SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: MARCH 29, 2018

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

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Date:	March 22, 2018
Case No.:	**2016-000017DRP**
Project Address:	**43 EVERSON STREET**
Permit Application:	2016.0127.8097
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	7542/024
Project Sponsor:	Jennifer Butler Rodgers Architecture 227 Guerrero Street San Francisco, CA 94103
Staff Contact:	Ella Samonsky – (415) 575-9112 Ella.Samonsky@sfgov.org
Recommendation:	**Do not take DR and approve as proposed**

BACKGROUND

On June 15, 2017 the Planning Commission took Discretionary Review (Application No. 2016-000017DRP) and approved Building Permit Application No. 2016.0127.8097, as revised and presented by the Sponsor at the June 15, 2017 hearing (Discretionary Review Action DRA-0534, attached). The Discretionary Review Requestor subsequently filed an appeal of the CEQA determination on July 19, 2017. On August 30, 2017, the Planning Department rescinded the California Environmental Quality Act (CEQA) Class 1(e)(1) Categorical Exemption determination. The environmental review was reopened to include evaluation of all elements of the proposed project including removal of the possible unauthorized dwelling unit, which was raised in the appeal, and the additional excavation conducted under a supplemental permit. The Project Sponsor has modified the proposal to include the creation of an accessory dwelling unit, under Planning Code Section 207(c)(6), so that there is no loss of dwelling units on-site. Other interior modifications have been made to accommodate the new ADU, but the exterior dimensions and architectural treatments of the building have not changed since the Commission's approval in June 2017.

Since the Commission's action on the DR at the June 15, 2017 hearing relied on a CEQA determination that was rescinded, the Commission's action has been invalidated. The project is being brought back to the Commission with a new CEQA determination, and Staff is requesting the Commission re-approve the project, as revised.

PROJECT DESCRIPTION

The proposal is to construct a three-story horizontal rear addition, add an accessory dwelling unit to the lower two floors per Planning Code Section 207(c)(6), and remodel the front facade of a single family dwelling. The rear addition would be approximately 19.5 feet in depth for the two lowest floors (below grade of the street) and 4 feet in depth at the street level with a roof deck over the addition to the lower

floors. The majority of roof would be reconstructed and raised approximately two feet in height to align with the height of the existing roof over the living room. The height of the residence, as measured per the Planning Code, would not change. On the Everson Street façade, the entry would have a floor-to-ceiling clear channel glass wall and glass door off of a recessed entry, concrete steps and planter. A portion of the existing roof overhang would be removed, the garage doors and exterior finishes would be replaced with plaster and cement board panels and landscape would be added at grade in the front yard.

The Project includes extensive remodeling of the interior of the residence. The interior connection between the top floor and the two lower floors would be removed and a kitchen added to the second floor to create a separate accessory dwelling unit accessible from an independent entry on the western elevation. A bedroom, media room and hall on the second floor would be removed to create a double-story gym/half-basketball court. The third floor would be remodeled to add a bedroom and create and open kitchen, dining room and living room configuration. Since the original submittal of the Building Permit Application on January 27, 2016, the Project Sponsor applied for and was issued building permits for an interior remodel, including installation of the home gym, sauna and wet bar, and excavation and foundation work within the existing building envelope. A building permit was also issued to install a pool in the rear yard. The attached plans reflect the approved configuration of the residence, including the pool.

SITE DESCRIPTION AND PRESENT USE

The Project is on the southern side of Everson Street, approximately 150 feet east of the intersection with Beacon Street, Block 7542, Lot 024 and located within the RH-1 (Residential House, One-Family) Zoning District with a 40-X Height and Bulk designation. The Project Site is a down sloping hillside lot, 102 feet in depth, with a 50 foot frontage along Everson Street. The site is developed with an existing vacant single-family residence, with one unauthorized basement-level dwelling unit, that is one story in the front and three-stories in the rear, and is setback approximately 7 feet from the front property line, 45 feet from the rear property line, and is built approximately 4 feet- 5 inches and 5 feet – 3 inches from the side property lines. The existing residence was constructed in 1965, is clad in horizontal siding with a distinctive four-foot projection the full width of the front façade, and has a two-car garage. The building has undergone excavation and interior demolition work under building permit application #201603303476, which was issued on April 1, 2016, and suspended September 11, 2017 after the Categorical Exemption was rescinded.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Glen Park neighborhood within Supervisor District 8. The neighborhood is characterized by one-to-three story single-family homes, attached and detached, predominately constructed in the 1960s and 1970s. To the east of the Project Site at the terminus of Everson Street is the Fairmont Plaza open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 22, 2016 - September 20, 2016	September 16, 2016	April 6, 2017	202 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 19, 2018	March 19, 2018	10 days
Mailed Notice	10 days	March 19, 2018	March 19, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1 (DR Requestor)	
Other neighbors on the block or directly across the street		5	
Neighborhood residents	6	12	
Neighborhood groups		1	
Other (City residents)		3	

Public comment from March to June of 2017: Three neighbors submitted letters with the DR application, stating similar concerns regarding the Project's massing, encroachment on the mid-block open space and compatibly with the character of the existing neighborhood. Fourteen neighbors and residents of the Glen Park neighborhood expressed opposition to the project, by phone and email, and noted concerns that include, the piecemeal work underway on the residence, massing of the addition, potential for the residence to be used as an entrainment venue rather than a home, reduction in privacy from the third floor (street level) deck and noise and light impacts from the addition of the gym/half basketball court, which has a large amount of glazing on the rear wall. Six neighborhood residents emailed their support of the project and the ability of a property-owner to have a home gym/half basketball court and update the property. The Glen Park Association supported modifications to reduce the mass of the basketball court by tucking it further into the hillside, add soundproofing, reduce the glazing and door openings on the south wall, employ setbacks and articulation to reduce the appearance of mass of the rear addition, setback the deck, and setback the roof height from the front.

DR REQUESTOR

David Cowfer, 49 Everson Street, San Francisco CA 94131. The DR Requestor's property is directly west of the Project Site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 16, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 7, 2017.

ENVIRONMENTAL REVIEW

The Department has determined that the Project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301(e)(1) (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 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less).

RESIDENTIAL DESIGN TEAM REVIEW

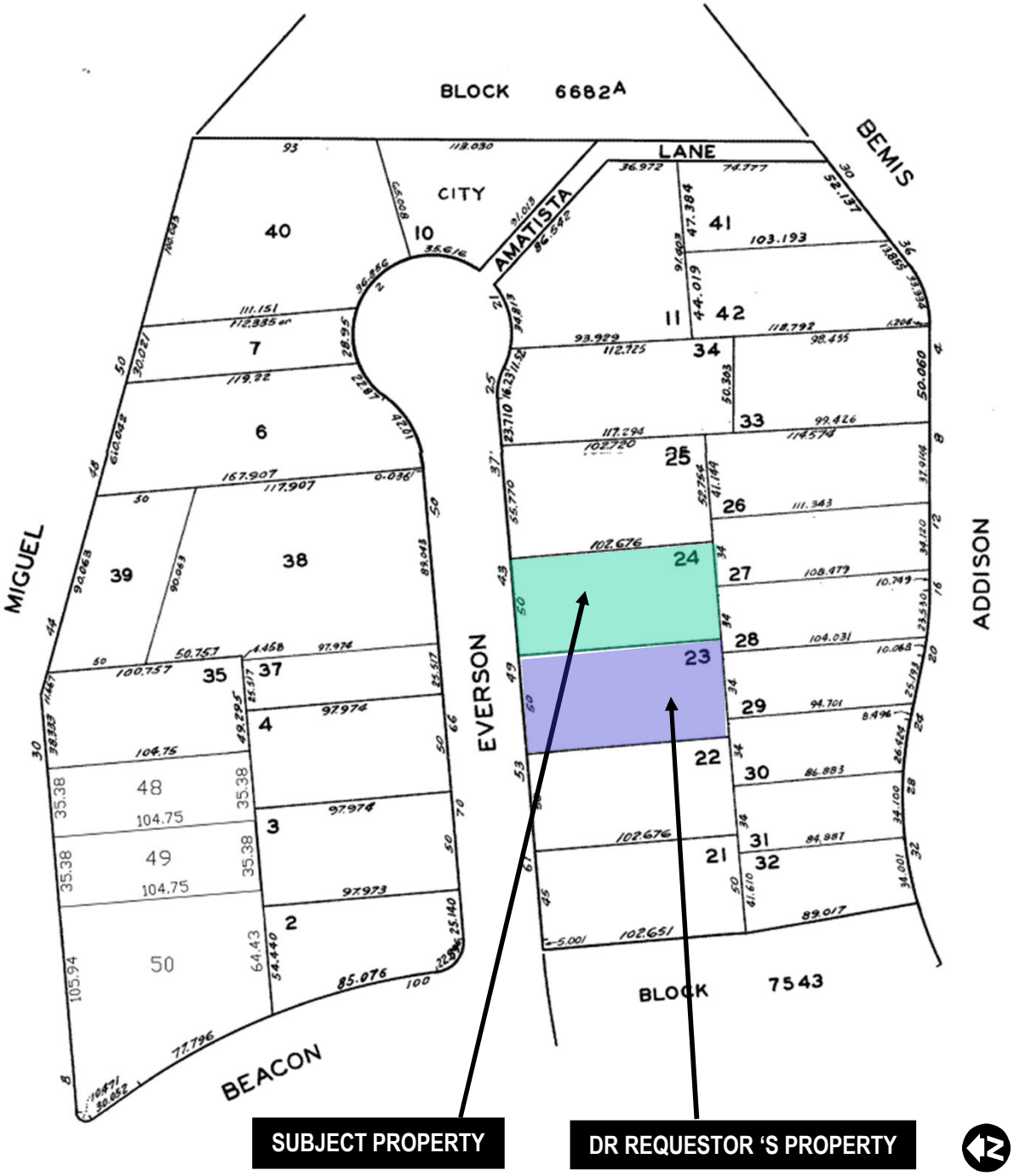
The Residential Design Team (RDT) reviewed the Project and the DR Request on October 12, 2016 and did not find any exceptional or extraordinary circumstances with regard to the loss of privacy, midblock open space, or neighborhood character, and supports the approval as proposed. Considering the slope, side yards, setbacks and size of the existing building, the RDT found that the scale and massing of the Project would not be disruptive to the surrounding neighborhood and the mid-block open space and that any reduction in privacy would be within tolerances expected in a dense urban environment. The RDT found the proposed facade design to be in-keeping with neighborhood patterns but approached in a contemporary manner.

RECOMMENDATION:	**Do not take DR and approve project as proposed**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
Environmental Document dated March 15, 2018
DR Application
Response to DR Application dated March 7, 2017 & Update Memo dated March 15, 2018
Reduced Plans dated January 22, 2018
Discretionary Review Action DRA-0534
Draft Discretionary Review Action

ES: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\979000-979999\979008\L\L\032918_DRAFT_ 43 Everson St DR-Abbreviated Analysis (ID 979008).docx

Parcel Map



Discretionary Review Hearing
March 29, 2018
Case Number 2016-000017DRP
43 Everson Street

SAN FRANCISCO
PLANNING DEPARTMENT

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

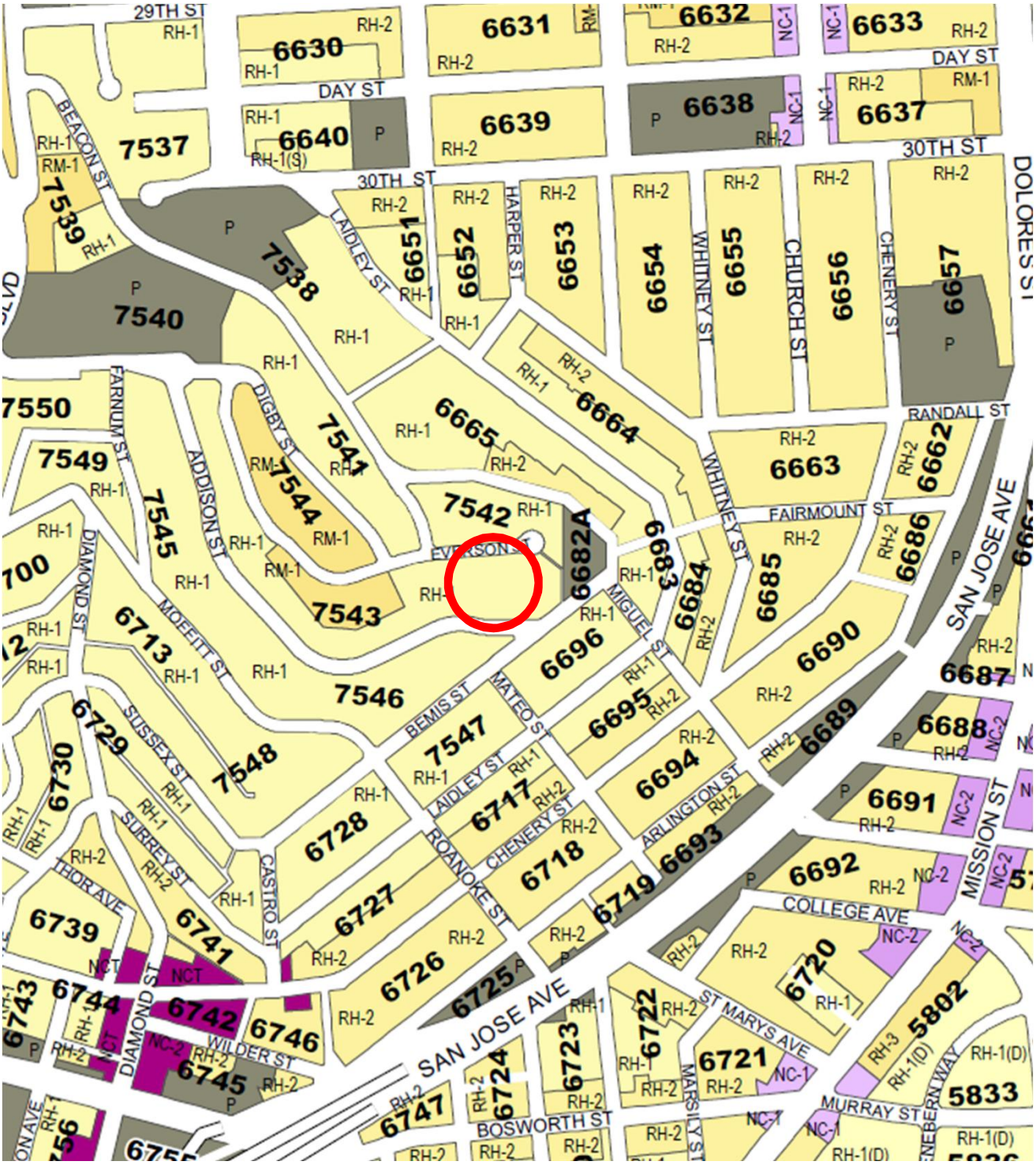
DR REQUESTOR 'S PROPERTY

SUBJECT PROPERTY

Discretionary Review Hearing
March 29, 2018
Case Number 2016-000017DRP
43 Everson Street

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map



Discretionary Review Hearing
March 29, 2018
Case Number 2016-000017DRP
43 Everson Street

SAN FRANCISCO
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Site Photo (Prior to Start of Construction)

Discretionary Review Hearing
March 16, 2017
Case Number 2016-000017DRP
43 Everson Street

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 27, 2016**, the Applicant named below filed Building Permit Application No. **2016.0127.8097** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**43 Everson Street**	Applicant:	**Jennifer Butler, Rodgers Architecture**
Cross Street(s):	**Bemis and Beacon Streets**	Address:	**156 South Park**
Block/Lot No.:	**7542/024**	City, State:	**San Francisco, CA 94107**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 309-9612**

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	No Change
Front Setback	2.5 feet	No Change
Side Setbacks	5 feet / 4.5 feet	No Change
Building Depth	55 feet	74 feet
Rear Yard	45 feet	26 feet
Building Height	13 feet (from curb)	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Chnge

PROJECT DESCRIPTION

The proposal is to construct a three-story horizontal rear addition and remodel the front fasade of a single family dwelling. The rear addition would be approximately 19.5 feet in depth for the two lowest floor (below grade of the street) and 4 feet in depth at the street level with a roof deck over the addition to the lower floors. The project includes extensive remodeling of the interior and the front façade. On the Everson Street fasade the front porch would be enclosed, the roof overhang removed, and the garage doors and exterior finishes would be replaced. See attached plans.

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: Ella Samonsky
Telephone: (415) 575-9112
E-mail: ella.samonsky@sfgov.org

Notice Date: 8/22/16
Expiration Date: 9/20/16

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)
43 Everson Street		7542/024
Case No.		**Permit No.**
2016-000017ENV		201601278097
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval. PROJECT DESCRIPTION CONTINUED AT END

SITE: One 5,127-square-foot rectangular lot on south side of Everson Street in block bound by Amatista Lane and Addison, Beacon and Miguel streets in the Glen Park neighborhood of San Francisco. The lot slopes downward to the south by approximately 34 percent.
EXISTING (at time of original EE application submittal): One-story (two-story-over-basement when viewed from rear), approximately 13-foot-tall, 5,407-gross-square-foot, single-family residence (constructed in 1965) with one second unauthorized basement-level dwelling unit and two parking spaces. The building has undergone excavation and interior demolition work under building permit application #201603303476 (issued 04/01/2016, suspended 09/11/2017) since the original EE application submittal.
PROPOSED: (1) Rear horizontal addition (approximately 932 square feet or 17 percent increase) at basement, first and second floors; (2) addition of one new accessory dwelling unit (ADU) at basement and first floor; (3) alterations to building interior and façade; and (4) addition of new rear deck, patio and lap pool. Proposed project would result in a one-story (two-story-over-basement when viewed from rear), approximately 12-foot-eight-inch-tall, 6,339-gross-square-foot, two-unit residential building with two off-street parking spaces. The basement level (dwelling unit 2) would include a new home gym/media room, seating area/wet bar, family room/exercise area, sauna, 1.5 baths, mechanical room and patio with lap pool. The first-floor level (dwelling unit 2) would include a new living/dining/kitchen area, 1.5 baths, bedroom and closets and would be connected

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**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. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**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?
■	**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)*
☐	**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*)
■	**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.**
☐	**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.**
☐	**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 *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
Comments and Planner Signature (*optional*): Jennifer M McKellar Potential biological resources impact. Not in a designated liquefaction or landslide hazard zone, according to Sesimic Hazard Zones Map, but within City and County of San Francisco Potential Landslide Hazards Area, according to geotech investigation report.	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
■	**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.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Jennifer M McKellar 03/15/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Project Description-- FULL TEXT:

SITE: One 5,127-square-foot rectangular lot on south side of Everson Street in block bound by Amatista Lane and Addison, Beacon and Miguel streets in the Glen Park neighborhood of San Francisco. The lot slopes downward to the south by approximately 34 percent.

EXISTING: (at time of original EE application submittal): One-story (two-story-over-basement when viewed from rear), approximately 13-foot-tall, 5,407-gross-square-foot, single-family residence (constructed in 1965) with one second unauthorized basement-level dwelling unit and two parking spaces. The building has undergone excavation and interior demolition work under building permit application #201603303476 (issued 04/01/2016, suspended 09/11/2017) since the original EE application submittal.

PROPOSED: (1) Rear horizontal addition (approximately 932 square feet or 17 percent increase) at basement, first and second floors; (2) addition of one new accessory dwelling unit (ADU) at basement and first floor; (3) alterations to building interior and façade; and (4) addition of new rear deck, patio and lap pool. Proposed project would result in a one-story (two-story-over-basement when viewed from rear), approximately 12-foot-eight-inch-tall, 6,339-gross-square-foot, two-unit residential building with two off-street parking spaces. The basement level (dwelling unit 2) would include a new home gym/media room, seating area/wet bar, family room/exercise area, sauna, 1.5 baths, mechanical room and patio with lap pool. The first-floor level (dwelling unit 2) would include a new living/dining/kitchen area, 1.5 baths, bedroom and closets and would be connected to the basement level by an internal spiral staircase. The second-floor level would include a remodeled two-car garage and dwelling unit 1, which would include a remodeled entry/foyer, kitchen, dining and living room and add a new bedroom, bathroom, laundry, closets, mechanical room and rear deck. Construction would last approximately 12 months and require 990 cubic yards of excavation to a maximum depth of approximately 30 feet below ground surface.

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
43 Everson Street		7542/024
Case No.	Previous Building Permit No.	New Building Permit No.
2016-000017PRJ	201601278097	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	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:**

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only	2016-000017DRP

RECEIVED

SEP 16 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PTC

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
David Cowfer		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
49 Everson Street	94131	(415)672-1495

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
43 Everson LLC		
ADDRESS:	ZIP CODE:	TELEPHONE:
43 Everson Street	94131	( )

CONTACT FOR DR APPLICATION:		
Same as Above ☒		
ADDRESS:	ZIP CODE:	TELEPHONE:
		( )
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
43 Everson Street	94131
CROSS STREETS:	
Beacon Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
7542 /024	102.667'x50'	5127	RH-1	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: Dwelling

Proposed Use: Dwelling

Building Permit Application No. 2016.0127.8097 Date Filed: January 27, 2016

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☐	☒
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.

N/A

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 - Item 1

See attached - Item 4, letter from neighbor - 66 Everson

See attached - Item 5, letter from neighbor -100 Beacon

See attached - Item 6, letter from neighbor - 61 Everson

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 - Item 2

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 - Item 3

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: David E Cowfer Date: Sept 16 2016

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

David E Cowfer Owner
Owner / Authorized Agent (circle one)

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	✓
Address labels (copy of the above), if applicable	○
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.
○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED
SEP 16 2016
CITY & COUNTY OF SF
PLANNING DEPARTMENT
PTC

For Department Use Only
Application received by Planning Department:

By: Andrew Perry Date: 9/16/16

Attachment - 43 Everson - Discretionary Review request

Item 1

I am the owner of 49 Everson, adjacent to 43 Everson. 49 Everson is located to the west of 43 Everson. It is also my primary residence.

The proposed plans for 43 Everson call for a larger building than previously existed. The proposed building will be much larger than other neighboring homes on the same side of the steet and does not comport with design guidance provided in the San Francisco Residential Design Guidelines (Guidelines). These failures translate to a project that is out of scale for the neighborhood and detracts from rather than enhancing the neighborhood as a whole.

The Guidelines offer clear language and provide both positive and negative examples to illustrate the concepts that are to be preferred for construction. The proposed project fails to fulfill numerous objectives clearly stated in the Guidelines.

An initial meeting with the Architect in January did not result in any modifications to the design that would address the numerous concerns strongly voiced by the six neighbors in attendance. The summary notes prepared by the architect do not adequately capture the level of concern and outright disapproval of the plans presented.

It is now necessary to pursue this route to mitigate the significant concerns that I and the rest of the neighborhood have.

- **The proposed project's scale is not compatible with surrounding buildings** – Proposed building is much larger than surrounding homes in the neighborhood and would extend much deeper into the lot
- **The proposed project does not respect the strongly consistent mid-block open space pattern** – If built as planned it will greatly exceed the depth of any neighboring building into the green space
- **The building does not enhance the neighborhood's character** – The neighborhood homes are a mixed collection of well-cared for mid-century modern homes of similar size, separated from the sidewalk with small gardens and recessed entrances. The proposed project extends very close to the property line, removing even the small setback with landscaping that previously existed
- **The building does not use articulations to minimize impacts on light, privacy and wind** – A 38 foot tall extension 25 feet deeper into the lot will negatively impact light and privacy of neighboring properties and will create unknown wind effects in a site that can experiences 45-50 mph winds

I have attached letter of concern from neighbors at 66 Everson Street (2 signatures, item 4) and 100 Beacon Street (corner of Everson and Beacon, 2 signatures, item 5)

Attachment - 43 Everson - Discretionary Review request

Item 2

I am the owner of 49 Everson, adjacent to 43 Everson. 49 Everson is located to the west of 43 Everson. It is also my primary residence.

The impacts that are unreasonable include the following and they are related to the failure to comport with the direction provided in the Guidelines.

Impact of 25' extension - A 25' addition requires a significant and outsize extension into the lot. This is basically a 50% increase in the overall size of the building. The planned project calls for a multistory 25' addition that will in effect create a 35' x 25', an 875 square foot bulk mass with little or no articulation to provide visual and practical relief for concerns such as privacy, light and wind. These impacts are most felt by the adjacent neighbors, myself at 49 Everson and the neighbors at 37 Everson.

> **Privacy** is a concern because the project will extend so much deeper into the lot that it will be extremely easy to look back into the adjacent houses; directly into bedrooms and into living rooms and kitchens. The homes on either side of the project have many windows on the southern exposure which is a
>
> **Light** will be greatly diminished in homes on either side of the project because the plan does so much deeper into the lot. The project proposed to extend 25' to the south and is +/- 25' deeper than homes on either side. This creates an ongoing, permanent and significant reduction in the amount of light that will be cast on homes that are to the east and west of the project.
>
> **Wind** is a significant concern because of the hilltop or ridge environment. This is very big concern for me as my property is to the west of the project. The prevailing wind direction is most often from the west and it is common to experience 25-30 mph wind throughout the year. In storms, the wind can gust to 45-50 mph and higher. This wind will encounter the project's massive wall, nearly 900 sq. ft., that extends into the green space and be deflected in unknown ways. It will certainly create drafts that make it more difficult to enjoy my back yard and may create dangerous conditions such as tree fall.

Impact to street façade – The proposed project fails in three ways to fulfill the Guidelines and the expectations of how the front of the house meets the street and how neighbors and pedestrians interact with it. While Everson is a cul de sac, there are many people who walk on the street to get to/from the Glen Park BART station. The project contains several features that when combined create a large and unwelcoming wall that is very out of character to every other house on the block. It is also unnecessary. The project seeks to extend the front wall of the building further out towards the sidewalk than what existed previously. This removes even the small bit of entrance setback and garden that provided some relief. The project also proposes to raise the roof height of the building. The roof line at the front of the building will be raised 4' compared to what existed before and will also add to the severe and unwelcoming aspect. The overall effect is to add a large unbroken wall as the façade, placed closer to the sidewalk, providing a much less open feel to the many pedestrians who travel through the neighborhood. It is a highly modern design with no connection to the strong mid-century modern look and feel of the rest of the neighborhood.

Attachment - 43 Everson - Discretionary Review request

Item 3

I am the owner of 49 Everson, adjacent to 43 Everson. 49 Everson is located to the west of 43 Everson. It is also my primary residence.

The following are suggestions to mitigate the impact and address the concerns that I and many neighbors have regarding the proposed project.

Add rear setbacks to manage the blocky multistory addition - To address the impact of the multistory 25' extension it is requested that the project consider to add setbacks to comport with Guidelines. Setbacks are a recommended way to reduce the impact of large additions. One way to achieve this would be to reposition the basketball court to more interior location and in this way offer more opportunity to create the setbacks. Adding setbacks may also address the concerns regarding privacy, light and wind if they are done well. A less bulky addition will not block as much light and will not deflect as much wind in unexpected ways. An extension that is not 25' deep on the upper floors reduces the impact of look back into the windows of adjacent properties.

Retain front wall of house at original position – If the project can proceed without extending the front wall of the building forward then that will help to minimize the impact on pedestrians on the sidewalk and retain overall neighborhood character.

Retain landscaping and entry set back from the street – As above, if the project can proceed without extending the front wall of the building forward then that will help to minimize the impact on pedestrians on the sidewalk and retain overall neighborhood character.

Retain original roof height at front of house – If the project can set back the proposed roof line that will be raised 4' from existing, it will help to address the overbearing feeling of a monolithic wall that is planned to be taller and closer to the sidewalk than what existed previously.

43 EVERSON - ITEM 4

To whom it may concern,

I support a request for discretionary review of the plans proposed for the home located at 43 Everson Street, San Francisco, CA 94131.

The proposed plans call for a much larger home than previously existed. The proposed building will be much larger than other neighborhood homes and does not comply with several requirements of the San Francisco Residential Design Guidelines

In reviewing the Design Guidelines it appears that several of the design principles are not adhered to and I would like to add my voice to those of my neighbors to address these keys points because the proposed plan appears to fall short in some basic aspects:

- **The building's scale is not compatible with surrounding buildings** – Proposed building is much larger than surrounding homes in the neighborhood
- **The building does not respect the mid-block open space** – if built as planned it will greatly exceed the depth of any neighboring building into the green space
- **The building does not enhance the neighborhood's character** – The neighborhood homes are a mixed collection of well-cared for mid-century modern homes of similar size, separated from the sidewalk with small gardens. Proposed building extends to the property line, removing even the small setback with landscaping that previously existed
- **The building does not use articulations to minimize impacts on light, privacy and wind** – A 38 foot tall extension 25 feet deeper into the lot will negatively impact light and privacy of neighboring properties and will create unknown wind effects in a site that can experiences 45 mph winds

ANDREW SIMSAK
66 EVERSON ST.

CHRISTINA RANDOLPH
660 EVERSON ST

43 Everson ITEM 5

To whom it may concern,

I support a request for discretionary review of the plans proposed for the home located at 43 Everson Street, San Francisco, CA 94131.

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- **The building does not use articulations to minimize impacts on light, privacy and wind** – A 38 foot tall extension 25 feet deeper into the lot will negatively impact light and privacy of neighboring properties and will create unknown wind effects in a site that can experiences 45 mph winds

Nancy Shea 100 Beacon St
Daniel Shea

43 EVERSON - ITEM 6

To whom it may concern,

I support a request for discretionary review of the plans proposed for the home located at 43 Everson Street, San Francisco, CA 94131.

The proposed plans call for a much larger home than previously existed. The proposed building will be much larger than other neighborhood homes and does not comply with several requirements of the San Francisco Residential Design Guidelines

In reviewing the Design Guidelines it appears that several of the design principles are not adhered to and I would like to add my voice to those of my neighbors to address these keys points because the proposed plan appears to fall short in some basic aspects:

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- **The building does not use articulations to minimize impacts on light, privacy and wind** – A 38 foot tall extension 25 feet deeper into the lot will negatively impact light and privacy of neighboring properties and will create unknown wind effects in a site that can experiences 45 mph winds

I am in complete agreement with these concerns and intend to participate in the DR hearing.

Cheryl Mayman
61 Everson St.

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: 43 Everson Street Zip Code: 94131

Building Permit Application(s): 201601278097

Record Number: Assigned Planner: Ella Samonsky

Project Sponsor

Name: Jennifer Butler Phone: 415-505-0763

Email: jabutlerdesign@gmail.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.)

See attached.

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.

See attached.

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.

See attached.

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	1
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	6	2
Height	13'-1"	13'-1"
Building Depth	51'-3"	71'-1"
Rental Value (monthly)	n.a./unknown	n.a./unknown
Property Value	unknown	unknown

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

Signature: **Date:**

Printed Name: Jennifer A. Butler

☐ 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.

RODGERS ARCHITECTS INC.

March 6, 2017

RESPONSE TO DISCRETIONARY REVIEW
CASE NO.: 2016-000017DRP
BLDG PERMIT NO.: 2016.01.27.8097
ADDRESS: 43 Everson Street

PROJECT SPONSOR: Andy Rodgers
TELEPHONE NO.: 415 309 9612

1. We submit that the proposed project should be approved as it has quite minimal impact on the neighbor at 49 Everson (Mr. David Cowfer, the DR requestor). The proposed project fits within the lot's allowable depth and height, and is consistent with the Residential Design Guidelines and the prevailing neighborhood development pattern. The San Francisco Planning staff supported the proposed plan as originally designed (in January, 2016) and a discretionary review was filed by only one neighbor.

   The original proposed horizontal addition, submitted to DBI on March 7, 2014, included a rear yard extension to the required 25% setback line, as permitted within the property's RH-1 zone. This would put the new south wall within one foot of the adjacent (downhill) property's south wall at 37 Everson (see Exhibit A – existing and proposed site plans). Of significance is an existing 5' side setback on both sides of all three houses, which helps to mitigate concerns about lost natural light and privacy. Unlike other neighborhoods in the city, there will remain 10' between adjacent houses. The neighbor at 37 Everson does not oppose the project.

2. We met with invited neighbors on January 22, 2016 as part of the pre-application process in order to review the proposed plans for the project. We noted the initial concerns raised by the neighbors as part of the submittal on January 27, 2016.

   On August 22, 2016 the required 311 notice period commenced.

   On September 16, 2016 Mr. David Cowfer filed for discretionary review.

   On October 12, 2016 we met with Mr. Cowfer, his attorney Ryan Patterson, and his engineer Pat Buscovitch, on site. As a courtesy, to help visualize the proposed alteration we had our contractor erect a story pole representing the depth and height of the new addition. We have had numerous communications with Mr. Cowfer and his representatives in an attempt to address Mr. Cowfer's concerns.

The following concessions were offered by our client, in direct response to Mr. Cowfer's stated concerns about a loss of privacy and natural light resulting from the proposed horizontal addition:

156 SOUTH PARK SAN FRANCISCO, CA 94107
PHONE: 415 309 9612 FAX: 415 924 2750 EMAIL: ardesign@att.net

A. Change all west-facing windows to frosted glass - see Exhibit C (proposed west elevation) attached. Privacy would be greatly enhanced between the houses vs. the clear glass windows originally specified.

B. Change the main level deck guardrail to clear tempered glass panels on all 3 sides - see Exhibit B (proposed south elevation) and Exhibit C (proposed west elevation). Responding to concerns about lost natural light, this alteration (at significant added expense to our client) would effectively render the top 42" of the horizontal addition transparent. It should be noted that Mr. Cowfer's house is directly to the west of our client's residence, so access to mid-day and afternoon natural light were never at issue.

C. Property line walls to be enhanced for reduced sound transmission – our client will have a licensed sound engineer specify the wall composition so as to lessen sound transmission from our client's interior space to both adjacent neighbors.

D. Pull in west guardrail on the living level away from Mr. Cowfer's residence This is a significant revision as our client would be losing deck space, but it would lessen direct sight lines between the deck at 43 Everson and the south wall of 49 Everson, so privacy would be greatly enhanced.

E. More architectural articulation of west wall - see Exhibit C (proposed west elevation study) attached. Responding to concerns about a tall blank wall facing the rear yard of 49 Everson, we explored the possibility of an opening, either glass block or channel glass (could be translucent), and / or an alternate cladding material so as to enhance this part of 43 Everson's design from the previous iteration.

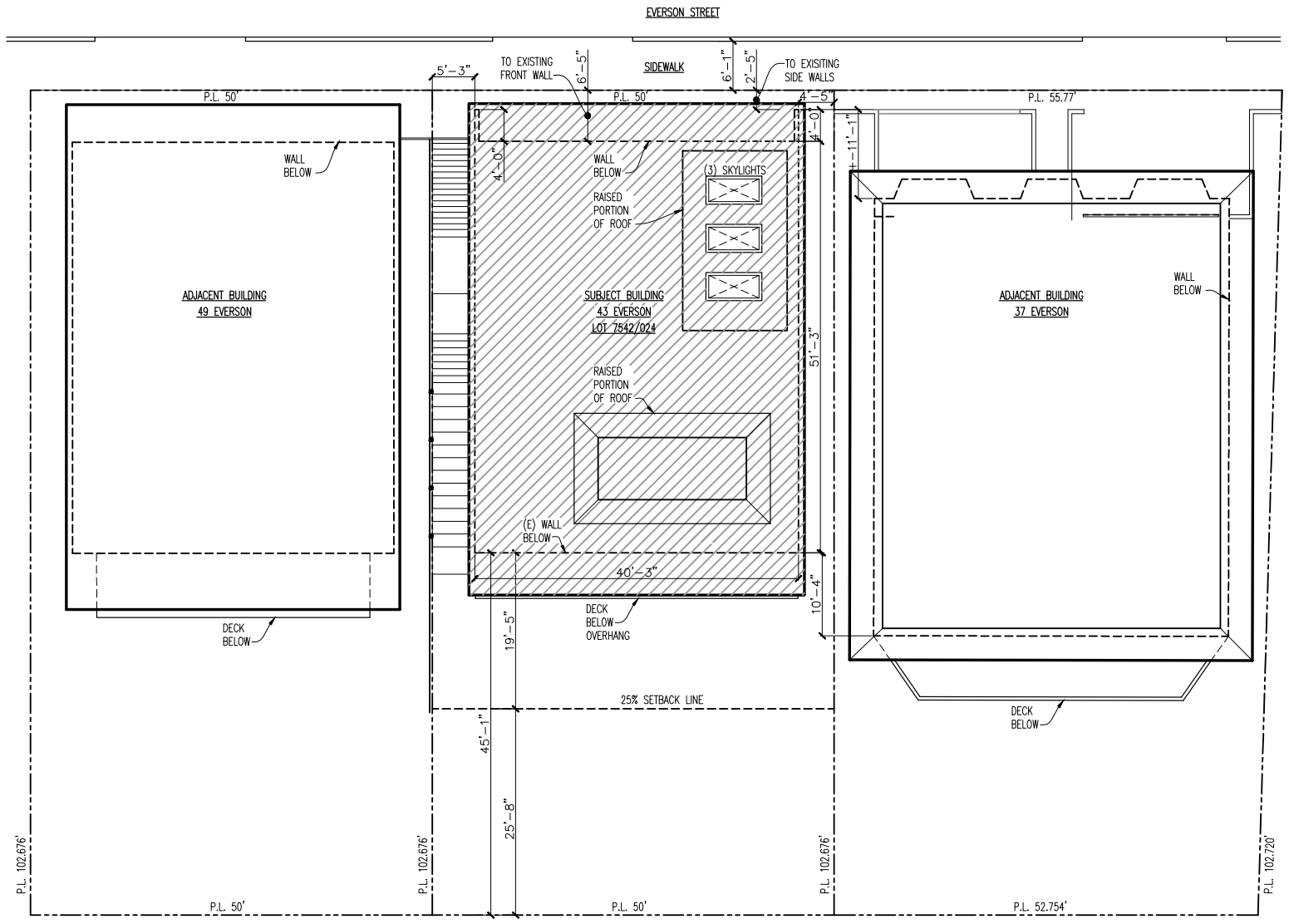
F. Reduction in depth of new entry – Responding to a concern about the new façade design and its setback from the street, we considerably redesigned the entry such that it no longer extends northward beyond existing entry wall. See Exhibit D (proposed north and east elevations) attached.

3. We feel that the project as originally designed was not excessive and was within what is allowable by the Planning Code (for the rear horizontal extension), and was consistent with the Planning Department Residential Design Guidelines and the prevailing neighborhood development pattern. Further changes, as outlined above, only bring the project further into compliance and respond directly to concerns raised by the neighbor, Mr. David Cowfer. We urge the Planning Commission to uphold the planning staff's support of this remodel. The main purpose of the rear extension is to provide space for a recreational use, and any further changes to the extension would defeat its purpose.

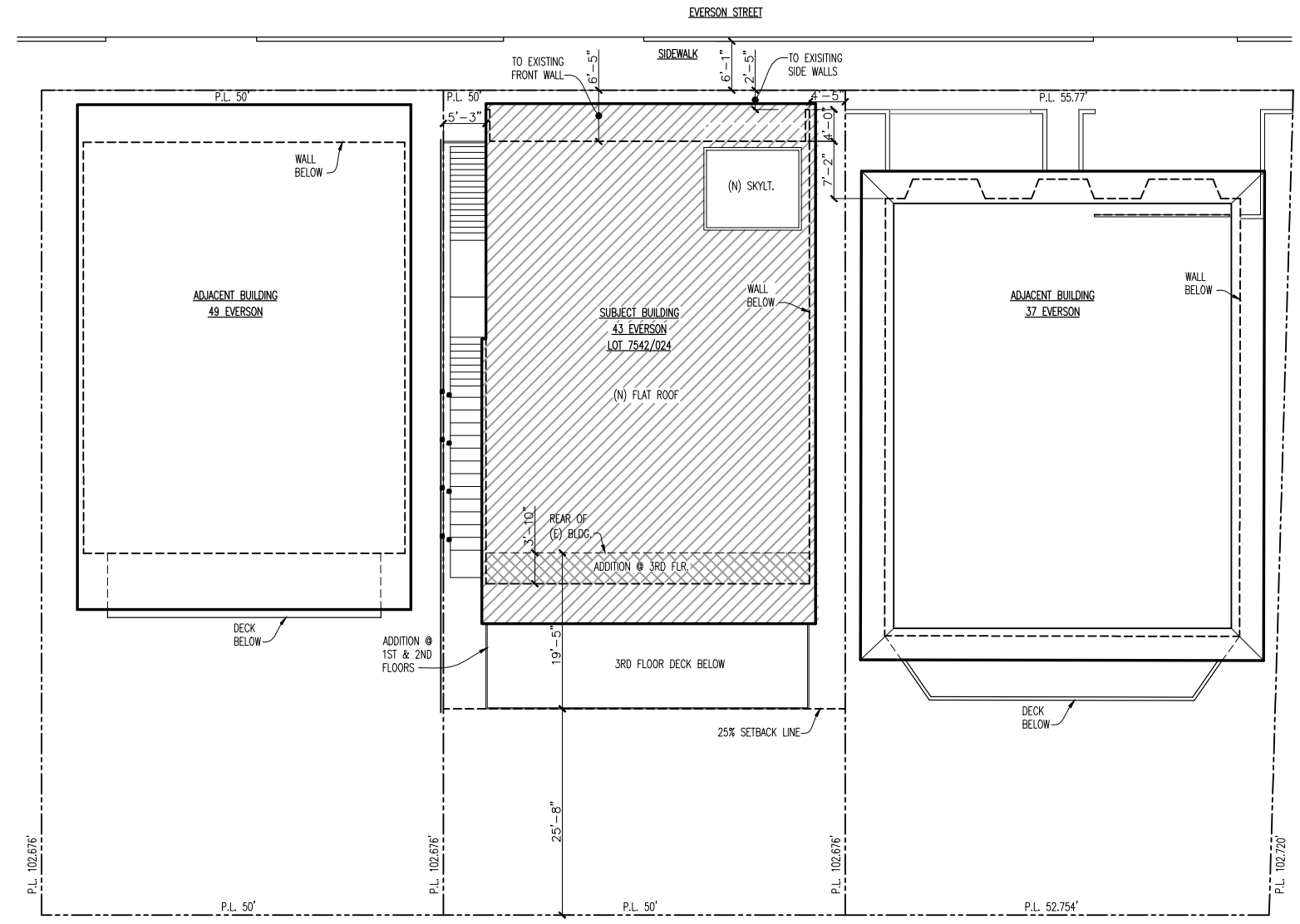
Thank you,

Andy Rodgers
Architect

156 SOUTH PARK SAN FRANCISCO, CA 94107
PHONE: 415 309 9612 FAX: 415 924 2750 EMAIL: ardesign@att.net

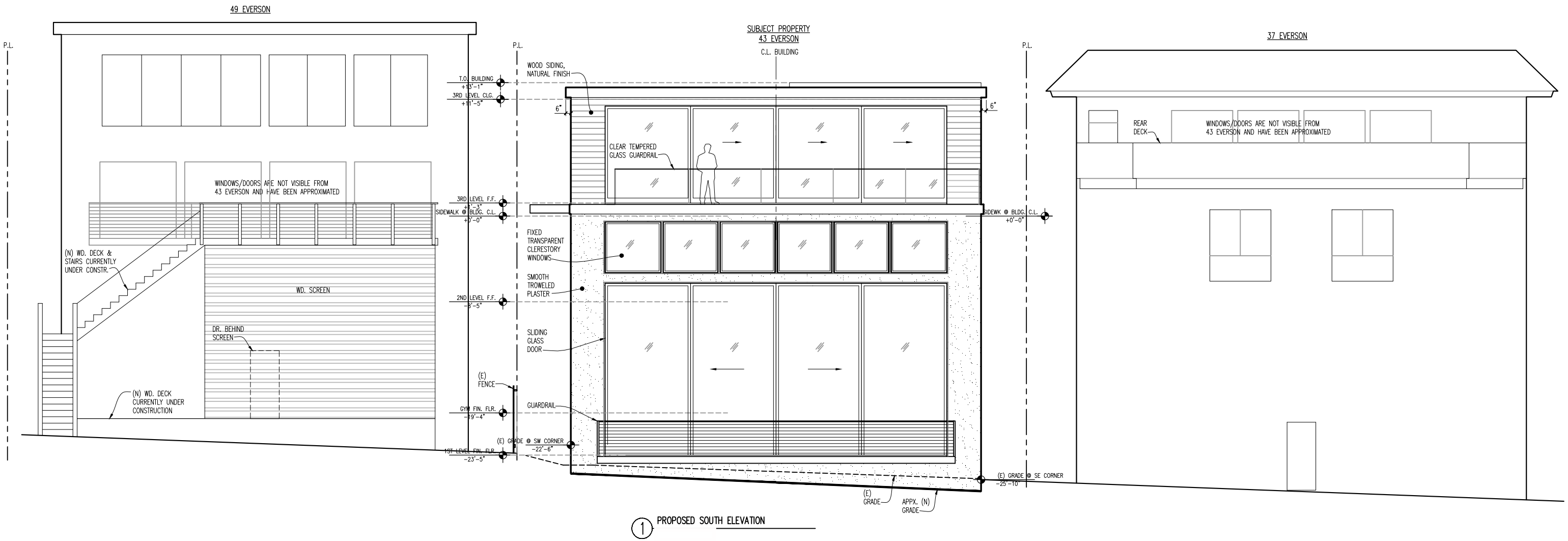


1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

Exhibit A - Existing and Proposed Site Plans



1 PROPOSED SOUTH ELEVATION

Exhibit B - Proposed South Elevation

43 Everson Street
Discretionary Review Hearing

REUBEN, JUNIUS & ROSE, LLP

MEMORANDUM

DATE: March 15, 2018

TO: San Francisco Planning Commission

FROM: Thomas Tunny

REGARDING: 43 Everson Street

OUR FILE NO.: 10501.01

This memorandum updates the Planning Commission on the proposed rear addition and remodel (the "Project") at 43 Everson Street. The Planning Commission approved the Project (with modifications described below) on June 15, 2017. (The Commission's DR Action Memo is attached as **Exhibit A**.) Following the Planning Commission's approval of the Project, the Discretionary Review requestor filed an appeal of the Project's Categorical Exemption, on the grounds that the Project description should have included the presence of a second dwelling unit, and the amount of excavation for the Project was underestimated. In response to the appeal, the Project has been revised to add an ADU, and a new Categorical Exemption issued (excavation amounts were updated).

The Project is now scheduled for consideration at the Planning Commission's March 29, 2018 meeting. We urge the Planning Commission to affirm its prior approval, and again approve the Project (as revised) for the following reasons:

- Prior to the Planning Commission's approval of the Project in June 2017, the Project sponsor agreed to significant revisions of the massing and design of the rear addition to address the DR requestor's concerns. Commissioner Richards visited the Project site and expressed his satisfaction with the Project changes, and the changes were made conditions of the Commission's approval. These changes are as follows and are shown in the renderings attached as **Exhibit B**:

1) Lowered height of the rear addition and main level deck by 2 feet, 6 inches;
2) Reduced massing along the western elevation of the addition by 5 feet in height and depth;
3) Set back western deck guardrail 5 feet from the building wall;
4) Installation of a planter along the southwest corner of the roof deck; and
5) Elimination of the rear fold-up glass door, replacing it with a 4-panel sliding glass door, wherein 2 panels are fixed.

- The Project sponsor agreed to the following additional measures in response to the DR requestor's concerns:

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
456 8th Street, 2nd Floor, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

1) Changed the rear deck railing to clear glass to allow more sunlight onto the DR requestor's property;
2) Substantially modified the front facade by setting the entry back and lowering the entry volume 2'-8"; and
3) Engaged Charles M. Salter Associates, Inc. to evaluate the sound levels of the proposed basketball court; the report concluded that the sound levels would comply with the City's residential noise limits.

- The Project sponsor has added a second dwelling unit (as an ADU) to the Project. As the Commission will recall, this issue of a second unit was brought up at the Commission previously. When the Project sponsor purchased the property, the property was listed as a single family home. The 3R report designates the property as a single-family dwelling. (**Exhibit C**.) An NSR recorded in 1994 restricts the Property to a single-family dwelling. (**Exhibit D**.) The DR requestor subsequently produced evidence that the Property had an unauthorized dwelling unit. As a solution, the Project sponsor has agreed to add the ADU to the Project. The ADU is the larger unit (designated as Unit 2 in the site permit drawings), at 3,013 square feet of floor area, and the other unit (designated as Unit 1 in the sire permit drawings) is 1,275 square feet. (The site permit drawings are attached as **Exhibit E**.)

- The CEQA appeal identified an error in the amount of excavation stated in the Categorical Exemption Project description. The amount of proposed excavation increased due to revisions in the Project after the original Project applications were submitted. These revisions were disclosed to and approved by the City, but the Categorical Exemption was not updated. The Categorical Exemption has been updated, and the Project's licensed geotechnical engineer issued an updated report concluding that no changes in his prior geotechnical conclusions and recommendations were necessary. (**Exhibit F**.)

Thank you for your consideration.

LIST OF EXHIBITS

Exhibit A	DR Action Memo
Exhibit B	Rendering of Project Modifications
Exhibit C	3R Report
Exhibit D	1994 NSR
Exhibit E	Site Permit Drawings
Exhibit F	Updated Geotechnical Report

EXHIBIT A

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Discretionary Review Action DRA-0534

HEARING DATE: JUNE 15, 2017

Case No.:	**2016-000017DRP**
Project Address:	**43 EVERSON STREET**
Building Permit:	**2016.0127.8097**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	7542/024
Project Sponsor:	Jennifer Butler Rodgers Architecture 227 Guerrero Street San Francisco, CA 94103
DR Requestor:	David Cowfer 49 Everson Street San Francisco CA 94131
Staff Contact:	Ella Samonsky – (415) 575-9112 Ella.Samonsky@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2016-000017DRP AND THE APPROVAL OF BUILDING PERMIT 2016.0127.8097 PROPOSING CONSTRUCTION OF A THREE-STORY HORIZONTAL REAR ADDITION AND REMODEL OF THE FRONT FACADE OF A SINGLE FAMILY DWELLING, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 27, 2016, Jennifer Butler of Rodgers Architecture filed for Building Permit Application No. 2016.0127.8097 proposing construction of a three-story horizontal rear addition that would be approximately 19.5 feet in depth for the two lowest floors (below grade of the street) and 4 feet in depth at the street level with a roof deck over the addition to the lower floors, reconstruction and raising portions of the roof approximately two feet, and remodeling the front facade of a single-family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On September 16, 2016 David Cowfer (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2016-000017DRP) of Building Permit Application No. 2016.0127.8097.

The Department has determined that the Project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301(e)(1) (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 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less).

After continuing the hearing on March 16, 2017, April 6, 2017, May 18, 2017 and June 1, 2017, on June 15, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-000017DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2016-000017DRP and approves the Building Permit Application 2016.0127.8097 as revised and presented by the Sponsor at the June 15, 2017 hearing. The revised scope includes the following modifications from the original proposal::

1) Lowered height of the rear addition and main level deck by 2 feet -6 inches;

2) Reduced massing along the western elevation of the addition by five feet in height and depth;

3) Set back western deck guardrail five feet from the building wall;

4) Installation of a planter along the southwest corner of the roof deck; and

5) Elimination of the rear fold-up glass door, replacing it with a four-panel sliding glass door, wherein two panels are fixed.

The reasons that the Commission took the action described above include:

1. Although, the proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines, the Commission found there to be extraordinary or exceptional circumstances, in that, the proposed building massing and roof deck would affect the light and privacy of neighboring yards that could be minimized through the aforementioned modifications.

2. The Commission determined that modifications to the project with respect to the height, massing and glazing of the rear addition, and configuration of the associated roof deck, were necessary and instructed staff to approve the project with the revisions as reflected in the plans dated May 24, 2017.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did take Discretionary Review and approved the building permit as reference in this action memo on June 15, 2017.

Jonas P. Ionin
Commission Secretary

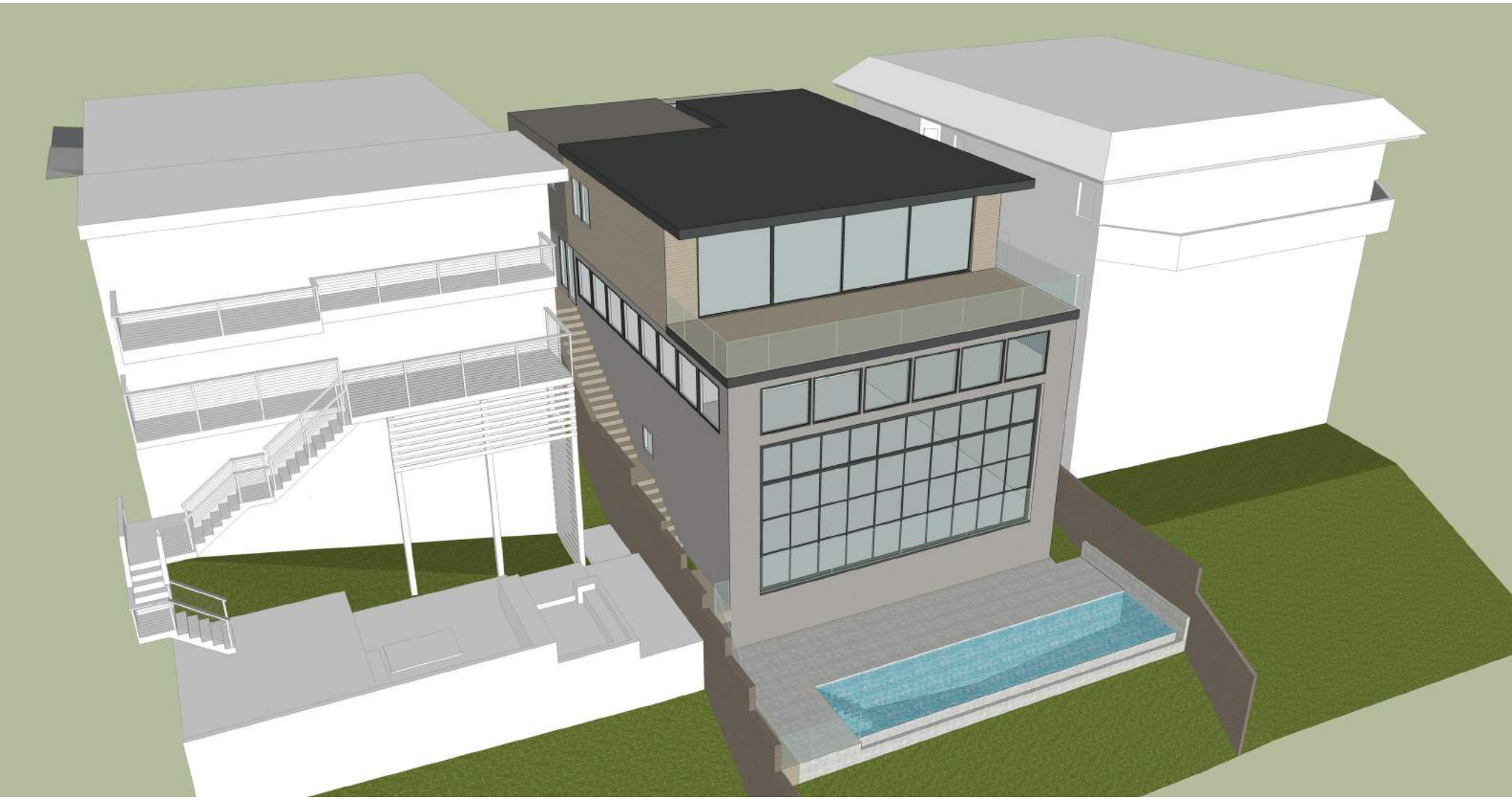
AYES: Hillis, Koppel, Melgar, Richards

NAYS: Moore

ABSENT: Fong, Johnson

ADOPTED: June 15, 2017

EXHIBIT B



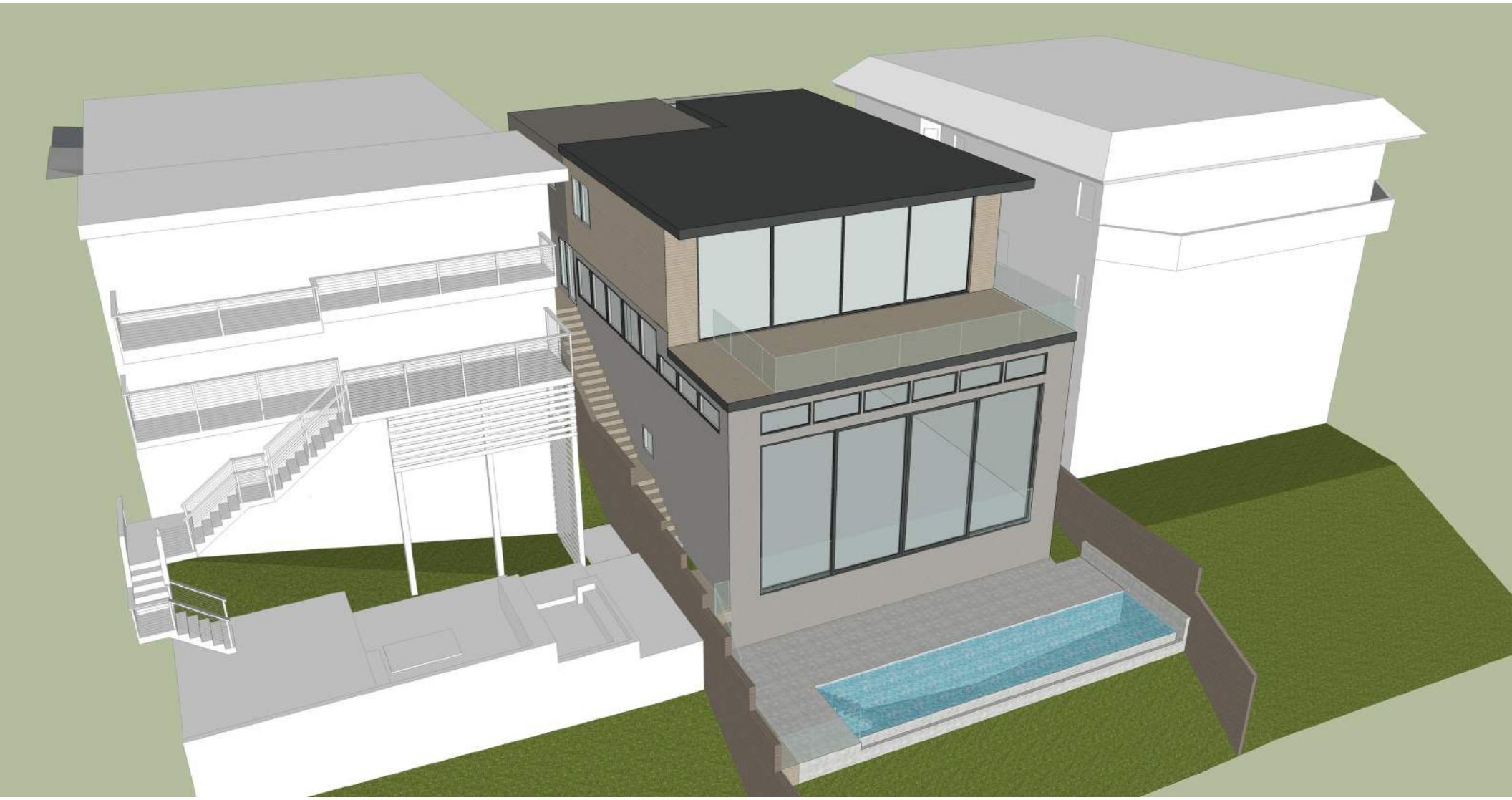


EXHIBIT C

DocuSign Envelope ID: 1B858A94-FD84-4616-A4C C60747769A

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building *43 EVERSON ST* **Block** *7542* **Lot** *024*

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
   B. Is this building classified as a residential condominium? Yes No ✓
   C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
   If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): 1964
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
296715	268186	Jun 08, 1964	NEW CONSTRUCTION - CFC 1FD	C
8102187	469248	Mar 16, 1981	REPLACE ALL THE EXTERIOR STUCCO WALL WITH REDWOOD SIDING	N
9113204	677671	Jul 26, 1991	REROOFING	X
9416102	760174	Dec 06, 1994	REMOVE ONE OLD MOTORIZED SKYLIGHT AND REPLACE IT WITH THREE NEW SKYLIGHTS. LEGALIZE EXISTING GROUD FLOOR TWO BEDROOM AND ONE FAMILY ROOM AND ONE HALF BATHROOM - CFC 1FD	C
9600705	785964	Jan 16, 1996	REPAIR DRY ROT ON DECK AT BACKSIDE OF HOUSE	C
200111294115	954241	Nov 29, 2001	REROOFING	X

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
   B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ✓ B. If yes, has a proof of compliance been issued? Yes No ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? No ✓
    B. If yes, has the required upgrade work been completed? Yes No

DocuSigned by:
Keith Rabois
D967D182C551473

READ AND APPROVED:

(3 PAGES)

Records Management Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org

Department of Building Inspection
1660 Mission Street - San Francisco CA 94103 - (415) 558-6080
Report of Residential Record (3R)
Page 2

Address of Building *43 EVERSON ST* **Block** *7542* **Lot** *024*

Other Addresses

Date of Issuance: 11 SEP 2015
Date of Expiration: 11 SEP 2016
By: ALEXANDER CATIGAN
Report No: *201509032690*

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY. **The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.**

(For Explanation of terminology, see attached)

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file **"UNKNOWN"** will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. **Call Housing Inspection Services** at 558-6220 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-0	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district
Chinatown Mixed Used Districts	
CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district
South of Market Mixed Use Districts	
MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district
Mission Bay Districts	
MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. **Call the Planning Department** at 558-6377 or go to their website at http://www.sf-planning.org/ for additional information.

3. Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
Class R-3	1 or 2 family dwellings, including housekeeping rooms

4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the **Planning Department** at 558-6377.

5. Building Construction Date: The year the building was constructed.

6. Original Occupancy or Use: The number of residential unit(s) when the building was constructed.

7. Permit Application: This section shows all issued building permit applications for this property, the permit number, the date issued and the description of work. Status: It indicates the status of the permit application:

C – the work was completed;

I – permit has been issued;

N – no job card found;

X – the permit expired (work not started or not completed);.

8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call **Housing Inspection Services** at 558-6220.

8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action.

The City may also perform the work and place a lien against the property. Call **Housing Inspection Services** at 558-6220 or Code Enforcement at 558-6454 for additional information.

9. Number of residential structures on property: The number of legal residential structures on one lot.

10. Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to **Housing Inspection Services** at 558-6220.

Additional Terms

BBI	Bureau of Building Inspection
BFP	Bureau of Fire Prevention
DAHI	Division of Apartment and Hotel Inspections
DCP	Department of City Planning
EWO	Emergency Work Only
FACE	Federal Assisted Code Enforcement
PCD	Property Conservation Division
RAP	Rapid Assistance Program
SFFD	San Francisco Fire Department
UR	Urban Renewal

P:\FORMS\3R\Terms Used in 3R.doc. *Updated Oct 23, 2012*

EXHIBIT D

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RECORDING REQUESTED BY	San Francisco Co Recorder's Office Rosa Jamison County Recorder
And When Recorded Mail to	DOC 94-F706716-00 Monday, OCT 31, 1994 15:28:00
Name: BEN W. LOUIE	REC $7.00 PAG $3.00 MIC $1.00 SIP $2.00
Address: 43 EVERSON STREET	TU PU $13.00 Nbr-0000264866
City: SAN FRANCISCO	REEL G248 IMAGE 0371 ear
State: CALIFORNIA	Space Above This Line For Recorder's Use

3 03

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I, (We) BEN W. & WAY BINGLOUIE, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

Lot No. 24, in Block No.7542, as said lot and block are delineated and so designated on Map entitled, "Map of Unit Three of Diamond Heights, San Francisco, California", filed in the office of the Recorder of the City and County of San Francisco, State of California, on June 20, 1963 in Map Book "U" at pages 7 and 8.

BEING Assessor's **Block 7542, Lot 24,** hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said restrictions consist of conditions attached to the approval of **Building Permit Application No. 9416102** by the Department of City Planning and are conditions that had to be so attached in order that said application could be approved under the City Planning Code. (Building Form 3.)

The plans filed with the present application indicate a **one-family** dwelling at **43 EVERSON STREET** having the following:

1. on the first (middle) floor: three (3) bedrooms, two (2) bathrooms, a hall and a laundry room **only**, said rooms having an unobstructed interior stair connection to the floor above and independent access to the street by way of a side yard entrance; and

2. on the ground (lower) floor: two (2) bedrooms, a family room and a half bathroom (toilet and sink) **only**, said rooms having independent access to the street by way of a side yard entrance.

The restrictions and conditions of which notice is hereby given are:

1. That said first (middle) floor and ground (lower) floor areas shall be used only as accessory to the dwelling above, as under the **RH-1** zoning of the subject property, Section 209.1 of the City Planning Code provides that not more than one (1) **one-family** dwelling shall occupy a lot; and

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P706716

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

2. That said first (middle) floor or ground (lower) floor area shall not be used as a separate dwelling unit or rooming unit, and no boarder shall reside therein; that utility, other services, mailbox and doorbells shall be provided for this dwelling solely on a **one-family** basis; and

3. That all kitchen facilities and fixtures including stove, sink, refrigerator and counter in said ground (lower) floor be removed and that all utility lines be removed and capped to source; and

4. That the shower in said ground (lower) floor be removed and converted to storage and that the remaining half bathroom shall contain a toilet and sink only; and

5. That for the purposes of this restriction and the City Planning Code, installation of any appliances for cooking, such as a stove or hot plate, in said first (middle) floor or ground (lower) floor area shall be deemed creation of a kitchen and therefore creation of an additional separate dwelling unit as defined in Section 102.7 of the Planning Code.

The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the City Planning Code, this document would no longer be in effect and would be null and void.

Dated: 10/27/94 at San Francisco, California

Ben W. Louie
Way Bing Lau

Ben W. Louie
(signature of owner)
Way Bing Lau

This signature must be notarized prior to recordation; add Notary Public Certification and Official Notarial Seal below.

JB:gp\WP51\NSR\Op7-8

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F706716

CALIFORNIA

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Francisco)

On 10/31/94 (DATE) before me, Gail L Etzler Notary public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, Ben W. Louie and Way Bing Louie

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Gail L Etzler
NOTARY PUBLIC SIGNATURE (SEAL)

GAIL L. ETZLER
Comm. #1016056
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
Comm. Expires April 25, 1996

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

EXHIBIT E

GENERAL NOTES

ALL CONSTRUCTION AND INSTALLATION SHALL CONFIRM TO THE FOLLOWING CODES:
2013 CALIFORNIA BUILDING CODE (CBC) & SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE (CMC) & CALIFORNIA PLUMBING CODE (CPC)
2013 CALIFORNIA ELECTRICAL CODE (CED) & CALIFORNIA ENERGY CODE (CEC)
2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS
2010 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING CODE & SAN FRANCISCO AMENDMENTS
2002 MFPA 13 INSTALLATION OF SPRINKLER SYSTEMS, 2002 MFPA13R SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO 4 STORIES IN HT. & 2002 MFPA 72 NATIONAL FIRE ALARM CODE AS APPLICABLE, AND ANY OTHER GOVERNING CODES & ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCALE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION. THIS INCLUDES REVIEWING RQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN.

ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.

WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFIRM WITH LOCAL BUILDING AND FIRE CODES.

PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

PROVIDE FIRE-BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 1997/98 UBC 708, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
2) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.

ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED, U.O.N.

DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DTAE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.

CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH ON SHEET N0.6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

ALL CONCEALED SPACES UNDER RAISED SLEEPING PLATFORMS MUST BE SPRINKLERED.

PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2.

ALL SMOKE DETECTORS TO BE HARD WIRED.

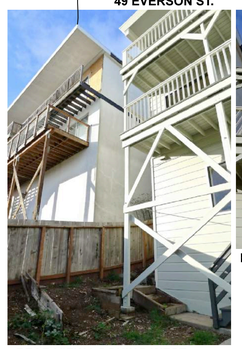
OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH (1), (2), OR (3)-HOUR RATED ASSEMBLIES, RESPECTIVELY.

ALL ASSEMBLIES SHOULD BE APPROVED.

ALL DUCT PENETRATIONS THROUGH RATED WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS.

SITE PHOTOGRAPHS

FRONT (NORTH) FACADE



REAR VIEW LOOKING WEST

REAR (WEST) FACADE

REAR VIEW LOOKING EAST

ABBREVIATIONS

AB. ANCHOR BOLT
A.F.F. ABOVE FINISHED FLOOR
AGGR. AGGREGATE
AL. ALUMINUM
ALT. ALTERNATE
APPROX. APPROXIMATE
ARCH. ARCHITECTURAL
BD. BOARD
BLDG. BUILDING
BLK. BLOCK
BLK'G. BLOCKING
BM. BEAM
BOT. BOTTOM
BTWN. BETWEEN
B.U.R. BUILT UP ROOFING
B.W. BOTH WAYS
C.J. CONTROL JOINT
CLG. CEILING
CLKG. CAULKING
CLR. CLEAR
C.M.U. CONCRETE MASONRY UNIT
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONSTR. CONSTRUCTION
CONT. CONTINUOUS
C.T. CERAMIC TILE
DEG. DEGREE
DET./DTL. DETAIL
D.F. DRINKING FOUNTAIN
DIAG. DIAGONAL
DIA. ø DIAMETER
DN. DOWN
DS. DOWNSPOUT
DWG. DRAWING
E EAST
(E) EXISTING
EA. EACH
E.J. EXPANSION JOINT
E.I.F.S. EXTERIOR INSULATION & FINISH SYSTEM
EL. ELEVATION
ELEC. ELECTRICAL
ELEV. ELEVATION
EMER. EMERGENCY
ENCL. ENCLOSURE
EQ. EQUAL
EQUIP. EQUIPMENT
E.W. EACH WAY
W.E.C. ELECTRIC WATER COOLER
EXP. EXPANSION
EXT. EXTERIOR
F.A. FIRE ALARM
F.D. FLOOR DRAIN
F.D.C. FIRE DEPARTMENT CONNECTION
FDN. FOUNDATION
F.A. FIRE EXTINQUISHER
F.A.C. FIRE EXTINGUISHER CABINET
F.B. FINISH FLOOR
F.H.C. FIRE HOSE CABINET
FIN. FINISH
F.L. FLOW LINE
FLR. FLOOR
FLUOR. FLUORESCENT
FND. FOUNDATION
F.O.B. FACE OF BRICK
F.O.C. FACE OF CONCRETE
F.S. FULL SIZE
FT. FOOT OR FEET
FTG. FOOTING
FURR. FURRING
GA. GAUGE
GALV. GALVINIZED
G.C. GENERAL CONTRACTOR
G.L. GLASS
GR. GRADE
GYP. GYPSUM
GYP. BD. GYPSUM BOARD
H.B. HOSE BIBB
H.C. HOLLOW CORE
H/C HANDICAPPED
HDWD. HARDWOOD
HDWE. HARDWARE
H.M. HOLLOW METAL
HR. HOUR
HT. HEIGHT
HVAC. HEATING, VENTILATION, & AIR CONDITIONING
I.D. INSIDE DIAMETER
INSUL. INSULATION
INT. INTERIOR
JAN. JANITOR
JNT. JOINT
JST. JOIST
KIT. KITCHEN
LAB. LABORATORY
LAM. LAMINATE
LAV. LAVATORY
LT. LIGHT
MAX. MAXIMUM
MECH. MECHANICAL
MEMB. MEMBRANE
MFR. MANUFACTURER
M.H. MANHOLE
MIN. MINIMUM
MISC. MISCELLANEOUS
M.O. MASONRY OPENING
MTL. METAL
MUL. MULLION
N NORTH
(N) NEW
N.I.C. NOT IN CONTRACT
NO. NUMBER
NOM. NOMINAL
N.T.S. NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OH. OVERHEAD
OPG. OPENING
OPP. OPPOSITE
PCT. PRE-CAST
P.L. PROPERTY LINE
P.LAM. PLASTIC LAMINATE
PLAS. PLASTER
PLYWD. PLYWOOD
PR. PAIR
Q.T. QUARRY TILE
R. RISER
(R) REMODELED OR RELOCATED
R.D. ROOF DRAIN
RE: REFER TO ...
HT. REFRIGERATOR
REINF. REINFORCED
REQ'D REQUIRED
RM ROOM
R.D. ROUGH OPENING
S SOUTH
S.C. SOLID CORE
SCHED. SCHEDULE
SECT. SECTION
S.F. SQUARE FOOT
SHT. SHEET
SIM. SIMILAR
SPEC. SPECIFICATION
SQ. OR ϕSQUARE
S.S. STAINLESS STEEL
STAGG. STAGGERED
STD. STANDARD
STIFF. STIFFENER
STL. STEEL
STRUC. STRUCTURAL
SUSP. SUSPENDED
TR. TREAD
T & B TOP AND BOTTOM
TER. TERRAZZO
T & G TONGUE AND GROOVE
THK. THICK
T/ TOP OF
TYP. TYPICAL
U.O.N. UNLESS OTHERWISE NOTED
VCT. VINYL COMPOSITION TILE
VER. VERIFY
VERT. VERTICAL
W WEST
W/ WITH
W.C. WATER CLOSET
WD. WOOD
W/O WITHOUT
P PROPERTY LINE
℄ CENTERLINE
L

NOTE: CLARIFY WITH ARCHITECT - ALL ABBREVIATIONS NOT LISTED

SYMBOLS LEGEND

SECTION: SECTION LETTER SHEET NUMBER
DETAIL: DETAIL NUMBER SHEET NUMBER
ELEVATION: ELEVATION LETTER SHEET NUMBER
NORTH DESIGNATION
ROOF SLOPE INDICATION
ELEVATION TAG
SPOT ELEVATION
REVISION
PROPERTY LINE
CENTER LINE

SHEET INDEX

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A2.5 SOUTH ELEVATION, EXISTING
A2.6 SOUTH ELEVATION, PROPOSED
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A3.2 PROPOSED SECTION

PROJECT INFORMATION

PROJECT ADDRESS:	43 EVERSON STREET SAN FRANCISCO, CA 94114
BLOCK/LOT:	7542/024
ZONING:	RH-1
HEIGHT/BULK DISTRICT	40-X
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R3
SPRINKLER:	NOT REQUIRED
EXISTING/PROPOSED # FLOORS:	2 STORIES PLUS 1 BASEMENT

EXISTING (IN SQ. FT.)

TOTAL HABITABLE:	3,298
TOTAL GROSS:	4,886 (NOT INCL. GARAGE)
GARAGE:	521

PROPOSED (IN SQ. FT)

HABITABLE:		GROSS:	
BASEMENT (UNIT 2):	2,355	BASEMENT (UNIT 2):	3,000
1ST FLOOR (UNIT 2):	658	1ST FLOOR (UNIT 2):	1,182
2ND FLOOR (UNIT 1):	1,225	2ND FLOOR (UNIT 1):	1,683
UNIT 1 HABITABLE:	1,225	UNIT 1 GROSS:	1,683
UNIT 2 HABITABLE:	3,013	UNIT 2 GROSS:	4,182
TOTAL HABITABLE:	4,238	TTL. GROSS (NOT INCL. GAR)	5,865
ADDITIONAL HABITABLE: (FROM EXIST. ABOVE)	940	ADDITIONAL GROSS: (FROM EXIST. ABOVE)	979
		ADDITIONAL GARAGE:	-47

PROJECT SCOPE:
HORIZONTAL EXTENSION AT REAR (SOUTH) OF EXISTING 1-FAMILY RESIDENCE. PROJECT WILL INCLUDE REMODELED FACADE & NEW ACCESSORY DWELLING UNIT.

UNIT #1
AT 2ND FLOOR, REMODELED ENTRY/FOYER, KITCHEN, DINING ROOM, LIVING ROOM. (N) BATHROOM, BEDROOM, LAUNDRY, MECHANICAL ROOM, CLOSETS AND DECK.

NEW DOORS, WINDOWS, PLUMBING AND ELECTRICAL WORK CORRESPONDING TO NEWLY REMODELED AREAS.

UNIT #2 (ACCESSORY DWELLING UNIT)
AT BASEMENT LEVEL, EXPANDED HOME GYM/MEDIA ROOM.
- EXISTING FAM. ROOM/EXERCISE AREA, SAUNA, 1-1/2 BATHS, WET BAR & SPIRAL STAIR UNDER PERMIT #201603303476.
- EXISTING REAR YARD LAP POOL UNDER PERMIT #201608306386.

AT 1ST FLOOR, (N) KITCHEN.
- EXISTING LIVING/DINING AREA (RENAMED FROM PLAYROOM), BEDROOM, CLOSET & BATH UNDER PERMIT #201603303476.

PROJECT DIRECTORY

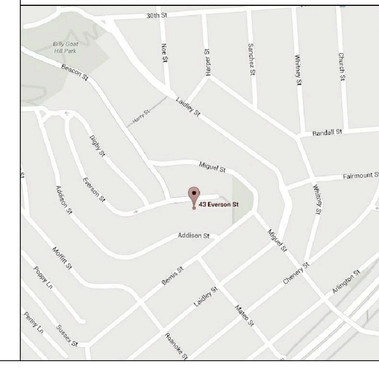
PROJECT ARCHITECT
ANDY RODGERS ARCHITECTURE
CONTACT: ANDY RODGERS
156 SOUTH PARK
SAN FRANCISCO, CA, 94107
P: 415.309.9612
E: ardesign@att.net

BUILDING OWNER
43 EVERSON, LLC
43 EVERSON STREET
SAN FRANCISCO, CA 94131
P: 415.238.6161
E: anderson1983@gmail.com

STRUCTURAL ENGINEER
L. WONG ENGINEERING
CONTACT: LARRY WONG
485 14TH STREET
SAN FRANCISCO, CA, 94103
P: 415.877.1392
E: lwong@lwongengineering.com

GENERAL CONTRACTOR
SATURN CONSTRUCTION, LIC. #861233
CONTACT: DAVE TRICAMO
1555 YOSEMITE ST., SUITE 16
SAN FRANCISCO, CA, 94124
P: 415.822.8333
E: dtricamo@saturnconstruction.com

SATELLITE & LOCATION MAPS



REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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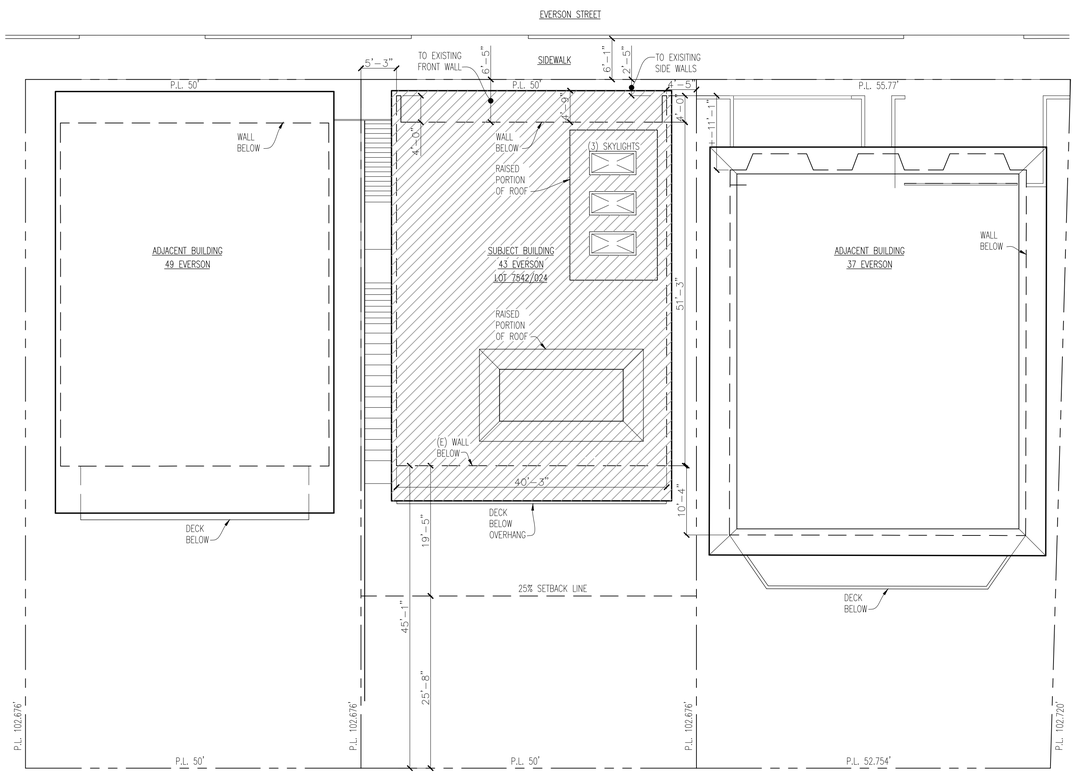
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA, 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

PROJECT INFO, ABBREVIATIONS, GENERAL NOTES

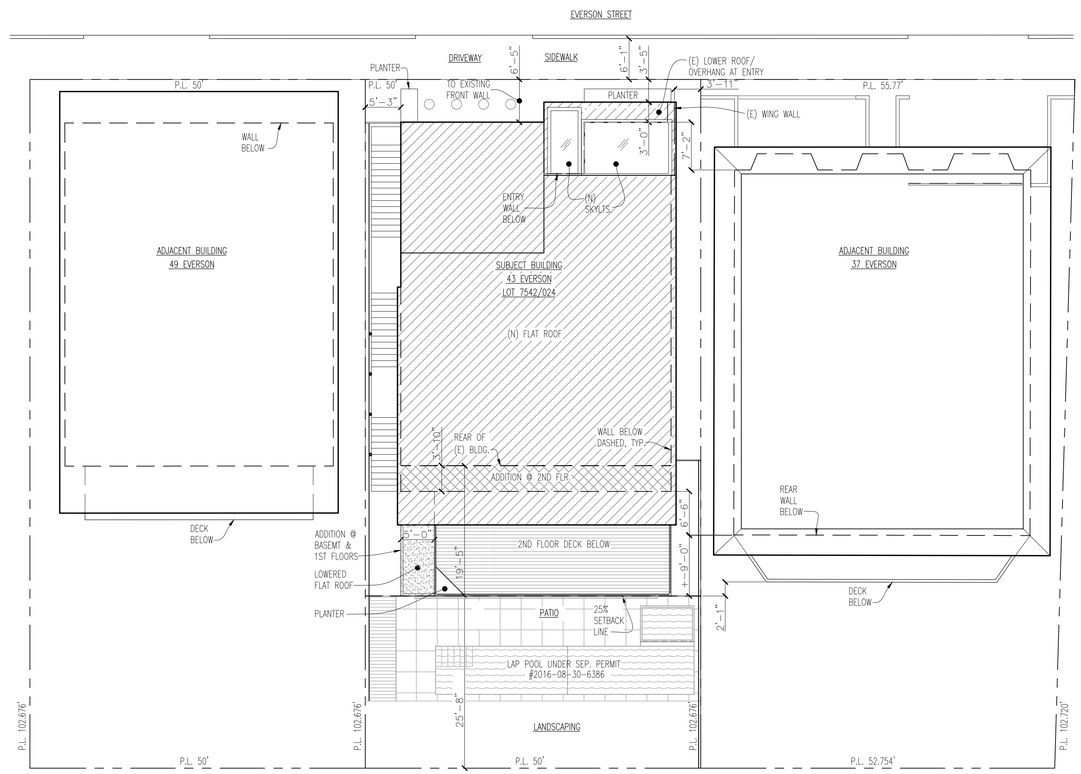
DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A0.1



1 EXISTING SITE & ROOF PLAN

SCALE: 3/32" = 1'-0"



2 PROPOSED SITE & ROOF PLAN

SCALE: 3/32" = 1'-0"

0 2 4 8 16 FEET

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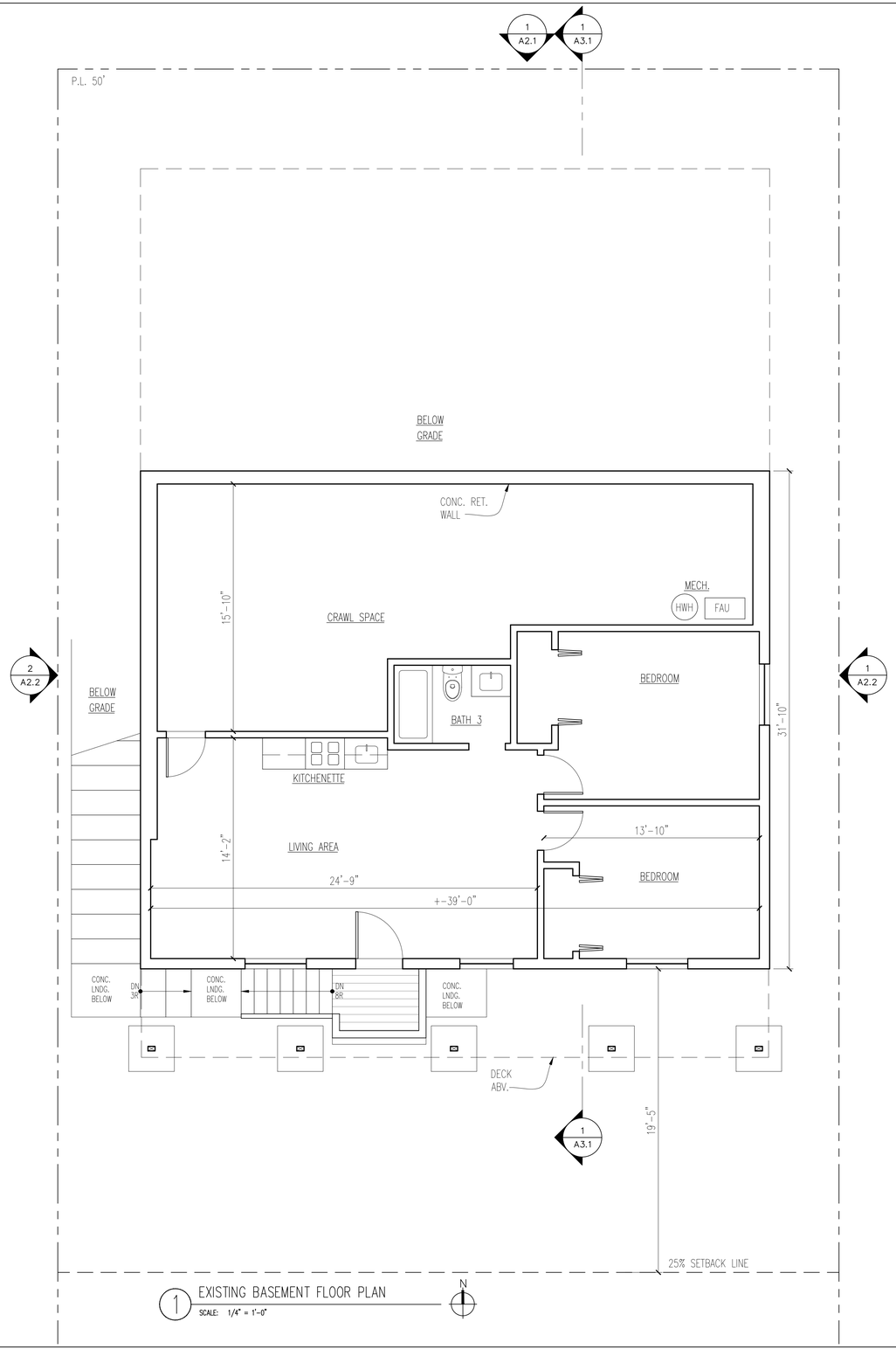
SITE & ROOF PLANS

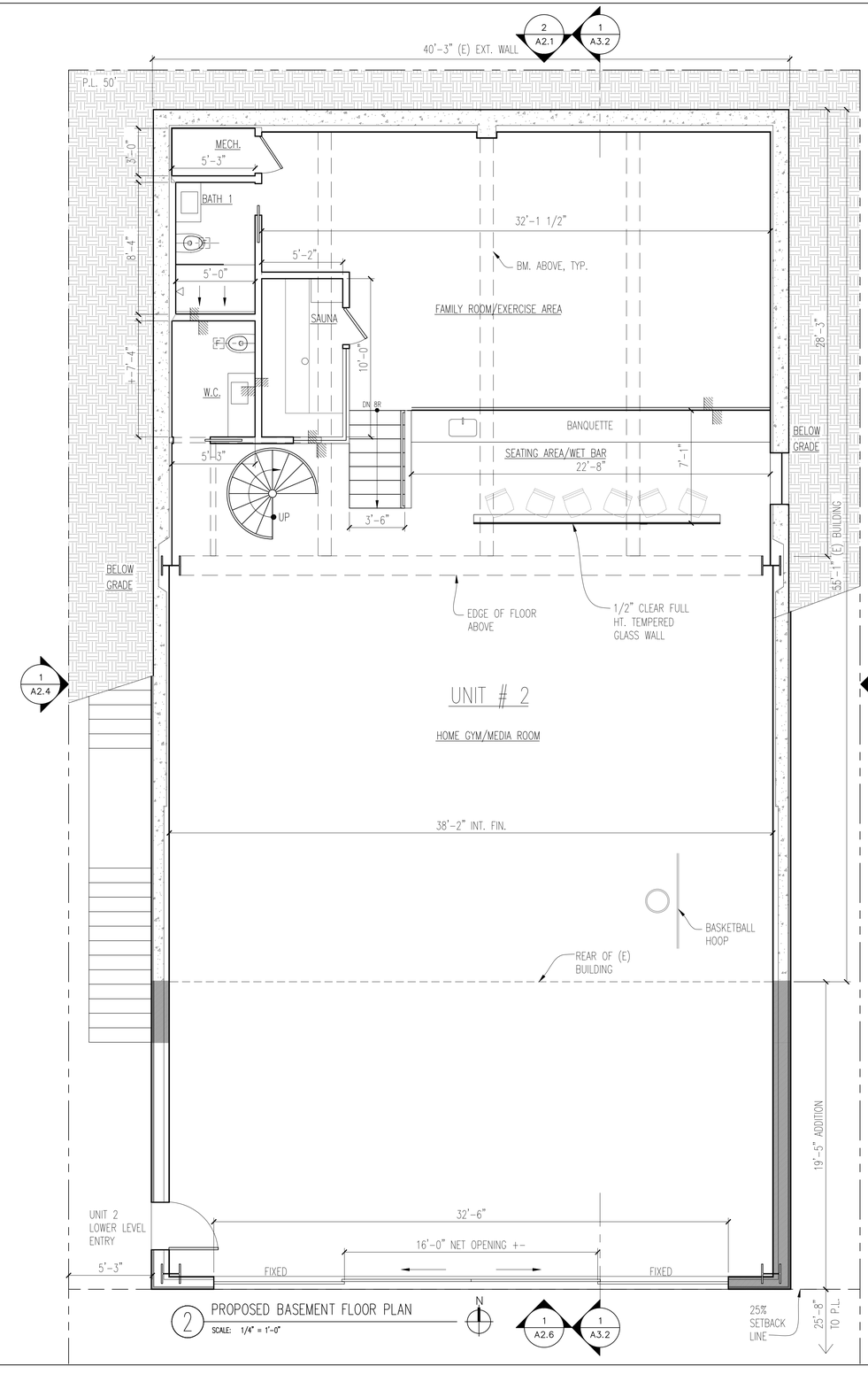
DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.1



1 EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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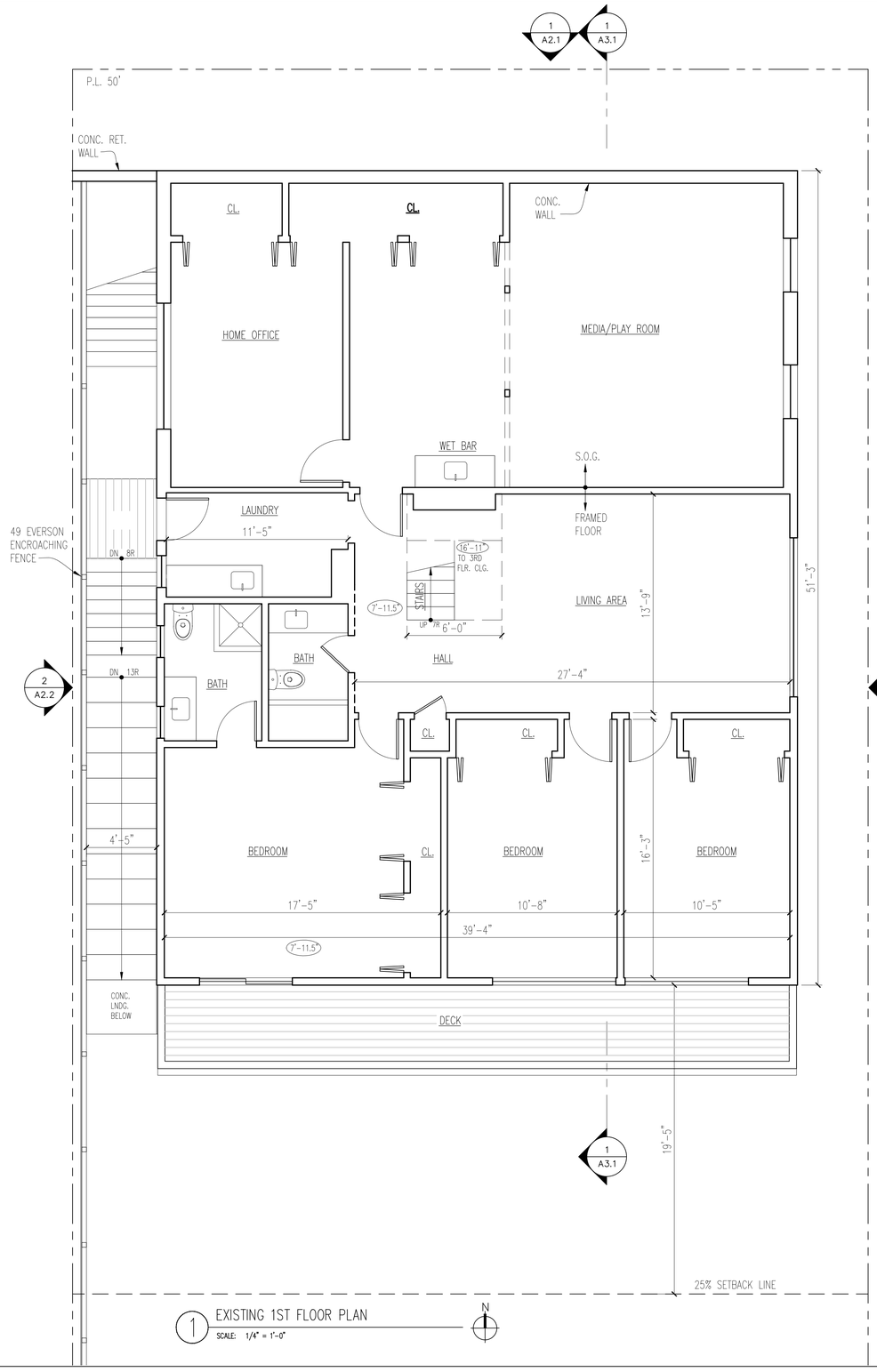
1ST FLOOR PLANS

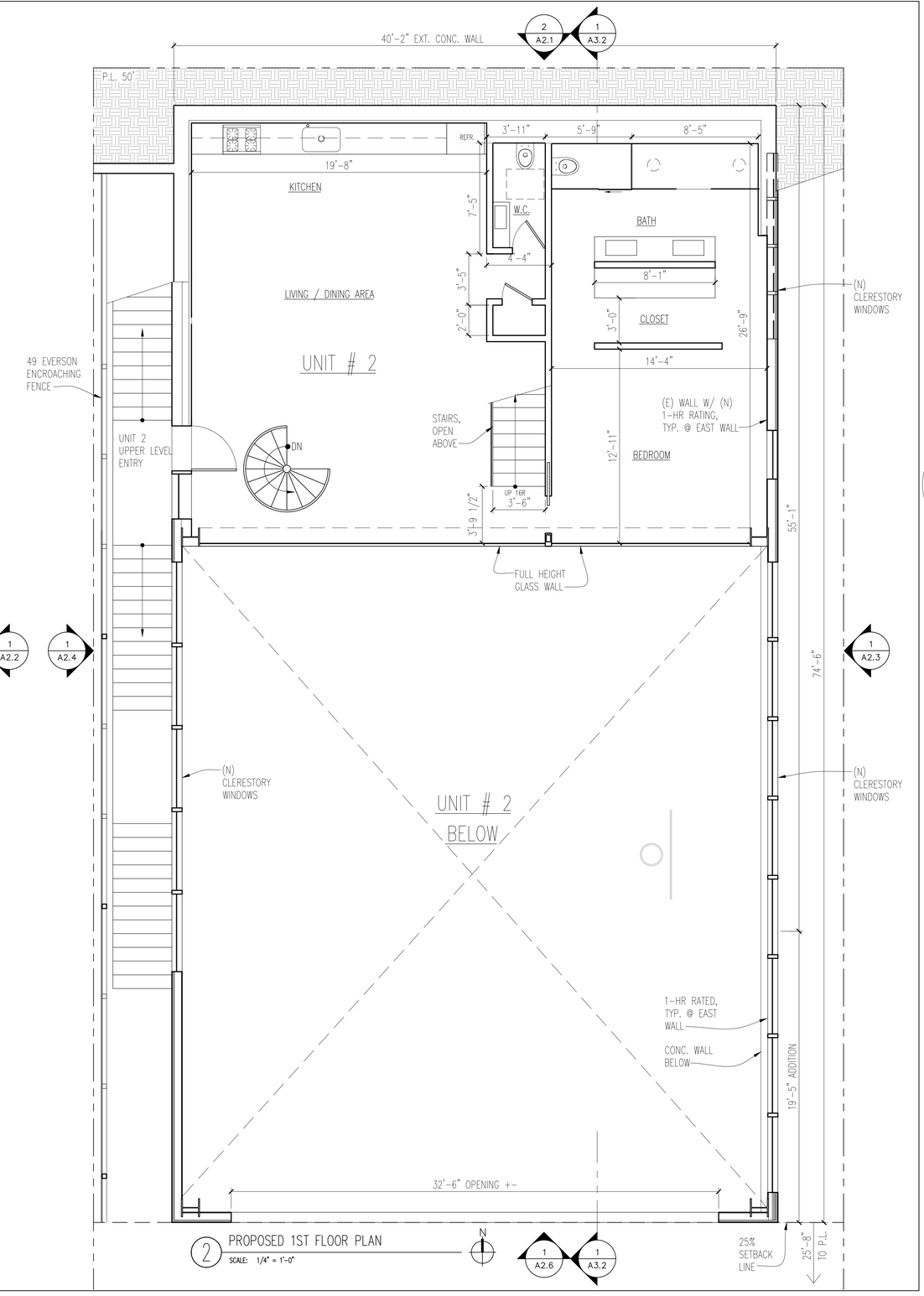
DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.2



1 EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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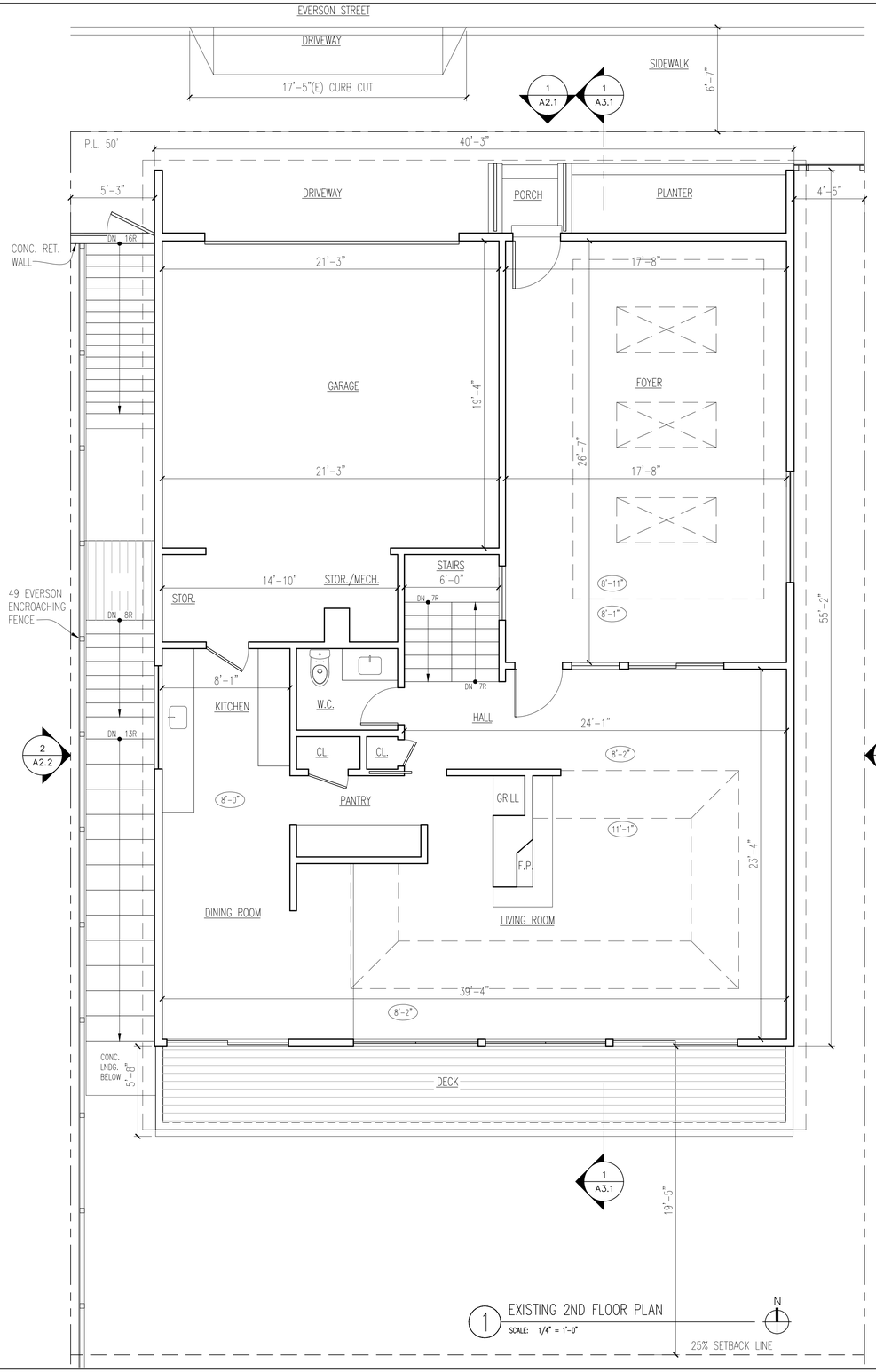
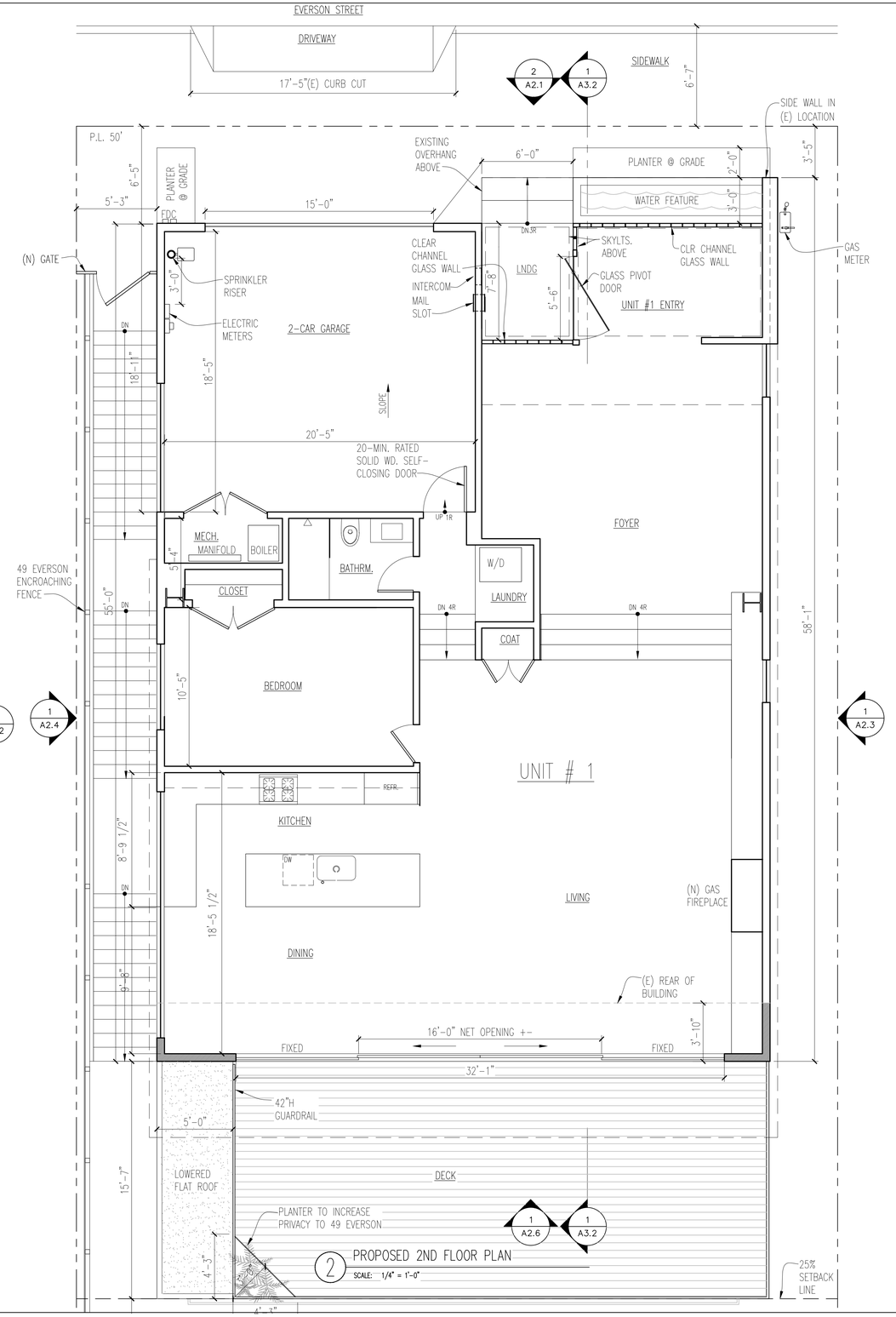
2ND FLOOR PLANS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.3



1 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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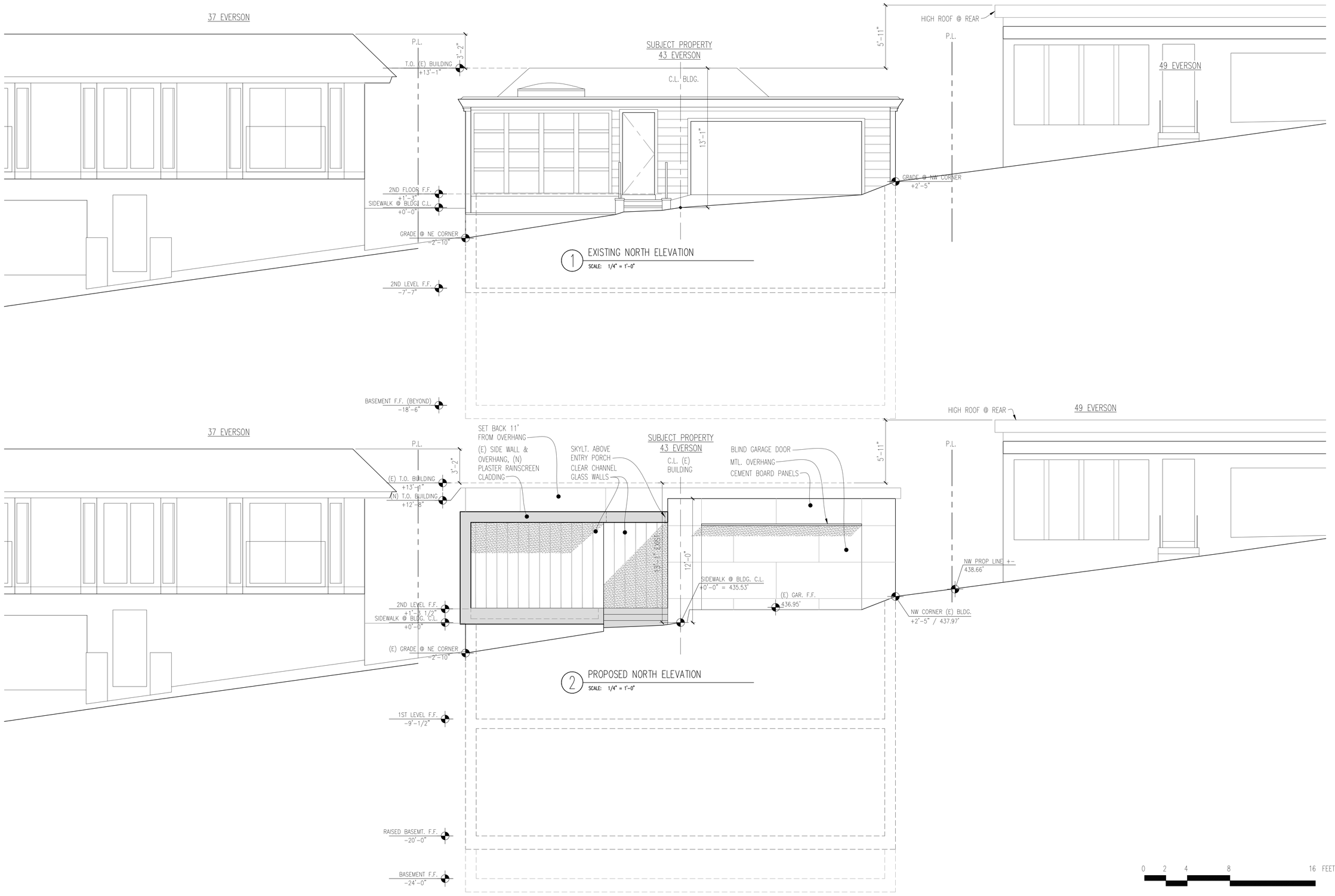
3RD FLOOR PLANS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.4



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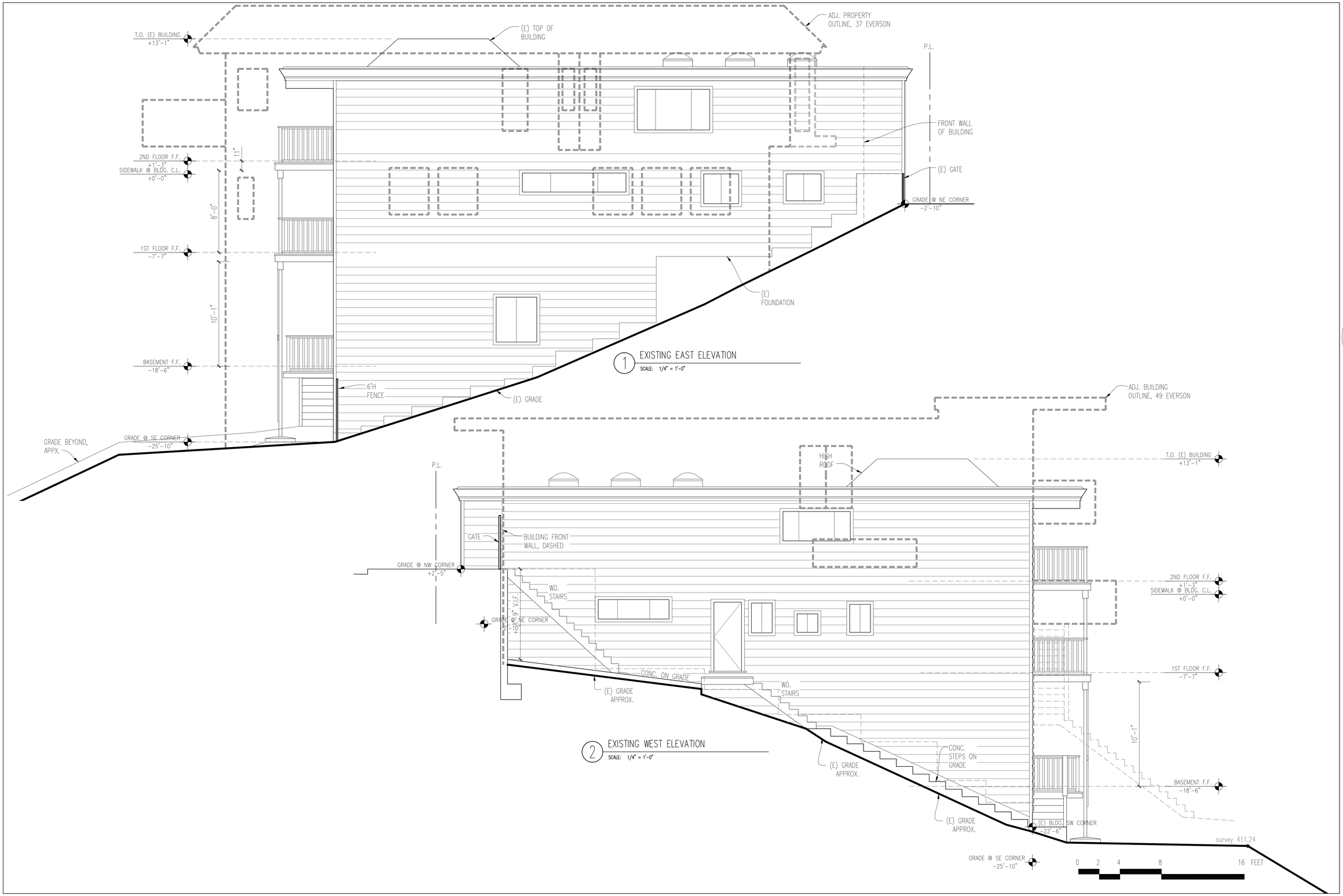
NORTH ELEVATIONS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.1



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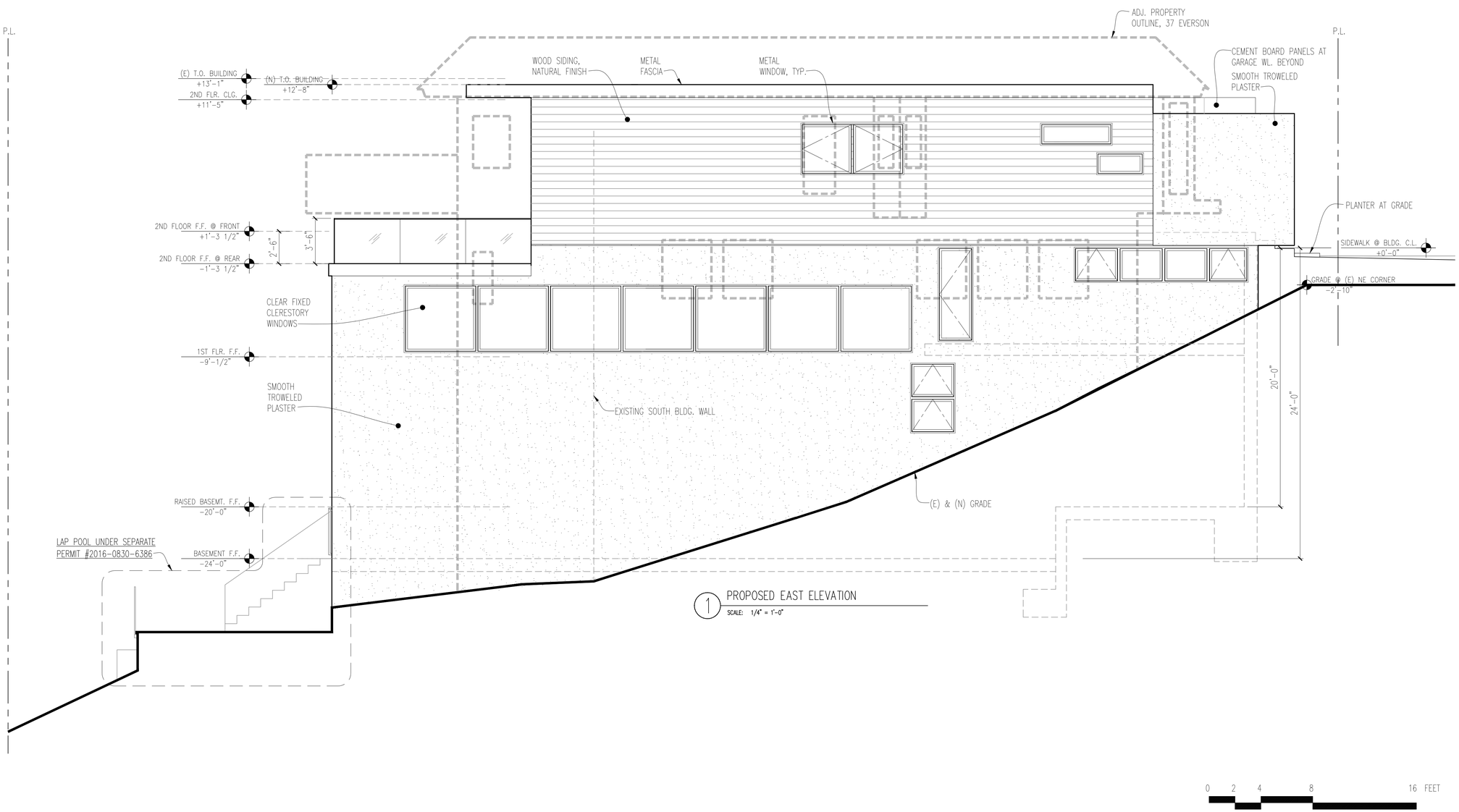
EXISTING EAST & WEST ELEVATIONS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.2



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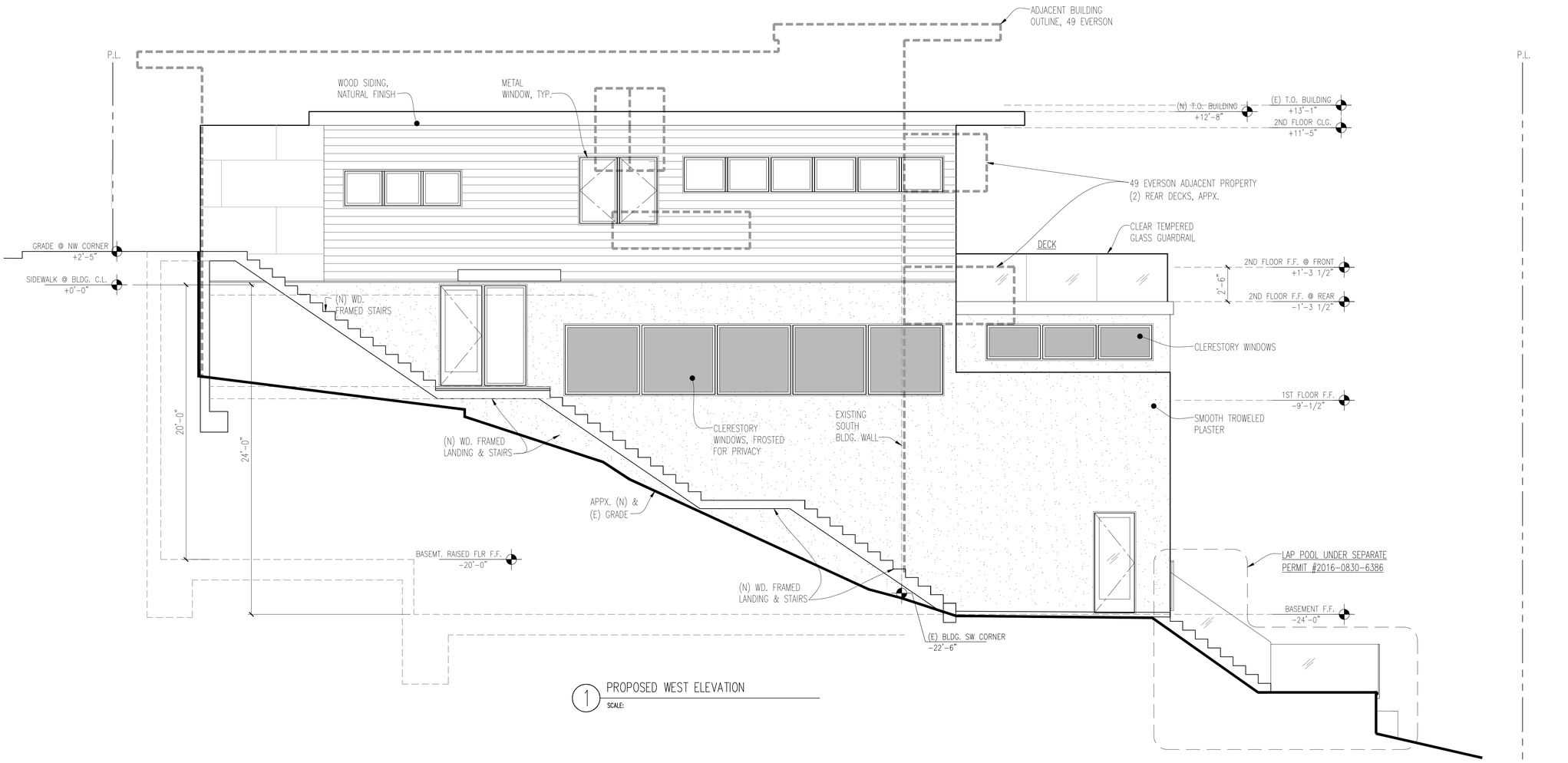
PROPOSED EAST ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.3



1 PROPOSED WEST ELEVATION
SCALE:

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PROPOSED WEST ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.4

1 EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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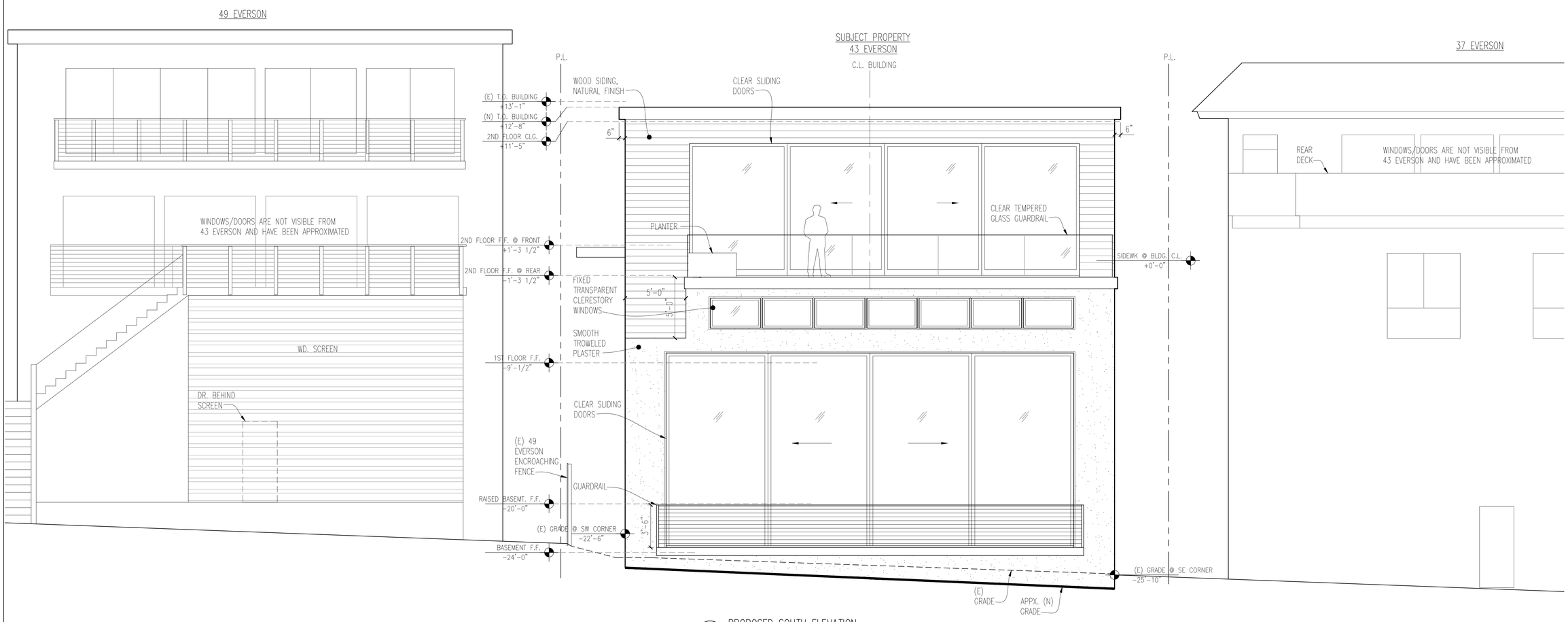
ISSUED FOR SITE PERMIT REVISION #201601278097

EXISTING SOUTH ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.5



1 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2 4 8 16 FEET

REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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415 309 9612
www.rodgersarchitecture.com

LICENSED ARCHITECT ANDREW RODGERS No. C 30697 Ren. 11/01/19 STATE OF CALIFORNIA

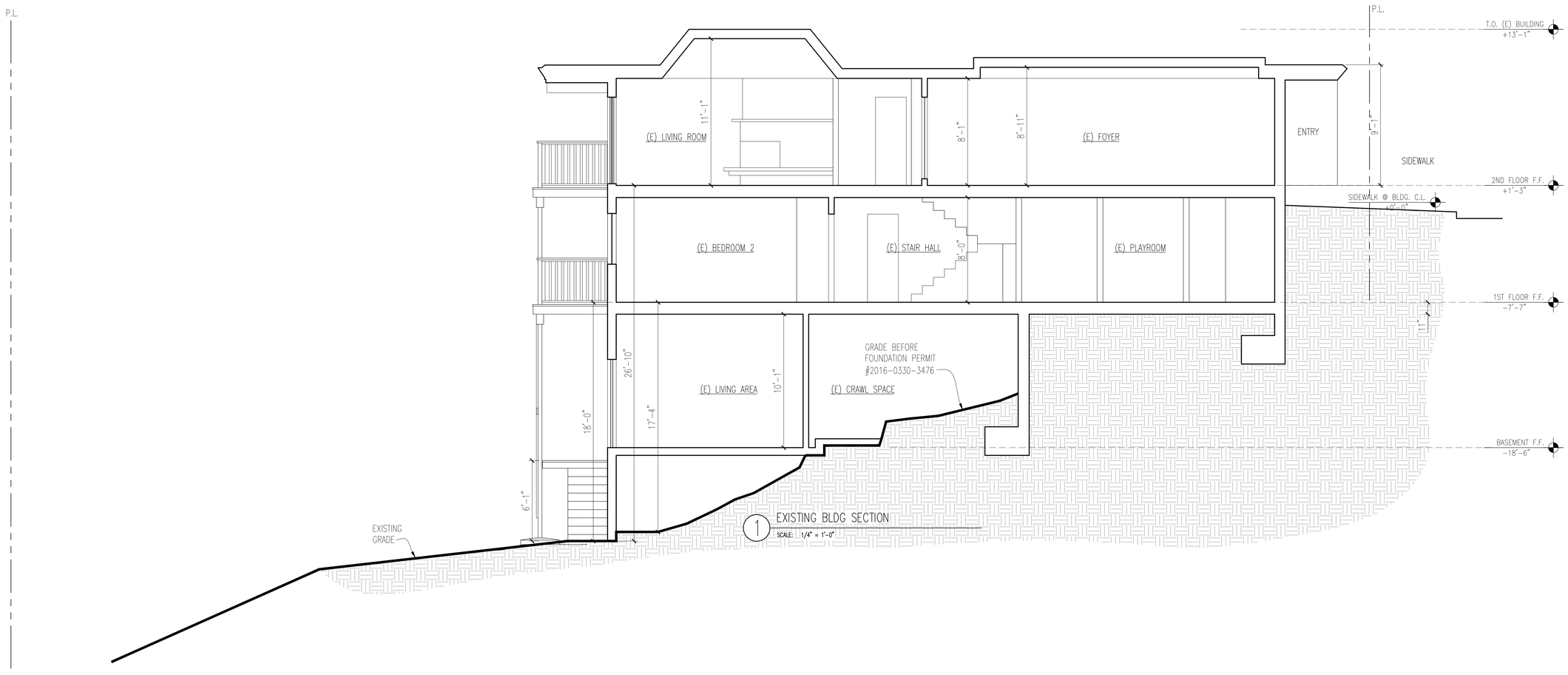
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

PROPOSED SOUTH ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.6



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EXISTING SECTION

DATE	01/22/2018
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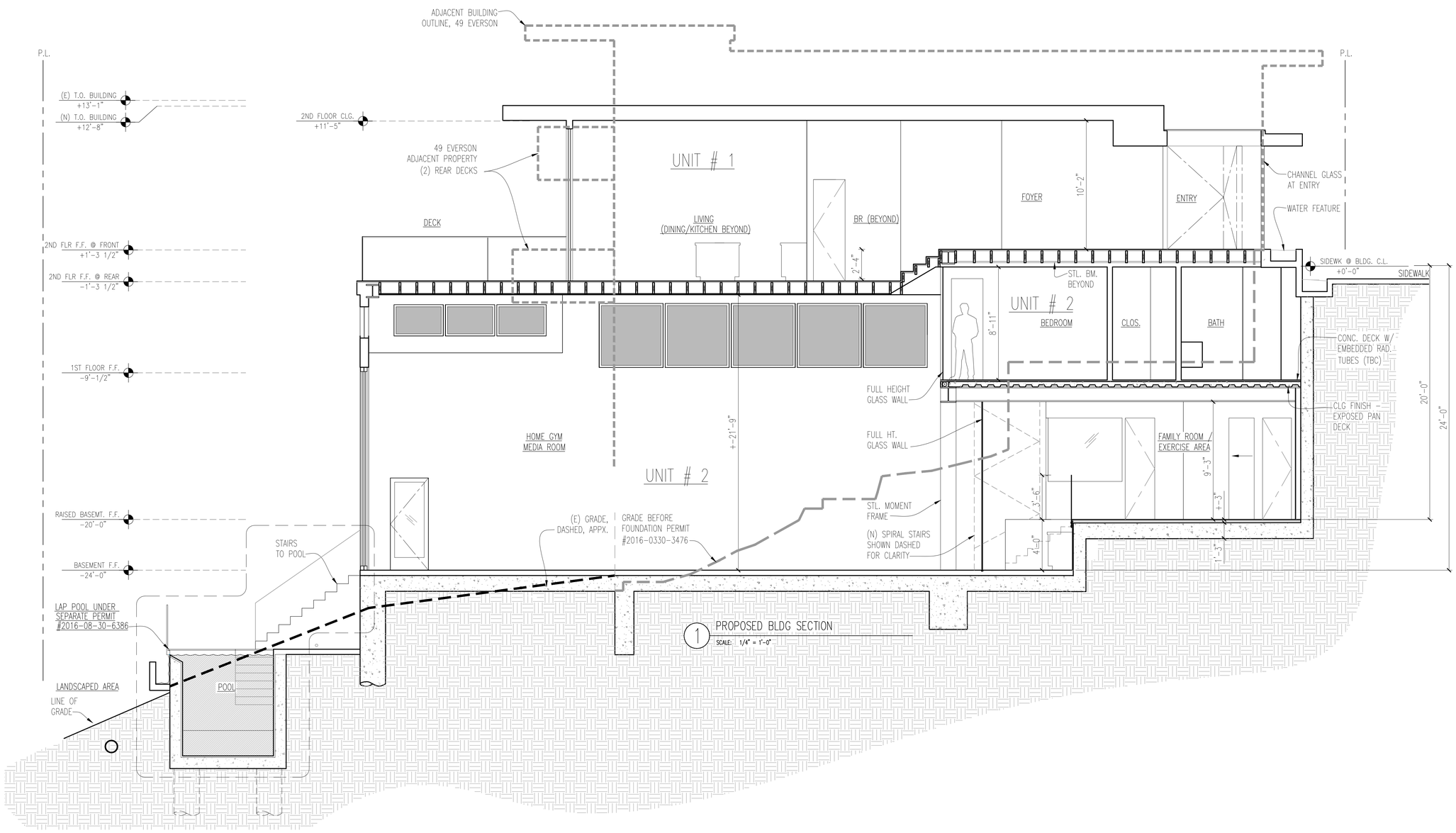
DRAWN	AR/JAB

A3.1



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DRAWN	AR/JAB

A3.2

EXHIBIT F

divis
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

3 January 2018
15-181202-08

Andy Rodgers
Rodgers Architecture
156 South Park Street
SF, CA 94103
ardesign@att.net

Subject: Addendum
Geotechnical Investigation Report and Geologic Hazard Study
43 Everson Street
San Francisco, California

Dear Mr. Rodgers:

Divis Consulting provided geotechnical and geologic conclusions in a report for the subject project on 18 February 2016. We provided supplemental geotechnical consultation for the pool at the rear of the yard in a letter dated 25 July 2016. At the time of writing our report we understood a maximum excavation depth of about 25 feet below existing street grades along Everson Street. After our report was completed, the building envelope changed and the actual maximum depth increased to between about 25 and 30 feet below street grades for the mat foundation; see attached Figure 1. This change in excavation depth or the revised building envelope had no impact on our geotechnical conclusions and recommendations.

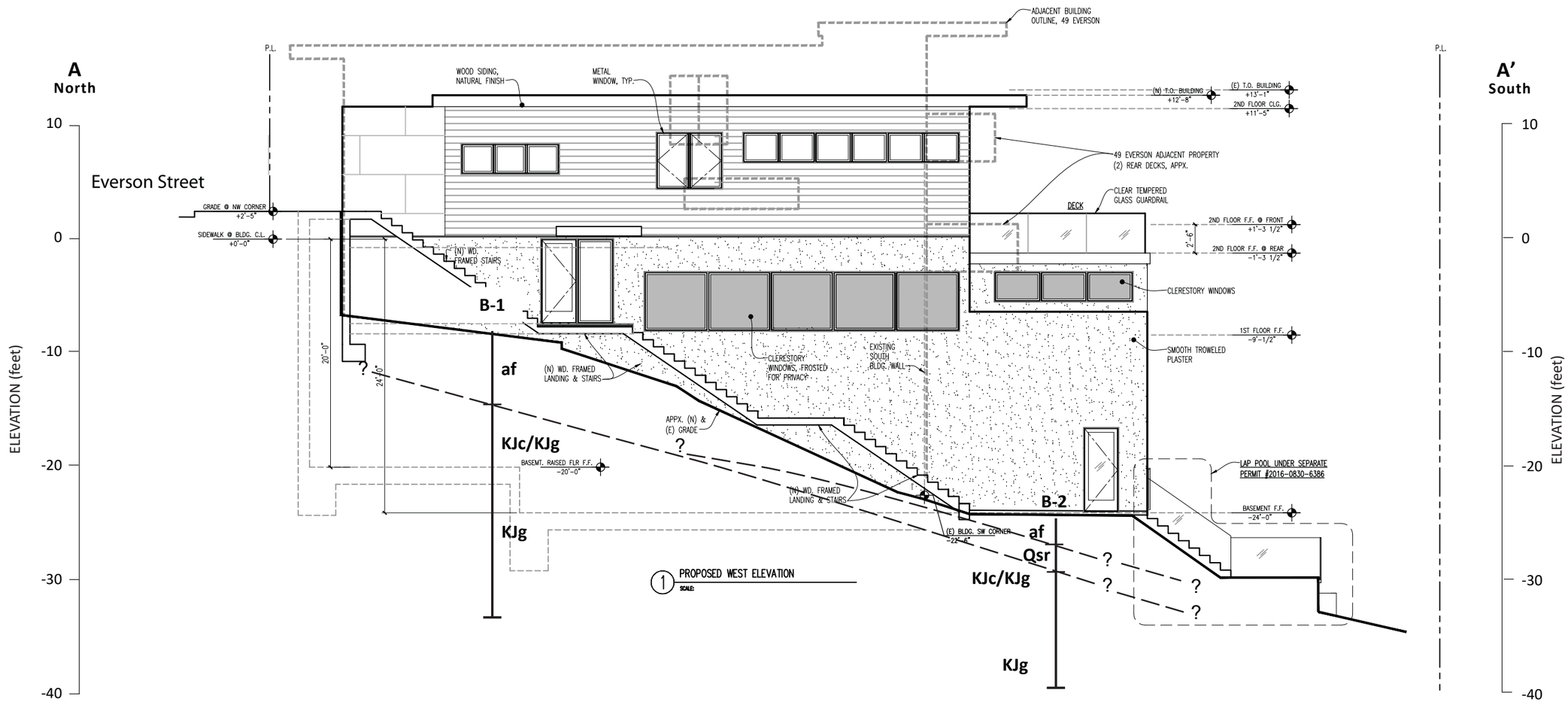
We trust this letter provides the information you require.

Yours Sincerely,
DIVIS CONSULTING, INC.

Christian J. Divis, GE
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN J. DIVIS
EXP. 12.31.19
GE2694
GEOTECHNICAL
STATE OF CALIFORNIA

Attachments: FIGURE 1 – CROSS SECTION A-A'



divis CONSULTING, INC. GEOTECHNICAL ENGINEERING

43 EVERSON STREET
San Francisco, California

IDEALIZED CROSS SECTION A-A'

Date 01/03/18	15-181202-08	Figure 1

GENERAL NOTES

ALL CONSTRUCTION AND INSTALLATION SHALL CONFIRM TO THE FOLLOWING CODES:
2013 CALIFORNIA BUILDING CODE (CBC) & SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE (CMC) & CALIFORNIA PLUMBING CODE (CPC)
2013 CALIFORNIA ELECTRICAL CODE (CED) & CALIFORNIA ENERGY CODE (CEC)
2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS
2010 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING CODE & SAN FRANCISCO AMENDMENTS
2002 MFPA 13 INSTALLATION OF SPRINKLER SYSTEMS, 2002 MFPA13R SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO 4 STORIES IN HT. & 2002 MFPA 72 NATIONAL FIRE ALARM CODE AS APPLICABLE, AND ANY OTHER GOVERNING CODES & ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCALE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION. THIS INCLUDES REVIEWING RQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN.

ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.

WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFIRM WITH LOCAL BUILDING AND FIRE CODES.

PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

PROVIDE FIRE-BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 1997/98 UBC 708, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
2) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.

ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED, U.O.N.

DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DTAE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.

CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH ON SHEET NO.6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

ALL CONCEALED SPACES UNDER RAISED SLEEPING PLATFORMS MUST BE SPRINKLERED.

PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2.

ALL SMOKE DETECTORS TO BE HARD WIRED.

OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH (1), (2), OR (3)-HOUR RATED ASSEMBLIES, RESPECTIVELY.

ALL ASSEMBLIES SHOULD BE APPROVED.

ALL DUCT PENETRATIONS THROUGH RATED WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS.

SITE PHOTOGRAPHS

FRONT (NORTH) FACADE

REAR VIEW LOOKING WEST

REAR (WEST) FACADE

REAR VIEW LOOKING EAST

ABBREVIATIONS

AB. ANCHOR BOLT
A.F.F. ABOVE FINISHED FLOOR
AGGR. AGGREGATE
AL. ALUMINUM
ALT. ALTERNATE
APPROX. APPROXIMATE
ARCH. ARCHITECTURAL
BD. BOARD
BLDG. BUILDING
BLK. BLOCK
BLK'G. BLOCKING
BM. BEAM
BOT. BOTTOM
BTWN. BETWEEN
B.U.R. BUILT UP ROOFING
B.W. BOTH WAYS
C.J. CONTROL JOINT
CLG. CEILING
CLKG. CAULKING
CLR. CLEAR
C.M.U. CONCRETE MASONRY UNIT
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONSTR. CONSTRUCTION
CONT. CONTINUOUS
C.T. CERAMIC TILE
DEG. DEGREE
DET./DTL. DETAIL
D.F. DRINKING FOUNTAIN
DIAG. DIAGONAL
DIA. ø DIAMETER
DN. DOWN
DS. DOWNSPOUT
DWG. DRAWING
E EAST
(E) EXISTING
EA. EACH
E.J. EXPANSION JOINT
E.I.F.S. EXTERIOR INSULATION & FINISH SYSTEM
EL. ELEVATION
ELEC. ELECTRICAL
ELEV. ELEVATION
EMER. EMERGENCY
ENCL. ENCLOSURE
EQ. EQUAL
EQUIP. EQUIPMENT
E.W. EACH WAY
W.E.C. ELECTRIC WATER COOLER
EXP. EXPANSION
EXT. EXTERIOR
F.A. FIRE ALARM
F.D. FLOOR DRAIN
F.D.C. FIRE DEPARTMENT CONNECTION
FDN. FOUNDATION
F.A. FIRE EXTINQUISHER
F.A.C. FIRE EXTINGUISHER CABINET
F.B. FINISH FLOOR
F.H.C. FIRE HOSE CABINET
FIN. FINISH
F.L. FLOW LINE
FLR. FLOOR
FLUOR. FLUORESCENT
FND. FOUNDATION
F.O.B. FACE OF BRICK
F.O.C. FACE OF CONCRETE
F.S. FULL SIZE
FT. FOOT OR FEET
FTG. FOOTING
FURR. FURRING
GA. GAUGE
GALV. GALVINIZED
G.C. GENERAL CONTRACTOR
G.L. GLASS
GR. GRADE
GYP. GYPSUM
GYP. BD. GYPSUM BOARD
H.B. HOSE BIBB
H.C. HOLLOW CORE
H/C HANDICAPPED
HDWD. HARDWOOD
HDWE. HARDWARE
H.M. HOLLOW METAL
HR. HOUR
HT. HEIGHT
HVAC. HEATING, VENTILATION, & AIR CONDITIONING
I.D. INSIDE DIAMETER
INSUL. INSULATION
INT. INTERIOR
JAN. JANITOR
JNT. JOINT
JST. JOIST
KIT. KITCHEN
LAB. LABORATORY
LAM. LAMINATE
LAV. LAVATORY
LT. LIGHT
MAX. MAXIMUM
MECH. MECHANICAL
MEMB. MEMBRANE
MFR. MANUFACTURER
M.H. MANHOLE
MIN. MINIMUM
MISC. MISCELLANEOUS
M.O. MASONRY OPENING
MTL. METAL
MUL. MULLION
N NORTH
(N) NEW
N.I.C. NOT IN CONTRACT
NO. NUMBER
NOM. NOMINAL
N.T.S. NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OH. OVERHEAD
OPG. OPENING
OPP. OPPOSITE
PCT. PRE-CAST
P.L. PROPERTY LINE
P.LAM. PLASTIC LAMINATE
PLAS. PLASTER
PLYWD. PLYWOOD
PR. PAIR
Q.T. QUARRY TILE
R. RISER
(R) REMODELED OR RELOCATED
R.D. ROOF DRAIN
RE: REFER TO ...
HT. REFRIGERATOR
REINF. REINFORCED
REQ'D REQUIRED
RM ROOM
R.D. ROUGH OPENING
S SOUTH
S.C. SOLID CORE
SCHED. SCHEDULE
SECT. SECTION
S.F. SQUARE FOOT
SHT. SHEET
SIM. SIMILAR
SPEC. SPECIFICATION
SQ. OR #SQUARE
S.S. STAINLESS STEEL
STAGG. STAGGERED
STD. STANDARD
STIFF. STIFFENER
STL. STEEL
STRUC. STRUCTURAL
SUSP. SUSPENDED
TR. TREAD
T & B TOP AND BOTTOM
TER. TERRAZZO
T & G TONGUE AND GROOVE
THK. THICK
T/ TOP OF
TYP. TYPICAL
U.O.N. UNLESS OTHERWISE NOTED
VCT. VINYL COMPOSITION TILE
VER. VERIFY
VERT. VERTICAL
W WEST
W/ WITH
W.C. WATER CLOSET
WD. WOOD
W/O WITHOUT
P PROPERTY LINE
℄ CENTERLINE
L

NOTE: CLARIFY WITH ARCHITECT – ALL ABBREVIATIONS NOT LISTED

SYMBOLS LEGEND

A / A451 — SECTION: SECTION LETTER, SHEET NUMBER
3 / A3.8 — DETAIL: DETAIL NUMBER, SHEET NUMBER
A / A451 — ELEVATION: ELEVATION LETTER, SHEET NUMBER
N — NORTH DESIGNATION
12 / 5 — ROOF SLOPE INDICATION
ELEVATION TAG
102.5' — SPOT ELEVATION
1 — REVISION
PROPERTY LINE
CENTER LINE

SHEET INDEX

ARCHITECTURAL
A0.1 PROJECT INFORMATION, GENERAL NOTES
A1.1 SITE & ROOF PLANS
A1.2 1ST FLOOR PLANS
A1.3 2ND FLOOR PLANS
A1.4 3RD FLOOR PLANS
A2.1 NORTH ELEVATIONS, EXISTING & PROPOSED
A2.2 EAST & WEST ELEVATIONS, EXISTING
A2.3 EAST ELEVATION, PROPOSED
A2.4 WEST ELEVATION, PROPOSED
A2.5 SOUTH ELEVATION, EXISTING
A2.6 SOUTH ELEVATION, PROPOSED
A3.1 EXISTING SECTION
A3.2 PROPOSED SECTION

PROJECT INFORMATION

PROJECT ADDRESS:	43 EVERSON STREET SAN FRANCISCO, CA 94114
BLOCK/LOT:	7542/024
ZONING:	RH-1
HEIGHT/BULK DISTRICT	40-X
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R3
SPRINKLER:	NOT REQUIRED
EXISTING/PROPOSED # FLOORS:	2 STORIES PLUS 1 BASEMENT

EXISTING (IN SQ. FT.)

TOTAL HABITABLE:	3,298
TOTAL GROSS:	4,886 (NOT INCL. GARAGE)
GARAGE:	521

PROPOSED (IN SQ. FT)

HABITABLE:		GROSS:	
BASEMENT (UNIT 2):	2,355	BASEMENT (UNIT 2):	3,000
1ST FLOOR (UNIT 2):	658	1ST FLOOR (UNIT 2):	1,182
2ND FLOOR (UNIT 1):	1,225	2ND FLOOR (UNIT 1):	1,683
UNIT 1 HABITABLE:	1,225	UNIT 1 GROSS:	1,683
UNIT 2 HABITABLE:	3,013	UNIT 2 GROSS:	4,182
TOTAL HABITABLE:	4,238	TTL. GROSS (NOT INCL. GAR)	5,865
ADDITIONAL HABITABLE: (FROM EXIST. ABOVE)	940	ADDITIONAL GROSS: (FROM EXIST. ABOVE)	979
		ADDITIONAL GARAGE:	-47

PROJECT SCOPE:
HORIZONTAL EXTENSION AT REAR (SOUTH) OF EXISTING 1-FAMILY RESIDENCE. PROJECT WILL INCLUDE REMODELED FACADE & NEW ACCESSORY DWELLING UNIT.

UNIT #1
AT 2ND FLOOR, REMODELED ENTRY/FOYER, KITCHEN, DINING ROOM, LIVING ROOM. (N) BATHROOM, BEDROOM, LAUNDRY, MECHANICAL ROOM, CLOSETS AND DECK.

NEW DOORS, WINDOWS, PLUMBING AND ELECTRICAL WORK CORRESPONDING TO NEWLY REMODELED AREAS.

UNIT #2 (ACCESSORY DWELLING UNIT)
AT BASEMENT LEVEL, EXPANDED HOME GYM/MEDIA ROOM.
- EXISTING FAM. ROOM/EXERCISE AREA, SAUNA, 1-1/2 BATHS, WET BAR & SPIRAL STAIR UNDER PERMIT #201603303476.
- EXISTING REAR YARD LAP POOL UNDER PERMIT #201608306386.

AT 1ST FLOOR, (N) KITCHEN.
- EXISTING LIVING/DINING AREA (RENAMED FROM PLAYROOM), BEDROOM, CLOSET & BATH UNDER PERMIT #201603303476.

PROJECT DIRECTORY

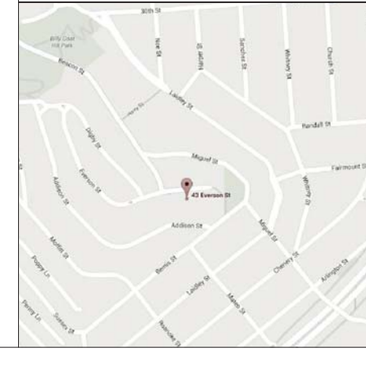
PROJECT ARCHITECT
ANDY RODGERS ARCHITECTURE
CONTACT: ANDY RODGERS
156 SOUTH PARK
SAN FRANCISCO, CA, 94107
P: 415.309.9612
E: ardesign@att.net

BUILDING OWNER
43 EVERSON, LLC
43 EVERSON STREET
SAN FRANCISCO, CA 94131
P: 415.238.6161
E: anderson1983@gmail.com

STRUCTURAL ENGINEER
L. WONG ENGINEERING
CONTACT: LARRY WONG
485 14TH STREET
SAN FRANCISCO, CA, 94103
P: 415.877.1392
E: lwong@lwongengineering.com

GENERAL CONTRACTOR
SATURN CONSTRUCTION, LIC. #861233
CONTACT: DAVE TRICAMO
1555 YOSEMITE ST., SUITE 16
SAN FRANCISCO, CA, 94124
P: 415.822.8333
E: dtricamo@saturnconstruction.com

SATELLITE & LOCATION MAPS



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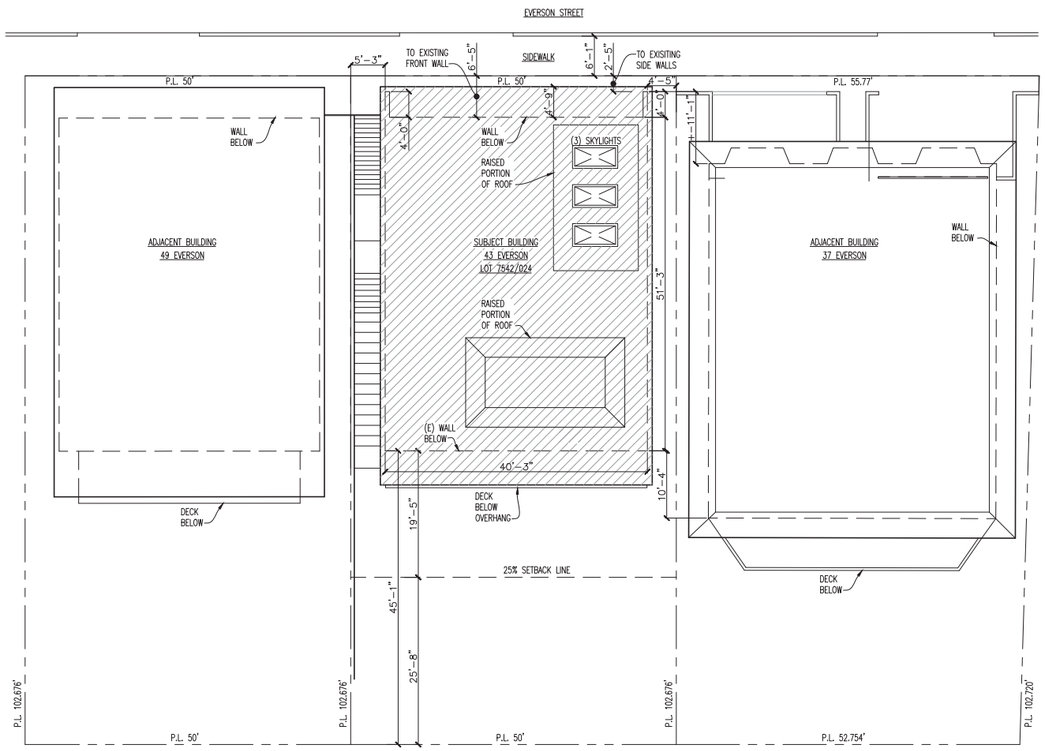
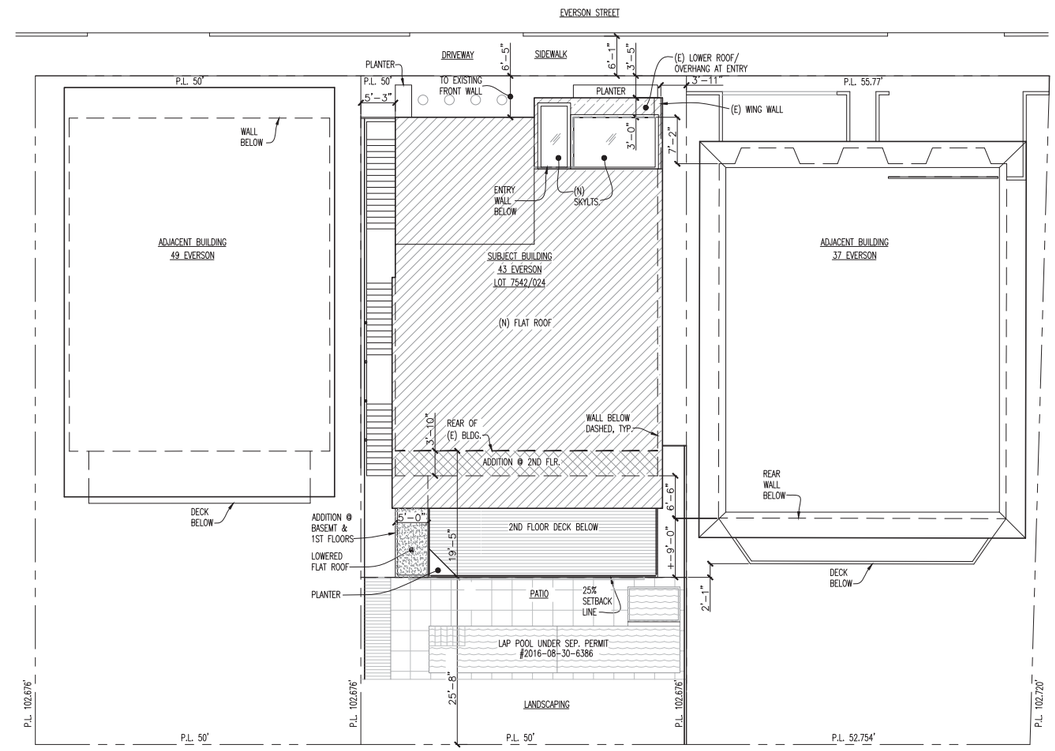


1 EXISTING SITE & ROOF PLAN

SCALE: 3/32" = 1'-0"



2 PROPOSED SITE & ROOF PLAN

SCALE: 3/32" = 1'-0"

0 2 4 8 16 FEET

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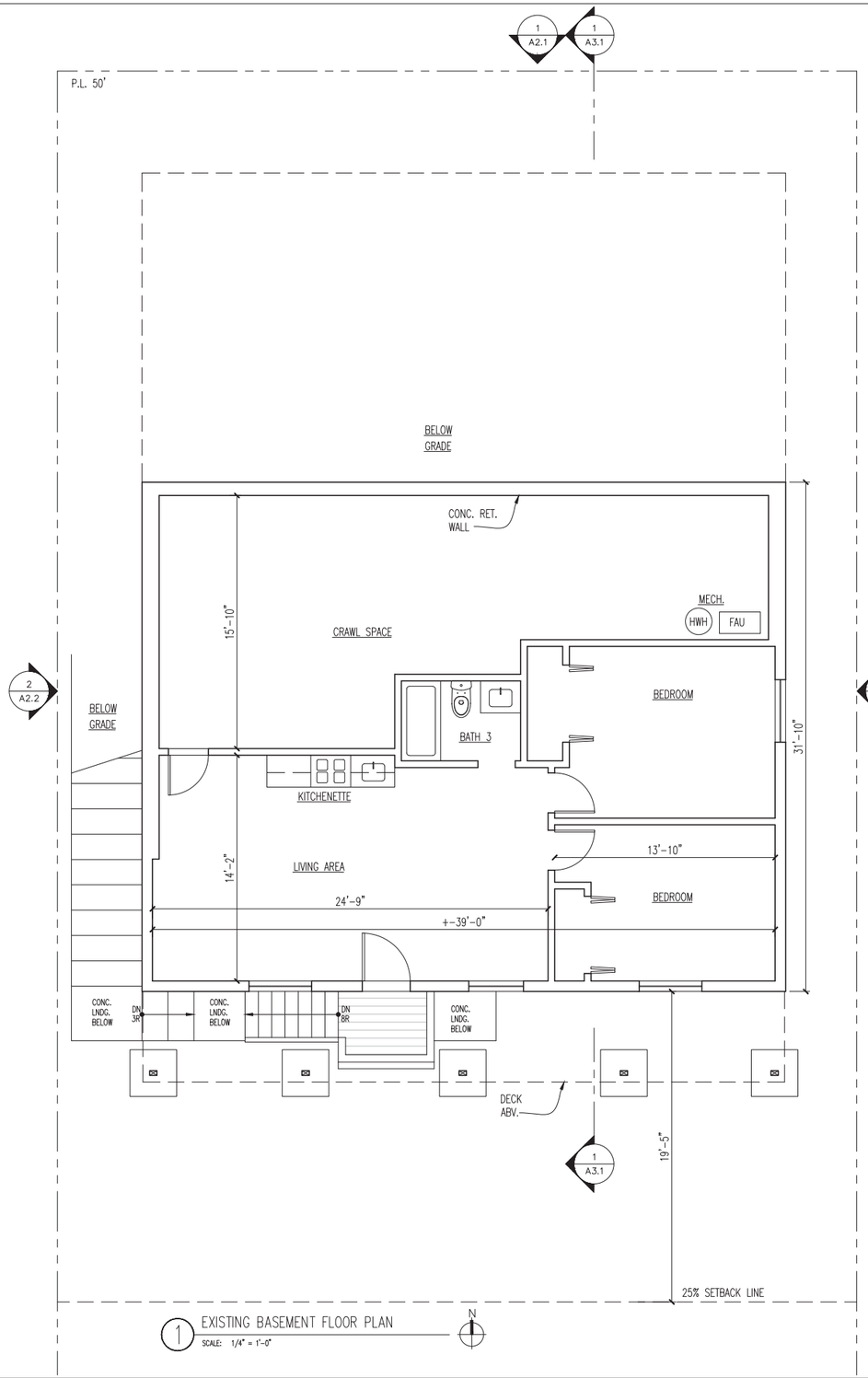
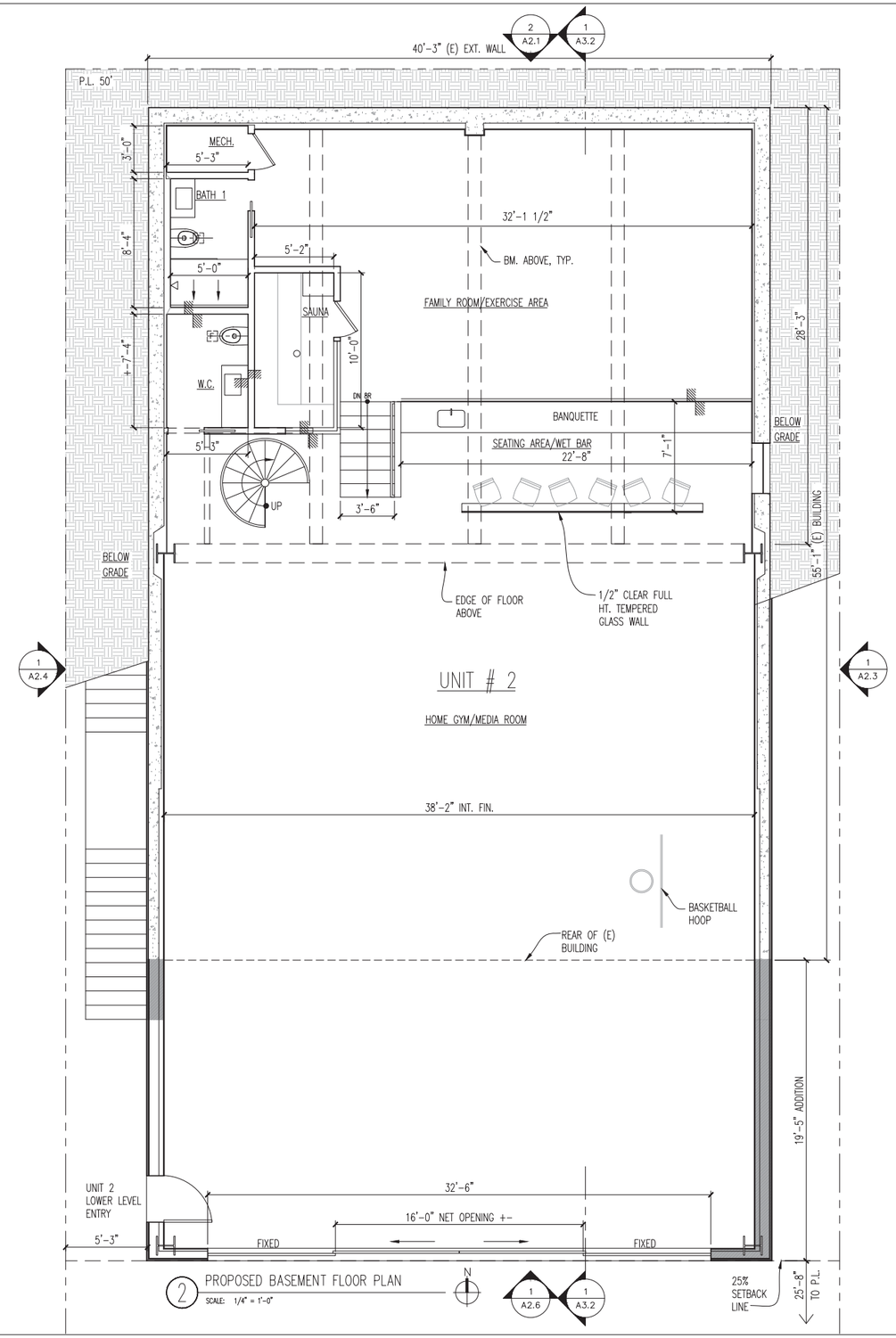


1 EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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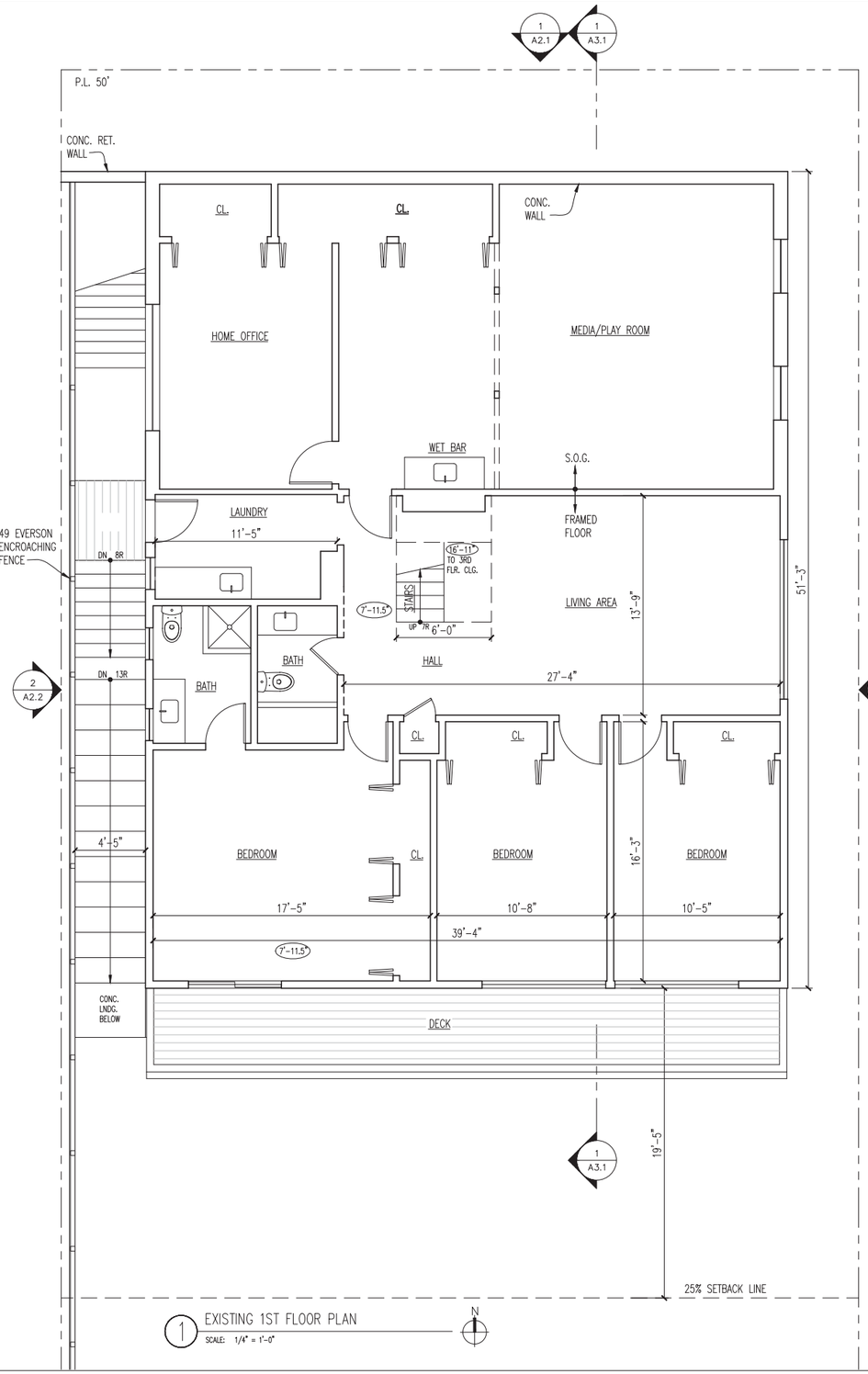
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

1ST FLOOR PLANS

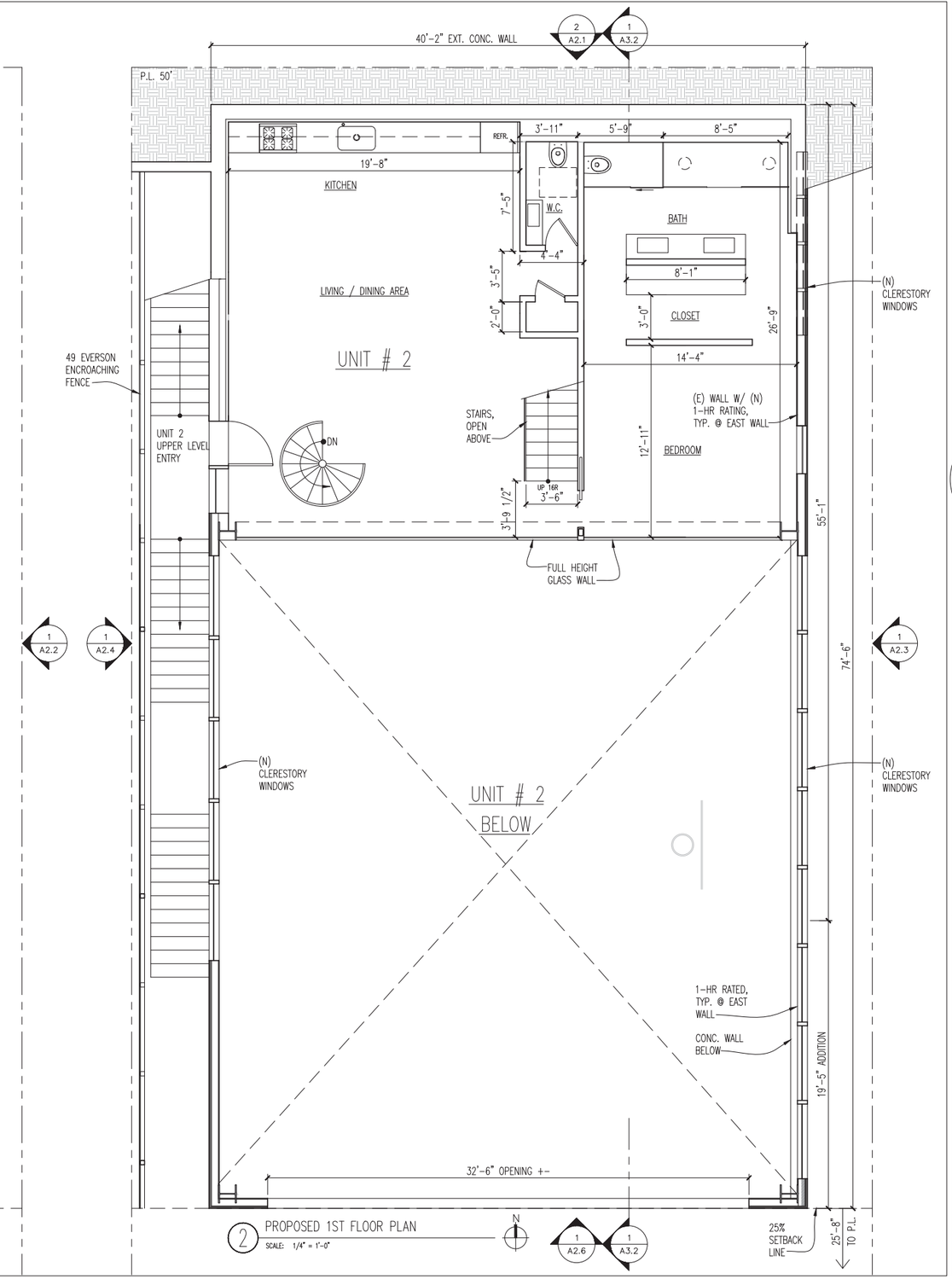
DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.2



1 EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:

1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

rodgers architecture
415 309 9612
www.rodgersarchitecture.com
LICENSED ARCHITECT ANDREW RODGERS No. C 30697 Ren. 11/01/19 STATE OF CALIFORNIA

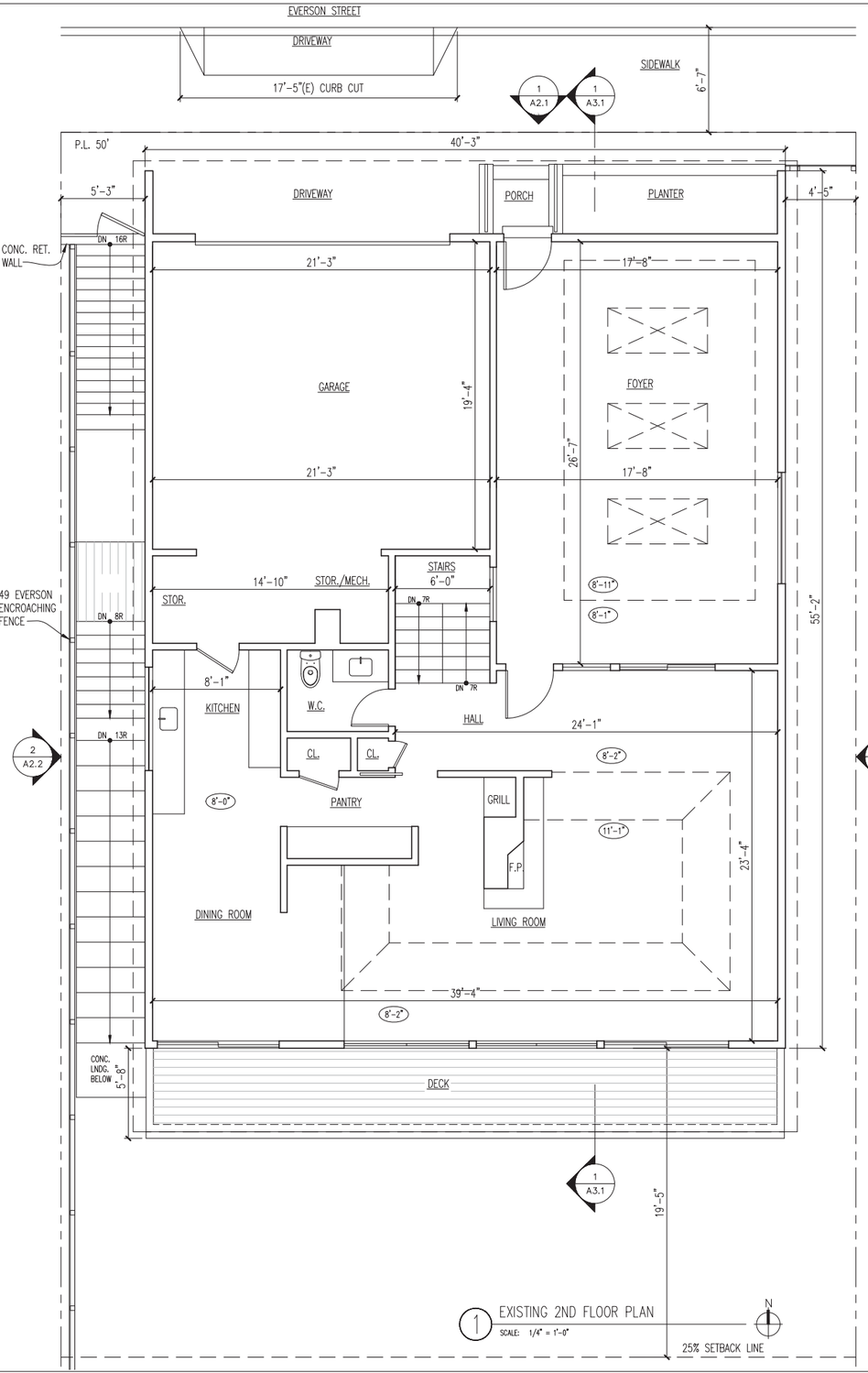
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

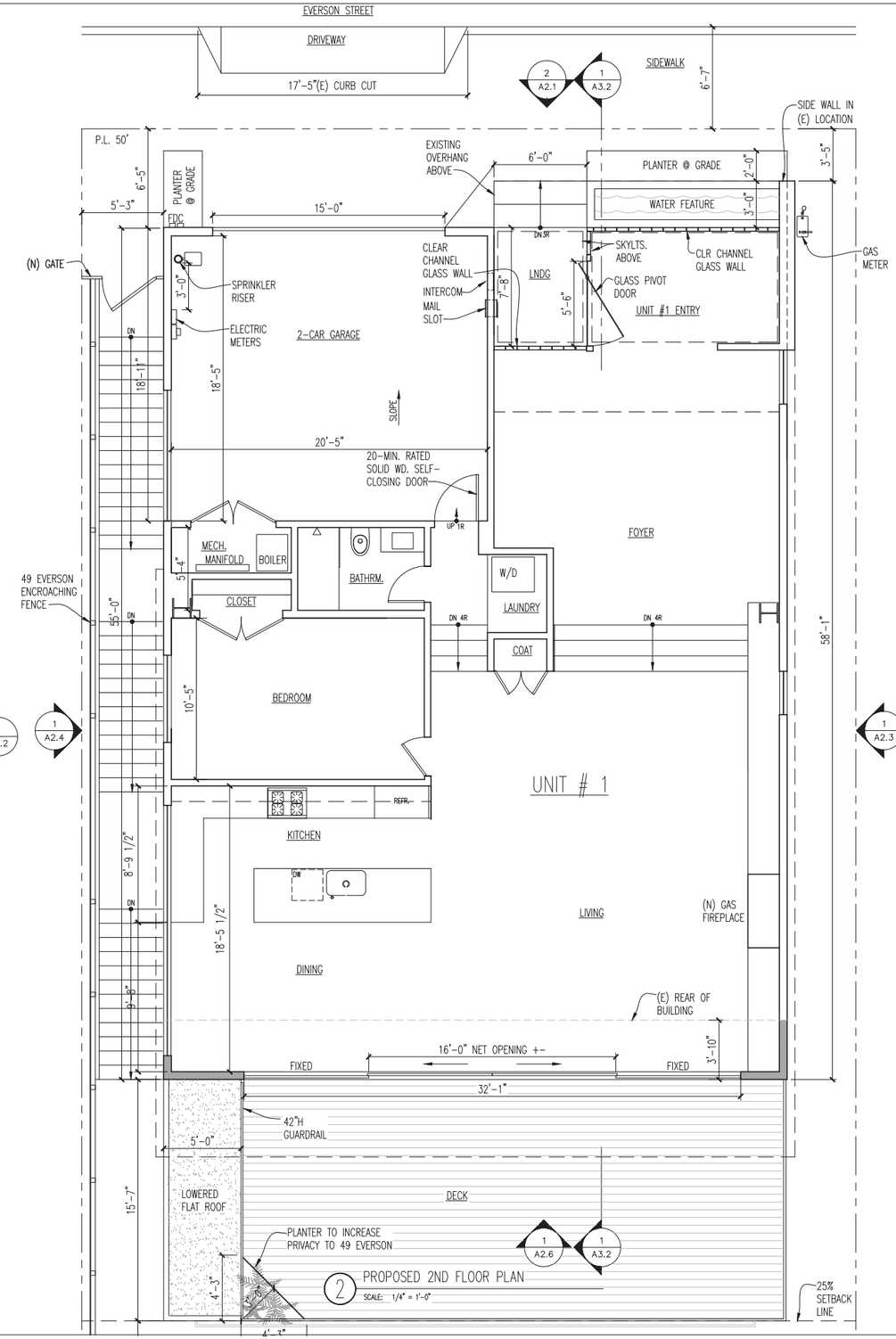
2ND FLOOR PLANS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.3



1 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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LICENSED ARCHITECT ANDREW RODGERS No. C 30697 Ren. 11/01/19 STATE OF CALIFORNIA

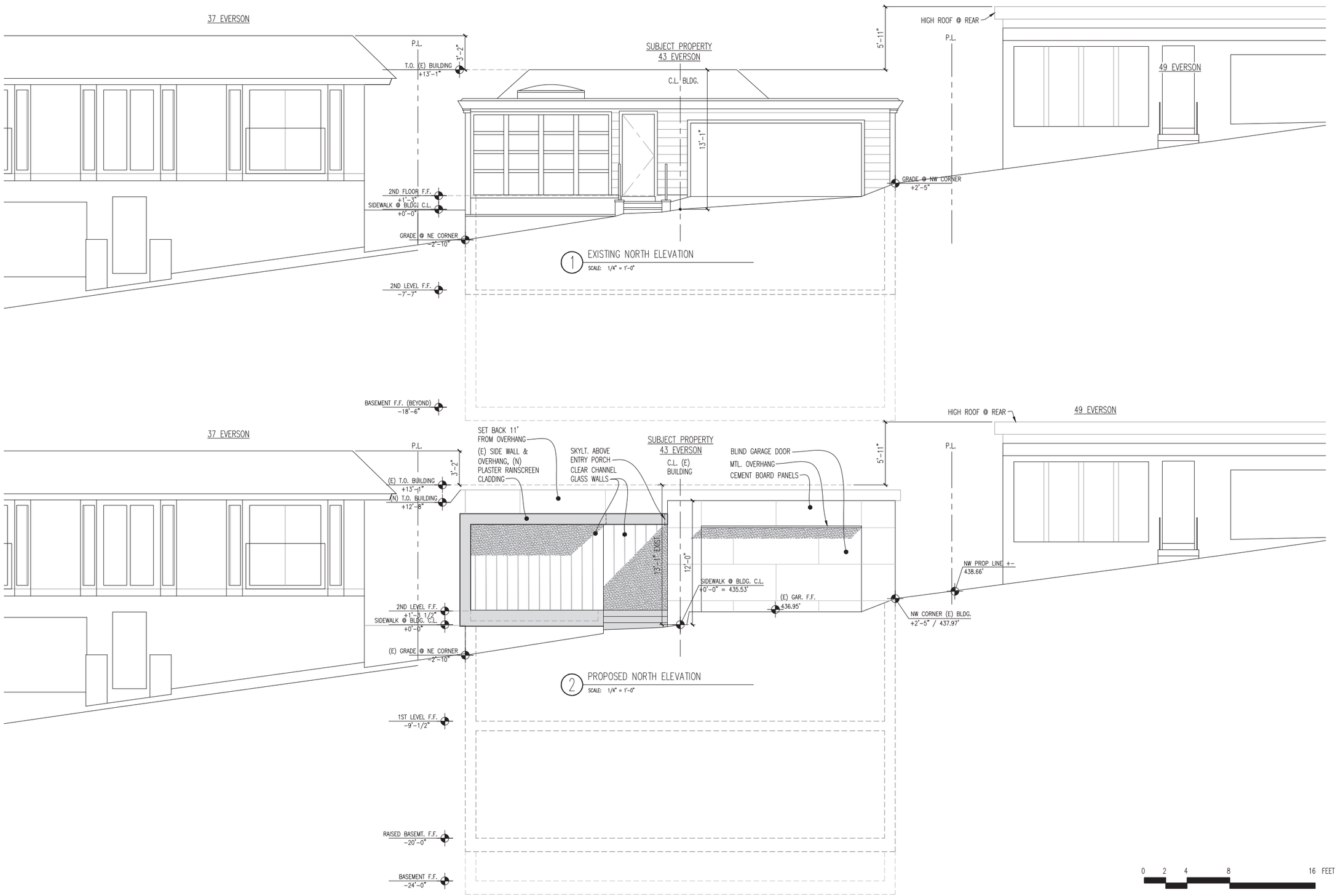
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

3RD FLOOR PLANS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A1.4



REVISIONS:

1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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LICENSED ARCHITECT ANDREW RODGERS No. C 30697 Ren. 11/01/19 STATE OF CALIFORNIA

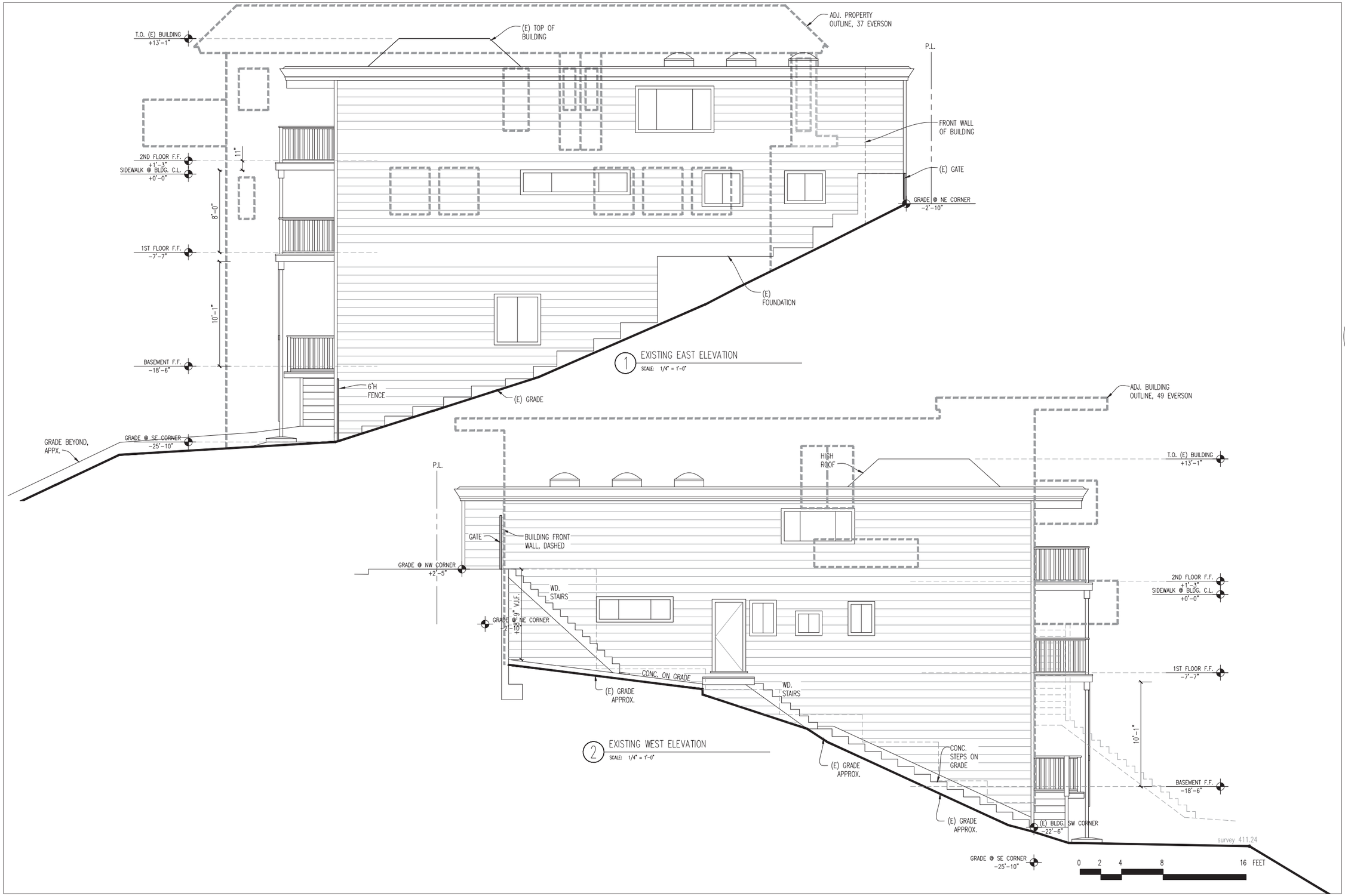
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

NORTH ELEVATIONS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.1



REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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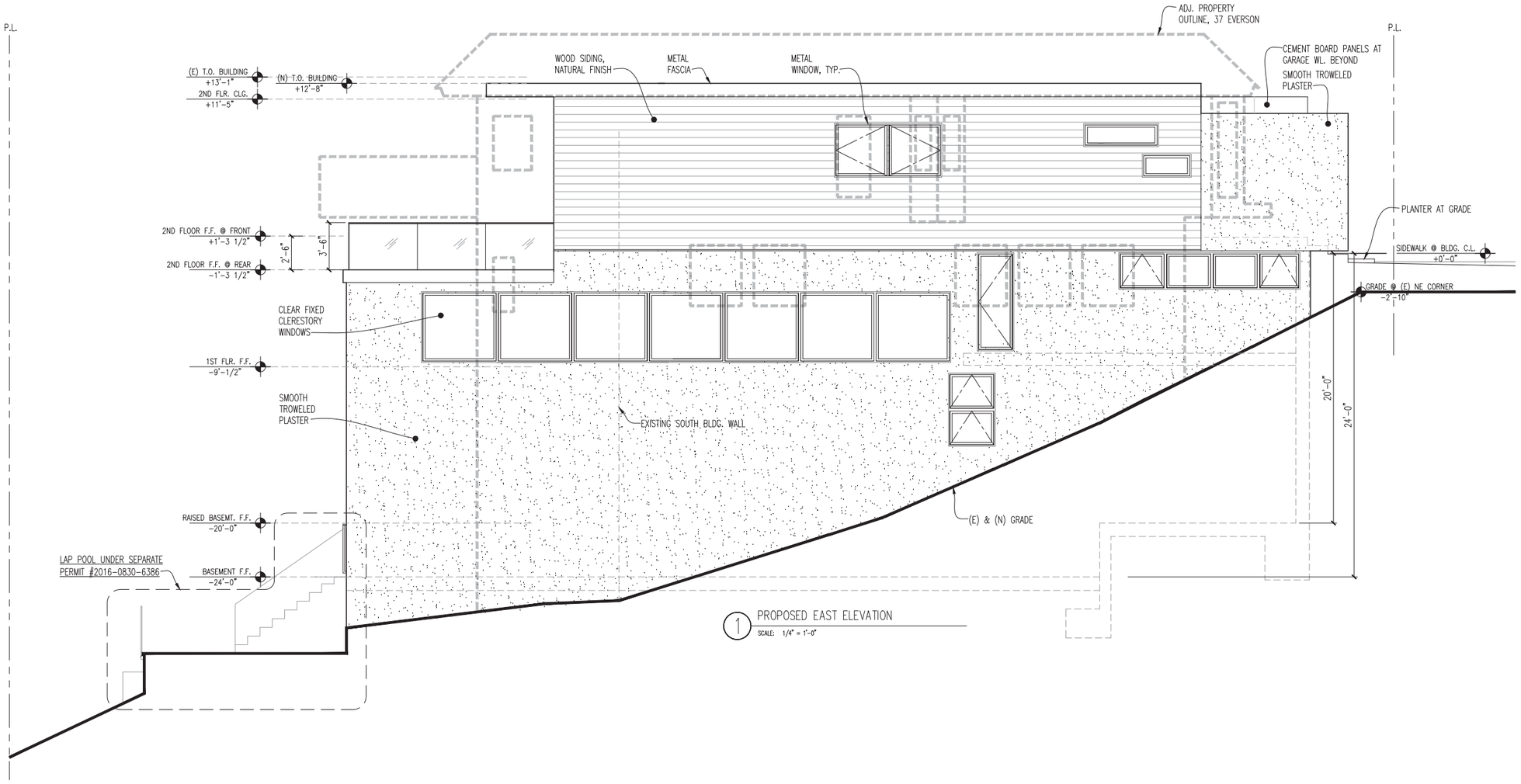
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA, 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

EXISTING EAST & WEST ELEVATIONS

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.2



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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ALTERATIONS TO:
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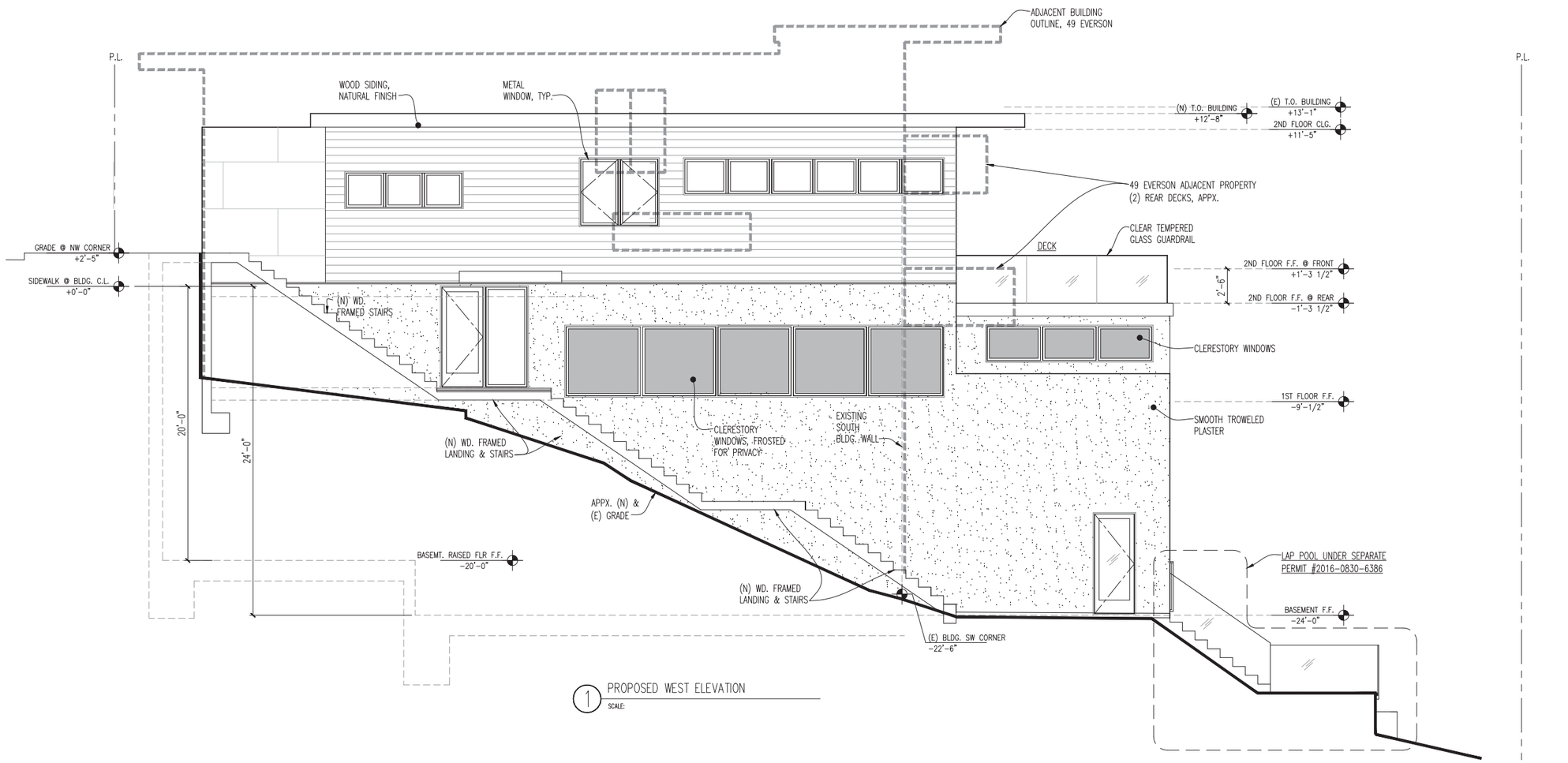
SAN FRANCISCO, CA, 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

PROPOSED EAST ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.3



1 PROPOSED WEST ELEVATION
SCALE:

REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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ALTERATIONS TO:
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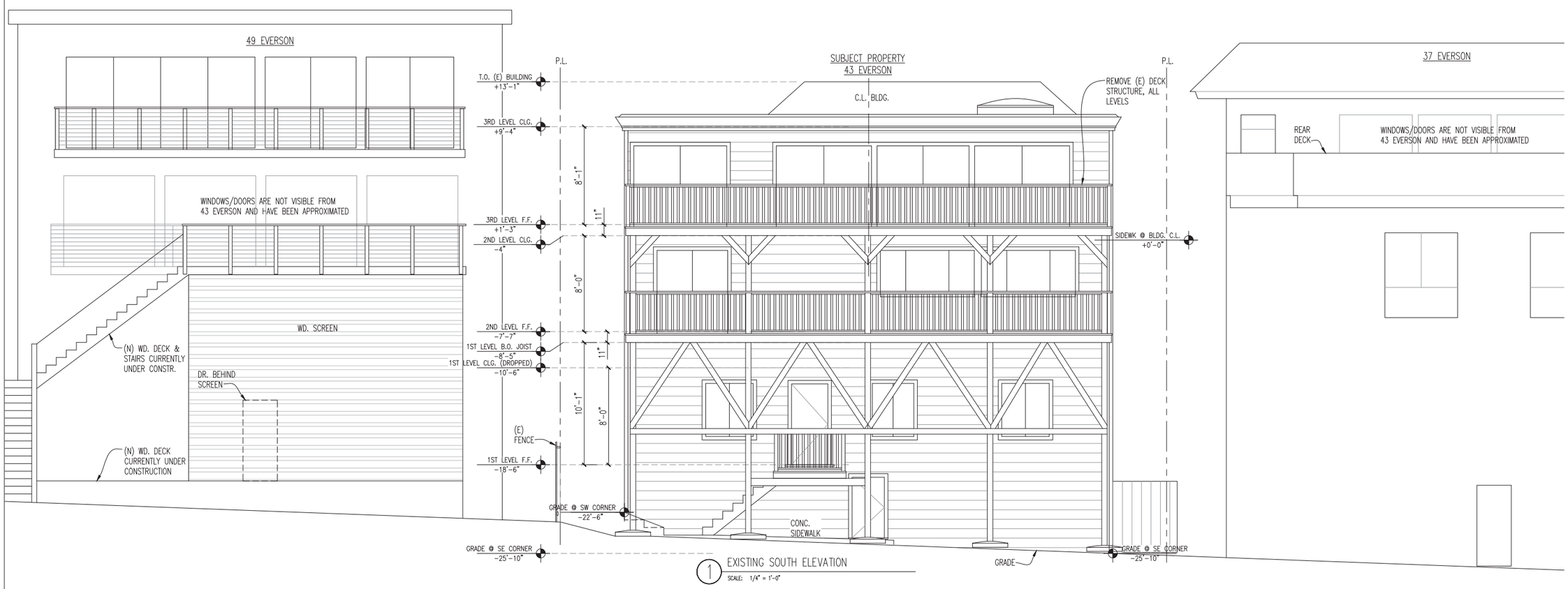
SAN FRANCISCO, CA, 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

PROPOSED WEST ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.4



1 EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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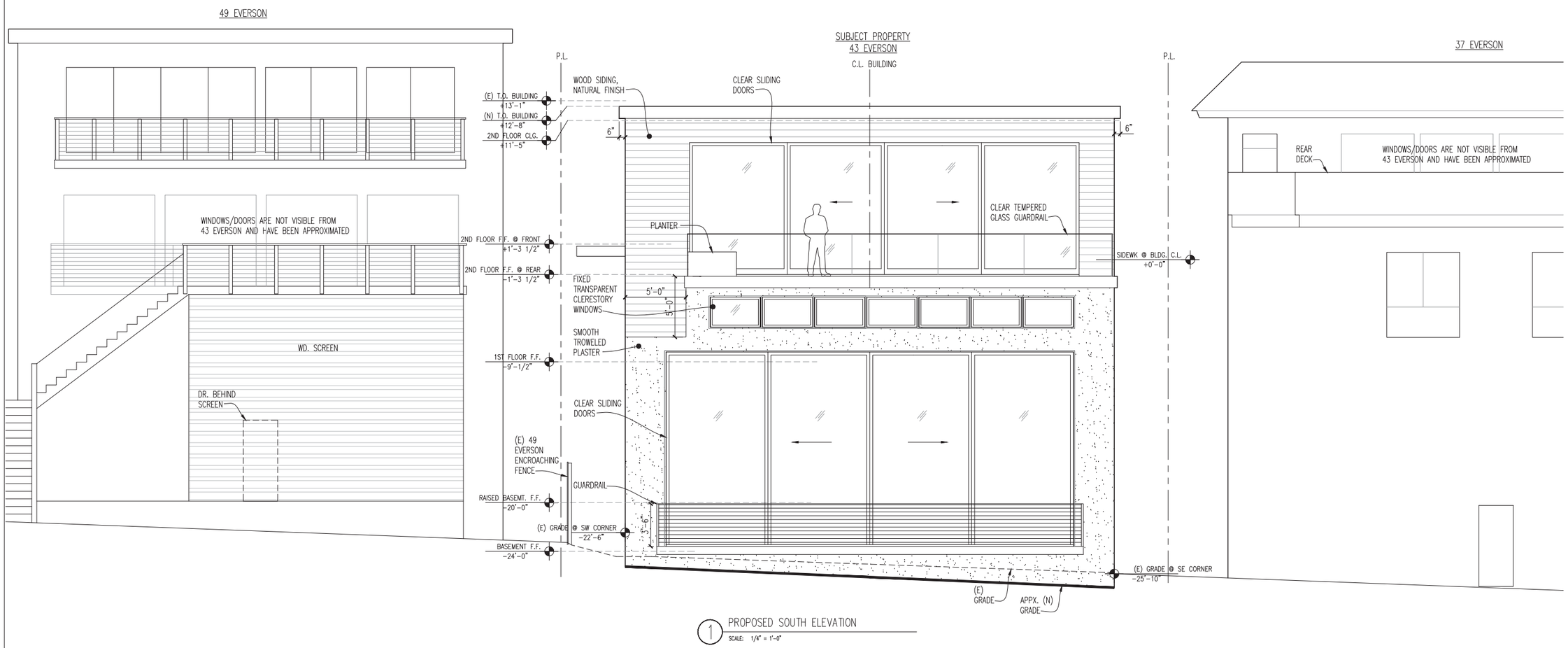
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA, 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

EXISTING SOUTH ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.5



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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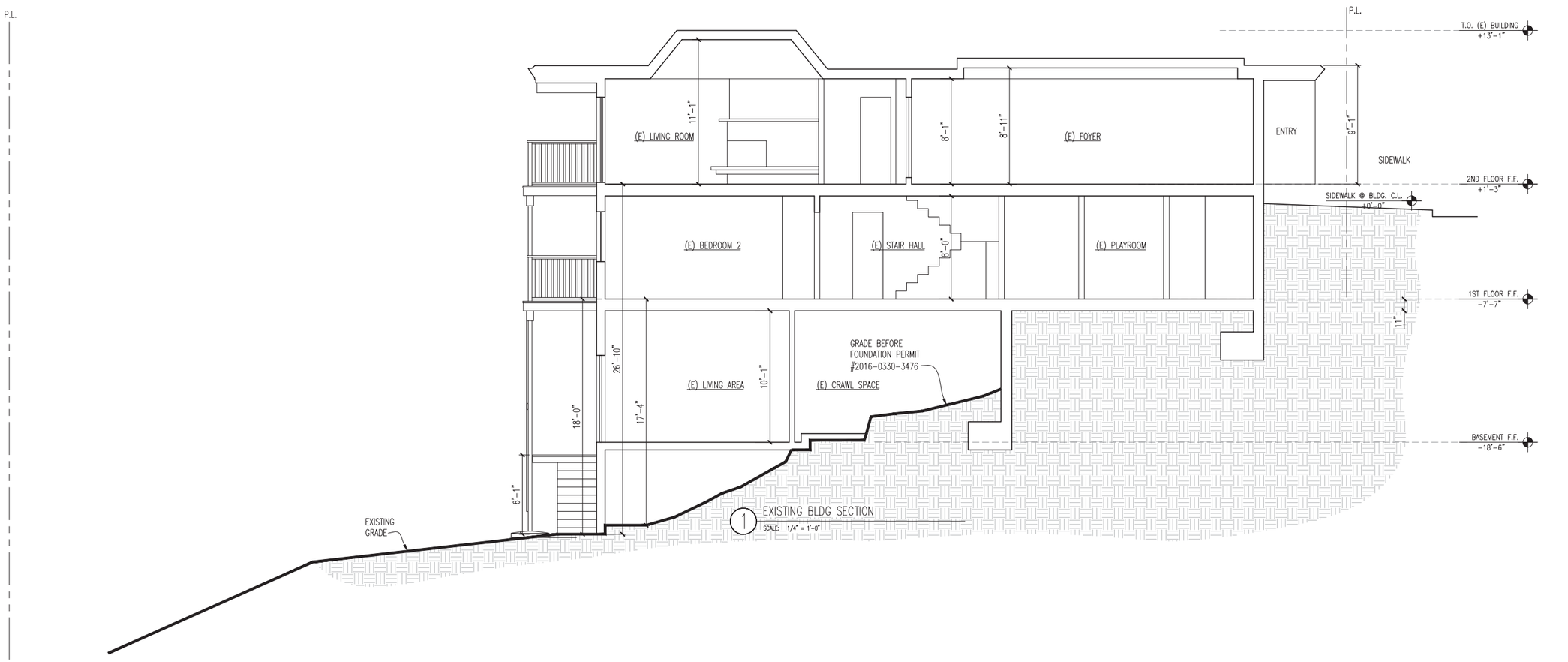
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

PROPOSED SOUTH ELEVATION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A2.6



REVISIONS:

1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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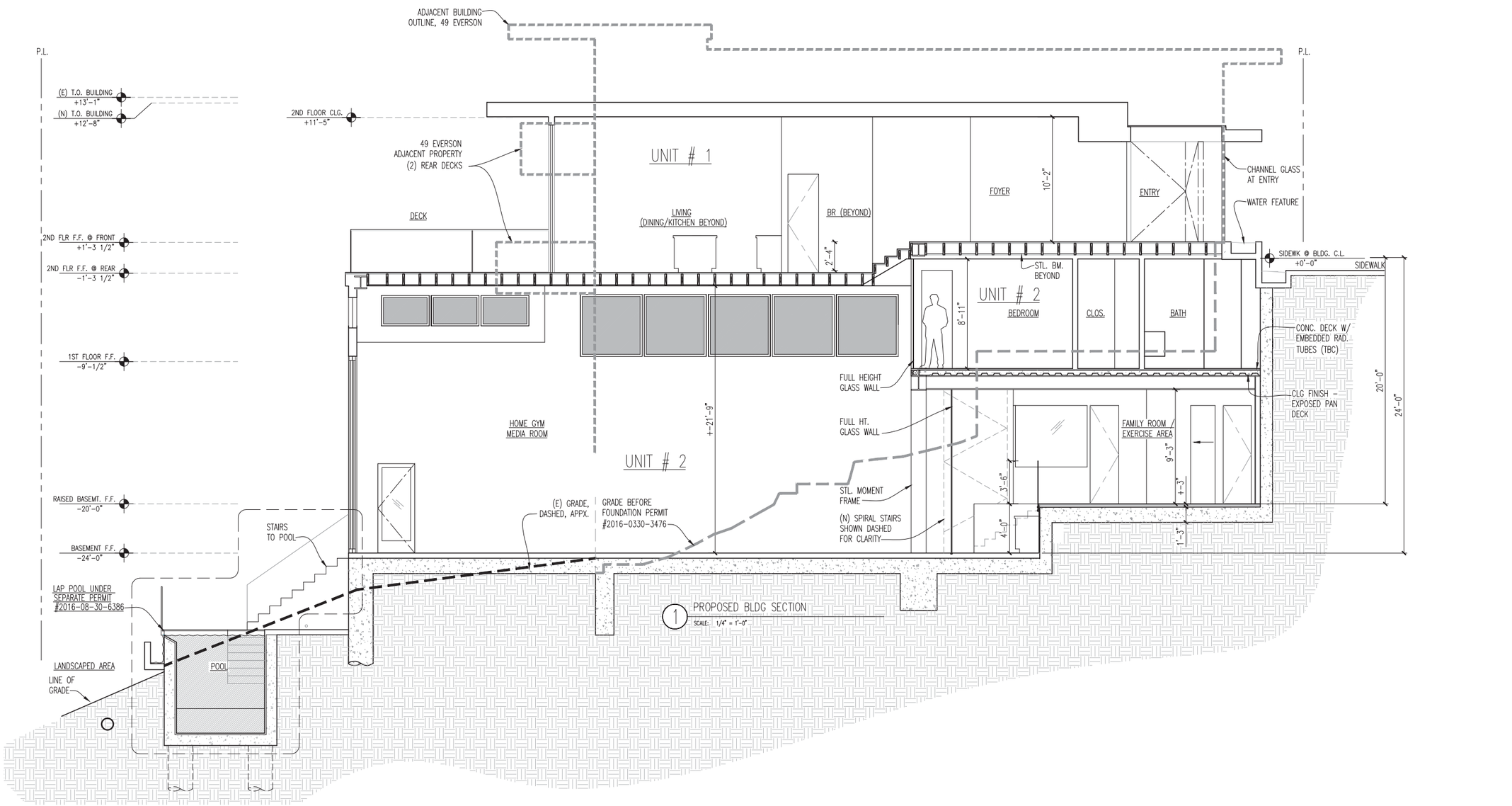
ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR
SITE PERMIT
REVISION
#201601278097

EXISTING
SECTION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A3.1



REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV. RDT COMMENTS
3/27/2017 D.R./NEIGHBOR CONCESSIONS
7/14/2017 REV. FOR DR
1/22/2018 SITE PERMIT

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ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA. 94131

ISSUED FOR SITE PERMIT REVISION #201601278097

PROPOSED SECTION

DATE	01/22/2018
SCALE	AS NOTED
DRAWN	AR/JAB

A3.2

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Discretionary Review Action DRA-0534

HEARING DATE: JUNE 15, 2017

Case No.:	**2016-000017DRP**
Project Address:	**43 EVERSON STREET**
Building Permit:	**2016.0127.8097**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	7542/024
Project Sponsor:	Jennifer Butler Rodgers Architecture 227 Guerrero Street San Francisco, CA 94103
DR Requestor:	David Cowfer 49 Everson Street San Francisco CA 94131
Staff Contact:	Ella Samonsky – (415) 575-9112 Ella.Samonsky@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2016-000017DRP AND THE APPROVAL OF BUILDING PERMIT 2016.0127.8097 PROPOSING CONSTRUCTION OF A THREE-STORY HORIZONTAL REAR ADDITION AND REMODEL OF THE FRONT FACADE OF A SINGLE FAMILY DWELLING, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 27, 2016, Jennifer Butler of Rodgers Architecture filed for Building Permit Application No. 2016.0127.8097 proposing construction of a three-story horizontal rear addition that would be approximately 19.5 feet in depth for the two lowest floors (below grade of the street) and 4 feet in depth at the street level with a roof deck over the addition to the lower floors, reconstruction and raising portions of the roof approximately two feet, and remodeling the front facade of a single-family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On September 16, 2016 David Cowfer (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2016-000017DRP) of Building Permit Application No. 2016.0127.8097.

The Department has determined that the Project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301(e)(1) (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 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less).

After continuing the hearing on March 16, 2017, April 6, 2017, May 18, 2017 and June 1, 2017, on June 15, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-000017DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2016-000017DRP and approves the Building Permit Application 2016.0127.8097 as revised and presented by the Sponsor at the June 15, 2017 hearing. The revised scope includes the following modifications from the original proposal::

1) Lowered height of the rear addition and main level deck by 2 feet -6 inches;

2) Reduced massing along the western elevation of the addition by five feet in height and depth;

3) Set back western deck guardrail five feet from the building wall;

4) Installation of a planter along the southwest corner of the roof deck; and

5) Elimination of the rear fold-up glass door, replacing it with a four-panel sliding glass door, wherein two panels are fixed.

The reasons that the Commission took the action described above include:

1. Although, the proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines, the Commission found there to be extraordinary or exceptional circumstances, in that, the proposed building massing and roof deck would affect the light and privacy of neighboring yards that could be minimized through the aforementioned modifications.

2. The Commission determined that modifications to the project with respect to the height, massing and glazing of the rear addition, and configuration of the associated roof deck, were necessary and instructed staff to approve the project with the revisions as reflected in the plans dated May 24, 2017.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did take Discretionary Review and approved the building permit as reference in this action memo on June 15, 2017.

Jonas P. Ionin
Commission Secretary

AYES: Hillis, Koppel, Melgar, Richards

NAYS: Moore

ABSENT: Fong, Johnson

ADOPTED: June 15, 2017

DRAFT

SAN FRANCISCO
PLANNING DEPARTMENT

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

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Discretionary Review Action DRA-XXX

HEARING DATE: MARCH 29, 2018

Case No.:	**2016-000017DRP**
Project Address:	**43 EVERSON STREET**
Building Permit:	**2016.0127.8097**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	7542/024
Project Sponsor:	Jennifer Butler Rodgers Architecture 227 Guerrero Street San Francisco, CA 94103
DR Requestor:	David Cowfer 49 Everson Street San Francisco CA 94131
Staff Contact:	Ella Samonsky – (415) 575-9112 Ella.Samonsky@sfgov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2016-000017DRP AND APPROVING BUILDING PERMIT APPLICATION NO. 2016.0127.8097, PROPOSING THE ADDITION OF AN ACCESSORY DWELLING UNIT, CONSTRUCTION OF A THREE-STORY HORIZONTAL REAR ADDITION AND REMODEL OF THE FRONT FACADE OF A SINGLE FAMILY DWELLING, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 27, 2016, Jennifer Butler of Rodgers Architecture filed for Building Permit Application No. 2016.0127.8097 proposing construction of a three-story horizontal rear addition that would be approximately 19.5 feet in depth for the two lowest floors (below grade of the street) and 4 feet in depth at the street level with a roof deck over the addition to the lower floors, reconstruction and raising portions of the roof approximately two feet, and remodeling the front facade of a single-family dwelling within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. On January 22, 2018 the Project Sponsor submitted revisions to add an accessory dwelling unit at the basement and first floor level.

On September 16, 2016 David Cowfer (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2016-000017DRP) of Building Permit Application No. 2016.0127.8097.

On June 15, 2017, the Planning Commission took DR and approved the project as revised. On July 19, 2017, the Categorical Exemption was appealed. On August 30, 2017, the Planning Department rescinded

the California Environmental Quality Act (CEQA) Class 1(e)(1) Categorical Exemption determination. The environmental review was reopened to include evaluation of all elements of the proposed projectincluding removal of the possible unauthorized dwelling unit which was raised in the appeal , and the additional excavation conducted under a supplemental permit. Since the Commission's action on the DR at the June 15, 2017 hearing relied on a CEQA determination that was rescinded, the Commission's action was invalidated.

The Project has been modified to include the creation of an accessory dwelling unit, under Planning Code Section 207(c)(6). The Department has determined that this revised Project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301(e)(1) (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 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less).

On March 29, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-000017DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does not take the Discretionary Review requested in Application No. 2016-000017DRP and approves the Building Permit Application 2016.0127.8097, as proposed. The project includes the following modifications since the Commission's previous action:

1) Add an accessory dwelling unit, per Planning Code Section 207(c)(4).

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines, and instructed staff to approve the project as reflected in the plans dated March 22, 2018

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and

must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission took Discretionary Review and approved the building permit as reference in this action memo on March 29, 2018.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 29, 2018