



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 8, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 29, 2018
Case No.: **2015-001542DRP**
Project Address: **2514 Balboa Street**
Permit Application: 2015.01.28.6899
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1596/015
Project Sponsor: Derek Vinh, ICE Design
90 South Spruce Ave, Ste. K
South San Francisco, CA 94080
Staff Contact: Sara Vellve – (415) 588-6263
SaraVellve@sfgov.org
Recommendation: **Do not take DR and approve as revised.**

PROJECT DESCRIPTION

The proposal is to add one dwelling unit and construct horizontal and vertical additions to the existing two-story single-family dwelling. The first and second floors would be extended to the rear by approximately 20 feet. The proposed third floor would cover the entire footprint of the expanded first and second floors. The proposed fourth floor would be set back from the front and rear façades by 15 feet, and 5 feet from the east side property line facing the DR requestor's property. A roof deck would be located at the rear of the fourth floor.

SITE DESCRIPTION AND PRESENT USE

The site is located towards the east end of the subject block near the intersection with 26th Avenue in the Outer Richmond District. The lot is a "key" lot and the DR requestor's property is adjacent to the subject property and fronts on 26th Avenue. 2514 Balboa Street is presently used as a single-family dwelling and the proposal would add one dwelling unit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Of the six properties on the subject blockface, the subject property is one of two that are two stories tall, with the remaining buildings being three stories tall. The opposite block face contains one two-story and one four-story building fronting Balboa Street. The property immediately across Balboa Street is three stories and fronts on 26th Avenue. The adjacent properties to the east front on 26th Avenue and are two stories, except for the building at the corner of Balboa Street and 26th Avenue, which is three stories. The DR requestor's property is two stories.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 31 – March 2, 2017	March 2, 2017	February 8, 2018	±337 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 30, 2018	January 30, 2018	10 days
Mailed Notice	10 days	January 30, 2018	January 30, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	5 (including DR Requestor)	2*
Other neighbors on the block or directly across the street	0	7	
Neighborhood groups	0	0	0

*These properties front on 26th Avenue.
are multi-unit buildings and it is unclear how many neighbors occupy them.

DR REQUESTOR

Jack Wong, 693 26th Avenue, SF, CA 94141. Adjacent neighbor to the east fronting 26th Avenue.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 2, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 22, 2018.

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).

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

In response to the request for Discretionary Review, the Residential Design Advisory Team (RDAT) recommended modifications which are described below.

- Replicate the window size, recess and type of the second floor to the façade of the proposed third floor. Matching the existing second-floor façade bay window would require exceptions to the Code for which there is no justifiable hardship.
- Replicate the parapet design and detailing at the proposed third floor.
- Set the fourth floor back from the front and rear façades by 15 feet.
- Set the fourth floor back from the east side property line by 5 feet.

The project sponsor submitted revised plans incorporating the RDAT's recommendations and the Department finds that the project as revised meets the standards of the Residential Design Guidelines and that, as revised, the project does not contain or create an exceptional or extraordinary circumstances.

The DR Requestor is also concerned about issues not related to the *Residential Design Guidelines*. These concerns and the Department's responses are listed below.

DR Concerns	Planning Department Response
Unpermitted Units	The ground floor habitable space meets the requirements of ZA Bulletin No. 1 as it does not contain a full or half bath, or wet bar.
Loss of View	The Planning Code does not protect private views.
Mold, Sewage, Ventilation	These considerations are not within the Department's purview. The subject property is ± 21 feet from the DR requestor's property.

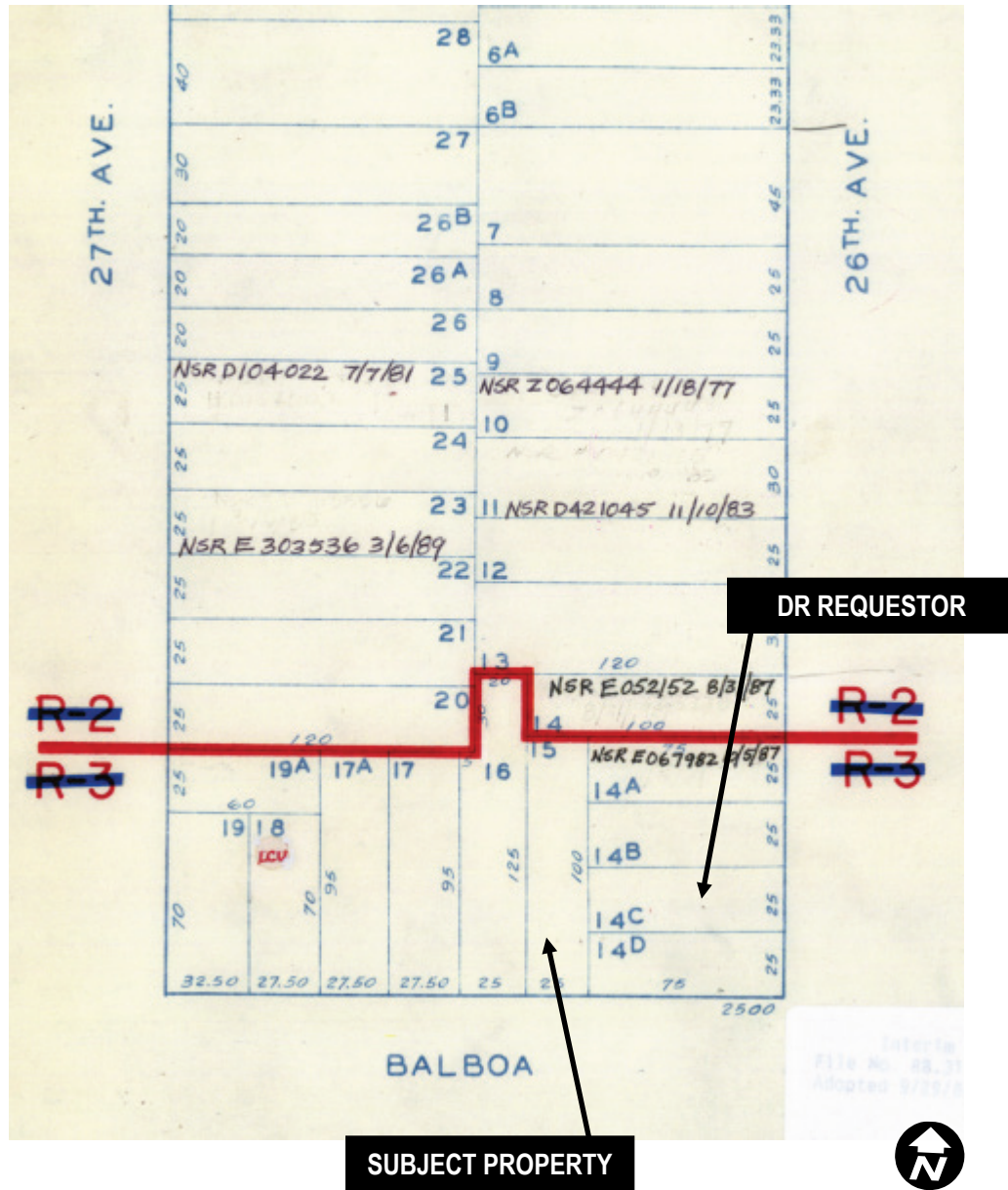
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:	Do not take DR and approve project as revised
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Attachments:

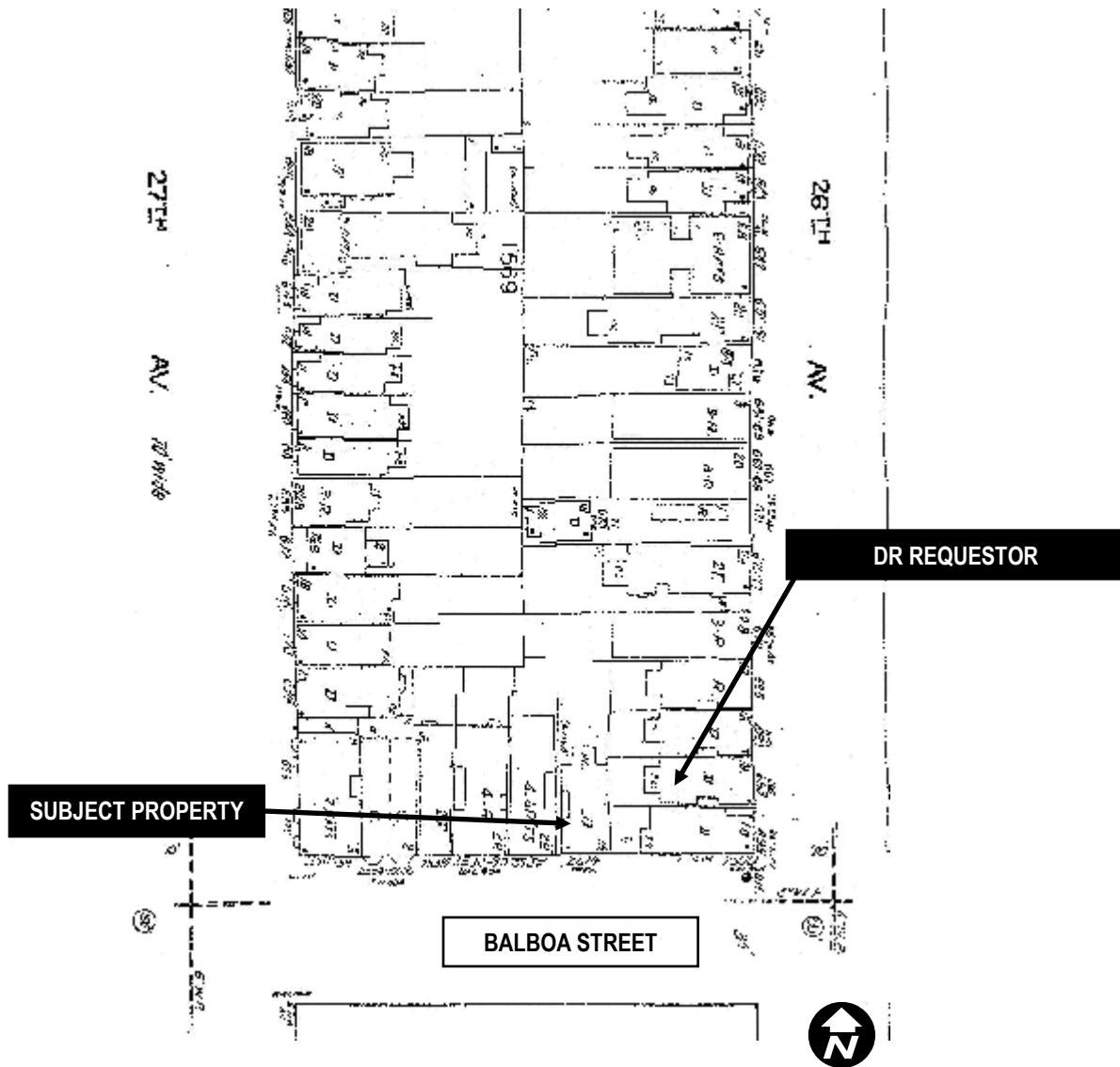
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
Categorical Exemption
DR Application
Response to DR Application dated January 22, 2018
Reduced Plans

Parcel Map



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

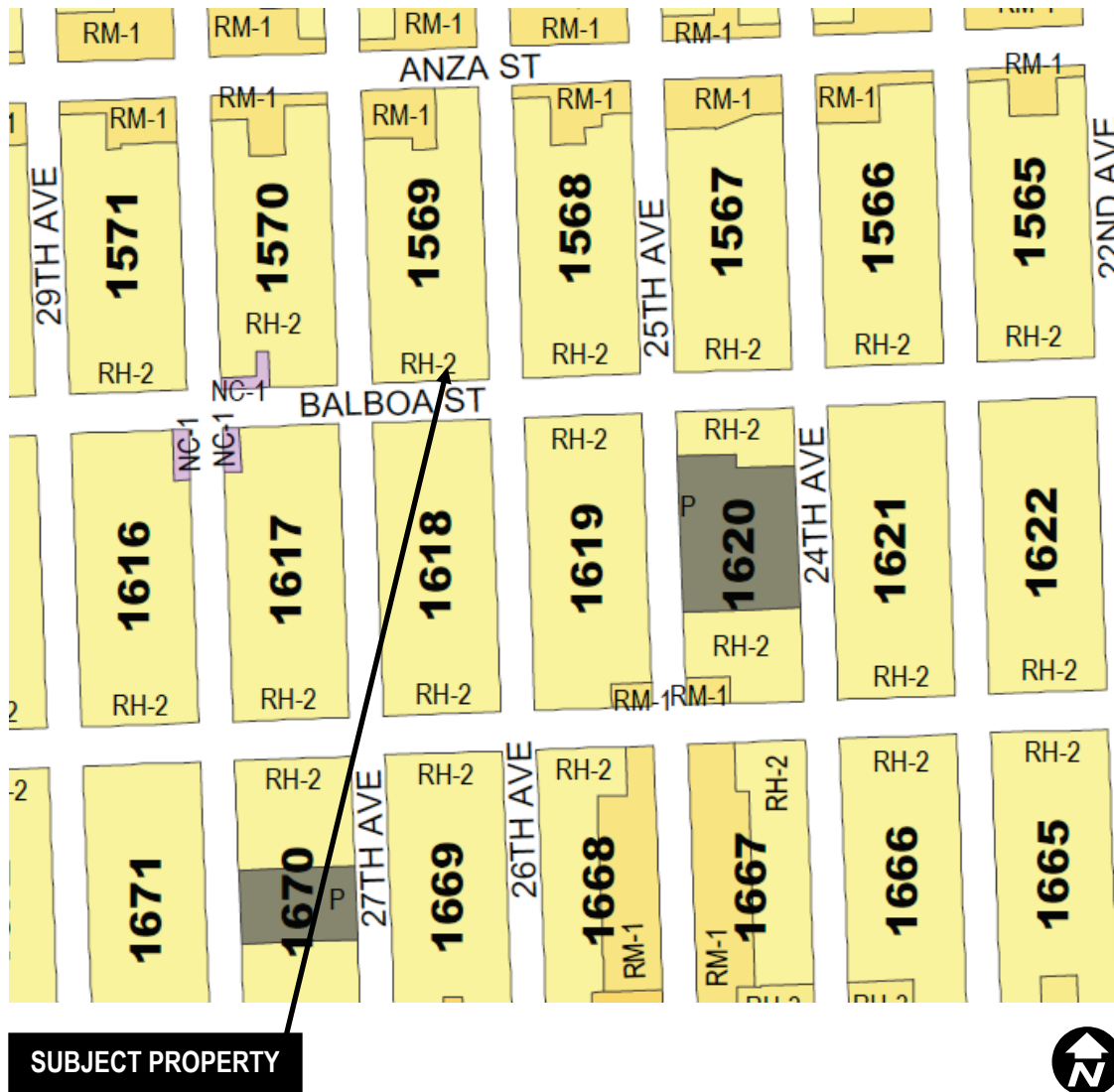
Sanborn Map*



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

Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

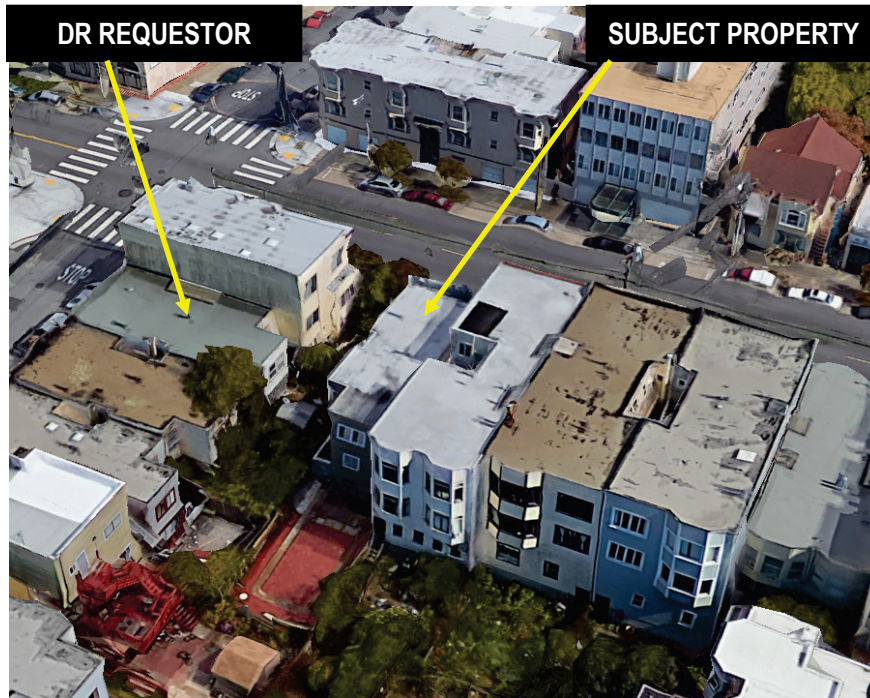
Aerial Photo



#	Number of opposition letters.
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Aerial Photos



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

Site & Context Photos



SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

Site Photos

Street Facade



DR REQUESTOR

SUBJECT PROPERTY



Rear Facade

Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **January 28, 2015**, the Applicant named below filed Building Permit Application No. **2015.01.28.6899** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2514 Balboa Street	Applicant:	Derek Vinh
Cross Street(s):	26th Avenue	Address:	90 South Spruce Ave, Suite K
Block/Lot No.:	1569/015	City, State:	South San Francisco, CA 94080
Zoning District(s):	RH-2 / 40-X	Telephone:	(650) 741 - 6968

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 weekend or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residence	No Change
Side Setback	None	No Change
Building Depth	53 feet	72 feet
Rear Yard	47 feet	28 feet
Building Height	19 feet	39 feet
Number of Stories	2	4
Number of Dwelling Units	1	2
Vehicle Parking Spaces	1	2
Bicycle Parking Spaces	None	2
PROJECT DESCRIPTION		
The proposal includes a two-story vertical addition above the existing two-story residence and a horizontal addition at the rear. The proposal adds one new dwelling unit to the existing single-family residence.		
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: Wayne Farrens

Telephone: (415) 575-9172

E-mail: wayne.farrens@sfgov.org

Notice Date: 1/31/2017

Expiration Date: 3/02/2017

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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2514 Balboa Street		1569/015	
Case No.	Permit No.	Plans Dated	
2015-001542ENV	201501286899	06/12/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition to add 3rd & 4th floors to existing two-story home single-family home. Addition of one new dwelling unit. Facade modifications.			

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 checked="" 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. 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"/>	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)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<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 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"/>	Archeological Resources: 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"/>	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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
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): Erica Russell <div style="font-size: small; margin-top: 5px;"> Digitally signed by Erica Russell DN: cn=Erica Russell, o=Environmental Planning, ou=City Planning, email=erica.russell@sfgov.org, c=US Date: 2016.08.26 16:46:15 -0700 </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 type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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 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 Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C </div> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>: Per PTR form signed on 12/7/2016.</p>
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): <div style="height: 40px; border: 1px solid black;"></div>	
Preservation Planner Signature: Stephanie Cisneros <div style="float: right; font-size: 0.8em; margin-top: 5px;"> <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City Planning, ou=Current Planning, email=Stephanie.Cisneros@sfgov.org, c=US Date: 2016.12.14 10:52:38 -0800</small> </div>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A Cisneros 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: <div style="font-size: 2em; font-family: sans-serif; line-height: 1;">Stephanie Cisneros</div> <div style="font-size: 0.8em; margin-top: 5px;"> <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org, c=US Date: 2016.12.14 10:52:53 -08'00'</small> </div>
<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.</small>		

**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. LATEX 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:		Date of Form Completion	12/1/2016
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2514 Balboa Street	
Block/Lot:	Cross Streets:	
1569/015	26th Avenue & 27th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-001542ENV

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:	06/12/2014
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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:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Derek Vinh (dated June 20, 2015).	
Proposed Project: Vertical addition to add 3rd & 4th floors to existing two-story single-family home. Addition of one new dwelling unit. Facade modifications.	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
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 type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input type="radio"/> No
Criterion 2 - Persons: <input type="radio"/> Yes <input type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

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


PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Derek Vinh (dated June 20, 2015) and information found in the Planning Department files, the subject property at 2514 Balboa Street contains a one-story-over-garage, wood-frame, single-family residence designed in a vernacular style. The subject property was constructed in 1920 (source: water tap record) by builder and original owner N. J. Nelson and, soon after construction, was sold to and occupied by Horace Walling, manager of Printers Machiner Supply Co., and his wife Margaret. Known exterior alterations to the subject property include installation of two aluminum windows in the living room and dining room (1976) installation of front gate with expanded metal (1977).

No known historic events occurred at the subject property (Criterion 1). Nelson appears to have constructed a number of residential properties throughout San Francisco, however preliminary research indicates that most of his developments were not of architectural importance. None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that exhibits a variety of architectural styles, mostly vernacular in nature, and construction dates ranging from 1919 to 1965. Together, the immediate block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-7-2016



RECEIVED

MAR 02 2017

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

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	2015-001542DRP

1. Owner/Applicant Information

DR APPLICANT'S NAME: Jack Wong		
DR APPLICANT'S ADDRESS: 693 26th Ave	ZIP CODE: 94121	TELEPHONE: (415) 254-5187
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Li Fahai		
ADDRESS: 579 18th Ave.	ZIP CODE: 94121	TELEPHONE: (650) 741-6968
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2514 Balboa St.		ZIP CODE: 94121
CROSS STREETS: 26th Ave.		
ASSESSORS BLOCK/LOT: 1569 1015	LOT DIMENSIONS: 25x100	LOT AREA (SQ FT): 2500
ZONING DISTRICT: RH2		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

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

Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☐

Present or Previous Use: Single Family

Proposed Use: 2 units

Building Permit Application No. 2015.01.28.6899

Date Filed: Jan 28, 2015

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	

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 site 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

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	

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 type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material.
- ☒ Optional Material.

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

RECEIVED

MAR 02 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

For Department Use Only

Application received by Planning Department:

By: Kurt Boh

Date: 3/2/17

1. What are the reasons for the 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 Codes Priority Policies or the Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Section 311(c)(1) of the Planning Code provides that Residential Design Guidelines shall be used to review plans for all new construction and alterations. The Residential Design Guidelines (p.7) state that "though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive."

- a. There are serious objections to the proposed plans based on the facts that the occupants of the abutting property, 2526 Balboa, and many other neighbors on the block, were not given actual notice of a pre-application meeting per SF Planning Code Section 311. Furthermore, the owner of 2514 Balboa declined to speak to neighbors who requested an opportunity to express concerns and who wished to avoid an official process such as a Discretionary Review. In light of this serious disregard of civic discourse, we ask that this request for Discretionary Review be considered by the commission.
- b. The proposed addition, which includes a two-story increase in height, is not compatible with the character of existing buildings near the corner of this particular block (#1569). No other buildings have a fourth floor addition, which alters the visual character of the block itself and the Outer Richmond, generally.
- c. Applicants submit that the proposed improvements violate and are in conflict with three of the six sections of the SF Residential Design Guidelines (RDG).
- d. Serious health and public safety concerns exist for the DR requestor and adjacent neighbors pertaining to mold, sewage, ventilation and loss of natural light.
- e. A reputable San Francisco contractor reviewed the plans and expressed immediate concerns that the current designs for expansion are not compatible with a one-unit expansion. Concerns were expressed that the designs, specifically the addition of extraneous rooms, i.e. a large entertainment center and large storage spaces would not be compliant with a two-family RH-2 house in that they could be converted to additional units without proper approval. There is also reasonable suspicion, based on lots of foot traffic in and out of a side garage door, that other units already exist.

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 & how:

The following are primary concerns that fit within the scope of Section 311(c)(1) of the Planning Code and the Residential Design Guidelines:

- a. The two-story addition will significantly reduce light and ventilation of the abutting properties (parcel #1569/#14D, #1569/#14C, #1569/#14B, #1569/#14A and #1569/#016).
- b. The reduction in light and ventilation for the DR requestor's property will mean a worsening of an already severe mold and health crisis in the requestor's house and on his side wall facing the 2514 Balboa property (see attached images).
- c. The scale of 2514 Balboa St. is incompatible with the surrounding buildings in that its height will be substantially higher than the surrounding properties and not compatible with the character of other residences on the same block & across Balboa (RDG p. 5)
- d. As designed, 2514 Balboa will obstruct the existing natural light and ventilation to the DR requestor's property and residence of 2526 Balboa St., specifically light that reaches each unit through a lightwell that will be completely obstructed by the proposed addition. The existing height of the building in question provides tremendous direct sunlight to units 1 and 3 at 2526 Balboa St. and is the only direct sunlight those units receive. All sunlight to those units -- and units 2 and 4 which receive substantial indirect light -- through the lightwell, will be blocked by the addition towering a full floor above the lightwell.
- e. 2526 Balboa St. unit 3 will have his entire view of the iconic San Francisco skyline obstructed if the construction of the proposed addition moves forward.
- f. In addition, the back patio and kitchen area of apt. 2 will receive minimal sunlight. As designed, the proposed horizontal addition of 2514 Balboa St. will create a very dark shaft, and although they do not have an acquired right to the light, this would seriously impact their enjoyment of unit apartment.

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?

- a. Hold a pre planning meeting to notify neighbors about the scope of the project.
- b. Correct the plumbing and sewage problem that has caused sewage to run down the exterior of 2514 Balboa, creating a foul odor and visual scarring.
- c. The neighbors feel that the 2514 Balboa St. addition should follow the RDG's guidelines and be scaled down to three stories to match the neighborhood character and the height of most other buildings (see attached packet of opposition letters).

Name List

#1569 / #016
Elias Feldman
2526 Balboa St. #2
San Francisco, Ca. 94121

#1569 / #016
Steve Caparelli
2526 Balboa St. #3
San Francisco, CA. 94121

#1569 / #016
Julie Devault
2526 Balboa St. #1
San Francisco, CA. 94121

#1569 / #016
Anna Miller
2526 Balboa St. #4
San Francisco, CA. 94121

#1569 / #014D
Sharon Wong
695 26th Avenue
San Francisco, CA. 94121

#1569 / #014C
Jack Wong
693 26th Avenue
San Francisco, CA. 94121

#1569 / #014B
Kevin Tikker
689 26th Avenue
San Francisco, CA. 94121

#1618 / #001
Conan Li
2510 Balboa St.
San Francisco, CA. 94121

#1618 / #001
Eden E. Mok
2503 Balboa St.
San Francisco, CA. 94121

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Use Avery® Template 5161®

Feed Paper

Batch Loaded
expose Pop-up Edge™

 **EVERY** 88661™

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Photo: Feb. 2017 4:PM
#2526 Balboa St
#2514 Balboa St

#2526 Balboa St
↓

mold

#2526 Balboa

#2514

Feb

Mold

* 2546 - Balboa *

2564 Balboa St

693 Glen -
Ave

Roof

New Roof No
Leaks

4th Floor addition will decrease
sunlight & ventilation - more mold
and damage in future of 695,699
and 693 26th Ave.

695-26th Ave

↓ Mold - lack of sunlight

2526 Balboa

2514 Balboa

2/17/17
2514 Balboa St
Close-up Mold

Left side Facing West
2514 Balboa St, This will
get worst with 4th Floor addition.
Building 3rd Floor is OK with me.

2514 Balboa St
Mold & Sewage
Leak of light

Mold Leak of
Sun + Ventilation



Mold

See attached
Mold Report
of Back Bedroom

2/20/17 - Rear Bedroom 693 26th Ave
Mold in room due to open
windows - Mold spores

Window was
open

Mold

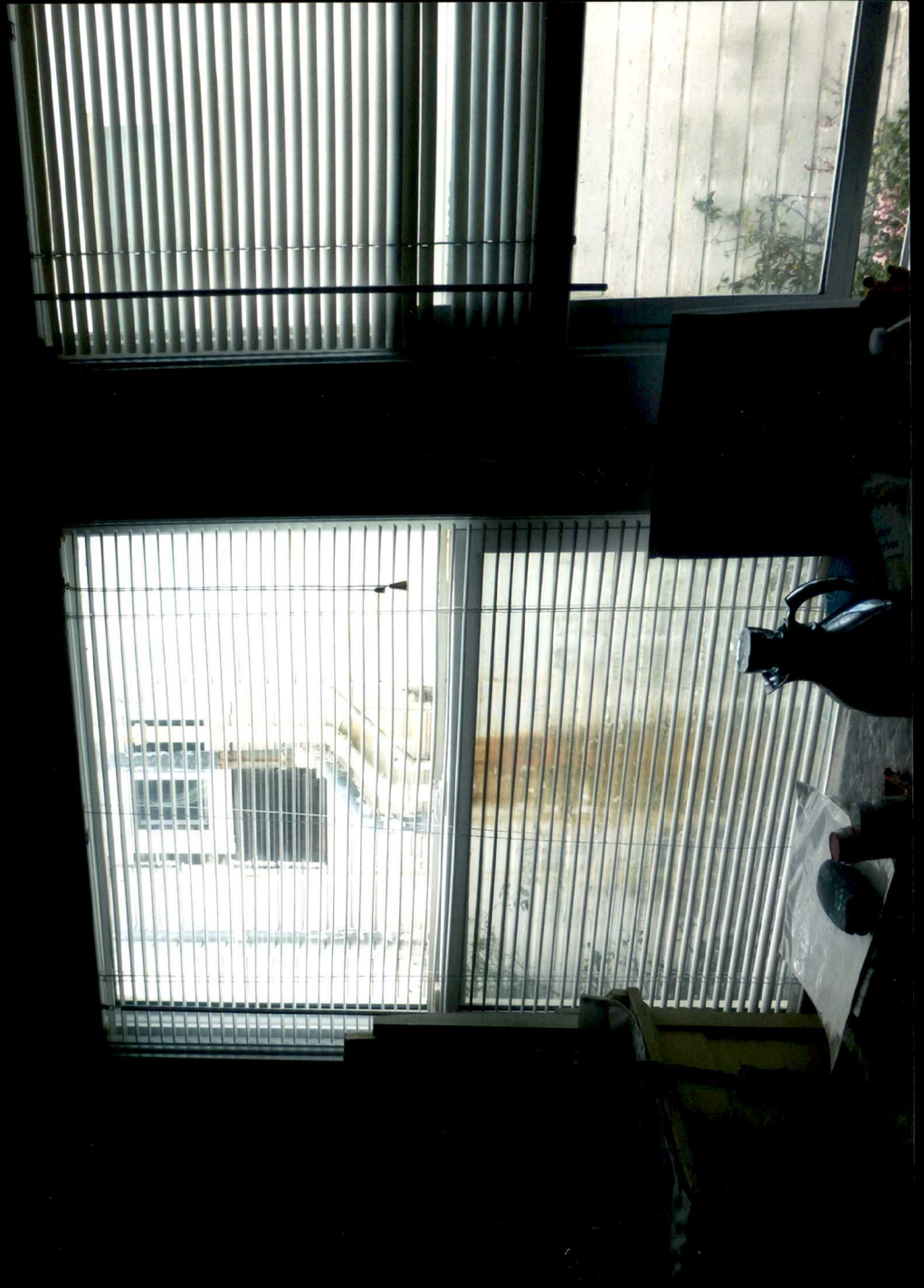
693 26th Ave. - No Mold in this room
Mold only in Rear Room

2/2017 - Room has no mold
only room in rear has
mold window is open - spores got in

Rear Room



2/2017- Rear- from 693 26th Ave
looking at 2514 Balboa St
Side- Cannot Open Window to Spores





2/20/17 4PM.
Measurements from 693 26th
Ave. to 2514 Balboa St

2514 Balboa
St. Left
Side Wall

Mold

2/2017. Facing West from 693
26th Ave. : Area is always
damp, dark no ventilation



2/2017 - #695-699 26th Ave
close-up left wall - hold -
Wall - 3rd Floor

Facing

East

side

Sunshine-

Facing

North side

No Sunshine



← 1514 Balboa St.

→ 693 26th Ave →

Area has mold, fungi
and bacteria. Enter my
windows

2/20/17 ~ 12:30 PM Facing West
Area has high amount of spores,
fungi, cannot go outside - got sick.

Gallery

PICTURES

ALBUM

Aug 8, 2016



Rear View 693 Ave 26th Ave.
Mold removal + Painting
- See medical Record of Jack Wong

Owner of 693 26th Ave.
got sick from mold exposure.
He is taking Remicade cause
auto immune prob.

Aug 4, 2016



Facing West 4:00 PM Sunset

* 695-694 26th Ave

Proposed Height ↑

Will block more sunshine
and ventilation

* 2526-Balboa

* 2514 Balboa

Mold

695 26th Ave
K-004

Mold

Left Side Views
2/20/17 - 4:00 PM

Propose Height

2526 Balboa St

2526 Balboa St

2514 Balboa St

2514 Balboa St

Here is 693 26th Ave
My Roof

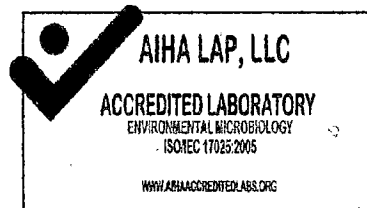
A1 CERTIFIED ENVIRONMENTAL
101 W AMERICAN CANYON RD 508-167
AMERICAN CANYON, CA 94503

Certificate of Mold Analysis

Prepared for: A1 CERTIFIED ENVIRONMENTAL
Phone Number:
Fax Number:
Project Name: JACK WONG
Test Location: 693 26TH AVE
SAN FRANCISCO, CA 94121
Chain of Custody #: 1016058
Received Date: February 14, 2017
Report Date: February 15, 2017


Carlos Ochoa, Technical and Quality Control Manager

Currently there are no Federal regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit <http://www.epa.gov/mold> or www.nyc.gov/html/doh/html/epi/mold.shtml. This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater.



LAB # 163230

For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com



1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Prepared for : A1 CERTIFIED ENVIRONMENTAL

Test Address : JACK WONG
693 26TH AVE
SAN FRANCISCO, CA 94121

ANALYSIS METHOD	Spore trap analysis			Spore trap analysis			Spore trap analysis			Direct Microscopic Exam		
LOCATION	OUTSIDE			BACK BEDROOM			HALLWAY			BACK BEDROOM CEILING		
COC / LINE #	1016058-1			1016058-2			1016058-3			1016058-4		
SAMPLE TYPE & VOLUME	Z5 - 25L			Z5 - 25L			Z5 - 25L			SWAB		
SERIAL NUMBER	Q433829			Q435346			Q435400			222222		
COLLECTION DATE	Feb 12, 2017			Feb 12, 2017			Feb 12, 2017			Feb 12, 2017		
ANALYSIS DATE	Feb 15, 2017			Feb 15, 2017			Feb 15, 2017			Feb 15, 2017		
CONCLUSION	CONTROL			ELEVATED			ELEVATED			UNUSUAL		
IDENTIFICATION	Raw Count	Spores per m ³	Percent of Total	Raw Count	Spores per m ³	Percent of Total	Raw Count	Spores per m ³	Percent of Total		Mold Present	
Chlamydozoetes											X	
Cladosporium				7	280	6	1	40	<1		X	
Hyalodendron	2	80	6									
Other Ascomycetes	1	40	3									
Other Basidiomycetes	26	1,000	81	5	200	4	1	40	<1			
Penicillium/Aspergillus	3	120	10	113	4,500	90	413	17,000	100			
TOTAL SPORES	32	1,240	100	125	4,980	100	415	17,080	100		NA	
MINIMUM DETECTION LIMIT	1	40		1	40		1	40			NA	
BACKGROUND DEBRIS	Light			Light			Light			Not Applicable		
Pollen: 1	1	40										
OBSERVATIONS & COMMENTS							Penicillium/Aspergillus spores too numerous to count. Number is estimated.			Presence of current or former growth observed.		

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%.

* Minimum Detection Limit. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample.
NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.

Interpretation Guidelines: A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in no way meant to imply any health outcomes or financial decisions based solely on this report. For questions relating to medical conditions you should consult an occupational or environmental health physician or professional.

CONTROL is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).

ELEVATED means that the amount and/or diversity of spores, as compared to the control sample(s), and other samples in our database, are higher than expected. This can indicate that fungi have grown because of a water leak or water intrusion. Fungi that are considered to be indicators of water damage include, but are not limited to: *Chaetomium*, *Fusarium*, *Memnoniella*, *Stachybotrys*, *Scopulariopsis*, *Ulocladium*.

NOT ELEVATED means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth.

UNUSUAL means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold/fungi identified in the analyzed sample.

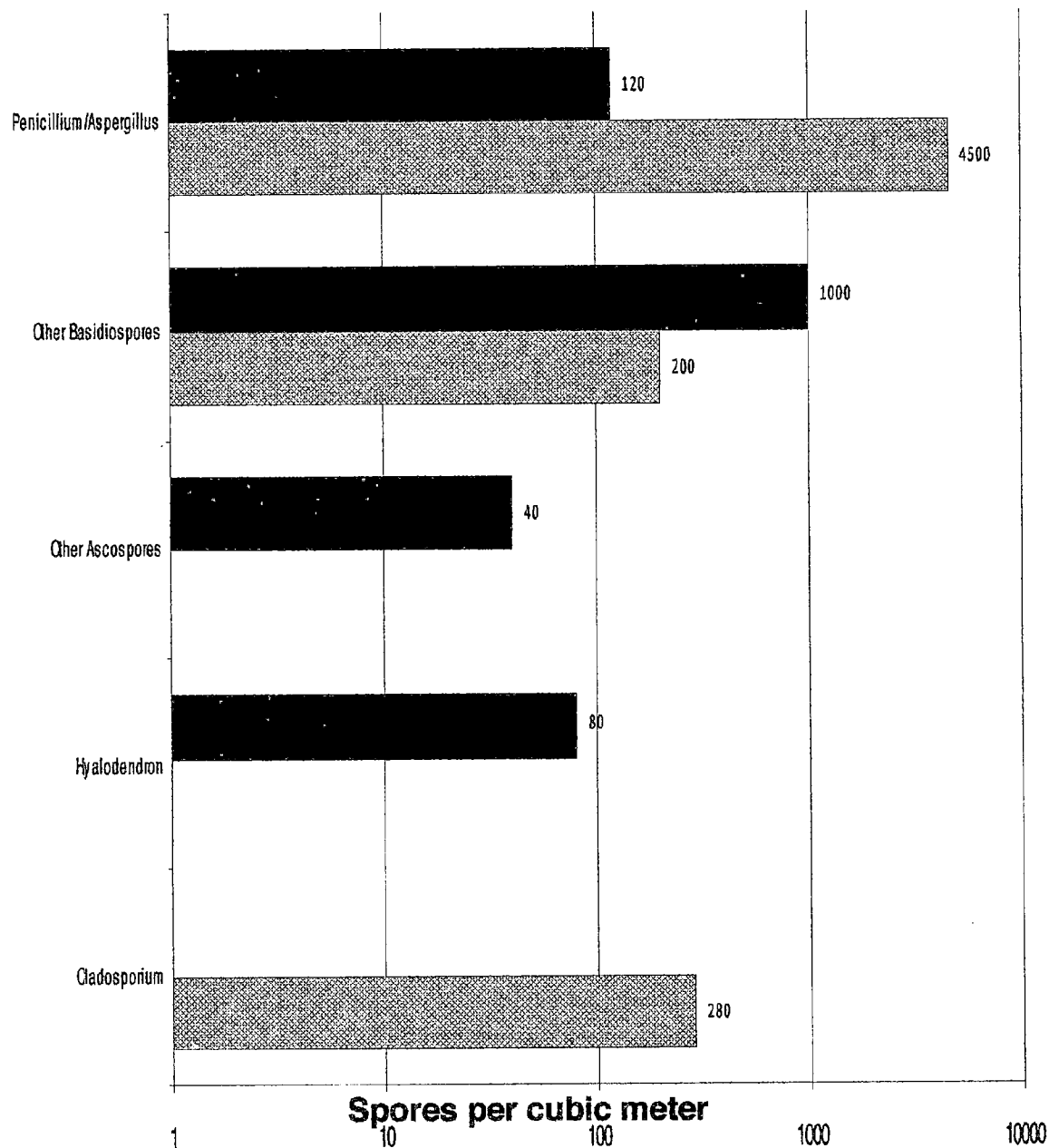
NORMAL means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s) tested.



1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Chain of Custody # 1016058

Back Bedroom
Outside

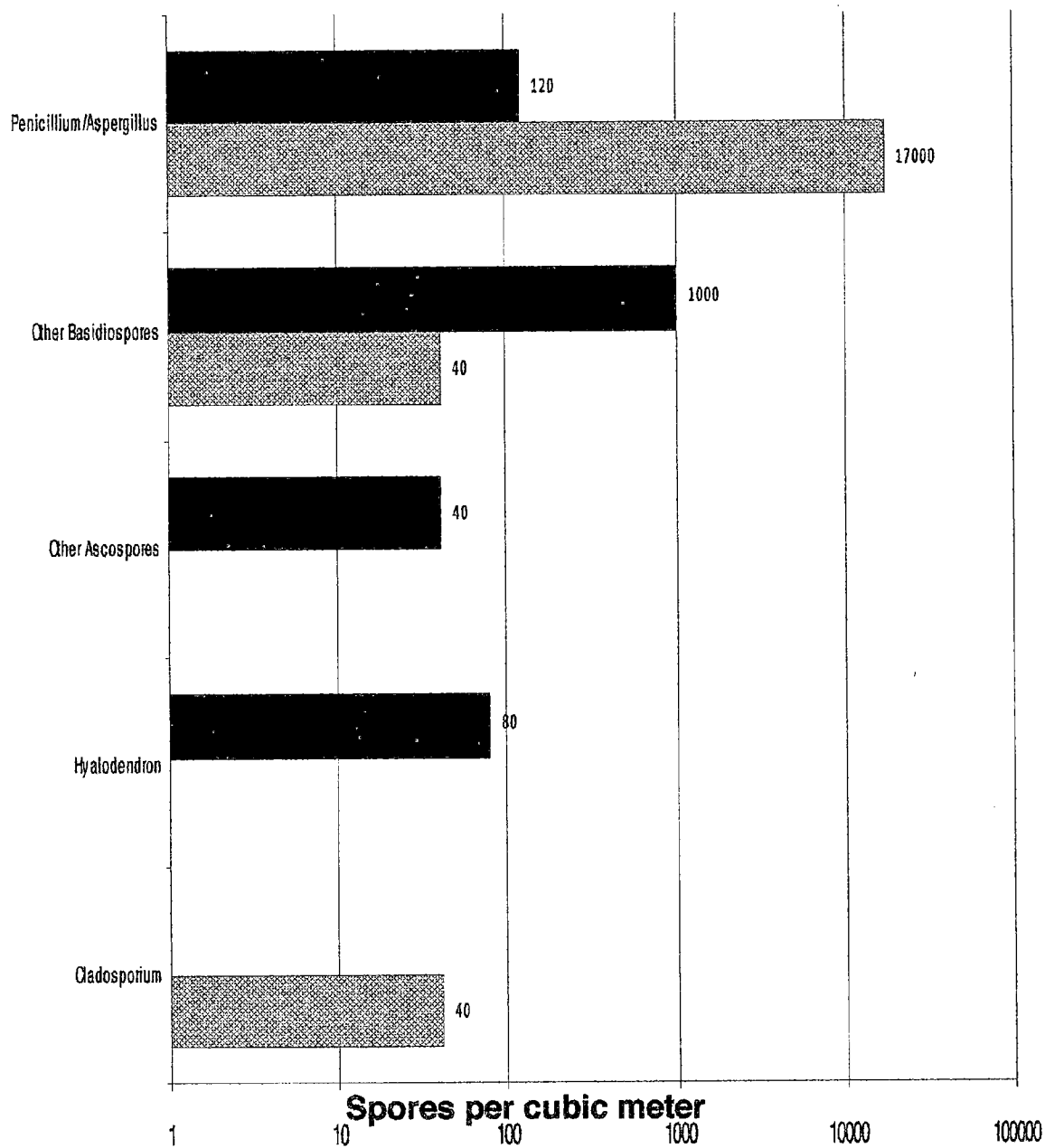




1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Chain of Custody # 1016058

▨ Hallway
■ Outside





1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Prepared for : A1 CERTIFIED ENVIRONMENTAL

Test Address : JACK WONG

693 26TH AVE

SAN FRANCISCO, CA 94121

Indoor Air Quality Testing

Introduction

The fungi are a large group of organisms that include mold. In nature, the fungi and mold help breakdown and recycle nutrients in the environment. Mold are the most common type of fungi that grow indoors. Mold are microscopic organisms that live on plants, in the soil, and on animals, in fact almost anywhere food and moisture are available. Mold is everywhere present in the outdoor and normal indoor environments. It is in the air and on surfaces as settled dust. Exposure to mold is inevitable in everyday life. Thus, exposure to mold is considered part of a normal activity for most people. Only environments for which extraordinary preparations have been taken don't have mold present in the air or on surfaces.

Understanding Mold

Under the right conditions (moisture, a food source, and time) mold will grow, multiply and produce spores. Mold grows throughout nature as well as the built environment. Mold reproduces by microscopic cells called "spores" that can be spread easily through the air. Mold spores are always present in the indoor and outdoor air. There are mold that can grow on any organic substrate including wood, paper, carpet, food, ceiling tiles, dried fish, carpet, or any surface where dust has accumulated. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold spores in the indoor environment. The way to control indoor mold growth is to control the amount of moisture available to the mold.

Mold growth can become a problem in your home or office where there is sufficient moisture and the right foodstuff is available. The key to preventing mold growth is to prevent all moisture problems. Of course, hidden mold can grow when there is water available behind walls, sinks, floors, etc. Indications of hidden moisture problems are discoloration of ceiling or walls, warped floors or condensation on the windows or walls.

Controlling Moisture

The most critical step in solving a mold problem is to accurately identify and fix the source(s) of moisture that allowed the growth to occur. In order to prevent mold from growing, it is important that water damaged areas be dried within a 24-48 hour period. If a small amount of mold is present in the home, the mold can be cleaned up with a mild detergent and the excess water or moisture removed. It is not necessary to try and kill the mold or its spores. You can carefully remove the moldy materials if necessary. There are many common sources of excess moisture that can contribute to indoor mold growth. Some of the primary means of moisture entry into homes and buildings are water leakage (such as roof or plumbing leaks), vapor migration, capillary movement, air infiltration, humidifier use, and inadequate venting of kitchen and bath humidity. The key to controlling moisture is to generally reduce indoor humidity within 35% - 60% (depending what climate you live in) and fix all leaks whatever their cause.

Mold Growth Sources

If the source of moisture is not easily detected or you have a hidden water leak, mold testing can be helpful. Often a roof leak or a plumbing leak can be identified as the source. The difficulty arises when there is an odor present or when an occupant shows signs of mold exposure but no visible mold can be seen. Excess water intrusion can also lead to dry rot of lumber and cause a serious structural defect in buildings.

Health Related Risks

Based on the Institute of Medicine and the National Academy of Sciences, dampness and mold in homes is associated with increases in several adverse health effects including cough, upper respiratory symptoms, wheeze, and exacerbation of asthma. Mold and fungi contain many known allergens and toxins that can adversely affect your health. Scientific evidence suggests that the disease of asthma may be more prevalent in damp affected buildings. Dampness and mold in homes, office buildings and schools represent a public health problem. The Institute of Medicine concluded, "When microbial contamination is found, it should be eliminated by means that not only limit the possibility of recurrence but also limit exposure of occupants and persons conducting the remediation".



Data Interpretation

Information (data) on mold in buildings can consist of the simple observation of fungal growth on a wall, analytical measurements from hundreds of environmental samples, or the results of a survey of building occupants with and without particular building-related conditions. Data interpretation is the process whereby investigators make decisions on (a) the relevance to human exposure of environmental observations and measurements, (b) the strength of associations between exposure and health status, and (c) the probability of current or future risks. These interpretation steps are followed by decisions on what measures can be taken to interrupt exposure and prevent future problems.

Remediation of Mold

Prevention of mold growth indoors is only possible if the factors that allow it to grow are identified and controlled. When prevention has failed and visible growth has occurred in a home or building, remediation and/or restoration may be required. The extent of the mold growth will determine the scope of the remediation required. The goal of remediation is to remove or clean mold-damaged material using work practices that protect occupants by controlling the dispersion of mold from the work area and protect the workers from exposure to mold. You should consult a professional when contemplating fixing a large area of mold growth. Generally, remediation requires (a) removal of porous materials showing extensive microbial growth, (b) physical removal of surface microbial growth on non-porous materials to typical background levels, and (c) reduction of moisture to levels that do not support microbial growth. Identification of the conditions that contributed to microbial proliferation in a home or building is the most important step in remediation. No effective control strategy can be implemented without a clear understanding of the events or building dynamics responsible for microbial growth. Following the completion of the remediation process, mold testing should be performed to obtain clearance.

Symptoms of Mold Exposure

The most common symptoms of mold exposure are runny nose, eye irritation, cough, congestion, and aggravation of asthma. Individuals with persistent health problems that appear to be related to mold or other types of air quality contaminant exposure should see their physicians for a referral to specialists who are trained in occupational/environmental medicine or related specialties and are knowledgeable about these types of exposures. Decisions about removing individuals from an affected area must be based on the results of such medical evaluation. Mold is naturally present in outdoor environments and we share the same air between the indoor and outdoor, it is impossible to eliminate all mold spores indoors.

Ten Things You Should Know About Mold

- 1) Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory problems.
- 2) There is no practical way to completely eliminate mold and mold spores in the indoor environment. The way to control indoor mold growth is to control moisture.
- 3) If mold is a problem in your home or building, you must clean up the mold and eliminate sources of moisture.
- 4) To prevent mold growth any source of a water problem or leak must be repaired.
- 5) Indoor humidity must be reduced (generally below 60%) to reduce the chances of mold growth by: adequately venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing and cleaning.
- 6) Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
- 7) Clean mold off of hard surfaces with water and detergent and dry completely.
- 8) Prevent condensation: reduce the potential for condensation on cold surfaces (e.g., windows, piping, exterior walls, roof, or floors) by adding insulation.
- 9) In areas where there is a perpetual moisture problem on the floor, do not install carpeting
- 10) Mold can be found almost anywhere. Mold can grow on wood, paper, carpet, foods; almost anything can support some mold growth provided there is moisture, time to grow and food to eat.



1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

References & Resources

Bioaerosols: Assessment and Control, Janet Macher, Sc.D., M.P.H., Editor. 1999. ACGIH, 1330 Kemper Meadow Drive, Cincinnati, OH 45240-1834.

Health Implications of Fungi in Indoor Environments, Edited by R.A. Samson. 1994. Elsevier Science, P.O. Box 945, Madison Square Station, New York, NY 10159-0945.

Damp Indoor Spaces and Health, Institute of Medicine of the National Academies, Washington, DC, 2004

Field Guide for the Determination of Biological Contaminants in Environmental Samples, 2nd Edition, Edited by L-L. Hung, et al. AIHA, Fairfax, VA, 2005.

Recognition, Evaluation, and Control of Indoor Mold, Edited by B. Prezant, et al. AIHA, Fairfax, VA, 2008.

Useful Websites

www.acgih.org/resources/links.htm

American Conference of Governmental Industrial Hygienists - information on Indoor Air Quality and useful links

www.cal-iaq.org

California Indoor Air Quality Program - California Indoor Air Quality resources and useful links

www.health.state.ny.us/environmental/indoors/air/mold.htm

New York State Department of Health - New York state recommendations for IAQ, indoor mold inspections, remediation, and prevention

<http://www.nyc.gov/html/doh/html/epi/moldrpt1.shtml>

Guidelines for Assessment and Remediation of Fungi in Indoor Environments – a good reference for mold clean up and removal

orl.od.nih.gov/PoliciesAndGuidelines/ORFPolicies/MoldPrevPolicy.htm

National Institutes of Health - information mold prevention and remediation

<http://www.niehs.nih.gov/health/topics/agents/mold/index.cfm>

National Institute of Environmental Health Sciences - information on mold

www.epa.gov/mold/

United States Environmental Protection Agency website on mold and moisture

www.aaaai.org/nab/index.cfm?p=faq

American Academy of Allergy, Asthma, and Immunology – information on mold and allergies and outdoor allergens

<http://www.aanma.org/?s=mold>

Allergy & Asthma Network – information for homes about allergies and asthma

<http://www.homeenergyresource.mn.org>

Minnesota Department of Commerce Energy Information Center – good information on moisture control in homes

<http://eetd.lbl.gov/ie/>

Governmental Indoor Environment Department – good information on indoor health, comfort and energy efficiency in buildings

<http://www.osha.gov/dts/shib/shib101003.html>

Occupational US Department of Labor (OSHA) - A Brief Guide to Mold in the Workplace



Mold Sampling Methods

The goal of sampling is to learn about the levels of mold growth and amplification in buildings. There are no EPA or OSHA standards for levels of fungi and mold in indoor environments. There are also no standard collection methods. However, several generally accepted collection methods are available to inspectors to study mold (and bacteria) in indoor environments. Comparison with reference samples can be a useful approach. Reference samples are usually taken outdoors and sometimes samples can be taken from "non-complaint" areas. In general, indoor fungal concentrations should be similar to or lower than outdoor levels. High levels of mold only found inside buildings often suggest indoor amplification of the fungi. Furthermore, the detection of water-indicating fungi, even at low levels, may require further evaluation. There are several types of testing methods that can detect the presence of mold. They can be used to find mold spores that are suspended in air, in settled dust, or mold growing on surfaces of building materials and furnishings. There are different methods that can identify types of live mold and dead mold in a sampled environment. Mold spores can be allergenic and toxic even when dead.

All sampled material obtained in the laboratory is analyzed using modern microscopic methods, standard and innovative mycological techniques, analyzed at 630 - 1,000 times magnification.

Testing for mold with an accredited laboratory is the best way to determine if you have mold and what type of mold it is.

Surface Sampling Methods

Surface sampling can be useful for differentiating between mold growth and stains of various kinds. This type of sampling is used to identify the type of mold growth that may be present and help investigate water intrusion. Surface sampling can help the interpretation of building inspections when used correctly. The following are the different types of surface samples that are commonly used to perform a direct examination of a specific location. Spore counts per area are not normally useful.

Tape (or tape-lift)

These samples are collected using clear adhesive tape or adhesive slide for microscopic examination of suspect stains, settled dust and spores. Tape lifts are an excellent, non-destructive method of sampling. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled.

Bulk

This is a destructive test of materials (e.g., settled dust, sections of wallboard, pieces of duct lining, carpet segments, return-air filters, etc.) to determine if they contain or show mold growth. Bulk sampling collects a portion of material small enough to be transported conveniently and handled easily in the laboratory while still representing the material being sampled. A representative sample is taken from the bulk sample and can be cultured for species identification or analyzed using direct microscopy for genus identification. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled.

Swab

A sterile cotton or synthetic fiber-tipped swab is used to test an area of suspected mold growth. Samples obtained using this method can be cultured for species identification or analyzed using direct microscopy for genus identification. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled. Identified spores are generally reported as "present/absent".

Carpet (filter-type) Cassette

A carpet cassette is used with a portable air pump (flow rate usually doesn't matter) to collect mold, pollen and other particulates. Samples obtained using this method can be cultured for species identification or analyzed using direct microscopy for genus identification. This method is usually used to determine a presence or absence of water-indicating mold in a carpet. The laboratory is usually able to determine if there is current or former mold growth or if only normally settled spores were sampled.



Air Sampling Methods

Air samples are possibly the most common type of environmental sample that investigators collect to study bioaerosols (mold, pollen, particulates). The physics of removing particles from the air and the general principles of good sample collection apply to all airborne materials, whether biological or other origin. Therefore, many of the basic principles investigators use to identify and quantify other airborne particulate matter can be adapted to bioaerosol sampling. Common to all aerosol samplers is consideration of collection efficiency. The following are the two most common forms of air sampling methods.

"Non-Viable Methods" *(The Laboratory results are reported in "spores per cubic meter (sp/m³)")*

Z5 Cassette

The Z⁵ spore trap is used with a portable air pump (5 liters/minute for 1 to 5 minutes) to rapidly collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small slit at the top of the cassette and spores are trapped on a sticky surface on a small glass slide inside the cassette. They are efficient at collecting spores as small as 1 μ m.

Micro5 Cassette

The Micro5 Microcell spore trap cassette is used with a portable air pump (5 liters/minute for 1 to 5 minutes) to collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small circular hole at the top of the cassette and spores are trapped on a sticky coated glass slide inside the cassette. They are efficient at collecting spores as small as 0.8 μ m.

Air-O-Cell Cassette

The Air-O-Cell spore trap cassette is used with a portable air pump (15 liters/minute for 1 to 10 minutes) to collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small opening at the top of the cassette and spores are trapped on a sticky coated glass slide inside the cassette. These cassettes are efficient at collecting spores as small as 2.6 μ m.

Allergenco-D Cassette

The Allergenco-D spore trap cassette is used with a portable air pump (15 liters/minute for 1 to 10 minutes) to collect airborne aerosols including mold, pollen and other airborne particulates. Air is drawn through a small opening at the top of the cassette and spores are trapped on a sticky coated glass slide inside the cassette. These cassettes are efficient at collecting spores as small as 1.7 μ m.

"Viable Methods" *(The Laboratory results are reported in "colony forming units per cubic meter (CFU/m³)")*

Agar Impaction Plates

The agar impaction plates are used with a portable air pump (28.3 liters/minute for 1 to 3 minutes) to collect airborne mold. This is called "viable sampling" because it only grows what is alive at the time of testing. Air is drawn through a 200-400 holes at the top of the impactor and spores are trapped in the agar media. The agar plate should be shipped to the laboratory immediately or kept cool until it can be shipped. These cassettes are 90% efficient at collecting spores as small as 0.7 μ m. The laboratory results are reported in "colony forming units per cubic meter (CFU/m³)".

Identification	Outdoor Habitat	Indoor Habitat	Possible Allergic Potential Not an opinion or interpretation	Comments
Chlamydospores	Common on all substrates, especially where growth conditions are not optimal.	Commonly found growing indoors, especially on windowsills. This type of growth, when cultured, has been found to be largely the genus <i>Cladosporium</i> .	None known	Chlamydospores are asexual in nature and all fungi form them. They can form when conditions for growth are not optimal. It is impossible to tell what fungus formed a particular single or group(s) of chlamydospores unless grown in culture. Sometimes even then the fungus will not produce spores.
Cladosporium	The most common spore type reported in the air worldwide. Found on dead and dying plant litter, and soil.	Commonly found on wood and wallboard. Commonly grows on window sills, textiles and foods.	Type I (hay fever and asthma), Type III (hypersensitivity pneumonitis) allergies.	A very common and important allergen source both outdoors and indoors.
Hyalodendron	Wood	Very rarely grows indoors	None known	This genus occurs infrequently in the air and only in certain times during the year. It is a colorless <i>Cladosporium</i> -like mold.
Ascospores	Common everywhere. Constitutes a large part of the airspora outside. Can reach very high numbers in the air outside during the spring and summer. Can increase in numbers during and after rainfalls.	Very few of this group grow inside. The notable exception is <i>Chaetomium</i> , <i>Ascotricha</i> and <i>Peziza</i> .	Little known for most of this group of fungi. Dependent on the type (see <i>Chaetomium</i> and <i>Ascotricha</i>).	
Basidiospores	Commonly found everywhere, especially in the late summer and fall. These spores are from Mushrooms.	Mushrooms are not normally found growing indoors, but can grow on wet lumber, especially in crawlspaces. Sometimes mushrooms can be seen growing in flower pots indoors.	Some allergenicity reported. Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis).	Among the group of Mushrooms (<i>Basidiomycetes</i>) are dry rot fungi <i>Serpula</i> and <i>Poria</i> that are particularly destructive to buildings.
Penicillium/Aspergillus	Common everywhere. Normally found in the air in small amounts in outdoor air. Grows on nearly everything.	Wetted wallboard, wood, food, leather, etc. Able to grow on many substrates indoors.	Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis) allergies.	This is a combination group of <i>Penicillium</i> and <i>Aspergillus</i> and is used when only the spores are seen. The spores are so similar that they cannot be reliably separated into their respective genera.

AGREEMENT FOR FURTHER SAMPLING

Mold Screen Results: Based upon the results of the Mold Screen, We recommend that additional samples be taken in the Subject Property. A checked box indicates the condition(s) warranting this recommendation below. You will be provided information within the written Mold Screen Report identifying the areas of the Subject Property where microbial problems or conditions indicating microbial problems were discovered. This Agreement is not intended to be a substitute or replacement for the visual inspection. Any and all additional samples will be sent to an ESA approved Lab that will analyze them for the presence of mold. All sample results will be included in the Mold Screen Report defined in the Mold Screen Inspection Agreement.

- ☒ Evidence of suspected mold growth is visible in one or more areas of the property. It is recommended that swab samples in these areas be taken and tested.
- ☐ A visible condition exists in the Subject Property that may indicate that water infiltration has occurred or is occurring. Although there may be no visible signs of mold growth, this condition is conducive to mold growth that could be present in areas not readily visible. The tests recommended are: indoor air sampling, which will identify the type(s) of mold present, if any, and the concentrations of mold spores; a carpet test which will give "historical" data; and/or an inner wall sampling.
- ☐ A musty odor is present at the property. Although there may not be any physical evidence of the presence of mold growth in any readily accessible areas, this odor is consistent with odors commonly associated with the presence of mold growth. An indoor air sample, a carpet test which will give "historical" data; and/or an inner wall sampling is recommended.

Based on the above-checked items, the Client agrees to have the following samples taken in the home, as indicated by Your initials.

Location of Area to Be Sampled*	Type of Sample	Quantity	Price	Total	Initials
Outside	Air / Swab / Carpet / Wall	1	@ \$	= \$	CC
back bedroom	Air / Swab / Carpet / Wall	1	@ \$	= \$ 300	CC
Hallway	Air / Swab / Carpet / Wall	1	@ \$	= \$ 75	CC
back bedroom Ceiling	Air / Swab / Carpet / Wall	1	@ \$	= \$ 75	CC
	Air / Swab / Carpet / Wall		@ \$	= \$	

*We recommend sampling each of the areas identified in the Mold Screen Report having evidence of microbial problems (or conditions conducive thereto). Whether and which additional samples are taken is in the sole discretion of the Client.

Clients authorize and request the Inspector to take the samples initialed above. Clients understand that by requesting further sampling that this Agreement For Further Sampling becomes an additional addendum to the Mold Screen Agreement and subject to the terms thereof. Clients further acknowledge and agree that the Inspector may notify the homeowner or occupants of the Subject Property (if other than me/us) of any conditions in the Subject Property that may pose a health or safety concern."

Authorized Signature (Buyer)

Date

The undersigned Client(s), acknowledge that Client(s) have been advised and encouraged to have the Subject Property tested for mold, and that client(s) understand that the presence of certain types of mold prevalent in housing can pose severe health hazards. Client(s) decline that the Inspector conduct the services recommended above. Client(s) agree to hold harmless the Inspector for any damages or responsibility for building conditions which remain undiscovered regarding the discovery of mold and mold spores."

Authorized Signature (Buyer)

Date

Fees. The base fee for this Mold Screen Inspection is \$ 300 + Additional Samples @ \$ 150 (See above table for details) Total Fee \$ 450

THIS INSPECTION, INSPECTION AGREEMENT AND REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW. By signing below, You acknowledge that You have read, understand, and agree to the terms and conditions of this agreement, including (but not limited to) the limitation of liability, arbitration clause and limitation period, and agree to pay the fee listed in the shaded box above. In addition, You acknowledge and agree that the Inspector may notify the homeowner or occupants of the Subject Property (if other than You), as well as any appropriate public agency, of any condition(s) discovered that may pose a safety or health concern.

Client Name

Property Address

Street Name

City

State

Zip

CLIENT

INSPECTOR

Client's Signature

Date

Company Name:

Date

Title:

Pl. 415-254 5157
Email Jwong 99413@AOL.com

ESA MOLD SCREEN INSPECTION AGREEMENT

THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT CAREFULLY

This Mold Screen Inspection Agreement (the "Agreement") is made effective on the date stated on page 2 of this agreement by and between the ESA affiliated inspection company named on Page 2 of this agreement (hereinafter "Inspector", "we", "us" and "our") and client named on Page 2 of this agreement (hereinafter "Client," "You" or "Your") (collectively "parties"). We are an independently owned and operated company engaged in the business of providing home inspection services utilizing a ESA approved Lab for environmental laboratory analysis. You desire to have a Mold Screen Inspection (the "Inspection") performed on a home located at the address stated on Page 2 of this agreement.

Purpose. The purpose of the Mold Screen is to detect the presence of a microbial problem in the inspected areas of the Subject Property.

Scope of Mold Screen. The Mold Screen consists of a visual inspection in readily accessible areas for mold and/or conditions that may indicate the presence of mold ("red flags"), for example, musty odor and/or evidence of water penetration. If the visual inspection shows no or one "red flag" area, then limited samples will be taken ("Initial Sampling"), as set forth in the "Initial Sampling" section below. If "red flags" are found in multiple areas, then You will be advised and offered the chance to have additional samples collected in any and all identified areas ("Additional Sampling"). Finally, if You so elect, the Inspector may only take samples in areas designated by the You ("Limited Mold Sampling"). The objective of the Mold Screen is to determine whether mold problems exist in the readily accessible area(s) sampled at the time the Mold Screen is performed. As such, the results of Mold Screen are not a guarantee that mold does or does not / will or will not exist in the house; the results are indicative only of the presence or absence of mold in the areas sampled at the time the Mold Screen is performed. In light of no currently established Threshold Limit Values (TLVs) for the majority of substances of biological origins that are associated with building-related exposures, We follow the guidance of the American Conference of Governmental Industrial Hygienists (ACGIH).

Visual Assessment. The purpose of the visual assessment is to identify visual mold contamination or conditions that may be conducive to microbial growth, for example, musty odor and/or evidence of water penetration, in the area(s) You designate. The sole purpose of the visual assessment is to detect the presence or likely presence of mold in the designated area(s); therefore, the Inspector will not be liable for failure to discover any conditions other than readily apparent and accessible mold, including, but not limited to, water penetration. Following the visual assessment, sample collection and lab results, the Client will be provided with a written report stating whether mold or conditions indicating mold were found in the designated area(s).

Scope of Visual Inspection/Exclusions. The scope of the visual inspection is limited to readily accessible areas only. We do not remove floor and wall coverings or move furniture, open walls or perform any type of destructive inspection. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of walls and inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures; portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic or crawl space made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: There is no economically practical method to make these areas accessible. However, they may be subject to attack by microbial organisms. NO OPINION IS RENDERED CONCERNING THE CONDITIONS IN THESE AFOREMENTIONED OR OTHER INACCESSIBLE AREAS.

Agreement for Further Sampling. If two or more "red flag" areas within the Subject Property are identified based upon the results of the visual inspection, We recommend that additional sampling be conducted in each of the areas identified. You will have an opportunity for sampling of suspected microbial affected areas for an additional fee(s) by executing an Agreement for Further Sampling. The cost of any additional sampling is in addition to the Mold Screen fee.

Initial Sampling/Lab Testing. Following the visual inspection, two air samples (one indoor and one outdoor) along with a carpet, swab, or additional air sample in one of the common areas will be conducted. The samples will be sent to an ESA approved Lab, which will analyze them for the presence of mold. The Lab will then issue a report detailing the presence and type(s) of mold, if any, found in the samples. A

reference guide will be provided, which explains the various types of mold along with any recommended action(s). Please be advised that the results of the samples taken above only reflect conditions at the time the sampling occurred. Conditions can change over time. This is no guarantee that mold does not exist in other areas of the home. You may wish to seek the advice of an Indoor Air Quality Specialist or other appropriate professional for further advice.

Report of Visual Inspection Results. Following the visual inspection and additional sampling (if conducted), You will be provided with a written report identifying: Types and levels of molds read in samples along with sample locations; a description of each type of mold discovered; and a summary of findings. Remediation Specifications of Identified Mold affected areas are not included as part of a Mold Screen Report and You should seek the advice of an Indoor Air Quality Specialist or other appropriate professional for further advice concerning detailed directions on how to address any Mold problems discovered.

Notice of Claims. You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission in connection with the inspection shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law.

Arbitration. Any dispute concerning the interpretation of this Agreement or arising from the Inspection and Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

Limitations Period. Any legal action arising from this Agreement or from the Inspection and Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of the inspection. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon. This time limitation period may be shorter than provided by state law.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY. IT IS UNDERSTOOD AND AGREED THAT WE AND THE LAB ARE NOT INSURERS AND, THAT THE INSPECTION AND REPORT TO BE PROVIDED UNDER THIS AGREEMENT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY STRUCTURE, ITEM, OR SYSTEM AT THE SUBJECT PROPERTY. YOU HEREBY RELEASE AND EXEMPT US, THE LAB AND OUR RESPECTIVE AGENTS AND EMPLOYEES OF AND FROM ALL LIABILITY AND RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECT OR DEFICIENCY AND FOR ANY CONSEQUENTIAL DAMAGE, PROPERTY DAMAGE OR PERSONAL INJURY OF ANY NATURE, IN THE EVENT THAT WE, THE LAB OR OUR RESPECTIVE AGENTS OR EMPLOYEES ARE FOUND LIABLE DUE TO BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENT MISREPRESENTATION, NEGLIGENT HIRING OR ANY OTHER THEORY OF LIABILITY, THEN THE CUMULATIVE AGGREGATE TOTAL LIABILITY OF US, THE LAB AND OUR RESPECTIVE AGENTS AND EMPLOYEES SHALL BE LIMITED TO A SUM EQUAL TO THE AMOUNT OF THE FEE PAID BY YOU FOR THE INSPECTION AND REPORT.

Confidentiality. You understand that the inspection is being performed (and the Report is being prepared) for your sole, confidential and exclusive benefit and use. The Report, or any portion thereof, is not intended to benefit any person not a party to this Agreement, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the inspection or the Report brought by the third party.

February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Sharon Wong

I reside at 695-26 Ave.

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at (415) 699-9536

Thank you for your time,

Sharon Wong
Major concerns: see attached

2514 Balboa St., pre-expansion, has already been aggressively rented out to many tenants as indicated by the volume of foot traffic in and out of not only the main entrance but the side-door garage entrance. Current plans appear to leave open the possibility of creating further sub-units, post-renovation, to maximize rental income, and the type of tenant favored appears to be individual college-aged students who stay for a short time and then move on, not families. This is a concern for the following reasons:

--This will more than likely double the foot traffic that is already coming in and out of this building.

--Since only a 2-car garage is planned, this will not only increase the vehicular traffic but create an even tougher parking environment. (It must be remembered that the recent bump out of curbs along Balboa St. and other streets in the Richmond district have significantly shrunk the number of parking spaces available. Parking has already been made much tighter.)

--Should the favored type of tenants move in, the amount of illegal dumping will likely increase. In speaking with those at 311, they have noted that during graduation time, there is an increase of illegal dumping around college campuses as students move out. In the past few years, I've had to make many more calls to 311 to have city workers come out to pick up discarded bookshelves, carpets, microwaves, twin-sized mattresses, chairs, tables, pizza boxes, etc. . . . that have been dumped in front of my building. I've literally watched as college-aged tenants from 2514 Balboa dragged out their garbage (beer/wine bottles from the sound of the clinking) to a neighbor's doorstep for disposal. (And these young women giggled all the way to the neighbor's can as they did this.) I unfortunately was not able to document it and did not have the power to stop them from doing this. Incidences of such illegal dumping have been reported and are on record. Having spoken with 311 and Public Works/Street Environmental Services, the best they can do is come out to remove the garbage. They can do nothing to help me curb the problem.

--Should a more gregarious mix of tenants occupy the building, parties thrown by these tenants will probably spill out onto the new outer deck planned, disturbing the surrounding families. I've already had to call the police for assistance because of a couple of loud parties thrown at 2514 Balboa that have lingered into the early mornings with people spilling out onto the street, smoking, drinking, some running up and down 26th Ave., some riding a shopping cart down the hill, yelling and carrying on.

While my concerns may not come to pass, past action is sometimes an indicator of subsequent actions. Given the expense of such an expansion, it only seems fiscally logical to maximize the rental possibilities. Additionally, this building was renovated not too long ago. I can see few sound reasons why one would want to renovate again so soon except if there was the possibility of greater financial gain—especially given the current spike in rent of late.

Finally, environmentally speaking, a four-story building will significantly reduce light and ventilation to neighboring buildings, worsening a mold problem that has already developed on my building as well as my neighbor's—a problem worsened perhaps by a recent sewage pipe leak at 2514 Balboa that drained into our yards, which the owners of 2514 did not clean up and did not inform me of. To allow for the building of a four-story building as designed would be to exacerbate the existing problem, as light is what suspends mold growth. And in the long-term, four stories will limit the light and ventilation that many could and should be able to enjoy daily. In short, we should not all be in shadow while one monopolizes the light.

Basically, we live in a damper area here in the Richmond district, and there are down sides to that. We just get less sun here. It's not the Mission district. Let's do a better job of sharing what we have when we have it. I don't think that's too much to ask. A little more consideration on all counts would actually be appreciated—from the type of tenant one brings in, to the type of building one puts up in the neighborhood. We all live here together, not on our own islands.

February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Julie DeVault

I reside at 2526 Balboa St., Apt. 1, SF CA 94121

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at (415) 752-9625

Thank you for your time,

Julie M. DeVault

February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

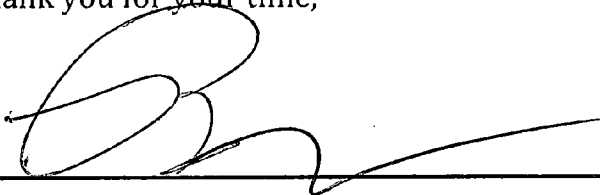
My name is RYAN HOLLIDAY

I reside at 2535 BALBOA ST

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 415-515-6571

Thank you for your time,



February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

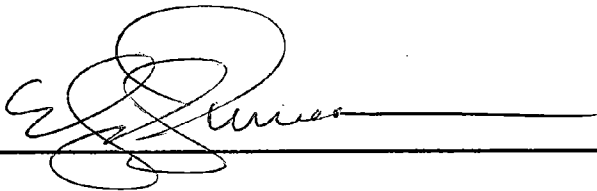
My name is ELIAS FELDMAN

I reside at 2526 BALBOA ST. #2

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 415 336 0889

Thank you for your time,



February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Elyse Wood

I reside at 2535 Balboa St

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 415-225-003687

Thank you for your time,



February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Steven J. Caporelli

I reside at 2526 Balboa St. Apt. #3
San Francisco, CA 94121

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 908-432-6596

Thank you for your time,

Steve Caporelli

February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is RYAN HERRERA

I reside at 2505 BALBOA ST.

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at (415) 507-6515

Thank you for your time,

Ryan H

February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is John MacAllan

I reside at 2552 Balboa St

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 415 6683268

Thank you for your time,

John MacAllan

February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

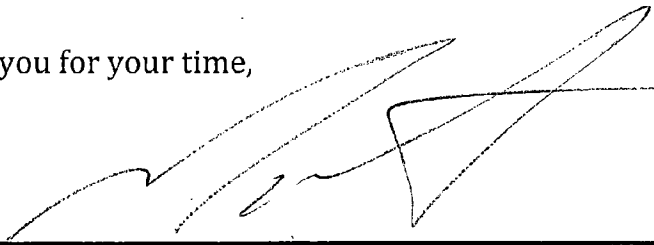
My name is ANTHONY Dwyer

I reside at 2501 BALBOA ST

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 650-861-0052

Thank you for your time,



February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

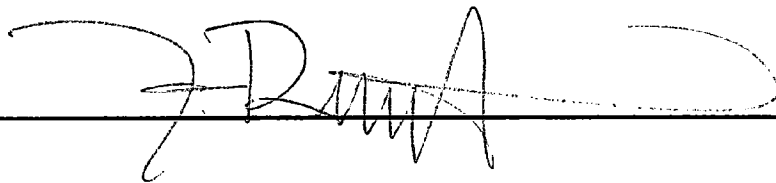
My name is Marc Ruffolo

I reside at 2550 Balboa St. #2

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 415 254-4497

Thank you for your time,



February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is JOHN DONELAN

I reside at 2560 BALBOA ST

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I ~~oppose~~ ^{would like} the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 415-948-5775

REVIEWED & DUE DILIGENCE
TO BE SEEN TO
BE DONE
RE NEIGHBORS
CONCERNS

Thank you for your time,

John Donelan

February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Nata Egan

I reside at 2525 Balboa St. #201
S.F., CA

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

1-415
You can contact me at 666-0495

Thank you for your time,

Nata Egan

February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

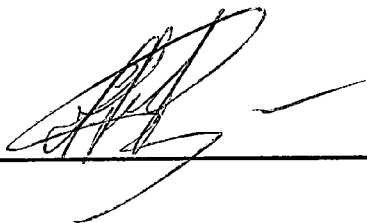
My name is Ruslan Sidoruk

I reside at 2525 Balboa St.

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at 650-491 4993

Thank you for your time,



February 28, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Linda Sue Edwards

I reside at 2514 Balboa

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at lsformal@comcast.net

Thank you for your time,

Linda Sue Edwards

I moved here for the view and
that would be taken away.

It would make parking in the neighborhood
very difficult

Possible exposure to toxic chemicals blowing
to my way during construction.

I never received preplanning meeting
nor notice of Building permit application

February 27, 2017

Re: 2514 Balboa St., San Francisco, CA 94121

Dear San Francisco Planning Department,

My name is Shannel Busuice

I reside at 2526 Balboa St. #2

and I have reviewed the Notice of Building Permit Application (Section 311/312) and I oppose the proposed work **Permit No. 2015.01.28.6899.**

You can contact me at (949) 322-3115

Thank you for your time,

Shannel Busuice

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: 2514 BALBOA STREET

Zip Code: 94121

Building Permit Application(s): 201501286899

Record Number:

Assigned Planner: SARA VELLVE

Project Sponsor

Name: DEREK VINH

Phone: (650) 741-6968

Email: INFO@ICEDESIGNINC.COM

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.)

The proposed project are design and revised based on the San Francisco Planning codes and deemed code compliant. The project goes through proper plan checks. The project go through proper notifications procedure. Therefore, the proposed project should be approved.

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.

Changes are made to the proposed project after filing the application. Per the DR requester concerns we provide a 15 feet rear setback and a 5 feet setbacks on east side on the proposed 4th floor. The front facade is redesign to better compatible to the surrounding buildings.

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.


Changes has been made to the proposed project .

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)	1	2
Occupied Stories (all levels with habitable rooms)	2	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	2
Bedrooms	3	8
Height	19'1"	39'1"
Building Depth	54'3"	72'0"
Rental Value (monthly)		
Property Value		

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

Signature: 	Date: 1/22/18
Printed Name: DEREK VINH	<input type="checkbox"/> Property Owner <input checked="" 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.

ABBREVIATIONS

ABV. ABOVE	PERF. PERFORATED
A.D. AREA DRAIN	P.G. PAINT GRADE
ADJ. ADJUSTABLE	PL. PLATE
A.F.F. ABOVE FINISH FLOOR	PLYWD. PLYWOOD
BD. BOARD	PR. PAIR
BEL. BELOW	PT. POINT
BLK. BLOCK	R. RADIUS
BLKG.BLOCKING	REF. REFRIGERATOR
BM.BEAM	REINF. REINFORCED
B.O. BY OTHERS	R.D. ROOF DRAIN
BOT. BOTTOM	REQ'D. REQUIRED
BSMT. BASEMENT	RESIL RESILIENT
CAB. CABINET	RET. RETAINING
C.B. CATCH BASIN	RM. ROOM
CEM. CEMENT	R.O. ROUGH OPENING
C.I. CAST IRON	S. SINK
CLG. CEILING	SCHED. SCHEDULE
CLO. CLOSET	SHWR. SHOWER
CLR. CLEAR	SHT. SHEET
CONC. CONCRETE	SHTH. SHEATHING
CONT. CONTINUOUS	SIM. SIMILAR
CNTR. COUNTER	S.D. SMOKE DETECTOR
CTR. CENTER	SPEC. SPECIFICATION
D. DRYER	SQ. SQUARE
DBL. DOUBLE	S.L.D SEE LANDSCAPE DRAWINGS
DET. DETAIL	S.S. STAINLESS STEEL
DIA. DIAMETER	S.S.D. SEE STRUCTURAL DRAWINGS
DIM. DIMENSION	STD. STANDARD
DISP. DISPOSAL	STL. STEEL
D.W. DISH WASHER	STOR. STORAGE
DR. DOOR	SYM. SYMMETRICAL
D.S. DOWN SPOUT	T. TREAD
DWG. DRAWING	TBD. TO BE DESIGNED
DRWR. DRAWER	TEL. TELEPHONE
'E' OR (E) EXISTING	T&G TONGUE AND GROOVE
EA. EACH	TYP. TYPICAL
EL. ELEVATION	T.O. TOP OF
ELEC. DLECTRICAL	T.O.S. TOP OF SLAB
EQ. EQUAL	U.O.N. UNLESS OTHERWISE NOTED
EXP. EXPANSION	VERT. VERTICAL
F. FURNACE	VEST. VESTIBULE
F.D. FLOOR DRAIN	V.I.F. VERIFY IN FIELD
FDN. FOUNDATION	W. WASHER
FIN. FINISH	W/ WITH
F.F.E. FINISH FLOOR ELEVATION	W.H. WATER HEATER
F.F.C. FINISH CEILING ELEVATION	W.C. WATER CLOSET
FLR. FLOOR	WD. WOOD
F.O.C. FACE OF CONCRETE	W.I. WROUGHT IRON
FT. FOOT OR FEET	W.I.C. WALK-IN CLOSET
FTG. FOOTING	W/O WITHOUT
FURR. FURRING	W.O. WHERE OCCURS
G.B. GRAB BAR	WP. WATERPROOF
GL. GLASS	WT. WEIGHT
GRND. GROUND	< ANGLE
GRD. GRADE	@ AT
GYP. GYPSUM	Ø DIAMETER
H.B. HOSE BIB	# POUND OF NUMBER
HDWD. HARDWOOD	
HORIZ. HORIZONTAL	
HGT. HEIGHT	
I.D. INSIDE DIAMETER	
INSUL. INSULATION	
INT. INTERIOR	
JT. JOINT	
KIT. KITCHEN	
LAM. LAMINATE	
LAV. LAVATORY	
LT. LIGHT	
MAX. MAXIMUM	
M.C. MEDICINE CABINET	
MECH. MECHANICAL	
MIN. MINIMUM	
MIR. MIRROR	
MISC. MISCELLANEOUS	
MTL. METAL	
MDF MEDIUM DENSITY FIBERBOARD	
'N' OR (N) NEW	
N.I.C. NOT IN CONTRACT	
NO. NUMBER	
N.T.S. NOT TO SCALE	
O.C. ON CENTER	
O.D. OUTSIDE DIAMETER	
O.D. OVERFLOW DRAIN	
OPNG. OPENING	
OPP. OPPOSITE	

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO 2013 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
- CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
- ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.
- COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
- ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
- ALL WOOD, INCLUDING POSTS WITHIN 6" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETED OR MASONRY FOUNDATIONS PER C.B.C. 2306.4
- VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
- MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- PLUMING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
- AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGHED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION , AND INSTALLED R-VALUE.
- THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F. TYPICAL.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.



VICINITY
MAP

N.T.S.

PROJECT DATA

OWNER: EAST WEST INVESTMENT INC.
ADDRESS: 2514 BALBOA ST., SAN FRANCISCO, CA 94121

LOT: 015 OF BLOCK: 1569
ZONING DISTRICT: RH-2
OF UNIT: 1(EXISTING), 2(PROPOSED)
OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V NON-RATED
SPRINKLERED: UNDER SEPARATE PERMIT (NFPA 13)
LOT AREA: 2,500 SQ. FT.

SCOPE OF WORK: (1) VERTICAL & HORIZONTAL ADDITION
(2) LEGALIZE AS-BUILD KITCHEN ON 1ST FLOOR AS 2ND UNIT PER PLAN.

FLOOR AREA:	EXISTING	PROPOSED
1ST FLOOR	1,193 S.F. (GARAGE INCLUDED)	1,761 S.F (GARAGE INCLUDED)
2ND FLOOR/COMMON AREA	1,196 S.F.	1,757 S.F.
3RD FLOOR	0 S.F.	1,757 S.F.
4TH FLOOR	0 S.F.	1,110 S.F.
TOTALS	2,389 S.F.	6,385 S.F.

GOVERNING CODES

CALIFORNIA BUILDING CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA BUILDING CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA MECHANICAL CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA PLUMBING CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA ELECTRICAL CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA FIRE CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)

SHEET INDEX

T1.0 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

A1.0 SITE PLAN & PHOTOGRAPHS
A1.1 SITE PLAN

A2.0 FLOOR PLANS
A2.1 FLOOR PLANS & ROOF PLAN

A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A3.3 ELEVATIONS

A4.0 SECTIONS
A5.0 SCHEDULE

DRAWING LEGEND:	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH R13 INSULATION
	KEY NOTES

SYMBOLS	
	SECTION NO.
	SHEET NO.
	DETAIL
	SHEET NO.
	KEY NOTES NO.

APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

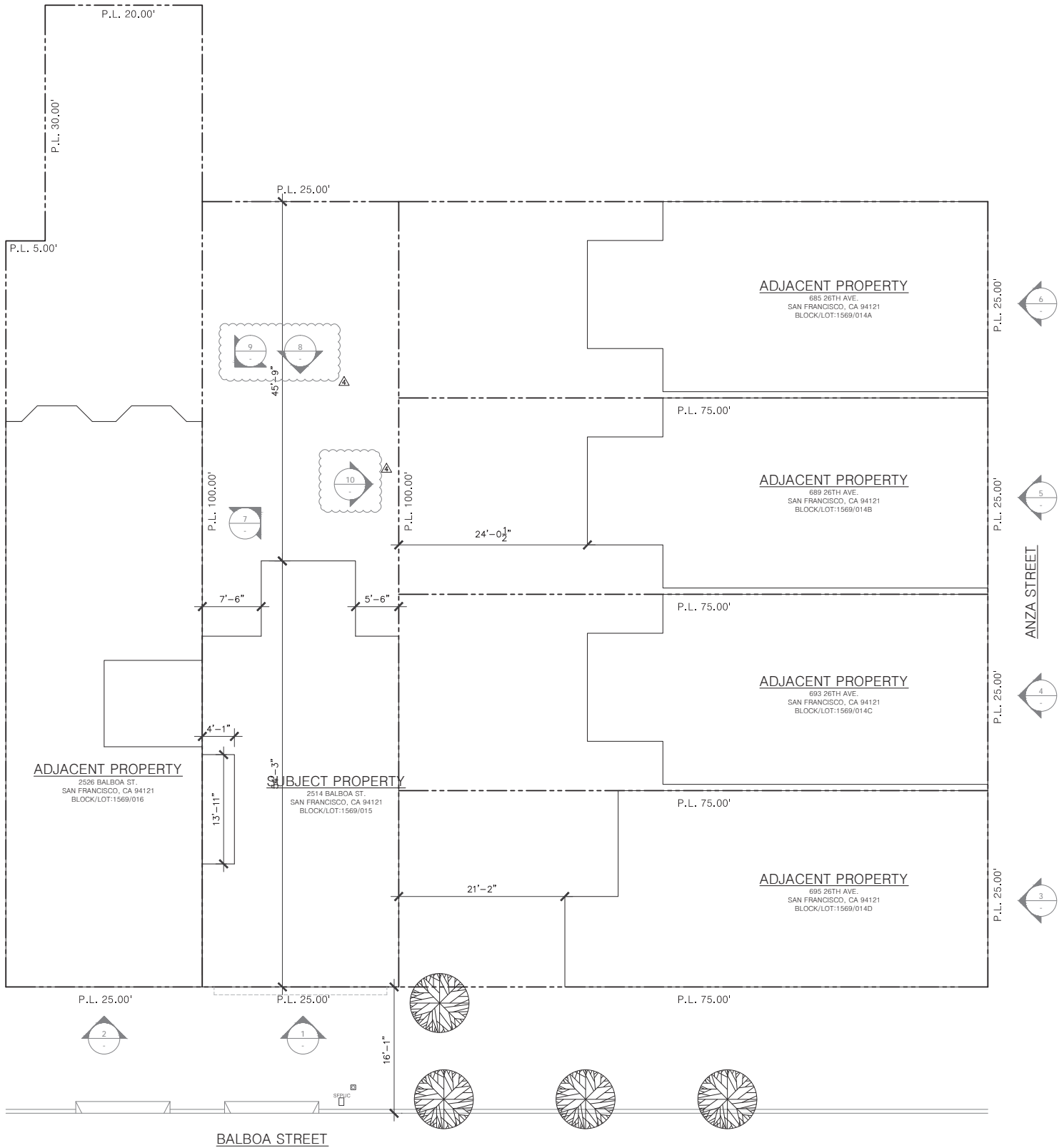
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COVER SHEET

PROJECT ADDRESS:

2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
	T.C.
	T.C./T.Y.
	T.Y.

DATE	06/12/2014
SCALE	AS NOTED
DRAWN	J.C.
JOB	141206
SHEET	



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



PHOTO #1

PHOTO #2

PHOTO #3



PHOTO #4

PHOTO #5

PHOTO #6



PHOTO #7

PHOTO #8



PHOTO #9

PHOTO #10

APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

SITE PLAN AND PHOTOGRAPHS

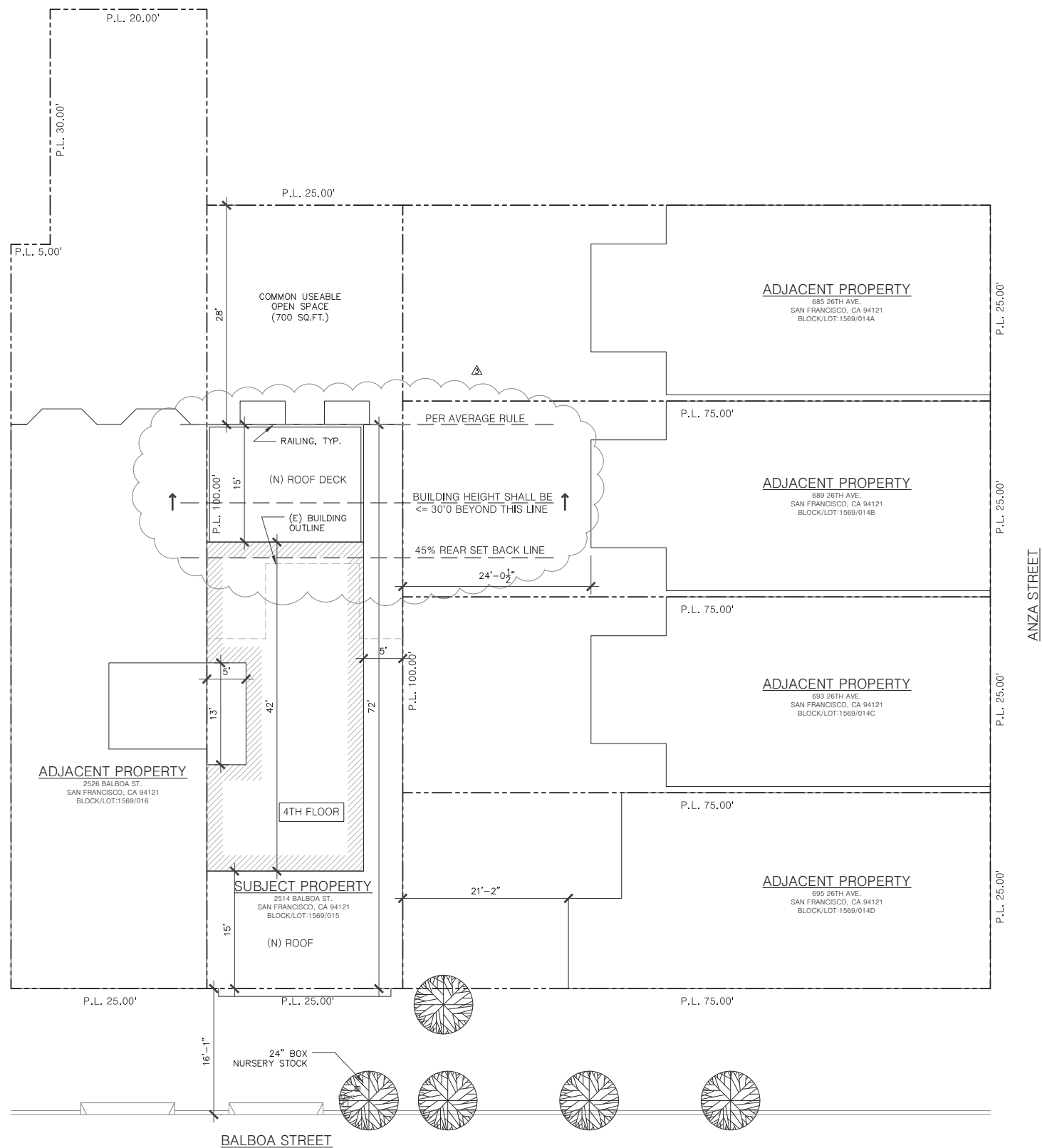
PROJECT ADDRESS:

2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
△	
△ 160502	T.C.
△ 170622	T.C./T.Y.
△ 180119	T.Y.
△	
△	

DATE	06/12/2014
SCALE	AS NOTED
DRAWN	J.C.
JOB	141206
SHEET	

A1.0
OF SHEETS



(N) SITE PLAN

1/8" = 1'-0"



APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

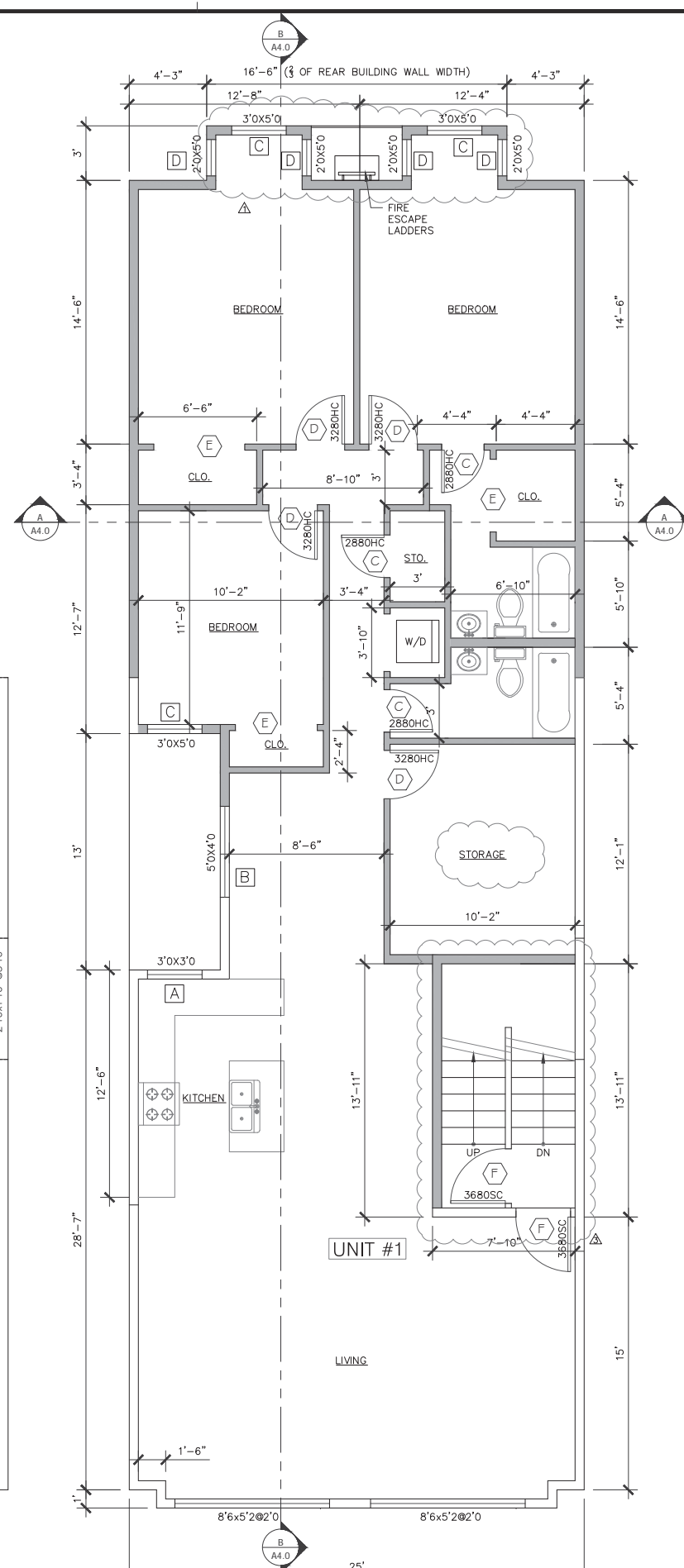
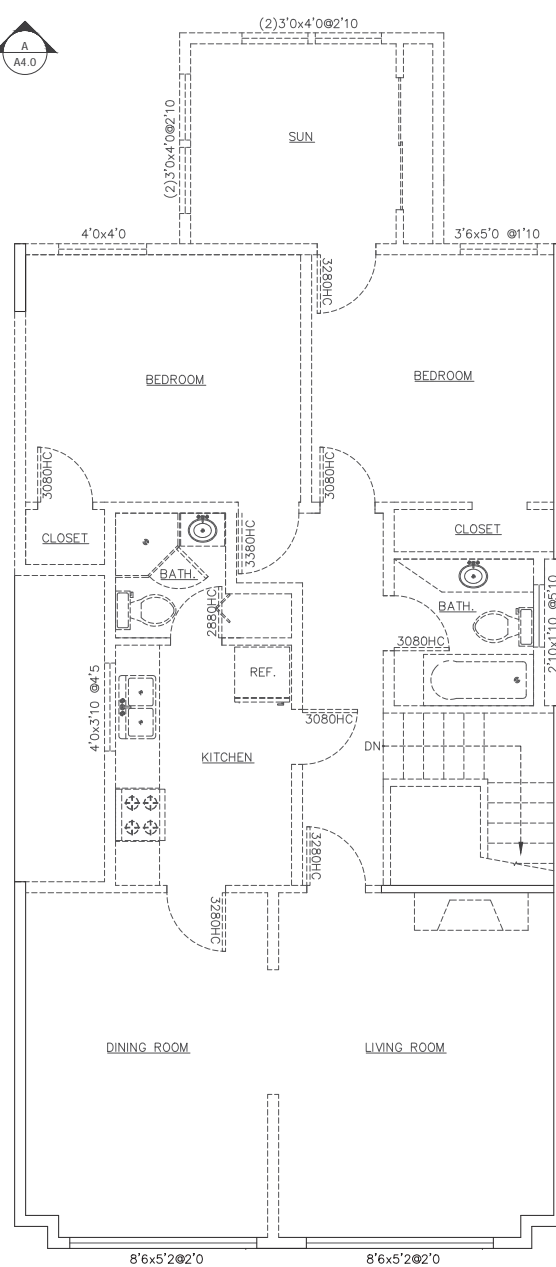
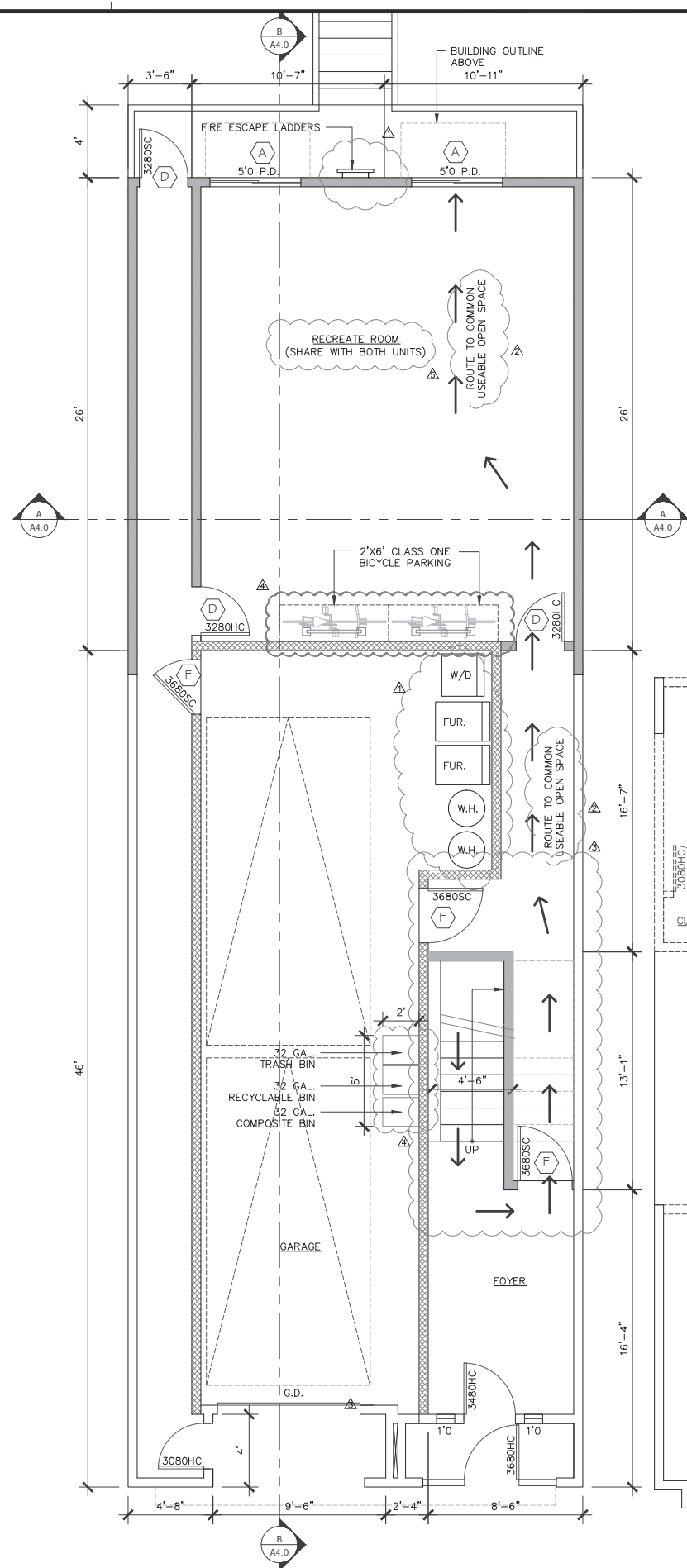
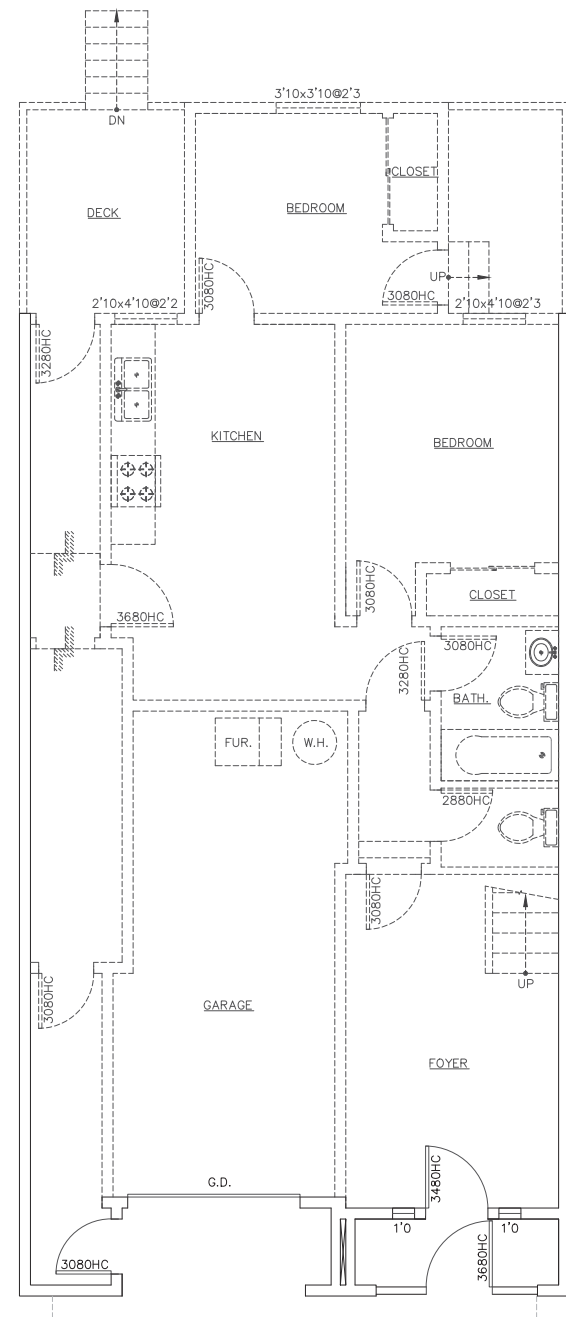
SITE PLAN

PROJECT ADDRESS:

2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
△	
△ 160502	T.C.
△ 170622	T.C./T.Y.
△ 180119	T.Y.
△	
△	

DATE	06/12/2014
SCALE	AS NOTED
DRAWN	J.C.
JOB	141206
SHEET	



APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

FLOOR PLANS

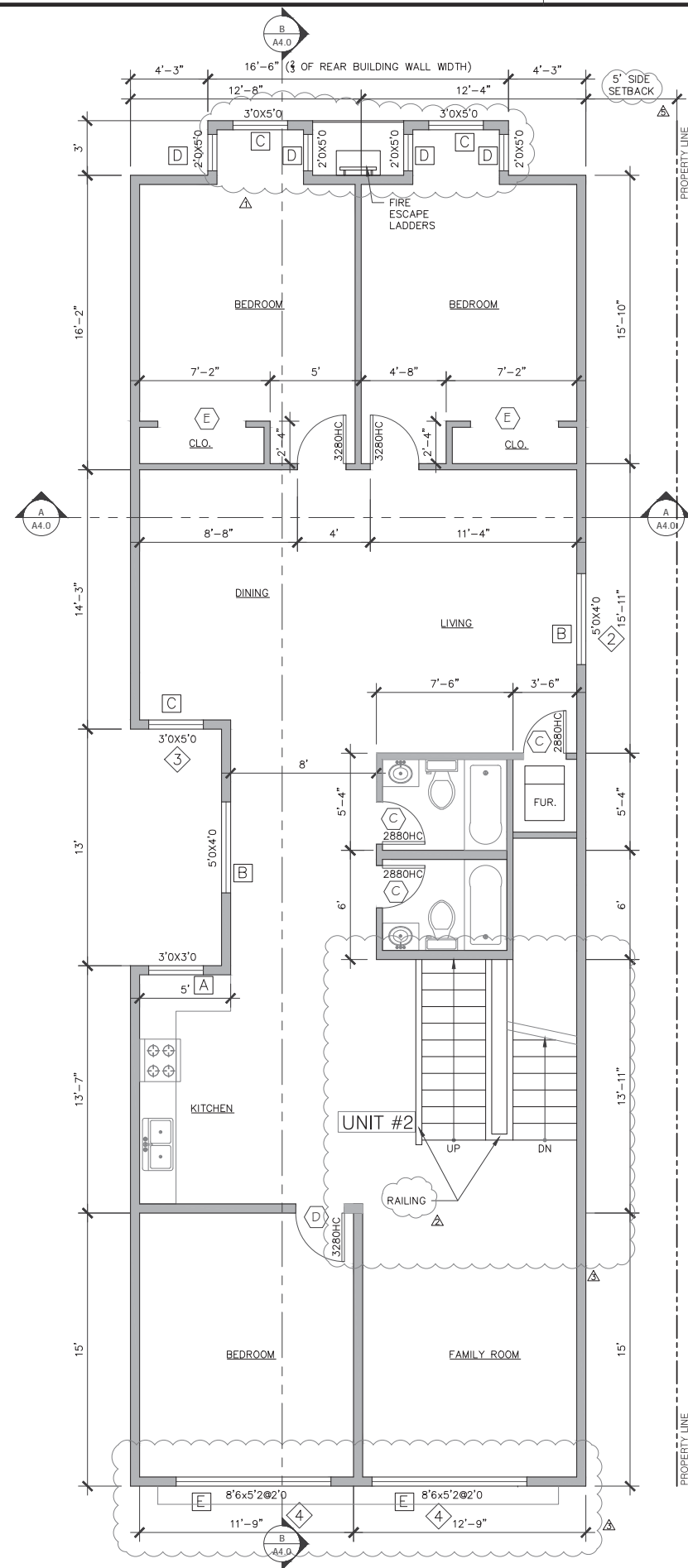
PROJECT ADDRESS:

2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

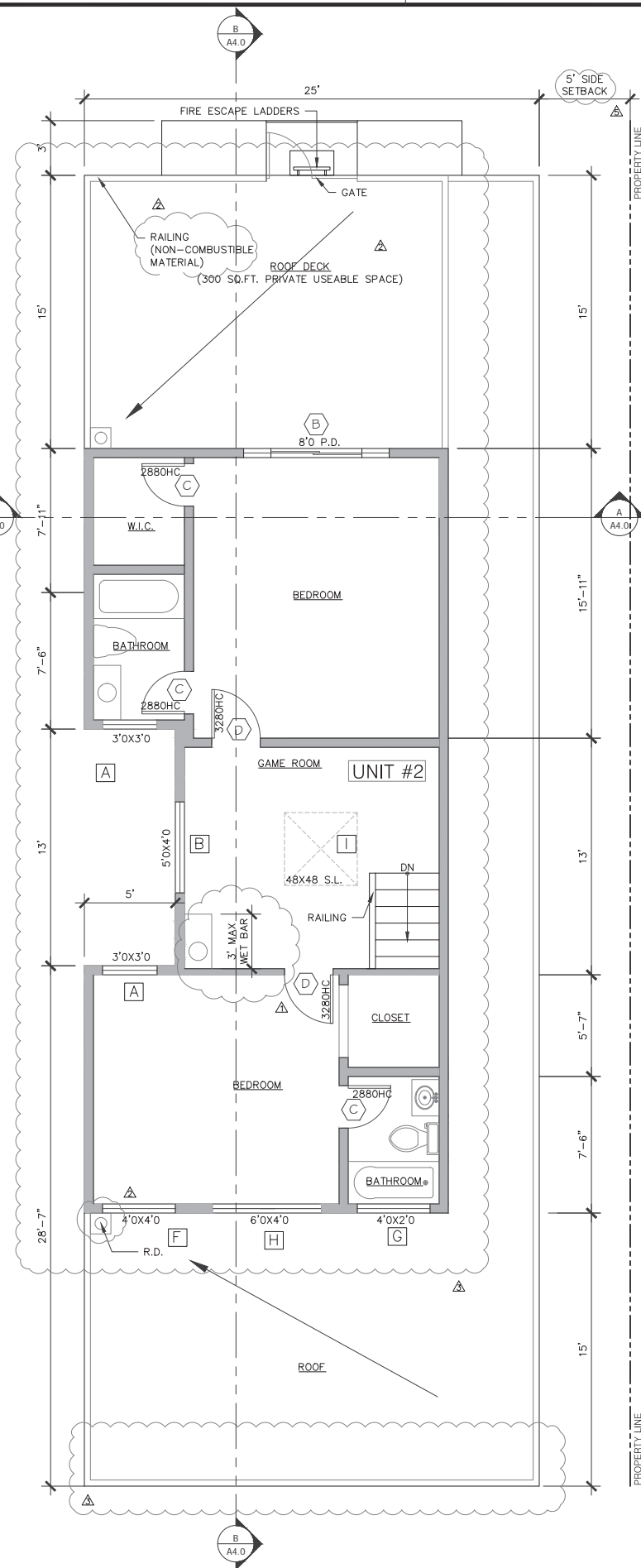
NOTES	BY
△	
△ 160502	T.C.
△ 170622	T.C./T.Y.
△ 180119	T.Y.
△	
△	

DATE	06/12/2014
SCALE	AS NOTED
DRAWN	J.C.
JOB	141206
SHEET	

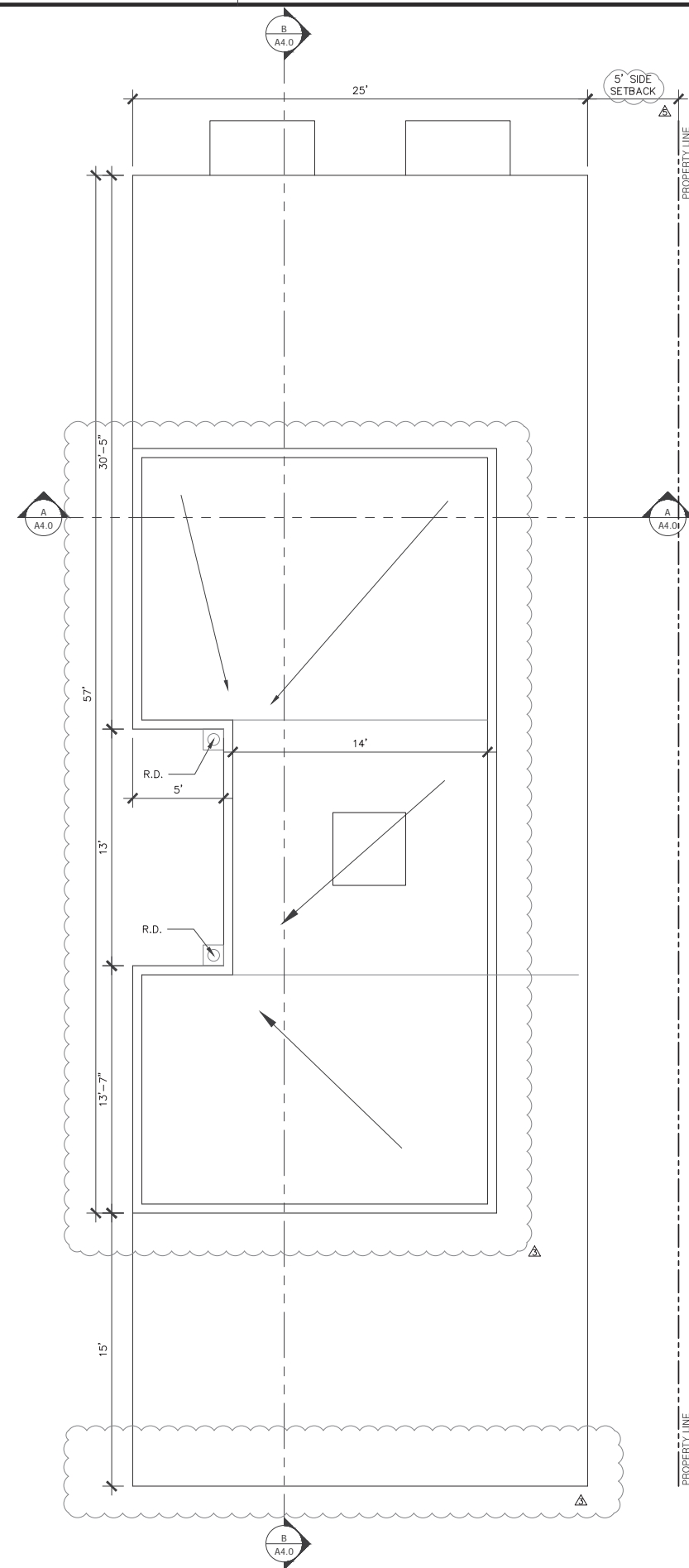
A2.0



PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"
2514 BALBOA ST.



PROPOSED 4TH FLOOR PLAN
1/4" = 1'-0"
2514 BALBOA ST.



PROPOSED ROOF PLAN
1/4" = 1'-0"
2514 BALBOA ST.

APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

FLOOR PLANS & ROOF PLAN

PROJECT ADDRESS:

2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
△	
△ 160502	T.C.
△ 170622	T.C./T.Y.
△ 180119	T.Y.
△	
△	
DATE 06/12/2014	
SCALE AS NOTED	
DRAWN J.C.	
JOB 141206	
SHEET	

A2.2
OF SHEETS



APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
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DATE 06/12/2014	
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JOB 141206	
SHEET	



APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

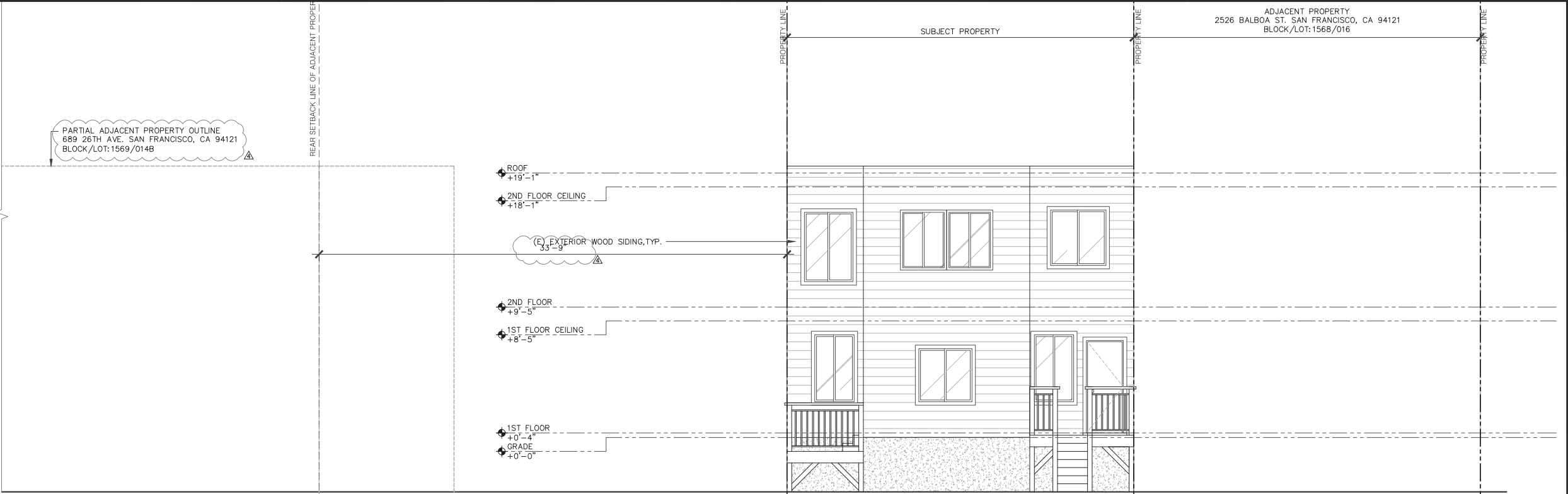
SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

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JOB 141206	
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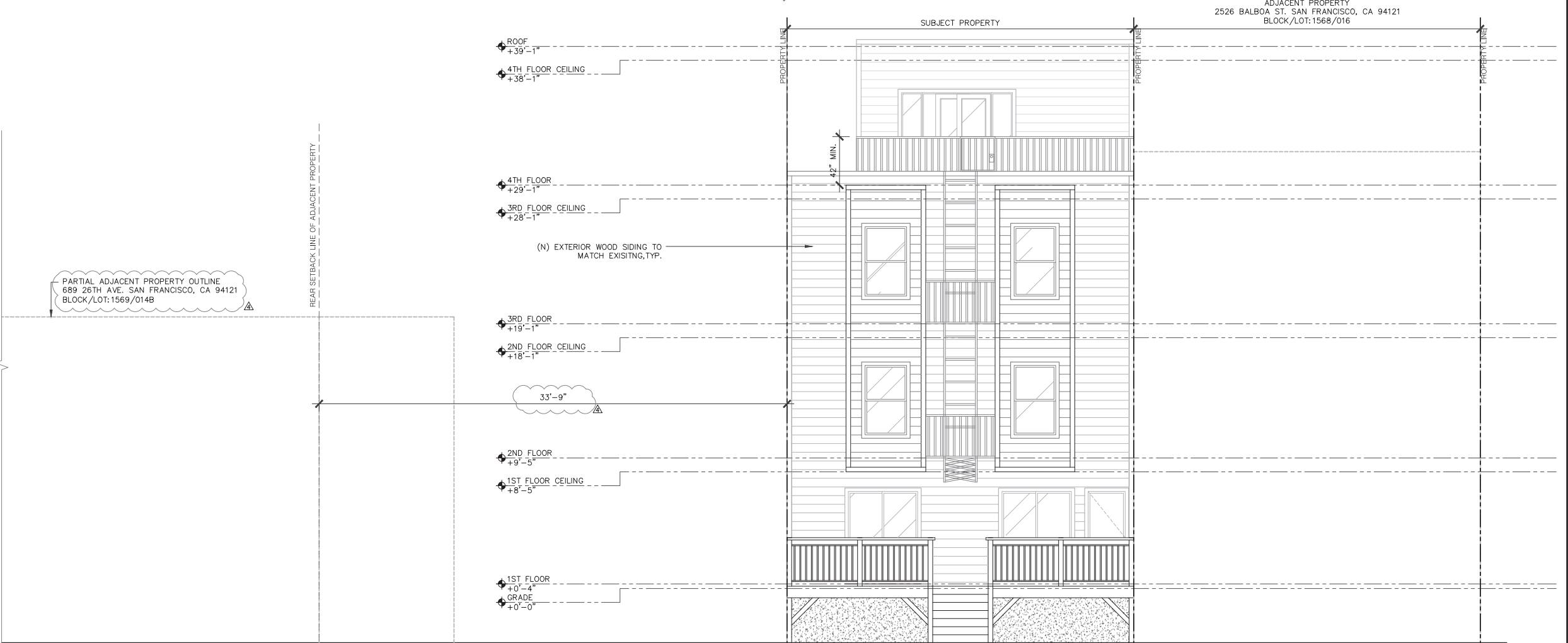
A3.1
OF SHEETS



EXISTING REAR ELEVATION

1/4" = 1'-0"

2514 BALBOA ST.



PROPOSED REAR ELEVATION

1/4" = 1'-0"

2514 BALBOA ST.

APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

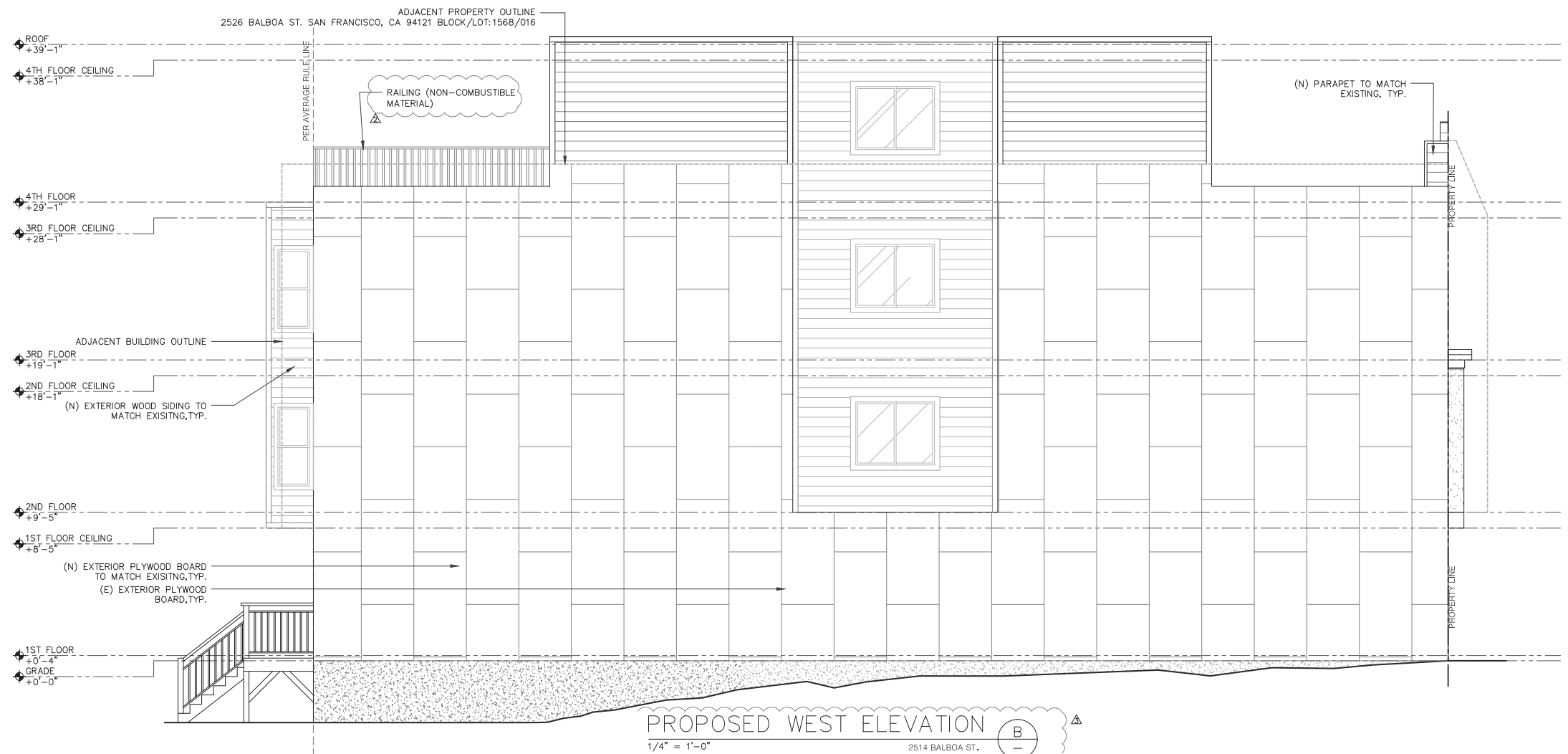
ELEVATIONS

PROJECT ADDRESS:
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
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△ 160502	T.C.
△ 170622	T.C./T.Y.
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△	

DATE 06/12/2014
SCALE AS NOTED
DRAWN J.C.
JOB 141206
SHEET

A3.2
OF SHEETS



APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

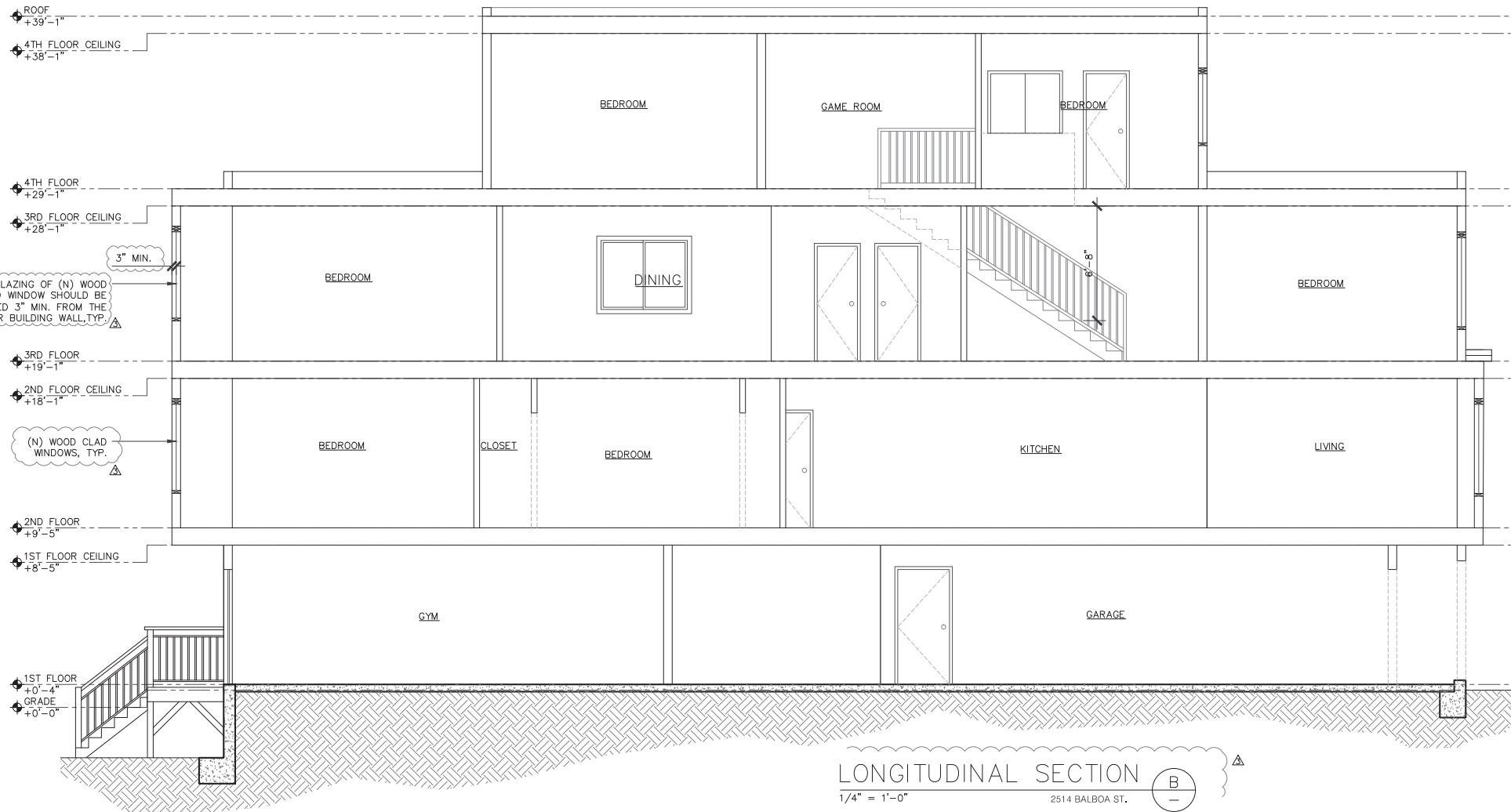
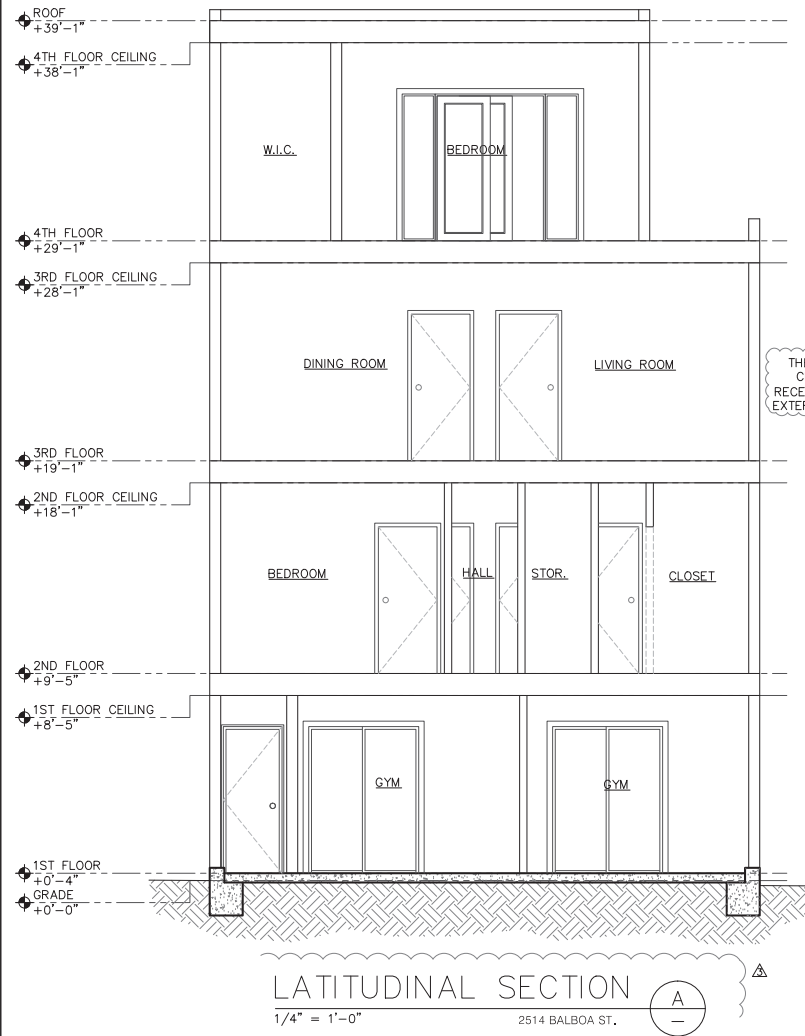
ELEVATIONS

PROJECT ADDRESS:

2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
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△ 160502	T.C.
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△	
DATE 06/12/2014	
SCALE AS NOTED	
DRAWN J.C.	
JOB 141206	
SHEET	

A3.3
OF SHEETS



APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

SECTIONS

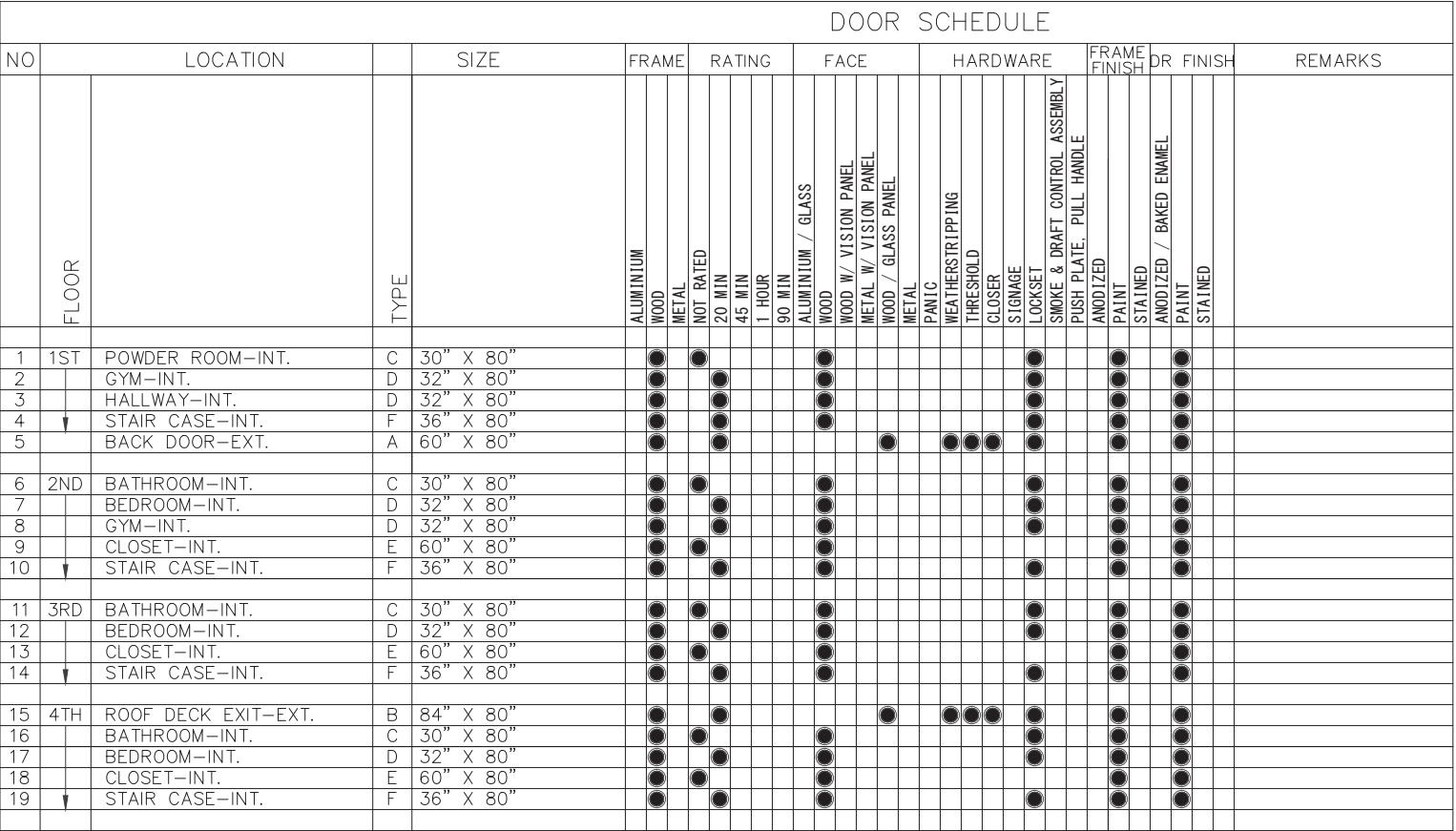
PROJECT ADDRESS:

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SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

NOTES	BY
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△ 180119	T.Y.
△	
△	

DATE 06/12/2014
SCALE AS NOTED
DRAWN J.C.
JOB 141206
SHEET

A4.0
OF SHEETS



- 2

A5.0