



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: OCTOBER 3, 2018

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-001477COA
Project Address: 903 MINNESOTA STREET
Historic Landmark: Dogpatch Landmark District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 4107/002M
Applicant: Amir Afifi
SIA Consulting Corporation
1256 Howard Street
San Francisco, CA 94103
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

903 MINNESOTA STREET is a two-story, single-family dwelling located on a rectangular midblock lot (measuring approximately 20 feet by 80 feet) on the east side of Minnesota Street between 20th and 22nd Streets. The subject property, originally constructed between 1890 and 1891, is one of “Pelton Cottages” designed in the Eastlake style. The building is a contributor to the Article 10 Dogpatch Landmark District.

PROJECT DESCRIPTION

The proposed project is to correct Planning Enforcement Case No. 2016-015384ENF, involving the removal of exterior finishes on the front and rear façade, which exceeded the work approved per Building Permit Application Nos. 2016.11.14.2585 and 2016.10.05.9545. The project entails the restoration of the front and visible side façade of the existing building including cladding, windows, and decorative elements, reduction in depth at rear of the non-historic addition to bring the property in compliance with the rear yard requirements of the Planning Code, and an interior remodel. The restoration is based on physical evidence upon the removal of the non-historic exterior cladding and on similar properties from the same period of construction in accordance with the *Secretary of the Interior’s Standards for Rehabilitation*. Please reference the plans and photographs for details. The exterior work is described in more detail below:

West (front) Façade:

- Remove existing non-historic asbestos cladding and restore historic wood cladding including repair and replacement where existing conditions are deteriorated beyond repair.

- Restore decorative elements including paneled wood, fish scale shingles, brackets, and cornice. All decorative elements are to be based on physical evidence and similar properties from the same period of construction located within the district.
- Repair the existing wood-sash windows and replace with new wood-sash, double-hung windows with ogee lugs in existing openings where existing conditions are deteriorated beyond repair.
- Install a new wood door with a transom within existing opening and new paneling within existing entry vestibule.
- Repair existing stairs in-kind and install a new wood railing with turned posts.
- Install a new wood carriage-style garage door within existing opening.

South (visible side) Façade:

- Repair existing wood cladding where necessary.
- Replace existing windows with wood-sash, double-hung windows with ogee lugs with a modest change in window area.

North (non-visible side) Façade:

- Repair existing wood cladding where necessary.
- Remove two existing windows and infill with wood cladding to match existing.

East (rear) Façade:

- Demolition of existing rear wall and new construction, resulting in a reduction of depth. The new rear wall will be clad in wood siding to match the historic and will feature aluminum-clad-wood windows.

ISSUES AND CONSIDERATIONS

On October 13, 2016, Building Permit Application No. 2016.10.05.9545 was issued by the Department of Building Inspection without Planning Department review or approval. The scope of work of the application included: “voluntary structural strengthening for foundation and framing per plan”.

On November 14, 2016, Building Permit Application No. 2016.11.14.2585 was issued by the Department of Building Inspection without Planning Department review or approval. The scope of work of the application included: “repair in-kind only within (e) bldg. envelope at rear due to dry rot. Repair in-kind, dry rotted termite damaged. In compliance with complaint 201640051”.

Following a complaint that was filed with the Planning Department citing exterior alterations beyond the approved scope of the permits, Planning Department opened Enforcement Case No. 2016-015384ENF.

Following a site inspection on November 30, 2016, Planning Department Staff issued a Notice of Enforcement on December 9, 2016 to inform the project sponsor of the violation. On January 10, 2017, the Acting Zoning Administrator issued a Suspension request for Building Permit Application Nos. 2016.11.14.2585 and 2016.10.05.9545. No permit or application was submitted in response and on

January 12, 2017, a Notice of Violation was issued outlining the violation and the required abatement process. On April 19, 2017, the subject Certificate of Appropriateness application was filed to address the violation.

In November 2017, the Planning Department referred the case, in conjunction with other ongoing violations with the subject property owner to the City Attorney's office for investigation. As of June 21, 2018, the City Attorney filed for legal action against the property owner for similar violations at seven properties throughout the city.

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.

ARTICLE 10 – Appendix L – Dogpatch Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Dogpatch Landmark District as described in Appendix L of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

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 residence. 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 proposed project would not remove or alter any features or spaces, which characterize the building or surrounding landmark district. The project would reconstruct and restore the historic character of the subject property, as defined by its character-defining features including, but not limited to, its overall mass and form, double-hung wood-sash windows, wood cladding, wood cornice and decorative elements, as well as, other elements identified in the designating ordinance for the landmark district based on physical evidence upon removal of the existing non-historic asbestos and on similar properties from the same period of construction located in the Dogpatch Landmark District. The existing non-historic windows will be repaired unless existing conditions demonstrate deterioration beyond repair, in which case, the existing windows will be replaced with wood-sash, double-hung windows with ogee lugs within existing openings or with a modest change in window area. 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 proposed façade elements will be designed in accordance with physical building evidence and based on similar buildings from the same period of construction within the landmark district. The new work will not create a false sense of historical development. The new work will be compatible with and will improve the integrity of the building and surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

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 impact or destroy any distinctive features, finishes or construction techniques, which characterize the surrounding district. Nearly all character-defining elements at the primary façade have previously been removed. All restorative work will match the lost historic features in design, material, and finish. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The subject property was substantially altered in the past and nearly all of the character-defining features have been removed; however, character-defining features such as historic wood cladding were exposed through the removal of non-historic cladding. The existing asbestos cladding has been partially removed through exploratory demolition and the project proposes to restore the historic wood cladding including repair and replacement where the severity of deteriorated requires it. All replacement of missing features is based on physical evidence upon the removal of asbestos cladding and on similar properties from the same period of construction within the district. All replacement features will match the old in design, color, texture, and materials. Therefore, the proposed project complies with Rehabilitation Standard 6.

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 not destroy or damage any contributing elements to the Dogpatch Landmark District. The proposed project is to correct all work completed without the benefit of permits or Preservation Staff review, primarily addressing the full restoration of the historic primary façade and visible side façade, and reduction in depth of the non-historic rear addition to bring the property in conformance with the rear yard requirements of the Planning Code. All materials, features, and spatial relationships that characterize the property will be carefully restored. 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 is not additive in nature, but would reduce in depth the existing non-historic addition at rear to align with the average of the adjacent properties and therefore comply with the rear yard requirements of the Planning Code. The proposal would also restore the historic character of the building. The proposed scope of work does not entail any related new construction. 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 Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received public correspondence in regards to the unpermitted work at the subject property, which resulted in the open enforcement case. No additional public comment has been received to date.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10, Appendix L of Article 10 of the Planning Code, and the *Secretary of Interior's Standards*, Department staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Dogpatch Landmark District. Due to the extensive removal of historic materials at the primary façade, the proposed scope of reconstructive work would restore the historic character of the existing building, including distinctive materials, architectural elements, and spaces that characterize the property, such as the historic wood cladding that was exposed upon the removal of the non-historic asbestos cladding. The new features specified for the façade will be in alignment with the property's and district's character-defining features.

The rear addition does not possess any character-defining features associated with the building or district and is not visible from the public right-of-way. The addition does not characterize the property and the proposed replacement will occupy a similar footprint while decreasing the non-conformity with current rear yard requirements of the Planning Code. This new addition will feature a shed roof to be differentiated from the historic building, which has a gable roof. The addition will be two-stories and will feature wood cladding and aluminum-clad-wood windows to be compatible with the materials, features, size, scale and proportion, and massing of the building and surrounding district.

Staff recommends Conditions of Approval that will ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness.

Department staff finds that the proposed work will be in conformance with the *Standards* and requirements of Article 10, and that the work is compatible with the Dogpatch Landmark District. Staff recommends approval with conditions.

ENVIRONMENTAL REVIEW STATUS

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

PLANNING DEPARTMENT RECOMMENDATION

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

1. As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff once full removal of the existing non-historic cladding is complete to coordinate on site review prior to work commencing on the exterior restoration.
2. If necessary, based on new information the Project Sponsor shall revise the proposed façade restoration details in conformance with physical evidence and staff site visit recommendations subject to Department review and approval.

3. As part of the Building Permit, the Project Sponsor shall contact Planning Department Preservation staff if the existing historic windows are determined to be deteriorated beyond repair by a qualified professional to ensure the replacement is necessary.
4. If necessary, based on new information the Project Sponsor shall revise the proposed façade restoration in conformance with physical evidence and provide window details for any new or replacement windows subject to Department review and approval.
5. The Project Sponsor shall complete a site visit with Department preservation staff prior to occupancy to verify compliance with the approved project plans and conditions of approval.

ATTACHMENTS

Draft Motion

Suspension Request, dated January 10, 2017

Notice of Violation, dated January 12, 2017

Notice of Enforcement, dated December 9, 2016

Exhibits:

- Parcel Map
- Sanborn Map
- Dogpatch Landmark District Map
- Zoning Map
- Aerial Photograph
- Site Photos

Environmental Analysis

Project Sponsor submittal, including:

- Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: OCTOBER 3, 2018

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tim.frye@sfgov.org

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 002M IN ASSESSOR'S BLOCK 4107, WITHIN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on April 19, 2017, SIA Consulting ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to correct Enforcement Case Number 2016-015384ENF, pertaining to exterior alterations without permit, at the two-story, single-family dwelling located on the subject property on lot 002M in Assessor's Block 4107. The proposed scope of work includes restoration of the historic front façade and visible side façade in conformance with the Secretary of the Interior's Standards, reduction in depth at rear, and an interior remodel.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on October 3, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-001477COA (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 the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2017-001477COA based on the following findings:

CONDITIONS OF APPROVAL

1. As part of the Building Permit, the Project Sponsor shall contact Planning Department Preservation staff once full removal of the existing non-historic cladding is complete to coordinate on site review prior to work commencing on the exterior restoration.
2. If necessary, based on new information the Project Sponsor shall revise the proposed façade restoration details in conformance with physical evidence and staff site visit recommendations subject to Department review and approval.
3. As part of the Building Permit, the Project Sponsor shall contact Planning Department Preservation staff if the existing historic windows are determined to be deteriorated beyond repair by a qualified professional to ensure the replacement is necessary.
4. If necessary, based on new information the Project Sponsor shall revise the proposed façade restoration in conformance with physical evidence and provide window details for any new or replacement windows subject to Department review and approval.
5. The Project Sponsor shall complete a site visit with Department preservation staff prior to occupancy to verify compliance with the approved project plans and conditions of approval.

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 landmark as described in the designation report.

- The project will retain the existing residential use and historic character of the building and landmark district.

- The proposed project will not add any conjectural historical features or features that add a false sense of historical development. The façade restoration will be based on documentary evidence including historic photographs and documentation completed prior to removal. All new features will be designed to replicate the details of elements from similar properties from the same period of construction within the district.
- The project will restore distinctive materials and finishes from the period of significance, including the double-hung wood sash windows, wood cladding, and decorative elements to gain further compatibility with the landmark district.
- The removal of the non-historic addition at the rear of the building and its replacement with a new addition in a similar footprint will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the addition makes it compatible with the building.
- The proposed project meets the requirements of Article 10, Appendix L of the Planning Code.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

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 elements from other historic properties, will not be undertaken.

Standard 5.

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

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- 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 is for the restoration of a residential property and will not have any effect on neighborhood-serving retail uses.

- 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 the site and landmark district in conformance with the Secretary of the Interior's Standards.

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

The project will not reduce the affordable housing supply as the existing units will be retained.

- 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 will not have any impact on industrial and service sector jobs.

- 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 will be improved by the proposed work. The work 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.

- 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 the parks and open space.

5. 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 002M in Assessor's Block 4107 for proposed work in conformance with the renderings labeled Exhibit A on file in the docket for Case No. 2017-001477COA.

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 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 Historical Preservation Commission ADOPTED the foregoing Motion on October 3, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 3, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Suspension Request

January 10, 2017

Tom Hui, CBO, SE
Director
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Building Application Nos.: 201611142585 and 201610059545
Property Address: 903 Minnesota Street
Block and Lot 4107/002M
Zoning District: RH-3/40-X
Staff Contact: Alexandra Kirby – (415) 575-9133 or alexandra.kirby@sfgov.org

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Reception:
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Dear Mr. Hui,

This letter is to request that the Department of Building Inspection (DBI) suspend **Building Permit Application Nos. 201611142585 and 201610059545** for the property at 903 Minnesota Street.

The scope of the subject permits has been exceeded, necessitating Planning Department review due to an unpermitted expansion of the building envelope. The permitted scope of work includes: "Repair in-kind only within (e) bldg envelope at rear due to dryrot. Repair in-kind, dry rotted termite damaged. In compliance with complaint 201640051 [.]" and "Voluntary structural strengthening for foundation and framing per plan [.]" on a property that is located within the Dogpatch Article 10 Landmark District. Per a site visit conducted by Planning Staff on January 9, 2017, the rear portion of the building has been demolished and reconstructed beyond the previously existing footprint of the historic property and within the required rear yard. Such expansion is subject to Planning Department review and requires a Certificate of Appropriateness, to be authorized by the Historic Preservation Commission and a Variance from the Planning Code.

In light of these facts, the Planning Department is requesting suspension of **Building Permit Application Nos. 201611142585 and 201610059545** to allow the Permit Holder to submit a revised Building Permit Application (with Planning Department review) for the work at the subject property. This suspension shall apply to all the work currently underway at the property.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, or call 575-6880.

Sincerely,

Scott F. Sanchez
Zoning Administrator

Tom Hui, Director DBI
Suspension Request
903 Minnesota Street
January 10, 2017

CC: GEP SPV 1 LLC, 2010 Ocean Ave #E, San Francisco, CA 94107
Daniel Lowrey, Acting Deputy Director, Department of Building Inspection
Tim Frye, San Francisco Planning Department
Rich Sucre, San Francisco Planning Department
Suheil Shatara, Shatara Architecture Inc., 890 7th Street, San Francisco, CA 94107



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF VIOLATION

January 12, 2017

Property Owner
GEP SPV 1 LLC
2010 Ocean Ave #E
San Francisco, CA 94107

Site Address: 903 Minnesota St
Assessor's Block/Lot: 4107/ 002M
Zoning District: RH-3, Residential- House, Three Family
Complaint Number: 2016-015384ENF
Code Violation: **175: Unpermitted alterations**
Section 1005: Unpermitted alteration of a historic resource within the Dogpatch Landmark District

Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Alexandra Kirby, (415) 575-9133, alexandra.kirby@sfgov.org

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The Planning Department has determined that the above referenced property is in violation of the Planning Code. As the owner and/or leaseholder of the subject property, you are a 'responsible' party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

The violation pertains to the unpermitted work on the subject property, including the extensive removal of materials at the front (west) and rear (east) facades. Pursuant to Planning Code Section 1005(a), "No person shall carry out or cause to be carried out on a designated landmark site or in a designated historic district any **construction, alteration, removal or demolition of a structure** for which a City permit is required, except in conformity with the provisions of this Article 10." It appears that the work under permit no 2016.11.14.2585¹ has been approved without the following required materials submitted to the Planning Department for compliance with Article 10 of the Planning Code:

1. Plans illustrating the scope and location of repair and removal with demolition calculations;
2. A Certificate of Appropriateness for proposed exterior alterations to the locally designated Dogpatch Landmark District contributor;
3. A soundness report demonstrating necessity for repair and removal;
4. A repair plan for all removal of historic materials.

¹ Form 8 - Alterations without Plans: "Repair in kind only within (e) bldg envelope at rear due to dry rot. Repair in-kind, dry rotted termite damaged. In compliance with complaint 201640051"

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures. Failure to comply with any of Planning Code provisions constitutes a violation of Planning Code and is subject to enforcement process under Code Section 176.

TIMELINE OF INVESTIGATION

On November 30, 2016, Planning Department Staff visited the site to confirm the details of a public complaint. Staff observed significant damage to the front of the property such as broken windows, missing siding, and extensive interior work underway. On December 9th, 2016, the Planning Department sent you a Notice of Enforcement informing you about the violation and the abatement process. In that notice, you were advised to take corrective actions and provide evidence of compliance to the Planning Department within fifteen (15) days from December 9, 2016. On January 9, Planning Department Staff was permitted onto the site to inspect the completed scope of work at the rear of the property. To date, no permits have been filed with the Planning Department to demonstrate how you intend to bring the subject property into compliance with the Planning Code.

HOW TO CORRECT THE VIOLATION

The Planning Department requires that you immediately proceed to abate the violation by filing a permit with plans showing (1) the original conditions of the property, (2) the current condition of the building, and (3) the full proposed scope of work. A soundness report with an analysis of the deteriorated conditions of the building and photo documentation shall be required to deem the work "repair." Any statements issued by DBI or professional reports such as a termite inspection shall be included, if applicable. If such documentation is not provided any exterior work, including window replacement, siding replacement or new framing will be subject to a Certificate of Appropriateness and review before the Historic Preservation Commission.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence including approved plans and photos of the property prior to demolition work. A site visit will also be required to verify compliance.

Please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit Application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to either;

- 1) Correct the violation as noted above; or
- 2) Appeal this Notice of Violation as noted below.

The corrective actions shall be taken as early as possible. Please contact the enforcement staff as noted above to submit evidence of correction. Any unreasonable delays in abatement of the violation will result in further enforcement action by the Planning Department.

APPEAL PROCESSES

If the responsible party believes that this order to remove violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available **within fifteen (15) days from the date of this notice:**

- 1) The responsible party may request a Zoning Administrator Hearing under Planning Code Section 176 to show cause why this Notice of Violation is issued in error and should be rescinded by submitting the Request for Zoning Administrator Hearing Form and supporting evidence to the Planning Department. The Zoning Administrator shall render a decision on the Notice of Violation within 30 days of such hearing. The responsible party may appeal the Zoning Administrator's decision to the Board of Appeals within 15 days from the date of the decision.
- 2) The responsible or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation to the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, CA 94103, telephone: (415) 575-6880, website: www.sfgov.org/bdappeal. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation continues unabated, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ADMINISTRATIVE PENALTIES

If any responsible party does not request any appeal process and does not take corrective action to abate the violation **within the 15-day time limit** as noted above, this Notice of Violation will become final. Beginning on the following day, administrative penalties of up to **\$250 per day** to the responsible party will start to accrue for each day the violation continues unabated. The penalty amount shall be paid **within 30 days** from the final date of the Notice of Violation. After 30 days, the Planning Department may forward the matter to the Bureau of Delinquent Revenue for collection as authorized by Article V, Section 10.39 of the San Francisco Administrative Code. Please be advised that payment of penalty does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until a corrective action is taken to abate the violation.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting the Planning Code violations. Accordingly, the responsible party is currently subject to a fee of **\$1,308** for 'Time and Materials' cost associated with the Code Enforcement investigation. **Please submit a check payable to 'San Francisco Planning Department' for Code Enforcement within 15 days from the date of this notice.** Additional fees will continue to accrue until the violation is abated. This fee is separate from the administrative penalties as noted above and is not appealable.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code.

Please contact the enforcement planner noted above if you have any questions or wish to review the enforcement file related to the above matter. The enforcement file may be available for public inspection at the Planning Department during normal office hours (Monday to Friday, 8:00 a.m. to 5:00 p.m., 1650 Mission Street, Room 400) and in the hearing room on the date the matter is scheduled to be heard upon receipt of a request for a hearing.

Sincerely,



Scott F. Sanchez
Zoning Administrator

Enc.: Notice of Enforcement dated December 9, 2016

cc: Daniel Lowrey, Deputy Director, Department of Building Inspection, San Francisco
Scott Sanchez, Zoning Administrator, San Francisco Planning Department
Tim Frye, San Francisco Planning Department
Rich Sucre, San Francisco Planning Department
Suheil Shatara, Shatara Architecture Inc., 890 7th Street, San Francisco, CA 94107



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF ENFORCEMENT

December 09, 2016

Property Owner
Gep Spv 1 LLC
2010 Ocean Ave #E
San Francisco, CA 94107

Site Address: 903 Minnesota St
Assessor's Block/Lot: 4107/ 002M
Zoning District: RH-3, Residential- House, Three Family
Complaint Number: 2016-015384ENF
Code Violation: **175: Unpermitted alterations**
Section 1005: Unpermitted alteration of a historic resource within the Dogpatch Landmark District

Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Alexandra Kirby, (415) 575-9133, alexandra.kirby@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

The Planning Department has received a complaint that a Planning Code violation exists on the above referenced property that needs to be resolved. As the owner and/or leaseholder of the subject property, you are a responsible party. The purpose of this notice is to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

The violation pertains to the unpermitted work on the subject property, including the extensive removal of materials at the front (west) and rear (east) facades. Pursuant to Planning Code Section 1005 (a), "No person shall carry out or cause to be carried out on a designated landmark site or in a designated historic district **any construction, alteration, removal or demolition of a structure** for which a City permit is required, except in conformity with the provisions of this Article 10." It appears that the work under permit no 2016.11.14.2585¹ has been approved without the following required materials submitted to the Planning Department for compliance with Article 10 of the Planning Code:

1. Plans illustrating the scope and location of repair and removal;
2. A soundness report demonstrating necessity for repair and removal;
3. A repair plan for all removal of historic materials.

¹ Form 8 - Alterations without Plans: "Repair in kind only within (e) bldg envelope at rear due to dry rot. Repair in-kind, dry rotted termite damaged. In compliance with complaint 201640051"

www.sfplanning.org

On November 30th, 2016, Planning Department Staff visited the site to confirm the details of a public complaint. Staff observed significant damage to the front of the property such as broken windows, missing siding, and extensive interior work underway.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures. Failure to comply with any of Planning Code provisions constitutes a violation of Planning Code and is subject to enforcement process under Code Section 176.

HOW TO CORRECT THE VIOLATION

The Planning Department requires that you immediately proceed to abate the violation by filing a permit with plans showing (1) the original conditions of the property, (2) the current condition of the building, and (3) the full proposed scope of work. A soundness report with an analysis of the deteriorated conditions of the building and photo documentation shall be required to deem the work "repair." Any statements issued by DBI or professional reports such as a termite inspection shall be included, if applicable. If such documentation is not provided any exterior work, including window replacement, siding replacement or new framing will be subject to a Certificate of Appropriateness and review under the Historic Preservation Commission.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence including approved plans and photos of the property prior to demolition work. A site visit will also be required to verify compliance.

Please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit Application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to contact the staff planner noted at the top of this notice and submit evidence to demonstrate that the corrective actions have been taken to bring the subject property into compliance with the Planning Code. A site visit may also be required to verify the authorized use at the above property. The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation may result in further enforcement action by the Planning Department.

PENALTIES AND APPEAL RIGHTS

Failure to respond to this notice by abating the violation or demonstrating compliance with the Planning Code **within fifteen (15) days from the date of this notice** will result in issuance of a **Notice of Violation** by the Zoning Administrator. Administrative penalties of up to **\$250 per day** will also be assessed to the responsible party for each day the violation continues thereafter. The Notice of Violation provides appeal processes noted below.

- 1) Request for Zoning Administrator Hearing. The Zoning Administrator's decision is appealable to the Board of Appeals.
- 2) Appeal of the Notice of Violation to the Board of Appeals. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation exists, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. Accordingly, the responsible party may be subject to an amount of \$1,308 plus any additional accrued time and materials cost for Code Enforcement investigation and abatement of violation. This fee is separate from the administrative penalties as noted above and is not appealable.

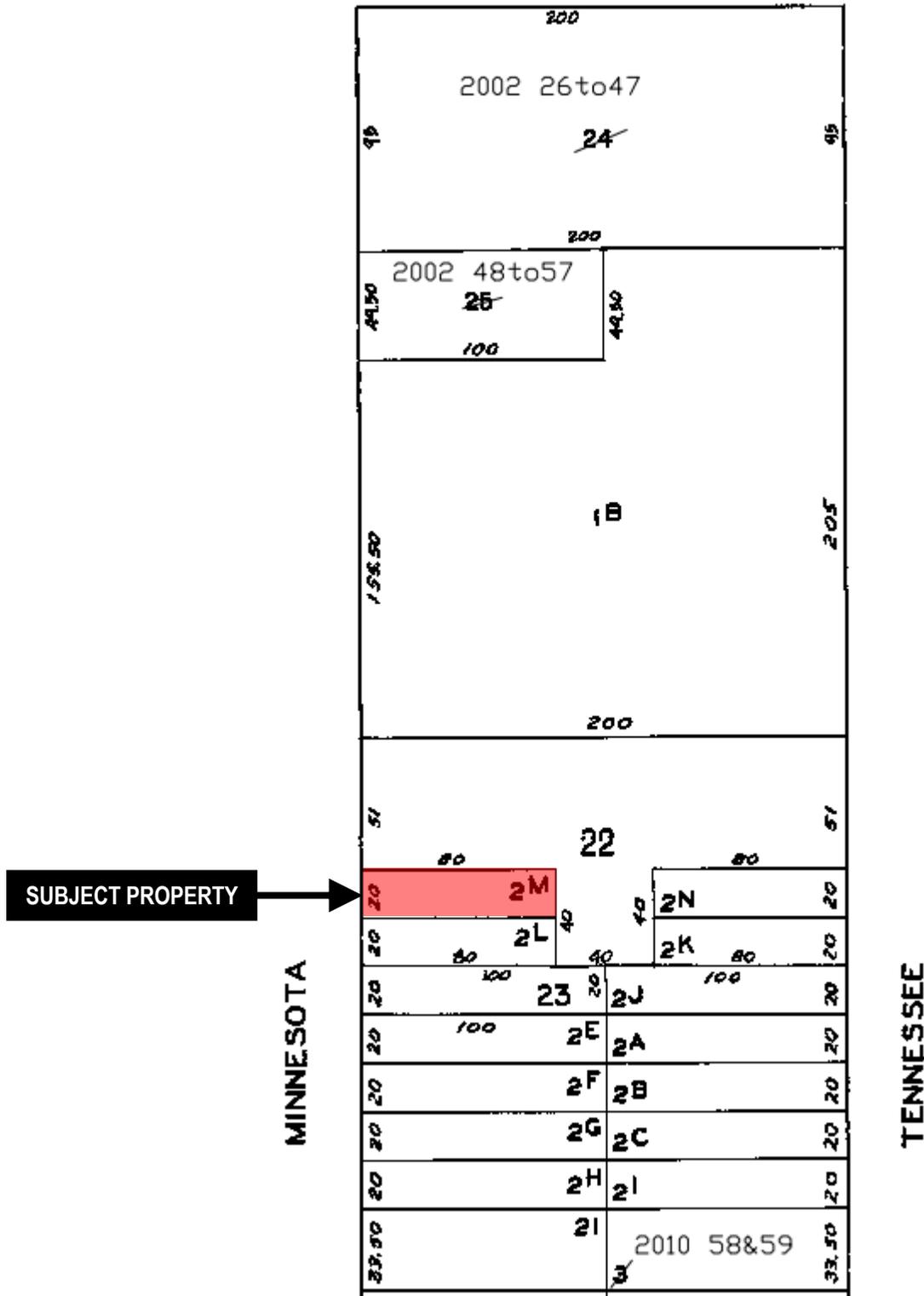
OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code. You may contact the enforcement planner as noted above for any questions.

cc: Daniel Lowrey, Deputy Director, Department of Building Inspection, San Francisco
Scott Sanchez, Zoning Administrator, San Francisco Planning Department
Tim Frye, San Francisco Planning Department
Rich Sucre, San Francisco Planning Department

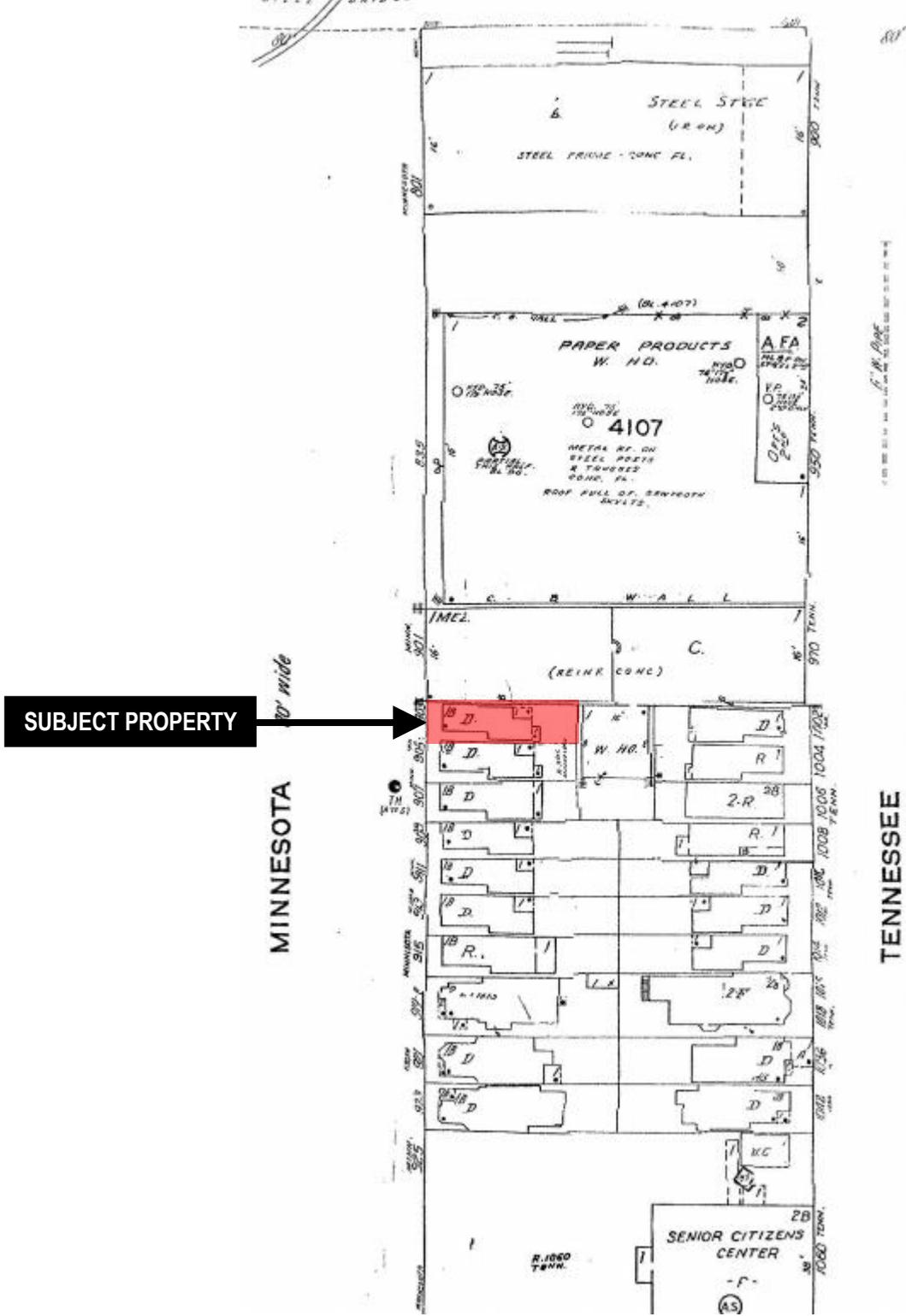
Parcel Map

20TH



Certificate of Appropriateness Hearing
 Case Number 2017-001477COA
 903 Minnesota Street
 Block 4107 Lot 002M

Sanborn Map*

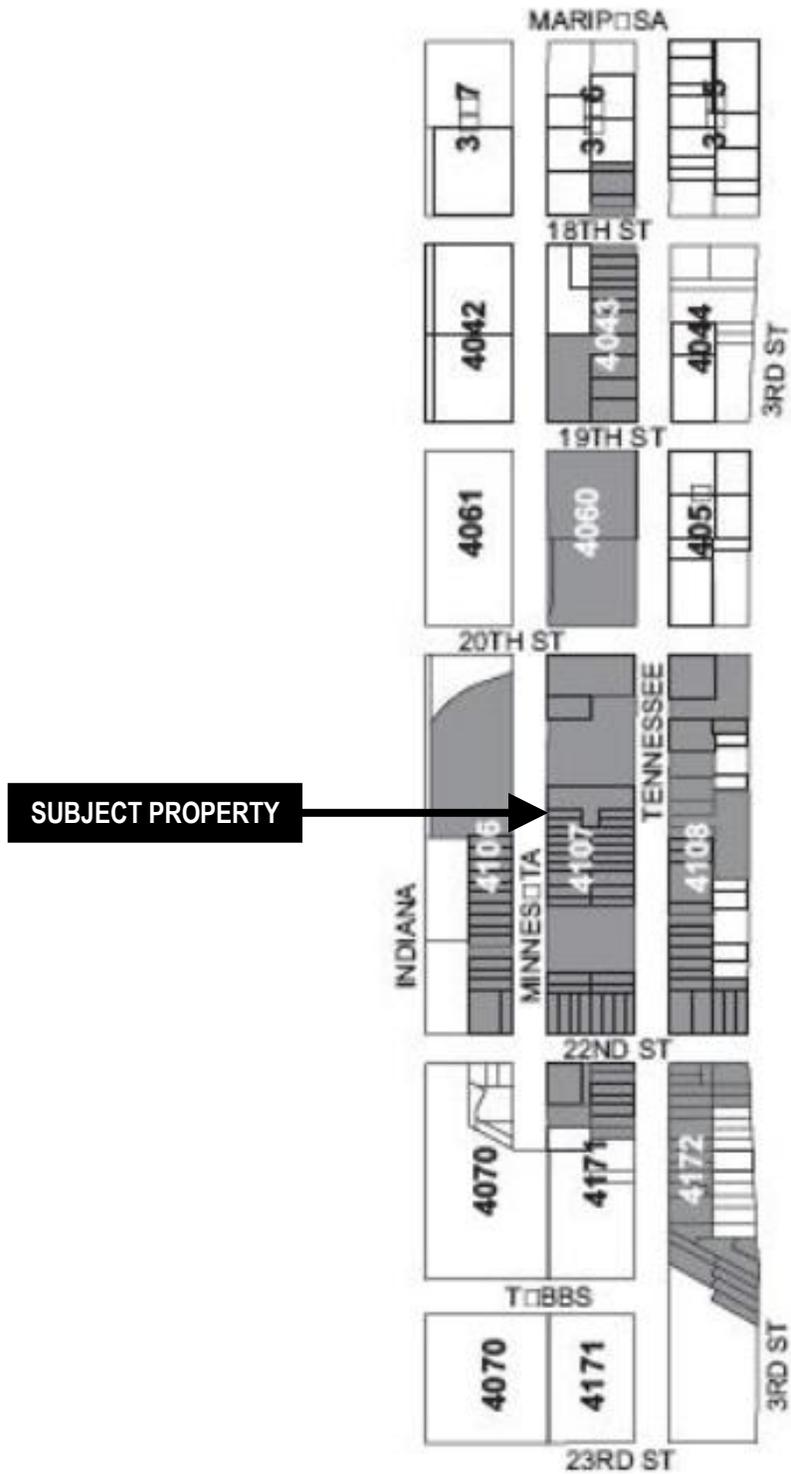


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
 Case Number 2017-001477COA
 903 Minnesota Street
 Block 4107 Lot 002M

Dogpatch Landmark District



SUBJECT PROPERTY



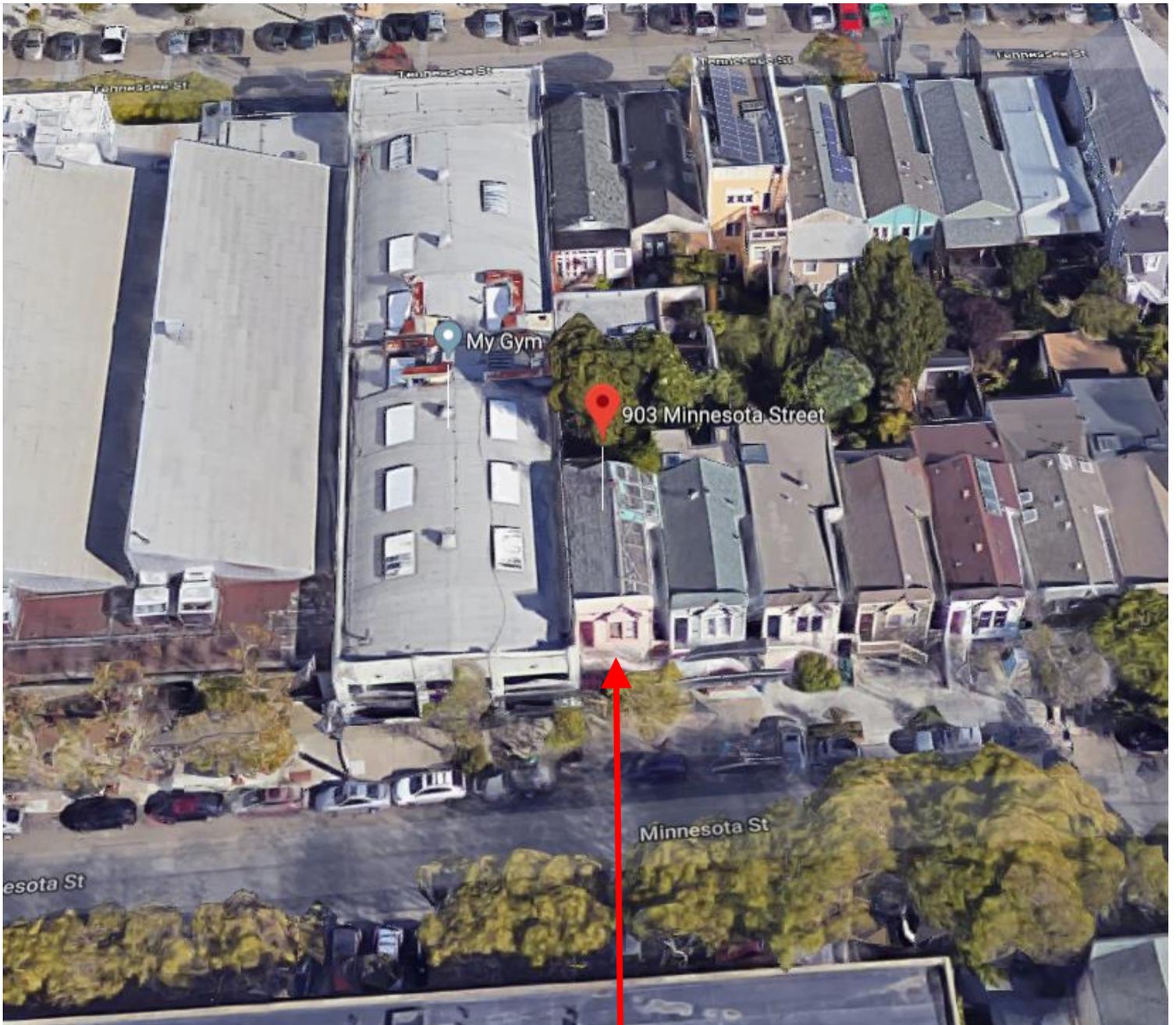
Certificate of Appropriateness Hearing
Case Number 2017-001477COA
903 Minnesota Street
Block 4107 Lot 002M

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2017-001477COA
903 Minnesota Street
Block 4107 Lot 002M

Aerial Photo

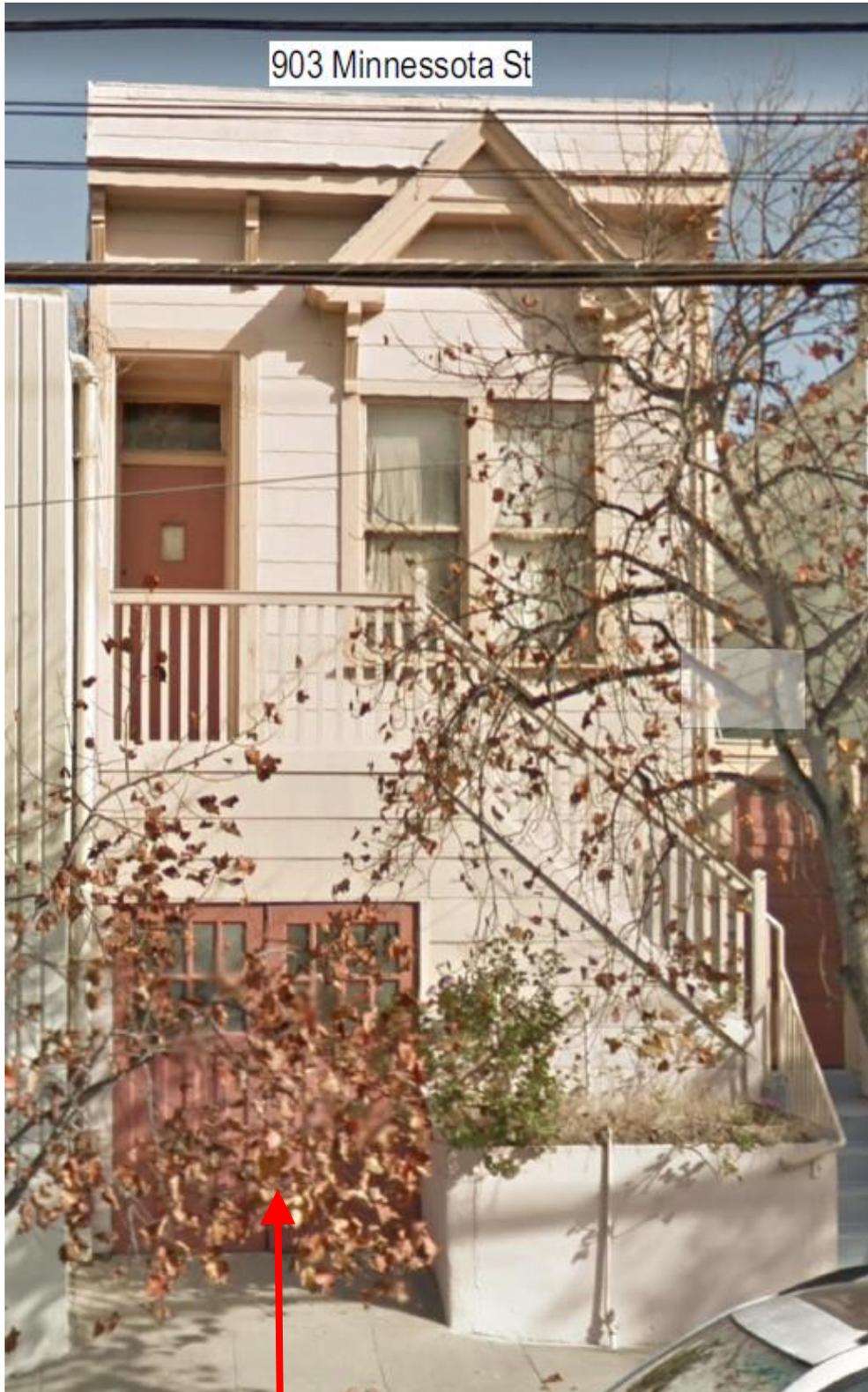


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2017-001477COA
903 Minnesota Street
Block 4107 Lot 002M

Site Photo



**SUBJECT PROPERTY
PRIOR TO WORK**

Certificate of Appropriateness Hearing
Case Number 2017-001477COA
903 Minnesota Street
Block 4107 Lot 002M

Site Photo



**SUBJECT PROPERTY
IN CURRENT
CONDITION**

Certificate of Appropriateness Hearing
Case Number 2017-001477COA
903 Minnesota Street
Block 4107 Lot 002M



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
903 MINNESOTA ST		4107002M
Case No.		Permit No.
2017-001477PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposal is to correct Enforcement Case No. 2016-015384ENF, involving the removal of exterior materials without the benefit of a permit. The corrective action under this application is to restore the primary façade of the historic residence, including cladding and windows, per the Secretary of Interior's Standards for Reconstruction, replace and reduce in size the non-historic addition at rear, and an interior remodel to the existing two-story, single-family building. The subject property, constructed between 1890 and 1891, is a contributor to the Article 10 Dogpatch Landmark District.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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

Comments and Planner Signature (optional): Natalia Kwiatkowska

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input checked="" type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input 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. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Natalia Kwiatkowska
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/21/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

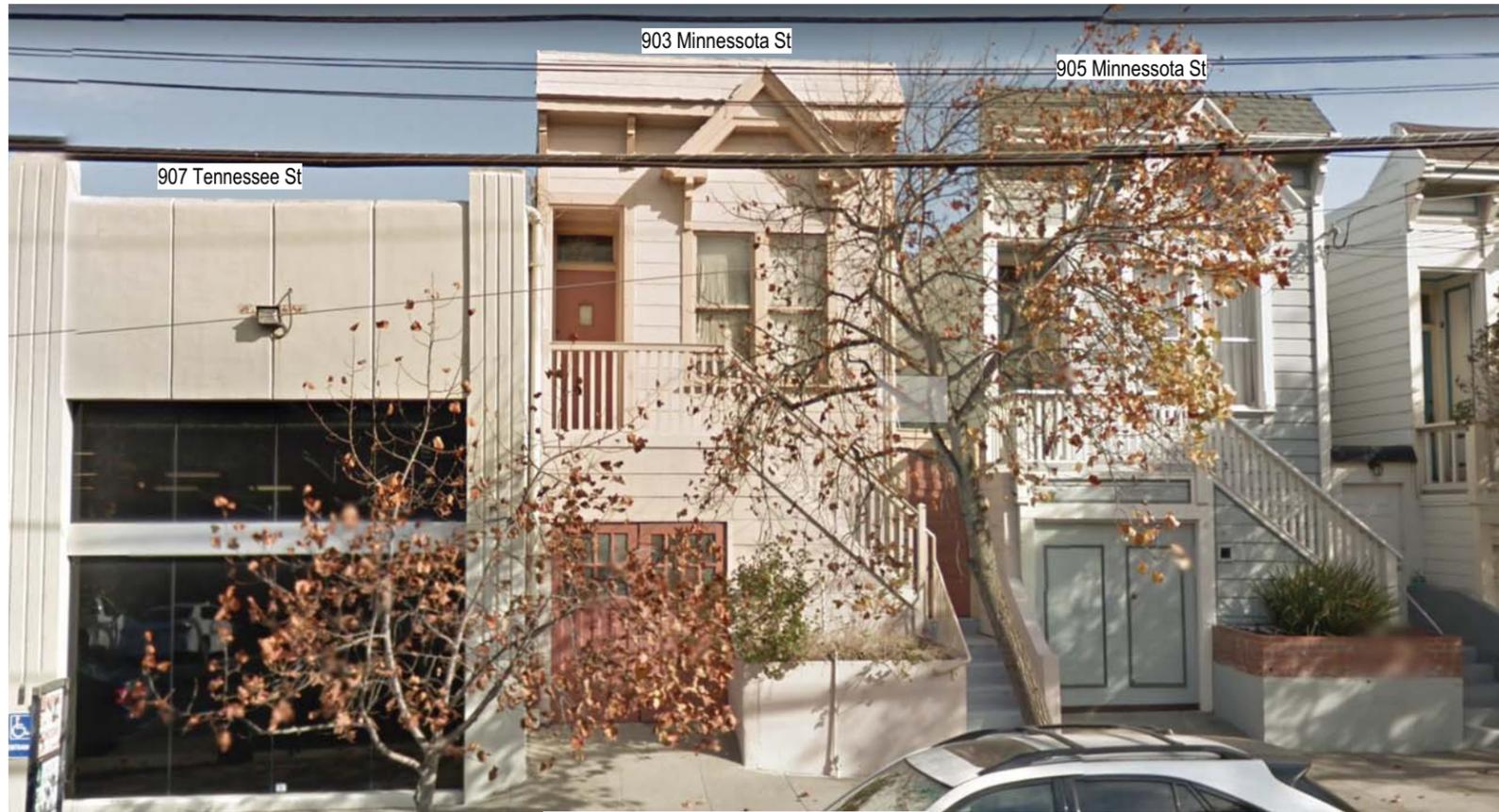
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
903 MINNESOTA ST		4107/002M
Case No.	Previous Building Permit No.	New Building Permit No.
2017-001477PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

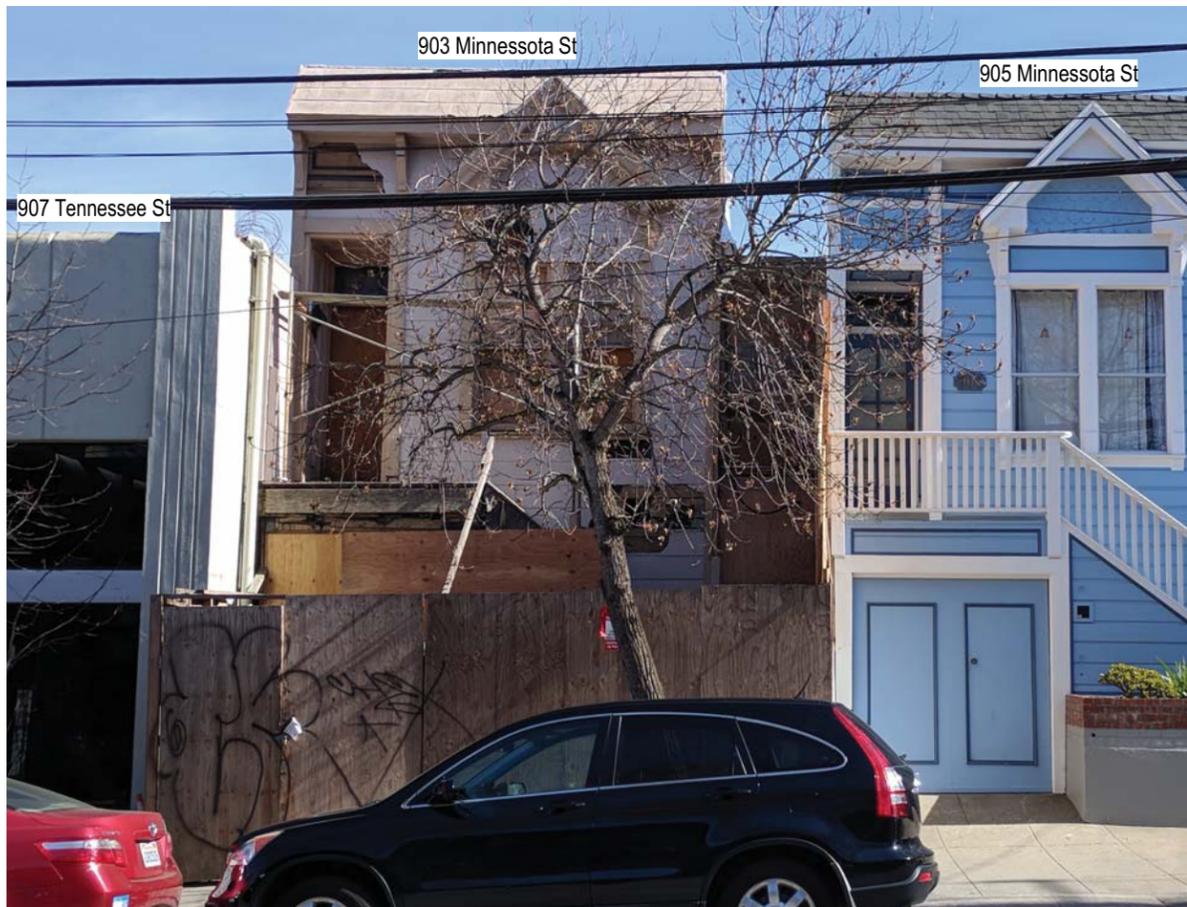
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

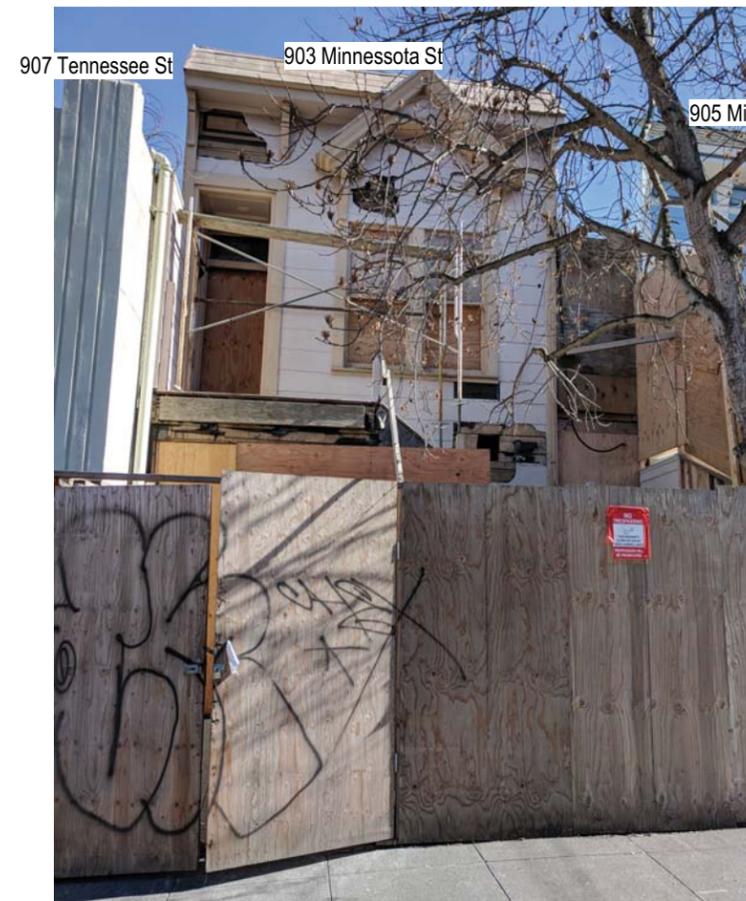
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall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



Front Facade Photo (Nov. 2013)



Front Facade Photo (Feb 2018)



Front Facade Photo (Feb 2018)

PROJECT NAME

903 Minnesota St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Front Facade
Photos

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 11/08/2017

REVISED DATE 09/07/2018

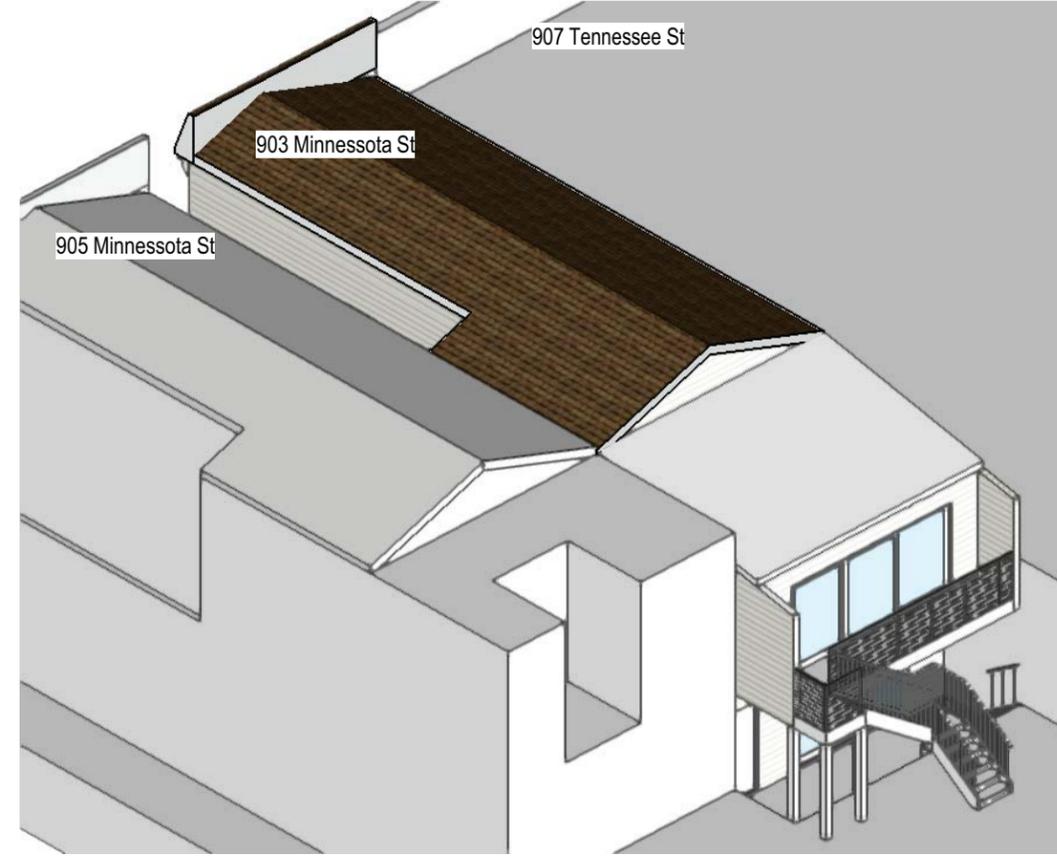
JOB NO. 18-1785

SHEET NO.

A-0.2



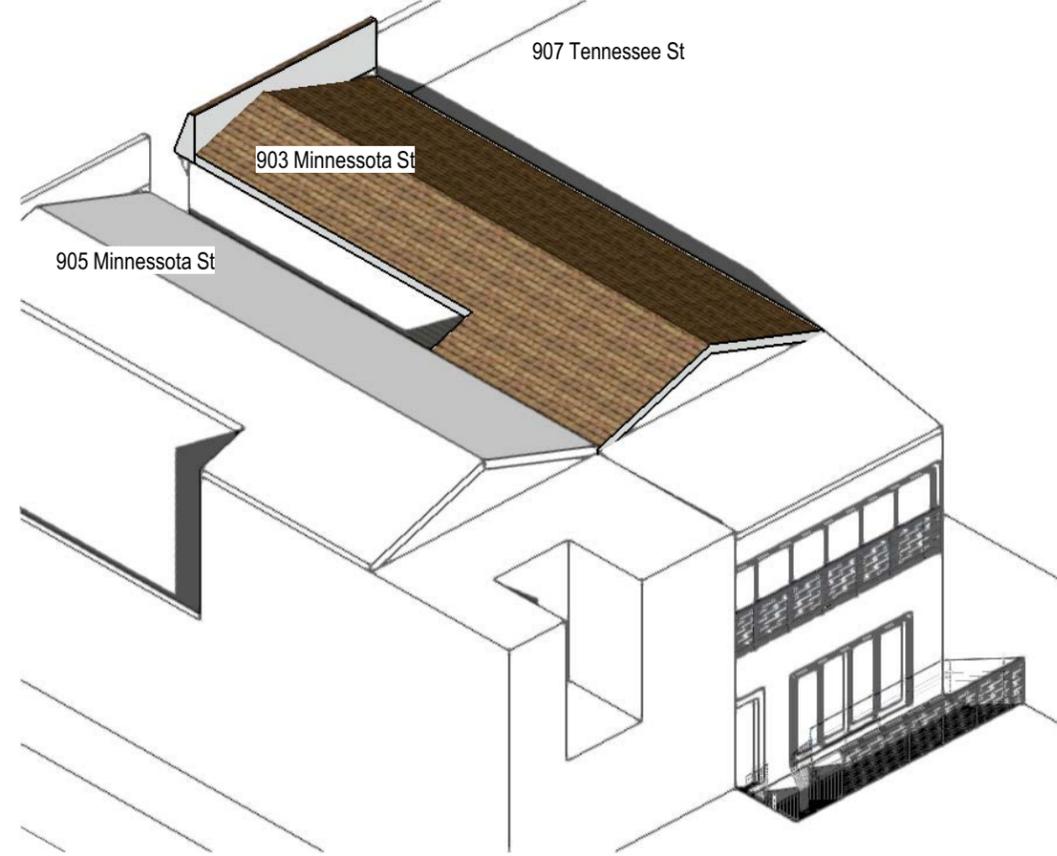
Existing Isometric Front View



Existing Isometric Rear View



Proposed Isometric Front View



Proposed Isometric Rear View

PROJECT NAME

903 Minnesota St
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
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SHEET TITLE

3D Isometric Views

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JOB NO. 18-1785

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A-0.4



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Site Plans

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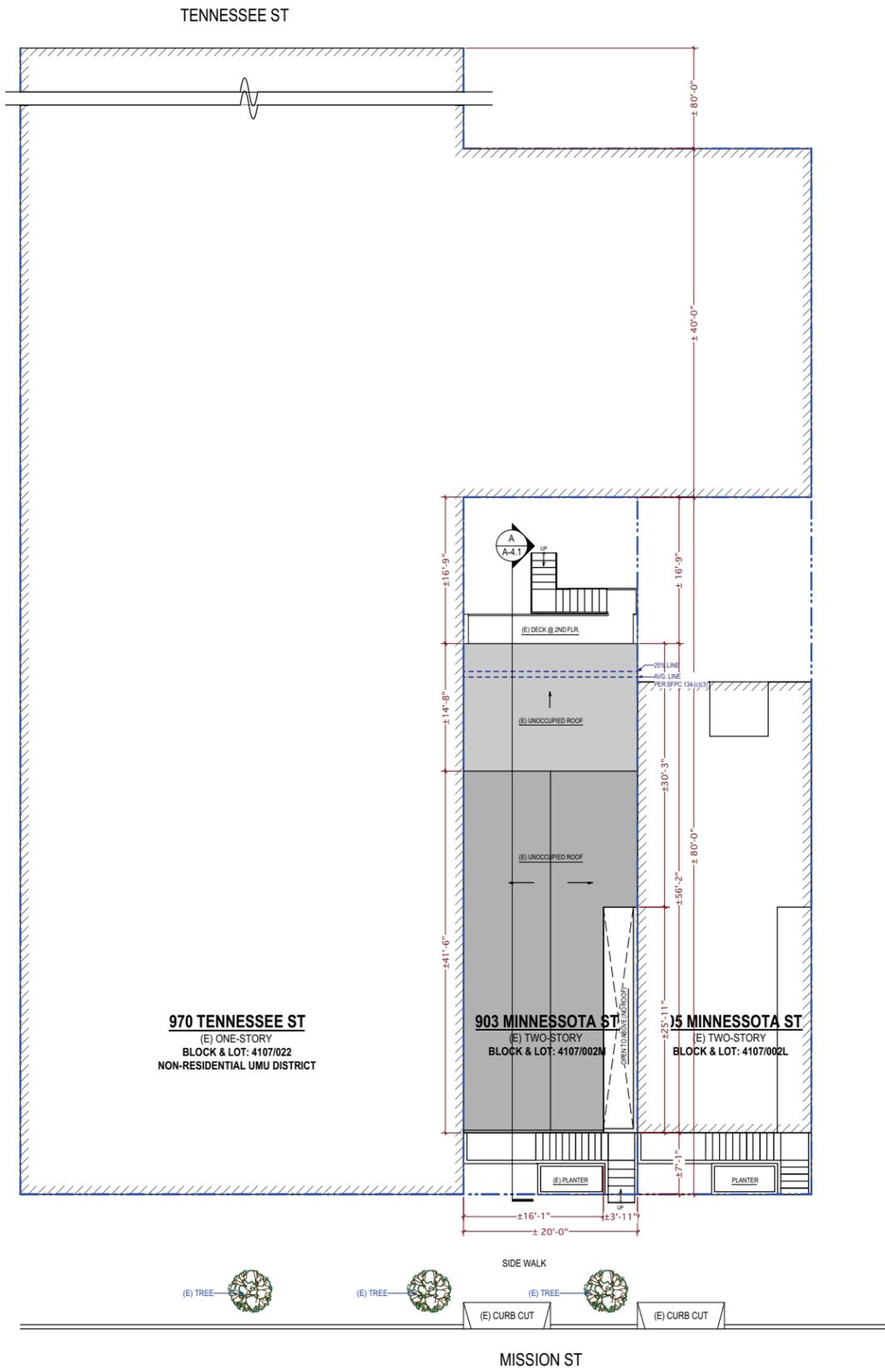
DATE 11/08/2017

REVISED DATE 09/07/2018

JOB NO. 18-1785

SHEET NO.

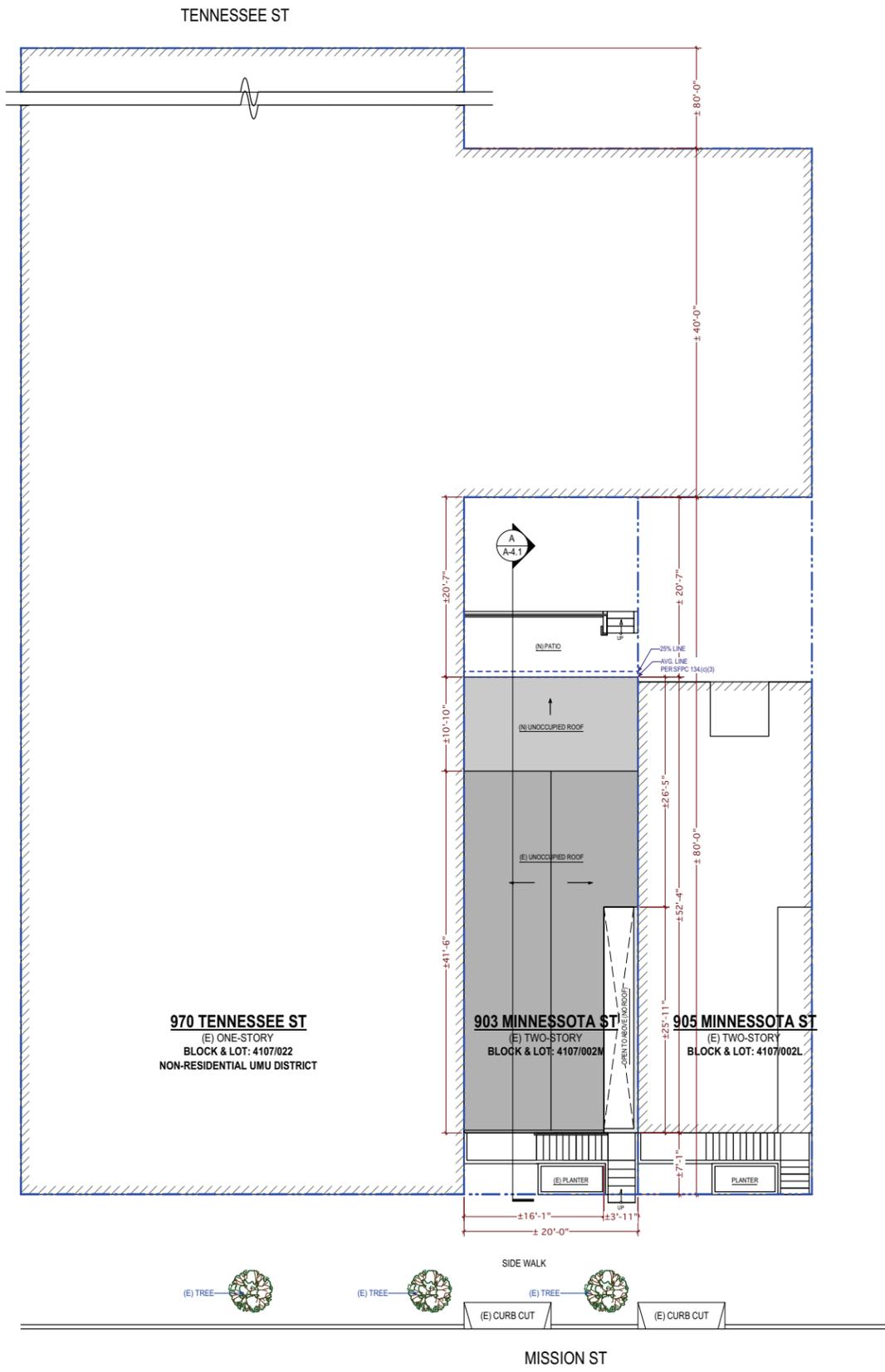
A-1.1



BLOCK & LOT: 4107/002M
PROPERTY LINE:

(E) OUTLINE OF SUBJECT BLDG.:

(E) OUTLINE OF NEIGHBORS:



PROPERTY LINE

(E) HISTORIC WALL TO BE REMOVED

(E) NON-HISTORIC WALL TO BE REMOVED

(E) WALL TO REMAIN

EXISTING HISTORIC SURFACE AREA TO BE REMOVED

- Outline of historic layout no longer remaining
- To be used in Art 10 demo calcs
- Not to be used in Art 10 demo calcs

PROJECT NAME

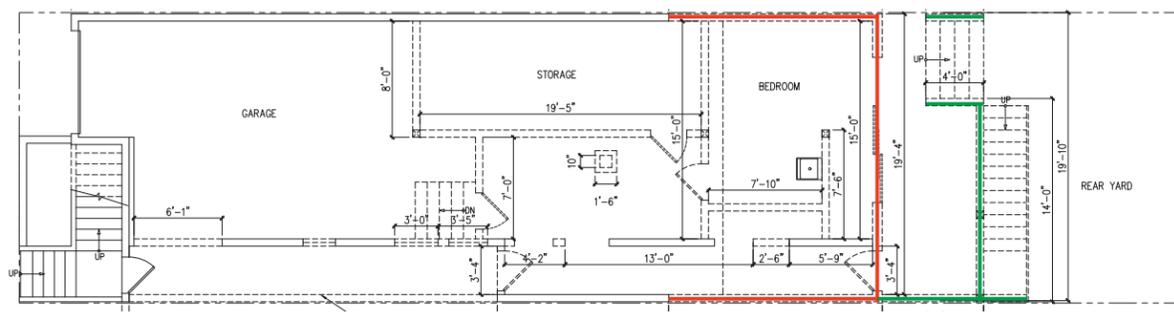
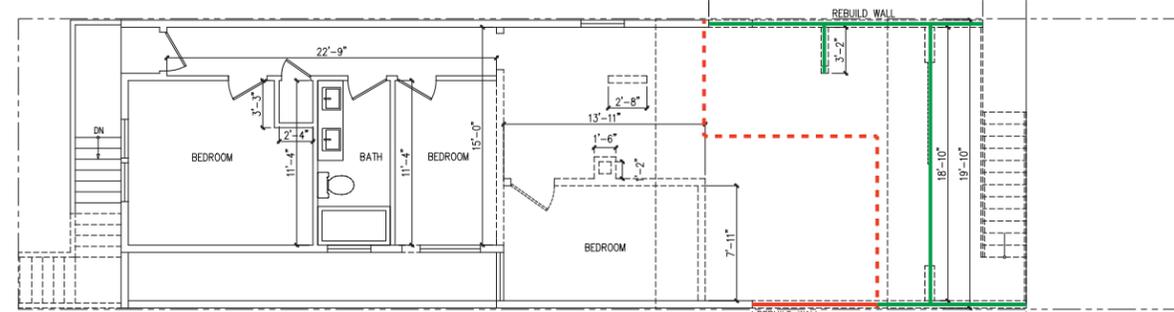
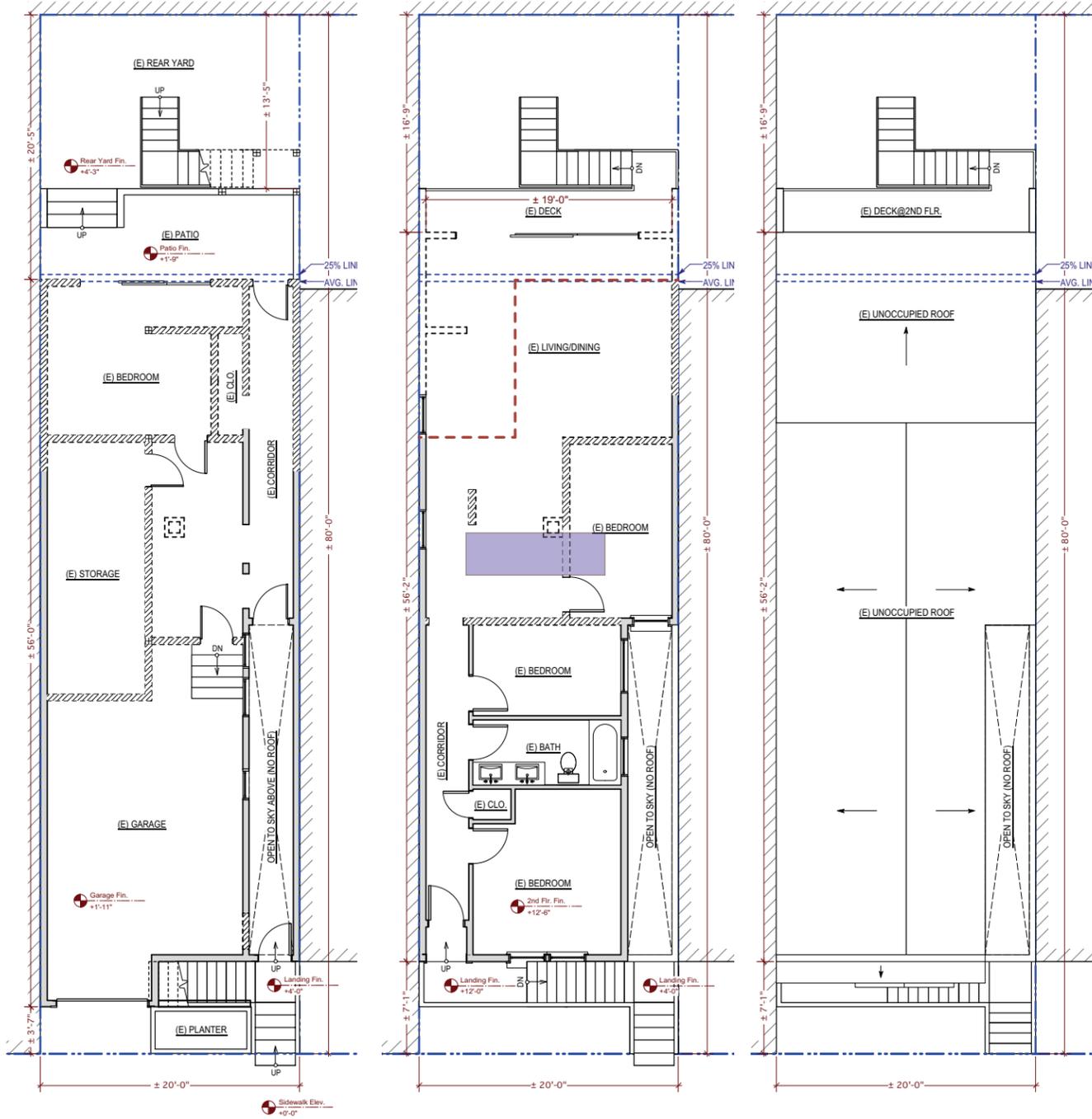
903 Minnesota St
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SHEET TITLE

Demolition Diagram Floor Plans (SFPC Article 10)



Existing First Floor Plan
3/16"=1'-0"

Existing Second Floor Plan
3/16"=1'-0"

Existing Roof Plan
3/16"=1'-0"

Historic Portion Per SFPC Article 10				
DEMOLITION JUSTIFICATION PER SFPC 1005(f)(1)				
FRONT FACADE	(E) AREA Sq.Ft.	REMOVED	% REMOVED	
FIRST FLOOR	228.4	0	0 %	
SECOND FLOOR	244	0	0 %	
TOTAL	472.4	0	0 %	< 25 %
DEMOLITION JUSTIFICATION PER SFPC 1005(f)(2)				
EXT. WALLS (FUNCTION AS ALL EXTERNAL WALLS)	(E) LENGHT FL.	REMOVED	% REMOVED	
FIRST FLOOR	152	49.5	32.57 %	
SECOND FLOOR	112.83	8.92	7.91 %	
TOTAL:	264.83	58.42	22.06 %	< 50 %
DEMOLITION JUSTIFICATION PER SFPC 1005(f)(3)				
EXT. WALLS (FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS)	(E) LENGHT FL.	REMOVED	% REMOVED	
FIRST FLOOR	180.83	49.5	27.37 %	
SECOND FLOOR	112.83	8.92	7.91 %	
TOTAL:	293.66	58.42	19.89 %	< 25 %
DEMOLITION JUSTIFICATION PER SFPC 1005(f)(4)				
INT. WALLS	(E) LENGHT FL.	REMOVED	% REMOVED	
FIRST FLOOR	119.83	78.83	65.78 %	
SECOND FLOOR	96.75	39.58	40.91 %	
TOTAL	216.58	118.41	54.67 %	< 75 %
DEMOLITION JUSTIFICATION PER SFPC 1005(f)(4) (FLOOR PLATES)				
HORIZONTAL SURFACE	(E) AREA Sq.Ft.	REMOVED	% REMOVED	
SECOND FLOOR	785	35	4.46 %	
ROOF	858	0	0 %	
TOTAL:	1643 ± S.F.	35 ± S.F.	2.13 %	< 75 %

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REVISED DATE 09/07/2018

JOB NO. 18-1785

SHEET NO.

A-1.3

PROPERTY LINE

(E) WALL TO BE REMOVED

(E) WALL TO REMAIN

: EXISTING SURFACE AREA TO BE REMOVED

- Outline of historic layout no longer remaining
- To be used in Art 10 demo calcs
- Not to be used in Art 10 demo calcs

PROJECT NAME

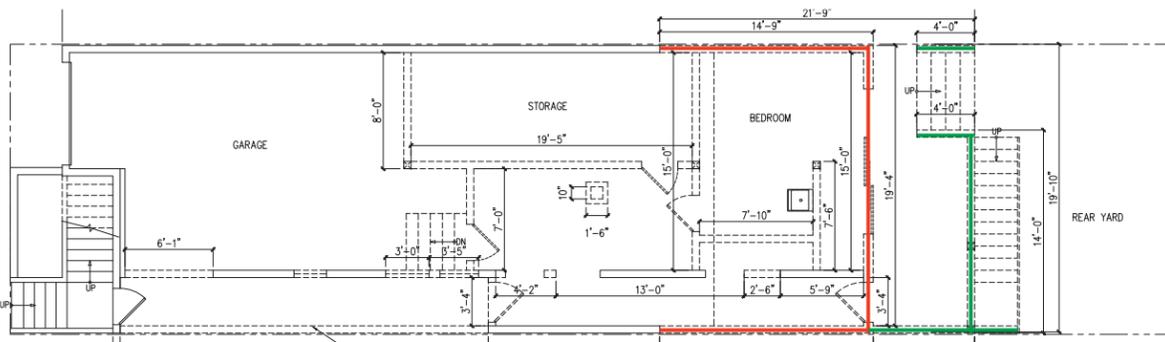
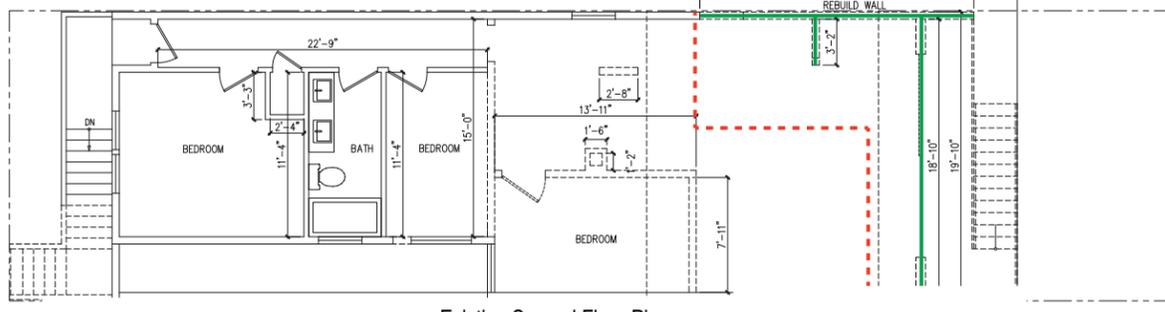
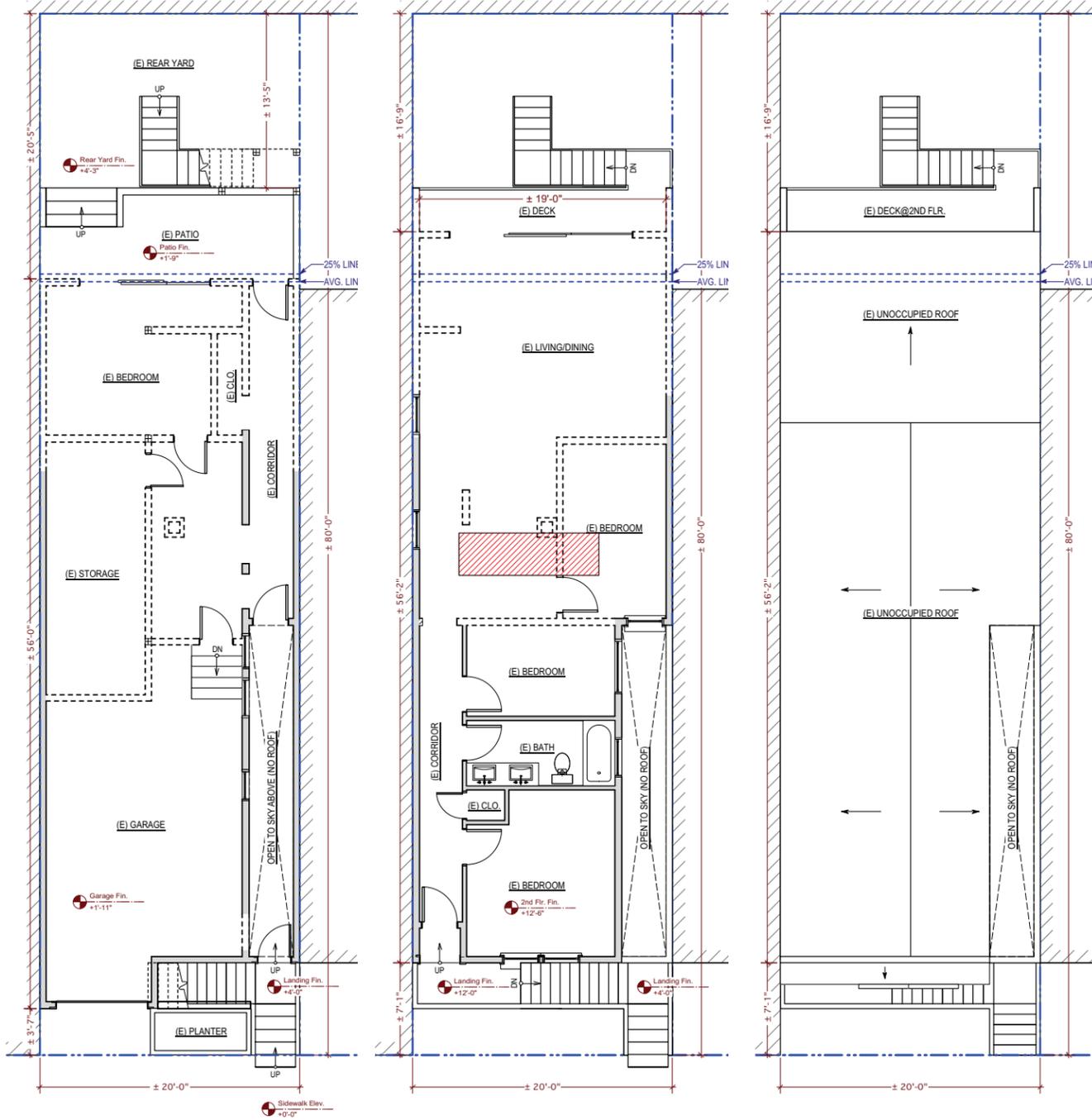
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SHEET TITLE

Demolition Diagram Floor Plans (SFPC Section 317)



Existing First Floor Plan
3/16"=1'-0"

Existing Second Floor Plan
3/16"=1'-0"

Existing Roof Plan
3/16"=1'-0"

Demolition Calculation Per SFPC Section 317				
DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(B) - PART 1				
FRONT FACADE	(E) LENGHT.FL.	REMOVED	% REMOVED	
FIRST FLOOR	23.5	0	0 %	
REAR FACADE	(E) LENGHT.FL.	REMOVED	% REMOVED	
FIRST FLOOR	20	20	100 %	
TOTAL	43.5	20	45.98 %	< 50 %
DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(B) - PART 2				
EXT. WALLS @ THE FOUNDATION LEVEL	(E) LENGHT FL.	REMOVED	% REMOVED	
FIRST FLOOR(FRONT)	23.5	0	0 %	
FIRST FLOOR(REAR)	20	20	100 %	
FIRST FLOOR(LEFT)	56	14.75	26.34 %	
FIRST FLOOR(RIGHT)	52.5	14.75	28.10 %	
TOTAL:	152	49.5	32.57 %	< 65 %
DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(C) - PART 1 (VERTICAL ENVELOPE)				
ELEVATION	(E) AREA Sq.Ft.	REMOVED	% REMOVED	
FRONT	472	0	0 %	
LEFT	1352	373	27.59 %	
RIGHT	1279	319	24.94 %	
REAR	398	398	100 %	
TOTAL:	3501 ± S.F.	1090 ± S.F.	31.13 %	< 50 %
DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(C) - PART 2 (HORIZONTAL ELEMENTS)				
HORIZONTAL SURFACE	(E) AREA Sq.Ft.	REMOVED	% REMOVED	
SECOND FLOOR	1022	35	3.42 %	
ROOF	1022	0	0 %	
TOTAL:	2044 ± S.F.	35 ± S.F.	1.71 %	< 50 %

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DATE 11/08/2017

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SHEET NO.

A-15

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN

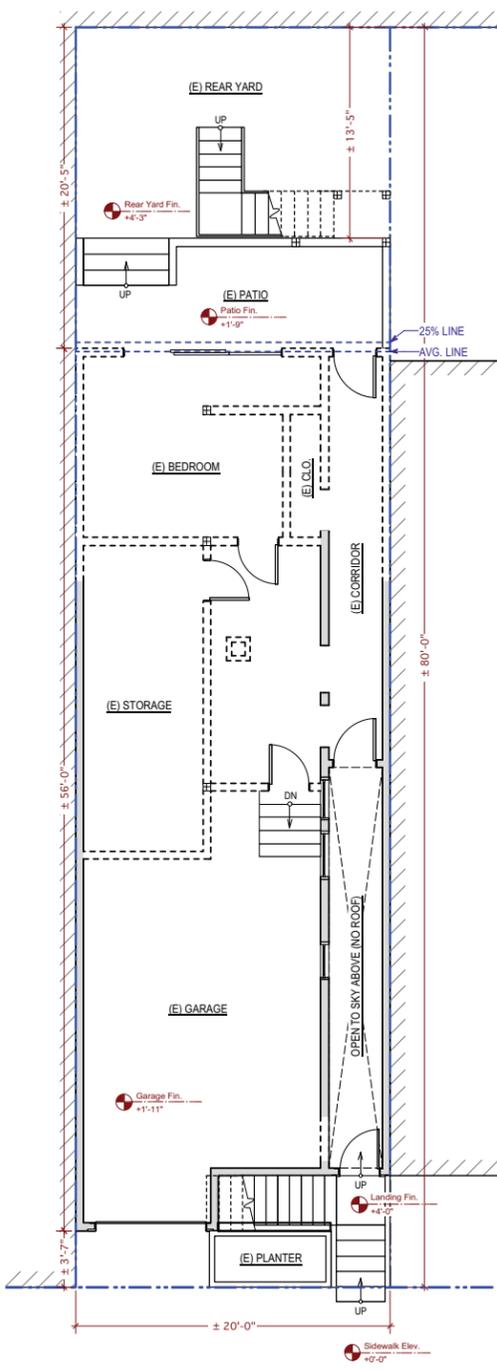
PROJECT NAME
903 Minnesota St
 SAN FRANCISCO, CA

- Outline of historic layout no longer remaining
- To be used in Art 10 demo calcs
- Not to be used in Art 10 demo calcs

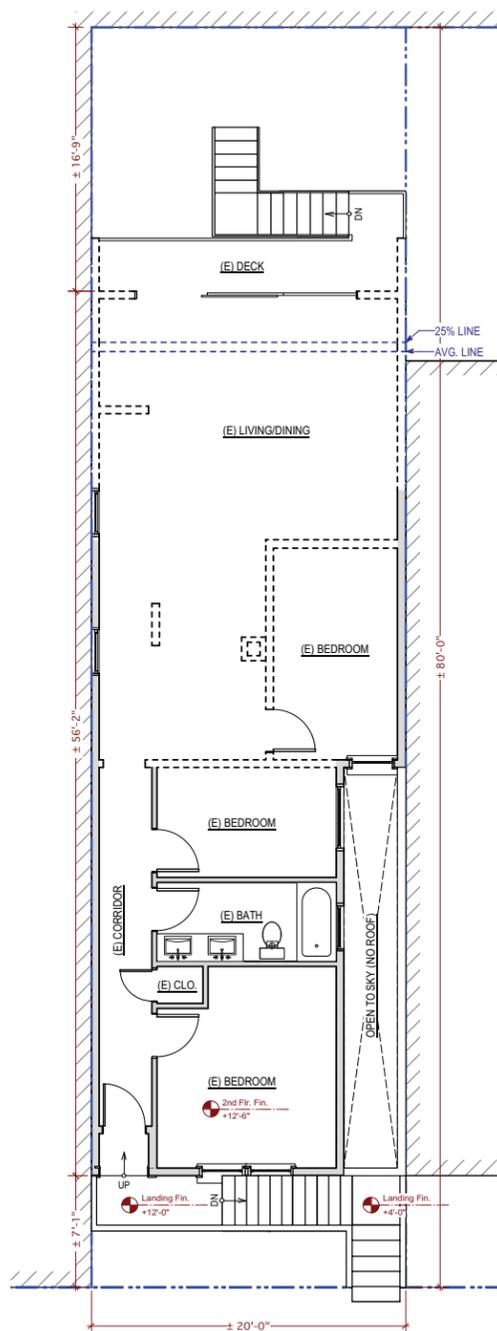


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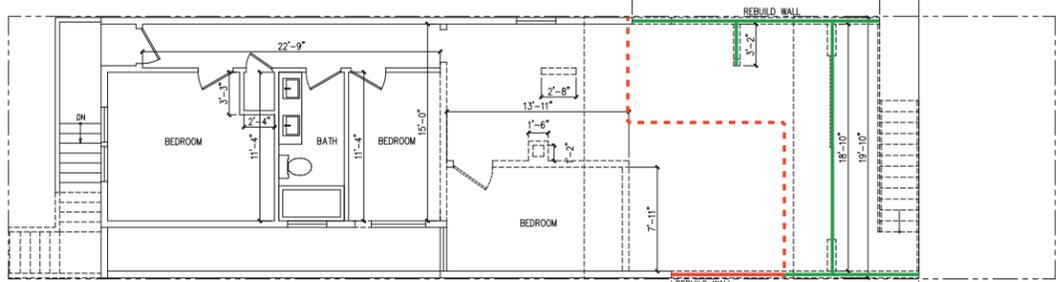
SHEET TITLE
**Demolition Diagram
 Floor Plans
 (SFPC Section 311)**



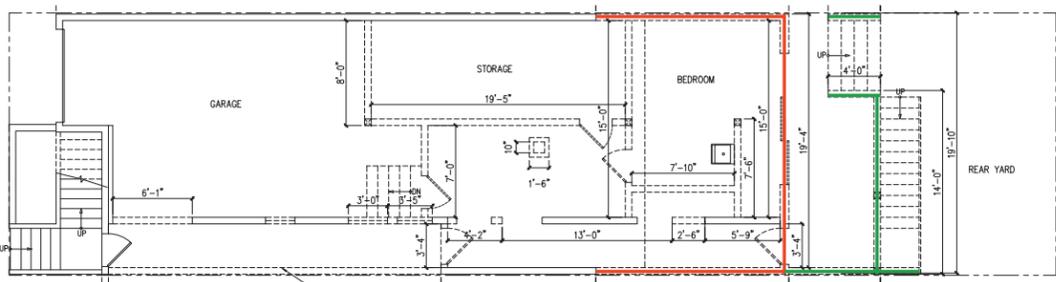
Existing First Floor Plan
 3/16"=1'-0"



Existing Second Floor Plan
 3/16"=1'-0"



Existing Second Floor Plan



Existing First Floor Plan

Int. Walls Demo Calc. Per SFPC Section 311				
DEMOLITION JUSTIFICATION PER SFPC 311				
INT. WALLS @ THE FOUNDATION	(E) LENGHT Ft	REMOVED	% REMOVED	
FIRST FLOOR	119.83	78.83	65.78 %	
SECOND FLOOR	99.92	42.75	42.78 %	
TOTAL	219.75	121.58	55.33 %	< 75 %

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DATE	11/08/2017
REVISED DATE	09/07/2018
JOB NO.	18-1785
SHEET NO.	A-1.6

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(N) WALL TO BE CONSTRUCTED

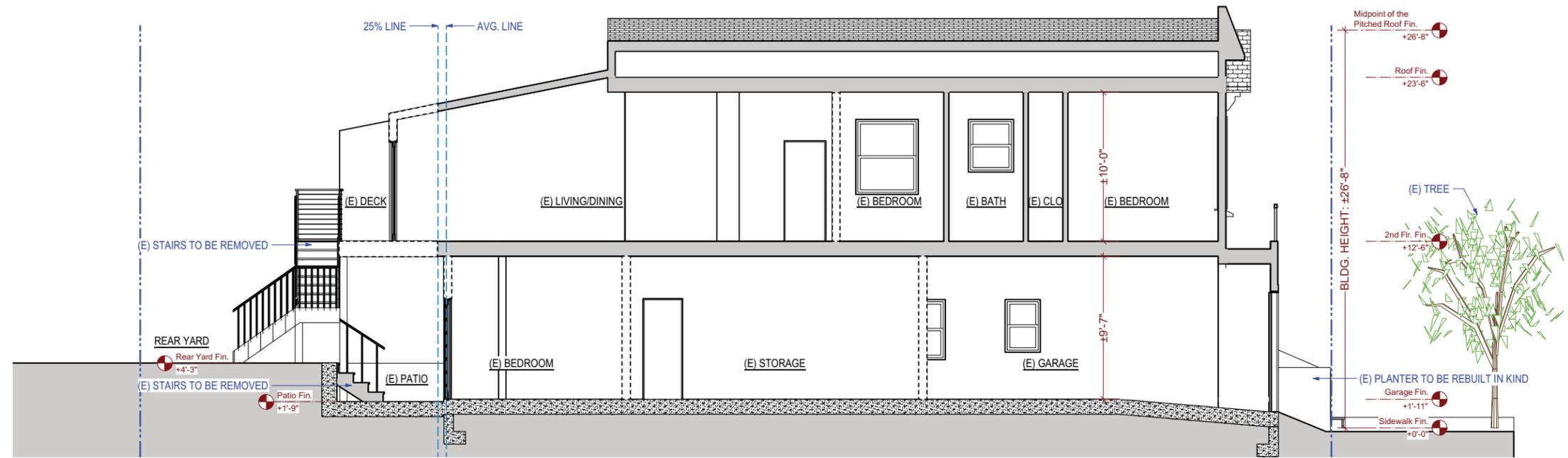
PROJECT NAME
903 Minnesota St
 SAN FRANCISCO, CA



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 SAN FRANCISCO CA 94103
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SHEET TITLE

Sections



Existing Section A
 1/4" = 1'-0"



Proposed Section A
 1/4" = 1'-0"

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REVISED DATE	09/07/2018
JOB NO.	18-1785
SHEET NO.	A-4.1

City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

PROJECT NAME
**903 Minnesota St
SAN FRANCISCO, CA**

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. Requirements apply only to areas and systems within the scope of addition and alteration, with the exception of "Existing Noncompliant Plumbing Fixtures" (below). An abbreviated summary of each requirement is included for reference. To determine if this form is appropriate for a project, see Administrative Bulletin 93, Attachment A, Table 1. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

- Construction and Demolition Debris:** 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)
- Recycling by Occupants:** Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.
- Water Efficient Irrigation:** Projects that include $\geq 1,000$ square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)
- Stormwater Control Plan:** Projects disturbing $\geq 5,000$ square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)
- Grading and paving:** Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)
- Smart Irrigation Controller:** Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller. (CalGreen 4.304.1)
- Indoor Water Efficiency:** Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)
- Energy Efficiency:** Comply with California Energy Code (Title 24, Part 6 2013)
- Rodent Proofing:** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)
- Moisture content:** Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3)
1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure
- Capillary break for concrete slab on grade:** Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2)
1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2) A slab design specified by a licensed design professional.
- Fireplaces and woodstoves:** Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)
- Design and Install HVAC System to ACCA Manual J, D, and S** (CalGreen 4.507.2)
- HVAC Installer Qualifications:** HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)
- Covering duct openings and protecting mechanical equipment during construction:** Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)
- ENERGY STAR Compliant Bathroom exhaust fans:** Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.506.1)
- Carpet:** All carpet must meet one of the following: (CalGreen 4.504.3)
1. Carpet and Rug Institute Green Label Plus Program,
2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
3. NSF/ANSI 140 at the Gold level,
4. Scientific Certifications Systems Sustainable Choice, OR
5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database
AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.
- Resilient flooring systems:** For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4):
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,
3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
- Composite wood products:** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.
- Interior paints and coatings:** Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.
- Low-VOC aerosol paints and coatings:** Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)
- Low VOC Caulks, Construction adhesives, and Sealants:** Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. **Projects that increase total conditioned floor area by $\geq 1,000$ square feet are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93.** For projects that increase total conditioned floor area by $< 1,000$ square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

903 Minnesota St
Project Name
4107/002M
Block/Lot
903 Minnesota St
Address
R-3
Primary Occupancy
2,023 \pm S.F.
Gross Building Area
- 81 \pm S.F.
Increase In Conditioned Floor Area

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Licensed Professional: Sign & Date
(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:

Projects that increase total conditioned floor area by $\geq 1,000$ square feet:
The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

- I am a LEED Accredited Professional
- I am a GreenPoint Rater
- I am an ICC Certified CalGreen Inspector

Green Building Compliance Professional - Sign & Date

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green requirements are met.



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SHEET TITLE

Green Building Checklist

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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JOB NO. 18-1785

SHEET NO.

G-1.0

INDOOR WATER USE

All fixtures must not exceed the following flow rates (CalGreen Section 4.303.1):

Fixture Type	Maximum Prescriptive Flow Rate	Referenced Standard from California Plumbing Code Table 1401.1
Showerheads ²	2.0 gpm @ 80 psi per valve and per showerhead ²	n/a
Lavatory faucets - residential	1.5 gpm @ 60 psi	n/a
Lavatory faucets - common and public use areas	0.5 gpm @ 60 psi	n/a
Metering faucets	25 gallons/cycle	ASME A112.18.1/CSA B125.1
Kitchen faucets	1.8 gpm @ 60 psi default, allowed to temporarily increase to 2.2 gpm	n/a
Tank-type water closets	1.28 gallons/flush ¹ and EPA WaterSense Certified	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Flushometer valve water closets	1.28 gallons/flush ¹	ASME A112.19.2/CSA B45.1 - 1.28 gal
Urinals	0.5 gallons/flush	ASME A112.19.2/CSA B45.1 - 0.5 gal

1) For dual flush toilets, effective flush volume is defined as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8 L).
2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time. (CalGreen 4.303.1.3)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFDPI.org, and also see the "Residential Water Conservation" section of the SFPUC website - SFWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.