



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Full Analysis

HEARING DATE JANUARY 14, 2016

*Date:* December 18, 2015  
*Case No.:* 2014-001639DRP  
*Project Address:* 160 Bernard Street  
*Permit Application:* 2014.08.13.3730  
*Zoning:* RH-3 (Residential House, Three-Family)  
65-A Height and Bulk District  
*Block/Lot:* 0156/036  
*Project Sponsor:* J. Hulett Jones  
Jones | Haydu  
1 Arkansas Street, Unit D2  
San Francisco, CA 94107  
*Staff Contact:* Nicholas Foster – (415) 557-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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

**PLEASE NOTE:** The proposed Project at 160 Bernard Street (Block/Lot: 0156/036) is connected to the proposed project at 162-164 Bernard Street, the adjacent lot (Block/Lot: 0156/037). Two (2) Applications for Discretionary Review (DR) were filed by a single DR Requestor, one (1) for each lot; the Public-Initiated Discretionary Review case (2014-001639DRP) covers the proposed Project at 160 Bernard Street (Block/Lot: 0156/036), whereas the Public-Initiated Discretionary Review case (2014-001646DRP) covers the proposed project at 162-164 Bernard Street (Block/Lot: 0156/037)

The proposal ("Project") is to demolish an existing one-story-over-basement, one-car garage structure and construct a new four-story-over-basement, two-unit residential building. The proposed 40-foot tall building would contain a two-car garage (stacked parking), and the existing curb cut would be relocated to provide access to the new garage. Upon demolition of the existing garage (with basement storage below), the (new) lower unit (Unit #1) would contain 1,357 square feet (sf), while the (new) upper unit (Unit #2) would contain 2,801 sf, for a total of 4,158 sf. One (1) new street tree would be planted in front of the subject property.

The Applicant proposes to construct the Project in two phases. Phase 1 would include the demolition of the small garage/storage structure on the subject lot (160 Bernard Street; Block/Lot 0156/036) and construction of a two-unit residential structure, with one unit serving as the new home for the Applicants. Phase 2 of the Project would include the renovation and addition on the immediately adjacent lot (162-164 Bernard Street; Block/Lot 0156/037). No tenants will be evicted in order to construct either building.

## SITE DESCRIPTION AND PRESENT USE

The Project Site ("Site") is approximately 23 feet wide and 60 feet deep and located on the north side of Bernard Street, between Leavenworth and Jones Streets. The Site is located in an RH-3 zoning district and a 65-X Height and Bulk District, which allows buildings up to 65' in height. The subject lot slopes downward, approximately 8 feet below grade, as measured at the sidewalk. The 160 Bernard Street property is improved with a 238 sf one-car garage measuring 10'-10" by 22' (with basement storage below), located at the southeast corner of the lot. Except for this small structure constructed in 1913, the remainder of the Site is undeveloped providing light and air to the property line windows of the existing, two-unit building located on the immediately adjacent lot (162-164 Bernard Street). The existing garage structure is uncharacteristically small compared to other buildings in the immediate area.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site ("Site") is located within the northern portion of the Nob Hill neighborhood, near the southern boundary of the Russian Hill neighborhood, within an established residential area primarily comprised of medium- to high-density housing. The buildings on the block face range from one to four stories and from single-family homes to multi-family unit buildings. The architecture of the buildings is diverse, providing a mixed visual character.

The Site is located along the northern side of Bernard Street, which is a relatively narrow street at 35' in width, as compared to the widths of both parallel and perpendicular streets (e.g. Broadway at 82'-6"; Pacific Avenue at 49'; Leavenworth Street at 68'-9"; and Jones Street at 68'-9"). Bernard Street is only two blocks long, stretching from Taylor Street to the east to Leavenworth Street to the west. Of the four blocks that front Bernard Street, three of them contain lots that front Bernard Street which are located within the 65-A Height and Bulk District (the forth block is entirely within a 40-X Height and Bulk District). The mid-block open space is minimal in the location of the subject property and immediately adjacent properties, as most lots are developed as full-lot coverage.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 7, 2015 – June 6, 2015	June 5, 2015	January 14, 2016	223 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 4, 2016	January 4, 2016	10 days
Mailed Notice	10 days	January 4, 2016	January 4, 2016	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	None	None	None
Other neighbors on the block or directly across the street	None	None	None
Neighborhood groups	None	None	None

No additional neighbor comments were received by the Department.

## DR REQUESTOR

Patrick J. Connolly and Tiffany Hsueh, of 127A Bernard Street; located approximately 100 feet to the east (upslope) from the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The alternations to the existing structure on the 162-164 Bernard lot and the new construction on the adjacent lot (160 Bernard) will cause the height of the proposed buildings to be incompatible with the height and scale of all mid-block buildings, increase shadowing and reduce light to Bernard Street and adjacent buildings, and negatively affect quality of pedestrian experiences on the block where bulk effects are particularly pronounced on narrow streets.

**Issue #2:** The proposed construction on the two adjacent parcels will destroy the historic feel of the existing cottage and garage structure, changing the historic character and feel of the block.

**Issue #3:** The height of the alternations to the existing structure on the 162-164 Bernard lot and the new construction on the adjacent lot (160 Bernard) should be limited to the prevailing roof heights along the immediate block. A reduction in height can be achieved by not approving the fourth floor over the basement and/or by reduction of proposed tall ceiling heights. A reduction in the height of the alternations to the cottage and the new construction will mitigate the potential adverse effects.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT SPONSOR'S RESPONSE

Discretionary review ("DR") is granted only if exceptional or extraordinary circumstances exist. The DR Requestors fail to establish the existence of any exceptional or extraordinary circumstance in this case. Therefore, the DR requests are without merit and the Planning Commission should not take Discretionary Review and approve the Project as proposed. The Project Sponsor has provided a matching light well of 6' on the 160 Bernard lot (which is twice as wide as the 3' required per Code), for the benefit of the adjacent property (150 Bernard), and maintains the existing 3' side setback on the 162-164 Bernard lot for its full length of 39'-6" as to provide side relief to the adjacent property (168-170 Bernard). Further, the

top floors of both development lots (160 and 162-164 Bernard) are set back 8' from the front property line, so they appear as three-story buildings from the subject street. These design measures are consistent with the Residential Design Guidelines in order to preserve light and air to adjacent buildings. Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

## PROJECT ANALYSIS

**Issue #1:** The DR Requestors contend that the Project's mass will be inconsistent with the surrounding buildings. The buildings in the Project block range from single family homes to multi-unit buildings, from one to four stories in height. At a maximum proposed height of 40' (excluding permitted height exemptions allowed under Code Section 260), the overall height of the proposed buildings (at 160 Bernard and 162-164 Bernard) are below the maximum allowed building height of 65'.

To ensure that the mass and height of the Project are compatible with the massing, scale, and character of the neighborhood, the Project's top floors (both buildings) are set back 8' from the front facade of the floors below. The Project respects the topography of the Site in that it will step up the street and complete the block face. By setting back the upper floor, the Project will provide a pedestrian scale similar to the adjacent buildings. To further minimize the visual height of the buildings, the railing of the roof deck of the 160 Bernard building will be glass, thereby eliminating the need for a solid, 42" high roof parapet. The rooftop architectural features, such as the elevator overrun, are minimized by keeping them at the minimum height required.

Moreover, the Project will replace the existing one story and small garage/storage buildings and the existing two-unit building that lack architectural interest with two contemporary buildings adding diversity to the existing, mixed-character architecture found on the subject block.

Overall, the form and detailing of the buildings are contemporary yet compatible with the various architectural characteristics of the neighboring properties. The primary façade materials on the existing structures on the block are stucco or wood siding. The primary façades of the Project buildings will be horizontal wood siding that would extend to the visible portion of the side property line walls. The front façades include bay windows commonly found in the Project neighborhood.

**Issue #2:** The DR Requestor's assertion that the Project would have a negative effect on historic resources is devoid of merit. The environmental review application submitted by the Applicants included Part 1 of a Historic Resource Evaluation Report by William Kostura ("Kostura Report"). The Kostura Report found that the Site and Buildings were not associated with events or patterns of history, or person. Further, the few architectural features of note cannot be seen from the public right-of-way, and these features are not sufficient to raise the Building to a level of distinction. The Kostura Report determined that the buildings on the Site are not eligible to be listed on the California Register.

The Planning Department conducted an independent review of the Kostura Report and agreed with its findings and conclusions. A Class 1 and a Class 3 categorical exemption were issued as of April 28, 2015. See CEQA Categorical Exemption Determination attached to the case report.



**Issue #3:** The Project will not adversely affect light and air access to the adjacent buildings or the pedestrian experience along Bernard Street. The partial top floors of both proposed buildings will be set back 8' from the front property line and 25' from the rear property line. A Department Sanborn Map shows that all of the buildings on the block face and those fronting on Broadway to the north do not have Code-complying rear yards. In fact, several buildings on the block face including the 162-164 Bernard building have 100% lot coverage.

The two lots to the rear of the Site, with frontage on Broadway, are developed with a four story and a three story apartment building that are similar in height to the Project buildings. Both the 160 Bernard and 162-164 Bernard buildings will have 15' deep Code-complying rear yards and the partial fourth floor are set back 25' from the rear property line; therefore, the Project will have minimal impact on sunlight and air access on the light and air access to the adjacent properties.

## ENVIRONMENTAL REVIEW

A Class 1 and a Class 3 categorical exemption were issued as of April 28, 2015. See CEQA Categorical Exemption Determination attached to the case report.

## RESIDENTIAL DESIGN TEAM REVIEW

On June 24, 2015 the Residential Design Team (RDT) reviewed the proposal in light of the DR requestor's Application for Discretionary Review. The RDT did not find there to be an exceptional or extraordinary circumstance as both of the proposed buildings are Code-complaint, and meet the criteria of the Residential Design Guidelines (RDG). The RDT believes both of the proposed buildings are consistent with the neighborhood character in that they are of a compatible bulk and mass with other residential structures that are located on lots within the same Height and Bulk District (65-A), including residential structures found along the same block face.

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

## BASIS FOR RECOMMENDATION

- The Residential Design Team did not find that an exceptional or extraordinary circumstance exists that would lead to additional setbacks or modifications to the proposed building in order to address the DR requestor's concerns.
- The proposed building is consistent with the neighborhood character of the immediate area of the subject property.

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve the project as proposed.</b>
------------------------	--

### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Height and Bulk Map

Aerial Photographs

Context Photos

Section 311 Notice

CEQA Determination with Preservation Team Review Form

DR Application

Response to DR Application dated January 4, 2016 (with Exhibits 1 and 2)

Reduced Plans

3-D Rendering

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The buildings on the subject block range from one to four stories and from single-family homes to multi-family unit buildings. The architecture of the buildings is diverse, providing a mixed visual character.

### SITE DESIGN (PAGES 11 - 21)

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

**Comments:** The Project respects the topography of the Site in that it will step up the street and complete the block face. By setting back the upper floor, the Project will provide a pedestrian scale similar to the adjacent buildings.

## BUILDING SCALE AND FORM (PAGES 23 - 30)

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

**Comments:** The proposed buildings are consistent with the neighborhood character in that they are of a compatible bulk and mass with other residential structures that are located on lots within the same Height and Bulk District (65-A), including residential structures found along the same block face.

## ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

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

**Comments:** The primary façades of the Project buildings will be horizontal wood siding that would extend to the visible portion of the side property line walls. The front façades include bay windows commonly found in the Project neighborhood. The rooftop architectural features, such as the elevator overrun, are minimized by keeping them at the minimum height required and the roof deck railings are made of glass.

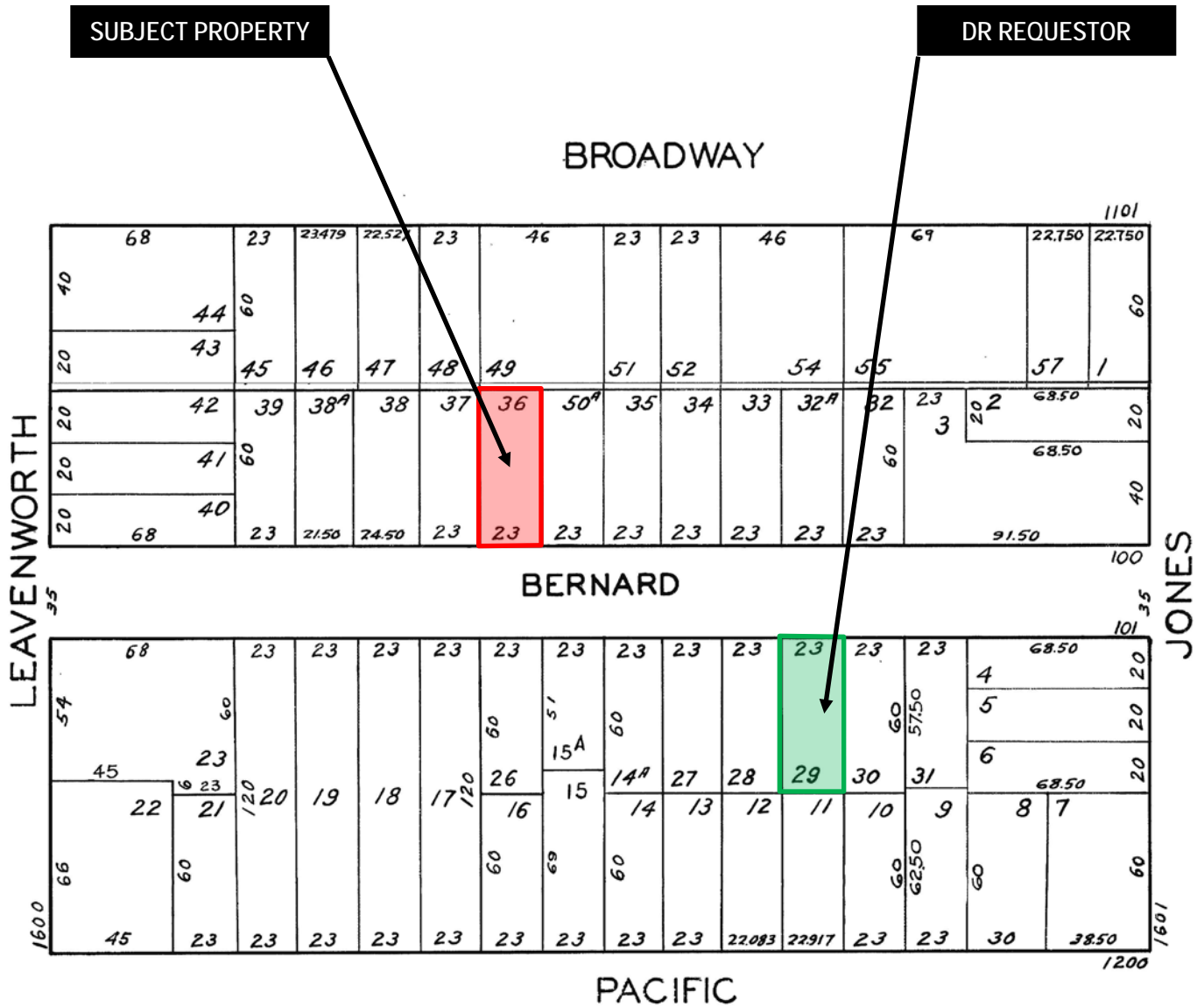
#### BUILDING DETAILS (PAGES 43 - 48)

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

**Comments:** The form and detailing of the buildings are contemporary yet compatible with the various architectural characteristics of the neighboring properties. The primary façade materials on the existing structures on the block are stucco or wood siding.

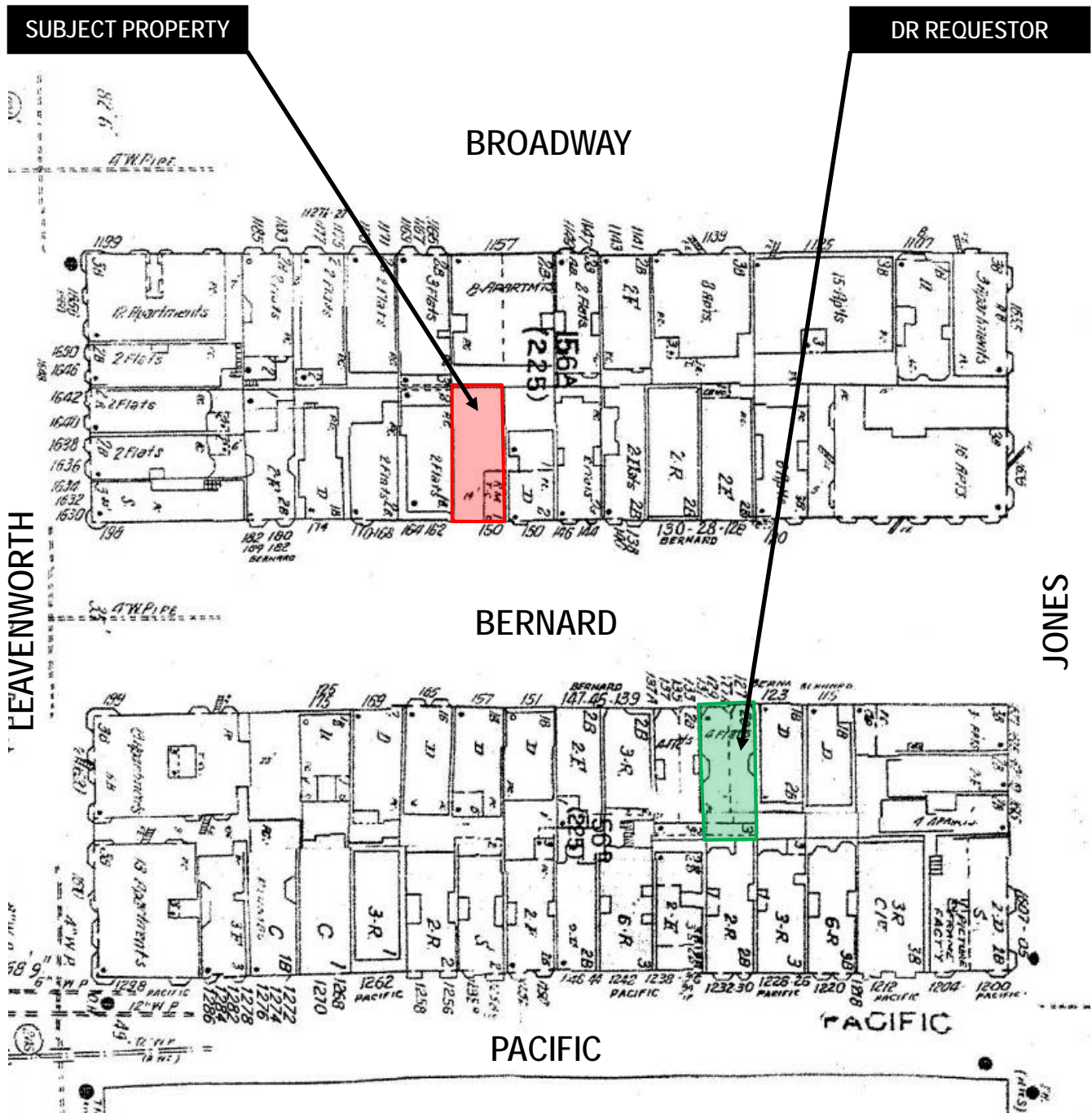
This page intentionally left blank.

# Parcel Map



Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street

# Sanborn Map\*



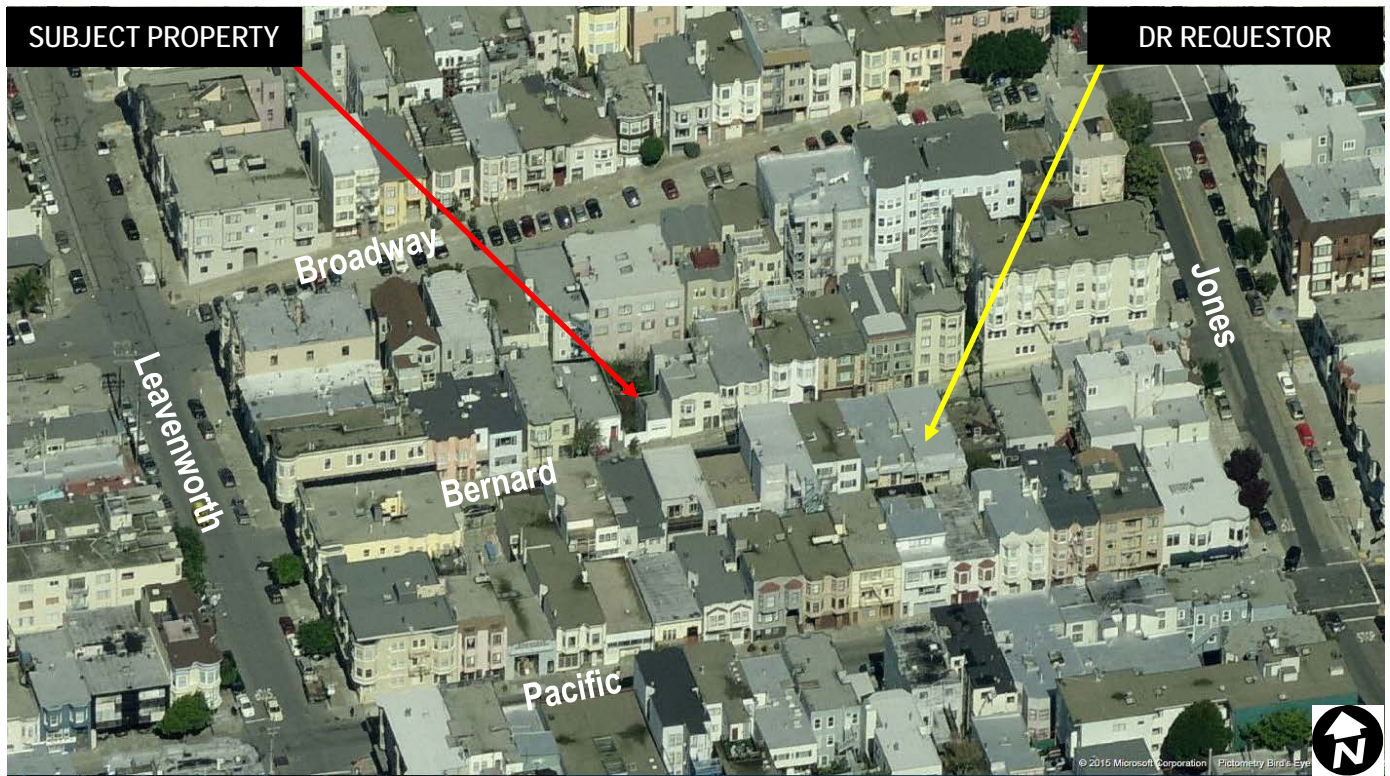
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street



# Aerial Photos



Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street



# Aerial Photo



DR REQUESTOR

Pacific

Bernard

Broadway

San Francisco • Nob Hill

SUBJECT PROPERTY

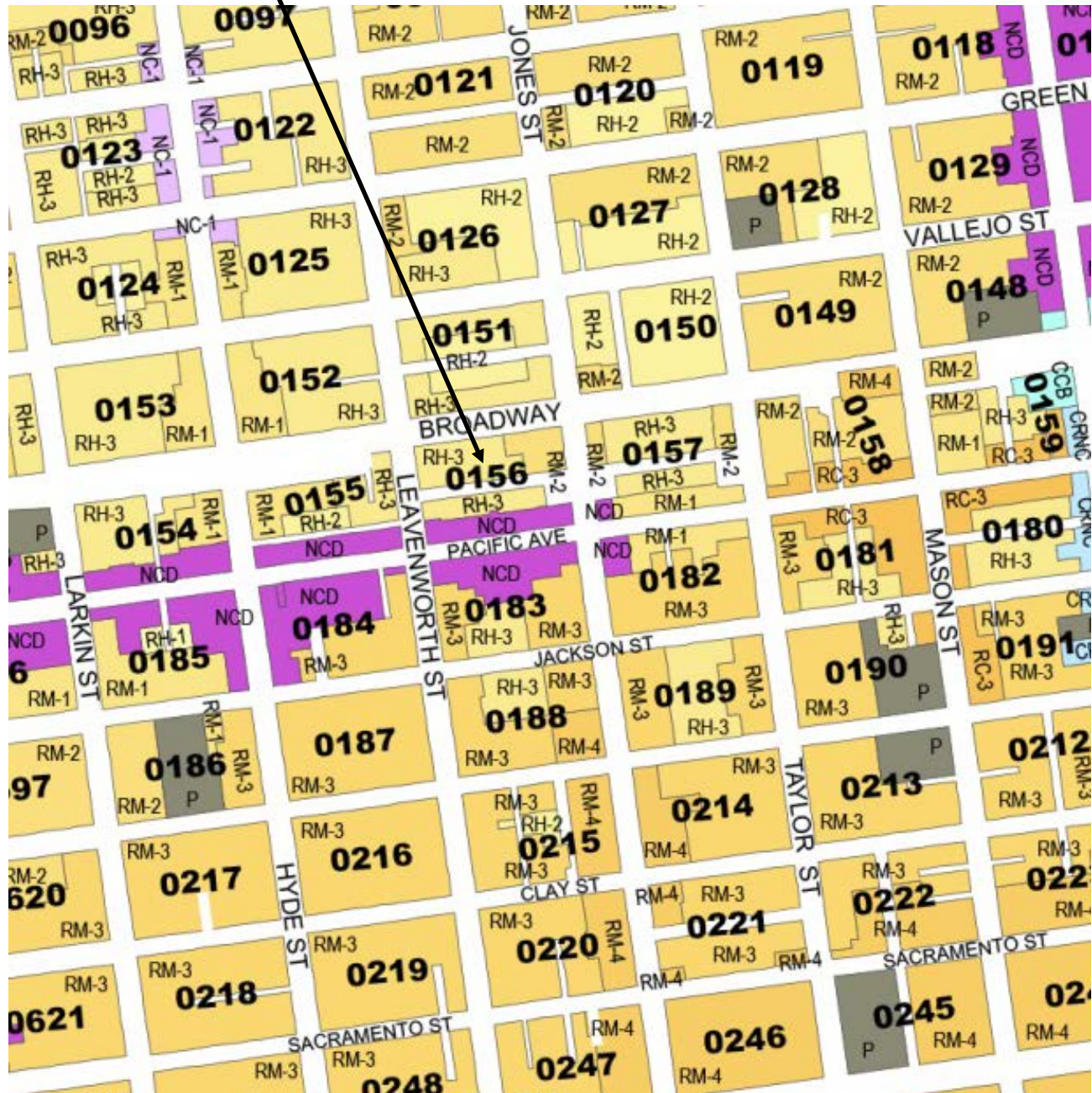
Leavenworth



Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street

# Zoning Map

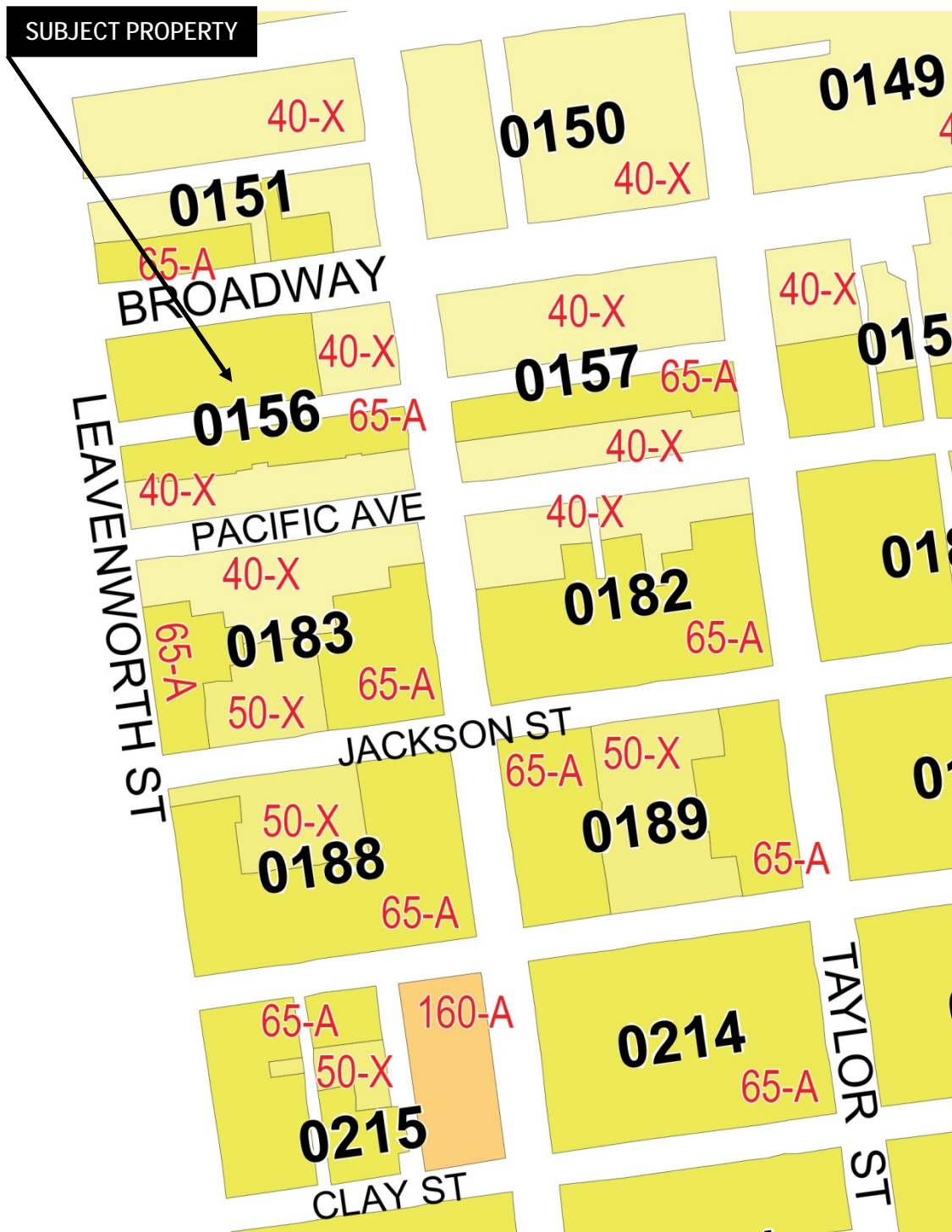
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street



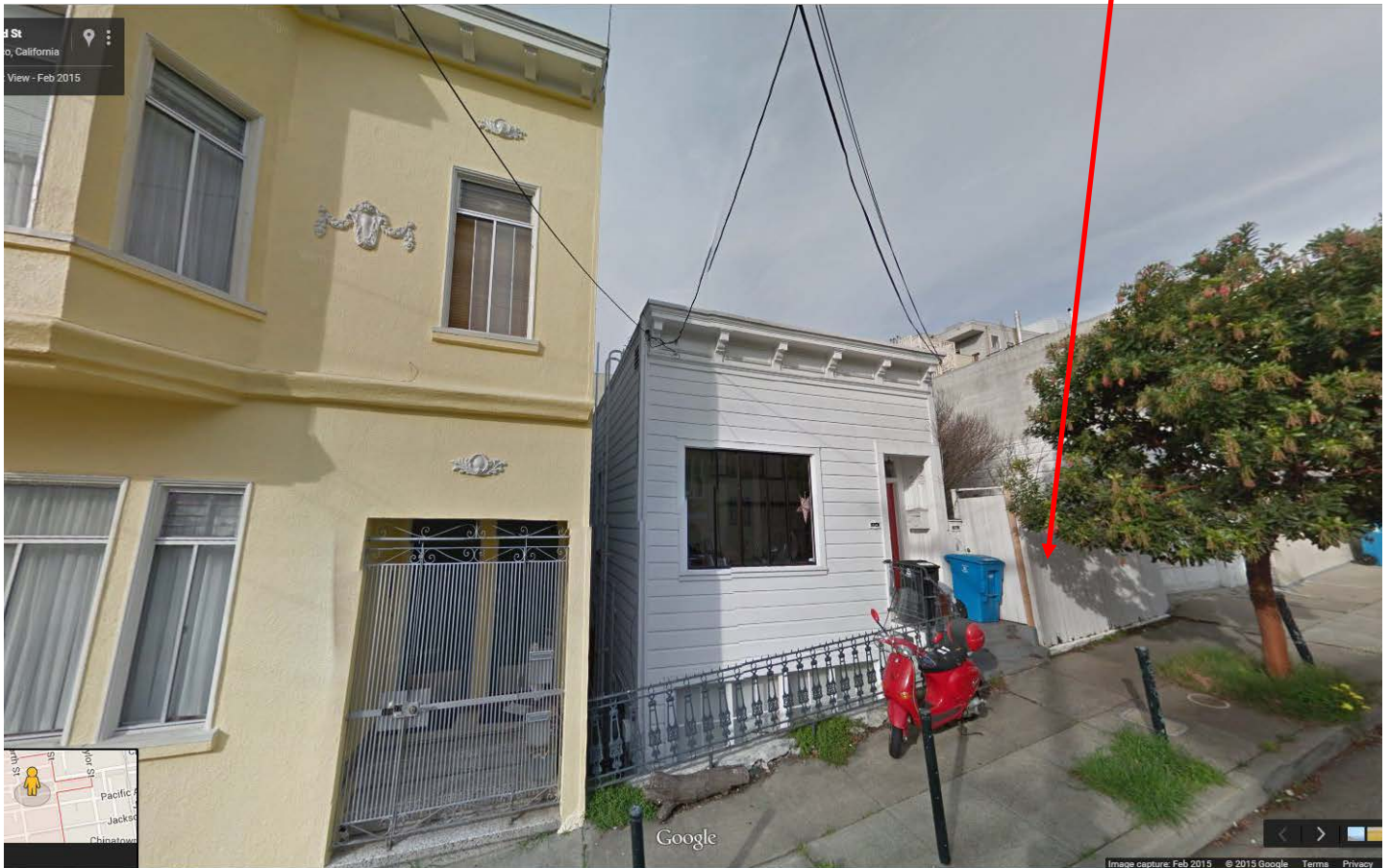
# Height and Bulk Map



Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street

# Site Photo

SUBJECT PROPERTY



Street View of 160 Bernard Street (view from Bernard Street)

Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street

# Site Photo

SUBJECT PROPERTY



Street View of 160 Bernard Street (view from Bernard Street)

Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street



# Site Photo

SUBJECT PROPERTY



Street View of 160 Bernard Street (view from Bernard Street)

Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street

# Site Photo

DR REQUESTOR

SUBJECT PROPERTY



Street View along Bernard Street (looking West)

Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street



# Site Photo

SUBJECT PROPERTY

DR REQUESTOR



Street View along Bernard Street (looking East)

Discretionary Review Hearing  
Case Number 2014-001639DRP  
160 Bernard Street

This page intentionally left blank.



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 11, 2014**, the Applicant named below filed Building Permit Application No. **2014.08.11.3471** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>162-164 Bernard Street</b>	Applicant:	<b>J. Hulett Jones</b>
Cross Street(s):	<b>Leavenworth Street</b>	Address:	<b>One Arkansas Street, #D2</b>
Block/Lot No.:	<b>0156/037</b>	City, State:	<b>San Francisco, CA 94107</b>
Zoning District(s):	<b>RH-3 / 65-A</b>	Telephone:	<b>(415) 558-0400</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 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	5 feet, 3 inches	7 inches
Side Setbacks	2 feet, 10 inches	3 feet
Building Depth	53 feet, 11 inches	58 feet, 7 inches
Rear Yard	None	None
Building Height	16 feet, 6 inches	40 feet
Number of Stories	2 (lower level is below grade)	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	None	2
PROJECT DESCRIPTION		
<p>The project proposes to remodel an existing two-story (two-unit) building, adding two additional floors, creating a four-story (two-unit) residential building. The proposed 40-foot tall building would contain a two-car garage (stacked parking), and would add a new curb cut to provide access to the garage. This building permit application is related to the building permit application (2014.08.13.3730) for the adjacent lot (160 Bernard Street); the applicant information is the same for both permits.</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.</p>		

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

Planner: Nicholas Foster

Telephone: (415) 575-9167

E-mail: [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)

**Notice Date: 5/07/2015**

**Expiration Date: 6/06/2015**

中文詢問請電: (415) 575-9010

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

This page intentionally left blank.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
160-164 Bernard St.		0156/036 & 037	
Case No.	Permit No.	Plans Dated	
2014.1564E	201408113471, 201408133731,	9/25/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. 162-164 Bernard: two-story addition to existing one-story, two-unit residence and addition of two-car garage with lift. 160 Bernard: demolition of existing garage and construction of four-story, two-unit residential building.			

### 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 checked="" 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"/>	Class__

### 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> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<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> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<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> <b>If box is checked, a geotechnical report will likely be required</b>
<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 Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
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. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>April 21, 2015</u> (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: <u>Hily Tegarza</u> 04.28.15	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: <u>Hily Tegarza</u> Project Approval Action: <b>Select One</b> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature: <u>Hily Tegarza</u> 04.28.15
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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	4/21/2015
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Lily Yegazu	160-164 Bernard Street	
Block/Lot:	Cross Streets:	
0156/036 + 037	Jones and Leavenworth Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B - Potential Historic Resource	N/A	2014.1564E

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

<b>DATE OF PLANS UNDER REVIEW:</b>	August 8, 2014
------------------------------------	----------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: EEA, plans by Project Sponsor.	
The proposed project is to remodel and construct a two-story addition to the existing one-story-over-basement single-family residence at 162-164 Bernard Street. In addition, the existing one-story-over basement garage at 160 Bernard Street will be demolished and a new four-story, two-unit building with basement level parking will be constructed.	

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



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

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

<b>PRESERVATION TEAM COMMENTS:</b>
<p>The subject property comprises of two adjacent lots (Lot 36 and 37), each developed with one-story-over-basement structures. Both lots are 23-foot wide by 60-foot deep, located on the north side of Bernard Street, between Jones and Leavenworth streets.</p> <p>The primary structure on lot 36 was built in 1906 replacing the previous building on the lot that burned in the 1906 earthquake and fire. The structure on lot 37, currently used as a garage, was built in 1913 as a plumbing shop for the same property owner. The two buildings have never been moved, retaining integrity of location but they have since lost integrity of setting as most early houses on the subject block appear to have been heavily altered or have been replaced by modern construction. No potential historic district is identified in the vicinity of the subject property.</p> <p>As fully detailed in the Historic Resources Evaluation (HRE) document prepared by William Kostura, architectural historian (dated September 2013), both properties do not appear to be individually eligible for the California Register under criterion 1, 2 or 3. Specifically, although both structures were rebuilt immediately following the 1906 earthquake and fire, a small to moderate number of similar sized houses with higher integrity than the subject buildings remain standing on Nob Hill and Russian Hill. In addition, none of the persons associated with the property were significant in San Francisco's, California or national history. Lastly, both structures do not display any significant architectural features other than the bracketed cornice on the primary structure and the ornamental iron fence in front of it, as well as the historic large casement and steel windows that face the sunken yard and not visible from the public right-of-way. As such, given the otherwise plain architecture of the subject buildings, the property does not appear to be individually eligible for the California Register under criterion 3.</p> <p>The Department concurs with the analysis included in the HRE prepared by William Kostura that the subject sites are not resources and the one-story residence as well as garage structure on the subject lots do not retain sufficient integrity to be considered historic resources. As such, the Department defers to the recommendation from the Department's Residential Design Team (RDT) on the proposed project.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smadar</i>	4/27/2015

# Site Photos

SUBJECT PROPERTY  
- Primary Structure





# Site Photos

SUBJECT PROPERTY –  
Garage (Plumbing shop)



Case Number 2014.1564E  
160 & 162-164 Bernard Street

This page intentionally left blank.

**RECEIVED**

JUN 08 2015

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.O.**APPLICATION FOR  
Discretionary Review**

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Patrick J. Connolly and Tiffany Hsueh		
DR APPLICANT'S ADDRESS: 127A Bernard Street, San Francisco, California	ZIP CODE: 94109	TELEPHONE: (415 ) 357-0600

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Philip Campbell, Julia Campbell, Philip Campbell & Julia Campbell Revocable Trust		
ADDRESS: 162 Bernard Street, San Francisco, California	ZIP CODE: 94109	TELEPHONE: (415 ) 279-0056

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Niall Vignoles		
ADDRESS: 649 Mission Street, Fifth Floor, San Francisco, California	ZIP CODE: 94105	TELEPHONE: (415 ) 823-3683
E-MAIL ADDRESS: vignoleslaw@gmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 162-164 Bernard Street	ZIP CODE: 94109
CROSS STREETS: Leavenworth Street and Jones Street	

ASSESSORS BLOCK/LOT: 0156 /037	LOT DIMENSIONS: 23x60	LOT AREA (SQ FT): 1380	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 65-A
-----------------------------------	--------------------------	---------------------------	--------------------------	-------------------------------

## 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 ☐  
Two Family Dwelling

Present or Previous Use:

Proposed Use: Two Family Dwelling

Building Permit Application No. 2014.08.11.3471

Date Filed: August 11, 2014

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

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<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 DR applicants discussed their concerns with both the Planner and the Sponsor. The Sponsor made clear that she was not going to compromise based on the concerns raised by the DR applicants. The DR applicants were not provided notification in August 2014 when other neighbors received notice and only recently learned of the project when the Notice of Building Permit Application was mailed.





## 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: \_\_\_\_\_

6/5/15

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

Patrick J. Connolly

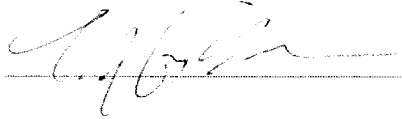
Owner / Authorized Agent (circle one)

# 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.

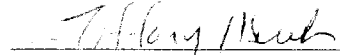
Signature: \_\_\_\_\_



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

6/15/2015

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

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

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

## NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**RECEIVED**

JUN 08 2015

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.T.C.

For Department Use Only

Application received by Planning Department:

By:

Kurt Betn

Date:

6/8/15

## **ATTACHEMENT TO APPLICATION FOR DISCRETIONARY REVIEW**

DR APPLICANT: Patrick J. Connolly and Tiffany Hsueh

PROPERTY OWNER WHO IS DOING PROJECT: Philip Campbell, Julia Campbell & Philip Campbell & Julia Campbell Revocable Trust

STREET ADDRESS OF PROJECT: 162-164 Bernard Street

### **Discretionary Review Request**

1. The existing historic 1906 cottage and garage are each located on small 23 x 60 lots mid-block on a narrow mid-block alley and are surrounded on all sides by buildings which are only one or two stories (some of which are over garages). [See Exhibits A-F.] All of the midblock buildings on this block of the alley (Exhibits A-D), the midblock buildings fronting on Broadway and abutting the rear of the proposed Project (Exh. E) and most other midblock buildings in the neighborhood (Exh. F) are only one or two stories (some being over garages).

The alternations to cottage and the new construction on adjacent parcel will: 1) cause the height of the proposed buildings to be incompatible with the height and scale of all mid-block buildings; 2) create two new four story buildings over basements with roof decks where all other mid-block buildings (including adjacent rear buildings on Broadway) are one or two story; 3) create the only four story buildings in the middle of the block and the tallest buildings in the middle of the block instead of at the end of the block near the wide street; 4) mass into mid-block open space on the alley, which is particularly harsh on this narrow block (it will also mass onto mid-block open space on Broadway); 5) negatively affect quality of pedestrian experiences on the block where bulk effects are particularly pronounced on a narrow alley-type mid-block street; 6) increase shadowing and reduce light to the alley and adjacent buildings; 7) destroy the historic feel of the cottage/garage now at the two-parcel joint project; and 8) change the historic character and feel of the block, including by the proposed frontage design of the building.

2. The proposed construction on the two adjacent parcels will create two new adjacent structures towering over the adjacent buildings and the block because they are much taller and are more stories than all adjacent buildings and all midblock buildings. [See Exhibit G.]

Specifically, the alternations to cottage and the new construction on adjacent parcel will: 1) cause the height of the proposed buildings to be incompatible with the height and scale of all mid-block buildings; 2) create two new four story buildings over basements with roof decks where all other mid-block buildings (including adjacent rear buildings on Broadway) are one or two story; 3) create the only four story buildings in the middle of the block and the tallest buildings in the middle of the block instead of at the end of the block near the wide street; 4) mass into mid-block open space, which is particularly harsh on this narrow block(it will also mass onto mid-block open space on Broadway); 5) negatively affect quality of pedestrian experiences on the block where bulk effects are particularly pronounced on a narrow alley-type mid-block street; 6) increase shadowing and reduce light to the alley and adjacent buildings; 7) destroy the historic feel of the cottage/garage now at the two-parcel joint project; and 8)

change the historic character and feel of the block, including by the proposed frontage design of the building.

Neighboring owners and tenants of the proposed Project have had discussions with the DR Applicants in which they have expressed these concerns and the potential adverse effects on them (as discussed above).

3. The height of the alternations to cottage and the new construction on adjacent parcel should be limited to the prevailing roof height, which is approximately thirty (30) feet. A reduction in height can be achieved by not approving the fourth floor over the basement and/or by reduction of proposed tall ceiling heights. A reduction in the height of the alternations to cottage and the new construction will mitigate the potential adverse effects listed in #1-#8 above. A reduction in height will also mitigate the adverse effects of the elevator overrun which extends higher than forty (40) feet based on the proposed plans.

The front of the proposed altered cottage and the new construction on adjacent parcel should be set back to match the set back of the existing cottage. A front set back will mitigate the potential adverse effects listed in #1, #4-#8.

The front façade of the proposed altered cottage and the new construction should provide features that acknowledge the historic designs of neighboring buildings along the block, many of which were built within the decade after the 1906 earthquake.

From the Desk of Tiffany Hsueh

---

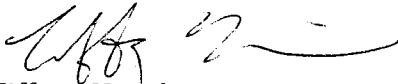
June 5, 2015

San Francisco Planning Department  
Planning Information Center  
1660 Mission Street, First Floor  
San Francisco, CA 94103

To Whom It May Concern:

I, Tiffany Hsueh, authorize Patrick J. Connolly, the co-owner of the building located at 127-131 Bernard Street with me, to file enclosed Application for Discretionary Review on my behalf for the projects located at 160 Bernard Street and 162-164 Bernard Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tiffany Hsueh', with a stylized flourish extending to the right.

Tiffany Hsueh

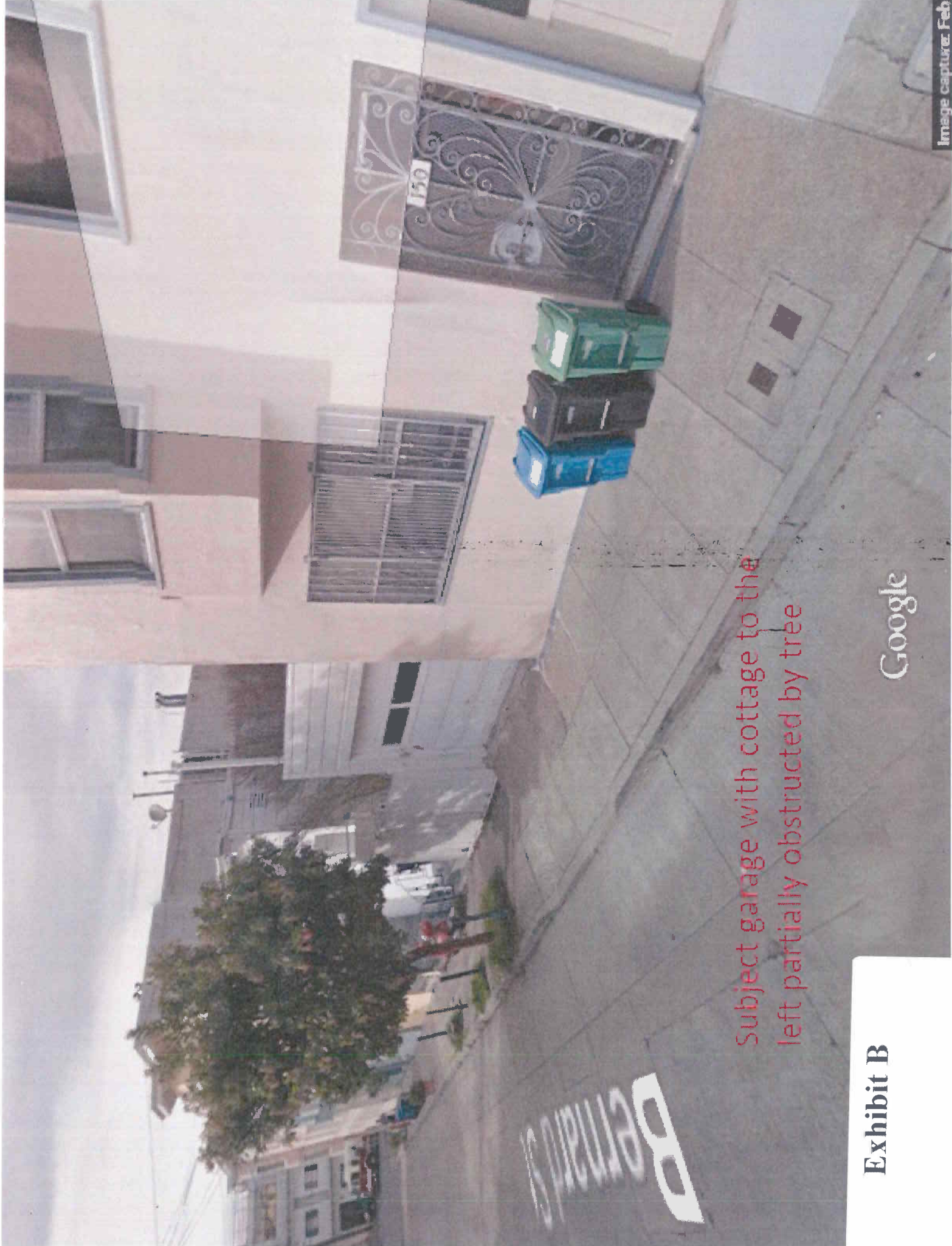


Subject Property cottage, with  
garage to right behind tree

Google

**Exhibit A**



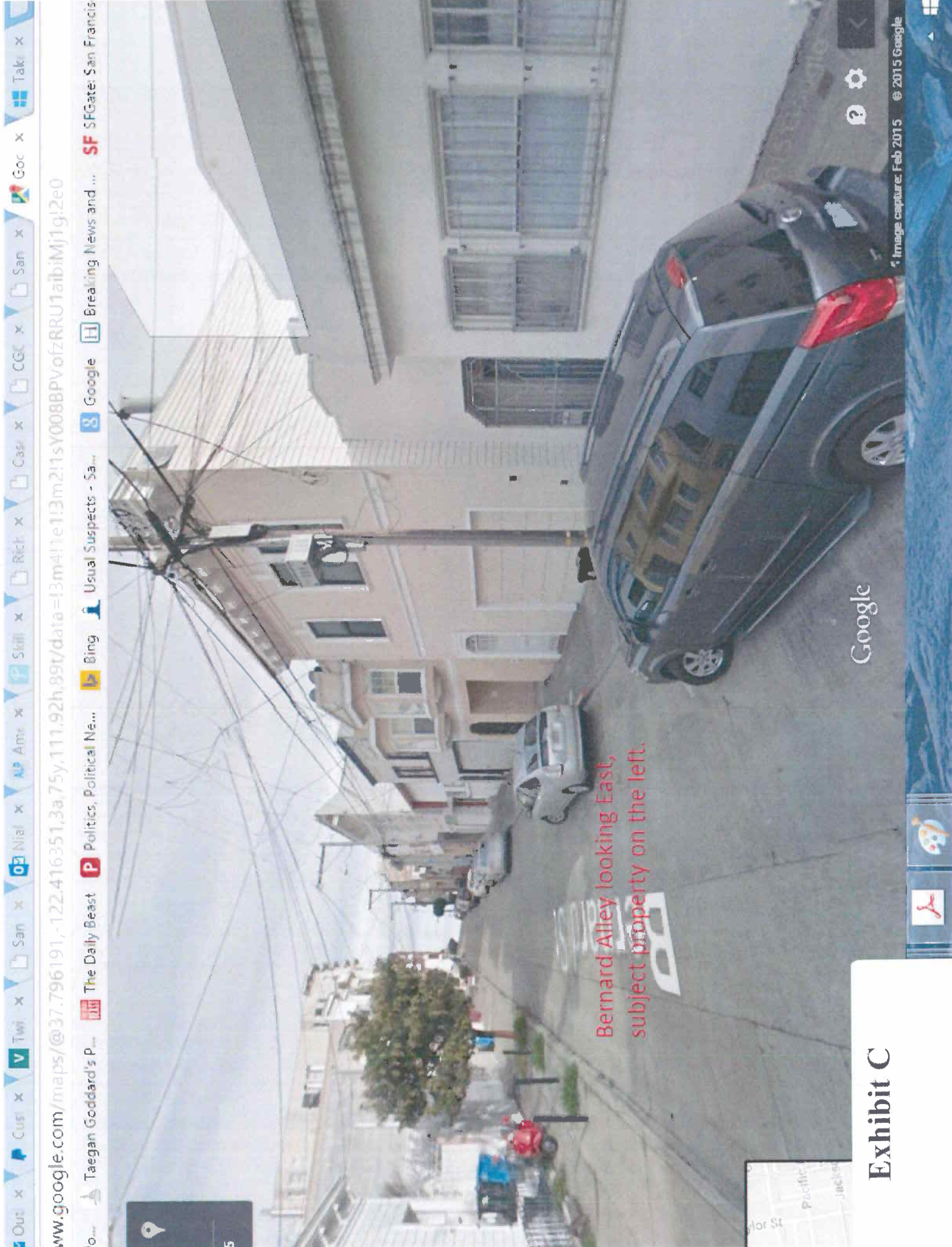


Subject garage with cottage to the  
left partially obstructed by tree

**Exhibit B**

Google

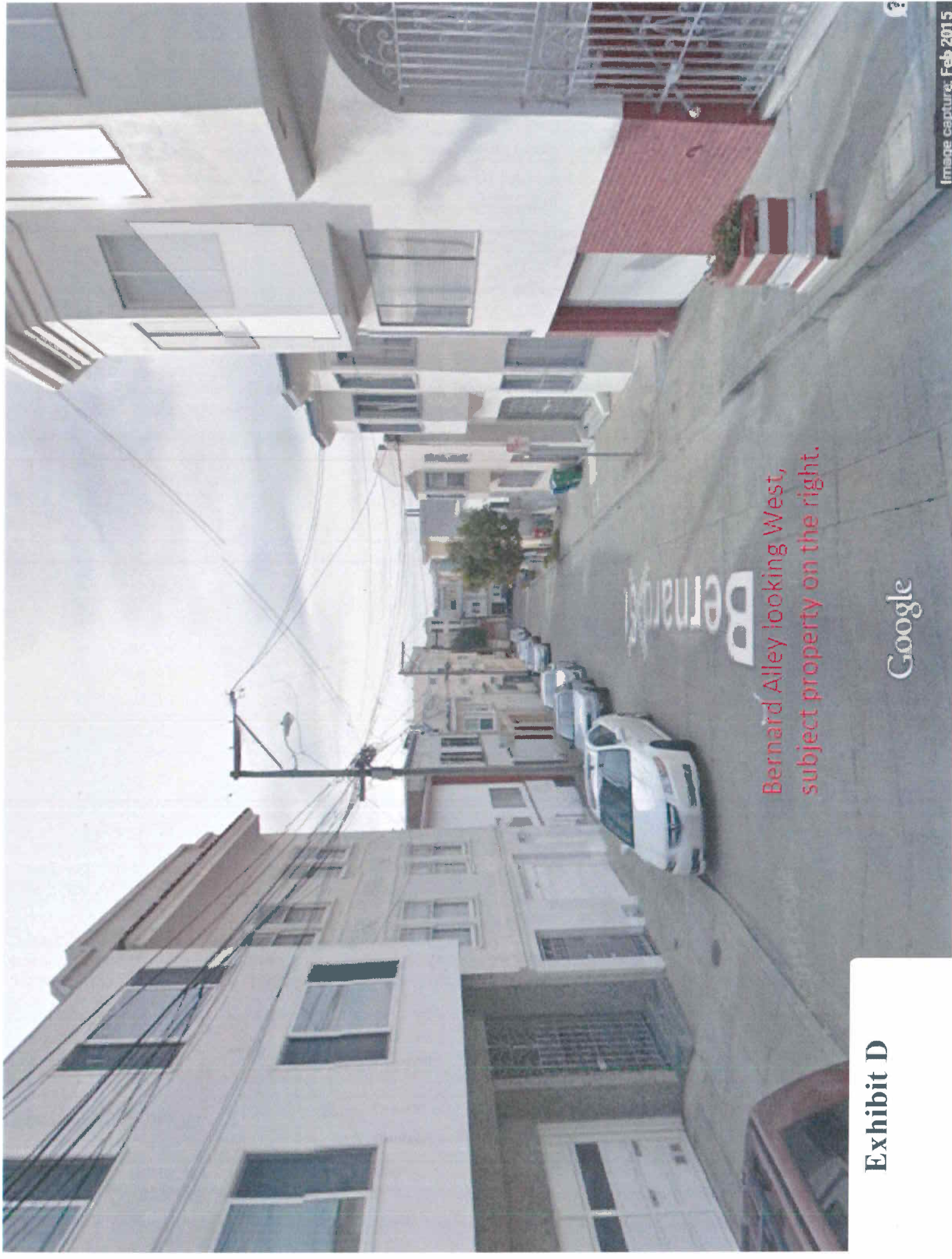




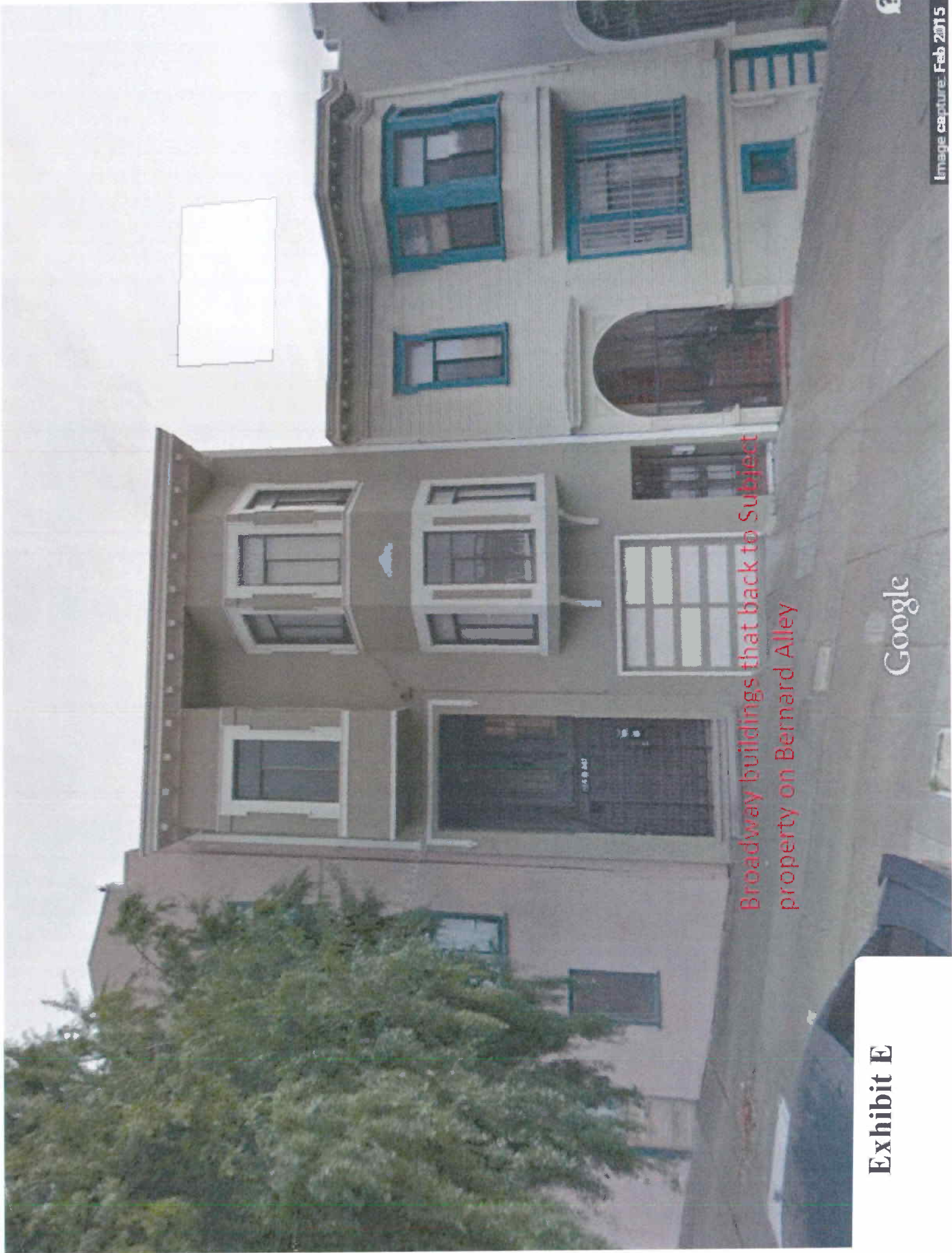
Bernard Alley looking East,  
subject property on the left.

Exhibit C

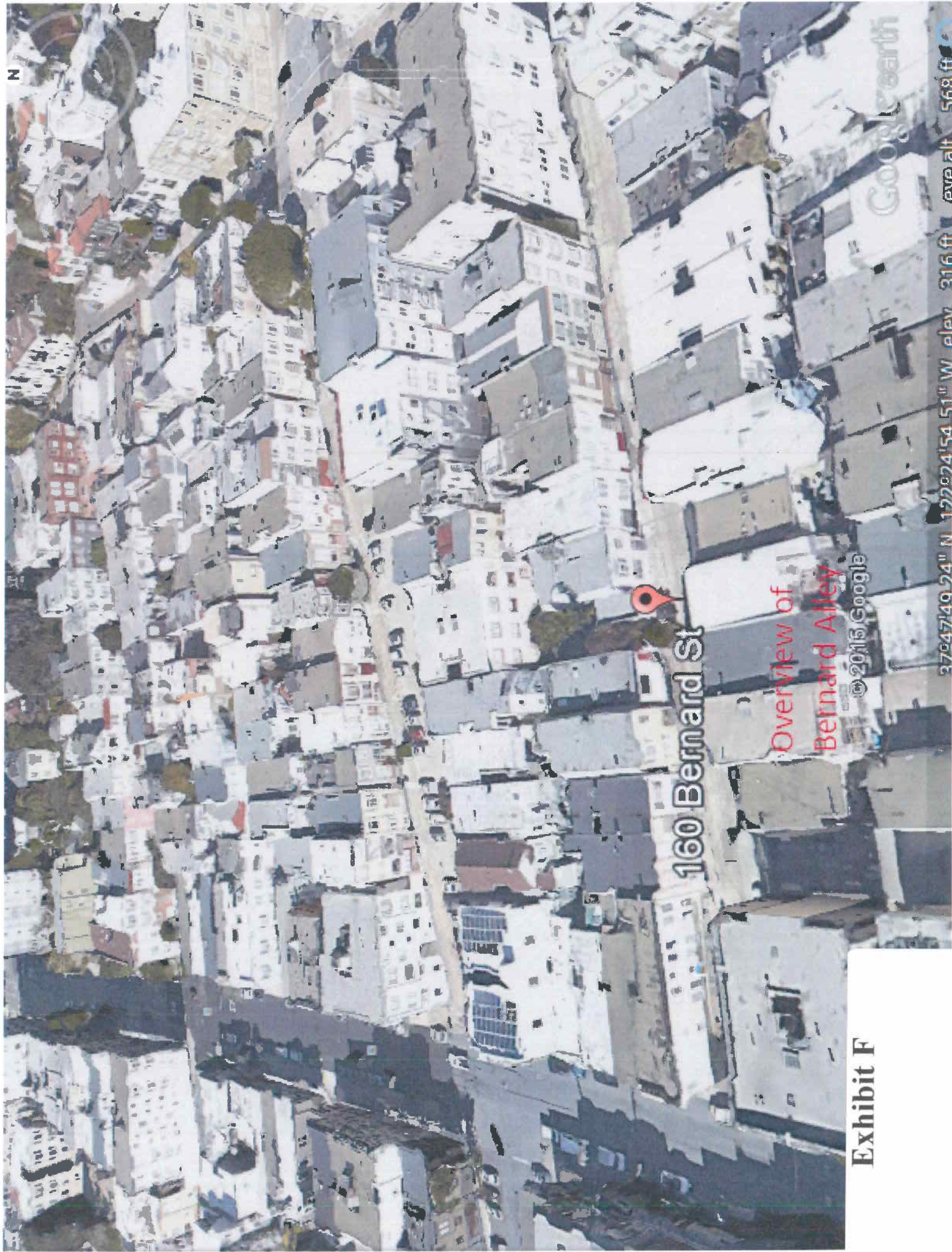




**Exhibit D**







**Exhibit F**





Exhibit G

This page intentionally left blank.

NEW YORK  
LONDON  
SINGAPORE  
PHILADELPHIA  
CHICAGO  
WASHINGTON, DC  
SAN FRANCISCO  
SILICON VALLEY  
SAN DIEGO  
SHANGHAI  
BOSTON  
HOUSTON  
LOS ANGELES  
HANOI  
HO CHI MINH CITY

# DuaneMorris®

FIRM and AFFILIATE OFFICES

ALICE SUET YEE BARKLEY  
DIRECT DIAL: +1 415 957 3116  
PERSONAL FAX: +1 415 358 5593  
E-MAIL: [asbarkley@duanemorris.com](mailto:asbarkley@duanemorris.com)

[www.duanemorris.com](http://www.duanemorris.com)

ATLANTA  
BALTIMORE  
WILMINGTON  
MIAMI  
BOCA RATON  
PITTSBURGH  
NEWARK  
LAS VEGAS  
CHERRY HILL  
LAKE TAHOE  
MYANMAR  
OMAN  
A GCC REPRESENTATIVE OFFICE  
OF DUANE MORRIS  
  
MEXICO CITY  
ALLIANCE WITH  
MIRANDA & ESTAVILLO  
SRI LANKA  
ALLIANCE WITH  
GOWERS INTERNATIONAL

January 4, 2016

Commissioner Rodney Fong  
President, Planning Commission  
1650 Mission Street, fourth floor  
San Francisco, CA 94103

**Subject:       Opposition to Discretionary Review Request  
Proposed buildings at 160 Bernard and 162-164 Bernard Street**

Dear Commissioner Fong:

Our office represents Julia and Philip Campbell (collectively, “Applicants”), who propose to demolish a single car garage with a storage room underneath and construct a two-unit, four-story building with a basement at 160 Bernard Street, and to remodel and add two floors to the existing one-story plus basement two-unit building at 162-164 Bernard Street (collectively, the “Project”). The 160 and 162-164 Bernard properties are two separate legal lots (collectively, the “Site”). The Applicants currently reside in the 162-164 Bernard Street building and plan to reside in the upper unit of the 160 Bernard Street building once it is completed. Upon completion, the Project will have two four-bedroom units, one two-bedroom unit and a one-bedroom unit.

Patrick Connolly and Tiffany Hsueh (collectively, “DR Requestors”) reside at 127A Bernard Street, which is uphill and southeast from the Site. The DR Requestors filed discretionary review (“DR”) requests of the Project. Inasmuch as both DR requests are identical, the Applicants’ responses have been consolidated into one.

Discretionary review is granted only if exceptional or extraordinary circumstances exist. The DR Requestors fail to establish the existence of any exceptional or extraordinary circumstance in this case. Therefore, the DR requests are without merit and should be denied.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200  
SAN FRANCISCO, CA 94105-1127  
DM2/6417173.1 R2478/00001

PHONE: +1 415 957 3000 FAX: +1 415 957 3001



## **PROJECT APPLICANTS**

The Applicants, who have three children, bought the properties in 1997 from Patricia Brindle and her husband who occupied both of units at 162-164 Bernard Street. The Applicants have resided at the Property since that time and occupy both units. In 2001 the Applicants obtained permits to renovate the existing kitchen on the lower floor of 162 Bernard Street and to expand an existing bathroom on the upper floor. In 2003 the Applicants submitted a permit request to renovate the 162-164 Bernard building into a single family home. The Planning Commission approved the plans with the condition that a replacement second unit be constructed by expanding the garage on the adjacent legal lot which is under common ownership. The Applicants decided not to proceed with the approved application due to financial considerations. The Project is to construct two buildings, each with two units. The Project would add two four-bedroom dwelling units to be added to the City's housing stock.

## **PROJECT SITE**

The Site is located where the western slopes of Nob Hill and Russian Hill meet in an established residential area with medium to high density housing that is close to Downtown. The buildings on this block range from one to four stories and from single family homes to 16 unit apartment buildings. The architecture of the buildings is diverse providing a mixed visual character. (See photographs of the Site vicinity attached hereto as **Exhibit 1.**)

The Site, two adjoining lots each measuring 23' x 60', is located in an RH-3 zoning district and a 65-X Height and Bulk District, which allows buildings up to 65' high. The 160 Bernard Street property is improved with a 10'10" x 22', 238 gross square feet (gsf) garage with basement storage located at the southeast corner of the lot. Except for this small structure constructed in 1913, the remainder of the site is undeveloped providing light and air to the property line windows of the two unit building located at 162-164 Bernard Street.

The one-story over basement two-unit building at 162-164 Bernard Street was constructed in 1906. The basement unit contains a kitchen, a family room, a bedroom with a connecting home office, bathroom and utility room. The ground floor unit contains a living room, two bedrooms, kitchen and bathroom. The façade of the building is set back 4'7" from the front property line to provide access to the basement unit. The Planning Department has determined that this building is not a historic resource. (See Categorical Exemption, the Historic Resource Evaluation Report by William Kostura and the Department's Historic Resource Evaluation attached to the Case Report.)

The existing building lacks adequate light and air access in that:

- The family in the basement has one small west facing window facing a 2'10" open air wide exit corridor and a window on the side property line, and a window facing a light well that is not sufficiently deep to provide adequate light and air;

- The basement bedroom and family room windows face the 2'-10" open air exit corridor;
- The hallway and the room at the rear at the ground floor are along the side property line; and
- The two front bedrooms receive their light and air facing the 2'-10" open air exit corridor.

This building does not meet numerous Building Code provisions, most notably with respect to the operable windows and doors along the property line and the light well. Compliance with the Building Code would deprive several rooms of air access to the rooms along the property line.

## **PROJECT**

The Applicants propose to construct the Project in two phases. Phase 1 will be the demolition of the small garage/storage building at 160 Bernard Street and construction of a two unit townhouse, one being a new home for the Applicants. Phase 2 of the Project would be the renovation and addition to 162-164 Bernard Street. No tenants will be evicted in order to construct either building.

### **Phase 1 - Proposed Two-unit Building– 160 Bernard Street**

The Applicants propose to demolish the existing garage/storage structure and construct a five story handicap accessible two-unit building with two townhouse units and off-street parking provided by a car stacker. The elevator will not access the roof limiting the elevator overrun to be approximately 4' high above the roof. (See the existing and proposed floor plans, elevations and sections attached to the Case Report.)

The 1,357 sq. ft. lower unit will be a townhouse consisting of the basement and the rear portion of the ground floor. The common area at the ground floor will include the entrance lobby for both units, the elevator, a garage with a car stacker for the two off-street parking spaces and two Class 1 bicycle parking spaces. This lower townhouse unit will have two bedrooms and a bathroom on the ground floor with the living/dining/kitchen area in the basement level. The private usable open space for this lower unit will be the 345 sq. ft. at-grade 15' deep Code complying rear yard. (See Sheets A2.1 of plans attached to the Case Report.)

The 2,801 sq. ft. upper four bedroom townhouse unit consisting of the second, third and fourth floors will be occupied by the Applicants and their family. The second floor will have an ensuite master bedroom, two bedrooms, laundry area and a bathroom. The third floor will contain the living room/office and an ensuite bedroom. The fourth floor penthouse containing the dining/kitchen area will be set back 8' from the front façade and 10' from the rear façade.

A 6' light well matching the adjacent light well of the uphill neighbor will ensure light and air access to the neighbor's rear bedrooms and hallway.

The 400 sq. ft. roof deck, the fourth floor 170 sq. ft rear terrace and the 184 sq. ft. front terrace will be the private usable open space for the upper unit. Access to the roof deck will be via a spiral staircase located at the fourth floor rear terrace. To minimize the visual height the railings of the roof deck will be glass. (See Sheet A2.3 of plans attached to the Case Report.) After the 160 Bernard building is completed, the Applicants' family will relocate to the upper unit of 160 Bernard Street and the lower unit will be rented.

**Proposed addition and renovation of 162-164 Bernard Street Building**

The two-unit, one-story with basement 162-164 Bernard Street building will include renovation of the basement unit and a vertical addition above the ground floor that complies with the rear yard requirement. The building will continue to have two units each with 2 new off-street parking spaces provided by a car stacker, as shown by the existing and proposed floor plans, elevations and sections attached to the Case Report.

The existing basement unit will be renovated to include a kitchen/living/dining area, one bedroom with a connecting home office, a bathroom, storage room, garage, circulation, and building services. This lower unit will not have any usable open space because it is a renovation of a lawful non-complying unit. (See Sheets A02.01 and A02.05 of plans attached to the Case Report.)

The upper four-bedroom townhouse unit will consist of the existing ground floor and the new second and third floors. The ground floor will contain an ensuite master bedroom, two bedrooms, and common area for the garage and building entry. The second floor will be an open living/dining/kitchen area. The partial third floor will be an ensuite master bedroom that is set back 8' from the street and 25' from the rear property line. The private usable open space will be the 184 sq. ft. second floor terrace, the 160 sq. ft. front terrace and the 230 sq. ft. rear terrace on the third floor. (See Sheets A02.03 and A02.04 of the plans attached to the Case Report.)

**ISSUES RAISED BY DR REQUESTORS**

The DR Requestors raise the following issues:

1. The existing buildings are historic resources and the Projects will adversely affect these historic resources.
2. The Projects are out of scale, too tall and incompatible with the character of the neighborhood.
3. The Projects will adversely affect the light and air access to the adjacent Broadway Street and Bernard Street neighbors.
4. The DR Requestors were not provided Pre-Application Notice of the Project.

**APPLICANTS' RESPONSES TO ISSUES RAISED BY DR REQUESTORS**

1. ***The Project will have no adverse impact on Historic Resources.***

DR Requestors' assertion that the Project would have a negative effect on historic resources is devoid of merit. The environmental review application submitted by the Applicants included Part 1 of a Historic Resource Evaluation Report by William Kostura (herein, "Kostura Report"). The Kostura Report found that the Site and Buildings were not associated with events or patterns of history, or person. Further, the few architectural features of note cannot be seen from the public right of way and these features are not sufficient to raise the Building to a level of distinction. (See pp. 8 and 9 of the Kostura Report, attached to the case report.) Kostura determined that the buildings on the Site are not eligible to be listed on the California Register.

The Planning Department conducted an independent review of the Kostura Report and agreed with his findings and conclusions. The Planning Department found that while "the two buildings have never been moved, retaining integrity of location, they have lost integrity of setting as most of the buildings on this block have been heavily altered or replaced; thus 'no potential historic district is identified in the vicinity of the subject property.'" A Class 1 and a Class 3 categorical exemption were issued as of April 28, 2015. See CEQA Categorical Exemption Determination attached to the case report. Notwithstanding the DR Requestors' contention, the buildings are not historic resources and cannot support a discretionary review request.

2. ***The massing and height of the Project are compatible with the massing, scale and character of the neighborhood.***

The DR Requestors contend that the Project's mass will be inconsistent with the surrounding buildings. The buildings in the Project block range from single family homes to apartments with up to 16 units, from one to four stories high. The DR Requestors chose to completely ignore both the uphill and downhill corner lots that feature the largest buildings on the block face and chose to focus only on the shorter mid-block buildings. The height of the Project design reflects the slope of the street. The Site is located in a 65' height district and the proposed buildings are 40' high.

The partial top floors of both buildings are set back 8' from the front facade of the floors below so they appear as three story buildings from the street. To further minimize the visual height of the buildings, the railing of the roof deck of the 160 Bernard building will be glass eliminating the need for a solid 42" high roof parapet.

The Project will replace the existing one story and small garage/storage buildings and the existing two-unit building that lack architectural interest with two contemporary buildings adding diversity to the existing architectural of the block. The Projects are consistent with the Residential Design Guidelines ("Guidelines") in that:



- The Project respects the topography of the Site in that it will step up the street and complete the block face. By setting back the upper floor, the Project will provide a pedestrian scale similar to the adjacent buildings. (See Guidelines page 11.)
  - The existing buildings in the Site vicinity have minimal or no rear yards. (See enlarged Sanborn Map of the Project block attached hereto as **Exhibit 2**.) The addition to the 162-164 Bernard Street building above the ground floor and the new building at 160 Bernard Street will have rear yards that comply with the Planning Code and will not alter the existing rear yard corridor of the block.
  - The partial top floors of the proposed buildings have been set back 8' from the front facade to maintain a pedestrian scale. The 23' wide façade is similar to the existing Bernard Street buildings except for the corner lots fronting on Leavenworth and Jones Streets. (See Guidelines 23 and 24.)
  - The garage door will be slightly recessed, similar to the existing garage doors in the area. The 10' curb cut and the 8' garage door comply with the planning requirements. (See Guidelines page 37.)
  - The rooftop architectural features, such as the elevator overrun, are minimized by keeping them at the minimum height required and the roof deck railings are glass. (See Guidelines page 38.)
  - The form and detailing of the buildings are contemporary yet compatible with the various architectural characteristics of the neighboring properties. The primary façade materials on the existing structures on the block are stucco or wood siding. The primary façades of the Project buildings will be horizontal wood siding that would extend to the visible portion of the side property line walls. The front façades include bay windows commonly found in the Project neighborhood. (See Guidelines pages 34, 44, 47.)
3. **The Project will not adversely affect the light and air access to the adjacent buildings and Bernard Street.**

The Site is on the north side of Bernard Street. The partial top floors of both proposed buildings will be set back 8' from the front property line and 25' from the rear property line. The Sanborn Map attached here to as **Exhibit 2** shows that all of the buildings on the block face and those fronting on Broadway to the north do not have Planning Code complying rear yards. Several buildings on the block face including the 162-164 Bernard building have 100% lot coverage.

The two lots to the rear of the Site with frontage on Broadway are developed with a four story and a three story apartment building that are similar in height to the Project buildings. Both the 160 Bernard building and the expanded 162-164 Bernard building will have 15' deep code complying rear yards and the partial fourth floor are set back 25' from the rear property line;

therefore, the Project will have minimal impact on sunlight and air access on the light and air access to the adjacent properties.

4. **DR Requestors received the Section 311 notice from the Planning Department.**

Prior to submitting the building permit application in 2014, the Applicants sent out a pre-application meeting notice to their adjacent neighbors, as required by the Planning Department. The DR Requestors reside approximately 120' uphill on the opposite block face and did not receive the pre-application meeting notice because they reside outside of the pre-application notification area.

When the DR Requestors received the Section 311 notice from the Planning Department they met with the Applicants and expressed their opinion that the proposed buildings are too high and out of scale with the neighborhood. The Applicants pointed out that the proposed buildings were 20' below the height limit and the design of the proposed buildings were reviewed extensively by the Planning Department prior to sending out the Section 311 notice. The proposed buildings do not have any stair or elevator penthouses on the roof (except for a minimum height for the elevator overrun) and the roof deck railings are glass to further minimize the visual height of the buildings. While the DR Requestors did not mention view blockage during the meeting, it became obvious that their concern was about blockage of their northwestern view.

**SUMMARY**

The DR Requestors fail to state facts supporting the existence of exceptional and extraordinary circumstances that warrant the granting of discretionary review by the Commission. The Project will add two new four bedroom units to the City's housing stock and retain a 1-bedroom unit and a 2-bedroom unit. The Project is consistent with the City's General Plan objectives and policies, the priority policies of Planning Code Section 101.1(b) and the Residential Design Guidelines. Notwithstanding the DR Requestors' contention, their real concern is blockage of their view towards to northwest by the Project. Private view corridors are not protected by the Planning Code or the Guidelines. (See Guidelines, page 18.)

It is respectfully submitted that the DR requests should be denied and the Project approved.

Very truly yours,

Alice Suet Yee Barkley

ASB/bah

Commissioner Rodney Fong  
January 4, 2016  
Page 8

Attachments: Exhibits 1 and 2.

cc: Commissioner Cindy Wu  
Michael J. Antonini  
Rich Hillis  
Christine D. Johnson  
Kathrin Moore  
Dennis Richards  
Scott Sanchez  
Mark Luellen  
Nicholas Foster  
Patrick Connolly and Tiffany Hsueh (DR Requestors)  
Julia and Philip Campbell  
Hulett Jones

Commissioner Rodney Fong  
January 4, 2016  
Page 9

Duane Morris

#### **TABLE OF EXHIBITS**

- |           |   |
|-----------|---|
| Exhibit 1 | Photographs of project site and vicinity            |
| Exhibit 2 | Sanborn Map showing the existing rear yard corridor |

EXHIBIT 1



A:  
A DELIGHTFUL,  
SPONTANEOUS **BERNARD**  
**STREET** MOMENT CAPTURED  
ON GOOGLE'S STREET VIEW.

NEIGHBORS HAVING A CHAT:  
HE, WALKING HIS DOG AT THE  
SIDEWALK.  
SHE, PEERING OUT HER  
WINDOW ON THE FIFTH  
FLOOR.

THIS EXACT SPOT IS ACROSS  
THE STREET AND ONE  
PROPERTY UP FROM THE  
DISCRETIONARY REVIEW  
APPLICANT.



EXHIBIT 1



B: LOOKING NORTH ON LEAVENWORTH ST AT BERNARD ST



C: LOOKING SOUTH ON LEAVENWORTH ST AT BERNARD ST

EXHIBIT 1



D: LOOKING NORTH ON JONES ST AT BERNARD ST



E: LOOKING SOUTH ON JONES ST AT BERNARD ST



EXHIBIT 1



F: LOOKING WEST ON BERNARD ST AT EAST END OF BLOCK.

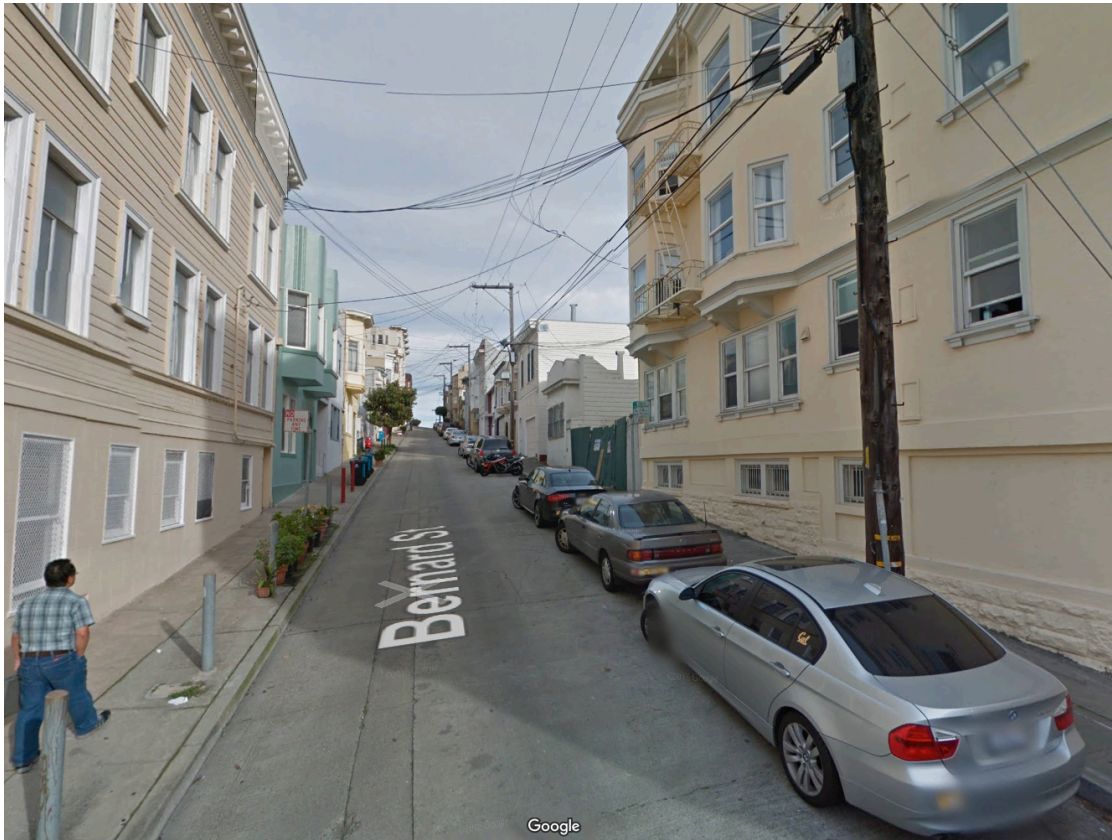
Discretionary Review Applicant's Residence is the light blue building at left (127 Bernard). Note four story building directly across the street.



G: LOOKING WEST ON BERNARD ST, PROJECT SITE AT DIRECT RIGHT AT RED SCOOTER



EXHIBIT 1



H: LOOKING EAST ON BERNARD ST AT LEAVENWORTH ST



I: LOOKING EAST ON BERNARD ST, PROJECT SITE AT DIRECT LEFT

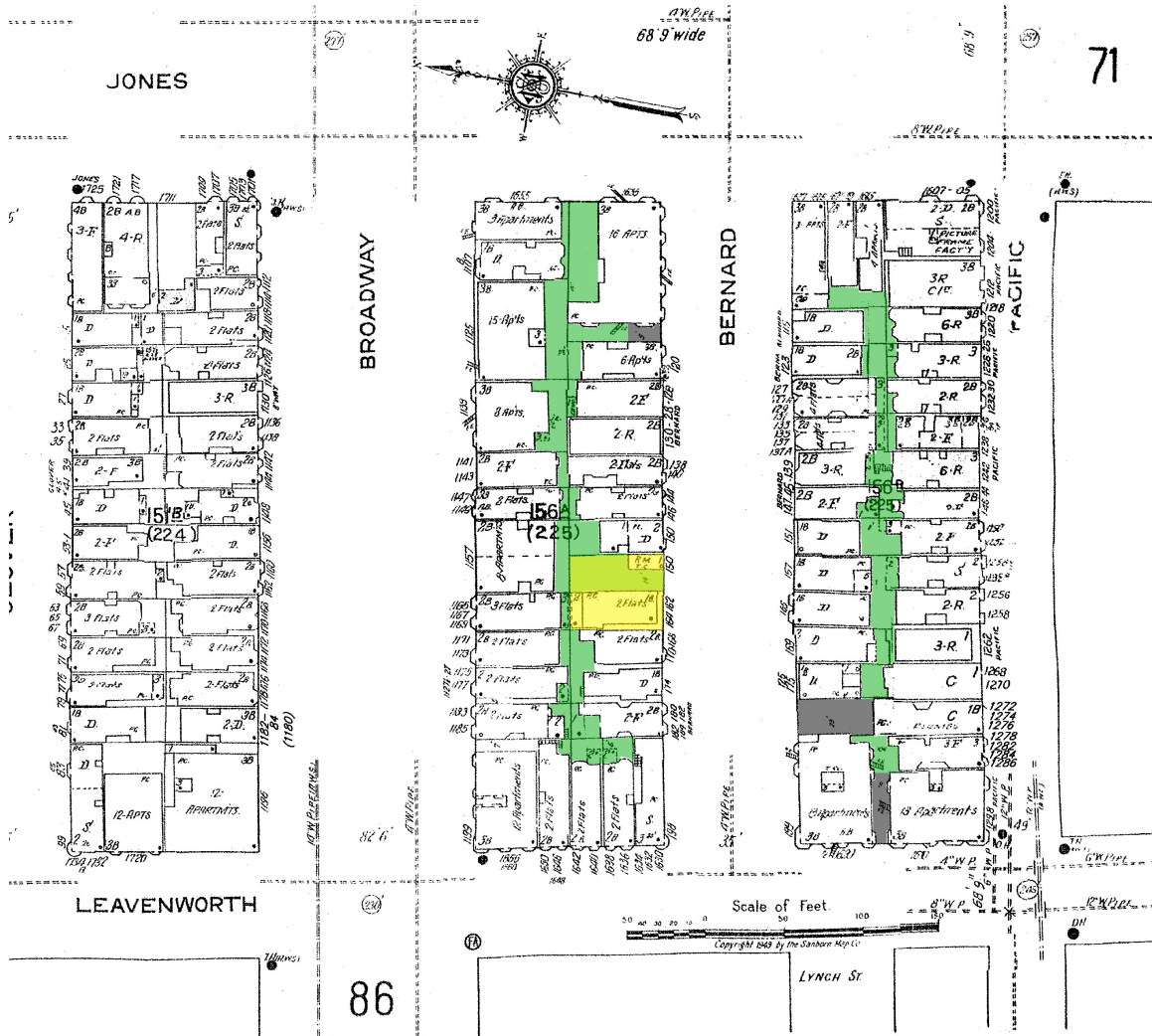
EXHIBIT 1



J: LOOKING EAST ON BERNARD ST, MID-BLOCK



## EXHIBIT 3



## SANBORN MAP

HIGHLIGHTING REAR YARD OPEN SPACE ON BERNARD STREET BETWEEN JONES AND LEAVENWORTH STREETS

GREEN AREAS DENOTE BACKYARD OPEN SPACE

GRAY AREAS DENOTE VACANT OR PAVED AREAS

YELLOW HIGHLIGHTS THE PROPOSED PROJECT SITE (2 LOTS)

This page intentionally left blank.

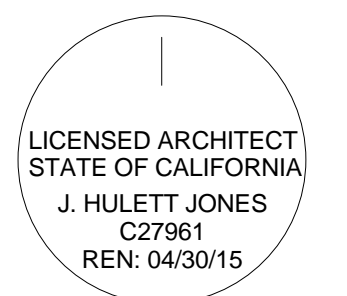








160 Bernard Street  
Lot 0156-036  
San Francisco, CA, 94109

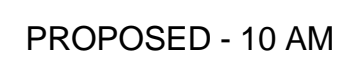
[illegible]

Shadow Study - June 21

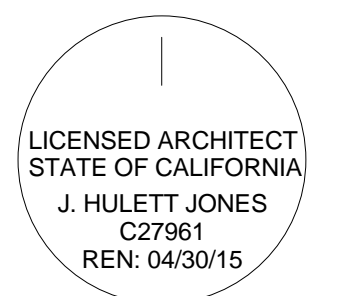
SHEET NUMBER

## A0.2





160 Bernard Street  
Lot 0156-036  
San Francisco, CA, 94109

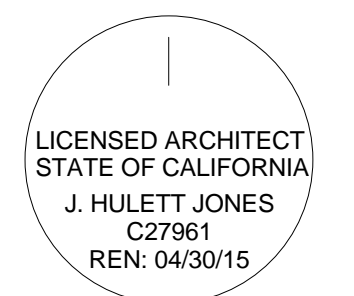
[illegible]Shadow Study -  
Mar./Sep. 21

SHEET NUMBER  
A0.3





160 Bernard Street  
Lot 0156-036  
San Francisco, CA, 94109

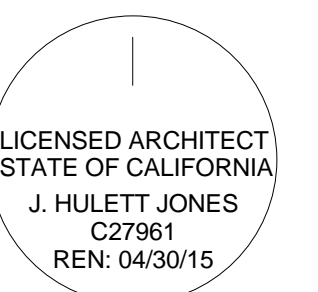
[illegible]

Shadow Study - Dec. 21

SHEET NUMBER

## A0.4







one arkansas street, d2, san francisco, ca 94107  
architecture design interiors v 415.558.0400  
f 415.861.5095

one arkansas street, d2, san francisco, ca 94107  
architecture design interiors v 415.558.0400  
f 415.861.5095

Lot 0156-036

San Francisco, CA, 94109

[illegible]

LICENSED ARCHITECT  
STATE OF CALIFORNIA  
J. HULETT JONES  
C27961  
REN: 04/30/15

SHEET NUMBER

## A1.2

© 2015 jones | haydu



VIEW A

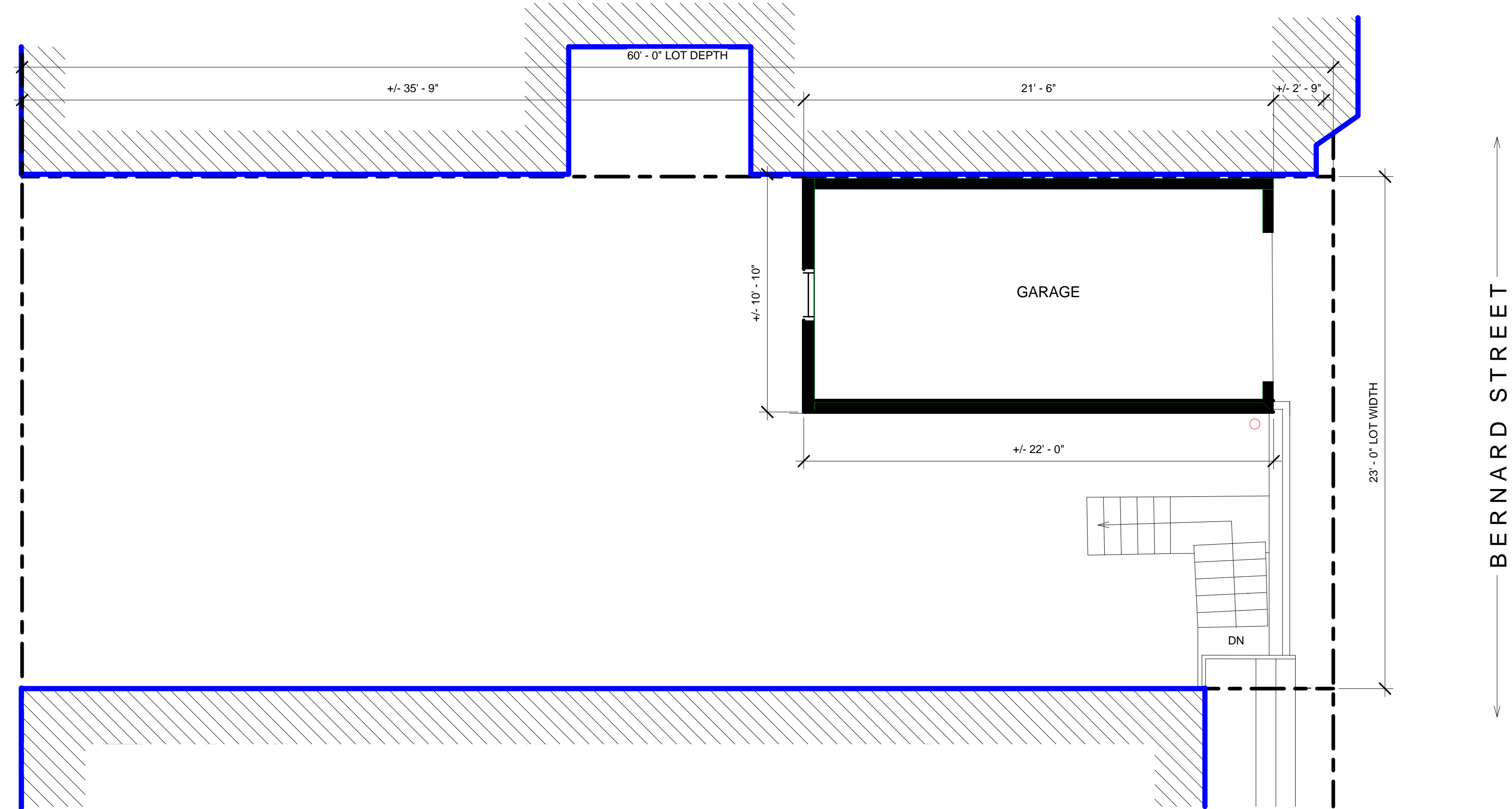




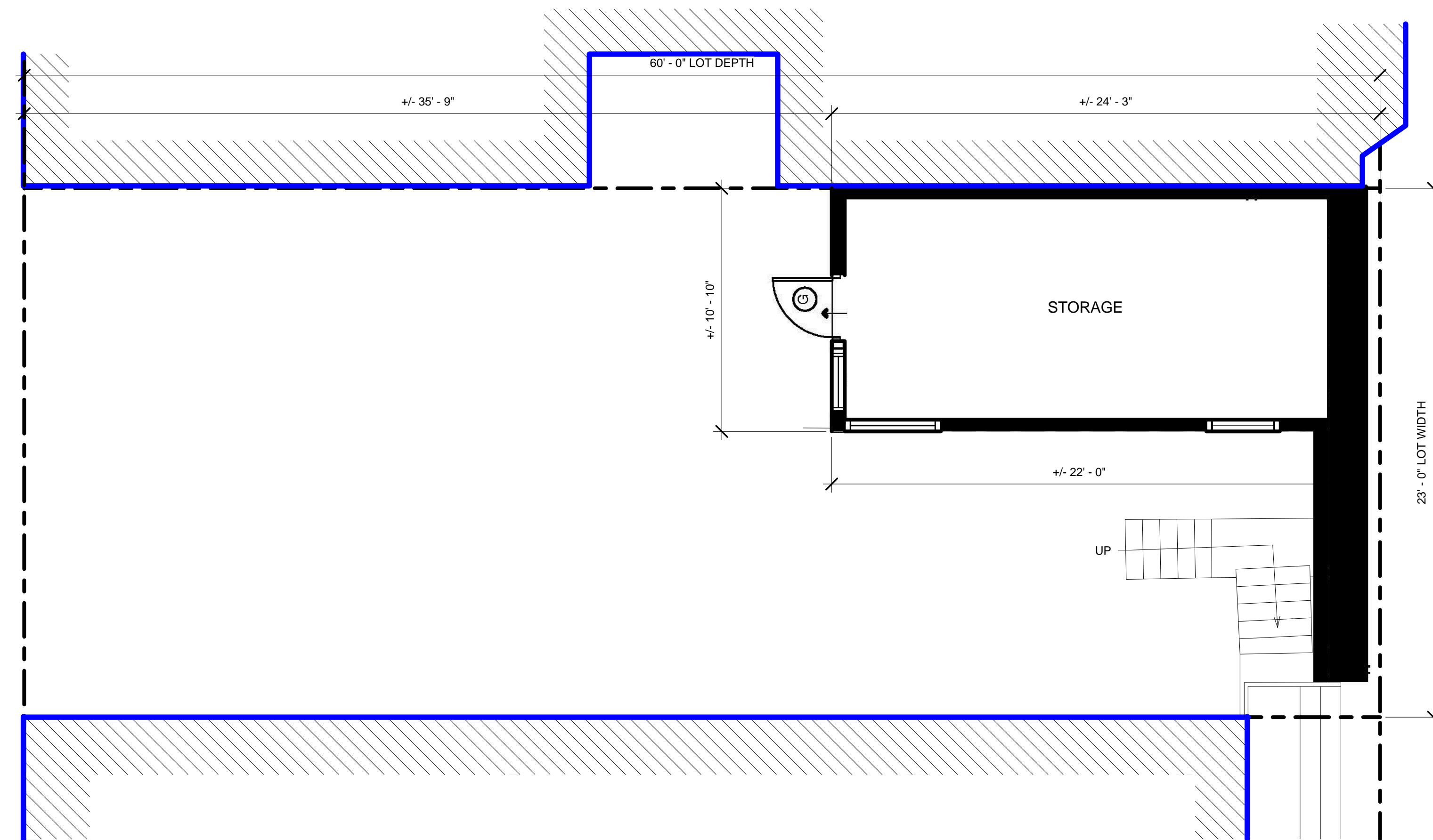








2 GROUND FLOOR PLAN - EXISTING  
Scale: 1/4" = 1'-0"




1 BASEMENT LEVEL - EXISTING  
Scale: 1/4" = 1'-0"



1 Ground Floor Plan (Unit #2)  
Scale: 1/4" = 1'-0"

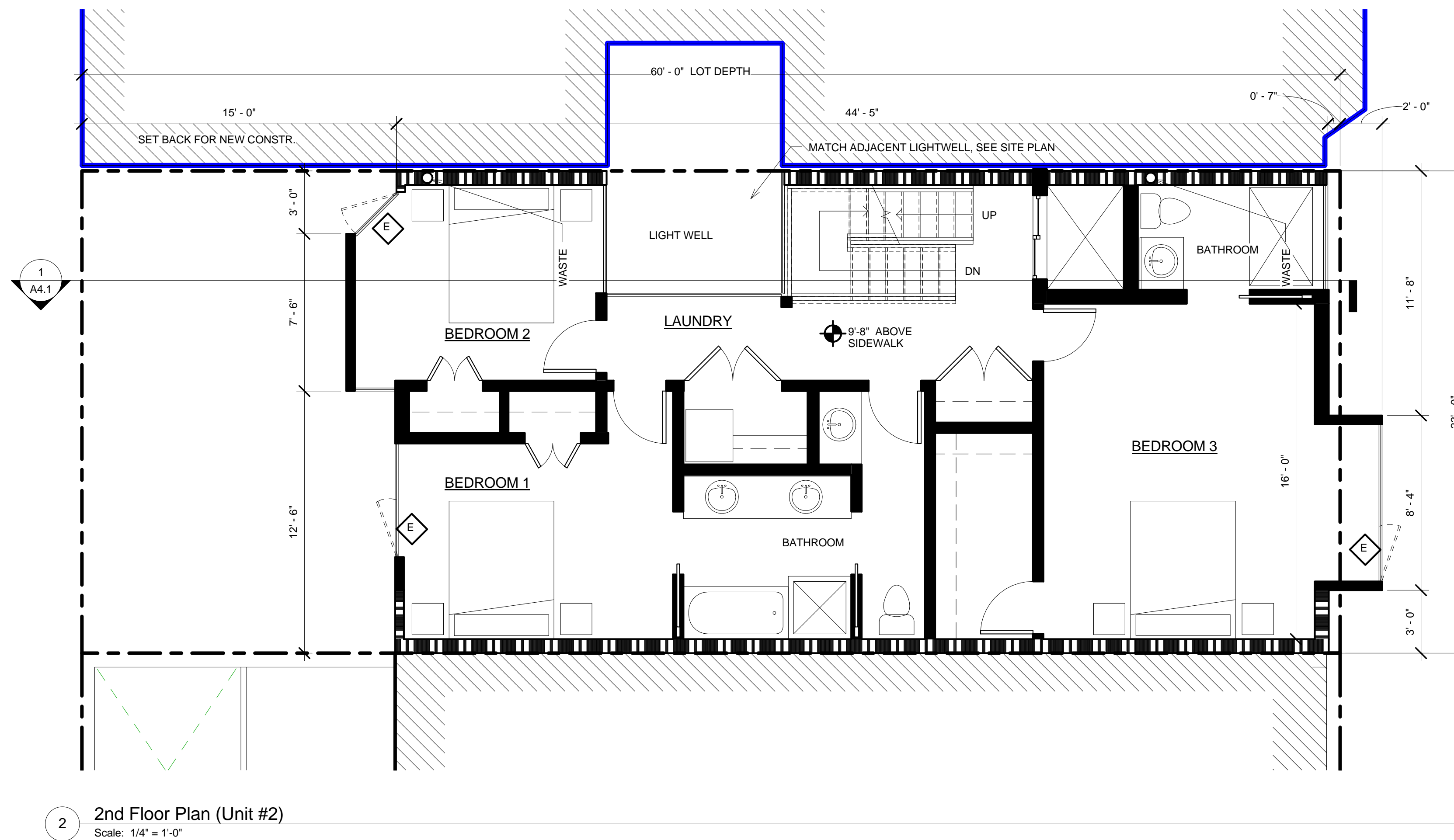
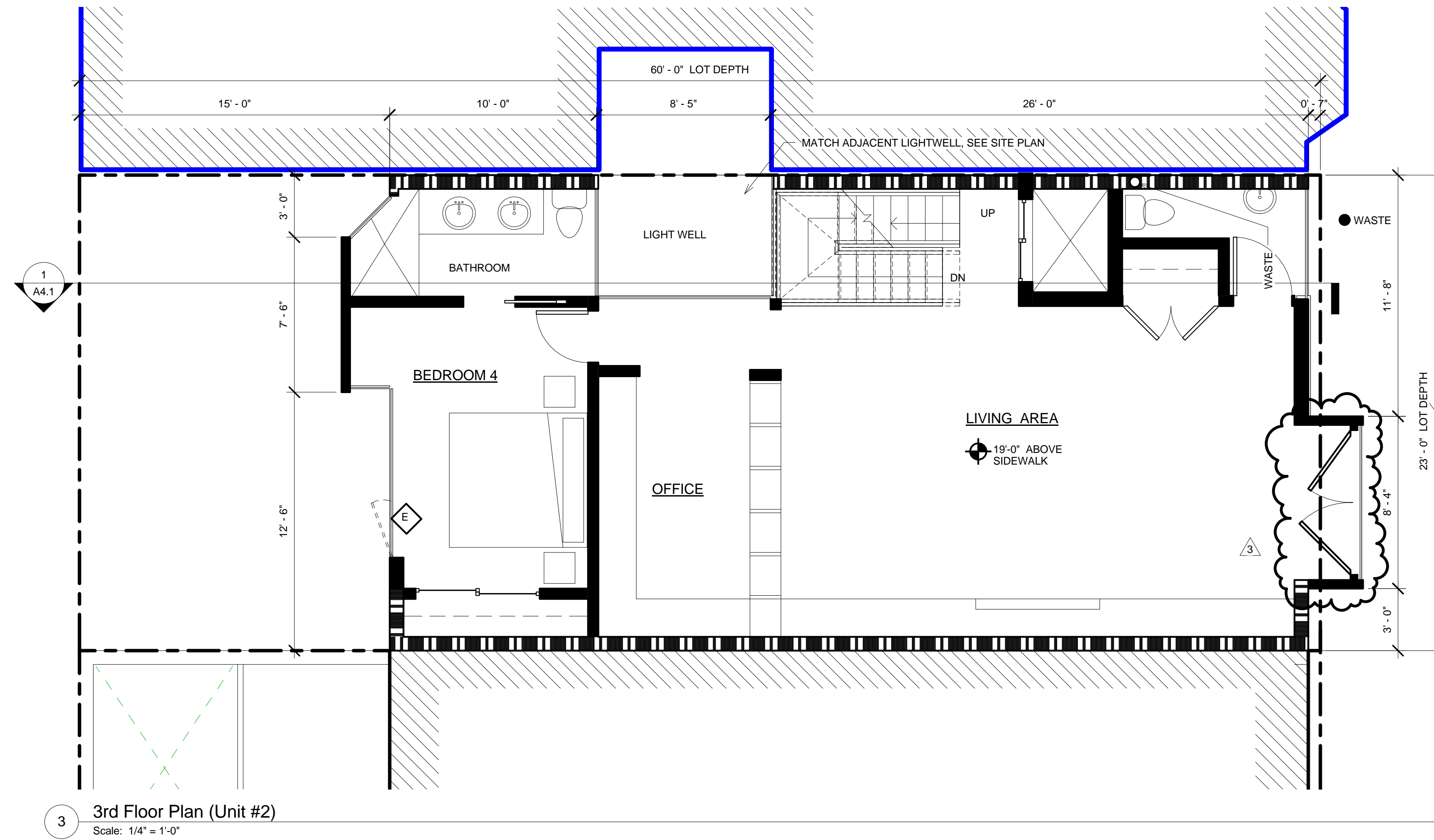
## 2 Footing Estimate

**B** Basement Level (Unit #1)  
Scale: 1/4" = 1'-0"







[illegible]


## A2.1

© 2015 jones | haydu



## FLOOR PLAN LEGEND

	New Wall
	1-hr New Fire Rated Wall
	Waste Pipe from above
	Emergency Escape and Rescue
	Fire Rated Window or Door
	Floor or Ground Spot Elevation

[illegible]

## Floor Plans

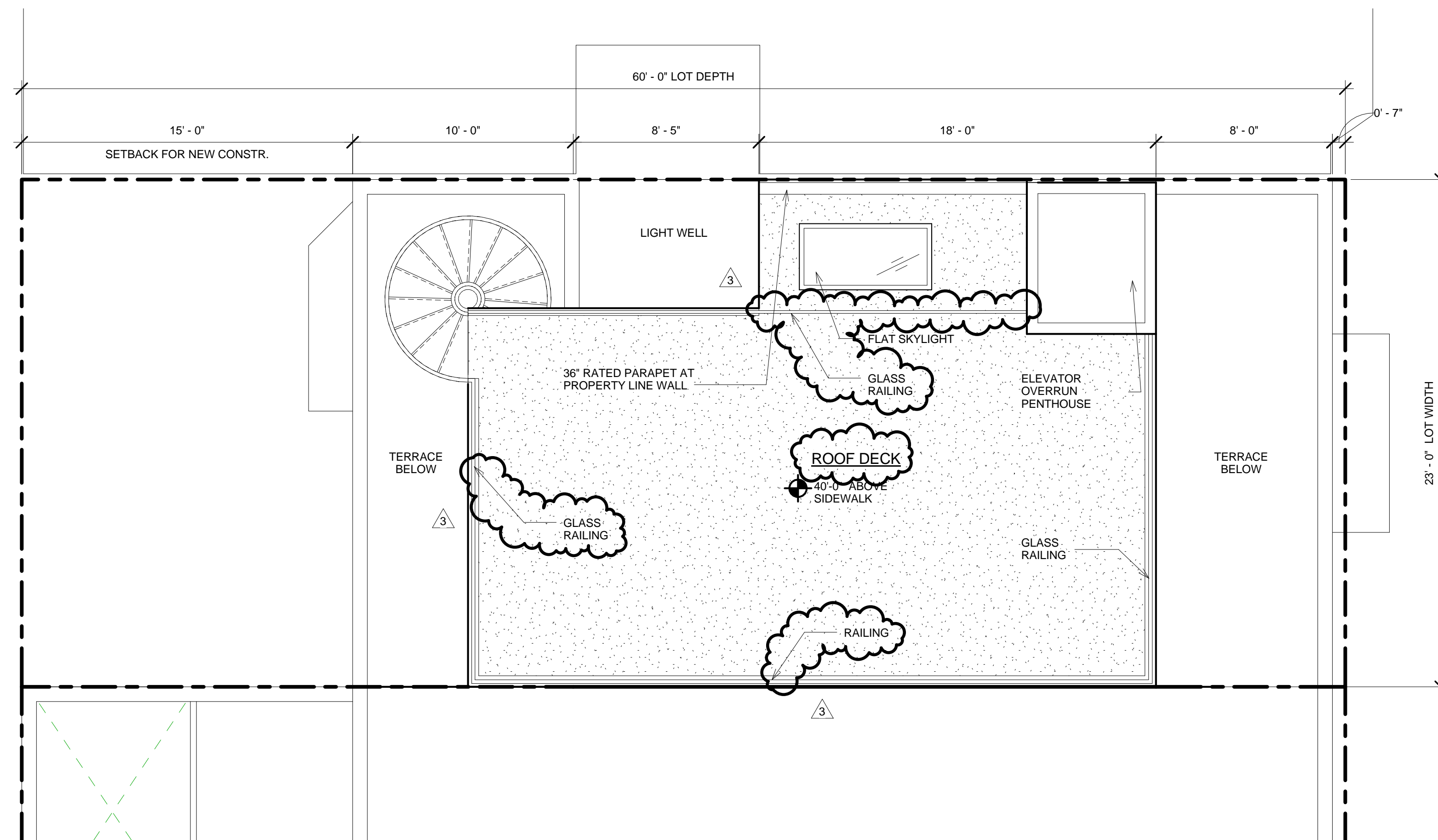
SHEET NUMBER

## A2.2

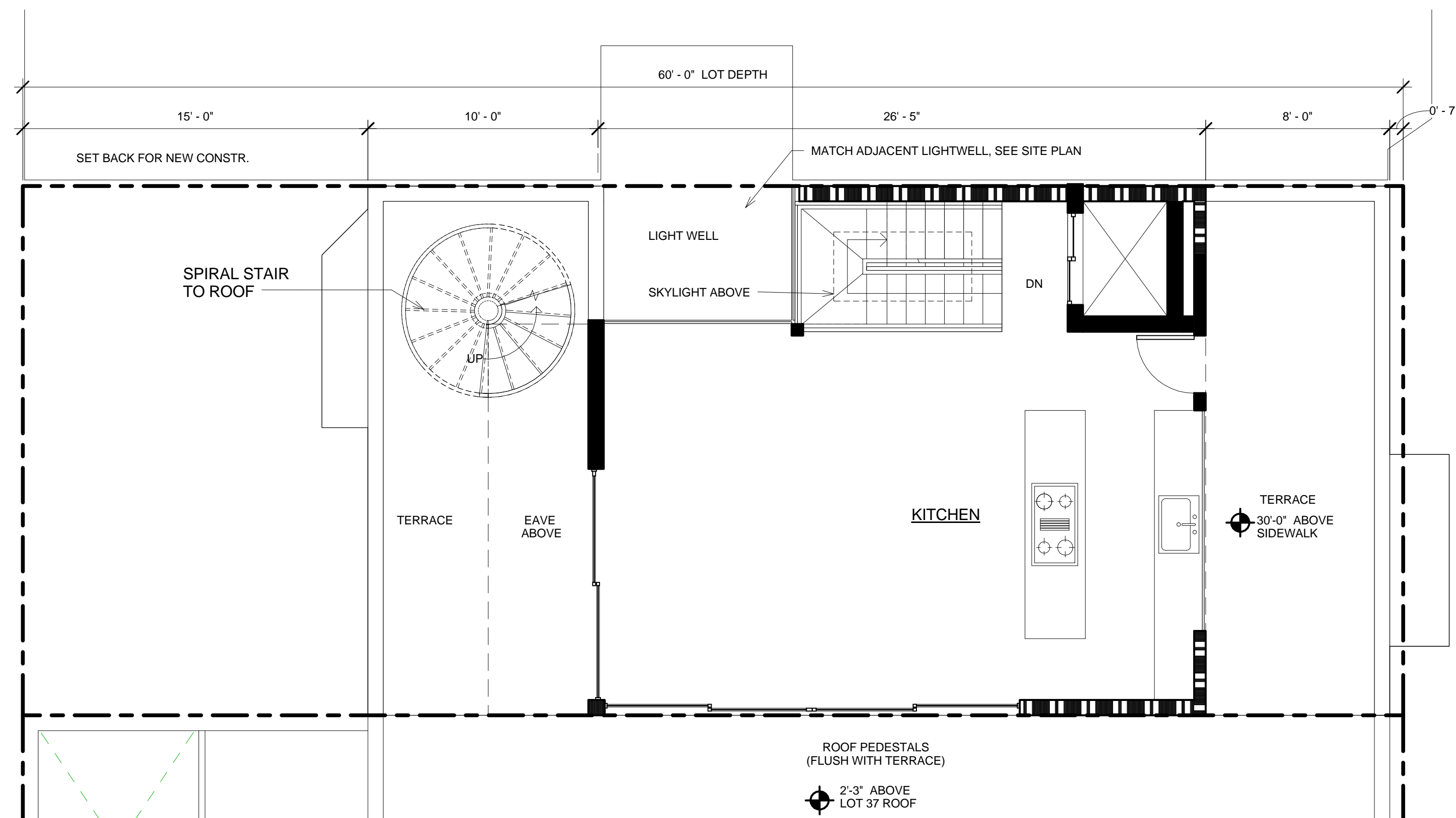
© 2015 jones | haydu













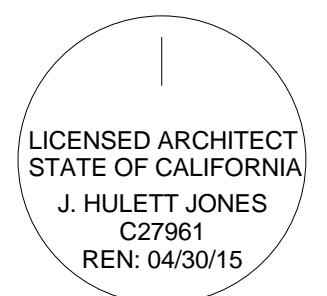
5 Roof Plan  
Scale: 1/4" = 1'-0"



4 4th Floor Plan (Unit #2)  
Scale: 1/4" = 1'-0"

## FLOOR PLAN LEGEND

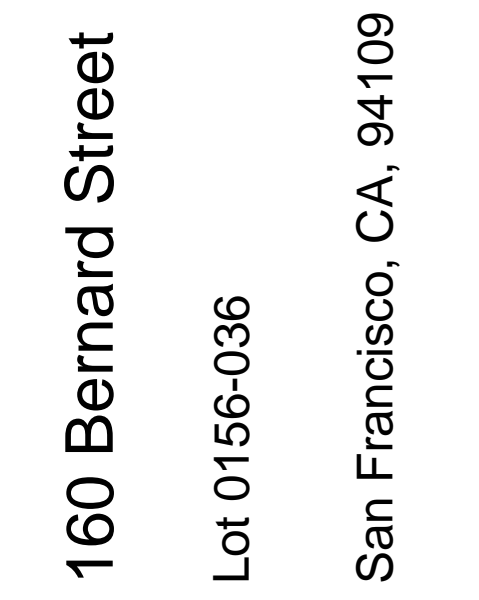
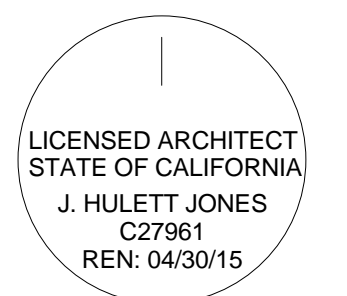
	New Wall
	1-hr New Fire Rated Wall
	Waste Pipe from above
	Emergency Escape and Rescue
	Fire Rated Window or Door
	Floor or Ground Spot Elevation

[illegible]

SHEET NUMBER

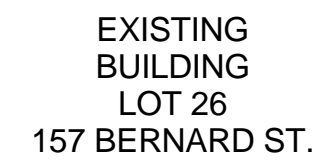
### A3.1



[illegible]

SHEET NUMBER

## A3.2

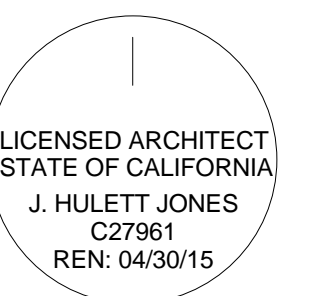


EXISTING BUILDING  
LOT 49  
1157 BROADWAY ST.

160 Bernard Street

Lot 0156-036

San Francisco, CA, 94109

[illegible]

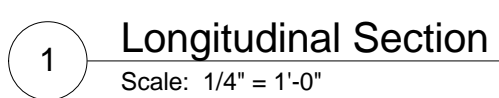
### East Elevation

SHEET NUMBER

### A3.3

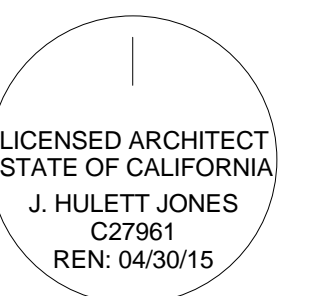






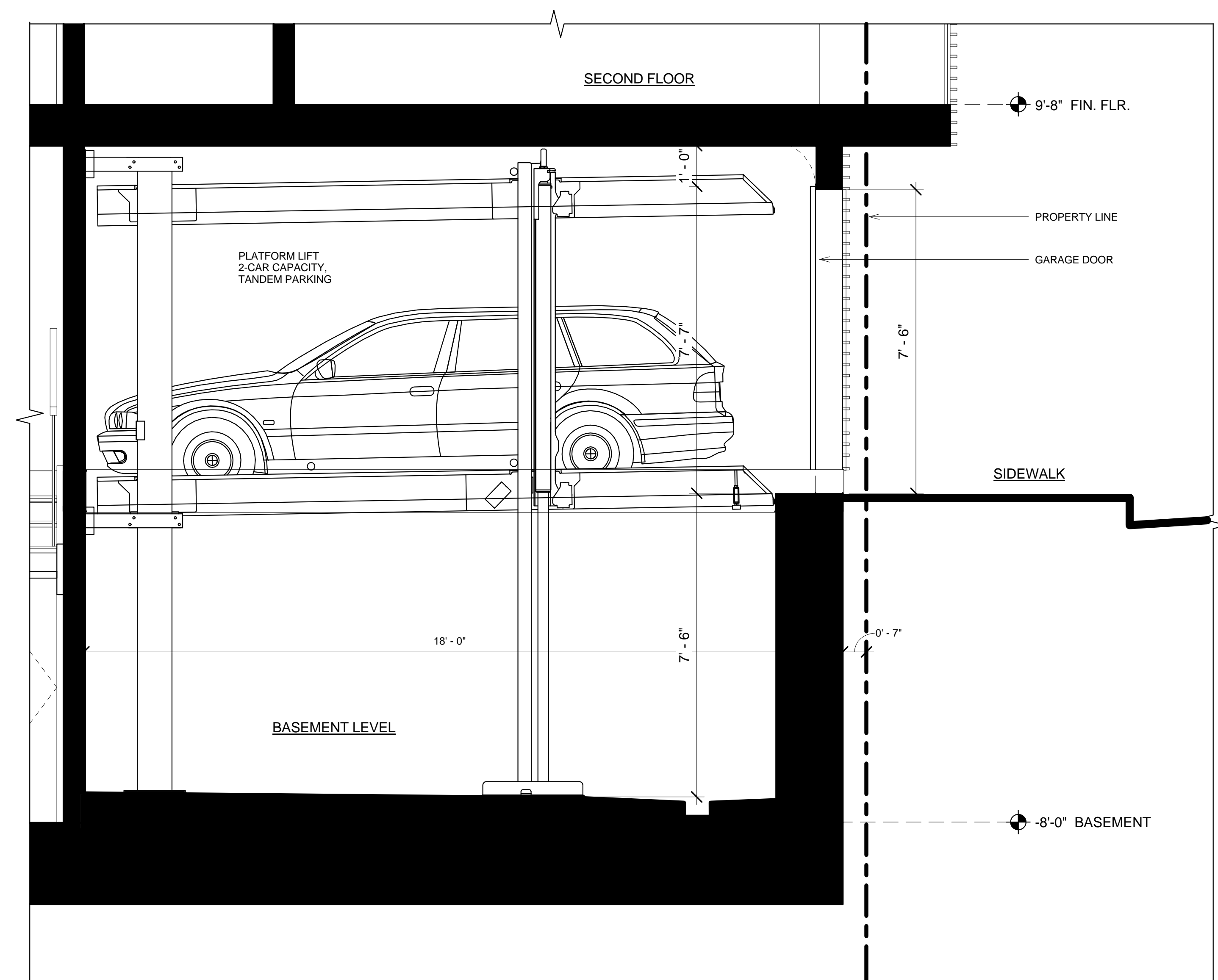
Lot 0156-036

San Francisco, CA, 94109

[illegible]

SHEET NUMBER

## A4.2



1 Garage Section  
Scale: 1/2" = 1'-0"