

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 28, 2016

Date:	January 18, 2016
Case No.:	2015-003951DRP, DRP_1
Project Address:	2626 Green Street
Permit Application:	2014.02.27.9535
Zoning:	RH-1 (Residential House, Single Family)
	40-X Height and Bulk District
Block/Lot:	0951/010
Project Sponsor:	Butler Armsden Architects
	411 15th Avenue, Suite A
	San Francisco, CA 94118
Staff Contact:	Alexandra Kirby – (415) 575-9133
	alexandra.kirby@sfgov.org
Recommendation:	Do not take DR and approve as revised

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

PROJECT DESCRIPTION

The project proposes to construct a horizontal addition to the basement, first and second stories at the rear of the existing three-story, single-family residence. The proposal includes a rear terrace at the second story and a new roof deck with access via a stair penthouse.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on Lot 010 in Assessor's Block 0951 on the north side of Green Street between Divisadero and Broderick Streets in the Cow Hollow neighborhood. The project site contains a three-story over basement single-family dwelling constructed circa 1919 on a 34-foot wide by 137-foot deep lot that slopes dramatically downward from north (front) to south (rear).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block-face and opposite block-face, the majority of the buildings are three-story, single-family buildings. The subject block-face is zoned RH-1 (Residential, House, Single-Family).

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 Days	September 16, 2015 – October 16, 2015;		January 28, 2016	117 Days

BUILDING PERMIT NOTIFICATION

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 18, 2016	January 18, 2016	10 days
Mailed Notice	10 days	January 18, 2016	January 18, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	N/A	2 (DR Requestors)	N/A
Other neighbors on the block or directly across the street	1	1	N/A
Neighborhood groups	N/A	N/A	N/A

The department has received two letters of support from the neighbors to the immediate north, at 2829 Divisadero Street and on the opposite side of Green Street, at 2659 Green Street.

DR REQUESTORS

David Soward, represented by Scott Emblidge, resident of 2635 Green Street, located directly across Green Street to the south of the subject property; Sarah and Quentin Gallivan, residents of 2624 Green Street, located to the immediate east of the subject property. The Gallivans are represented by Stephen Williams.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 15, 2015, and October 16, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 8, 2016, and addenda with appendices, dated January 15, 2016.

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 TEAM REVIEW

The Residential Design Team (RDT) found that the project, as revised, meets the Cow Hollow Neighborhood Design Guidelines and the standards of the Residential Design Guidelines (RDGs) and does not present any exceptional or extraordinary circumstances for the following reasons:

- The mass of the proposed stair penthouse was reduced following the filing of the request for Discretionary Review to be minimally visible by reducing the footprint of the penthouse and sloping the roof of the mass.
- RDT finds that the proposed horizontal addition would not unreasonably affect the privacy or light and air of the neighboring properties The proposed rear addition respects the massing of the adjacent neighbors by providing a 14' side setback from the east property line beyond the existing rear wall of the subject building. The design additionally steps down to maintain light and air to the adjacent property to the east.

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

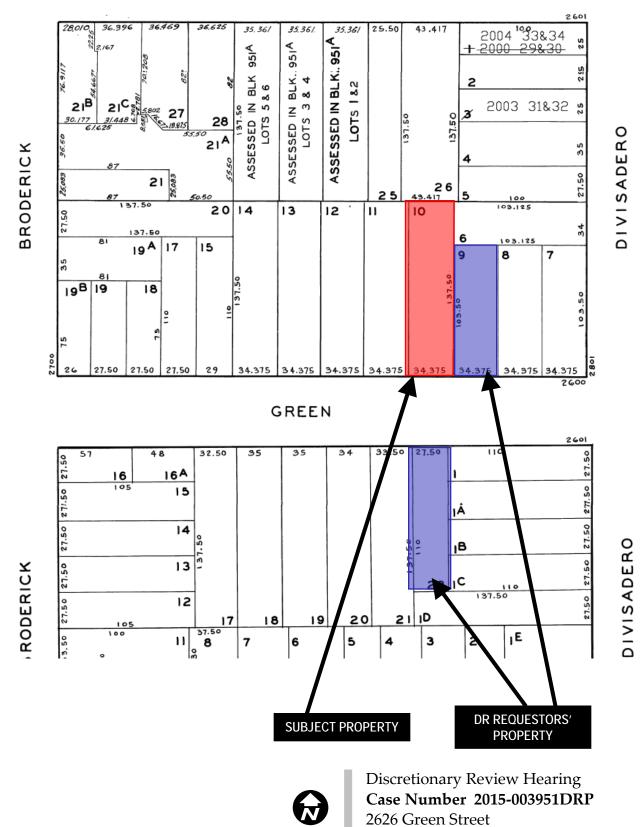
Attachments:

Block Book Map Sanborn Map Zoning Map Aerial Photographs Context Photographs Section 311 Notice DR Application Response to DR Application Reduced Plans

AK: G:\Building Permits\2626 Green\2626 Green -DR_Abbreviated analysis.doc

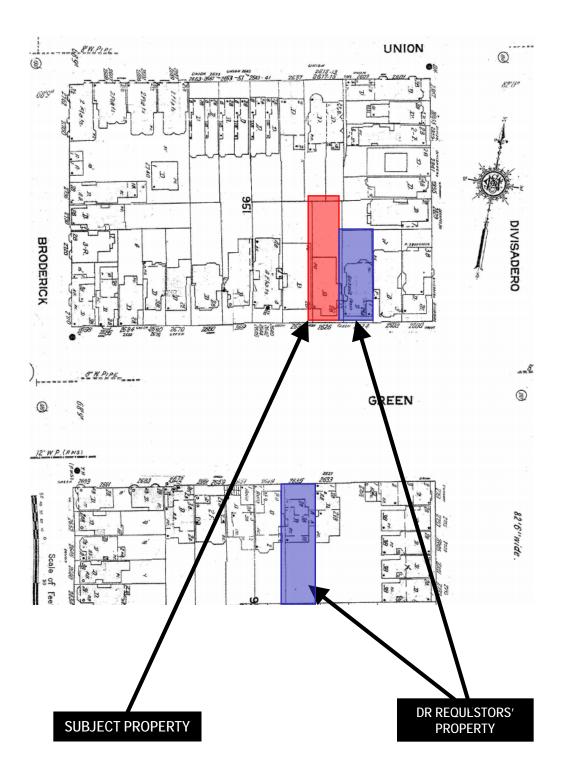
Parcel Map





Block 0951 Lot 010

Sanborn Map*



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



Aerial Photo





Aerial Photo

View to the south

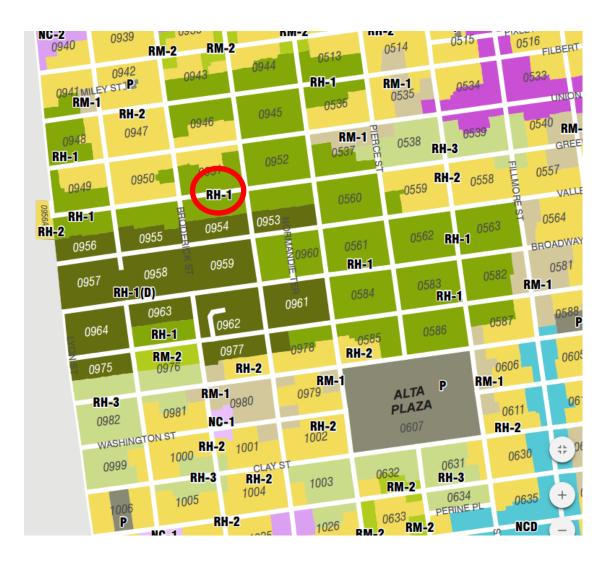


Aerial Photo

View to the north

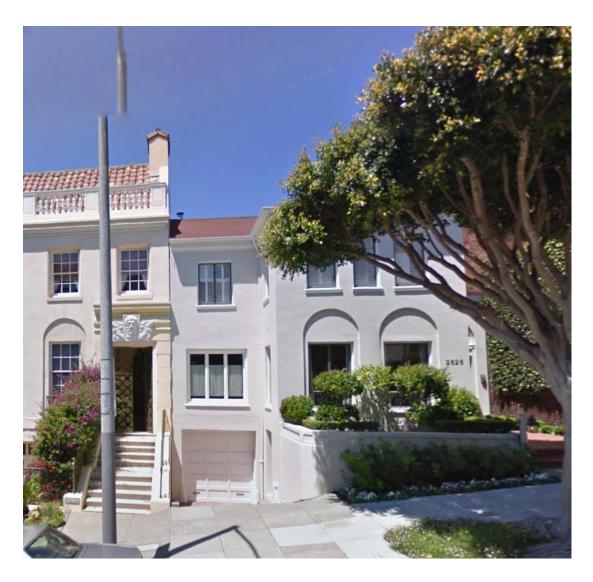


Zoning Map



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Site Photo



Site Photo





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **February 27, 2014**, the Applicant named below filed Building Permit Application No. **2014.02.27.9535** with the City and County of San Francisco.

PROP	ERTY INFORMATION	APPLICANT INFORMATION	
Project Address:	2626 Green Street	Applicant:	Butler Armsden Architects
Cross Street(s):	Divisadero and Broderick Streets	Address:	1420 Sutter Street
Block/Lot No.:	0951/010	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 674-5554

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

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

PROJECT SCOPE					
Demolition	New Construction	☑ Alteration			
Change of Use	Façade Alteration(s)	Front Addition			
☑ Rear Addition	Side Addition	Vertical Addition			
PROJECT FEATURES	EXISTING	PROPOSED			
Building Use	Residential	Residential			
Front Setback	15'-7"	No Change			
Side Setbacks	None	No Change			
Building Depth	64'	84'			
Rear Yard	66'	46'			
Building Height	26'	37'			
Number of Stories	Three over garage	Stair penthouse addition at 4 th floor			
Number of Dwelling Units	1	No Change			
Number of Parking Spaces	2	No Change			

The proposal is to construct a three-story horizontal addition at the rear of the existing three-story, single-famil residence. The proposal includes a rear terrace at the second story, a new stair penthouse measuring 16'-3" by 15'-4" and 8'-6" in height, and a new roof deck at the rear. Minor window alterations are proposed at the front façade. See attached plans for details.

For more information, please contact Planning Department staff:

Planner: Alexandra Kirby

Telephone: (415) 575-9133

E-mail: alexandra.kirby@sfgov.org

中文詢問請電: (415) 575-9010

Notice Date: 9/16/2015 Expiration Date: 10/16/2015

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> 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 <u>www.sfplanning.org</u>). 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 <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review must be submitted, with all required materials and fee, for <u>each</u> 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 <u>www.sfplanning.org</u>. 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.

Discretionary Review Requests



1. Owner/Applicant Information

DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
2635 Green Street, San Francisco, CA	94123	(415)345-8448
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONAL	RY REVIEW NAME	
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONAL Mark & Lisa Chiba ADDRESS:	TY REVIEW NAME	TELEPHONE:

ADDRESS:	ZIP CODE:	TELEPHONE:
220 Montgomery Street #2100, San Francisco, CA	94104	(415) 362-3599
E-MAIL ADDRESS:		
emblidge@mosconelaw.com		:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2626 Green Street	94123
CROSS STREETS: Divisadero	

ASSESSORS BL	OCK/LOT:	LOT DIMENSIONS	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0951	/010	34.4x137.5	4,726	RH-1	40-X

3. Project Description

Please check all that apply Change of Use	Construction 🗌	Alterations 🔀 Demo	olition 🗌 Other 🗌
Additions to Building: Rear 🛛 Front 🗌 Single Family Residence Present or Previous Use:	e	iide Yard 🗌	
Proposed Use: Vertical addition of room on roof;	horizontal additi	ion at the back and east	sides of building
201402279535 Building Permit Application No.			09/02/2015

RECEIVED

Application for **Discretionary Review**

2015-003951 DRP

CASE NUMBER: For Stall Use only

OCT 1 5 2015

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

7

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 Exhibit A

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 Exhibit A

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 Exhibit A

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only

Discretionary Review Application Submittal Checklist

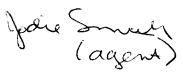
Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	
Address labels (original), if applicable (see attached email)	0
Address labels (copy of the above), if applicable (see attached email)	9
Photocopy of this completed application	Ŀ
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	
Letter of authorization for agent	V
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)	×

NOTES:

- Required Material
- Optional Material.

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



RECEIVED

OCT 1 5 2015

CITY & COUNTY OF S.F.

For Department Use Only Application received by Planning Department:

AER By: \wedge

Date: 10 15/15

Exhibit A

Discretionary Review Application for 2626 Green Street (David Soward)

Response to Question #1:

This project conflicts with the Planning Code sec. 261 height limits, the Residential Design Guidelines for stair penthouses (p. 38-39), and the Cow Hollow Neighborhood Design Guidelines (p. 37, 65.) First, the height of the proposed rooftop addition is 36' 9" above the curb, in violation of the height limit. The proposed height of 36'9" may be understated due to measurements being taken from an incorrect location on the property. Second, the proposed rooftop room is not an exempt "stair penthouse." (Planning Code sec. 260 (b).) Rather, it is a generous-sized 16' 3.5" by 13' room with 8' ceilings, enclosing a wrap-around staircase. The project conflicts with the Residential Design Guidelines principles for stair penthouses in 3 ways: it is much larger than necessary for roof access; its roof is not sloped to follow the slope of the interior stairway; it is not located against the wall of an adjacent building. (p. 38-39). The proposed room is an attempt to evade the height restrictions by incorporating a staircase into an otherwise impermissible rooftop room that exceeds the height limit. Third, even if the owners modify their plans to fall within the Residential Design Guidelines for a stair penthouse, this home is in Cow Hollow, whose design guidelines provide that height policies are intended to be absolute and that no rooftop stairway penthouses are permitted. (p. 65.)

Response to Question #2:

Because the proposed rooftop structure is a large room, not an exempt stair penthouse per Planning Code sec. 260(b), it exceeds the applicable height limit and adversely affects neighboring properties, including mine, by being out of character with surrounding homes, overcrowding the land, and interfering with light, air and privacy. As explained in the Cow Hollow Neighborhood Design Guidelines, "the construction of elevator and stair penthouses, or the design of a bulky roof, can greatly affect the neighborhood character as perceived from higher locations within the neighborhood." (p. 37.) For this reason, stair penthouses are not permitted under the Cow Hollow guidelines, and they are permitted only with a minimal footprint and design under the Residential Design Guidelines.

Response to Question #3:

The owners of 2626 Green should not be permitted to build a stair penthouse on the roof because such rooftop appurtenances are not permitted under the Cow Hollow Design Guidelines. (p. 65.) Owners should elect an alternative identified in the Residential Design Guidelines—a roof hatch, court with stairs, or exterior rear stairs to roof. Alternatively, if the owners are permitted to proceed with a rooftop stair penthouse despite the Cow Hollow Neighborhood Design Guidelines; they should be required to make three changes to conform with the Residential Design Guidelines: limit the size of the stair penthouse to only that necessary for roof access; redesign the roof of the stair penthouse to follow the slope of the interior stairway; and move the stair penthouse so that it is adjacent to the wall of the existing building at 2624 Green Street.

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 Contact the nonprofit organization Community Boards at (415) 920-3820, or online at
- Contact the horpront organization Community boards at (#12) 240-3620, 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.
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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 researched for use in exceptional and extraordinary circumstances for projects which gerarally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefoot 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 <u>www.sfplanning.org</u>). 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 <u>www.sfplanning.org</u>). You must submit the application in person at the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at <u>www.sfplanning.org</u>). If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request for Discretionary Review must be building permits</u>. I.e. demolition and new construction, a <u>separate request for Discretionary Review</u> the building permits of the materials and fee, for <u>each permit that you feel will have an impact on you.</u> 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.

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PLANNING DEPARTMENT

September 16, 2015

The attached notice is provided under the Planning Code. It concerns property located at **2626 Green Street**, **Building Permit Application No.** (2014.02.27.9535) A hearing may occur, a right to request review may expire or a development approval may become final by 10/16/2015.

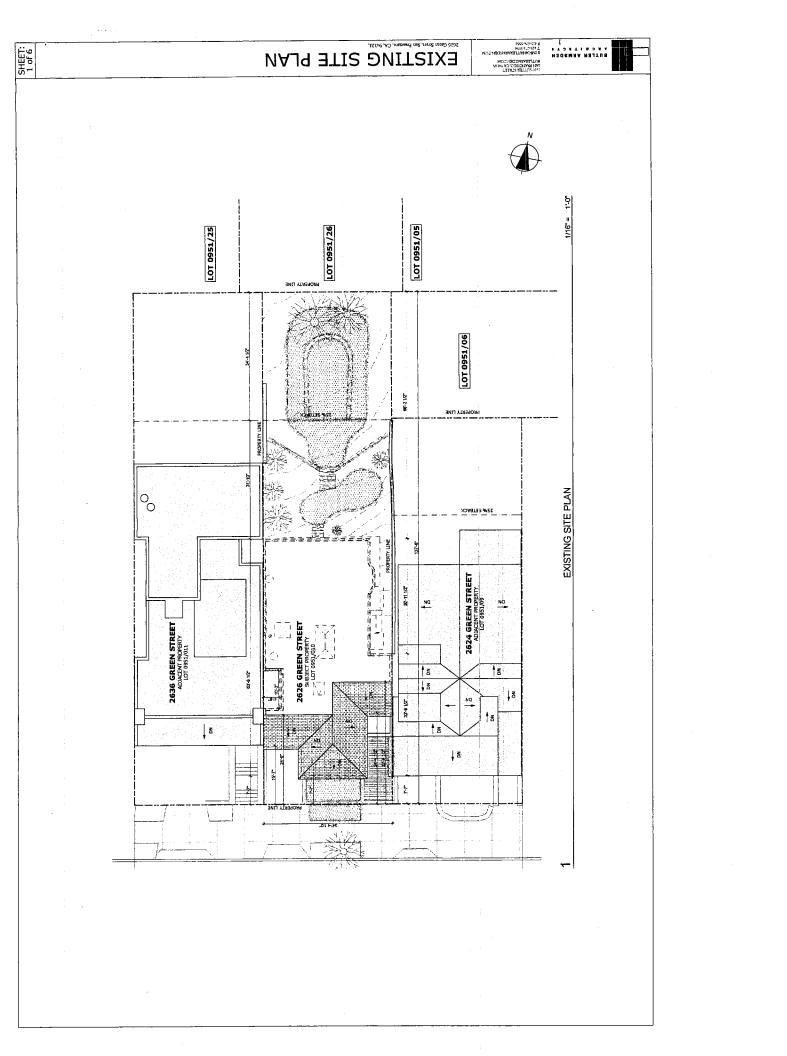
To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. Please be advised that the Planning Department will require at least one business day to respond to any call.

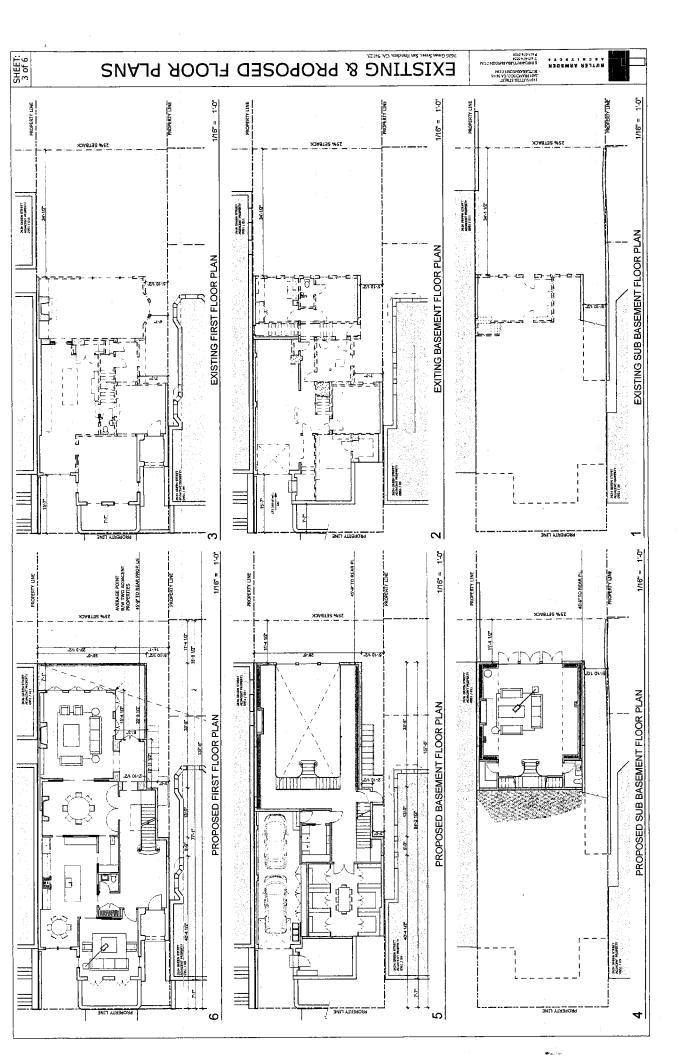
附上的是三藩市城市規劃的法定通告。 2626 Green Street, Building Permit Application No. (2014.02.27.9535). 的建築計劃有關。如果在10/16/2015 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。 如果你需要用華語獲得關於這通告的細節,請電 (415) 575-9010, 然後,請按 "8" · 及留言. 城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的 一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。 El docurrento adjunto es referente a la propiedad en la siguiente dirección at 2626 Green Street, Building Permit Application No. (2014.02.27.9535). Es un requisito del Código de Planeamiento (Planning Code) mandarle este aviso. Hay una posibilidad de que ocurra una audiencia para aprobar el proyecto en esta dirección. Usted tiene derecho a revisar el archivo pero debe ser antes del: 10/16/2015. Para obtener más información en español, llame al siguiente teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

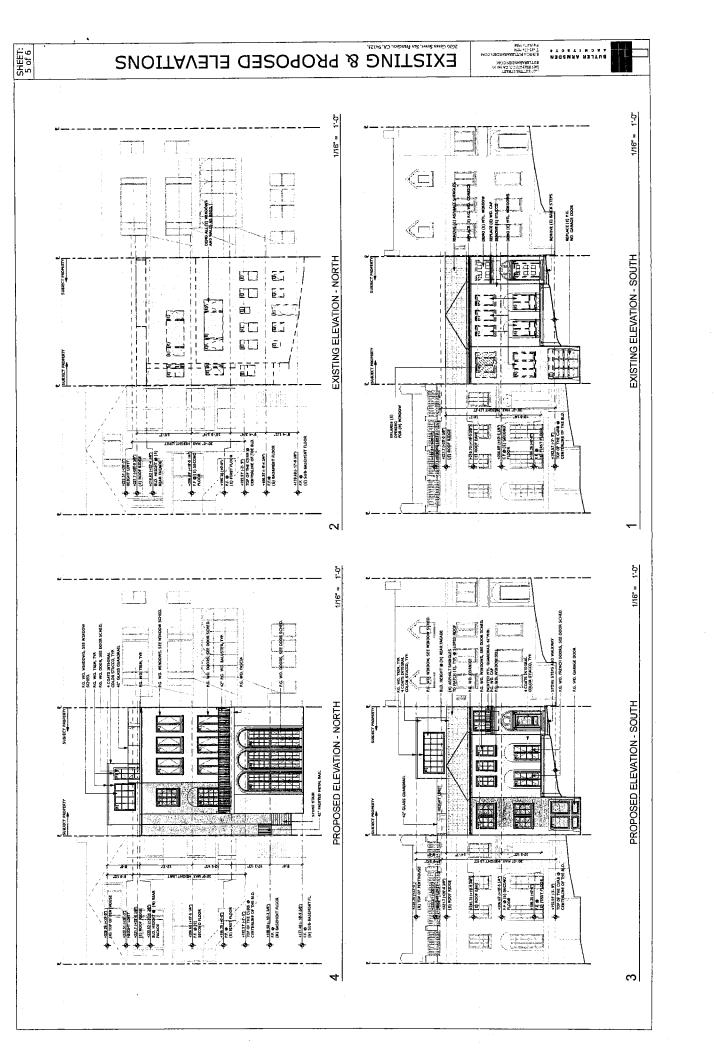
www.sfplanning.org

1650 Mission St. Surfe 400 San Francisco, CA 94103-2479 Reception: **415.558.6378** Fax: **415.558.6409**

Planning Information: **415.558.6377**







October 14, 2015

Via Hand-Delivery

Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103-9426

Re: Authorization of Application for Discretionary Review

Dear President Fong:

This letter authorizes attorney Scott Emblidge, Jodie Smith, and the law firm of Moscone Emblidge & Otis LLP, to act as my agent in the filing of the Application for Discretionary Review, for the project located at 2626 Green Street.

Thank you for your attention to this matter.

Sincerely,

لمع David Soward

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only

APPLICATION FOR Discretionary Review

OCT 1 6 2015

RECEIVED

1. Owner/Applicant Information

CITY & COUNTY OF S.F DR APPLICANT'S NAME: Sarah and Quentin Gallivan DR APPLICANT'S ADDRESS: ZIP CODE: TELEPHONE: 94123 2624 Green Street (415)860-5893

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mark and Lisa Chiba (Hong Kong residents) ----Lewis Butler, Butler& Armsden Architects ADDRESS: ZIP CODE: TELEPHONE: 94109 (2626 Green St) 1420 Sutter Street (415) 674-5554

CONTACT FOR DR APPLICATION:	eda tetra da trada da se	
Same as Above 🔲 Stephen M. Williams		
ADDRESS:	ZIP CODE:	TELEPHONE:
1934 Divisadero Street	94115	(415) 292-3656
E-MAIL ADDRESS		
smw@stevewilliamslaw.com		

2. Location and Classification

STREET ADDRESS OF PROJECT				
				94123
Divisadero Street & Broo		n an	n na an ann a	
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT)	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0951 / 010		4726 SQ FT	RH-1	40-X
	34.375'x13	37.50'		
3. Project Description				
Please check all that apply Change of Use	ge of Hours 🗌	New Construc	ction 🛛 Alterations 🖾	Demolition 🗌 Other 🗌
Additions to Building:	Rear 🔀 🛛 Fro	nt 🔀 Heigh	t 🔀 🛛 Side Yard 🗖	
Present or Previous Use:	Single Family D	Owelling		
Proposed Use: Single Fai	nily Dwelling			
Building Permit Application	n No. 2014.02.	27.9535	Date F	iled: February 27, 2014

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	X	
Did you participate in outside mediation on this case?		¥

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

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

Building owner and architect have stated that they are willing to work with the neighbors to resolve issues, however the changes made to date do not bring the building into compliance with the Cow Hollow Association Guidelines ; architect refuses to provide copies of the amended plans or measure the height of the building from the mid curb point as is required by the Planning Code. The neighbors have further requested a reduction in the rear expansion to the average of the two adjacent buildings, rather than the current proposal which expands to the rear approximately 20' feet. The current "average" is not from a qualifying wall.

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.

Height Measurements from mid curb. Planning Code Sec 102.12(b), URB.MND 3.5; Rear expansion should be average of two adjacent buildings. RDGs p. 25-26 & CHNDG 28-9, URB.MND 3.6; Because DR Requestor is east by south-east of the Project Site, the rear expansion will block access to air and light, especially mid-afternoon sunlight. RDGs p. 25-26 & CHNDGs p. 28-29. CHNDG (pg 65) requires a limit to rear expansions to 30 feet in height from grade beyond the first 40 feet of the lot depth, proposal exceeds this by 3.3 feet. Planning Code Sec. 261(b)1(B). The proposal presents a rear facade in excess of 51' feet although labeled ("three stories")

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:

DR Requestor's Property will be unreasonably impacted by the massive rear expansion which does not respect the dimensions of the existing adjacent buildings; DR Requestor will be unreasonably impacted by the encroachment on the west side of their property; DR Requestor will be unreasonably impacted in terms of access to air and light by the rear expansion, side expansion, and proposed roof top deck which will extend deep into the mid-block space; furthermore the deck and stair penthouse will unreasonably impact the privacy of all adjacent neighbors who will suddenly have a looming deck looking down and into their houses.

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?

Measure the height from the mid-curb as required by the City Code and Cow-Hollow guidelines; Reduce the push-out on the east side of the property to one-half the width of the lot to respect property lines; reduce the rear expansion depth to the average of the two adjacent buildings per the City Code and Cow Hollow Guidelines; reduce the side expansion to respect the current air and light setbacks; replace stair penthouse with stair hatch or other means of access to reduce height and massing; add privacy features to top deck such as planter boxes or set-back the railings on the deck.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

Date: 10 - 16 - 15

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

Stephen M. Williams Owner / Authorized Agent (circle one)

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	
Address labels (original), if applicable	0
Address labels (copy of the above), if applicable	0
Photocopy of this completed application	
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	
Letter of authorization for agent	
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)	

NOTES:

Required Material.

Optional Material.

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

For Department Use Only Application received by Planning Department:

Date:

By:

11

Discretionary Review Response

RESPONSE TO DISCRETIONARY REVIEW (DRP)



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: 2626 Green Street

Building Permit Application(s): 2014.02.27.9535

Record Number: 2015-003951DRP

Assigned Planner: Alexandra Kirby

Project Sponsor

Name: Glenda Flaim, Butler Armsden Architects

Email: flaim@butlerarmsdenarchitects.com

Phone: (415) 674-5554

Zip Code: 94123

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 conforms to the Planning Code in both areas being contested by the DR requesters – vertical extension and horizontal extension. We have made significant efforts to address the concerns of the DR requesters by reducing the size of the stair penthouse in accordance with the stair penthouse exception per Planning Code Sec. 260(b). In addition, we contest the claim of the 2624 Green Street DR requester that the horizontal extension will block rear yard access to light and air. The project conforms to the Planning Code by averaging the horizontal extension between the two adjacent neighbors. In addition, in response to the DR requester's concerns of easterly access to light and air, the project was designed to step back west by more than 14'-0" from the lot line.

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.

The project in question has been modified per the concerns of the DR requesters and other neighborhood stakeholders. The stair penthouse has been modified to reduce its mass in the following ways: (1) the overall height has been reduced to a maximum height of 6'-9 ¼" above the height limit, where 10' is allowed; and (2) the penthouse ceiling has been sloped to match the slope of the stair. These changes were made after filing of the application and in consideration of neighbor concerns.

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 explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

PAGE 1 | RESPONSE TO DISCRETIONARY REVIEW - CURRENT PLANNING

As stated above, we have proposed to modify the rear yard extension and the penthouse to address concerns of neighbors. The rear yard extension is in keeping with the intent of the Planning Code to maintain rear yard continuity and protect rear yard light and air. Even though the Planning Code would allow us to build right up to the adjacent DR requester's property, we have preemptively made concessions out of concern for their access to light and air by holding back part of the horizontal addition along the east property line by more than 5'-10", and further stepping back to more than 14'-1" in other areas, providing a significant increase in access to light and air for the DR requester. We believe these concessions – which were made early on in the design process – go above and beyond the requirements of the Planning Code and provide the DR requestor with reasonable access to light and air. The DR requester claims that the rear extension "expands..., approximately 20' feet"; this statement is not accurate. The building extends horizontally approx. 22' at the Basement level, but steps back at the First Floor and Second Floor, resulting in a visible extension of only approximately 15'.

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.

김 사람이 비행된 것이 많이 잘 하지 않는 것 같은 것이 집에 가지 않는 것이 같이 많이 많이 했다.	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	4	4
Basement Levels (may include garage or windowless storage rooms)	2	2
Parking Spaces (Off-Street)	2	2
Bedrooms	4	3
Height	28'-9 3/8"	36'-9 1/4"
Building Depth	71'-3 5/8"	91'-9 1/4"
Rental Value (monthly)	Not Known	Not Known
Property Value	Not Known	Not Known

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

Signature:	Date:	
Printed Name: Glenda Flaim	□ Property Owner✓ 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.

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V. 5/27/2015 SAN FRANCISCO PLANNING DEPARTMENT

REUBEN, JUNIUS & ROSE, LLP

January 15, 2016

President Rodney Fong San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: 2626 Green Street (0951/010) Brief in Opposition to Discretionary Review Request Planning Department Case No. 2015-003951DRP Hearing Date: January 28, 2016 Our File No.: 8705.01

Dear President Fong and Commissioners:

We are working with Lisa and Mark Chiba, owners of the property located at 2626 Green Street (Assessor's Block 0951, Lot 010; the "Property"). Lisa and Mark have proposed a modest rear addition and stair penthouse for their existing residence at the Property (the "Project"). A neighbor across the street from the Property, David Soward of 2635 Green Street, and the neighbor adjoining the Property to the east, Sarah and Quentin Gallivan at 2624 Green Street, have requested Discretionary Review ("DR") of the Project.

The DR request should be denied for the following reasons:

- The DR request does not establish exceptional or extraordinary circumstances that are necessary to justify the Commission's use of its special discretionary review powers;
- The Project is fully Code-compliant and consistent with the Residential Design Guidelines and Cow Hollow Neighborhood Design Guidelines ("CHNDG");
- The DR requesters object to the proposed stair penthouse, but in response to the concerns raised by the requesters, the penthouse has been reduced in scope and impact to the smallest dimension possible. The roof is 6'-9 ¼" over the height limit, where 10' is allowed, with the roof sloped to match the stair slope. The penthouse provides only stair access, with no elevator access (there is no elevator). A rendering showing a front view of the penthouse is attached hereto as Exhibit A.
- The stair penthouse is consistent in scale and design with other roof access penthouses in the neighborhood and those recently approved by the Planning

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben³ | Tuija I. Catalano | Thomas Tunny David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McInerney III²

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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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Commission. The penthouse has minimal impact on the DR requesters' properties, neighborhood character, privacy, light or air. Moreover, contrary to the DR requesters' assertions, the existing structure and Project comply with the 30-foot height limit (with allowed exceptions for the penthouse) set forth in the Planning Code.

- The Gallivans object to the proposed rear addition. However, again, the proposed addition is modest in scale, is significantly smaller than what is allowed under the Planning Code (and well within the 25% rear yard limit), and is consistent with the Residential Design Guidelines and CHNDG. The addition has been stepped back from the Gallivans' property by 5'-10 ½" for a portion and 14'-1" for the remainder to reduce shadow and privacy impacts.
- Moreover, the addition is less intrusive because of the downward slope of Green Street, which means the Property and proposed addition are at a lower level than the Gallivans' property. The shadow studies attached as <u>Exhibit B</u> show that the Project will have <u>no</u> shadow (*i.e.*, light and air) impacts on the Gallivans' property.

A. PROPERTY AND PROJECT DESCRIPTION

The Property is located on the north side of Green Street, between Divisadero Street and Broderick Street. The lot slopes downward laterally from east to west (sloping down from the Gallivans' property), and slopes downward from front to back by over 20 feet. The lot width is $34'-4 \frac{1}{2}$ " and the depth 137'-6".

The Project proposes the following alterations to the existing two-story single-family home:

- Front façade: No significant modification. Upgrade existing balcony railing to conform with current life and safety concerns.
- Rear façade: A new horizontal addition of approximately 22' in depth at the two basement levels, and approximately 15' in depth at the first floor and second floor, with a roof top deck over the second floor. The rear addition is stepped back 5'-10 ½" for a portion and 14'-1" for the remainder from the Gallivans' property.
- Addition of a modest stair penthouse with a maximum height of 6'-9 ¼" over the height limit and a sloped roof to allow access to the roof deck.

Project plans are attached hereto as Exhibit C.

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Because the lot slopes downward more than 20 feet from front to back, the base height limit is reduced from 35 feet to 30 feet for the first 100 feet of lot depth. (Plan. Code § 261(b)(1)(B).) Because the lot width is less than 35 feet, height is measured from the mid-point of the lot at the curb level. (Plan. Code § 260(a).) The existing structure and proposed Project both comply with the height limit.

The Planning Code also allows stair penthouses of up to 10' above the height limit. (Plan. Code 260(b)(1)(B).) The proposed penthouse complies with this height limit.

As to rear yard requirements, the proposed rear addition extends to a point equal to the average of the two adjacent buildings, in compliance with the Residential Design Guidelines and the CHNDG, and as requested by Planning Staff and the Residential Design Team.

B. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is intended to be used only when there are exceptional and extraordinary circumstances associated with the proposed project."¹ The discretionary review authority is based on Section 26(a) of the San Francisco Business & Tax Regulations Code and, moreover, pursuant to the City Attorney's advice, it is a "sensitive discretion ... which must be exercised with the utmost restraint". Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

Discretionary review is not proper in this case because there are no exceptional or extraordinary circumstances present – there is no complex topography (in fact, the topography lessens the impact of the Project), no irregular lot configuration, nor an unusual context.

The DR requesters raise the following concerns, none of which meets the standard for discretionary review.

1. The stair penthouse is too large and invades privacy.

In response to the concerns raised by the DR requesters, the stair penthouse has been reduced in scope and impact to the smallest dimension possible. The height is 6'-9 ¼", where 10' is allowed, with the roof sloped to match the stair slope. The penthouse provides only stair access, with no elevator access.

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¹ Planning Department publication for the Application Packet for Discretionary Review.

Moreover, the proposed penthouse is similar in size to others in the neighborhood, including one recently approved by the Planning Commission pursuant to a discretionary review request. On October 15, 2015, the Planning Commission approved an elevator penthouse at 2720 Lyon Street based on the penthouse being reduced in size to accommodate only the elevator. In the present case, the Project's proposed stair penthouse has been reduced in size to accommodate only the stairway.

At 2582 Filbert Street, a recently-approved stair penthouse measures 6'-6" above the height limit with a flat roof. The proposed penthouse here is similarly 6'-9 1/4" above the height limit, and has a sloped roof.

There are numerous examples of penthouses and enclosures throughout the Cow Hollow neighborhood, as shown on the photo survey attached as <u>Exhibit D</u>. The reality is that there are penthouses, enclosures and/or roof decks located throughout the neighborhood. The City's rules and standards do not vary in one neighborhood from one block to another, and our modest proposal should not be subjected to different standards simply because of some neighbors on our particular block.

The DR requesters assert that the CHNDG prohibits stair penthouses, but this assertion is incorrect. The Appendix to the CHNDG sets forth a provision that stair penthouses are prohibited (p. 65), but the Planning Commission has expressly declined to adopt the Appendix to the CHNDG because of its conflicts with the Planning Code.

2. The rear addition unreasonably impacts the Gallivans' privacy and access to light and air.

Contrary to the Gallivans' assertions, the rear addition is a modest extension into the rear yard that extends no further than the average of the two adjacent buildings, and respects the existing mid-block open space. As shown in <u>Exhibit E</u>, a significant portion of the rear addition is below grade, and the addition as a whole has little impact on the mid-block open space.

Moreover, the addition is stepped back 5'-10 ¹/₂" and 14'-1" from the Gallivans' property in order to protect their privacy and access to light and air. As shown in the shadow studies attached as Exhibit B, the rear addition will have no light and air impacts on the Gallivans' property.

3. The Project exceeds the applicable height limits.

The Gallivans assert that the Project violates the CHNDG height limit of 30 feet allowed for only the first 40 feet of the lot depth. (CHNDG at p. 65.) This provision of the CHNDG, however, is set forth in the CHNDG Appendix, which has not been adopted by the Planning

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Commission, and which directly conflicts with the Planning Code. The Planning Code sets a 30-foot height limit for the first 100 feet of lot depth. The Project complies with this requirement.

The Gallivans also appear to contest the way height is measured in the Project, but the Project properly measures the height from the curb level at the mid-point of the lot. (Plan Code \$ 260(a), 261(b)(1)(B).)

C. CONCLUSION

The DR request should be denied. The DR requesters are required to show exceptional or extraordinary circumstances to justify the Planning Commission's exercise of its special discretionary review powers. They have not. The proposed stair penthouse has been designed to be as small and unobtrusive as possible. The rear addition is modest, consistent with adjacent properties and others on the block, and has no cognizable impact on the Gallivans privacy or access to light and air. The Project has been carefully designed to be Code-compliant and consistent with the Residential Design Guidelines, CHNDG and the character of the neighborhood. Planning Department Staff has concluded that the DR requesters have not presented exceptional or extraordinary circumstances, and no revisions or modifications to the Project have been requested by Planning Department Staff.

For all of the above reasons, we respectfully request the Planning Commission not take discretionary review, and allow this worthy Project to move forward.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

James A. Reuben

Enclosures

cc: Vice-President Cindy Wu Commissioner Michael Antonini Commissioner Rich Hillis Commissioner Christine Johnson Commissioner Kathrin Moore

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> Commissioner Dennis Richards John Rahaim – Planning Director Scott Sanchez – Zoning Administrator Jonas Ionin – Commission Secretary Alexandra Kirby – Project Planner Lisa and Mark Chiba

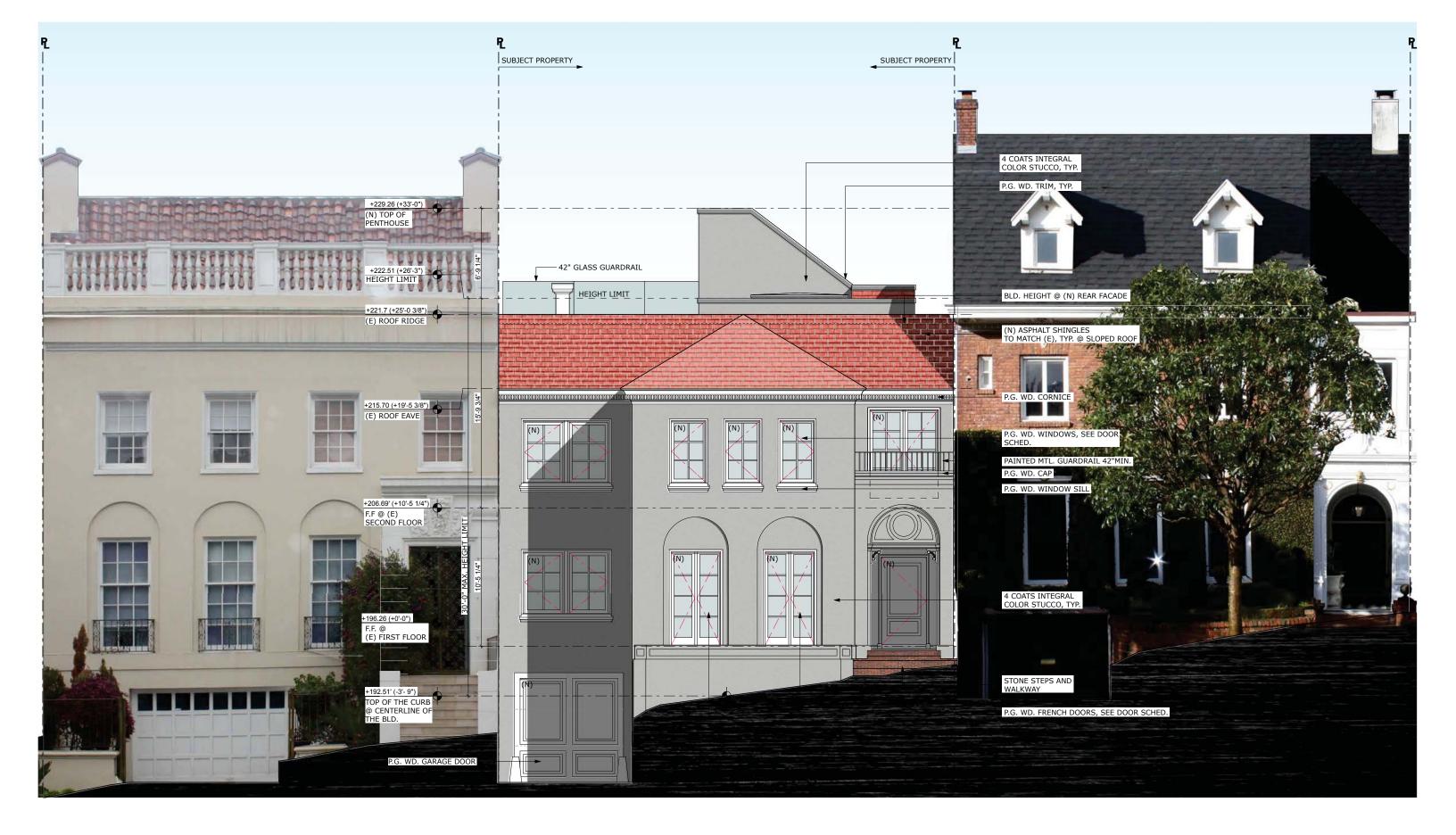
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EXHIBIT A

BUTLER ARMSDEN A R C H I T E C T S



BUTLER ARMSDEN A R C H I T E C T S

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EXHIBIT B

BUTLER ARMSDEN

A R C H I T E C T S



EXISTING CONDITION - MARCH 21 9:00 AM

CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

BUTLER ARMSDEN A R C H I T E C T S

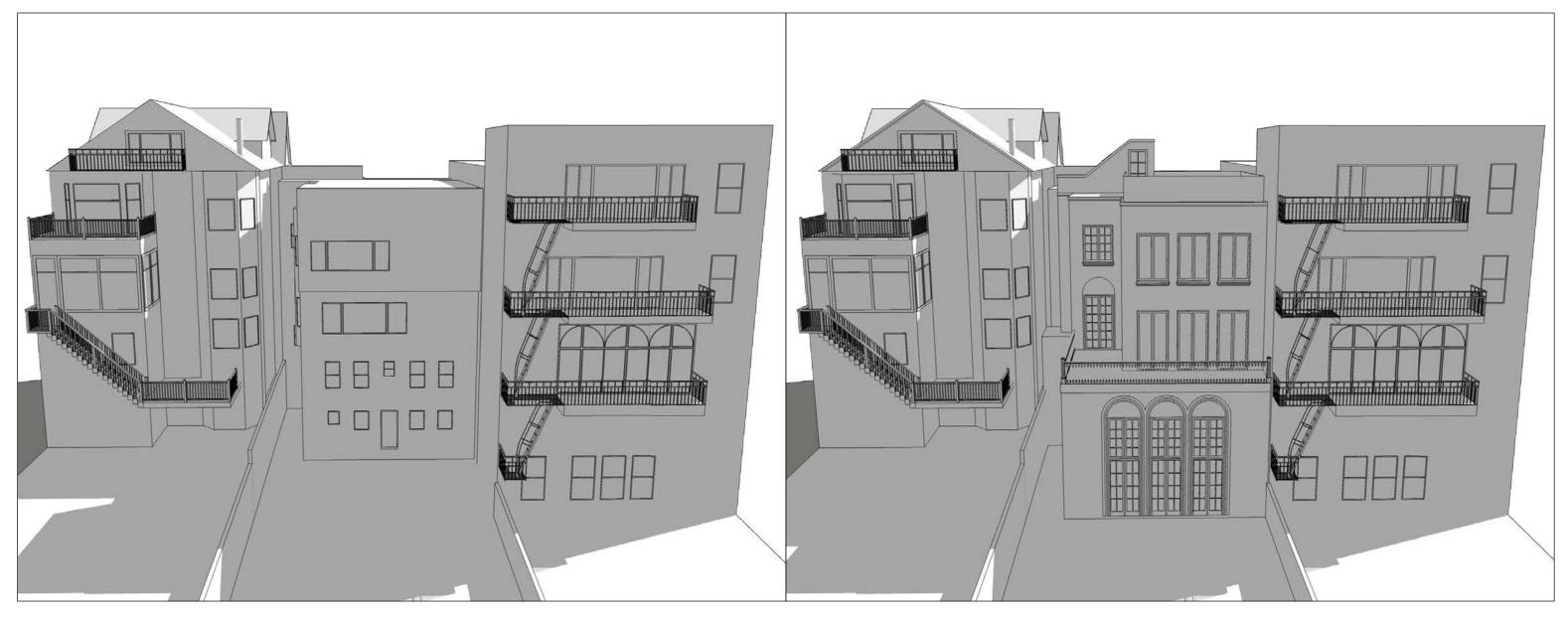


EXISTING CONDITION - MARCH 21 12:00 PM

PROPOSED CONDITION - MARCH 21 12:00 PM

CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

BUTLER ARMSDEN RCHITECTS

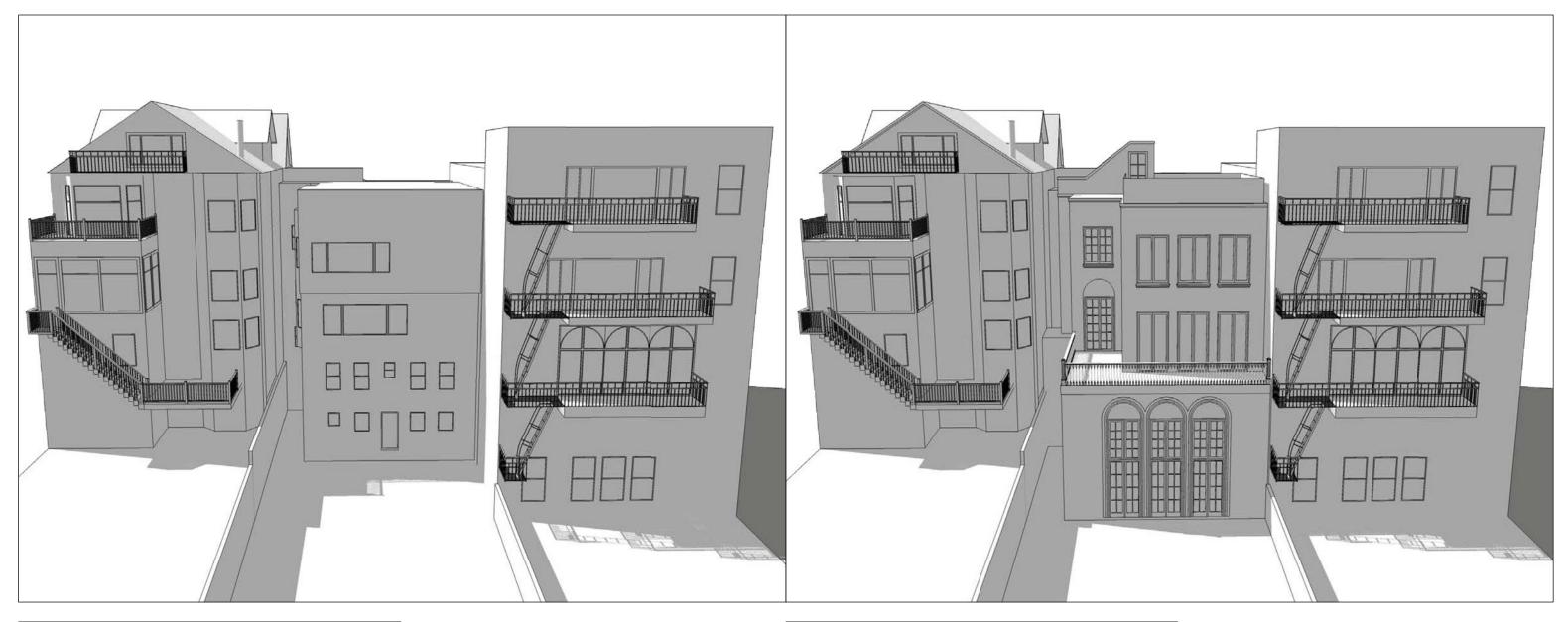


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CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

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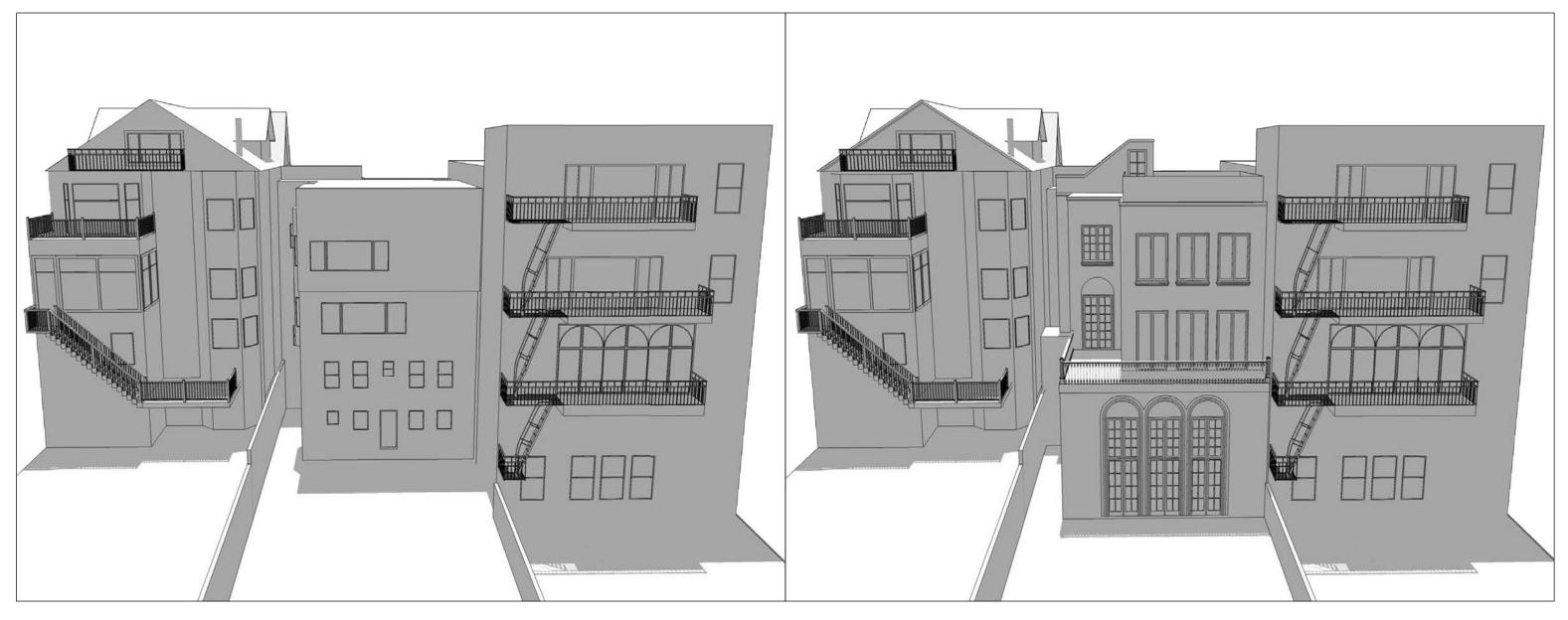


EXISTING CONDITION - JUNE 21 9:00 AM

PROPOSED CONDITION - JUNE 21 9:00 AM

CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

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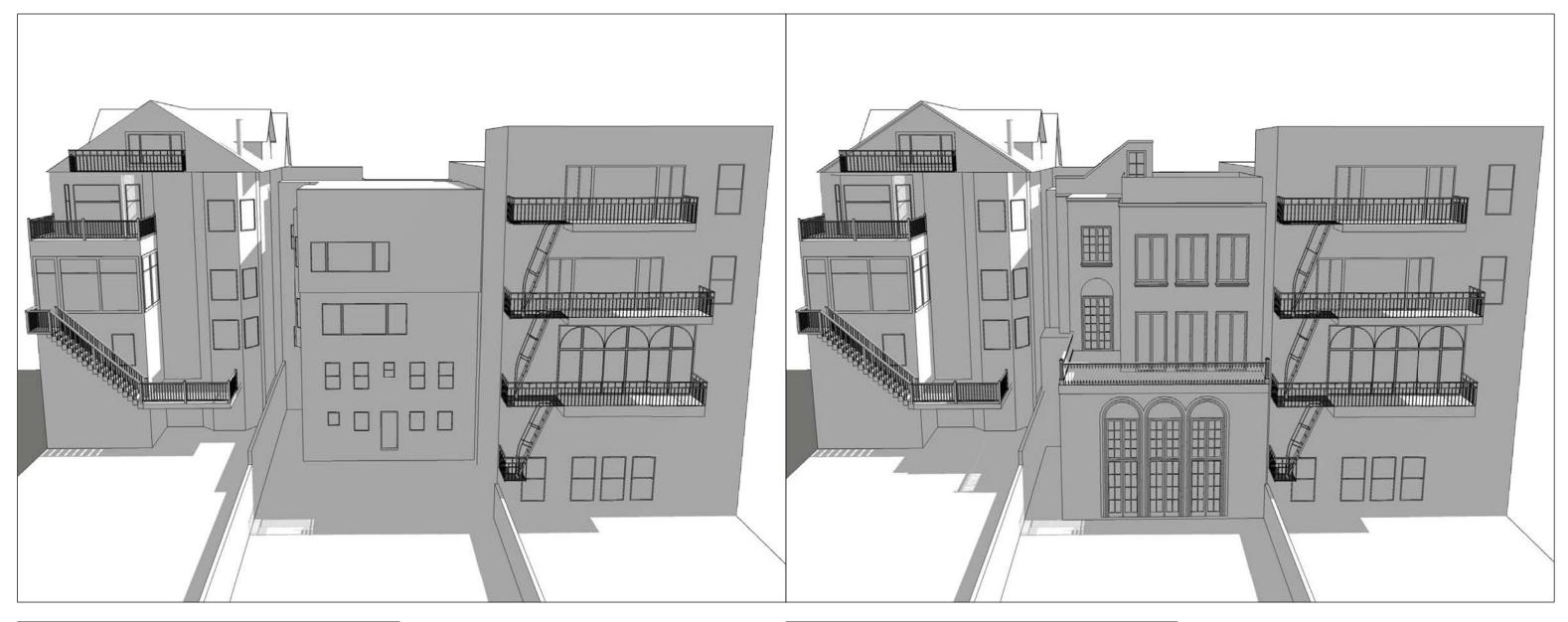


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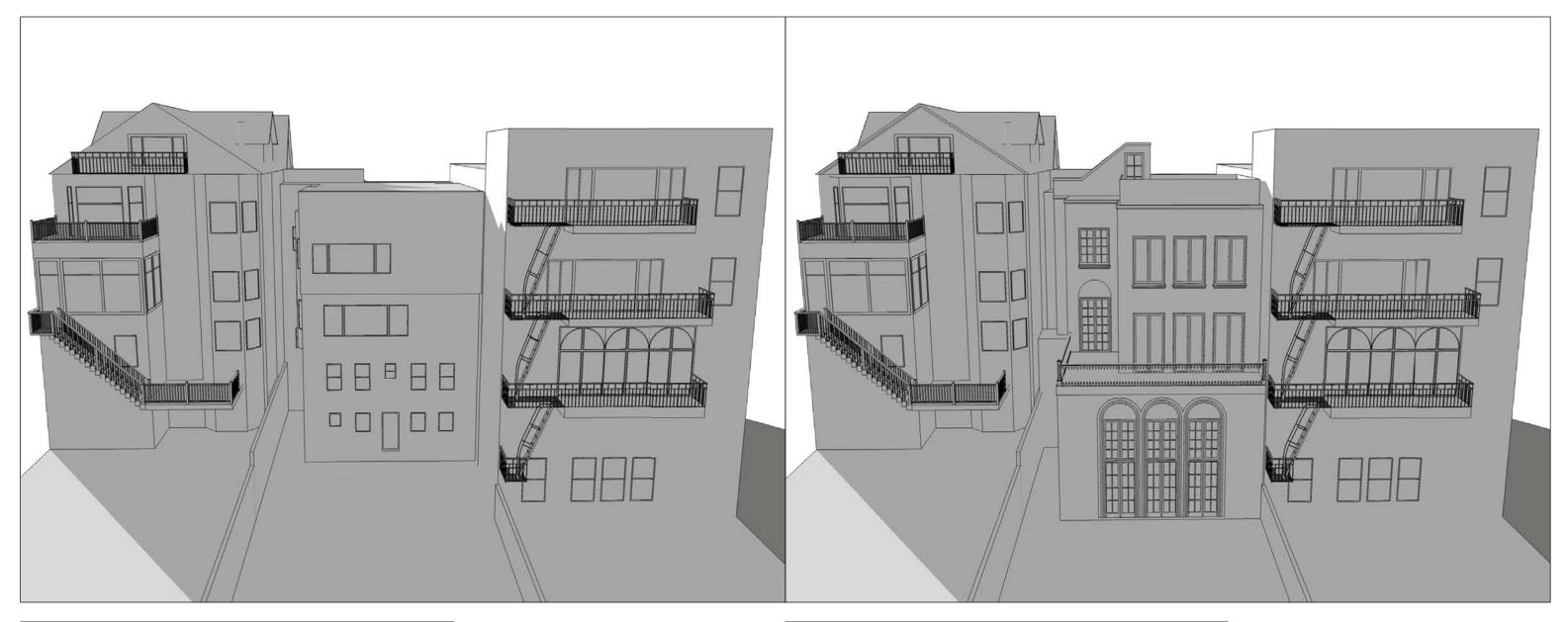


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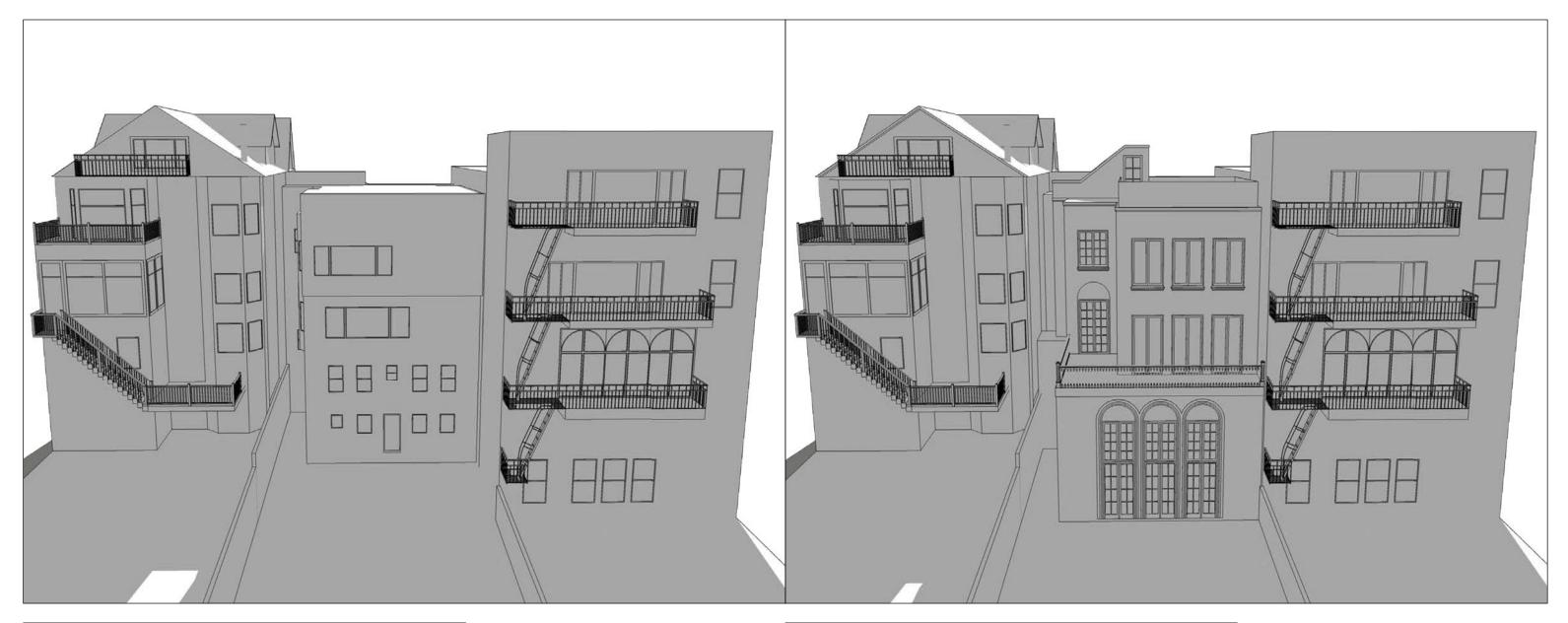


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PROPOSED CONDITION - DECEMBER 21 9:00 AM

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PROPOSED CONDITION - DECEMBER 21 21:00 PM

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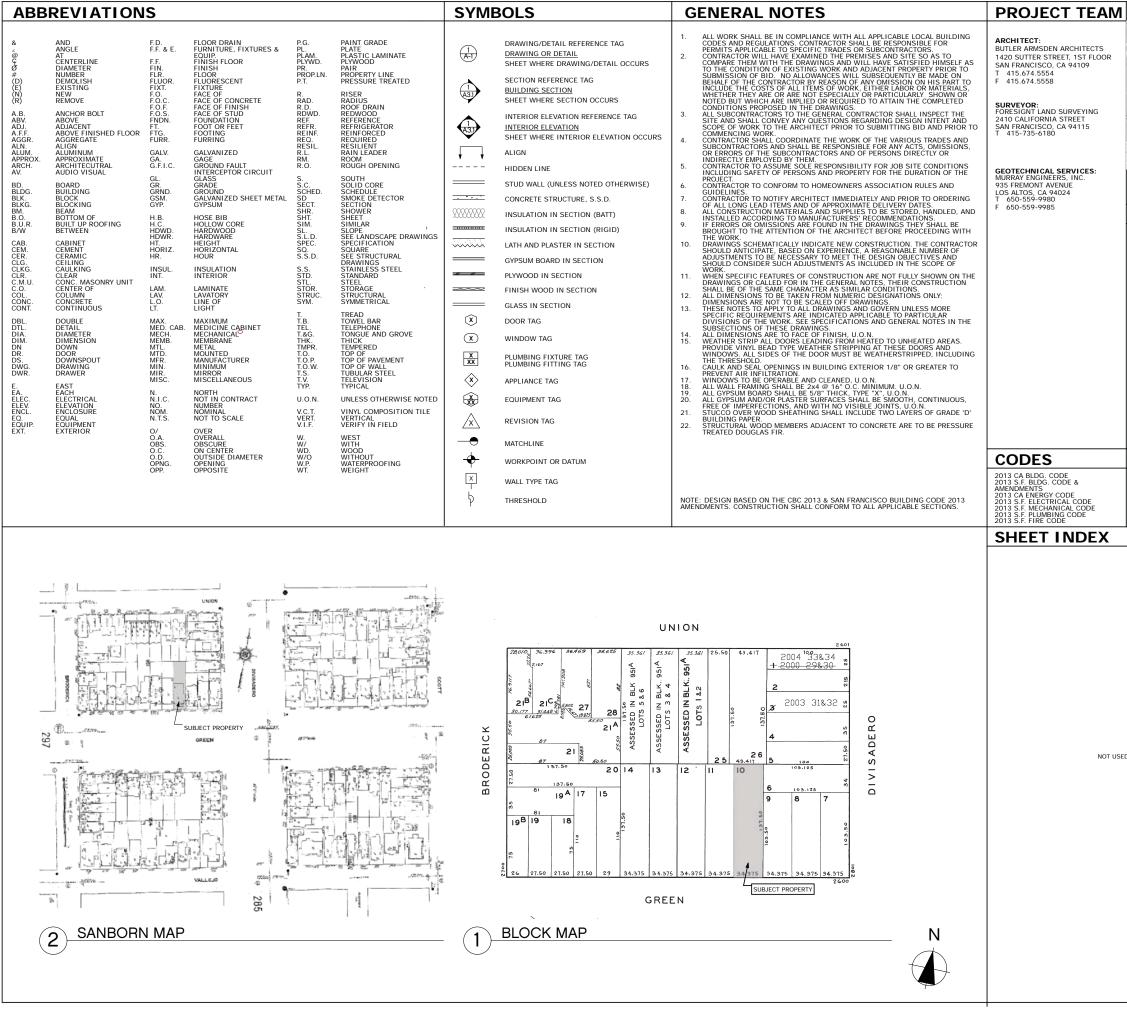
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EXHIBIT C

BUTLER ARMSDEN A R C H I T E C T S



PROJECT TEAM VICINITY MAP ARCHITECT: BUTLER ARMSDEN ARCHITECTS BUTLER STREET, ISST FLOOR AN FRANCISCO, CA 94109 T 415.674.5554 F F 415.674.5554 F SURVEYOR: FORESIGNT LAND SURVEYING 2410 CALIFORNIA STREET SAN FRANCISCO, CA 94115 T 415-735-6180 F

PROJECT	DA	ГА			
BLOCK: 0951 LOT: 010 LOT SIZE: 4726 Sq Ft		ZONED: HEIGHT OCCUPA		RH-1 40-X R-3	
UNCONDITIONED SPACE	EXIST	ING	PRO	OPOSED	
GARAGE BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR	462 	sqft. sqft. sqft. sqft. sqft.	462 		sqft. sqft. sqft. sqft. sqft.
TOTAL:	462	sqft.	462		sqft.
CONDITIONED SPACE EXISTING PROPOSED					
GARAGE SUB BASEMENT BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR TOTAL:	 268 1298 1723 1761 5050	sqft. sqft. sqft. sqft. sqft. sqft. sqft.	 982 156: 213- 209 ⁻ 676 ⁰	4 1 9	sqft. sqft. sqft. sqft. sqft. sqft. sqft.
TOTAL:	5512	sqft.	723		sqft.
CONSTRUCTION CLASSIFICATION	EXISTI VB	NG	PRO VB	POSED	
	EXISTI	NG	PRO	POSED	
FIRE SPRINKLER	NO		YES		
SCOPE OF WORK					

HORIZONTAL ADDITION AT REAR AND EAST SIDE OF THE BUILDING. VERTICAL ADDITION AT REAR OF THE BUILDING. NEW ROOF DECK AND PENTHOUSE AT REAR OF THE BUILDING. INTERIOR REMODEL AT ALL FLOORS WITH RELOCATION OF STAIR.

01/07/2016 08/31/2015 07/21/2015 07/20/2014 02/27/2014	ARCH	IITECTURAL:
		TITLE SHEET SITE PHOTOS
	A0.2	SITE SURVEY
		EXISTING SITE PLAN
	A0.4 A0.5	DIAGRAM OF MID-BLOCK OPEN SPACE PROPOSED SITE PLAN
	A1.1	DEMOLITION PLAN - SUB-BASEMENT FLOOR DEMOLITION PLAN - BASEMENT FLOOR
	A1.2	
		DEMOLITION PLAN - SECOND FLOOR
		DEMOLITION PLAN - ROOF EXISTING EXTERIOR ELEVATIONS - SOUTH
		EXISTING EXTERIOR ELEVATIONS - SOUTH
		EXISTING EXTERIOR ELEVATIONS - WEST
		EXISTING EXTERIOR ELEVATIONS - EAST EXISTING LONGITUDINAL SECTION
		EXISTING LONGITUDINAL SECTION
		DEMO CALC.
	A1.13	DEMO CALC.
		PROPOSED PLAN - SUB-BASEMENT FLOOR
		PROPOSED PLAN - BASEMENT FLOOR PROPOSED PLAN - FIRST FLOOR
	A2.4	PROPOSED PLAN - SECOND FLOOR
D HII M		PROPOSED PLAN - THIRD FLOOR
		PROPOSED PLAN - ROOF SCHEDULE - DOORS
	A2.8	
	A3.1	
X XXXX	A3.2	
		EXTERIOR ELEVATIONS - WEST EXTERIOR ELEVATIONS - EAST
		NORTH - SOUTH SECTION (TOWARDS WEST)
NNN		

BUTLER ARMSDEN ARCHITECTS

1420 SUTTER STREET 1ST FLOOR SAN FRANCISCO, CA 94109 BUTLERARMSDEN.COM

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- T 415-674-5554
- F 415-674-5558

94123 ш ENC ₹ C ö an S San L 2 4 Š Ω CHI Ū 2626

PLANNING PERMIT

REVISIONS:	BY:
REVISION SET - 07/30/2014	MV
2 REVISION SET - 07/21/2015	MV
3 REVISION SET - 08/31/2015	MV
	I

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV/JJ
CHECKED:	GF/ LB
SCALE:	AS NOTED

TITLE SHEET









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BIRD'S EYE FACING NORTH

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(3)







2849 CALIFORNIA STREET SAN FRANCISCO, CA 94115 BUTLERARMSDEN.COM

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CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

PLANNING PERMIT

REVISIONS:	BY:

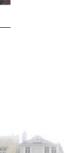
JOB#:	1317
DATE:	02/27/2014
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CHECKED:	GF/ LB
SCALE:	AS NOTED

EXISTING SITE PHOTOS

A0.1







GENERAL NOTES

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED. (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(7) THIS IS A BOUNDARY SURVEY.

(8) A RECORD OF SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 OF THE BUSINESS AND PROFESSIONS CODE.

(9) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(10) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.

(11) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(12) A CURRENT POLICY OF TITLE INSURANCE WAS NOT PROVIDED AT THE TIME OF THE SURVEY. EASEMENTS (IF ANY) OR ANY OTHER FACTS THAT MY BE DISCLOSED BY A TITLE REPORT ARE NOT SHOWN.

BASIS OF ELEVATION

FOUND CROW CUT OUTER RIM OF A SWI AT THE SOUTH EAST CORNER OF GREEN AND BRODERICK STREETS. ELEVATION = 149.481 CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

BASIS OF SURVEY

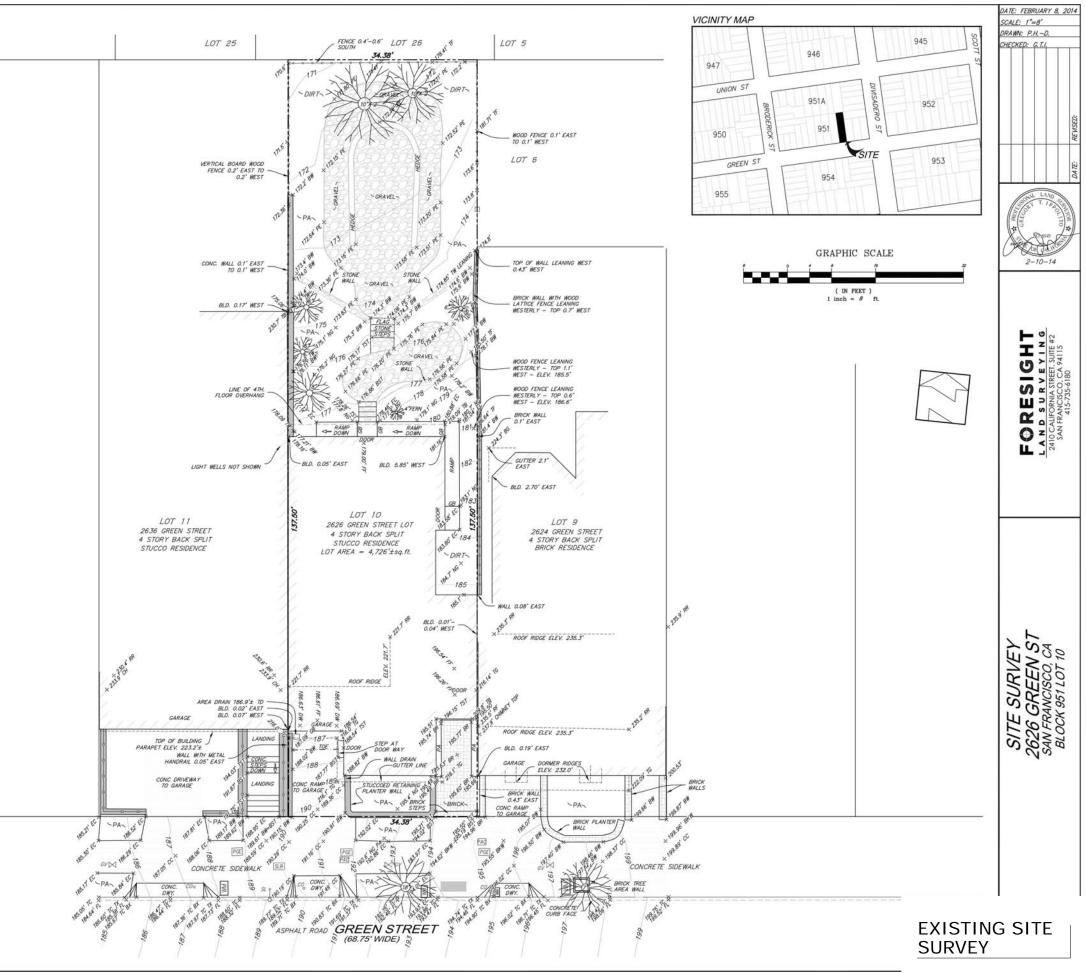
GRANT DEED RECORDED IN REEL J925 IMAGE 0590

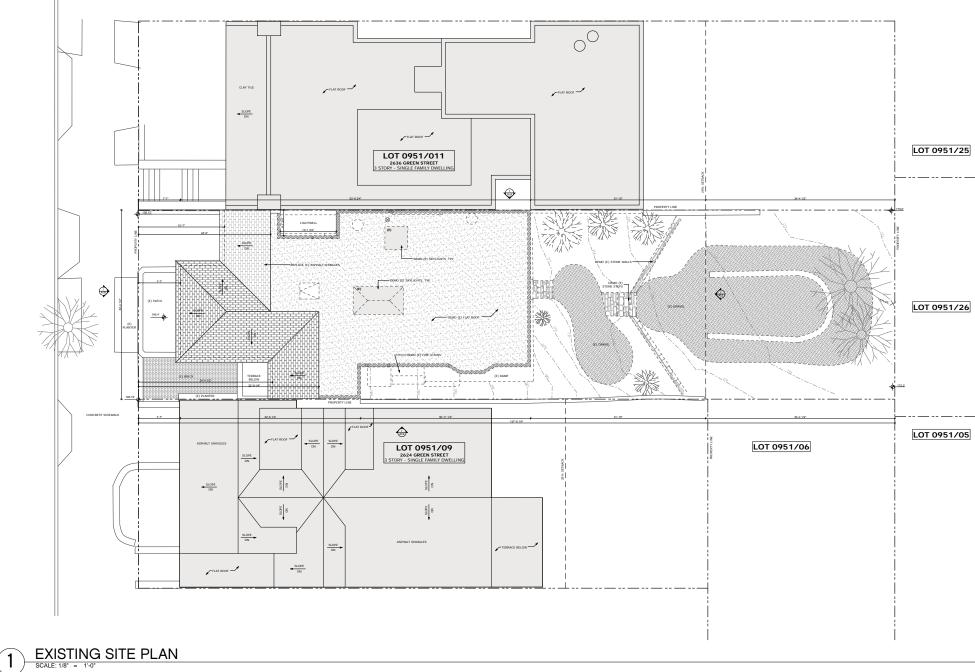
MAP REFERENCES

(R1) GRANT DEED RECORDED IN REEL J925 IMAGE 0590. (R2) MONUMENT MAP NO 34 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

LEGEND

EGEND	
GR NG PA PE RF RF SL SLB TB TC TD TF TG TS TST TST TX TX	ASPHALT CONCRETE BOTTOM OF OUTTER BACK OF SIDEWALK BULLDING BRICK BOTTOM OF DRIVEWAY "X" BOTTOM OF DRIVEWAY "X" BOTTOM OF MALL CEMENT CONCRETE CHIMMEY CLEANOUT CEMENT CONCRETE DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVE BOOF RIVE STREET LIGHT STREET LIGHT STREET LIGHT STREET LIGHT STREET LIGHT STREET LIGHT DOP OF ARAPET TOP OF FORCE TOP OF FORCE TOP OF FORCE TOP OF STEP TOP OF STEP TOP OF DRIVEWAY "X"
- XX	
⊳ GV	GAS VALVE
WM	WATER METER
PAC	PAC BOX
0 CO	CLEANOUT
PGE	PGE BOX
+ XX.)	X SPOT ELEVATION
•¢	STREET LIGHT
SLB	STREET LIGHT BOX
業	x* TREE WITH TRUNK DIAMETER (IN INCHES)





WALL LEGEND

EXISTING WALL TO BE REMOVED EXISTING WALL

NEW WALL



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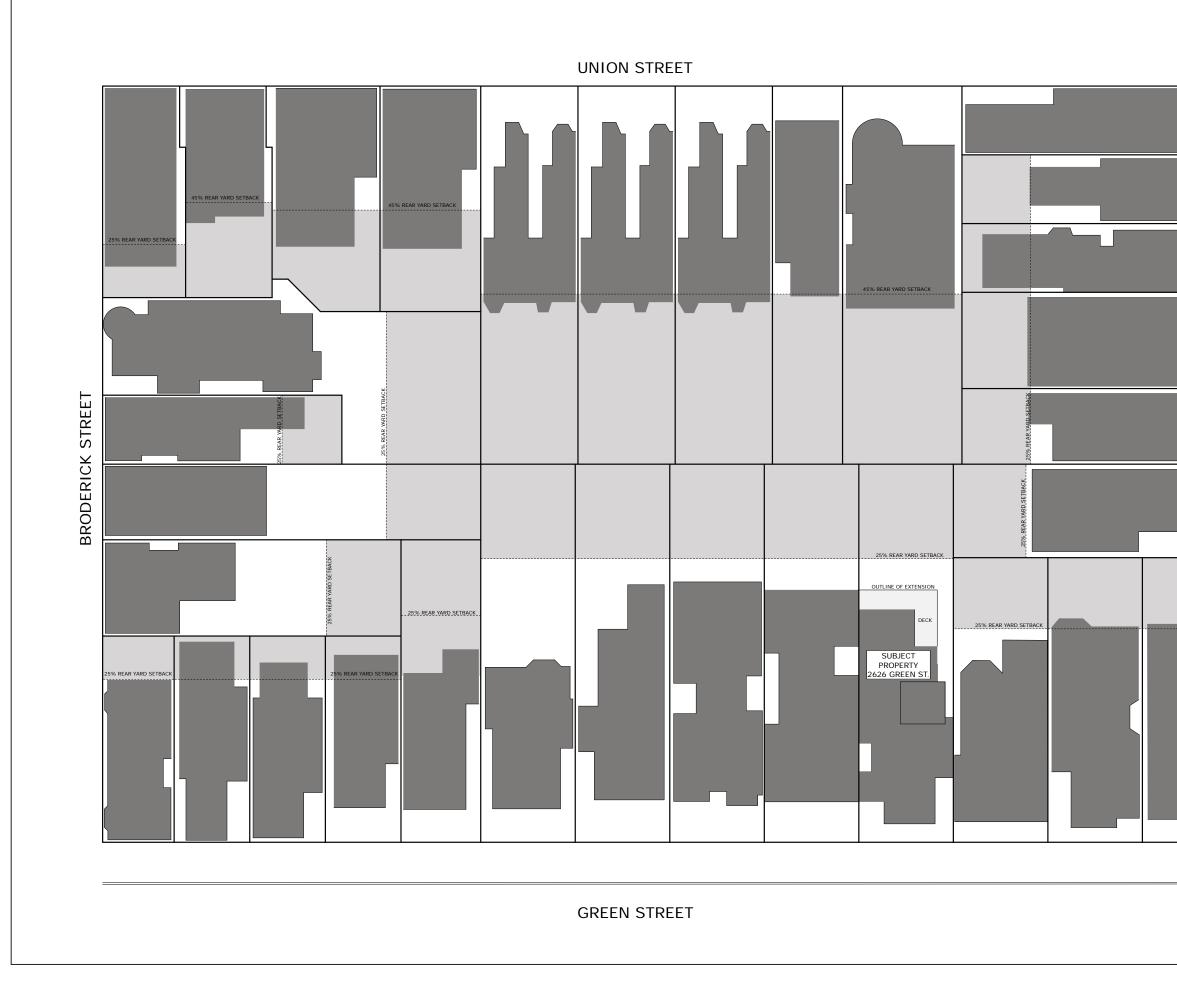
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REVISIONS:	BY:
2 REVISION SET - 07/21/2015	MV

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV
CHECKED:	GF/ LB
SCALE:	AS NOTED

EXISTING SITE PLAN







NEW WALL



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3 REVISION SET - 08/28/2015	MV

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV
CHECKED:	GF/ LB
SCALE:	AS NOTED

DIAGRAM OF MID-BLOCK OPEN SPACE

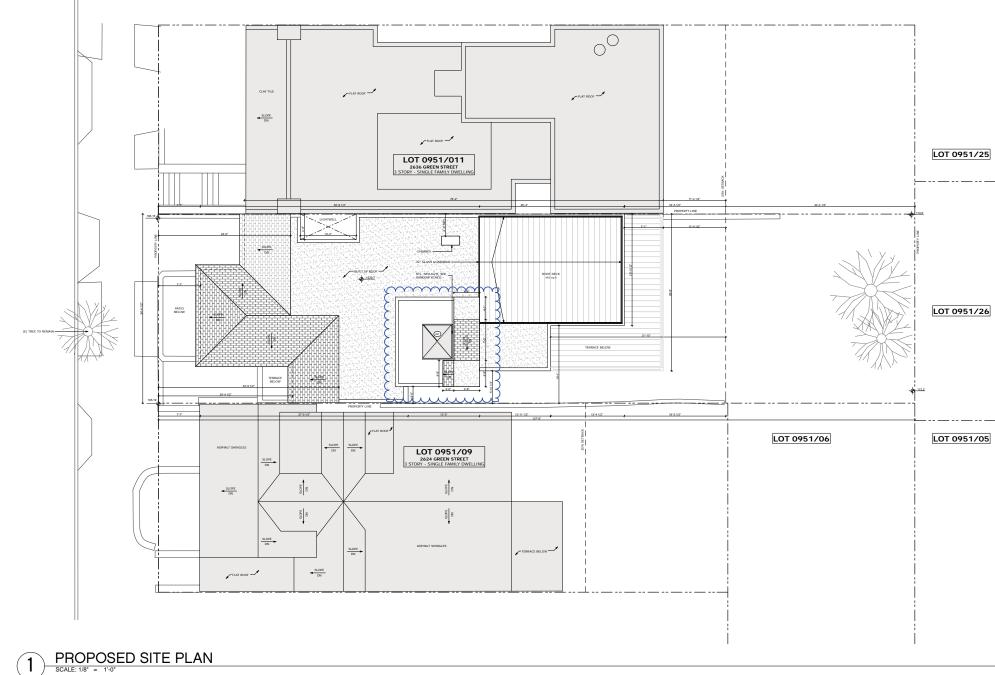


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EXISTING WALL TO BE REMOVED EXISTING WALL





WALL LEGEND

EXISTING WALL TO BE REMOVED EXISTING WALL

NEW WALL



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1317 Chiba , San Francisco, CA 94123 **~** 2626 Green Street ,

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REVISIONS:

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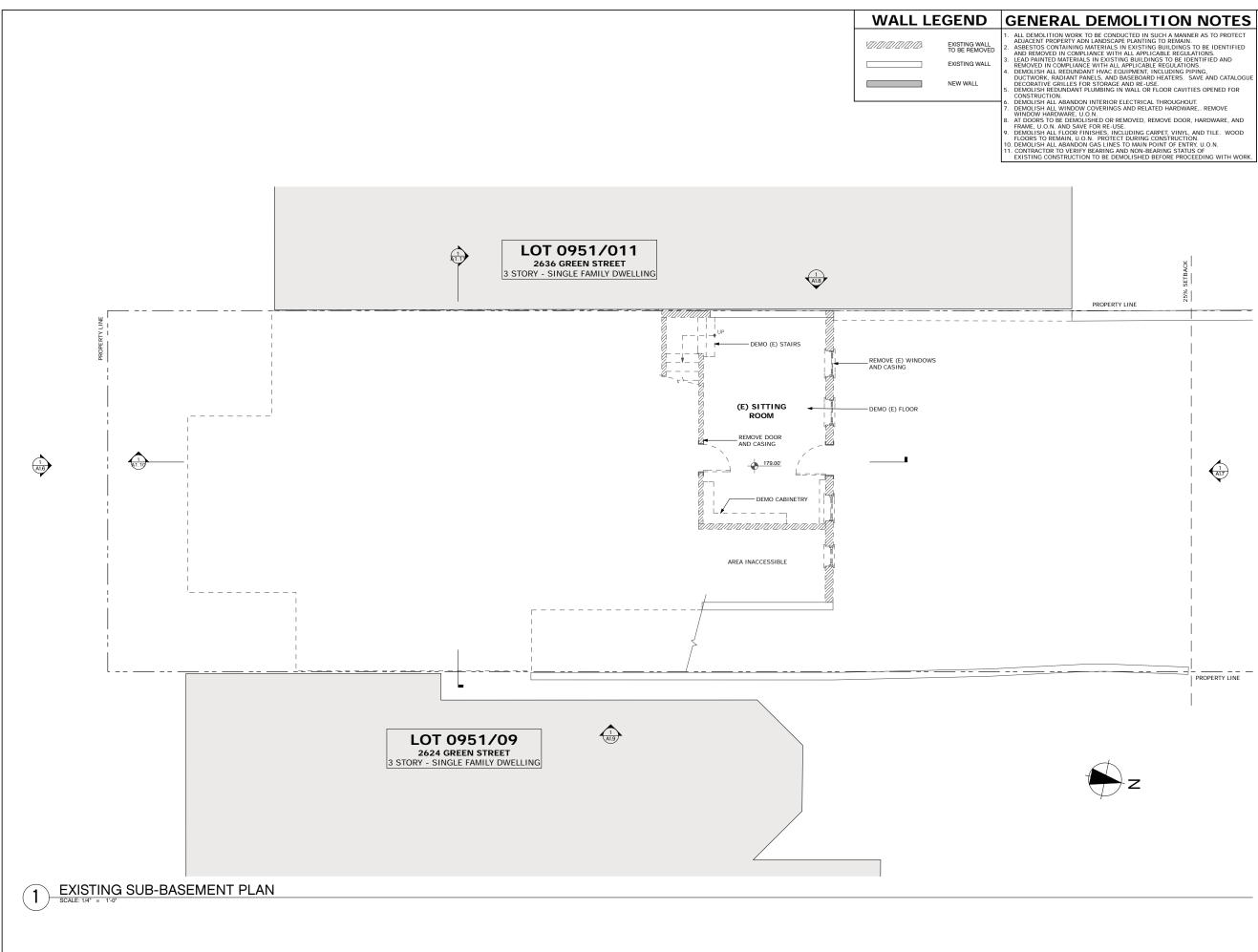
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JOB#:	1317
DATE:	02/27/2014
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SCALE:	AS NOTED

PROPOSED SITE PLAN







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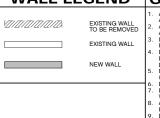
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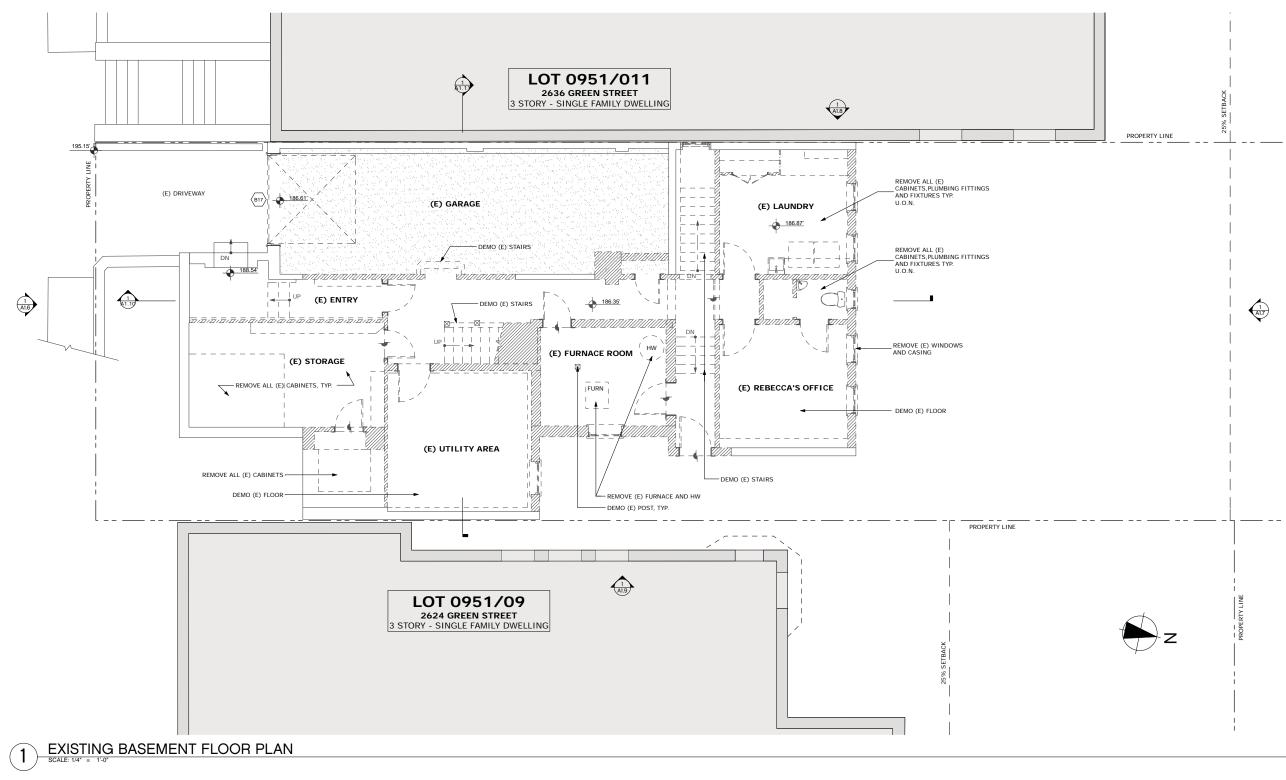
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EXISTING SUB-BASEMENT FLOOR PLAN







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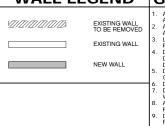
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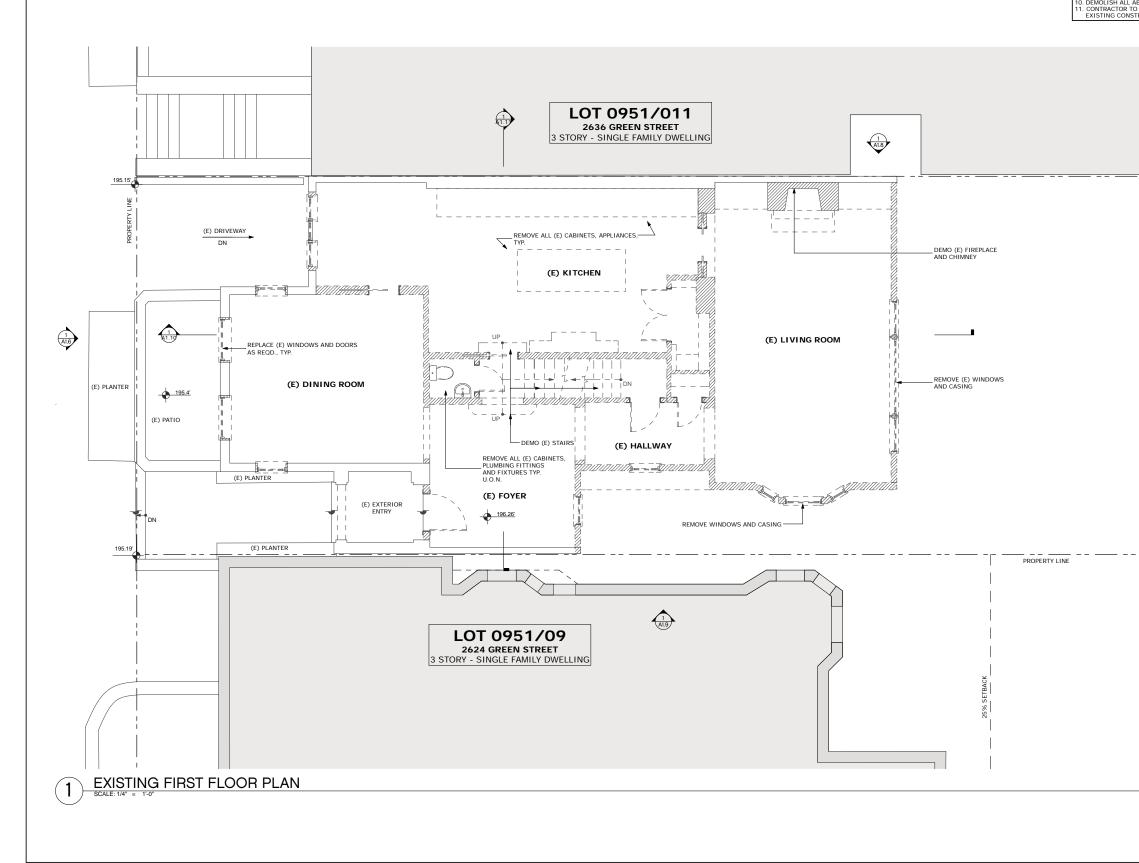
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EXISTING BASEMENT FLOOR PLAN







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 ASSESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
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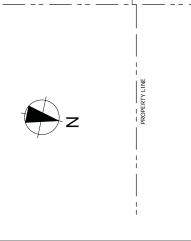


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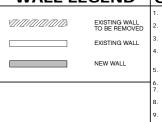
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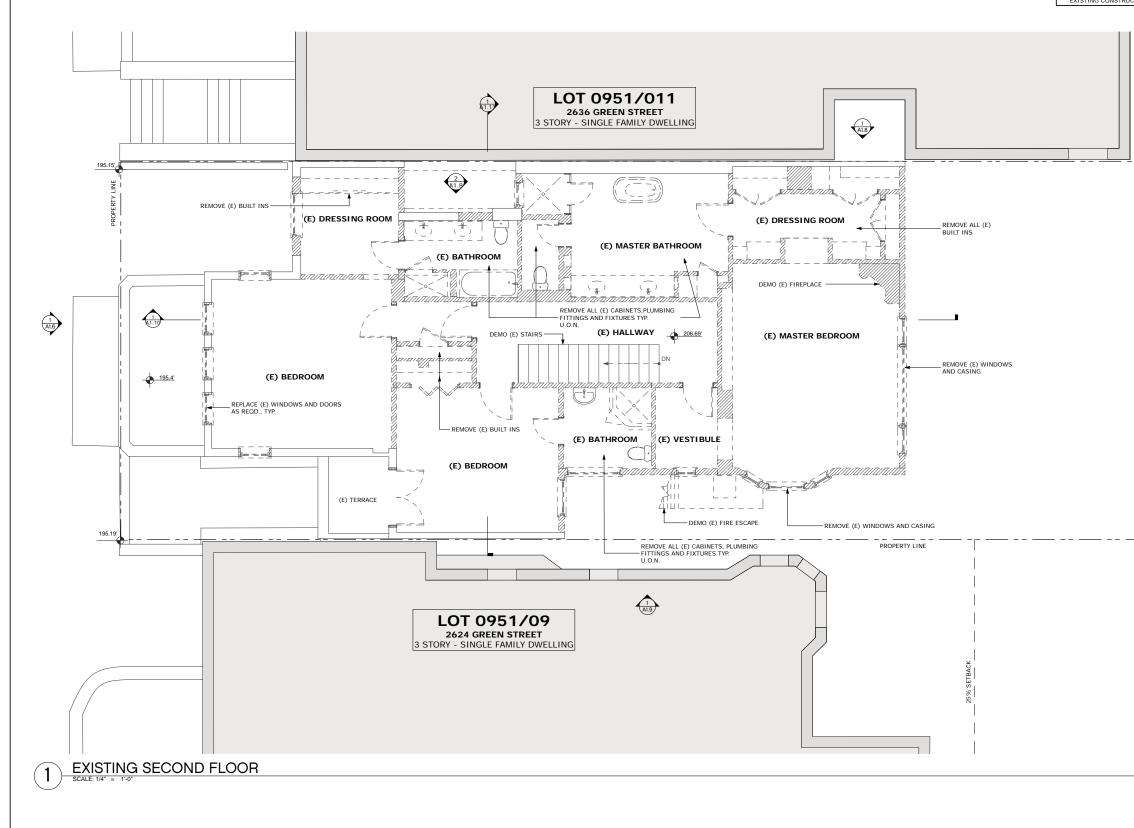
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EXISTING FIRST FLOOR PLAN









ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACCHT PROPERTY ADN LANDSCAPE PLANTING TO REMAIN. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. DEMOLISH ALL REDUNDANT HYAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.

DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION. DEMOLISH ALL ABANDON GSI LINES TO MAINEARNING FATUS OF LOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION. DEMOLISH ALL ABANDON GSI LINES TO MAINEARNING FATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



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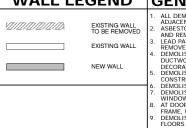
EXISTING SECOND FLOOR PLAN

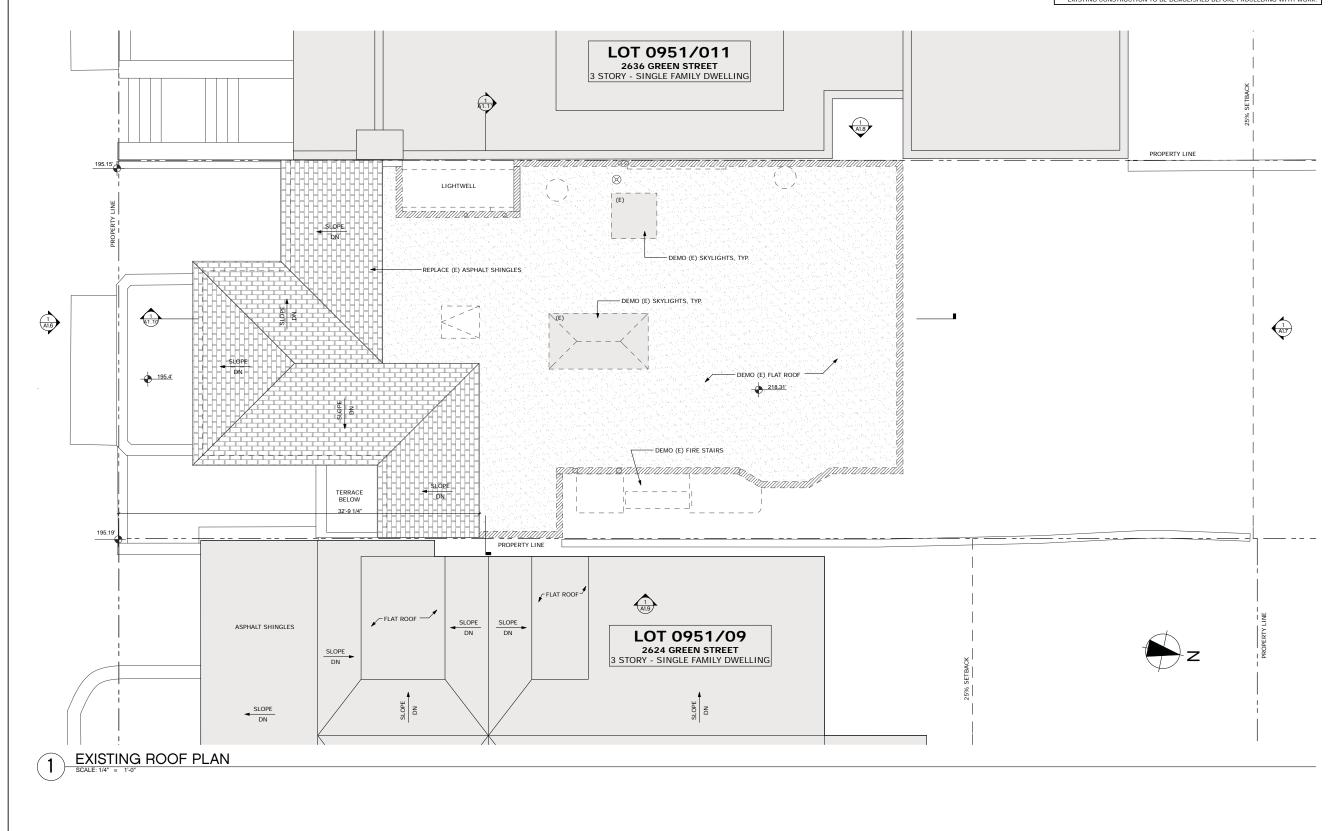












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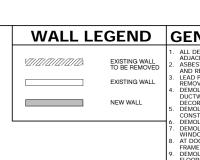
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SCALE:	AS NOTED

EXISTING ROOF PLAN

A1.5







GENEERAL DEEMOLTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY ADM LANDSCAPE PLANTING TO REMAIN.
 ASSESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
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 DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
 DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
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 DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROWARE, REMOVE WINDOW HARDWARE, U.O.N.
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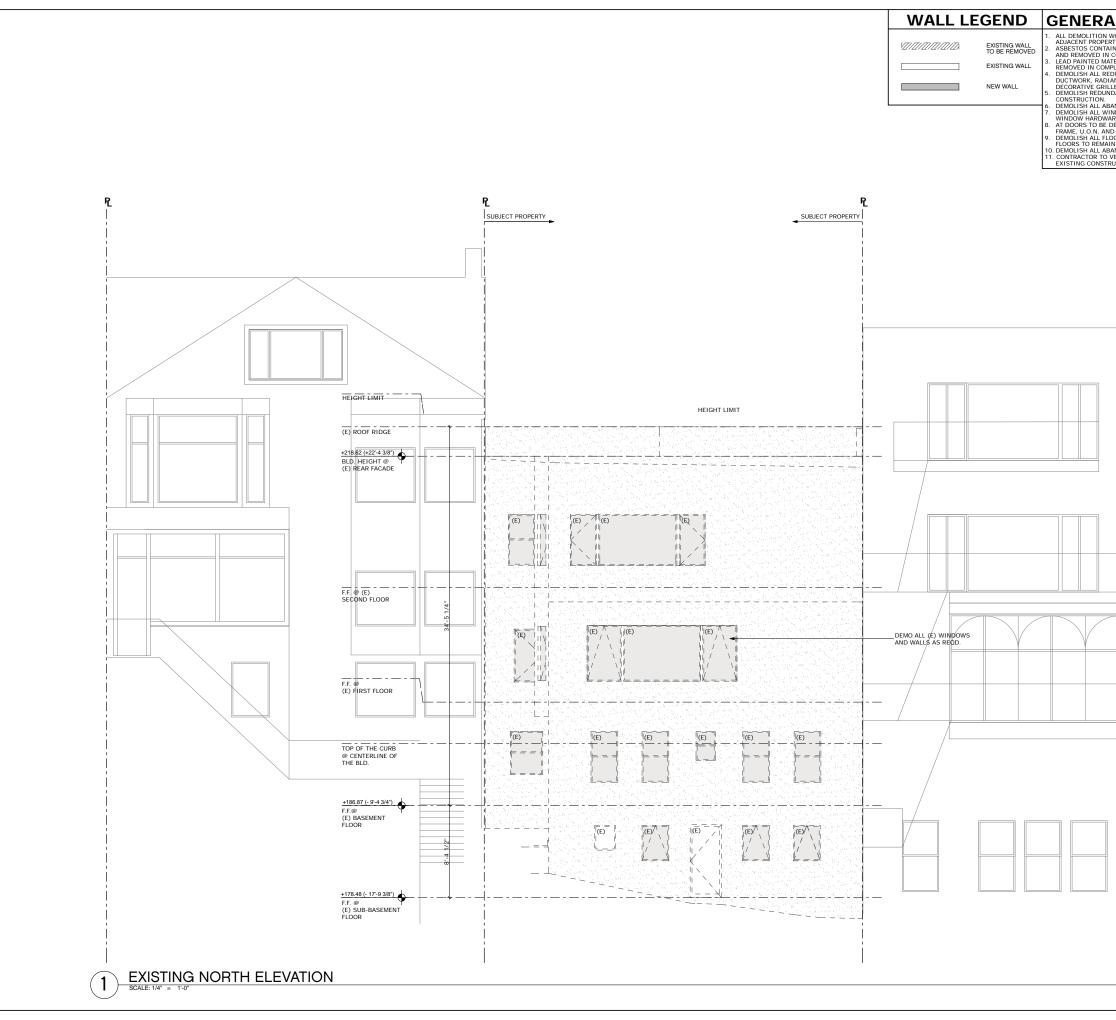
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SCALE:	AS NOTED

EXISTING SOUTH ELEVATION





CAL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY ADN LANDSCACEP LANTING TO REMAIN.
 ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
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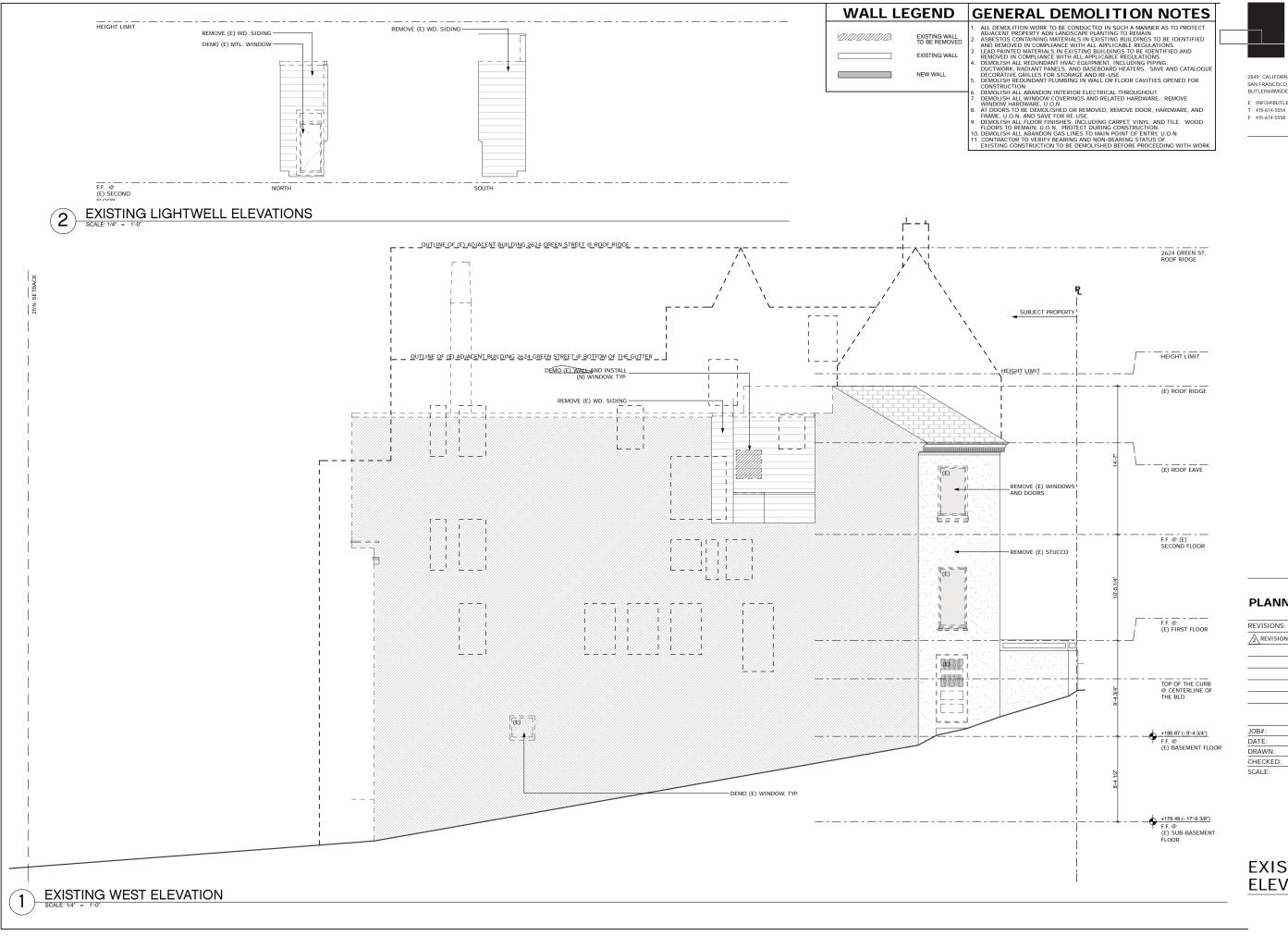
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DATE:	02/27/2014
DRAWN:	MV/JJ
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SCALE:	AS NOTED

EXISTING NORTH ELEVATION







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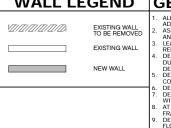
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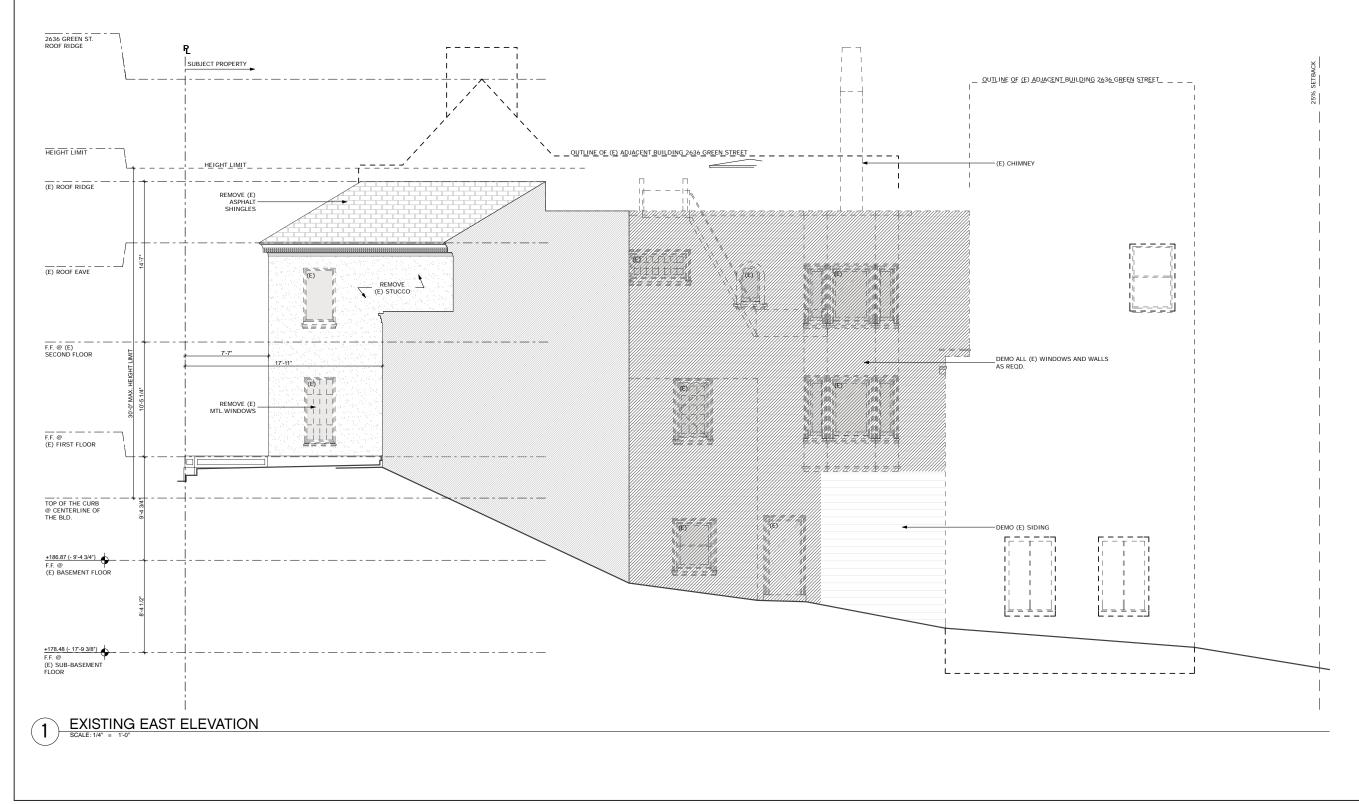
JOB#:	1317
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SCALE:	AS NOTED

EXISTING WEST ELEVATION









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RESIDENCE 2626 Green Street, San Francisco, CA 94123 **CHIBA**

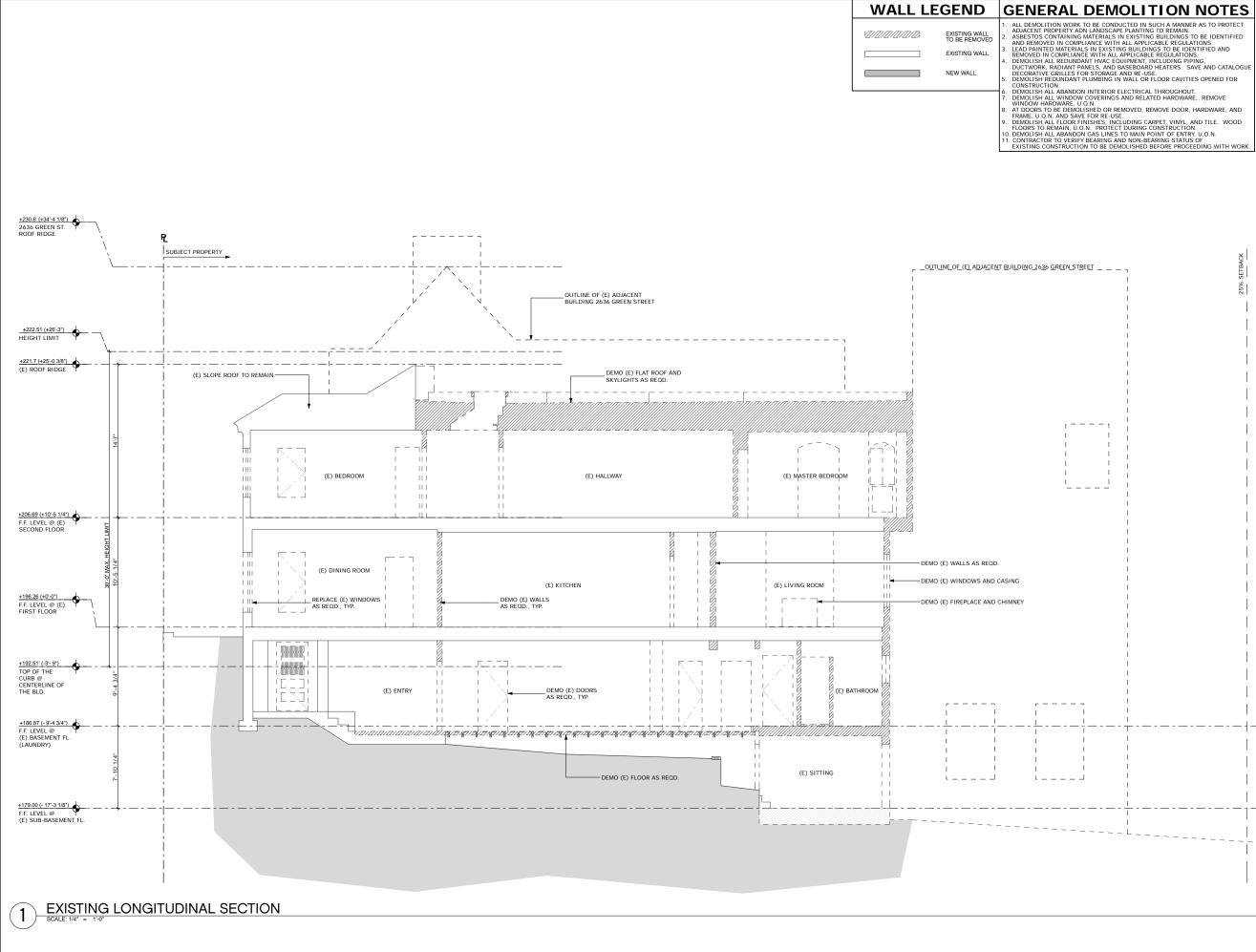
PLANNING PERMIT

REVISIONS:	BY:	
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JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV/JJ
CHECKED:	GF/ LB
SCALE:	AS NOTED

EXISTING EAST ELEVATION

A1.9





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RESIDENCE 2626 Green Street, San Francisco, CA 94123 **CHIBA**

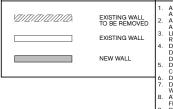
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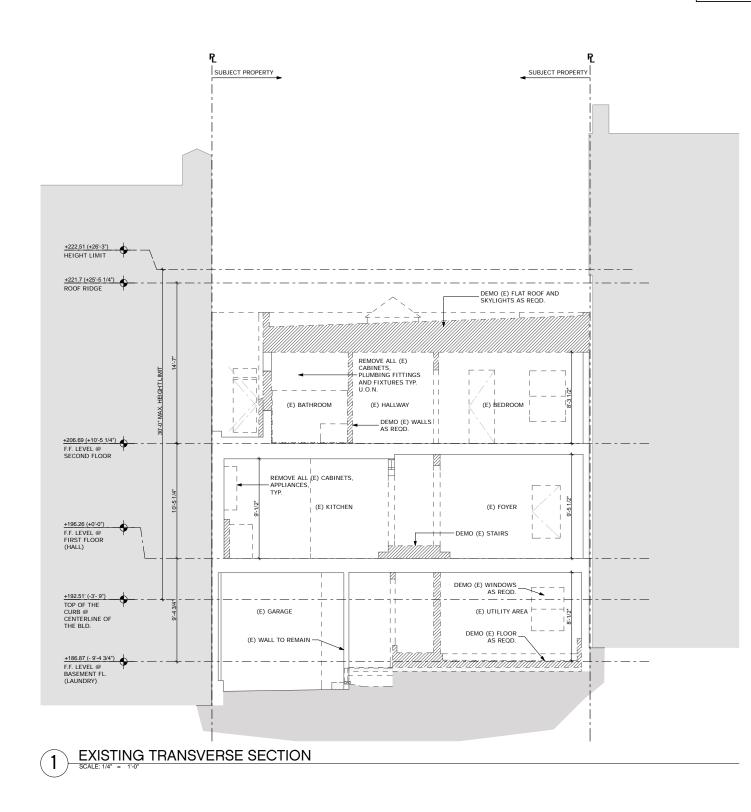
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SCALE:	AS NOTED

EXISTING LONGITUDINAL SECTION

A1.10







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2626 Green Street, San Francisco, CA 94123 **CHIBA RESIDENCE**

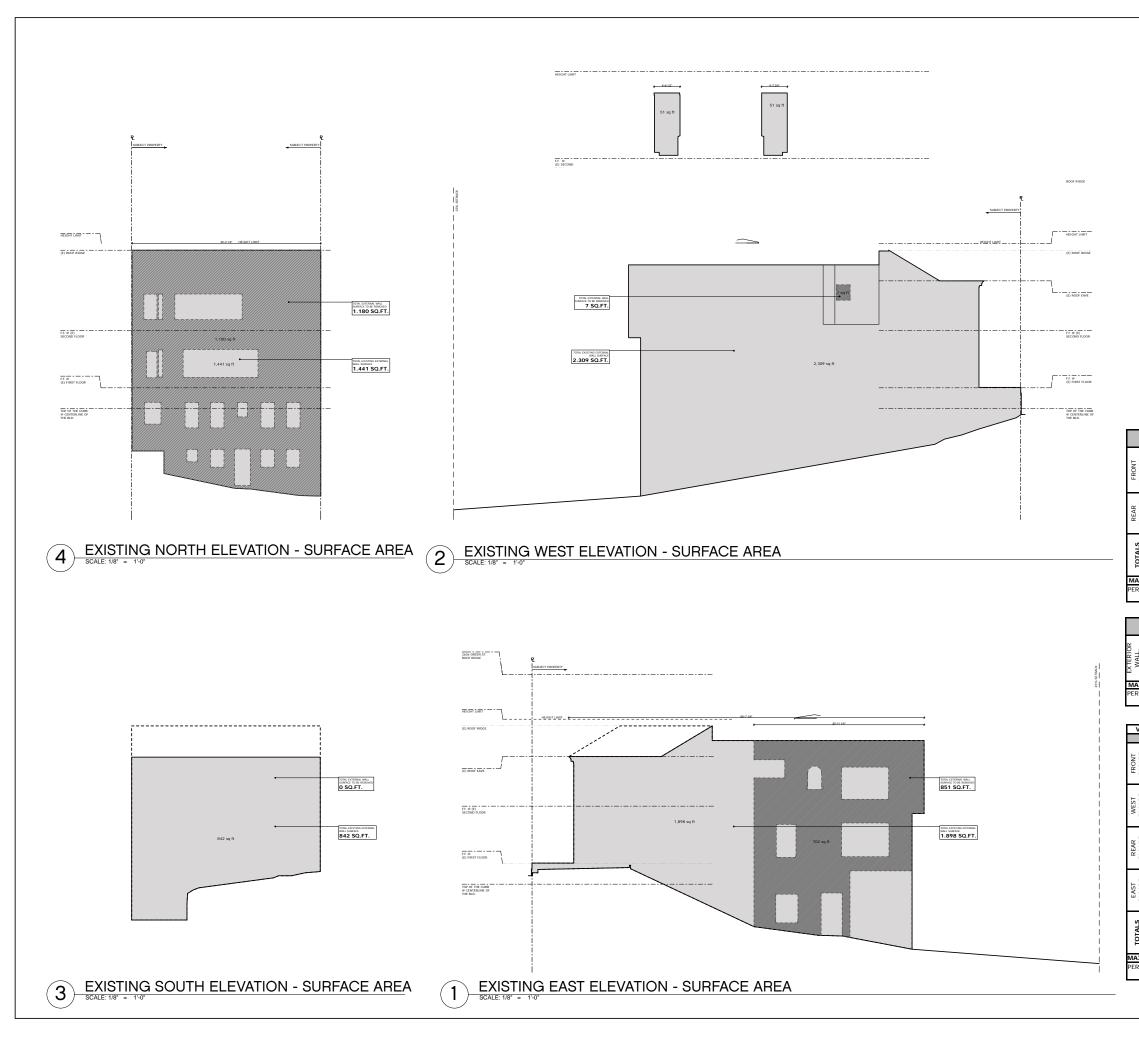
PLANNING PERMIT

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JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV/JJ
CHECKED:	GF/ LB
SCALE:	AS NOTED

EXISTING TRANSVERSE SECTION





WALL LEGEND EXISTING WALL TO BE REMOVED

ΤΙΠΙΠΠΙΠΙΔ

EXISTING WALL NEW WALL



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Chiba icisco, CA 94123 **~** San Fi 3 ~ 2626 Green Stree

		FRONT AND	REAR WALL (L	INEAR FEET)
		EXISTING	REMOVED	REMAINING
FAÇADE	LINEAR	34.3	0	34.3
FA	%		0.0%	100.00%
FAÇADE	LINEAR	34.3	34.3	0
	%		100.0%	0.0%
TOTALS	LINEAR	68.60	34.30	34.30
	%		50.00%	50.0%
AXIMUM ALLOWED REMOVED PERCENTAGE IS 50%				
R SFPC 317(b)2(B)				

		EXTERIOR WALLS (LINEAR FEET)		
		EXISTING	REMOVED	REMAINING
WALL, UNDATION	AREAS	207.2	68	139.2
FOUN	%		32.82%	67.2%
AXIMUM ALLOWED REMOVED PERCENTAGE IS 65%				
R SFPC 317(b)2(B)				

VEF	TIC	AL ENVELOPE	ELEMENTS (SQ	
		EXISTING	REMOVED	REMAINING
FAÇADE	AREAS	842	0	842
ΕĀ	%		0.0%	100.0%
FAÇADE	AREAS	2521	7	2514
ΕĂ	%		0.3%	99.7%
FAÇADE	AREAS	1441	1180	261
	%		81.9%	18.1%
FAÇADE	AREAS	1898	702	1601
	%		37.0%	84.4%
TOTALS	AREAS	6702	1889	5218
	%		28.19%	77.9%
		1 ALLOWED RE	MOVED PERCE	NTAGE IS 50%
R SI	PC 3	317(b)2(C)		

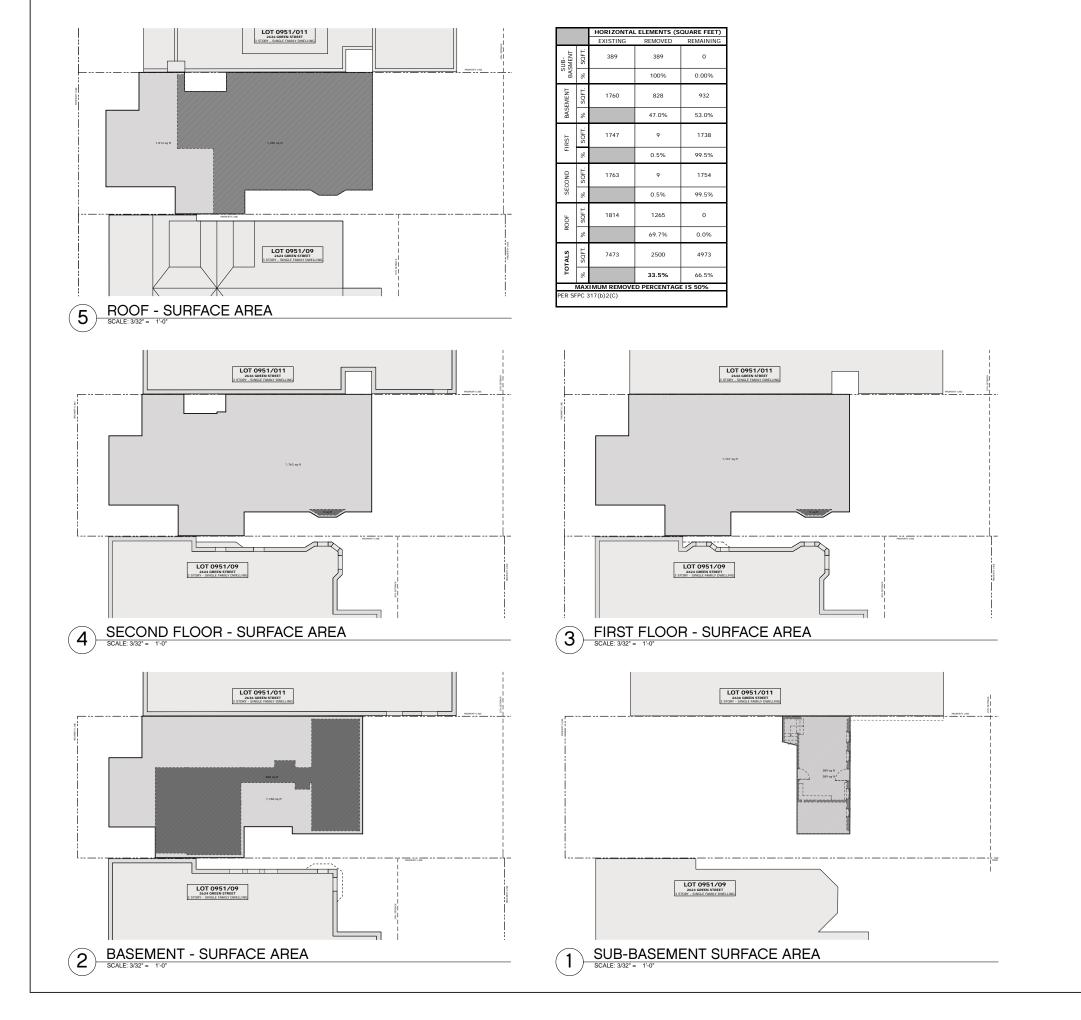
PLANNING PERMIT

REVISIONS:	BY:
2 REVISION SET - 07/21/2015	MV

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV
CHECKED:	GF/ LB
SCALE:	AS NOTED

DEMO CALC.

A.1.12



WALL LEGEND EXISTING WALL TO BE REMOVED

[[]][[]][[]][[]][]]]]]

EXISTING WALL

NEW WALL



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Chiba San Francisco, CA 94123 ~ 3 2626 Green Street

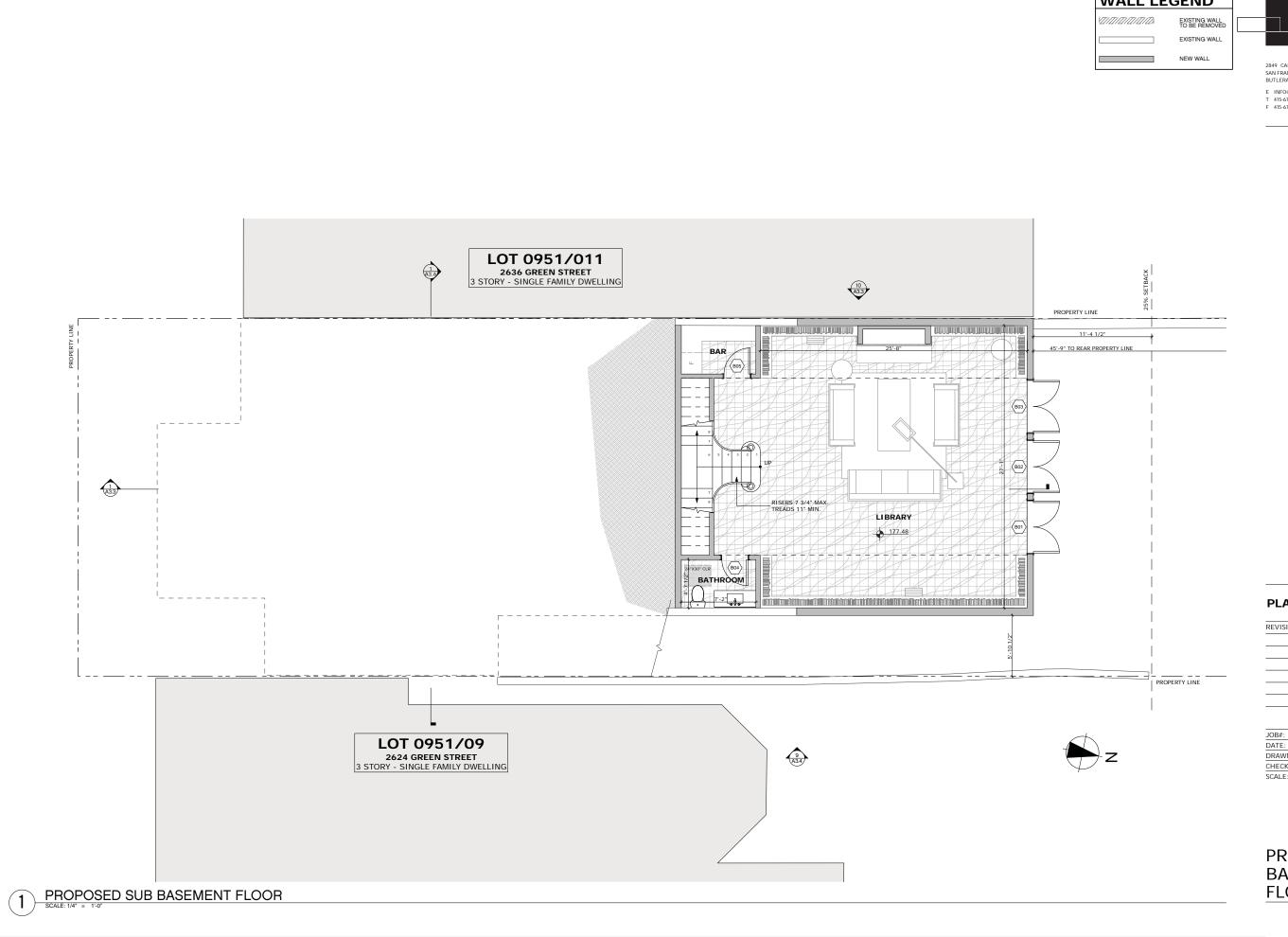
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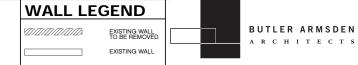
REVISIONS:	BY:

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV
CHECKED:	GF/ LB
SCALE:	AS NOTED

DEMO CALC.







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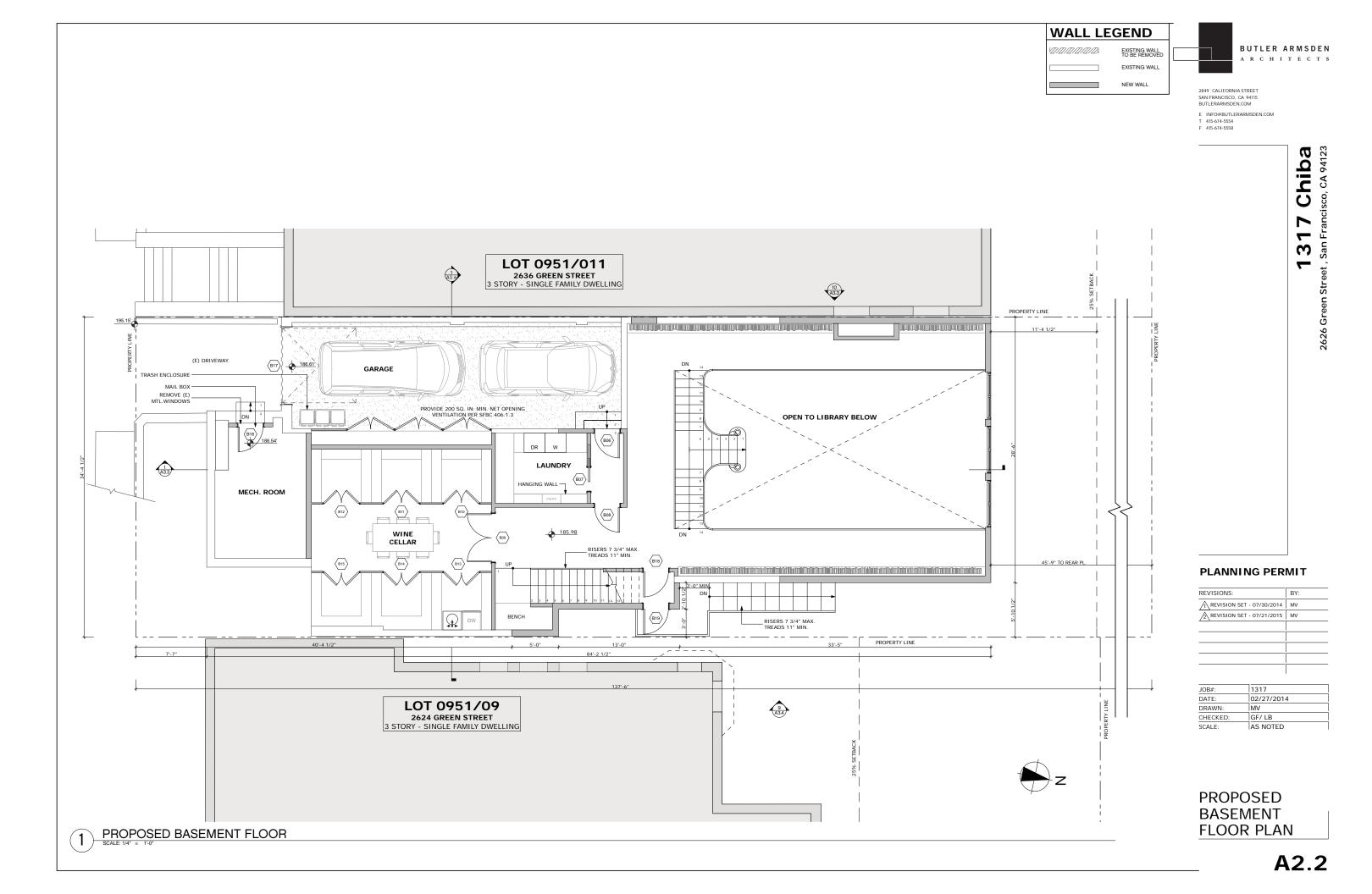
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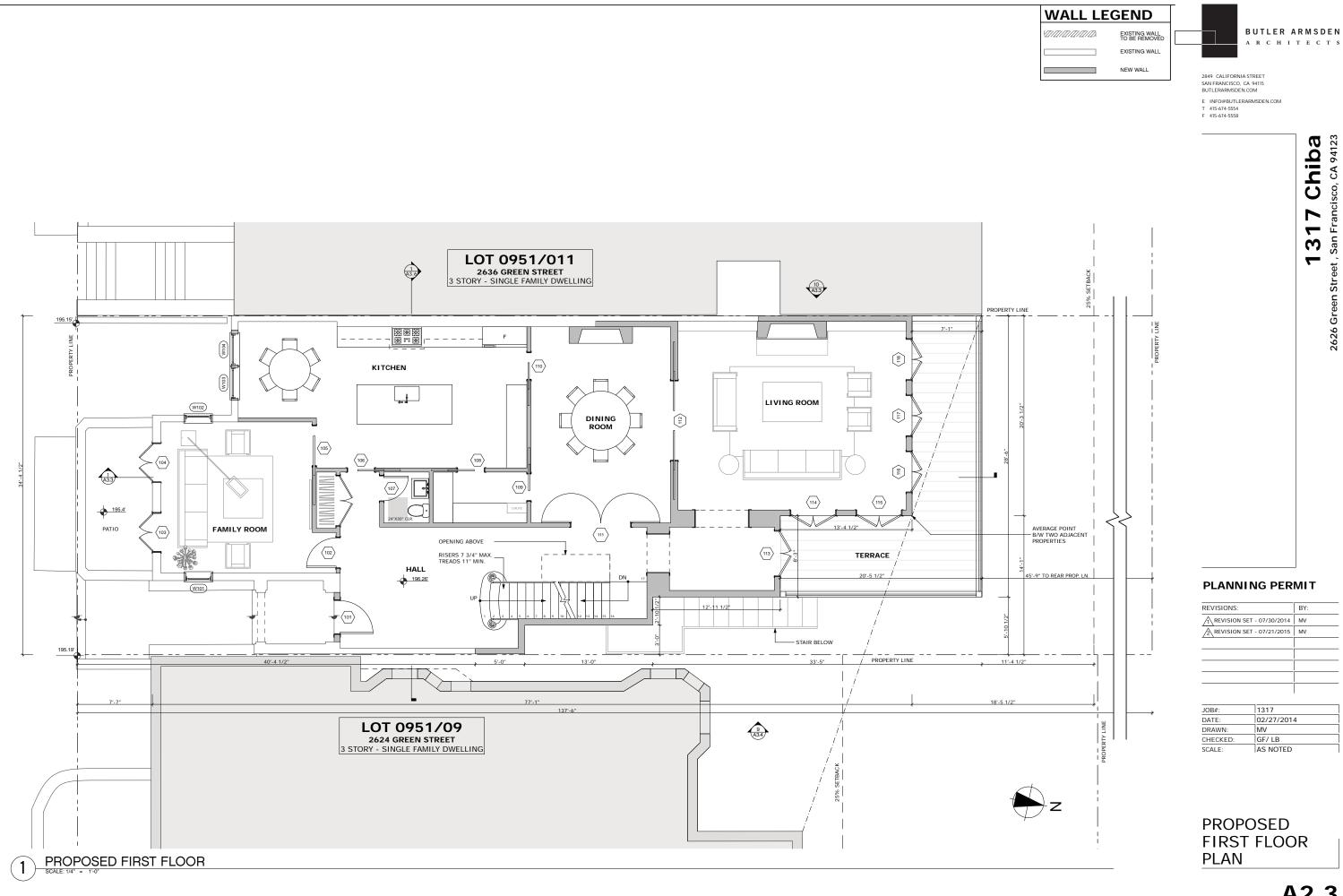
REVISIONS:	BY:

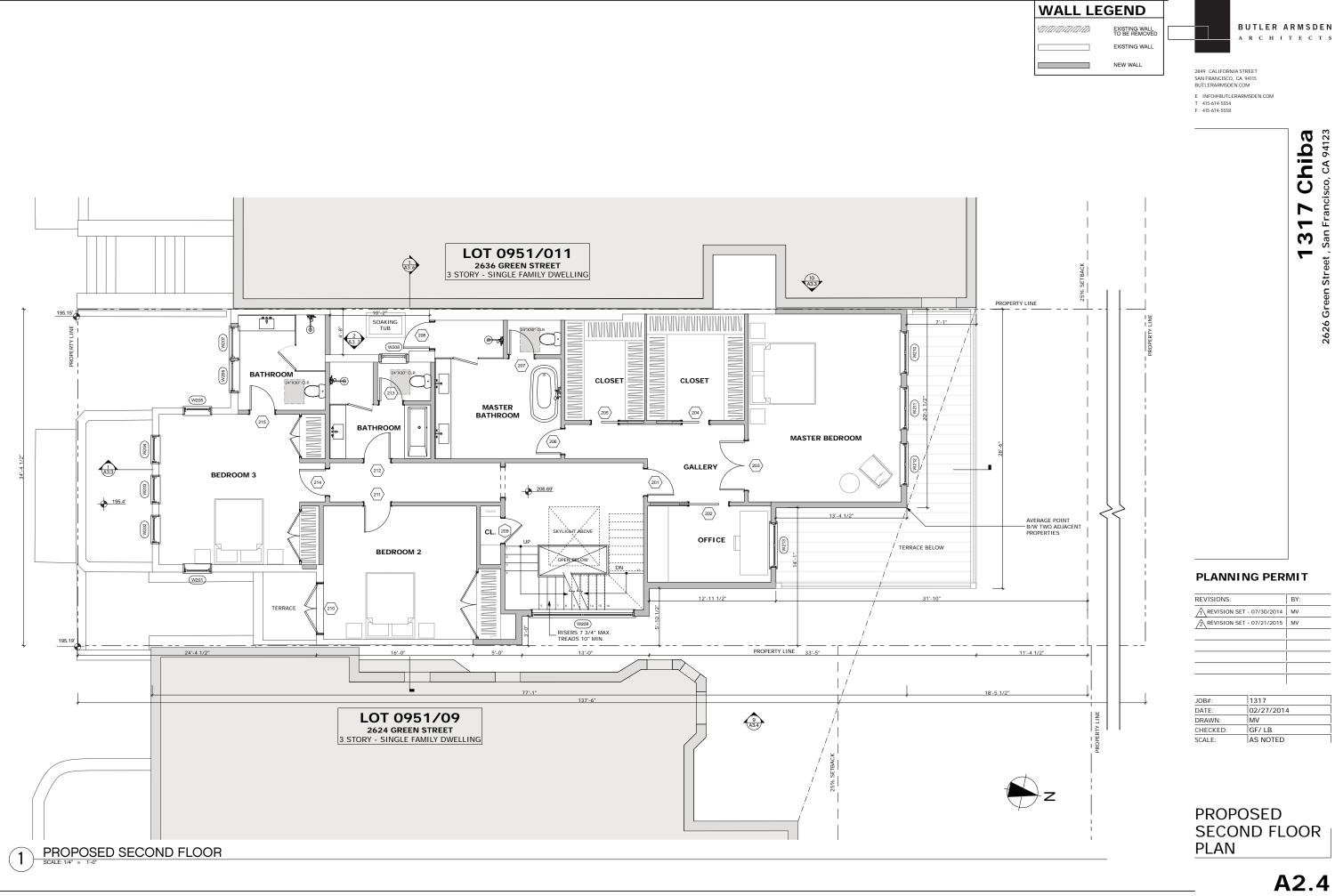
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CHECKED:	GF/ LB
SCALE:	AS NOTED

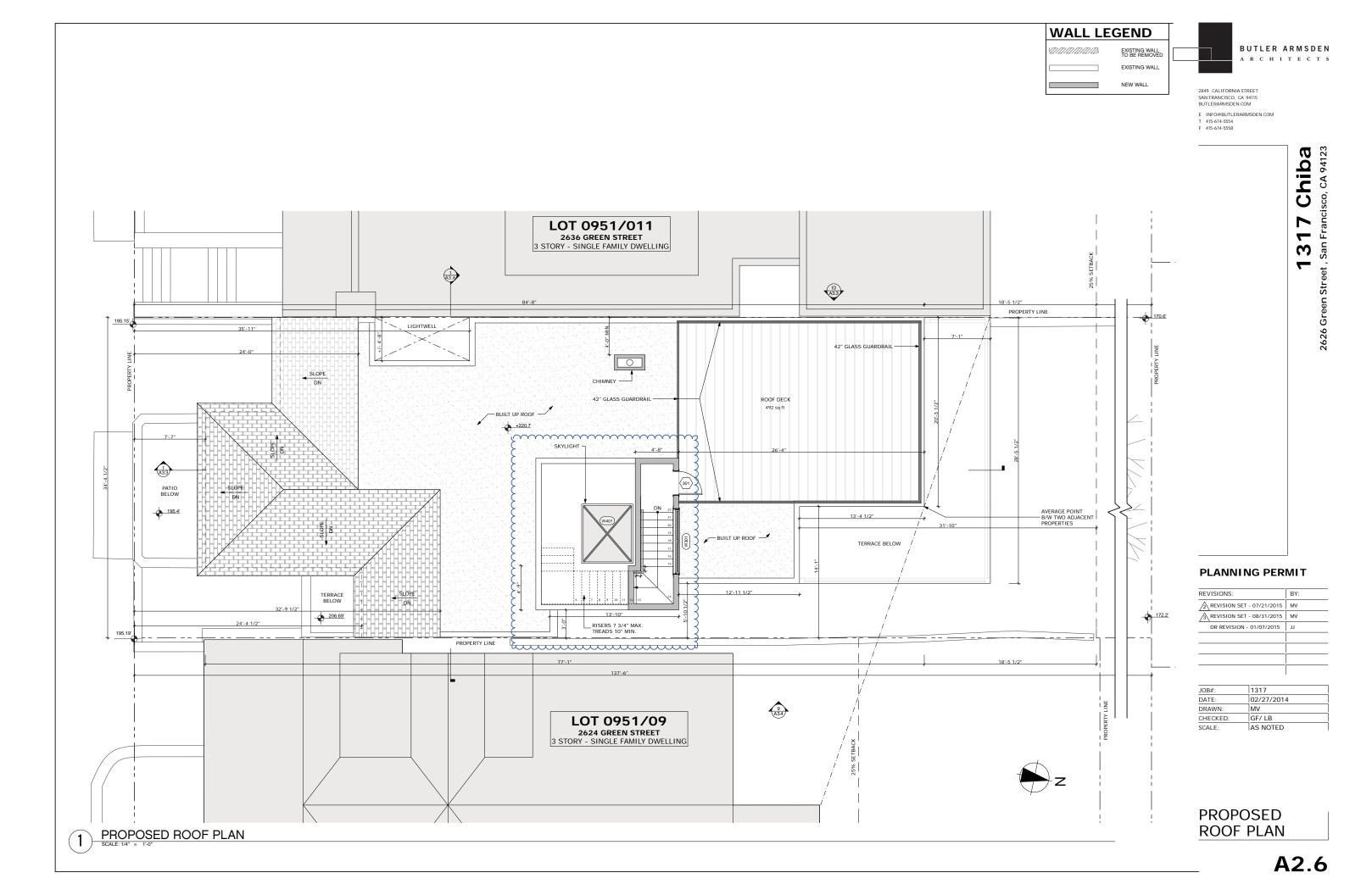
PROPOSED SUB-BASEMENT FLOOR PLAN

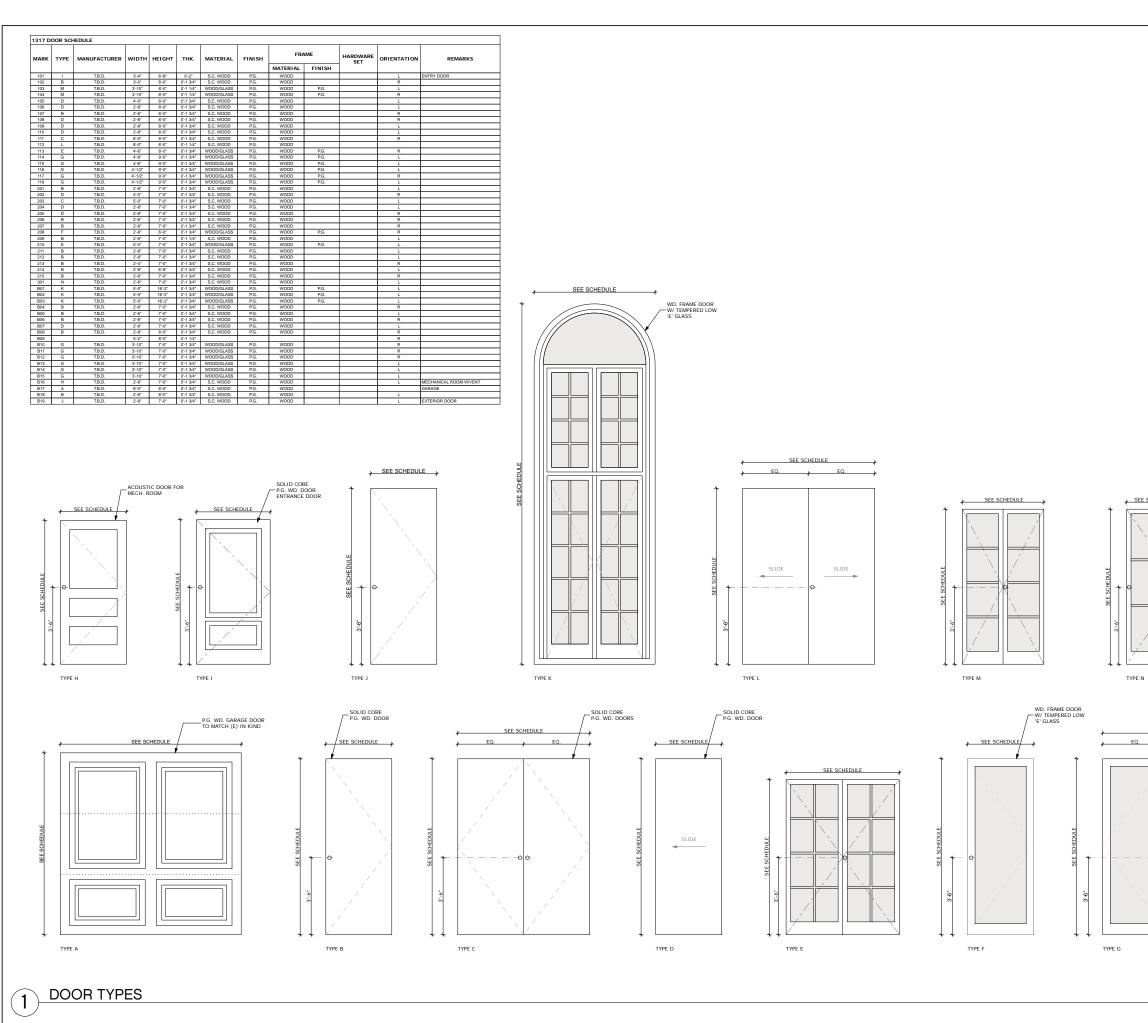












WALL LEGEND

ΤΙΠΙΠΠΙΠΙΔ

EXISTING WALL TO BE REMOVED EXISTING WALL

NEW WALL



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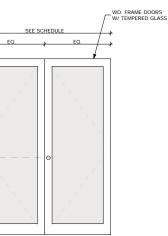
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TYPE N



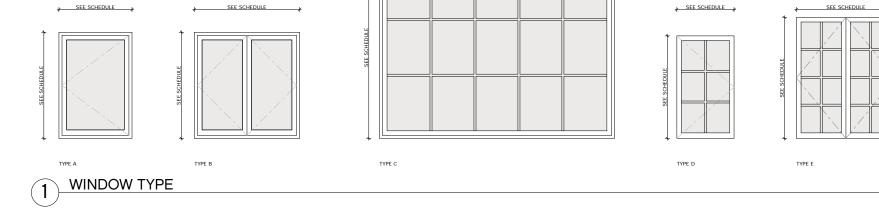
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2 REVISION SET - 07/21/2015	MV

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV
CHECKED:	GF/ LB
SCALE:	AS NOTED

SCHEDULE -DOORS





SEE SCHEDULE

*	SEE SCHEDULE
* SEE SCHEDULE *	

TYPE F

MARK	TYPE	MANUFACTURER	WxH	OPERATION	MATERIAL	FINISH	HARDWARE	NOTES/REMARK
W101	D	T.B.D	2'-7"x4'-8"	CASEMENT		P.G.		
W102	D	T.B.D	2'-7"x4'-8"	CASEMENT		P.G.		
W103	D	T.B.D	3'-1 1/2"x4'-8"	CASEMENT		P.G.		
W104	D	T.B.D	3'-1 1/2"x4'-8"	CASEMENT		P.G.		
W201	D	T.B.D	2'-7 1/4"x4'-8"	CASEMENT		P.G.		
W202	D	T.B.D	2'-7 1/4"x4'-8"	DOUBLE CASEMENT		P.G.		
W203	D	T.B.D	2'-7 1/4"x4'-8"	DOUBLE CASEMENT		P.G.		
W204	D	T.B.D	2'-7 1/4"x4'-8"	DOUBLE CASEMENT		P.G.		
W205	D	T.B.D	2'-7 1/4"x4'-8"	CASEMENT		P.G.		
W206	D	T.B.D	3'-1 1/2"x4'-8"	DOUBLE CASEMENT		P.G.		
W207	D	T.B.D	3'-1 1/2"x4'-8"	CASEMENT		P.G.		
W208	А	T.B.D	2'-6"x2'-9"	CASEMENT		P.G.		
W209	С	T.B.D	10'-5"x8'-0"	CASEMENT		P.G.		
W210	В	T.B.D	4'-2"x5'-4"	CASEMENT		P.G.		
W211	В	T.B.D	4'-2"x5'-4"	CASEMENT		P.G.		
W212	В	T.B.D	4'-2"x5'-4"	CASEMENT		P.G.		
W213	E	T.B.D	4'-6"x4'-4"	CASEMENT		P.G.		
W301	С	T.B.D	7'-0"x5'-4"	CASEMENT		P.G.		
W401	F	T.B.D.	5'-6"X6'-4"	FIXED		P.G.		

WALL LEGEND EXISTING WALL TO BE REMOVED

EXISTING WALL

NEW WALL

BUTLER ARMSDEN A R C H I T E C T S

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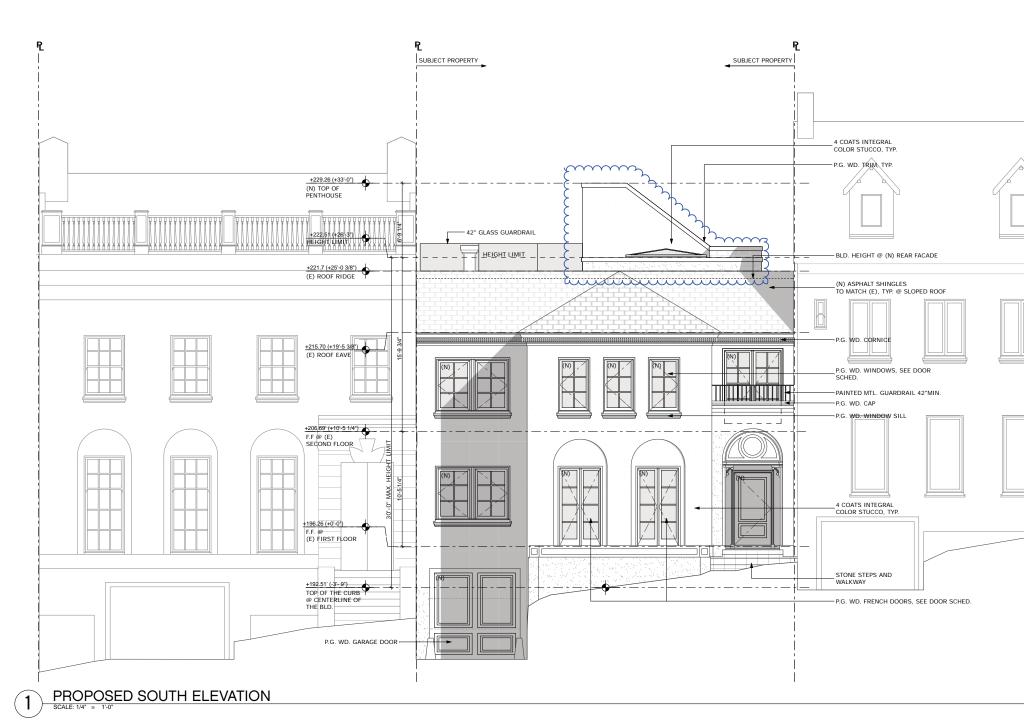
PLANNING PERMIT

BY:
MV
MV

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV
CHECKED:	GF/ LB
SCALE:	AS NOTED









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CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

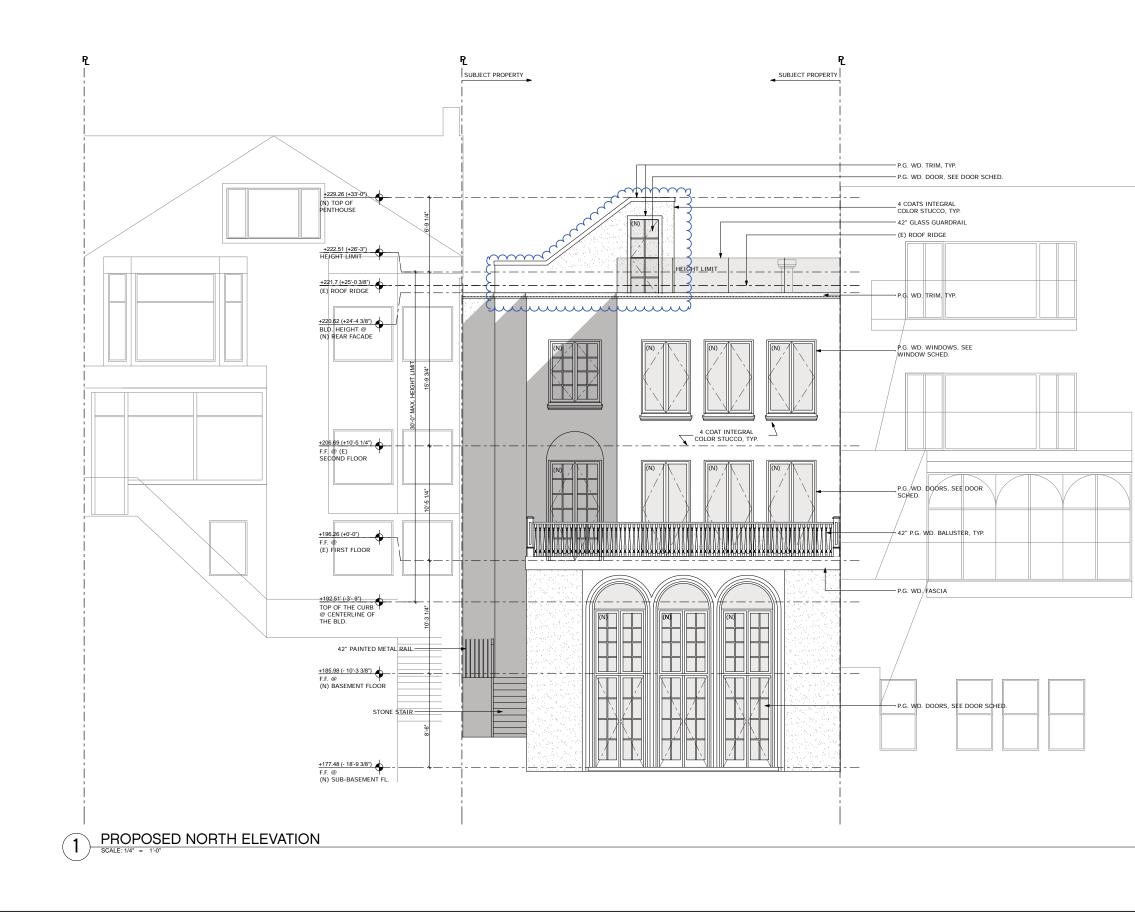
PLANNING PERMIT

BY:
MV
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JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV/JJ
CHECKED:	GF/ LB
SCALE:	AS NOTED

PROPOSED SOUTH ELEVATION







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CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

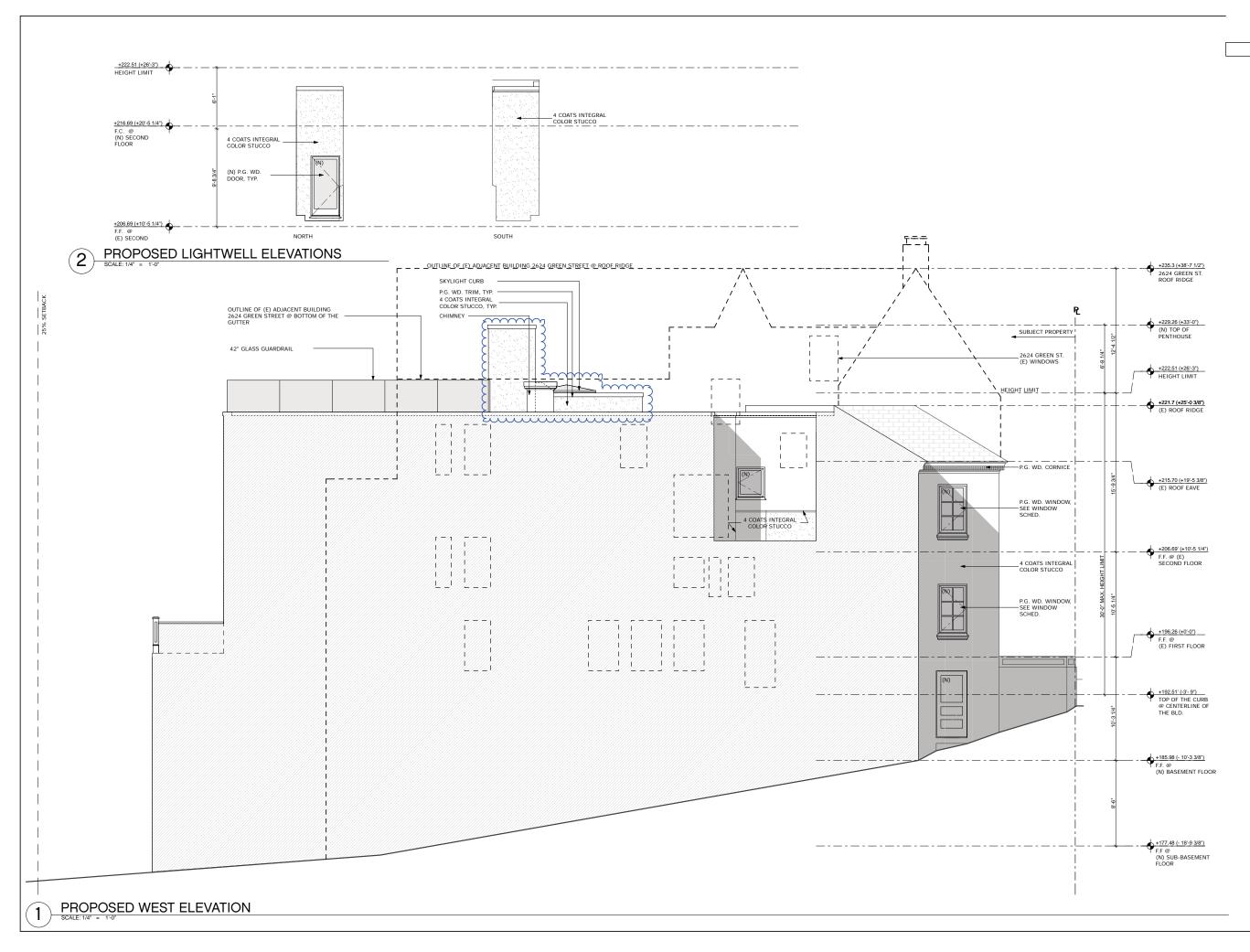
PLANNING PERMIT

REVISIONS:	BY:
REVISION SET - 07/30/2014	MV
2 REVISION SET - 07/21/2015	MV
DR REVISION - 01/07/2015	IJ

JOB#:	1317
DATE:	02/27/2014
DRAWN:	MV/JJ
CHECKED:	GF/ LB
SCALE:	AS NOTED

PROPOSED NORTH ELEVATION







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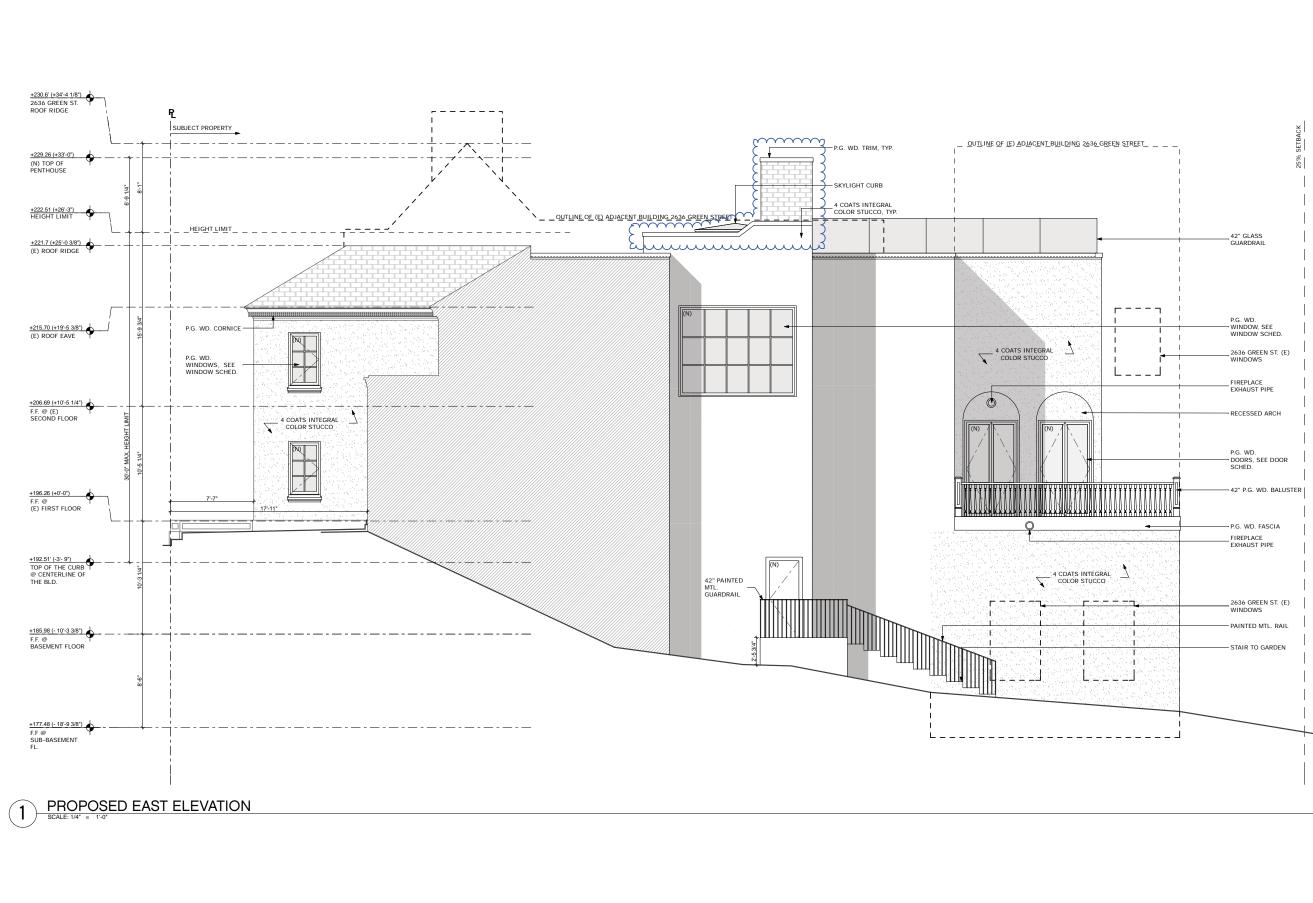
PLANNING PERMIT

REVISIONS:	BY:
REVISION SET - 07/30/2014	MV
2 REVISION SET - 07/21/2015	MV
3 REVISION SET - 08/31/2015	MV
DR REVISION - 01/07/2015	11

JOB#:	1317
DATE:	02/27/2014
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CHECKED:	GF/ LB
SCALE:	AS NOTED

PROPOSED WEST ELEVATION







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RESIDENCE 2626 Green Street, San Francisco, CA 94123 **CHIBA**

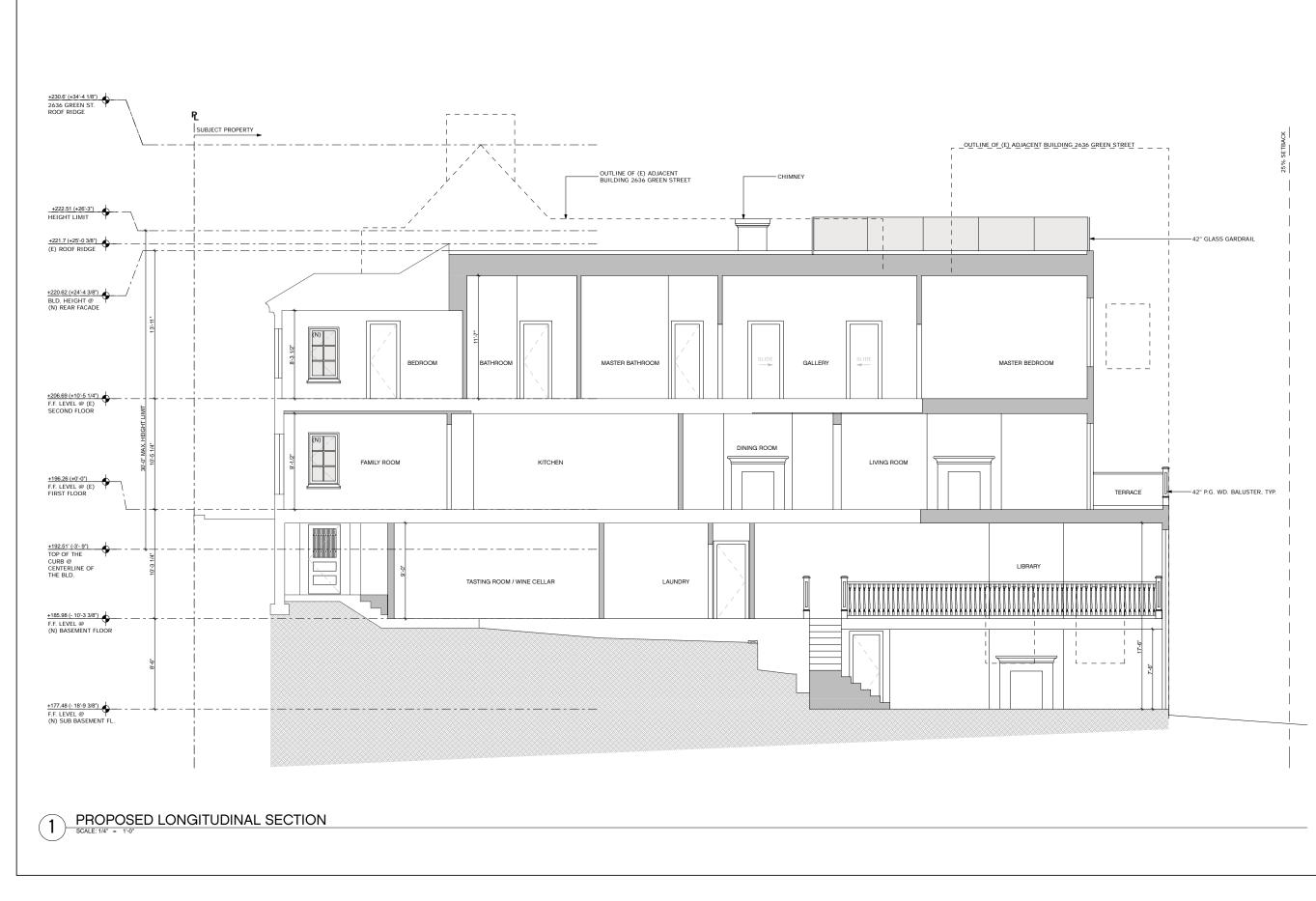
PLANNING PERMIT

REVISIONS:	BY:
1 REVISION SET - 07/30/2014	MV
REVISION SET - 07/21/2015	MV
3 REVISION SET - 08/31/2015	MV
DR REVISION - 01/07/2015	11

JOB#:	1317
DATE:	02/27/2014
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SCALE:	AS NOTED



A3.4





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PLANNING PERMIT

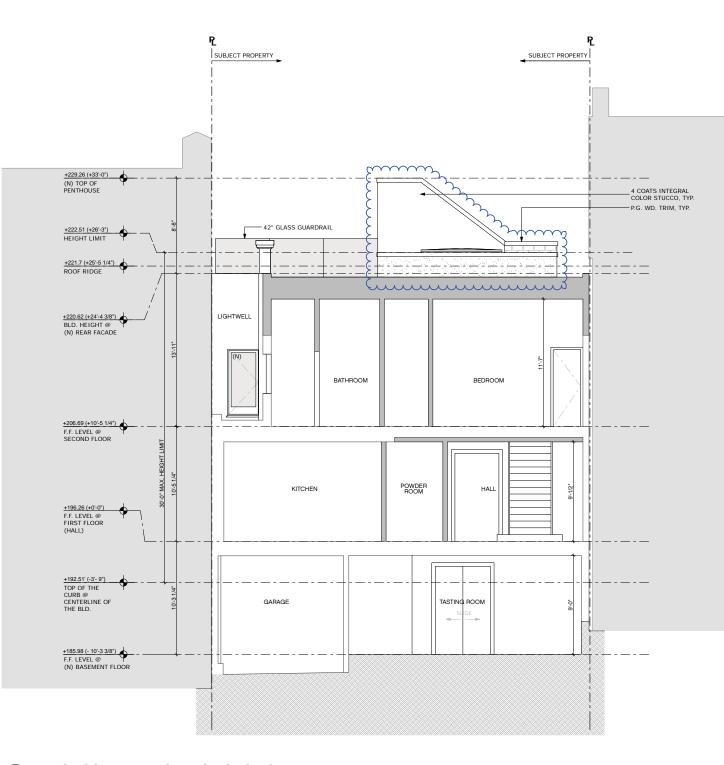
BY:
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MV

JOB#:	1317
DATE:	02/27/2014
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SCALE:	AS NOTED

PROPOSED LONGITUDINAL SECTION



PROPOSED TRANSVERSE SECTION 1





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DRAWN:	MV/JJ
CHECKED:	GF/ LB
SCALE:	AS NOTED

PROPOSED TRANSVERSE SECTION

CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

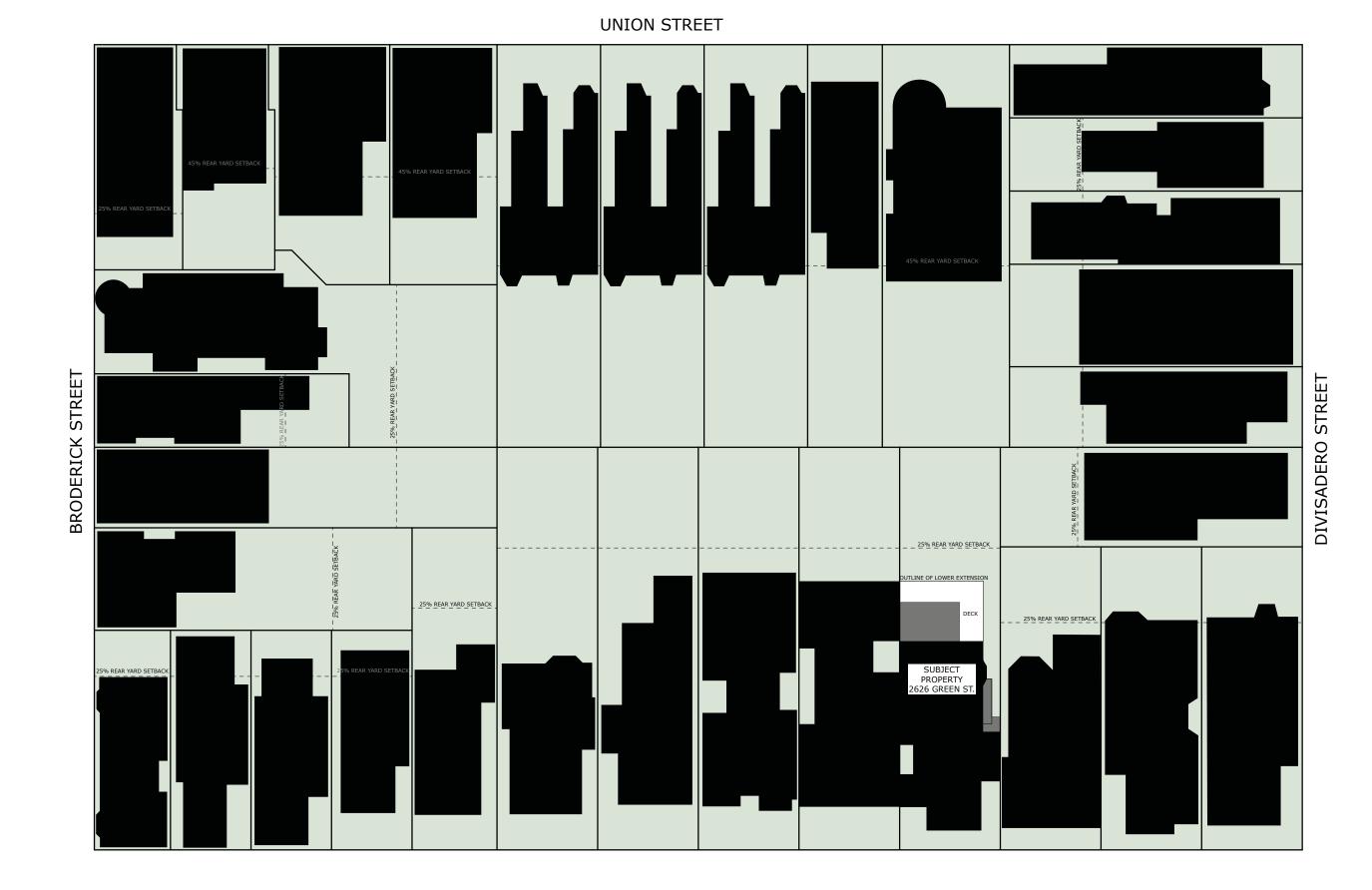
EXHIBIT D



CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

EXHIBIT E



GREEN STREET

CHIBA RESIDENCE 2626 Green Street, San Francisco, CA 94123

Letter of Support

San Francisco Planning Department Attn: Alexandra Kirby 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Ms. Kirby,

We are the owners of the home at 2829 Divisadero Street. Our lot shares of the rear property line with the property at 2626 Green Street.

After evaluating the relevant drawings of the proposed project at 2626 Green Street we are satisfied with the additions and believe that it will not affect the value or use of our property in any way. We also believe that the proposed design fits well into the existing fabric of the block and does not impact the mid block open space and therefore we fully support it.

Best Regards,

Marsha ElassiRabin

Larry and Marsha Rabkin 2829 Divisadero Street San Francisco,CA 4123

October 15, 2015

San Francisco Planning Department Attn: Alexandra Kirby 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Ms. Kirby,

I would like to let the Planning Department know that I am fully supporting the proposed alterations at 2626 Green Street. I believe this project will enhance the neighborhood and its scale is appropriate for the context of the block.

Sincerely,

Elizaber # Rophi

Elizabeth Robbins 2659 Green Street San Francisco, CA. 94123