



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: MAY 14, 2015
CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 4, 2015
Case No.: **2013.1775DRM**
Project Address: **470 Edinburgh Street**
Zoning: RH-1 (Residential, House, One-Family)
40-X Height and Bulk District
Block/Lot: 6079/012
Project Sponsor: Marilene Harvey
62 Exeter Street
San Francisco, CA 94124
Staff Contact: Nancy Tran – (415) 575-9141
nancy.h.tran@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.1775DRM	New Building Case Number	2013.1775DRM
Recommendation	Do not take DR	Recommendation	Do not take DR
Demolition Application Number	2012.03.03.162	New Building Application Number	2012.03.03.167
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	2	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	5
Existing Building Area	±1000 Sq. Ft.	New Building Area	±1400 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	10/31/14	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project proposal is to demolish an existing 1-story over garage single-family dwelling and construct a 2-story over garage single-family dwelling with habitable space on the ground floor.

BACKGROUND

The project, as proposed, has been reviewed for compliance with the Planning Code and has gone through Neighborhood Notification per §311.

The existing structure was significantly damaged by fire in 2002. In 2003, the project sponsor submitted a building permit to construct rear and side additions as well as raise the roof height for attic space. A public initiated Discretionary Review was requested by Amanda Matamoros, 468 Edinburgh St, adjacent owner/occupant located northeast of the subject property. The project sponsor and DR requestor did not achieve resolution nor was a Planning Commission hearing held for the proposal. The building permit and DR were both withdrawn on January 29, 2013.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 470 Edinburgh Street between Persia and Brazil Avenues in the Excelsior neighborhood. The 2,495 SF lot has 25' of frontage and a depth of 100'. The existing ±1,000 SF single-family dwelling structure provides ~15' front yard, 37' rear yard and no side yard setbacks. The property slightly slopes up on a southwest to northwest grade with an elevation change of ~5'. City records indicate that the structure, built circa 1907, is located within a RH-1 (Residential-House, One Family) zone with a 40-X height designation.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The neighborhood consists primarily of single-family dwellings and is within proximity to RM-1 (Residential, Mixed, Low Density) and RH-2 (Residential-House, Two Family) zoned properties located west along Brazil Avenue. Adjacent properties to the north and south are both single-family dwellings and of the same lot size (25' x 100'). Architectural styles, building heights and front setbacks vary widely on Edinburgh Street at this location.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 4, 2015	May 4, 2015	10 days
Mailed Notice	10 days	May 4, 2015	May 1, 2015	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	-	-
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	-	-

The Department has not received any comments from neighbors regarding this project.

REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling unit with a two-car garage and would rise to ~29'-6" in height. The ground floor will contain a garage, family room, two bedrooms and full bathroom. It will also contain mechanical equipment and a laundry room. The second floor will contain a kitchen, two bedrooms, two full bathrooms, living, dining, and sitting rooms. The third floor will contain a bedroom, full bathroom, social room and two decks (front and rear).

The project proposes a rear yard of ~32', where the requirement is 25'. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with stucco, rustic wood siding and wood-trimmed fenestrations.

PUBLIC COMMENT

The project has completed the Section 311 and Mandatory DR notification. No outside DR was filed on this project.

GENERAL PLAN COMPLIANCE

The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1: Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

While the project does not propose affordable housing, it will retain the existing residential density by removing and replacing one dwelling unit.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

The project will not address affordable housing needs with respect to rental units as the property had been owner-occupied from 1958 until the structural fire in 2002.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFE CYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The proposal will retain the existing residential density by replacing a blighted one-bedroom dwelling unit with a five-bedroom single-family dwelling.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The project's contemporary architecture respects the proportions of the neighborhood's mixed architectural definition and will complement the residential character.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The project will not affect existing retail uses as the site was previously occupied by a residential use.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing one unit building has been determined not an historic resource for purposes of CEQA and will be replaced with one dwelling unit.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposal does not remove existing affordable housing as the structure will remain owner occupied.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is of similar density to the surroundings and will not have impacts on MUNI. No change to the quantity of off-street parking is proposed.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a residential use and will not impact employment.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal will conform to current codes.

7. Landmarks and historic buildings be preserved.

The proposal has been determined not to be an historic resource for purposes of CEQA.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal does not border a park and the proposal conforms to height restrictions of the district.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(1)(d)] on February 25, 2014.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project. The RDT supports the Project and determined that it complies with the applicable quantitative standards of the Planning Code, including front setback, rear yard, building height and usable open space, and that its design is also consistent with the Residential Design Guidelines.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new single-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will retain the existing residential density.
- The Project will revive the residential use that was made uninhabitable due to fire damage.
- No tenants will be displaced as a result of this Project as it is currently vacant.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.

- The RH-1 Zoning District allows a maximum of one dwelling unit per and up to one unit per 3000 SF of lot area with conditional use approval. The Project is therefore an appropriate development in the district with respect to surrounding properties.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2013.1773DRM – Do not take DR, approve the demolition and new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code § 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meet Criteria

Upon staff's review of the Soundness Report prepared by Yon Won Kim – an independent third party for this project – the existing structure cannot be considered unsound housing. The report's upgrade cost estimate for correcting original construction deficiencies affecting habitability does not meet the requisite 50% threshold. The assessment also does not meet the 75% upgrade cost threshold for correcting habitability deficiencies due to deferred maintenance as it includes an ineligible work element (i.e., interior sheetrock and finishes). The Department does not concur with the Soundness Report evaluation based on the findings and cost summary to make the structure safe and habitable according to Housing Code.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Criteria Not Applicable to Project

The structure has been vacant following extensive damages caused by a fire in 2002.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Criteria Not Applicable to Project

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant and had been previously been owner-occupied since 1958.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project preserves the quantity of housing. One family-sized unit will replace a single-family dwelling that contained only one bedroom. The creation of this family-sized unit will preserve the cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the

surrounding neighborhood. By creating a compatible new building in a neighborhood defined by one-family units, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating new dwelling-unit where one dwelling used to exist, the relative affordability of existing housing is being preserved.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable unit, as the removal of and replacement with one dwelling unit construction does not trigger § 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project proposes to remove and replace one single-family dwelling unit in a neighborhood characterized by primarily by one- family dwellings.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will replace one single-family dwelling unit with new quality, family housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and constructed of high-quality materials.

15. Whether the Project increases the number of on-site dwelling units;

Project Does Not Meet Criteria

The Project will not increase the number of dwelling units on the site as it proposes to remove and replace one single-family dwelling.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from one to five.

Attachments:

Design Review Checklist for replacement building
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
Residential Demolition Application
Prop M findings
Environmental Evaluation / Historic Resources Information
Soundness Report
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing one residential unit. Architectural styles, building heights, depths and front setbacks vary widely on Edinburgh Street at this location.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?			X
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?			X
Is the building articulated to minimize impacts on privacy to adjacent properties?			X
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The overall project scale respects the established mid-block open space and is consistent with the neighborhood character. The new building provides a side setback along the southern property line and proposes minimal directed glazing to provide privacy toward adjacent properties.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?			X
Is the building's height and depth compatible with the existing building scale at the mid-block open space?			X
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale and front setback at the street. The height and depth of the building are compatible with the existing mid-block open space, as most adjacent buildings provide the 25% required rear yard. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X

Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance is consistent with the varied pattern of ground and elevated entrances found along Edinburgh Street. The rectangular bay window along the front façade is compatible with the vertical proportion found throughout the neighborhood. The garage door is recessed from the front façade and limited to a width of 10 feet.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?			X
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The wood-trimmed fenestrations, placement of architectural details and stucco wall finish are compatible with the existing mixed residential character of this neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)

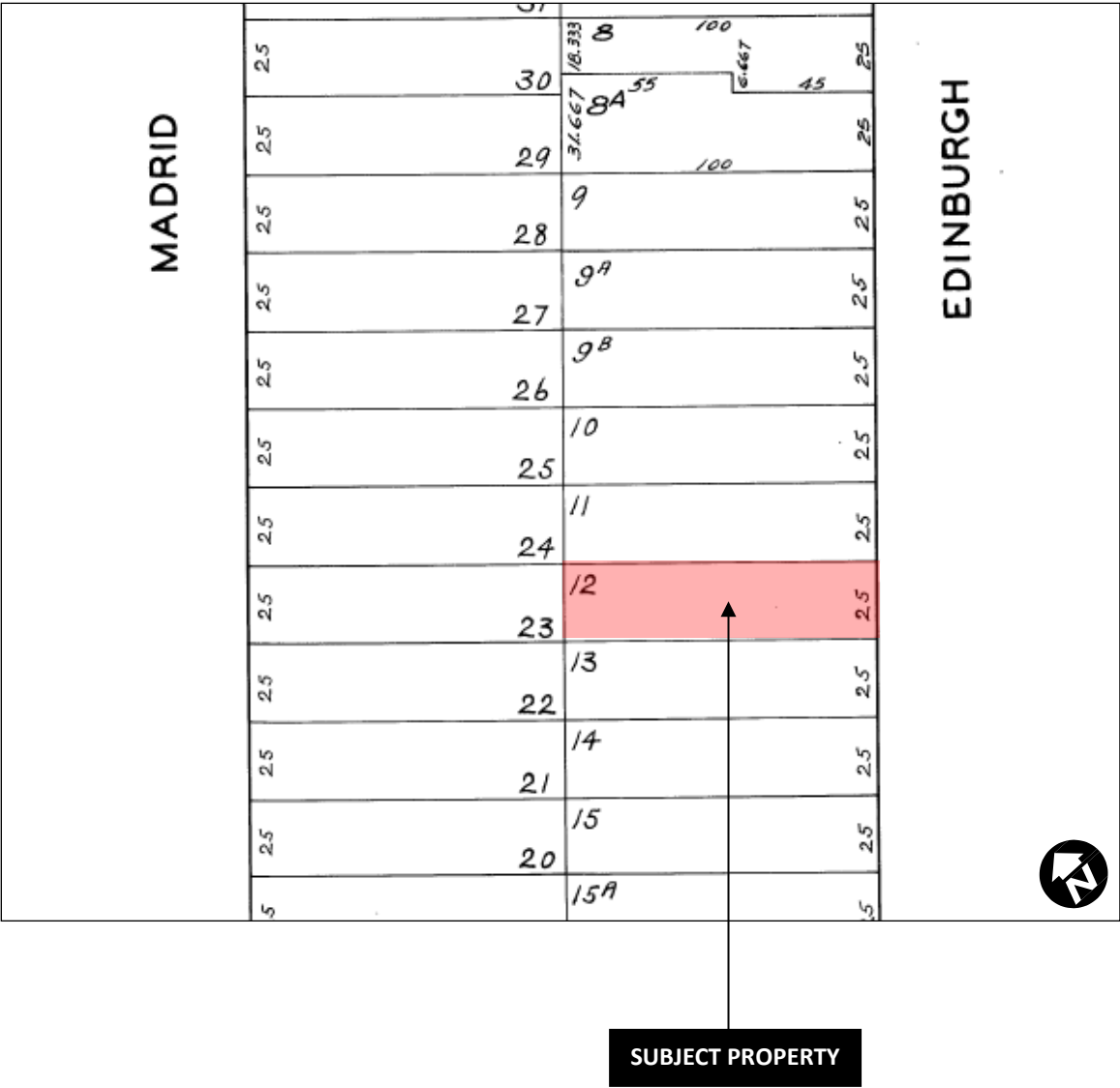
QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X

Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

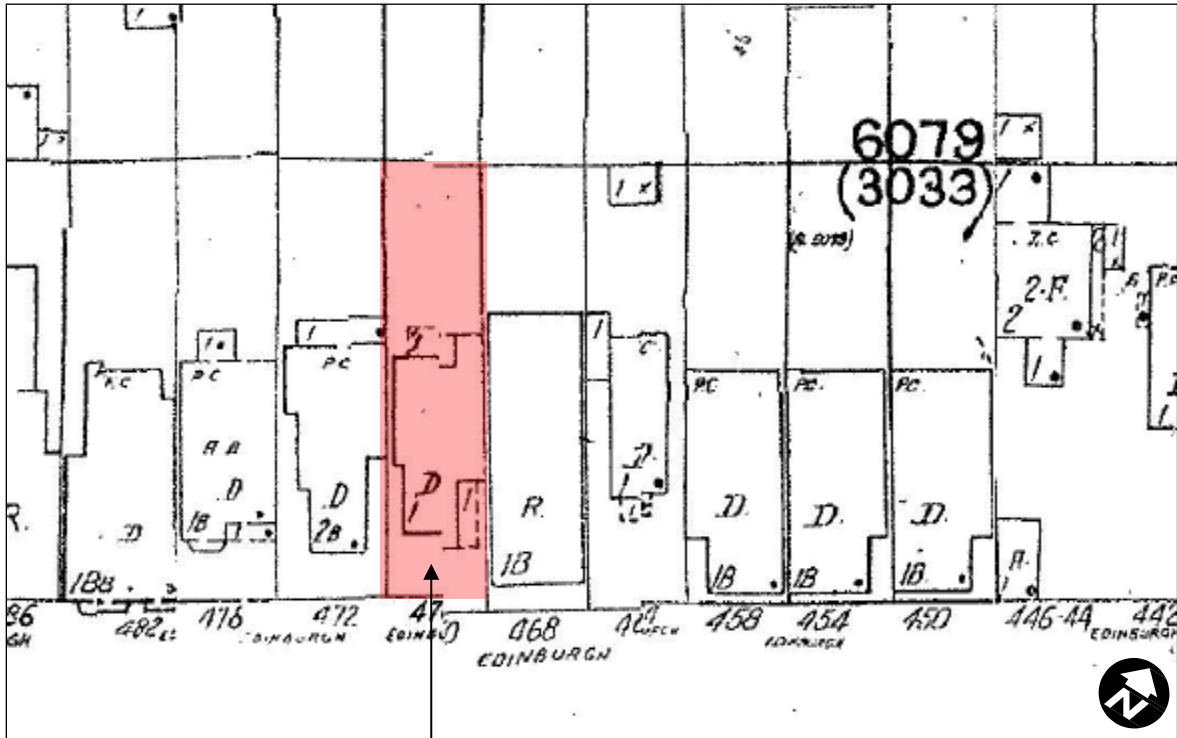
Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

Block Book Map

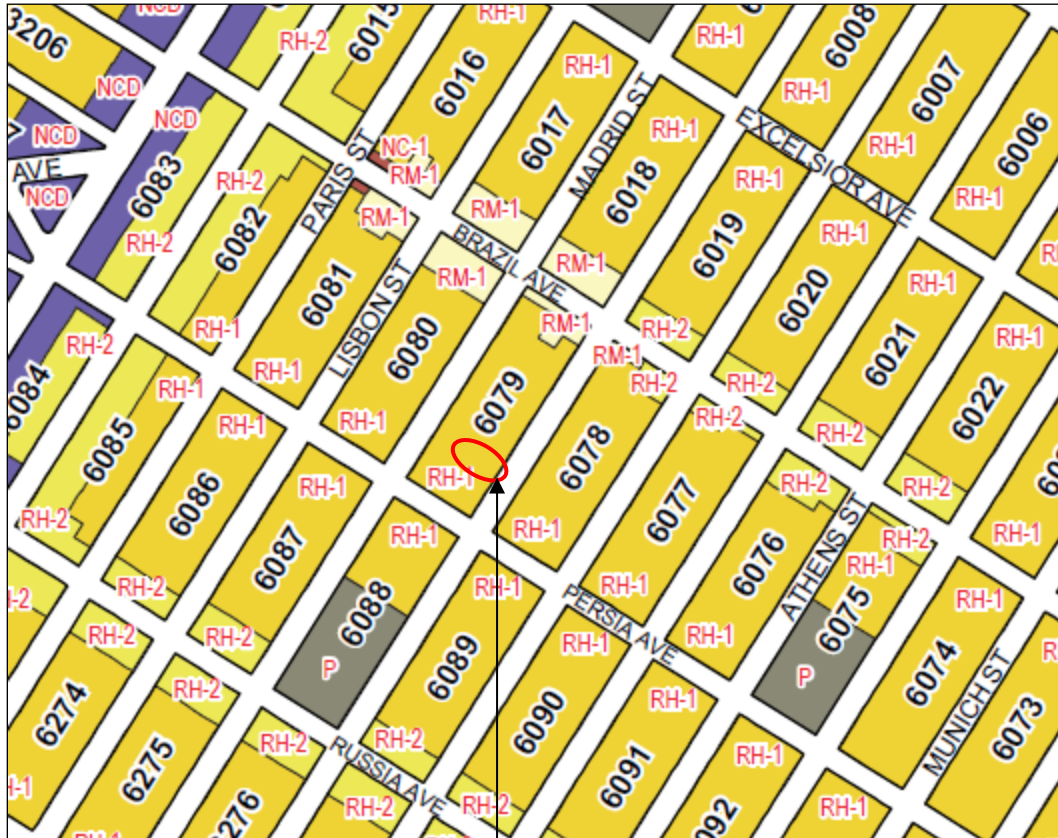


Sanborn Map



SUBJECT PROPERTY

Zoning Map



SUBJECT PROPERTY

Aerial Photo

facing east



SUBJECT PROPERTY

Aerial Photo

facing west



SUBJECT PROPERTY

Aerial Photo

facing north



SUBJECT PROPERTY

Aerial Photo

facing south



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, May 14, 2015**
Time: **12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Mandatory Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 470 Edinburgh Street Cross Street(s): Persia Ave Block /Lot No.: 6079/012 Zoning District(s): RH-1 / 40-X Area Plan: N/A	Case No.: 2013.1775DRM Building Permits: 2012.03.03.162 & 2012.03.03.167 Applicant: Marilene Harvey Telephone: (415) 468-8258 E-Mail: harvey94124@sbcglobal.net

PROJECT DESCRIPTION

The request is for a Mandatory Discretionary Review of Building Permit Applications No. 2012.03.03.162 and 2012.03.03.167. The project proposes demolition of an existing 1-story over garage single-family dwelling and construction of a 2-story over garage single-family dwelling with habitable space on the ground floor.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: nancy.h.tran@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Celso Sura / Kevin + Marilene Harvey / Maria Corvera	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
62 Exeter Street	(415) 468-8258
San Francisco, CA 94124	EMAIL:
	harvey94124@sbcglobal.net

APPLICANT'S NAME:	
Marilene Harvey	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
62 Exeter Street	(415) 468-8258
San Francisco CA 94124	EMAIL:
	harvey94124@sbcglobal.net

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
470 Edinburgh Street, San Francisco		94112		
CROSS STREETS:				
Persia + Brazil Streets				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6079 1012	25' x 100'	2500	RH-1	40-X

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):	DATE FILED:
		2012/1030/3162	11/2012
		2012/1030/3167	11/2012
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)	
ELLIS ACT		YES	NO
Was the building subject to the Ellis Act within the last decade?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	1	1
Hotel Rooms	0	0	0	0
Parking Spaces	0 1	0	2	0 2
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	20'	0	30'	30'
Number of Stories	2	0	3	3
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	900	0	3000	3000
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	0	0	0	0
Parking	450	0	550	550
Other (Specify Use)	450 (basement)	0	0	0
TOTAL GSF				

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	1	1
Rental Units:	0	0	0
Total Units:	1	1	1
Units subject to Rent Control:	0	0	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	1	5	4
Rental Bedrooms:	0	0	0
Total Bedrooms:	1	5	4
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	1		<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	1	5		<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Does the Project create new supportive housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Marilene Harvey

Date: _____

02/22/2015

Print name, and indicate whether owner, or authorized agent:

Marilene C. Harvey - owner

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Demolition	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input checked="" type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐* Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Not applicable - residential house

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Full demolition of the property. New construction will fit the character of the neighborhood

3. That the City's supply of affordable housing be preserved and enhanced;

The property is going to be owner occupied and was never a rental unit prior to the fire in 2002 and causes it to be uninhabitable

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The new construction will increase parking space inside the garage from 1 to 2 spaces

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Not applicable

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The new construction of the building will
~~the~~ meet all new applicable codes

7. That landmarks and historic buildings be preserved; and

Not applicable

8. That our parks and open space and their access to sunlight and vistas be protected from development.

Not applicable



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
470 Edinburg St		6079/012	
Case No.	Permit No.	Plans Dated	
2013.1775E		09/25/12	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo existing structure and construct new single family dwelling			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER


If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	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"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that 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 soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or 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 excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira <small>San Francisco Planning Department, 333 Market Street, 12th Floor, San Francisco, CA 94102-4400 Phone: 415/355-3100, Fax: 415/355-3101, Email: monica.pereira@sfdph.org</small> Per GIS database, the only CEQA review that requires additional review is Historic Preservation.	


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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

<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 checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (<i>Requires approval by Senior Preservation Planner/Preservation Coordinator</i>) a. Per HRER dated: _____ (<i>attach HRER</i>) b. Other (<i>specify</i>): <i>Per PTR form dated 2/19/2014</i>
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:  <i>2/25/2014</i>	

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 (<i>check all that apply</i>): <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>A. Kirby</i>	Signature or Stamp: 
	Project Approval Action: <i>Select One BPA</i> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	<i>2.25.2014</i>
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.		

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. 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 checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input 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> .

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)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
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 CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/19/2014	Date of Form Completion	2/19/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	470 Edinburgh Street	
Block/Lot:	Cross Streets:	
6070/012	Persia and Brazil Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013. 1710E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/12/2013
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PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Johanna Street, October 18, 2013.	
The proposal is to demolish the existing structure and construct a new single-family residence.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

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

PRESERVATION TEAM COMMENTS:
<p>470 Edinburgh Street was constructed by an unknown builder or architect circa 1907, according to the Assessor's records. The actual date of construction is unknown, as there is no original permit or water record. However, the property was first occupied by George H. and Elizabeth Thompson, who purchased it from the Bernhard Getz, a local realtor, in 1907 possibly indicating the completion date of the existing property. The Thompsons remained at the property through 1923, and it remained a working-class residence through its history.</p> <p>The subject property is a one-story-over-garage, wood frame, single-family residence located on the west side of Edinburgh Street in the Excelsior neighborhood. The building features asbestos shingle cladding at the primary facade, a gable roof, and a projecting bay above the below-grade garage. The windows have been boarded up due to fire damage, although they appear to have previously been aluminum sash. The building retains little integrity due to fire damage sustained in 2002 and prior alterations.</p> <p>Based on historic research conducted by Johanna Street and preservation planning staff, 470 Edinburgh Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 470 Edinburgh Street is not associated with any historic trends or events in the area or at the subject property; none of the owners or occupants appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value.</p> <p>The surrounding neighborhood is entirely residential and eclectic in style and period of construction. Construction dates range from pre-1900 to 1975 on the subject block, and architectural styles vary from Craftsman to Marina Style with many vernacular designs. Furthermore, a majority of neighboring properties appear to have been significantly altered. Overall, 470 Edinburgh Street does not appear to be within a potential historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2.24.2017



YON WON KIM
General contractor
License B #852936 Expire 1-31-2015
San Francisco, California

April 3, 2014

Soundness Report
For Fire Burn Out Building

@

470 Edinburg Street
San Francisco, California

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1. BASIS FOR SOUNDNESS REPORT

This soundness report is an evaluation of the subject building in its current condition as it sits on the property on the date of this report. The report is prepared for the owner of the property to evaluate its condition and the cost associated with a major renovation or demolition and rebuilding a new structure on the site.

The preparer of this report has no interest in this property or any other property associated with the owner of the property. The report is done for a fee. The evaluation uses generally accepted engineering principles and practice in the field being evaluated.

The basis for the soundness report is based on DCP (Department of City Planning) historical acceptance of documentation for evaluating determinate buildings that require major structural elements to be replaced and the economic values in retaining the superstructure of the building in order for it to be successfully renovated at compatible cost to new construction.

The two documents are:

1. Residential Demolition Policy by Craig Nakitas, Planner Dated: 12-8-2003.
2. Demolition Policy on Residential Policy by Laurence Kornfield, Chief Building Inspector, DBI of San Francisco Dated: May 7, 20003.

In researching DCP and DBI data basis and inquiring with the information counters at both departments, there had not been any new developments in added requirements for soundness evaluation for the soundness report.

The current soundness requirements were adopted in 1985 under Article 5, 1985 Interim Planning Code.

The criteria for the soundness will be based on the latest and current codes:

1. San Francisco Building Code and Amendments
2. San Francisco Housing Code
3. San Francisco Plumbing Code
4. San Francisco Electrical Code
5. San Francisco Housing Code
6. San Francisco Mechanical Code
7. San Francisco Fire Code
8. San Francisco Historical Code

The soundness report will be base on the deterioration of the building and its associated parts. A floor plan is attached for reference of the existing building. Photos are also attached to show extensive damage to the building and structural elements including non functioning plumbing and electrical systems.

There was a fire in February of 2002, which left the building structurally unsound. The photos of the fire damage are also included.

The costs of the repairs are base on current construction costs and are prepared in conjunction with the owner's license contractor and represent the true cost to do the repairs. The soundness evaluation will be based upon this cost to remedied or repair deficiencies to comply with the above codes.

The new replacement costs are base on the Swift new building construction cost for 2012 at \$200.00 per Square ft.

These costs do not include permit fees and professional Architectural and Engineering fees for plans preparation.

The soundness costs will be comparing it to the new replacement costs. The soundness cost will not include upgrades, maintenance, remodeling not associated with the required work, and negligence by the owners.

History of Building:

The building was built right after the earthquake as a one story building in 1907 from building records and water department records which is attached.

There was a permit to add a portion of the porch and a bathroom to the rear of the building. There is no further permit history on the building from 1907 till a permit was taken out to install siding on the face of the building.

The size of the building was shown on the 1915 Sanborn Insurance Map and is the same size as the Sanborn Insurance Map of 1990. The drawing of the existing building is attached.

The construction of the original building was not constructed with uniform size members and the stud spacing is excessive. The floor joists are space greater than 2 feet on center. The floor joists has settle and defections are great. There is salvage and scrap lumber used thru out the lower basement in the beam and random post placement. The random posts might be installed to keep fracture members supported. They have no foundations and are place on the concrete slab with out firm supports.

There were no permits for any of the substandard work in the basement. Water penetration on the siding is noticeable and the basement has water intuition. The humidity is great and mold and mildew is present on all the walls and has cause dry rot on many of the beams in the garage. The bottom of the garage is dry rotted due to standing water that floods the basement when it rains. The basement is 2 to 3 feet below the sidewalk and water runs down the driveway ramp and enters the garage and wets all the post founded on the cement floor. The height of the basement is very low and has many beams sticking down from the ceiling. The garage was un permitted addition and will not be used in the Replacement cost. The original house has one bedroom, living room, dining room, kitchen with no porch and bathroom.

The upper floor was constructed in 1907 with an addition of the porch and bathroom shortly there after. It has remained in this condition until the fire of 2002. The total area of the building is 960 square feet.

Fire of 2002

The fire of 2002 started in the rear of the building and burned its way thru the kitchen and down the hall all the way to the front of the building toward the north east corner and thru the roof at the front door. During the fires travel, it burn thru the ceiling and consumed the ceiling joists and chard the roof rafters at the center of the building burning a hole in the ceiling on its way to the roof up to the ridge. Here it travel both ways front and back and consumed the rear porch and travel to the front of the roof over the living room of the building. The intense heat spill over to the dining room and started burning the ceiling and roof of the entry and fleer up onto the outside roof at the entry.. The upper walls and the roof is all chard with burning of the under side of the roof sheathing. The lower half of the walls were only smoke and water damage with some fire damage. The floors are all drench in a flood of water when the fire department came to put out the fire.

The porch and bathroom is completely burnt out and the ceing joists and roof rafters has also chard out. The south west corner of the interior of the building is gone and need reconstruction.

The entire electrical system has melted burnt and not reliable. The plumbing piping has been destroyed. The kitchen need complete reconstruction. The flooring has smoke damage and flooring has been burnt. The deteriorated floor sheathing is not salvageable. The dry rot beams and post need replacement and can not be repaired. The foundation is pour concrete and with very little cement binder and has very low compressive strength. The foundation is under size for the loads.

Base on DCP cost of \$200 per square feet to rebuild habitable floor.
The new building cost will be $\$200 \times 960 = \$192,000$

To repair the building will cost the following:

- ✓ ① Reframe the roof structure of 960 sq ft @ \$40 sq ft and demolition of roof structure @ \$20 sq ft Total = $\$60 \times 960 = \$57,600$ ✓
- ✓ ② Replace interior sheetrock and finishes @ \$10 sq ft wall area not including insulation electrical and plumbing Total = $\$10 \times 960 \times 4 = \$38,400$
- ✓ ③ Repair all structural damage due to fire reframe interior walls in same location @ \$20 sq ft Total = $\$20 \times 960 = \$19,200$ ✓
- ✓ 4. New electrical system @ \$10 sq ft Total = $\$10 \times 960 = \$9,600$
- ✓ 5. New bathroom per DBI cost = \$9,000
- ✓ 6. New kitchen per DBI cost = \$11,000
- ✓ 7. New flooring @ \$6 sq ft Total = $\$6 \times 960 = \$5,760$

The above price is \$150,560 which is 78% of the new building cost with out adding for insulation, new roof, siding, entry stairs, porch rear stairs, windows, garage and \$50,000 for foundation and \$25,000 for floor framing and new garage door.

$$\text{Soundness ratio} = \$150,560 / \$192,000 = 78.41\% > 50\%$$

Due to the fire damage and the deterioration of the building the cost to reconstruct the building will be more than a new replacement cost for a new building.

Conclusions:

It is cheaper to replace the structure than to repair and renovate it to livable standards.

The fire department estimated cost of damage is \$175,000.00.

This report is attached for reference to the cost estimate for repairs on the subject property.

2. SUMMARY OF DEFICIENCY

SUMMARY OF DEFFICIENCY:

DUE TO THE MASSIVE BURN OUT OF THE BUILDING, THE FIRE DEPARTMENT HAS DETERMINED THE DAMAGE AT \$175,000.00.

THE STRUCTURAL DAMAGE FALLS UNDER:

"ELIMINATING STRUCTURAL HAZARDS IN FLOORING OR FLOOR SUPPORTS, SUCH AS DEFECTIVE MEMBERS, OR FLOORING OR SUPPORTS OF INSUFFICIENT SIZE TO SAFELY CARRY THE IMPOSED LOADS."

AND

"ELIMINATING STRUCTURAL HAZARDS IN CEILINGS, ROOFS, OR OTHER HORIZONTAL MEMBERS, SUCH AS SAGGING OR SPLITTING DUE TO DEFECTIVE MATERIALS, OR INSUFFICIENT SIZE,"

THE WHOLE ROOF SYSTEM NEEDS TO BE REFRAMED DUE TO FIRE CHARRING AND REDUCTION IN MEMBER SIZE.

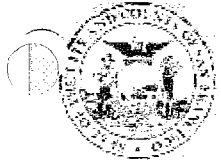
DUE TO FIRE AND WATER DAMAGE, MOLD AND FUNGUS HAVE GROWN IN WALLS, FLOOR JOISTS, AND FLOOR DECKING.

THE INTERIOR FINISHES ARE NOT SALVAGABLE AND NEED TO BE REPLACED. THE KITCHEN AND BATHROOMS ARE COMPLETELY DESTROYED. AFTER EXTENSIVE DEBRIS REMOVAL, THE ONLY THING LEFT IN THE BUILDING IS THE WOOD FRAMING WHICH NEED TO BE TREATED FOR MOLD INFESTATION AND DRY ROT.

THE DEMOLITION OF THE BUILDING AND RECONSTRUCTION OF A NEW REPLACEMENT STRUCTURE WILL BE MORE ECONOMICAL AND SAVE RESOURCES.

THE BUILDING HAS BEEN DETERMINED AS A NON HISTORIC BUILDING.

3. DCP SOUNDNESS REPORT REQUIREMENTS



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, California 94103

SOUNDNESS REPORT REQUIREMENTS FOR PROPOSED DEMOLITION OF RESIDENTIAL BUILDINGS

Applicants proposing demolition of a residential structure subject to the Planning Commission Policy requiring mandatory Discretionary Review (a public hearing before the Commission) shall provide the Planning Department with a Soundness Report prepared in accordance with the requirements described below, if the Applicant is justifying the demolition request on the basis that the subject building is unsound. Without a determination that the dwelling is unsound, the recommendation of approval is harder to make, and in that case, the applicant may be advised to consider a project that alters, rather than demolishes, the existing structure.

Who prepares the Soundness Report? Soundness Reports are required to be produced by licensed design or construction professionals (architects, engineers, and contractors) or by certified specifiers, construction cost estimators or physical inspectors. The author of the report must be a disinterested third party at "arm's length" from the project, that is, not involved in its ownership, design or construction. Professionals who prepare such reports must be familiar with the demolition standards and procedures adopted by the Planning Commission and requirements of the San Francisco Building and Housing Codes, and knowledgeable about construction assemblies and processes and their cost.

How is Soundness defined? "Soundness" is an economic measure of the feasibility of repairing a sub-standard dwelling. It compares an estimate of construction-repair cost called the Upgrade Cost to an estimate called the Replacement Cost.

Replacement Cost is defined as the current cost to construct dwellings exactly like the size of those proposed for demolition. The Department has adopted the following unit costs:

For all occupied, finished spaces	\$200.00	x existing square footage
For unfinished space with flat ceiling & > 7'-6" of headroom (e.g., basements, garages)	\$80.00	x existing square footage
For unfinished space with sloping ceiling & > 5'-0" of headroom (e.g., attic space below pitched roof)	\$25.00	x existing square footage
For non-occupiable space without legal headroom (e.g., 30" high crawl space below raised floor)	\$0.00	
For site work (e.g., walks, driveways, landscaping, retaining walls not part of the building foundation, etc.)	\$0.00	

Upgrade Cost is an estimate of the cost to make the existing house "safe and habitable," that is, the cost to bring a sub-standard dwelling into compliance with the minimum standards of the Housing Code and with the Building Code in effect at the time of its construction, with certain retroactive life-safety exceptions.

Note that programmatic shortcomings of the existing house have no bearing on the soundness report. Costs to add floor space in a rear addition, to increase headroom in a basement or attic, to install granite countertops, etc., cannot be included, nor can certain "soft costs" and site improvements listed below. Bringing the structure into compliance with *current* seismic requirements of the Building Code is not an allowable expense, even though it may be prudent for the homeowner or desirable for the public good, or even if required by the Building Code for the scope of repair work. Routine, repetitive maintenance costs must also be excluded. Contractor's profit and overhead and permit costs may be included, but Architects' and Engineers' design fees, and allowances for construction contingencies may not.

Minimum habitability standards* for One- and Two-Family Dwellings as summarized below should also be used a guide to what may and may not be included in upgrade Costs. Authors of Soundness Reports need to be focused on the concept that "Soundness" is an economic measure, based on the Housing Code, not an issue of structural compliance with the Building Code. Further, they need to distinguish costs to upgrade elements that were original

* Taken from a Memo dated May 7, 2003, provided by Laurence Komfield, Chief Building Inspector, DBI.

construction deficiencies from those elements needing repair due to deferred maintenance, as explained below.

Soundness Determination: The Planning Commission has adopted a policy that a residential building is considered *unsound* if the cost to upgrade construction deficiencies exceeds 50% of the replacement cost.

If the soundness report cannot support that finding, the next step is to calculate a second upgrade cost, including the costs calculated for the 50% upgrade, and also adding in the cost of any necessary habitability repairs attributable to lack of maintenance. For example, if a significant roof leak went unrepaired for a sufficient length of time to cause mildewed gypsum board and rotted structural members, their repair could be included in this upgrade, if it is certain and demonstrable that the leak was the cause. If this second upgrade cost exceeds 75%, then the dwelling is determined to be unsound.

Just because a building component or system is not pristine or modern does not justify its replacement, as long as it meets required functional standards and is not a hazard. For example, **rusty ductwork** on a heating system that can maintain the temperature requirement detailed below does not justify replacement of the heating system. The presence of **knob and tube wiring**, unless unequivocally documented as a hazard, does not justify replacement of the electrical service with conduit or Romex. The cost to replace a pull-out **fuse box** that is not a hazard with a new circuit breaker panel cannot be included as an upgrade expense, even if it is part of the proposed work.

Further examples: **Flashing**, replacement of roof flashing, step flashing, coping, gravel stops, diverters, etc should be excluded, because these items can be replaced as part of the re-roofing process, and in that sense are maintenance items. Replacement of corroded galvanized sheet metal head flashing over doors and windows might be allowed at the 75% level if it is clear that the corrosion resulted from lack of painting or other improper maintenance. **Windows:** the Building Code requires that windows, like all elements of structure, be maintained and repaired. Replacement of windows meeting the code requirements at the time of their installation cannot be included in upgrade costs. E.g., replacing single-glazed windows installed in 1972, before Title 24 energy requirements, with double-glazed, energy efficient windows, would not be an allowed upgrade cost. Repair of leaky or aged windows may be included at the 75% threshold to the extent that it is demonstrable that the repair is necessitated by poor maintenance. **Stairs:** Removal and replacement of existing stairs without legal headroom can be included (at the 50% level) only if the stairs are a means of egress **required** by the Building Code. If the stairs are not part of a required exit system, but for example provide access to a basement or garage, their replacement to meet current headroom requirements or rise and run ratios cannot be included. Wooden exterior stairs have a finite life, and their periodic replacement is considered a maintenance issue. Only if it can be documented that improper construction led to the early loss of the stairs could their replacement be included in upgrade costs for soundness determination.

For general guidelines, see the descriptions in the three lists below. Also note that in general, the code requires that buildings be maintained in accordance with the codes in effect at the time of their original construction, although the Housing Code does incorporate a number of retroactive standards, which require upgrades to maintain minimum standards of safety and habitability. Below is an excerpt of basic minimum standards for housing habitability as detailed in the 2001 San Francisco Housing Code. These 2001 San Francisco Housing Code standards reflect those in the State of California Health and Safety Code. Please note that standards of housing habitability are minimum standards. Some of the concepts addressed in these standards are not detailed, and can only be determined upon review of specific cases by competent professional persons. Please note that additional standards apply to dwelling units within apartment buildings, hotels, or other specialized facilities.

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:

(Include costs to correct original construction deficiencies that affect habitability, NOT deferred maintenance items or programmatic requirements of the project.)

- Building Permit Application cost
- providing room dimensions at a minimum of 70 sq. ft. for any habitable room
- providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen
- providing at least one switched electrical light in any room where there is running water
- correcting lack of flashing or proper weather protection if not originally installed
- installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed
- provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted)

- eliminating structural **hazards** in foundation due to structural inadequacies
- eliminating structural **hazards** in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.
- correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry loads.
- eliminating structural **hazards** in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.
- eliminating structural **hazards** in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.
- upgrading electrical wiring which does not conform to the regulations **in effect at the time of installation**
- upgrading plumbing materials and fixtures that were not installed in accordance with regulations **in effect at the time of installation**
- providing exiting in accordance with the code **in effect at the time of construction**.
- correction of improper roof, surface or sub-surface drainage if not originally installed
- correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation)
- Contractor's profit & overhead, not to exceed 18% of construction subtotal, **if unit costs used for repair items do not include p & o**

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 75% THRESHOLD:
(Include costs to correct habitability deficiencies resulting from deferred maintenance)

- repair of fire-resistive construction and fire protection systems **if required at the time of construction**, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms **when required**.
- wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration
- Repairs as needed to provide at least one **properly operating** water closet, lavatory, and bathtub or shower.
- repair of a kitchen sink not operating properly
- provision of kitchen appliances, when provided by the owner, in good working condition, **excluding minor damage**.
- repair **if needed** of water heated to provide a minimum temperature of 105° and a maximum of 120°, with at least 8 gallons of hot water storage
- both hot and cold running water to plumbing fixtures
- repair to a sewage connection disposal system, **if not working**
- repair heating facilities that allow the maintenance of a temperature of 70° in habitable rooms, **if not working**
- repair ventilation equipment, such as bathroom fans, where operable windows are not provided, **if not working**
- provision of operable windows in habitable rooms (certain exception apply)
- repair of electrical wiring **if not maintained** in a **safe** condition.
- repair of plumbing materials and fixtures **if not maintained** in good condition.
- correcting vertical walls or partitions which lean or are buckled due to deterioration
- eliminating structural **hazards** in ceilings, roofs, or other horizontal members due to deterioration
- eliminating structural **hazards** in fireplaces and chimneys, such as listing, bulging or settlement due to deterioration

- eliminating chronic, severe mold and mildew.
- repairing proper weather protection, including exterior coverings such as paint and roof coverings and windows and doors due to lack of maintenance
- repairing deteriorated, crumbling or loose plaster, gypboard, and floor finishes due to faulty, poorly maintained weather protection
- Contractor's profit & overhead, not to exceed 18% of construction subtotal, **if unit costs used for repair items do not include profit & overhead**

WORK THAT MUST BE EXCLUDED FROM THE UPGRADE COST ESTIMATE FOR BOTH THE 50% & THE 75% THRESHOLDS: (Although these elements may be required, prudent, or desirable, the costs associated with them are not included in upgrade estimates.)

- Architects' fees, Engineers' fees, and other design fees
- construction contingency allowance
- addition of floor space, or increasing headroom, or other programmatic requirements that are not required habitability standards as part of the original dwelling
- interior and exterior painting except to assemblies required to be repaired or replaced under habitability standards
- adding electrical receptacles to kitchens that already have at least two, or to other rooms that have at least one
- installation of a higher capacity electrical service, unless the existing is a hazard
- finish upgrades, such as new cabinetry, countertops, tile or stonework
- routine re-roofing except to assemblies required to be repaired or replaced under habitability standards
- site work, such as repairs to walkways, drives, decks on grade, and retaining walls not part of the building foundation
- landscape and irrigation work
- removal of fire hazards, such as a buildup of combustible waste and vegetation.
- removal of accumulation of weeds, vegetation, trash, junk, debris, garbage, stagnant water, combustible materials, stored paint, and similar conditions
- elimination of insect, vermin or rodent infestation
- other routine, repetitive maintenance costs

What constitutes a "hazard?" For the purposes of Soundness Reports, the Department shall define "hazard" in the following way: *"All buildings, structures, property, or parts thereof, regulated by the Planning Code, that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life, safety, or health of the occupants or the occupants of adjacent properties or the public, are for the purpose of this policy, defined as hazardous."*

What should be in the Soundness Report? The Soundness Report should begin with a thorough description of the building in question: its age, size (e.g., footprint area, height, number of stories, habitable square footage), roof form (e.g., flat, hip, gable), roofing material (built-up, single ply, roll, tile, composition shingle), construction type (e.g., wood frame, unreinforced masonry, masonry with seismic upgrade, steel frame), foundation and floor system (e.g., spread footing, pier and grade beam, raised floor, slab-on-grade), exterior siding (e.g., stucco, horizontal wood siding, vinyl, plywood, curtain wall), interior wall finish (e.g., gypsum board, plaster), and a description of repairs, maintenance, and any remodeling or additions. Documentation supporting the previous should be included in an appendix, using copies of the building permit history of the building.

Next, the Replacement Cost should be calculated using the methodology described above. Both the 50% threshold and the 75% threshold should be computed and noted.

The 50% Upgrade Cost should be described next, with line item descriptions of each element qualifying for upgrade (those due to initial construction deficiencies), followed by the unit cost, the unit multiplier, and the total cost for that element. If the sum of these cost items does not exceed 50% of the Replacement Cost, then a 75% Upgrade Cost

can be detailed, including the previous upgrade items and adding in costs for repair of qualifying items deteriorated due to deferred maintenance, presented in a similar format.

Generalities and assertions unsupported by professional, detailed justification, or by photographic evidence or other documentation will undermine the essential credibility of the report. Replacement of many structural assemblies and mechanical systems is justified only if the existing elements are **hazards**. Careful and thorough demonstration of the hazardous condition is required, to justify including the replacement in an upgrade cost estimate.

Copies of any pest report, if such repair work is needed, and any other documentation supporting the conclusions of the soundness report, should be provided. Pest control work should be carefully analyzed to determine which portions of work and cost are applicable to the 50% threshold and which to the 75% threshold.

Clear and well-labeled photographs of the façade, and close-ups that document elements needing upgrade work, are essential to support assertions that the elements in question qualify for inclusion in the upgrade cost.

A **factual** summary of the findings is a useful conclusion to the document.

How will the Planning Commission decide whether to approve the demolition application? The General Plan guides the orderly development of San Francisco. It instructs the Department to discourage the demolition of sound housing. If the Soundness Report is credible and demonstrates that the dwelling in question is not sound, the Department will probably recommend to the Commission that it approve the demolition.

Because a finding that a building is unsound makes approval of the demolition more probable, and because some costs included in the soundness report represent a subjective professional judgment, there may be a temptation to inflate the upgrade cost estimate, by including costs of elements that do not require repair under the Housing Code, or by exaggerating the cost of repairs, or by suggesting seismic or other structural upgrades beyond the scope of habitability requirements. Resist this temptation. Presentation to the Planning Commission of soundness reports with inflated upgrade costs or low replacement costs have led to denial of the related demolition permits.

If the house is determined to be sound, then the project must comply with a preponderance of other General Plan Policies and Objectives for the Commission to approve the demolition. Such policies may include the provision of new family housing, adding units to the City's housing stock, proposing a high quality design for the replacement building that preserves and enhances the character of the neighborhood, or providing affordable rental or ownership opportunities.

The Case Planner will advise the applicant prior to the hearing date whether the Department will recommend approval of the demolition application to the Planning Commission, based on the project's overall conformity with the General Plan. (See Checklist of Criteria on The Planning Department's Residential Demolition Application Form

If the proposed demolition is denied due to historical, environmental, or General Plan considerations, the project sponsor may choose to modify the proposal to retain significant elements of the existing building and thereby to expand or remodel the building under an alteration permit, and withdraw the demolition application.

4. SAN FRANCISCO FIRE DEPARTMENT
INVESTIGATION REPORT



SAN FRANCISCO FIRE DEPARTMENT

FIRE INVESTIGATION REPORT

BUREAU of FIRE INVESTIGATION
1415 EVANS AVENUE
SAN FRANCISCO, CA 94124
(415) 558 - 3333

SFFD INCIDENT NUMBER F 02 - 015781	LOCATION 470 EDINBURGH ST			TYPE OF OCCURRENCE FIB		
/ DATE of OCCURRENCE day 02/22/02	BOX 6141	TIME 04:53	2/2 TIME :	3/3 TIME :	4/4 TIME :	5/5 TIME :
SFPD INCIDENT NUMBER 020-229553	DISTRICT 9	BATT. CHIEF LEE	1st UNIT E43	METHOD of ENTRY OPENED BY OCCUPANTS		

OCCUPANT LAST NAME CORVERA	FIRST NAME MARIA	RACE O	SEX F	D.O.B / AGE	RESIDENCE PHONE (415) 469 - 0647	BUSINESS PHONE () -
RESIDENCE ADDRESS 470 EDINBURGH ST				BUSINESS ADDRESS		
INSURANCE CO.				BROKER		PHONE () -

MANAGER LAST NAME	FIRST NAME	RACE	SEX	D.O.B / AGE	RESIDENCE PHONE () -	BUSINESS PHONE () -
RESIDENCE ADDRESS				BUSINESS ADDRESS		

OWNER LAST NAME	FIRST NAME	RACE	SEX	D.O.B / AGE	RESIDENCE PHONE () -	BUSINESS PHONE () -
RESIDENCE ADDRESS				BUSINESS ADDRESS		
INSURANCE CO.				BROKER		PHONE () -

REPORTED BY: LAST NAME 911 CALL	FIRST NAME	RACE	SEX	D.O.B / AGE	RESIDENCE PHONE () -	BUSINESS PHONE () -
RESIDENCE ADDRESS				BUSINESS ADDRESS		

NO. FLOORS 102	TYPE CONST. 5	PRIMARY OCCUPANCY Single Residence Occupancy		SECONDARY OCCUPANCY		PTY. MANAGEMENT	
FLOOR of ORIGIN 101	ROOM of ORIGIN REAR ENCLOSED PROCH	MULT. ORIGIN NO	FIRE COMMUNICATION: ROOMS <input checked="" type="checkbox"/> UNITS <input type="checkbox"/> FLOORS <input type="checkbox"/> BUILDINGS <input checked="" type="checkbox"/>				
LOCATION of ORIGIN SOUTH WEST AREA OF REAR PORCH							
CAUSE of FIRE Undetermined (099)							
PROPERTY DAMAGE \$175,000	FIRE CON	SMOKE CON	WATER CON	CONTENTS DAMAGE \$50,000	FIRE CON	SMOKE CON	WATER CON

VEHICLE CODES: A = ACCIDENTAL FIRE I = INCENDIARY FIRE F = USED IN FELONY S = STOLEN R = RECOVERED D = STRIPPED T = TOWED

CODE	YEAR	MAKE	MODEL	STYLE	COLOR	LICENSE / VIN	STATE
LOSS \$	LOCATION of ORIGIN		EXTENT OF DAMAGE	CAUSE OF FIRE			

SUSPECT CODES: A = ADMONISHED B = BOOKED C = CITED D = DETAINED E = EXONERATED

PHOTO/S <input checked="" type="checkbox"/>	EVIDENCE <input checked="" type="checkbox"/>	SUSPECT/S <input type="checkbox"/>	CODE	INJURY/S <input type="checkbox"/>	BURNS <input type="checkbox"/>	DEATHS <input type="checkbox"/>	STATE CAS. RPT. <input type="checkbox"/>
COPIES TO:	CHIEF <input type="checkbox"/>	DEP. CHIEF <input type="checkbox"/>	DIST. ATTY. AS <input checked="" type="checkbox"/>	S.F.P.D. AS <input checked="" type="checkbox"/>	CORONER <input type="checkbox"/>	OUTSIDE AGENCY <input type="checkbox"/>	OTHER
REPORTS COMPLETED FORM1 <input checked="" type="checkbox"/>	FORM2 <input checked="" type="checkbox"/>	CFIRS BFI	OTHER				
INVESTIGATORS FREEMAN *6/ O'LEARY *9				SIGNATURE <i>Freeman</i> 6			
RED BY:		DATE	CLEARANCE	APPROVED BY <i>[Signature]</i>			



SAN FRANCISCO FIRE DEPARTMENT

FIRE INVESTIGATION REPORT

BUREAU OF FIRE INVESTIGATION
1415 EVANS AVENUE
SAN FRANCISCO, CA 94124
(415) 558 - 3333

INCIDENT NUMBER
2-015781

REPORT TITLE
470 EDINBURGH STREET

I. SUMMARY:

On Friday, February 22, 2002, The Bureau of Fire Investigations was special called to determine the cause and origin of a fire at the above stated address. The fire building is a two story, type five single-family dwelling. The fire originated on the second floor, in the Southwest corner of the rear enclosed porch. There was considerable smoke and fire damage with two exposures. Chief LEE estimated the property damages at \$175,000 and \$50,000 content damages for the initial fire building. Damages to Exposure B, 472 EDINBURGH ST, were estimated at \$20,000 for the property and \$2,000 for the contents. Damages to Exposure D, 468 EDINBURGH ST, were estimated at \$15,000 for the property and \$0 for the contents. There were no injuries reported. San Francisco Police Officer FECIA initiated case #020-229-553.

II. EXPOSURES:

B: 472 EDINBURGH, HAIDEN, Terry, (415) 585-1548
D: 468 EDINBURGH, MATAMOROS-TIMKO, Amanda, (415) 469-9932

III. WITNESSES:

W1: CORVENA, Maria, OF, 03-19-37, 470 EDINBURGH, (415) 469-0647
W2: CORVENA, Nerio, OM, 05-12-26, 470 EDINBURGH, (415) 469-0647

III. INVESTIGATION:

Upon our arrival, firefighting operations were just completed. The fire began on the second floor of the building. Investigator O'LEARY *9 and I initiated preliminary interviews with the occupants. W1 said that when she and W2 came home at approximately 1600 hours the afternoon before the fire, they smelled a faint odor of smoke. The smell soon dissipated and they went on with their day as usual. W's 1 and 2 were awakened by the smell of smoke at approximately 0445 hours. W1 recalls seeing flames in the kitchen as she exited the front of the building through the hallway.

O'Leary and I conducted an examination of the structure and determined the area of most severe charring and lowest burning was the Southwest area of the rear porch. The contents of the room of origin suffered severe damage during the flashover that occurred. As we focused our investigation on the Southwest area of the rear porch, it became apparent that the fire started there. While sifting through the debris, we found burnt clothing, cleaning chemicals and abandoned hardware. Directly surrounding this area is where the fire appeared to have burned the deepest and the burn damage lessened away from this area.

ENTERED BY:	DATE:	INVESTIGATOR/S	SIGNATURE	DATE:	STAR#
		FREEMAN *6/O'LEARY *9		February 22, 2002	6



SAN FRANCISCO FIRE DEPARTMENT

FIRE INVESTIGATION REPORT

BUREAU OF FIRE INVESTIGATION
1415 EVANS AVENUE
SAN FRANCISCO, CA 94124
(415) 558 - 3333

IV. CONCLUSION:

Based on the above investigation, examination of available physical evidence, the witnesses statements and pending further information and/or investigation, we are listing the fire as undetermined.

VI. EVIDENCE:

Photos taken at the scene.

VII. INJURIES:

None

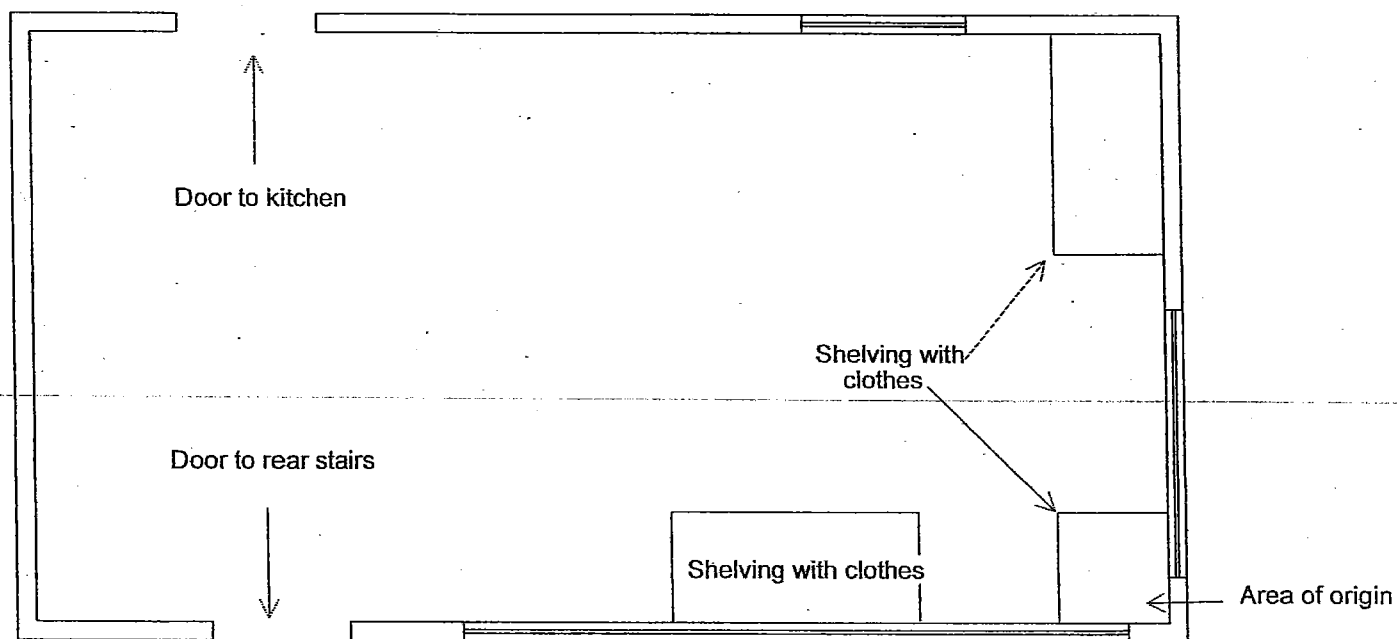
VIII. SUSPECTS/ARRESTS:

IX. INSURANCE:

State Farm Insurance Co.

ENTERED BY:	DATE:	INVESTIGATOR/S	SIGNATURE	DATE	STAR#
		FREEMAN *6/O'LEARY *9		February 22, 2002	6

470 EDINBURGH ST



← NORTH
Not to scale. Used
as a reference only.

SECTION A		California Fire Incident Reporting System							
FDID	INCIDENT REPORT				INCIDENT NUMBER	EXP NO.	VERSION	MULTI-AGENCY INC. NO.	
38005	SAN FRANCISCO FIRE DEPARTMENT				02015781	0	ORG		
INCIDENT DATE	DISPATCH TIME	ARRIVAL TIME	END TIME	ADD'L DAYS	FIRST IN COMPANY	STATION	DISTRICT/DAREA		
02/22/2002	4:53:33 AM	4:56:50 AM	10:17:54 AM	0	M43	43	09		
SITUATION(S) FOUND									
Structure fire (not included in 12 or 13)									
MUTUAL AID		METHOD OF ALARM		TYPE WEATHER		AIR TEMP	PROPERTY MANAGEMENT		
8 No Auto/Mutual Aid received or		1 Telephone direct to fire department					1 Private tax-paying property		
INCIDENT ADDRESS/LOCATION					APARTMENT	ZIP CODE	CENSUS TRACT	FIRE HAZARD ZONE	
470 EDINBURGH ST									
TOTAL FIRE SERVICE PERSONNEL RESPONDED			CAREER	VOLUNTEERS	NO. APPARATUS RESPONDED	ENGINES	TRUCKS	RESCUE MED.	OTHERS
			42	0		4	2	3	5
GENERAL PROPERTY USE			SPECIFIC PROPERTY USE			BUILDING OCCUPANCY CODE			
41 Residential dwelling (one and two family)			411 One-family dwelling, year-round use			R3 Dwelling, lodging house			
STRUCTURE TYPE			STRUCTURE STATUS			OCCUPIED AT TIME OF INCIDENT		1	
1 In use with furnishings in place and the p			2 Building with one specific property use					YES	
INVOLVEMENT	NAME		ADDRESS			APT.	ST.	ZIP	PHONE
TE	Tenant		CORVENA, MARIA			470 EDINBURGH ST			CA
INVOLVEMENT	NAME		ADDRESS			APT.	ST.	ZIP	PHONE
TE	Tenant		CORVENA, NERIO			470 EDINBURGH ST			CA
MOBILE PROPERTY INVOLVED	TYPE		VEHICLE LIC. NO.		STATE	YEAR	MAKE		
	98 Mobile Property Type not applicable								
MODEL			ICC/DOT PERMIT NO.	VEHICLE IDENTIFICATION NO.		DRIVERS LICENSE NUMBER		STATE	

SECTION B GENERAL FIRE

ACTION(S) TAKEN

11 Rescue, ventilation, extinguishment, salva									
FIRE ORIGIN		LEVEL	HORIZONTAL DIST.	FORM OF HEAT		IGNITION FACTOR			
26 Laundry room, area		A01		00 Form of Heat of Ignition insufficient info		00 Ignition Factor undetermined or not report			
SEX	AGE	SEX	AGE	MATERIAL FIRST IGNITED			FORM OF MATERIAL		
				00 Type of Material undetermined or not report			00 Form of Material undetermined or not report		
CONTRIBUTING FACTORS				METHOD OF EXTINGUISHMENT					
				5 Water carried on apparatus initially assig					
EST. PROP. VALUE		EST. CONTENTS VALUE		EST. PROPERTY LOSS		EST. CONTENTS LOSS		FUEL MODEL	ACRES BURNED
\$175,000.00		\$50,000.00		\$175,000.00		\$50,000.00			0
IF EQUIPMENT INVOLVED IN IGNITION		TYPE		MODEL		YEAR	MAKE	LICENSE NO.	SERIAL NO.
		98 No equipment involved in igni							

SECTION C STRUCTURE FIRE

CONSTRUCTION TYPE		ROOF COVERING		STORIES	EXT. FLAME DAMAGE		EXT. SMOKE DAMAGE		
5 Type V - (previously wood frame)		2 Composition shingles		0	7 Extended beyond structure of origin		7 Extended beyond structure of origin		
MATERIAL GEN. MOST SMOKE				MATERIAL FORM		AVE. OF SMOKE TRAVEL			
				15 Interior wall covering/surface items affix					
DETECTION SYSTEM		POWER SUPPLY		PERFORMANCE		REASON FOR FAILURE			
1 Smoke detector, ionization type		1 Battery only		4 Det NOT in room of fire origin, didn't o		2 Improper installation or placement of dete			
EXTINGUISHING SYSTEM		PERFORMANCE		REASON FOR FAILURE		SPRINKLER HEAD(S)		ACTIVATED	
98 No extinguishing system								0	

SECTION D FIRE SERVICE CASUALTY AND NON-FIRE SERVICE FIRE CASUALTY

FIRE SERVICE CASUALTY	INJURIES	FATALITIES	NON-FIRE SERVICE FIRE CASUALTY	INJURIES	FATALITIES
	0	0		0	0

INVESTIGATION

SFPD CASE NO.	NAME OF OFFICER		STAR NO.	BFI INVESTIGATOR		DATE/TIME BFI NOTIFIED	
020229553	FECIA		1600			02/22/2002 5:38:01 AM	
BFI Notified	Y	Follow-Up	Bureau of Fire Prevention		Department of Public Health		
BFI On Scene	Y	Recommendations	Police Department		Bureau of Building or Electrical Inspection		

Disclaimer: Entries contained in this report are intended for the sole use of the State Fire Marshal. Estimations and evaluations made herein represent "most likely" and "most probable" cause effect. Any representation as to the validity or accuracy of reported conditions outside the State Fire Marshal's office is neither intended nor implied.

Member Making Report: FREEMAN, ANGELA T

Co.: FI

Report Date: 02/22/2002 Inc. No: 02015781

Reviewed By: SELCHAU, KARL T

Co.: FI

Date Printed: 04/08/2002 Exp: 0 Version: ORG

NARRATIVE**Member Writing Comments:** FREEMAN,ANGELA TSTRUCTURE FIRE - SEE FORM 2

Disclaimer: Entries contained in this report are intended for the sole use of the State Fire Marshal. Estimations and evaluations made herein represent "most likely" and "most probable" cause and effect. Any representation as to the validity or accuracy of reported conditions outside the State Fire Marshal's office is neither intended nor implied.

Member Making Report: FREEMAN,ANGELA T**Co.:** FI**Report Date:** 02/22/2002 **Inc. No:** 02015781**Reviewed By:** SELCHAU,KARL T**Co.:** FI**Date Printed:** 04/08/2002 **Exp:** 0 **Version:** ORG

5. SANBORN MAP AND DCP REPORT FOR 470
EDINBURG STREET

San Francisco Vol. 9.

THESE SANBORN MAPS ARE DATED TO THE MID 1890'S
EXCLUSIVELY FOR HISTORICAL PURPOSES

997

989

MADRID

EDINBURGH

NAPLES

VIENNA

ATHENS

1002

1003

Scale of Feet.
0 50 100

PERSIA ST. AV.

BRAZIL ST. AV.

998

6079
(3033)

6018
(3024)

6078
(3034)

6019
(3025)

6077

6020
(3022)

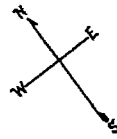
6076
(3036)

6021
(3021)

6079

EXCELSIOR HD ASSN BLK 37

REVISED '59



BRAZIL AVE.

401	400	58.50	40.50	25	25	25	25	400
2.5	2.5	40	40A	25	25	25	25	2.5
2.5	2.5	100		39	100	43	44	2.5
2.5	2.5			38		40		2.5
2.5	2.5			37	41	42	45 50	2.5
2.5	2.5			36	2	100		2.5
2.5	2.5			35	3			2.5
2.5	2.5			34	4			2.5
2.5	2.5			33	5			2.5
2.5	2.5			32	6			2.5
2.5	2.5			31	7			2.5
2.5	2.5			30	8	100		2.5
2.5	2.5			29	8A	35	45	2.5
2.5	2.5			28	9	100		2.5
2.5	2.5			27	9A			2.5
2.5	2.5			26	9B			2.5
2.5	2.5			25	10			2.5
2.5	2.5			24	11			2.5
2.5	2.5			23	12			2.5
2.5	2.5			22	13			2.5
2.5	2.5			21	14			2.5
2.5	2.5			20	15			2.5
2.5	2.5			19	15A			2.5
2.5	2.5			18	16			2.5
2.5	2.5			17	16A			2.5
401	100					100		2.5

MADRID

EDINBURGH

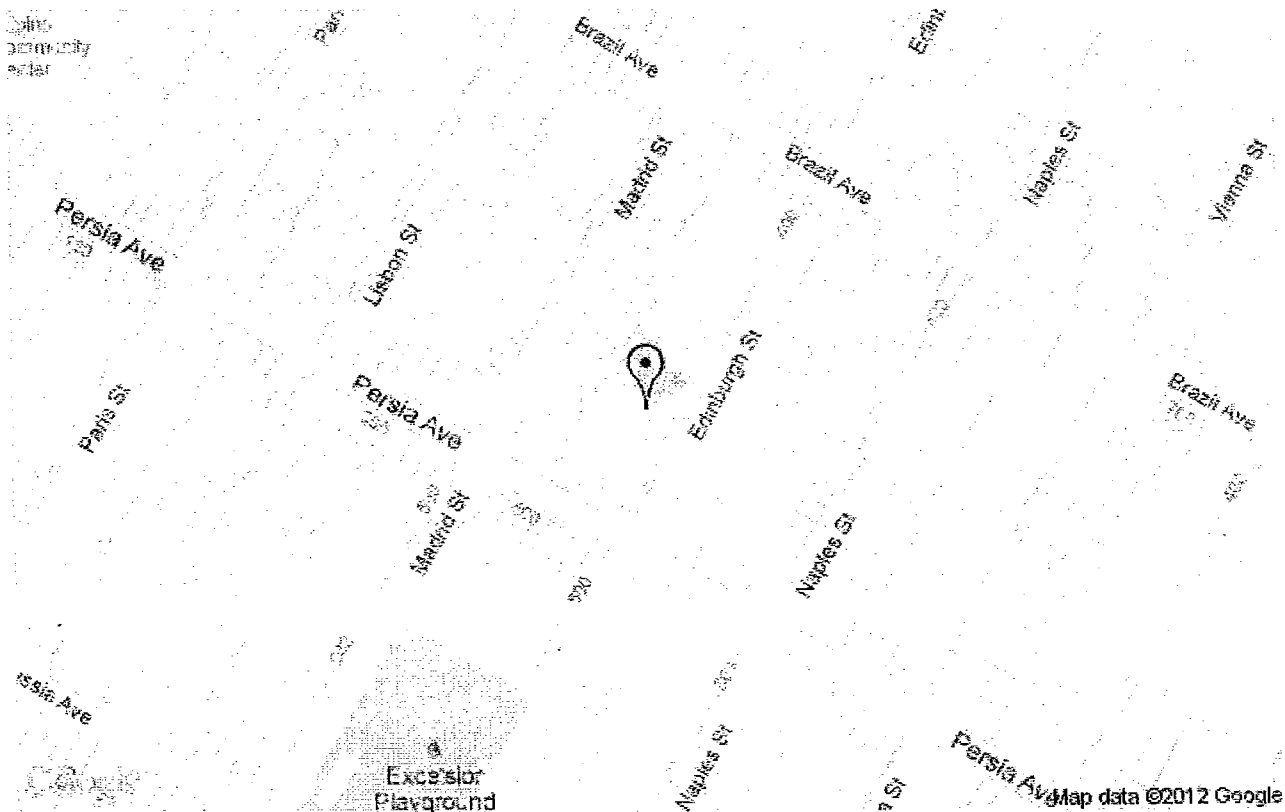
PERSIA AVE.



SAN FRANCISCO PLANNING DEPARTMENT

San Francisco Property Information Map - <http://propertymap.sfplanning.org>

Report for: 470 edinburg st



Property Report: 470 edinburg st

General information related to properties at this location.

PARCELS (Block/Lot):

6079/012

ADDRESSES:

470 EDINBURGH ST, SAN FRANCISCO, CA 94112

NEIGHBORHOOD:

Excelsior

CURRENT PLANNING TEAM:

SW Team

SUPERVISOR DISTRICT:

District 11 (John Avalos)

CENSUS TRACTS:

2010 Census Tract 026001

TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 50

ASSESSOR'S REPORT:

Address: 470 EDINBURG
Parcel: 6079 012
Assessed Values:
Real Estate: \$22,120.00
Improvements: \$8,072.00
Fixtures: -
Personal Property: -
Taxable: \$23,192.00
Revenue District: General Property
Year Built: 1900
Building Area: 960 sq ft
Parcel Area: 2,495 sq ft
Units: 1
Stories: 1

Zoning Report: 470 edinburg st

Planning Department Zoning and other regulations.

ZONING DISTRICTS:

RH-1 - RESIDENTIAL- HOUSE, ONE FAMILY

HEIGHT & BULK DISTRICTS:

40-X

SPECIAL USE DISTRICTS:

Within 1/4 Mile of the Fringe Financial Services RUD

Within 1/4 Mile of an Existing Fringe Financial Service

SPECIAL SIGN DISTRICTS:

None

LEGISLATIVE SETBACKS:

None

COASTAL ZONE:

Not in the Coastal Zone

PORT:

Not under Port Jurisdiction

LIMITED AND NONCONFORMING USES:

None

REDEVELOPMENT AREAS:

None

OTHER INFORMATION:

Control: *Excelsior Alcohol and Fringe Financial RUDs*

Value:

Description: Prohibit the issuance of any new off-sale liquor licenses, and prohibit new fringe financial services.

Added: 2/8/2010

NOTICE OF SPECIAL RESTRICTIONS:

None

ZONING LETTERS OF DETERMINATION:

None

Historic Preservation Report: 470 edinburg st

The Planning Department is currently updating the Historic Preservation Report (this page). Until the update is completed, please speak to a Preservation Technical Specialist regarding the CEQA status of your property. Tel: 415-558-6377; Email: pic@sfgov.org

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

None

HISTORIC SURVEYS AND EVALUATIONS:

Building Name:

Address:

Planning Dept. Historic Status Code:

B - Potential Historic Resource

National Register Status Code:

Area Plan:

Area Plan Rating:

Informational Survey:

Survey Rating:

California Register:

Heritage Rating:

UMB Survey:

1976 Architectural Survey:

ARCHITECTURE:

Unknown

Projects Report: 470 edinburg st

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the Planning Code. The 'Project' is the activity being proposed.

PROJECTS:

Case No.:	2005.0354D
Case Type:	Discretionary Review Request
Case Status:	Active
Case Filed:	3/23/2005
Project Name:	470 EDINBURGH ST

Project Description: Construct rear and side additions and raise the roof height to allow attic space at the existing one-story over garage, single-family house.

Project Decision:

Project Decision Date:

Planning Dept Contact: TOM WANG Tel: 415-558-6335

Case No.: **2005.0354D**

Case Type: Discretionary Review Request

Case Status: Active

Case Filed: 3/22/2005

Project Name: 470 EDINBURGH ST

Project Description: Construct rear and side additions and raise the roof height to allow attic space at the existing one-story over garage, single-family house.

Project Decision:

Project Decision Date:

Planning Dept Contact: TOM WANG Tel: 415-558-6335

Building Permits Report: 470 edinburg st

Applications for Building Permits submitted to the Department of Building Inspections.

BUILDING PERMITS:

Permit: **200309094207**

Form: 3 - ADDITIONS, ALTERATIONS OR REPAIRS

Filed: 9/9/2003

Address: 470 EDINBURG ST

Existing: 1 FAMILY DWELLING

Proposed: 1 FAMILY DWELLING

Units: 1

Action:

Action Date:

Description: rebuild fire damage structure on 2 levels add rooms to ground floor, and horizontal ext # rear

Cost: \$80,000.00

Miscellaneous Permits Report: 470 edinburg st

Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Health Department, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code.

MISCELLANEOUS PERMITS REVIEWED BY THE PLANNING DEPT:

None

Complaints Report: 470 edinburg st

The Planning Department and Department of Building Inspections operate programs that ensure public compliance with the San Francisco Planning Code and Building Inspection Commission Codes. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

COMPLAINTS - PLANNING DEPT:

None

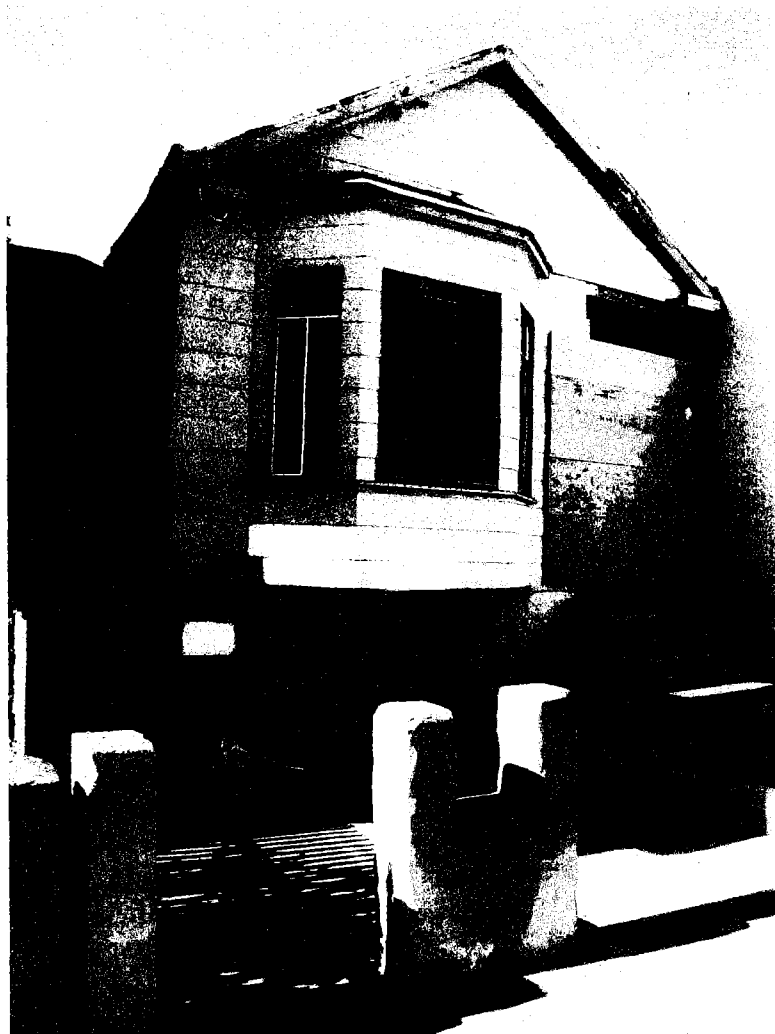
Appeals Report: 470 edinburg st

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco Board of Appeals.

APPEALS:

None

**Historical Resource Evaluation Report
470 Edinburgh Street, San Francisco, CA**



November 8, 2013

Prepared for Marilene Harvey

Prepared by Johanna Street, Architect
660 York St. #212, San Francisco

Introduction

The following Historical Resource Evaluation Report has been prepared by Joshua Samuels, a PhD in historical anthropology, and Johanna Street, a qualified consultant for architectural history. Dr. Samuels and Ms. Street conducted historic research at the San Francisco Building Department, Planning Department, Assessor's Office and Main Library. Digital resources on the internet were also consulted. She performed a site visit on October 16, 2013, that included photographing the building and surrounding vicinity.

Project Summary

The proposed project involves the demolition of the existing two-story single-family dwelling to be replaced by a three-story wood-framed single-family dwelling.

Historical Status

The subject property is currently rated Category B for the purposes of CEQA (California Environmental Quality Act). Category B includes "properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA."¹ The property has not been identified in Article 10 of the San Francisco Planning Code as part of a designated historic district nor as a landmark, nor in an Article 11 preservation designation, nor as part of a National Register Historic District or Landmark. It has not been included in any formally adopted city surveys.

Property Description

The subject property is a one-story gable-roofed single-family residence sitting on a narrow lot that slopes up on a slight southwest to northeast grade. Its 960 square foot interior includes an open living room, dining room, bedroom, kitchen, bathroom and sunroom on the main level and a full basement below. The front elevation faces southeast and is set back several feet from the sidewalk. The property's edge is defined by three sets of ornamental concrete posts with a low wall connecting each set. The central set of posts once fronted a planter box. Between it and the posts to the southeast is a sloping driveway leading down to the property's sunken garage. Between the central posts and the northeastern posts is a short concrete path that terminates in a wooden staircase leading up to what was once the front door, now boarded over.

Southwest of the doorway, a bay window with hipped-roof protrudes from the upper level of the front elevation, aligned with the left edge of the garage opening below it. The wide central window is gone; the two narrower flanking windows feature two vertical panes capped with a rectangular horizontal pane. Both the main roof and bay roof are clad in asphalt shingle. The property's façade, including the bay, is clad with asbestos shingle mounted over wooden boards.

The door and trim leading to the building's interior has been removed. Just beneath the roofline of the building's southeastern corner, an electrical main is mounted to the

¹ San Francisco Preservation Brief #16, p. 2.

southwest-facing lateral wall. Conduit from the main runs down the wall to a meter box, penetrating the wall to enter the garage. A pathway alongside the southwestern lateral wall slopes downwards to the same level as the sunken garage. Above it is a front facing wood-framed window on the main floor.

Neighborhood Context

The subject property is located on the northwest side of Edinburgh Street between Persia Avenue and Brazil Avenue in the Excelsior District of San Francisco. This block of Edinburgh Street is entirely residential, comprised of single-family homes constructed between 1900 and the late 1920s, with a few dating to the 1950s-1970s. Most of the houses feature one or two stories over a garage in a variety of architectural styles. The streetscape is flat and tree-less. A commercial district is located on Mission Street, five blocks northwest of the subject property, and two schools and a park are within four blocks of the subject property.



Figure 1: Vicinity of the subject property's side of Edinburgh Street. View looking north.



Figure 2: Opposite side of Edinburgh Street from subject property. View looking east.

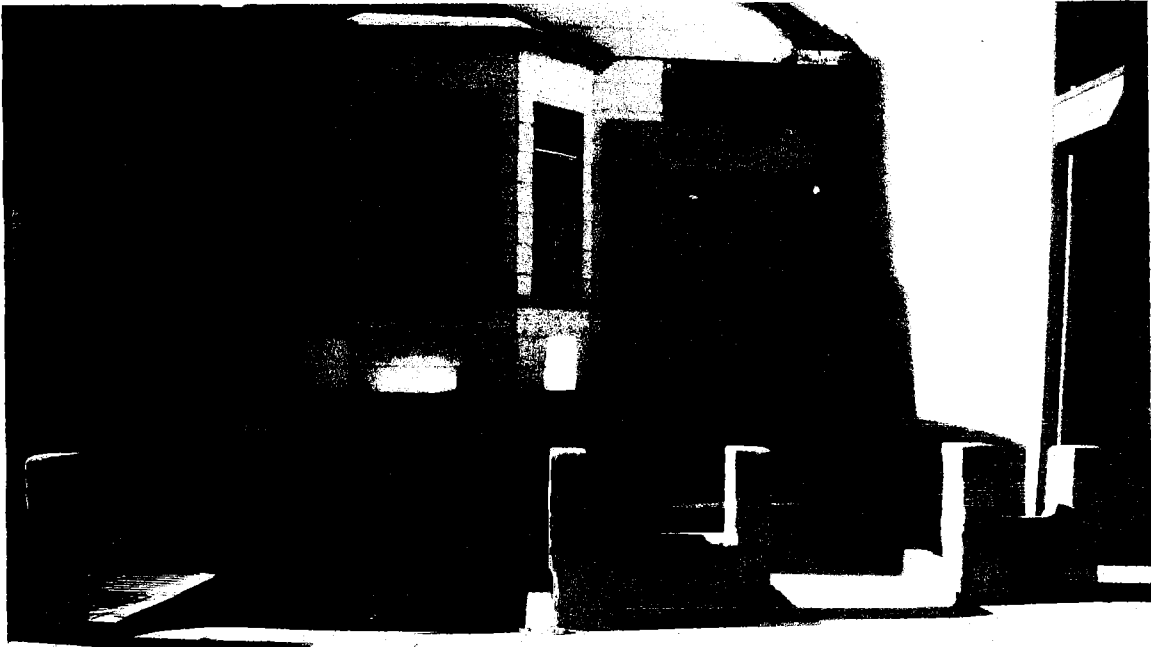


Figure 3: Front elevation of subject property. View looking northwest.

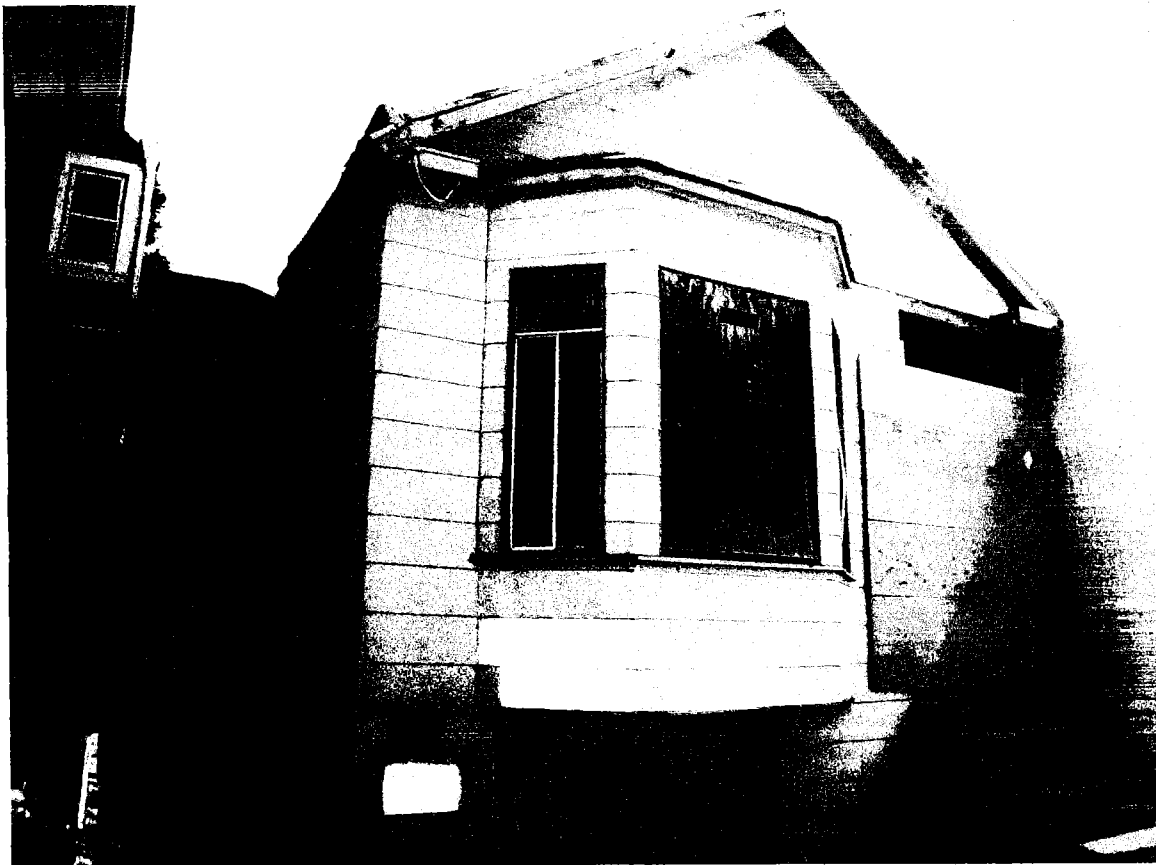


Figure 4: Subject property's southwestern exterior wall and front elevation. View looking north.

History

The Excelsior District was originally part of the Bernal Rancho (Rincon de las Salinas y Potero Viejo), deeded on December 31, 1857. In 1869, it was officially registered as the Excelsior Homestead,² consisting of 250 acres of land in what were the southern outskirts of the City of San Francisco.³ At the time the area was largely used for farming and remained that way through the end of the nineteenth century. It was occupied primarily by Irish, Italian, German and Swiss farmers. After the 1906 Earthquake and Fire, many families relocated to the Excelsior District, which was relatively unaffected by the disaster.⁴ Lots and houses were sold quickly, generally to working class people.

The subject property was built sometime between 1900 and 1907. A Sanborn map from 1900 shows that the property's future lot had not yet been defined. A building permit issued in 1907 authorizes the construction of a front and back porch, bathroom, closet, and additional room, implying that prior to 1907 the building was either smaller or incomplete. In November of 1960 a permit was issued to install new siding on the house's exterior. In May of 2001 an electrical permit was issued to deliver 100 amp service to the property. However, a fire in February of 2002 resulted in considerable smoke and fire damage. The back porch and bathroom were badly burned, the lower walls suffered smoke and water damage, the ceiling joints and roof rafters were charred, and a hole burned through the ceiling up to the roof's ridge. Floors and walls were also damaged by water from the fire department's efforts to put out the blaze.

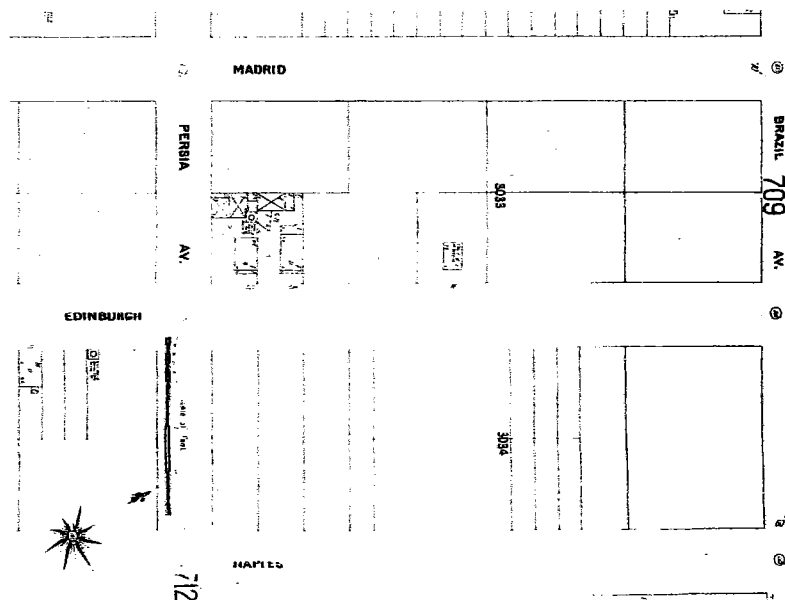


Figure 5: Sanborn map from 1900. Future lot of subject property shown in orange.

² Jebe, Walter G. (2004). *San Francisco's Excelsior District*. San Francisco: Arcadia Publishing, p. 7.

³ Charles, Helen S. (1989). *Excelsior District of San Francisco, 1850-1900: From Ranch to Lots*. Hayward: California State University, p. 7.

⁴ Jebe, Walter G. (2004). *San Francisco's Excelsior District*. San Francisco: Arcadia Publishing, p. 7.

470 Edinburgh Street Supplemental Information

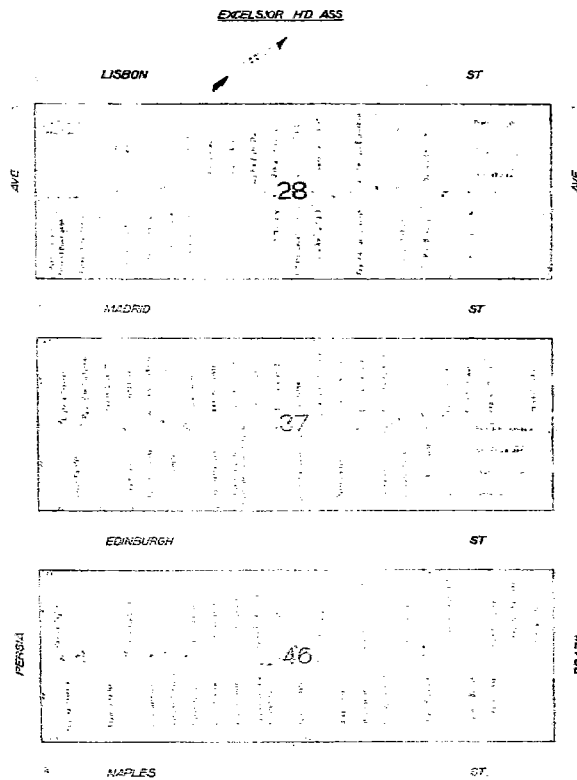


Figure 6: 1907 Block Book map. Subject property lot shown in orange.

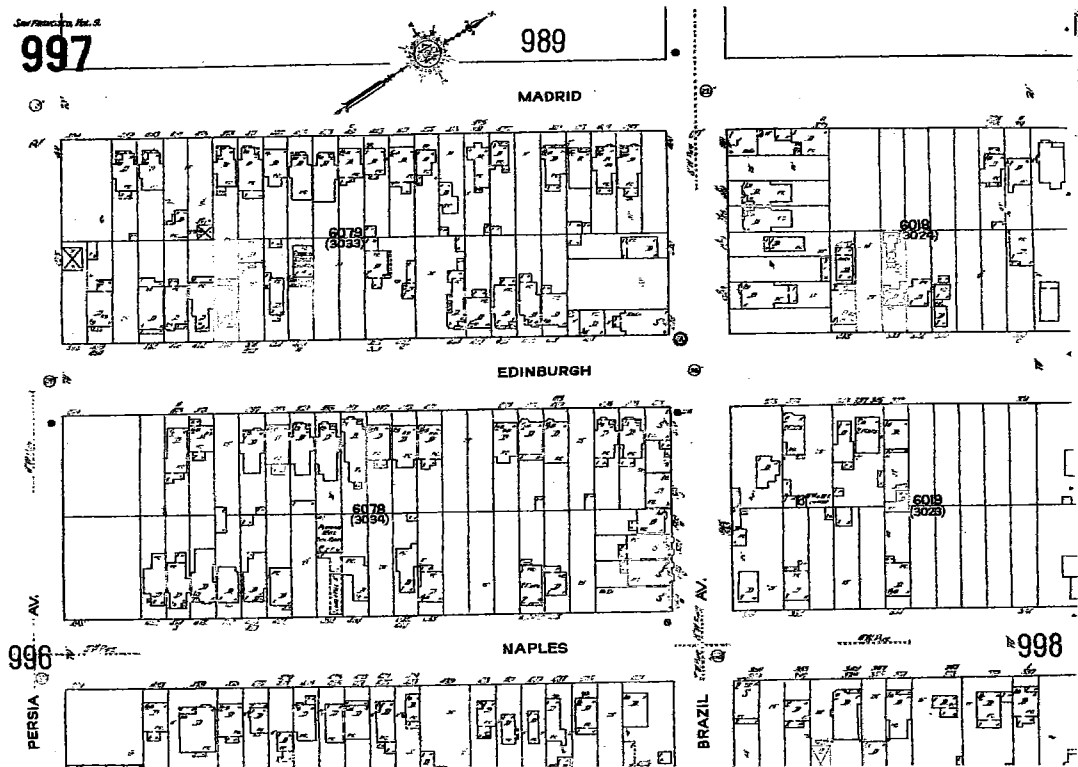


Figure 7: Sanborn map from 1915. Subject property shown in orange.



Figure 8: Edinburgh Street in 1932 looking north from Brazil Street; the subject property is approximately 250 feet behind the camera. Courtesy of San Francisco Library and www.oldsf.com

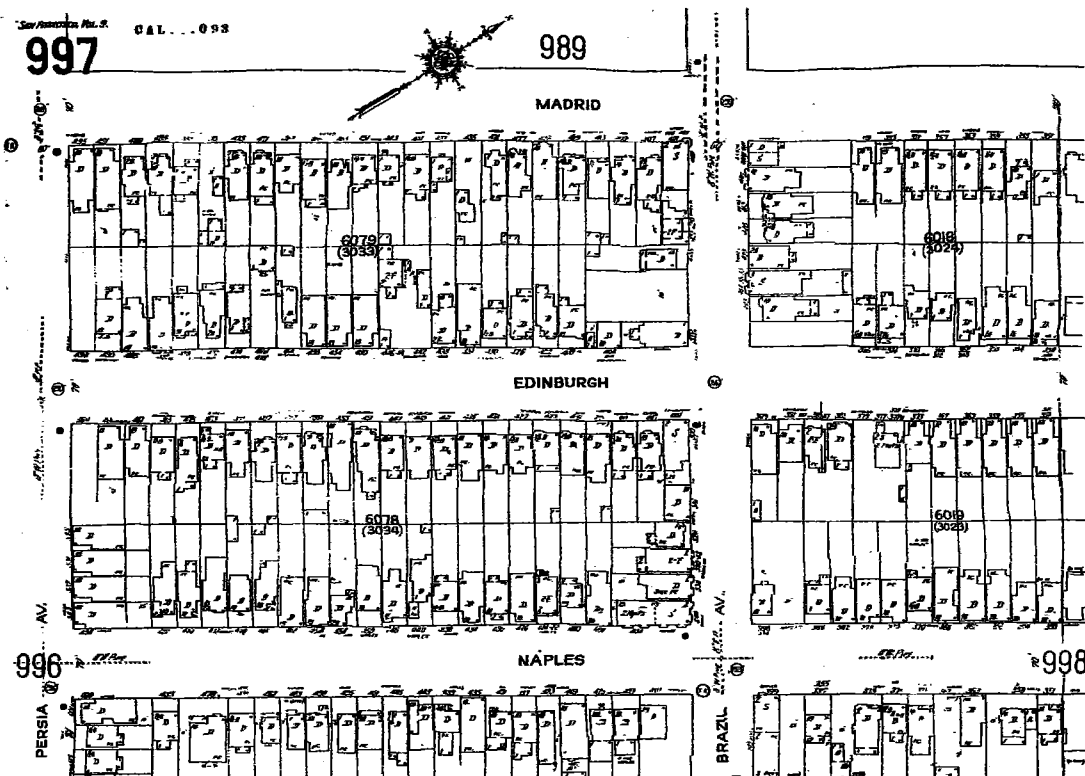


Figure 9: Sanborn map from 1950. Subject property shown in orange.

Chronology of Ownership

Based on the records on file at the San Francisco Assessor's Office, the following people have owned the property. In chronological order they are:

1906 George H. Thompson
1923 Meta and Edward J. Cahill
1931 Elsie J. and Henry Schallock
1946 Thomas W. and Margaret Manning
1948 Harry E. Burkhart and Lola Burkhart
1948 John A Mazza
1953 Deberto and Maria Morales
1958 Myrtle J. Rebagliati
1959 Myrtle Rebagliati Sunga, Celso Sunga, Maria S. Corvera, Kevin and Marilene Harvey

The 1907 San Francisco Block Book records the lot as the property of Bernhard Getz, listed in the 1905 City Telephone Directory as a real estate agent; he also held three other properties on the block. The 1907 permit authorizing further construction at the property was issued to George H. Thompson. Thompson was married to Elizabeth Thompson, and is listed in the 1910 City Directory as a carpenter, though over the years he also worked as a superintendent for the Healy-Tibbitts Construction Company and as a clerk. Thompson sold the property in 1923. The 1923 San Francisco City Telephone Directory does not list anyone at the property, but Edward J. Cahill and Meta Cahill were resident in 1929. In 1931 the property was bought by Elsie J. Schallock. She and her husband Henry did not appear to have lived at there, but rented it to Chester C. Phillips, a chauffeur, and his wife Dorothy.

The 1940 United States Census lists Andrew Tuck as the property's owner from at least 1935. He was 71 at the time, and lived there with a 50 year-old English lodger named Beatrice Ellis; neither had been married. Tuck is still listed at the property in the 1944 City Telephone Directory, but by 1946 it had been sold to Thomas W. and Margaret Manning. In 1948, the property appears to have been sold several times: first to Joseph Navara, then to Harry E. and Lola Burkhart, and finally to John A. Mazza. No further information could be found about them or the renter, Wilson Ward.

The property was bought in 1957 by Frank McAfee and in 1958 by Myrtle Rebagliati, a supervisor at Woolworth's. Rebagliati is listed as resident at the property through the 1960s and 1970s, though under her married name, Sunga. In the 1974 City Telephone Directory she is listed as working at Char Burger. Myrtle died in 1987, but the property has remained in the family.

Architect/ Builder

No architect was found in association with the subject property, which is common for this type of simple working class house. Due to the lack of original permit, and after

subsequent research at above-mentioned repositories, no information on the builder has been found.

Significance

For a property to be eligible for the California Register it must significant under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The Excelsior District, within which the subject property is located, developed in the 1860s as a multi-ethnic agricultural enclave on the outskirts of San Francisco. However, the property at 470 Edinburgh Street was not one of the original farmsteads. As a result, the property is not sufficiently significant to warrant inclusion on the California Register of Historic Properties under Criteria 1.

The property does not appear to be "associated with lives of persons important to local, California, or national history." The original owners was a real estate agent with many holdings in the city; his name appears in searches of the archives of the San Francisco Chronicle and San Francisco Examiner in real estate transfer notices and a 1911 accusation of fraud, but he did not make noteworthy contributions to history. Very little information was found on the other many owners and residents of the property and none that raised the person to a significant level of historical interest. As such the property does not appear eligible for the California Register under Criteria 2.

The subject property is not architecturally significant. It is an example of simple working class housing commonly constructed in the area at the turn of the twentieth century, however the builder is unknown and most of the original details have been removed or damaged. It lacks the physical evidence that would be necessary to identify a style and construction techniques. See discussion on integrity. It does not appear eligible for the California Register under Criteria 3.

The subject property does not appear to have the potential to yield important historical information and is not eligible under Criteria 4.

The subject property does not appear to be part a potential historic district. A handful of resource evaluations in the vicinity also concur that there does not appear to be a

distinctive pattern of development or a notable concentration of related buildings within the vicinity of the subject property. Recently there has been some interest to identify "Victorian-era" cottages as dwindling historical resources in the City of San Francisco however this example lacks the evidence of detailing to determine if it would be included in such a grouping.

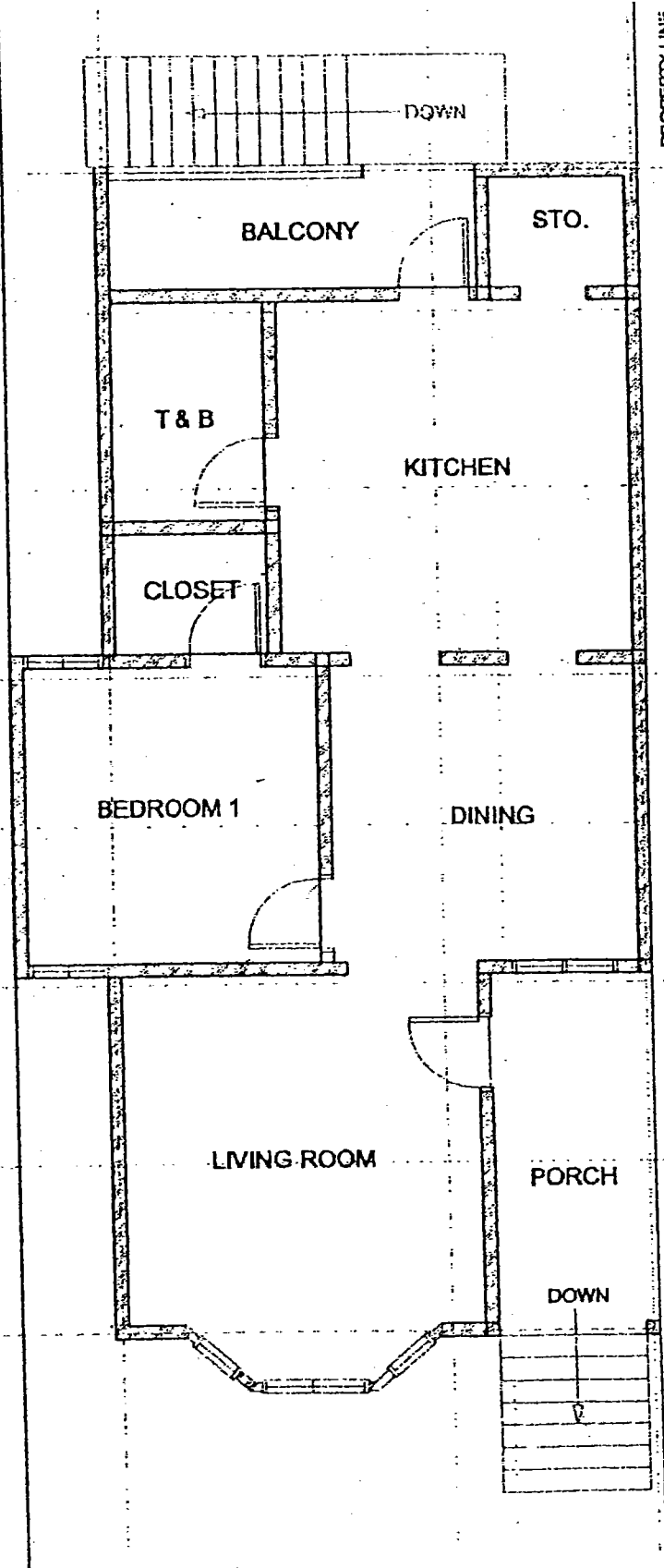
Integrity

Integrity of a property is defined in the National Park Service Bulletin entitled "How to Apply the National Register Criteria for Evaluation." The Bulletin identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. The subject property does not appear to have been moved so it has integrity of location. The building has undergone few alterations, however the removal of original details and installation of asbestos shingles significantly affects the integrity of the building. While the massing remains little else is in good enough condition to clearly portray the design; as such the property does not have integrity of design. Between 1900 and 1907, when the subject property was built, the neighborhood was still developing. Many new residences were built over the next three decades in an organic fashion, and most of these buildings are extant. The subject property therefore has integrity of setting. As previously noted, the building has suffered significant smoke and fire damage, with charred walls, ceilings, roof and rafters. The front door is boarded over and several windows are broken. Due to the extent of the damage the building does not appear to have integrity of materials. The lack of original details and extent of damage has also affected the integrity of workmanship, feeling and association. As such the building does retain only two of the seven aspects of integrity.

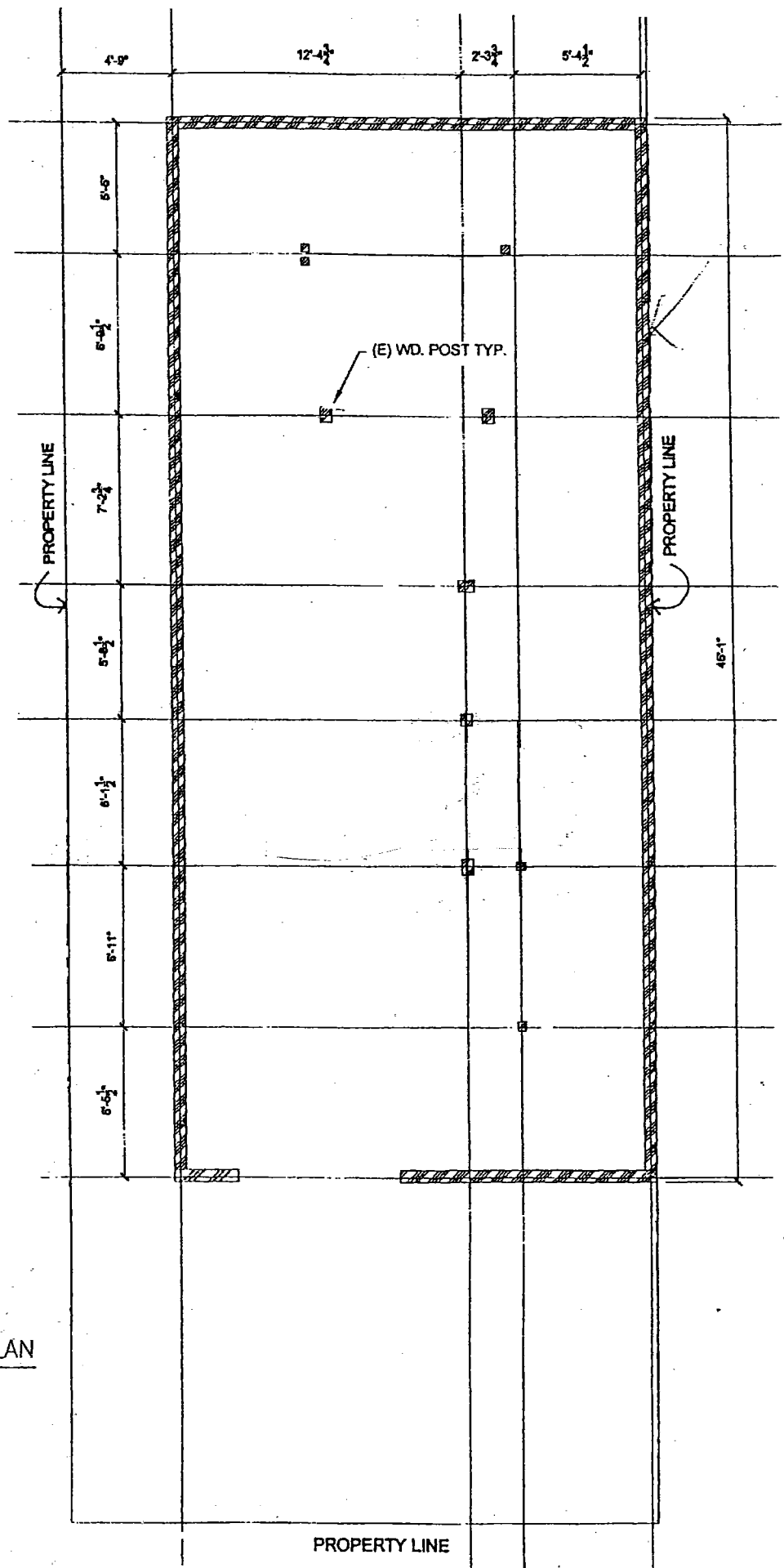
6. EXISTING BUILDING FLOOR PLANS

PROPERTY LINE

PROPERTY LINE

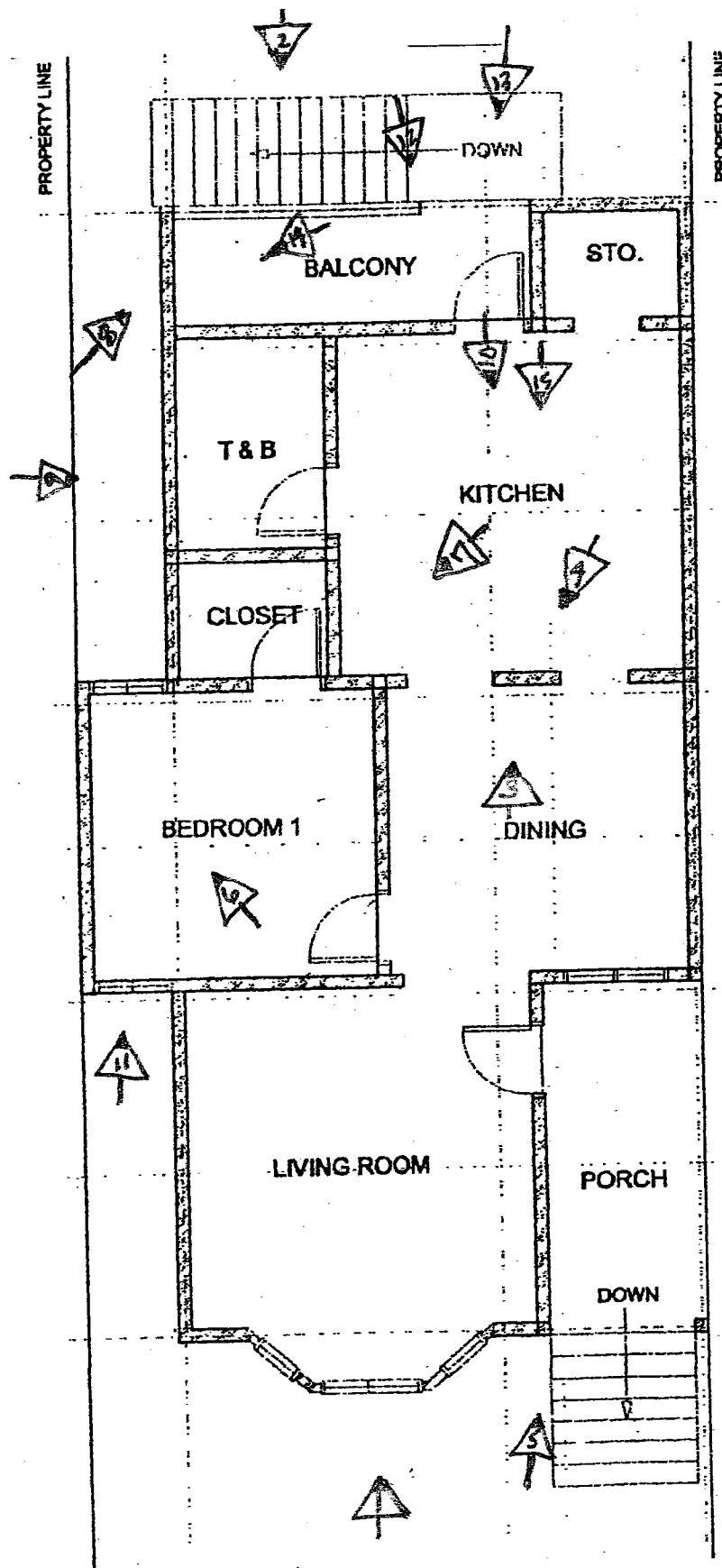


EXISTING
GROUND FLOOR PLAN



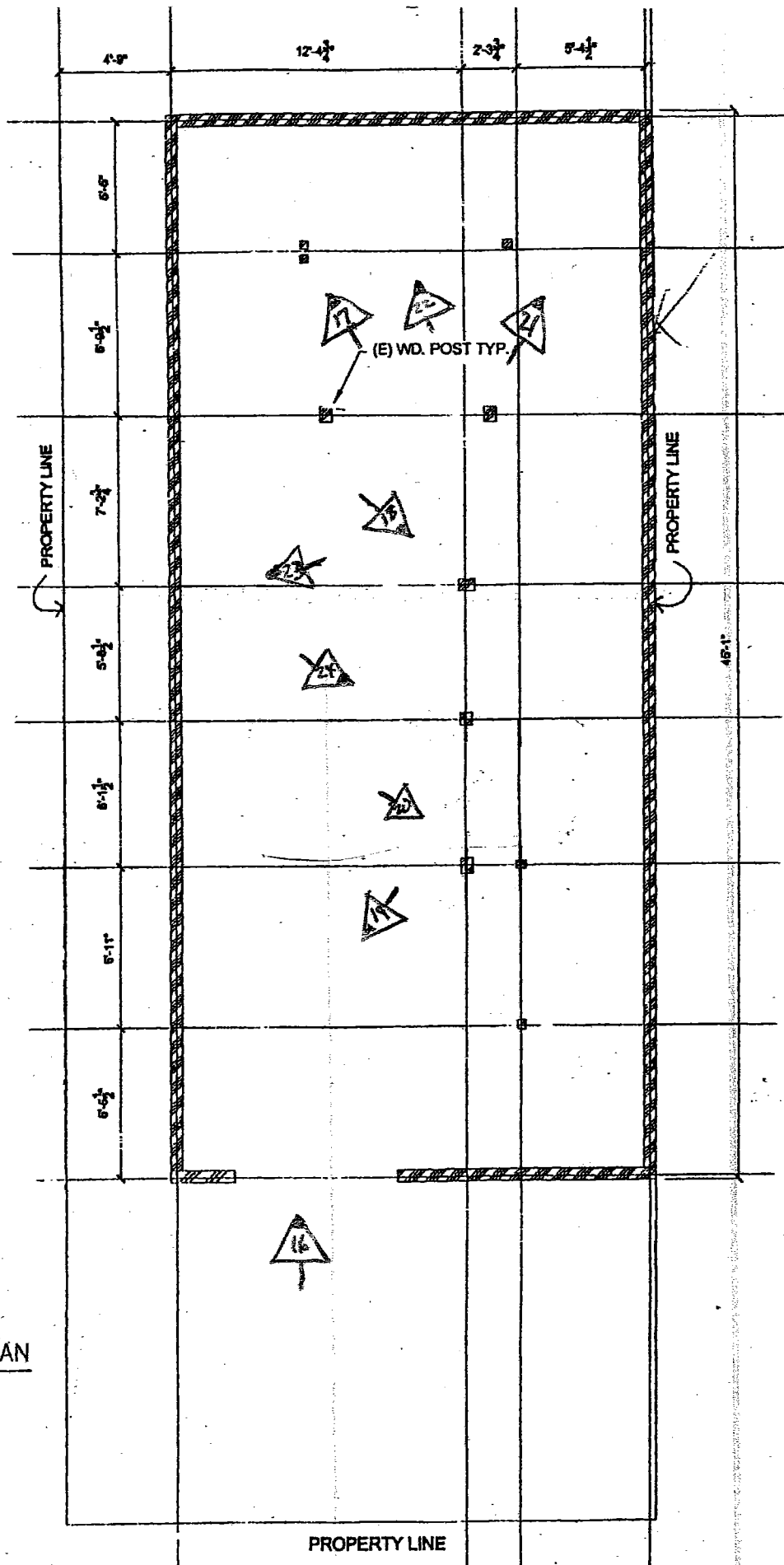
EXISTING
BASEMENT FLOOR PLAN

7. PHOTOGRAPHS



EXISTING
GROUND FLOOR PLAN

EXISTING
BASEMENT FLOOR PLAN






Frontal side - 470 Edinburgh

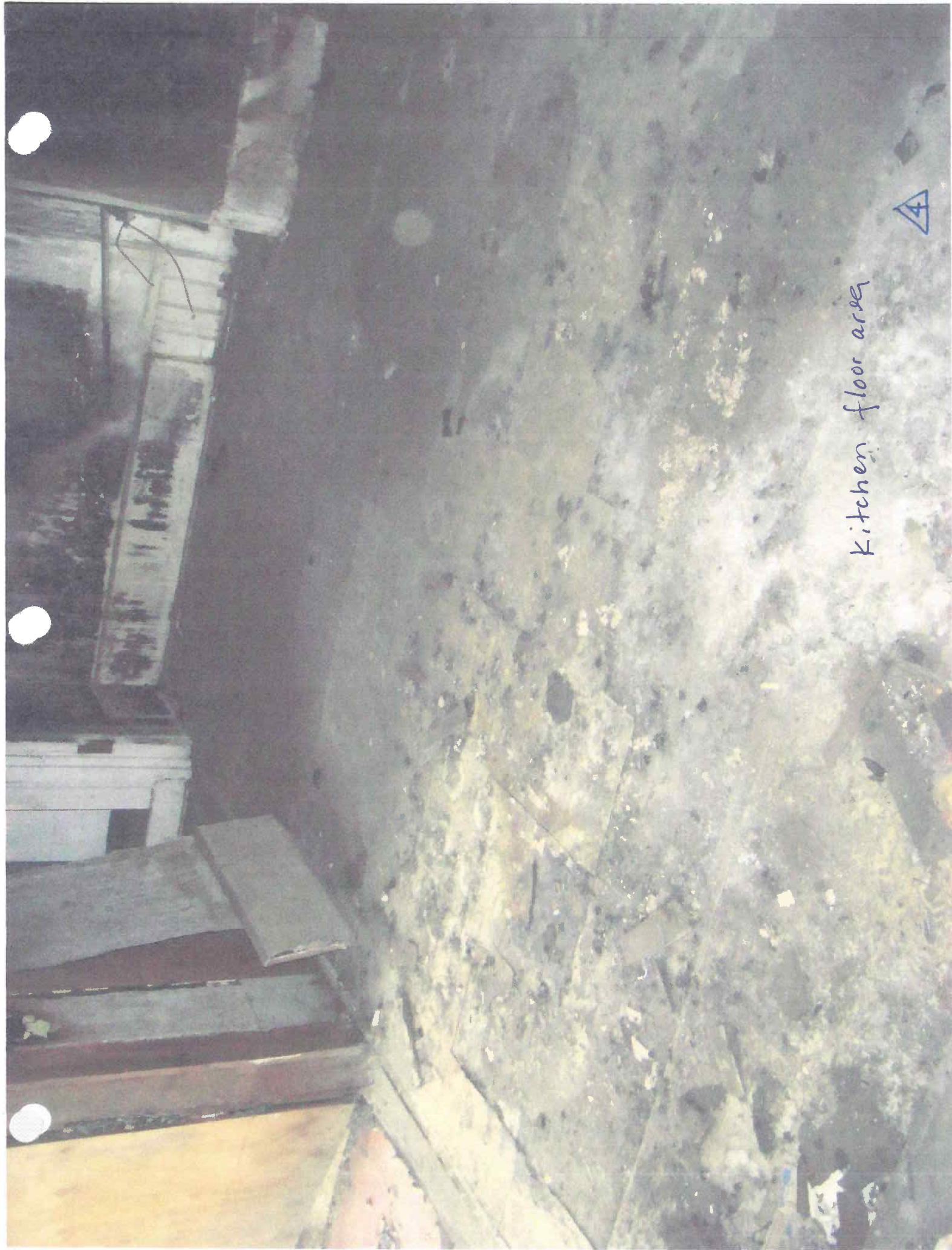


Back side - 470 Edinburgh



Kitchen wall area facing dining room and
hallway leading to living room area 





kitchen floor area



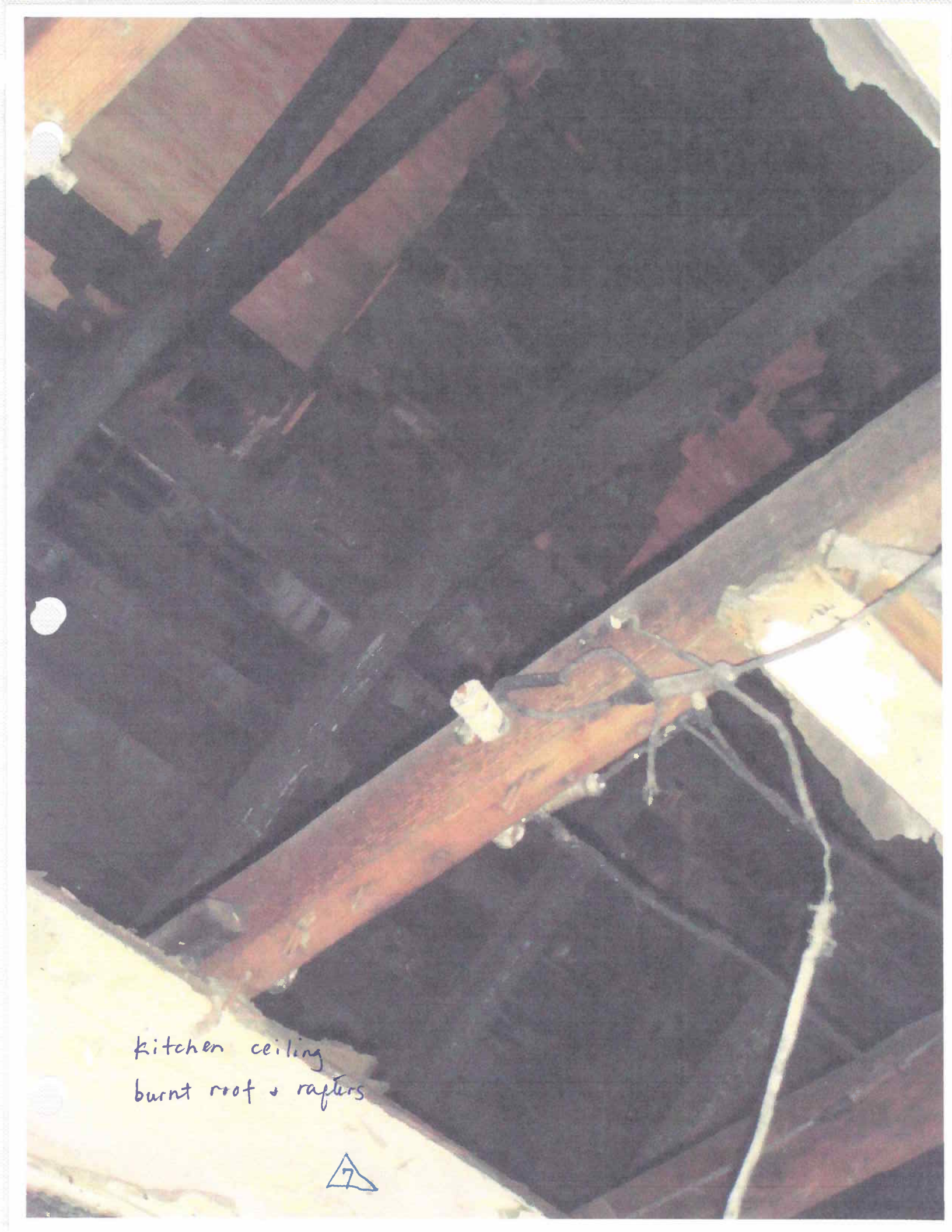


Front porch area

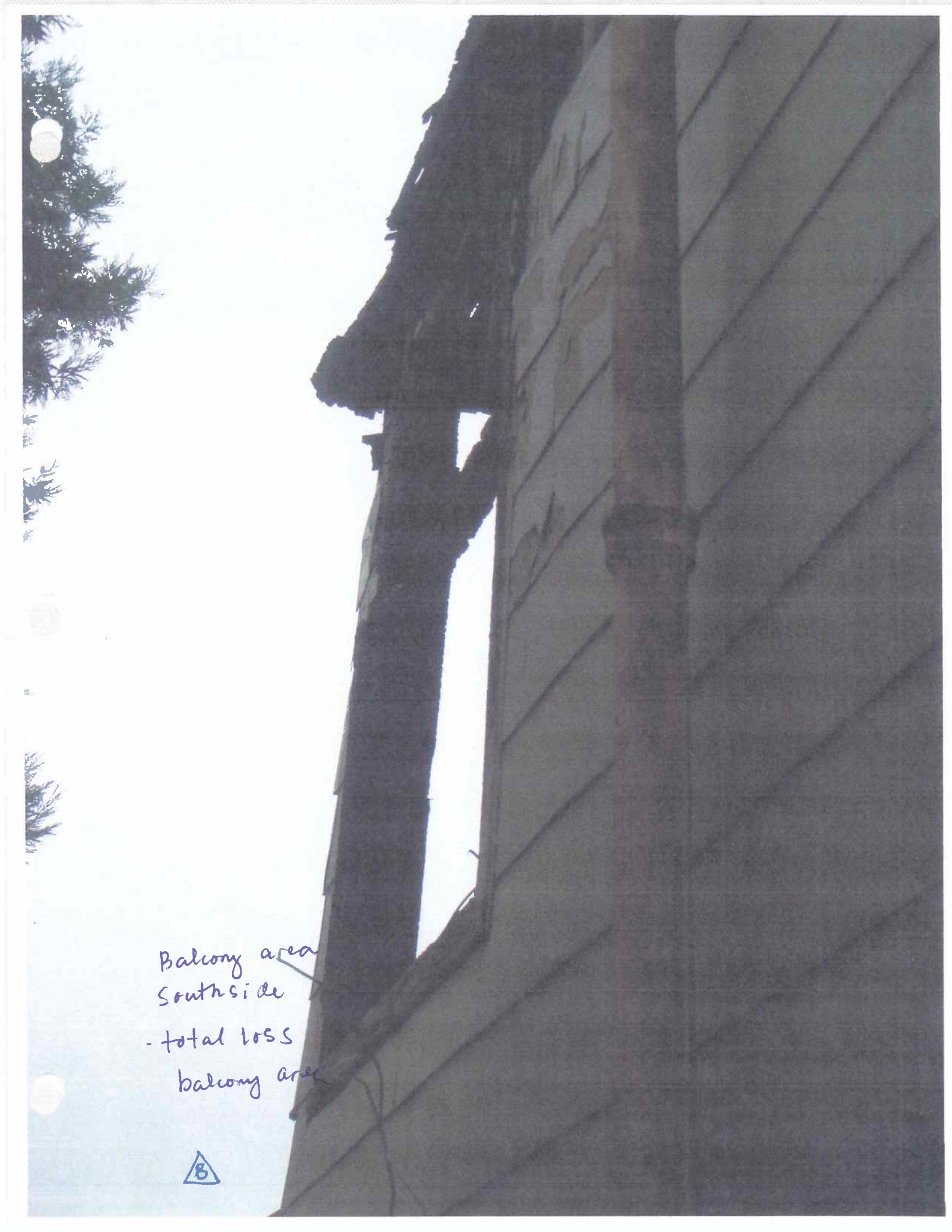
5

Bedroom ceiling area + walls
chard walls, roof + some rafters






kitchen ceiling
burnt roof + rafters

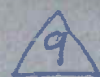


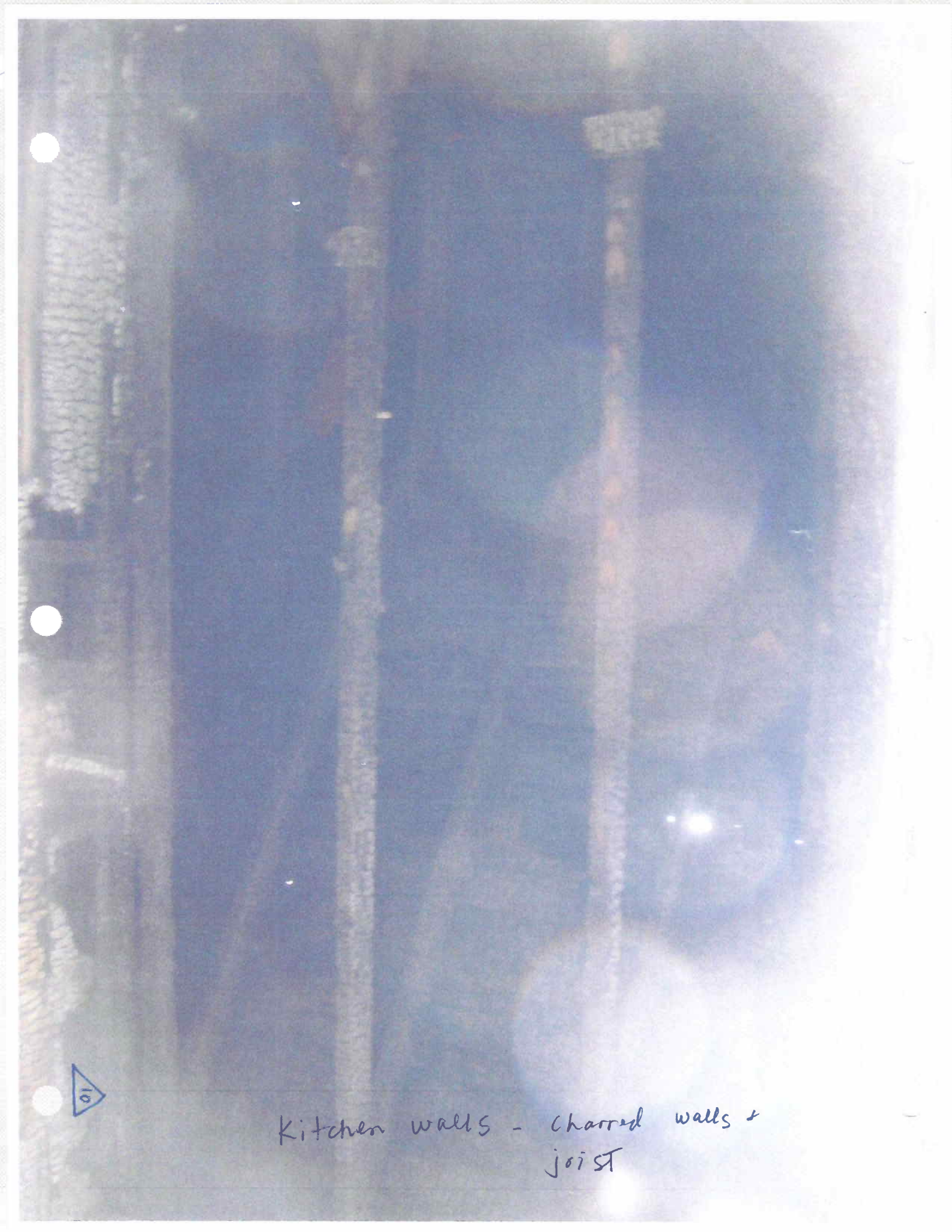
Balcony area
Southside
- total loss
balcony area





South side area - plumbing
for bathroom + kitchen
need replacement



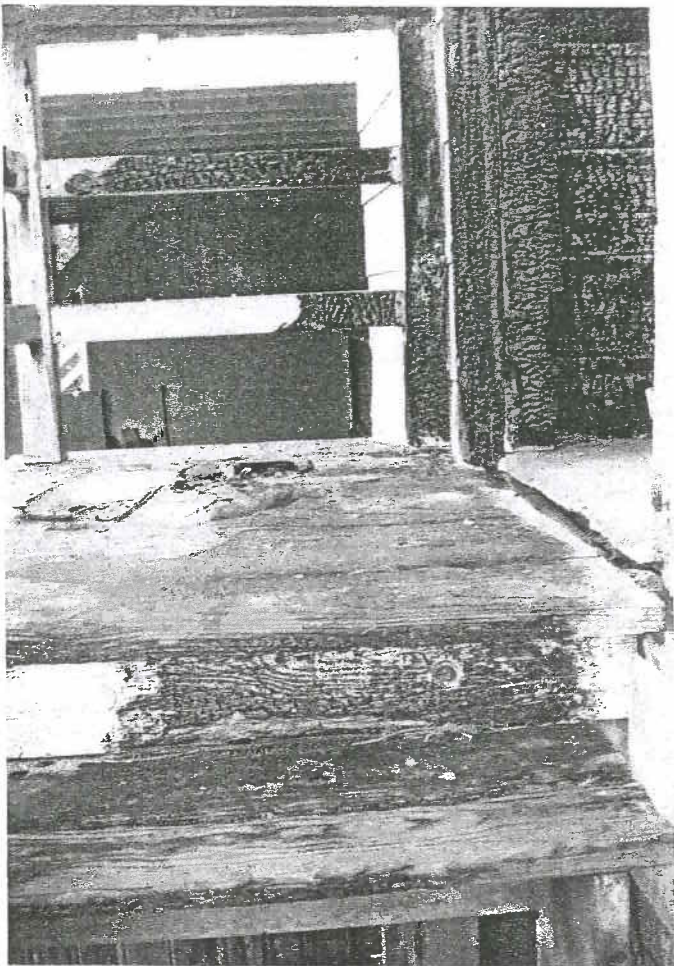
A photograph of a kitchen interior. The walls are dark and appear charred or heavily stained. A wooden joist is visible running vertically through the center of the frame. The lighting is dim, and the overall tone is dark and somber.

Kitchen walls - charred walls +
joist



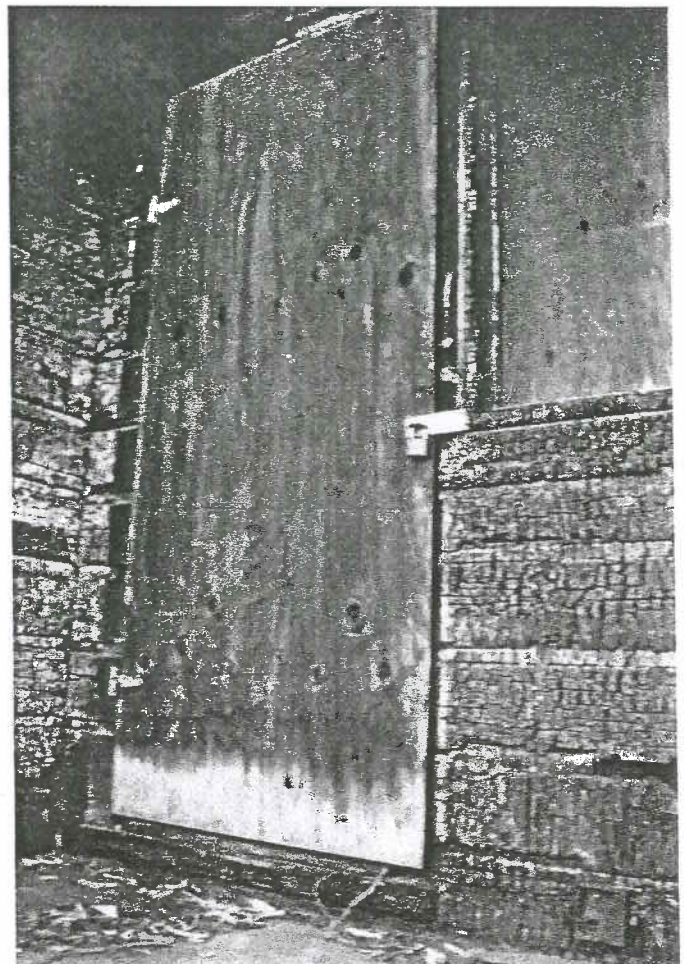
Southside door entry -
Access to backyard + basement





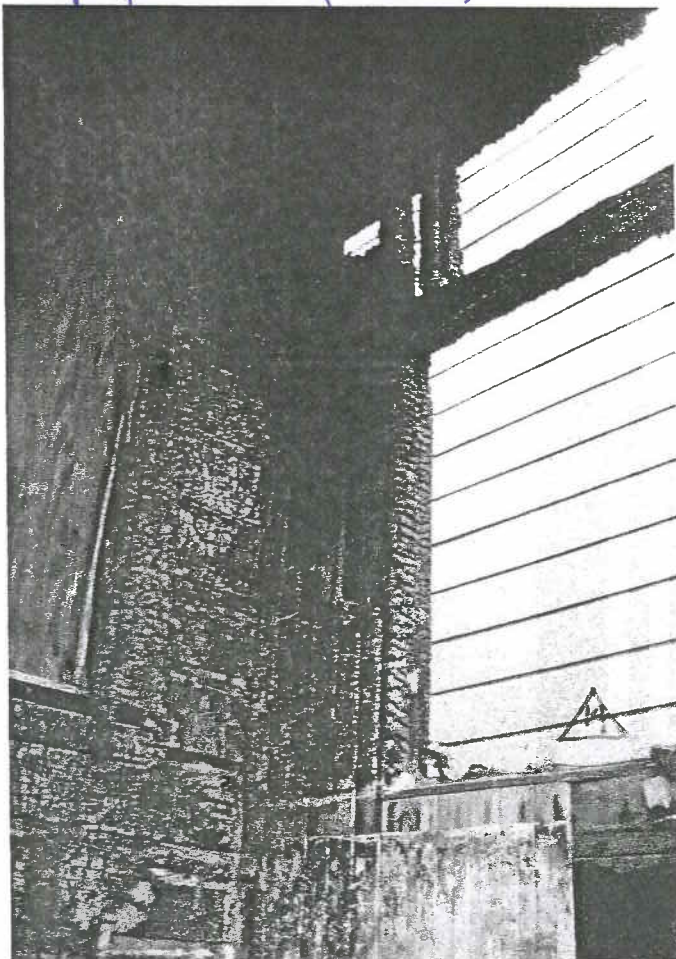
Top of balcony stairs

12



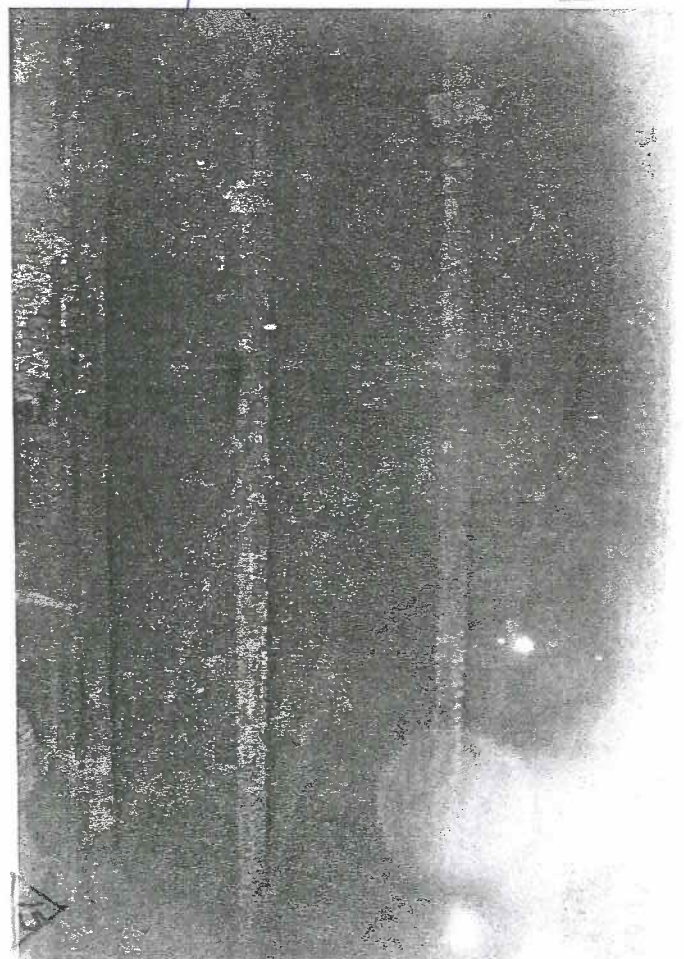
Balcony area - Kitchen back door

13



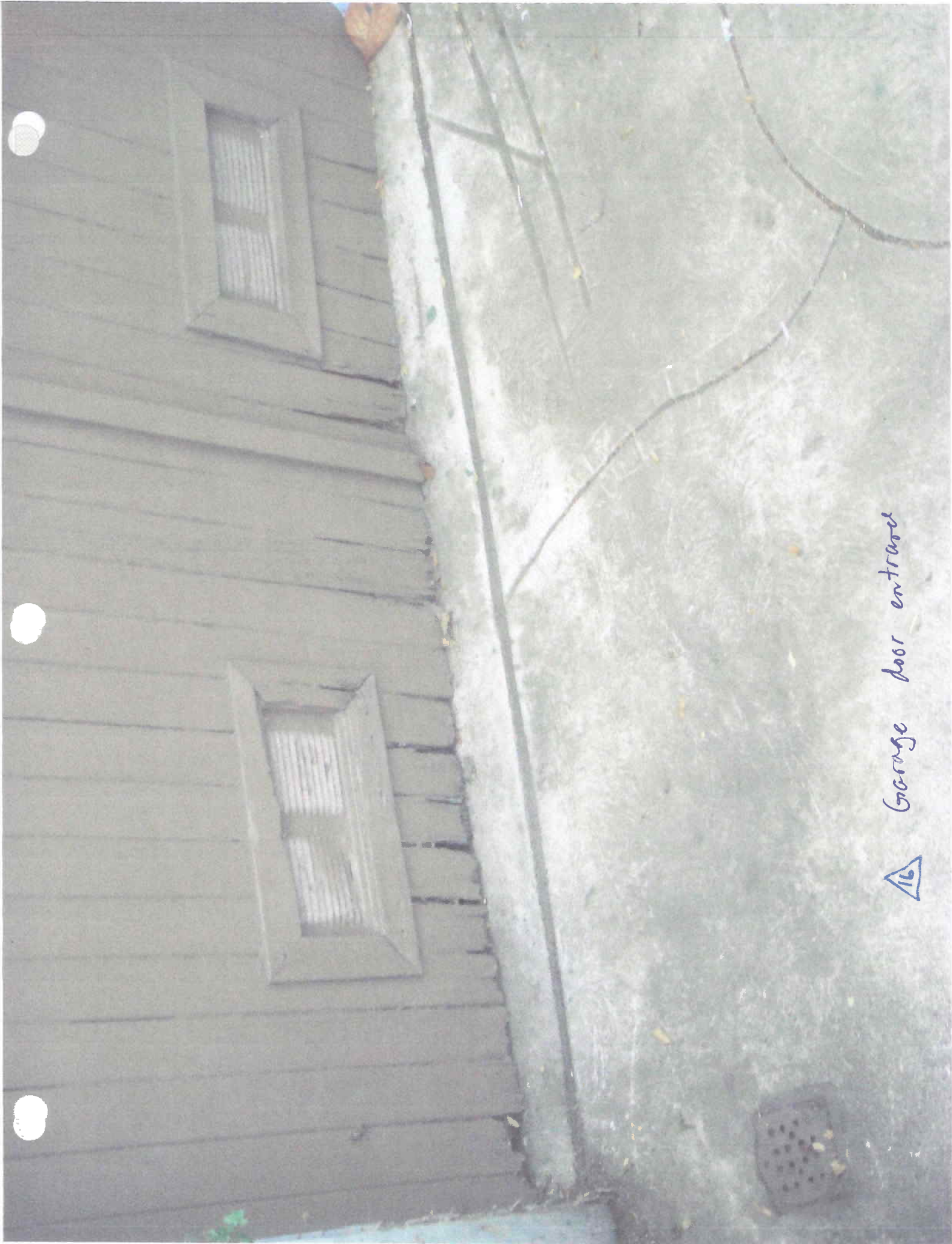
Balcony area - windows & walls burnt

14



Charred kitchen walls

15



△ Garage door entrance



Bathroom floor area
+ support beams
sagging

17



Bedroom floor area + support beam

18



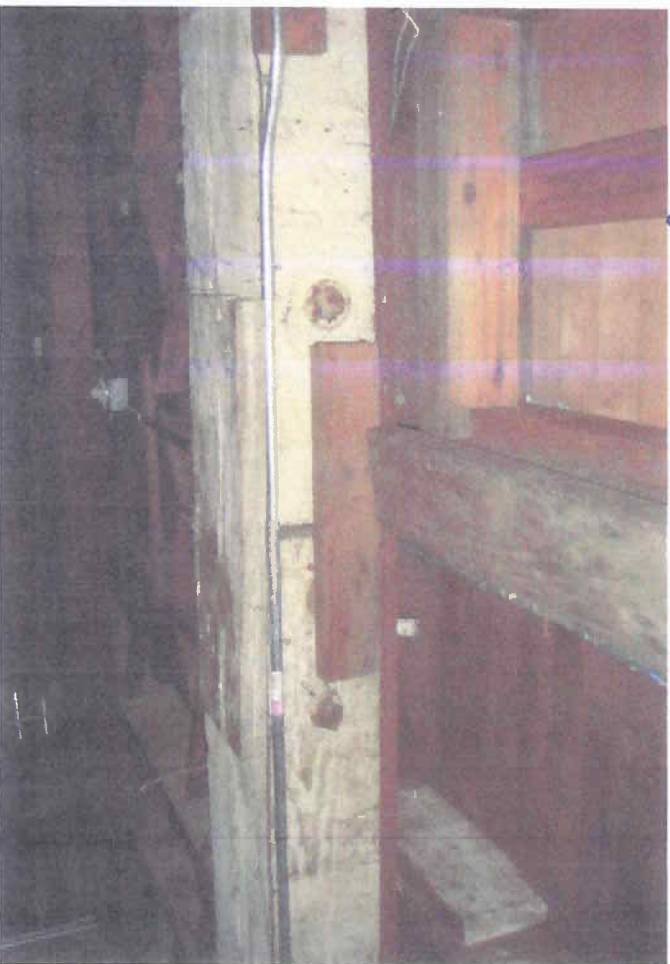
Garage door

19



Kitchen floor support + joist

21



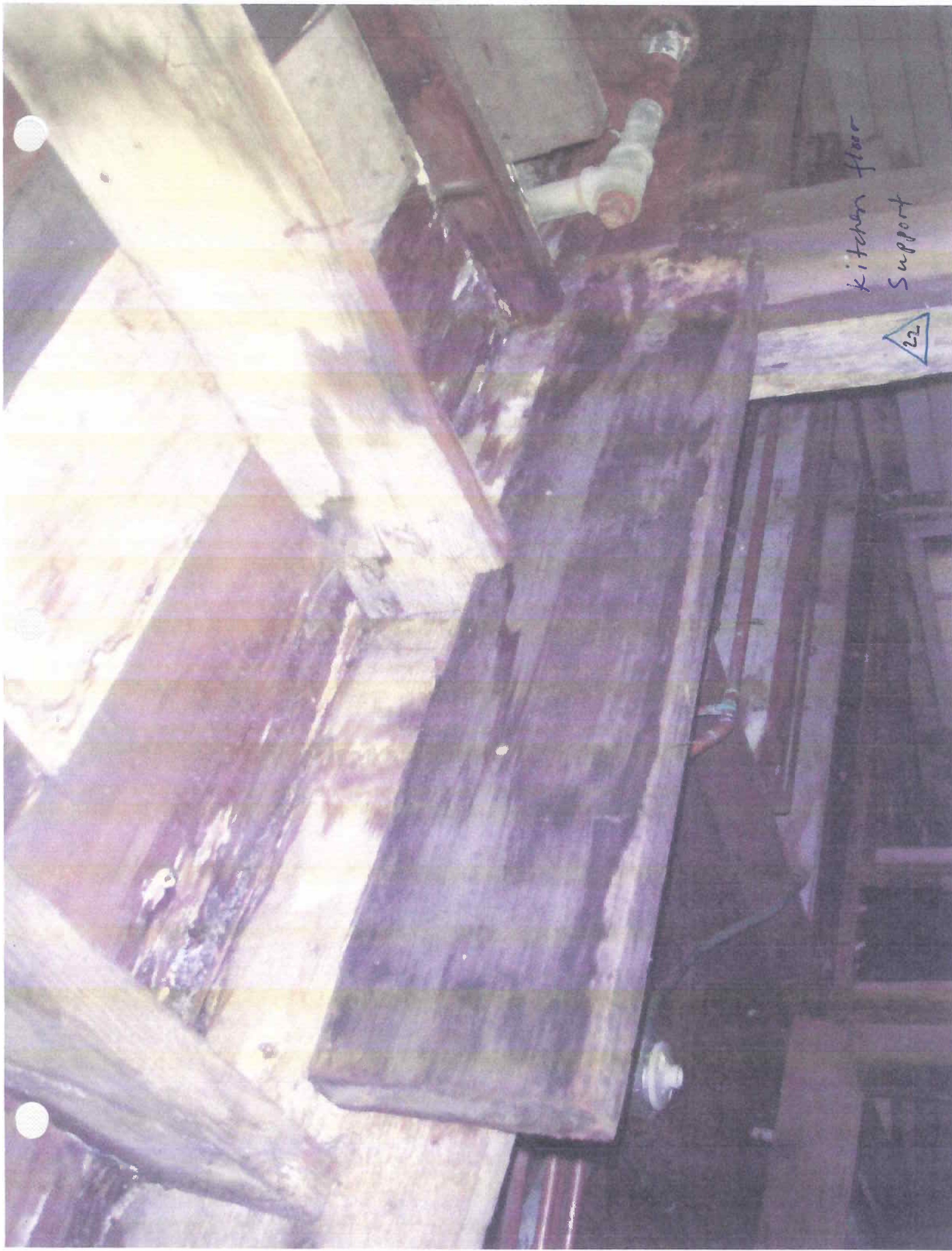
Living room area

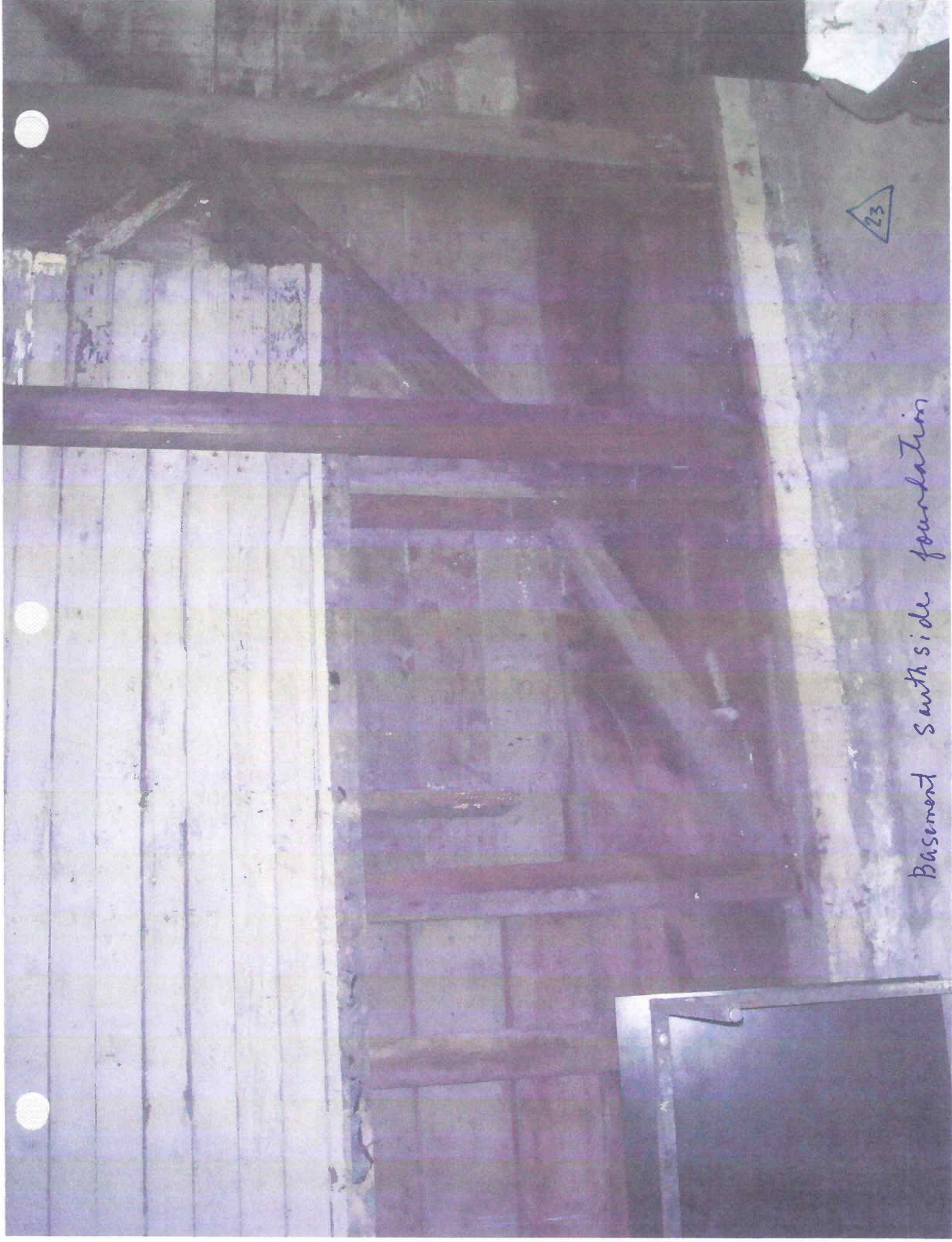
20

support beam

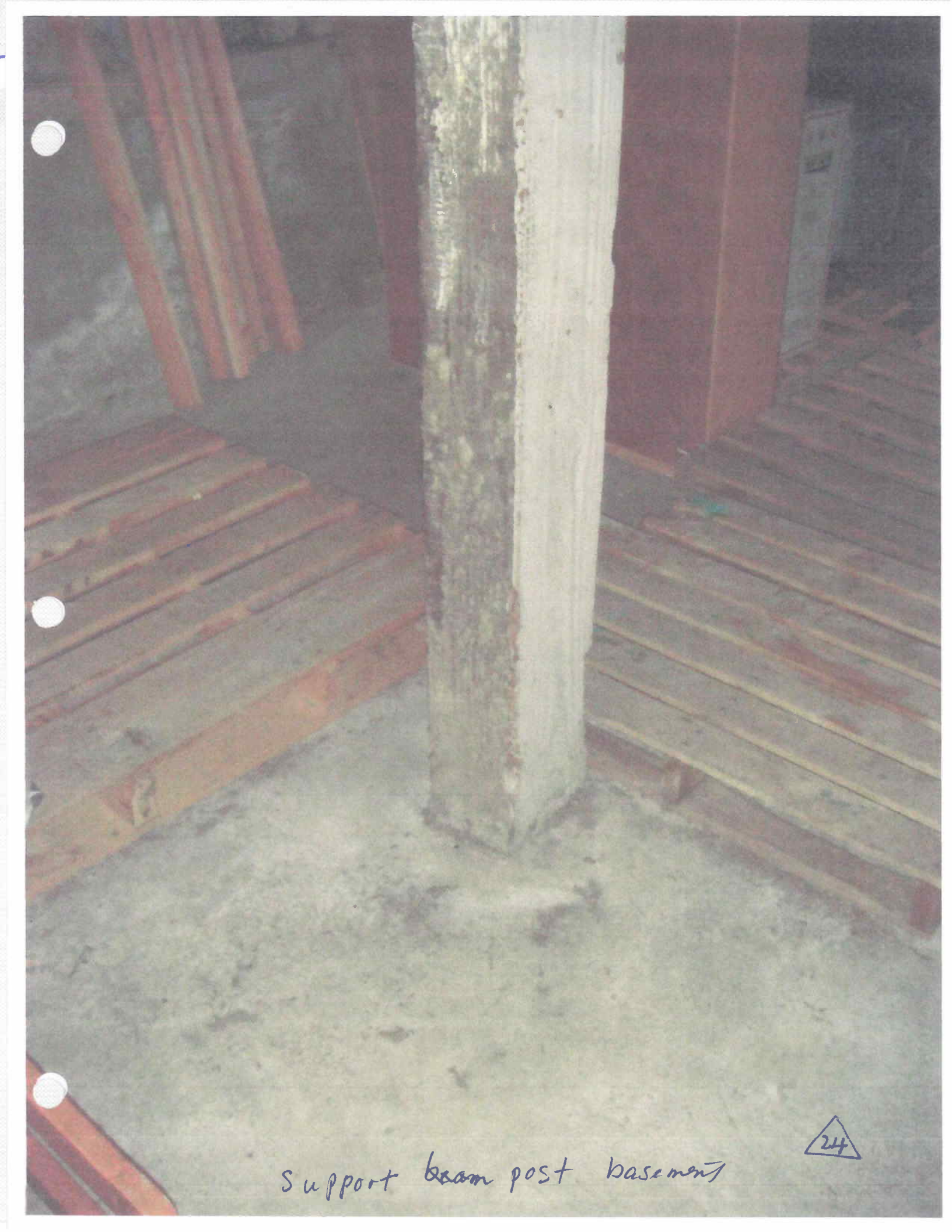
kitchen floor
Support

22





Basement south side foundation

A photograph of a basement interior. In the center, a vertical concrete support post stands on a concrete floor. To the left and right of the post, there are wooden joists or planks, some of which are stacked. The walls are made of red brick. The floor is concrete and appears somewhat dusty or dirty. There are three white circular marks on the left edge of the photo, possibly from a binder.

Support beam post basement

24

ADDRESS: 470 EDINBURGH STREET
SAN FRANCISCO, CALIFORNIA
STORIES: 3 STORIES
(FULLY SPRINKLER UNDER
SEPARATE PERMIT)
OCCUPANCY: R3/U SINGLE FAMILY
TYPE: 5B
ZONING: RH1
BLOCK: 6079 LOT: 012
OWNER: MARILENE HARVEY

NEW 3 STORY SINGLE FAMILY DWELLING

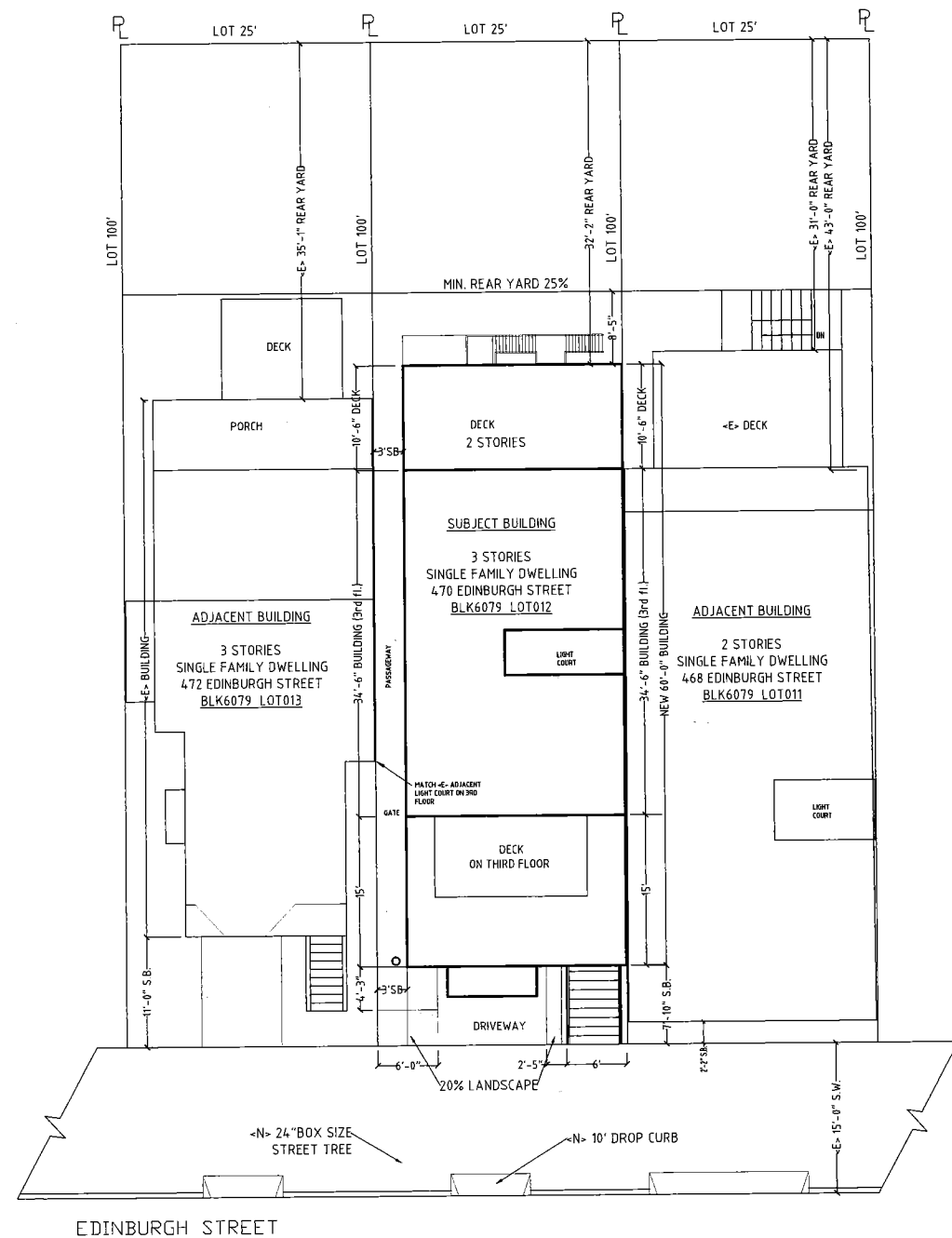
- A1. SITE & LOCATION PLAN
- A2. PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATION WITH ADJACENT BUILDING
- A3. PROPOSED GROUND AND SECOND FLOOR PLANS
- A4. PROPOSED THIRD FLOOR AND ROOF PLANS
- A5. SECTIONS
- A6. EXISTING BUILDING FLOOR PLAN

- S1. FOUNDATION PLAN'
- S1.1 GROUND FLOOR FRAMING PLAN
- S2. 2ND FLOOR FRAMING PLAN
- S3. 3RD FLOOR FRAMING PLAN
- S4. ROOF FRAMING PLAN

- E1. GROUND AND 2ND FLOOR ELECTRICAL PLANS
- E2. 3RD FLOOR ELECTRICAL PLAN

- T1. TITLE 24 PERFORMANCE COMPLIANCE
- T1.1. MANDATORY MEASURES
- T1.2. WHOLE HOUSE VENTILATION

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJUSTABLE	FL	FLOOR
A.F.F.	ABOVE FINISH FLR.	FLOOR.	FLOURESCENT
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH
ALT.	ALTERNATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	G.A.	GAUGE
ARCH.	ARCHITECTURAL	G.C.	GEN. CONTRACTOR
BLDG.	BUILDING	GYP. BD.	GYPSUM BOARD
BLKG.	BLOCKING	H.C.	HOSE BIB
BM.	BEAM	H.B.	HANDICAP
CAB.	CABINET	HDWR.	HARDWARE
CAR.	COLD AIR RETURN	HP	HIGH POINT
CL.	CENTER LINE	H.W.	HOT WATER
CLG.	CEILING	INSUL.	INSULATION
CLOS.	CLOSET	INT.	INTERIOR
CLR.	CLEAR	L.P.	LOW POINT
COL.	COLUMN	MECH.	MECHANICAL
CONC.	CONCRETE	MTL	METAL
CONST.	CONSTRUCTION	(N)	NEW
C.T.	CERAMIC TILE	N.I.C.	NOT IN CONTRACT
CTR.	CENTER	NO.	NUMBER
DET.	DETAIL	O.C.	ON CENTER
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIA.	DIAMETER	P-LAM	PLASTIC LAMINATE
DIM.	DIAMENSION	PLYWD.	PLYWOOD
DN.	DOWN	R.D.	ROOF DRAIN
DR.	DOOR	R.O.	ROUGH OPENING
D/S	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	STOR.	STORAGE
(E)	EXISTING	SHT.	SHEET
EA.	EACH	T + G	TONGUE & GROOVE
EL.	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	U.O.N.	UNLESS OTHERWISE
EQ.	EQUAL		NOTED
EQUIP.	EQUIPMENT	WD.	WOOD
EXP.	EXPANSION	W.P.	WATERPROOF
EXPOS.	EXPOSED		
EXT.	EXTERIOR		
F.D.	FLOOR DRAIN		



SITE PLAN
(1/8" = 1'-0")

BY USE OF THESE PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ENGINEER FOR ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD ENGINEER HARMLESS. THE ENGINEERS LIABILITY IS LIMITED TO FEES RECEIVED FOR SERVICES RENDERED.

CODE REQ: ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2010 CALIFORNIA RESIDENTIAL CODE; 2010 CALIFORNIA BUILDING CODE (CBC); 2010 CALIFORNIA PLUMBING CODE (CPC); 2010 CALIFORNIA MECHANICAL CODE (CMC); 2010 CALIFORNIA ELECTRICAL CODE (CEC); 2010 CALIFORNIA ENERGY CODE (2008 BUILDING ENERGY EFFICIENCY STANDARDS); 2010 CAL GREEN BUILDING CODE STANDARDS; 2010 CALIFORNIA FIRE CODE, AND 2010 SAN FRANCISCO BUILDING CODE.

* CONSTRUCTION HOURS
MONDAY THRU FRIDAY 7:00AM-7:00PM
SATURDAY 9:00AM-6:00PM

HAWK N. LEE, P. E. Consulting Engineer 1609 Noriega Street San Francisco, California 94122 (415) 681-6325 fax (415) 681-1012	REVISIONS	BY
	1-25-14	HL

BLOCK 6079 LOT 012
470 EDINBURGH STREET
SAN FRANCISCO, CALIFORNIA

NEW SINGLE FAMILY

Date: 09-25-12

Scale: AS SHOWN

Drawn: H. LEE

Job: 470 E

Sheet A 1

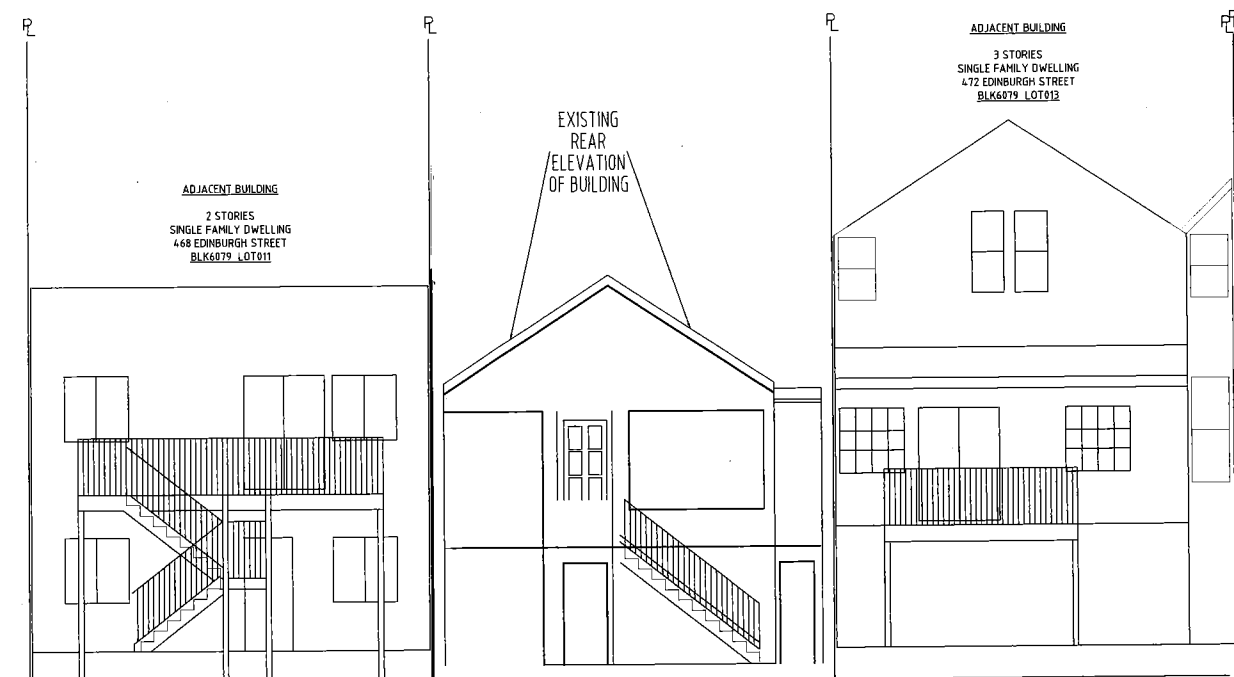
Of Sheet



EXISTING FRONT ELEVATION W/ ADJACENT BUILDING
(3/16" = 1'-0")



PROPOSED FRONT ELEVATION W/ ADJACENT BUILDING
(3/16" = 1'-0")



EXISTING REAR ELEVATION W/ ADJACENT BUILDING
(3/16" = 1'-0")



PROPOSED REAR ELEVATION W/ ADJACENT BUILDING
(3/16" = 1'-0")

REVISIONS	BY
1-25-14	HL

HAWK N. LEE, P. E.
Consulting Engineer
1609 Noriega Street
San Francisco, California 94122
(415) 681-6925 fax (415) 681-1012

BLOCK 6079 LOT 012
470 EDINBURGH STREET
SAN FRANCISCO, CALIFORNIA

NEW SINGLE FAMILY

Date: 09-25-12

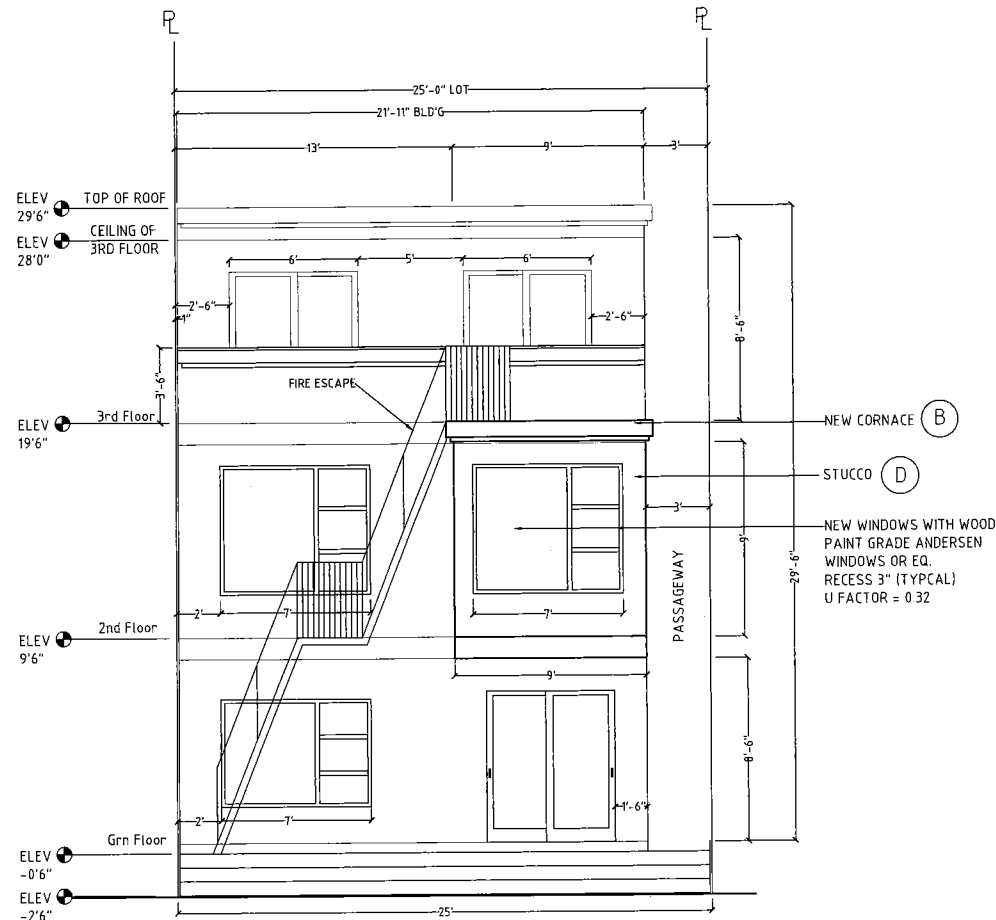
Scale: 3/16"=1'-0"

Drawn: H. LEE

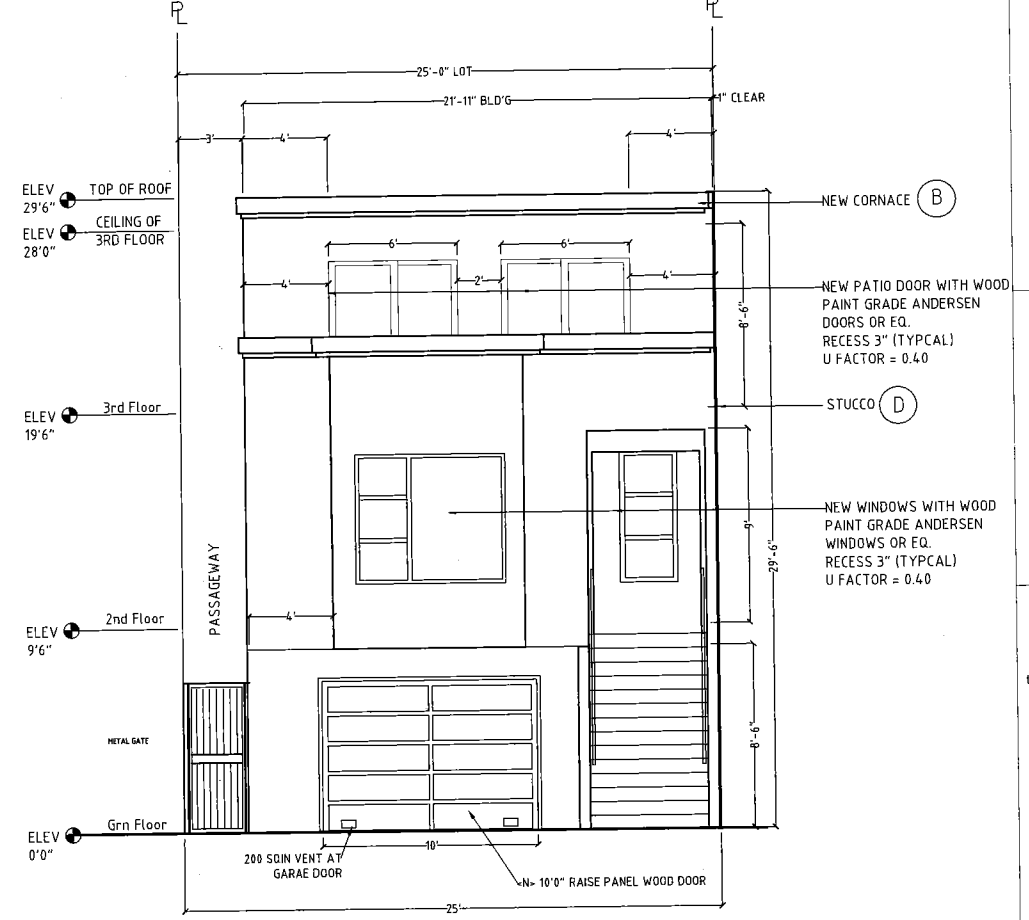
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Of A2.1
Sheet



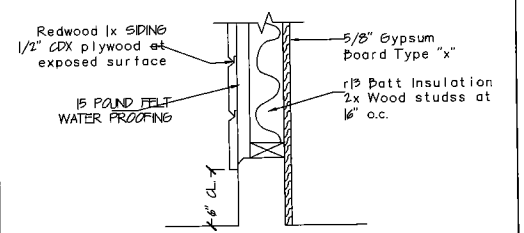
PROPOSED REAR ELEVATION
(1/4" = 1'-0")



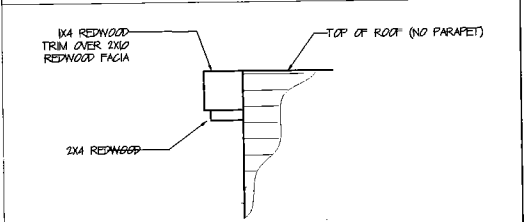
PROPOSED FRONT ELEVATION
(1/4" = 1'-0")

LEGEND

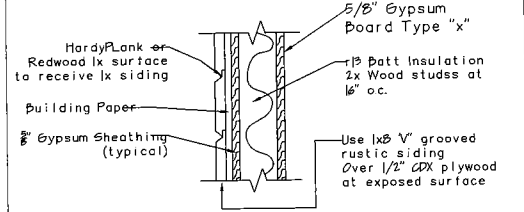
SUBJECT BUILDING
 ADJACENT BUILDING



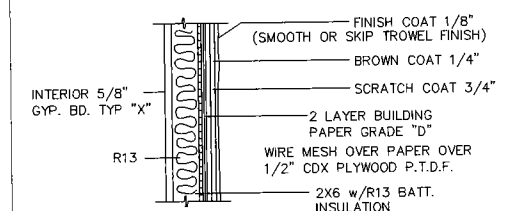
A SIDING DETAIL(SECTION)



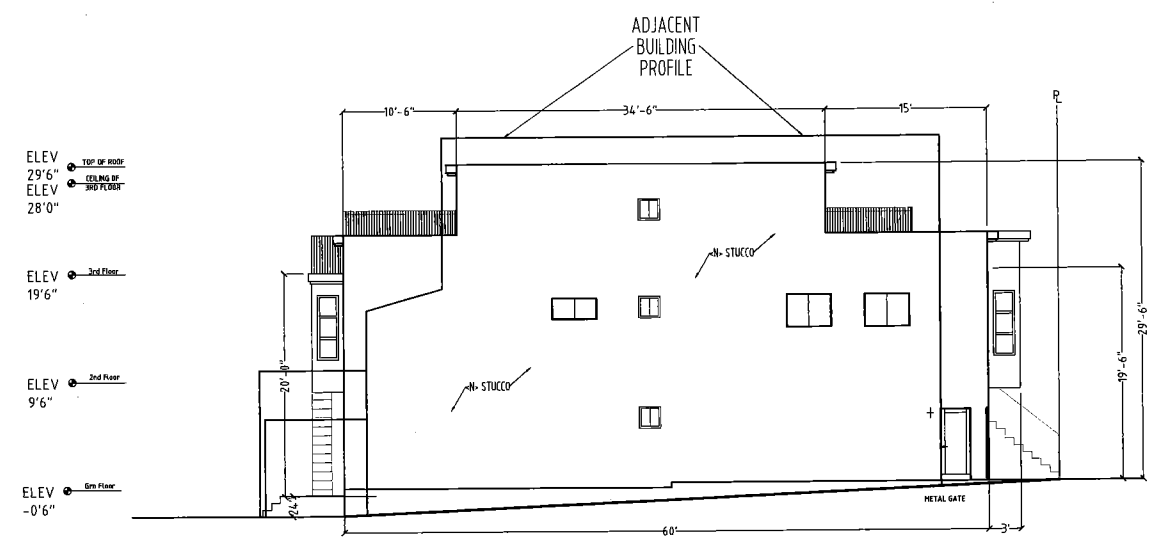
B CORNACE DETAIL



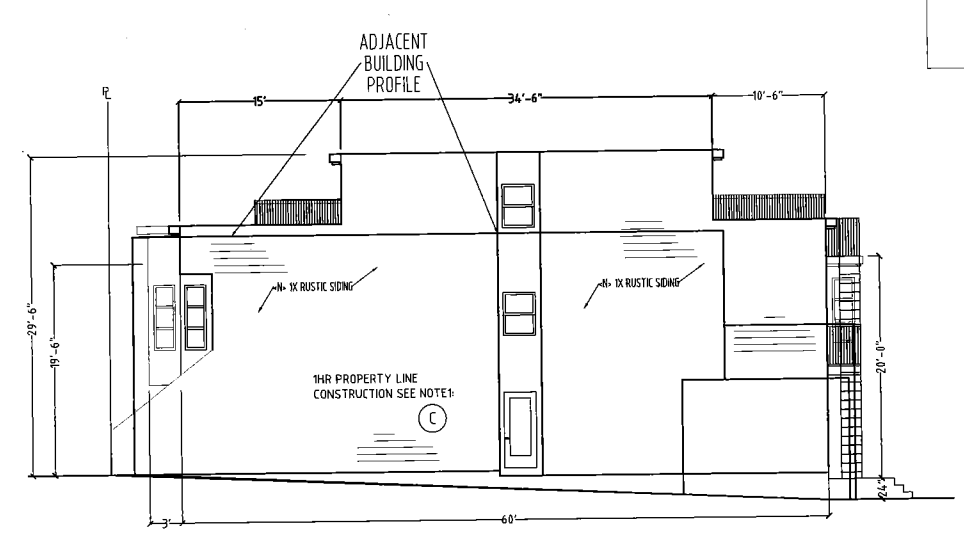
C NOTE 1: ONE HOUR PROPERTY LINE WALL CONSTRUCTION DETAIL



D STUCCO DETAIL(SECTION)
TYPICAL ALL STUCCO SURFACE

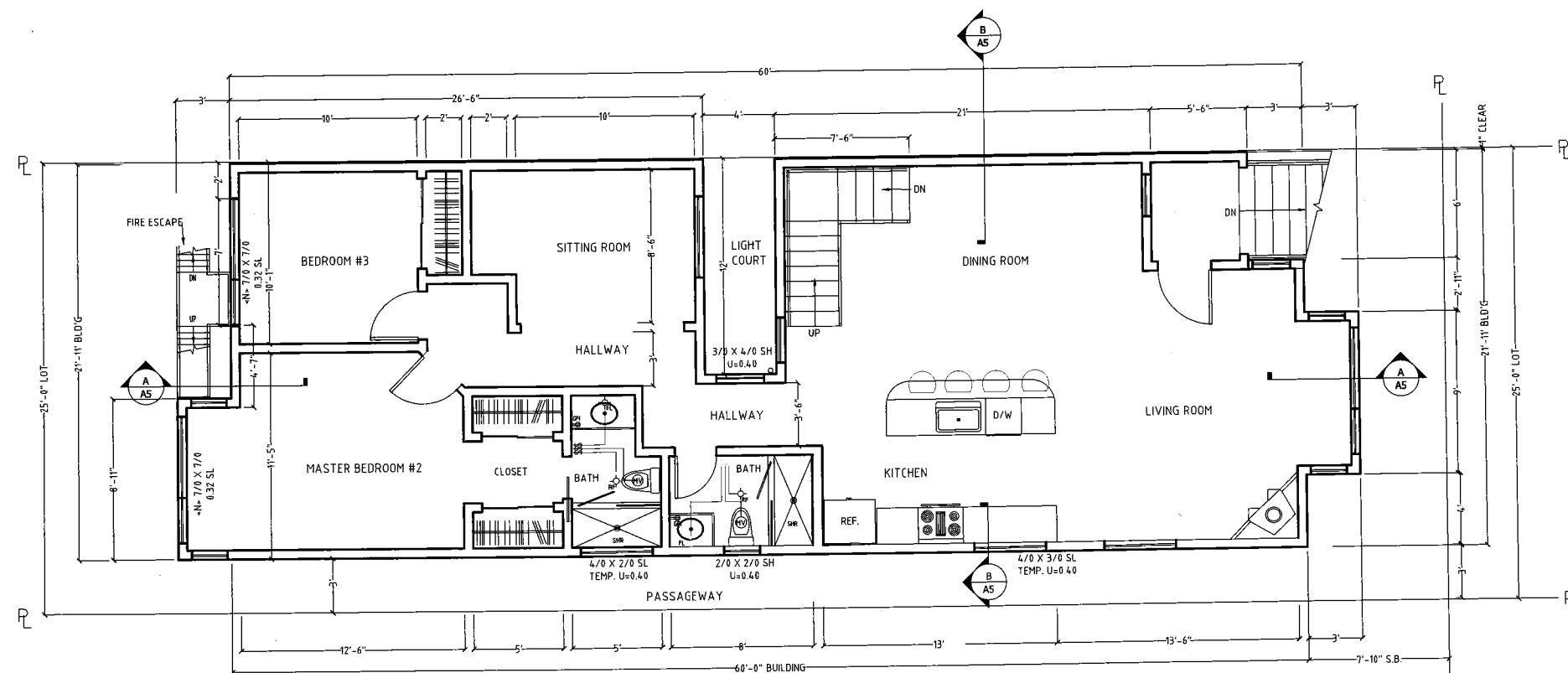


PROPOSED SOUTH ELEVATION
(1/8" = 1'-0")

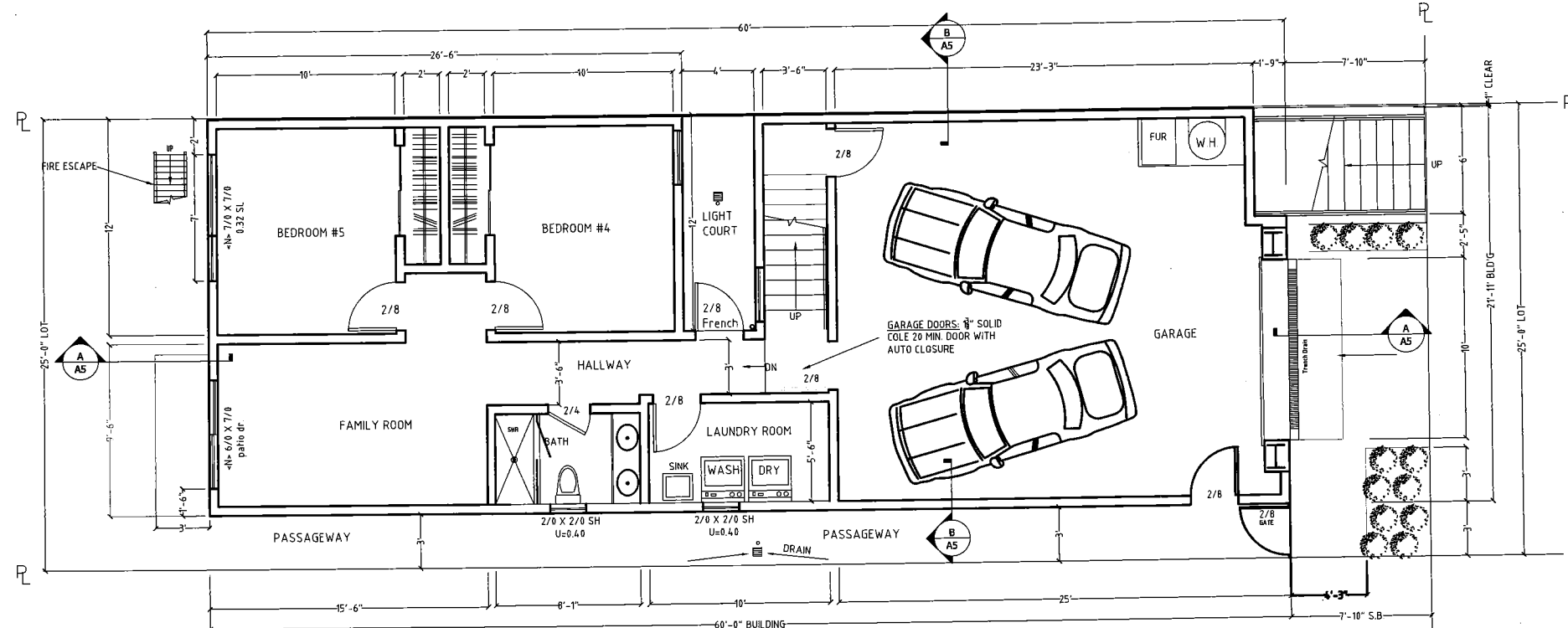


PROPOSED NORTH ELEVATION
(1/8" = 1'-0")

REVISIONS		BY
1-25-14		HL
HAWK N. LEE, P. E. Consulting Engineer 1609 Noriega Street San Francisco, California 94122 (415) 681-6325 fax (415) 681-1012		
BLOCK 6079 LOT 012 470 EDINBURGH STREET SAN FRANCISCO, CALIFORNIA		
NEW SINGLE FAMILY		
Date: 09-25-12 Scale: AS SHOWN Drawn: H. LEE Job: 470 E Sheet Of		



PROPOSED SECOND FLOOR PLAN
LIVABLE SPACE: 1395 SQFT (1/4" = 1'-0")



PROPOSED GROUND FLOOR PLAN
LIVABLE SPACE: 710 SQFT (1/4" = 1'-0")

Emergency Escape Or Rescue Windows

Emergency escape or Rescue windows
In every sleeping room in every dwelling unit shall have at least a window or door approved for emergency egress and rescue which shall open into a public street, public alley, yard or exit court. The emergency door or window shall be operated from the inside to provide a full clear opening per CRC R310.1 without the use of special tools. Minimum net clear area of 5.7 sq. ft. Dimensions: ht. 24" minimum, 20" minimum width, sill height not more than 44".

ARCHITECTURAL

1. DURING BIDDING AND NEGOTIATION PERIOD, THE GENERAL AND SUBCONTRACTOR(S) SHALL CONFIRM, IN WRITING, APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY HAWK N. LEE, P.E. (ENGINEER) IN WRITING, ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT,

2. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND GENERAL CONTRACTORS WORK.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM HAWK N. LEE, P.E. (ENGINEER) BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

4. GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.

5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES. ALIGN AND SAND SMOOTH.

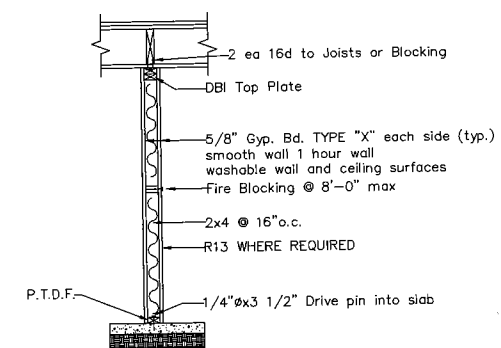
7. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PORTIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE ENGINEER IN THE FIELD, BEFORE PROCEEDING WITH CONSTRUCTION.

8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).

10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.

11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.



REVISIONS	BY
-25-14	HL

HAWK N. LEE, P. E.
Consulting Engineer
1609 Noriega Street
San Francisco, California 94122
(415) 681-6325 fax (415) 681-1012

BLOCK 6079 LOT 012
470 EDINBURGH STREET
SAN FRANCISCO, CALIFORNIA

NEW SINGLE FAMILY

Date: 09-25-12

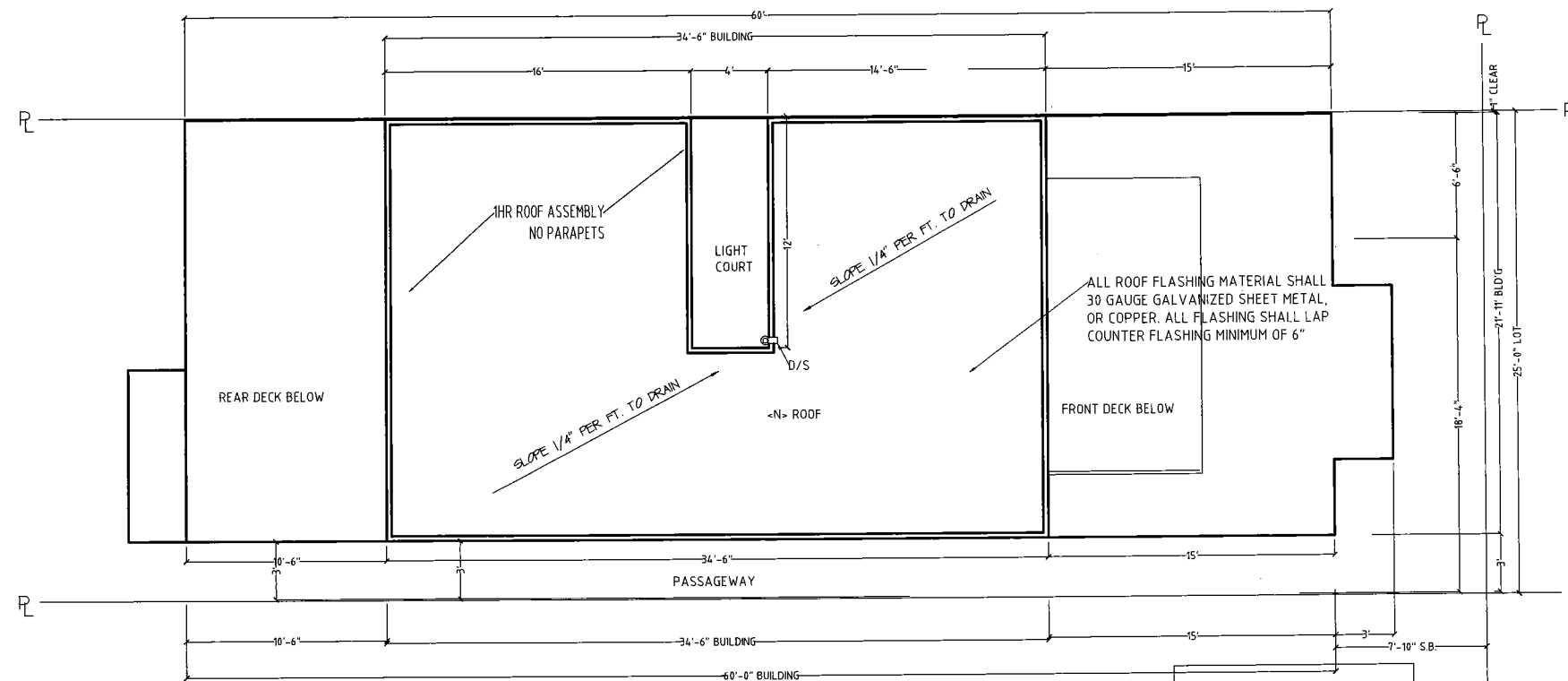
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Drawn: H. LEE

Job: 470 E

Sheet 1 of 1



A5

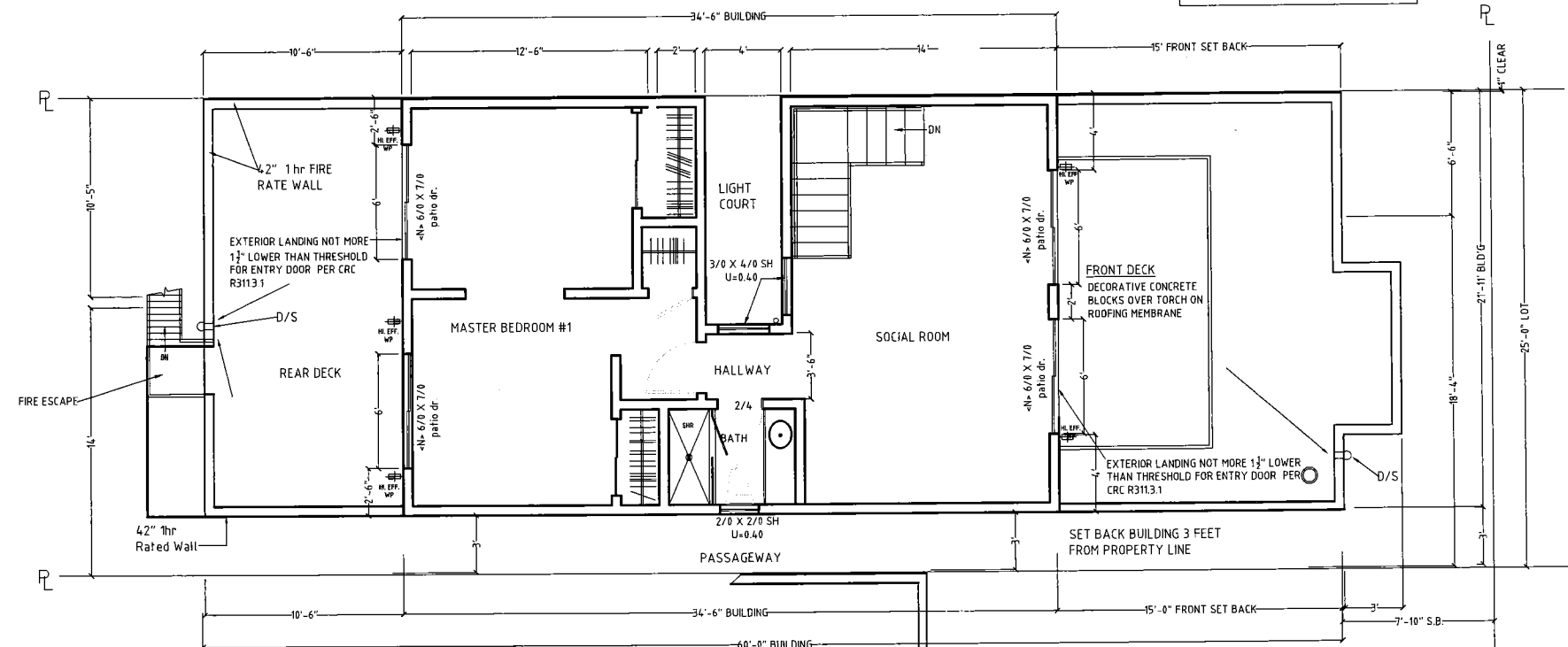


COMPLY W/ SEC. 1506 S.F.B.C. FOR ROOF
DRAINAGE/SCUPPERS/ OVER FLOW DRAIN

ROOF SPECIFICATION: ROOFING SHALL BE CLASS A
OR B 4 PLY TAR AND GRAVEL BUILT UP ROOF.
SLOPE 1/4" PER FT. TO DRAIN




PROPOSED ROOF FLOOR PLAN
(1/4" = 1'-0")

- * ALL NEW WINDOWS ARE
 DOUBLE GLAZED U=0.32 (TYP.)
- MECHANICAL VENT *R*
 SMOKE DETECTOR W/
 BATTERY BACKUP
-  CARBON MONOXIDE DETECTOR
-  HEATING REGISTER *R*
- ALL RECESS FLOURESENTS
 PLUG IN TUBE HI EFF.(TYP.)

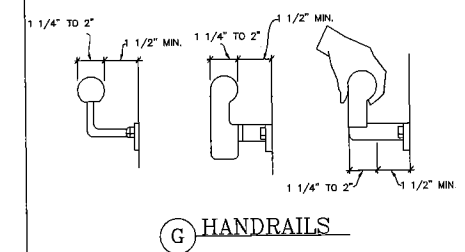
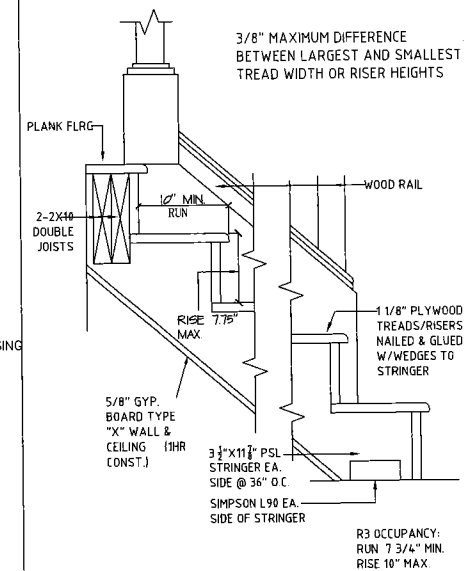
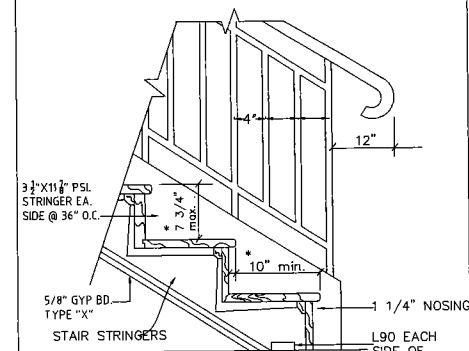
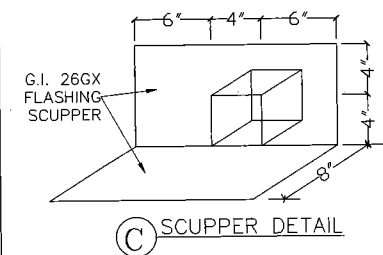
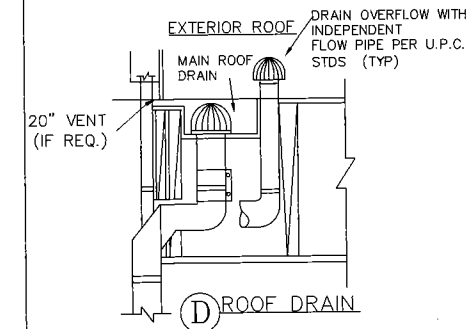
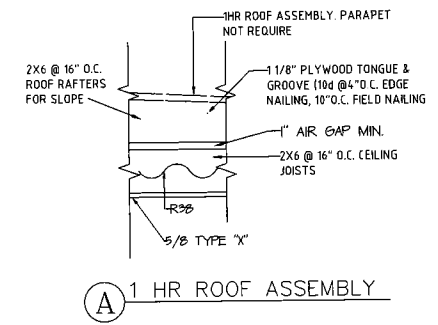
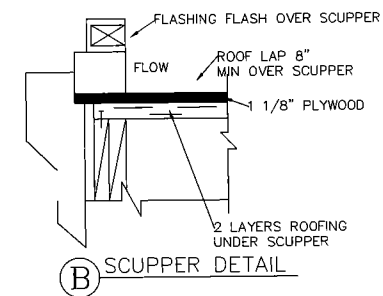


PROPOSED THIRD FLOOR PLAN
LIVABLE SPACE 1395 SQFT (1/4" = 1'-0"

- ### LEGEND

-  NEW WALLS
 1HR FIRE RATED
 R13

*ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.



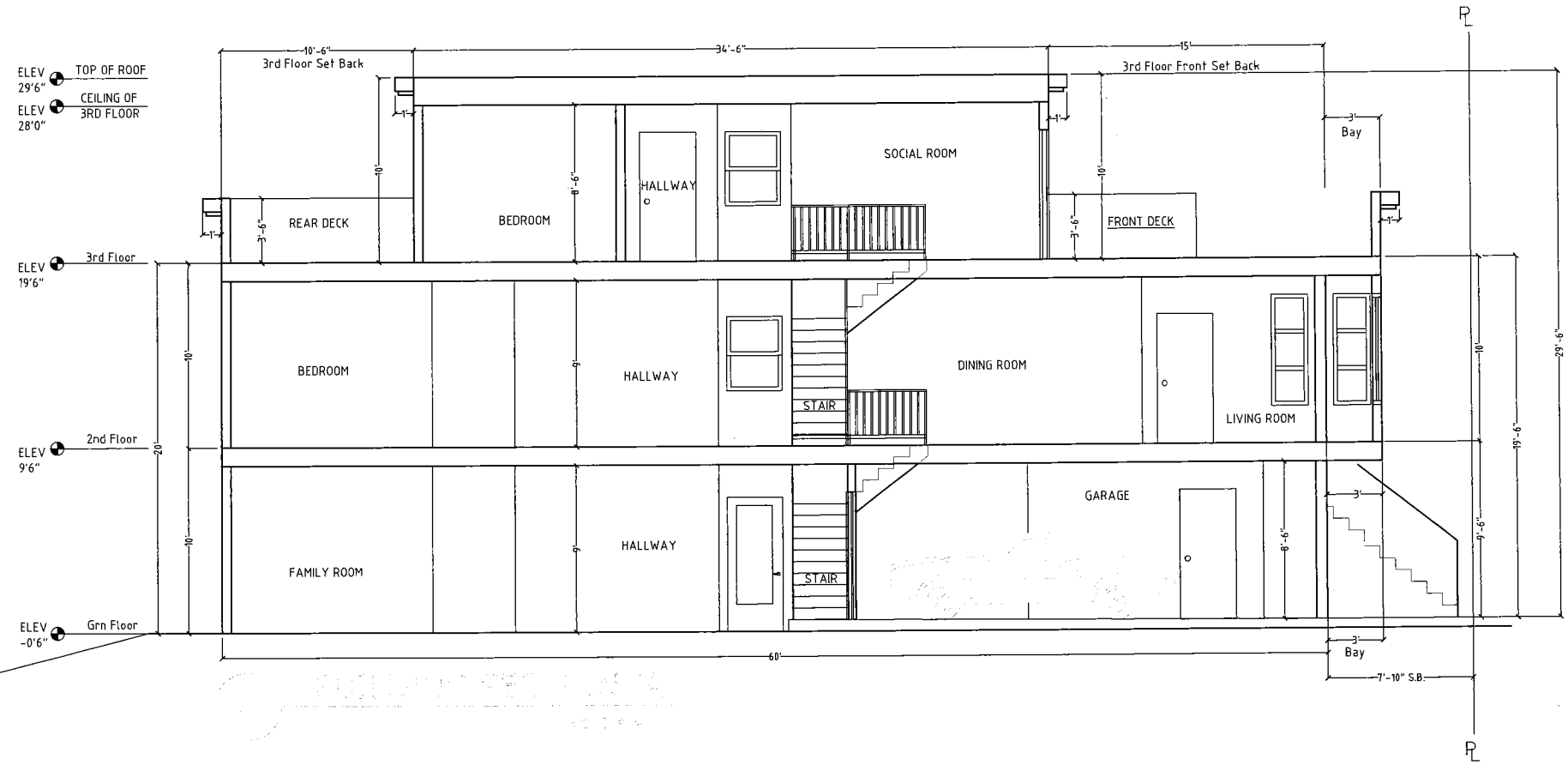
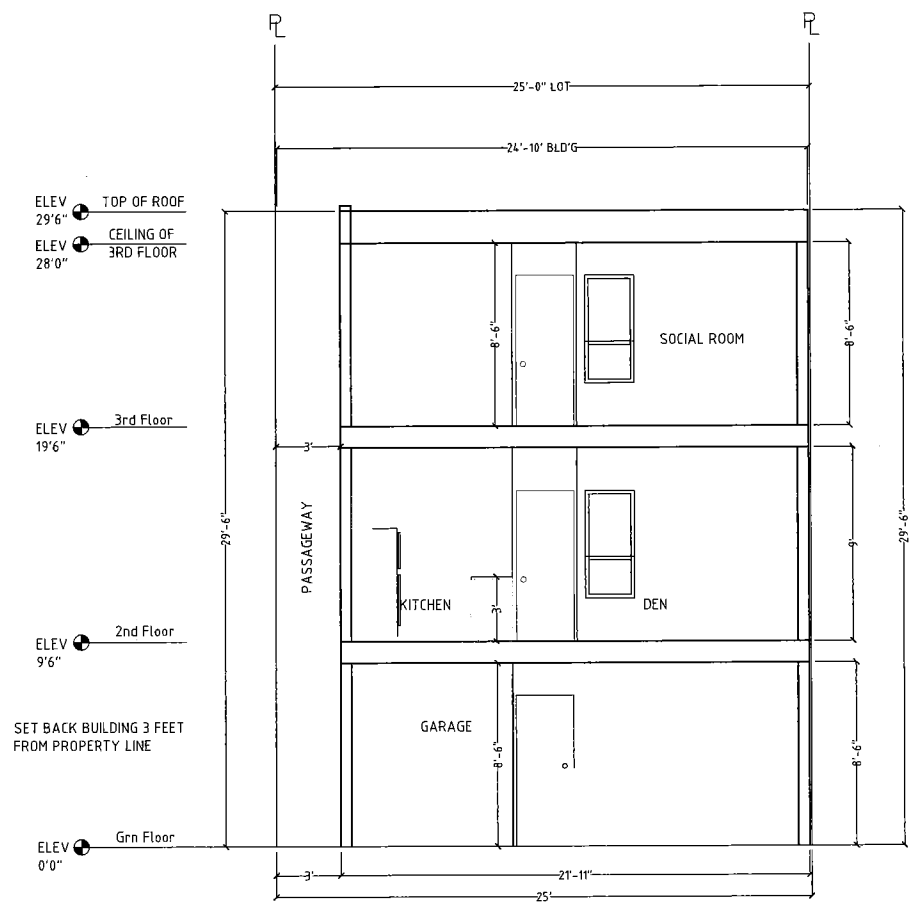
BLOCK 6079 LOT 012 470 EDINBURGH STREET SAN FRANCISCO, CALIFORNIA	HAWK N. LEE, P. E. Consulting Engineer 1609 Noriega Street San Francisco, California 94122 (415) 681-6325 fax (415) 681-1012		REVISIONS	BY
	1-25-14	HL		

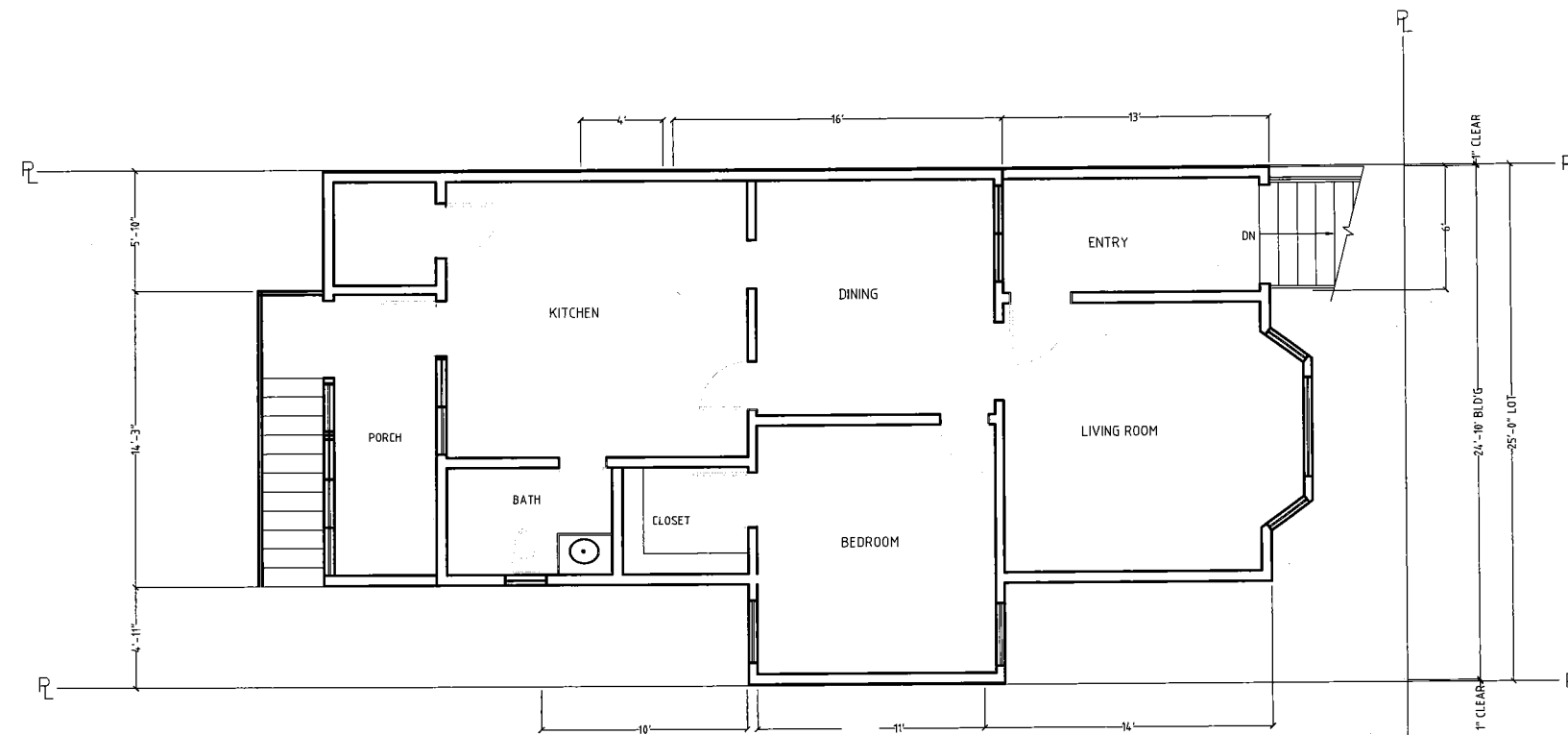
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BLOCK 6079 LOT 012 470 EDINBURGH STREET SAN FRANCISCO, CALIFORNIA		
NEW SINGLE FAMILY		
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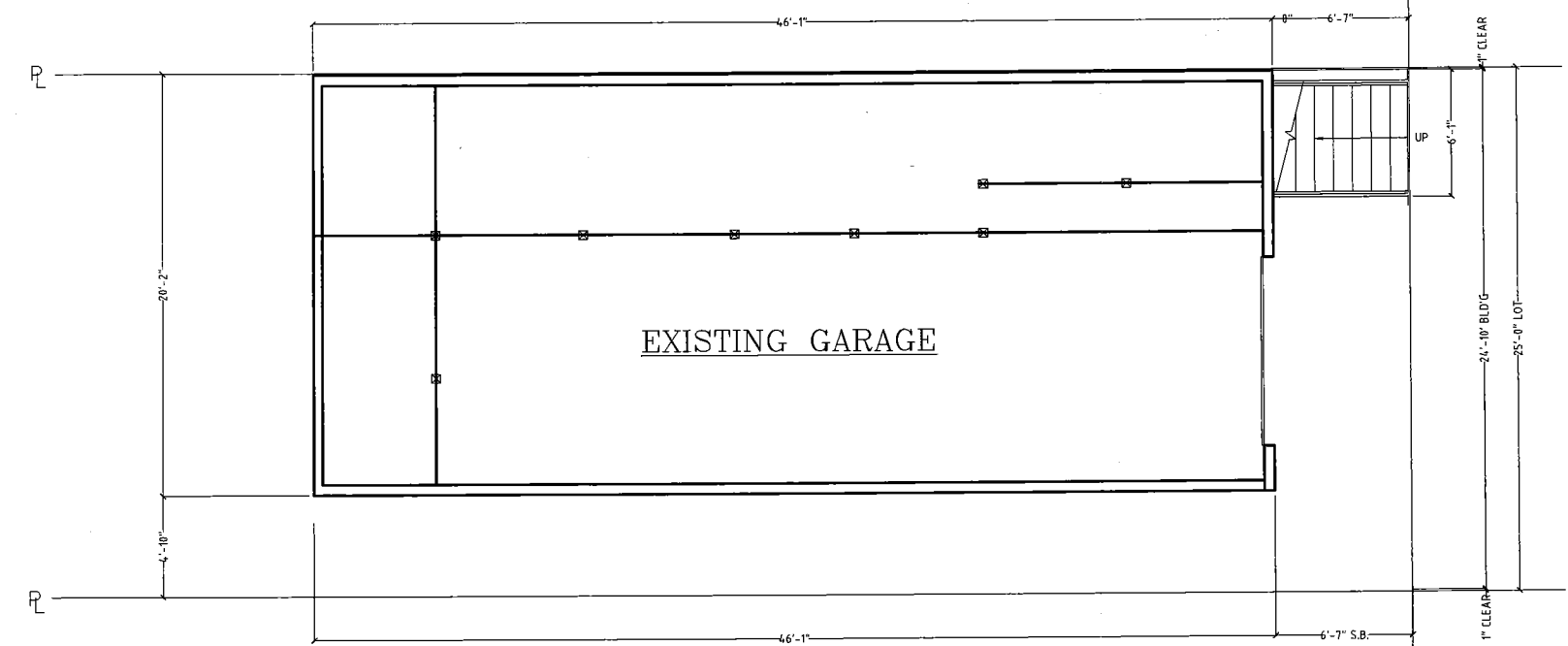
- NOTES:
1. MINIMUM CEILING HEIGHT OF PROPOSED BATHROOM COMPARTMENTS THAT SHALL NOT BE LESS THAN 7'-0".
 2. INTERIOR FINISH MATERIALS SHALL HAVE SMOOTH, HARD NON-ABSORBMENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS THAT EXTEND TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET
 3. NO PLASTIC PLUMBING PIPES ARE ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM.
 4. WATER CLOSET SHALL HAVE A MAXIMUM 1.28 GALLONS PER FLUSH.
 5. SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.5 GALLONS PER MINUTE.
 6. SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE
 7. PROVIDE A 30-INCH MINIMUM CLEAR WIDTH WHERE THE WATER CLOSET IS LOCATED.
 8. STRAP WATER HEATER WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. STRAP AT THE LOWER POINT SHALL BE INSTALLED 4 INCHES ABOVE WATER HEATER CONTROLS. RAISE THE WATER HEATER TO 18" FROM THE GARAGE FLOOR TO THE FLAME. ANY WATER HEATER W/ AN ENERGY FACTOR LESS THAN 0.59 MUST BE EXTERNALLY WRAPPED W/ INSULATION. HAVING A THERMAL RESISTANCE OF R-12 OR GREATER. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE W/ THE FIRST HOUR RATING LISTED IN TABLE 5-1. THE FIRST HOUR RECOVERY RATE SHALL BE 8- GALLONS.
 9. BATHROOM OUTLET SHALL BE ON A DEDICATED 20-AMPERE CIRCUIT.
 10. PROVIDE AT LEAST ONE GFCI PROTECTED OUTDOOR OUTLET.
 11. PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET OR A LIGHT IN EACH PROPOSED ROOM.
 12. PROVIDE A LIGHTING OUTLET AT THE STAIRWAY CONTROLLED BY A WALL SWITCH AT EACH LEVEL.
 13. PROVIDE ONE SWITCH-CONTROLLED OUTDOOR LIGHT OUTLET AT THE EXTERIOR SIDE OF THE OUTDOOR ENTRANCE OR EXIT AT THE MASTER BEDROOM.
 14. UPGRADE THE EXISTING ELECTRICAL SERVICE TO AT LEAST 100 AMPERES DUE TO ADDITIONAL LOAD CREATED BY THE ADDITION.
 15. PROVIDE AT LEAST ONE FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICIENCY LAMPS OF 40 LUMENS PER WATT OR GREATER FOR THE BATHROOM.
 16. ELECTRICAL OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
 17. DUCT CONNECTION AND OPENING SHALL BE SEALED WITH PRESSURE SENSITIVE DUCT TAPE TESTED AND LABELED UL 181, UL 181 A OR UL 181 B.
 18. PROVIDE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL HEATING SUPPLY DUCTS BETWEEN (E) MECHANICAL AND (N) BEDROOMS.
 19. EXHAUST DUCT DISCHARGE TO THE OUTSIDE OF THE BUILDING LOCATED AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
 20. DOMESTIC CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE OUTSIDE OF THE BUILDING AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
 21. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING USED IN TABLE 5-1.
 22. KITCHEN FAUCET MAXIMUM 2.2 GALLONS PER MINUTE
LAVATORY FAUCET MAXIMUM 0.5 GALLON PER MINUTE
NEW TOILETS MAXIMUM 1.28 GALLON PER MINUTE
NEW SHOWER HEADS MAXIMUM 1.5 GALLONS PER MINUTE
 23. NO PLASTIC PLUMBING PIPES SHALL BE USE FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM.
 24. DISHWASHER SHALL BE ENERGY STAR QUALIFIED AND USE LESS THAN 6.5 GALLONS PER CYCLE

- MECHANICAL SPECIFICATIONS:
1. ALL WORK SHALL BE PERFORMED BY MECHANICAL CONTRACTOR IN CONFORMANCE WITH THE SERIES 2010 CALIFORNIA MECHANICAL CODE.
 2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED MECHANICAL PERMITS.
 3. PROVIDE 200 SQUARE INCHES VENT FOR GARAGE AND ADD 2 SQUARE INCH OF VENT FOR EACH ADDITIONAL 100 SQUARE FEET OF GARAGE AREA
 4. PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS AT 1 SQUARE INCHES PER 1,000 B.T.U. OF THE RATED CAPACITY OF THE UNITS.
 5. INSTALL THERMOSTAT W/ NIGHT SET BACK CONTROLLER AT EACH UNIT.
 6. PROVIDE 18 INCH HIGH PLATFORM FOR ALL WATER HEATERS INSTALLED IN THE GARAGE.
 7. PROVIDE SEISMIC STRAPS TIE TO THE WALL FOR THE WATER HEATERS AT 4" FROM THE TOP AND BOTTOMS OF THE WATER HEATER.
 8. ALL OUTLET REGISTER TO BE H & C OR EQUAL UNITS CONNECTED TO THE FURNACE.
 9. ALL NEW DUCTS IN THE GARAGE SHALL BE 22 GAUGE RIDGED SHEET METAL PIPES.
 10. ALL JOINTS SHALL BE SEALED WITH AN APPROVED SEALER TO KEEP ALL DUCTS AIR TIGHT. THE DUCT WORK WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. THE DUCTS WILL BE INSTALLED IN CONCEALED SPACE HANGING FROM THE CEILING.
 11. FIRE AND SMOKE DAMPERS SHALL BE INSTALLED WHERE DUCT WORK PENETRATES RATED WALL ASSEMBLIES.
 12. TERMINATE GAS VENTS MIN 4'-0" FROM THE PROPERTY LINE AND 3'-0" ABOVE ANY OPENINGS.
 13. TERMINATE EXHAUST OUTLETS OUTSIDE AND 3'-0" MIN. AWAY FROM THE PROPERTY LINE AND ANY WINDOW OPENINGS.
 14. DRYER VENTS SHALL NOT EXCEED 14'-0" WITHOUT BOOSTER PUMPS, PROVIDE DRYER BOOSTER PUMP WHEN THE LENGTH OF THE DRYER VENT EXCEEDS 14'-0".
 15. THE CONTRACTOR SHALL REQUEST CLARIFICATION IF CONFLICTS ARISE FROM THE CONSTRUCTION DOCUMENTS.
 16. THE CONTRACTOR MAY SUBSTITUTE MATERIALS THAT ARE EQUIVALENT TO SPECIFIED ITEMS ON THESE PLANS FOR THIS CONSTRUCTION PROJECT.





EXISTING SECOND FLOOR PLAN
 LIVABLE SPACE: 1395 SQFT (1/4" = 1'-0")



EXISTING GROUND FLOOR PLAN
 (1/4" = 1'-0")

REVISIONS		BY
2-23-13		
1-25-14		HL
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