



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 28, 2016

*Date:* January 21, 2016  
*Case Nos.:* **2014-000597DRP**  
*Project Address:* **156 - 27<sup>TH</sup> AVENUE**  
*Permit Application:* 2014.07.30.2539  
*Zoning:* RH-1 (Residential, House, One-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 1332/033  
*Project Sponsor:* Carolyn Colpitts  
c/o Virginie Manichon  
EAG Studio  
2443 Fillmore Street, #215  
San Francisco, CA 94115  
*Staff Contact:* Mary Woods - (415) 588-6315  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
*Recommendation:* **Do not take DR and approve as revised**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal involves substantial alterations to an existing three-story, single-family residence, including the replacement in-kind of the front façade, construction of a three-story horizontal rear addition, and the construction of a new fourth floor level. The alterations are considered tantamount to demolition pursuant to Planning Code Section 317. The existing ground floor/level one would be extended by approximately 35 feet, level two by approximately 29 feet, and level three by approximately 31 feet. The new fourth level will be set back approximately 23 feet from the front property line. While only a 25% (30 feet deep) rear yard is required, the project will provide a rear yard of approximately 37% (45 feet deep).

Pursuant to Planning Code Section 317, which allows the Planning Department to administratively approve residential demolitions of single-family houses which are not affordable or financially accessible housing located in RH-1 Districts, and, the Zoning Administrator issued an Action Memo (copy attached for Case No. 2014-000597DRM) authorizing administrative approval of the proposed alterations that are tantamount to a residential demolition.

### SITE DESCRIPTION AND PRESENT USE

The existing single-family residence is located on the east side of 27<sup>th</sup> Avenue between Lake Street and El Camino Del Mar. The site has approximately 25 feet of lot frontage with a lot depth of 120 feet, containing approximately 3,000 square feet in lot area. The relatively flat lot contains a three-story (including a garage level on the ground floor) circa 1907 single-family residence that occupies approximately 29% of the site, totaling approximately 1,700 square feet. The front building wall is set back approximately four

feet from the front property line while the rear building wall is set back approximately 81 feet from the rear property line. There is also a four-foot side setback along the east side property line. The property is within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. While the building was constructed circa 1907, based on the historic resource assessment for Case No. 2014.1463E (copy attached), the project was determined not to be an historic resource for purposes of California Environmental Quality Act (CEQA).

## SURROUNDING PROPERTIES & NEIGHBORHOOD

The project site is located near the southern edge of the Presidio in the Outer Richmond/Sea Cliff neighborhood. The residences on 27<sup>th</sup> Avenue, and in the broader neighborhood, are primarily fine-scale single-family, two- and three-story houses. Buildings on the subject block range from two to four stories tall, while buildings on the facing block range from two to three stories tall. Immediately to the north of the subject property (146-148 – 27<sup>th</sup> Avenue) is a four-story, two-unit building, and immediately to the south (158 – 27<sup>th</sup> Avenue) is a three-story, single-family residence. Larger scale apartment buildings are interspersed at corner locations at 27<sup>th</sup> Avenue and Lake Street, and at 27<sup>th</sup> Avenue and El Camino Del Mar. Commercial uses are located one block south along California Street.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	6/11/2015 to 7/11/2015	7/10/2015	1/28/2016	201 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 15, 2016	January 15, 2016	13 days
Mailed Notice	10 days	January 15, 2016	January 15, 2016	13 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street or nearby	9	5	0
Neighborhood groups	0	0	0

Since the Discretionary Review request was filed, the Department has received nine letters (see Project Sponsor's DR Response submittal) in support of the project. The Department has received six letters in opposition to the proposed project.

## DR REQUESTOR

Ravi and Christy Mohan, owners of a single-family residence at 158 - 27<sup>th</sup> Avenue, immediately south of the project site (DR Case No. 2014-000597DRP).

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Please refer to the attached *Applications for Discretionary Review (DR)*, received on July 10, 2015.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

Please refer to the attached *Response to Discretionary Review (DRP)*, dated January 4, 2016.

## ENVIRONMENTAL REVIEW

On December 3, 2014, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project (Case No. 2014.1463E; a copy of the determination is attached).

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found that the proposed project meets the standards of the Residential Design Guidelines and does not represent any exceptional or extraordinary circumstances.

The RDT found that the project would not create an unusual adverse effect on the DR Requestors' property to the south of the project site in that the proposed horizontal additions at the second and third floor levels are set back three feet along the south property line. The vertical addition (approximately 30 feet deep) is set back approximately 23 feet from the front property line, behind the sloped roof structure; and approximately 67 feet from the rear property line. Since the DR was filed, the project was revised to address issues raised by neighbors, including (1) the removal of the one-hour rated firewall by recessing the rear staircase three feet from the north property line; (2) the elimination of an excavated rear yard for a leveled rear yard comparable to neighboring yards; and (3) the installation of satin etched glass windows at side property lines.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve project as revised</b>
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### Attachments:

Parcel/Zoning Map

Sanborn Map

Aerial Photo

Zoning Map

Environmental Determination (Case No. 2014.1463E)

Zoning Administrator Action Memo (Case No. 2014-000597DRM)

Section 311 Notice

Application for DR (Case No. 2014-000597DRP) received on 7/10/15

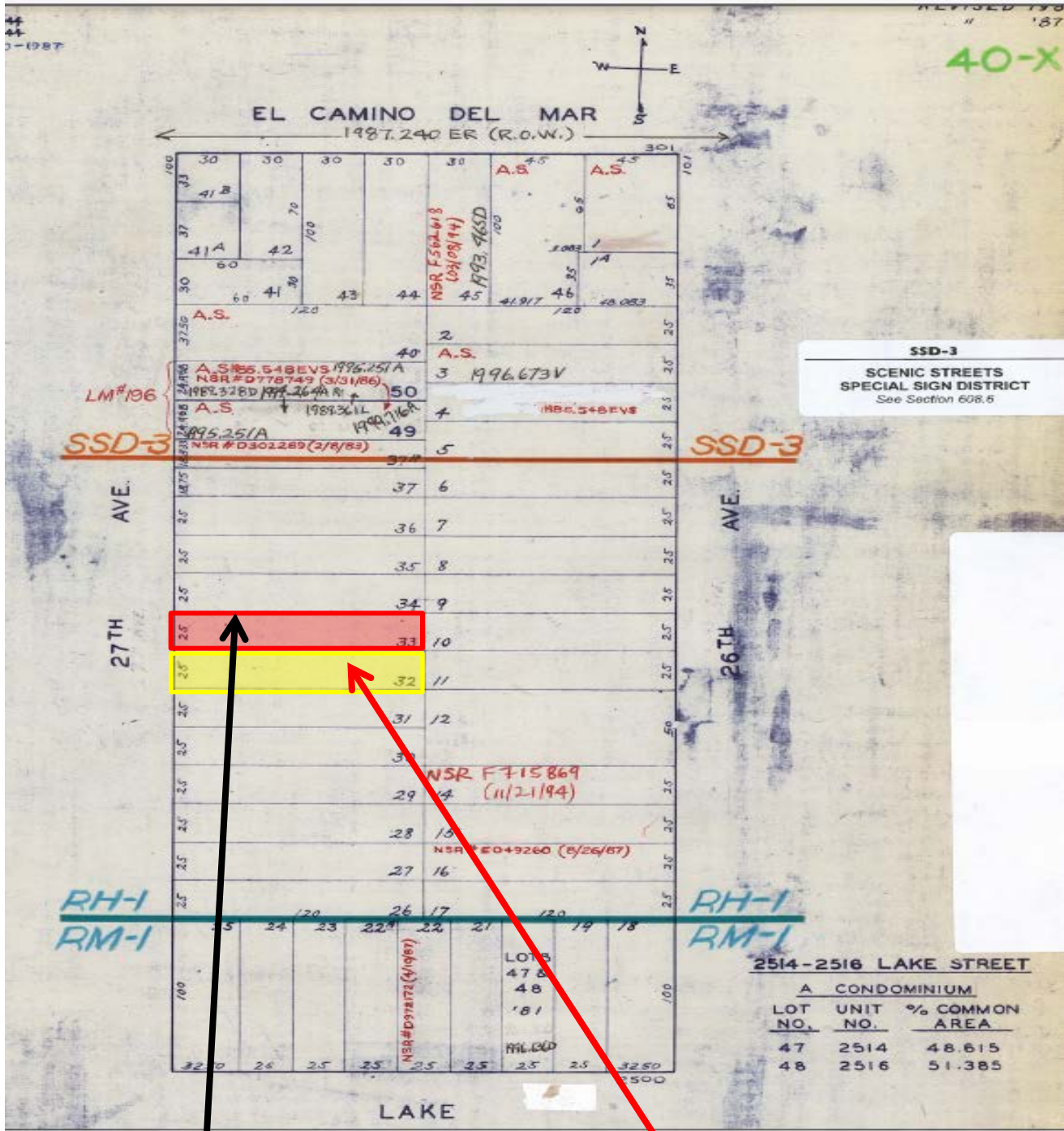
Project Sponsor's Submittal:

- Response to Discretionary Review (DRP) dated 1/4/16
- Reduced Plans dated 1/13/16
- Photos

*mw:G:\Documents\DR\156 - 27<sup>th</sup> Ave\DR AbvAnalysis.doc*



# Parcel/Zoning Map



SUBJECT PROPERTY

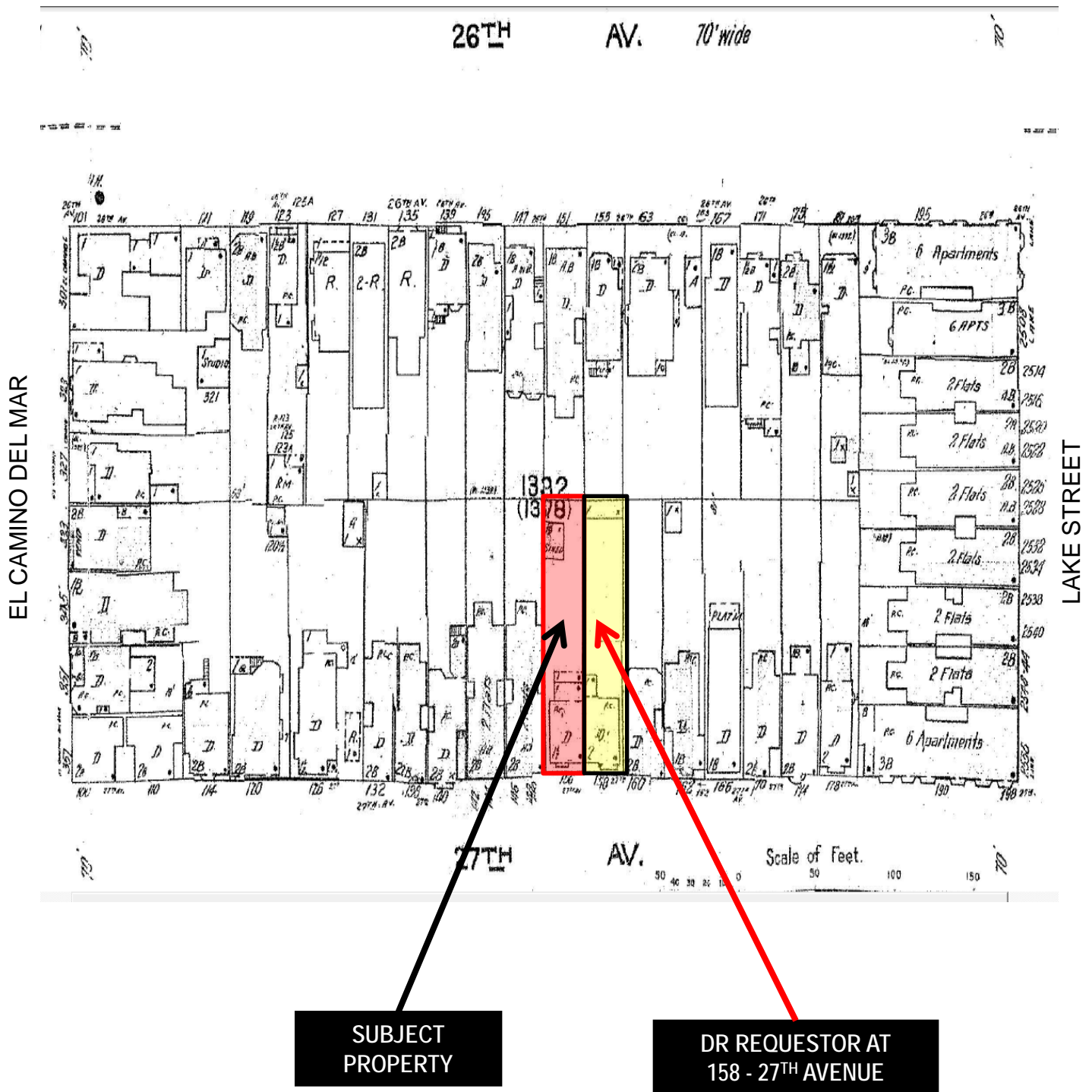
DR REQUESTOR AT  
158 - 27<sup>TH</sup> AVENUE



Discretionary Review Hearing  
Case Number 2014-000597DRP  
156 - 27<sup>TH</sup> Avenue

# Sanborn Map\*

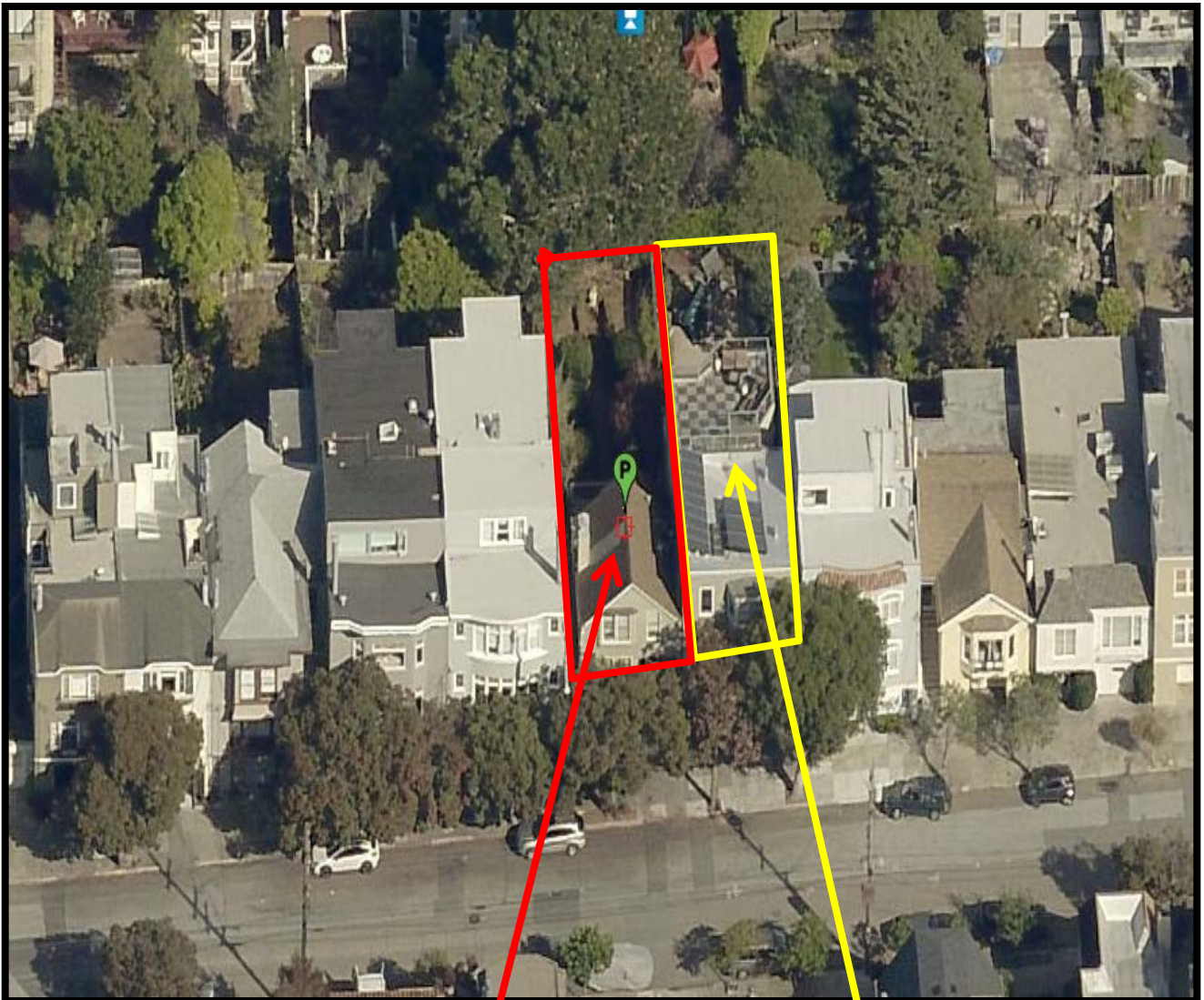
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2014-000597DRP  
156 - 27<sup>TH</sup> Avenue



# Aerial Photo



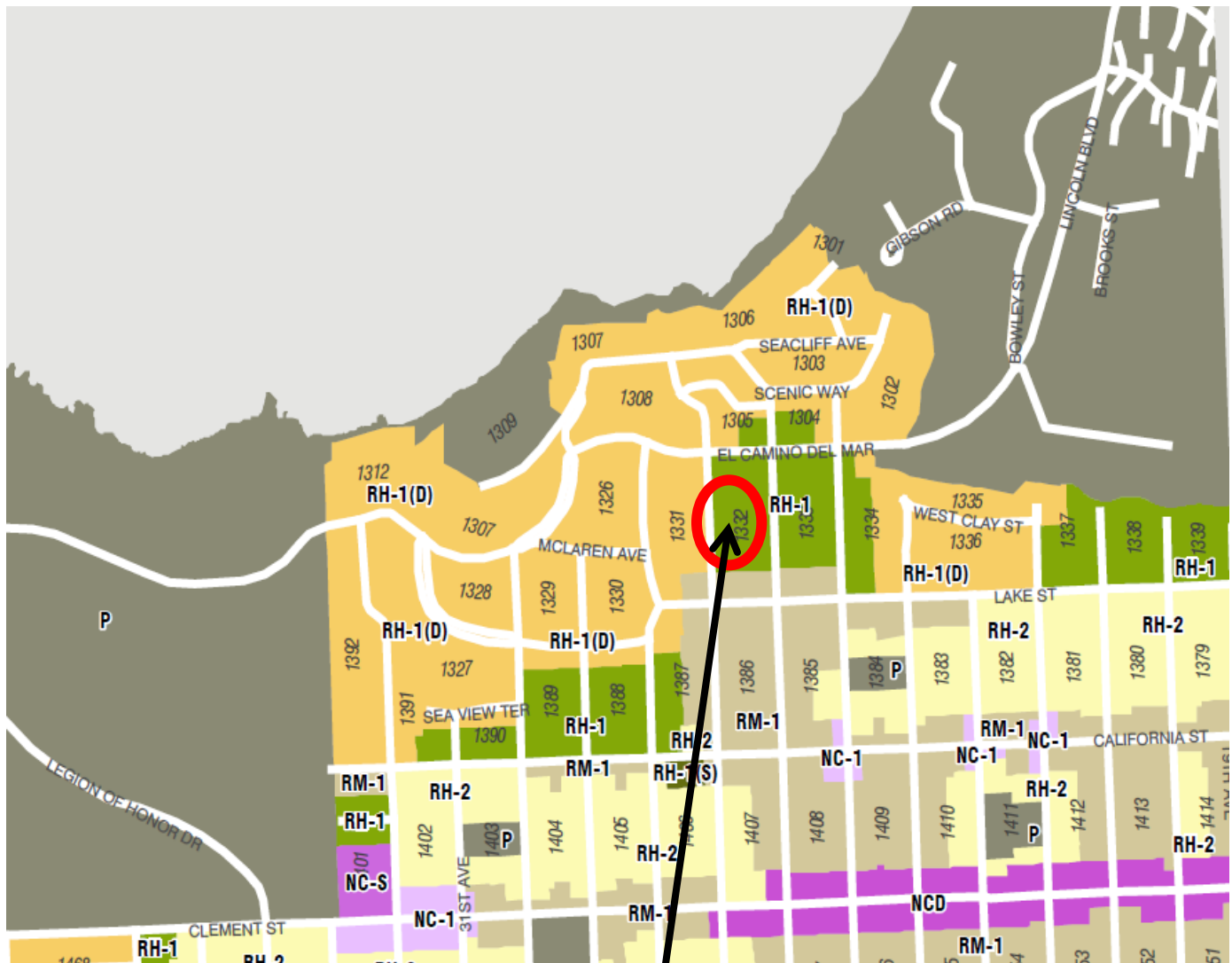
SUBJECT  
PROPERTY

DR REQUESTOR AT  
158 - 27<sup>TH</sup> AVENUE



Discretionary Review Hearing  
Case Number 2014-000597DRP  
156 - 27<sup>TH</sup> Avenue

# Zoning Map



PROJECT SITE



Discretionary Review Hearing  
Case Number 2014-000597DRP  
156 - 27<sup>TH</sup> Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
156 27th Ave		1332/033	
Case No.	Permit No.	Plans Dated	
2014.1463E		8/25/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition. Horizontal rear expansion.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maier layer).</i>
<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve 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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	<b>Serpentine Rock:</b> 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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>
<b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

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

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

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

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

**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> .

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 11/10/2014.
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 Environmental Evaluation Application to be submitted. GO TO STEP 6.
<input 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: A. Kirby 11/10/2014	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an Environmental Evaluation Application.</b>
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Sara Velle	Signature: Sara Velle
Project Approval Action: <del>Select One</del> 2014.07.30.2539 <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	12/3/2014
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 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 <b>CATEX FORM</b>	

**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:		Date of Form Completion	11/6/2014
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<b>PROJECT INFORMATION:</b>		
Planner:	Address:	
Alexandra Kirby	156 27th Avenue	
Block/Lot:	Cross Streets:	
1332/033	Lake Street and El Camino del Mar	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.1463E

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

<b>DATE OF PLANS UNDER REVIEW:</b>	9/2/2014
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<b>PROJECT ISSUES:</b>	
<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: Environmental Evaluation Application prepared by the applicant.	
Proposal is to construct a vertical and horizontal addition and a redesign of the primary facade.	

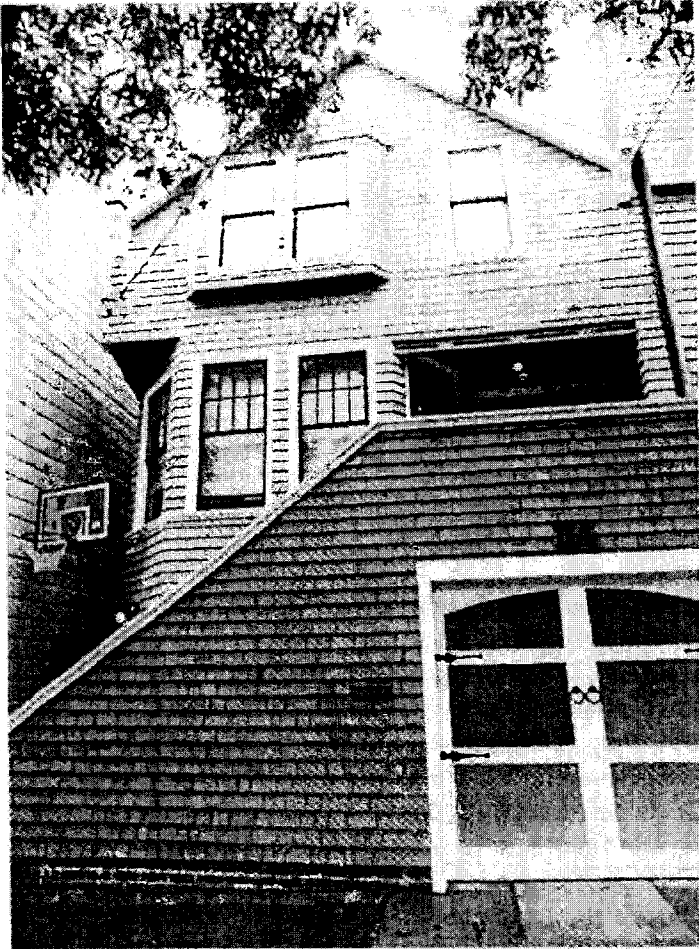
<b>PRESERVATION TEAM REVIEW:</b>				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following 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 checked="" type="radio"/> Yes	<input type="radio"/> No	

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

<b>PRESERVATION TEAM COMMENTS:</b>
<p>156 27th Avenue was constructed in approximately 1907 by an unknown builder; no original building permit for the property exists and the water record is illegible. The subject property is a two-story-over-garage, wood frame, single family residence. The primary facade features painted wood shingle siding with a gable roof and a projecting bay on the north portion of the primary facade. The main entrance is located above the garage, at the top of a stair that runs along the face of the building. The building retains a high degree of integrity, although it was raised an indeterminate amount in 1958.</p> <p>Based on historic research conducted by the applicant and preservation planning staff, 156 27th Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Nathan and Fanny Post, a carpenter and his wife, resided at the property through 1921. They do not appear to be figures of historic significance, nor do later known occupants or owners. The design of the building is traditional with craftsman and vernacular elements, and little detail. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).</p> <p>The subject block is residential in character and was predominantly constructed between 1907 - 1927, with interspersed post-war development. The subject block is located in the Sea Cliff neighborhood, although it is not representative of the distinctive features that characterize the neighborhood, including detached single family houses with expansive front setbacks, no street front garages and 1920's-era Mediterranean Revival style architecture. Therefore there does not appear to be an eligible historic district in the immediate vicinity.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Ma da</i>	11-6-2014



Front façade taken close up as street trees block the view of the house and its immediate neighbors.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Zoning Administrator Action Memo Administrative Review of Residential Demolition

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

Reception:  
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*Date:* December 22, 2015  
*Case No.:* **2014-000597DRM**  
*Project Address:* **156 - 27<sup>TH</sup> AVENUE**  
*Alteration Permit:* **2014.07.30.2539**  
*Zoning:* RH-1 (Residential, House, One-Family) District  
40-X Height and Bulk District  
*Block/Lots:* 1332/033  
*Applicant:* Vin Leger  
2443 Fillmore Street, Suite 215  
San Francisco, CA 94115  
*Owner:* Carolyn Colpitts  
156 - 27<sup>th</sup> Avenue  
San Francisco, CA 94121  
*Staff Contact:* Mary Woods – (415) 558-6315  
[Mary.woods@sfgov.org](mailto:Mary.woods@sfgov.org)

### PROJECT DESCRIPTION:

The proposed horizontal and vertical additions to the existing single-family dwelling are subject to Planning Code Section 317, which allows the Planning Department to administratively approve residential demolitions (1) of single-family houses located in RH-1 and RH-1(D) Districts and which are not affordable or financially accessible housing; or (2) of residential buildings of two units or fewer that are found to be unsound housing.

### ACTION:

Upon review of the applicant's property appraisal that demonstrated that the existing single-family dwelling is not affordable or financially accessible housing, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Building Permit Application No. 2014.07.30.2539 proposing horizontal and vertical additions that are tantamount to demolition.

### FINDINGS:

The Zoning Administrator took the action described above because the applicant's property appraisals demonstrated that the existing single-family dwelling is not affordable or financially accessible housing. Based on the applicant's appraisals, the existing dwelling has a value greater than at least 80 percent of the combined land and structure values of single-family homes in San Francisco. The City's numeric threshold is at \$1.63 million while the applicant's dwelling is appraised at \$1.71 million.

Please note that pending legislation (Board File No. 150949 – Planning Department Case No. 2015-006712PCA) would require Conditional Use Authorization for the subject project. On December 10, 2015, this legislation was reviewed by the Planning Commission, which recommended adoption of the

legislation with minor modifications (Motion No. 19532). If this legislation becomes effective prior to the issuance of this building permit, the project may be subject to the Conditional Use Authorization requirement.

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Building Permit Application. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **July 30, 2014**, the Applicant named below filed Building Permit Application No. **2014.07.30.2539** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>156 – 27<sup>th</sup> Avenue</b>	Applicant:	<b>Virginie Manichon</b>
Cross Street(s):	<b>Lake Street/El Camino del Mar</b>	Address:	<b>2443 Fillmore Street, #215</b>
Block/Lot No.:	<b>1332/033</b>	City, State:	<b>San Francisco, CA 94115</b>
Zoning District(s):	<b>RH-1/40-X</b>	Telephone:	<b>(415) 205 - 4994</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	As Is	No Change
Side Setbacks	As Is	No Change
Building Depth	± 51 feet (to end of rear deck)	± 74 feet
Rear Yard	± 69 feet (to rear deck)	± 46 feet
Building Height	± 27 feet	35 feet
Number of Stories	3	4
Number of Dwelling Units	1	1
PROJECT DESCRIPTION		
<p>The proposal is to construct a one-story vertical addition and a three-story rear horizontal addition per the enclosed plans. The proposed fourth floor would be set back approximately 19 feet from the front building wall. The ground/first floor would be extended by approximately 35 feet, the second floor by approximately 29 feet, and the third floor by approximately 31 feet. A rear stair leading from the second floor to grade would be constructed along the side property line. The proposed alterations qualify as a demolition pursuant to Planning Code Section 317 and a Mandatory Discretionary Review for residential demolition has been submitted through Case No 2014-000597DRM.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. To date, a request for discretionary review has not been filed.</p>		

**For more information, please contact Planning Department staff:**

Planner: Sara Vellve  
Telephone: (415) 558 - 6263  
E-mail: sara.vellve@sfgov.org

**Notice Date: 6/11/2015**  
**Expiration Date: 7/11/2015**

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by 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](http://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.



# APPLICATION FOR Discretionary Review

RECEIVED

JUL 10 2015

CITY &amp; COUNTY OF S.F.

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:			PLANNING DEPARTMENT NEIGHBORHOOD PLANNING
Ravi & Christy Mohan			
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:	
158 27th Avenue, San Francisco, CA	94121	( 415 ) 608.8541	

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Chris & Carolyn Colpitts		
ADDRESS:	ZIP CODE:	TELEPHONE:
611 El Camino Del Mar, San Francisco, CA	94121	( )

CONTACT FOR DR APPLICATION:		
Same as Above <input type="checkbox"/> Marshall Schneider - Schneider Design Associates		
ADDRESS:	ZIP CODE:	TELEPHONE:
514 23rd Avenue, San Francisco, CA	94121	( 415 ) 845.5472
E-MAIL ADDRESS:		
MSCHNEIDER@SCHNEIDERDESIGNINC.COM		

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
156 27th Avenue, San Francisco, CA		94121
CROSS STREETS:		
Lake Street & El Camino Del Mar		

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1332 /033	25'x120'	3,000	RH-1	40-X

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☒

Present or Previous Use: Single family residence

Proposed Use: Single family residence

Building Permit Application No. 201407302539 (remodel permit -  
project is now a  
demo & new  
construction)

Date Filed: 07.30.2014

 ORIGINAL

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant? Have spoken with architect - not owner - owner not available	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

The owners of 158 and/or I have met with the project sponsorers' architects twice and the planner, Sara Velle, once.

##### Applicant Meetings:

The first meeting was the required "Pre-Application" meeting in which we were introduced to the project for the first time. The meeting was brief and the drawings were very difficult for my clients to understand as they were spread over many pages and not well labelled.

The second meeting was requested by my clients after I had described to them in detail the impact the project would have on their property. The drawings given to us in the pre-application meeting were not accurate and it took my clients and I some time to sort out the height, mass, and bulk of the project and its relationship to the surrounding homes in the neighborhood. This meeting actually resulted in the applicants making the impact the proposed project has on the neighbors greater not less. The applicant added an expansive roof deck directly outside of my clients' master bedroom as the applicants realized that the view from this level was better than they originally anticipated. The added deck looks directly into the windows and doors on my clients' Master Bedroom.

##### Planner Meeting:

I met with Sara Velle to discuss many inconsistencies and inaccuracies contained in the submittal drawings. After the inaccuracies and inconsistencies were corrected the project classification changed from being an addition/remodel to being a demolition and new construction.

## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

Please see attached 'Exhibit A' for discussion regarding the Residential Design Guidelines.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The neighbor to the South of the proposed development project will see unreasonable impacts on their privacy due to the placement of the large deck directly outside of their Master Bedroom with a downward viewing angle deep into the space. Please see the attached Exhibit 'A' for more detail.

The neighbor to the North of the proposed development project will see unreasonable and unnecessary impact on their light and ventilation due to the placement of an unreasonable amount of the mass and bulk of the project in the rear portion of the property. Please see the attached Exhibit 'A' for more detail.

Finally the entire block is affected by the unreasonable and unnecessary intrusion into the mid-block open space both by the nature of the proposed full-lot excavation and the placement of an unreasonable and unnecessary amount of the bulk and mass of the project to the rear of the development. Please see the attached Exhibit 'A' for more detail.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attached 'Exhibit A' for discussion regarding the Residential Design Guidelines.

AREA OF CONTENTION #1

**DESIGN PRINCIPLE: PLACE THE BUILDING ON ITS SITE SO IT RESPONDS TO THE TOPOGRAPHY OF THE SITE, ITS POSITION ON THE BLOCK, AND TO THE PLACEMENT OF SURROUNDING BUILDINGS.**

**RESPONSE:**

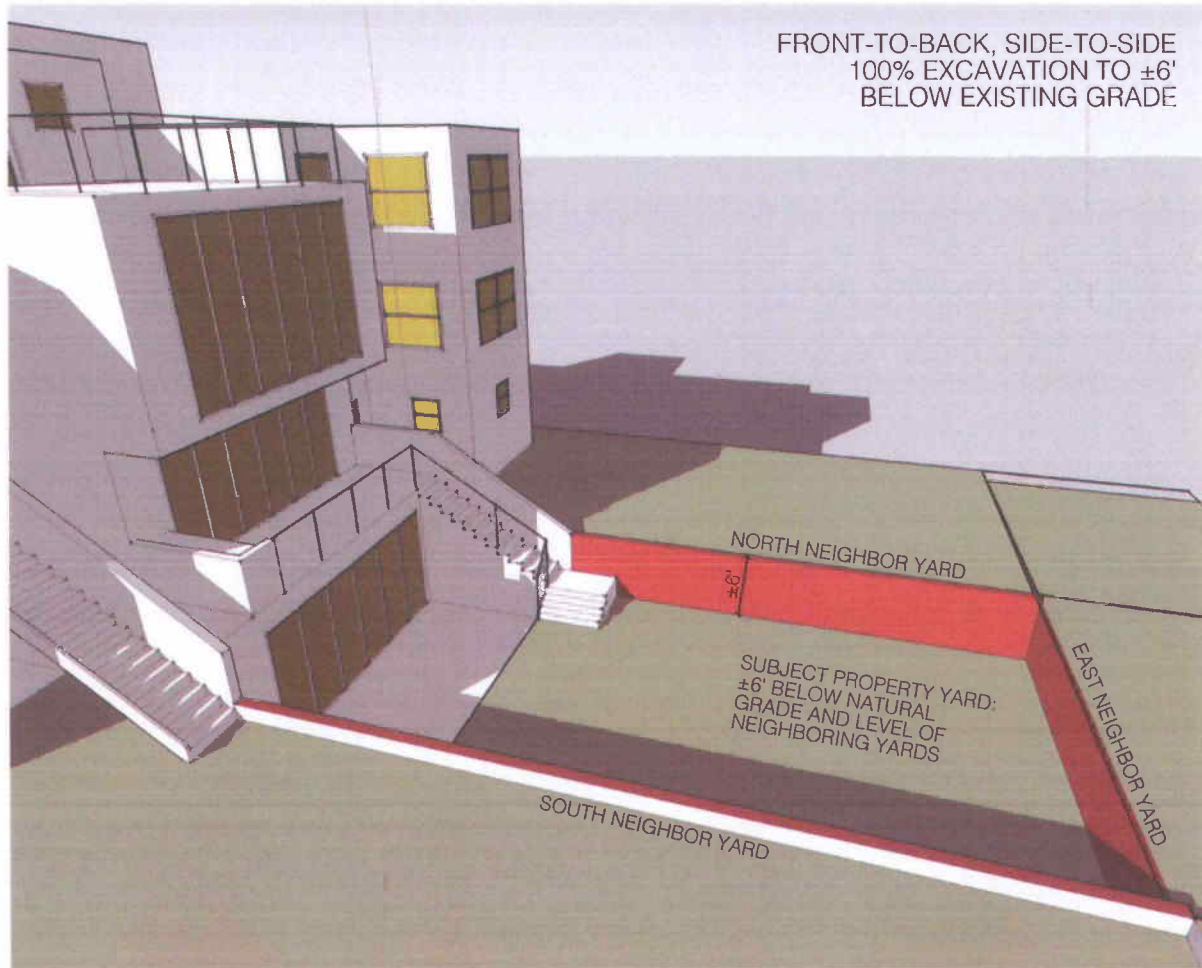
THE FACT THAT THE PROJECT PROPOSED FOR 156 DIGS OUT THE ENTIRE LOT FRONT TO BACK AND SIDE TO SIDE TO A DEPTH OF  $\pm 6'$  IS A GREAT INDICATION THAT THIS PROJECT IS NOT RESPONDING TO THE TOPOGRAPHY. THE BLOCK IN WHICH THIS PROJECT IS PROPOSED IS RELATIVELY FLAT WITH ALL REAR YARDS AT APPROXIMATELY THE SAME GRADE - THE NATURAL GRADE. THE USE OF EXCAVATION TO SKIRT THE 40X HEIGHT RULES IN A RELATIVELY FLAT BLOCK SPEAKS DIRECTLY TO THE FACT THAT THE TOPOGRAPHY OF THE SITE IS NOT BEING RESPONDED TO. THERE IS NOT A SINGLE RESIDENCE ON THIS BLOCK OR IN THE SURROUNDING BLOCKS THAT HAS DUG THE ENTIRE LOT AND ERECTED 6' WALLS TO GENERATE A LOWER FIRST FLOOR LEVEL, EVIDENCE THAT THIS PROJECT IS NOT RESPONDING TO THE PLACEMENT OF SURROUNDING BUILDINGS.

WE UNDERSTAND THAT A STRATEGY OF EXCAVATION MIGHT MAKE SENSE TO ALLOW THE BASEMENT FLOOR TO DAYLIGHT ON A SITE WITH A STEEP REAR YARD. BUT EVEN IN THE CASE OF A STEEP REAR YARD I DO NOT BELIEVE THAT THE RESIDENTIAL DESIGN GUIDELINES WARRANT A FULL-LOT EXCAVATION. IF THE DEVELOPERS WANT TO GENERATE MORE HOUSE AREA BELOW GRADE WE ARE AMENABLE TO THIS SO LONG AS THE ENTIRE YARD IS NOT EXCAVATED. MANY HOMES ALL OVER SAN FRANCISCO HAVE BASEMENTS THAT GET LIGHT FROM HIGH WINDOWS IN REAR YARDS WITHOUT 6' OF EXCAVATION ACROSS THE ENTIRE REAR YARD TO ALLOW FOR UNDER-GRADE CONNECTIONS BETWEEN LIVING SPACE AND THE REAR YARD.

**GUIDELINE: DESIGN THE HEIGHT AND DEPTH OF THE BUILDING TO BE COMPATIBLE WITH THE EXISTING BUILDING SCALE AT THE MID-BLOCK OPEN SPACE.**

**RESPONSE:**

THE PROPOSED DEVELOPMENT PROJECT AT 156 HAS BEEN DESIGNED WITH NO REGARD TO ITS COMPATIBILITY WITH THE MID-BLOCK OPEN SPACE. AS STATED ABOVE THE EXCAVATION OF THE ENTIRE YARD IS OUT OF CHARACTER WITH EVERY OTHER PROPERTY IN THE BLOCK AND ACTS TO SEPARATE THE PROPOSED PROJECT FROM THE MID-BLOCK OPEN SPACE VISUALLY AND PHYSICALLY.

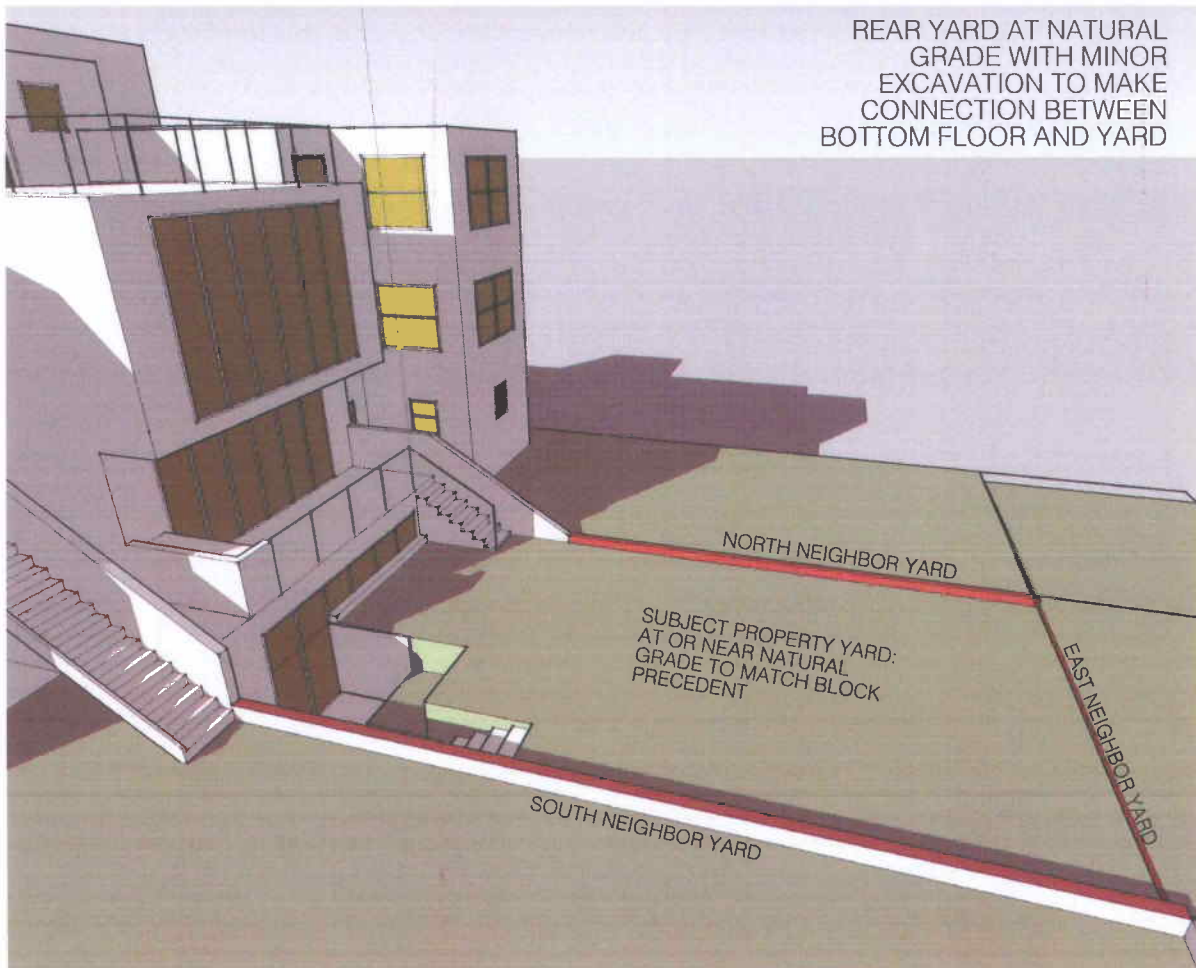




# SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

## RECOMMENDED COMPROMISE #1

EXCAVATE A PORTION OF THE REAR YARD NEAR THE HOME TO ALLOW FOR ACCESS TO THE REAR YARD AND LEAVE THE BULK OF THE REAR YARD AT NATURAL GRADE.



## AREA OF CONTENTION #2

**GUIDELINE: REAR YARD - ARTICULATE THE BUILDING TO MINIMIZE IMPACTS ON LIGHT AND PRIVACY TO ADJACENT PROPERTIES.**

**RESPONSE:**

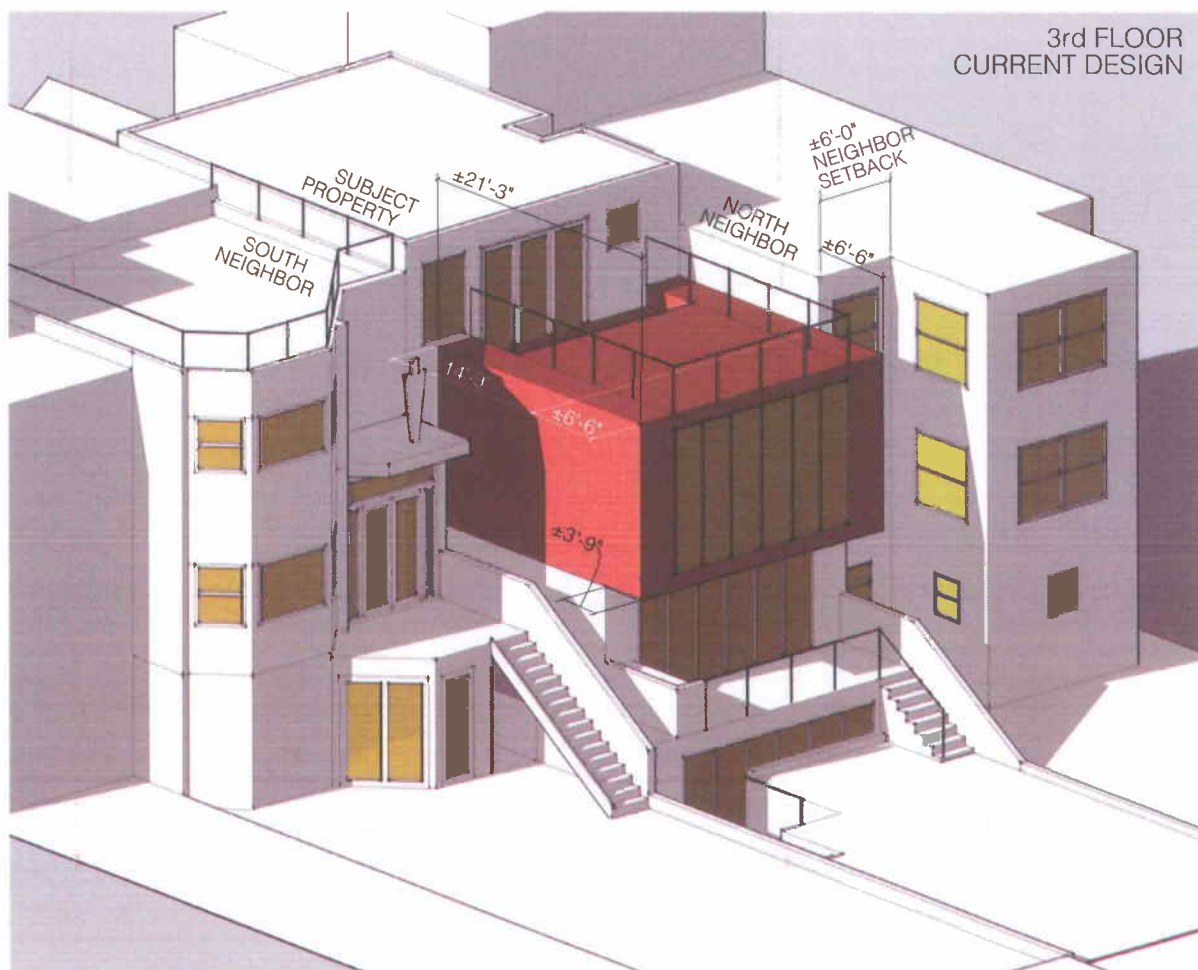
THE REAR FORM OF THE PROPOSED DEVELOPMENT AT 156 DOES THE OPPOSITE OF, **"PROVIDE SETBACKS ON THE UPPER FLOORS OF THE BUILDING"** BY CANTILEVERING THE THIRD FLOOR OVER THE SECOND FLOOR BY  $\pm 3'-9"$  (DIMENSION NOT CALLED OUT ON PLAN). THIS CANTILEVER PLACES THE REAR OF THE STRUCTURE DIRECTLY IN FRONT OF THE SOUTH-FACING WINDOWS OF THE PROPERTY TO THE NORTH WHICH IS IN OPOSITION TO THE GUIDELINE TO, **"MINIMIZE IMPACTS ON LIGHT AND PRIVACY TO ADJACENT PROPERTIES"**

**GUIDELINE: DESIGN THE HEIGHT AND DEPTH OF THE BUILDING TO BE COMPATIBLE WITH THE EXISTING BUILDING SCALE AT THE MID-BLOCK OPEN SPACE.**

**RESPONSE:**

WHILE THE DEVELOPERS OF 156 HAVE LEFT A 3' OPEN "SLOT" ON THE SOUTH SIDE OF THEIR SECOND AND THIRD FLOORS, THIS DOES NOT CONSTITUTE, **"NOTCH[ING] THE BUILDING AT THE REAR OR PROVID[ING] SETBACKS FROM THE SIDE PROPERTY LINES"**. THE REAR ADDITION PROJECTS  $\pm 18'$  BEYOND THE REAR LINE OF THE HOME TO THE SOUTH AND  $\pm 6'-6"$  BEYOND THE REAR WALL OF THE HOME TO THE NORTH AT THE PROPERTY LINE. THIS PROJECTION DENIES BOTH NEIGHBORING HOMES REASONABLE ACCESS TO THE MID-BLOCK OPEN SPACE.

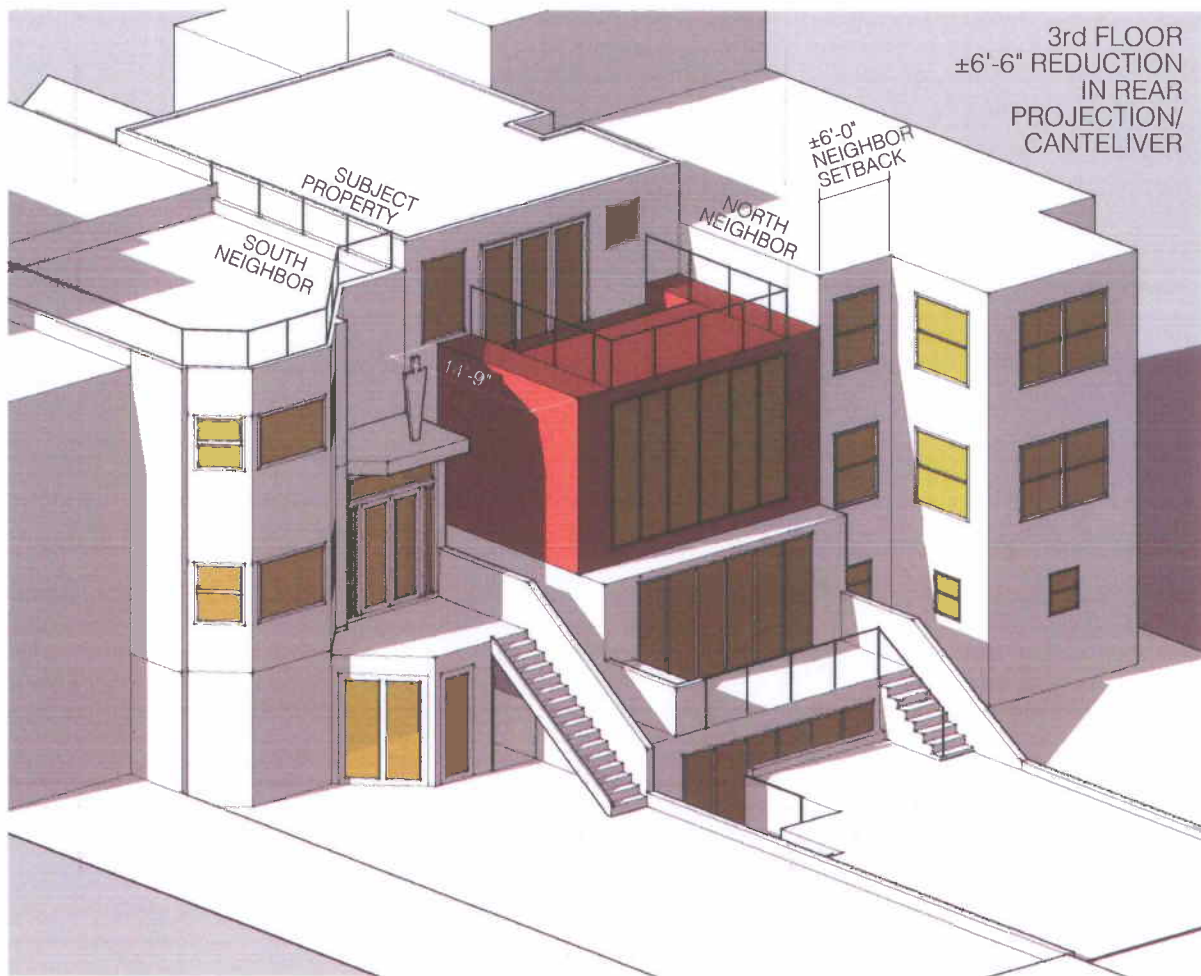
ONE OF THE STRATEGIES OUTLINED IN THIS SECTION OF THE GUIDELINES SHOWS AN ADDITION THAT, **"...EXTENDS THE FULL WIDTH OF THE LOT BUT IS SET BACK AT THE SECOND FLOOR SO THE BUILDING STEPS DOWN TO THE REAR YARD."** THE CANTILEVERED THIRD FLOOR IS IN DIRECT OPPOSITION TO THIS RECOMMENDATION.



# SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

## RECOMMENDED COMPROMISE #2

ALLOW THE PROJECT AT 156 TO EXTEND  $\pm 14'9"$  BEYOND THE REAR WALL OF THE SOUTH NEIGHBOR TO ALIGN WITH THE FULL-WIDTH REAR WALL OF THE NORTH NEIGHBOR. THIS DRASTICALLY INCREASES THE AMOUNT OF LIGHT AND VENTILATION THAT IS ALLOWED TO REACH THE WINDOWS IN THE NORTH NEIGHBOR'S BUILDING. THIS SOLUTION PUTS THE PROPOSED PROJECT IN LINE WITH THE RESIDENTIAL DESIGN GUIDELINE TO, "PROVIDE SETBACKS ON THE UPPER FLOORS OF THE BUILDING".





# SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

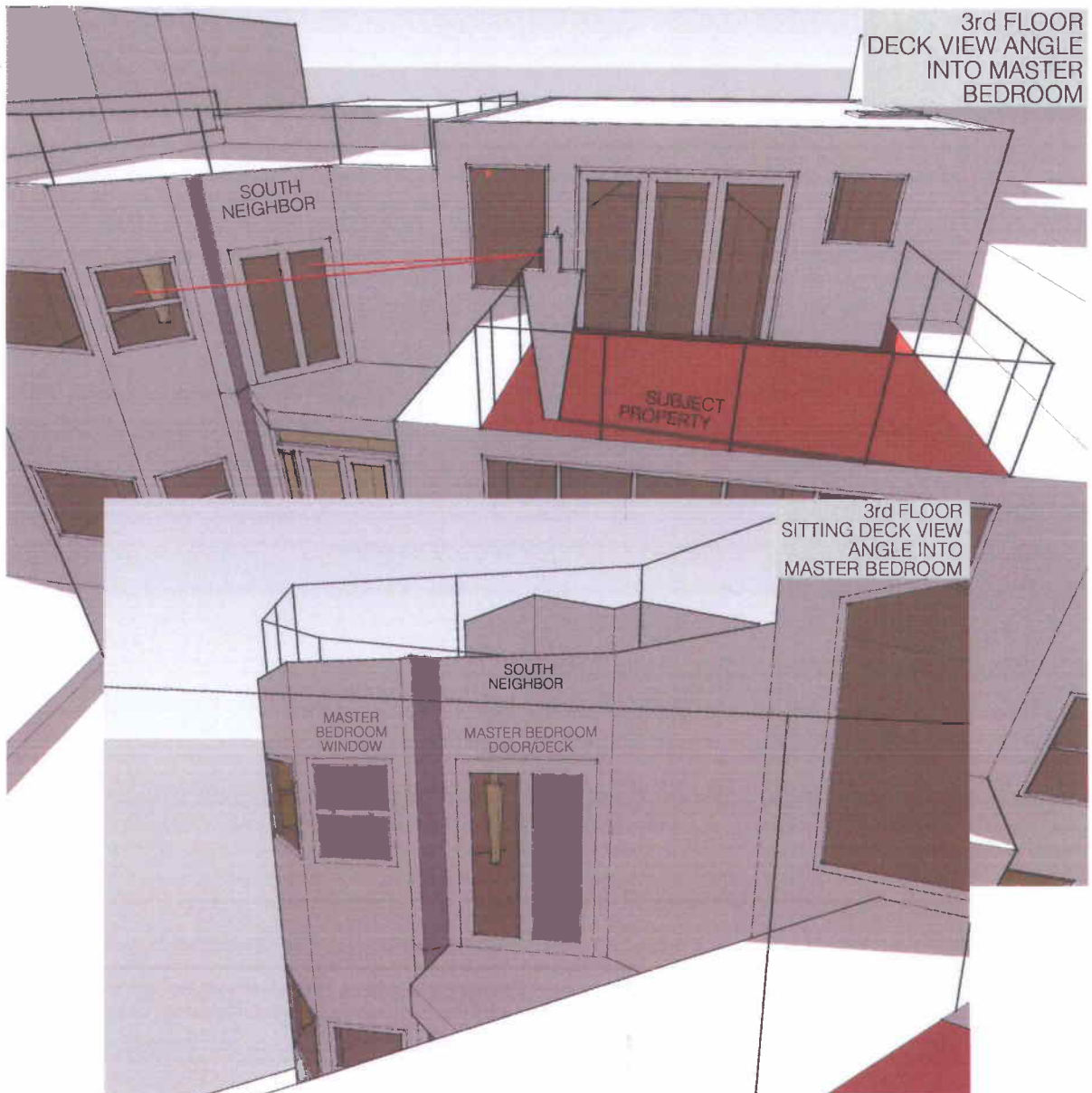
## AREA OF CONTENTION #3

**GUIDELINE: REAR YARD - ARTICULATE THE BUILDING TO MINIMIZE IMPACTS ON LIGHT AND PRIVACY TO ADJACENT PROPERTIES.**

**RESPONSE:**

THE FLAT ROOF DECK DESIGNED TO SIT ON TOP OF THE THIRD FLOOR HAS A DETRIMENTAL IMPACT ON THE PRIVACY OF THE MASTER BEDROOM IN THE SOUTH NEIGHBOR'S HOUSE. BECAUSE OF THE DISREGARD FOR THE DEVELOPMENT PATTERN OF FLOOR HEIGHT RELATIVE TO THE GROUND EXHIBITED BY THE EXCAVATION OF THE ENTIRE LOT, THE DECK ON TOP OF THE SUBJECT PROPERTY'S THIRD FLOOR HAS A PERFECT DOWNWARD VIEWING ANGLE DEEP INTO THE THIRD FLOOR BEDROOM OF THE SOUTH NEIGHBOR. WHILE SOME PRIVACY ISSUES ARE BOUND TO ARISE WITH NEW DEVELOPMENT, THE CHARACTER OF THIS INTRUSION IS GREATER THAN AVERAGE AND TO BE AVOIDED.

THIS PORTION OF THE BUILDING NOT ONLY CANTILEVERS BUT ALSO PUSHES THE CEILING HEIGHT UP  $\pm 18"$  TO EXPAND THE VERTICAL CROSS-SECTION OF THE REAR-MOST PORTION OF THE BUILDING. THIS IS IN BLATANT DISREGARD TO THE RECOMMENDATION THAT A PROJECT, **"INCLUDE A SLOPED ROOF FORM IN THE DESIGN."** AS THE IDEA OF GENERATING HIGHER CEILING HEIGHTS ON THE INTERIOR IS IN DIRECT CONFLICT WITH THE GUIDELINES MANDATE TO, **"MINIMIZE IMPACTS ON LIGHT..."**



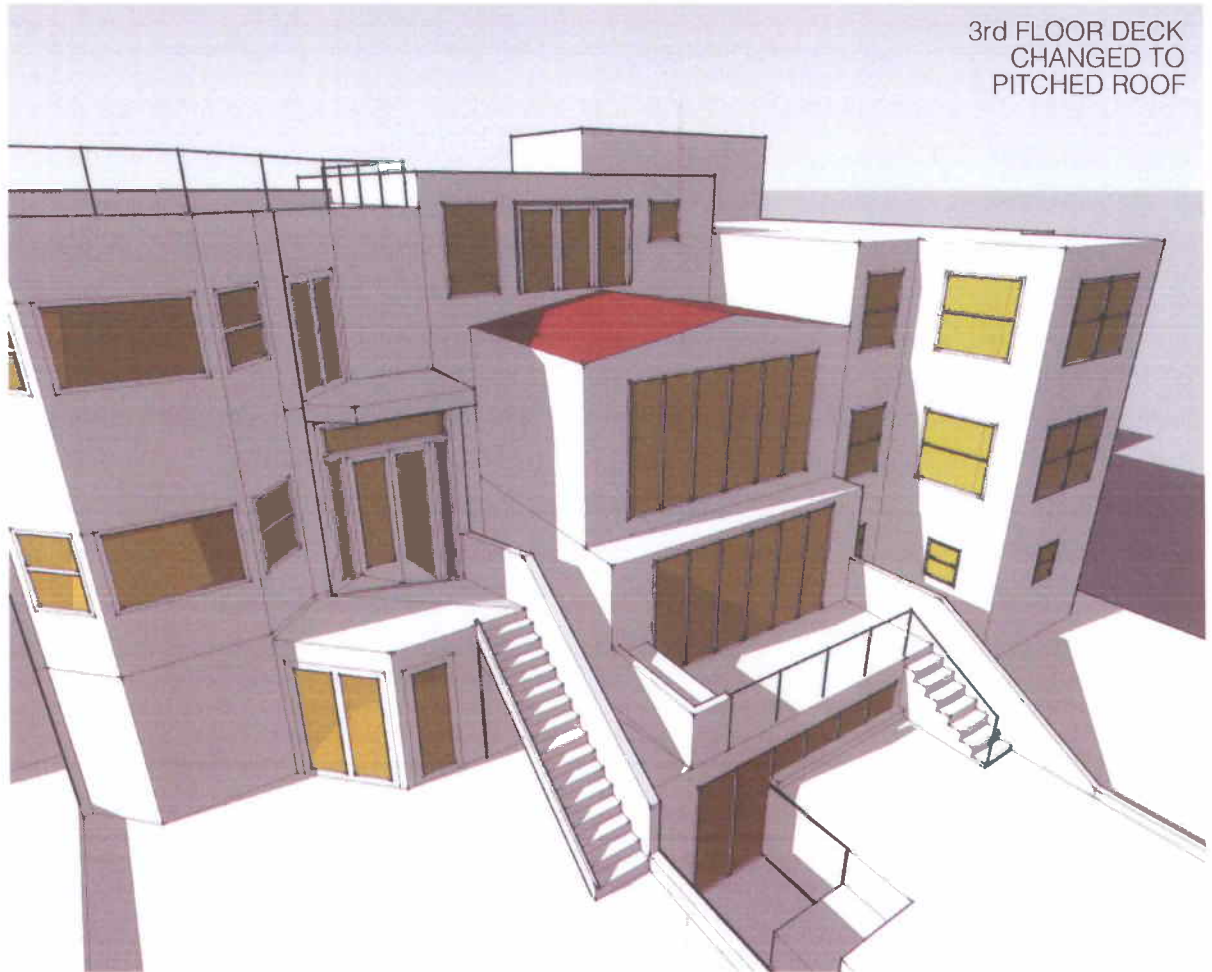


## SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

### RECOMMENDED COMPROMISE #3

**GUIDELINE: REAR YARD - ARTICULATE THE BUILDING TO MINIMIZE IMPACTS ON LIGHT AND PRIVACY TO ADJACENT PROPERTIES.**

ELIMINATE THE DECK OVER THE 3RD FLOOR AND REVERT TO THE ORIGINAL DESIGN SUBMITTED FOR PERMIT JANUARY 17, 2014. THIS PLAN HAD A PITCHED ROOF OVER THE 3RD FLOOR, MINIMIZING PRIVACY ISSUES AND REDUCING THE BULK OF THE REAR PORTION OF THE HOME. THIS FORM ALLOWS FOR HIGH CEILINGS IN THE PROPOSED 3RD FLOOR WHILE REDUCING THE BULK OF THE STRUCTURE AT THE PROPERTY LINES.



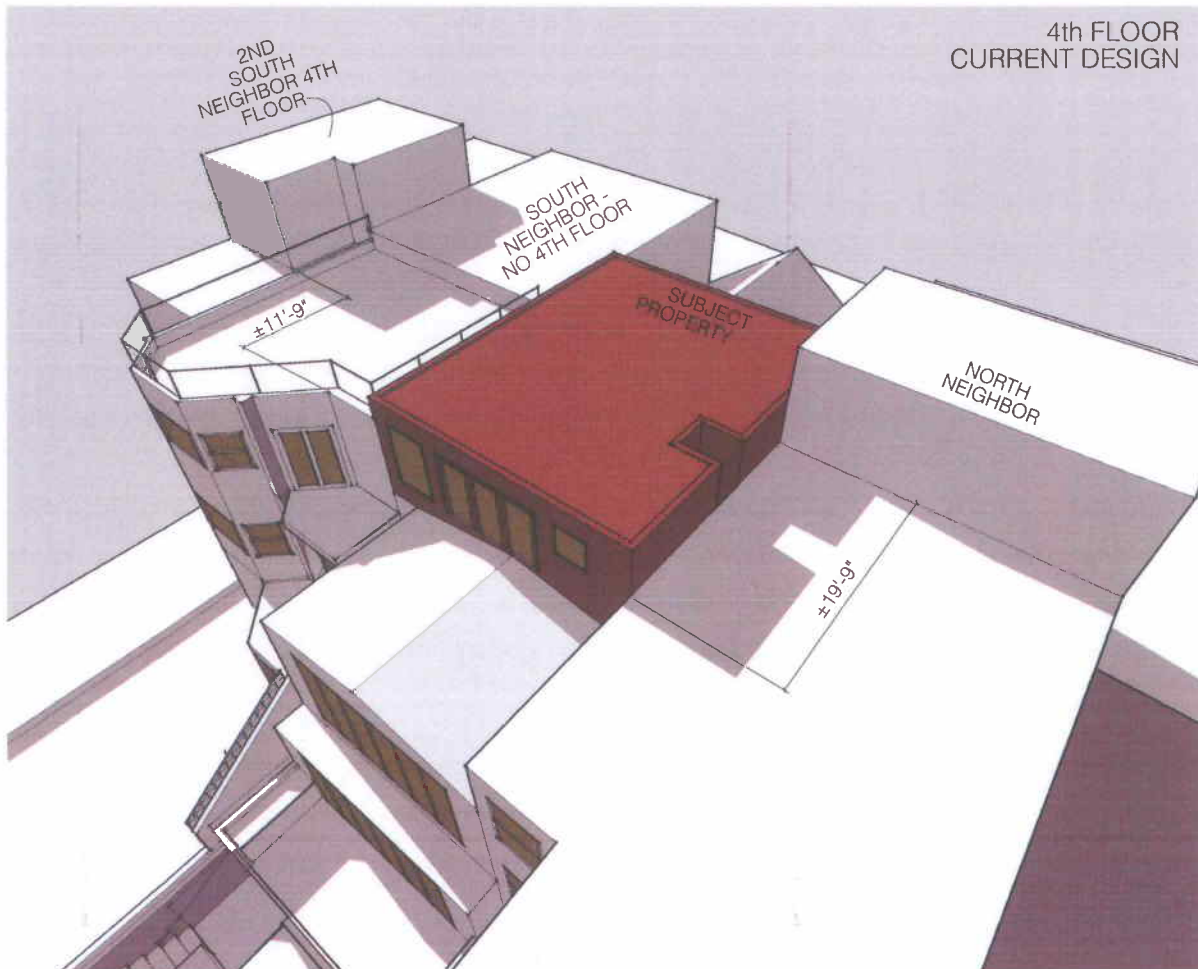
# SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

## AREA OF CONTENTION #4

**GUIDELINE: DESIGN THE HEIGHT AND DEPTH OF THE BUILDING TO BE COMPATIBLE WITH THE EXISTING BUILDING SCALE AT THE MID-BLOCK OPEN SPACE.**

**RESPONSE:**

THE PROPOSED PROJECT PLACES ITS FOURTH FLOOR  $\pm 16'$  DEEPER INTO THE MID-BLOCK OPEN SPACE THAN THE AVERAGE OF THE HOMES ON THE WEST SIDE OF THE BLOCK IN WHICH IT SITS. THIS DEEP FOURTH FLOOR ADDITION IS NOT COMPATIBLE WITH THE EXISTING BUILDING SCALE AND ACTS TO CLOSE IN THE MID-BLOCK OPEN SPACE MORE SEVERELY THAN ANY OF THE SURROUNDING HOMES. THE FOURTH FLOOR AT 156, WHILE TALLER THAN ITS NEIGHBORS, HAS BEEN PLACED IN THE SAME PLANE AS THE THIRD FLOOR OF THE HOME TO THE SOUTH.



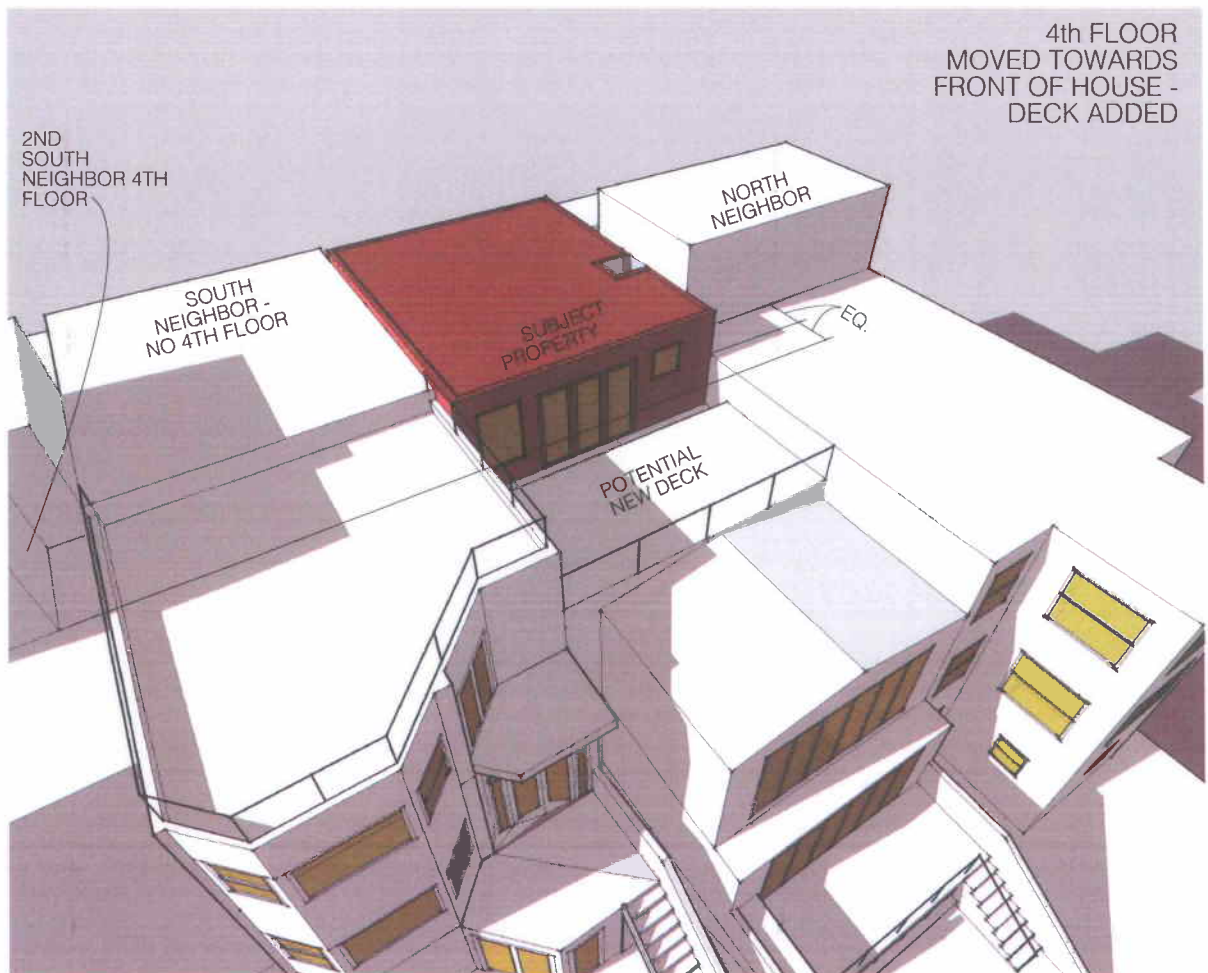
# SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

## RECOMMENDED COMPROMISE #4

**GUIDELINE: DESIGN THE HEIGHT AND DEPTH OF THE BUILDING TO BE COMPATIBLE WITH THE EXISTING BUILDING SCALE AT THE MID-BLOCK OPEN SPACE.**

PLACE THE 4TH FLOOR OF THE PROPOSED PROJECT SUCH THAT THE BACK WALL IS AT THE AVERAGE DEPTH OF THE TWO CLOSEST 4TH FLOORS. (NEIGHBOR TO THE NORTH AND SECOND NEIGHBOR TO THE SOUTH AS THE SOUTH NEIGHBOR DOES NOT HAVE A 4TH FLOOR).

THIS CHANGE DOES NOT REQUIRE THE 4TH FLOOR TO BE REDUCED IN SIZE, ONLY SLID TOWARDS THE FRONT OF THE PROPERTY. IT ALSO ALLOWS THE PROPOSED PROJECT TO HAVE A ROOF DECK THAT DOES NOT COMPROMISE THE PRIVACY OF THE SOUTH NEIGHBOR OR THE NEIGHBORS' ACCESS TO THE MID-BLOCK OPEN SPACE.





## SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

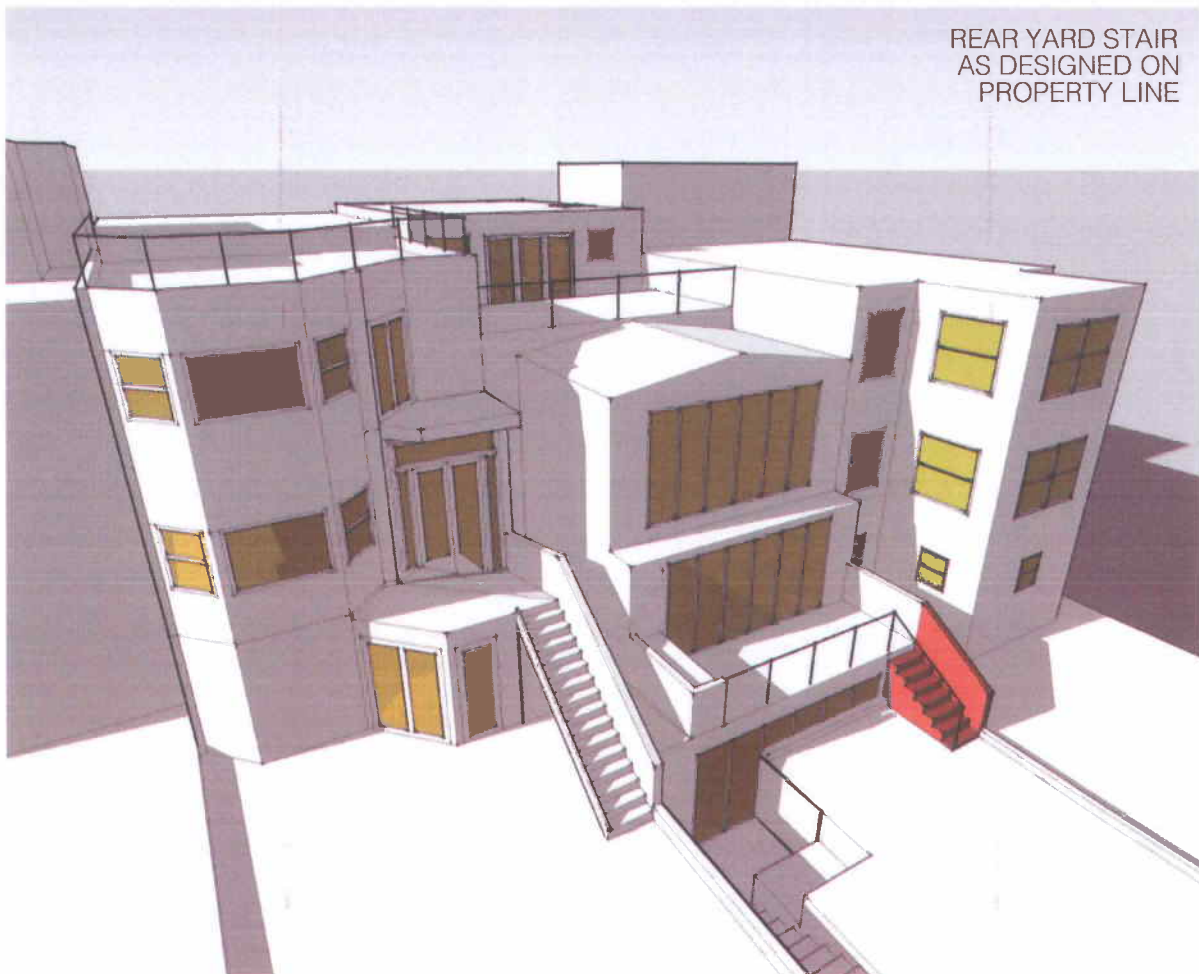
### AREA OF CONTENTION #5

**DESIGN PRINCIPLE: PLACE THE BUILDING ON ITS SITE SO IT RESPONDS TO THE TOPOGRAPHY OF THE SITE, ITS POSITION ON THE BLOCK, AND TO THE PLACEMENT OF SURROUNDING BUILDINGS.**

**RESPONSE:**

THIS SECTION ALSO RECOMMENDS THAT, **"REAR STAIRS ARE SETBACK FROM THE SIDE PROPERTY LINE AND THEIR PROJECTION INTO THE REAR YARD IS MINIMIZED, IN ORDER TO MAINTAIN THE MID-BLOCK OPEN SPACE."** THE STAIR AT THE NORTH PROPERTY LINE OF THE PROPOSED PROJECT AT 156 IS ON THE PROPERTY LINE AND EXTENDS DIRECTLY BACK TO THE LINE OF THE REAR SETBACK.

WITH REGARD TO THE BUILDING CODE, THE REAR YARD STAIR FROM THE SECOND FLOOR TO THE GROUND FLOOR HAS BEEN SHOWN WITH NO FIREWALL. THE STAIR REQUIRED FIREWALL AT THE NORTH PROPERTY LINE WILL HAVE A SUBSTANTIAL IMPACT ON THE NORTH NEIGHBORS ACCESS TO LIGHT AND THE MID-BLOCK OPEN SPACE.

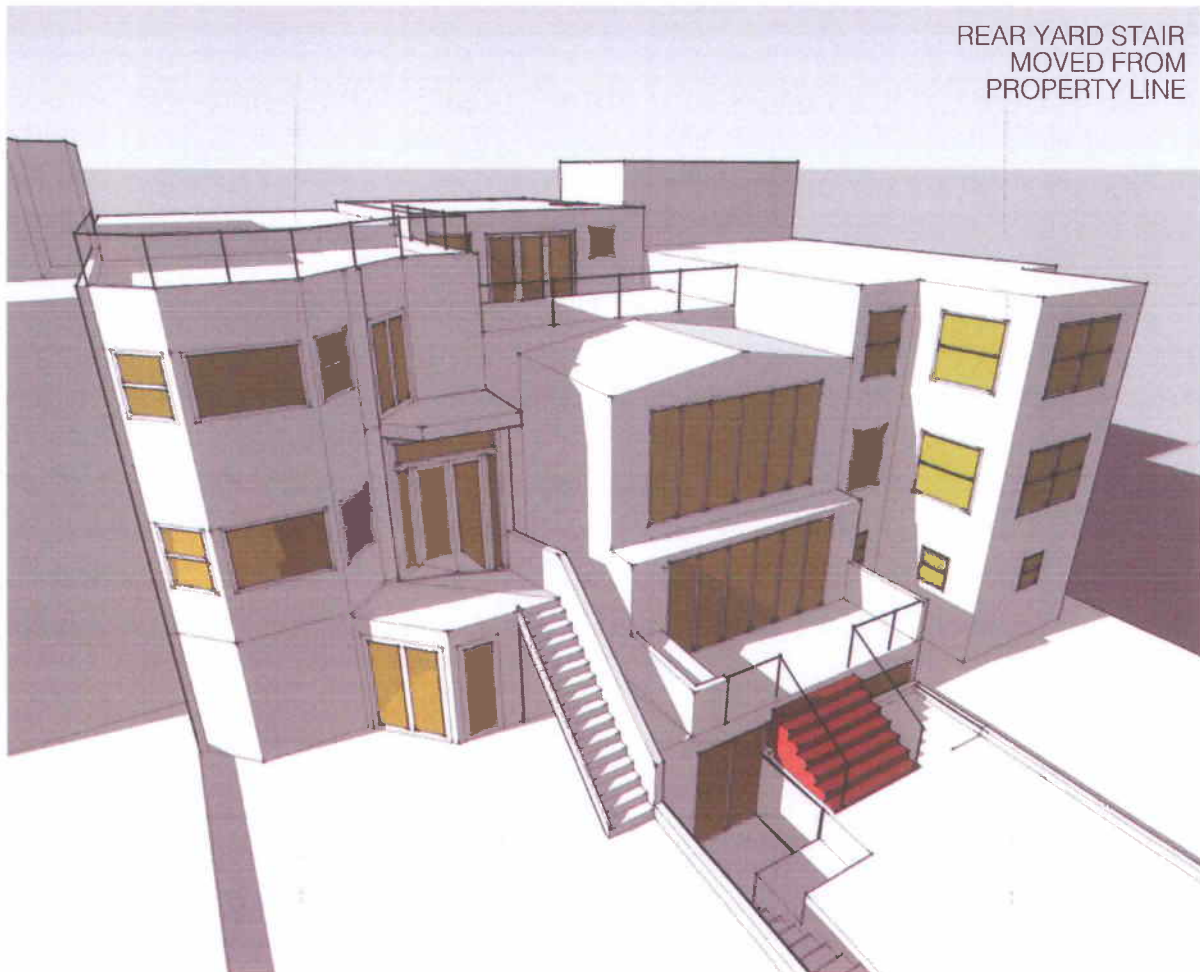


## SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

### RECOMMENDED COMPROMISE #5

**DESIGN PRINCIPLE: PLACE THE BUILDING ON ITS SITE SO IT RESPONDS TO THE TOPOGRAPHY OF THE SITE, ITS POSITION ON THE BLOCK, AND TO THE PLACEMENT OF SURROUNDING BUILDINGS.**

PLACE THE STAIR FROM THE SECOND FLOOR TO THE REAR YARD FAR ENOUGH AWAY FROM THE PROPERTY LINE SUCH THAT A FIREWALL IS NOT REQUIRED AND THE BULK OF THE STAIR IS NOT PLACED AT THE PROPERTY LINE.



# SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

## CONCLUSION

THE FIVE CHANGES TO THE PROPOSED PROJECT AT 156 27th AVENUE PRESENTED HERE DO NOT SUBSTANTIALLY ALTER THE QUALITY OR SIZE OF THE PROJECT BUT MAKE ENORMOUS CHANGES TO THE IMPACT THE PROJECT HAS ON THE NEIGHBORS. BY CONCENTRATING MORE OF THE BULK AND MASS OF THE HOME TOWARDS THE FRONT OF THE PROPERTY AS THE OTHER HOMES IN THE NEIGHBORHOOD DO, THIS PROJECT RETAINS AN IDENTICAL INTERNAL PROGRAM WITH A MUCH MORE LIMITED IMPACT ON THE IMMEDIATE NEIGHBORS AND A PROJECT THAT IS MUCH MORE IN KEEPING WITH THE RECOMMENDATIONS OF THE "RESIDENTIAL DESIGN GUIDELINES". THE PROPOSED CHANGES REDUCE THE SIZE OF THE PROPOSED PROJECT BY A MINIMAL 6.5'X22' (142SF), OR 3% OF THE PROPOSED DEVELOPMENT.

THE RECOMMENDATIONS PRESENTED HERE DO NOT AIM TO ELIMINATE THE PROJECT'S IMPACT ON THE NEIGHBORHOOD BUT TO BRING THE IMPACTS INTO THE REALM OF "REASONABLE AND EXPECTED". THE PROJECT AS DESIGNED NOW DISREGARDS MANY OF THE RECOMMENDATIONS IN THE "RESIDENTIAL DESIGN GUIDELINES" AND IMPOSES UNDUE IMPACT ON THE NEIGHBORS AND INTRUDES INTO THE MID-BLOCK OPEN SPACE MORE THAN IS NECESSARY TO ACHIEVE THE DEVELOPMENT SIZE DESIRED. THE INCREASE IN MASS AND BULK OF THE PROJECT GENERATED AFTER THE FIVE RECOMMENDED COMPROMISES HAVE BEEN IMPLEMENTED STILL HAS A SUBSTANTIAL IMPACT ON THE NEIGHBORS BUT AN IMPACT THAT IS MORE IN KEEPING WITH THOSE EXPECTED FROM A PROJECT THAT TAKES THE "RESIDENTIAL DESIGN GUIDELINES" INTO ACCOUNT.

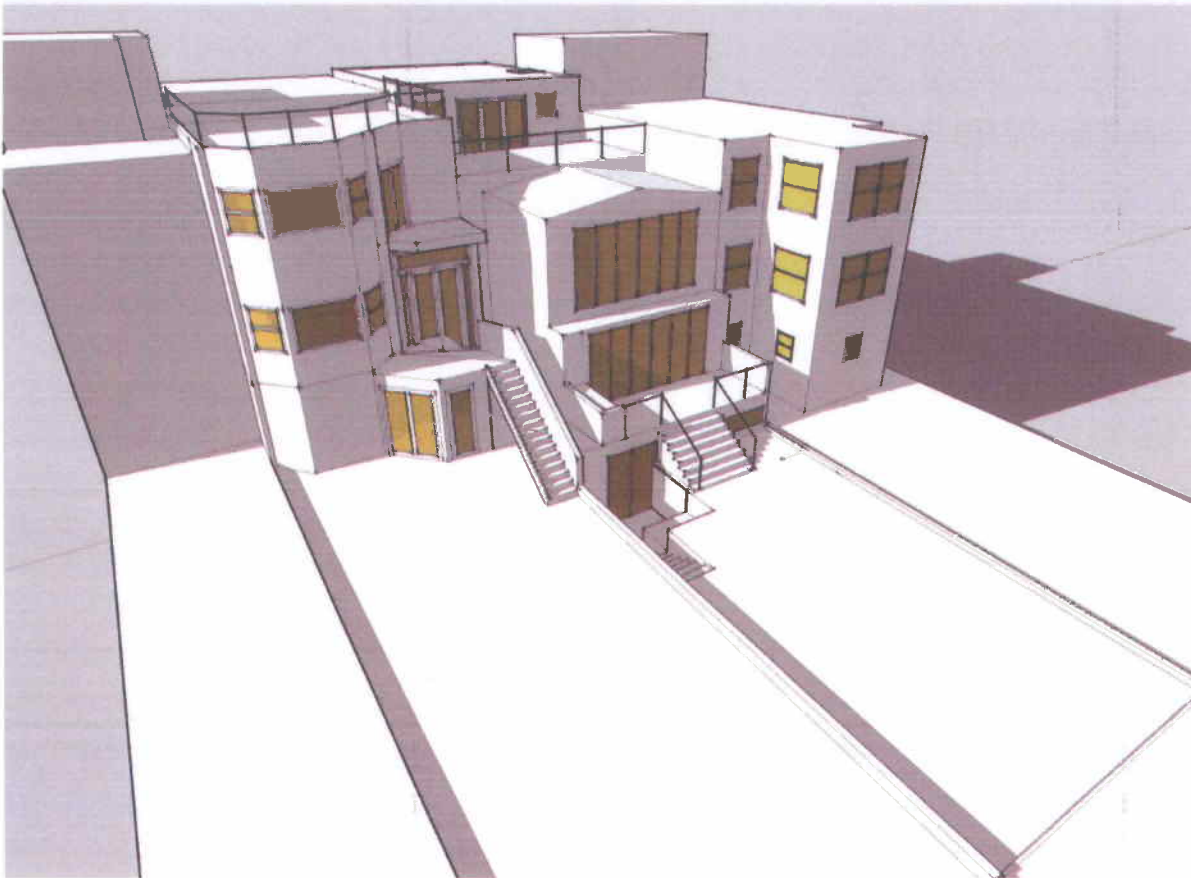
BECAUSE SO LITTLE OF THE DESIGN INTENT AND SIZE OF THE PROPOSED DEVELOPMENT IS LOST AS A RESULT OF IMPLEMENTING THE RECOMMENDED COMPROMISES MANY OF THE NEIGHBORS TO THIS PROJECT FEEL STRONGLY THAT THE COMPROMISES REPRESENT A WIN-WIN FOR THE DEVELOPERS AND THE NEIGHBORHOOD. THE DEVELOPERS KEEP THE MAJORITY OF THEIR DEVELOPMENT PROJECT IN TACT (LOSING JUST 3% OF THE PROJECT SIZE) AND THE NEIGHBORS KEEP THE INTEGRITY OF THEIR MID-BLOCK OPEN SPACE AND HAVE "REASONABLE AND EXPECTED" IMPACTS ON THEIR LIGHT, VENTILATION AND PRIVACY.

PLEASE SEE THE RENDERINGS ON THE FOLLOWING PAGES FOR COMPARISONS OF THE PROJECT BEFORE AND AFTER THE IMPLEMENTATION OF THE FIVE RECOMMENDED COMPROMISES.

PROJECT  
AS DESIGNED



PROJECT AFTER FIVE  
COMPROMISES ARE  
IMPLEMENTED

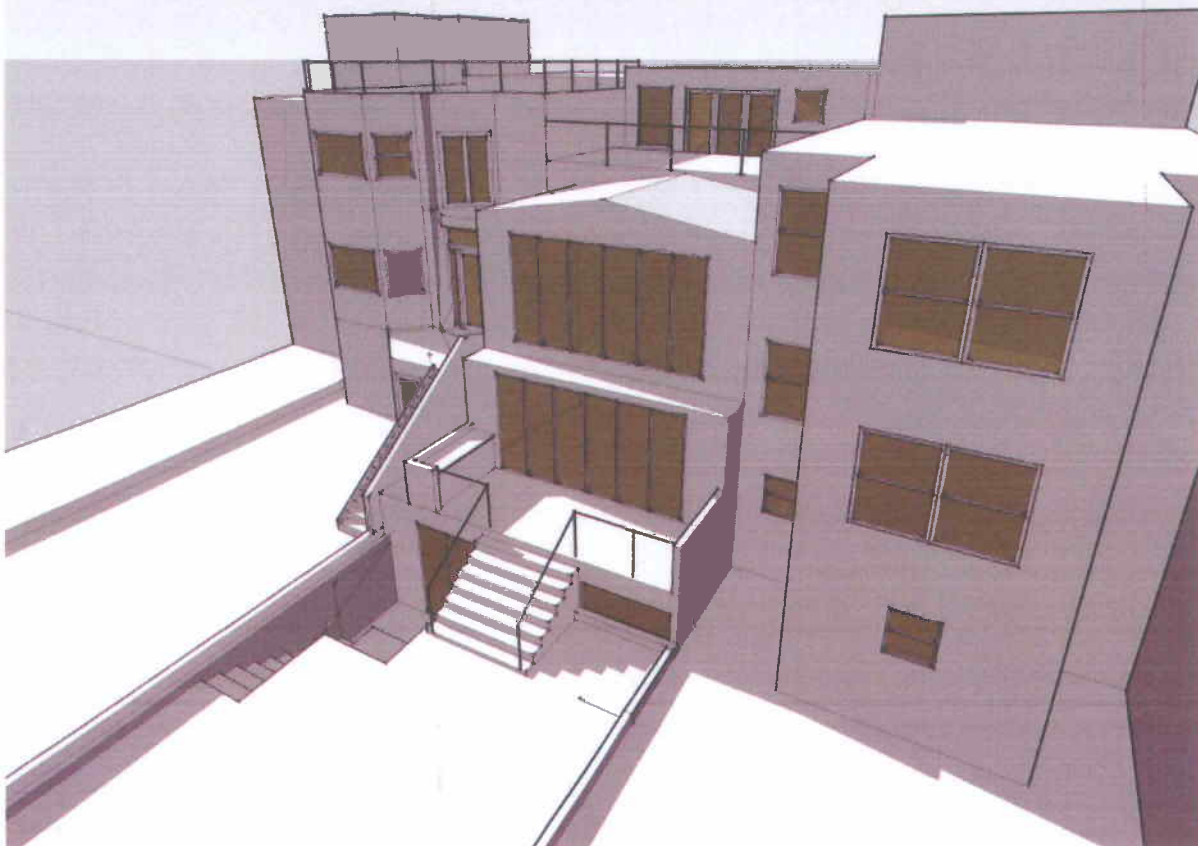




PROJECT  
AS DESIGNED



PROJECT AFTER FIVE  
COMPROMISES ARE  
IMPLEMENTED





## 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: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

7.10.15

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

\_\_\_\_\_  
Owner / Authorized Agent (circle one)

**RECEIVED**

**JUL 10 2015**

**CITY & COUNTY OF S.F.**  
PLANNING DEPARTMENT  
NEIGHBORHOOD PLANNING

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco**  
**Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

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## Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

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## Project Sponsor

Name:

Phone:

Email:

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## Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

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2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

---
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

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## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

<b>Signature:</b> 	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*

# SPONSOR RESPONSE TO DR

REGARDING THE PROPERTY LOCATED AT:

DATE: DECEMBER 31, 2015

156 27TH AVENUE

SAN FRANCISCO, CA 94121

BLOCK: 1332 / LOT: 033 / ZONING RH-1

APPLICATION # 2017.07.30.2539

## ENCLOSED DOCUMENTS

- Nine letters of support from neighbors
- Revised plan set dated 12/31/2015

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**THIS DOCUMENT FOLLOWS THE STRUCTURE OF THE PLANNING DEPARTMENT DR RESPONSE FORM  
AND ANSWERS THE DR REQUESTOR'S DR REQUEST POINT BY POINT**

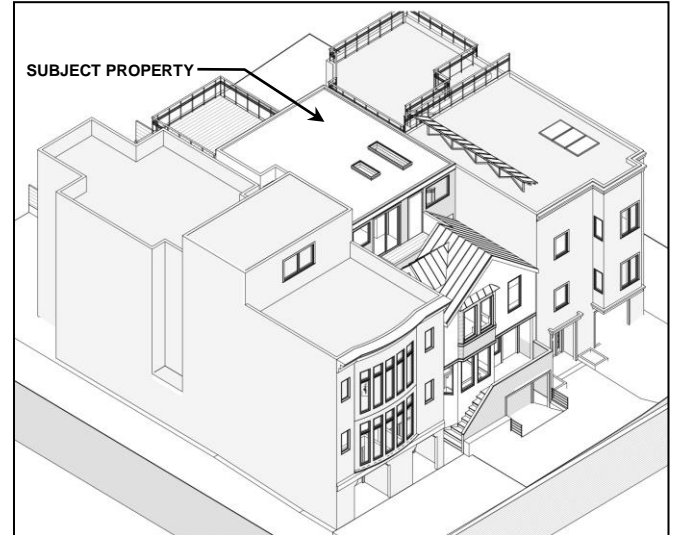
## QUESTION 1

*Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)*

## RESPONSE 1

### APPROPRIATENESS

The general envelop is appropriate for the neighborhood and the overall proposed massing is less than or comparable to the neighbors on either side. In addition, a good amount of articulation is provided in the front, sides as well as the rear to minimize the impact on the adjacent neighbors. Loss of privacy mitigation measures are voluntarily incorporated, and there is no significant loss of light and air on anyone by urban standards. Overall, the proposed project is consistent with the Residential Design Guidelines.



### OUTREACH EFFORTS

The project sponsors have met several times with the DR requestor and other neighbors. Over the course of several months, considerable efforts were made to satisfy the DR Requestor's requests. Every cycle of requests was met with new requests.

Nevertheless, project sponsors offered a number of accommodations (see table below).

Furthermore, project sponsors adhered to all plan check comments and recommendations from the San Francisco Planning Department.

ACCOMMODATIONS	OUT OF CONSIDERATION FOR
ADD PRIVACY GLASS ON WINDOWS ON MAIN FLOOR FACING DR REQUESTOR TO PRESERVE PRIVACY	DR REQUESTOR
PROPOSE TO MOVE REAR STAIR AWAY FROM PROPERTY LINE TO AVOID THE BULK OF A FIREWALL	NORTH NEIGHBOR
RAISED YARD TO ALLEVIATE EXCAVATION CONCERNS	ADJACENT NEIGHBORS
UPPER FLOOR KEPT 3' 9" BEHIND NORTH NEIGHBOR	ADJACENT NEIGHBORS
DECK ON LEVEL 4 KEPT 6' AWAY FROM SOUTH NEIGHBOR	DR REQUESTOR
DECK ON LEVEL 4 KEPT 3' AWAY FROM PROPERTY LINE WITH SOUTH NEIGHBOR	NORTH NEIGHBOR
NO SIGNIFICANT AMOUNT OF MASS IS ADDED TO THE FRONT, FACADE AND ARTICULATION PRESERVED	NEIGHBORHOOD AT LARGE
NO WINDOWS FACING DR REQUESTOR ON THIRD FLOOR	DR REQUESTOR
3' SETBACK PROVIDED TO DR REQUESTOR ON SECOND AND THIRD FLOOR	DR REQUESTOR
ROOF HEIGHT BELOW ALLOWABLE HEIGHTS SO AS TO NOT BLOCK DR REQUESTOR'S VIEWS OF GOLDEN GATE BRIDGE FROM ROOF DECK	DR REQUESTOR
PROPOSE TO REMOVE THE HUGE TREE IN THE REAR THAT IS BLOCKING MANY SOUTH NEIGHBORS VIEW OF THE GOLDEN GATE BRIDGE	NEIGHBORHOOD AT LARGE

## UNFAIR BURDEN TO PROJECT SPONSORS

6 months have elapsed since the DR was filed on July 10<sup>th</sup> 2015. A year and half has passed since the site permit application was filed in July 2014. The compounded delays and the on-going lists of requests by the DR requestor have prevented the owners from improving their property within a reasonable time schedule.

Accommodations to the DR requestor have also added a considerable financial burden for the owners.

## QUESTION 2

What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

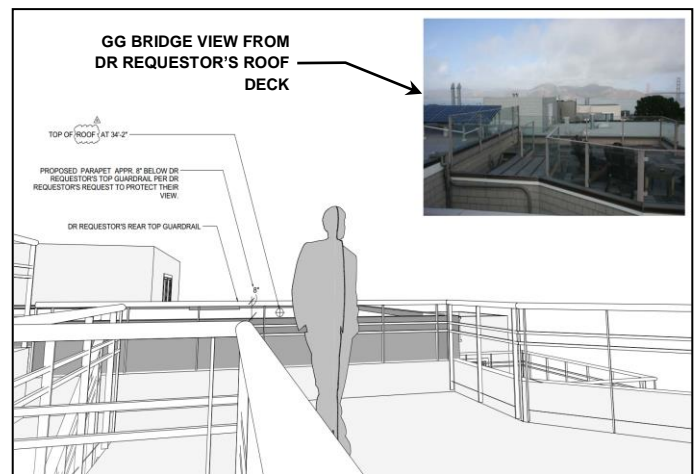
## RESPONSE 2

A series of changes following the neighborhood outreach meeting and as result of the half dozen cycles of requests made by the DR requestor since the initial meeting.

All changes listed below have been submitted to the DR requestor and the Planning Department.

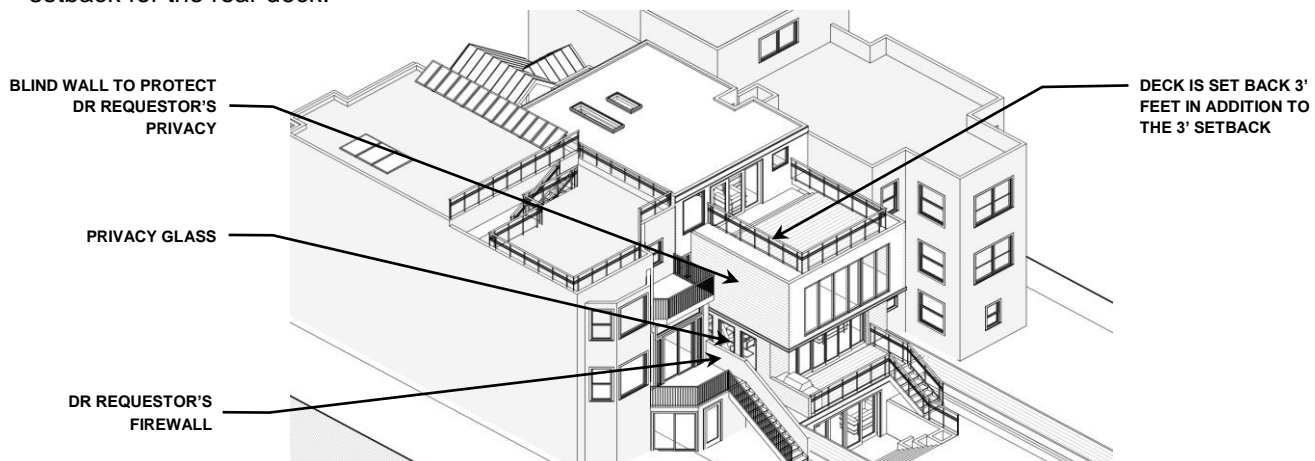
### BUILDING HEIGHT REDUCED

- 1) Building height was voluntarily reduced to reduce the impact to South neighbor (the DR requestor). The DR Requestor had asked at meeting held 11/20/2014 that one could sit on a chair on the roof deck and not have the view of the Golden Gate Bridge obstructed. As discussed, the project sponsor voluntarily accepted to reduce the height of the roof to minimize the impact on the DR requestor's views.



### PROTECTING PRIVACY

- 2) Modifications have been made to the plans to help preserve the DR requestor's privacy, including 1) the removal of windows on the bedroom floor, as well as 2) proposed privacy glass on the main floor and 3) an additional 3' side setback for the rear deck.



## CLARITY OF DRAWINGS

- 3) The project sponsor's agent wrote a list of requests for clarifications on the drawings to the planner (Sara Vellve) in July 2015. Changes were incorporated and submitted.

4 months later, the DR Requestor presented to the new Planner, Mary Woods, two more cycles of requests for clarifications on the drawings. The DR sponsor responded and resubmitted the drawings to facilitate the DR requestor's understanding of the plans.

All in all, a considerable amount of views and perspectives were generated to ensure that everyone received a transparent and clear understanding of what is proposed.

On the last round of requests, the DR Requestor demanded that the parapet height on the subject property be established by the height of the railing on the DR Requestor's roof deck such that it preserved their views of the Golden Gate Bridge.

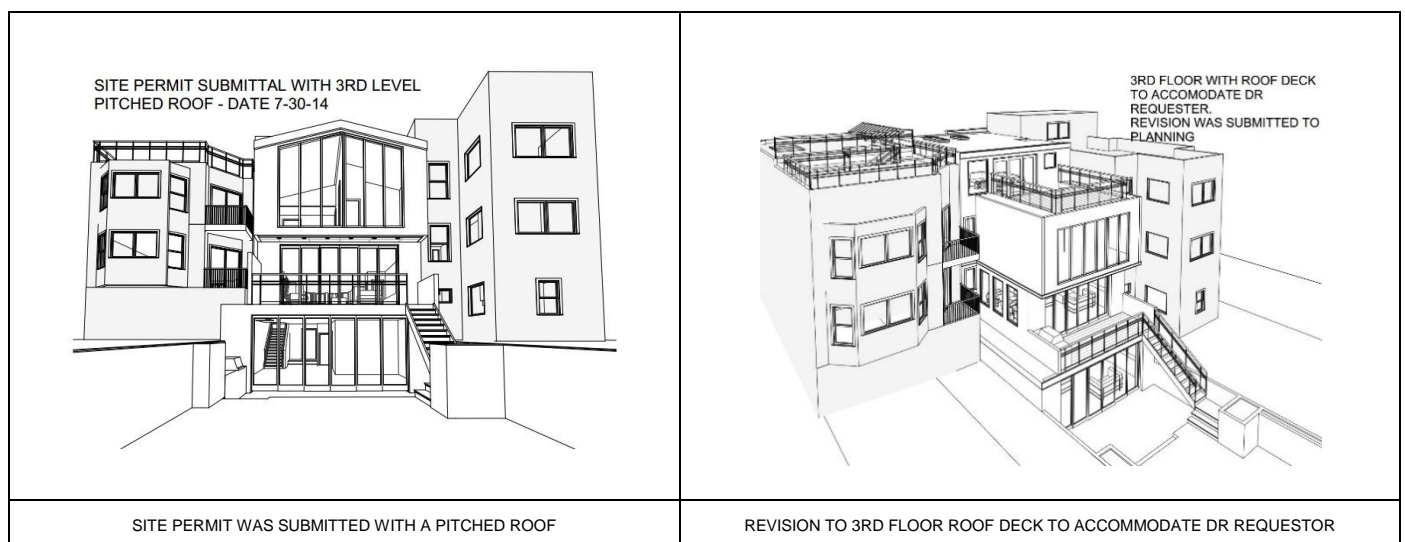
## MASSING REDUCED

- 4) Per special meeting with DR requestor and Marshall Schneider in December 2014, the DR requestor raised concerns about massing. To alleviate their concerns, the pitched roof was removed and a roof deck proposed to lessen the impact on the DR requestor. Glass guardrails were provided to further reduce massing. The deck was proposed to be set back an additional 3'-0" from the property line. This request triggered a redesign of the interior spaces but we fulfilled both requests.

Drawings were revised and submitted to Marshall Schneider, the DR requestor's representative, via email on December 12, 2014 with drawing attachment. (See email in Exhibit)

The planner asked us to submit the revisions on April 2015. The drawings were also submitted on 5/27/15 for the 311 notification.

11 months later, On October 4, 2015, Marshall Schneider asked that the 3<sup>rd</sup> level be reverted back to the original design and requested further demands outlined under question 3 – "Areas of contentions".





## QUESTION 3

If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

## RESPONSE 3

We have made numerous changes to the drawings in an effort to respond to the neighbors' concerns. Each time we have been met with further demands.

A meeting was held at the planning department on 11/6/15 with Marshall Schneider, the DR requestor's representative, to go over the latest list of requests. This too was followed by more requests.

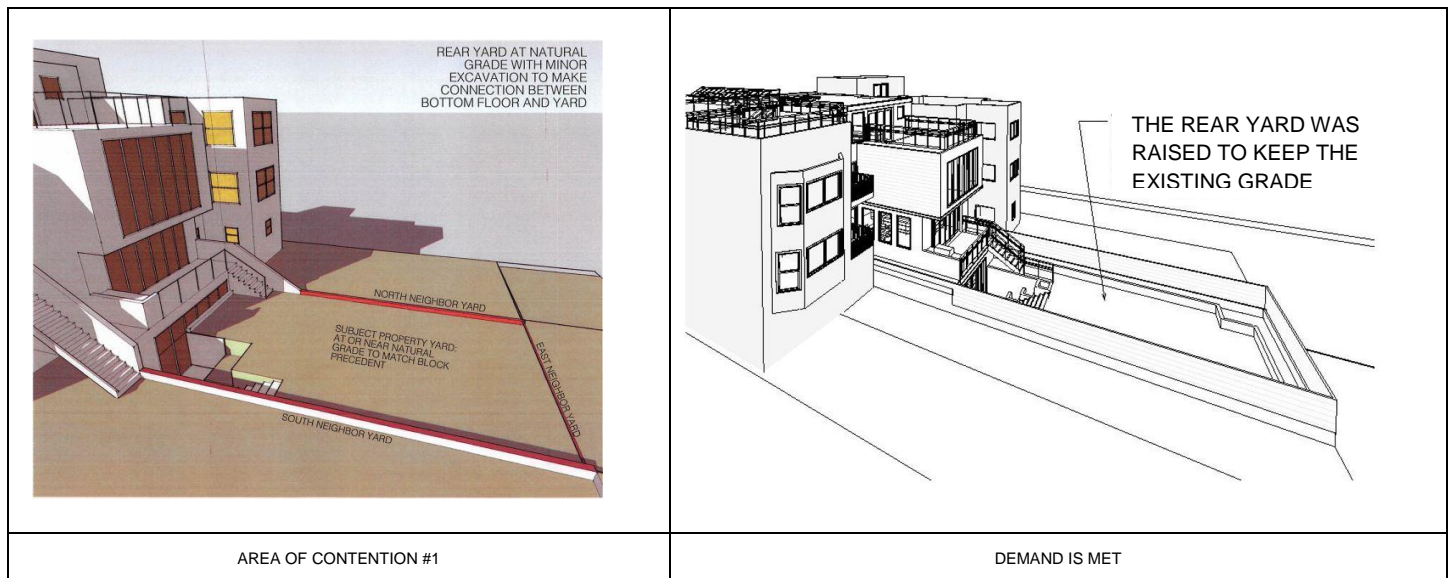
The section that follows addresses the list of contentions made in the DR request.

### AREA OF CONTENTION #1

Place the building on its site so it responds to the topography of the site.

#### REACTION #1

We have met the requested compromise #1 to excavate a portion of the rear yard and leave the bulk of the rear yard at natural grade. Drawings were revised and submitted on 11/11/15.

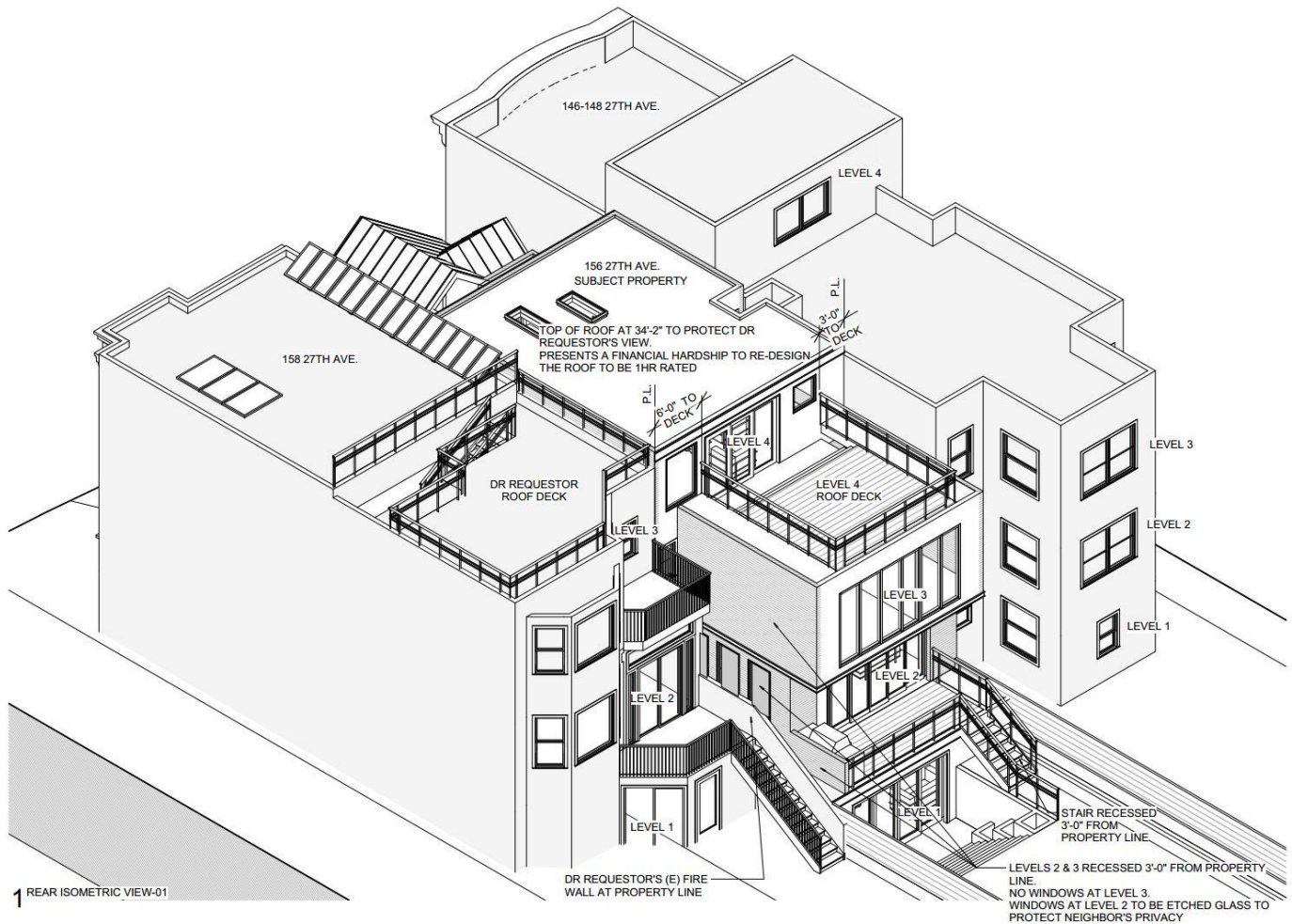


### AREA OF CONTENTION #2

Articulate the Building to minimize impacts on light and privacy to adjacent property.

#### REACTION #2

We feel the project provides ample setbacks to minimize the impact on light. Level 2 and 3 are set back 3'-0" from the DR requestor's property line. Level 4 deck is recessed 6'-0" from the DR requestor's property line. There are no windows at level 3 facing the DR requestor and windows on level 2 have satin etched glass to protect the DR requestor's privacy. In addition, the subject is located North of the DR requestor and will not cast shadows on the DR requestor's property.



### AREA OF CONTENTION #3

Articulate the Building to minimize impacts on light and privacy to adjacent properties. Eliminate the deck over the 3<sup>rd</sup> Floor and revert to the original design submitted for permit on January 17, 2014

### REACTION #3

See Response to Question 2 item 4 above.

## AREA OF CONTENTION #4

Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

## REACTION #4

The DR requestor's recommended compromise to slide the 4<sup>th</sup> floor towards the front of the property to further protect their Golden Gate Bridge views goes against planning guideline that require that the vertical addition be set back by a 15'-0" from the front property line. The request also has a negative impact on the character of the neighborhood by totally transforming the front footprint of the subject property.

As proposed, the top floor addition is recessed 22'-6" from the front façade to minimize impact on the neighborhood. The façade is to remain as unchanged as possible by respect to the character of the neighborhood.



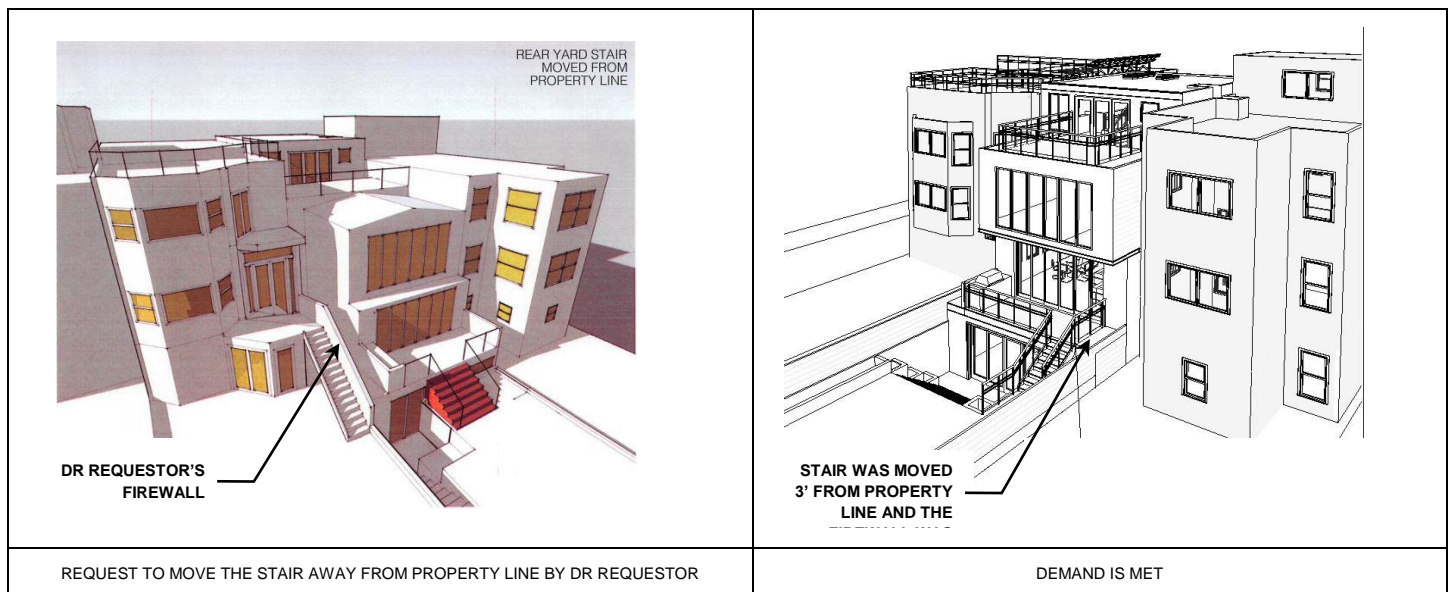
## AREA OF CONTENTION #5

Place the building on its site so it responds to the topography of the site, its position on the block, and the replacement of surrounding buildings.

## REACTION #5

We have met the requested compromise #5 to place the stair from the second floor to the rear far enough away from the property line such that a firewall is not required and the bulk of the stair is not placed at the property line to diminish impact on the North neighbor. Drawings were revised and submitted on 11/11/15.

It should be said the DR Requestor doesn't return the same courtesy and has a property line stair and firewall impacting the light on the subject property.



## CONCLUSION

The project sponsors have always been willing to compromise, and have modified their original design to accommodate adjacent neighbors, particularly for the DR requestor. We took into account numerous requests for adjustments that have only been met with further demands.

The project sponsors feel that the addition being proposed is in keeping with the neighborhood development pattern, and is reasonable in size especially when compared to the two adjacent neighbors. The addition is set back 22'-6" from the front property line. The building keeps its original character at the street front with only minor modifications occurring at the front. The rear expansion has ample setbacks from its neighbor to maintain light and air. The mid-block open space is maintained with a 45'-0" rear yard.

Our clients have been referred to as "developers" in a pamphlet that was distributed around the neighborhood to foster opposition. The same label was used in letters sent to the Planning Department. We would like to clarify that the owners of 156 27<sup>th</sup> Avenue are actually residents of the neighborhood and they are not developers.



With the help of our clients, extensive outreach was conducted to ensure all vantage points were taken into account. Below is the main outreach calendar milestones that describes the interactions with the directly adjacent neighbors.

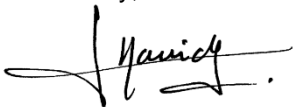
DATE	ACTIVITY
7/1/2014	ATTEMPTS TO MEET WITH NEIGHBOR AT 146-148 27TH AVENUE
7/9/2014	NEIGHBORHOOD PRE-APP MEETING
7/29/2014	FOLLOW UP WITH NEIGHBOR AT 146-148 27TH AVENUE
10/30/2014	COORDINATION WITH NEIGHBOR ARCHITECT FROM 158 27TH AVENUE
11/13/2014	MEETING WITH NEIGHBORS AT 160 27TH AVENUE
11/14/2014	MEASURE NEIGHBORS HOMES FOR MORE ACCURATE 3D RENDERINGS
11/14/2014	SUBMIT PROPOSED CHANGES TO NEIGHBOR AT 160 27TH AVENUE
11/15/2014	RECHECK MEETING WITH NEIGHBORS AT 160 27TH AVENUE
11/20/2014	FOLLOW UP MEETING WITH NEIGHBORS AT 160 27TH AVENUE
11/22/2014	COORDINATION WITH NEIGHBOR ARCHITECT FROM 158 27TH AVENUE
12/7/2014	PREPARE ACCOMMODATION SET FOR NEIGHBORS BASED ON MEETING
12/8/2014	REDUCE ENVELOP TO ACCOMMODATE VIEWS FROM ROOF DECK
12/11/2014	SUBMIT ACCOMMODATION SET TO NEIGHBORS
3/15/2015	PROPOSE COMPROMISE TO NEIGHBORS AT 158 27TH AVENUE
8/24/2015	MET WITH NORTH NEIGHBORS TO INCORPORATE TWO MORE ACCOMMODATIONS
11/6/15	MET WITH DR REQUESTOR TO GO OVER A NEW LIST OF REQUESTS

The extensive neighborhood outreach has generated nine letters of support for the project. They are included in this packet.

We believe we have made every effort to meet and accommodate the DR requestor. The additional requests for design changes seem to have had no other purpose than further delaying the project.

We respectfully request that the project be allowed to move forward as reviewed and approved by the Planning Department.

Sincerely,



Virginie Manichon  
EAG Studio

## EXHIBITS

### SUPPORT FOR THE PROJECT AS DESIGNED

We have received nine letters of support for the project. They are included in this package for your review. Neighbors in favor of the projects have expressed their supports and noted the followings considerations:

*"We appreciate the outreach that the sponsors conducted. Our questions were answered"*

*"The envelop that was established seems in keeping with the block pattern"*

*"I appreciate that the owners opted to not totally transform the façade and that they are retaining some of its original character"*

*"I sincerely appreciate the efforts that were made to preserve the views of the Golden Gate Views that the neighbors to the South enjoy from their roof."*

*"...In addition to the privacy glass and the ample amount of relief provided to both adjacent neighbors, ... it would appear the project sponsors were mindful of minimizing the impact on others."*

*"Given that one neighbor is one story higher and that the other has three full stories all the way to the front sidewalk, it would seem that what is proposed at 156 27<sup>th</sup> avenue is well in keeping with the area's pattern".*

*"The proposed envelop seems especially well proportioned as it leaves a 35' deep rear-yard, leaving plenty of opened space for everyone's benefit"*

*"For what is worth, it seems like a good idea to me to maximize the daylight coming from the rear of the building and allow ample natural light in the living quarters. This is how people want to live nowadays"*



## EMAIL FOLLOWING UP ON MEETING WITH DR REQUESTOR

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

From: **Vin Leger** <[vin@eagstudio.com](mailto:vin@eagstudio.com)>  
Date: Thu, Dec 11, 2014 at 2:02 PM  
Subject: 156 27th Avenue - follow up on meeting at your clients' home  
To: Marshall Schneider <[mschneider@schneiderdesigninc.com](mailto:mschneider@schneiderdesigninc.com)>  
Cc: Virginie Manichon <[virginie@eagstudio.com](mailto:virginie@eagstudio.com)>

Hi Marshall -

It was nice meeting Christy and you the other day. We appreciated your taking the time to share your thoughts and initiating the discussion.

Since then, we have been busy developing a potential scheme that stands to considerably diminish the impact of our proposed buildout on our South neighbor.

As touched on during the meeting, in return for not obstructing the project, our clients are willing to offer the following to Christy and Ravi:

- 1) reduce our ceiling heights / overall building height so that the top floor remains 8" below the perimeter railing of your roof deck in order to preserve your views
- 2) reduce the massing in the rear by letting go of the pitched roof and replacing it with a deck with clear railing
- 3) hold back the roof deck 3 additional feet from our side setback to preserve your privacy

Please find attached for your consideration this potential scheme illustrated in the exterior planset attached.

Some of those accommodations significantly impact the quality of the interior volume on our end, but we want to be mindful of minimizing the impact we have on your clients' beautiful home.

We are opened to meeting with you again if you think it would be helpful to review in person.

Kind regards,

Vin Leger

EAG STUDIO

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## ANSWERS TO ISSUES RAISED BY LETTERS SENT TO PLANNING DEPARTMENT

*IN ANSWER TO LETTER SENT TO PLANNING - LETTER RECEIVED ON JULY 14, 2015 - FROM: LISA KLINCK-SHEA*

Lisa Klinck-Shea, located at 142 27<sup>th</sup> Avenue is located one house north of the subject property.

Being located 25'-0" away from the subject, and given that the expansion on the subject property does not expand further than the building directly to the North of it, this neighbor will not lose any sunlight on her property. No part of the massing of the subject property is capable of casting a shadow past the current North neighboring building onto her property.

The bank of window across the rear of the subject property is designed to capture natural daylight.

Side windows have been minimized and satin etched glazing is provided to prevent loss of neighbors' privacy.

Being located 25' from the subject property, the addition of a roof terrace is not a threat to her privacy. The roof terrace is also lower than the roofline of the adjacent northern neighbor. The roof terrace is not visible from her home and is far less an impact to her privacy than the DR requestor's roof deck.

The decision to excavate was to minimize the height and bulk of the remodel and to retain the original character of the front façade. The quantity of excavation has been reduced after the project sponsor heard that it was an issue to many of the neighbors.

*IN ANSWER TO LETTER SENT TO PLANNING - LETTER RECEIVED ON JULY 14, 2015 - FROM: JORDIE WELLES*

Jordie Wells Works, located at 135 27<sup>th</sup> Avenue is located across the street and two houses north of the subject. Since the design of the front façade is practically unchanged, she will not be affected in anyway by this remodel.

*IN ANSWER TO LETTER SENT TO PLANNING - LETTER RECEIVED ON JULY 14, 2015 - FROM: JULIE RAY*

The owner of the property is not a developer.

*IN ANSWER TO LETTER SENT TO PLANNING - LETTER RECEIVED ON JULY 12, 2015 - FROM: NANCY AND JUDY MAC LEAN*

Nancy and Judy Mac Lean, located at 146-148 27<sup>th</sup> Avenue are neighbors directly to the North of the property.

The project sponsors have removed a large portion of the original excavation plan after being notified of the neighbor's concern. The area next to the Nancy and Judy MacLean's property has no excavation next to it at this point.

The subject property was especially designed to minimize the impact on the neighborhood, to reduce the mass and bulk and to maintain the charm of the front façade.

We understand the neighbors' concern for their foundation. To that issue, we would like to point out that this type of structural work is not uncommon. Engineer drawings will be reviewed by the building department and foundation work will be monitored by the general contractor.

All floors at the rear of the subject have been stepped back: First floor expansion aligns with the neighbor's rear wall. Second Floor expansion is recessed 7'6", Third Floor is recessed 3'-9" and Fourth Floor is recessed 22'-2".

The overall expansion does not expand pass the neighbor's rear wall. In addition, the neighbor has a side setback of 6'-6" minimizing the loss of light and air.

The rear exterior stair has been moved to eliminate the need for a firewall, and the amount of excavation has been reduced.

We met with Nancy and Judy McLean in August 2015.

*IN ANSWER TO LETTER SENT TO PLANNING - LETTER RECEIVED ON JULY 13, 2015 - FROM: NANCY AND JUDY MAC LEAN*

The building is retaining its front cottage façade. The project is very respectful of the neighborhood character.

The project was designed to minimize the loss of light and air. Floors have been recessed, decks have additional side setbacks.

Project is respectful of the light and open space as it is held back short of the maximum extent of Nancy and Judy MacLean's building.

*IN ANSWER TO LETTER SENT TO PLANNING - LETTER RECEIVED ON JULY 12, 2015 - FROM: FL. & FRANCOIS ORSINI*

Florence and Francois Orsini are located at 160 27<sup>th</sup> Avenue one house South of the subject.

The front of the house remains unchanged and therefore it is not affecting the character of the neighborhood.

The back expansion is providing a 45'-0" rear yard and is respectful of the mid-block open space.

This property being 25'-0" away from the subject will not be affected by the loss of privacy.

The decision to excavate was to minimize the height and bulk of the remodel and to have minimal impact on the neighborhood. The excavation has also been greatly reduced since this letter was written.

We met with Florence and Francois Orsini in person four times.

## NEIGHBORHOOD OUTREACH

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REGARDING THE PROPOSED PROJECT FOR THE PROPERTY ADDRESS LOCATED AT  
**156 27<sup>TH</sup> AVENUE, SAN FRANCISCO, CA 94121**

---

To whom it may concern -

We are neighbors in the direct vicinity of the subject property.

We appreciate the outreach that the sponsors conducted. Our questions were answered.

We understand that the project is designed with green building techniques in mind. We are glad our neighbors volunteer to exceed common environmental standards and have incorporated plenty of landscaping and plantings in their design.

The envelop that was established seems in keeping with the block pattern. The indoor/outdoor feel will no doubt makes this a pleasant home to occupy. The exterior design of the home appears to facilitate a good mix of the private and public realms.

We are pleased that our neighbors are making the most of their property, and we feel the project will improve our block.

We were given the opportunity to understand the proposed project and would like to express our support in favor of its prompt approval.

Sincerely,

Ernie and Matt Davis

NAME

60 27th Ave., San Francisco, CA  
94121

ADDRESS

Ernie Davis Matt Davis

SIGNATURE

2/1/15

DATE

To: San Francisco Planning Department

Re: Proposed project at **156 27<sup>th</sup> Avenue, San Francisco**

I live at 78 – 26<sup>th</sup> Avenue, near the proposed project at 156 27<sup>th</sup> Avenue. I have had a chance to review the proposed plans, which were sent to me by the current owners. From what I can see from the architectural plans, the proposed envelop is adequate for the block, and also seems to contribute ample space in the rear.

In addition, as a neighbor, I appreciate that the owners opted to not totally transform the façade and that they are retaining some of its original character. It also preserves some open space in the front by the street.

I am glad that the owners of 156 27<sup>th</sup> Avenue are improving their property and I would like to offer my support for its approval. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Hannelore Romero". The signature is fluid and cursive, with the first name "Hannelore" and the last name "Romero" clearly distinguishable. Below the signature, the name "Hannelore Romero" is printed in a standard sans-serif font.

May 12, 2015

Date: June 20, 2015

To: San Francisco Planning Department

From: Caitlin Sims, 109 28<sup>th</sup> Avenue, San Francisco

Re: Proposed project at **156 27<sup>th</sup> Avenue, San Francisco**

I live at 109 28th Avenue, one block west of the proposed project at 156 27<sup>th</sup> Avenue. I have taken the time to review the proposed plans for this project.

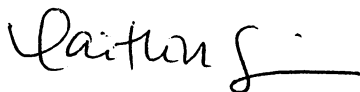
From what I understand, it seems the proposed envelope is adequate for the block. It seems to contribute ample space in the rear.

I sincerely appreciate the efforts that were made to preserve the views of the Golden Gate views that the neighbors to the south enjoy from their roof.

The house this project would replace is serious need of repair, the proposed project will greatly improve the house, and this no doubt will be a great improvement to the area.

I appreciate that the owners of 156 27<sup>th</sup> Avenue are improving their property and I would like to offer my support for its approval. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlin Sims", with a long horizontal flourish extending to the right.

Caitlin Sims

**Sheila Schroeder**

114 28<sup>th</sup> Avenue • San Francisco, CA 94121

February 11, 2015

EAG Studio  
2443 Fillmore Street #215  
San Francisco, CA 94115

Dear owners of 156 27th Avenue / SF Planning Department -

I am an interested neighbor living at 114 28<sup>th</sup> Avenue.

I have reviewed the plans of the upcoming remodel and addition and became acquainted with the proposed project.

After careful consideration, I believe the proposed remodel will be a fine addition to the neighborhood and I would like to encourage our city representatives to facilitate its approval.

I trust the improved property will be a positive change on the block.

Sincerely,

A handwritten signature in cursive script that reads "Sheila Schroeder". The signature is written in dark ink and has a long, horizontal flourish extending to the right.



Date: April 12, 2015

To: SF Planning Department / our fellow SF residents

Re: Proposed addition and remodel at 156 27<sup>th</sup> Avenue,  
San Francisco

From: Cristina and Scott Gutterman

I live at 120 27<sup>th</sup> Avenue, in the direct vicinity of the subject property at 156 27<sup>th</sup> Avenue. The owners of the subject property took the time to approach me and I was given the opportunity to become familiar with the project. I appreciate the fact that I was given the chance to voice my concerns. It is my understanding that the project sponsor made significant concessions to preserve the Golden Gate views of their direct neighbors. In my opinion, the design of the project is a good fit for the neighborhood. Overall, I believe the proposed project will be a great improvement to the area. And I am pleased that the owners of 156 27<sup>th</sup> Avenue are making the most of their property.

Sincerely,

Cristina and Scott Gutterman

To: SF Planning Department / dear fellow San Francisco residents

Re: Proposed addition and remodel at **156 27<sup>th</sup> Avenue, San Francisco**

My name is Andrew Broughton from 157 28th Avenue, in the direct vicinity of the subject property at 156 27<sup>th</sup> Avenue.

The project sponsors took the time to approach us and conducted extensive and fruitful neighborhood outreach. I was given the opportunity to become familiar with the plans and have the following thoughts.

The planned remodel seems well-thought out and appears to be a great fit for the neighborhood. The property that currently stands there is in desperate need of repair. I am glad that the owners have chosen to retain the front envelop essentially unchanged such that it preserves the diversity of the block.

Given that one neighbor is one story higher and that the other has three full stories all the way to the front sidewalk, it would seem that what is proposed at 156 27<sup>th</sup> Avenue is well in keeping with the area's pattern.

I understand that the owners at 156 27<sup>th</sup> Avenue and their project's sponsors offered meaningful concessions to minimize the impact on the direct neighbors, including significant side setbacks, vertical sculpting in the front and rear so as to lessen the loss of light, obscured glazing to preserve privacy, and a vertical expansion that falls short of allowable height in order to voluntarily preserve their neighbors Golden Gate Bridge views from their roof deck.

For what it's worth, it seems like a good idea to me to maximize the daylight coming from the rear of the building and allow ample natural light in the living quarters. This is how people want to live nowadays.

The proposed envelop seems especially well proportioned as it leaves a 35' deep rear-yard, leaving plenty of opened space for everyone's benefit.

I am glad that the owners of 156 27<sup>th</sup> Avenue are improving their property and I would like to offer my support for its approval. Thank you for your consideration.

Sincerely,



4/15/15

Date

June 18, 2015

City of San Francisco Planning Department  
1650 Mission St. #400  
San Francisco, CA 94103

Re: Proposed Addition and Remodel to 156 27<sup>th</sup> Avenue, San Francisco

Dear Sir or Madam,

My family and I live at 160 29<sup>th</sup> Avenue, near 156 27<sup>th</sup> Avenue. I have reviewed the attached drawings and I see no reasons to object. I appreciate that the current house will be improved, and in turn it will improve the block and the neighborhood.

I am pleased that the owners opted to not totally transform the façade and that they are retaining some of its original character. The design also preserves some open space in the front by the street, which seems like a good idea.

It is creative to sink the house in the ground a bit so as to preserve the neighbor's view from the roof deck. With this, in addition to the privacy glass and the ample amount of relief provided to both adjacent neighbors, among other accommodations, it would appear the project sponsors were mindful of minimizing their impact on others.

I understand the project sponsors propose to incorporate green building techniques and are planning a home that will look equally good on the outside as it will on the inside. The design will provide a nice improvement for the neighborhood, and I support its prompt approval.

Respectfully,



Julie Garcia

Date: 7/23/15

To: SF Planning Department / our fellow SF residents

Re: Proposed addition and remodel at 156 27<sup>th</sup> Avenue, San Francisco

From: Jennifer Riedy

I live at 175 25<sup>th</sup> Ave, near the subject property at 156 27<sup>th</sup> Avenue.

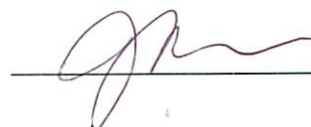
The owners of the subject property are already from the neighborhood and along with their architecture firm they seem to have designed a beautiful home for their family. They took the time to approach me and I was given the opportunity to become familiar with the project.

I understand that the owners' representatives also conducted extensive outreach with neighbors near and far and over several months a dozen of meetings were held such that the various vantages could be understood. The neighbors who met with them were able to see their concerns taken into account. In fact, several measures appear to have been taken to minimize the impact on adjacent properties, *such as* keeping the proposed design just under allowable heights so as to preserve the views of the Golden Gate Bridge the South neighbors enjoy from their roof deck. Stepped setbacks are also proposed in the rear to provide relief to both neighbors. The use of privacy glazing and great articulation in the rear also help in preserving privacy for everyone.

The proposed design clearly lends itself well to a family house, with well a nice mix of bedrooms and common areas. The house offers a nice interaction between the indoor space and the outdoor space, with a nice lawn in the rear for kids to play. In my opinion, the design of the project is a good fit for the neighborhood.

And I am pleased that the owners of 156 27<sup>th</sup> Avenue are making the most of their property.

Sincerely,

  
\_\_\_\_\_

To: SF Planning Department / Dear fellow San Francisco residents

Re: Proposed addition and remodel at 156 27<sup>th</sup> Avenue, San Francisco

I live at 246 28<sup>th</sup> AVENUE, near the proposed project at 156 27<sup>th</sup> Avenue.

I have reviewed the drawings attached and I see no reasons to object.

The current house is in a real dilapidated state and the proposed design will certainly enhance our block.

I am pleased that the owners opted to not totally transform the façade and that they are retaining some of its original character. It also preserves some open space in the front by the street, which seems like a good idea.

The project as designed seems to be mindful of its surrounding and immediate neighbors such that it minimizes the impact on others, including keeping the house below the height restriction so as to preserve the South neighbors views from their roof deck.

I am glad the project sponsors propose to incorporate green building techniques and are planning a solid house that looks equally good on the outside that it will on the inside.

In my opinion, the proposed project as designed provides a nice improvement for the neighborhood. I would like to petition for its prompt approval.

Respectfully,

 Mary L. Walker

9 July 15

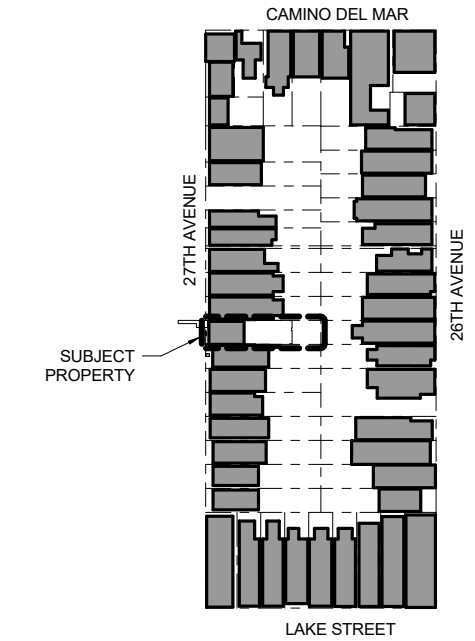
Date



SHEET LIST	
SHEET #	SHEET NAME
A1	PROJECT INFORMATION
A2	SITE PLANS
A3	FRONT PERSPECTIVE
A4	REAR PERSPECTIVE
A5	REAR PERSPECTIVE
A6	ROOF PERSPECTIVE
A7.1	GREEN POINT LETTERS
A7.2	GREEN POINT CHECKLIST
A7.3	GREEN POINT CHECKLIST
A7.4	GREEN POINT CHECKLIST
A7.5	GREEN POINT CHECKLIST
A8	EXISTING LEVEL 1
A9	EXISTING LEVEL 2
A10	EXISTING LEVEL 3
A11	PROPOSED LEVEL 1
A12	PROPOSED LEVEL 2
A13	PROPOSED LEVEL 3
A14	PROPOSED LEVEL 4
A17	ELEVATIONS
A18	ELEVATIONS
A19	ELEVATIONS
A20	ELEVATIONS
A21	SECTIONS
A22	PHOTOGRAPHS

**SCOPE OF WORK**  
GREEN BUILDING PROJECT. TOTAL POINTS TARGETED: 193  
VERTICAL EXPANSION OF A NEW FLOOR, HORIZONTAL  
EXPANSION TOWARDS REAR PROPERTY LINE, NEW  
ELECTRICAL, NEW PLUMBING, NEW SPRINKLER SYSTEM,  
NEW LANDSCAPING

NFPA 13R AUTOMATIC FIRE SPRINKLER PER CBC  
903.3.1.1 SHALL BE INSTALLED THROUGHOUT THE  
ENTIRE BUILDING



3 BLOCK PLAN  
1" = 100'-0"

OWNER	
COLPITTS FAMILY	
156 27TH AVE, SAN FRANCISCO, CA 94121	
TEAM	
ARCHITECT	STRUCTURAL ENGINEER
EAG STUDIO	TBD
2443 FILLMORE #215, SAN FRANCISCO, CA 94115	
PHONE: (415) 300-0585	
EMAIL@EAGSTUDIO.COM	
HISTORIC CONSULTANT	LEED RATER
RICHARD BRANDI	ROB LEHMAN
125 DORCHESTER WAY, SAN FRANCISCO, CA 94127	19184 MALLORY CANYON ROAD, PRUNEDALE, CA 93907
PHONE: (415) 753-5130	PHONE: (408) 425-2640
RBRANDI@EARTHLINK.NET	ROB@GREENSCORESOLUTIONS.COM
SOIL ENGINEER	GENERAL CONTRACTOR
TBD	TBD

PROJECT DATA	
ADDRESS	156 27TH AVENUE SAN FRANCISCO, CA 94121
BLOCK	1332
LOT	33
ZONING	RH-1
YEAR BUILT	1907
OCCUPANCY	SINGLE FAMILY
HEIGHT LIMIT	35'-0"
LEGISLATIVE SETBACKS	NONE
STORIES	3
RESTRICTIONS	NONE
TYPE	VB

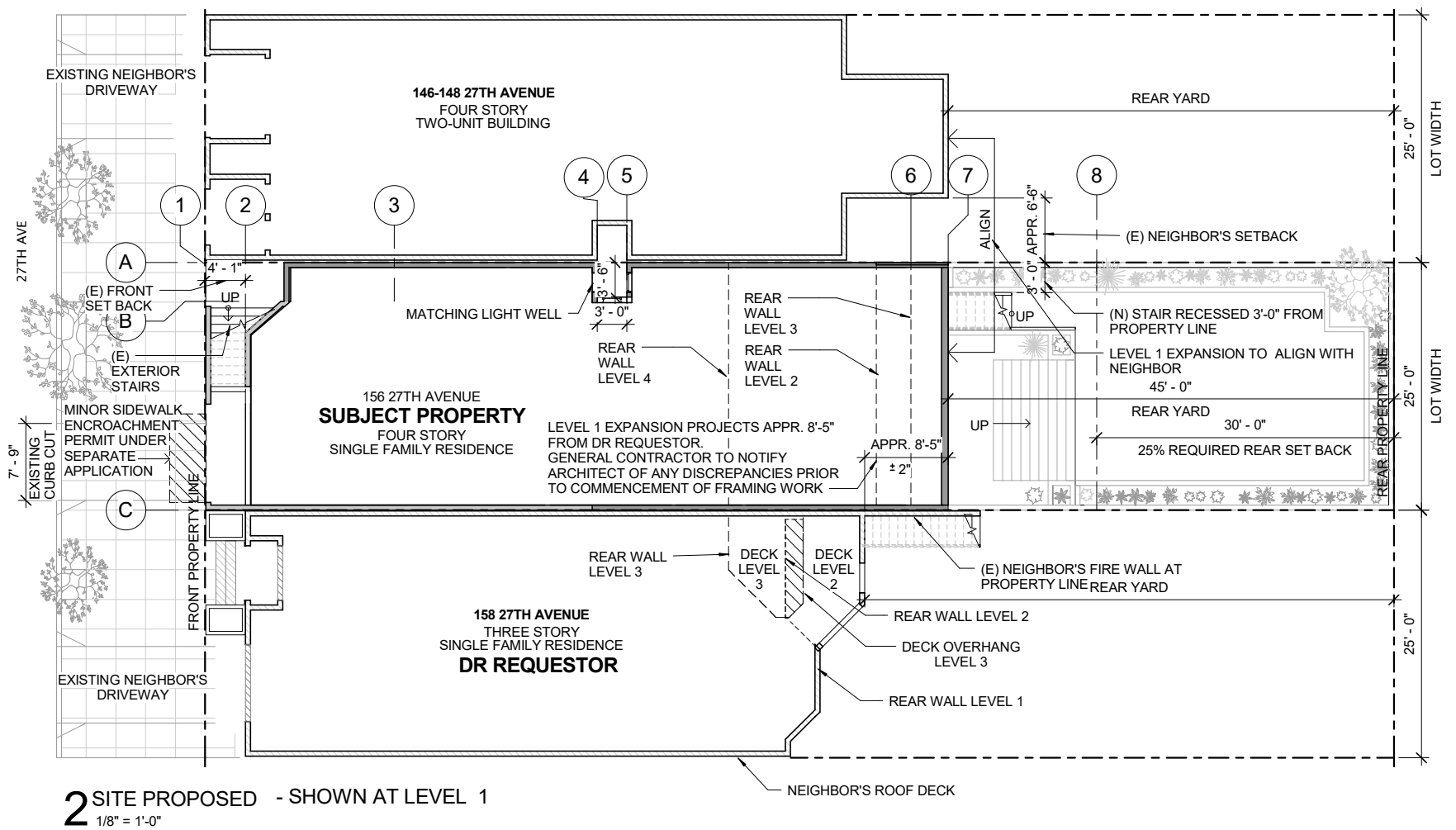
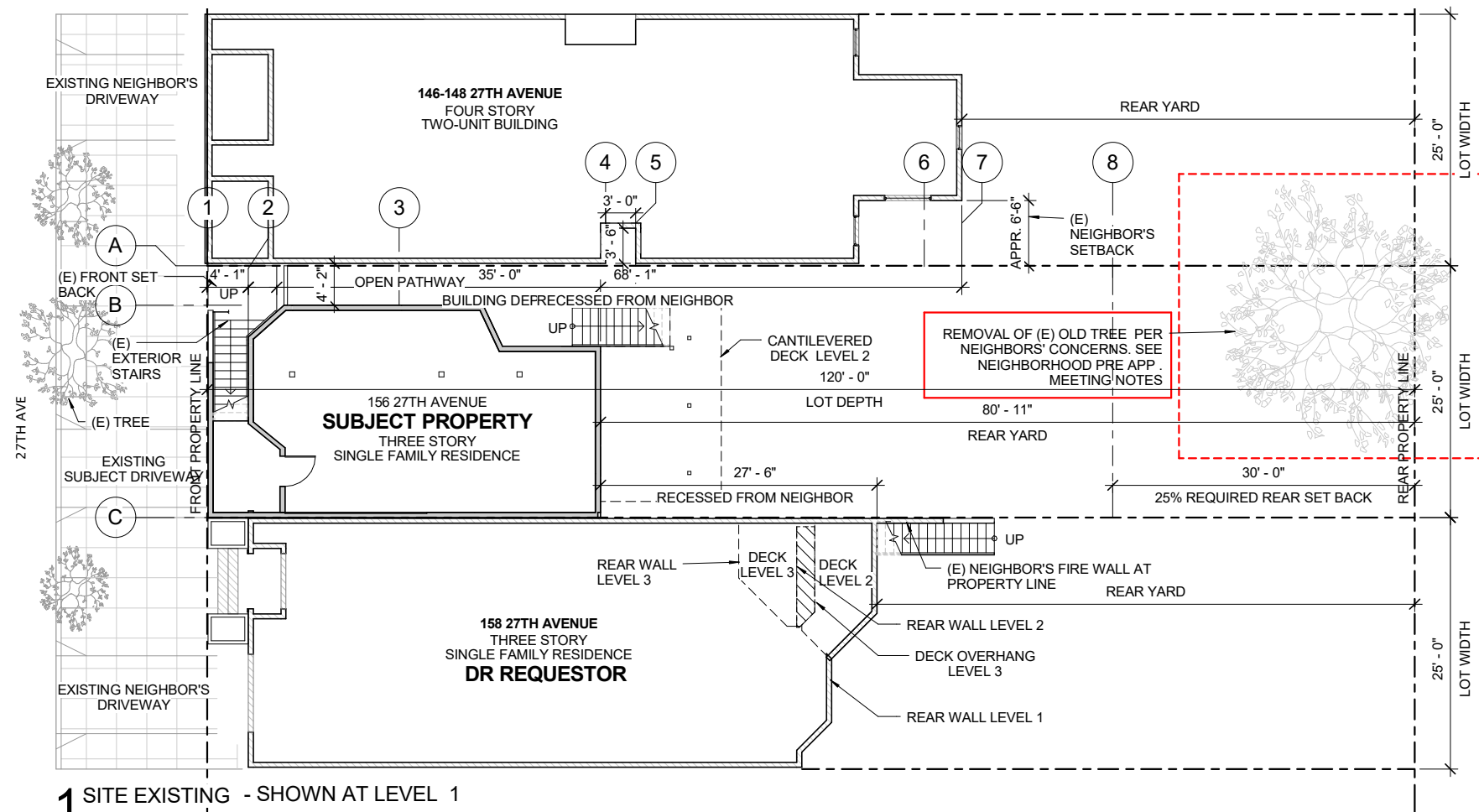
PROJECT FEATURES			
	EXISTING	NET NEW	PROJECT TOTALS
DWELLING UNITS	1	0	1
PARKING SPACES	2	0	2
NUMBER OF BUILDINGS	1	0	1
HEIGHT OF BUILDING(S)	31'-6"	2'-8"	34'-2"
NUMBER OF STORIES	3	1	4

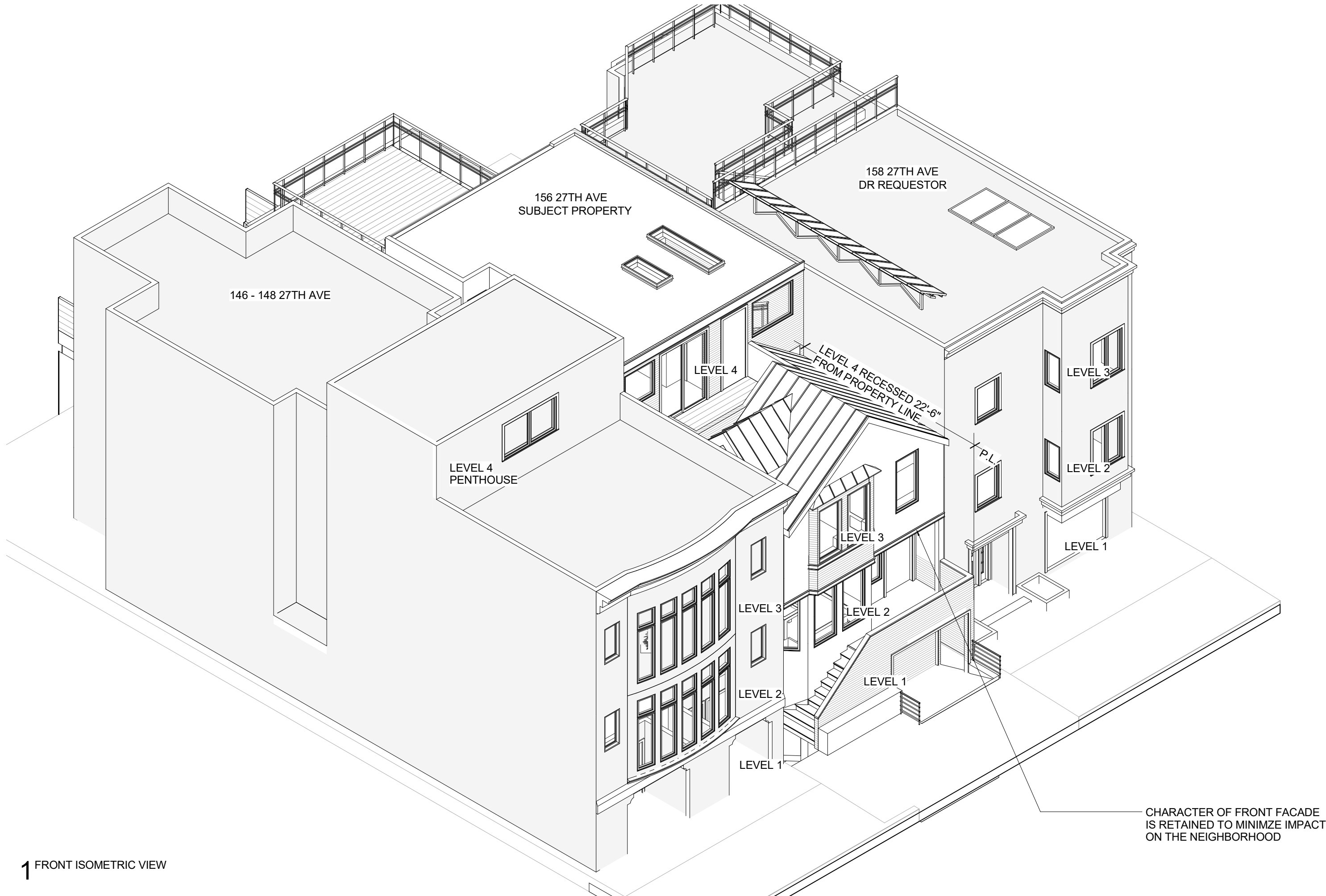
HABITABLE SQUARE FOOTAGE			
	EXISTING	NET NEW	PROJECT TOTALS
LEVEL 1	0	899	899
LEVEL 2	611	644	1255
LEVEL 3	493	830	1323
LEVEL 4	0	606	606
TOTAL HABITABLE SQUARE FOOTAGE	1104	2879	4083
GARAGE	674	-22	652

GROSS SQUARE FOOTAGE PER PLANNING SECTION 102.9			
	EXISTING	NET NEW	PROJECT TOTALS
GARAGE + LEVEL 1	726	1000	1726
LEVEL 2	662	784	1446
LEVEL 3	620	940	1560
LEVEL 4	0	746	746
TOTAL GROSS SQUAREFOOTAGE	2008	3470	5478

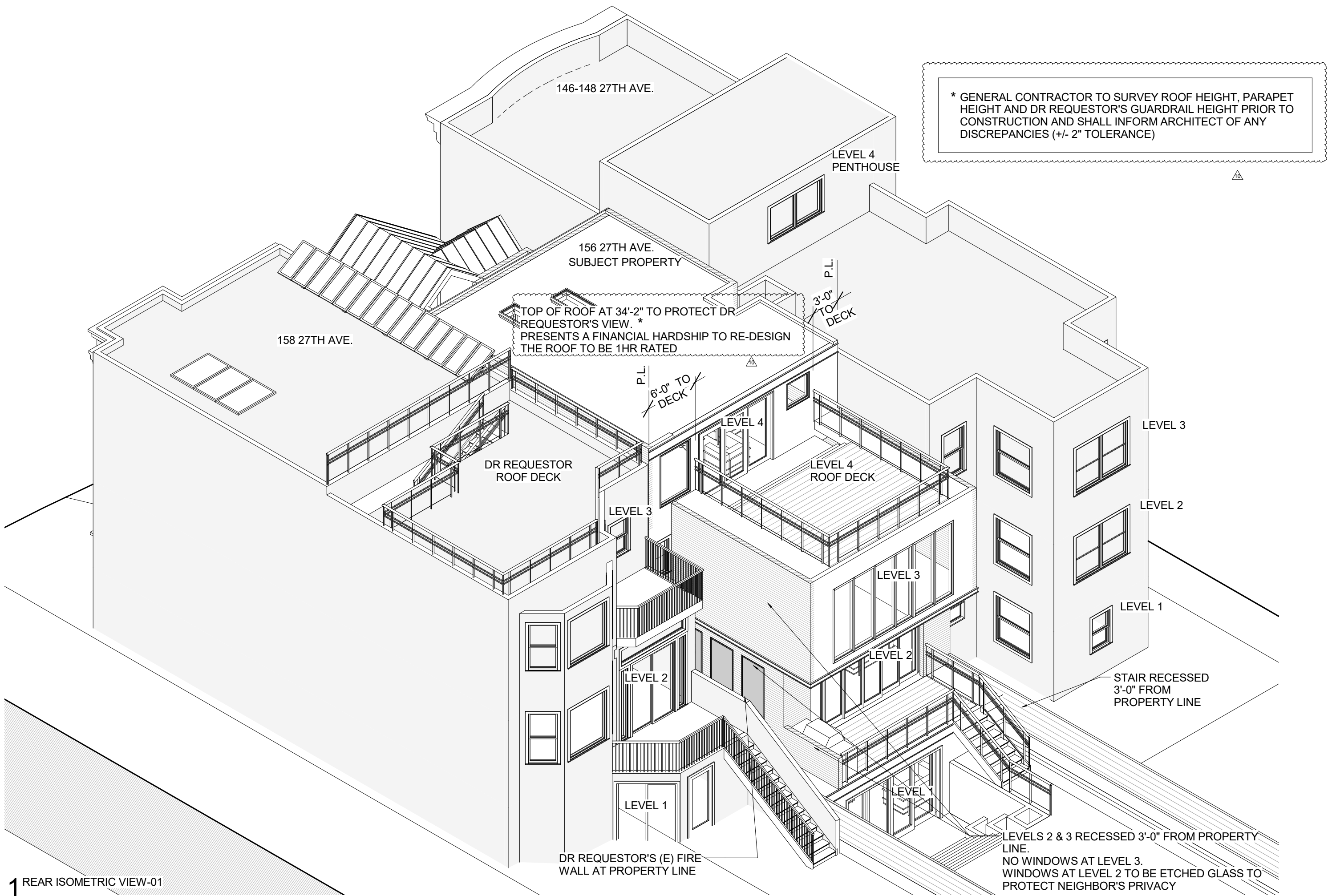
SUMMARY	
NEW HABITABLE SQUARE FOOTAGE	2979
NEW GROSS SQUARE FOOTAGE	3470
LOT SIZE	3000



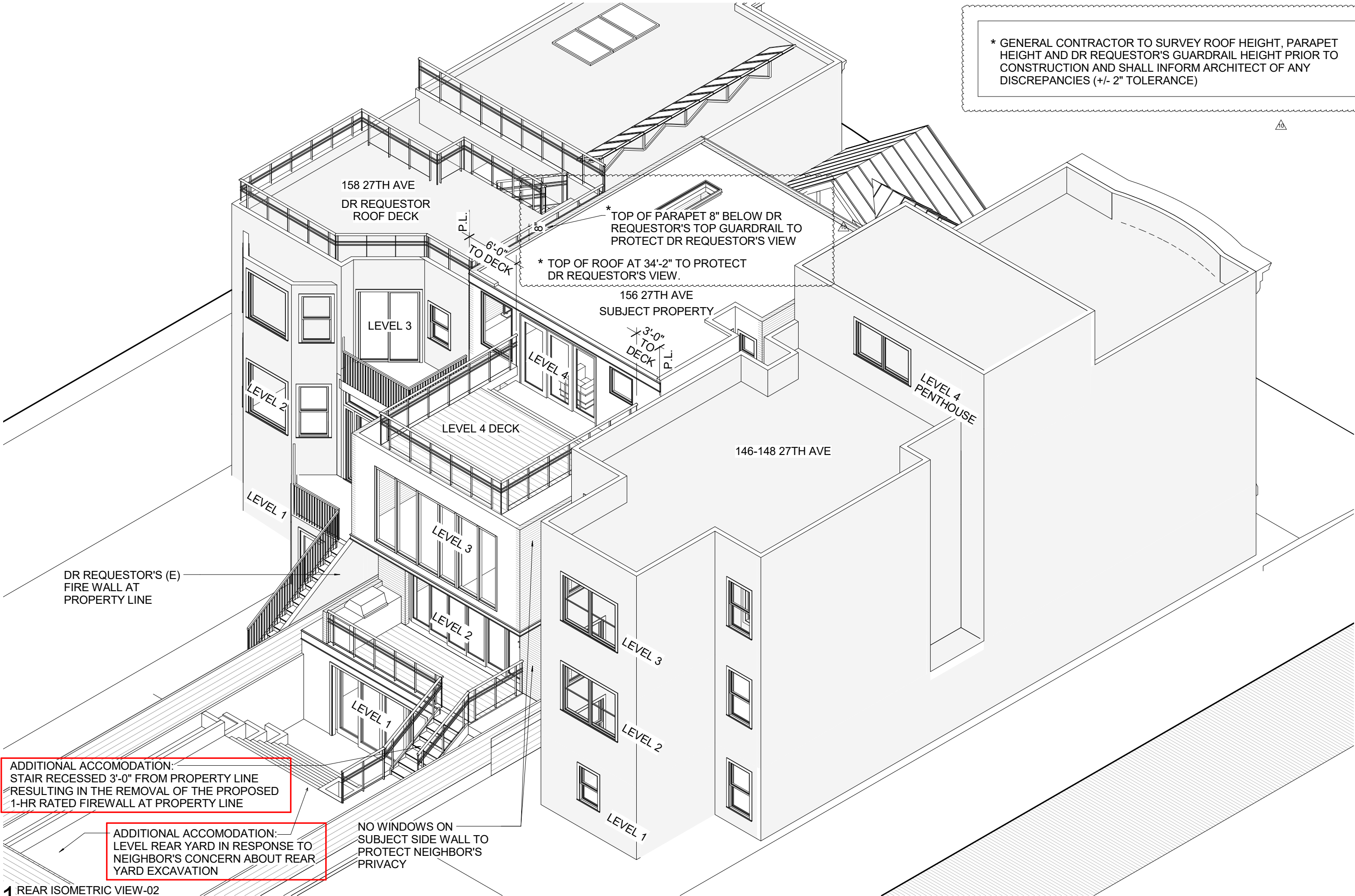




1 FRONT ISOMETRIC VIEW



1 REAR ISOMETRIC VIEW-01



\* GENERAL CONTRACTOR TO SURVEY ROOF HEIGHT, PARAPET HEIGHT AND DR REQUESTOR'S GUARDRAIL HEIGHT PRIOR TO CONSTRUCTION AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES (+/- 2" TOLERANCE)

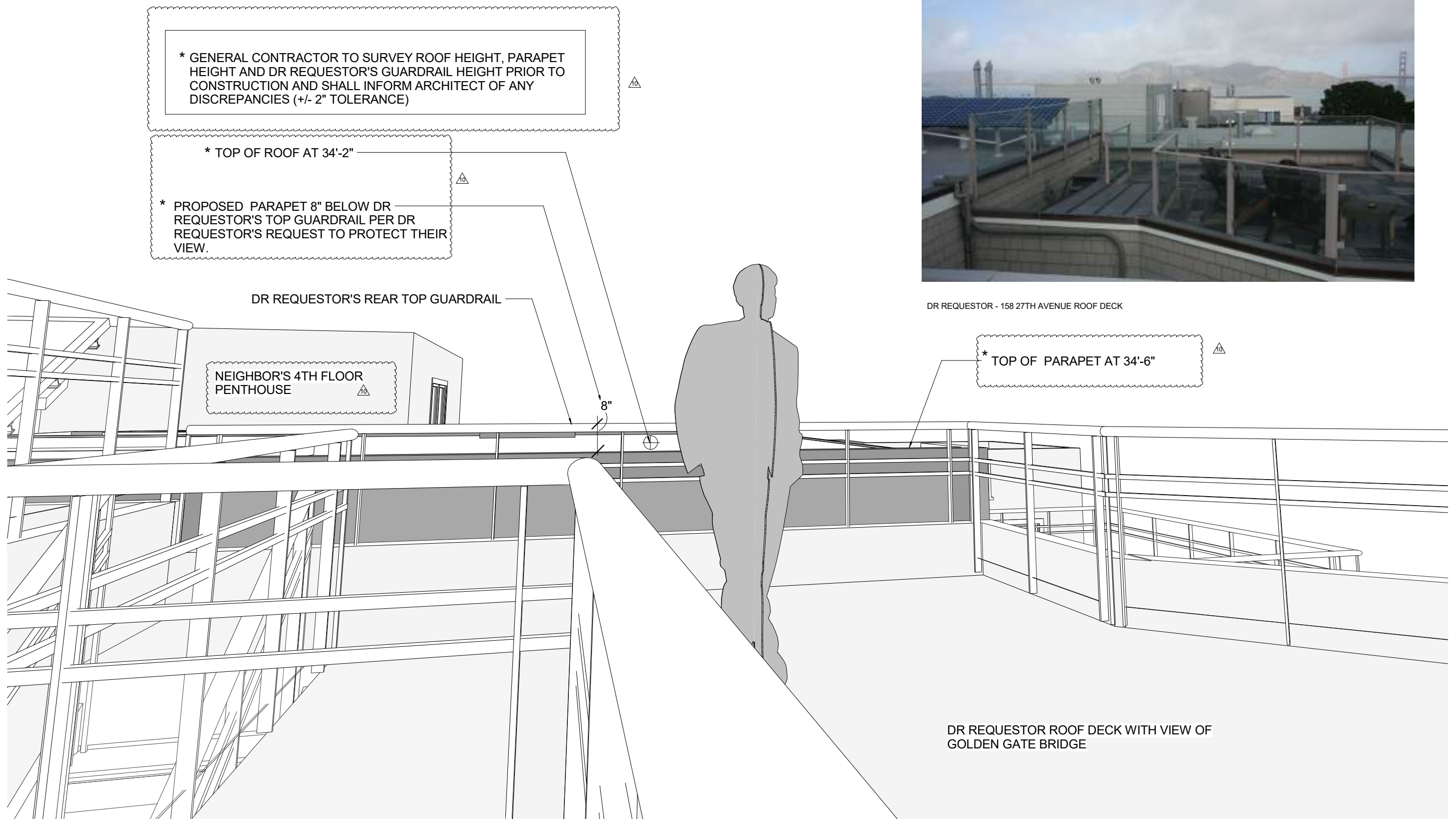
ADDITIONAL ACCOMODATION:  
STAIR RECESSED 3'-0" FROM PROPERTY LINE  
RESULTING IN THE REMOVAL OF THE PROPOSED  
1-HR RATED FIREWALL AT PROPERTY LINE

ADDITIONAL ACCOMODATION:  
LEVEL REAR YARD IN RESPONSE TO  
NEIGHBOR'S CONCERN ABOUT REAR  
YARD EXCAVATION

NO WINDOWS ON  
SUBJECT SIDE WALL TO  
PROTECT NEIGHBOR'S  
PRIVACY

1 REAR ISOMETRIC VIEW-02





AB-004



SAN FRANCISCO  
PLANNING  
DEPARTMENT

## Application for Priority Application Processing

This form shall accompany requests for Priority Application Processing as set forth in Director's Bulletin No. 2. A copy shall be maintained with the Planning Department as part of the permanent record of the findings for priority application processing.

For Staff Use Only

Case and/or Permit Application No.	Date Received	Time Received
PROPERTY ADDRESS: 156 27th Avenue, San Francisco, Ca 94121		
BLOCK(S) & LOT(S): 1332 / 033		
ZONING: RH-1	HEIGHT/BULK DISTRICT: 35'-0"	SUBHISTORIC DISTRICT (if any)
DESCRIPTION OF PROPOSED WORK (ATTACH ADDITIONAL PAGES IF NECESSARY): Vertical addition, horizontal expansion towards rear property line. New electrical, new plumbing, new sprinkler system, new landscaping.		

### Basis for Priority Application Review

Check Type: ☐ 1 ☐ 1A ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6

### FINDINGS OF CONSISTENCY WITH DIRECTOR'S BULLETIN NO. 2 (ATTACH ADDITIONAL PAGES IF NECESSARY)

Green Building - GPR (150 points)

### Applicant's Declaration

I hereby declare that the information I have provided is accurate to the best of my knowledge. Should this application be accepted, and should the project described herein be implemented, I commit to complete the project in full compliance with the requirements described in Director's Bulletin No. 2 for the particular type of application indicated above. I understand that failure to do so may subject the project to penalties and/or other remedies articulated in Planning Code Article 1.7 and/or Director's Bulletin No. 2.

SIGNATURE OF APPLICANT

Virginie Manichon

NAME OF APPLICANT (PRINT)

07/17/14

DATE

415-206-4994 virginie@eagstudio.com

PHONE NUMBER AND EMAIL ADDRESS

For Staff Use Only

Check One: ☒ ACCEPTED ☐ REJECTED

Signature and printed name of Staff Working Administrator's Office or Director's Office (staff only)

728-14

DATE

Reviewer(s) assigned to application(s)

13



SF Environment

Our home. Our city. Our planet.

A Department of the City and County of San Francisco



Edwin M. Lee  
Mayor

Deborah O. Raphael  
Director

July 28, 2014

Virginie Manichon  
EAG Studio  
2443 Fillmore #215  
San Francisco, CA 94115

Dear Ms. Manichon,

On April 29, 2014, your project team met with representatives of the San Francisco Green Team – Elizabeth Watty from Planning, Mohsin Shaikh from DBI and myself – to discuss your application for Priority Permit Processing for the proposed project at 156 27<sup>th</sup> Avenue per the terms described in Director's Bulletin No. 2 (Planning), and Administrative Bulletins AB-004 (DBI) and AB-005 (DBI Procedures for Approval of Local Equivalencies).

For your project, the requirement of receiving priority processing is that the project achieves at least 150 points under the GreenPoint Rated system administered by Build It Green. Your intent is substantiated with your GreenPoint Rated Checklist and Building Energy Analysis Report (prepared by Robert Lehman CEPE, dated 7/16/14), attached to this letter, which currently shows the project is seeking 193 Green Points, exceeding the 150 point requirement. Based on our meeting and our review of the documents you provided, we are confident in your ability to achieve at least 150 Green Points, which under this agreement is a condition of approval for green building priority processing services.

By accepting this agreement, you commit to obtain final GreenPoint Rated status from Build It Green and provide a copy or notice of such to the Green Team within twelve months of issuance of the first certificate of occupancy for the project (or other completion document if such certificate is not issued).

Therefore, it is our recommendation to accept your application for green building priority services for 156 27<sup>th</sup> Avenue.

Thank you.

Richard Chien  
SF Environment

CC: Tom Hui, Acting Director, Department of Building Inspection  
Mohsin Shaikh, Mechanical Plan Review Section, DBI  
Elizabeth Watty, SF Planning Department  
Barry Hooper, SF Environment

San Francisco Department of the Environment  
1455 Market Street, Suite 1200, San Francisco, CA 94103  
Telephone: (415) 355-3700 • Fax: (415) 354-6393  
Email: environment@sfgov.org • SFEnvironment.org

Printed on 100% post-consumer recycled paper.



GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (8), and Water (9); and meet the prerequisites A.2.a, H.10(a), J.2., N.1, and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "N/A" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Single Family New Home 4.2 / 2009 Title 24

156 27th Ave, San Francisco

Rob Lehman

Rater #139

Planning Scoresheet

	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.
A. SITE											
Possible Points											
R=recommended A=alternate											
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees											
TBD	0	1				1	R	A	A	R	
TBD	0					1	R	A	A	R	
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)											
Yes	Y				R					R	
Yes	2				2					R	
Yes	2				2					R	
3. Use Recycled Content Aggregate (Minimum 25%)											
TBD	0				1					R	
TBD	0				1					R	
TBD	0	1							R	R	
4. Cool Site: Reduce Heat Island Effect On Site											
5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]											
Yes	1			1				R	R	R	
TBD	0			1					R	R	
Total Points Available in Site = 12											
B. FOUNDATION											
Points Available Per Measure											
≥20%	1				2					R	
TBD	0				2		R	R			
TBD	0			2			A	A			
TBD	0			2			A	R		R	



156 27th Ave, San Francisco

Rob Lehman

Rater #139

Planning Scoresheet

	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.
3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) <i>Enter % total energy consumption offset. 1 point per 4% offset.</i>											
Total Available Points in Renewable Energy = 27											
J. BUILDING PERFORMANCE											
Points Available Per Measure											
1. Building Envelope Diagnostic Evaluations											
TBD	0		1							R	
TBD	0		1							R	
TBD	0		1							R	
TBD	0			1						R	
38%	76		≥30				R				
TBD	0		6						A	R	
TBD	0			2						R	
Yes	1		1				R			A	
6. Participation in Utility Program with Third Party Plan Review											
TBD	0		1				A			A	
TBD	0		1				A			A	
Total Available Points in Building Performance = 45+											
K. FINISHES											
Points Available Per Measure											
TBD	0			1						R	
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)											
Yes	1			1						R	
TBD	0			2						R	
Yes	2			2						R	
Yes	2			2						R	
TBD	0			1						R	
6. Use Environmentally Preferable Materials for Interior Finish											
≥80%	3			3						A	A
≥80%	2			2						A	A
≥80%	2			2						A	A
TBD	0			2						A	A
TBD	0			2						A	A



156 27th Ave, San Francisco

Rob Lehman

Rater #139

Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.	
TBD	5. Moisture Controlled Crawlspace [*This credit is a requirement associated with J4: EPA IAP]	0			2					R			
TBD	6. Design and Build Structural Pest Controls	0				1			R				
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0				1				R			
TBD	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1				R			
Total Points Available in Foundation = 12													
C. LANDSCAPE			Points Available Per Measure										
47.3%	Percentage of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11)												
Yes	1. Group Plants by Water Needs (Hydrozoning)	2					2	A		A	R		
Yes	2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	2					2			R			
Yes	3. Construct Resource-Efficient Landscapes												
Yes	a. No Invasive Species Listed by Cal-PC Are Planted	1					1				R		
Yes	b. No Plant Species Will Require Shearing	1				1					R		
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3				R		
Yes	4. Minimize Turf in Landscape Installed by Builder												
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	A		A	R		
≤25%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	2					4	A		R			
Yes	5. Plant Shade Trees	3	1	1			1	A		A	R		
Yes	6. Install High-Efficiency Irrigation Systems												
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2	A		A	R		
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3	A		A	R		
Yes	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3					3				R		
	8. Rain Water Harvesting System												
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1			R	R		
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1			R	R		
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1			R	R		
TBD	9. Irrigation System Uses Recycled Wastewater	0					1		A		R		
TBD	10. Submetering for Landscape Irrigation	0					1	A		A	R		
	11. Design Landscape to Meet Water Budget												
Yes	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1, and C2.)	1					1				R		
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	1					1				R		
Yes	12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1				R	R		
	A) FSC-Certified Wood, B) Redained, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local												
Yes	13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward	1	1							R	R		
Total Points Available in Landscape = 35												28	
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure										
	1. Apply Optimal Value Engineering												
TBD	a. Place Joists, Rafter and Studs at 24-Inch On Center	0				3			R				
Yes	b. Door and Window Headers are Sized for Load	1				1			R				
TBD	c. Use Only Cripple Studs Required for Load	0				1			R				
	2. Construction Material Efficiencies												
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2			R		R		

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ARCHITECTURE  
INTERIORS  
INTERIOR DESIGN

EAG  
STUDIO

27TH AVE REMODEL

BLOCK 132  
ZONING RM 1  
BUILT 1997

156 27TH AVENUE  
SAN FRANCISCO, CA 94121

1/15/2016 12:53:14 PM

A7.3 GREEN POINT CHECKLIST



156 27th Ave, San Francisco										Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.		
Rob Lehman																						
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TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)									0				6			R	R				
3. Use Engineered Lumber																						
Yes	a. Engineered Beams and Headers									1				1			R					
Yes	b. Wood I-Joists or Web Trusses for Floors									1				1			R					
Yes	c. Engineered Lumber for Roof Rafter									1				1			R					
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications									0				1			R					
Yes	e. Oriented Strand Board for Subfloor									1				1			R					
Yes	f. Oriented Strand Board for Wall and Roof Sheathing									1				1			R					
TBD	4. Insulated Headers									0		1					R					
5. Use FSC-Certified Wood																						
≥90%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)									6				6			A		A			
TBD	b. Panel Products (Minimum 40%)									0				3			A		A			
6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)																						
TBD	a. Floors									0				2			A	A				
TBD	b. Walls									0				2			A	A				
TBD	c. Roofs									0				1			A	A				
TBD	7. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)									0		1					A	A				
8. Install Overhangs and Gutters																						
TBD	a. Minimum 16-Inch Overhangs and Gutters									0				1			A		A			
TBD	b. Minimum 24-Inch Overhangs and Gutters									0		1					A		A			
9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]																						
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage									1			1					R				
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)									0			1				R					
Total Points Available in Structural Frame and Building Envelope = 39										13	Points Available Per Measure											
E. EXTERIOR											Points Available Per Measure											
Yes	1. Use Environmentally Preferable Decking									2				2					A	A		
TBD	2. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with J4: EPA IAP]									0				1			R	R				
TBD	3. Install a Rain Screen Wall System									0				2			A	A				
Yes	4. Use Durable and Non-Combustible Siding Materials									1				1			A		A	A		
Yes	5. Use Durable and Fire Resistant Roofing Materials or Assembly									2				2			A		A	A		
Total Points Available in Exterior = 8										5	Points Available Per Measure											
F. INSULATION											Points Available Per Measure											
1. Install Insulation with 75% Recycled Content																						
TBD	a. Walls									0				1			A		A			
TBD	b. Ceilings									0				1			A		A			
TBD	c. Floors									0				1			A		A			
Total Points Available in Insulation = 3										0	Points Available Per Measure											
G. PLUMBING											Points Available Per Measure											
1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)																						
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]									2		1			1			R				
TBD	b. Use Engineered Parallel Plumbing									0				1			A	A				
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)									0				1			A	A				
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)									0		1			2		A	A				
Yes	e. Use Central Core Plumbing									3		1		1	1		A	A				
2. Water Efficient Fixtures																						

156 27th Ave, San Francisco										Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.		
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TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]									0			1					R				
TBD	5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program									0		1						A	R			
Total Available Points in Other = 6										2												
O. COMMUNITY DESIGN & PLANNING																						
1. Develop Infill Sites																						
TBD	a. Project is an Urban Infill Development									0	1			1			A	A	A	R		
TBD	b. Home(s) Development is Located within 1/2 Mile of a Major Transit Stop									0	2						A	A	A	R		
TBD	2. Build on Designated Brownfield Site									0	3								R			
3. Cluster Homes & Keep Size in Check																						
TBD	a. Cluster Homes for Land Preservation									0	1			1			R		R			
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)									0	2			2			R		R			
6	c. Home Size Efficiency									6				9			R					
4. Design for Walking & Bicycling																						
a. Site Has Pedestrian Access Within 1/2 Mile of Community Services:																						
TIER 1: Enter Number of Services Within 1/2 Mile																						
1) Day Care 2) Community Center 3) Public Park 4) Drug Store																						
5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold																						
TIER 2: Enter Number of Services Within 1/2 Mile																						
1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware																						
5) Theater/Entertainment 6) Fitness/Gym 7) Post Office																						
8) Senior Care Facility 9) Medical/Dental 10) Hair Care																						
11) Commercial Office or Major Employer 12) Full Scale Supermarket																						
i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)										0	1							A	A	R		
ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)										0	1							A	A	R		
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile									0	1							A	A	R		
c. Install Traffic Calming Strategies (Minimum of Two):																						
- Designated Bicycle Lanes are Present on Roadways;																						
- Ten-Foot Vehicle Travel Lanes;																						
- Street Crossings Closest to Site are Located Less Than 300 Feet Apart;																						
- Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands										0	2							A	R	R		
5. Design for Safety & Social Gathering																						
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers									1	1								R			
Yes	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors									1	1							A	A			
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces									0	1						A	A	A			
TBD	d. Development Includes a Social Gathering Space									0	1						R		R	A		
6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)																						
TBD	a. All Homes Have At Least One Zero-Step Entrance									0	1								R			
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space									0	1								R			
Yes	c. Locate Half-Bath on the Ground Floor									0	1							R				
No	d. Provide Full-Function Independent Rental Unit									0	1						R		A			
Total Achievable Points in Community Design & Planning = 35										8	Possible Points											
P. INNOVATION																						
A. Site																						
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points; Mutually Exclusive with PA2.)																						
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways									0	1							A	A	A		
TBD	b. Install Bio-Retention and Filtration Features									0	2							A	A	A		



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		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3			A	R	
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1			A	R	
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1			A	R	
Yes	3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)	2					2			R	R	
Total Points Available in Plumbing = 12												12
H. HEATING, VENTILATION & AIR CONDITIONING												Points Available Per Measure
1. Properly Design HVAC System and Perform Diagnostic Testing												
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4					R		R	
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1							R	
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1				A	A			
2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]												
TBD	a. Furnaces	0			3				R			
Yes	b. Water Heaters	2			2				R			
Yes	3. Install High Performing Zoned Hydronic Radiant Heating	2		1	1			A	A			
Yes	4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	1	1								R	
5. Design and Install Effective Ductwork												
Yes	a. Install HVAC Unit and Ductwork within Conditioned Space	1		1				A	A			
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1					R			
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1					R			
Yes	6. Install High Efficiency HVAC Filter (MERV 6+)* [*This credit is a requirement associated with J4: EPA IAP]	1			1					R		
Yes	7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards [*This credit is a requirement associated with J4: EPA IAP]	1			1				R		R	
Yes	8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1					R		
9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)												
Yes	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	1		1						A	A	
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1					R			
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				R	R			
10. Advanced Mechanical Ventilation for IAQ												
Yes	a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R				A	A	R	
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1				A	A	R	
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			R	A	A		
Yes	11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1					R		
Total Points Available in Heating, Ventilation and Air Conditioning = 27												16
I. RENEWABLE ENERGY												Points Available Per Measure
Yes	1. Pre-Plumb for Solar Water Heating	1				1		A	A			
Yes	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof	1				1		A	A			

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		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.					
The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions.																	
The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.																	
Yes	1. CALGreen 4.105.2 Storm water management during construction.	Y							R	R							
Yes	2. CALGreen 4.105.3 Design for surface water drainage away from buildings.	Y								R							
Yes	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation.	Y									R						
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected.	Y							R								
Yes	5. CALGreen 4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits.	Y								R	R						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						R	R								
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials.	Y							R		R						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y									R						
Total Achievable Points in California Green Code = 0												0					
Summary																	
Total Available Points												44	96+	44	109	59	
Minimum Points Required												0	30	5	6	9	
Total Points Targeted												193	5	91	16	43	38

Project has met all minimum requirements

- Total Project Score of At Least 50 Points

- Required measures:

- A1a: 50% waste diversion by weight
- H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards
- J2: 15% above Title 24
- J11: Incorporate GreenPoint Rated Checklist into blueprints

- Minimum points in specific categories:

- Energy (10 points)
- IAQ/Health (0 points)
- Resources (0 points)
- Water (0 points)

- All Applicable CALGreen measures in Sections A-P

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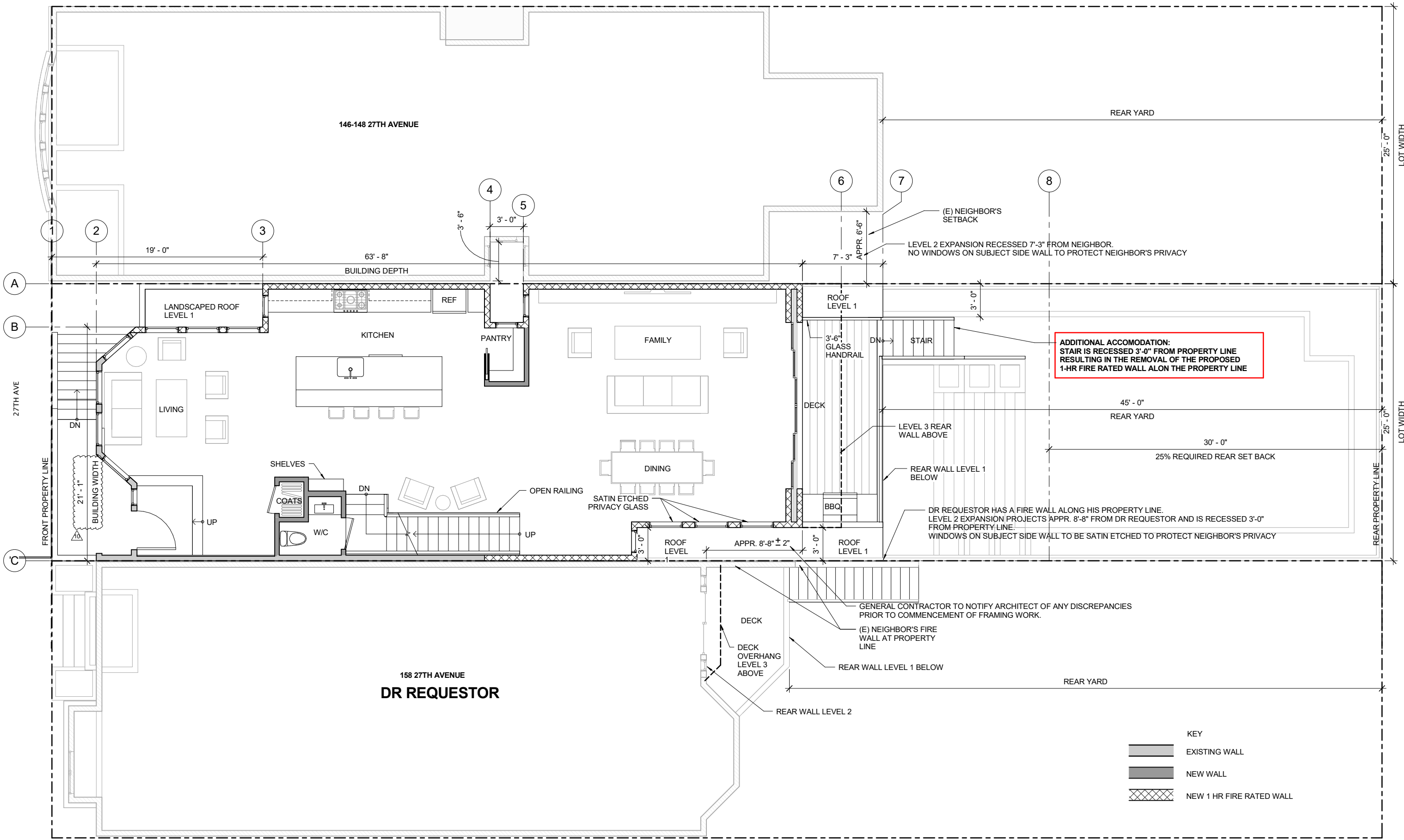




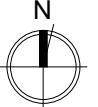


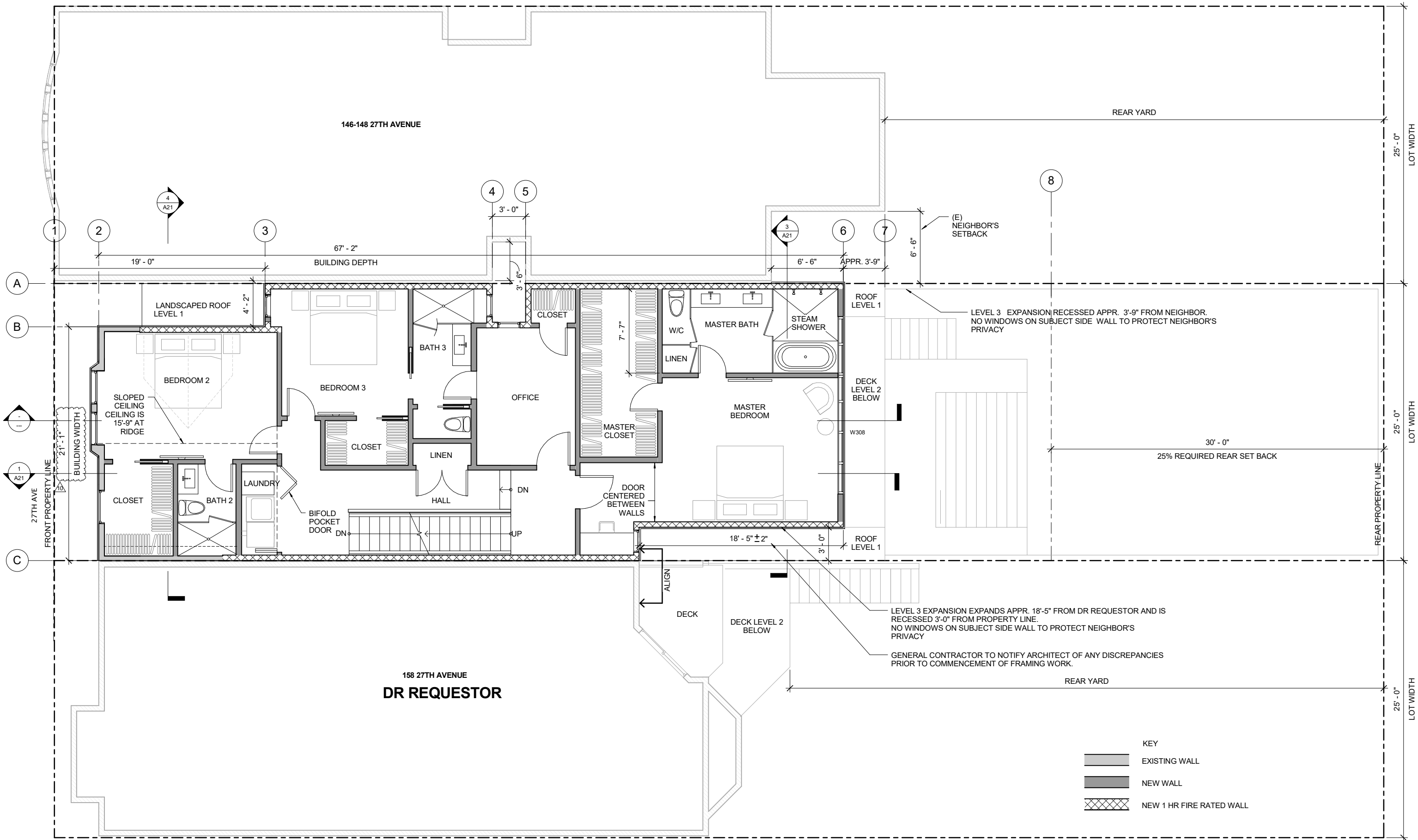




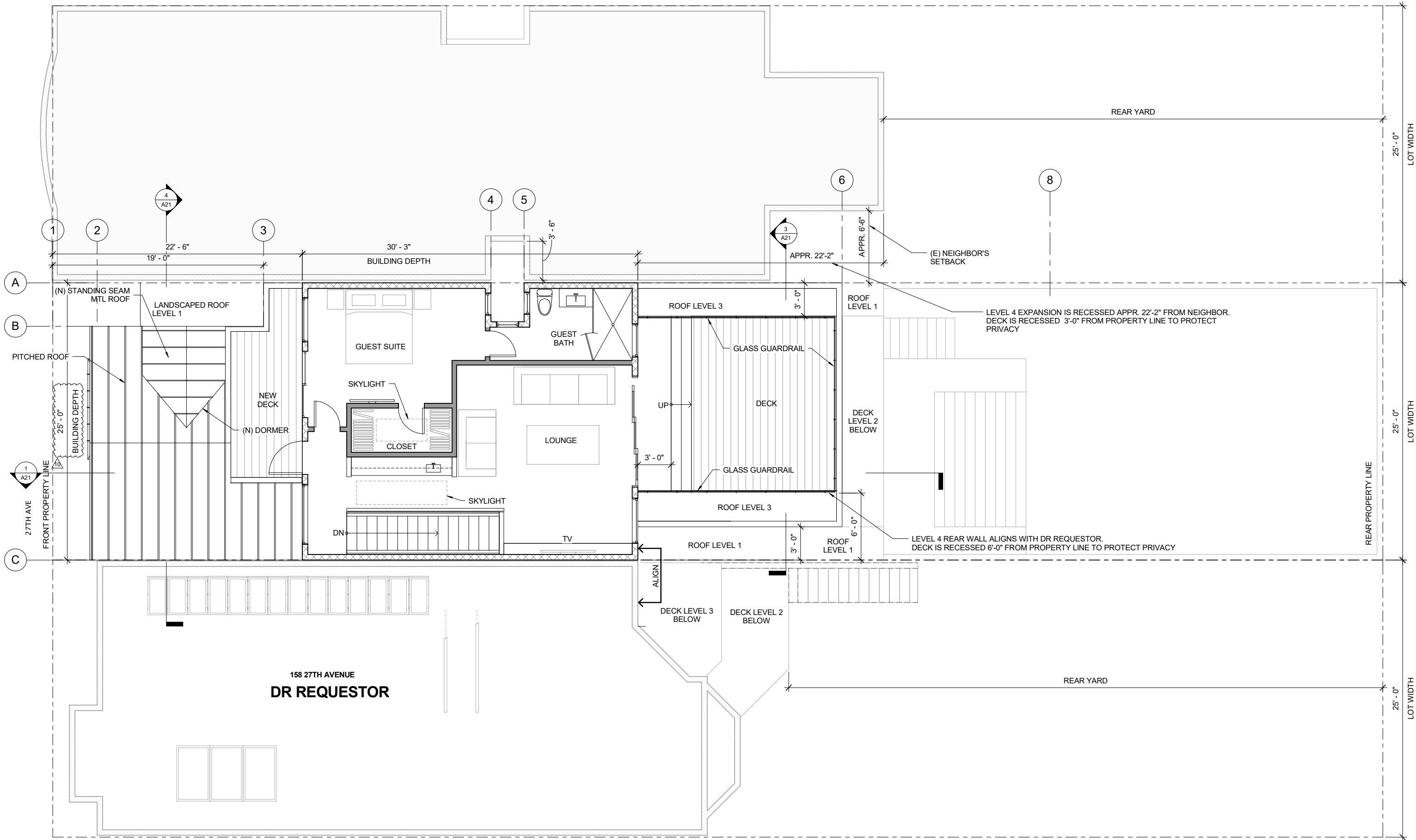


**1** LEVEL 2 PROPOSED - 1446 SQFT  
1/4" = 1'-0"

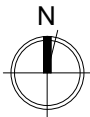


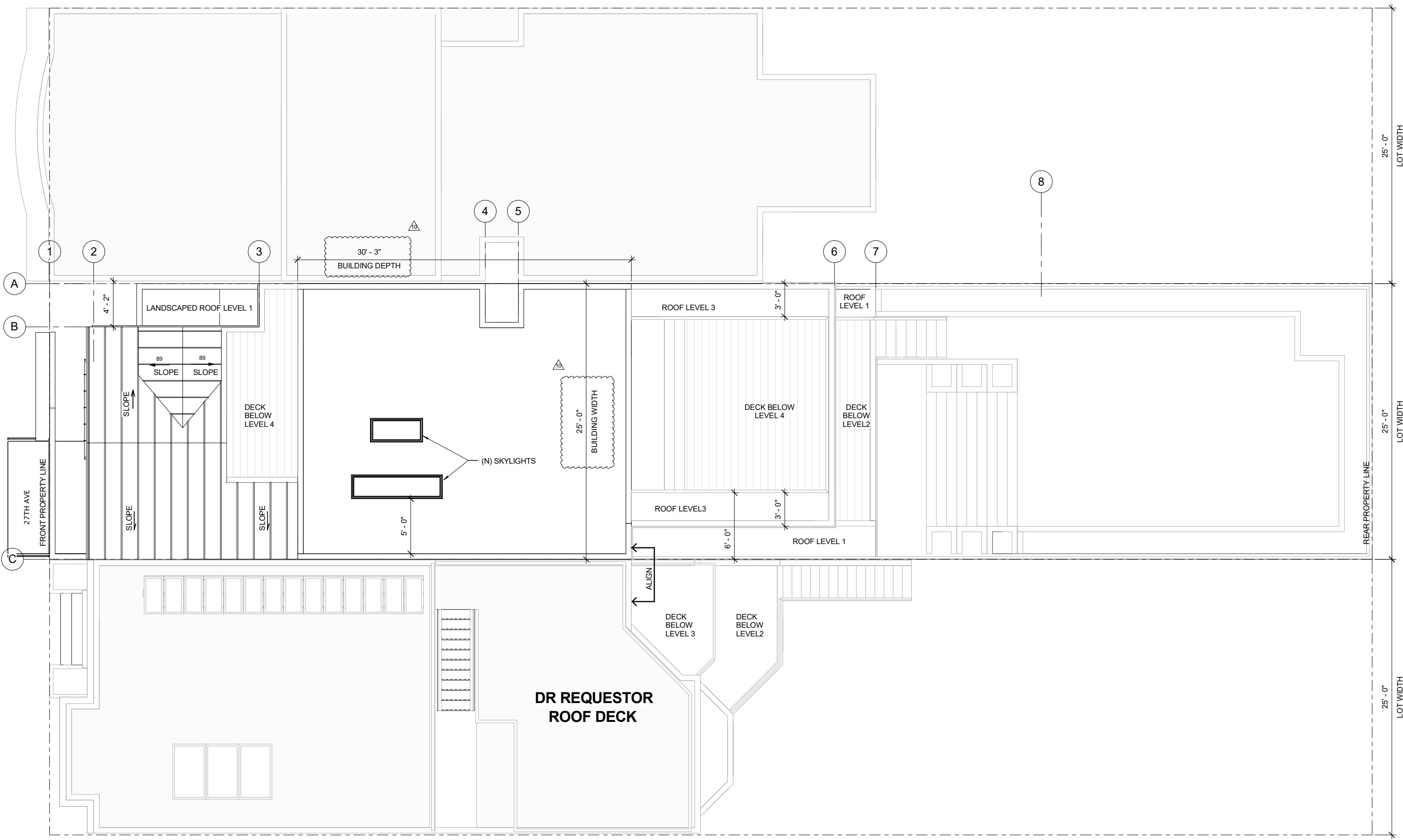


**1 LEVEL 3 PROPOSED - 1560 SQFT**  
1/4" = 1'-0"

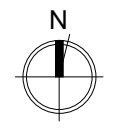


**1** LEVEL 4 PROPOSED - 746 SQFT  
1/4" = 1'-0"

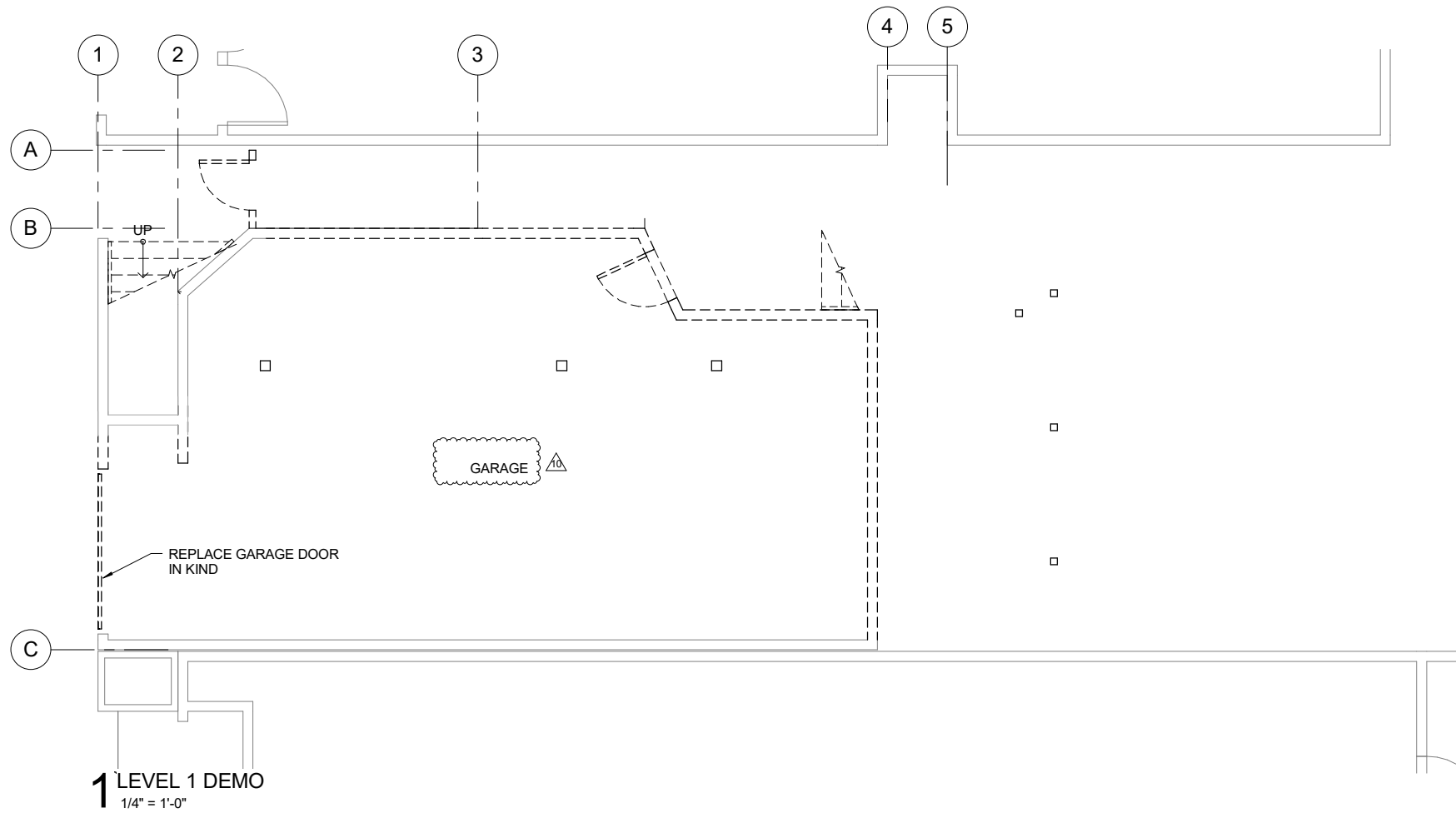
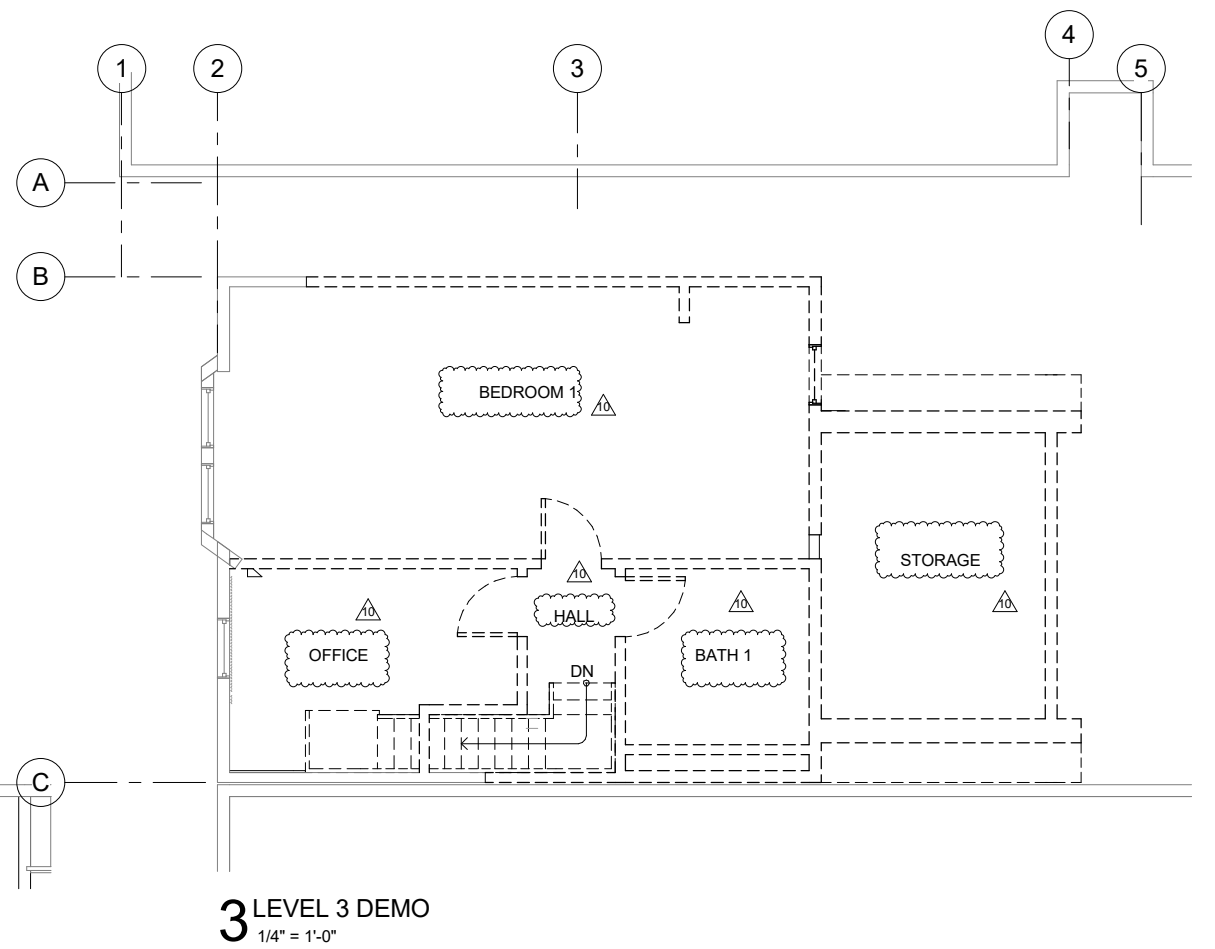
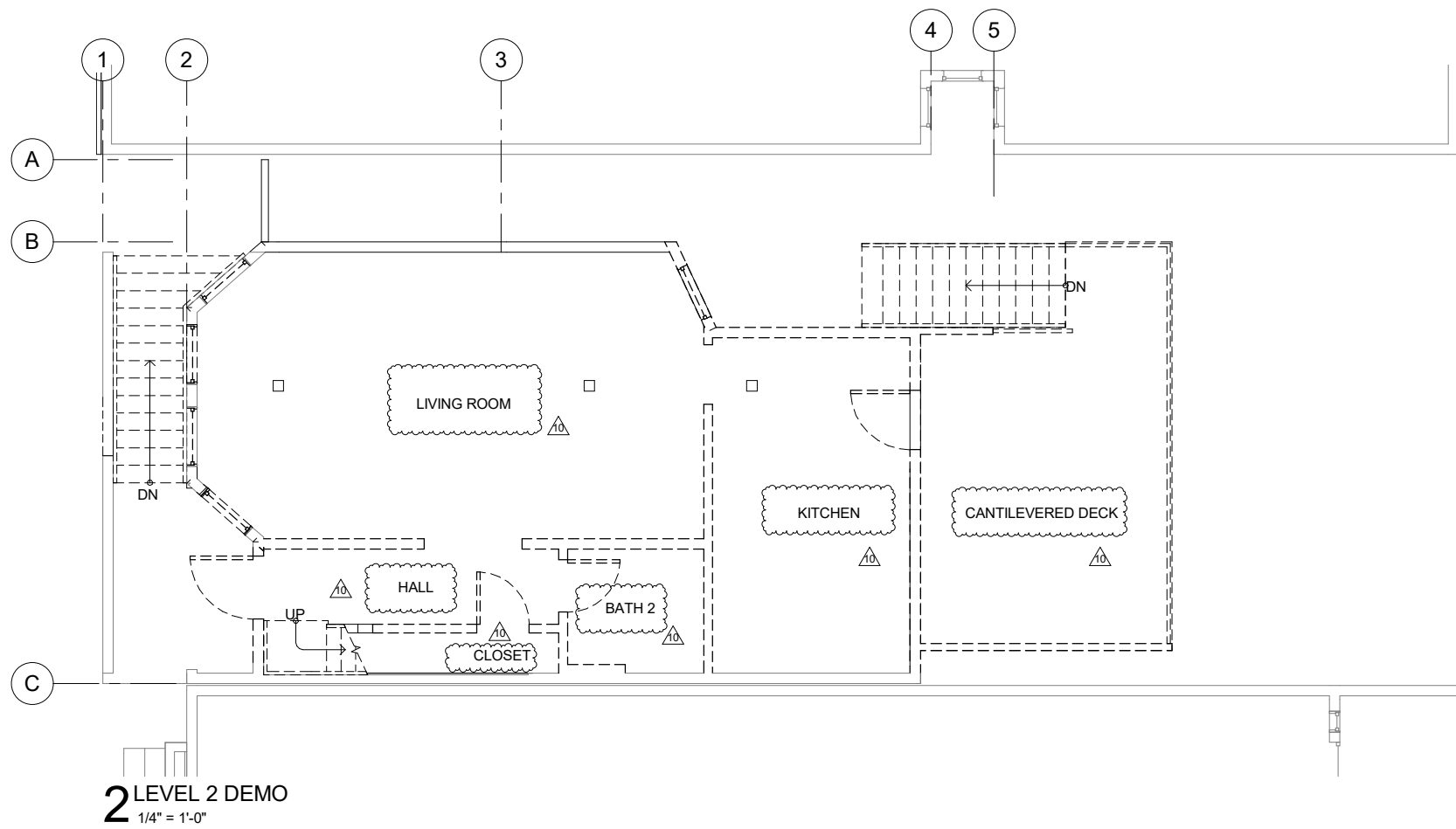




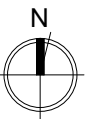
1 ROOF PROPOSED  
1/4" = 1'-0"







NOTE:  
A DEMOLITION UNIT REMOVAL APPLICATION HAS  
BEEN FILED IN LIEU OF PROVIDING DEMOLITION  
CALCULATIONS





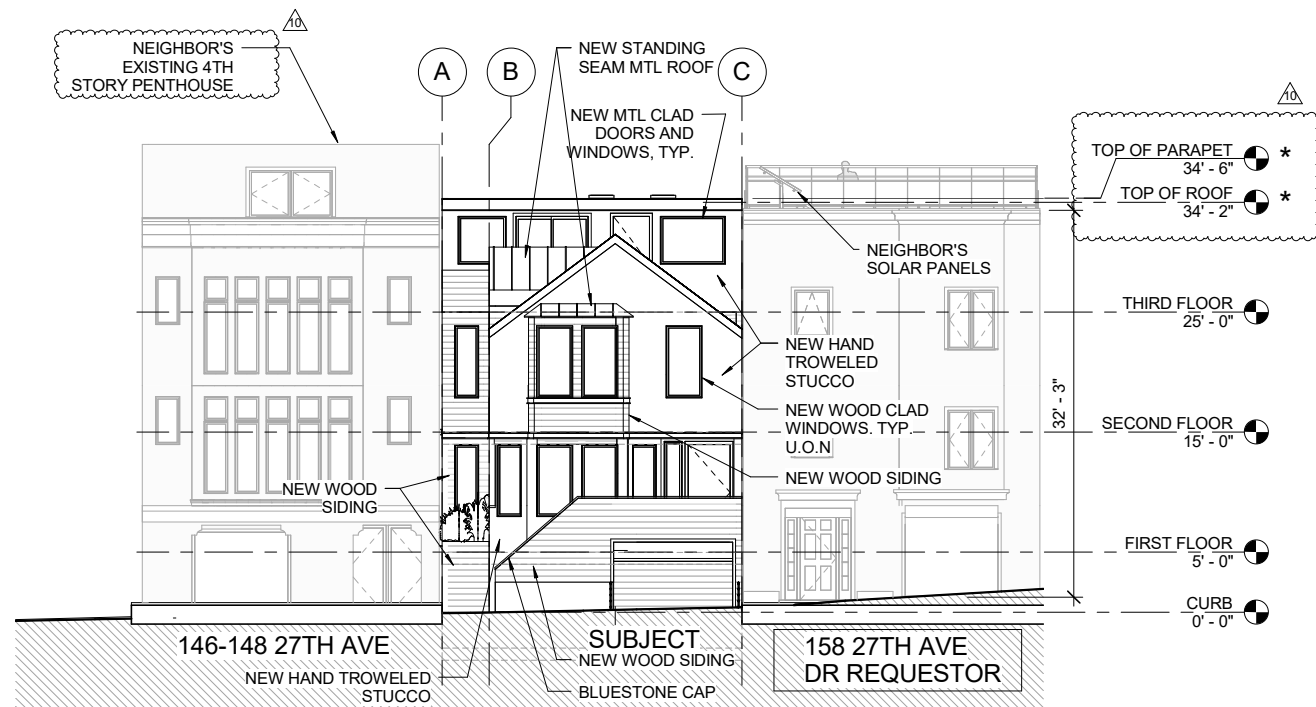
**1** EXISTING FRONT ELEVATION - WEST  
1/8" = 1'-0"



**2** EXISTING PHOTOGRAPH - FROM NEIGHBOR'S YARD  
PROVIDED BY NEIGHBOR



**3** EXISTING PERSPECTIVE FROM NEIGHBOR'S YARD.

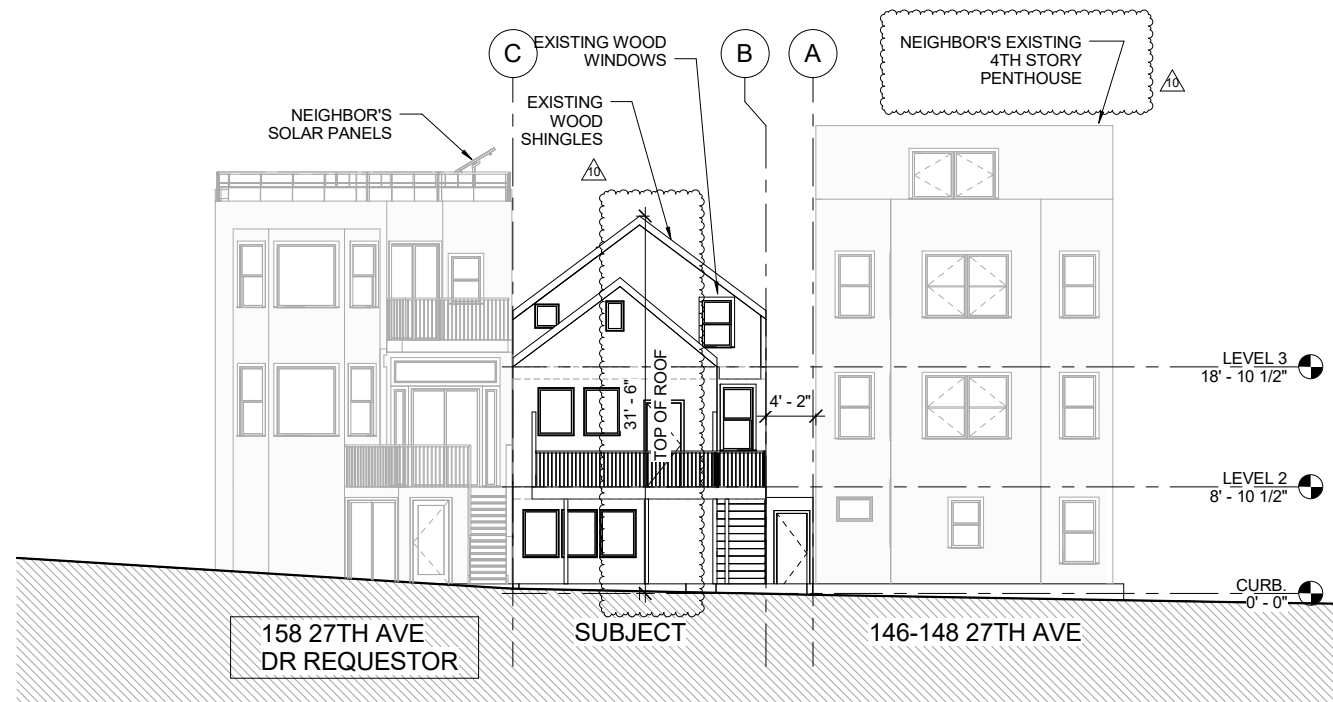


**4** PROPOSED FRONT ELEVATION - WEST  
1/8" = 1'-0"

\* GENERAL CONTRACTOR TO SURVEY ROOF HEIGHT, PARAPET HEIGHT AND DR REQUESTOR'S GUARDRAIL HEIGHT PRIOR TO CONSTRUCTION AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES (+/- 2" TOLERANCE)

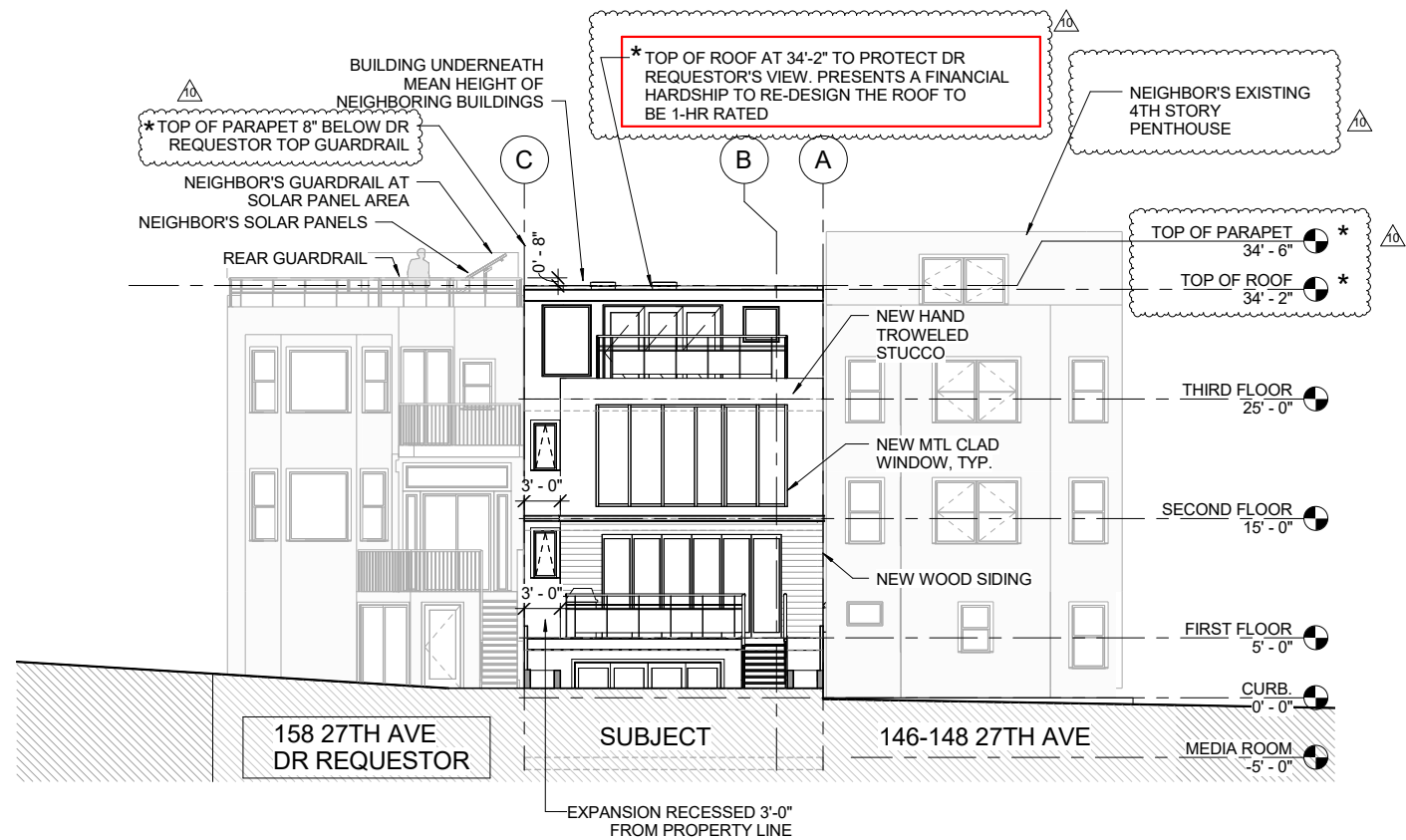


**5** PROPOSED PERSPECTIVE FROM NEIGHBOR'S YARD

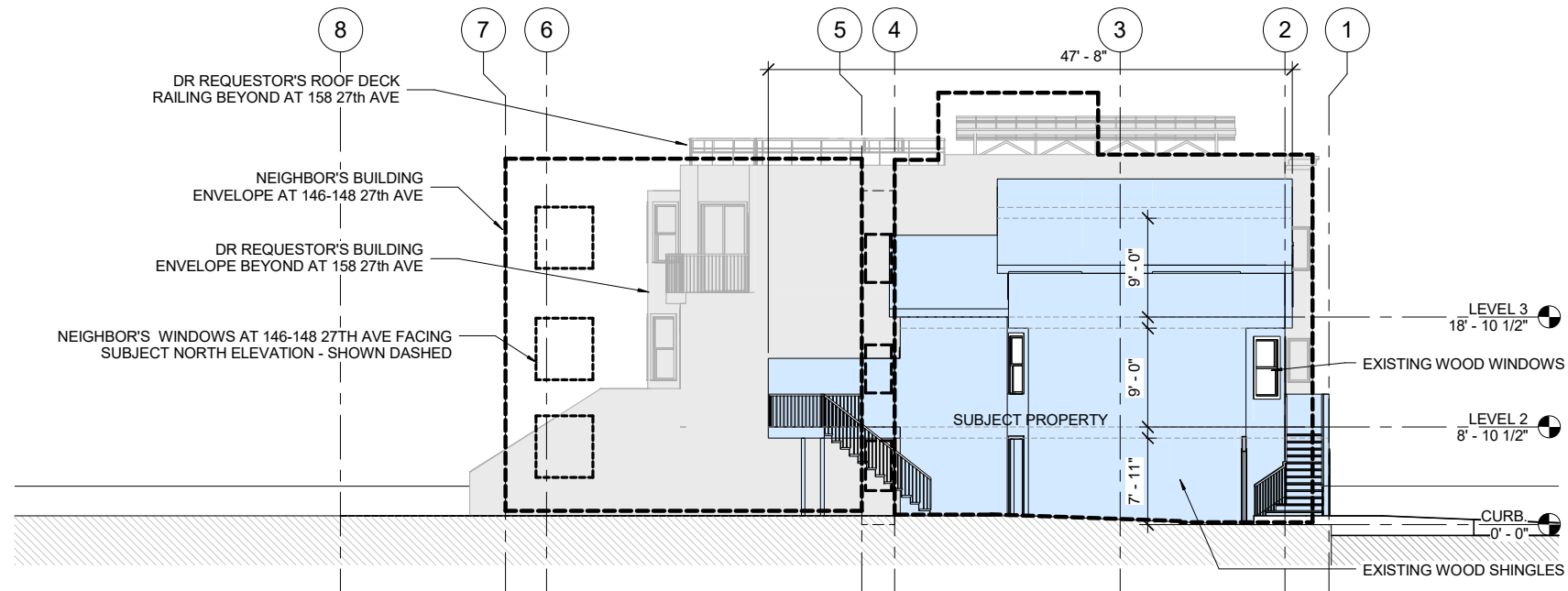


**1** EXISTING REAR ELEVATION - EAST  
1/8" = 1'-0"

\* GENERAL CONTRACTOR TO SURVEY ROOF HEIGHT, PARAPET HEIGHT AND DR REQUESTOR'S GUARDRAIL HEIGHT PRIOR TO CONSTRUCTION AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES (+/- 2" TOLERANCE)

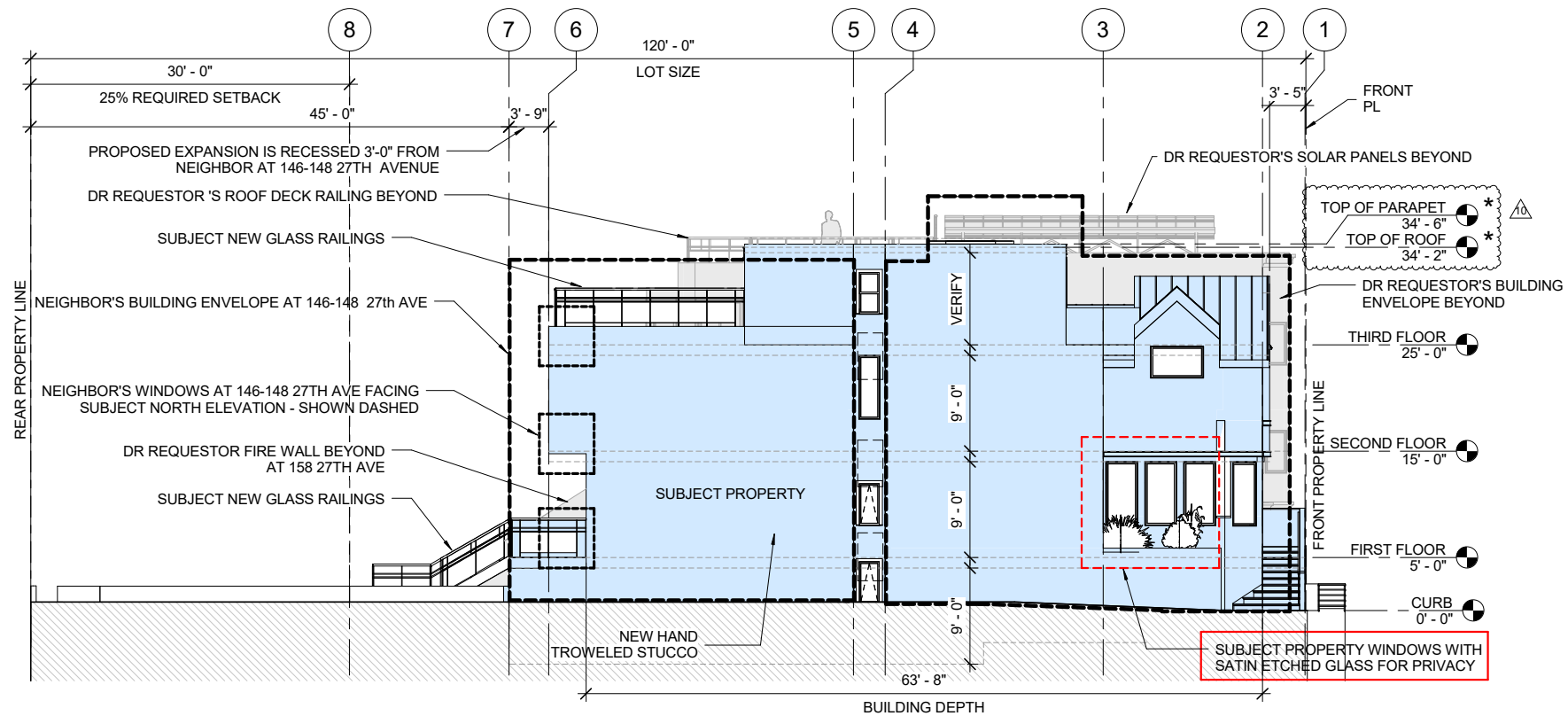


**2** PROPOSED REAR ELEVATION - EAST  
1/8" = 1'-0"

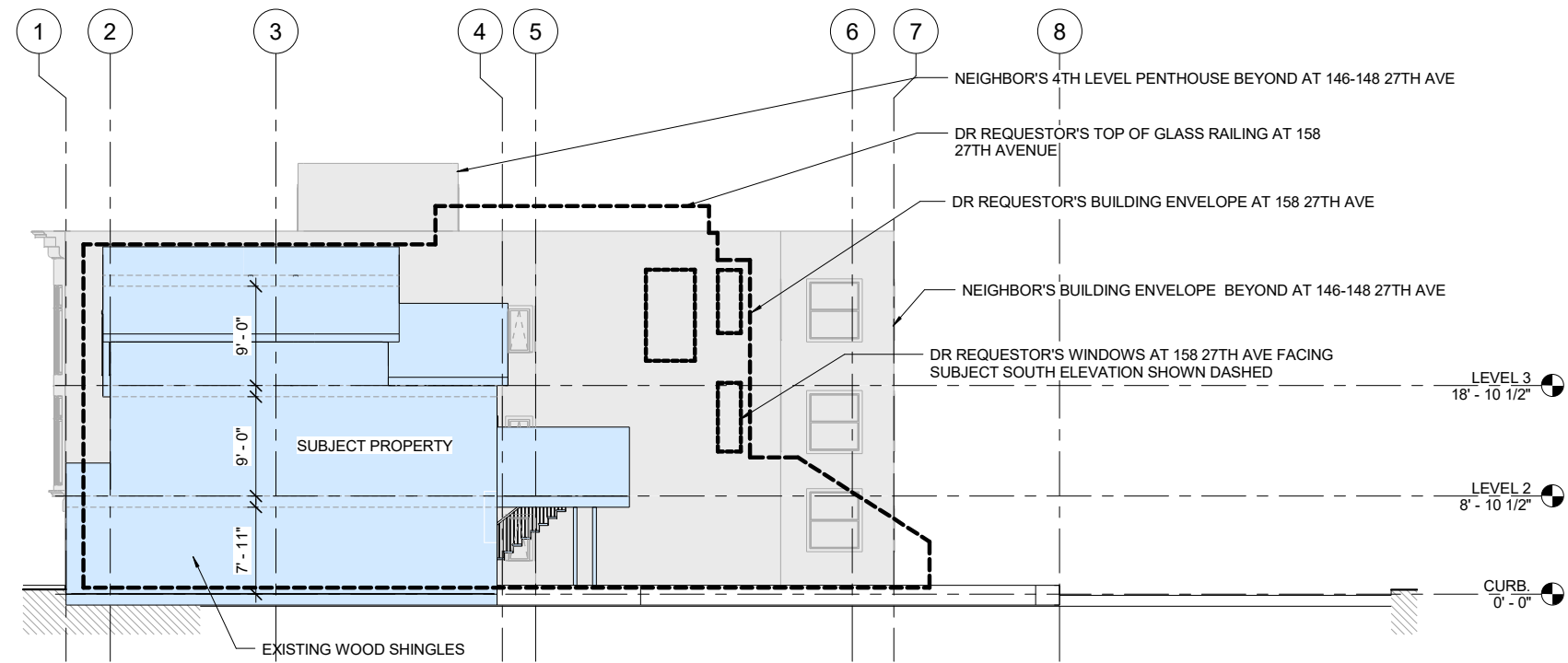


**1 EXISTING NORTH ELEVATION**  
1/8" = 1'-0"

\* GENERAL CONTRACTOR TO SURVEY ROOF HEIGHT, PARAPET HEIGHT AND DR REQUESTOR'S GUARDRAIL HEIGHT PRIOR TO CONSTRUCTION AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES (+/- 2" TOLERANCE)

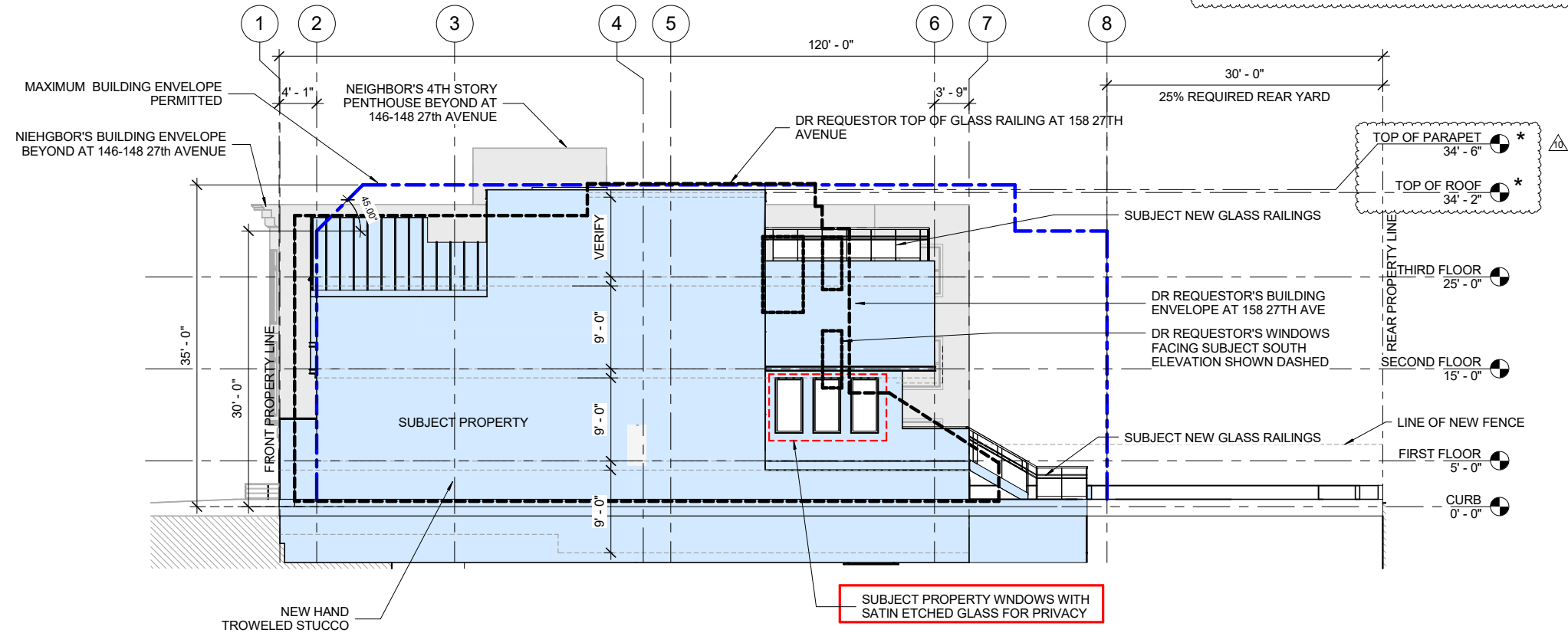


**2 PROPOSED NORTH ELEVATION**  
1/8" = 1'-0"

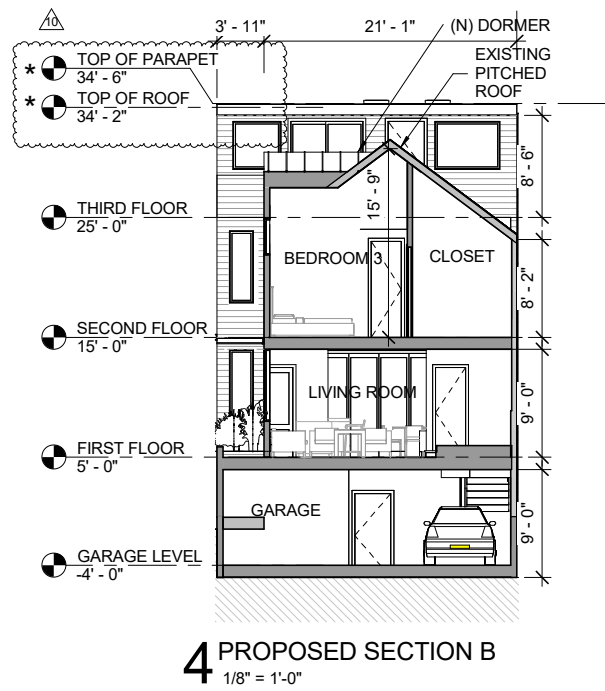
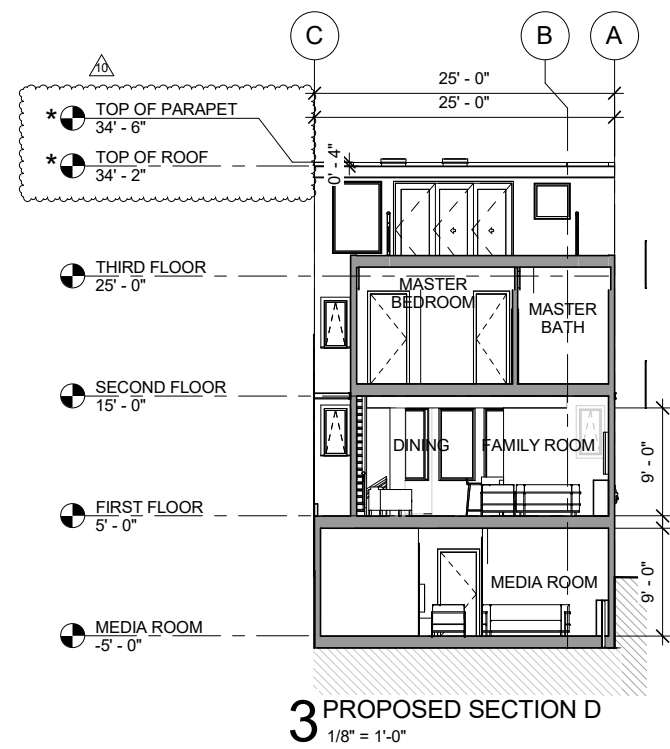
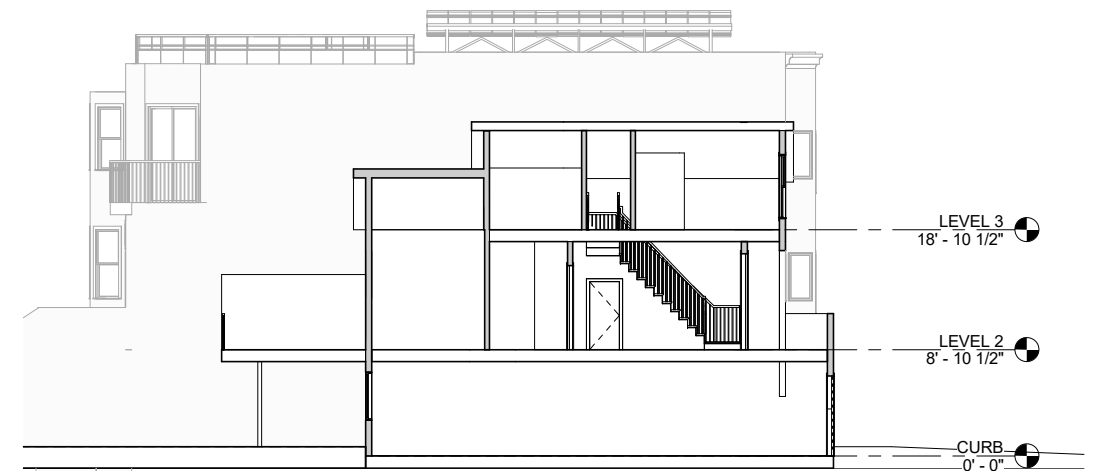
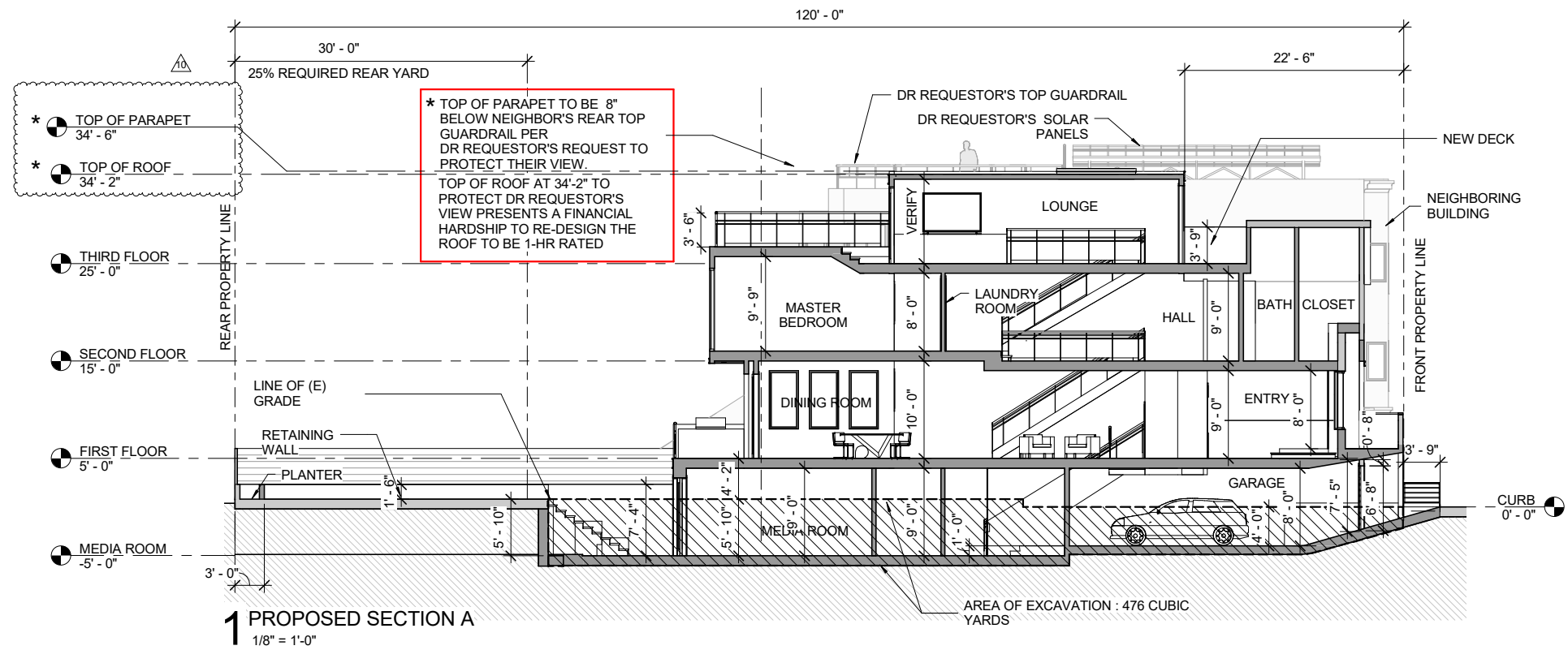


**1** EXISTING SOUTH ELEVATION  
1/8" = 1'-0"

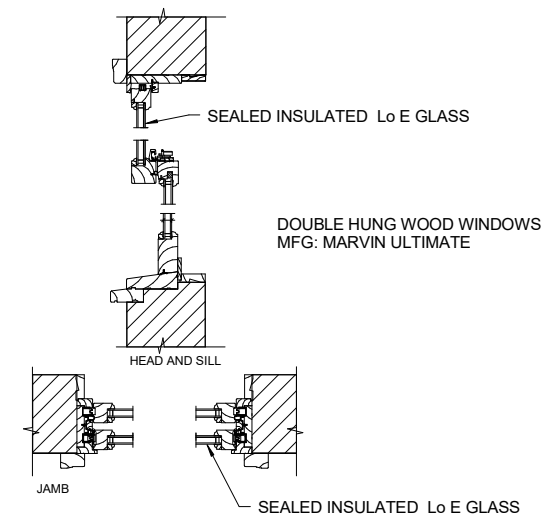
\* GENERAL CONTRACTOR TO SURVEY ROOF HEIGHT, PARAPET HEIGHT AND DR REQUESTOR'S GUARDRAIL HEIGHT PRIOR TO CONSTRUCTION AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES (+/- 2" TOLERANCE)



**2** PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

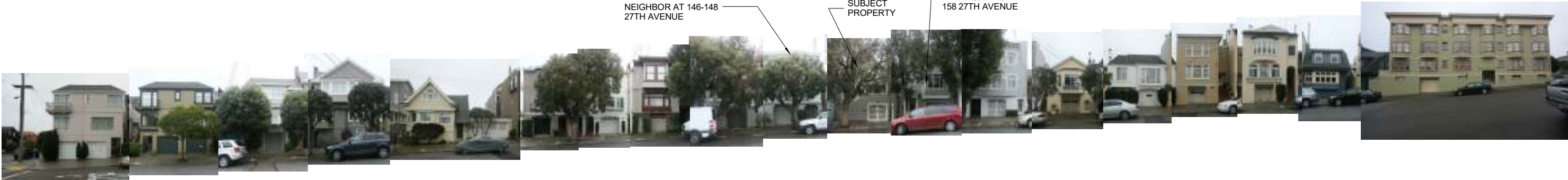


\* GENERAL CONTRACTOR TO SURVEY ROOF HEIGHT, PARAPET HEIGHT AND DR REQUESTOR'S GUARDRAIL HEIGHT PRIOR TO CONSTRUCTION AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES (+/- 2" TOLERANCE)





CAMINO DEL MAR



LAKE STREET

1 STREET PHOTOS

LAKE STREET



CAMINO DEL MAR

2 STREET PHOTOS - OPPOSITE SIDE



3 SUBJECT FRONT



4 SUBJECT FRONT

NEIGHBOR AT 146-148 27TH AVENUE



DR REQUESTOR AT 158 27TH AVENUE

SUBJECT FRONT

5 SUBJECT FRONT

DR REQUESTOR AT 158 27TH AVENUE

SUBJECT REAR

NEIGHBOR AT 146-148 27TH AVENUE



7 SUBJECT REAR

SUBJECT REAR

NEIGHBOR AT 146-148 27TH AVENUE



8 SUBJECT REAR



6 SUBJECT REAR

DR REQUESTOR'S ROOF DECK WITH VIEWS OF THE GOLDEN GATE BRIDGE (158 27TH AVENUE)

DR REQUESTOR'S DECK WITH VIEWS OF THE GOLDEN GATE BRIDGE

SUBJECT REAR