



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 4, 2016

Date: January 25, 2016
Case No.: **2014.1096DRP**
Project Address: **17 TEMPLE STREET**
Permit Application: 2014.0422.3783
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2646/031
Project Sponsor: Bill Egan
15 Perego Terrace, Suite 5
San Francisco, CA 94131
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal involves a vertical and horizontal addition at the rear and front of an existing two-story single family residence. The dwelling will change from a two-bedroom unit to a three-bedroom unit, which will occupy the second and third floors of the structure. This unit will also include a new rear deck. Additionally, the project will add a one-bedroom unit on the first floor of the property. There will be communal trash and bike storage for both units on the ground floor.

SITE DESCRIPTION AND PRESENT USE

The project is located on the eastern side of Temple Street, between Saturn and 17th Streets, Block 2646, Lot 031. The property is located within the RH-2 (Residential House, Two-Family) Zoning District with 40-X height and bulk district. The property is developed with a two-story building single family residence. The subject property has an angled front property line with approximately 38 feet of frontage on 17th Street. The lot is approximately 40% covered by the subject building, with the rear yard abutting 89 Saturn Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on Temple Street between Saturn and 17th Streets; Market Street to the south; and to the north and northeast is Buena Vista Park and Corona Heights Park respectively. The Project site and the immediate vicinity are located in an RH-2 Zoning District. The closest non-RH-2 parcels are located more than 300 feet away and within the RH-1 (Residential House, One-Family); RH-3 (Residential House, Three-Family), RM-1 (Residential-Mixed, Low Density); and P (Public) Zoning Districts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 10, 2015 – October 9, 2015	October 9, 2015	February 4, 2016	118 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 25, 2016	January 25, 2016	10 days
Mailed Notice	10 days	January 25, 2016	January 22, 2016	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	10 (including DR requestor)	--
Other neighbors on the block or directly across the street	5	--	--
Other neighbors within 150' radius from property	2	--	--
Neighborhood groups	2	--	--

DR REQUESTOR

Carl Schreier, resident/owner of 4388 17th Street, San Francisco, CA 94114, whose rear property line abuts the side of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 9, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated November 16, 2015.

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). See attached CEQA Categorical Exemption dated September 9, 2014.

RESIDENTIAL DESIGN TEAM REVIEW

The RDT found that the proposed additions are in keeping with the character of the neighborhood. With regard to the DR requestor's concerns regarding project's side and rear windows on adjacent properties' privacy, RDT finds that the proposed windows are elevated high enough (seven feet above each floor plate) to minimally impact privacy. Additionally, RDT finds that the windows are far enough away from adjacent buildings where the rear walls of buildings south of the subject property are between 17 feet to 44 feet away. The RDT advised architect to depict the location of existing windows on "Existing" elevations, to which the Project Sponsor responded. RDT finds that the project does not contain or create exceptional or extraordinary circumstances, and the Planning Commission should not take discretionary review.

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: Do not take DR and approve project as proposed
--

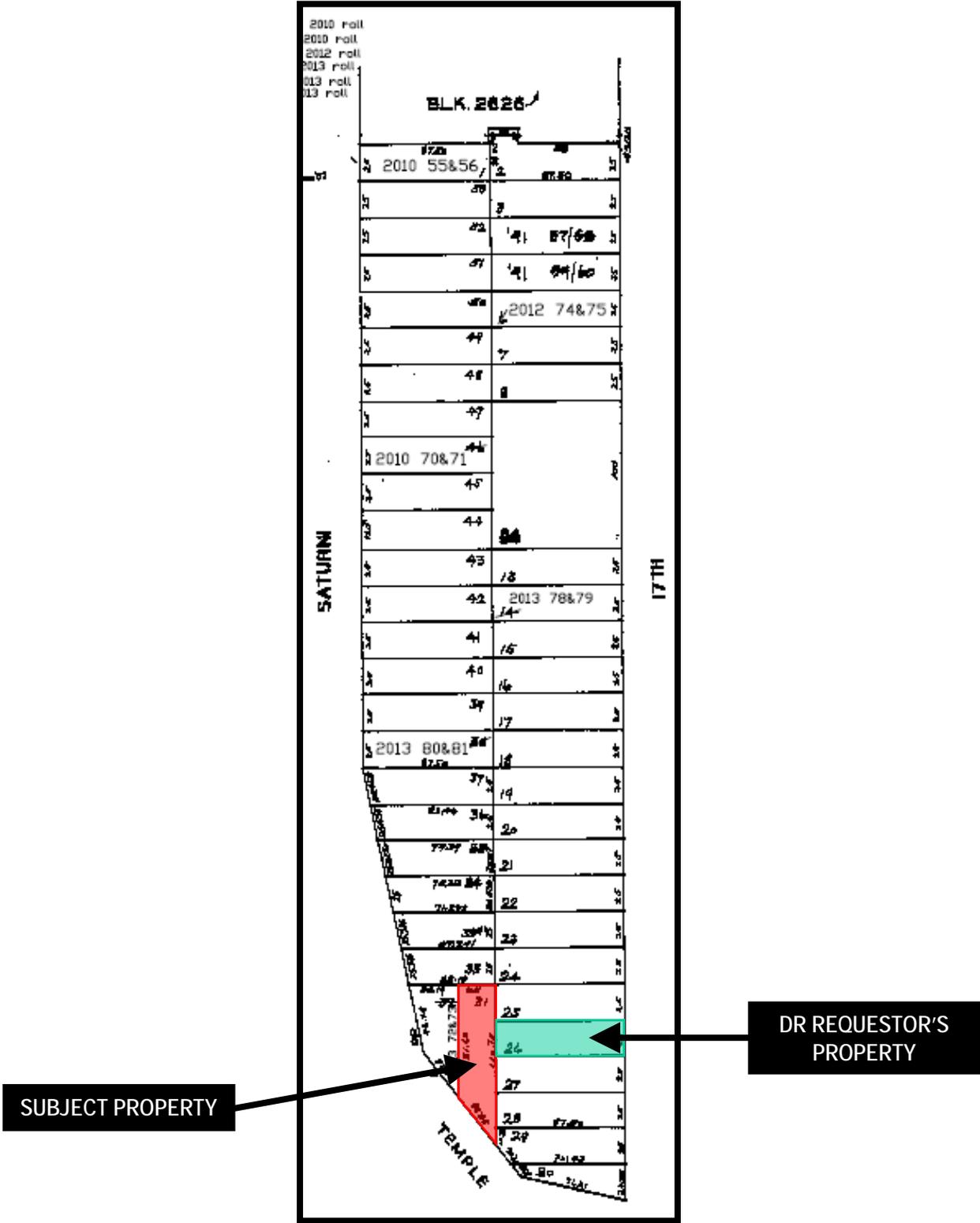
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
Section 311 Notice
DR Application filed October 9, 2015
Response to DR Application dated November 16, 2015
Reduced Plans
Public Comments

VF: I:\Cases\2014\2014.1096 - 17 Temple Street\17 Temple SL_DR - Abbreviated Analysis.doc

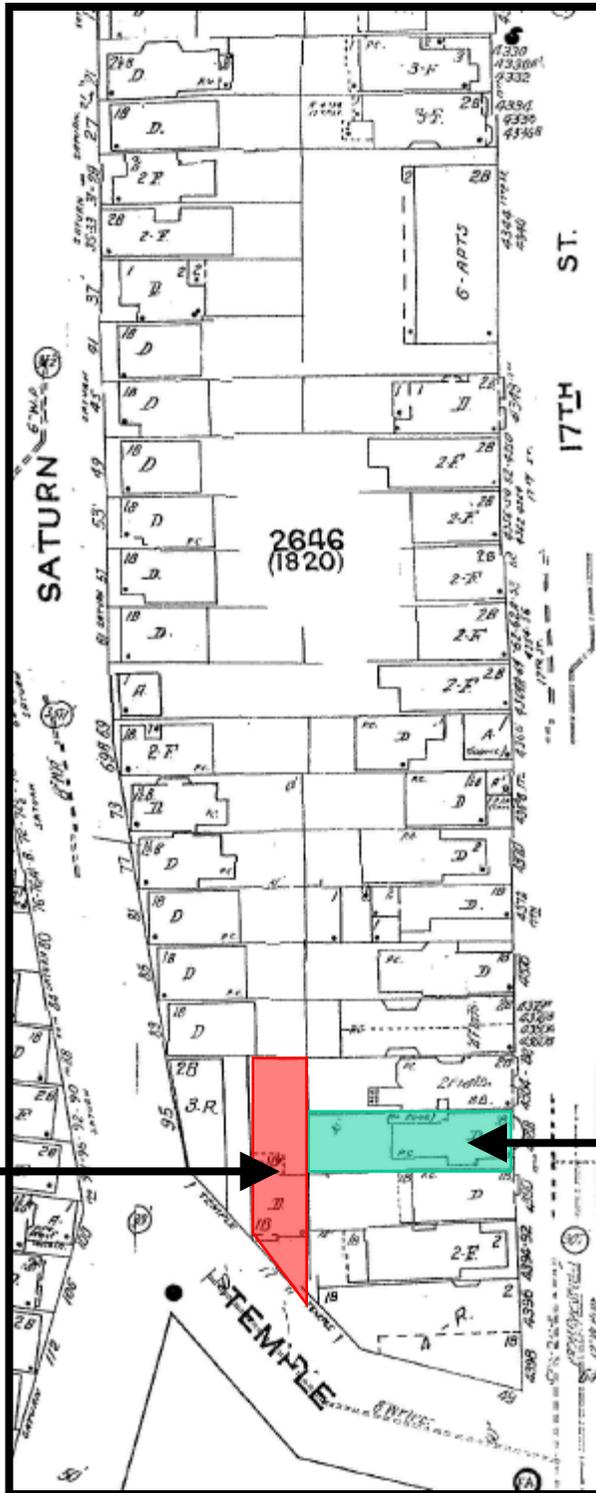
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Sanborn Map*



SUBJECT PROPERTY

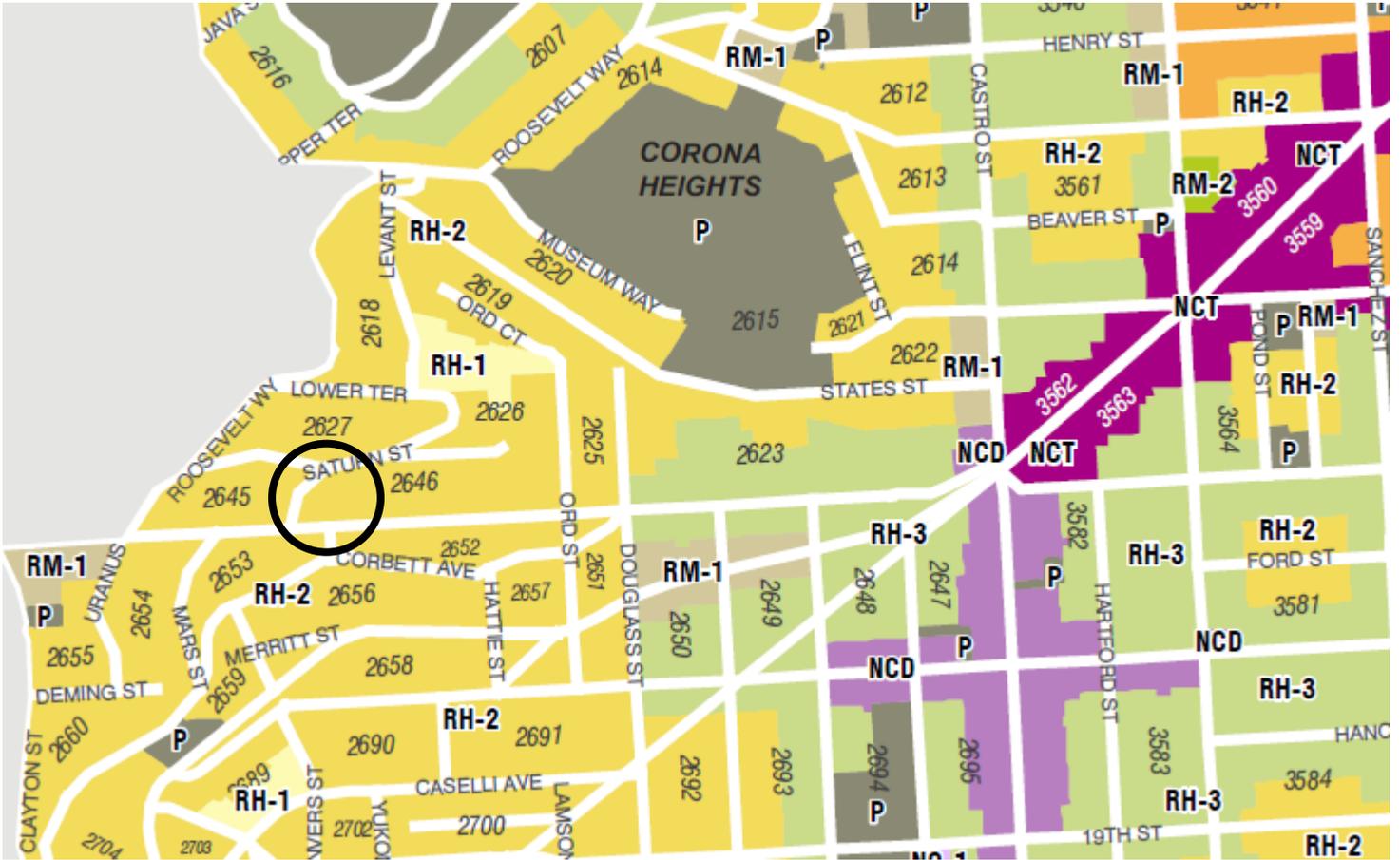
DR REQUESTOR'S PROPERTY

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



Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Aerial Photo

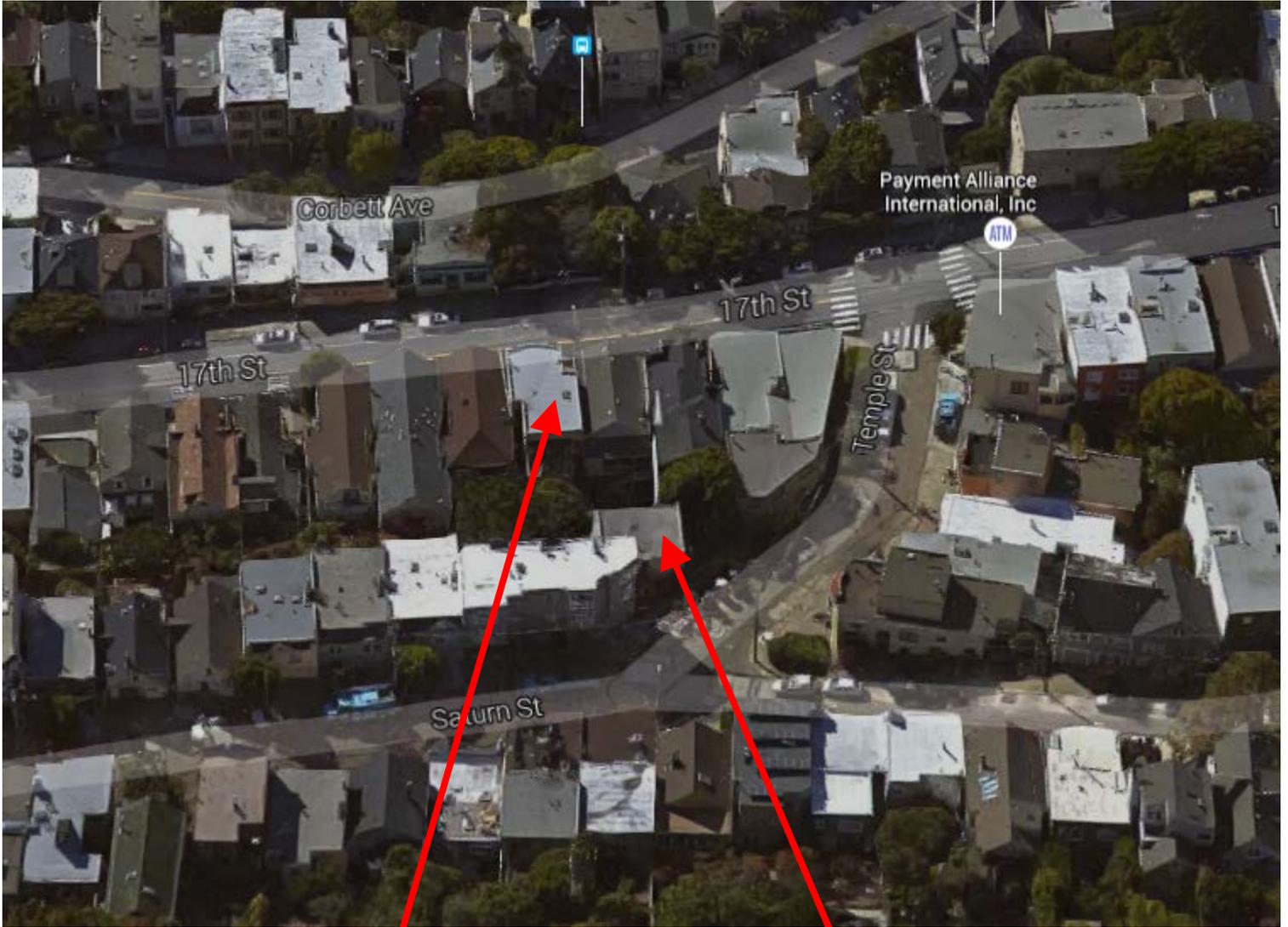


DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1096DRP
17 Temple Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
17 Temple St.		2646/031	
Case No.	Permit No.	Plans Dated	
2014.1096E		6/24/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. VERTICAL AND HORIZONTAL ADDITION TO A TWO-STORY, SINGLE-FAMILY RESIDENCE.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	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.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. 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	
No excavation.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

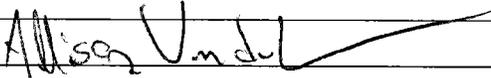
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 8/20/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: 

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: Allison Vandestire	Signature or Stamp:  9/9/2014
	Project Approval Action: Select One Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</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

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 8/20/2014	Date of Form Completion 8/20/2014
--	--

PROJECT INFORMATION:		
Planner: Allison Vanderslice	Address: 17 Temple	
Block/Lot: 2646/031	Cross Streets: Saturn and 17th streets	
CEQA Category: B	Art. 10/11:	BPA/Case No.: 2014.1096E

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

DATE OF PLANS UNDER REVIEW: 04/2014
--

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project consists of vertical and horizontal addition to an existing single-family home. A Historic Resource Evaluation (HRE) report prepared by VerPlanck Historic Preservation Consulting (dated 4/2014) was submitted by the project sponsor to aid this review.	

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

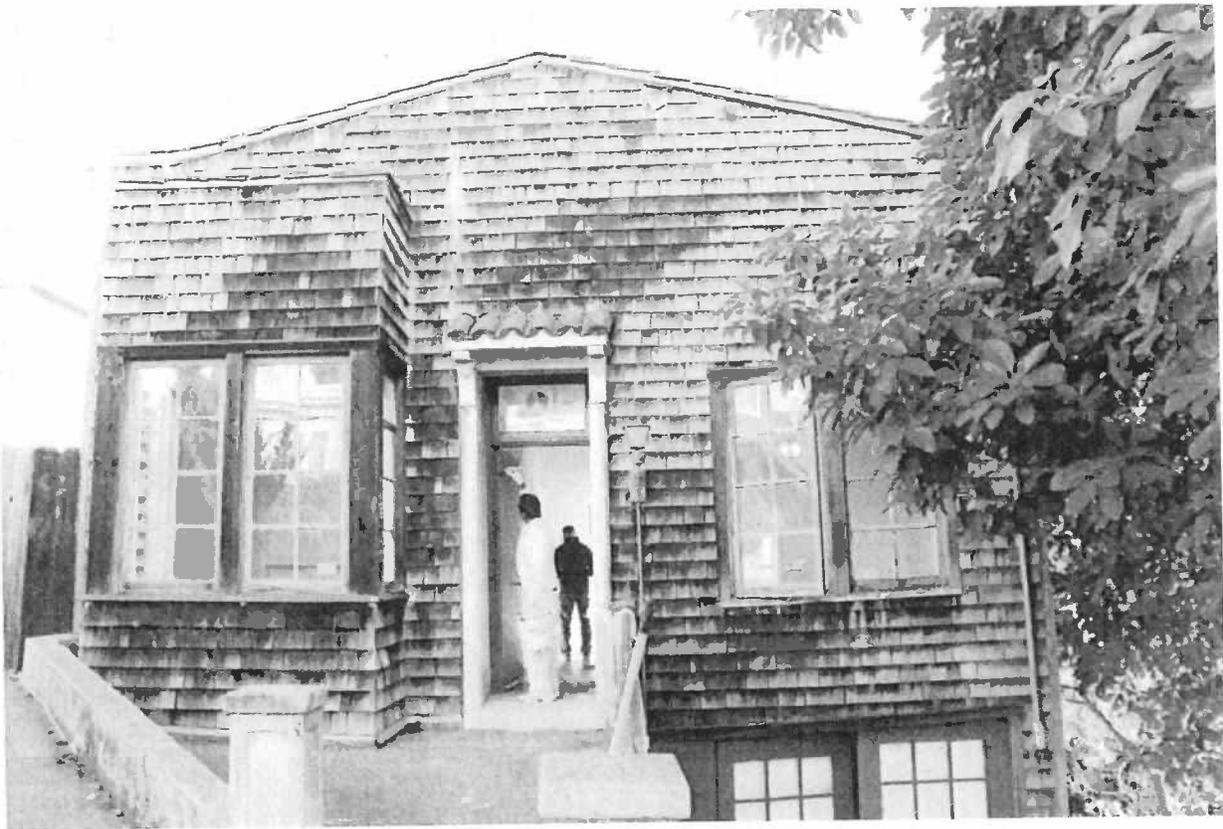
Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/>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

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

PRESERVATION TEAM COMMENTS:	
<p>Based on the HRE report prepared for the subject property, 17 Temple Street is not an historical resource under CEQA. Constructed around 1892, the subject property consists of an one-story-over-basement, wood-frame, single-family home that has been substantially remodeled. The subject building was moved from the rear to the front of the lot around 1910, the garage was added at that time and the building was stripped and clad in shingles in the late 1970s.</p> <p>The subject property stands in the Corona Height area of the Castro/Upper Market neighborhood. The initial residential development of the area occurred in the 1880s and the subject property does not appear to be significant in the early development of the neighborhood nor does it appear to be associated with other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.</p> <p>While originally constructed around 1892, the exterior of the subject building has been remodeled and has been stripped of the majority of its Victorian-era architectural details. Therefore, the building is not a good example of a type or period. No architect or builder was identified for the original construction of the building. Therefore, the subject property is not significant under Criterion 3.</p> <p>The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.</p> <p>The subject property does not contribute to an eligible or identified historical district. Temple Street is a short one-block residential street with properties constructed between the 1890s and the 1970s, with most building in the 1920s. The street does not retain the cohesion or integrity necessary to qualify as an historical district.</p>	

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smira</i>	9-8-2014

17 TEMPLE STREET
San Francisco, California



April 2014

Prepared by

Verplanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 22, 2014**, the Applicant named below filed Building Permit Application No. **2014.04.22.3783** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	17 Temple Street	Applicant:	William Egan
Cross Street(s):	Saturn and 17th Streets	Address:	15 Pereo Terrace, Suite 5
Block/Lot No.:	2646/031	City, State:	San Francisco, CA 94131
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 260-1228

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 type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None Required	No Change
Side Setbacks	None	No Change
Building Depth	35 feet at ground level	38 feet at ground level
Rear Yard	43 feet 9 inches	36 feet 9 inches
Building Height	14 feet from top of curb level to top of roof	20 feet 2 inches from top of curb level to top of roof
Number of Stories	Two	Three
Number of Dwelling Units	One	Two
Number of Parking Spaces	One	No Change
PROJECT DESCRIPTION		
The proposal is a vertical addition to a single family residence. Add second dwelling unit.		
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.		

For more information, please contact Planning Department staff:

Planner: Veronica Flores
 Telephone: (415) 575-9173
 E-mail: veronica.flores@sfgov.org

Notice Date:
 Expiration Date:

中文詢問請電: (415) 575-9010

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

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.

RECEIVED

OCT 09 2015

Application for Discretionary Review
CASE NUMBER: For Staff Use only 2014.1096DRP

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

1. Owner/Applicant Information *All adjoining property owners - list provided.*

DR APPLICANT'S NAME:

Carl Schreier

DR APPLICANT'S ADDRESS: *4388 17th Street* ZIP CODE: *94114* TELEPHONE: *(415) 621-5039*

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

Edward Gama Construction

ADDRESS: *17 Temple Street* ZIP CODE: *94114* TELEPHONE: *()*

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS: ZIP CODE: TELEPHONE: *()*

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT: *17 Temple Street* ZIP CODE: *94114*

CROSS STREETS: *17th Street & Saturn Street*

ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: HEIGHT/BULK DISTRICT:

1

3. Project Description

Please check all that apply
Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: *Single Family*

Proposed Use: *2-unit*

Building Permit Application No. *2014.04.22.3783* Date Filed: *April 22, 2014*

COPY

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.

Applicant has not responded to enquiries

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.

Response on separate page

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:

Response on separate page

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?

Response on separate page

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: Car Estroix

Date: 10/8/15

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

Car Estroix
Owner / Authorized Agent (circle one)

For adjoining Homeowners



CARL SCHREIER

4388 17th Street · San Francisco, CA 94114

To update the 17 Temple Street Spec Development. Randy Hill and I met with Max Setyadiputra of the SF Planning Office in March. We thought we had a productive meeting and outlined, as a group, our concerns. Max showed us the plans submitted by the developer. It was apparent that there are a number of discrepancies in the site plan in relation to the adjoining properties. Max asked for revised plans that would correct the distances, heights and locations of the respective neighboring dwellings and take into account everyone's concerns. This never occurred.

Recently we all received Eddie Gama's 311 Report and the final from the SF Planning Office. We have until tomorrow, Friday the 9th to file a Discretionary Review.

There are a number of discrepancies in the plans. To name a few, these are:

- 1) There is an addition and extension of a front garage at ground level to the sidewalk that, according to the Planning Office, does not constitute a "Front Addition"
- 2) Currently there is no access to a lower existing garage, therefore there is currently no parking for the current structure. But developer has stated there is parking currently available.
- 3) There is no provision for the opening of the curb to access the new garage on Temple. Nor are there provisions to prevent rain street water from inundating and flooding surrounding properties as a result of this opening.
- 4) There is no provision for the cost of the installation of a city sewer to collect runoff, due to an opening of the driveway. (If this is done, do taxpayers cover the cost or does the developer? Cost would exceed \$250K)
- 5) Site plan has gross discrepancies in height to surrounding structures. (A laser level indicates that the plans underestimate the height by about 10 feet, thus trying to minimize the actual height of the new structure by about 24 feet.)
- 6) Setback distances for all surrounding homeowners are inaccurate, thus minimizing impact of development.
- 7) There is a discrepancy in the rear extension of 7 feet.
- 8) There is a discrepancy in building height. The addition of an extra story cannot be 6 feet as stated. The minimum for an upward addition is 10 feet.
- 9) The approximate square footage for this two unit building is 3100 sq ft.
- 10) Discrepancy in tree sizes for the backyard. Plans indicate a 24 inch diameter pine tree, 48 inches is a more accurate diameter. In addition, an 18 inch diameter avocado is not listed. (verifiable through Google maps) For a backyard extension these trees would need to be removed.
- 11) Side and back windows, including full-glass bathrooms are adjacent to and look directly into surrounding homeowner's windows and bedrooms.
- 12) Concerns for adjoining foundations and garden walls have not been addressed.

Unfortunately, those of us on 17th Street will need to contend with a four story wall of approximately 48 feet. There will still be south facing windows that will peer into adjoining bedrooms. We requested light wells instead of side facing windows, but were not found on the final. For Paul's property it will add another 14 feet of wall to his existing

backyard view.

Supervisor Weiner passed provisions to minimize the square footage of single family homes in our neighborhood. This provision did reduce the structure size of this project. But the developer instead changed it from a single family to a two unit development, thus circumventing this provision.

Max stated at our meeting in March that once the developer resubmitted plans, he would send us a copy and at that time we can have a neighborhood meeting to review revisions. We never received those resubmitted plans, and the developer has not been communicative nor forthcoming in his proposals.

Due to these issues, primarily water intrusion and privacy, we will need to submit a Discretionary Review to the SF Planning Office. The cost of submitting this review is \$564. All adjoining neighbors, listed below, have committed to this review.

Randy and Tammy Hill
4396 17th Street
San Francisco, CA 94114

Betty & Joe
89 Saturn Street
San Francisco, CA 94114

Brady & Kim Lawrence
4392-94 17th Street
San Francisco, CA 94114

Randy Hill
1 Temple Street
San Francisco, CA 94114

Paul Lucchini
4390 17th Street
San Francisco, CA 94114

Reggio Hearn
95 Saturn Street
San Francisco, CA 94114

Carl Schreier & Joe Troncoso
4388 17th Street
San Francisco, CA 94114

Adrian Swingler
4384-86 17th Street
San Francisco, CA 94114

Greg & Ana Kice
4378 17th Street
San Francisco, CA 94114

Jan Zur
4378 17th Street
San Francisco, CA 94114

Gregory Siebert
4378 17th Street
San Francisco, CA 94114

Emily Kolatch & Chris Caldera
4378 17th Street
San Francisco, CA 94114

Temple Street water runoff and drainage

Curb development for proposed new garage and driveway

Development of 800 square feet to 3600 square feet

Development to include horizontal front and rear extensions, plus vertical development

This is not a remodel (as stated on permit application)

Creation of a Four story wall on south side

Removal of continuous yard gardens, creating boxed-in cubes

Continuous windows on the side and back that face existing bedrooms

No setbacks

Responsibility of cobblestone walls or fences adjoining properties

Mature tree removals?

Will there be salvage archaeology of pre-gold rush dwelling site? Who pays for this?

Current rat infestation

2646

PARK LANE TR. 2 BLK. V

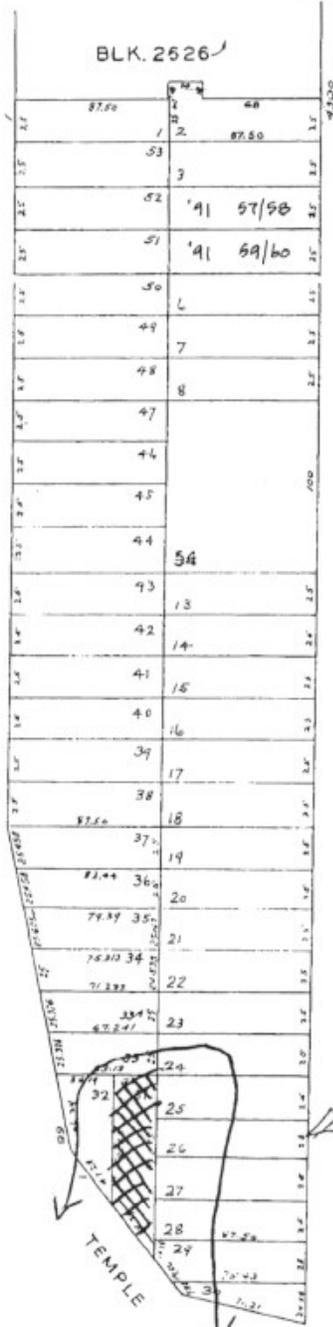
REVISED '82
'91

BLK. 2626



SATURN

17 TH



4320 - 17th ST
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
59	1	58.42
60	2	41.58

4318 - 17th ST
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
57	1	58.40
58	2	41.60

4388 17th St.

Block # 2646
Lot # 026

Adjoining Neighbors

Randy and Tammy Hill
4396 17th Street
San Francisco, CA 94114

Reggio Hearn
95 Saturn Street
San Francisco, CA 94114

Brady & Kim Lawrence
4392-94 17th Street
San Francisco, CA 94114

Monique Passicot
16 Temple Street
San Francisco, CA 94114

Paul Lucchini
4390 17th Street
San Francisco, CA 94114

Randy Hill
1 Temple Street
San Francisco, CA 94114

Carl Schreier & Joe Troncoso
4388 17th Street
San Francisco, CA 94114

Adrian Swingler
4384-86 17th Street
San Francisco, CA 94114

Greg & Ana Kice
4378 17th Street
San Francisco, CA 94114

Jan Zur
4378 17th Street
San Francisco, CA 94114

Gregory Siebert
4378 17th Street
San Francisco, CA 94114

Emily Kolatch & Chris Caldera
4378 17th Street
San Francisco, CA 94114

Betty & Joe
89 Saturn Street
San Francisco, CA 94114

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1680 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 17 Temple Street

Zip Code: 94114

Building Permit Application(s): 2014.04.22.3783

Record Number: 2014.1096DRP

Assigned Planner: Veronica Flores

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.

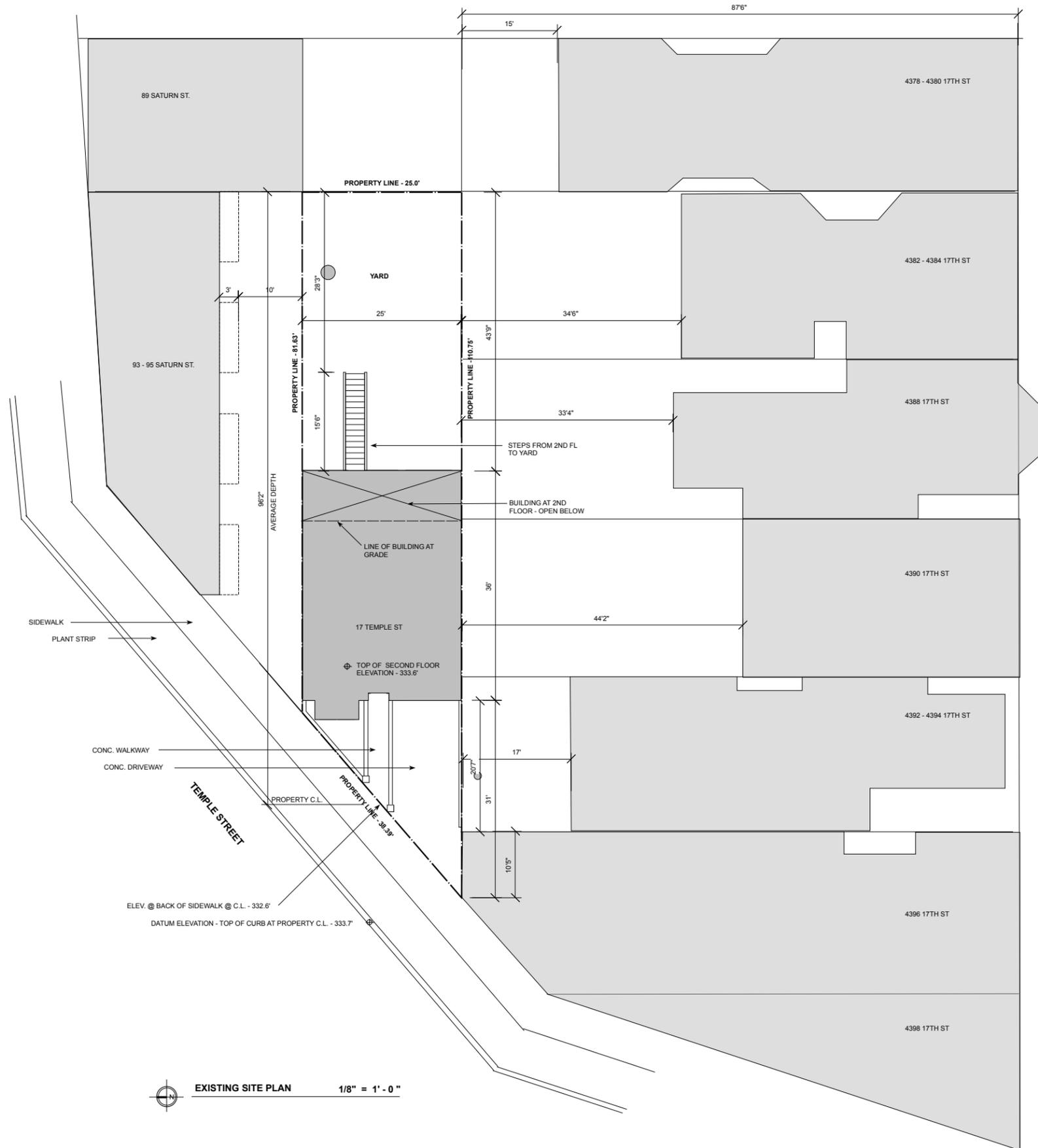
What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to most neighborhood concerns, please explain those changes and indicate whether they were made before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

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 special requirements that prevent you from making the changes requested by the DR requester.

Responses Discretionary Review (submitted 11/16/15)

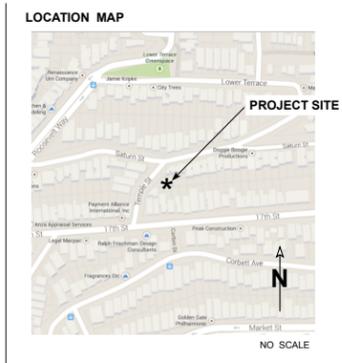
- 1) There is a front addition.
- 2) There is a driveway and garage on the property. The curb cut was removed to keep water from flooding the garage. A storm drain will need to be installed at the curb to catch the rainwater.
- 3) The curb cut drawing has been submitted to DPW.
- 4) A storm drain will be installed at the curb cut. This is not a planning issue.
- 5) I will review, but there is not a 10' discrepancy relative to the neighbor's building heights.
- 6) I will review neighbor rear yard setbacks.
- 7) There is no discrepancy in the rear addition building depth.
- 8) There is no discrepancy with the building height from grade. The measurements were obtained using the SF Planning Code method to measure building heights.
- 9) The actual building square footage is 3243.
- 10) I will verify tree sizes
- 11) All the windows on the south side are for light only. The windows are high on the wall, so no one can see into another house.
- 12) This is a building department issue and will need to be addressed with the structural drawings.

The proposed house is 31' tall, not 48' as stated by Carl Schreier..



EXISTING SITE PLAN 1/8" = 1'-0"

<p>LOT COVERAGE</p> <p>LOT AREA = 2405 S.F. 55% COVERAGE - 1323 S.F. PROPOSED COVERAGE - 1318.7 S.F.</p>
<p>ALLOWABLE FLOOR AREA</p> <p>EXISTING FLOOR AREA (EST. GROSS) 1ST FLOOR - 704 S.F. 2ND FLOOR - 921 S.F.</p> <p>TOTAL EXISTING FLOOR AREA - 1625 S.F. ALLOWABLE FLOOR AREA [2 UNITS] - 1625 SF X 2 = 3250 S.F.</p>
<p>PROPOSED FLOOR AREA</p> <p>1ST FLOOR - 852 S.F. [UNIT 'A'] 2ND FLOOR - 950 S.F. [UNIT 'B'] - 219 S.F. [GARAGE] 3RD FLOOR - 1222 S.F. [UNIT 'B'] [TOTAL UNIT 'B' - 2222 S.F.]</p> <p>TOTAL BUILDING FLOOR AREA - 3243 S.F.</p>



PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 billegan7@gmail.com
 www.billeganarchitect.com

PROJECT NO.
13.1113.0

PROJECT TITLE

PROJECT DATA

ADDRESS - 17 TEMPLE STREET, SAN FRANCISCO, CA 94114
 BLOCK / LOT - 2646 / 031
 ZONING - RH-2
 LOT AREA 2414 S.F. [IRREGULAR]
 OCCUPANCY CLASS - R3
 CONSTRUCTION - 5B
 SEISMIC ZONE - E
 CLIMATE ZONE - 3
 EXISTING USE - SINGLE FAMILY RESIDENCE
 PROPOSED USE - DUPLEX - UNIT 'A' 907 SF, UNIT 'B' 2333 SF
 EXISTING NUMBER OF STORIES - 2
 PROPOSED NUMBER OF STORIES - 3
 EXISTING BUILDING HEIGHT - 15'-10"
 PROPOSED BUILDING HEIGHT - 21'-7"

CONTACT DIRECTORY

PROJECT DESIGN
 EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
 BILL EGAN, ARCHITECT
 15 PEREGO TERRACE #5
 SAN FRANCISCO, CA. 94131
 415.260.1228

CODES, STANDARDS, ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING:
 2013 SAN FRANCISCO BUILDING CODE
 2013 CALIFORNIA ENERGY STANDARDS
 ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS

SCOPE OF WORK

ADD VERTICAL AND HORIZONTAL ADDITIONS TO EXISTING 2 STORY, 2 BEDROOM, 1 BATH SINGLE FAMILY RESIDENCE
 NEW STRUCTURE TO BE A 3 STORY DUPLEX. THE LOWER UNIT WILL BE 1 BEDROOM AND 1 BATH. THE UPPER UNIT WILL BE 3 BEDROOMS AND 2 AND 1/2 BATHS.

INSTALL FULL SPRINKLER SYSTEM

SHEET INDEX

A1.0 PROJECT DATA
 EXISTING SITE PLAN
 A1.1 PROPOSED SITE PLAN
 A1.2 DEMOLITION CALCULATIONS, FLOOR AREA DIAGRAMS
 A2.0 EXISTING & PROPOSED BASEMENT FLOOR PLANS
 A3.0 EXISTING & PROPOSED FIRST FLOOR PLANS
 A4.0 PROPOSED SECOND FLOOR AND ROOF PLANS
 A5.0 EXISTING AND PROPOSED BUILDING SECTIONS
 A5.1 EXISTING AND PROPOSED BUILDING SECTIONS
 A6.0 EXISTING AND PROPOSED EAST AND WEST ELEVATIONS
 A6.1 CONTEXTUAL WEST (STREET) ELEVATION
 A6.2 CONTEXTUAL EAST (REAR) ELEVATION
 A7.0 EXISTING AND PROPOSED NORTH ELEVATIONS
 A7.1 CONTEXTUAL NORTH ELEVATION
 A8.0 EXISTING AND PROPOSED SOUTH ELEVATIONS
 A8.1 CONTEXTUAL SOUTH ELEVATION

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

PRINT DATE

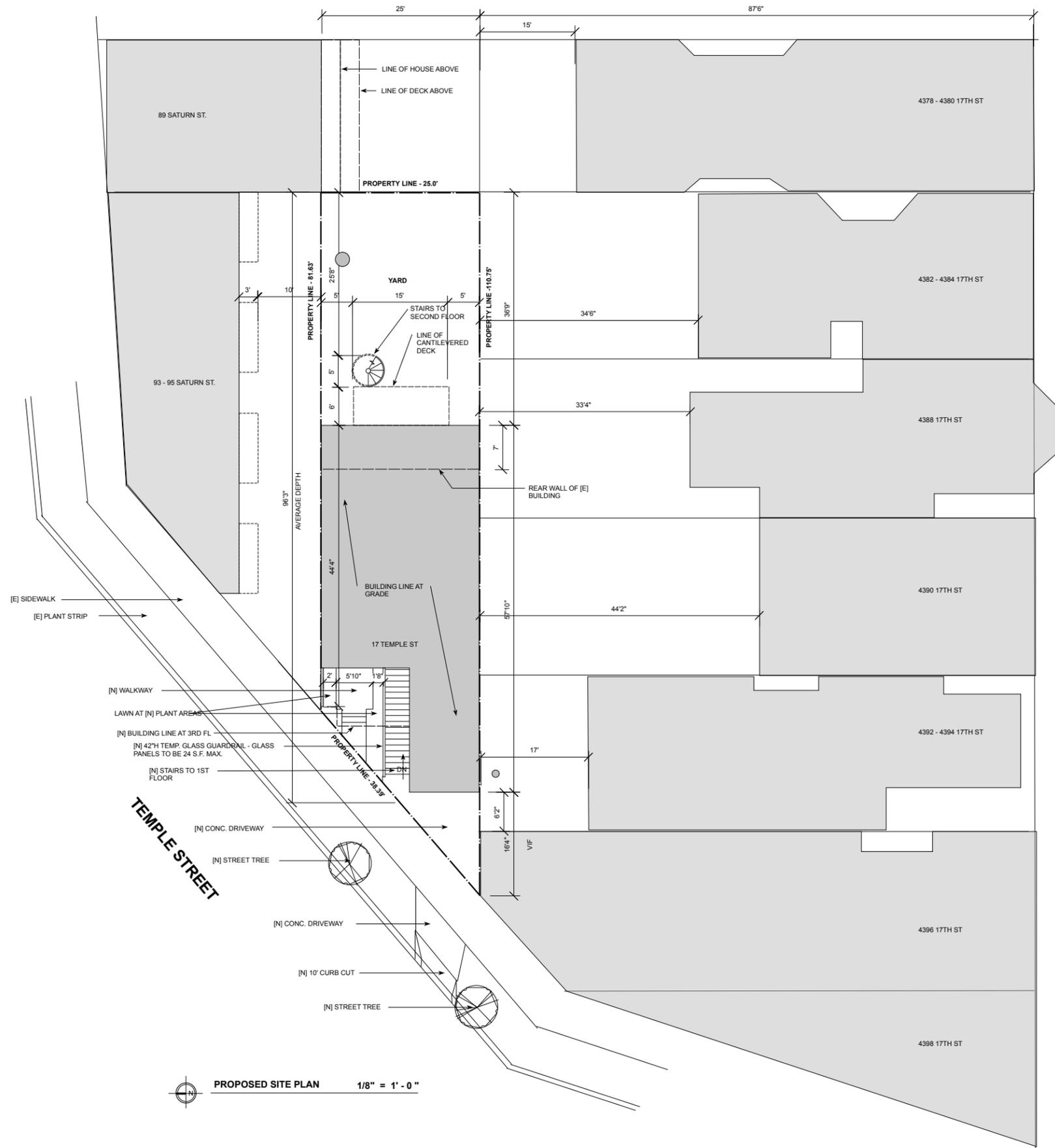
SHEET CONTENT

PROJECT DATA

EXISTING SITE PLAN

A1.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any persons on other projects, or extensions to the project without expressed written agreement with the architect.



PROPOSED SITE PLAN 1/8" = 1' - 0"

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 bllagan7@gmail.com
 www.bllaganarchitect.com

PROJECT NO.
13.1113.0
 PROJECT TITLE

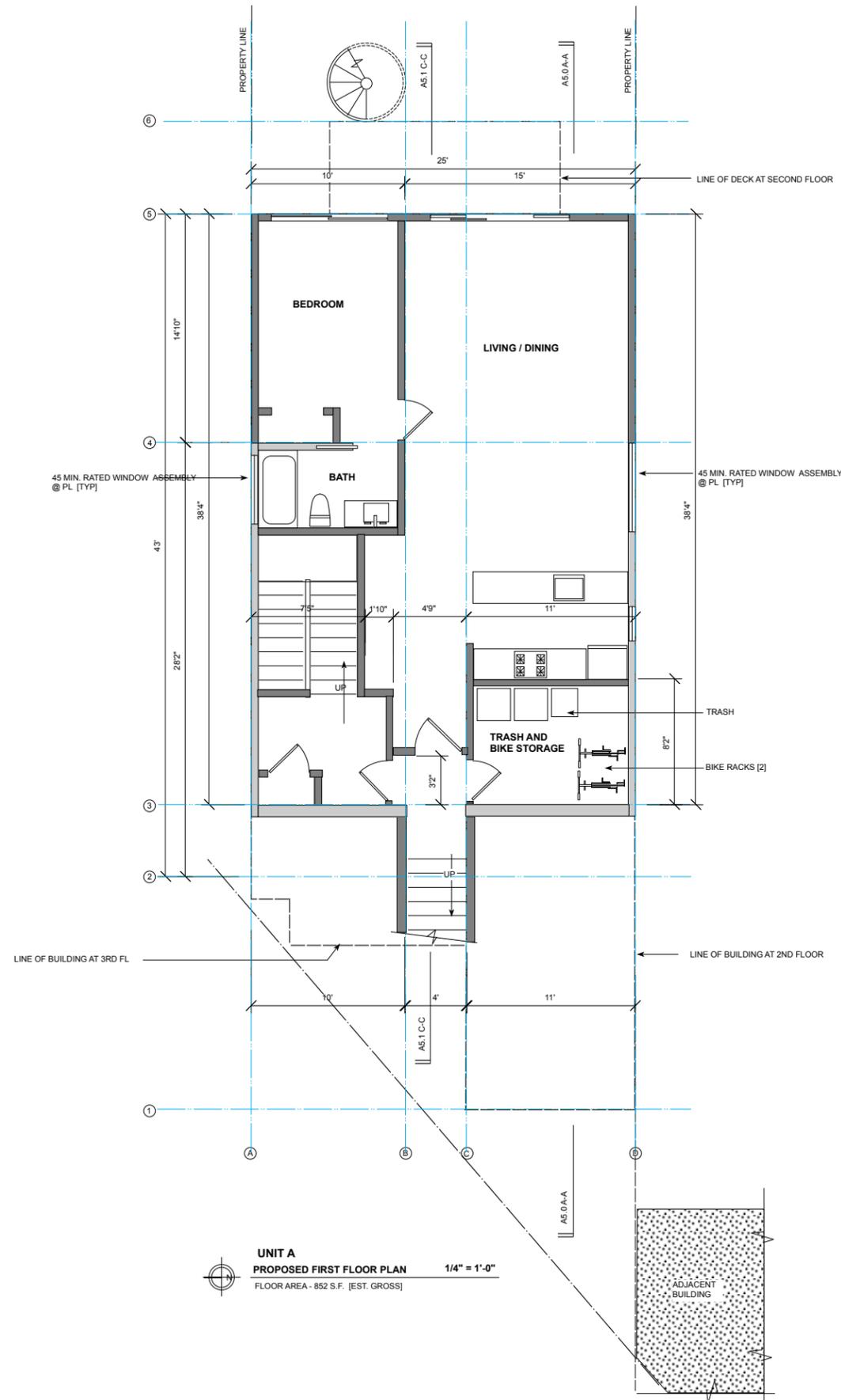
17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

17TH STREET

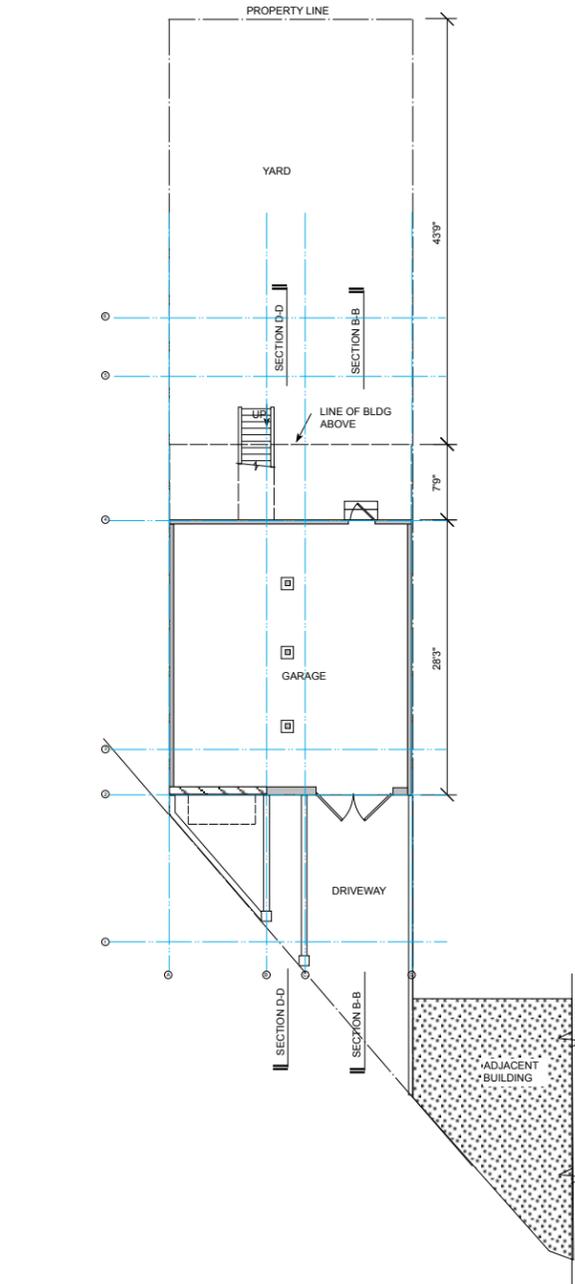
PRINT DATE
 SHEET CONTENT
PROPOSED SITE PLANS

A1.1

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any persons on other projects, or extensions to the project without expressed written agreement with the architect.



UNIT A
PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"
 FLOOR AREA - 852 S.F. [EST. GROSS]



EXISTING FIRST FLOOR PLAN 1/8" = 1'-0"
 GARAGE FLOOR AREA 706 S.F. [EST. GROSS]

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Pereggo Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 billegan7@gmail.com
 www.billeganarchitect.com

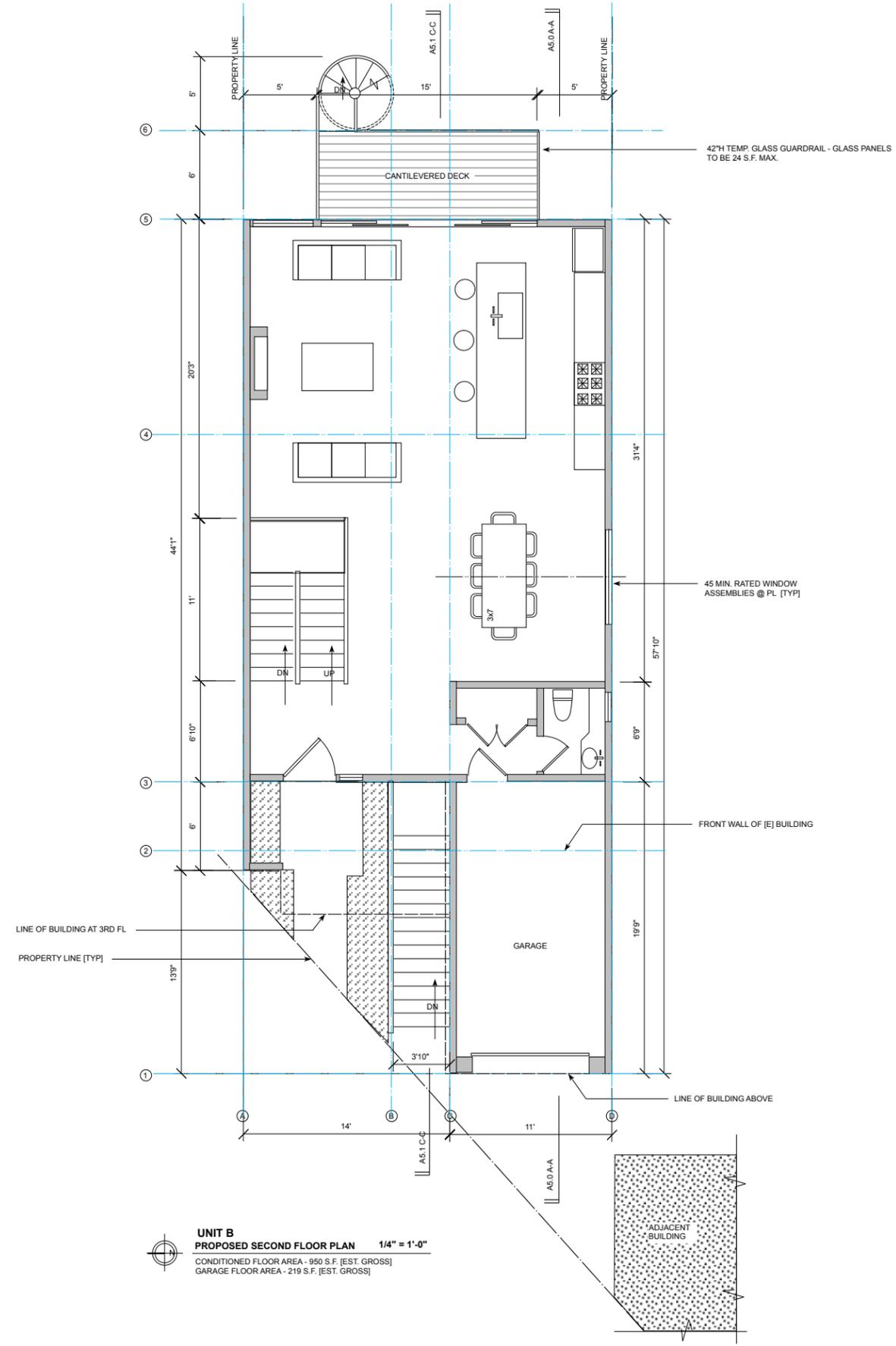
PROJECT NO.
13.1113.0
 PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

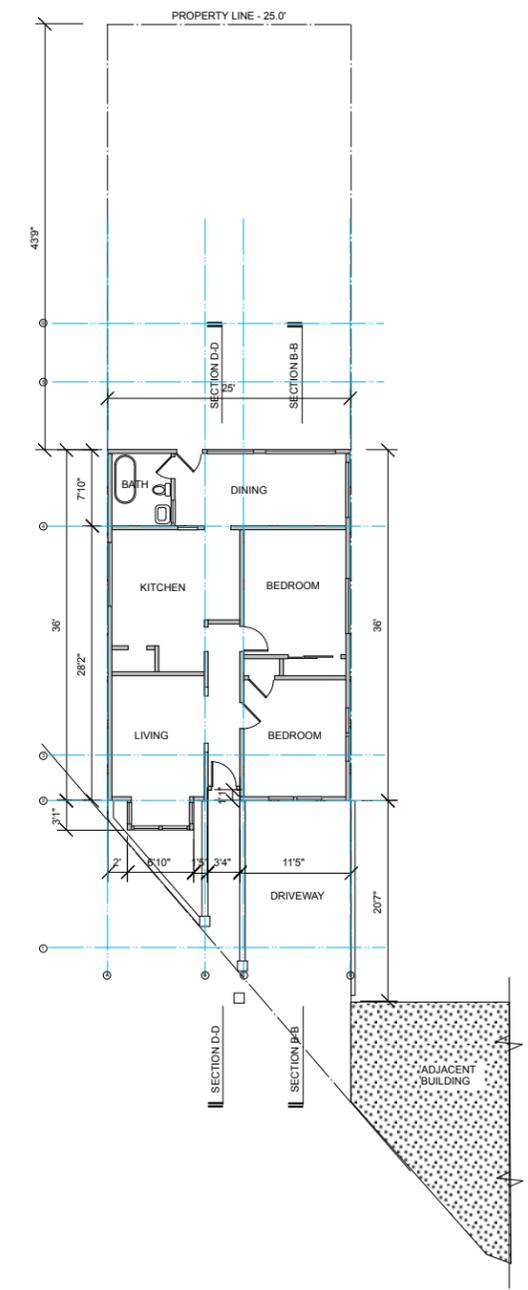
PRINT DATE
 SHEET CONTENT
EXISTING AND PROPOSED FIRST FLOOR PLANS

A2.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.



UNIT B
PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"
 CONDITIONED FLOOR AREA - 950 S.F. [EST. GROSS]
 GARAGE FLOOR AREA - 219 S.F. [EST. GROSS]



EXISTING SECOND FLOOR PLAN 1/8" = 1'-0"
 FLOOR AREA - 921 S.F. [EST. GROSS]

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Pereggo Terrace, Suite 5
 San Francisco, Ca. 94131
 415.260.1228
 bllagan7@gmail.com
 www.bllaganarchitect.com

PROJECT NO.
13.1113.0

PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

PRINT DATE

SHEET CONTENT
EXISTING AND PROPOSED SECOND FLOOR PLANS

A3.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 billegan7@gmail.com
 www.billeganarchitect.com

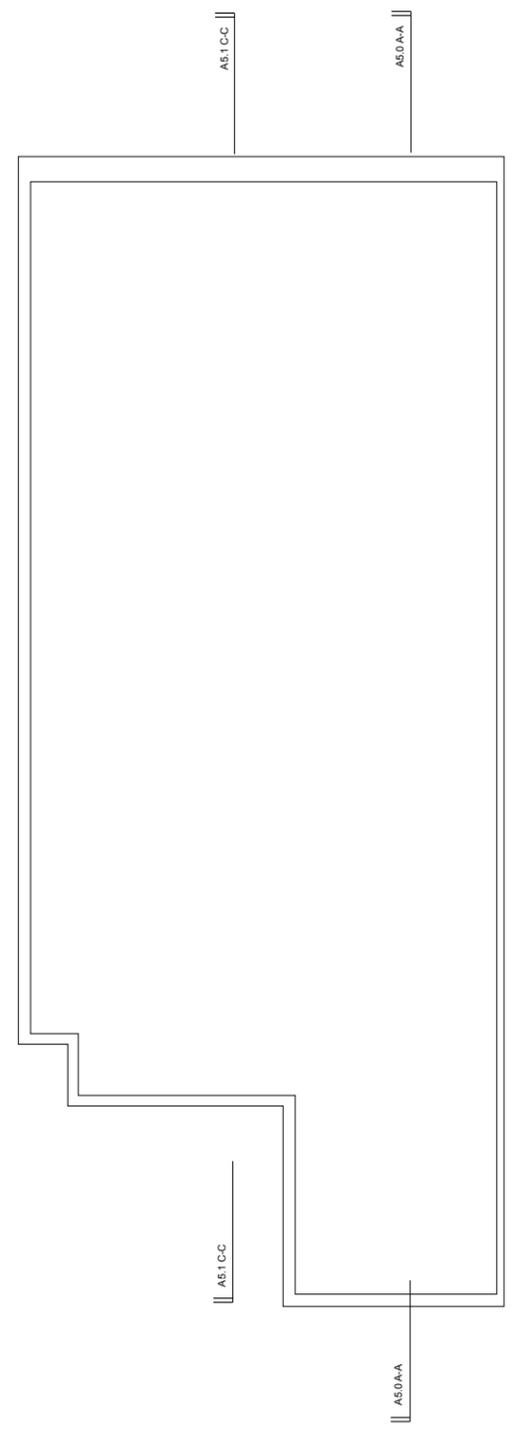
PROJECT NO.
13.1113.0
 PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

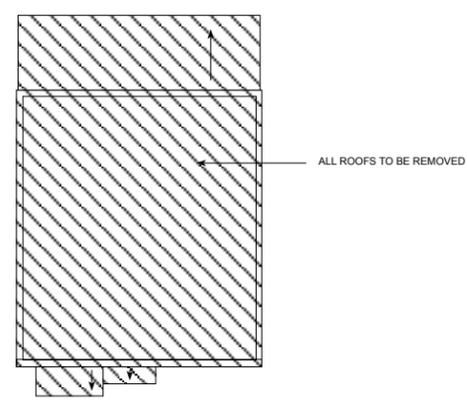
PRINT DATE
 SHEET CONTENT
PROPOSED THIRD FLOOR AND ROOF PLANS

A4.0

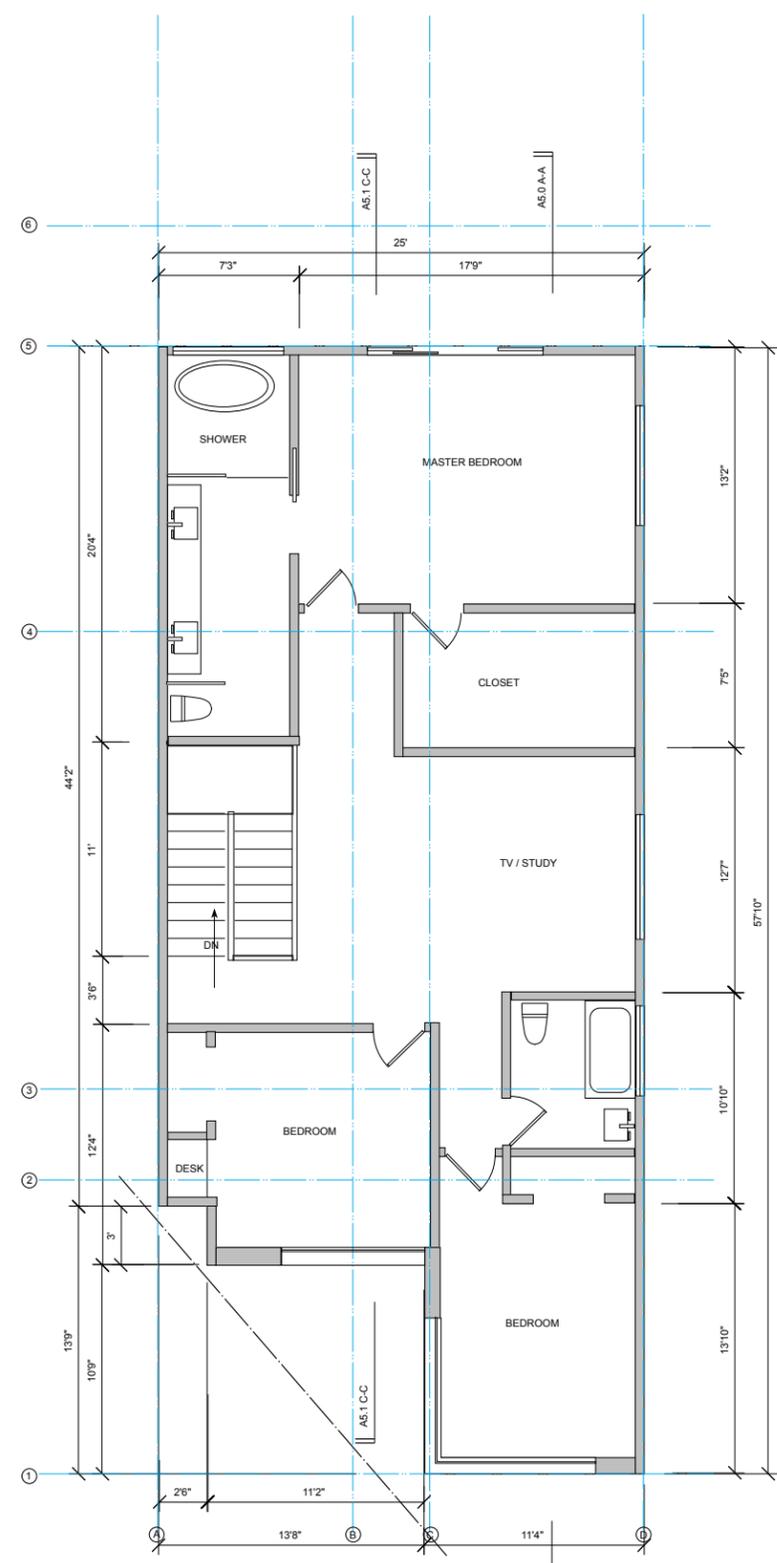
Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.



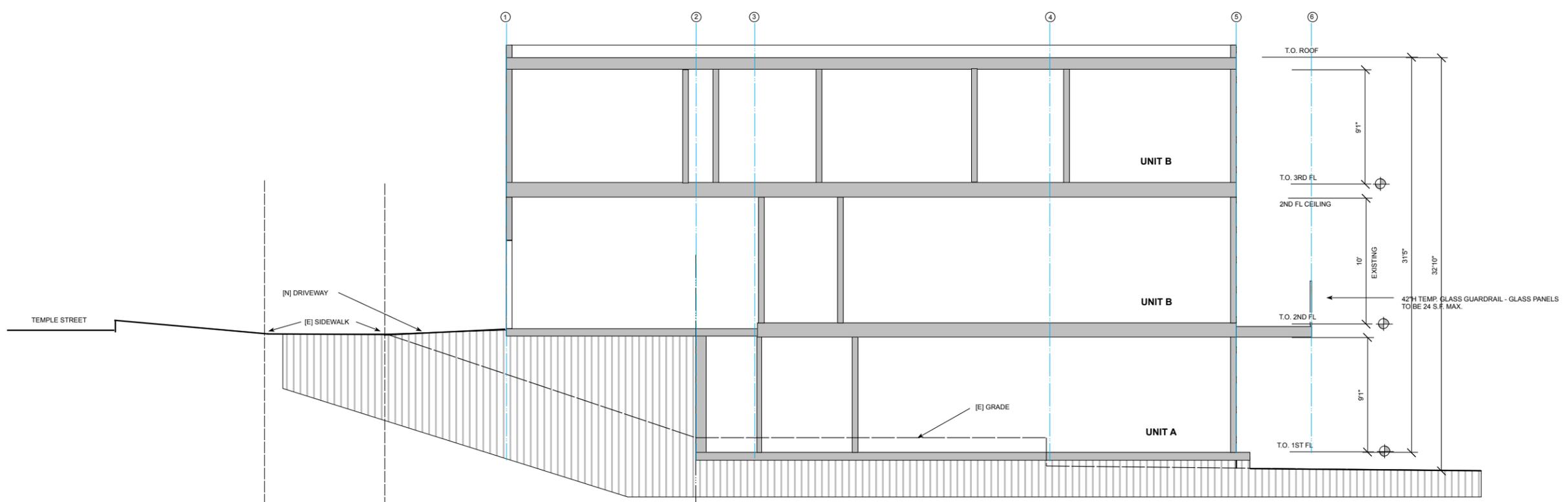
PROPOSED ROOF PLAN
 1/4" = 1'-0"



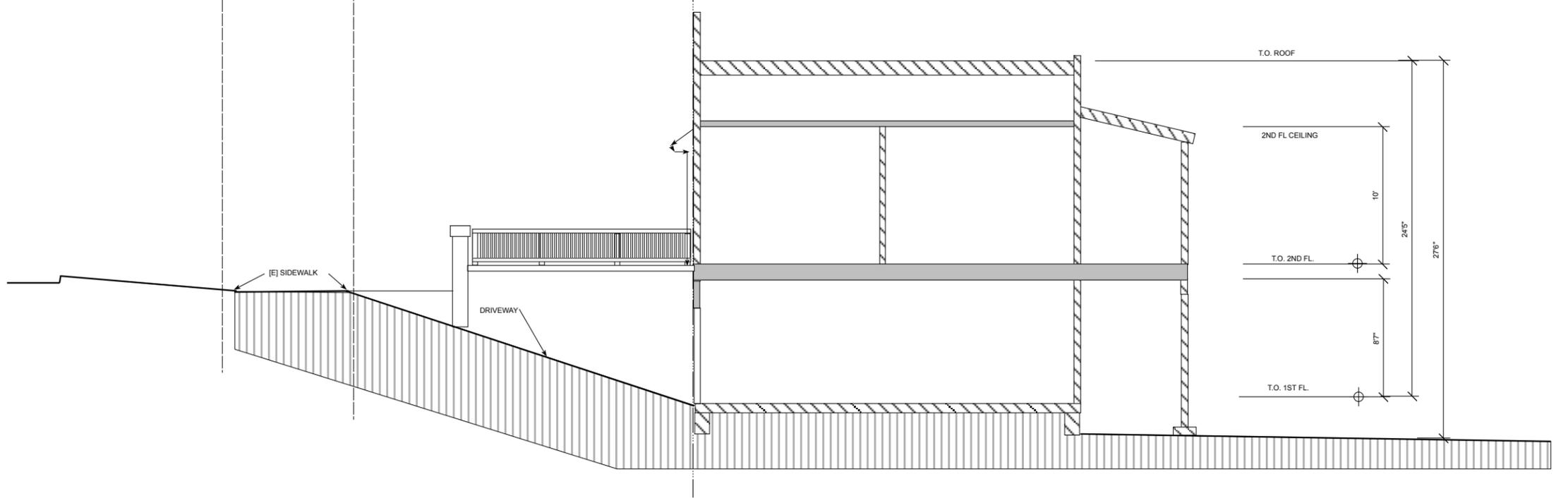
EXISTING / DEMOLITION ROOF PLAN
 1/8" = 1'-0"



UNIT B
PROPOSED THIRD FLOOR PLAN
 FLOOR AREA - 1222 S.F. [EST. GROSS]
 1/4" = 1'-0"



A-A PROPOSED BUILDING SECTION 1/4" = 1'-0"



B-B EXISTING BUILDING SECTION 1/4" = 1'-0"

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415.260.1228
 billegan7@gmail.com
 www.billeganarchitect.com

PROJECT NO.
13.1113.0
 PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

PRINT DATE
 SHEET CONTENT
EXISTING AND PROPOSED BUILDING SECTIONS

A5.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS

**BILL EGAN
 ARCHITECT**

15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 billegan7@gmail.com
 www.billeganarchitect.com

PROJECT NO.
13.1113.0

PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

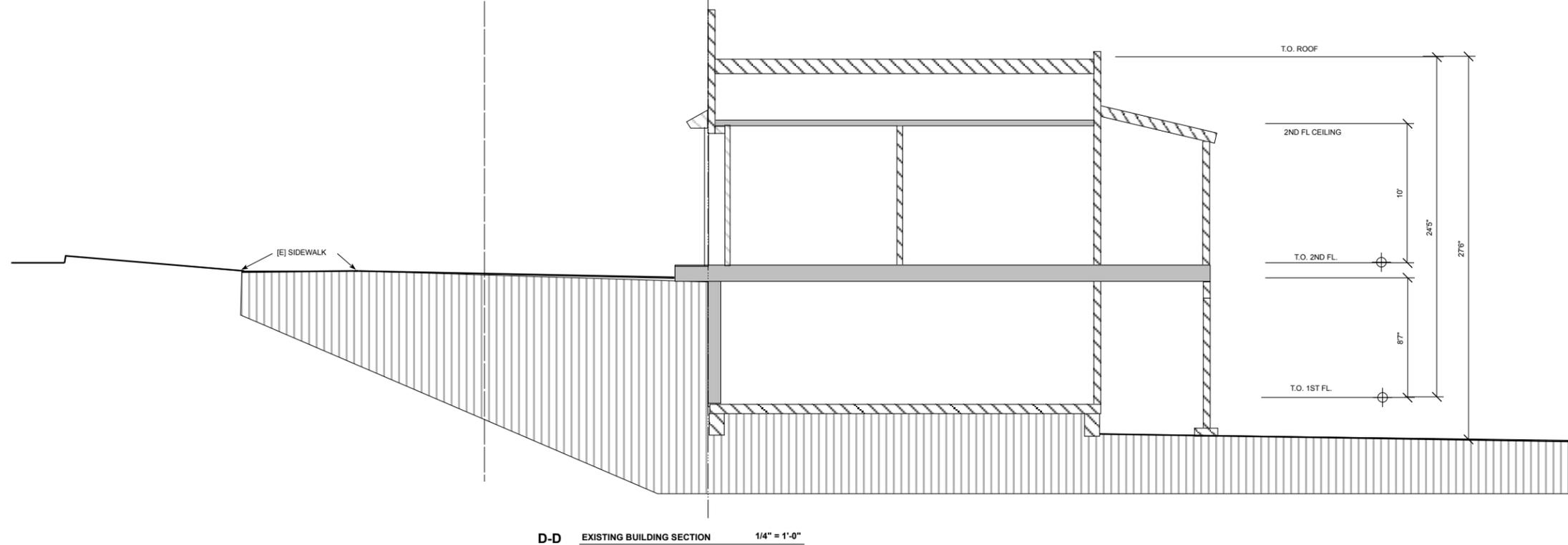
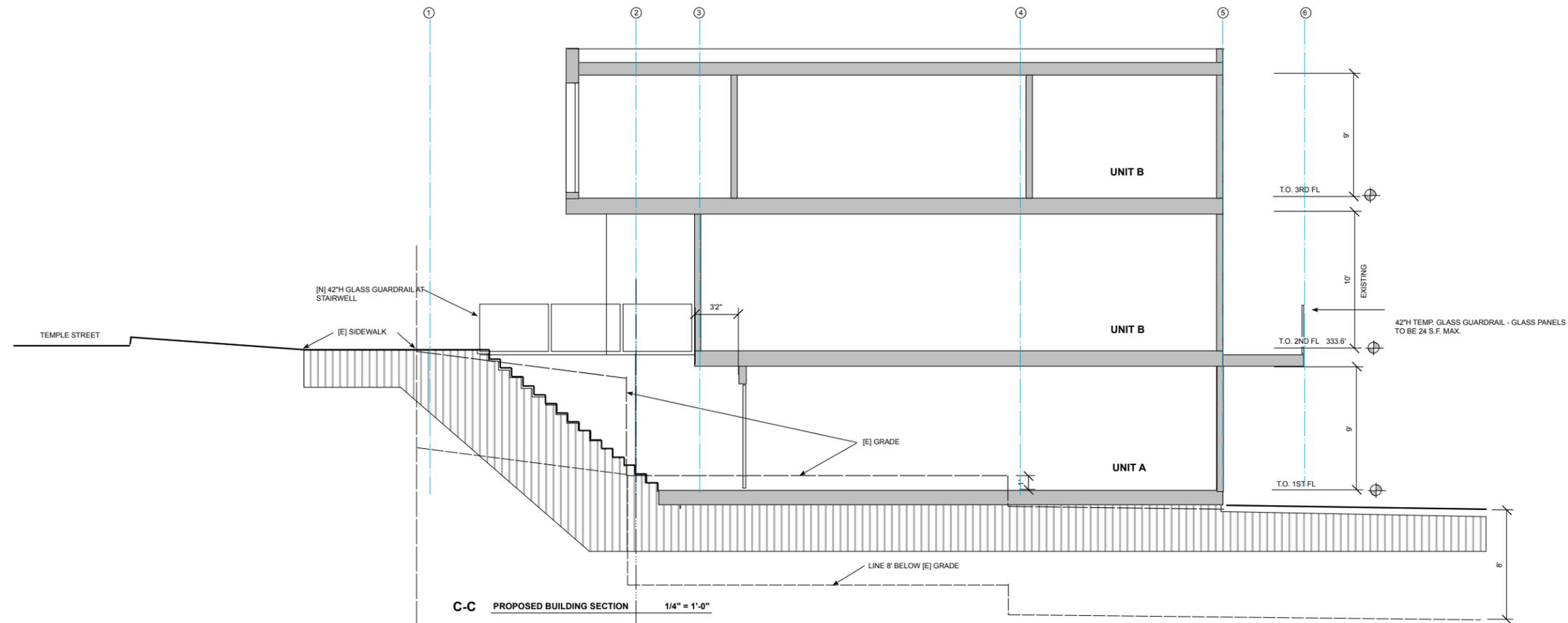
PRINT DATE

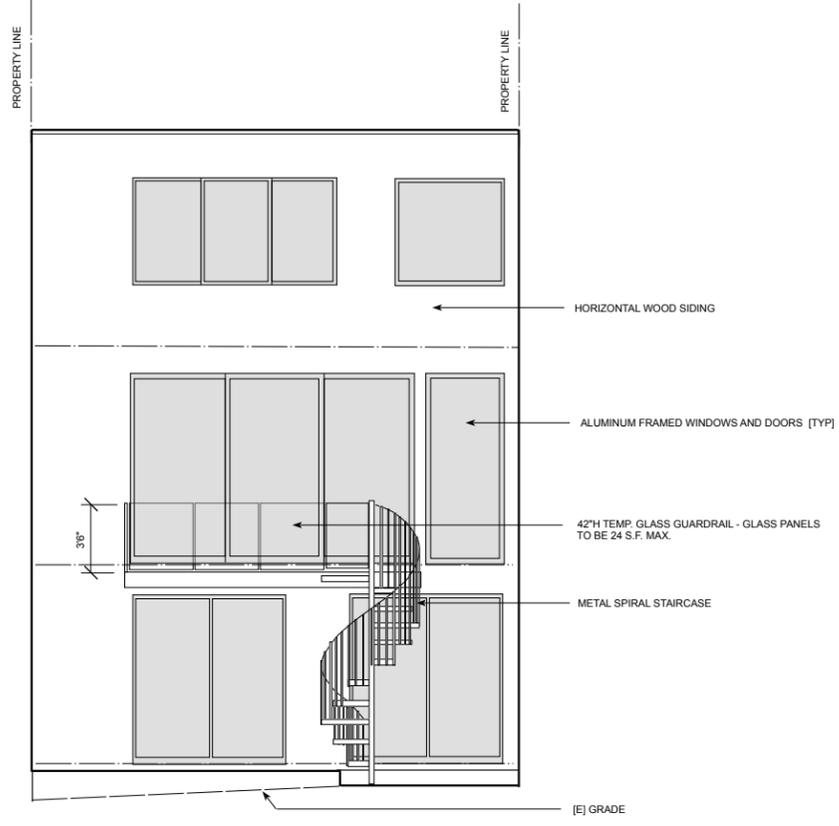
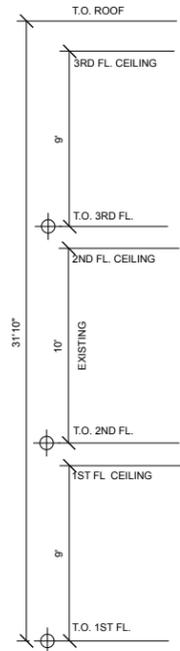
SHEET CONTENT

**EXISTING AND PROPOSED
 BUILDING SECTIONS**

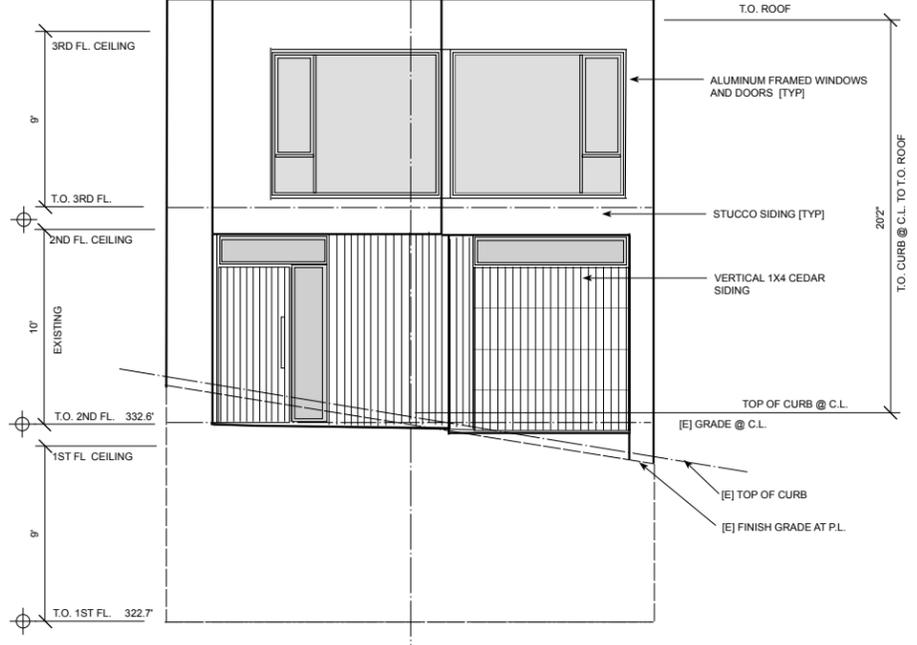
A5.1

Ownership and Use of Documents - All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.





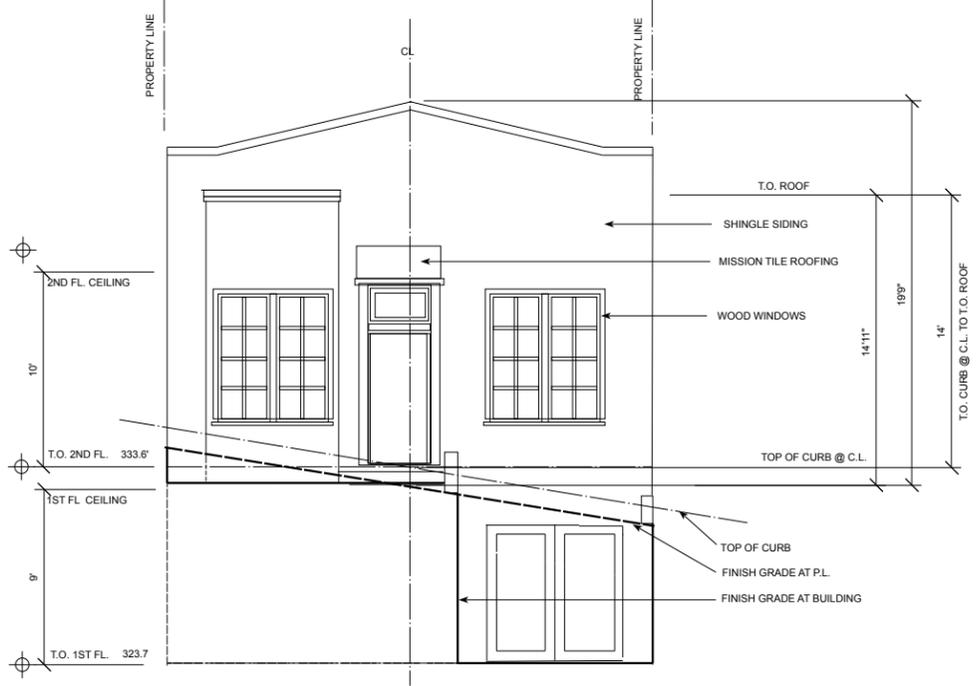
PROPOSED EAST [REAR] ELEVATION 1/4" = 1'-0"



PROPOSED WEST [FRONT] ELEVATION 1/4" = 1'-0"



EXISTING EAST [REAR] ELEVATION 1/4" = 1'-0"



EXISTING WEST [FRONT] ELEVATION 1/4" = 1'-0"

PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT

15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 bill@egan7@gmail.com
 www.bill@egan7architect.com

PROJECT NO.
13.1113.0
 PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

PRINT DATE
 SHEET CONTENT
EXISTING AND PROPOSED WEST AND EAST ELEVATIONS

A6.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.

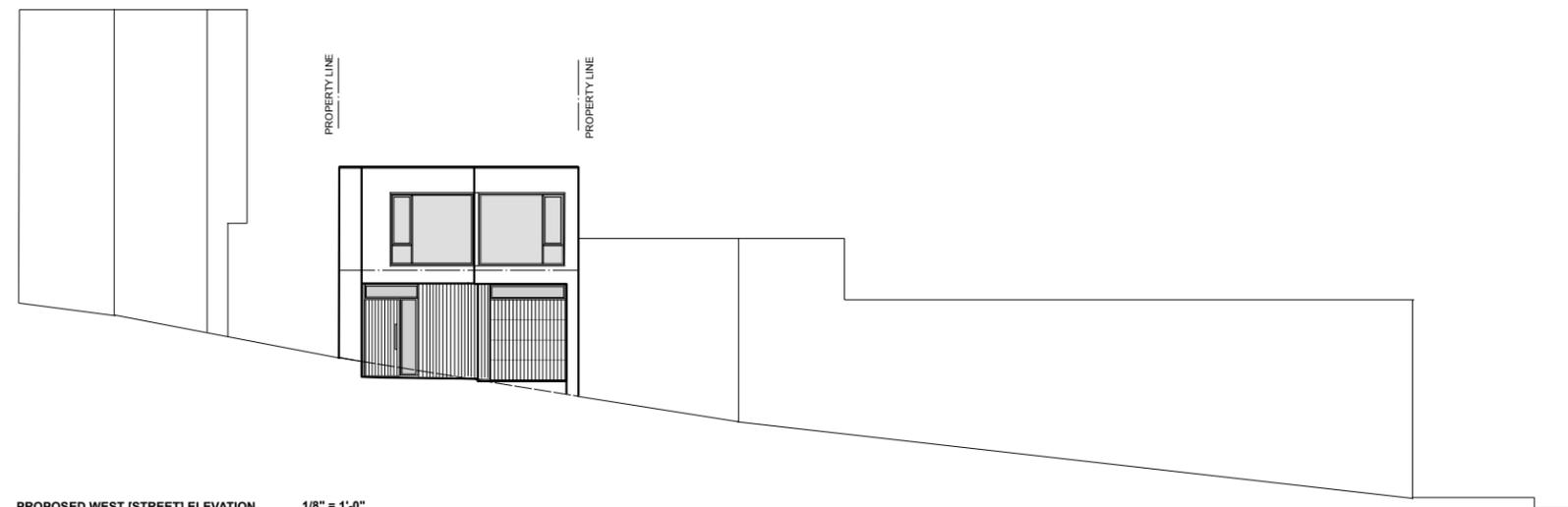
PROJECT DESIGN
EDWARD GAMA
17 TEMPLE STREET
SAN FRANCISCO, CA. 94114
415.860.7174

CONSTRUCTION DRAWINGS
**BILL EGAN
ARCHITECT**
15 Peregó Terrace, Suite 5
San Francisco, Ca. 94131
415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

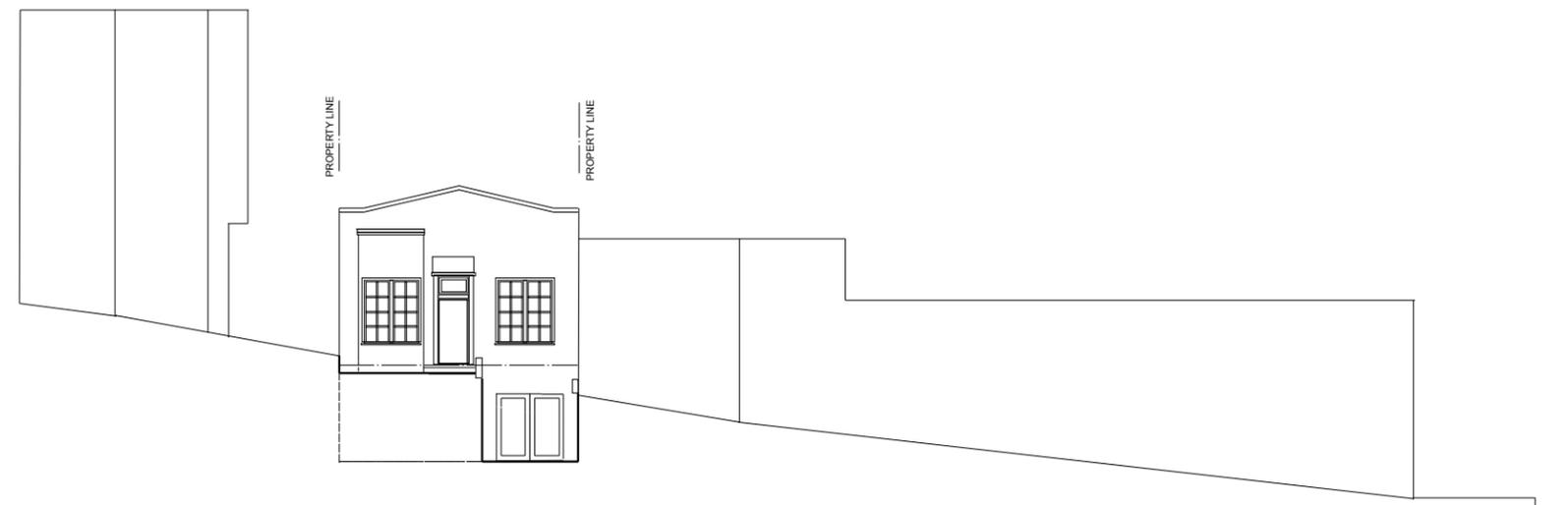
PROJECT NO.
13.1113.0

PROJECT TITLE

17 TEMPLE STREET REMODEL
SAN FRANCISCO, CALIFORNIA



PROPOSED WEST [STREET] ELEVATION 1/8" = 1'-0"



EXISTING WEST [STREET] ELEVATION 1/8" = 1'-0"

PRINT DATE

SHEET CONTENT

EXISTING AND PROPOSED
WEST CONTEXTURAL
ELEVATIONS

A6.1

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.



PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Pereggo Terrace, Suite 5
 San Francisco, Ca. 94131
 415.260.1228
 billegan7@gmail.com
 www.billeganarchitect.com

PROJECT NO.
13.1113.0
 PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

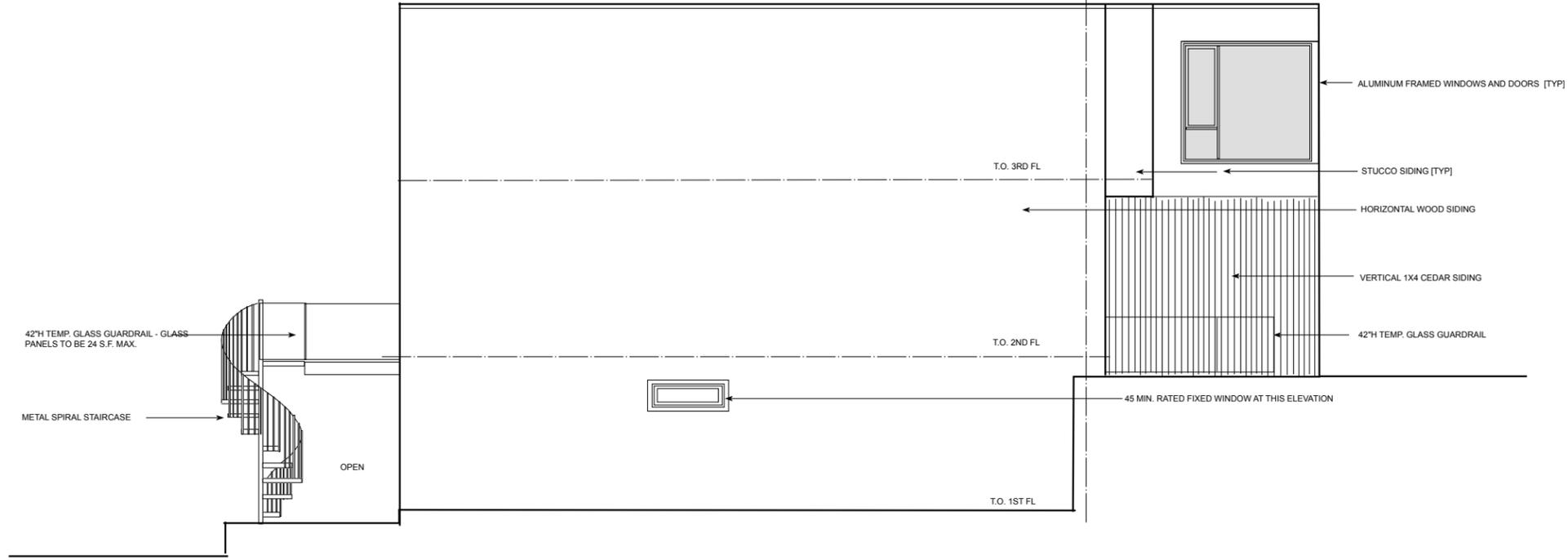
PRINT DATE
 SHEET CONTENT
EXISTING AND PROPOSED WEST AND EAST ELEVATIONS

A6.2

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.

PROPERTY LINE

PROPERTY LINE



42" TEMP. GLASS GUARDRAIL - GLASS PANELS TO BE 24 S.F. MAX.
METAL SPIRAL STAIRCASE

OPEN

T.O. 3RD FL

T.O. 2ND FL

T.O. 1ST FL

PROPERTY LINE

ALUMINUM FRAMED WINDOWS AND DOORS [TYP]

STUCCO SIDING [TYP]

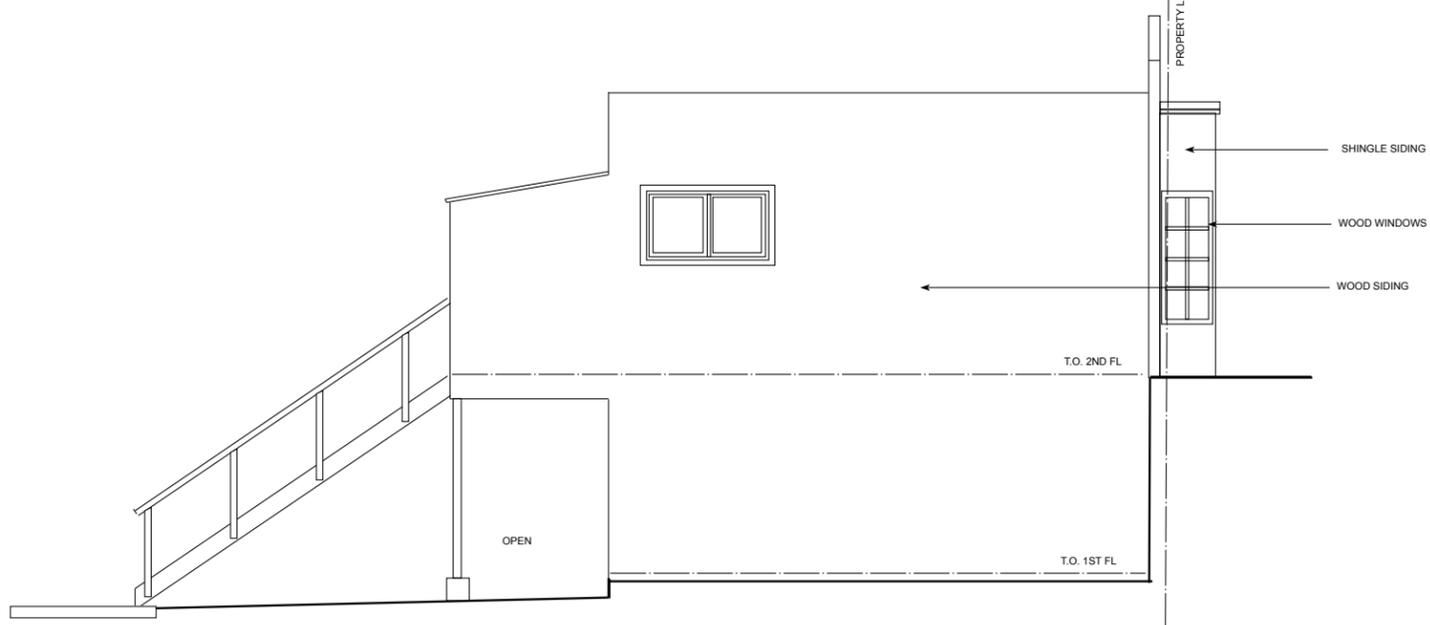
HORIZONTAL WOOD SIDING

VERTICAL 1X4 CEDAR SIDING

42" TEMP. GLASS GUARDRAIL

45 MIN. RATED FIXED WINDOW AT THIS ELEVATION

PROPOSED NORTH ELEVATION 1/4" = 1'-0"



PROPERTY LINE

SHINGLE SIDING

WOOD WINDOWS

WOOD SIDING

T.O. 2ND FL

T.O. 1ST FL

OPEN

EXISTING NORTH ELEVATION 1/4" = 1'-0"

PROJECT DESIGN
EDWARD GAMA
17 TEMPLE STREET
SAN FRANCISCO, CA. 94114
415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
15 Peregó Terrace, Suite 5
San Francisco, Ca. 94131
415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

PROJECT NO.
13.1113.0
PROJECT TITLE

17 TEMPLE STREET REMODEL
SAN FRANCISCO, CALIFORNIA

PRINT DATE
SHEET CONTENT
EXISTING AND PROPOSED NORTH ELEVATIONS

A7.0

Ownership and Use of Documents - All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extensions to this project without expressed written agreement with the architect.

PROJECT DESIGN

EDWARD GAMA

17 TEMPLE STREET
SAN FRANCISCO, CA. 94114
415.860.7174

CONSTRUCTION DRAWINGS

**BILL EGAN
ARCHITECT**

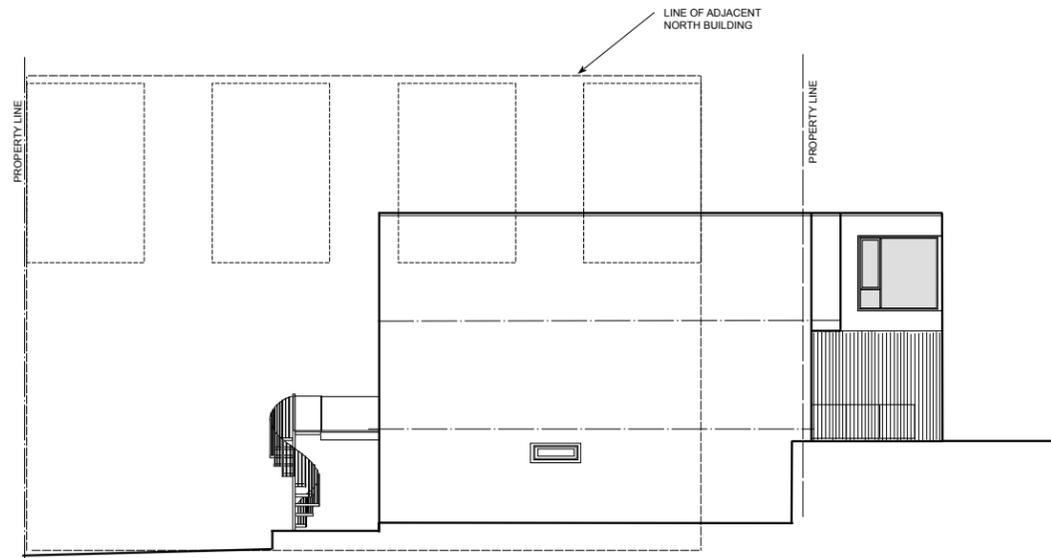
15 Pereggo Terrace, Suite 5
San Francisco, Ca. 94131
415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

PROJECT NO.

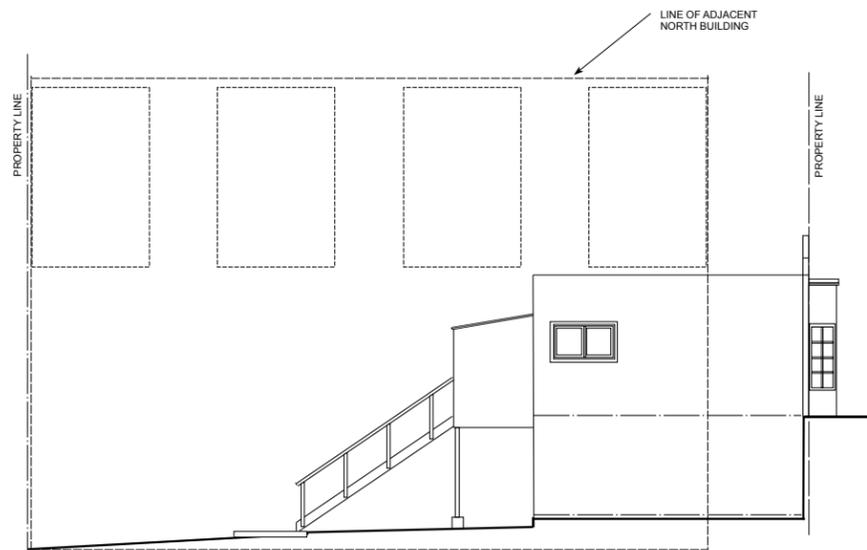
13.1113.0

PROJECT TITLE

17 TEMPLE STREET REMODEL
SAN FRANCISCO, CALIFORNIA



PROPOSED NORTH CONTEXTURAL ELEVATION 1/8" = 1'-0"



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

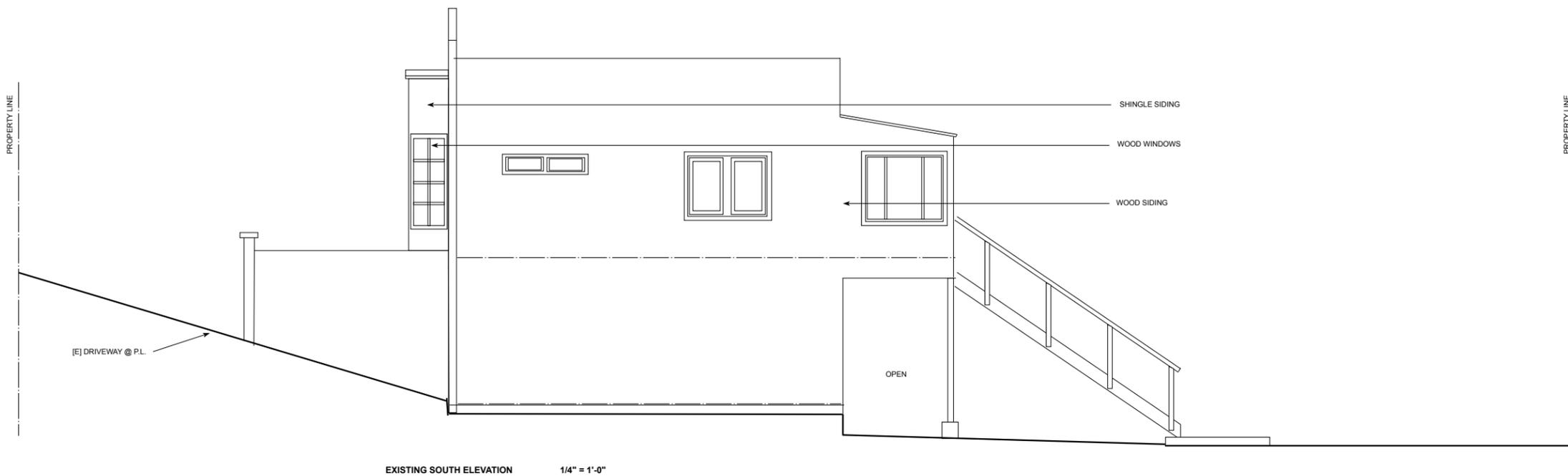
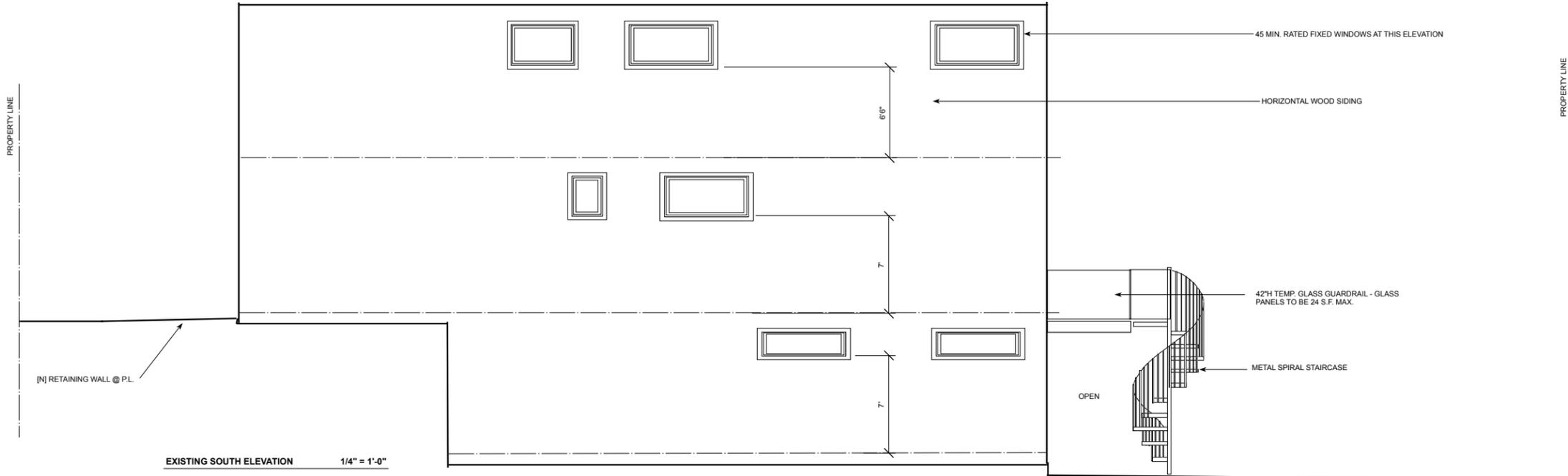
PRINT DATE

SHEET CONTENT

**CONTEXTUAL NORTH
ELEVATIONS**

A7.1

Ownership and Use of Documents - All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.



PROJECT DESIGN
EDWARD GAMA
 17 TEMPLE STREET
 SAN FRANCISCO, CA. 94114
 415.860.7174

CONSTRUCTION DRAWINGS
BILL EGAN ARCHITECT
 15 Peregó Terrace, Suite 5
 San Francisco, Ca. 94131
 415 260 1228
 billegan7@gmail.com
 www.billeganarchitect.com

PROJECT NO.
13.1113.0
 PROJECT TITLE

17 TEMPLE STREET REMODEL
 SAN FRANCISCO, CALIFORNIA

PRINT DATE
 SHEET CONTENT
EXISTING AND PROPOSED SOUTH ELEVATIONS

A8.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.

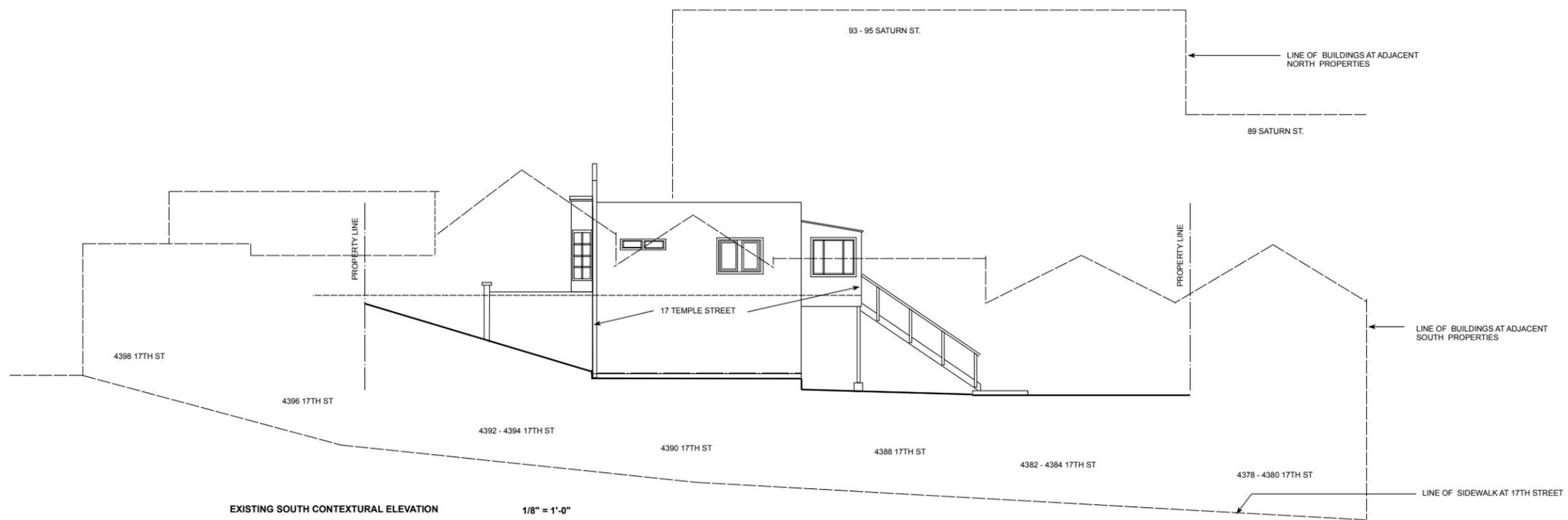
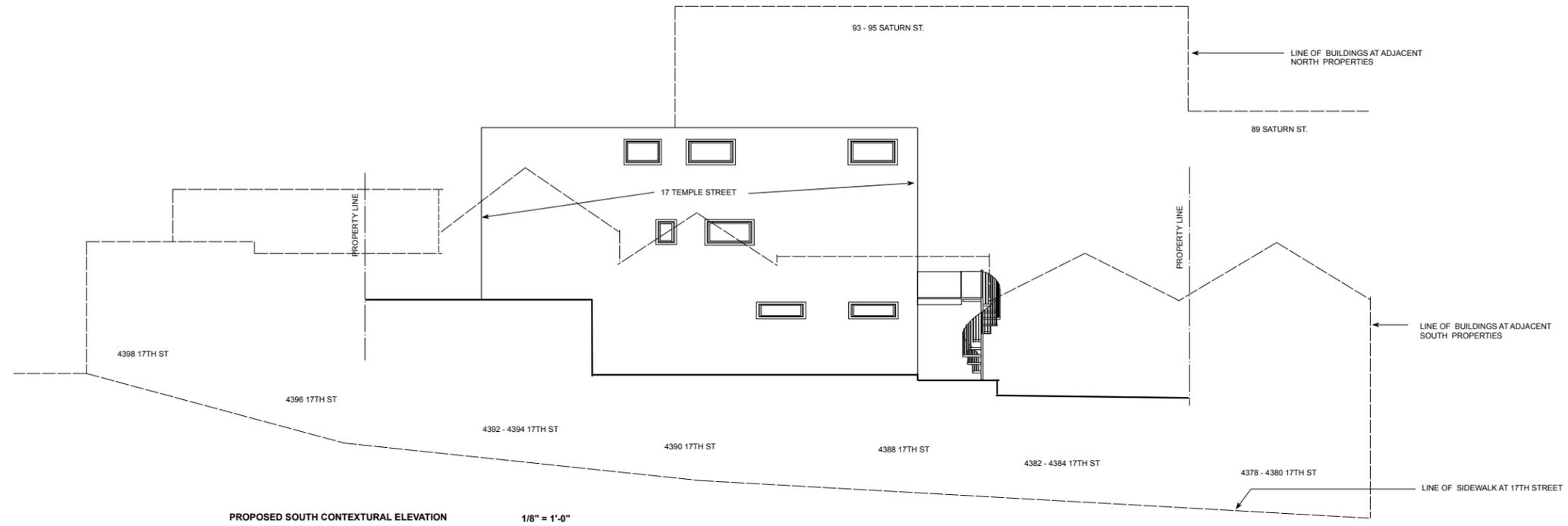
PROJECT DESIGN
EDWARD GAMA
17 TEMPLE STREET
SAN FRANCISCO, CA. 94114
415.860.7174

CONSTRUCTION DRAWINGS
**BILL EGAN
ARCHITECT**
15 Peregó Terrace, Suite 5
San Francisco, Ca. 94131
415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

PROJECT NO.
13.1113.0

PROJECT TITLE

17 TEMPLE STREET REMODEL
SAN FRANCISCO, CALIFORNIA



PRINT DATE

SHEET CONTENT

**EXISTING AND PROPOSED
SOUTH CONTEXTURAL
ELEVATIONS**

A8.1

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person, on other projects, or extensions to this project without expressed written agreement with the architect.

LEGEND

- SLOPING DIRECTION
- CL: CENTER LINE
- BW: FRONT OF SIDE WALK
- TC: TOP OF CURB
- FL: FLOW LINE
- ELEVATION POINTS



TREE

NOTE: IF SIDEWALK IS DAMAGED, IT SHALL REPLACE AND REPAIR PER CITY STANDARD CODE AND REQUIREMENT.

-NO NEW UTILITY

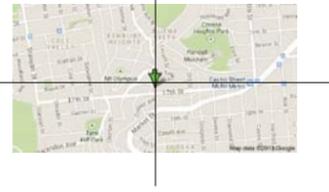
Section 204.04 Slope
UNLESS OTHERWISE SPECIFIED, THE FINISHED SURFACE OF THE WALK SHALL RISE 1/5 INCH PER FOOT FROM CURB TO THE PROPERTY LINE.

Section 202.01 Concrete Curb
UNLESS OTHERWISE SPECIFIED, THE NOMINAL SPECIFIED HEIGHT OF CURB MEASURED FROM GUTTER TO TOP OF CURB SHALL BE 6 INCHES.

Standard Residential curb cut
(10') FEET LONG BY (3') FEET WIDE INCLUDING (18") INCHES FOR THE WINGS.
IF LONGER THAN (10') FEET, THE PLANNING DEPARTMENT MUST APPROVE NON-CITY STANDARD CURB CUTS.
CURB CUTS 30 FEET OR LONGER REQUIRE AN OVERWIDE DRIVEWAY PERMIT FROM DPW.

Standard ADA curb ramp
RAMPING: TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
MAXIMUM SLOPES OF ADJOINING GUTTERS,
ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:12 (8.33 %).
TRUNCATED DOMES SHALL BE PROVIDED AND ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF THE RAMP. WINGS: IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (10%). A CURB RAMP SHALL HAVE A DETECTABLE WARNING BAND OF 12" INCHES.
THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.
UNLESS OTHERWISE SPECIFIED, (2) TWO CURB RAMPS SHALL BE INSTALLED AT THE CORNER COMPLYING WITH ADA SECTION 4.7.1 SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
(SEE CITY STANDARD CURB PLANS AND GENERAL NOTES)

LOCATION MAP



GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN FORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
2. CODES USED:
2010 SAN FRANCISCO BUILDING CODE
2010 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS
2010 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS
2010 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS
2010 SAN FRANCISCO HOUSING CODE
2010 CALIFORNIA FIRE CODE(CFC)
2010 CALIFORNIA ENERGY CODE(CEC/T-24)W/ S.F. AMENDMENTS
2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
5. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF RAUM. ANY DISCREPANCY NOT REPORTED TO RAUM WILL ABSOLVE RAUM FROM ANY LIABILITY.
6. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
7. DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS OR DETAILS SHALL TAKE PRECEDENCE OVER SCALES SHOWN. ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING, U.N.O.
8. THIS IS A STANDARD PERMIT SET DRAWINGS, FINISHES, SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS
9. PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT
10. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY L.I.C. SURVEYOR.
11. DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
12. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS
13. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.
14. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
16. STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT. 24" BOX MIN., SOIL SHALL BE BELOW-GRADE ENVIRONMENT WITH NUTRIENT-RICH, FREE FROM OVERLY-COMPACTED AND GENERALLY CONDUCIVE TO TREE DEVELOPMENT

PROJECT:

**RESIDENTIAL
REMODEL
& ADDITION**

FOR

**RTC-
DEVELOPMENT, LLC**

XIE ASSOCIATES

Architectural Design & Planning
301 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 653-3047
Fax: (415) 659-0542
Email: xie@xiearchitect.com

**17
TEMPLE ST.
SAN FRANCISCO,
CALIFORNIA**

REVISION

MARK	DATE	DESCRIPTION

PROJECT NO:

MODEL FILE

DRAWN BY: LHONG

CHECK BY:

DATE: 09/26/13

SHEET TITLE

**SIDE
WALK**

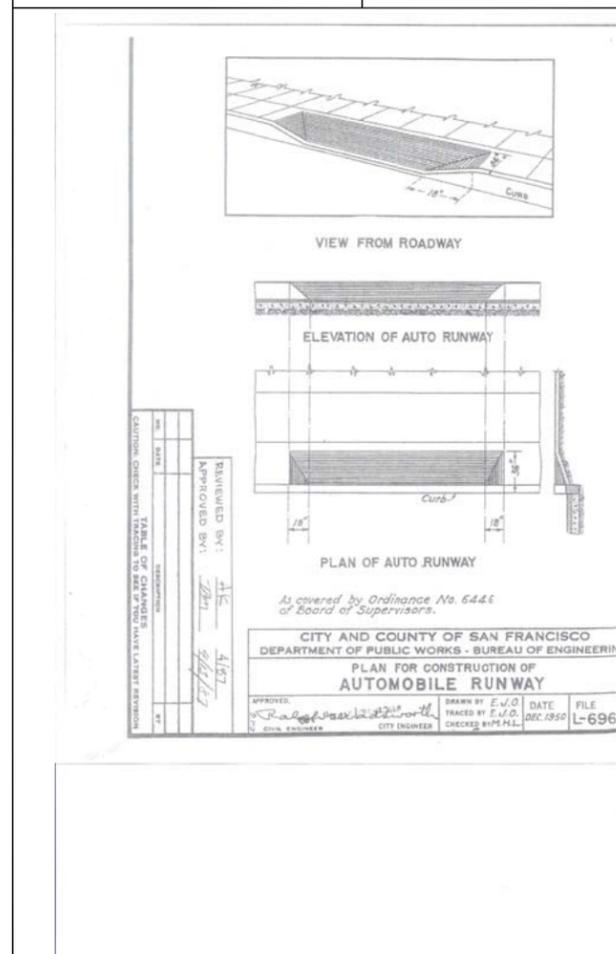
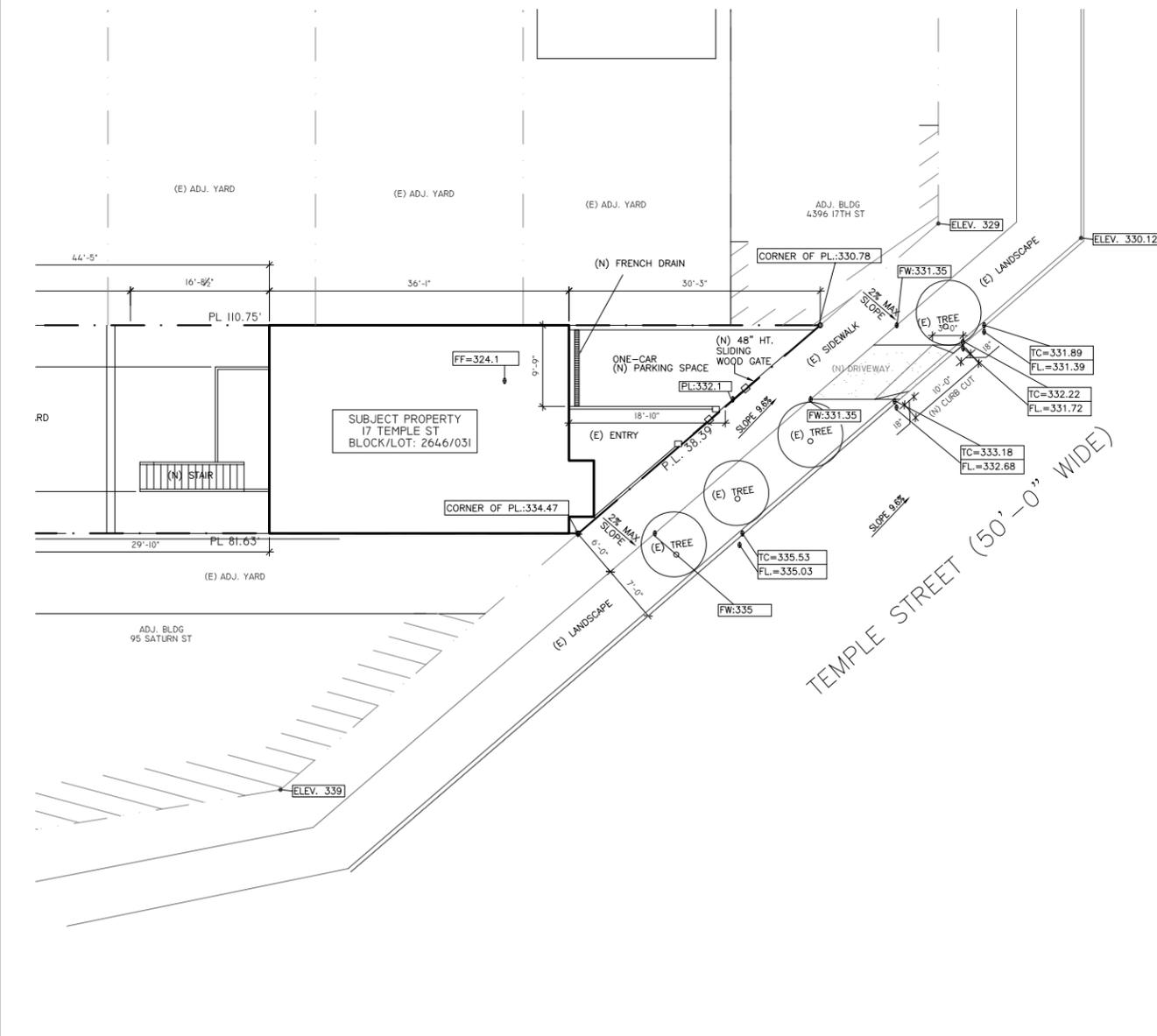
A1.1

PROPERTY DATA

OWNER:	RTC-DEVELOPMENT, LLC
ADDRESS:	17 TEMPLE ST SAN FRANCISCO, CA 94114
BLOCK/LOT:	2646/031
ZONING:	RH-2 YEAR BUILT: 1910
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
NUMBER OF (E) UNITS:	1
LOT AREA:	6,808
BUILDING SF FT:	±895
(E) PARKING SPACE PROVIDED:	1 SPACE

SCOPE OF WORK

NEW 8'-0" CURB CUT FOR PARKING SPACE AND REPAIR SIDE WALK



I-PROPOSED SITE PLAN

2-STANDARD CURB CUT DRAWING



MAK STUDIO

17 TEMPLE CONCEPT 9/16/14



CORBETT HEIGHTS NEIGHBORS

Corbett Heights Neighbors was formed in July 2004 for the purpose of providing a forum for the residents to discuss common issues and concerns, develop solutions, and guide the direction of the neighborhood. The goals of the organization are to beautify, maintain and improve the character of the neighborhood, protect historic architectural resources, ensure that new construction/development is compatible with the neighborhood, maintain its pocket parks, increase security, provide community outreach and an educational forum, and encourage friendly association among the neighbors. www.corbettheights.org

April 11, 2014

Mr. Tom Wang
San Francisco Planning Dept.
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Wang,

The proposed project at 17 Temple Street, SF 94114. (Block 2646, Lot 031. Property Owner: Edward Gama; Project Sponsor: Bill Egan) is within the boundaries of Corbett Heights Neighbors.

This project first came to our attention on receiving the pre-application notice. When the immediate neighbors were informed, they and others who live nearby erupted in opposition. The primary concerns regarded loss of light to the immediate neighbor's yard, the loss of a front setback and the overall scale. The overflow crowd of neighbors met several times and were able to agree to changes that would make the project more palatable and fit in better with the surrounding houses.

Corbett Heights Neighbors worked closely with this group to achieve consensus. We all would like to commend and endorse the project as it's been proposed.

We greatly appreciate the concessions made by the project sponsor and wanted to bring to your attention our overall approval of the current plan.

Thank you,

Gary Weiss, President
Corbett Heights Neighbors

On the following page are listed some of the neighbors supporting the redesign of the project:

Crista Lucey
Paul Arighi
22 Temple

Monique Passicot
16 Temple

Bena Bravata
Doug Patterson
10 Temple

Kent Tool
Jim Williams
101 Saturn

Kath Wydler
Dean Blackketter
106 Saturn

Joyce and Peter Roschinger
131 Saturn

Gisela Steber
David Andreini
4408 17th street

Reggio Heam
95 Saturn



CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

EVNA (formerly EVPA)
PO Box 14137
San Francisco, CA 94114
www.evna.org
Board@EVNA.org

April 19, 2014

Mr. Thomas Wang
San Francisco Planning Department
1660 Mission Street, #400
San Francisco, CA 94103

Re: **17 Temple Street, Block 2646, Lot 031**

EXECUTIVE COMMITTEE

Alan Beach-Nelson
President
Castro Street

Rob Cox
Secretary
Hartford Street

Gary Weiss
Treasurer
IXIA

DIRECTORS:

Patrick Crogan
Market Street

Tim Eicher
Q Bar

Mary Edna Harrell
Castro Street

Judith Hoyem
17th Street

Mark McHale
Hearth Real Estate

Dan Risman Jones
22nd Street

Aaron Seivertson
Hartford Street

Josh Bleacher Snyder
Hancock Street

EX OFFICIO DIRECTORS:

Steve Clark Hall
19th Street

Dear Mr. Wang:

I am writing a letter of support from the Eureka Valley Neighborhood Association Planning and Land Use Committee regarding revised design plans for 17 Temple Street – including modifications to reduce the overall scale of the proposed building.

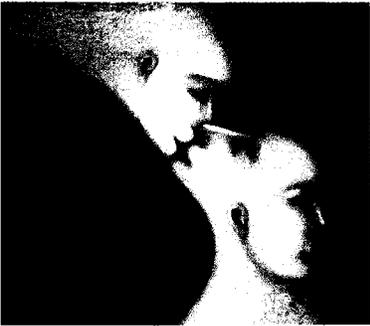
Initial plans for the project were shared with neighbors during the pre application process. Neighbors organized, communicated with several neighborhood groups and requested design modifications from the project owner and sponsor. Overall scale, massing, and access to light and air flow for neighbors were highlighted issues. The project sponsor listened to feedback and made modifications that were presented to neighbors and which resulted in a much higher level of acceptance.

Our committee appreciates the level of collaboration that has been demonstrated to date on this project, and we support the project based on the revised plans that have been shared with us.

Regards,

Jack Keating

Chair, Eureka Valley Neighborhood Association Planning and Land Use Committee



Monique Passicot
Painter & Illustrator

www.moniquepassicot.com
mqpassicot@gmail.com
T: 1 415 552 4756
16 Temple Street
San Francisco, CA 94114

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Attention: Ms. Veronica Flores
November 6, 2015

**RE: Application for Discretionary Review
2014.1096DRP
Permit Application # 2014.04.22.3783
For 17 Temple Street**

Dear Ms. Flores,

Regarding this application for a Discretionary Review, I was appalled to find out that my name was included without my knowledge. I actually DO support the project. I respectfully request that my name be removed from the list of petitioners.
Thank you.

Sincerely,

Monique Passicot
16 Temple Street
San Francisco, CA 94114
415-552-4756