



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 13, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 6, 2017
Case No.: **2014-002504DRP**
Project Address: **363 JERSEY STREET**
Permit Application: 2014.11.18.1848
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6538/031
Project Sponsor: Earle Weiss
21 Corte Madera Ave.
San Francisco, CA 94901
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

BACKGROUND

A request for Discretionary Review was filed on Building Permit Application No. 2014.11.18.1848, which is scheduled to be heard at the July 13, 2017 Planning Commission hearing. Recently, the project sponsor and DR Requestor have developed a revised proposal that is agreeable to both parties. Plans of the revised proposal, as well as the originally noticed plans, appear in the staff report for this item as an 11"x17" reduced set and an 8.5"x11" reduced set, respectively.

CURRENT PROPOSAL

The revised proposal incorporates the following changes to the original plan, per the agreement between the parties:

- Elimination of the proposed bay window at the rear of the third floor, such that the rear building wall is flush and in the same plane at the second and third floors, with the exception of a proposed notch along the eastern side which was also included in the originally noticed project.
- Elimination of the proposed roof deck above the third floor roof. Access to the roof would be for maintenance purposes only.
- Reduction in size of the proposed skylight and relocation away from the western side property line by at least 5 feet, such that no additional parapet would be required along the property line.

REQUIRED COMMISSION ACTION

In order for the project to proceed per the agreement that was reached between the project sponsor and the DR Requestor, the Commission must take DR and approve the project with modifications, specifically per the revised plans dated June 27, 2017 that appear in the staff report.

BASIS FOR RECOMMENDATION

- The project with modifications is agreeable to both the project sponsor and DR Requestor.
- The project does not create any exceptional or extraordinary circumstances.
- The project complies with all applicable provisions of the Planning Code and is consistent with the General Plan.
- Taking DR and approving the project with the modifications as specified in the plan set dated June 27, 2017 will allow it to be heard on the consent calendar.

RECOMMENDATION: Take DR and Approve with Modifications
--



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 13, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 6, 2017
Case No.: **2014-002504DRP**
Project Address: **363 JERSEY STREET**
Permit Application: 2014.11.18.1848
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6538/031
Project Sponsor: Earle Weiss
21 Corte Madera Ave.
San Francisco, CA 94901
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

PROJECT DESCRIPTION

The proposal is for the alteration of and addition to an existing 1.5-story over basement, single-family dwelling, to result in a 3-story over basement, two-family dwelling. The project would include a horizontal addition at the rear of the building, the insertion of a garage at the first floor level and excavation for a new basement sub-garage with car elevator, the alteration of the existing gable roof to a new flat roof in order to gain additional habitable space at the third floor, a new private roof deck above the flat roof to be accessed through a rolling skylight hatch, and the development of the first floor behind the garage as a full, second dwelling unit on the property. The existing building contains approximately 2,121 square feet, and the resulting building would contain two units with approximately 2,704 square feet and 1,117 square feet, in addition to approximately 1,500 square feet of garage and common basement storage space.

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 031 in Assessor's Block 6538 on the southern side of Jersey Street, between Castro Street and Noe Street. The project site is located on an upsloping lot, however most of the grade change occurs at the front portion of the lot where on a vegetated slope with retaining wall at the sidewalk and front property line. Additionally, there is a lateral slope along Jersey Street, moving downward in the easterly direction, from Castro Street to Noe Street. The lot is slightly deeper than a standard lot, measuring 25 feet wide and 114 feet deep, with a lot area of 2,850 square feet.

The subject building was constructed circa 1892 in the Queen Anne architectural style with Classical Revival detailing. The original architect and builder are unknown, however the building has undergone very few alterations over time, and is a mirror of the adjacent twin building to the west at 367 Jersey Street. The subject property was found to be an individually eligible historic resource by the Planning Department.

The subject building contains approximately 2,121 square feet of space in its existing 1.5-story over basement configuration. Above the main floor of the building is a half-story in terms of square footage, as the existing gable roof limits the amount of habitable area; a shed dormer had been added to the eastern side of the gable roof to gain additional habitable space. The existing basement level has sufficient head height to be developed as a full floor, and previously had been partially developed without benefit of permit; the subject application seeks to legalize this floor as habitable space, and develop it as a full, second unit on the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within an RH-2 (Residential House, Two-Family) Zoning District, and the surrounding neighborhood is predominantly residential in character. However, the project site is also located in close proximity (within 300 feet) to the 24th Street-Noe Valley Neighborhood Commercial District, which predominantly runs along the 24th Street corridor, but also extends partially down Castro Street up to Jersey Street, to the west of the project site. RH-2 zoning predominates throughout the vicinity of the project site, with some areas of higher permitted density in RH-3 Districts within a quarter-mile.

In the immediately surrounding vicinity, the neighborhood is characterized mostly by single-family and two-family homes, with occasional buildings containing additional units. The immediately adjacent building to the east, for example, contains an additional unit located at the rear of the property in the existing, legal nonconforming two-story cottage. On the southern side of Jersey Street, which the subject property is located, buildings are mostly two stories over a garage or basement level, while on the northern side of Jersey Street, most structures are only one story over a garage level. As mentioned, the subject building is a mirror of the adjacent twin building to the west; this adjacent building has also inserted a garage in the same manner now proposed by the current project.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 16, 2017 – June 15, 2017	May 25, 2017	July 13, 2017	49 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 3, 2017	July 3, 2017	10 days
Mailed Notice	10 days	July 3, 2017	July 3, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		2 (including DR Requestor)	
Other neighbors on the block or directly across the street			
Neighborhood groups			

The two adjacent neighbors to the east (359 Jersey Street) and west (367 Jersey Street) of the subject property have been involved throughout the planning review process, submitting comments on the proposal to Department staff and the project sponsor. Their comments and concerns about the project are fairly similar, and in general believe that the project will result in exceptional or extraordinary impacts to their adjacent properties, through the loss of light, air and privacy, and that the project is not in keeping with the strong visual character of the neighborhood or the historic character of the subject property. Stated concerns will be further described below, but predominantly focus on: the overall massing and resulting square footage of the project, particularly at the rear; the inclusion of a projecting bay window at the rear of the third floor; the inclusion of a roof deck and skylight hatch which requires a parapet along the property line; and the excavation for a new basement, sub-garage level.

In addition to the shared concerns stated by the DR Requestor (367 Jersey Street), the other adjacent neighbor to the east also notes concerns about project impacts in particular on their legal, nonconforming rear cottage structure containing a dwelling unit, as well as concerns that the project's proposed lightwell does not adequately match their own existing lightwell.

DR REQUESTOR

The DR Requestor is John and Carol Broderick, property owners at 367 Jersey Street located immediately adjacent to the west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The concerns stated by the DR Requestor in the Discretionary Review Application are summarized below. For additional information regarding the stated concerns, please see the attached *Discretionary Review Application*, dated May 25, 2017.

In general, the DR Requestor finds that the proposed size and scale of the addition/alteration are not consistent with the strong visual and historic character of 363 Jersey Street, and results in a building with too large an amount of square footage compared with other homes in the neighborhood, thus not keeping with the neighborhood character. The project would casuse exceptional or extraordinary impacts to the adjacent properties' light, air and privacy.

Issue #1: The proposed horizontal rear addition is large, wide, boxy and excessive, and will result in the loss of light, air, privacy, and quality of mid-block open space. The DR Requestor asks that the proposed 3rd-story massing be reduced in depth by 5 feet and/or with provision of a 3-foot side setback.

Issue #2: The proposed bay window at the rear of the third floor is too large at 3' x 9', and is not in keeping with the historic nature of the property, and will result in loss of light, air, privacy, and quality of mid-block open space. The DR Requestor asks that the bay window be eliminated so that the proposed rear of the building is flush, in a single plane, and that the proposed windows at the rear are made smaller and more compatible with those of the surrounding buildings.

Issue #3: The proposed roof deck, skylight hatch, and parapet along the property line required for the skylight/hatch are not in keeping with the neighborhood character or the historic character of the building. Additionally, the proposed private roof deck only serves to benefit one of the units, which already has access to ample usable open space on the site, and appears to have been included entirely as an amenity for the future sale of the property. The roof deck will pose privacy and noise issues, will block light to their adjacent kitchen skylight and bathroom dormer window, and will be visible from the public right-of-way. The DR Requestor asks that the proposed roof deck, hatch and associated parapet be removed from the project entirely.

Issue #4: Although the DR Requestor understands that the excavation for the new basement sub-garage is primarily an issue to be reviewed by the Department of Building Inspection, this project component is of concern for the adjacent neighbors. The concern is that the proposed excavation would undermine the foundations of the adjacent buildings, and disrupt the natural hydrology of the neighborhood, potentially leading to additional flooding in other basements in the neighborhood. The DR Requestor suggests that the Planning Commission consider removal of the proposed garage entirely, to retain the existing on-street parking space, to retain the existing significant tree toward the front of the property which would be removed for the driveway, to retain the entire existing historic façade, to reduce the overall cost of construction of the project, and allow for additional square footage of the lower unit.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has submitted the attached *Response to Discretionary Review*, dated June 28, 2017, which briefly discusses the changes made to the project on June 27, 2017, and which form the basis of the agreement that was reached between the project sponsor and DR Requestor.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). Additionally, the Department has determined that the project at 363 Jersey Street is found to conform to the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* (Standards). Specifically, the project conforms with Standards 2, 5, 9 and 10, in that the overall massing, proportion and scale of the building will be retained, and character-defining features will be retained at the front façade.

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

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

PROJECT MEDIATION AND REVISION

The project sponsor and DR Requestor have discussed the proposed project further and have arrived at a revised proposal to which both parties agree and wish to see proceed to the Planning Commission hearing on consent. The revised proposal would eliminate the proposed bay window at the rear of the third floor and eliminate the proposed roof deck. The proposed skylight would be reduced in size and shifted away from the property line by at least 5 feet, so as not to require any additional parapet along the western property line. The proposal may still include a roof hatch and internal ladder, to allow access to the roof for maintenance purposes only.

The project sponsor has circulated an updated set of plans to the Department and DR Requestor, dated June 27, 2017, and which appear as an attachment to this report. In response, the DR Requestor has submitted a letter to staff acknowledging and accepting the revised plans and agreement. In order to memorialize the changes and agreement between the parties, the Commission must take Discretionary Review and approve the project as modified.

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.

RECOMMENDATION: Take DR and Approve with Modifications
--

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

DR Hearing Notice

Environmental Analysis

DR Application dated May 25, 2017

Project Opposition Letter submitted by adjacent neighbor at 359 Jersey Street

Response to DR Application dated June 28, 2017

DR Requestor Statement of Agreement to Revised Proposal

Original 311 Notification Reduced Plan Set (8.5" x 11") – for reference

Proposed Plans – Revised Proposal per Agreement, dated June 27, 2017 (11" x 17")

This page intentionally left blank.

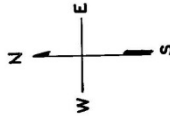
Exhibits

Block Book Map

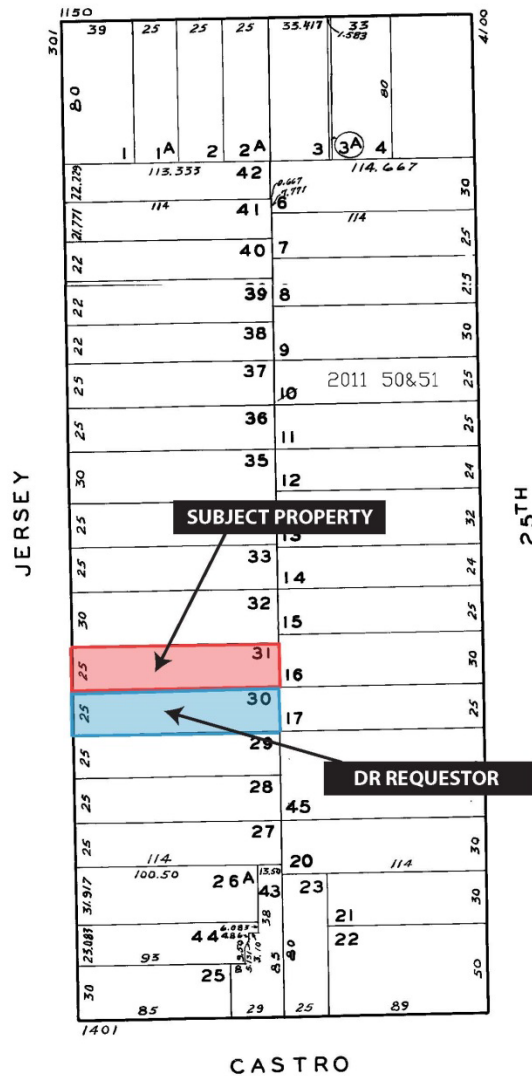
CITY & COUNTY ADDRESS ROLL
lot10 into lots50&51 for 2011 roll

6538

HORNER ADDN BLK 162
REVISED '58
" '77
" '82
Revised 2011



NOE



SAN FRANCISCO
PLANNING DEPARTMENT

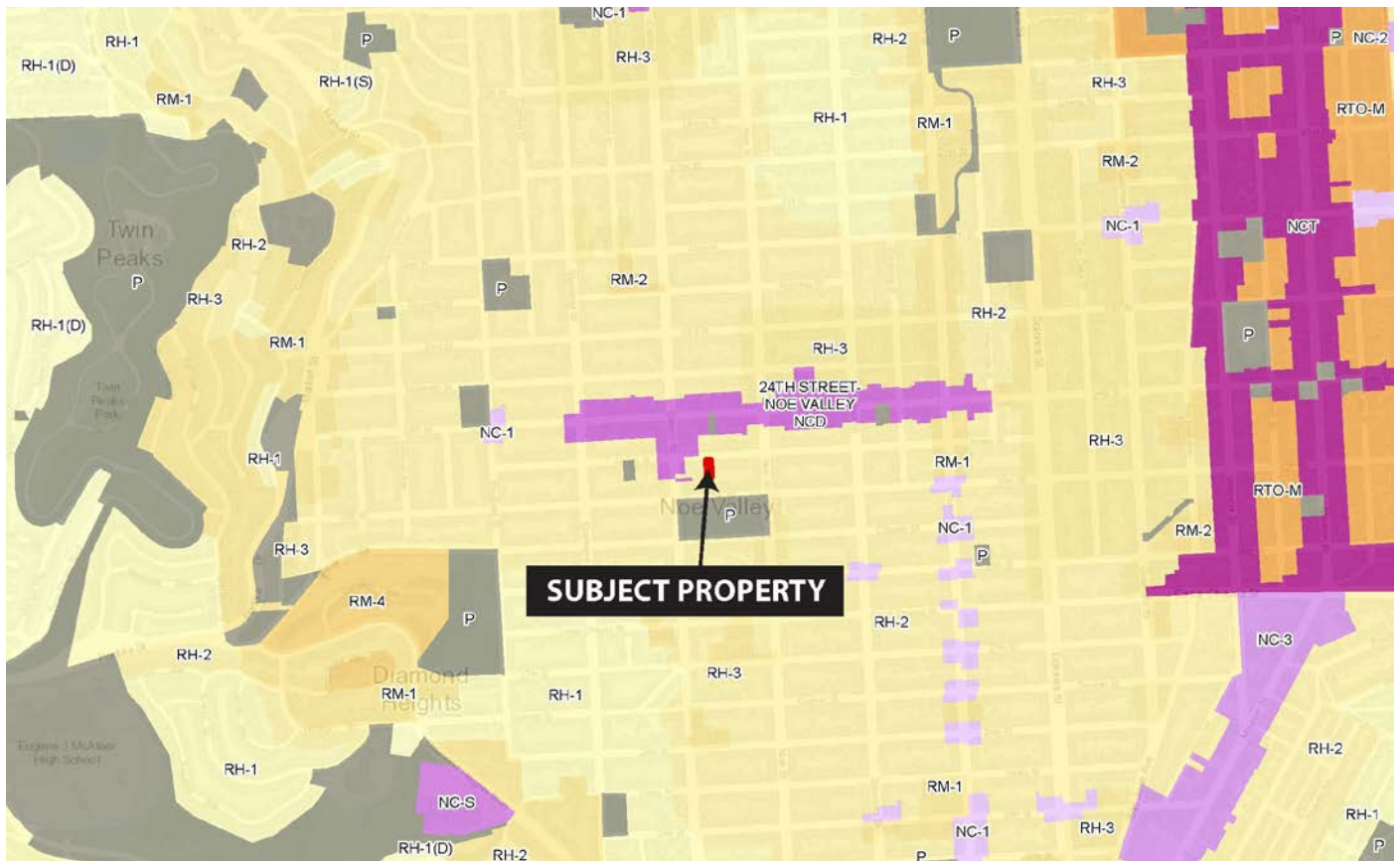
Discretionary Review Hearing
Case Number 2014-002504DRP
363 Jersey Street
Block 6538 Lot 031

Sanborn Map*



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

Zoning Map

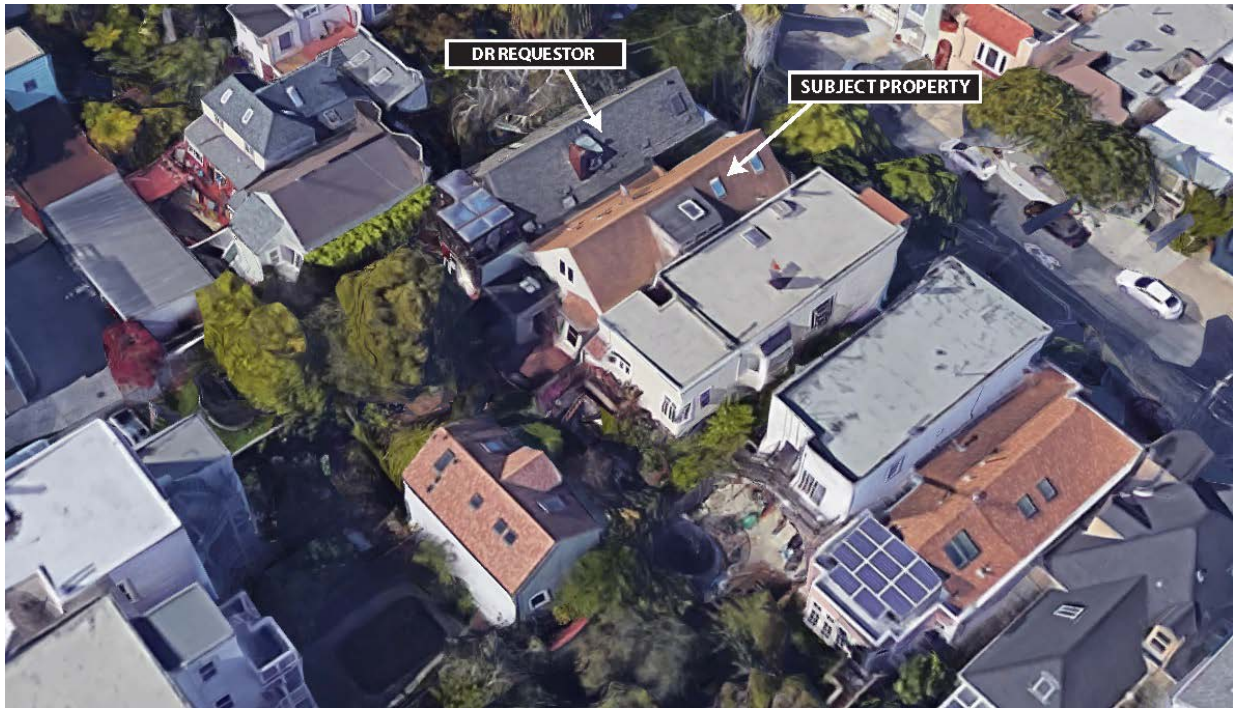


Aerial Photos

(Oriented North)



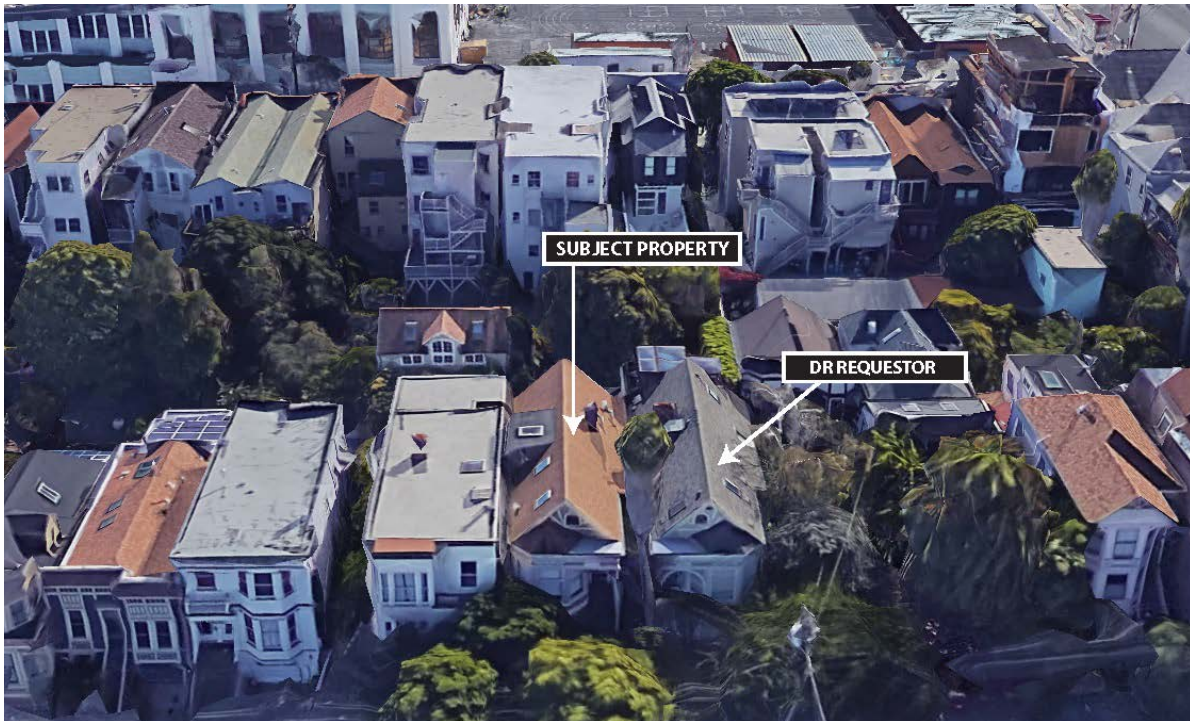
(Oriented Northwest)



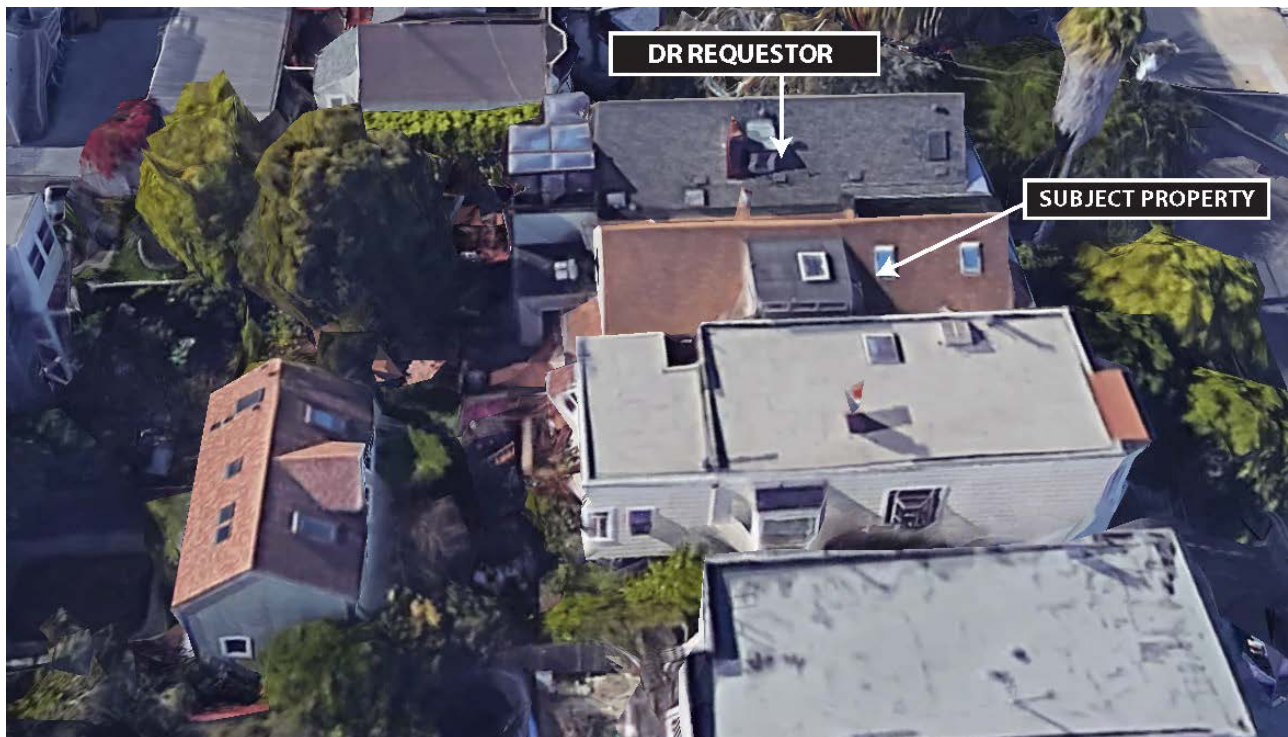
(Oriented Northeast)



(Oriented South)



(Oriented West)



Context Photo

(on Jersey Street, oriented East)





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 18, 2014**, the Applicant named below filed Building Permit Application No. **2014.11.18.1848** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	363 Jersey Street	Applicant:	Earle Weiss
Cross Street(s):	Castro and Noe Streets	Address:	21 Corte Madera Ave.
Block/Lot No.:	6538 / 031	City, State:	Mill Valley, CA 94901
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 531-5270
Record No.:	2014-002504PRJ	Email:	earle@eeweiss.com

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" 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	Single-Family Residential	Two-Family Residential
Front Setback	~ 17.5 feet	No Change
Side Setbacks	None	No Change
Building Depth	~ 49 feet along eastern side of property; ~59.5 feet along western side of property	~ 68 feet at 1 st floor level; at 2 nd floor, ~ 57.5 feet along eastern side and ~ 60.25 feet along western side
Rear Yard	~ 36.5 feet	~ 28.5 feet (equivalent to 25% lot depth)
Building Height	~ 27 feet	~ 31 feet
Number of Stories	1.5 (partial 2 nd floor) over basement	3 over basement
Number of Dwelling Units	1	2
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
<p>The proposal will alter the existing 1.5-story over basement, single-family dwelling of ~2,121 square feet, and result in a 3-story over basement two-family dwelling. The primary unit at the second and third floor will contain ~2,704 square feet, the second unit at the ground floor will contain ~1,117 square feet, and the project would also contain ~1,500 square feet of new garage and storage space. The project will involve the following scopes of work: Insertion of a new garage at the ground floor; removal of the existing foundation; excavation below the existing building to create a new foundation and basement storage area, including a car elevator; construction of a 3-story horizontal rear addition extending to the 25% rear yard line at the ground floor; addition of habitable space at the existing uppermost floor (noted above as a vertical addition) through removal of the existing gable roof and construction of a new flat roof; construction of a roof deck above the new flat roof, accessed through a movable skylight/hatch that is ~6" above the finished roof surface; and alterations to the front façade reviewed by preservation staff. The existing ground floor level has been partially developed previously without permit; this application seeks to legalize this floor as habitable space, and develop it as a full, second unit on the property. Lastly, the project proposes removal of a significant tree within the first 10' of property depth, which is under separate review by the Department of Public Works. See attached plans.</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: Andrew Perry
 Telephone: (415) 575-9017
 E-mail: andrew.perry@sfgov.org

Notice Date: 5/16/17
 Expiration Date: 6/15/17

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 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. 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. 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. 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.



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, July 13, 2017**

Time: **Not before 1:00 PM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Discretionary Review**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	363 Jersey Street	Case No.:	2014-002504DRP
Cross Street(s):	Castro / Noe	Building Permit:	2014.11.18.1848
Block /Lot No.:	6538 / 031	Applicant:	Earle Weiss
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 531-5270
Area Plan:	N/A	E-Mail:	earle@eeweiss.com
PROJECT DESCRIPTION			
<p>The Request is for Discretionary Review of Building Permit Application No. 2014.11.18.1848 proposing alteration and addition to the existing, 1.5-story over basement, single-family dwelling, to result in a 3-story over basement, two-family dwelling. The project scope includes a horizontal addition at the rear, insertion of a garage at the first floor and excavation for a new basement sub-garage with car elevator, the alteration of the existing gable roof to a new flat roof in order to gain additional habitable space at the third floor, new private roof deck above to be accessed through a rolling skylight hatch, and the development of the ground floor as a full, second legal unit.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p>ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org</p> <p>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.</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Andrew Perry Telephone: (415) 575-9017 E-Mail: andrew.perry@sfgov.org</p>			

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
363 Jersey St.		6538/031	
Case No.	Permit No.	Plans Dated	
2014-002504ENV		02/21/17	
<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. The proposed project involves alteration of the existing 1-1/2-story-over-basement building to accommodate a new garage, additional habitable space at the upper floor level, a rear horizontal additions, window replacement to match existing, alteration of the front entry stairs, alteration to the basement level entry door and the creation of a second unit.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input checked="" type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve 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 > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > 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"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*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.	
<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 Archeo clearance. <div style="text-align: right; font-size: small;"> Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, ou=Environmental Planning, email=jean.poling@sfdph.org Date: 2014.01.11 16:12:45 -0800 </div>	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input 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 checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Per Historic Resource Evaluation Response Revised Part II Analysis signed March 20, 2017.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input 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: Elizabeth Gordon Jonckheer <small>Digitally signed by Elizabeth Gordon Jonckheer DN: cn=Elizabeth Gordon Jonckheer, o=City Planning, ou=Current Planning, email=Elizabeth.Gordon-Jonckheer@sfgov.org, c=US Date: 2017.03.28 12:58:55 -07'00'</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Elizabeth Jonckheer Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature: Elizabeth Gordon Jonckheer <small>Digitally signed by Elizabeth Gordon Jonckheer DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org, c=US Date: 2017.03.28 12:58:55 -07'00'</small>
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 CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date April 7, 2016
Case No.: 2014-002504ENV
Project Address: 363 Jersey Street
Zoning: RH-2 – Residential-House, Two-Family
40-X Height and Bulk District
Block/Lot: 6538/031
Date of Review: March 20, 2015 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

363 Jersey Street is located on the south side of Jersey Street between Noe and Castro Streets in the Noe Valley neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains a 1-1/2 story-over-basement; wood frame, single-family residence constructed in ca. 1892 in the Queen Anne architectural style with Classical Revival detailing. The original architect and builder are unknown. The building has undergone very few alterations over time. Known exterior alterations to the property include: window replacement (1987 and 2001) and re-roofing (1997 and 2001). Visual inspection and comparison to the 1951 Assessor photo for the property reveals that the original spindle-work arched screen and a composite capital on the pier supporting the front porch roof were removed at an unknown date. The subject building is a mirror of the adjacent twin building to the west at 367 Jersey Street.

The character-defining features of 363 Jersey Street include:

- Setback from front property line;
- Setting and siting of building on lot;
- Upsloping lot topography;
- 1-1/2-story-over-basement height and massing;
- Concrete and wood front entry stairs with iron railings;
- Concrete site wall and landscaped front setback;
- Ornamented front-facing gable with curved casement window;

- Gable roof form;
- Wood siding;
- Ornamentation including sunbursts, cartouches, garlands and the entablature;
- Recessed entry porch;
- Window and door surrounds;
- Decorative paneled wood front door with transom window;
- Chamfered bay window;
- Recessed area to the west of the front entry porch; and
- Wood-sash windows.

The subject property was found to be an individually eligible historic resource by the Planning Department as outlined in the Preservation Review Form dated March 20, 2015. 363 Jersey Street is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ **Demolition**

☒ **Alteration**

Per Drawings Dated: December 2, 2015 by Earle Weiss.

Project Description

The proposed project involves alteration of the existing 1-1/2-story-over-basement building to accommodate a new garage, vertical and horizontal additions, a rooftop stair penthouse, in-kind window replacement, alteration of ground floor window openings on the primary façade, and alteration of the front entry stairs. The proposed project will expand the building to be 3-stories over a garage. Specifically the proposed project includes the following scope of work:

- Excavation below the existing building to construct a new foundation and two-vehicle garage with flanking concrete retaining walls/planters.
- Removal of the existing front landscaping, retaining walls and concrete stairs at sidewalk level to accommodate the new garage.
- 3-story horizontal rear addition,
- One-story vertical addition,
- New roof deck with stair/elevator penthouse above the vertical addition,
- In-kind window and entry door replacement,
- Alteration of existing ground floor window openings, and insertion of new window openings on the primary façade,

- Replacement of the existing flared wooden entry stair with a narrower, straight-run wood entry stair,
- Insertion of a new wood pedestrian door to provide access to the ground floor unit,
- Conversion of under deck space to living space at the rear, and
- Interior remodel.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The existing building is an individually eligible historic resource. Staff finds that the proposed project does not meet the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* (Standards). The applicable Standards are analyzed below:

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

The proposed project is over-scaled, including a change in the massing of the existing 1-1/2-story-over-basement building to a 3-story-over-garage building. The project would result in the removal of historic materials, features and spaces such that the overall character of the building as a small-scale Queen Anne style residence would be substantially altered—most visibly the demolition of the front landscaping, retaining walls, stairs and associated site features to accommodate a subterranean garage. These changes extensively alter the existing character of the residence, its relationship to the street, as well as the relationship of the building to the mirrored twin residence to the west. The project does not comply with Standard 2.

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

The proposed construction of a subterranean garage in combination with the proposed vertical and horizontal additions result in a substantial change to the original building massing and character as a

small-scale Queen Anne style residence. The project would result in the loss of large amounts of original historic fabric and on balance does not adequately preserve the distinctive materials, features, finishes and construction techniques that characterize the property. The project includes in-kind replacement of existing windows and doors, reconstruction of the front entry stairs, alteration of the ground floor to accommodate new fenestration and a subterranean garage, which result in an overall loss of original historic fabric. These changes extensively alter the massing, visual appearance of the building from the public right-of-way, and its setting; as well as the relationship of the building to the mirrored twin residence to the west. The project does not comply with Standard 5.

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

The project involves extensive excavation to create a subterranean garage that results in alteration of the building's massing and height, as well as removal of the front landscape and site features. The construction of the subterranean garage requires reconfiguration of the entry stair by narrowing this feature from a flared design to a narrow straight run. The project also includes the removal a large portion of the existing roof and rear wall to accommodate vertical and horizontal additions. The additions are integrally constructed to extend from the existing building envelope instead of being designed as discrete independent features, which would be more appropriate to maintain the overall character and massing of the residence. When considered together, the proposed alterations and additions overwhelm the appearance and form of the existing building and its ability to be read as a small-scale Queen Anne style residence. These changes do not adequately preserve the distinctive features, finishes and construction techniques of the subject property and the project does not comply with Standard 9.

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

The proposed project (specifically the vertical and horizontal additions and garage insertion) require the demolition of historic features in a manner that is not reversible and compromises the overall form of the historic property and its relationship to the mirrored twin building located to the west. The project does not comply with Standard 10.

Summary


The Department finds that the project is **not** consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, staff finds that the proposed project would cause a significant adverse impact to a historic resource. The proposed project includes removal of character-defining features of the primary façade; insertion of new features and massing above, below, and to the rear of the existing building; and a substantial change in the overall massing and character of the building as viewed from the public right-of-way. The resulting project would materially impair the significance of the individually eligible historic resource.

In order to meet the Standards, the proposed project should be revised as follows:

1. **Primary façade:** Minimal alterations should be made to the overall massing, dimensions, materials or detailing of the primary façade, such as existing siding and scoring pattern, entry stairs, landscaping, etc. If a garage is desired, the project would need to be revised to follow the Department's Guidelines for Adding Garages and Curbcuts and by incorporating the garage within the existing building envelope. The garage must be incorporated in a manner that minimizes that alteration of character-defining features of the primary façade, including existing topography, materials, detailing, and configuration. Any alterations proposed to the existing materials need to be thoroughly and clearly documented in the plans for staff's review.
2. **Vertical addition/Penthouse:** the rooftop penthouse access to the proposed roof deck should be removed and replaced with a hatch that is flush with the roof deck to minimize the visibility of the vertical addition.
3. **Materials and Specifications:** please submit manufacturer details and materials samples for all proposed alterations to the primary façade and additions, including garage door, replacement doors and windows, siding, etc.
4. **Architectural Drawings:** The existing conditions of the subject property are not fully and accurately reflected on the existing conditions drawings. The proposed drawings need to be updated to accurately show all existing materials and features to remain and any new materials or features that will be added as part of the proposed project. See the attached Notice of Planning Department Requirements (dated November 10, 2015), which outlines the Department's comments on the drawings in further detail.

Please note that further environmental review is required at this time. Further design review comments may follow upon receipt and review of any proposed design revisions.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 4-18-2016

cc: Andrew Perry, Current Planning Division
Griff Harsh (owner)

GH: G:\Documents\HRER\363 Jersey\HRER Part II\363 Jersey Street_HRER Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response Revised Part II Analysis

Date March 2, 2017
Case No.: 2014-002504ENV
Project Address: 363 Jersey Street
Zoning: RH-2 – Residential-House, Two-Family
40-X Height and Bulk District
Block/Lot: 6538/031
Date of Review: April 18, 2016 (Part II)
March 2, 2017 (Revised Part II)
Staff Contact: Elizabeth Gordon Jonckheer (Preservation Planner)
(415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

363 Jersey Street is located on the south side of Jersey Street between Noe and Castro Streets in the Noe Valley neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains a 1-1/2 story-over-basement; wood frame, single-family residence constructed in ca. 1892 in the Queen Anne architectural style with Classical Revival detailing. The original architect and builder are unknown. The building has undergone very few alterations over time. Known exterior alterations to the property include: window replacement (1987 and 2001) and re-roofing (1997 and 2001). Visual inspection and comparison to the 1951 Assessor photo for the property reveals that the original spindle-work arched screen and a composite capital on the pier supporting the front porch roof were removed at an unknown date. The subject building is a mirror of the adjacent twin building to the west at 367 Jersey Street.

The character-defining features of 363 Jersey Street include:

- Setback from front property line;
- Setting and siting of building on lot;
- Upsloping lot topography;
- 1-1/2-story-over-basement height and massing;
- Concrete and wood front entry stairs with iron railings;
- Concrete site wall and landscaped front setback;
- Ornamented front-facing gable with curved casement window;

- Gable roof form;
- Wood siding;
- Ornamentation including sunbursts, cartouches, garlands and the entablature;
- Recessed entry porch;
- Window and door surrounds;
- Decorative paneled wood front door with transom window;
- Chamfered bay window;
- Recessed area to the west of the front entry porch; and
- Wood-sash windows.

The subject property was found to be an individually eligible historic resource by the Planning Department as outlined in the Preservation Review Form dated March 20, 2015 (attached). 363 Jersey Street is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ **Demolition**

☒ **Alteration**

Per Drawings Dated: February 21, 2017 by Earle Weiss.

Project Description

The proposed project has been revised and the scope of work entails the following changes to the historic resource:

The proposed project involves alteration of the existing 1-1/2-story-over-basement building to accommodate a new garage, additional habitable space at the upper floor level, a rear horizontal additions, window replacement to match existing, alteration of the front entry stairs, alteration to the basement level entry door and the creation of a second unit. Specifically the proposed project includes the following scope of work:

- Excavation below the existing building to construct a new foundation, sub-basement and a two-vehicle garage with a car elevator,
- 3-story horizontal rear addition,
- The addition of habitable space at that upper floor level by changing the roof form to a flat roof and matching the existing dormer profile. (The existing dormer is to be demolished and rebuilt in same location.)
- New roof deck with roof hatch,
- Window and entry door replacement to match existing,
- Insertion of new window openings at the third floor dormer area,

- Replacement of the existing flared wooden entry stair with a narrower, straight-run wood entry stair,
- Insertion of a new wood pedestrian door to provide access to the ground floor unit,
- Conversion of under deck space to living space at the rear, and
- Interior remodel.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The existing building is an individually eligible historic resource.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRER) dated April 18, 2016 (attached). The revision addresses the comments in the previous HRER to ensure the proposed work will retain character-defining features of the primary façade; limit the insertion of new features and massing above, below, and to the rear of the existing building; and minimize the change in the overall massing and character of the building as viewed from the public right-of-way. In the HRER dated April 18, 2016, the Department proposed that the previous project be revised pursuant to four recommendations. Each original recommendation is provided below. Modifications included as part of the current project, in response to the Department's recommendations, are noted in *italics* below each recommendation.

1. **Primary façade:** Minimal alterations should be made to the overall massing, dimensions, materials or detailing of the primary façade, such as existing siding and scoring pattern, entry stairs, landscaping, etc. If a garage is desired, the project would need to be revised to follow the Department's Guidelines for Adding Garages and Curbcuts and by incorporating the garage within the existing building envelope. The garage must be incorporated in a manner that minimizes that alteration of character-defining features of the primary façade, including existing topography, materials, detailing, and configuration. Any alterations proposed to the existing materials need to be thoroughly and clearly documented in the plans for staff's review.

Modification: The garage has been inserted at the existing basement level, consistent with the neighboring property in order for the building to continue to be read as a 1-1/2-story-over-basement (or garage) building.

2. **Vertical addition/Penthouse:** the rooftop penthouse access to the proposed roof deck should be removed and replaced with a hatch that is flush with the roof deck to minimize the visibility of the vertical addition.

Modification: The rooftop penthouse has been replaced with a roof skylight. A 6 inch curb sits above the roof framing and a rolling skylight is proposed to sit at approximately 7 inches on top of the curb. A 2 foot 6 inch parapet wall is proposed for that portion of the skylight adjacent to the property line as required by Building Code.

3. **Materials and Specifications:** please submit manufacturer details and materials samples for all proposed alterations to the primary façade and additions, including garage door, replacement doors and windows, siding, etc.

Modification: Manufacturer details and materials samples for all proposed alterations to the primary façade have been provided and are to be included and maintained in the case docket for reference. Finish materials include, but are not limited to:

- Tongue & Groove Redwood or Cedar siding to match the existing façade in profile and dimension,
- Redwood or Cedar trim to matching the existing trim in profile and dimension,
- Custom built Marvin all wood double-hung windows to match existing -- sash to be replaced with thermoframe,
- Entry door -- the original all wood door to be restored; the basement will be custom built to match the dimensions, trim profiles and glazing,
- Painted custom Redwood or Cedar garage door with a solid raised panel at 1-3/8" section thickness,
- Pitched roofs – medium grey slate,
- Deck rails – stainless steel cable railing with a solid top bar;
- Decks – certified sustainable wood,
- Pavers – natural stone,
- Paint colors (Benjamin Moore):
 - Body: HC-3 Greemount Silk,
 - Trim: HC-75 Maryville Brown
 - Accent: HC-61 New London Burgundy

4. **Architectural Drawings:** The existing conditions of the subject property are not fully and accurately reflected on the existing conditions drawings. The proposed drawings need to be updated to accurately show all existing materials and features to remain and any new materials or features that will be added as part of the proposed project. See the attached Notice of Planning Department Requirements (dated November 10, 2015), which outlines the Department's comments on the drawings in further detail.

Modification: The existing conditions of the subject property are accurately reflected on the existing conditions drawings. Demolition calculations for Historic Buildings per Planning Code Section 1005(f) have been provided (see Secretary of the Interior's Standards discussion below).

Summary: The changes made include revising the garage and ground story to meet both the Department's Guidelines for Adding Garages and Curbscuts and Preservation requirements. Detailing for the windows, stair banister, garage doors, and the existing siding and scoring patterns have been provided. Character-defining features have been retained at the front façade. The stair access has been reduced to a rolling skylight. At the rear deck, open cable railings have been provided in lieu of a solid railing. The alteration at the third floor from a gable roof form to a full-width flat roof is maintained behind the existing south wall of the existing rebuilt dormer. Opposite the existing dormer, the new dormer form mimics the existing in shape and slope. This configuration will ensure the portion of the addition that will be minimally visible from the public right-of-way and read as a subordinate addition in the background.

With these changes incorporated, the project at 363 Jersey Street is found to conform to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties (Standards). Specifically Standards 2, 5, 9 and 10, in that the overall massing, proportion and scale of the building will be retained, and character-defining features will be retained at the front façade. The applicable Standards are analyzed below:

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

Per the revised plans, the upper floor addition has been modified in scale, and the stair penthouse has been removed. Additionally, significant alterations to the front landscaping, retaining walls, and stairs, originally required as part of the addition of a subterranean garage, now have been limited with the insertion and realignment of the garage within the building envelope, at the basement level -- in a manner mirroring the twin residence to west.

The revised project does not exceed demolition thresholds pursuant to Planning Code Section 1005(f), which classifies demolition as removal of more than:

1. 25% of the surface of all external walls facing a public street; or
2. 50% of all external wall from their function as external walls; or
3. 25% of external walls from their function as either external or internal walls; or
4. 75% of the building's existing internal structural framework or floor plates.

The Department concurs with the demolition calculations provided by the Project Sponsor; the project removes approximately 14% of the external walls facing the street, 31% of all external walls, 22% of external walls from their function as either external or internal walls, and 27% of the building's existing internal structural framework. Specifically, removal of historic materials at the street facing façade is limited to work at the basement under the chamfered bay window and adjacent entry stairs. To the west of the stairs, the terraced front yard and retaining wall are maintained. The work is under the Section 1005(f) thresholds.

On balance, the revised plan maintains the existing character of the residence, its relationship to the street, as well as the relationship of the building to the mirrored twin residence to the west; therefore, the project complies with Standard 2.

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

Overall, the removal of the subterranean garage and the reduction of the proposed vertical and horizontal additions from the project scope help to retain the original building massing and character as a small-scale Queen Anne style residence. The previous project resulted in the loss of large amounts of original historic fabric at the front façade, and did not adequately preserve the distinctive materials, features, finishes and construction techniques that characterize the property. The current proposal limits front façade work at the basement level, maintains a greater portion of the terraced front yard and retaining walls, minimizes in-kind replacement of existing windows and doors, and reconfigures rather than reconstructs the front entry stairs. The alteration at the third floor from a gable roof form to a full-width flat roof is maintained behind the existing south wall of the existing rebuilt dormer. Opposite the rebuilt dormer, the new dormer form mimics the existing in shape and slope. On balance, the resulting project reduces the loss of original historic fabric and retains the massing, visual appearance of the building from the public right-of-way and its setting, as well as the relationship of the building to the mirrored twin residence to the west; therefore the project complies with Standard 5.

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

Overall, the revised proposal limits the addition of new features and massing above, below, and to the rear of the existing building. The garage has been incorporated within the existing building envelope in a manner that minimizes the alteration of character-defining features of the primary façade, including existing topography, materials, detailing, and configuration. As a result, the building's massing and height are maintained. The garage insertion generally mirrors the configuration of the twin building to the west and maintains building's relative scale to the street and to the adjacent structure. Removal of the front landscape and site features and have been revised and limited in scope. Although the entry stair is still narrowed, greater portions of the original features are retained, specifically at the street landscape level. The alteration at the third floor from a gable roof form to a full-width flat roof is maintained behind the existing south wall of the existing rebuilt dormer. Opposite the rebuilt dormer, the new dormer form mimics the existing in shape and slope, and the rear addition parapet has been eliminated. Finish materials proposed are consistent and compatible with the building's historic character. On balance, the appearance and form of the existing building is retained and structure continues to read as a small-scale Queen Anne style residence. Therefore, the project complies with Standard 9.

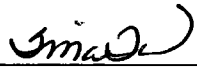
Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The previously proposed project (specifically the vertical and horizontal additions and garage insertion) required the demolition of historic features in a manner that was not reversible and compromised the overall form of the historic property and its relationship to the mirrored twin building located to the

west. The revisions to the project, as described in the standards above, retain the essential form and integrity of the historic property, such that its relationship to its environment would be unimpaired; therefore the project complies with Standard 10.

Please note that any revisions to the project will require further environmental review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3.20.2017

cc: Andrew Perry, Current Planning Division
Environmental Division/Historic Resource Impact Review File
Earle Weiss, Architect
Griff Harsh, Property Owner

HISTORICAL RESOURCE EVALUATION PART 1

363 JERSEY STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

John & Carol Broderick

DR APPLICANT'S ADDRESS:

367 Jersey Street

ZIP CODE:

94114

TELEPHONE:

(415) 826 5932

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Stroller & Fleece LLC (Griffin Harsh)

ADDRESS:

363 Jersey Street

ZIP CODE:

94114

TELEPHONE:

(650) 868 3676

CONTACT FOR DR APPLICATION:

Same as Above ☐ E.E.Weiss.Inc.

ADDRESS:

21 Corte Madera Avenue, Mill Valley

ZIP CODE:

94941

TELEPHONE:

(415) 381 8700

E-MAIL ADDRESS:

www.eeweiss.xcom

2. Location and Classification

STREET ADDRESS OF PROJECT:

363 Jersey Street

ZIP CODE:

94114

CROSS STREETS:

Noe & Castro

ASSESSORS BLOCK/LOT:

65380 /

LOT DIMENSIONS:

25 x 114

LOT AREA (SQ FT):

2850

ZONING DISTRICT:

RH-2 / 40-X

HEIGHT/BULK DISTRICT:

40X

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 ☐

Single family 1 & 1/2 story building

Present or Previous Use:

Two unit 3 story building

Proposed Use:

Building Permit Application No. 2014.11.18.1848

Date Filed:

5/25/2017

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.

See Attached

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:

See Attached

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?

See Attached

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.

We pointed out inaccuracies and errors on the plans a number of times. We also pointed out to the preservation team's directives that had been ignored in numerous versions of the plans.

In addition we also expressed our concerns specific to mass, scale of the project as well as the inappropriate penthouse roof deck.

While the project sponsor corrected some of these issues in the 9 versions of the plans he submitted, he did not address any of our issues regarding mass, scale and the roof deck.

363 Jersey Street, 94114
2014.11.18.1848

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: _____

John Broderick

Date: _____

5/25/2017

Carol D. Broderick

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

John & Carol Broderick

OWNERS

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 checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" 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 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.

For Department Use Only

Application received by Planning Department:

By: M. Corretta

Date: MAY 5 2017

COUNTY OF S.F.
PLANNING DEPARTMENT

This page intentionally left blank.

363 Jersey Street, 94114
2014.11.18.1848

Discretionary Review Application for 363 Jersey Street, Permit application No. 2014.11.18.1848
(Rear Addition, Facade Alterations, Vertical Addition).

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 RDGs? Please be specific and site specific sections of the RDGs.

We are requesting Discretionary Review for several exceptional and extraordinary circumstances. The project as proposed conflicts with the following RDGs:

RESIDENTIAL DESIGN GUIDELINE: *Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p. 7, RDG):*

RESIDENTIAL DESIGN GUIDELINE: *In areas with defined visual character, design buildings to be compatible with patterns and architectural features of surrounding buildings (p. 9, RDG);*

RESIDENTIAL DESIGN GUIDELINE: *Articulate the building to minimize impacts on light and privacy to adjacent properties (p. 16, RDG):*

RESIDENTIAL DESIGN GUIDELINE: *Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23, RDG):*

RESIDENTIAL DESIGN GUIDELINE: *Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space (p. 25, RDG);*

RESIDENTIAL DESIGN GUIDELINE: *Design rooflines to be compatible with those found on surrounding buildings (p. 30, DRG);*

RESIDENTIAL DESIGN GUIDELINE: *Relate the proportion and size of windows to that of existing building in neighborhood (p. 45, DRG).*

1. The **size, scale and penthouse roof deck** of the proposed project are not consistent with the strong visual and historic character of 363 Jersey, which has been determined to be an Individual Historic Resource by the Preservation division of the Planning Department. The proposed project is too large in scale for the neighborhood as evidenced by Exhibit, A, the Floor Area Ratio (FAR) of the 300 block of Jersey Street.

2. The **loss of natural light, air and privacy** will significantly impact the quality of life of the neighbors at 367 & 359 Jersey Street.

The large, wide boxy 3rd floor horizontal addition in the rear, the over-sized 3 foot x 9 foot Bay Window, the penthouse roof deck on top of the 3rd floor, the large 9.6 x 4 foot hatch/skylight and 9.6 foot x 2.5 foot parapet wall located on the property line between the proposed project and our home 363 Jersey will greatly reduce natural light and cast significant shadows on our home, 367 Jersey Street..

Question 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.

363 Jersey Street, 94114
2014.11.18.1848

As referenced above, there are many issues that will arise should this project get approved in its current form:

1. Our home, 367 Jersey Street, is a twin and mirror image of the project at 363 Jersey. They were both built circa 1890. They are intact modest Queen Anne-Style Rowhouses. Our house will be greatly impacted by the loss of light, air and privacy if the proposed project is approved.

2. The **penthouse roof deck**, which has a large **rolling skylight/hatch** (9 foot x 9.6 foot) and **parapet wall** (2.5 x 9.5') on the property line directly across from our kitchen skylight and bathroom window, will block our natural light. (See 21 February 2017 building plans pages A2.3 and A3.1 attached.)

3. The boxy horizontal rear addition, including the large bay window, will result in the loss of light, air and privacy. The rear addition will also diminish the existing mid-block open space. The project proposes excessive massing in the rear. The massing and bay window will also diminish the light and privacy enjoyed by the owners of 359 Jersey Street. (See 21 February 2017 building plans pages A1.2 and A3.2 attached.)

The following RDG's would be compromised;

RESIDENTIAL DESIGN GUIDELINE: *Articulate the building to minimize impacts on light and privacy to adjacent properties (p.16. RDG);*

RESIDENTIAL DESIGN PRINCIPLE: *Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23. RDG);*

RESIDENTIAL DESIGN GUIDELINE: *Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space (p.25 RDG);*

4. The project's **penthouse roof deck** and **parapet wall** will be out of character for 363 Jersey, which is an individual historic resource, marring the historic look and design of this Victorian building, the twin of our home, 367 Jersey. The **skylight** and **parapet wall** are on the 363/367 property line and are directly adjacent to our kitchen skylight and bathroom window. The parapet wall will rise an additional 3 vertical feet above the 3rd story of the proposed building. The parapet wall will be clearly visible from the public right of way and will block the natural light from the skylight and window of our home.

RESIDENTIAL DESIGN GUIDELINE: *Design rooflines to be compatible with those found on surrounding buildings (p.30. DRG);*

Question 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?

The proposed square footage of this project (5321 sq. feet) is more than twice the current size (2121 sq. feet), as noted on page 1 of the 311 notification. We propose the following modifications to the plans:

1. We ask that at the 3rd story level, the proposed addition into the rear yard be reduced 5 feet in depth. The plans as proposed provide a 3 foot set back on the 359 east side but no set back on the 367 Jersey west side where we live. (See page A 1.2 attached.) The rear set back we are requesting would decrease the total living area by only 150 square feet, which is a tiny portion of a project whose envelope is 5321 square feet.

2. We ask that the large **Bay window**, which protrudes 3 feet beyond the rear of the 3rd floor, be modified from a Bay window, to a window flush with the rear of 363 Jersey. The resulting window should be reduced in size to make it more compatible with the window sizes of the surrounding buildings.

RESIDENTIAL DESIGN GUIDELINE: *Relate the proportion and size of windows to that of existing building in neighborhood (p. 45. DRG).*

363 Jersey Street, 94114
2014.11.18.1848

3. We ask that the large **penthouse roof deck** (380 square feet), the large **rolling skylight/hatch** (9.6 x 4 feet), and the large **parapet wall** (2.5 feet x 9.6 feet) be removed. The roof deck poses privacy and noise issues and adds to the height and bulk of the project.

The roof deck is for the exclusive use of Unit #2. Unit # 2 has another deck off the rear on the 2nd level as well as direct access to the back yard.

Anyone who lives in Noe Valley knows that the penthouse roof deck will rarely be used because of the strong winds and cold conditions that prevail in this area. There are no nearby or adjacent roof decks, so the proposed roof deck has no justification. It is a marketing tool for a speculative project, not viable open space. The removal of the penthouse roof deck and the associated parapet wall would go a long way in preserving the individual historic home designation of 363 Jersey. The removal of the roof deck will also mitigate the loss of light and air which our home at 367 Jersey will suffer if the project is approved.

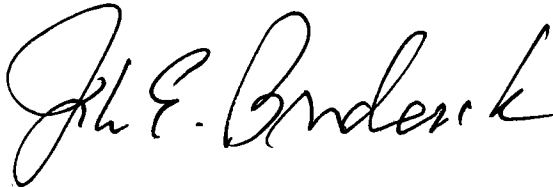
Additionally, the removal of the penthouse roof deck would reduce the cost of construction, which could make Unit #2 less expensive to buy. The removal of the penthouse roof deck would add additional internal living space on the 3rd story because the large internal staircase to the penthouse would not be necessary.

Please keep in mind in your consideration of our requested changes that the issues we have with the 363 Jersey project are the loss of light, air, privacy and the historic character that are the direct result of the excessive mass, scale of the project and the penthouse roof deck.

Thank you for your consideration. THIS PROJECT IS EXTRAORDINARY AND EXCEPTIONAL AND THEREFORE REQUIRES REVISION FROM THE PLANNING COMMISSION.

Sincerely,


Carol and John Broderick



Addendum: The deep excavation for the proposed 1500 square foot subterranean garage is a grave concern. We have been informed that this is a DBI issue not a planning issue.

However you the commissioners could decide to delete the proposed 2 car subterranean garage.

The elimination of the garage would save one street parking space, save the wonderful significant tree in the front of 363 Jersey, reduce the cost of construction by eliminating the car elevator and increase the living space of the small lower Unit #1 and preserve the entire historic façade the building.

Exhibit A
Floor Area Ratio per Assessor-Recorder
Jersey Street between Castro and Noe Streets

Single Family Properties

381 JERSEY ST - 1,512 Building /2,850 Lot
373 JERSEY ST - 1,050 Building / 2,848 Lot
369 JERSEY ST - 820 Building /2,848 Lot
367 JERSEY ST - 1,741 Building /2,850 Lot

363 Jersey Street, 94114
2014.11.18.1848

363 Jersey ST - 2,036 Building/ 2,850 Lot
Proposed square footage

PROPOSED PROJECT:
3,821 building/2,850 Lot

**FAR = 1.34 which is twice
.67 the current FAR of the
block**

359 JERSEY ST - 2,200 Building /3,419 Lot
349 JERSEY ST - 2,540 Building /2,848 Lot
345 JERSEY ST - 2,200 Building / 3,419 Lot
339 JERSEY ST - 2,030 Building /2,848 Lot
327 JERSEY ST - 1,070 Building /2,504 Lot
311 JERSEY ST - 1,163 Building /2,508 Lot
309 JERSEY ST - 2,825 Building /2,478 Lot
307 JERSEY ST -1,840 Building /2,519.33 Lot

306 JERSEY ST - 3,132 Building / 3,920 Lot
310 JERSEY ST -1,250 Building / 1,999 Lot
312 JERSEY ST -1,224 Building /2,000 Lot
314 JERSEY ST - 1,564 Building / 2,280 Lot
316 JERSEY ST - 1,440 Building / 2,278 Lot
328 JERSEY ST - 1,050 Building /2,278 Lot
340 JERSEY ST - 1,300 Building /2,848 Lot
342 JERSEY ST - 1,360 Building /2,850 Lot
350 JERSEY ST - 1,402 Building /2,964 Lot
354 JERSEY ST - 1,975 Building /2,964 Lot
358 JERSEY ST - 1,4Q5 Building / 2,Q62 Lot
362 JERSEY ST - 1,352 Building /2,964 Lot
368 JERSEY ST - 1,340 Building /2,962 Lot

Multi Dwelling Properties

330-332 JERSEY ST - 1,321 PLUS 1,746 Building / 2,850 Lot
336-338 JERSEY ST - 2,350 Building / 2,850 Lot
372-374 JERSEY ST - 2,400 Building /2,962 Lot
391-393 JERSEY ST - 2,680 Building /2,191 Lot
385-387 JERSEY ST - 2.726 Building /3.206 Lot
353-355 JERSEY ST - 2,160 Building /2,850 Lot
335-337 JERSEY ST - 2,636 Building /2,848 Lot
331-333 JERSEY ST - 2,347 Building / 2,508 Lot

Average FAR = 63,277 Building / 94,323.33 Lot = 0.67

LETTER TO COMMISSIONERS
re Discretionary Review of Permit Application for 363 Jersey Street,
No. 2014.11.18.1848

Honorable Commissioners:

I am the homeowner and immediate neighbor of 363 Jersey to the East. My family and I have lived at 359 Jersey for more than forty-four years. I share the major concerns named by Carol and John Broderick in the request for Discretionary Review of the project. If built as planned, this project will have exceptional and extraordinary negative impacts on my family and my property, especially on the backyard cottage, where my daughter's young family lives.

First: The proposed vertical and horizontal expansion in the rear of 363 Jersey is too massive in relation to the adjacent homes. It would intrude into privacy, light, and the quality of life of my family and of neighbors at 367 Jersey, and diminish shared midblock open space.

Second: Dimensioning errors, omissions, and inconsistencies in the project sponsor's plan drawings make it impossible to assess accurately the size, extent, and location of some proposed alterations and their impact on neighbors.

Third: The proposed roof deck is inconsistent with the historic character of the house and the streetscape and intrudes on light and privacy, especially at 367 Jersey. More specifically:

RESIDENTIAL DESIGN GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings (p.23 RDG).

GUIDELINE: Design the height and depth of the building to be compatible with existing building scale at the midblock open space. P 25 RDG)

The proposed vertical and horizontal expansion in the rear of the house at 363 Jersey is too large in scale for this block of Jersey Street and in relation to neighboring homes. The out-of-proportion new construction will loom over neighbors facing the shared mid-block open space. It will intrude on privacy, diminish natural light by day and create light pollution after dark at 359 Jersey, Units #1, #2, and #3, and at 367 Jersey.

The project adds another floor to the historic house, replaces the gabled roof with a flat roof in the rear and extends beyond the back wall of the existing house on the second floor, and yet farther out with a bay on the new third floor. On the east side of the expanded structure, the collateral impacts will be most severe in the backyard cottage at 359 Jersey, a legal nonconforming structure that is limited to north-facing windows.

At night, lights from the large (3x9)' new window in the third floor bay will likely shine into the cottage, especially into the main bedroom, and illuminate resting and nesting spots of the abundant birds in our midblock open space. Please note attached correspondence, which suggests the potential problems that might arise. Such future irritations among neighbors can be averted by rather small modifications of the proposed design.

RESIDENTIAL DESIGN PRINCIPLE: Articulate the building to minimize impacts on light and privacy to adjacent properties. (p. 16 RDG)

GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.

The RDG states that "when a proposed project is adjacent to a lot that has a cottage used as a dwelling unit at the rear of the lot, modifications to the building's design may be necessary to reduce light impacts to that cottage specifically." (p. 21 RDG).

Inaccuracies, omissions, and inconsistencies in the plan drawing set persist.

Inaccuracies in representation could lead to misunderstandings. There is no clear indication of what the proposed building height is and how it relates to the allowable maximum height. The way building heights are represented is misleading because it is not clear where they are measured from.

Among the smaller discrepancies, please note that on sheet A1.2, the curb cut and driveway don't line up. This is surely a simple error, but it is one of many, most of which have persisted through nine NPDRs. Some important dimensions are not marked, such as those of the "deck at living level" horizontally. The lightwell at 359 Jersey is shown differently on A1.2 drawing 3, and A 2.2 drawing 2. Both cannot be right. The Significant Tree in front of the house, a Bishop pine, is not shown (A.2.) In its location is a note: "Planter." There is a pattern of errors that mislead.

The proposed roof deck is inconsistent with the visual character of the streetscape and the historic character of the existing house, which has been determined to be an Individual Historic Resource by the Preservation Division of the Planning Department. This deck and associated access structures would block southern light from two skylights in the home at 367 Jersey. There are no roof decks on this block of Jersey, of Jersey, nor on the next block to the east, between Noe and Sanchez. *GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings. RDG p.30.*

The rear yard expansion will add to the cumulative impact of developments that are rapidly diminishing the mid-block open space that is a major part of our urban forest and green space. Although this space is divided into private yards, it benefits everyone, helping to freshen the air, providing to contact with nature to all who live on the block and supporting a wide variety of wildlife. In our lush green mid-block open space, a variety of birds are abundant. A few weeks ago, we watched a hummingbird build a nest, raise two chicks, and saw them take flight six feet above a path in our garden. Now we're watching a dove family in a nest on the Australian

tree fern outside my daughter's kitchen window. My grandson is learning about wildlife right at home, thanks to the trees and gardens in our mid-block open space.

I join with John and Carol Broderick in requesting the following three design modifications in the proposed project. They would greatly alleviate the unintended negative impacts of the project on neighbors and the mid-block environment, and avert potential irritations among neighbors, old and new, thus helping us to live in peace together.

1. Reduce the horizontal extension on the third floor rear by five feet. This will reduce the negative impact on light and privacy that will affect all of us at 359 and 367 Jersey Street.
2. Replace the large Bay window, which would protrude three feet beyond the rear wall on the building's third floor, with a smaller window flush with the rear wall. This change will result in making the rear of the proposed building more compatible with surrounding homes.
GUIDELINE: - In buildings of potential historic merit, RDG suggests that "if a property never had a bay window, adding one may affect the architectural character of the property."
3. Remove the large roof deck, along with the rolling skylight/hatch and large parapet. Such a roof deck is inappropriate to this historic building, and its impact on the homeowners at 367 Jersey far outweighs any value to the future residents of 363 Jersey. Because of frequent cold high winds in this neighborhood, roof decks have not been attractive except in real estate ads.

Although I realize that Planning does not deal with underground construction, I do want to again call attention to the serious concerns we immediate neighbors have about the proposed deep dig for a garage and basement at 363 Jersey. We stand on the higher side of a creek bed. My house is downslope. Further downslope on Jersey, pumping is required in basements. At 25th and Castro, at the site of a former dairy, there is still a well. Underground water flows down from there to Jersey, the creek bed in front of our houses. After the 1989 earthquake, we had to build a new foundation and repair cracks on the first floor of our house, which was built before 1900.

NOTE RE COMMUNICATION DIFFICULTIES: The project proponent's agent, architect Earle Weiss, was insulting and intimidating when I tried to ask questions and hostile to a minor and reasonable request. (*See attached correspondence*). I therefore communicated through the planner, Andrew Perry, who was fair, diligent, and responsive throughout this long process.

Thank you for your consideration.

Rasa Gustaitis Moss 415-285-4109 359 Jersey St.
June 26, 2017

Unpleasant E mails Earle Weiss - Rasa Moss

On Mon, Dec 7, 2015 at 10:33 PM, Rasa Gustaitis <rasa@rasatime.com> wrote:

Hi Earle,

Would you be so kind as to turn off the lights on the deck of 363 again? They have been glaring into the bedroom of the cottage again for the past three nights. We appreciated your tending to this last time. Someone must have left them on inadvertently once more.

Thanks in advance. Rasa

Earle Weiss to Rasa Moss Dec. 9, 2015 11:53 AM

Ah, so now you contact me because you need something. Previously, I would have made a special trip to the site in a goodwill effort, but I seriously doubt you have any goodwill on your side. When you 'forgot' to attach my name to your numerous emails to the City, your also 'forgot' to include the Owner. I get it. You and the neighbors on the other side will fight the project no matter what we do, and you certainly will not share those plans with us. But yes, the lights. If I am out there, I will turn them off.

On Mon, Apr 20, 2015 at 8:24 AM, Rasa Moss wrote:

Hello Earle Weiss:

Attached is a copy of the letter I have sent to the planning department expressing my concerns regarding the plans you have submitted for 363 Jersey. I am sending this to you in hopes that we can avoid needless strife as we work to resolve the issues raised for me as the longtime homeowner next door.

Please forward a copy to the property owner, as I do not have his e mail address.

Earle Weiss <earle@eweiss.com> April 20, 2015 at 10:24

Rasa

I am disappointed you did not formally bring these concerns to me before you contacted the Planning department. As I said before, we can work together, or go to our separate corners. At this point it seems clear you wish to fight through the Planning department. This of course is your choice, but as such, I am not inclined to make any concessions or grant any favors.

While I understand your concerns, they are false. Take the light in the rear yard. We have constructed a 3d model to show shadow path and views from across the street. They have been submitted to Planning. I attach those for your records. Note while I can run the study for any time or day, I chose November 8 as it is late enough in the year to be of maximum impact. Clearly, the problem with your rear yard is the cottage itself; it casts shadows in your rear yard. In the winter there will be a shadow in the afternoon on your skylight.

The other issues are simply not correct. We understand the engineering issues; only a fool would not take into consideration soils, hydrology, and structural engineering.

This page intentionally left blank.

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

Signature: 	Date:
Printed Name:	<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.

From: [John & Carol Broderick](#)
To: [Perry, Andrew \(CPC\)](#); [Griffith Harsh](#)
Subject: Fw: 363 Jersey St
Date: Tuesday, June 27, 2017 5:09:12 PM
Attachments: [363 jersey letter accepting revised plans.docx](#)
[363 jersey skylight parapet wall #1.pdf](#)

Andrew,
Please see attached which indicate that we accept the revised plans.
If you should have any question please call or email us.
Thank you,
John & Carol Broderick

----- Forwarded Message -----

From: John & Carol Broderick <cjbroderick4@yahoo.com>
To: "cjbroderick4@yahoo.com" <cjbroderick4@yahoo.com>
Sent: Tuesday, June 27, 2017, 4:43:25 PM PDT
Subject: 363 Jersey St

June 27, 2017

Andrew Perry

Dear Andrew,

Re: 363 Jersey Street # 2014-1118-1848 S/R

Carol & John Broderick , DR filers, and Griff Harsh (owner) have negotiated the following changes as written below and shown on the revised plans.

1. The revised roof plan shows the roof deck removed.
2. The revised roof plan shows a smaller roof skylight that must be placed the required distance from the property line to avoid the necessity for the placement of a parapet wall on the west property line.

The required distance is 5' feet to the face of the property line wall, from the interior aspect of the property line wall.

3. The revised third floor plan removes the west side cantilevered bay window entirely.

The revised plans and written agreement are accepted by the DR filers, Carol & John Broderick. The DR filers request that their DR be placed on the consent calendar as soon as possible.

John & Carol Broderick

Date: 2/27/17
Time: 9:20:20 AM

21 FEB 17

A1.2



2) EROSION AND SURFACE RUN-OFF SHALL BE CONTAINED AND CONTROLLED WITHIN THE SITE

2	SITE SURVEY
A1.1	

3	EXISTING ROOF PLAN
A1.1	Scale: 1/8" = 1'-0"

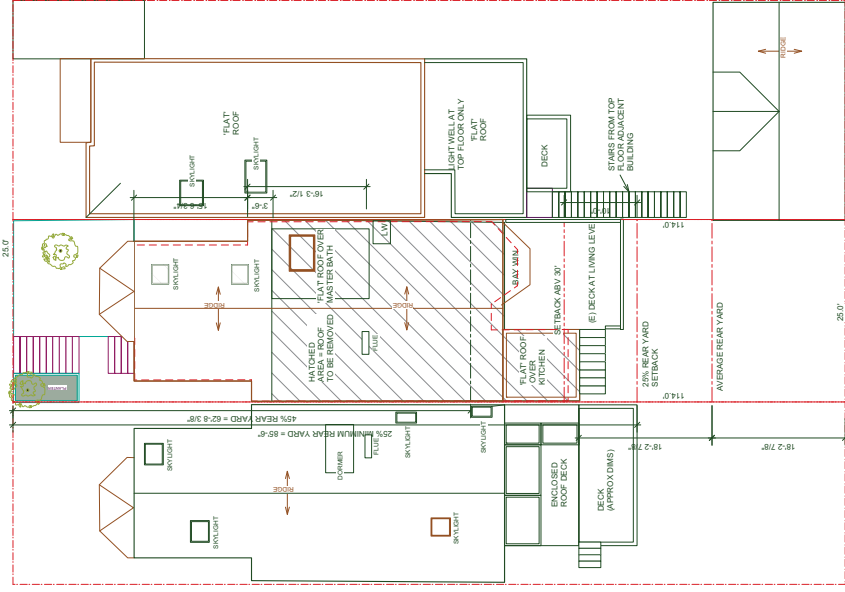
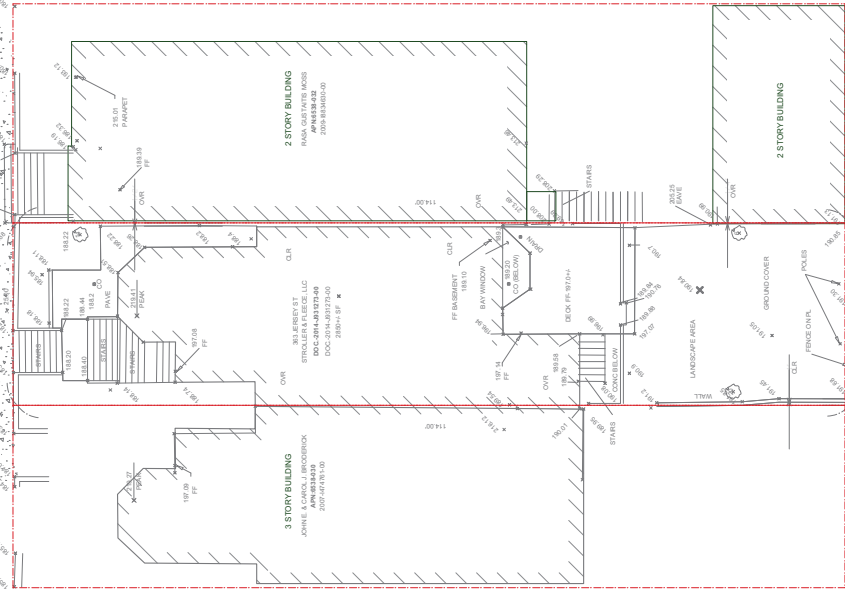
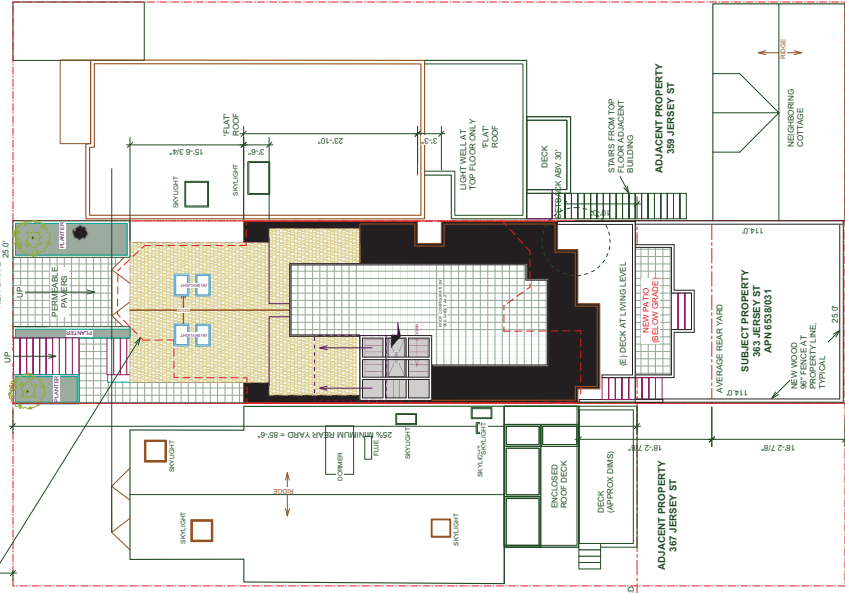
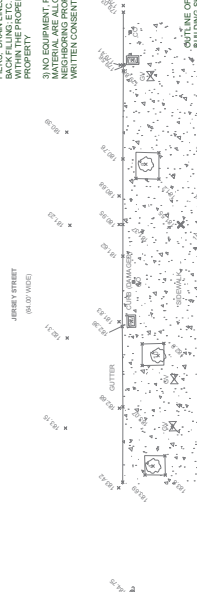
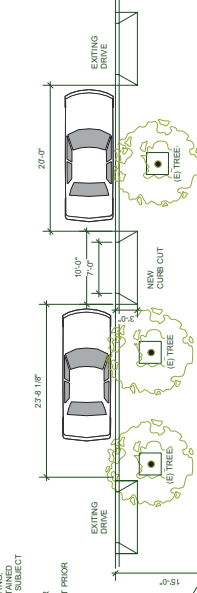
1348sf
EXISTING
982 sf
DEMOLITION

73% DEMOLITION

AREA TO BE REMOVED



WORK AT PROPERTY LINE:
1) ALL ARCHITECTURAL PLANS ARE SCHEMATIC IN NATURE; ALL WORK TO BE PERFORMED WITHIN THE SUBJECT PROPERTY
2) ALL WORK INCLUDING: RETAINING WALLS; PIERS; DRAIN LINES; WATERPROOFING; BACK FILLING; ETC. SHALL BE CONTAINED WITHIN THE PROPERTY LINES. THE SUBJECT PROPERTY
3) NO EQUIPMENT, PERSONNEL, OR MATERIAL ARE ALLOWED ON PRIOR NEIGHBORING PROPERTY WITHOUT PRIOR WRITTEN CONSENT.

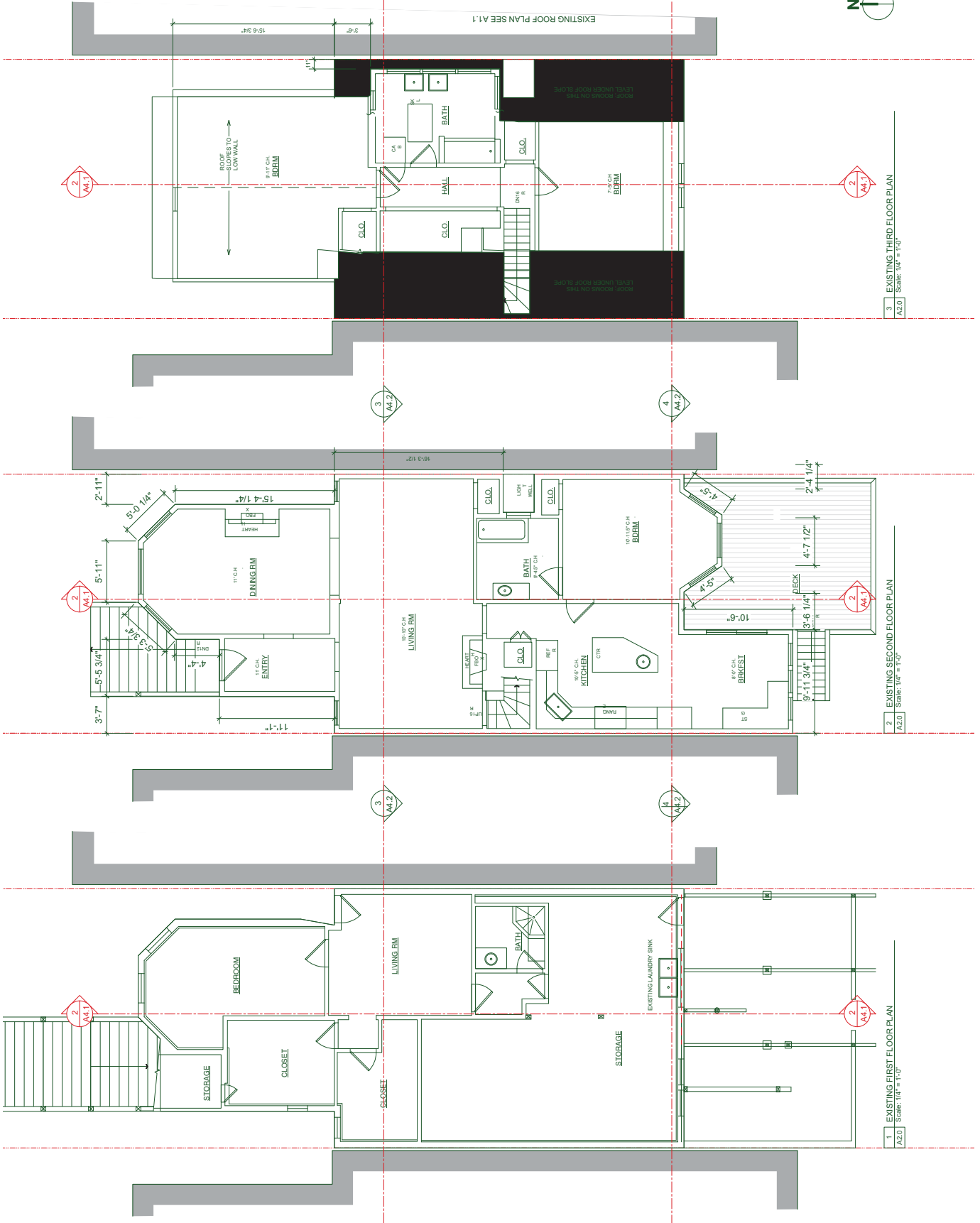




3 EXISTING THIRD FLOOR PLAN
A2.0 Scale: 1/4" = 1'-0"

2 EXISTING SECOND FLOOR PLAN
A2.0 Scale: 1/4" = 1'-0"

1 EXISTING FIRST FLOOR PLAN
A2.0 Scale: 1/4" = 1'-0"





HISTORY	BY
PROJECT INITIATION	E.E. WEISS
ARCHITECTURAL DESIGN	E.E. WEISS
ENGINEERING DESIGN	E.E. WEISS
PERMITS	E.E. WEISS
CONSTRUCTION	E.E. WEISS
POST-CONSTRUCTION	E.E. WEISS

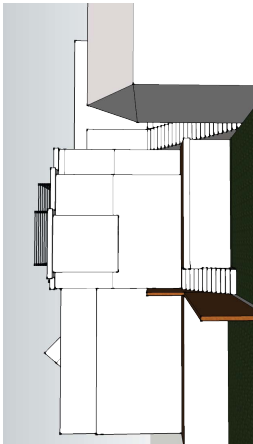
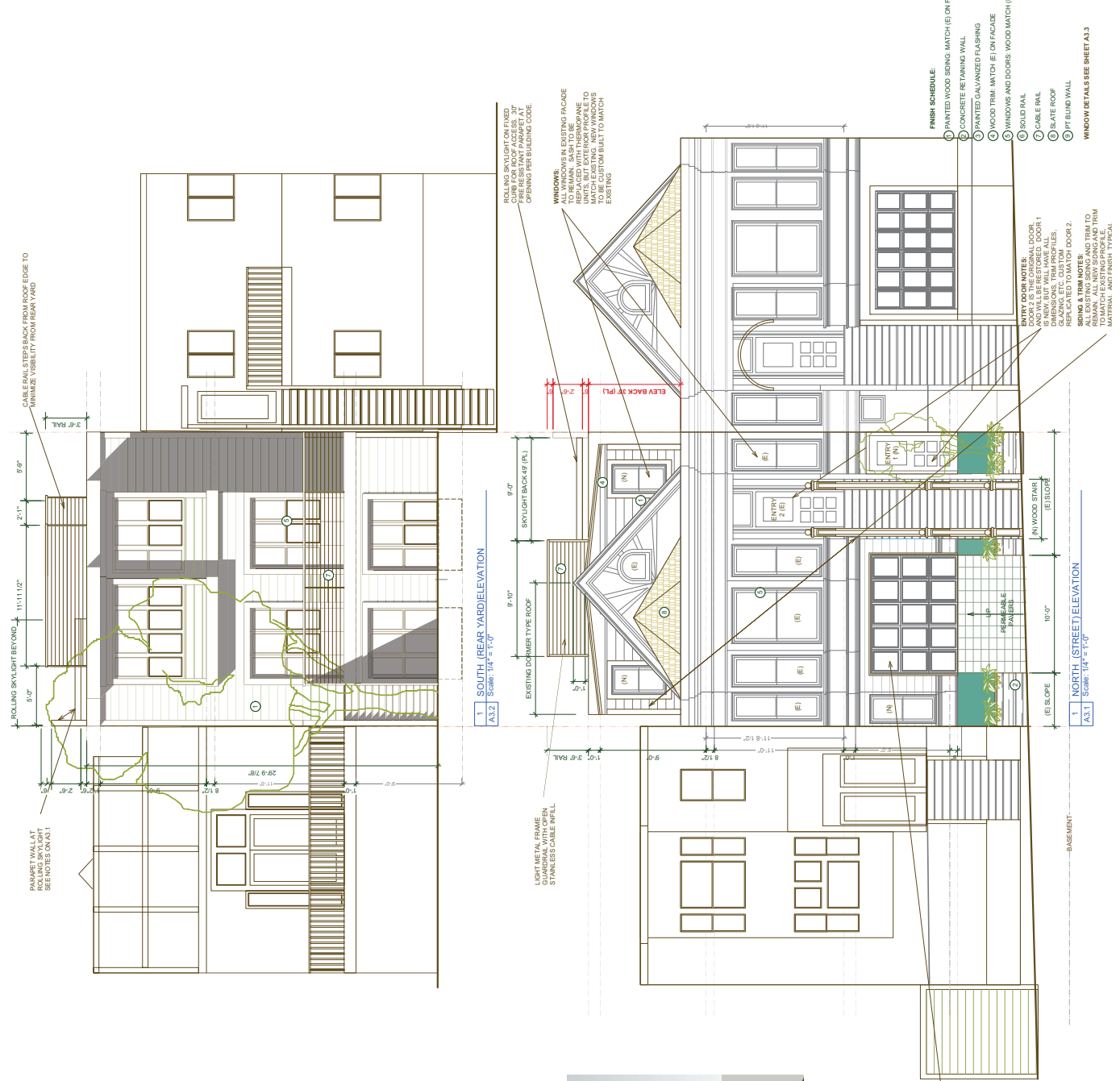


SITE PERMIT SET
ELEVATIONS

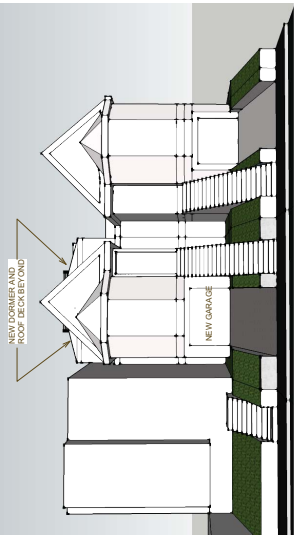
363 JERSEY ST
SAN FRANCISCO, CA 94114
ASSESSORS PARCEL: 6538031

Date: 2/21/17
Time: 9:20:20 AM
21 FEB 17

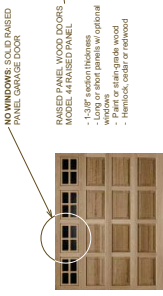
A3.1



2 REAR MASSING
A3.2



2 PERSPECTIVE & MASSING
A3.1



NO WINDOWS, SOLID RAISED PANEL GARAGE DOOR

RAISED PANEL WOOD DOORS
MODELS: 44 RAISED PANEL
- 1-1/2" section thickness
- Paint or stain-grade wood
- Hardware: brass or nickel



3 HIGH PROFILE WINDOW SECTION

1	LONGITUDINAL SECTION
A4.1	Scale: 1/8" = 1'-0"

HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-28-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



TITLE SHEET

SITE PERMIT SET

363 JERSEY ST

SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL 6538/031

Date: 6/27/17
Time: 11:34:09 AM

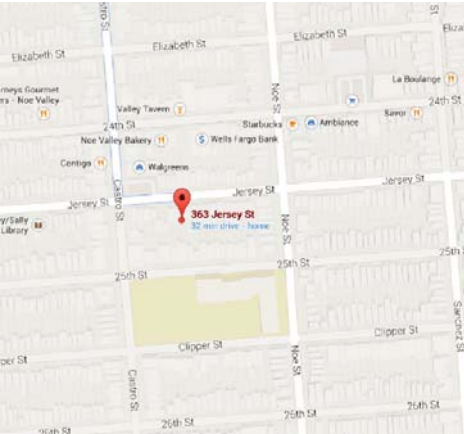
27 JUN 17

A0.0

REMODEL & ADDITION : 363 JERSEY

SAN FRANCISCO, CALIFORNIA

LOCATION MAP



PLANNING NOTES

- 1 RH-2 ZONING DISTRICT
- 2 **EXISTING** SINGLE FAMILY RESIDENCE; APPLICATION INCLUDES ADDITION OF SECOND 2 BED 3 BATH UNIT.
- 3 LOT SIZE 25 X 114 = 2850
PARCEL NUMBER 6538/031
- 4 HEIGHT =40x

PLANNING AREA TABLE:

EXISTING				
Story or Area	Area (sf)	Unit Allocation	Total sf	Unit 1 Existing sf = 2121
1st Floor	1138 non-habitable			
2nd Floor	1259 Unit 1			
3rd Floor	862 Unit 1			
Deck @ 2nd Fl. Rear	243 Unit 1			
			Existing 3259	
PROPOSED				
Story or Area	Area (sf)	Unit Allocation	Floor	Total sf
Basement - Garage	816 Common to Both			Unit 1 Proposed sf = 1117
Basement - Storage	300 Common to Both			Unit 2 Proposed sf = 2704
Basement - Circulation	86 Common to Both		Bsmnt	Garage Area = 1116
1st Floor - Garage	300 Common to Both			Common Storage Area = 300
1st Floor - Unit 1	1117 Unit 1			Common Circulation = 197
1st Floor - Circulation	111 Common to Both	1st	1528	Unit 2 Deck Space = 497
2nd Floor - Unit 2	1241 Unit 2			
2nd Floor - Circulation	111 Unit 2	2nd	1352	
Deck @ 2nd Fl. Rear	117 Unit 2			
3rd Floor - Unit 2	1241 Unit 2			
3rd Floor - Circulation	111 Unit 2	3rd	1352	
Roof Deck	380 Unit 2			

PROJECT TEAM

PARTICIPANT	
OWNER	STROLLER & FLEECE, LLC 363 JERSEY ST SAN FRANCISCO, CA 94114 [415] 531-5270
ARCHITECT	EE WEISS ARCHITECTS 21 CORTE MADERA AVE MILL VALLEY, CA 94941 [415] 381-8788 FAX [415] 381-8700 TEL
GENERAL CONTRACTOR	UNKNOWN
STRUCTURAL	UNKNOWN
GEOTECHNICAL	Earth Mechanics Consulting 360 Grand Ave, Suite 262 Oakland, CA 94610 510-839-0765 earthmech1@aol.com
SURVEYOR	Maidian Surveying 2958 Van Ness Avenue San Francisco, CA 94109 (415) 440-4131

SCOPE OF WORK

- 1 **EXISTING TYPE V-B** SINGLE FAMILY R-3 OCCUPANCY
- 2 **EXISTING 3 STORY BUILDING** WITH REAR DECK
- 3 **SCOPE OF WORK**
1 NEW FOUNDATION AND BASEMENT. GARAGE
2 CONVERT AREA UNDER EXISTING DECK TO LIVING SPACE
3 HORIZONTAL ADDITION AT REAR
4 CONVERT LOWER LIVING AREA TO LEGAL SECOND UNIT
5 REMODEL ENTIRE INTERIOR
6 REPLACE ALL SASH WITH THERMOPILE UNITS. NEW WINDOWS TO MATCH EXISTING
7 NEW ONE-HOUR PROPERTY LINE WALLS AND SPRINKLERS

Occup. Group	Const Type	Rating (Hr's)	Grade	Existing Area	New Area	Total per Floor	Sprinkler	Deck Sq Ft	Notes
U	V-A	1	below	0	816	816	YES	--	
S	V-A	1	below	0	386	384			
			total	0	1202				
U	V-A	1	grade	300		300			
R-3	V-A	1	pvt below	727	390	1117	YES	0	
R-3	V-A	1	pvt below	111		111			Circulation
			total	1138	390	1528			
R-3	V-A	1	above	1259	93	1352	YES	243	Existing Deck
R-3	V-A	1	above	862	490	1352	YES	0	
R-3	V-A	1	above	0	0	0	NO	380	New Deck
						Basement			
						Garage		384 (storage)	
						Unit 1		1117	
						Unit 2		2704	
			Totals	3259	2175	3821	Total Sq Ft Living	5434	Total Building

- General Notes
1. All construction shall be in accordance with 2013 California Building Code, 2013 Plumbing Code, 2013 Electrical Code, 2013 California Mechanical Code, 2013 California Fire Code, and 2013 Title 24 California Energy Efficiency Standards, including Local Amendments, including Local Amendments
2. **Two-Hour separation** assemblies at Elevator Shaft. 90 Minute Rated doors at Two-Hour Walls
3. **One-Hour** Assemblies within **60"** of (side, rear) **property lines** all portions of the Building
4. All **penetrations** in fire assemblies to comply with the Fire Rating in which they breach. Fire caulk all pipes, ducts, etc. to seal completely
- 5 **Shoring and Underpinning**, if required, under a separate permit
- 7 **Separate Permits** required for: Sprinklers, Fire Controls, Trusses, Sidewalk & Driveway, Utility laterals.
- 8 **Sprinklers** per NFPA 13 and CBC 903.3.1.1



Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17


A1.1

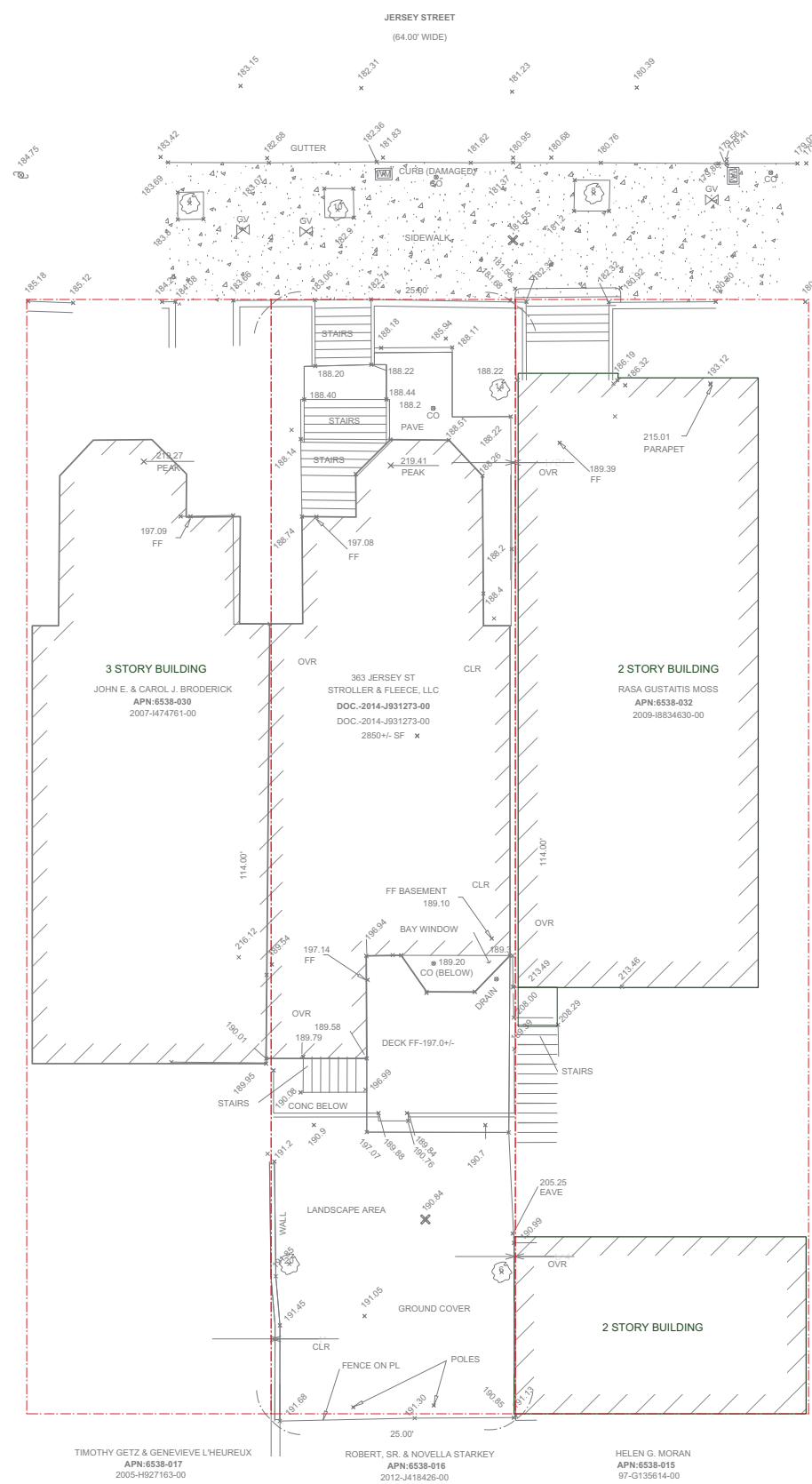


1348sf EXISTING
982 sf DEMOLITION

73% DEMOLITION

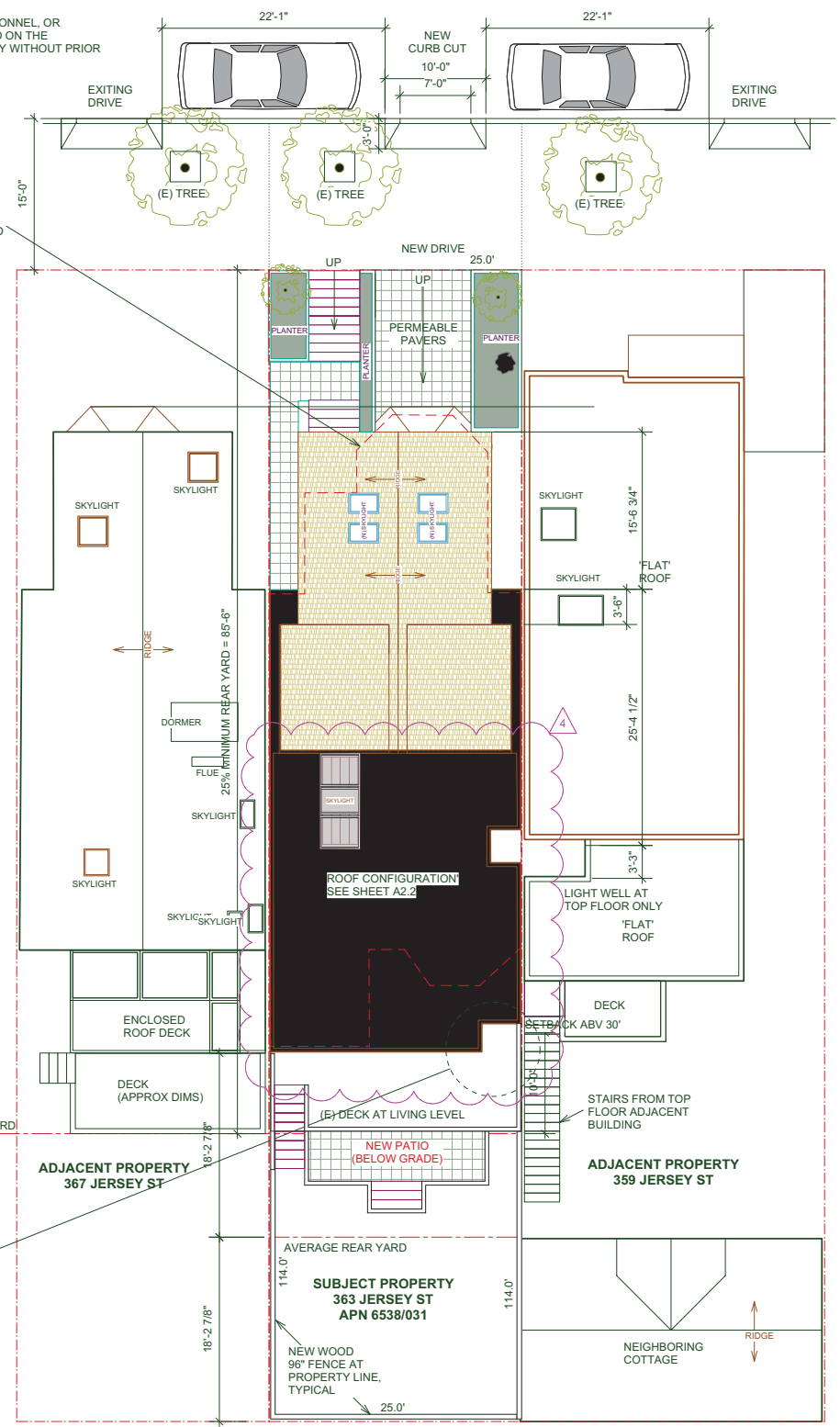
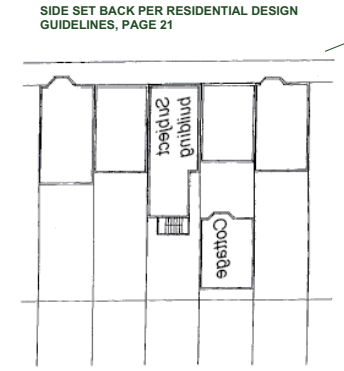
AREA TO BE REMOVED





2 SITE SURVEY
A1.1

- WORK AT PROPERTY LINE:**
- 1) ARCHITECTURAL PLANS ARE SCHEMATIC IN NATURE; ALL WORK TO BE PERFORMED WITHIN THE SUBJECT PROPERTY
 - 2) ALL WORK INCLUDING RETAINING WALLS; PIERS; DRAIN LINES; WATERPROOFING; BACK FILLING; ETC. SHALL BE CONTAINED WITHIN THE PROPERTY LINES. THE SUBJECT PROPERTY
 - 3) NO EQUIPMENT, PERSONNEL, OR MATERIAL ARE ALLOWED ON THE NEIGHBORING PROPERTY WITHOUT PRIOR WRITTEN CONSENT.



1 PROPOSED SITE PLAN
A1.1 Scale: 1/8" = 1'-0"

- GENERAL SITE NOTES:**
- 1) ENGINEER TO REVIEW AND APPROVE ALL ASPECTS OF GRADING, DRAINAGE, FOUNDATIONS, AND ALL ASSOCIATED UNDERGROUND IMPROVEMENTS AND CONDITIONS. ENGINEER TO TEST AND INSPECT ALL SYSTEMS AS REQUIRED, TYP.
 - 2) EROSION AND SURFACE RUN-OFF SHALL BE CONTAINED AND CONTROLLED WITHIN THE SITE.
 - 3) 2:1 MAX. SLOPE OF UNRESTRAINED EARTH. NO GRADING AT PROPERTY LINE
 - 4) ALL WORK SHALL CONFORM TO COUNTY AND CITY STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS.



E.E. WEISS Architects, Inc.
21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-28-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



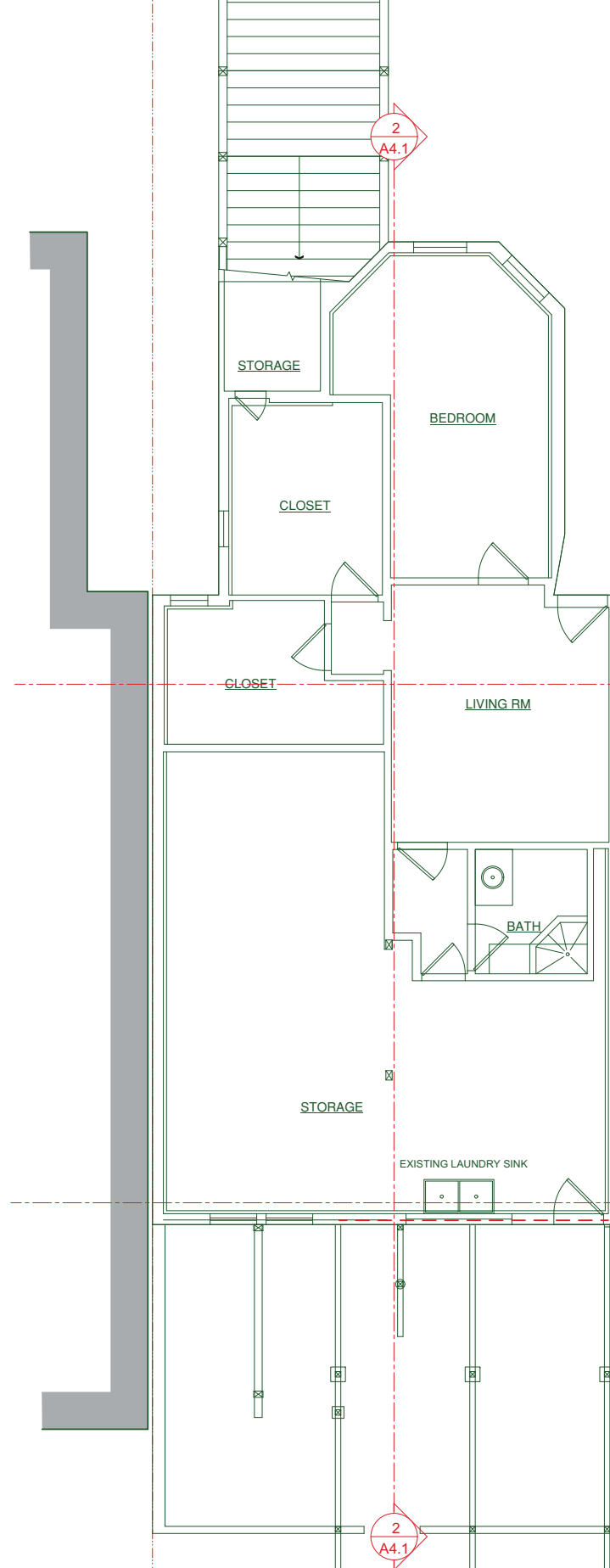
SITE PLAN
SITE PERMIT SET

363 JERSEY ST
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL 6538/031

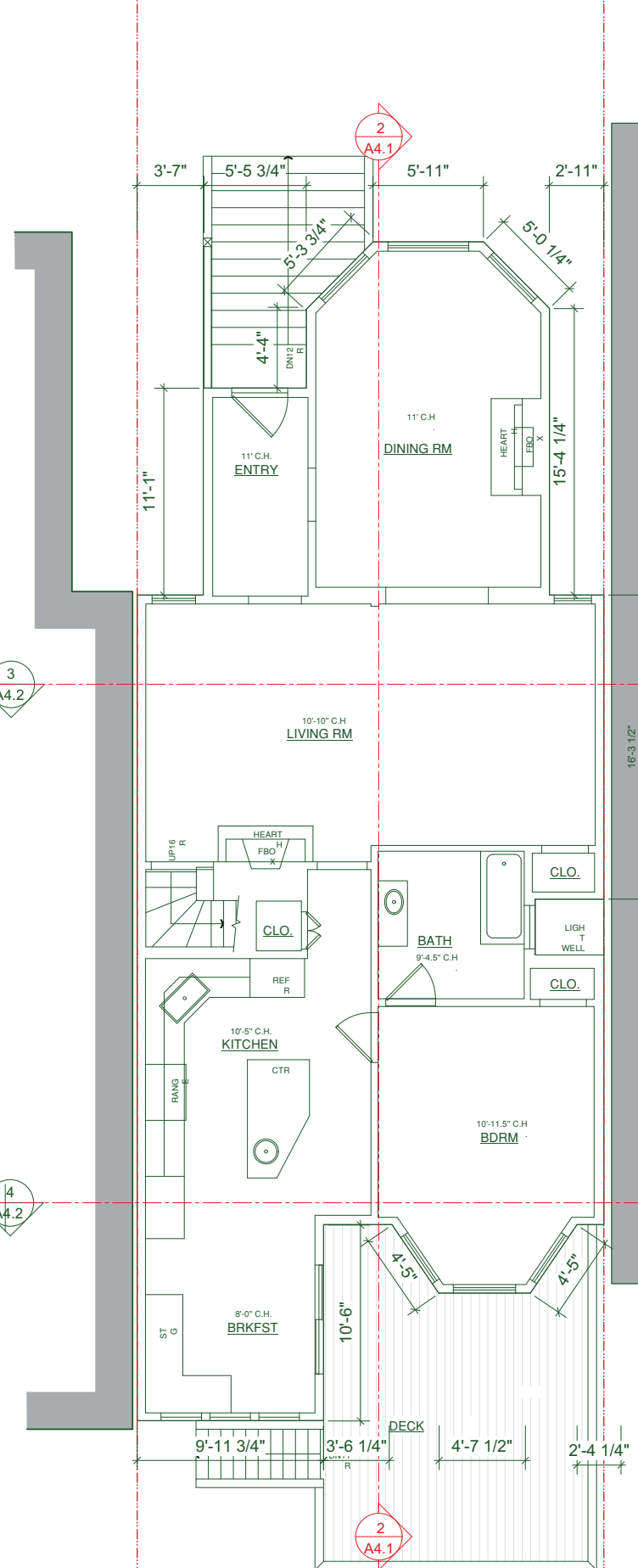
Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

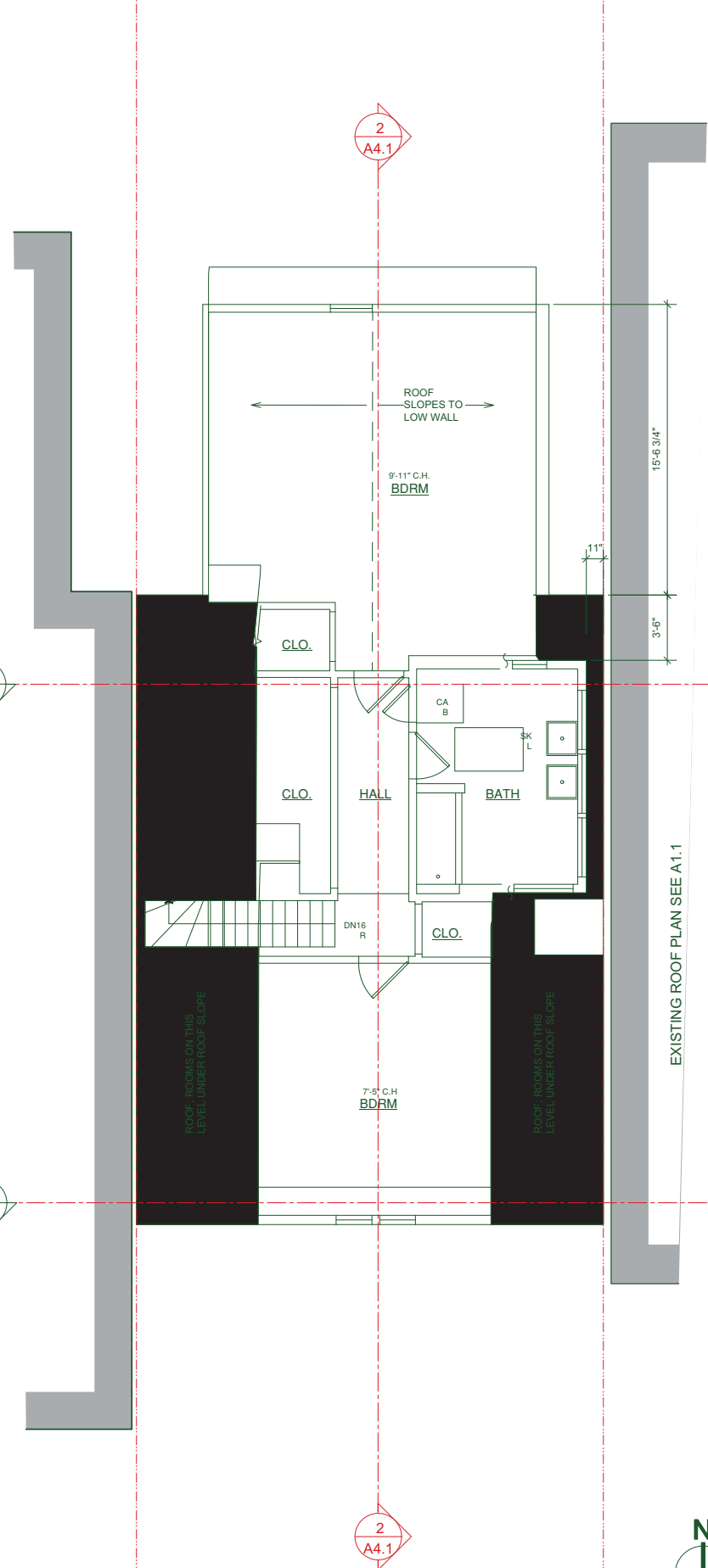
A1.2



1
A2.0
EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2
A2.0
EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



3
A2.0
EXISTING THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



E.E. WEISS
Architects, Inc.
21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeeweiss.com
Tel 415.381.8700

HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-28-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



EXISTING PLANS
SITE PERMIT SET

363 JERSEY ST
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL 6530031

Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

A2.0.1

HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-28-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



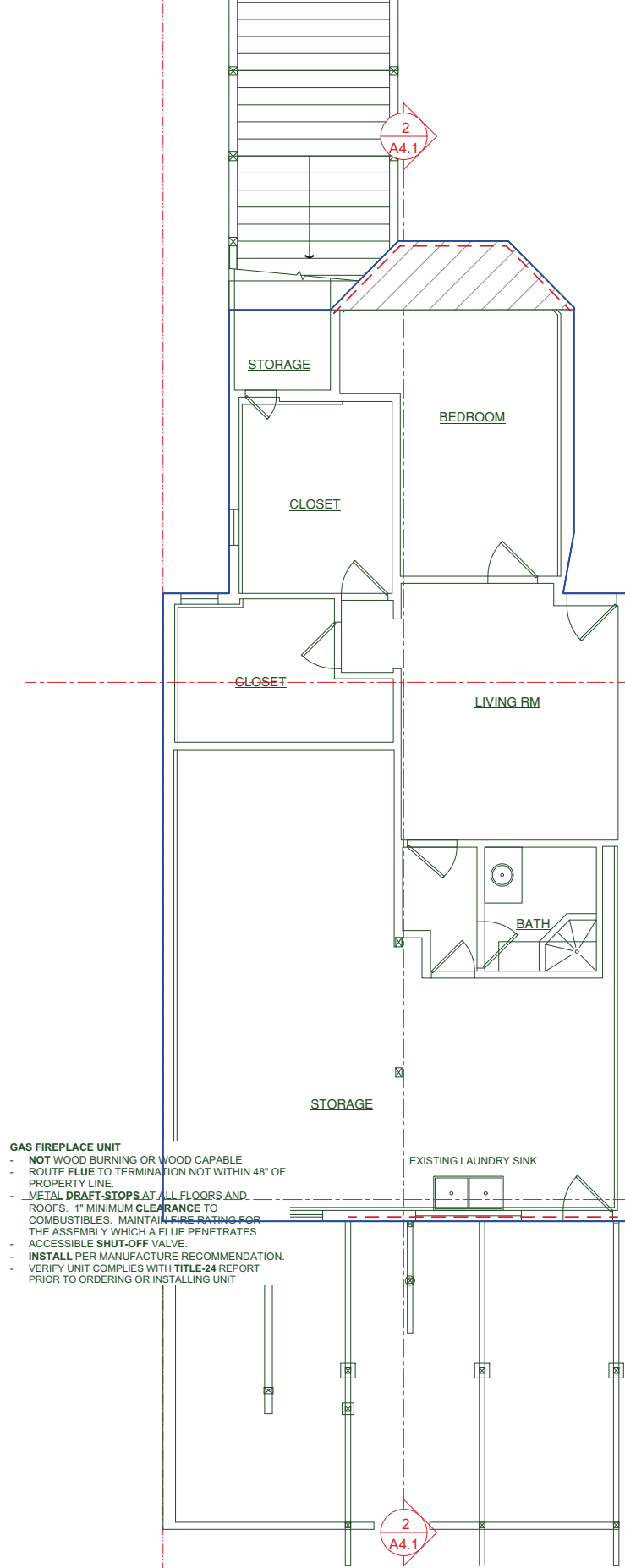
EXISTING PLANS - DEMO CALCS
SITE PERMIT SET

363 JERSEY ST
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538031

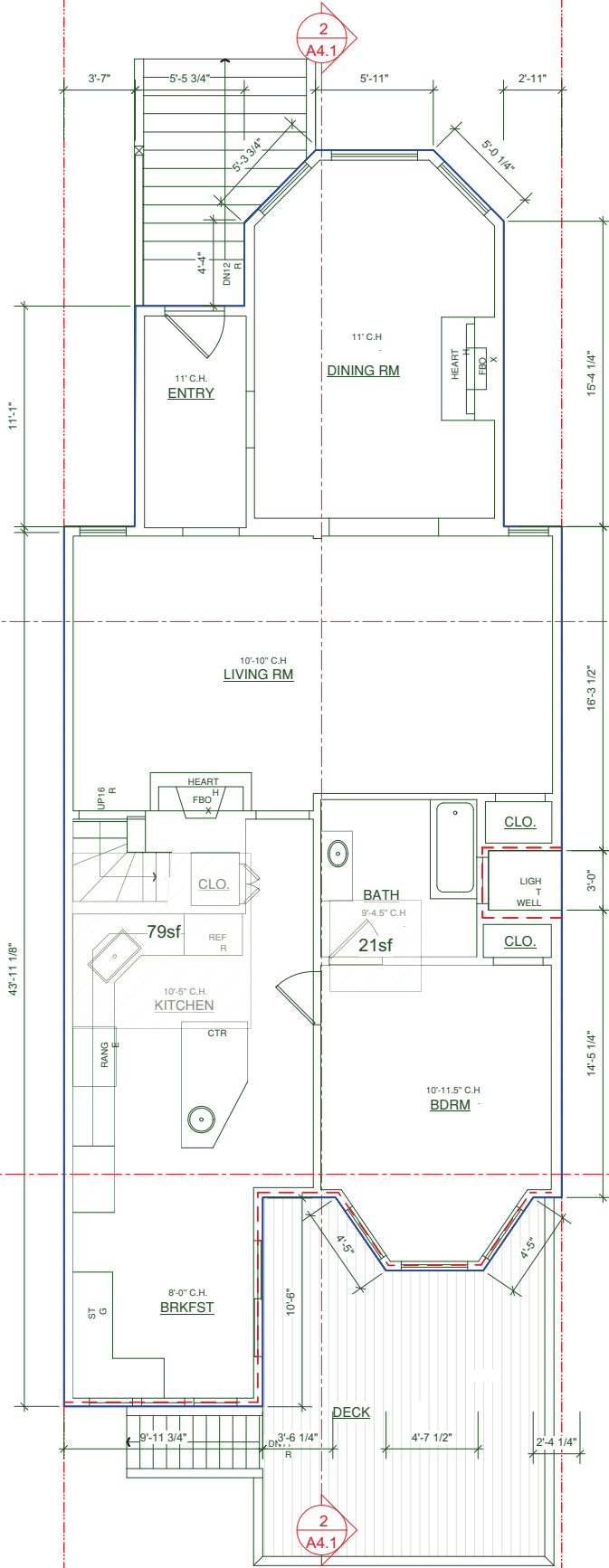
Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

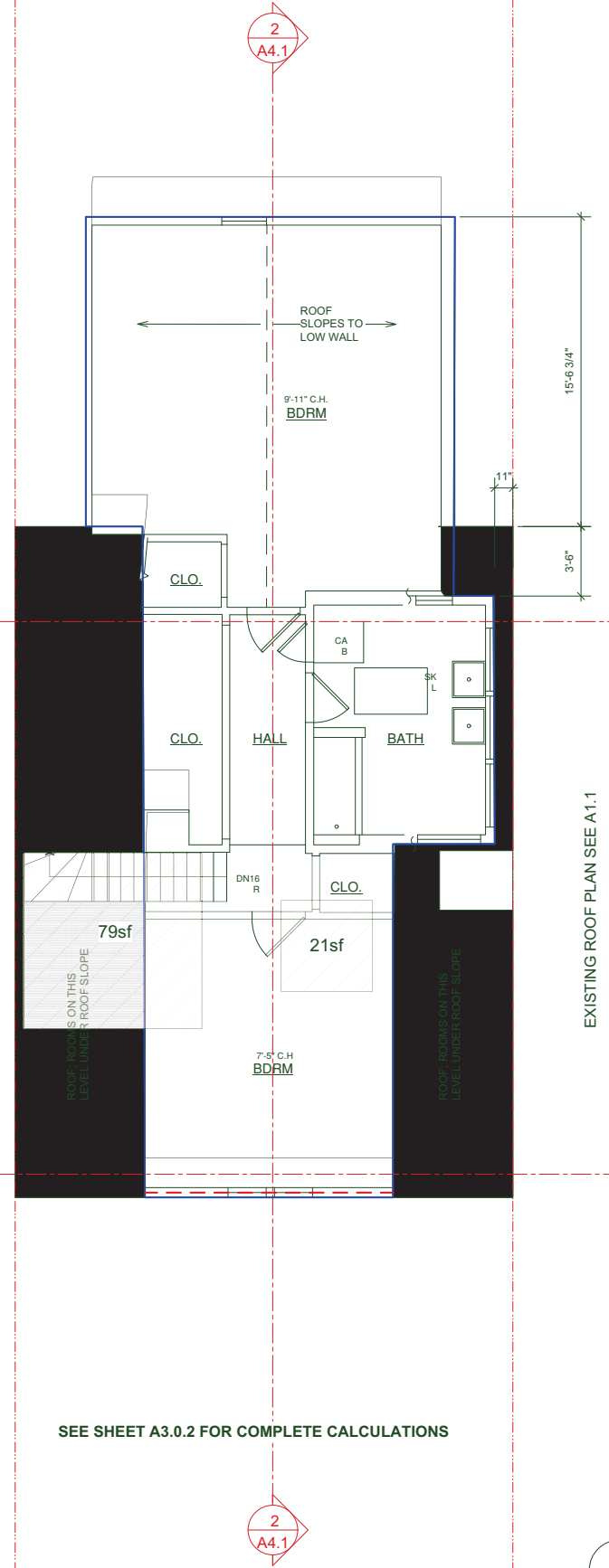
A2.0.1



1
A2.0
EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

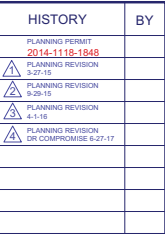


2
A2.0
EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



3
A2.0
EXISTING THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"





A2.1





SITE PERMIT SET

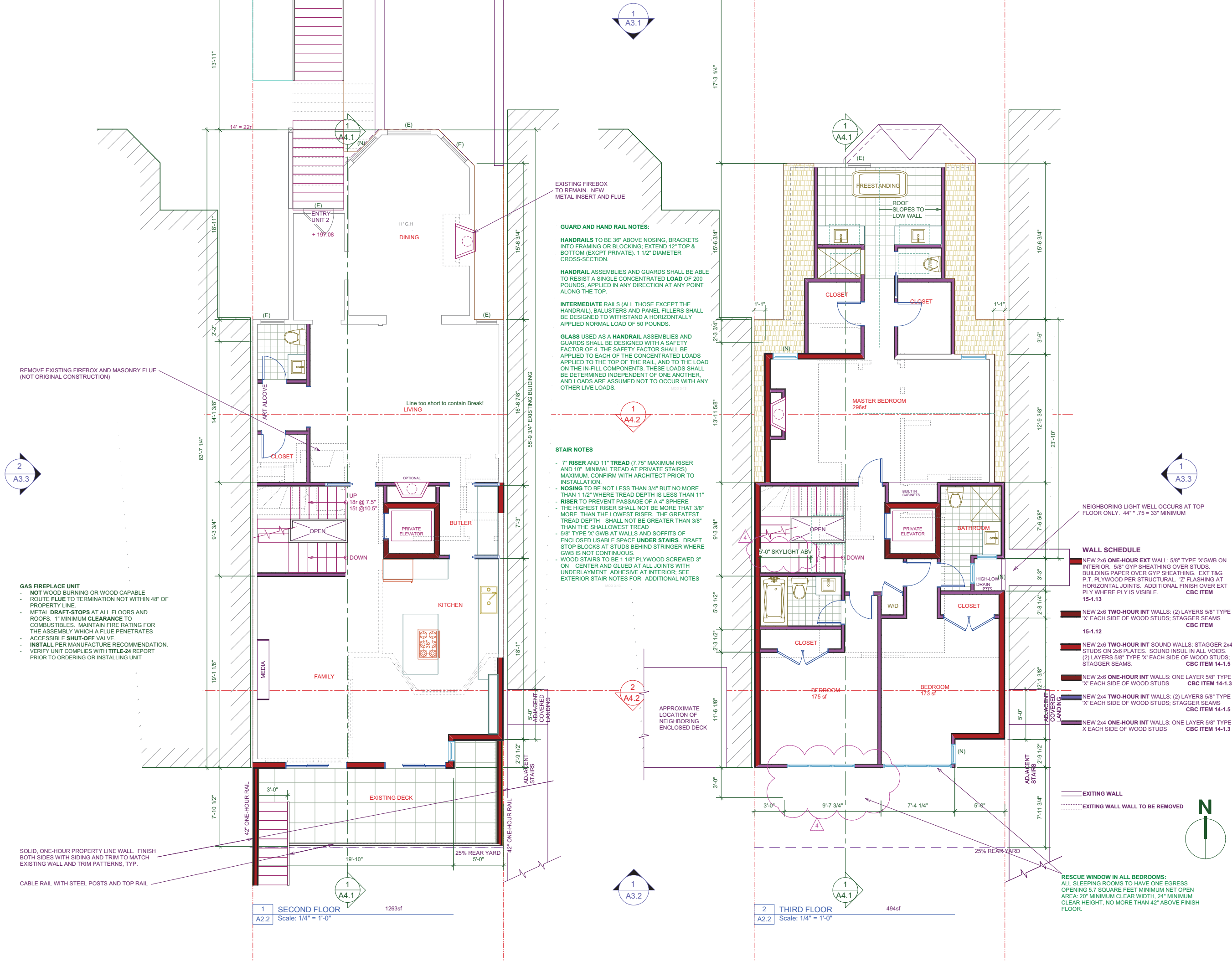
363 JERSEY ST

SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538/031

Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

A2.2



HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-28-15	
PLANNING REVISION 4-1-16	
PLANNING REVISION OR COMPROMISE 6-27-17	



THIRD & ROOF PLAN

SITE PERMIT SET

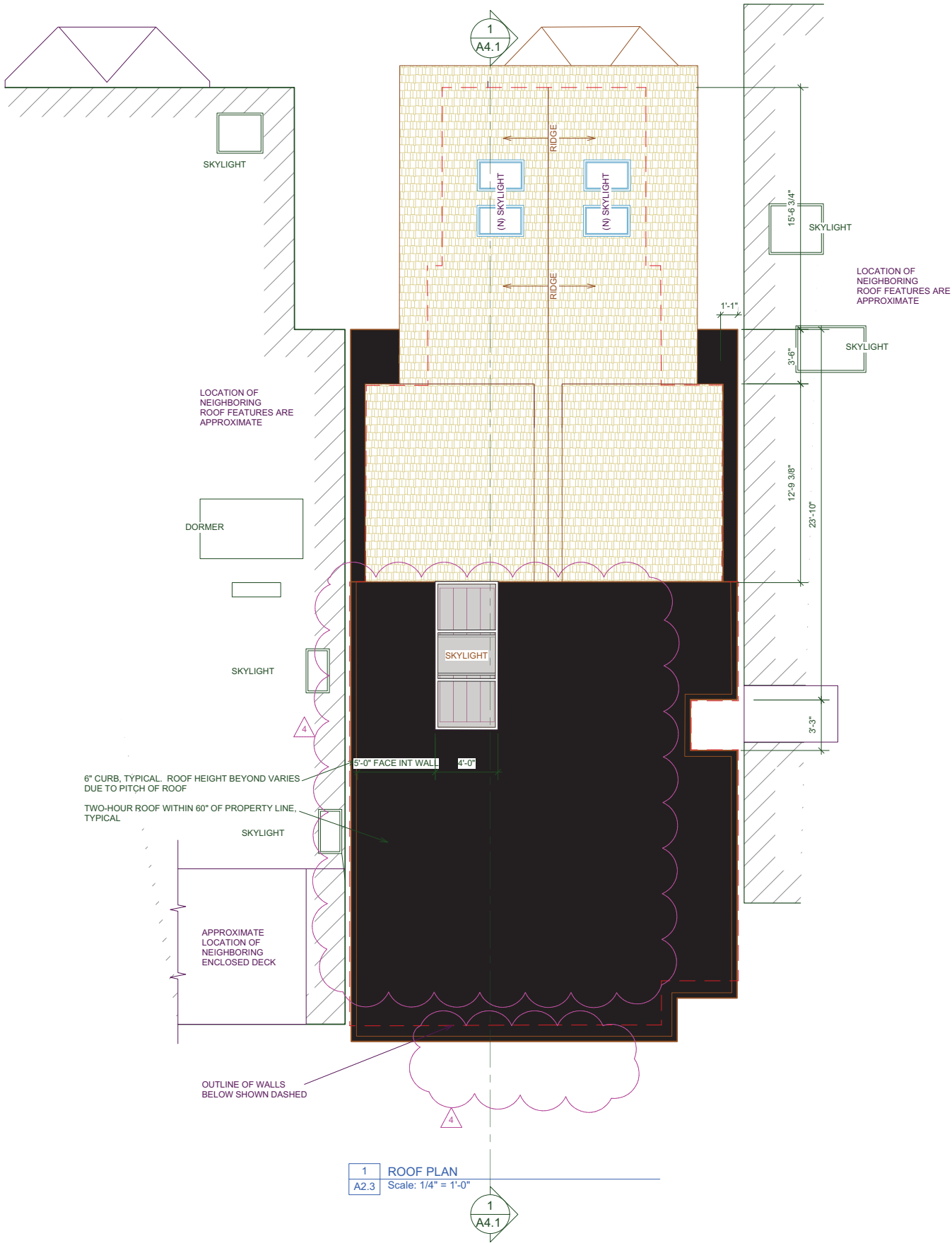
363 JERSEY ST

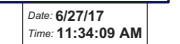
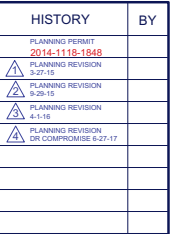
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538031

Date: 6/27/17
Time: 11:34:09 AM

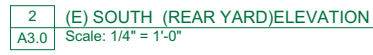
27 JUN 17

A2.3





A3.0.1



HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-29-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



EXISTING ELEVATIONS - DEMO

SITE PERMIT SET

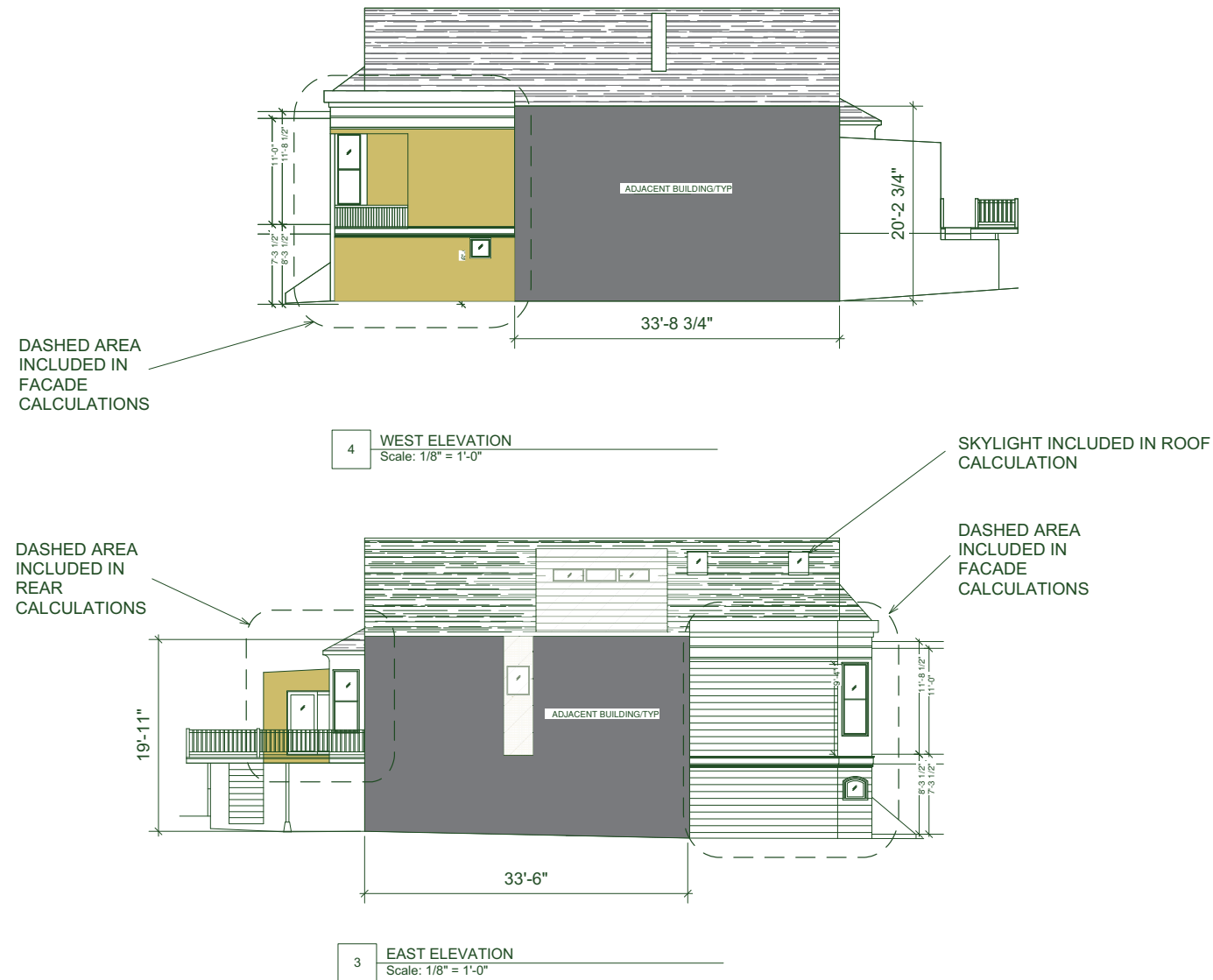
363 JERSEY ST

SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538/031

Date: 6/27/17
Time: 11:34:09 AM

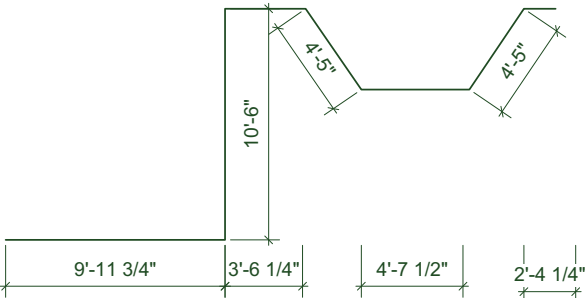
27 JUN 17

A3.0.2



2 (E) SOUTH (REAR YARD) ELEVATION
Scale: 1/4" = 1'-0"

AREA TO BE REMOVED
SHOWN HATCHED

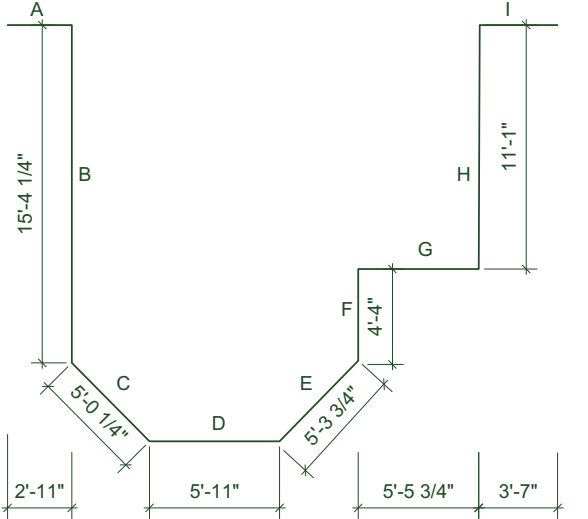


PLAN OUTLINE OF ELEVATION -
SECOND FLOOR. 1st & 3rd FLOORS
FLAT



1 (E) NORTH (STREET) ELEVATION
Scale: 1/4" = 1'-0"

AREA TO BE REMOVED
SHOWN HATCHED



PLAN OUTLINE OF ELEVATION - ALL FLOORS

Sec 317 Calculations								
VERTICAL AREA REMOVED : See Existing Elevations								
Elevation	Orientation	SUB AREA			SF	Removed SF	% Removed	Notes
North	Street		W	H				
		A		2.9	22.8	66	15	23%
		B		15.4	22.8	349	-	0%
		C		5.0	22.8	114	38	33%
		D		5.9	22.8	135	45	33%
		E		5.3	22.8	121	41	33%
		F		4.3	22.8	99		0%
		G		5.5	22.8	125		0%
		H		11.1	21.8	242		0%
		I		3.6	21.8	78	15	19%
		Dormer				43	43	100%
TOTAL					1,372	197	14%	
South	Yard							
		1st		24.9	8	199	199	100%
		2nd		39.42	10.4	410	410	100%
		3rd				194	194	100%
TOTAL					803	803	100%	
East	Side					823	154	19%
West	Side			33.7	20.3	682	-	0%
Total Building						3,681	1,154	31%
Front & Rear						2,176	1,000	46%
HORIZONTAL AREA REMOVED : See Existing Floor Plans								
Floor	Total SF			Removed	% Removed	Notes		
First						Not Applicable		
Second	1,270			122	10%			
Third	788			60	8%			
Roof	1,348			982	73%	See Existing Site Plan		
Total Horizontal	3,406			1,163	34%	REMOVED HORIZONTAL AREA		
LINEAL WALL REMOVAL : See Existing Floor Plan								
Elevation	Total LF	Removed LF	% Removed	Notes				
Front	58.6	15.0	26%					
Rear	25.0	25.0	100%					
West	33.8	0.0	0%					
East	33.5	0.0	0%					
Total Lineal Wall Removal					150.8	40.0	27%	

Sec 1005(f) Calculations								
VERTICAL AREA REMOVED : See Existing Elevations, Section 317 Calcs above								
Elevation	Orientation	SF	Removed SF	% Removed	Notes			
North	Street	1,372	197	14%				
South	Yard	803	803	100%				
East	Side	823	154	19%				
West	Side	682	-	0%				
Total Building		3,681	1,154	31%	22% Ex to Int wall			
INTERNAL FRAMEWORK								
Floor		Total SF	Removed SF	% Removed			Notes	
1st		1,160	35				NA	
2nd		1,270	123	10%				
3rd		788	99	13%				
Roof		1,164	909	78%				
Total Building		4,382	1,166	27%				

HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-28-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



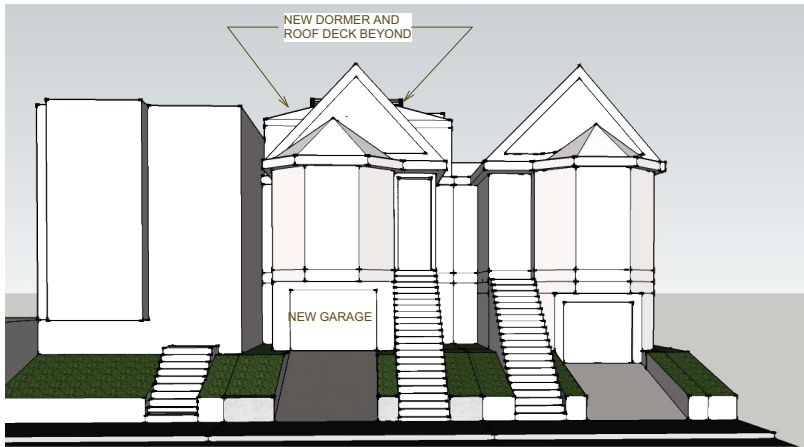
FRONT ELEVATIONS
SITE PERMIT SET

363 JERSEY ST
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538031

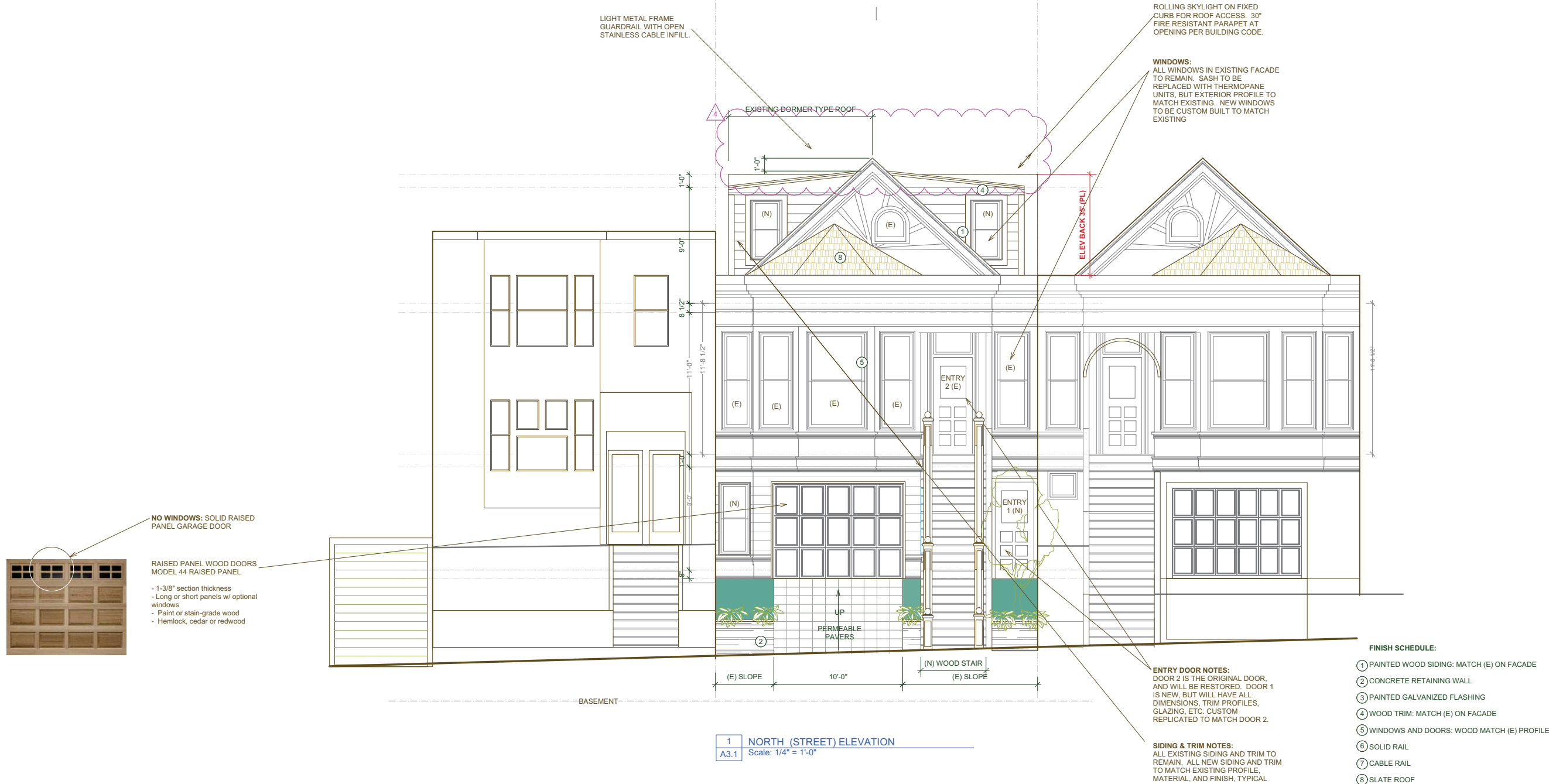
Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

A3.1



2 PERSPECTIVE & MASSING
A3.1



1 NORTH (STREET) ELEVATION
A3.1

HISTORY	BY
PLANNING PERMIT	
2014-1118-1848	
PLANNING REVISION	
5-27-15	
PLANNING REVISION	
5-28-15	
PLANNING REVISION	
6-1-15	
PLANNING REVISION	
OR COMPROMISE 6-27-17	



REAR ELEVATIONS

SITE PERMIT SET

363 JERSEY ST

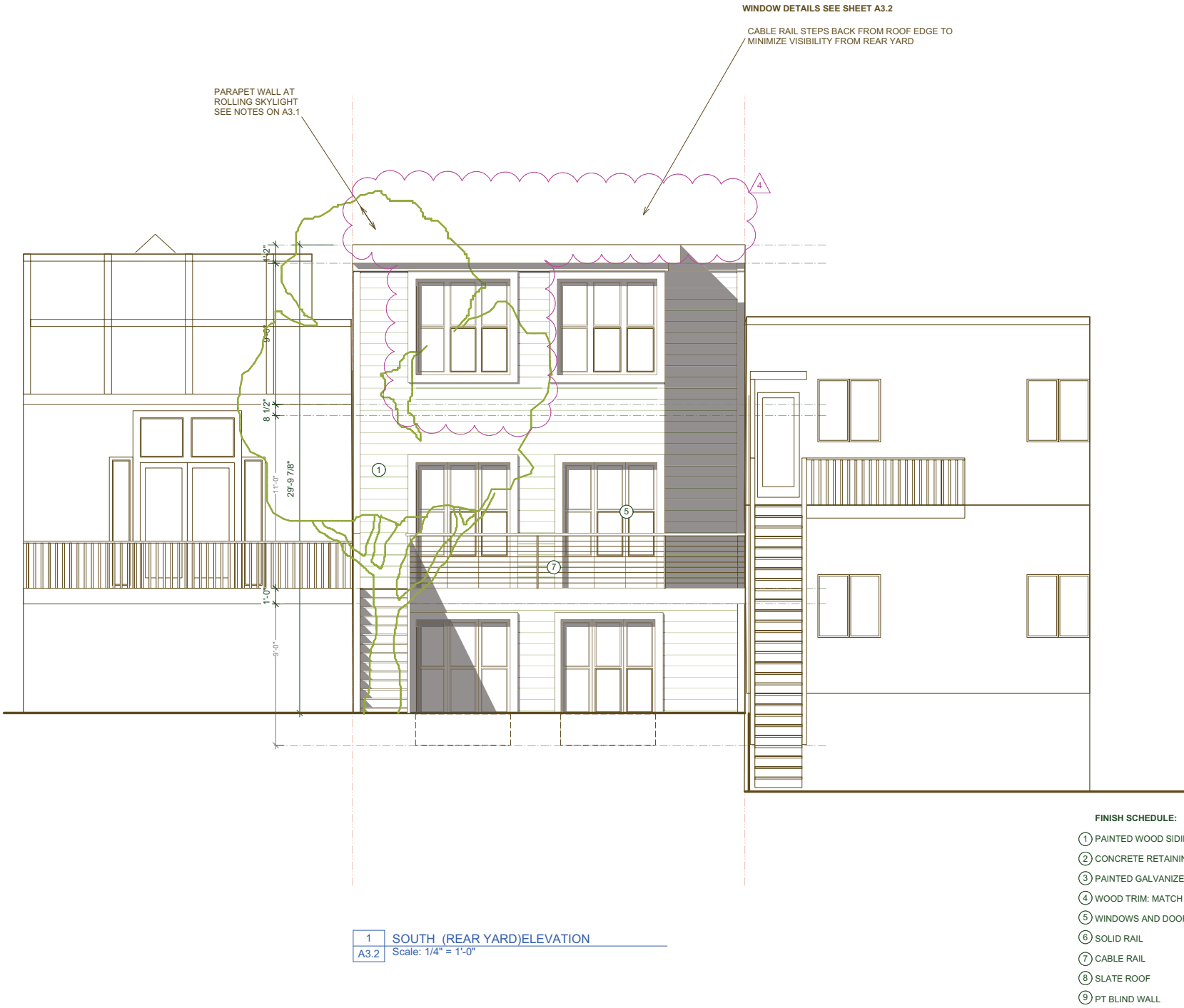
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 0538/031

Date: 6/27/17

Time: 11:34:09 AM

27 JUN 17

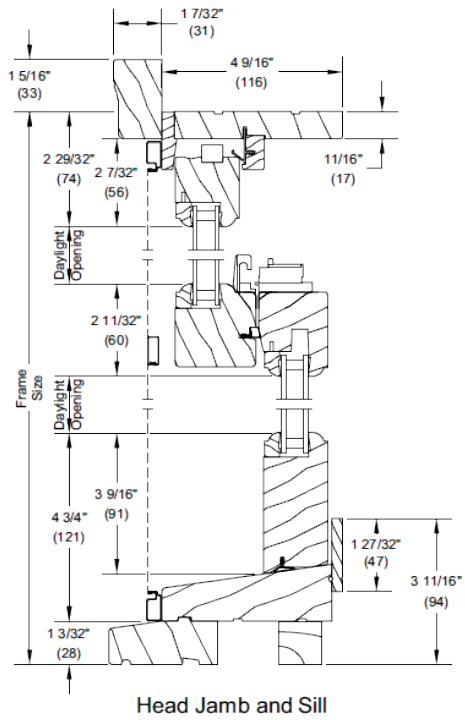
A3.2



CUSTOM WINDOWS AND DOORS TO MATCH THE ORIGINAL SASH AND JAMB DETAILS.

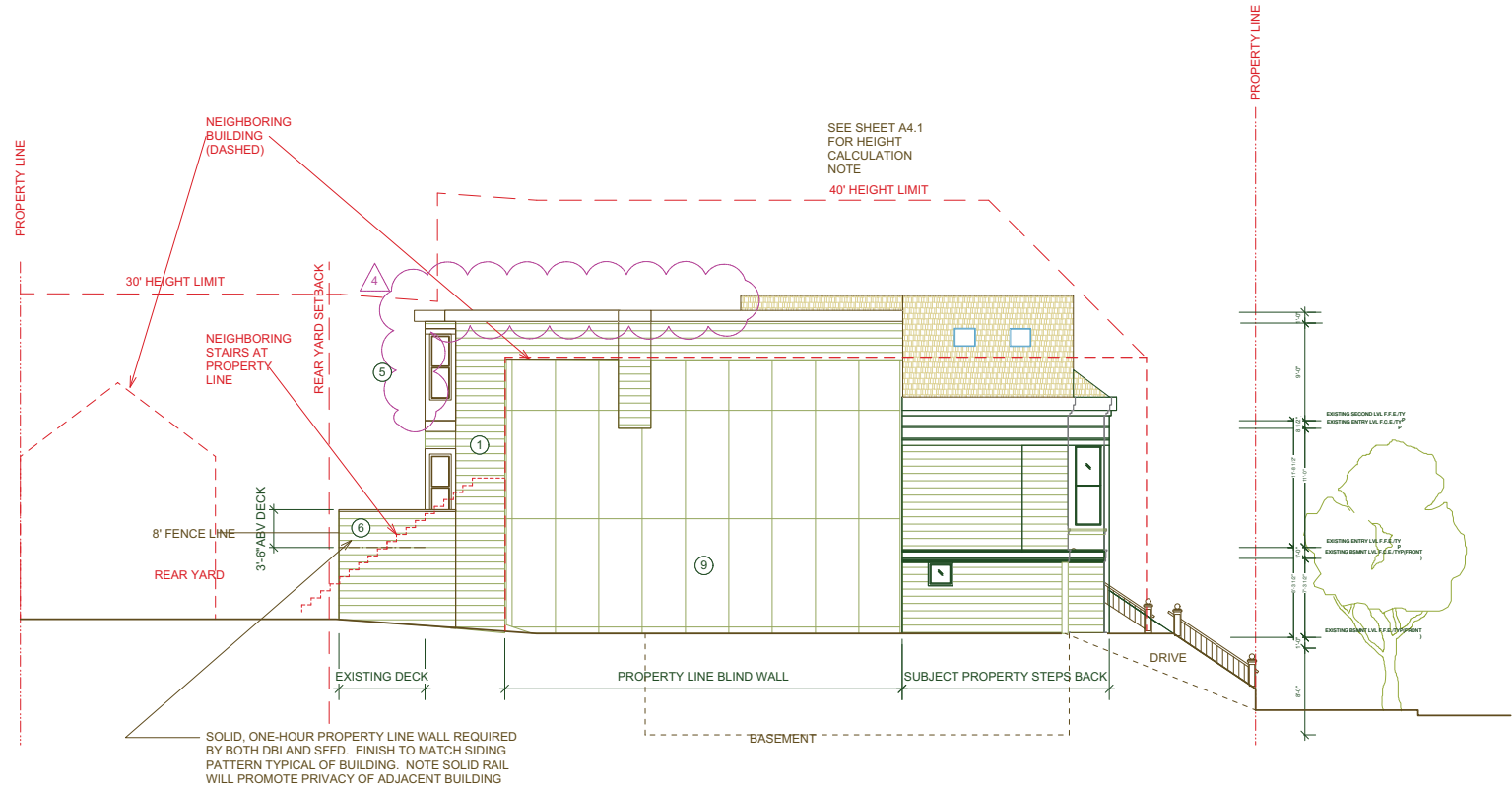


APPROXIMATE EXISTING WINDOW SECTION. ALL NEW WINDOWS TO MATCH EXISTING, TYPICAL

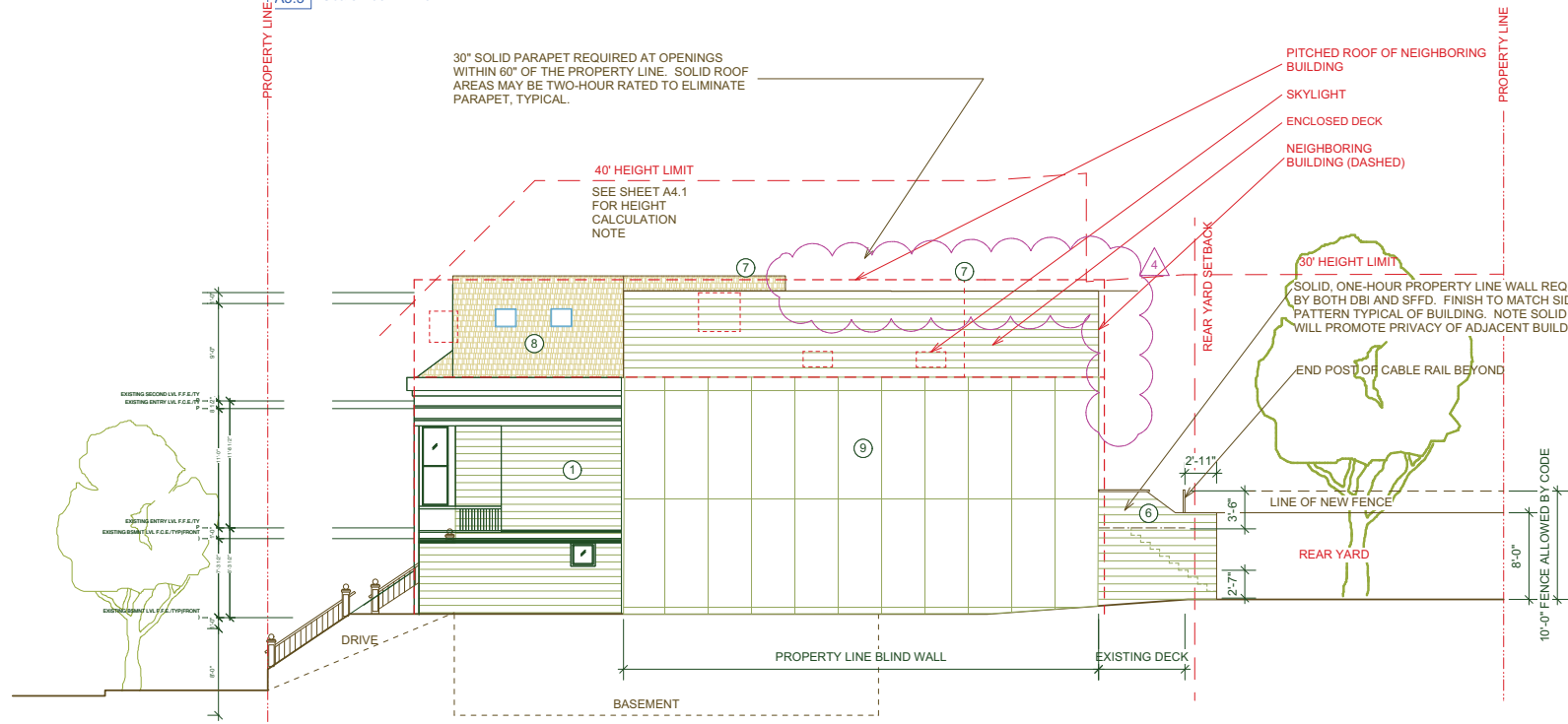


3 HIGH PROFILE WINDOW SECTION
A3.3

- FINISH SCHEDULE:
- 1 PAINTED WOOD SIDING: MATCH (E) ON FACADE
 - 2 CONCRETE RETAINING WALL
 - 3 PAINTED GALVANIZED FLASHING
 - 4 WOOD TRIM: MATCH (E) ON FACADE
 - 5 WINDOWS AND DOORS: WOOD MATCH (E) PROFILE
 - 6 SOLID RAIL
 - 7 CABLE RAIL
 - 8 SLATE ROOF
 - 9 PT BLIND WALL



1 EAST ELEVATION
A3.3 Scale: 1/8" = 1'-0"



2 WEST ELEVATION
A3.3 Scale: 1/8" = 1'-0"

HISTORY	BY
PLANNING PERMIT 2014-1118-1848	
PLANNING REVISION 5-27-15	
PLANNING REVISION 5-29-15	
PLANNING REVISION 6-1-15	
PLANNING REVISION OR COMPROMISE 6-27-17	



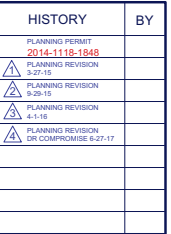
SIDE ELEVATIONS
SITE PERMIT SET

363 JERSEY ST
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL 0530031

Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

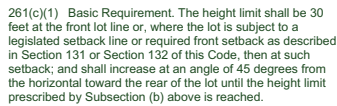
A3.3



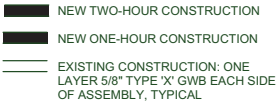
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538/031

27 JUN 17

A4.1



THE SOIL QUALITY IS CONSISTENT WITH AREAS
SEEING CONSISTENT WATER SATURATION. ALL
EXCAVATION AND SHORING TO BE UNDER
SUPERVISION OF BOTH SOILS AND STRUCTURAL
ENGINEERS.



HISTORY	BY
PLANNING PERMIT	
2014-11-18-1848	
PLANNING REVISION	
5-27-15	
PLANNING REVISION	
9-29-15	
PLANNING REVISION	
4-1-16	
PLANNING REVISION	
OR COMPROMISE 8-27-17	



SECTIONS : LATERAL

SITE PERMIT SET

363 JERSEY ST

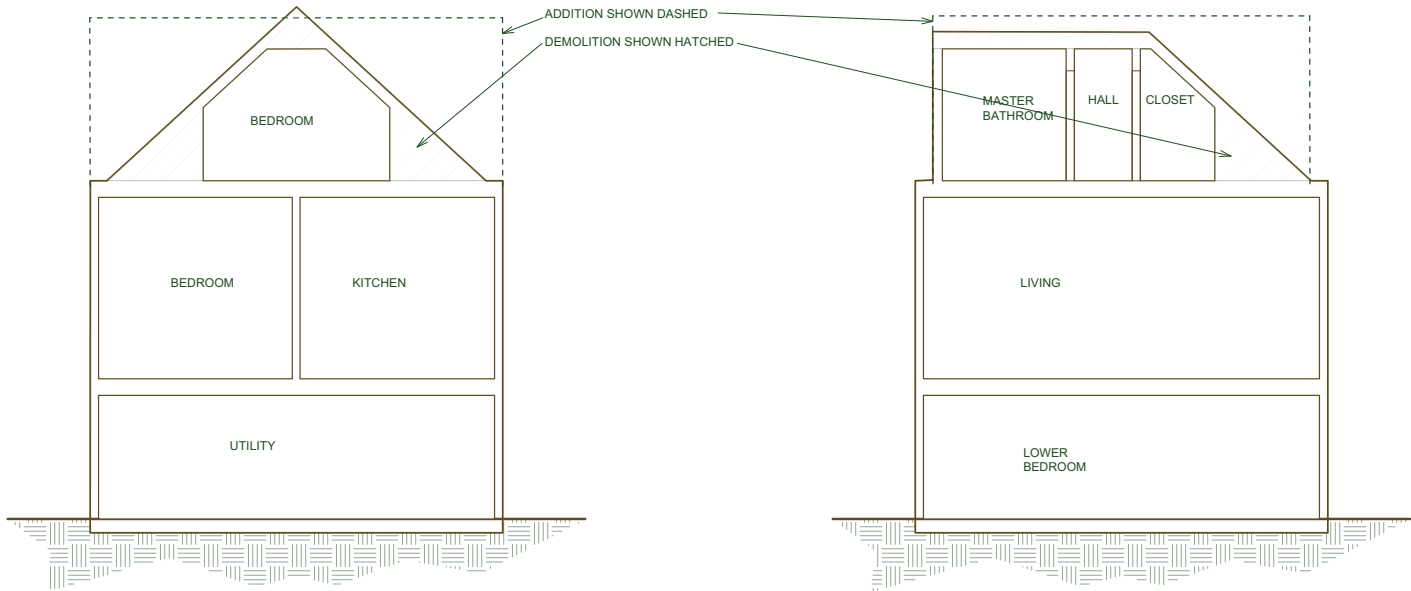
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 0538/031

Date: 6/27/17

Time: 11:34:09 AM

27 JUN 17

A4.2



4

EXISTING LATERAL SECTION

A4.2

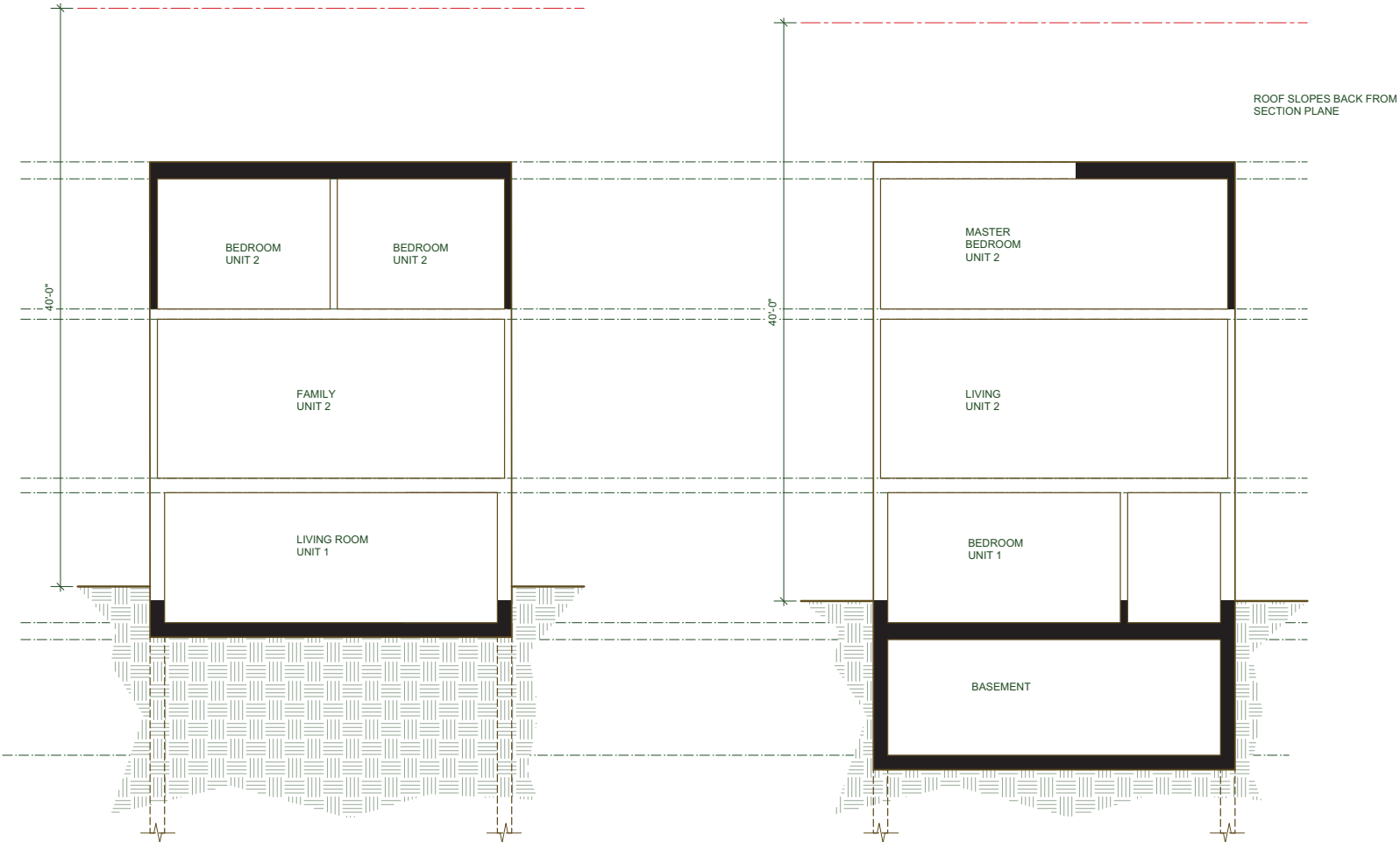
Scale: 3/16" = 1'-0"

3

EXISTING LATERAL SECTION

A4.2

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



2

PROPOSED LATERAL SECTION

A4.2

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

1

PROPOSED LATERAL SECTION

A4.2

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



CASH FLOW INFORMATION

DATE: 1/25/16 REQUEST IS FOR: ☒ FIRE FLOW
☐ SPRINKLER DESIGN

PHONE NO. (419) 531-5270 FAX NO. () /

OWNER'S NAME: C. Hagan PHONE # () /

363 JERSEY

CASTRO / Noe

SPECIFY STREET FOR POINT OF CONNECTION: JERSEY

OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: RIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES ☒ NO

NUMBER OF STORIES: 3 HEIGHT OF BLDG.: 30' FT.

- *****Official use only*****

Flow data provided by: DEER Date Forwarded

Flow data: FIELD FLOW TEST _____ STATIC 73 PSI

RECORDS ANALYSIS ✓ RESIDUAL - PSI F
900

* MUST COME BACK TO 4" IN
TOWN FOR 2ND NCP

Gate Page 101 using C-factor of ≈ 45 

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AS 095 Attachment A Table 1.

Project Name: 363 JERSEY	Block/Lot: 6538/031	Address: 363 JERSEY, SAN FRANCISCO 94114
--------------------------	---------------------	--

Gross Building Area: 3174 sq	Primary Occupancy: single family	Design Professional/Applicant: Sign & Date
------------------------------	----------------------------------	--

# of Dwelling Units: 1	Height to highest occupied floor: 4	Number of occupied floors: 4
------------------------	-------------------------------------	------------------------------

Instructions:

As part of any application for state permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 23C, California Title 24 Part 11, and residential code co-opts. Attachment CC, CC1 or CC5 will be due with the applicable addendum. To use this form:

(a) Provide basic information about the project in the box at left. This information determines which green building requirements apply.

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the bank lines below to identify the number of points the project must meet or exceed. A LEED or GreenSource checklist is not required to be submitted with this form. However, the project must be LEED or GreenSource certified or a GreenSource or LEED checklist must be used.

(c) Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenSource, solid circles in the column indicate mandatory measures that are mandatory. This form is a summary, see San Francisco Building Code Chapter 13C for details.

Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

363 JERSEY STREET PARCEL
NUMBER 6538/031

[illegible]

HISTORY		BY
	PLANNING PERMIT 2014-1118-1848	
1	PLANNING REVISION 3-27-15	
2	PLANNING REVISION 9-29-15	
3	PLANNING REVISION 4-1-16	
4	PLANNING REVISION OR COMPROMISE 6-27-17	

GREENPOINT CHECKLIST
 SITE PERMIT SET

SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 6538/031

Date: 6/27/17
Time: 11:34:09 AM

27 JUN 17

A6.0