google

UNDER FREEWAY PUBLIC SPACE



OWNED
PUBLIC

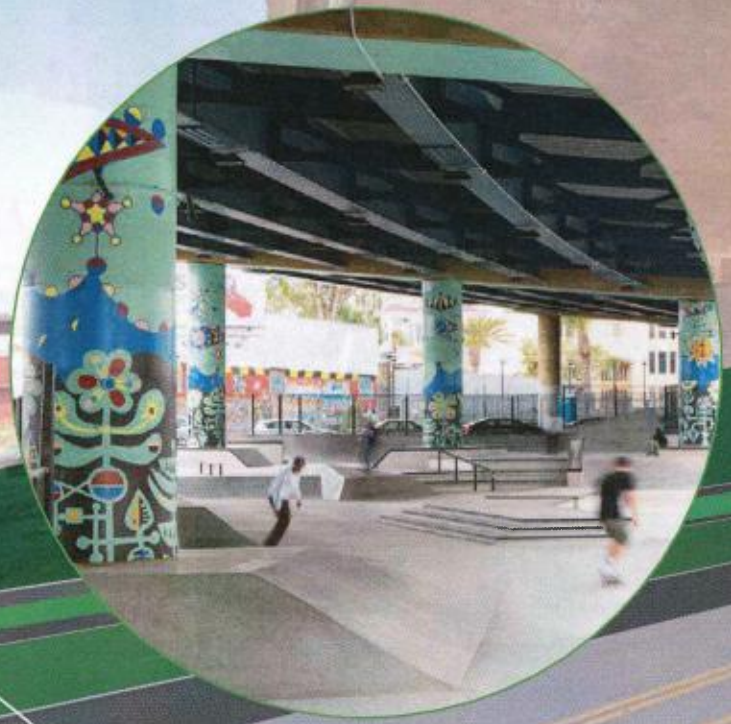
PROVIDED BY
CSOMA

STATUS
IN CONCEPT

AGENCY
PLANNING/OEWD

ACTIVITIES
EVENTS
LIGHTING
RECREATION
STORMWATER
GREENING

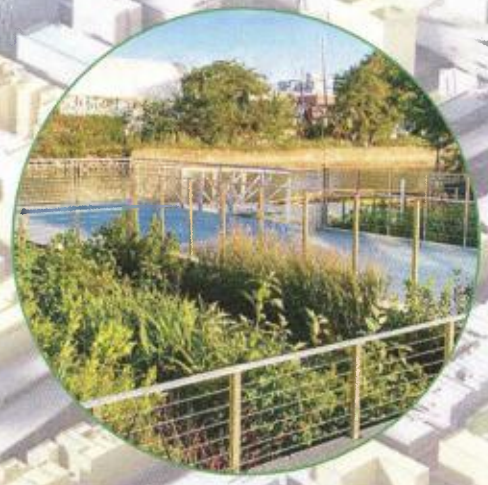
SOMAWEST
SKATEPARK



TRANSBAY
UNDER-RAMP PARK

5TH STREET PROTECTED
BIKE LANES

SUPPORTING ECO-DISTRICT



STORMWATER GARDENS

4TH STREET

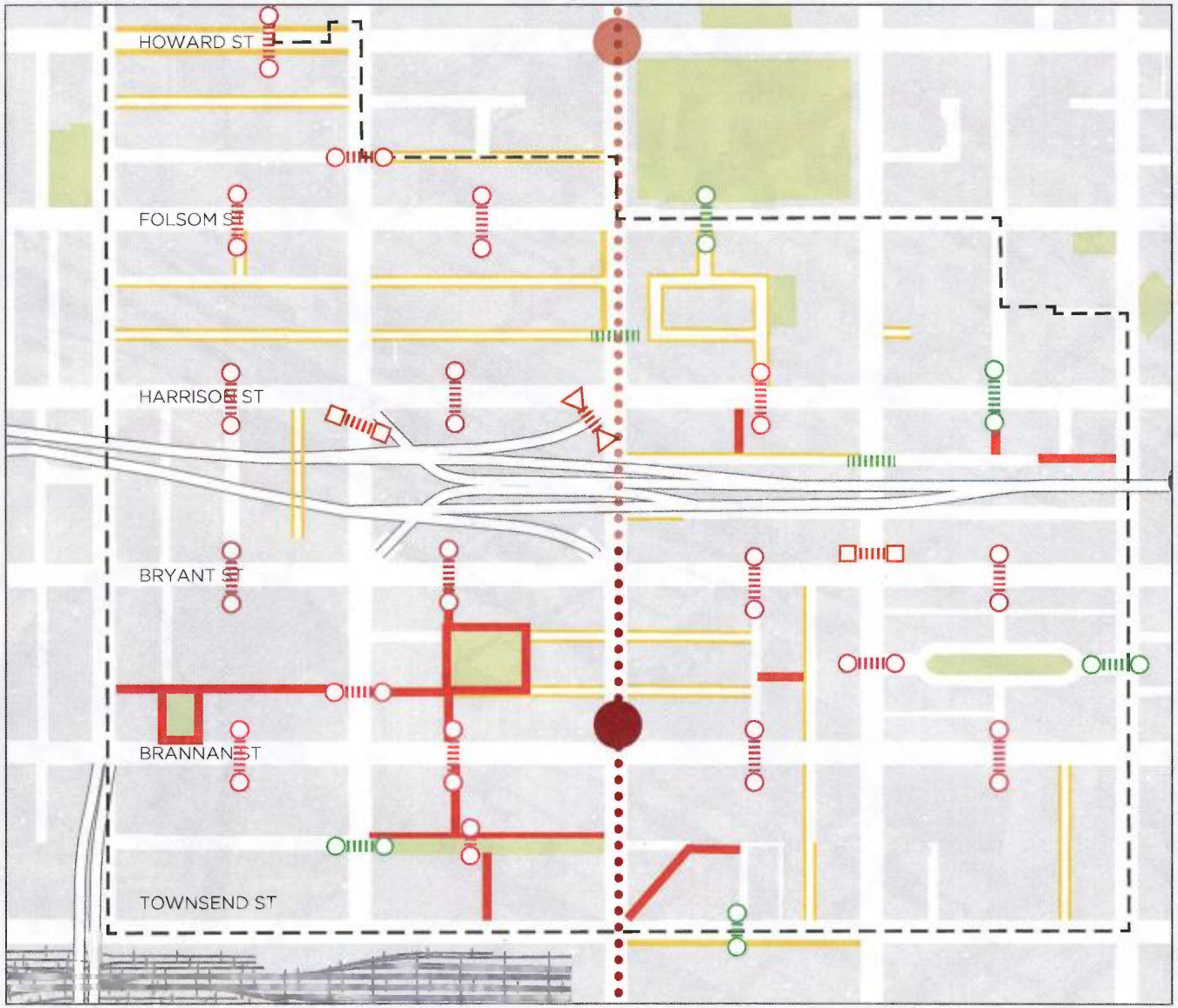
6TH STREET

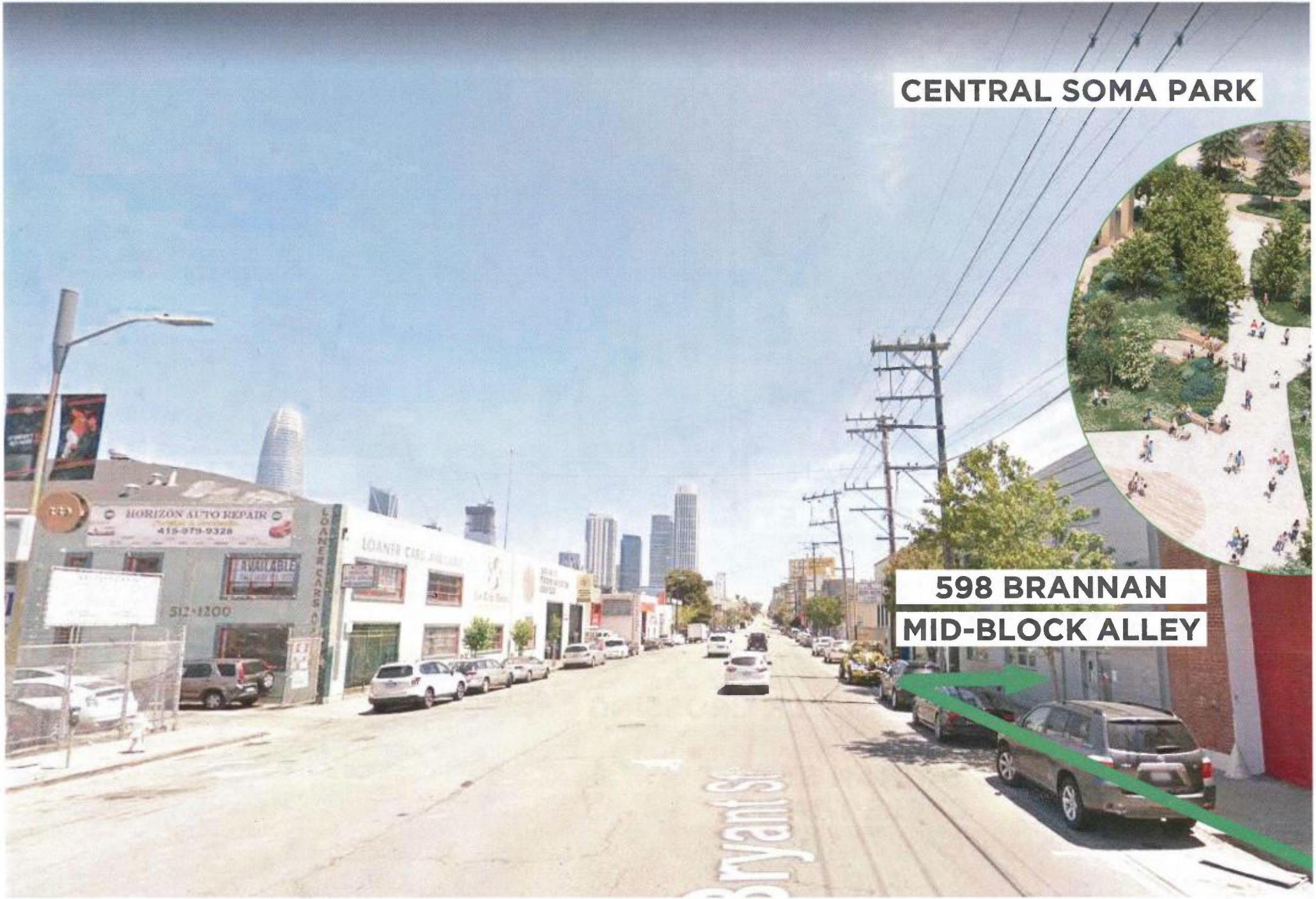
TREE BUFFERS

ALLEYS & MID-BLOCK CROSSING

EXISTING ALLEYS

BULK CONTROL PROTECTIONS




CENTRAL SOMA PARK
598 BRANNAN
MID-BLOCK ALLEY
HORIZON AUTO REPAIR
415-979-9328
AVAILABLE
LOANER CARS
Bryant St

CENTRAL SOMA PARK
UNDER FWY
598 BRANNAN
MID-BLOCK ALLEY
88 BLUXOME
MID-BLOCK ALLEY
MID-BLOCK CROSSING
BRANNAN STREET
CYCLE TRACKS

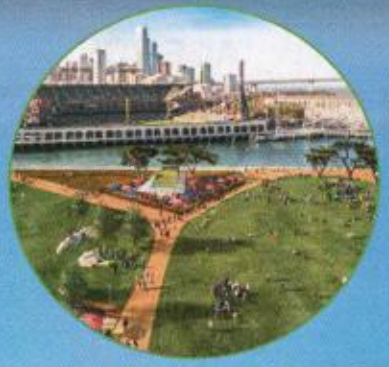
CENTRAL SOMA REC CENTER & BLUXOME PARK

OWNED	PROVIDED BY	MAINTAINED	STATUS	AGENCY	ACTIVITIES
PUBLIC	CSOMA	PUBLIC	APPROVAL READY	REC & PARK	POOL EXERCISE COMMUNITY SPACE *CHILDCARE*

AFFORDABLE HOUSING

88 BLUXOME SPONSOR

OWNED
PUBLIC
PROVIDED BY
CSOMA
MAINTAINED
PUBLIC
PRIVATE
STATUS
NEAR APPROVAL
AGENCY
PUBLIC WORKS
ACTIVITIES
TREES
DOGPARK
STORMWATER
EXERCISE
GREENING
SEATING
88 BLUXOME SPONSOR
FUTURE SPONSORS
Google



MISSION CREEK PARK

MISSION ROCK PARK

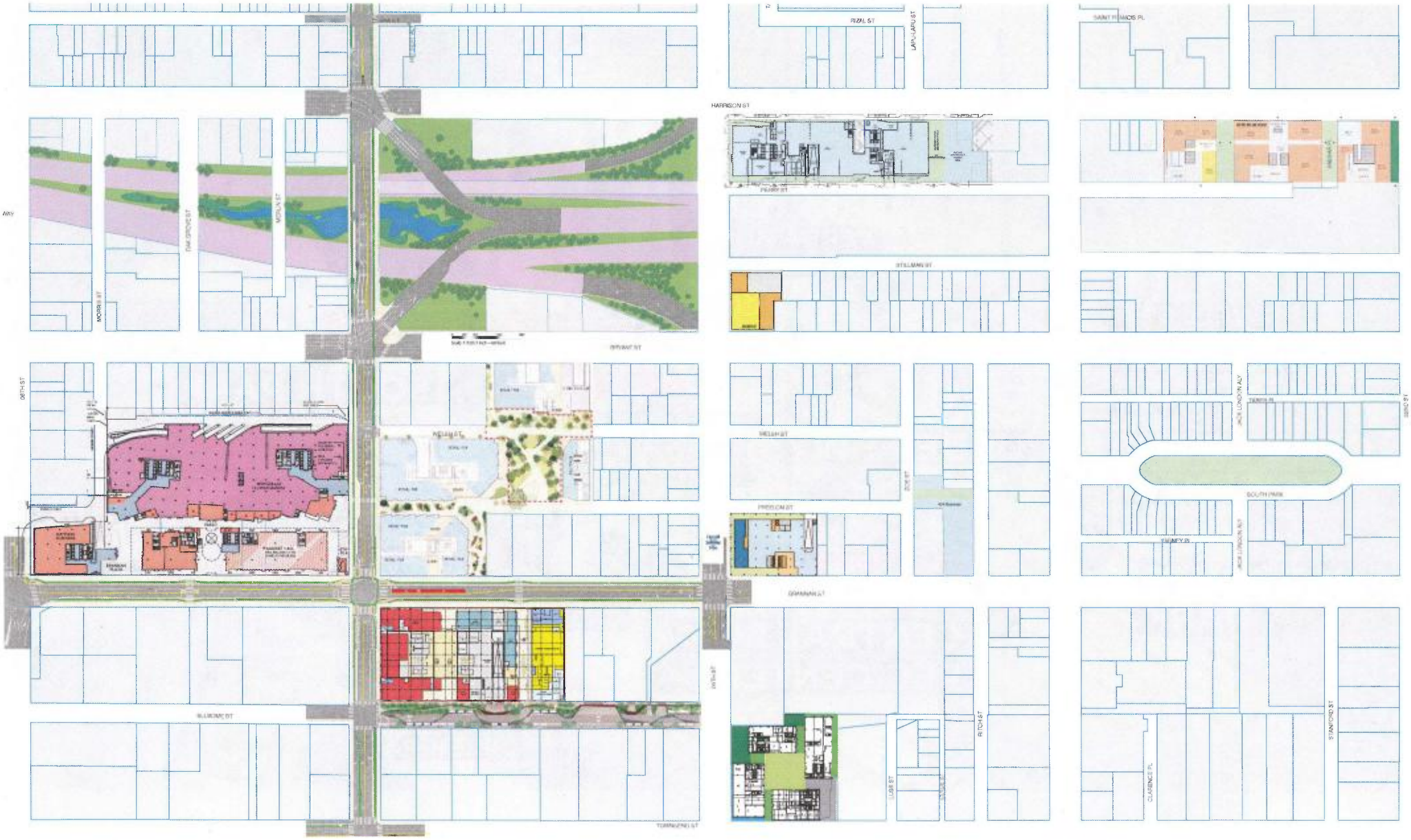
WATERFRONT

CALTRAIN STATION

HENSLEY

Google

OPEN SPACE FRAMEWORK



CENTRAL SOMA OPEN SPACE