



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 16, 2015

CONSENT

Filing Date: December 1, 2014
Case No.: **2014-002939COA**
Project Address: **900 22nd Street**
Historic Landmark: Dogpatch Landmark District
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
45-X Height and Bulk District
Block/Lot: 4106/014
Applicant: Cheryl Liew, on behalf of 'Aine
109 Duncan Street
San Francisco, CA 94110
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

900 22nd STREET is a two-story, mixed-use building located on a rectangular corner lot (measuring approximately 25 ft x 100 ft) on the northwest corner of 22nd and Minnesota Streets. Designed prior to 1900, the existing building features wood-frame construction, stucco siding, double-hung aluminum-sash and wood-sash windows, and a simple roofline articulated with a flat panel cornice. The existing building has a ground floor corner commercial space and three dwelling units above.

Per Article 10 of the San Francisco Planning Code, 900 22nd Street is designated as contributing resource to the Dogpatch Landmark District.

PROJECT DESCRIPTION

The proposed project would remove the non-historic storefront and install a new wood storefront and window system at the ground floor commercial space at the corner of 22nd and Minnesota Street. The new storefront would be composed of simple wood panels and trim and would feature a painted finish. The new window system on the exterior would feature wood-sash windows with operable transom windows. As part of the proposed work, a new exterior sign would be installed above the main doorway consisting of metal letters on a painted panel. The project would retain the existing illumination on the exterior. The proposed work corrects exterior work conducted without the benefit of a building permit or Certificate of Appropriateness.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit from the Department of Building Inspection (DBI).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would maintain the subject property's current and historic use as a mixed-use building. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project does not call for the removal of character-defining historic materials or features, since the subject property appears to be heavily altered from its original appearance. The new storefront would be constructed of wood, which is similar to the historic wood storefronts found on the commercial properties along 3rd and 22nd Streets within the district. In addition, the new wood storefront is designed with simple panels and trim, which aligns with the simple trim and historic storefronts found on nearby properties within the historic district. Overall, the project provides an appropriate contemporary intervention that maintains the district's overall historic character.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work is simple in design, and easily distinguished from the historic elements, as evidenced by the shape and profile of new trim. This new work will not create a false sense of historical development and would be compatible with the surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the features of the subject building that have acquired significance in their own right. The existing storefront is non-historic and was installed without of a building permit. Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project does not remove any of the building's or district's distinctive finishes and character-defining features. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project would remove a non-historic exterior storefront and would install a new, compatible wood storefront and window system on the ground floor of the 22nd and Minnesota Street facades.

The new exterior work does not destroy any historic materials, features or spatial relationships of the property, since the subject building appears to be altered from its original design. The new work reinforces the subject property's relationship to the surrounding Dogpatch Landmark District, since the new work is consistent with the design, material and profile of the historic wood storefronts found on 22nd and 3rd Streets. The project introduces a compatible new design, which is sufficiently differentiated as evidenced by the trim and storefront design.

Overall, the proposed project reinforces the historic integrity of the subject property and provides exterior alterations, which are compatible, yet differentiated from the building and district. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes exterior alterations, which would not affect the essential form and integrity of the landmark district, and does not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of September 8, 2014, the Department has received one public inquiry regarding the proposed project. This inquiry expressed support for the exterior work.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Storefront Alterations: The proposed project includes removal of the non-historic storefront and the construction of a new compatible wood storefront system. This new work reinforces the subject property's contribution to the surrounding landmark district by introducing a compatible new element on the exterior. Overall, this new work would not impact any character-defining features of the subject property or surrounding historic district. Therefore, this alteration would comply with the *Secretary of the Interior's Standards for Rehabilitation* and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

Summary: Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

Public Correspondence

RS: G:\Documents\Certificate of Appropriateness\2014-002939COA 900 22nd St\CofA Case Report_900 22nd St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: SEPTEMBER 16, 2015

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pilar.lavalley@sfgov.org

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 014 IN ASSESSOR'S BLOCK 4106, DESIGNATED AS A CONTRIBUTING RESOURCE TO THE DOGPATCH LANDMARK DISTRICT, AND LOCATED WITHIN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on December 1, 2014, John McGary (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for storefront alterations to the subject property located on Lot 014 in Assessor's Block 4106.

WHEREAS, on August 6, 2015, Cheryl Liew (Project Sponsor), filed a revised application with the Department for storefront alterations to the subject property at 900 22nd Street (Lot 014 in Assessor's Block 4106).

WHEREAS, the Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 31 Categorical Exemption (CEQA Guideline Section 15301 and 15331) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

WHEREAS, the Planning Department, Jonas Ionin, is the custodian of records, located in Case No. 2014-002939COA at 1650 Mission Street, Fourth Floor, San Francisco, California; and

WHEREAS, on September 17, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014-002939COA (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby GRANTS a Certificate of Appropriateness, in conformance with the project information dated August 11, 2015 and labeled Exhibit A on file in the docket for Case No. 2014-002939COA based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Dogpatch Landmark District as described in designating ordinance and Article 10 of the San Francisco Planning Code.

- That the proposed project features exterior alterations, which are compatible with the landmark district, since this new work does not destroy historic materials, and provides for alterations, which are compatible, yet differentiated.
- That the essential form and integrity of the landmark district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of the Dogpatch Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- 3. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Landmark District for the future enjoyment and education of San Francisco residents and visitors.

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project introduces a new neighborhood serving retail use, and does not displace any existing retail use. Currently, the subject property's ground floor commercial space is vacant.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of Dogpatch Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed project does not impact any affordable housing. The project site is a single-family residence and does not possess any affordable housing units.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project does not include commercial office development.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. The proposed project included a seismic upgrade, which will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for parks and open space.

4. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 014 in Assessor's Block 4106 for proposed work in conformance with the project information dated August 11, 2015, labeled Exhibit A on file in the docket for Case No. 2014-002939COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on September 16, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 16, 2015

Parcel Map

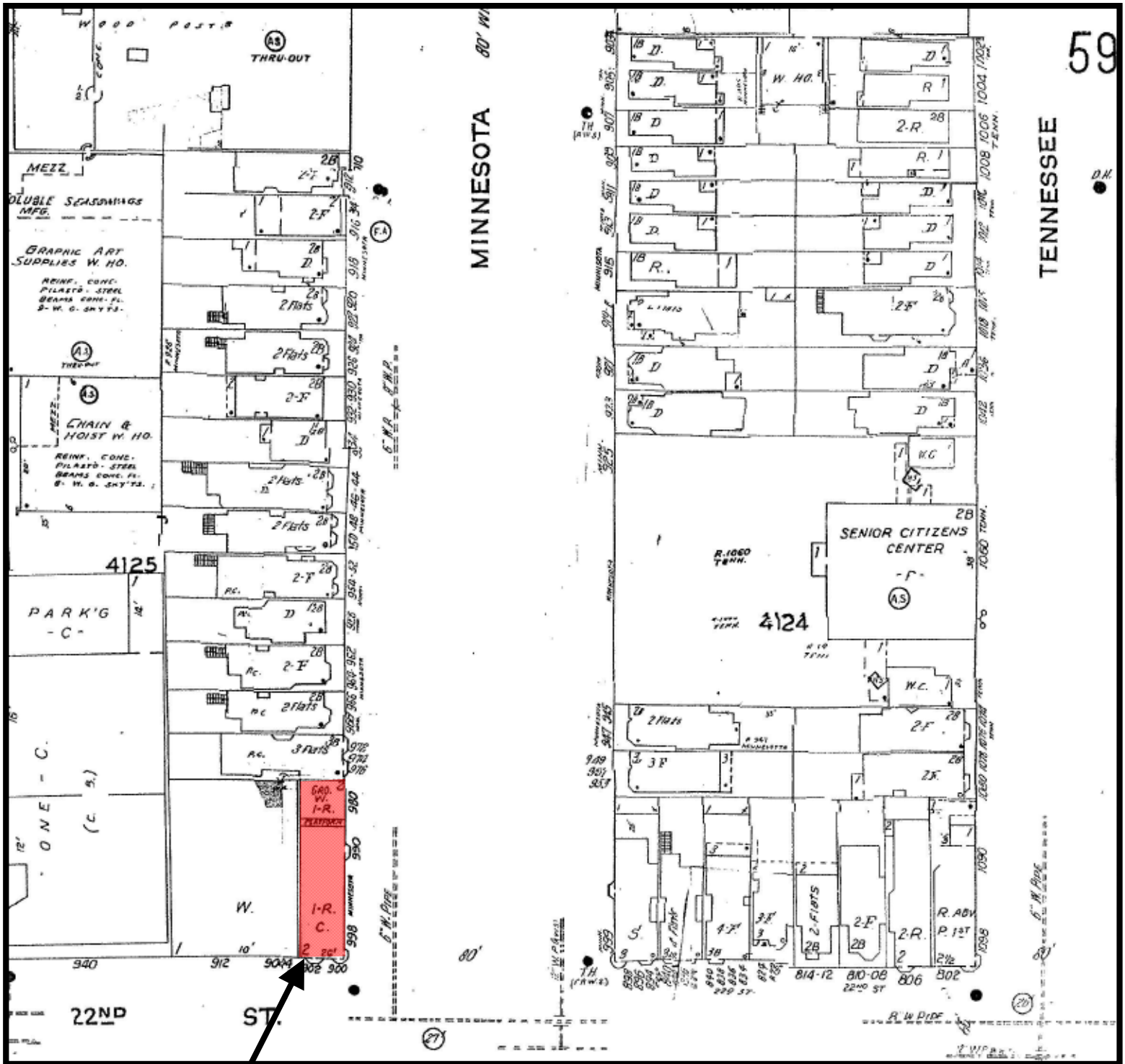


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2014-002939COA
 900 22nd Street

Sanborn Map*



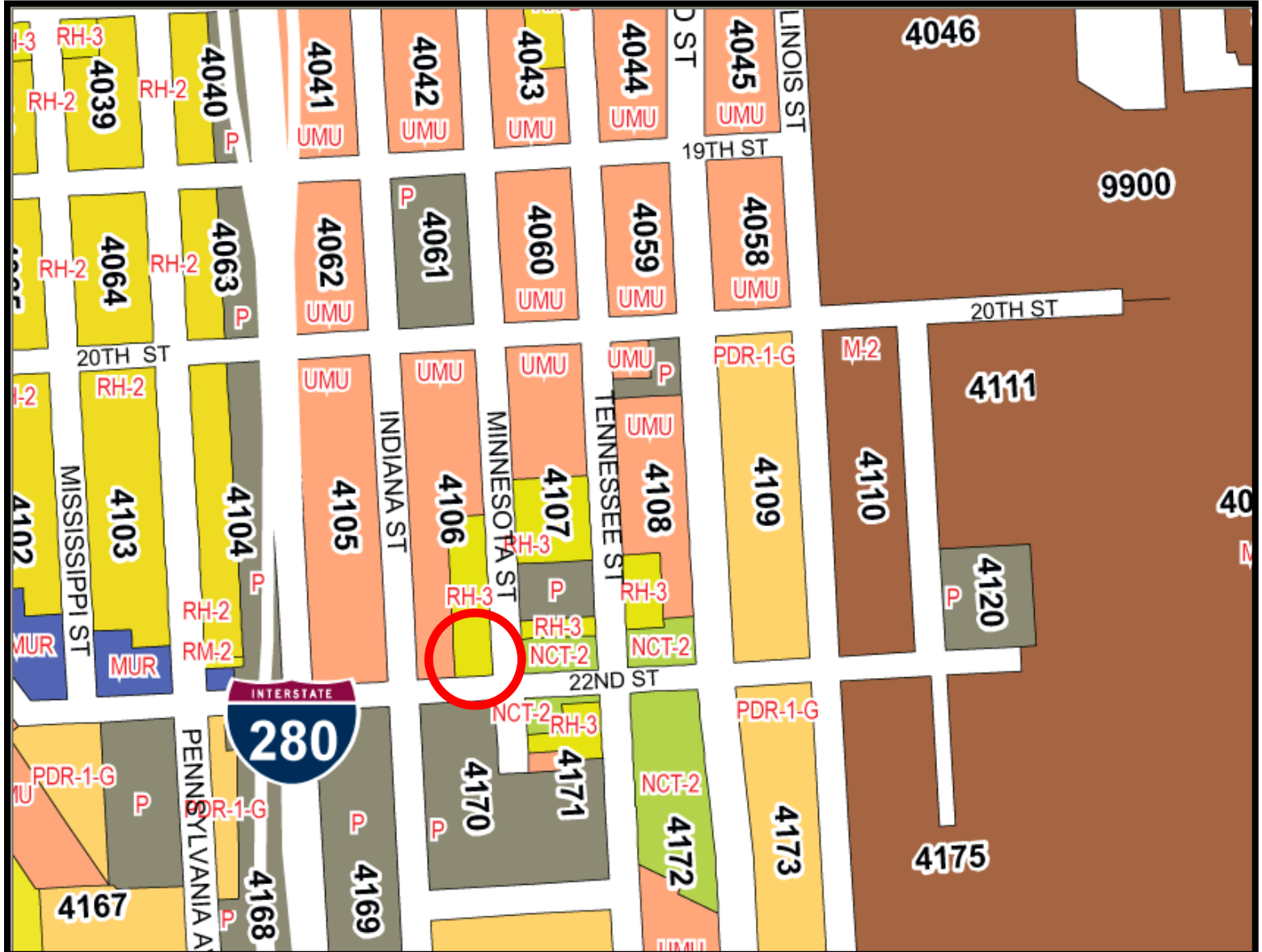
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2014-002939COA
 900 22nd Street

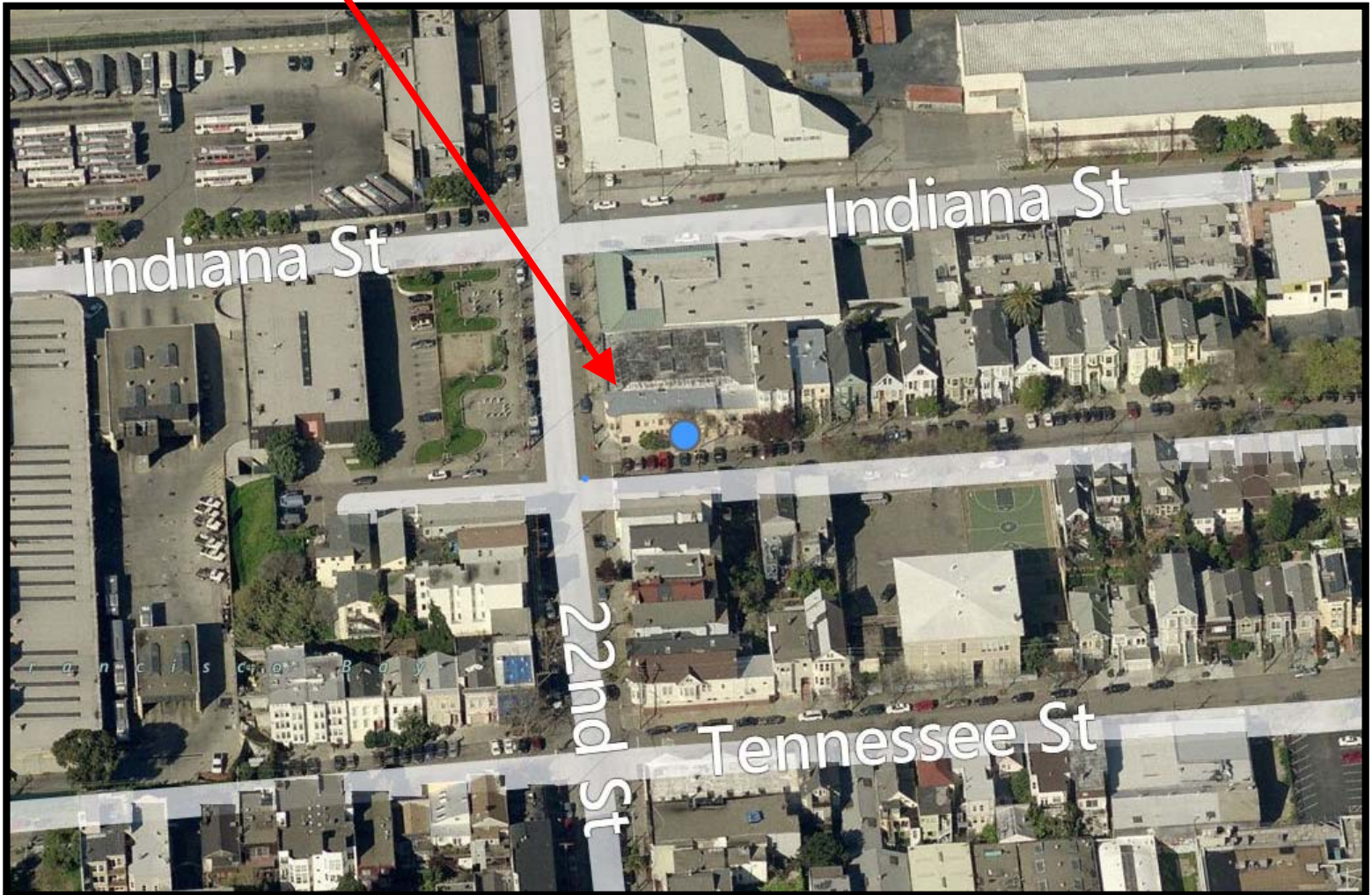
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2014-002939COA
900 22nd Street

Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2014-002939COA
900 22nd Street



Site Photo



900 22nd Street, July 2015 (Source: Google Maps)

Certificate of Appropriateness Hearing
Case Number 2014-002939COA
900 22nd Street

Sucre, Richard (CPC)

From: Cheryl Liew <cheryl.liew@gmail.com>
Sent: Monday, September 07, 2015 3:00 PM
To: Sucre, Richard (CPC); Jones, Dario (CPC)
Cc: Jason Jay Alonzo; Mike Garavaglia
Subject: Fwd: Support for 'Aina (Hawaiian restaurant) moving into En Soleil space

Hi Richard -

I'm getting some emails of support from folks in the Dogpatch Neighborhood.

Would you suggest bringing them along to Sept 16th Meeting?

Thanks!

Cheryl

----- Forwarded message -----

From: Lesley Grossblatt <lesley@grossblatt.com>

Date: Mon, Sep 7, 2015 at 2:42 PM

Subject: Support for 'Aina (Hawaiian restaurant) moving into En Soleil space

To: Janet Carpinelli <jc@jcarpinelli.com>, vanessa aquino <vanessa.r.aquino@gmail.com>, Doumani Jared <Jared@doumani.net>

Cc: Cheryl Liew <cheryl.liew@gmail.com>, Nik Tan <niktien@gmail.com>

Dear Janet, Jared and Vanessa,

I'm writing to express my support for the new Hawaiian restaurant, 'Aina's, plans to move into the current En Soleil space. I won't be able to attend the DNA meeting on Tuesday, so wanted to pass along my support in writing.

I've taken a look at the plans that Cheryl Liew, the owner of 'Aina, has prepared, and I think that their proposed changes to the exterior of the restaurant would make great additions to the look of the building. I especially like their proposed use of wood paneling, which I think would make the building look warm and inviting.

Cheryl has been doing a great job of reaching out to neighbors in Dogpatch to let us know her proposed plans and ask for feedback. I think she and her business would make great additions to the neighborhood. I hope DNA will support her in getting the En Soleil space activated and contributing to the neighborhood again.

Sincerely,

Lesley Grossblatt

DNA member

2030 3rd Street #16

San Francisco, CA 94107



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
900 22nd Street		4106/014	
Case No.	Permit No.	Plans Dated	
2014-002939COA		08/11/15	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Storefront Alterations & Signage			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class ³¹ Compliance with Secretary of the Interior's Standards for Rehabilitation

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

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

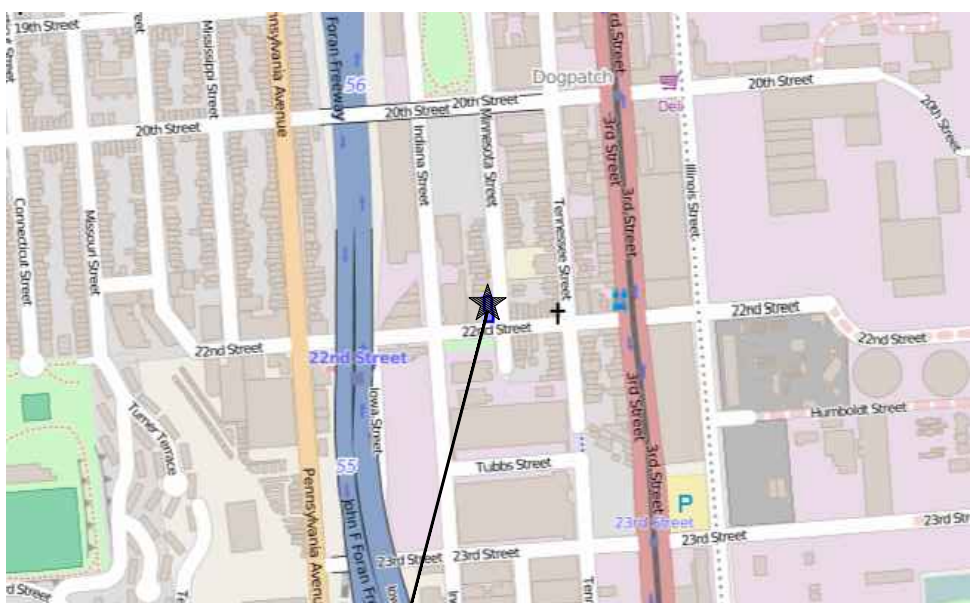
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): No impact on historic materials or features of the district.	
Preservation Planner Signature: Richard Sucre <small>Digitally signed by Richard Sucre DN: cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2015.09.09 09:50:17 -0700</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Rich Sucre	Signature: Richard Sucre <small>Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2015.09.09 09:50:17 -0700</small>
	Project Approval Action: Other (HPC) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

FACADE REHABILITATION

900 22nd STREET
 SAN FRANCISCO, CA. 94107



PROJECT LOCATION



LOCATION MAP

FACADE REHABILITATION

PROJECT INFORMATION

ADDRESS: 900 22nd STREET
 SAN FRANCISCO, CA. 94107
BLK/LOT:: 4106/014
DESCRIPTION: INSTALL NEW WINDOWS. RECONSTRUCT BULKHEAD AND TRIM. REDESIGN NEW ENTRY.

PROJECT DIRECTORY

OWNER: NAME: JOHAN & BEULAH McGARY TRUST
 CONTACT:- ADDRESS: 343 HARKNESS AVENUE
 SAN FRANCISCO, CA. 94134
ARCHITECT: MICHAEL GARAVAGLIA, AIA
 GARAVAGLIA ARCHITECTURE, INC.
 582 MARKET STREET SUITE 1800
 SAN FRANCISCO, CA 94104
 CONTACT: AMBROSE WONG
 TEL: 415-391-9633
 FAX: 415-391-9647
 EML: ambrose@garavaglia.com

DRAWING INDEX

ARCHITECTURAL:
 A-0.00 COVER SHEET
 A-2.01 FLOOR PLAN - EXISTING/PROPOSED
 A-3.01 ELEVATIONS - EXISTING/PROPOSED
 A-8.01 DETAILS

COVER SHEET

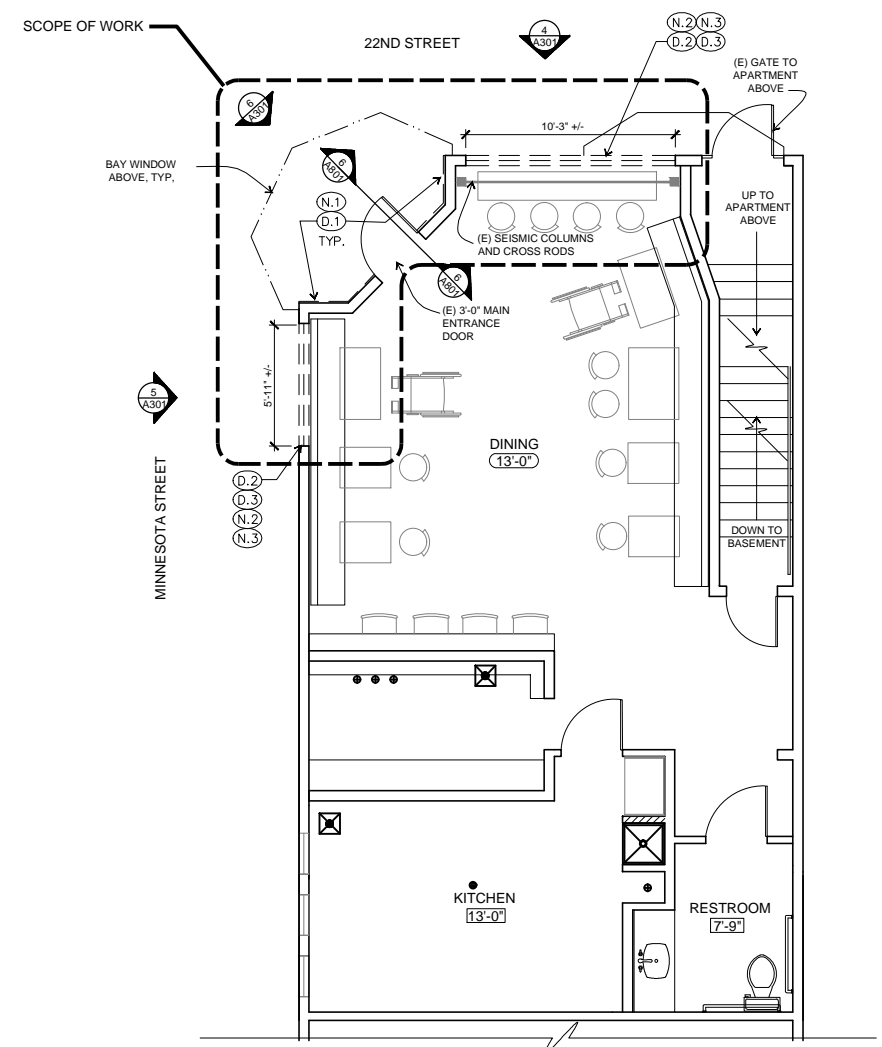
PROJ. NO. 2015-047
 SCALE
 DATE
 PHASE
 DRAWN LJK
 CHECKED

NO. DATE REVISION
 11 AUG. 2015 C of A

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A-0.00

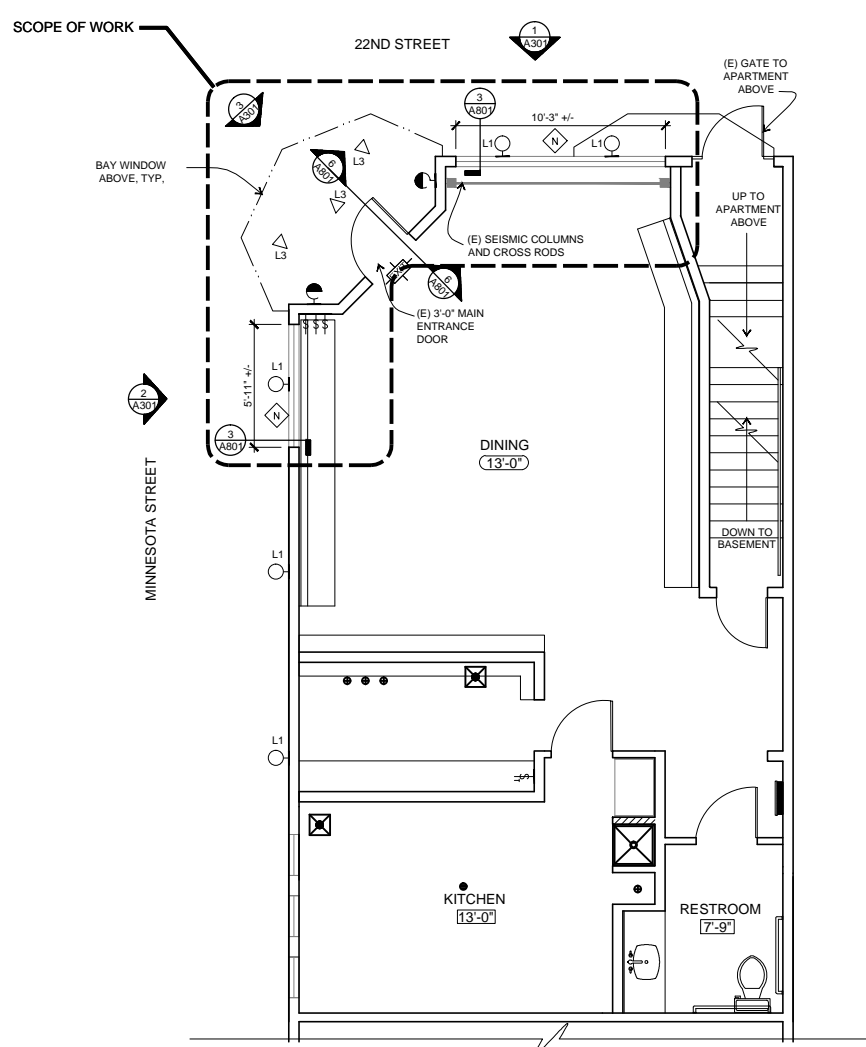
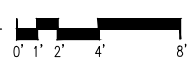
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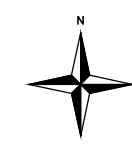
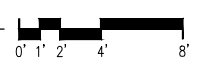


WALL LEGEND
 [Symbol] EXISTING WALL TO REMAIN
 [Symbol] EXISTING WINDOW TO BE DEMOLISHED

1 EXISTING / DEMO. FLOOR PLAN



2 PROPOSED FLOOR PLAN



CONSTRUCTION & WINDOW LEGEND		KEYNOTES	
SYMBOL	DESCRIPTION	CONSTRUCTION	DEMOLITION
[Symbol]	EXISTING DOOR AND DOOR FRAME TO REMAIN	(N.1) PATCH AND PAINT EXISTING BUILDING STUCCO AT VERTICAL FACE OF EXTERIOR WALL SURROUNDING MAIN DOOR.	(D.1) DEMO EXISTING WOOD PLANKS AT VERTICAL FACE OF EXTERIOR WALL SURROUNDING MAIN DOOR.
[Symbol]	EXISTING PARTIAL HEIGHT METAL FRAMED WINDOW TO BE DEMOLISHED	(N.2) INSTALL (N) WOOD PANELS AND TRIM	(D.2) DEMO EXISTING PORCELAIN TILES AT BULKHEAD.
[Symbol]	NEW PARTIAL HEIGHT WOOD FRAMED WINDOW TO BE INSTALLED	(N.3) INSTALL NEW FIXED WINDOWS, LAMINATED GLAZING AND WOOD FRAMES. (SEE SHEET 2/AR.01 FOR DETAILS). MATCH EXISTING PROFILES OF BUILDINGS STANDARD FRAMES. PAINT TO MATCH.	(D.3) DEMO EXISTING STONE FRONT, METAL WINDOWS AND GLAZING. (SEE SHEET A-2) TOTAL: 2
[Symbol]	EXISTING LOW HEIGHT WALL TO REMAIN		
[Symbol]	EXISTING CONSTRUCTION TO REMAIN		

NOTE: CONTRACTOR TO SUBMIT MOLDING SAMPLES AND DRAWINGS SUBMITAL TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.

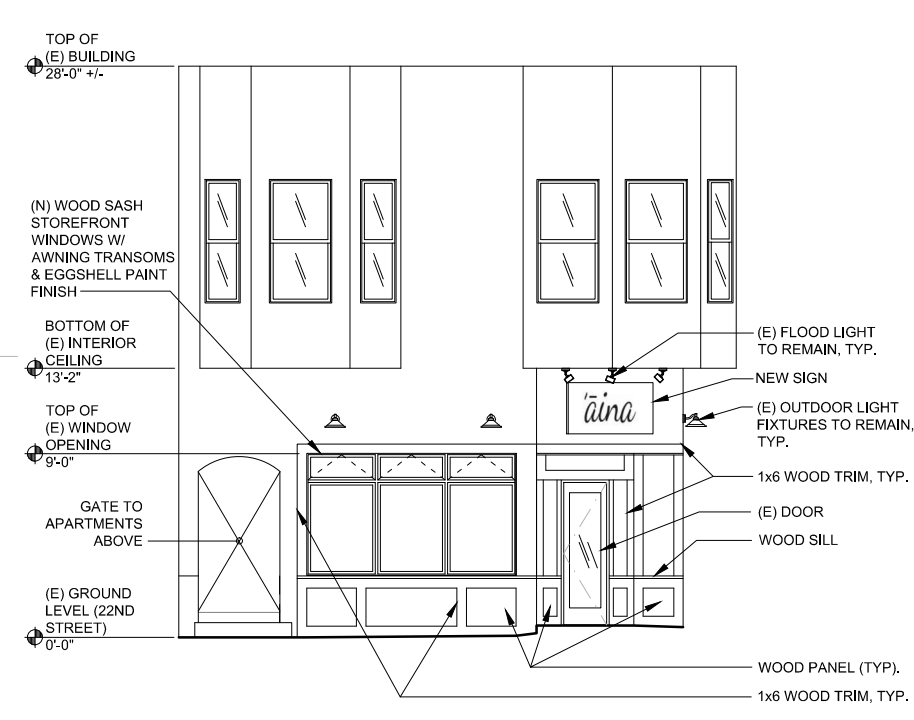
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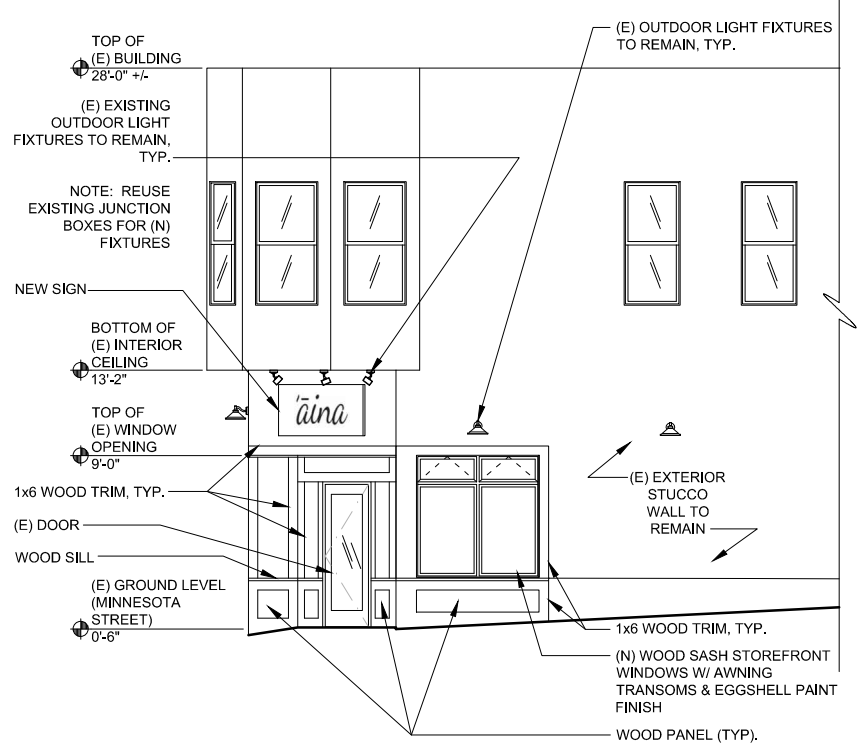
SHEET NO.
A-2.01

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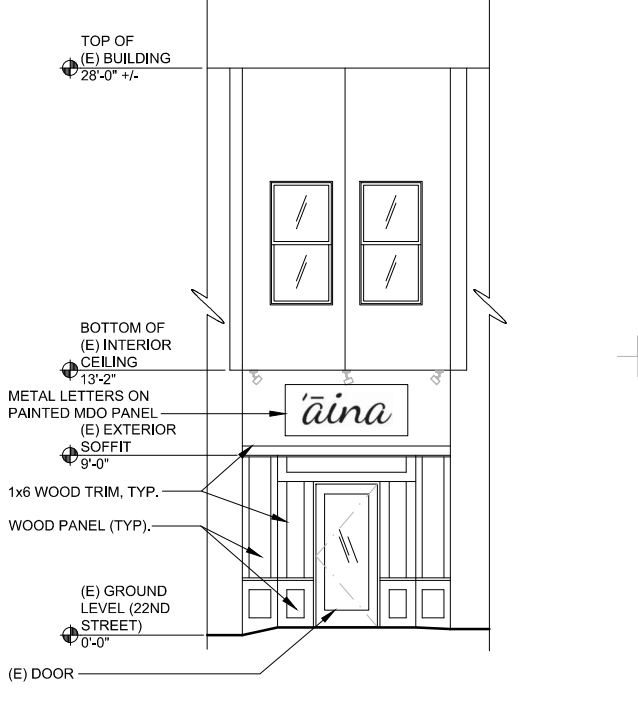
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 SAN FRANCISCO, CA. 94107



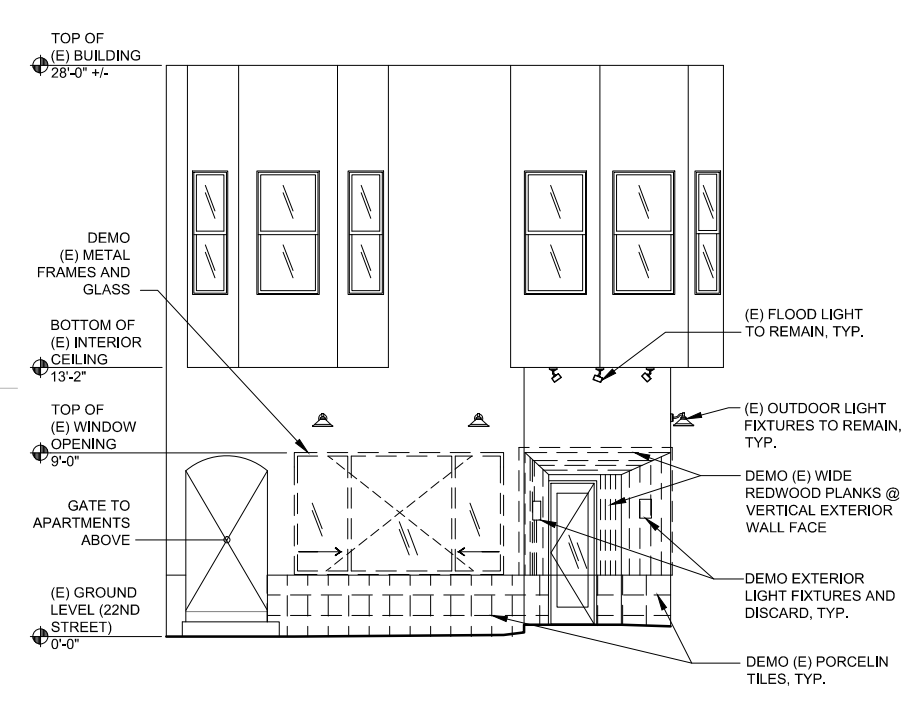
1 SOUTH ELEVATION - PROPOSED



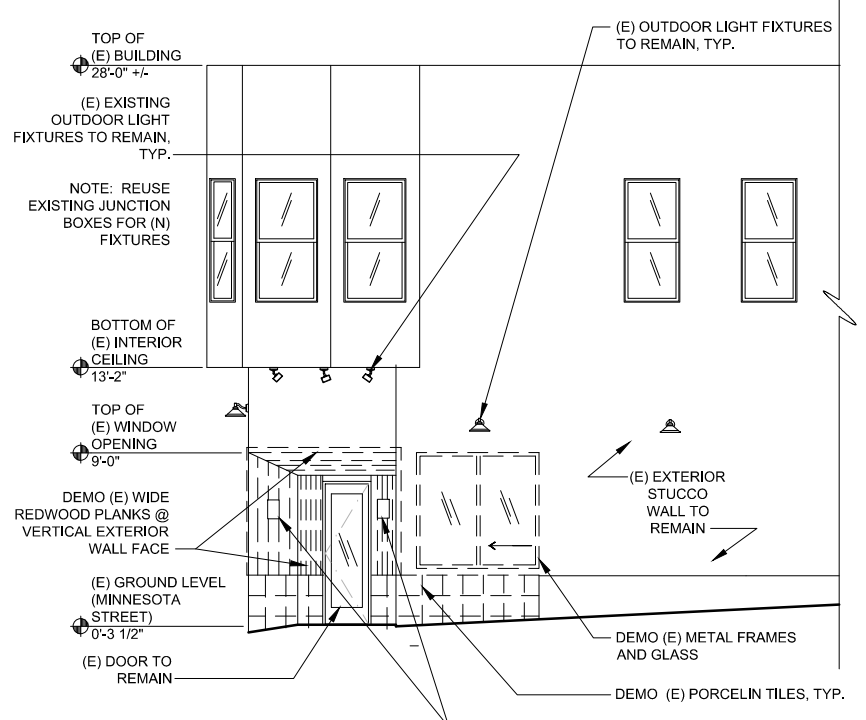
2 EAST ELEVATION - PROPOSED



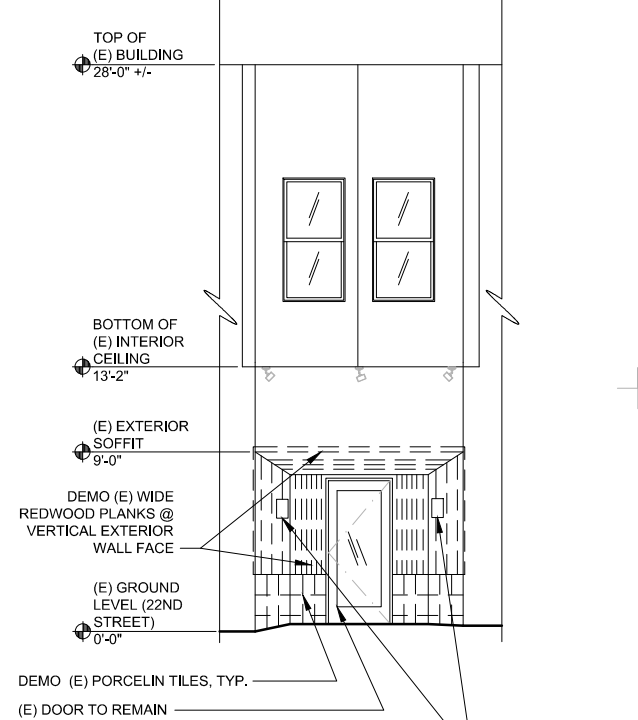
3 FRONT ELEVATION - PROPOSED



4 SOUTH ELEVATION - DEMOLITION



5 EAST ELEVATION - DEMOLITION

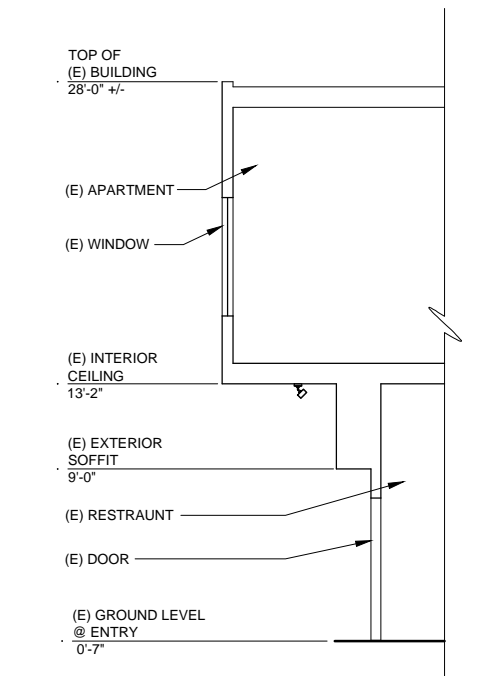


6 FRONT ELEVATION - DEMOLITION

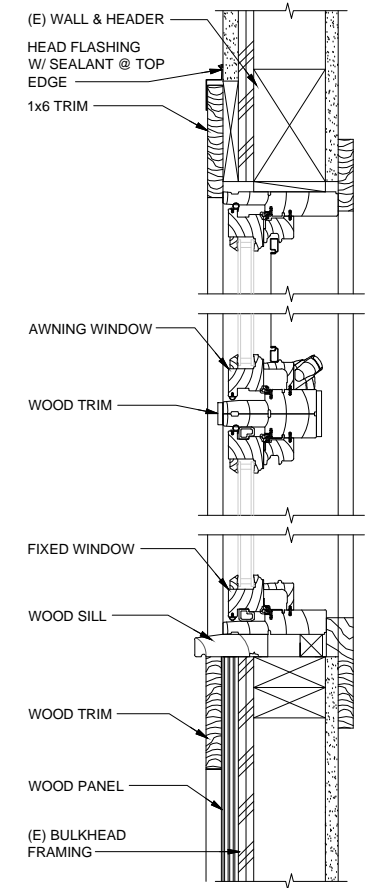
EXTERIOR ELEVATIONS

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A-3.01
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6 SECTION @ ENTRY
 SCALE: 1/4" = 1'-0"



3 (N) EXT. WOOD WINDOW
 SCALE: 3'-0" = 1'-0"

DETAILS
 EXTERIOR

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A-8.01

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