



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE MAY 24, 2018

*Date:* May 14, 2018  
*Case No.:* 2016-001466DRP  
*Project Address:* 1776 VALLEJO STREET  
*Permit Application:* 2016.01.27.8103  
*Zoning:* RH-2 (Residential House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0552/031  
*Project Sponsor:* Lewis Butler  
Butler Armsden Architects  
1420 Sutter Street, 1<sup>st</sup> Floor  
San Francisco, CA 94109  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
Brittany.Bendix@sfgov.org  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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

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**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to construct a two-story single-family dwelling that fronts on Vallejo Street. No changes are proposed to the existing two-story single family dwelling at 2514 Gough Street. As proposed, the project requires a rear yard variance because it is within the required rear yard area. The variance was heard at a public hearing on December 7, 2016, under case 2016-001466VAR.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of Vallejo Street between Gough and Franklin Streets. The subject property is approximately 3,000 sf, slopes downward from Vallejo Street, and is an irregular L-shaped lot with a 25-foot wide west-facing frontage on Gough Street and a 15-foot wide south-facing frontage on Vallejo Street. A two-story single family dwelling, constructed circa 1941, occupies the portion of the property that fronts onto Gough Street. From the Gough Street frontage, the property has a depth of 82 feet 6 inches. From the Vallejo Street frontage, the property has a depth of 87 feet 6 inches.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is within a small RH-2 Zoning District that is otherwise surrounded by the higher density RM-1, RM-2, and RM-3 zoning districts. The site is also two blocks south of the Union Street Neighborhood Commercial District and two blocks west of the Van Ness Avenue corridor. Accordingly, the immediate area is characterized by a mix of single- and multi-family housing ranging from two to seven stories. This characterization is also consistent with the area immediately surrounding the subject property. To the east of the subject property is a raised three-story single family dwelling, owned and

occupied by the DR Requestor. This property is also San Francisco Landmark No. 31 and known as the “Burr House.” East of the Burr House is a seven-story apartment building containing 40 dwelling units. Across Vallejo Street and directly south of the subject property is a series of four-story multi-family dwellings. Directly west of the subject property is a four-story three-family dwelling. Finally, directly north of the subject property are also four-story multi-family dwellings.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 30, 2018 to February 28, 2018	February 26, 2018	May 24, 2018	85 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 14, 2018	May 14, 2018	10 days
Mailed Notice	10 days	May 14, 2018	May 14, 2018	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	1	--

The Department has received two e-mails expressing opposition to the proposal. One e-mail is from a general member of the public who did not disclose their address. The other e-mail is from Mike Buhler on behalf of San Francisco Heritage asserting concerns related to the visibility of the Burr House and the removal of a significant tree that straddles the two properties.

## DR REQUESTOR

John Moran, owner and occupant of 1772 Vallejo Street, a raised three-story single-family dwelling located immediately east of the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1: Tree Removal.** To protect a significant tree, the project should be set back 30 feet from the Vallejo Street property line and the overall building height should be reduced by 4 feet, by means of excavating the project site.

**Issue #2: Privacy.** As proposed, the project impinges on the privacy for three bedrooms. The requested changes would reconfigure the windows and decks so that there is not a direct line of site between the properties.

**Issue #3: Adverse changes to a Landmark Building.** The Project is inconsistent with the General Plan and Planning Code which encourage protection of historic resources. Further, the loss of views of the Burr House from the sidewalk, the loss of privacy in the bedrooms, and the loss of direct sunlight into the Burr House dining room are adverse changes to a historic building under CEQA.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT SPONSOR'S RESPONSE

**Issue #1: Tree Removal.** A certified professional arborist has concluded that the proposed construction will have no detrimental impacts on the tree. This report is included in the *Response to Discretionary Review* and reflects revisions made to the proposal after the DR Requestor raised concerns regarding the protection of the tree. Additionally, as a significant tree, the project is subject to tree protection measures regulated in the San Francisco Public Works Code.

**Issue #2: Privacy.** The side setback distance of the project from the DR Requestor's home is 14 feet, none of the proposed windows directly front the DR Requestor's home, and floor levels of the new home are below the levels of the DR Requestor's home.

**Issue #3: Adverse changes to a Landmark Building.** The project is designed to frame the Burr House in the context of the existing block face. Given the small scale of the proposed project, the Project will not "demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance."

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

## PROJECT ANALYSIS

**Issue #1: Tree Removal.** The Department of Public Works will review the request for any tree removals and will require tree protection plans as necessary to retain existing trees. Section 810A of the San Francisco Public Works Code generally defines "significant trees" on private property as trees that are within 10 feet of the public right-of-way and that also meet one of the following size requirements: (1) 20 feet or greater in height, (2) 15 feet or greater in canopy width, or (3) 12 inches or greater in diameter of trunk measured at 4.5 feet above grade.

**Issue #2: Privacy.** There are approximately 14-feet between the subject property and the western wall of the DR Requestor's home, further the project's eastern façade includes minimal glazing at the rear and will include a privacy screen for the rear deck.

**Issue #3: Adverse changes to a Landmark Building.** The proposed subject building's setback, in relation to the front and side setbacks of the Burr House, is deferential to and preserves views of the historic resource. Further, significant loss of light and air is not evident by the massing and location of the proposed building in relation to the DR Requestor's property. The project does not result in adverse changes to the Burr House.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15303(a).

## RESIDENTIAL DESIGN TEAM REVIEW

RDAT found that the scale and massing of the proposed building are minimal and appropriately located on the site to respect adjacent neighboring properties and to preserve the existing significant tree. There are no exceptional and extraordinary circumstances.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission, as this project involves new construction on a vacant lot.**

## BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives of the General Plan.
- The project is consistent with and respects the neighborhood character and applicable design guidelines.

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve the project as proposed.</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photos  
Section 311 Notice  
CEQA Determination  
DR Application  
Letters in Opposition  
Response to DR Application dated April 27, 2018  
Reduced Plans



## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

**Comments:** The *Residential Design Guidelines (RDGs)* state that the design of buildings should be responsive to both the immediate and broader neighborhood context, in order to preserve the existing visual character. The proposal is compatible in scale and contributes to high-style architectural design.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

**Comments:** As indicated above, the project meets the site design objectives of the *RDGs*. The overall siting of the building respects the downward sloping conditions of the site. The front of the building fills in a gap with the street wall while stepping back to transition between the two adjacent neighbors. Further, the siting and two story scale of the building is respectful of the midblock open space.

## BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

**Comments:** The building scale and form is appropriate for the neighborhood and complies with all requirements of the Planning Code, despite the property being an irregular shape.

## ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X

Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

**Comments:** The neighborhood context includes variations in building entrances, bay windows, and garages. The project includes a residential entrance at grade and a generous set back from the Vallejo Street façade which serves to transition between the two adjacent neighbors. Although the project does not feature a traditional bay window, the projection of the second floor is similar in scale to the proportions of traditional bays. Additionally, the garage entrance is small in scale and uses the existing curb cut which previously provided access to unscreened off-street parking.

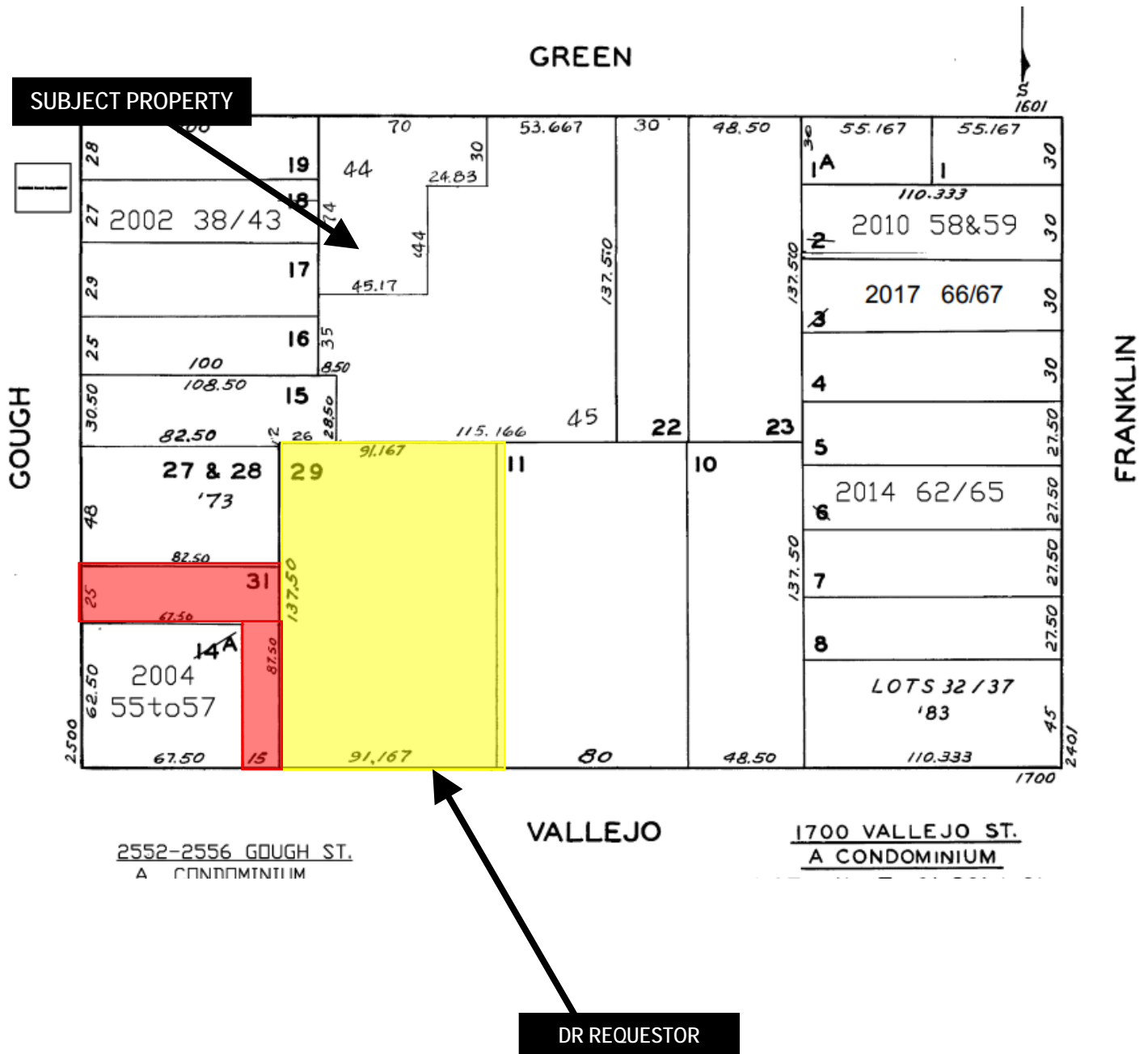
#### BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

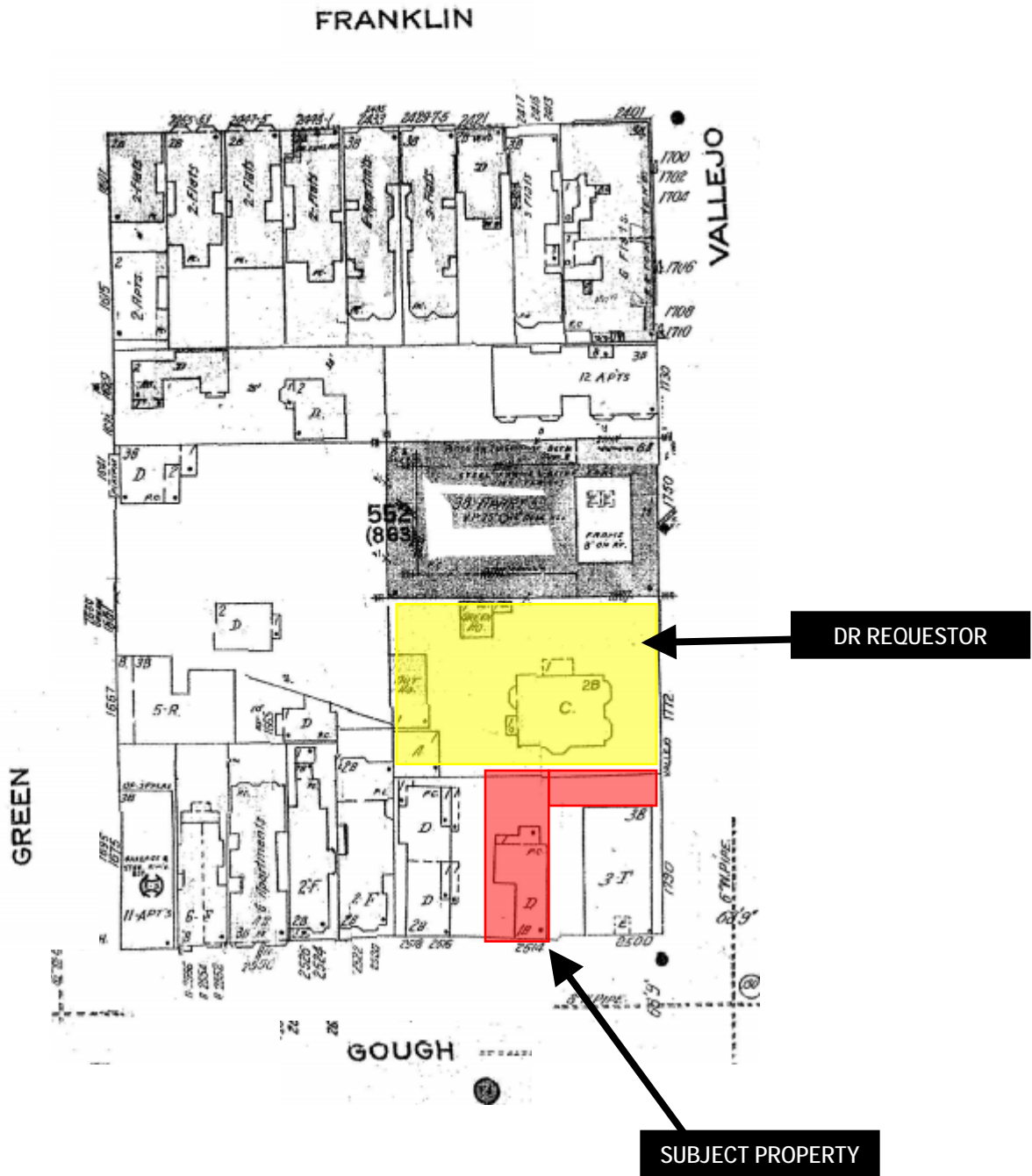
**Comments:** The architectural detail, windows and exterior materials reflect a thoughtful and modern design that fits within and contributes positively to the neighborhood. As applied, these elements function to define the building's form and provide visual richness and interest.

BB: G:\DOCUMENTS\Building Permits\1776 Vallejo Street\Packet\1 DR - Full Analysis .docx

# Parcel Map



# Sanborn Map\*



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



Discretionary Review Hearing  
Case Number 2016-001466DRP  
1776 Vallejo Street

# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR





# Zoning Map



## SUBJECT PROPERTY



Discretionary Review Hearing  
**Case Number 2016-001466DRP**  
 1776 Vallejo Street

# Site Photo



SUBJECT PROPERTY

DR REQUESTOR





# 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. **2016.01.27.8103** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1776 Vallejo St. and 2514 Gough St.</b>	Applicant:	<b>Joe Wrigley</b>
Cross Street(s):	<b>Gough and Franklin Streets</b>	Address:	<b>1420 Sutter Street, First Floor</b>
Block/Lot No.:	<b>0552/031</b>	City, State:	<b>San Francisco, CA 94109</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 674-5554</b>
Record No.:	<b>2016-001466PRJ</b>	Email:	<b>Wrigley@butlerarmsden.com</b>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth (proposed)	n/a	50 feet
Rear Yard	15 feet (at location of work)	0 feet
Building Height	n/a	23 feet 6 inches
Number of Stories	n/a	2
Number of Dwelling Units (total lot)	1	2
Number of Parking Spaces	n/a	1
PROJECT DESCRIPTION		
<p>The subject property is an irregular L-shaped lot with a 25-foot wide west-facing frontage on Gough Street and a 15-foot wide south-facing frontage on Vallejo Street. The proposal is the new construction of a two-story single-family house that will front on Vallejo Street. No changes are proposed to the existing two-story single family house at 2514 Gough Street. As proposed, the project requires a rear yard variance. The variance was heard at a public hearing on December 7, 2016, under case 2016-001466VAR.</p> <p><b>** Please note that a previous notice and plan set was mailed on 1/16/18 with an expiration date of 2/14/18. The plans attached to that notice did not reflect the most current iteration of the proposal. Therefore, this notice is being resent. The plans attached to this notice reflect the current proposal. Please also note the extended expiration date listed below.</b></p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

**For more information, please contact Planning Department staff:**

Planner: Brittany Bendix  
Telephone: (415) 575-9114  
E-mail: [Brittany.bendix@sfgov.org](mailto:Brittany.bendix@sfgov.org)

Notice Date: **1/30/2018**  
Expiration Date: **2/28/2018**

## 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](http://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](http://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](http://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](http://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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1776 Vallejo St/2514 Gough St		0552/031	
Case No.	Permit No.	Plans Dated	
2016-001466VAR	2016.01.27.8103	10/30/17	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. New construction of a single family dwelling within the required rear yard.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Brittany Bendix <div style="float: right; font-size: small;"> Digitally signed by Brittany Bendix  Date: 2017.12.19 16:00:10 -08'00' </div>	

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

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

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

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


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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):



<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Brittany Benidx</p> <hr/> <p><b>Project Approval Action:</b></p> <p>Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><b>Signature:</b></p> <div style="text-align: center;">  <p><b>Brittany Bendix</b></p> </div> <p>Digitally signed by Brittany Bendix Date: 2017.12.19 16:00:44 -08'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

2016-001466DRP

APPLICATION FOR  
Discretionary Review

RECEIVED

FEB 26 2018

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: John Moran			CITY & COUNTY OF S.F. PLANNING DEPARTMENT PIC	
DR APPLICANT'S ADDRESS: 1772 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (415) 305-1155		
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Richard Emerson				
ADDRESS: 1776 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (206) 227-1155		
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>				
ADDRESS: 1772 Vallejo Street	ZIP CODE: 94123	TELEPHONE: (415) 305-1155		
E-MAIL ADDRESS: john@bright.com				

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1776 Vallejo Street		ZIP CODE: 94123		
CROSS STREETS: Gough				
ASSESSORS BLOCK/LOT: 0552 / 031	LOT DIMENSIONS: 25' x 82.5' 15' x 62.5'	LOT AREA (SQ. FT.): 3,000	ZONING DISTRICT: RH-2 / 40-X	HEIGHT/BULK DISTRICT: 40'

## 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 ☐  
Back yard space

Present or Previous Use:

Proposed Use: Two story carriage house

Building Permit Application No. 2016.01.27.8103

Date Filed: 1/27/2016



#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

I have discussed the project with Brittany Bendix at the planning department, Richard Emerson, the owner, and Lewis Butler, his architect. At the Variance Hearing on 12/7/16, I highlighted my concerns, including the threat to a Significant Tree. There were no material changes to the plans and they still require major branches to be removed. I made proposed changes to Richard and Lewis on 2/12/18. No response has been received to date.

## 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.

The DR is requested because the proposed project 1) threatens a rare Significant Tree, 2) is detrimental to San Francisco and the public welfare, 3) adversely affects the General Plan and is not in harmony with the general purpose and intent of the code, and 4) may cause substantial adverse change in the significance of an historical resource (The Burr House, Landmark #31) under CEQA. The justification for the DR is that the project conflicts with the City's General Plan and CEQA as explained in the attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The Burr House at 1772 Vallejo Street would be adversely affected by 1) loss of views of the Burr House from the sidewalk, 2) loss of privacy in three children's bedrooms based on current location of the building and the configuration of the windows and roof deck, and 3) direct sunlight and air to the Burr House dining room will be completely blocked. The roof deck is directly adjacent and only 10' away from our daughter's windows

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?

We would accept the project if it is set back 30' from the property line (two feet behind the Burr House) and the building height is reduced by 4' (by excavating to the same level of the Burr House driveway, which follows the natural slope.) These changes would protect the Significant Tree, allow the public to view most of the architectural detail on the west side of the Burr House and not block any portion of the bedroom windows. Direct sunlight to the dining room will still be lost, but we are willing to compromise.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: John Moran

Date: 1-17-18

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

John Moran  
Owner / Authorized Agent (circle one)

Application for **Discretionary Review**CASE NUMBER:  
For Staff Use onlyDiscretionary Review Application  
Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

## NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.**RECEIVED**

FEB 26 2018

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt BohmDate: 2/26/18



## Application for Discretionary Review

### Question 1 continued

The proposed project conflicts with the City's General Plan's Objective 12 as well as CEQA and San Francisco's CEQA Guidelines.

#### **GENERAL PLAN - OBJECTIVE 12**

##### **CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.**

- For San Francisco to retain its charm and human proportions, **irreplaceable resources must not be lost or diminished**. Past development, as represented by both significant buildings and by areas of established character, must be preserved. The value of these buildings and areas becomes increasingly apparent as more and more older buildings are lost. **The proposed project diminishes the irreplaceable resource of Landmark #31.**
- **POLICY 12.1**  
Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.
- Older buildings that have significant historical associations, distinctive design, or characteristics exemplifying past styles of development should be permanently preserved. A continuing search should be made for new means to make landmarks preservation practical — physically and financially.
- Criteria for judgment of historic value and design excellence should be more fully developed with attention to individual buildings, and to areas or districts. **Efforts to preserve the character of individual landmarks should extend to their surroundings as well. The surroundings and views of Landmark #31 from the sidewalk will be negatively impacted by the proposed project. Today, three sides of Landmark #31 are viewed by the public. The project would reduce it to two sides. The project would be detrimental to the public welfare.**

#### **CEQA and San Francisco's CEQA Guidelines**

CEQA requires the City to investigate potential impacts on the significant historical resource at 1772 Vallejo Street. The Burr House is a historic property under CEQA and San Francisco's CEQA Guidelines. An exemption from CEQA may not be issued for any project that **may** cause a substantial adverse change in the significance of an historical resource. This includes changes to the **"immediate surroundings** such that the significance of an historic resource would be materially impaired."

**The proposed project would completely block views from nine windows, blocking direct sunlight and air to the Burr House, which would impair the home. More importantly, the proposed project would block the public's view of this historic resource. Under CEQA, these impacts would materially impair the historical significance of the property.**

# Request for Discretionary Review

## 2514 Gough – 1776 Vallejo

### 2/26/2018

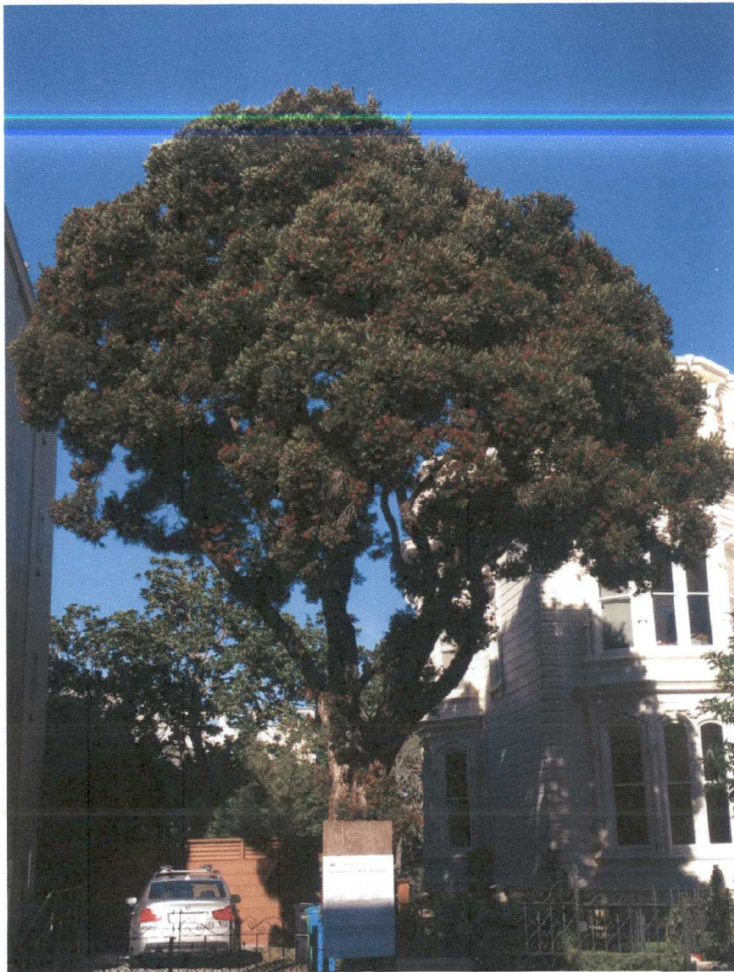
John Moran  
1772 Vallejo  
john@bright.com  
415-305-1155

# Opposed to proposed project

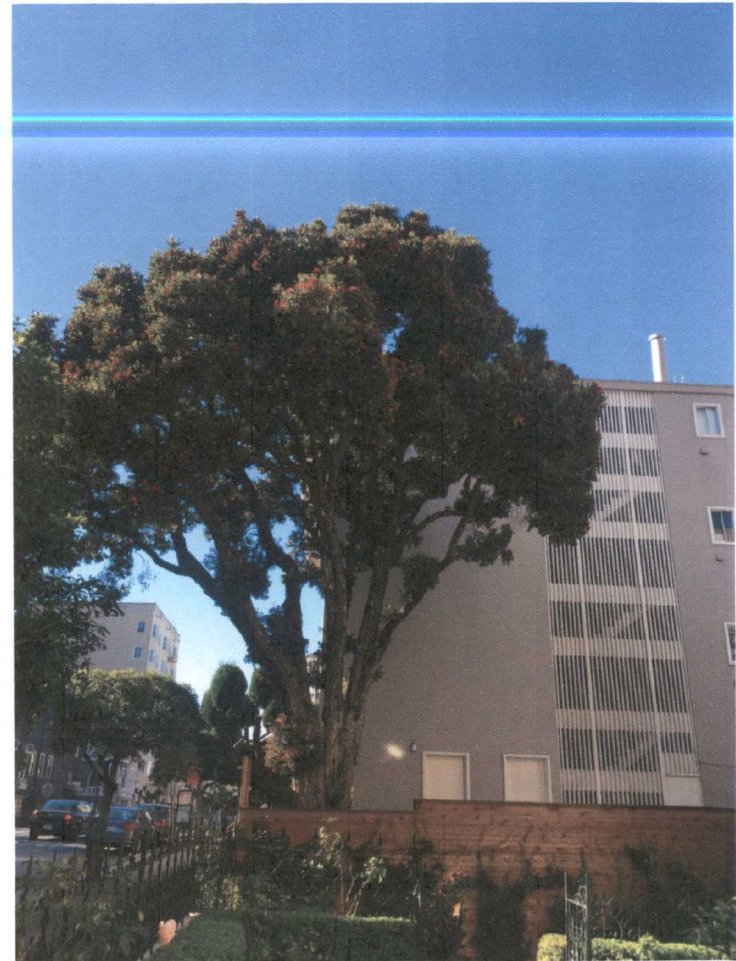
- 1) Plans threaten a rare & Significant Tree
- 2) Detrimental to SF and the public welfare
- 3) Adversely affects the General Plan and not in harmony with general purpose and intent of the Code
- 4) Substantial adverse change to historic SF Landmark #31 under CEQA



# Metrosideros Robusta (Northern Rata)



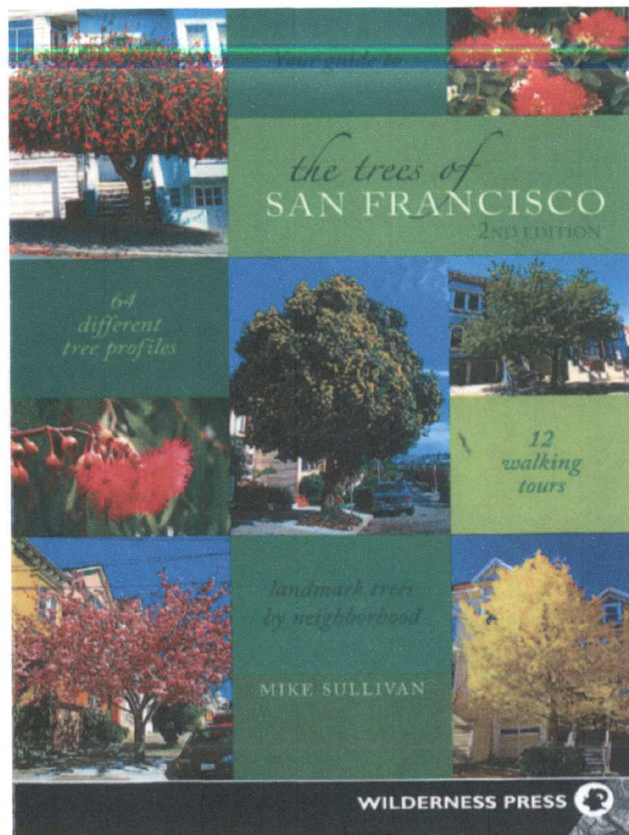
Facing north



Facing west



# Noted as “rare” in *The Trees of San Francisco*



Follow Vallejo past Laguna Street, where on your right (still on Vallejo) you will see some STRAWBERRY TREES (*Arbutus 'Marina'*). Continue on Vallejo past Gough Street, just to the iron-gated Italianate Victorian home at 1772 Vallejo, where you'll find two very rare trees from New Zealand. To the left of the driveway at this address is a NORTHERN RATA (*Metrosideros robusta*), a close relative of the much more common NEW ZEALAND CHRISTMAS TREE (*Metrosideros excelsa*). In the yard to the right is one of my favorite trees in all of San Francisco—a gorgeous and extremely rare TITOKI TREE (*Alectryon excelsus*). Backtrack to Gough Street, turn

# Threatens a Rare & Significant Tree

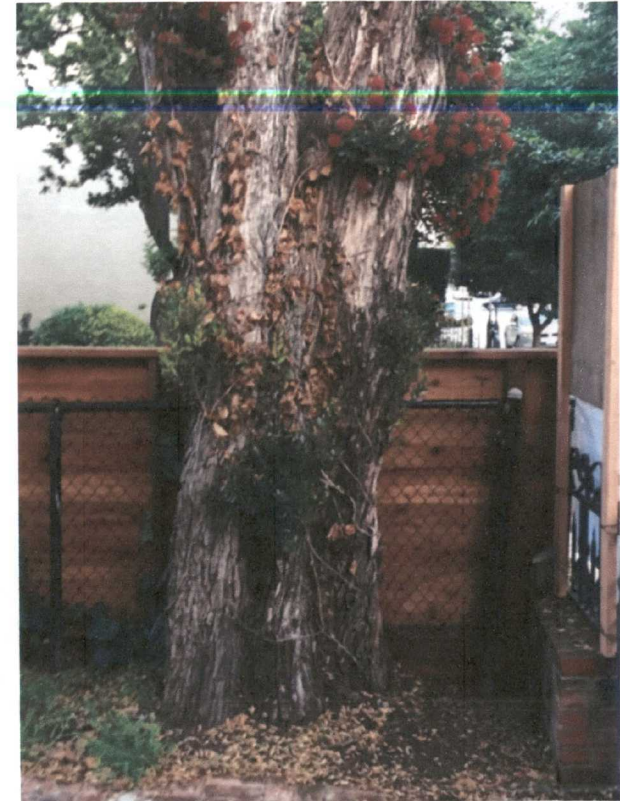
Significant Tree as defined by Article 16 in SF Urban Forestry Ordinance

According to plan, major roots and branches will be removed. 30% of canopy estimated to be removed

Green space and open space should be preserved.

Under nomination as Landmark Tree by Historic Preservation Commission.

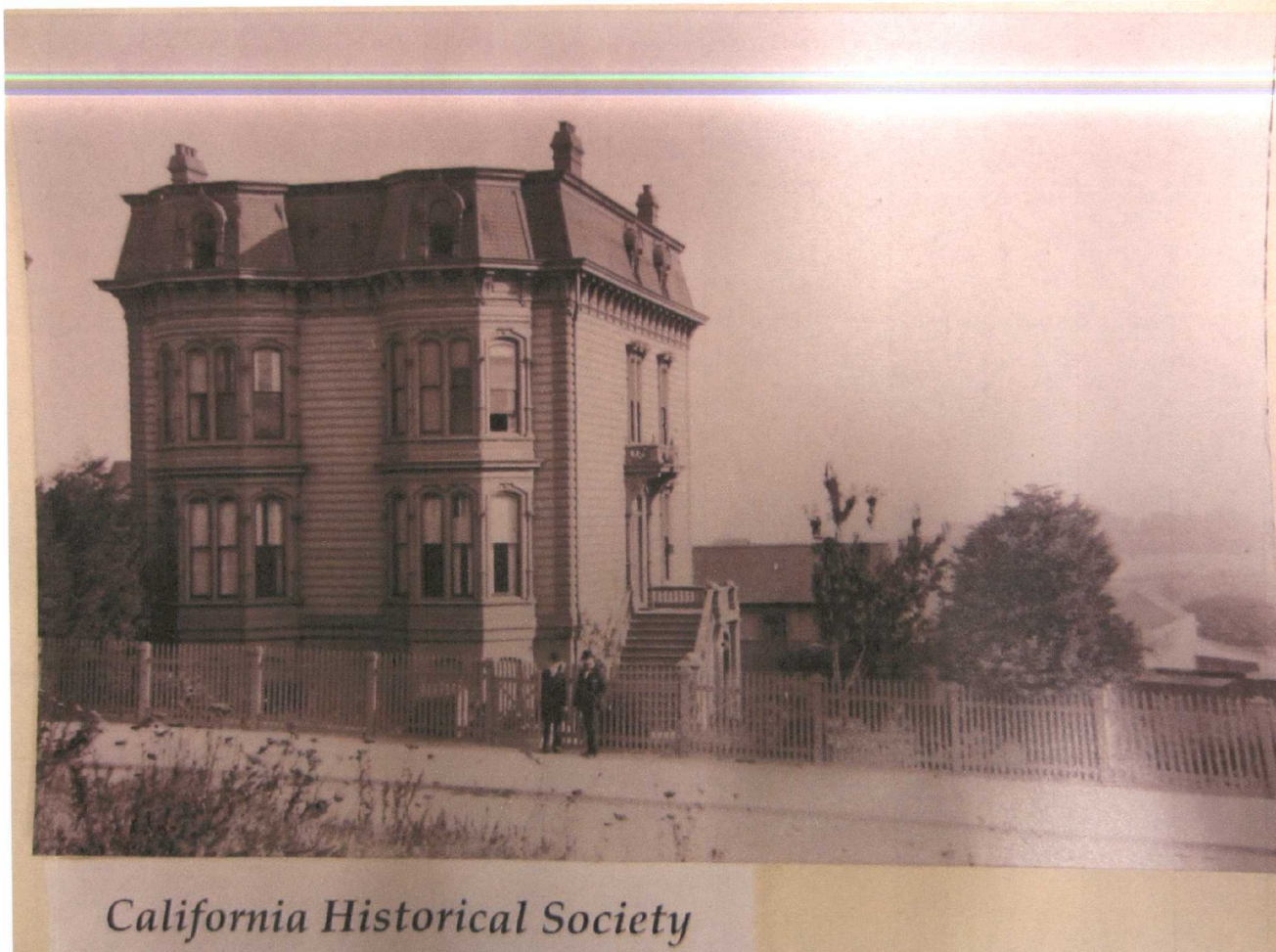
Tree is healthy according to arborist report



3.5' from sidewalk  
Tree is 3' in diameter



# Burr House – SF Landmark #31



# Burr House – Built in 1875 by 9<sup>th</sup> Mayor of San Francisco





# Burr House – Restored & Preserved

Iconic SF landmark in a natural setting

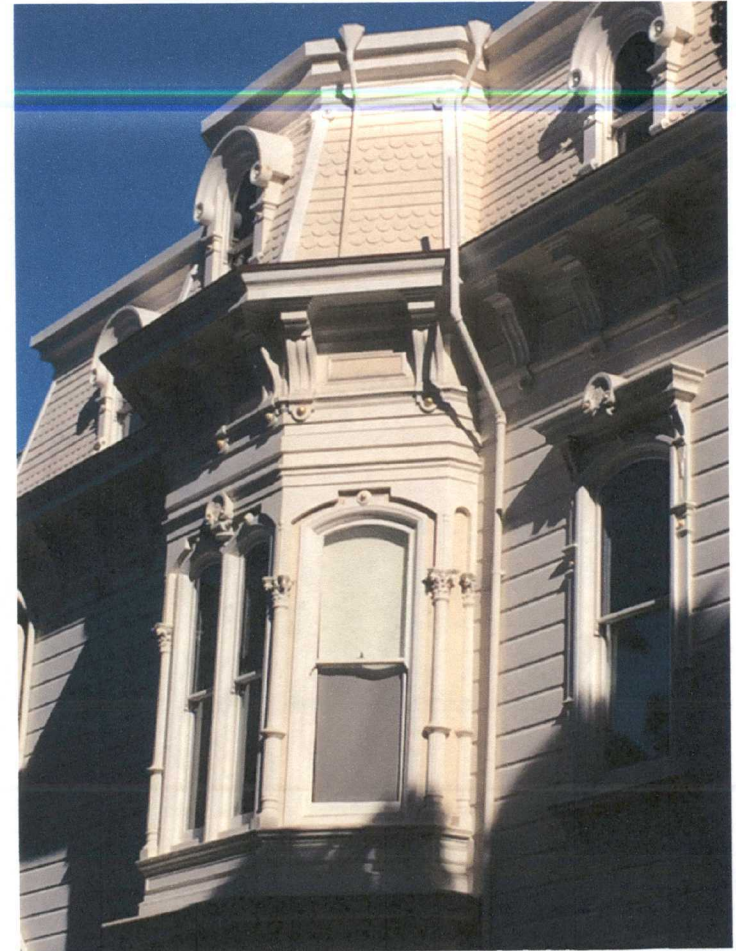
Regular stop for Sunday architectural tours

Tourist attraction with visitors taking photos - the yellow GoCars are always in front.



# Detail of Architectural Features of West Side of House

- On the first and second stories, the fenestration pattern consists of double-hung, wood sash windows with paired segmental arched windows in the front bay and single arched windows in the angled bays.
- Windows have ornately carved hood molding with a shell at the front bay and are flanked by wood colonnettes.
- An overhanging cornice with wood brackets separates the second and third stories.
- The third story features angled dormer with double-hung, wood sash windows with arched top and elaborate hood molding.

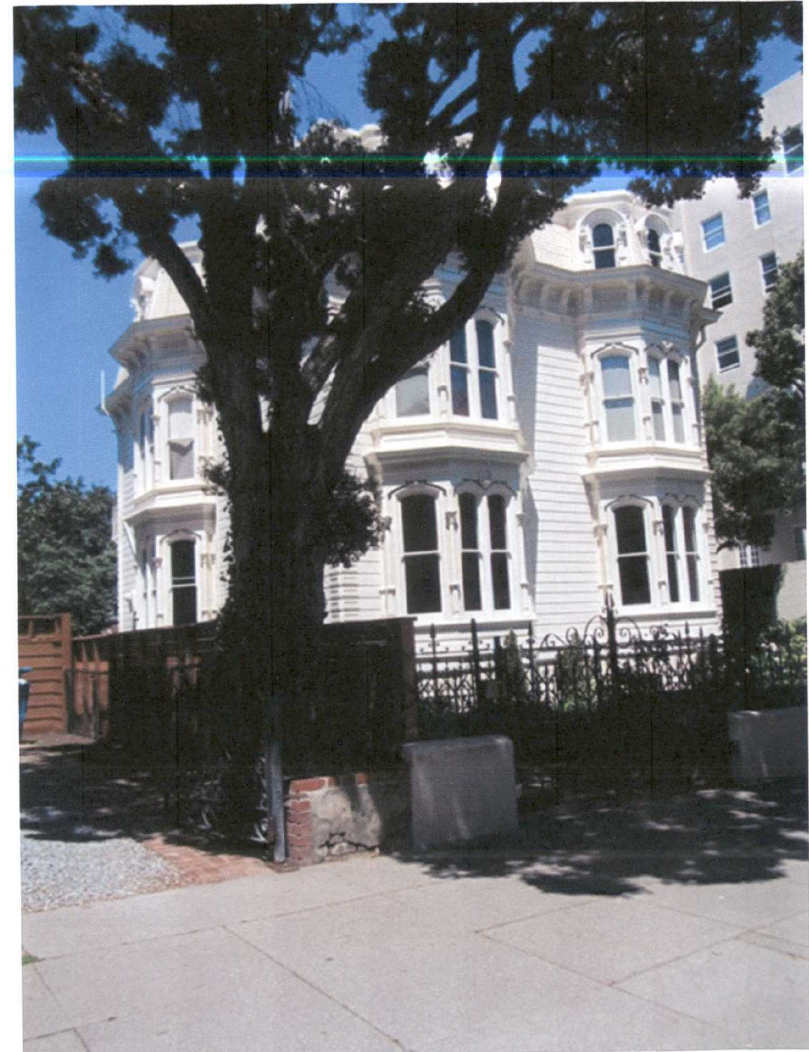


West Side of Burr House



# Impact of Proposed Construction

- Full view of the west elevation and its architectural detail will be lost
- 3 viewable sides of Burr House reduced to 2
- Viewing frontage reduced from 112 ft to 91ft



# Detrimental to SF and public welfare

Burr House is a San Francisco jewel framed by open space that will be compromised by new construction

Two qualities of the Burr House for the viewing public:

- 1) Large open frontage space of 112 feet.
- 2) Open views to 3 sides of the house.

SF's General Plan states "Efforts to preserve the character of individual landmarks should extend to their surroundings as well."



# National Register of Historic Places

“To this day, the garden setting of the Burr House is visible from the street and harkens back to an era when Cow Hollow was a rural outpost to burgeoning San Francisco. Placement and orientation of contributing buildings on the site reinforce the significance of the garden setting. As it appears today, the **garden emphasizes the open space surrounding the house** and cottage and provides a **visual buffer from the neighboring properties**. The house represents a unique combination of Italianate style house topped with a mansard roof that is distinctly Second Empire, and thus presents a hybrid of the two most popular architectural styles of the time.”

# Not in Harmony with Code

- The Code should “protect the character and stability of residential” areas
- The Code should “provide adequate light, air, privacy”.
- The Code and General Plan should be enforced, particularly when a historic SF Landmark is threatened to be “diminished” and “its surroundings” not preserved.

# Exemption from CEQA Should Not Be Granted

The proposed project may cause a substantial adverse change in the significance of an historical resource.

Privacy, direct sunlight and air will be materially lost in most rooms including:

- 1) Three kids bedrooms & guest bedroom
- 2) Basement bathroom
- 3) Dining room
- 4) Living room & parlor

The proposed project will box-in and most importantly block public views of the Burr House.



# CEQA - Substantial adverse change



Living room



Parlor



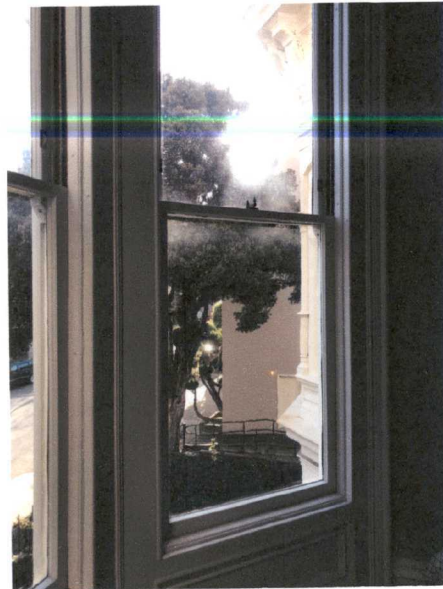
Dining room

The oversized window of the proposed project looks directly into the living room and parlor.  
The proposed project would block direct sunlight into dining room

# CEQA – Substantial adverse change



Bedroom #1



Bedroom #2



Bedroom #3

The oversized window of the proposed project looks directly into bedrooms #1 & #2.  
The proposed deck looks into bedroom #3.



# Proposed Alterations to Plans

- We are not opposed to new construction. We would be fine if our neighbor built an addition to his existing house.
- As a compromise, we have proposed the project be moved back 30' from the property line and lowered by approximately 4' to match the natural slope of the Burr House driveway.



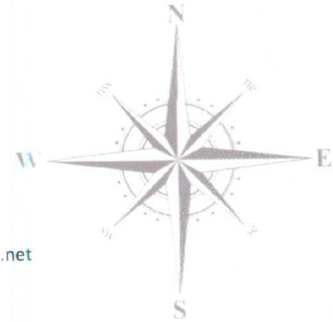
# Ellyn Shea, Consulting Arborist

dba Garden Guidance

ISA Certified Arborist # WE-5476A - ISA Qualified Risk Assessor # CTRA502

ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: [ellyn.shea@sbcglobal.net](mailto:ellyn.shea@sbcglobal.net)



**John and Marissa Moran**  
1772 Vallejo Street  
San Francisco, CA

**December 6, 2016**

## ARBORIST REPORT

### Assignment

- Review plan drawings for a proposed project adjacent to 1772 Vallejo Street as found online at <http://notice.sfplanning.org/2016-001466VAR.pdf>
- Assess the impacts of construction on a Significant Tree.
- Provide an arborist report with recommendations for a variance hearing about the proposed project.

### Background

The subject property is an irregular L-shaped lot with a 25-foot wide west-facing frontage on Gough Street (2514 Gough Street) and a 15-foot wide south-facing frontage on Vallejo Street, which is currently being used as a driveway. The proposed project is the new construction of a two-story single-family house that will front on Vallejo Street (1776 Vallejo Street) and include a below-grade parking space. This project requires a variance because it takes up part of the required rear yard area for the property.

A mature tree grows against the fence between 1776 Vallejo and 1772 Vallejo Street, spreading its canopy over both properties. Because this tree is within 10 feet of the sidewalk and is over 20 feet tall with a canopy spread more than 15 feet wide, it qualifies as a Significant Tree according to Article 16 of San Francisco City and County Municipal Code. Significant Trees are protected by ordinance from removal without a permit.

John and Marissa Moran, property owners at 1772 Vallejo Street, asked me to assess the impacts of this project on this Significant Tree. I looked at the tree on December 1, 2016. Please see the next page for the tree location.

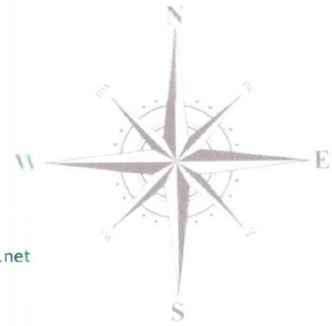
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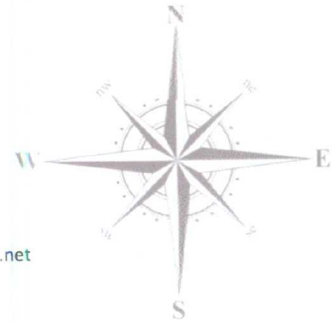


## Ellyn Shea, Consulting Arborist dba Garden Guidance

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### Observations

The subject tree is a mature Polynesian metrosideros (*Metrosideros collina* 'Springfire'), identified by local tree expert Mike Sullivan in his book *Trees of San Francisco*. This is a rare species of metrosideros for San Francisco and a close relative of a more common species, New Zealand Christmas Tree (*Metrosideros excelsa*).

The subject tree is in good health with abundant foliage and flowers present. The trunk diameter, measured at 4.5 feet from the ground, is 30 inches. The tree is about 40 feet high with an approximate canopy spread of 40 feet, symmetrical in all directions. The base of the trunk is between three and four feet from the sidewalk and within one foot of the gravel driveway, as shown in the photo below.



Site of proposed project: gravel driveway adjacent to 1776 Vallejo with subject tree trunk on the far right.

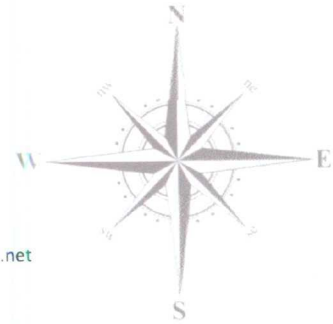
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The tree divides into 2 equal-size (co-dominant) trunks with a V-shaped juncture at approximately 15 feet from the ground, as indicated by the red arrow in the photo on the right. Each trunk further divides into at least 3 scaffold limbs. A seam on the east side of the tree between the trunks indicates that bark on each trunk is included within the juncture between the trunks.

The foliage is located mainly in the outer two-thirds of the canopy, because past pruning practices have focused on cleaning out the interior of the tree. The tree has sprouted in several places along the trunk and interior branches, a natural response to this type of pruning.

### City Tree Removal Criteria

The subject tree is protected by City ordinance due to its location and size and a permit is required for its removal. City staff from the Bureau of Urban Forestry (BUF) evaluate each tree carefully and generally deny removal permit applications if the tree can be considered "healthy and sustainable," meaning the tree is in good health and can be reasonably maintained using standard tree care practices. Although included bark between co-dominant stems is a weak point in the tree, the risk of failure can be managed by pruning to reduce branch end weight and the use of support cables between scaffold branches.



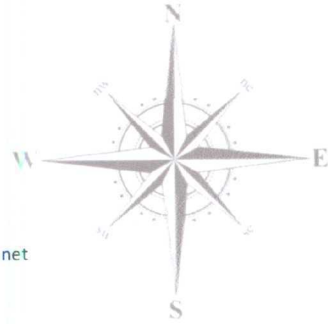


## Ellyn Shea, Consulting Arborist dba Garden Guidance

ISA Certified Arborist # WE-5476A - ISA Qualified Risk Assessor # CTRA502

ASCA Registered Consulting Arborist #516

2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: [ellyn.shea@sbcglobal.net](mailto:ellyn.shea@sbcglobal.net)



The condition of the subject tree is consistent with what BUF staff would consider "healthy and sustainable." In addition, because the tree is a species rare to San Francisco, BUF staff would have a particular interest in preserving it. The tree is a good enough specimen to qualify for nomination as a Landmark Tree, a designation reserved for the rarest and most exceptional trees in the city.

### Impacts of Construction

Construction near existing mature trees can have a negative effect on health and stability. Impacts from the proposed project include but are not limited to:

- Root loss or damage from excavation.
- Soil compaction from using machinery, storing heavy materials on bare soil, hardscape construction. Compacted soil has less space for oxygen, which is necessary for root growth.
- Oxygen exclusion by raising soil grades.
- Drought stress or excessive moisture caused by changes in irrigation and drainage.
- Injury to the trunk or branches.

The footprint of the finished building below ground is not the limit of work. Excavation for the car pit will require a hole larger than that of the building itself and approach closer to the tree than the plans may indicate. Building this project as designed would completely remove roots on one side of the tree, causing it to become an immediate hazard. Woody structural roots hold the tree up and losing close to 50% of these roots would have a severe impact.

Even if the tree could be artificially supported somehow, it would not survive because it would also be losing 50% or more of the fine feeder roots that take up water and nutrients from the soil. Most roots are found in the top 2 to 3 feet of the soil, but may grow deeper when conditions are favorable. Roots are also more abundant where water and oxygen are plentiful. The unpaved driveway of the subject property is more favorable to root growth than the paved areas surrounding the tree on the other sides. Where the soil is uncovered, water and oxygen are more prevalent in the soil.

Branch loss and damage is also highly likely during the installation of a 2-story building under its canopy. The building footprint above ground is not equal to the limit of work; space will be needed for construction equipment to operate and for materials to be moved freely. There is a limit to how much the tree could be pruned out of the way to accommodate the project as designed. Professional pruning standards contraindicate removing more than 25% of living foliage in a given year, and pruning the tree asymmetrically will increase its hazard potential and aesthetic value.

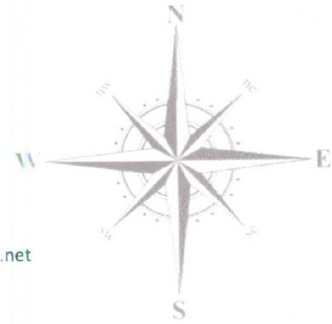


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Both above and below ground, this project would have a severe impact on the health and stability of any tree of this size in this location, regardless of species. In terms of the subject tree, no data is available for the tolerance of this particular species to construction impacts in our area because so few examples are present.

### Preserving Trees During Development

Since many of the impacts happen underground, protecting the soil and roots is most important for tree preservation. To determine the size of the Tree Protection Zone (TPZ) where the most roots are likely to be found, arborists measure the trunk diameter at 4.5 feet from the ground and multiply it by 12 – one foot for every one inch of trunk diameter. The resulting distance is the length of the radius from the trunk requiring protection (TPZ radius). The outer extent of the canopy, or dripline, is not used to calculate TPZ radius because it can be altered through pruning, and because studies show that tree roots can grow well beyond the spread of the canopy.

Using this standard calculation, the TPZ radius for the subject tree would be 30 feet (trunk diameter at 4.5 feet is 30 inches). The entire project area is contained within the TPZ radius. This does not mean that no development can take place within the TPZ, but it does mean that design and development activities must be modified.

### Tree Benefits

The subject tree provides a number of benefits:

- Healthy mature trees have been shown to increase property values. Studies done in 2007 by the University of Washington and the National Gardening Association indicate that mature trees in a well-landscaped yard can increase the value of a house by 7 to 19 percent.  
(<http://www.hgtv.com/design/real-estate/increase-your-homes-value-with-mature-trees>) Because San Francisco properties are small and close together, healthy mature trees offer some of these aesthetic and economic benefits to the entire block.
- The subject tree contributes to screening and privacy between the properties.
- It improves air quality by releasing oxygen and absorbing greenhouse gases and other pollutants.  
(<http://www.fuf.net/benefits-of-urban-greening/>)
- The flowers provide nectar for hummingbirds and insects, and the canopy provides nesting sites for birds.

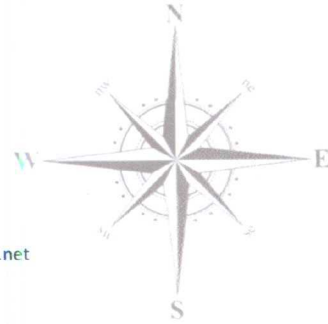
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dba Garden Guidance

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### Conclusions

- The footprint of a finished building above and below ground does not constitute the limit of work; impacts will be closer to the tree than the plans may indicate.
- Constructing the building as designed would remove roots right up to the trunk of the tree on one side, including vital structural roots that hold the tree up. The tree would be rendered hazardous and would need to be removed immediately thereafter to avoid property damage, injury or death.
- Even if the tree could be artificially stabilized, which is highly unlikely, it would not survive because it would lose 50% or more of the fine feeder roots that provide water and nutrients. There are likely to be more roots present under the gravel driveway at 1776 Vallejo than in the paved surfaces on the other sides of the tree.
- The subject tree is protected by City ordinance from removal without a permit. A removal permit is unlikely to be approved by BUF staff because the tree is in good health and maintainable condition.
- The tree is a rare species for the area, suitable for nomination as a Landmark tree and is noted in a book written by a local author. The tolerance of this tree to construction impacts is unknown because so few specimens exist in our region.
- As a mature tree, it provides economic and ecological benefits to both properties and the greater community.
- The subject tree is worthy of preservation, and can be preserved with the use of different design and building practices.

### Recommendations

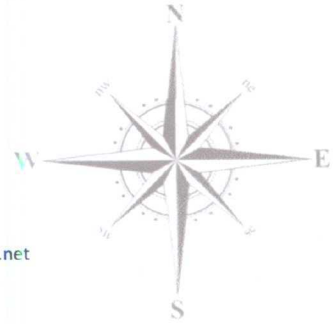
- Do not grant the variance for this design at 1776 Vallejo Street.
- The limit of work on this project should be at least 20 feet away from the base of the trunk. Before any re-design, test excavations using air or water should be performed 20 feet away from the base of the trunk to determine the extent and location of tree roots.

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- Alternate design and building ideas include but are not limited to:
  - Build a building set further back from the street, supported using post and pier construction. Place posts out of the way of structural roots, if they are found during the test excavations. Elevate the building enough so a car can be parked under it like a carport.
  - Keep the gravel driveway unpaved. Protect this soil from compaction during development by placing ¾-inch plywood on top of 6 inches of gravel (add gravel as needed if necessary). Keep gravel and plywood in place for the duration of the project and remove/replace only when all building is complete.
  - Gravel driveway could be replaced with a different permeable surface that does not require soil compaction or grading, such as decomposed granite stabilized with Tensar® geotextile fabric. If gravel is replaced, remove it using a backhoe that has its wheels on pavement.
- The owners at 1776 Vallejo Street should hire a consulting arborist with experience in tree preservation during development for design review and tree protection during development. Qualified arborists can be found at <http://www.asca-consultants.org>
- Future pruning on this tree should focus on reducing branch end weight rather than removing foliage from the interior. Do not remove more than 25% of living foliage in a given year. Pruning must be performed by an ISA Certified Arborist in accordance with ANSI professional pruning standards and industry best management practices.
- Consider installing standard grade support cables between scaffold limbs to limit movement and reduce hazard potential. Dynamic cables such as Cobra® are not recommended because they allow too much movement and do not provide enough stability.



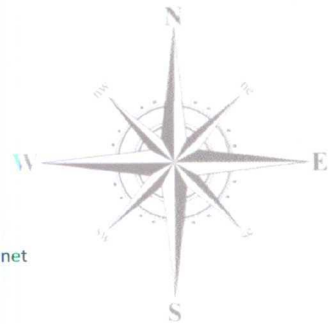
# Ellyn Shea, Consulting Arborist

## dba Garden Guidance

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### Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

### Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

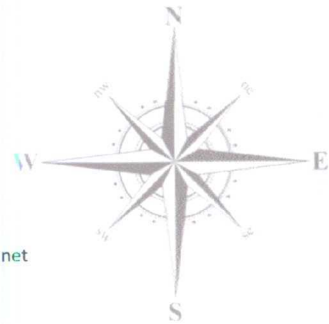
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

### Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the trees and/ or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing and Certified Arborist #WE-5476A with the International Society of Arboriculture, a Qualified Risk Assessor #CTRA502, and a Registered Consulting Arborist #516 with the American Society of Consulting Arborists.

I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media. I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 15 years.

Signature:

Date: December 6, 2016

10 of 10



0552/055  
LSGST  
1790 VALLEJO ST #3  
SAN FRANCISCO CA 94123-5061

0552/055  
OCCUPANT  
1790 VALLEJO ST #1  
SAN FRANCISCO CA 94123-5061

0552/056  
LSGST  
1790 VALLEJO ST #2  
SAN FRANCISCO CA 94123-5061

0552/057  
LSGST  
1790 VALLEJO ST #3  
SAN FRANCISCO CA 94123-5061

0553/006  
ABERNATHY  
2515 GOUGH ST  
SAN FRANCISCO CA 94123-5012

0553/007  
GREEN HILLS VIEWS LLC  
1333 JONES ST #1101  
SAN FRANCISCO CA 94109-4118

0553/007  
OCCUPANT  
2505 GOUGH ST #1  
SAN FRANCISCO CA 94123-5060

0553/007  
OCCUPANT  
2505 GOUGH ST #2  
SAN FRANCISCO CA 94123-5060

0553/007  
OCCUPANT  
2505 GOUGH ST #3  
SAN FRANCISCO CA 94123-5060

0553/008  
JAMES FEUILLE  
2503 GOUGH ST  
SAN FRANCISCO CA 94123-5012

0553/009  
LADNDE  
2475 PACIFIC AV  
SAN FRANCISCO CA 94115-1237

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RADIUS SERVICES BELIEVES THAT  
THE INFORMATION CONTAINED HEREIN

0000/008  
WHILE NOT GUARANTEED HAS BEEN  
SECURED FROM SOURCES DEEMED  
RELIABLE

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RADIUS SERVICES NO. 0552031T  
1776 VALLEJO ST  
MORAN 1B 0129

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0001/003  
RADIUS SERVICES  
1221 HARRISON ST #18  
SAN FRANCISCO CA 94103

0001/004  
JOHN MORAN  
1772 VALLEJO ST  
SAN FRANCISCO CA 94123

0001/005

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0552/027  
TERRA  
2516 GOUGH ST  
SAN FRANCISCO CA 94123-5013

0552/028  
SURVIVORS  
2518 GOUGH ST  
SAN FRANCISCO CA 94123-5013

0552/029  
JOHN MORAN  
1772 VALLEJO ST  
SAN FRANCISCO CA 94123-5009

0552/031  
RICHARD EMERSON  
2514 GOUGH ST  
SAN FRANCISCO CA 94123-5013

0569/019  
OCCUPANT  
2424 GOUGH ST #3  
SAN FRANCISCO CA 94123-5062

0569/020  
SUSAN SACHS  
1777 VALLEJO ST  
SAN FRANCISCO CA 94123

0569/021  
ROBERT LEVITSKY  
1200 EMERSON ST  
PALO ALTO CA 94301-3528

0569/021  
OCCUPANT  
1765 VALLEJO ST #1  
SAN FRANCISCO CA 94123-5050

0569/021  
OCCUPANT  
1765 VALLEJO ST #2  
SAN FRANCISCO CA 94123-5050

0569/021  
OCCUPANT  
1765 VALLEJO ST #3  
SAN FRANCISCO CA 94123-5050

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OCCUPANT  
1765 VALLEJO ST #4  
SAN FRANCISCO CA 94123-5050

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1765 VALLEJO ST #5  
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1765 VALLEJO ST #7  
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OCCUPANT  
1765 VALLEJO ST #8  
SAN FRANCISCO CA 94123-5050

0553/009  
OCCUPANT  
1800 VALLEJO ST #1  
SAN FRANCISCO CA 94123-5059

0553/009  
OCCUPANT  
1800 VALLEJO ST #2  
SAN FRANCISCO CA 94123-5059

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OCCUPANT  
1800 VALLEJO ST #3  
SAN FRANCISCO CA 94123-5059

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OCCUPANT  
1800 VALLEJO ST #4  
SAN FRANCISCO CA 94123-5059

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OCCUPANT  
2501 GOUGH ST #1  
SAN FRANCISCO CA 94123-5059

0553/009  
OCCUPANT  
2501 GOUGH ST #2  
SAN FRANCISCO CA 94123-5059

0553/009  
OCCUPANT  
2501 GOUGH ST #3  
SAN FRANCISCO CA 94123-5059

0553/009  
OCCUPANT  
2501 GOUGH ST #4  
SAN FRANCISCO CA 94123-5059

0569/019  
B & G SMITH  
2443 FILLMORE ST #271  
SAN FRANCISCO CA 94115-1814

0569/019  
OCCUPANT  
2424 GOUGH ST #1  
SAN FRANCISCO CA 94123-5062

0569/019  
OCCUPANT  
2424 GOUGH ST #2  
SAN FRANCISCO CA 94123-5062

0569/021

OCCUPANT

1765 VALLEJO ST #9

SAN FRANCISCO CA 94123-5050

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**From:** Philip Krohn  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [Philip Krohn](#)  
**Subject:** 1776 Vallejo St  
**Date:** Wednesday, February 28, 2018 9:26:38 PM

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Brittany,

I see that your notice for this proposal is due to expire today. I want to make sure I am counted as "having standing" as opposed to the project and request to be informed regarding meetings, hearings and decisions.

Thank you,

-Philip



**From:** Mike Buhler  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [John Moran <johnpmoran1@gmail.com>](mailto:John.Moran@gmail.com)  
**Subject:** Discretionary Review Application for Proposed Project at 1776 Vallejo  
**Date:** Thursday, April 26, 2018 1:57:04 PM

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Dear Ms. Bendix:

On behalf of San Francisco Heritage, I write in support of the Discretionary Review application concerning the proposed project at 1776 Vallejo Street. The DR application was submitted by the owners of the Burr House, San Francisco Landmark #31, located immediately next door at 1772 Vallejo Street. Established in 1971, San Francisco Heritage is a nonprofit 501(c)(3) membership organization with a mission to preserve and enhance San Francisco's unique architectural and cultural identity. This includes advocacy for historic resources, education programs, tours and rental of the 1886 Haas-Lilienthal House (2007 Franklin Street), and architectural walking tours of the surrounding neighborhood.

As currently proposed, the project at 1776 Vallejo Street would permanently obscure views to the Burr House, built in 1875, located adjacent to the project site. It would also remove a substantial portion of the root structure for a Significant Tree--a rare, mature Polynesian metrosideros--that straddles 1776 Vallejo and 1772 Vallejo.

San Francisco Heritage is very familiar with the Burr House, having supported its successful nomination to the National Register of Historic Places in 2015, as well as the owner's subsequent application to the city's Mills Act program. We have also discussed the possibility of a conservation easement donation by the current owners to Heritage that would, if completed, permanently protect the Burr House and its historic setting.

As one of San Francisco's earliest designated Landmarks, the Burr House is an exceptional example of the Italianate architectural style with a mansard roof and an early vernacular cottage in an unusually spacious garden setting. As depicted in historic photographs accompanying the National Register nomination, the Burr House and its outbuildings have always been situated within a recessed garden setting that provides a buffer between the neighboring houses. For over 140 years, this garden-like setting has survived and enabled architectural details on the west, south, and east elevations of the Burr House to remain fully visible from Vallejo Street, even as the surrounding block would become dominated by large apartment buildings.

San Francisco is a progressive city in many ways including its protections of historic resources. Indeed, the San Francisco General Plan explicitly highlights the importance of preserving not only the character of individual Landmarks but also their surroundings (Policy 12.1). The proposed project would irrevocably and significantly diminish public enjoyment of the Burr House, and potentially endanger a Significant Tree that contributes to its historic setting. In light of these potential impacts, we urge you to grant the application for Discretionary Review.

Sincerely,

Mike Buhler  
President & CEO  
San Francisco Heritage  
The Haas-Lilienthal House  
2007 Franklin Street  
San Francisco, CA 9410

# REUBEN, JUNIUS & ROSE, LLP

April 27, 2018

President Rich Hillis  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 1776 Vallejo Street**  
**Brief in Support of the Project**  
**Planning Department Case No. 2016-001466DRP**  
**Hearing Date: May 24, 2018**  
**Our File No.: 10154.01**

Dear President Hillis and Commissioners:

Our office is working with Richard Emerson, owner of the property located at 1776 Vallejo Street (“**Property**”). The Property is on an irregular L-shaped lot that wraps around a corner lot and fronts both Gough and Vallejo Streets. The Property includes a single-family 2-story home fronting Gough Street. The long and narrow portion of the site with a 15-foot frontage on Vallejo Street has been underutilized as a surface parking area. Mr. Emerson is proposing to make use of this vacant space by building a small two-story home (“**Project**”). The Project site is a desirable location for infill development and will add a much needed dwelling unit to the City’s housing stock. A rendering of the Project is attached as Exhibit A, and Project plans are attached hereto as Exhibit B.

The adjacent neighbor to the east, at 1772 Vallejo Street (the home is known as the “**Burr Mansion**”, S.F. Landmark No. 31), has filed an application for discretionary review (“**DR**”) of the Project. We respectfully submit that the DR request should be denied and the Project approved as proposed because:

- The Project adds a very modestly-sized new home (1,695 square-foot floor area) to the City’s housing stock that has inconsequential, if any, privacy, light, or air impacts on the DR requestor’s property. The side setback distance of the new home from the DR requestor’s home is 14 feet, none of the proposed windows directly front the DR requestor’s home, and floor levels of the new home are below the levels of the DR requestor’s home;
- The DR request raises concerns about the existing tree in the front yard of the Property, but a certified professional arborist has concluded that the proposed construction will have no detrimental impacts on the tree. (Please see Arborist’s Report attached as Exhibit C);

- The Project will have no significant impacts on the historic character of the Burr Mansion under the City's codes and regulations and the California Environmental Quality Act ("CEQA"). In fact, an important and intentional component of the Project's design concept is to help frame the Burr Mansion in the context of the existing block face;
- Planning staff and the Residential Design Advisory Team ("RDAT") have reviewed the Project on multiple occasions, support the Project as proposed, and after reviewing the DR requestor's concerns and those of San Francisco Heritage, found no changes to the Project were necessary; and
- The Project sponsor has compromised and made changes to the initial design to address DR requestor's concerns.

For all of these reasons, we submit that no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project.

**A. PROJECT DESCRIPTION**

The Project would add a modest 15' x 46' two-story, one-bedroom home in the RH-2 Zoning District. Mr. Emerson engaged Butler Armsden Architects to create a carefully-conceived design that is appropriate for the neighborhood context. The rear yard will be shared between the existing building that fronts Gough Street and the Project. Because the addition is technically in the rear yard of the existing residence, the project requires a variance.

Located adjacent to the Property to the west, at 1772 Vallejo Street, is the Burr Mansion, which is designated as Landmark 31. The Mansion is sited on an enormous 12,500-square-foot lot, has generous surrounding gardens, and is set back considerably from its property lines. A tree located on the Property near the Vallejo Street property line meets the San Francisco Public Works Code definition of a "significant tree".

The proposed new home is set back 12'10" from the front property line to minimize any impacts on the tree. In addition, to minimize impacts, the Project does not propose to build to the allowable height of 40 feet and only proposes eastern-facing windows on the portion of the building that does not directly front the DR requestor's home.

Building permits for the Project were filed on January 27, 2016 and 311 notification was sent out on January 30, 2018. John Moran filed an application for Discretionary Review on February 27, 2018.

**B. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET**

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and



extraordinary circumstances associated with the proposed project.”<sup>1</sup> The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney’s advice, it is a “sensitive discretion ... which must be exercised with the utmost restraint.” Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has a lot of latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances. No such circumstances exist here.

As described in detail below, the DR requestor has failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

***1. The Project will protect the significant tree***

The DR requestor cites an arborist report by Ellyn Shea dated December 6, 2016, but this report was based on an earlier version of the Project. Analyzing that outdated Project, the arborist report claims the Project will be affecting 50% of the tree roots.<sup>2</sup>

Another licensed arborist concluded that the tree is already diseased and may have to be removed in the future, but that the proposed Project in its current form will not worsen the condition of the tree.<sup>3</sup> This is due in part to the revision of the Project, which increased the front setback by approximately 10 feet. This modification will reduce the impact of construction to only 20% of the roots of the tree. (See Exhibit C.) In addition, by pruning the tree and removing some of the live foliage, the Project is complying with Ms. Shea’s suggestion to reduce the risk of failure by pruning to reduce branch end weight.

Per San Francisco Public Works Code Article 16, Section 808(c), the project sponsor will be subject to an approved tree protection plan that will ensure the Project will minimize any impacts of the tree.

***2. The Project has no adverse impacts on privacy, light, and air***

RDAT has reviewed the Project twice for light, air, and privacy concerns, and both times determined no changes to the Project were required. Nevertheless, the DR requestor states that “privacy, direct sunlight, and air will be materially lost in most rooms.” (See DR request attachment at p. 14.) These effects are overstated and do not rise to the level of exceptional or extraordinary. The DR requestor’s home is significantly set back from the side property line by 14

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<sup>1</sup> Planning Department publication for the Application Packet for Discretionary Review; emphasis added.

<sup>2</sup> Shea Arborist Report p. 5.

<sup>3</sup> Huntington Arborist Report dated February 7, 2017, attached as Exhibit C.

feet, which is much greater than typically provided. Contrary to the DR requestor's concern, the existing separation provides more than sufficient access to light and air.

In addition, the proposed design is sensitive to, and respectful of, the DR requestor's privacy. To maximize privacy, Mr. Emerson agreed to limit the eastern-facing windows to the portion of the building that does not directly front the DR requestor's home. A privacy wall on the rear deck will block views to and from the DR requestor's home. (See Exhibit D.) Two large apartment buildings located on either side of the DR requestor's home present far greater privacy concerns than the Project.

**3. *The Project will not result in a significant adverse change to a historic resource.***

The City has determined that the project qualifies for the "new construction" categorical exemption under CEQA for a dwelling unit in a residential zone. The DR requestor argues that the exemption does not apply, and that the Project will have a significant impact under CEQA on the Burr Mansion as a historic resource.

CEQA Guidelines Section 15300.2(f) provides as follows concerning potential impacts on historic resources:

Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. [Emphasis added.]

The CEQA Guidelines provide a very specific definition for what constitutes "a substantial adverse change in the significance of a historical resource." The project must "demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance."<sup>4</sup> [Emphasis added.] Under CEQA, building a small new home near a historic resource is not enough to cause a substantial adverse change. The proposed project must demolish or materially alter the historical resource. Here, the Project will not alter the Burr Mansion in any manner. Please see Exhibit A for the location of the new home near the Burr Mansion.

The DR requestor sites concerns about impacts on privacy, direct sunlight, and air to the historic resource. But such concerns are not considerations under CEQA because they do not rise to the level of a demolition or material alteration of the historic resource.

Concerns about views of the Burr Mansion from the public right-of-way are exaggerated. The DR requestor asserts that "three viewable sides of Burr Mansion [will be] reduced to two."<sup>5</sup> First, it is important to note that across the narrow 15-foot wide Property is a large apartment complex that already blocks views of the Burr Mansion's western wall. Any potential impact is minimized by the proposed 12'10" front yard setback. In fact, the proposed significant front

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<sup>4</sup> CEQA Guidelines Section 15064.5.

<sup>5</sup> DR Request Attachment p. 10.

setback together with the 14' side setback on the Burr Mansion lot create ample opportunity for the public to view the historic features of the western wall from a slightly different vantage point. (Exhibit E.) The architectural features of the Burr Mansion described by the DR requestor, including the double-hung wood sash windows, arched windows, hood moldings, wood colonnettes, overhanging cornices with wood brackets, and angled dormers, all will still be visible from the street.

The DR requestor points to an excerpt from the nomination of the Burr Mansion to the National Register as evidence that this portion of the Property should remain undeveloped. The excerpt states that the garden surrounding the Burr Mansion creates a “visual buffer from the neighboring properties.”<sup>6</sup> The ordinance that designated the Burr Mansion a landmark shares a similar sentiment: the “garden provides an unusually spacious setting for the building, and sets it off from its neighbors.”<sup>7</sup> When read together, it becomes clear that the “garden” is referring to the greenery on the Burr Mansion’s own lot and does not restrict development on the surrounding neighbors’ lots.

CEQA requires the appellant to produce substantial evidence that the Project has the potential for a substantial adverse environmental impact.<sup>8</sup> Substantial evidence is “facts, reasonable assumptions predicated on facts, and expert opinion supported by facts.”<sup>9</sup> Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous or otherwise not credible is not substantial evidence.<sup>10</sup> Here, the appellant has not produced any substantial evidence of a substantial adverse change to the Burr Mansion.

#### ***4. Substantial compromises have been implemented to accommodate the DR Requestor’s concerns***

Mr. Emerson has sought an open dialogue with his neighbors about the Project since its inception. The Project architect has had several meetings with the DR requestor, and the Project sponsor has substantially modified the Project to address the DR requestor’s concerns. Large eastern-facing windows were removed to provide the DR requestor with more privacy, and the front yard setback was increased from 3 feet to almost 13 feet to help protect the front yard tree and preserve views of the Burr Mansion.

Unsatisfied with these compromises, the DR requestor seeks additional modifications to the design, including a 30-foot front setback and a 4-foot reduction in height. This would not only clash with the established block face, but also result in the unintended consequence of decreasing privacy by allowing eastern-facing windows to look directly into the DR requestor’s home. It would also place the proposed structure in the back yard of 2514 Gough, reducing the rear yard from 37 feet to approximately 22 feet.

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<sup>6</sup> DR Request Attachment p. 12.

<sup>7</sup> See Ordinance No. 103-70, Exhibit F.

<sup>8</sup> *Apartment Ass’n of Greater Los Angeles v. City of Los Angeles* (2001) 90 Cal.App.4<sup>th</sup> 1162, 1175.

<sup>9</sup> CEQA Guidelines § 15384.

<sup>10</sup> CEQA Guidelines § 15064(f)(5).



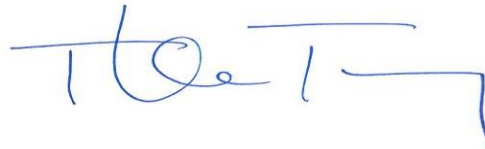
**C. CONCLUSION**

We submit that no exceptional or extraordinary circumstances have been identified in this case that would justify the Planning Commission's exercise of discretionary review. The Project's design is appropriate and compatible for this neighborhood, the size and massing are modest in scale and considerate of the neighbors, and the Project furthers the City's goal of adding to the housing stock. For all of these reasons, we respectfully request the Planning Commission deny the DR request and approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**

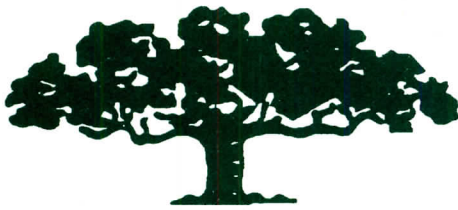


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Thomas Tunny

Enclosures

cc: Vice President Myrna Melgar  
Commissioner Rodney Fong  
Commissioner Milicent Johnson  
Commissioner Joel Koppel  
Commissioner Kathrin Moore  
Commissioner Dennis Richards  
Jonas Ionin, Commission Secretary  
Brittany Bendix, Project Planner  
Lewis Butler, Project Architect  
Richard Emerson



## Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON  
PRESIDENT

JEROMEY INGALLS  
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A  
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400  
FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

April 26, 2018

Mr. Joe Wrigley  
1420 Sutter St., First Flr.  
San Francisco, CA 94109

Dear Mr. Wrigley,

RE: 1776 VALLEJO STREET, SAN FRANCISCO

I am in receipt of the revised site plan and its position to the Polynesian *Metrosideros*, *Metrosideros collina* "Springfire", by the street. The original plan was so close to this tree that it would not survive. The new plan has excavation 6 feet 8 inches from this tree.

If roots grow out normally, the proposed excavation will impact about 20 percent of the roots. This should not be significant to tree health or support. I recommend installing chain link fencing to include as much of the dripline as possible and leaving only enough room to construct the house. I also recommend wrapping the trunk with orange plastic snow fencing, overlaid with 2x4s, and another layer of orange plastic fencing. This will help protect the trunk.

This letter supersedes the previous report and conclusions.

Sincerely,

Richard L. Huntington  
Certified Arborist WE #0119A  
Certified Forester #1925

RLH:pmd





## Mayne Tree Expert Company, Inc.

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PRESIDENT

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CONSULTANT/ESTIMATOR

February 7, 2017

535 BRAGATO ROAD, STE. A  
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

Mr. Richard Emerson  
2514 Gough St.  
San Francisco, CA 94123

Dear Mr. Emerson,

RE: 1776 VALLEJO STREET, SAN FRANCISCO

On January 26, 2017, I made a site visit to the above-referenced address. The purpose of this visit was to determine general tree health and structural integrity.

The approximate 24-inch diameter New Zealand Christmas Tree, *Metrosideros excelsus*, is located in the front right corner, 40 inches from the edge of the sidewalk.

The tree appears to be healthy but, upon a closer look, there were several significant issues. Visually, there is included bark from the main crotch down 6 to 8 feet, which is a weakened condition. This tree is a high risk of splitting apart.

Doing a visual inspection of the lower sunken areas on the trunk revealed dead bark and inner tissue decay. These areas are from heart rot fungi and oak root fungus, *Armillaria mellea*.

Due to the structural weakness of the trunk and roots, this tree is a high risk of failing. I recommend removal as soon as possible.

I think this opinion is accurate and based on sound arboricultural principles and practices.

Sincerely,

Richard L. Huntington  
Certified Arborist WE #0119A  
Certified Forester #1925



RLH:pmd

cc: Joseph Wrigley, Butler Armsden Architects



**NOTICE OF FINAL PASSAGE**  
**FILE NO. 90-70-11 ORD. NO. 103-70**  
**DESIGNATING THE BURR HOUSE AS**  
**A LANDMARK PURSUANT TO ARTI-**  
**CLE 10 OF THE CITY PLANNING**  
**CODE.**

I hereby certify that the foregoing ordinance was read for the second time and finally passed by the Board of Supervisors of the City and County of San Francisco at its meeting of March 30, 1970.

ROBERT J. DOLAN, Clerk  
 Approved: April 2, 1970  
 JOSEPH L. ALIOTO, Mayor  
 April 8, 1970—11

**FILE NO. 90-70-11 ORD. NO. 103-70**  
**DESIGNATING THE BURR HOUSE AS**  
**A LANDMARK PURSUANT TO ARTI-**  
**CLE 10 OF THE CITY PLANNING**  
**CODE.**

Be it ordained by the people of the City and County of San Francisco: Section 1. The Board of Supervisors hereby finds that the Burr House has a special character and special historical, architectural and aesthetic interest and value and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Burr House is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) Location and Boundaries. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

Beginning at a point on the northerly line of Vallejo Street distant thereon 82 feet 6 inches east of Gough Street; running thence northerly 137 feet 6 inches; thence at a right angle easterly 91 feet 2 inches; thence at a right angle southerly 137 feet 6 inches to the said line of Vallejo Street; thence at a right angle westerly along said line 91 feet 2 inches to the point of beginning; being Lot 13 in Assessor's Block 552.

(c) Justification. The special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Outstanding Victorian mansion of the early days of San Francisco, this residence was built by an early Mayor of the City, Ephraim Willard Burr, merchant, seaman & capitalist, as a wedding present to his son, Edmund. Dating from 1875, the house is an excellent example of the then dominant Italianate style of architecture during the transition from Italianate to Period and Eclectic Architectural styles. Though dislodged from its foundations, the house stood through the Earthquake and Fire of 1906, unharmed, and was soon returned to its base. Survivor of an age of elegance and leisure, the Burr House remains a symbol of the City's past and its early maritime and mercantile history, while its garden provides an unusually spacious setting for the building, and sets it off from its neighbors.

(d) Features. The said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM69.1; the summary description being as follows:

With three stories and a basement, this residence is chiefly Italianate in style. The lower stories are covered with slightly-incised (rusticated) wooden siding, while the mansarded third floor is covered with fish scale and squared shingles, alternating in rows of three. Quoins, here simulated in wood, create an effect of strength and ornamental finish at the corners.

The entrance is on the east side wall, where the large square entrance porch, with a flat roof supported by Ionic columns, is crowned with a balustrade. A similar balustrade flanks the stair and surrounds the entry. The west side wall displays a bay tier which offsets the entrance porch on the east facade. Two similar tiers of bay windows, rising to the roof, dominate either side of the Vallejo Street facade. Each bay contains four tall arched narrow windows which are flanked by Corinthian colonnettes, surmounted by knobs and demiturns. The window frames are slightly indented from the surface of the wall, but there are no pediments as is typical of the Italianate. The characteristics of the windows in the principal stories are not repeated in the low mansarded third story which has smaller, slightly wider, more arched windows, surmounted by ornamental hood moldings.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of Mar. 23, 1970.

ROBERT J. DOLAN, Clerk  
 Mar. 28, 1970—11





EXHIBIT A - RENDERING

**EMERSON CARRIAGE HOUSE**

1776 VALLEJO ST, SAN FRANCISCO , CA 94123



X:\Volumes\baa-projects\projects\folder\Projects - Active\Jobs 1400\1423 Emerson Carriage house\8. Arch\CAD\8.02 Project Drawings\02 - Plans\1423\_current\_Planing\718.pln

ABBREVIATIONS

&  
@  
Ø  
#  
(D)  
(E)  
(N)  
(R)

A.B.  
ABV.  
ADJ.  
A.F.F.  
AGGR.  
ALN.  
ALUM.  
APPROX.  
ARCH.  
AV.

BD.  
BLDG.  
BLK.  
BLKG.  
BM.  
B.O.  
B.U.R.  
B/W

CAB.  
CEM.  
CER.  
CLG.  
CLKG.  
CLR.  
C.M.U.  
C.O.  
COL.  
CONC.  
CONT.

DBL.  
DTL.  
DIA.  
DIM.  
DN.  
DR.  
DS.  
DWG.  
DWR.

E.  
EA.  
ELEC.  
ELEV.  
ENCL.  
EQ.  
EQUIP.  
EXT.

AND  
ANGLE  
AT  
DIAMETER  
NUMBER  
DEMOLISH  
EXISTING  
NEW  
REPLACE IN KIND

ANCHOR BOLT  
ABOVE  
ADJACENT  
ABOVE FINISHED FLOOR  
AGGREGATE  
ALIGN  
ALUMINUM  
APPROXIMATE  
ARCHITECTURAL  
AUDIO VISUAL

F.D.  
F.F. & E.  
F.F.  
FLR.  
FLUOR.  
FIXT.  
F.O.  
F.O.C.  
F.O.S.  
FNDN.  
FT.  
FTG.  
FURR.

GALV.  
GAGE  
G.F.I.C.  
CL.  
GR.  
GRND.  
GSM.  
GYR.

H.B.  
H.C.  
HDWD.  
HDWR.  
HT.  
HORIZ.  
HR.

INSUL.  
INT.

LAM.  
LAV.  
L.O.  
LT.

MAX.  
MED. CAB.  
MECH.  
MEMB.  
MTL.  
MTD.  
MFR.  
MIN.  
MIR.  
MISC.

N.  
N.I.C.  
NO.  
NOM.  
N.T.S.

OVER  
OVERALL  
OR APPROVED EQUAL  
OBSCURE  
ON CENTER  
OUTSIDE DIAMETER  
OPNG.  
OPP.  
O.R.B.

FLOOR DRAIN  
FURNITURE, FIXTURES &  
EQUIP.  
FINISH FLOOR  
FINISH  
FLOOR  
FLUORESCENT  
FIXTURE  
FACE OF  
FACE OF CONCRETE  
FACE OF FINISH  
FACE OF STUD  
FOUNDATION  
FOOT OR FEET  
FOOTING  
FURRING

GALVANIZED  
GAGE  
GROUND FAULT  
INTERCEPTOR CIRCUIT  
GLASS  
GRADE  
GROUND  
GALVANIZED SHEET METAL  
GYPSUM

HOSE BIB  
HOLLOW CORE  
HARDWOOD  
HARDWARE  
HEIGHT  
HORIZONTAL  
HOUR

INSULATION  
INTERIOR

LAMINATE  
LAVATORY  
LINE OF  
LIGHT

MAXIMUM  
MEDICINE CABINET  
MECHANICAL  
MEMBRANE  
METAL  
MOUNTED  
MANUFACTURER  
MINIMUM  
MIRROR  
MISCELLANEOUS

NORTH  
NOT IN CONTRACT  
NUMBER  
NOMINAL  
NOT TO SCALE

OVER  
OVERALL  
OR APPROVED EQUAL  
OBSCURE  
ON CENTER  
OUTSIDE DIAMETER  
W.P.  
OIL RUBBED BRONZE

P.G.  
PL.  
PLAM.  
PLYWD.  
PR.  
PROP.LN.  
P.T.

R.  
RAD.  
R.D.  
REC.  
RDWD.  
REF.  
REFR.  
REINF.  
REQ.  
RESIL.  
R.L.  
RM.  
R.O.

S.  
S.C.  
SCHED.  
SD.  
SECT.  
SHR.  
SHT.  
SIM.  
SL.  
S.L.D.  
SPEC.  
SQ.  
S.S.D.

S.S.  
STANDARD  
STL.  
STOR.  
STRUCT.  
SYM.

T.  
T.B.  
TEL.  
T.&G.  
THK.  
TMPR.  
T.O.  
T.O.P.  
T.O.W.  
T.S.  
T.V.  
TYP.

U.O.N.  
V.C.T.  
VERT.  
V.I.F.

W.  
W/  
WD.  
W/O  
W.P.  
WT.

PAINT GRADE  
PLATE  
PLASTIC LAMINATE  
PLYWOOD  
PAIR  
PROPERTY LINE  
PRESSURE TREATED

RISER  
RADIUS  
ROOF DRAIN  
RECOMMENDATION  
REINFORCED  
REFERENCE  
REFRIGERATOR  
REINFORCED  
REQUIRED  
RESILIENT  
RAIN LEADER  
ROOM  
ROUGH OPENING

SOUTH  
SOLID CORE  
SCHEDULE  
SMOKE DETECTOR  
SECTION  
SHOWER  
SHEET  
SIMILAR  
SLOPE  
SEE LANDSCAPE DRAWINGS  
SPECIFICATION  
SQUARE  
SEE STRUCTURAL  
DRAWINGS  
STAINLESS STEEL  
STANDARD  
STEEL  
STORAGE  
STRUCTURAL  
SYMMETRICAL

TREAD  
TOWEL BAR  
TELEPHONE  
TONGUE AND GROVE  
THICK  
TEMPERED  
TOP OF  
TOP OF PAVEMENT  
TOP OF WALL  
TUBULAR STEEL  
TELEVISION  
TYPICAL

UNLESS OTHERWISE NOTED  
VINYL COMPOSITION TILE  
VERTICAL  
VERIFY IN FIELD

WEST  
WITH  
WOOD  
WITHOUT  
WATERPROOFING  
WEIGHT

SYMBOLS

DRAWING/DETAIL REFERENCE TAG  
DRAWING OR DETAIL  
SHEET WHERE DRAWING/DETAIL OCCURS

SECTION REFERENCE TAG  
BUILDING SECTION  
SHEET WHERE SECTION OCCURS

INTERIOR ELEVATION REFERENCE TAG  
INTERIOR ELEVATION  
SHEET WHERE INTERIOR ELEVATION OCCURS

DOOR TAG

WINDOW TAG

APPLIANCE TAG

REVISION TAG

WALL TYPE TAG

WORKPOINT OR DATUM

THRESHOLD

MATCHLINE

ALIGN

LINE ABOVE

LINE BELOW

PROPERTY LINE

SETBACK

DOOR/WINDOW OPERATION

CONCRETE

INSULATION IN SECTION (BATT)

INSULATION IN SECTION (RIGID)

LATH AND PLASTER IN SECTION

GYPSUM BOARD IN SECTION

PLYWOOD IN SECTION

FINISH WOOD IN SECTION

GLASS IN SECTION

DRAINABLE BATTENS

DRAIN MAT

DRAIN BOARD OR WATER  
PERMEABLE DRAIN LAYER

SHEET APPLIED WATERPROOFING

UNDER FLOOR VAPOR BARRIER  
(SEE INT. FLR. TYPES)

PRE-APPLIED SHEET MEMBRANE

FLUID APPLIED WATERPROOFING

FLUID APPLIED AIR BARRIER

ROOF UNDERLAYMENT OR SELF  
ADHERING MEMBRANE

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

NOTE: DESIGN BASED ON THE ADJACENT MENTIONED CODE SECTIONS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES.

CODES

2013 CA BLDG. CODE  
2013 S.F. BLDG. CODE & AMENDMENTS  
2013 CA ENERGY CODE  
2013 S.F. ELECTRICAL CODE  
2013 S.F. MECHANICAL CODE  
2013 S.F. PLUMBING CODE  
2013 S.F. FIRE CODE

VICINITY MAP

PROJECT DATA

BLOCK:	0552	ZONED:	RH-2
LOT:	031	HEIGHT LIMIT:	40'
LOT SIZE:	3000	OCCUPANCY:	R3
CONSTRUCTION:	V B	SPRINKLERS:	YES

UNCONDITIONED SPACE	PROPOSED
BASEMENT	425 sqft.
FIRST FLOOR	0 sqft.
SECOND FLOOR	0 sqft.
SUB TOTAL:	425 sqft.

CONDITIONED SPACE	PROPOSED
BASEMENT	0 sqft.
FIRST FLOOR	625 sqft.
SECOND FLOOR	645 sqft.
SUB TOTAL:	1270 sqft.
TOTAL:	1695 sqft.

SCOPE OF WORK

•NEW SINGLE FAMILY RESIDENCE: TWO FLOORS  
WITH ONE BEDROOM, ONE FULL BATH, ONE HALF  
BATH

SHEET INDEX

ARCHITECTURAL:

A0.0 TITLE SHEET  
A0.1 SURVEY  
A0.2 EXISTING SITE PLAN  
A0.3 PROPOSED SITE PLAN  
A0.4 SITE PHOTOS  
A0.5 SITE PHOTOS  
A0.6 RENDERING

A2.1 PROPOSED FLOOR PLANS

A3.1 PROPOSED ELEVATION  
A3.2 PROPOSED ELEVATION  
A3.3 PROPOSED ELEVATION  
A3.4 PROPOSED ELEVATION  
A3.5 PROPOSED LONGITUDINAL SECTION

BUTLER ARMSDEN  
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EMERSON CARRIAGE HOUSE  
1776 VALLEJO ST, SAN FRANCISCO , CA 94123

PERMIT

REVISIONS:	BY:
3 REVISIONS PER OWNER 10/25/2017	















JOB#:	1423
DATE:	03/15/16
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SCALE:	AS NOTED

TITLE SHEET

A0.0

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- |   |                      |
|---|----------------------|
| TW  | TOP OF WALL EL       |
| BW  | BOTTOM OF WALL EL    |
| CONC  | CONCRETE             |
| EL  | ELEVATION            |
| FD  | FOUND                |
| FL  | FLOWLINE             |
| TC  | TOP OF CURB          |
|    | CABLE TELEVISION BOX |
|    | CLEANOUT             |
|    | WOOD FENCE           |
|    | GAS VALVE            |
|    | PULL BOX LABELED RCM |
|    | PAC BELL BOX         |
|    | PGE BOX              |
|    | DEED LINE            |
|    | STREET LIGHT         |
|    | SIGN                 |
|   | SPOT ELEVATIONS      |
|  | TREE (w/DIA)         |
|  | WATER METER          |
|  | WATER VALVE          |



## SITE SURVEY

OF  
APN 0552 031  
2514 GOUGH STREET  
CITY OF SAN FRANCISCO  
PREPARED AT THE REQUEST OF  
RICHARD EMERSON

COUNTY OF SAN FRANCISCO  
SCALE 1"=8'

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CALIFORNIA  
MARCH 2015

**GEOMETRIX**  
SURVEYING ENGINEERING INC.



PROJECT NO: I5003	FIELD SURVEY DATE: 3/04/15
REVISION 0	DRAWN BY: LC
REVISED:	PAGE 1 OF 1

## PERMIT

[illegible]

JOB#:	1423
DATE:	03/15/16
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SCALE:	AS NOTED

## SURVEY

Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage house/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1423\_current\_PlanningV18.pln



\\Volumes\baa-projects\projects-folder\Projects-Active\Jobs 1400\1423 Emerson Carriage house\8\_Arch\CAD\8.02 Project Drawings\02\_Plans\1423\_current\_Planning\18.pln

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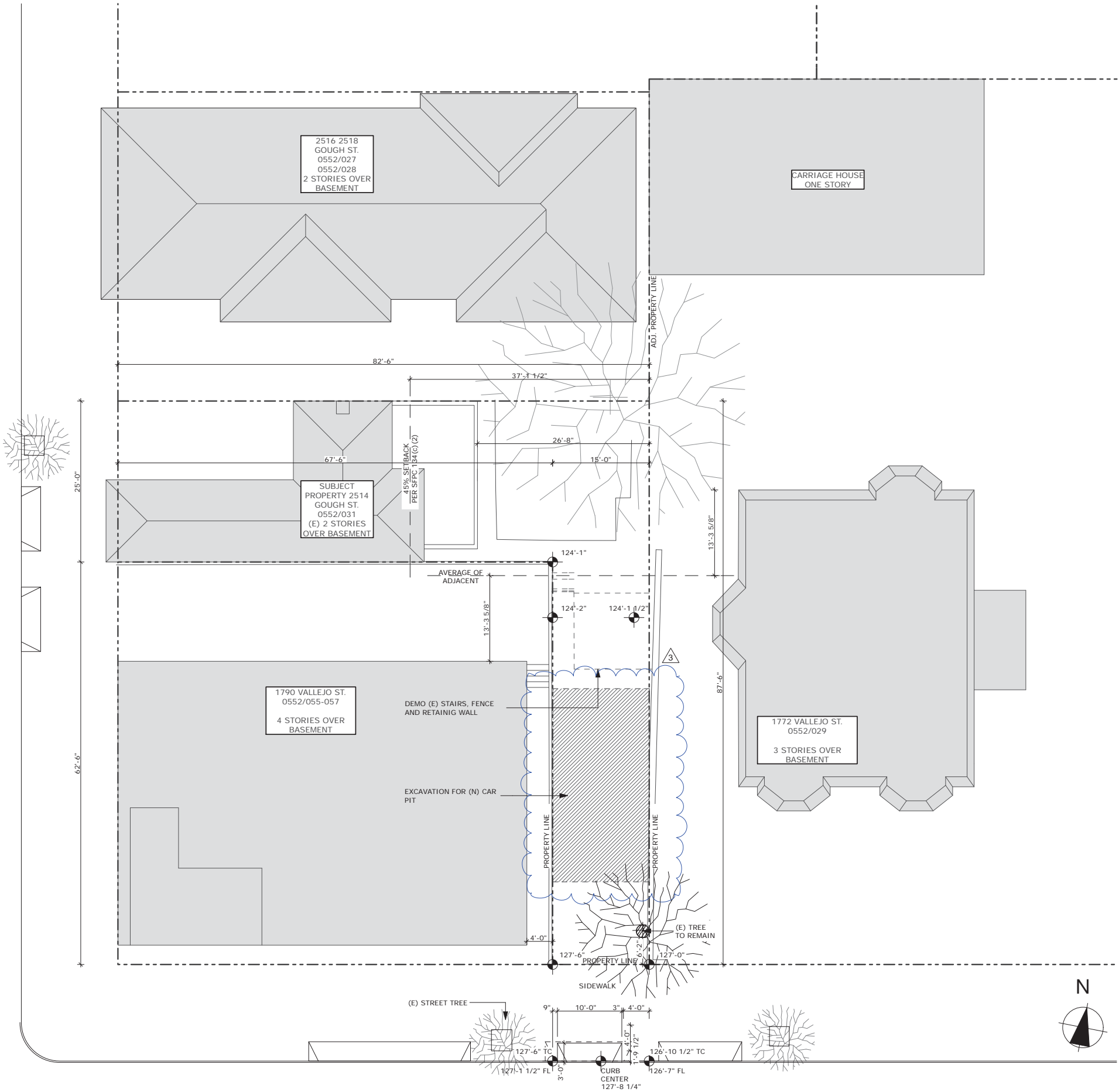
REVISIONS:	BY:
3 REVISIONS PER OWNER	
10/25/2017	

JOB#:	1423
DATE:	03/15/16
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CHECKED:	JW
SCALE:	AS NOTED

EXISTING SITE  
PLAN

1 SITE PLAN (E)

SCALE: 1/8" = 1'-0"

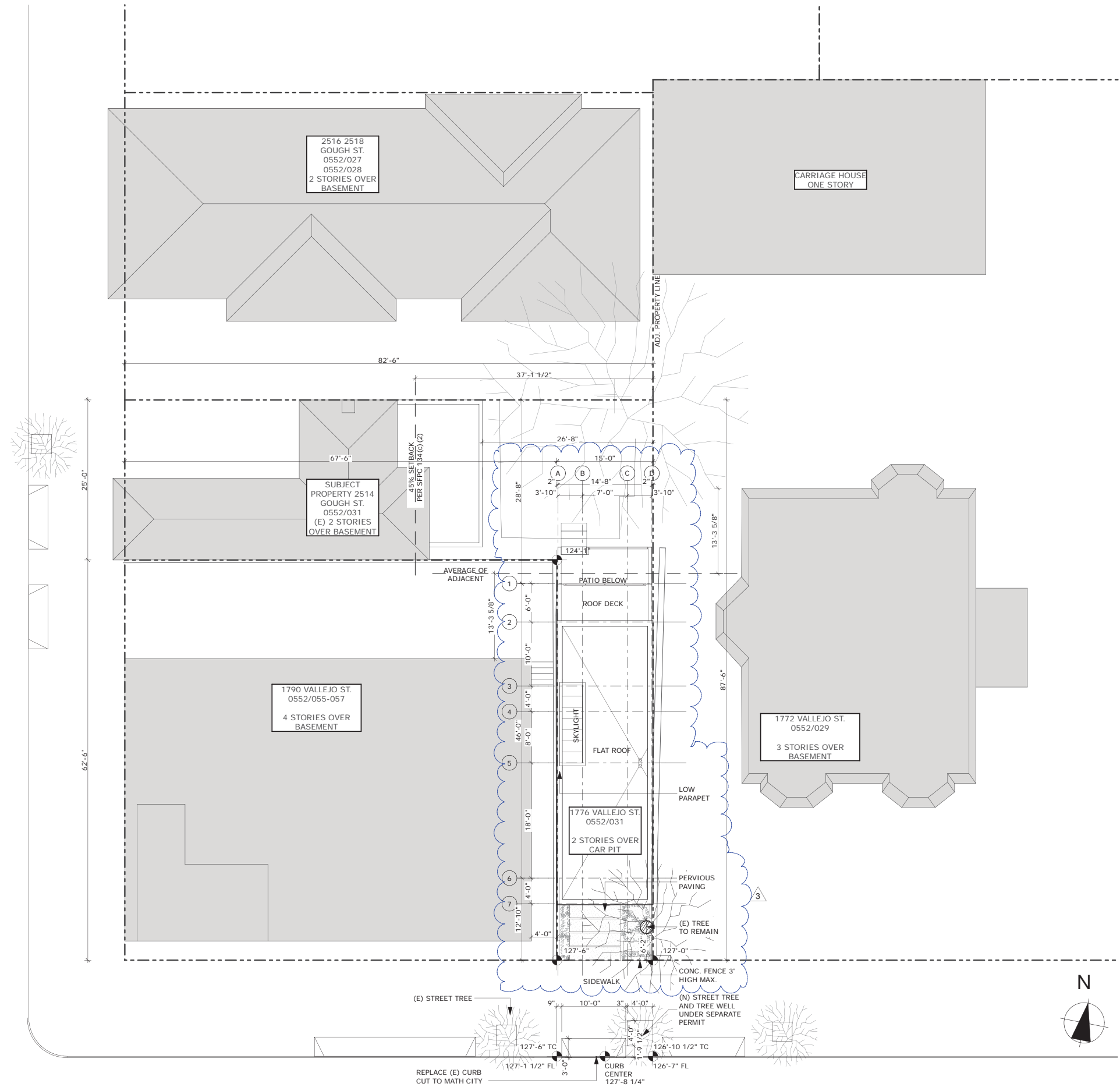


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1 SITE PLAN (N)  
SCALE: 1/8" = 1'-0"

PERMIT

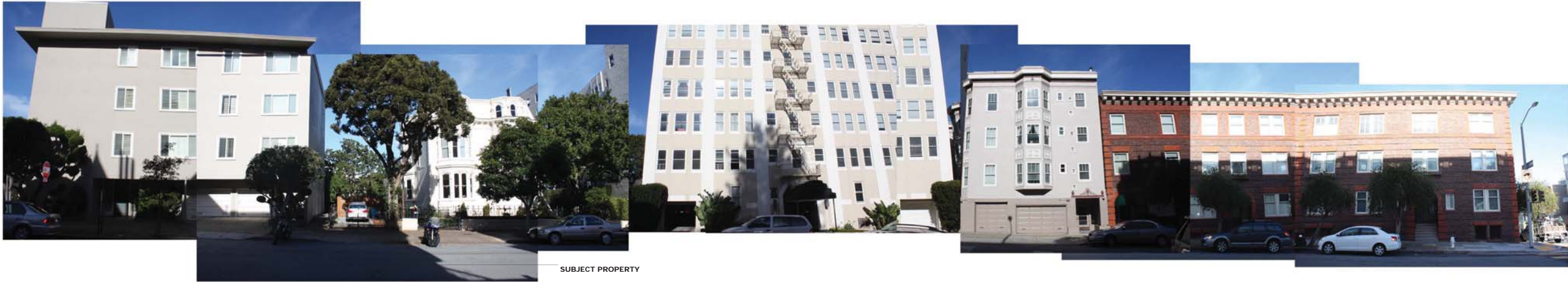
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3 REVISIONS PER OWNER	

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SCALE:	AS NOTED

PROPOSED SITE PLAN



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A-NORTH STREET VIEW



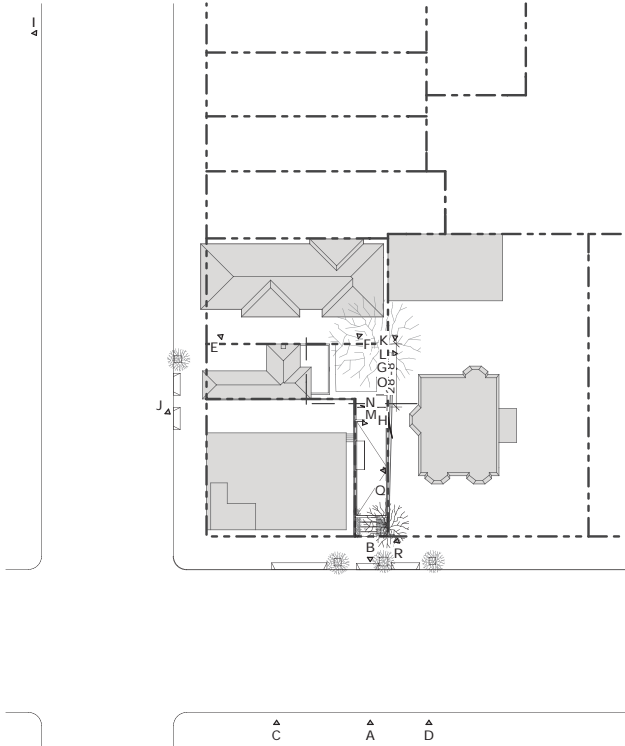
B-SOUTH STREET VIEW



C-1790 VALLEJO ST. SOUTH



D-1772 VALLEJO ST. SOUTH



1 PHOTO KEY  
SCALE: 1" = 40'

**PERMIT**

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SCALE:	AS NOTED

**SITE PHOTOS**



\\volumes\baa-projects\projects\folder\Projects - Active\Jobs 1400\1423 Emerson Carriage House\8 Arch\CAD\8.02 Project Drawings\02 - Plans\1423\_current\_Planning\718.jpg



E-2516-18 GOUGH ST.



F-2516-18 GOUGH ST.



G-1772 GOUGH ST.



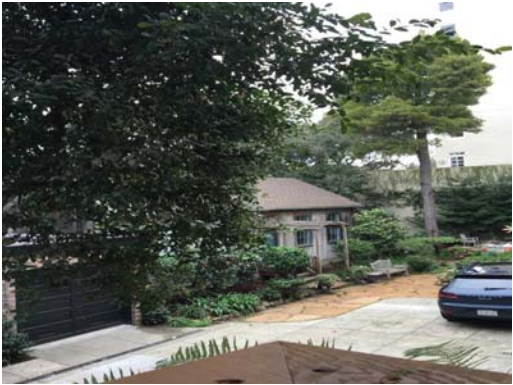
H-1772 GOUGH ST.



I-VIEW NORTH EAST FROM GOUGH



J-1790 VALLEJO ST.



K-1772 GOUGH ST.



L-1772 GOUGH ST.



M-1790 VALLEJO ST.



N-1790 VALLEJO ST.



O-1772 GOUGH ST.



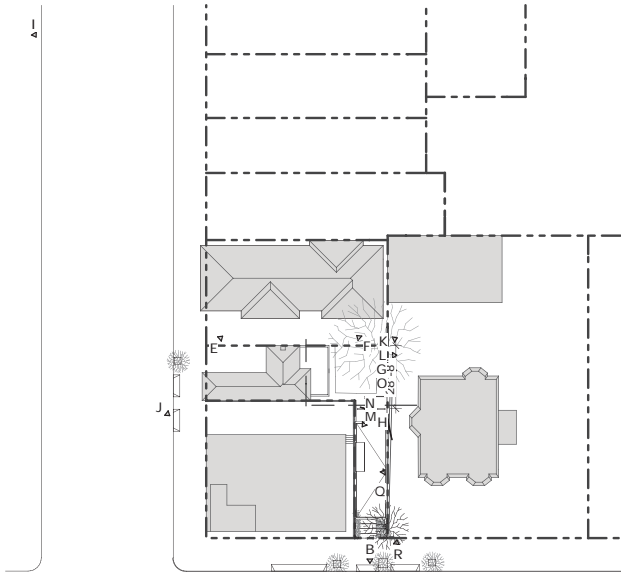
P-1790 VALLEJO ST.



Q-1772 GOUGH ST.



R-1772 GOUGH ST.



1 PHOTO KEY  
SCALE: 1" = 40'

**PERMIT**

REVISIONS:	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

**SITE PHOTOS**



\\Volumes\baa-projects\projects\folder\Projects - Active\Jobs 1400\1423 Emerson Carriage House\8. Arch\CAD\8.02 Project Drawings\02 - Plans\1423-current\_Planing\718.jpg



12 PROPOSED MODEL FRONT WEST



9 PROPOSED MODEL FRONT



6 PROPOSED MODEL FRONT EAST



11 COMPOSIT FRONT WEST



8 COMPOSIT FRONT



5 COMPOSITE FRONT EAST



10 EXISTING FRONT WEST



7 EXISTING FRONT



4 EXISTING FRONT EAST

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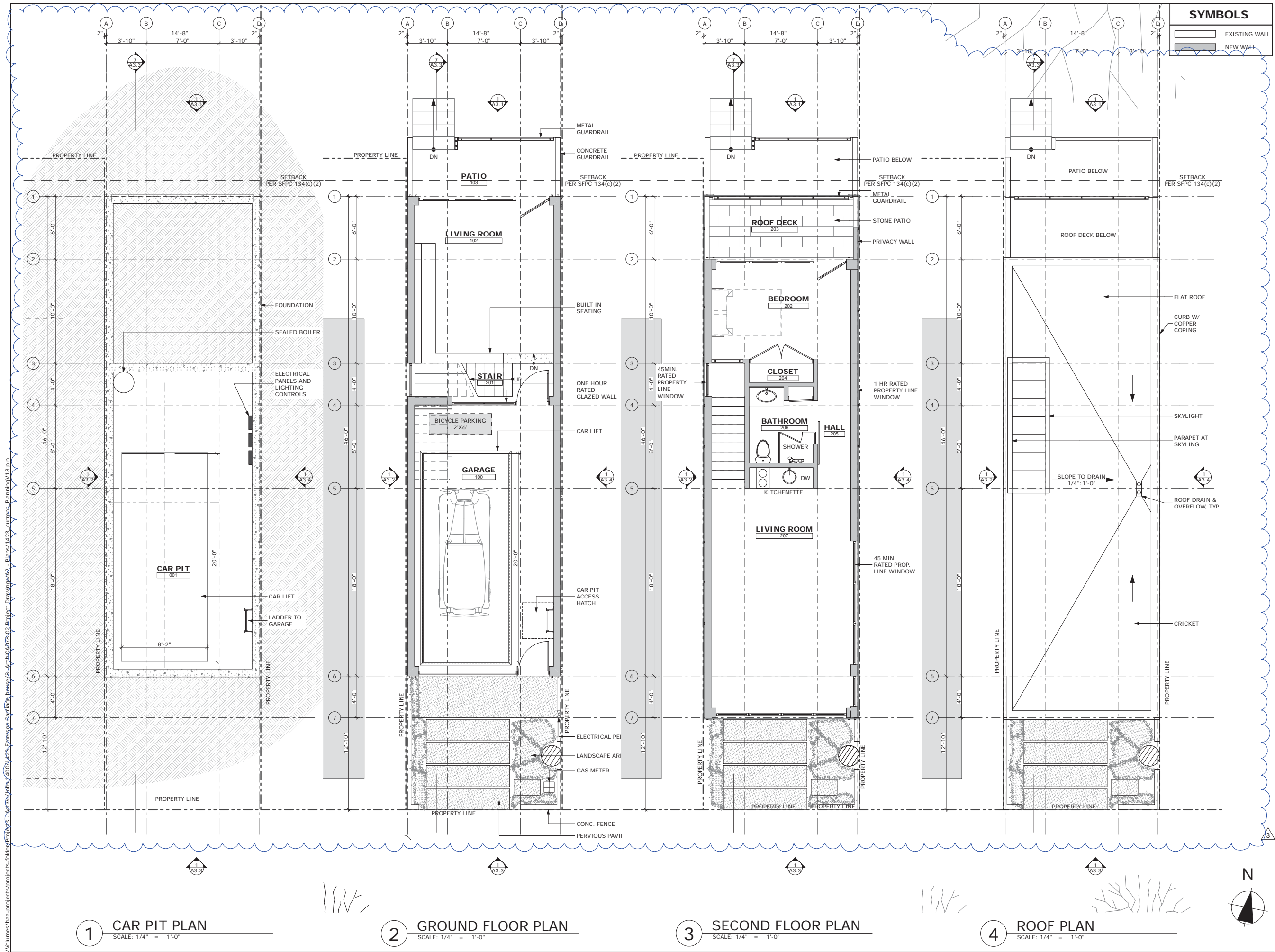
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REVISIONS PER OWNER	
3 10/25/2017	

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SCALE:	AS NOTED

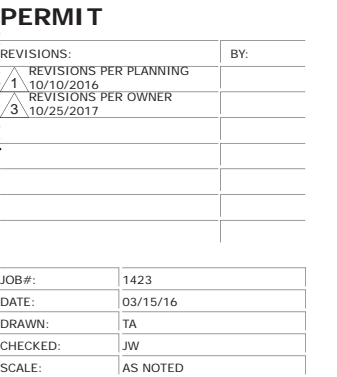
RENDERINGS



Volumes/bas-projects/projects-folder/PROJ-45-1400/1423-Emerson-Carriage-House/9-Architectural/22-Project-Drawings/22-Plans/1423-current-Planning/18.pln



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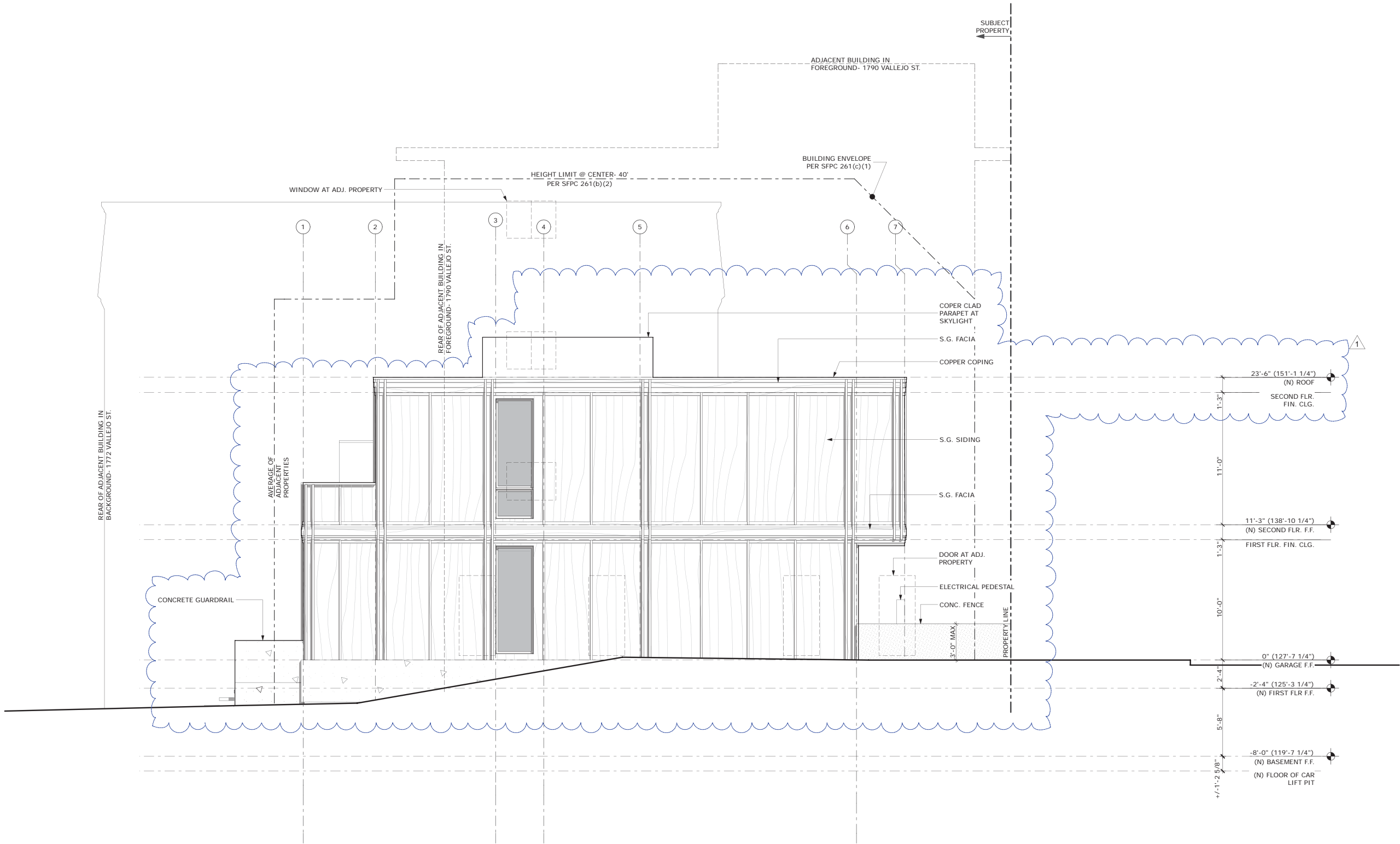


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1 WEST  
SCALE: 1/4" = 1'-0"

PERMIT

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10/10/2016	
2 REVISIONS PER OWNER	
10/25/2017	

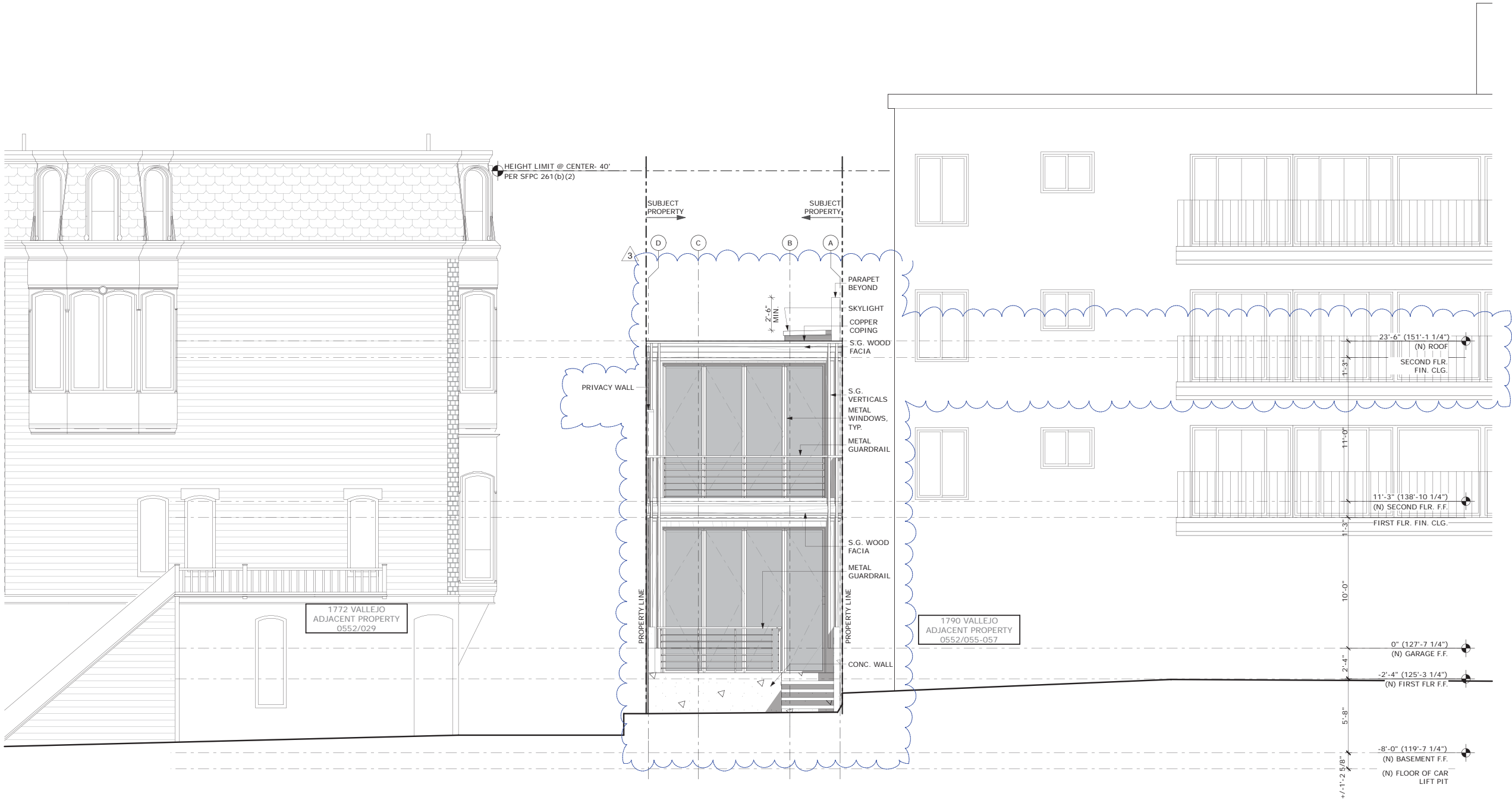
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CHECKED:	JW
SCALE:	AS NOTED

PROPOSED  
ELEVATION

A3.2

\\Volumes\baa-projects\projects\folder\Projects - Active\Jobs 1400\1423 Emerson Carriage House\8 Arch\CAD\8.02 Project Drawings\02 - Plans\1423 current\_Planing\18.pln

**EMERSON CARRIAGE HOUSE**  
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**1 NORTH**  
SCALE: 1/4" = 1'-0"

**PERMIT**

REVISIONS:	BY:
1 REVISIONS PER PLANNING	
10/10/2016	
2 REVISIONS PER OWNER	
10/25/2017	

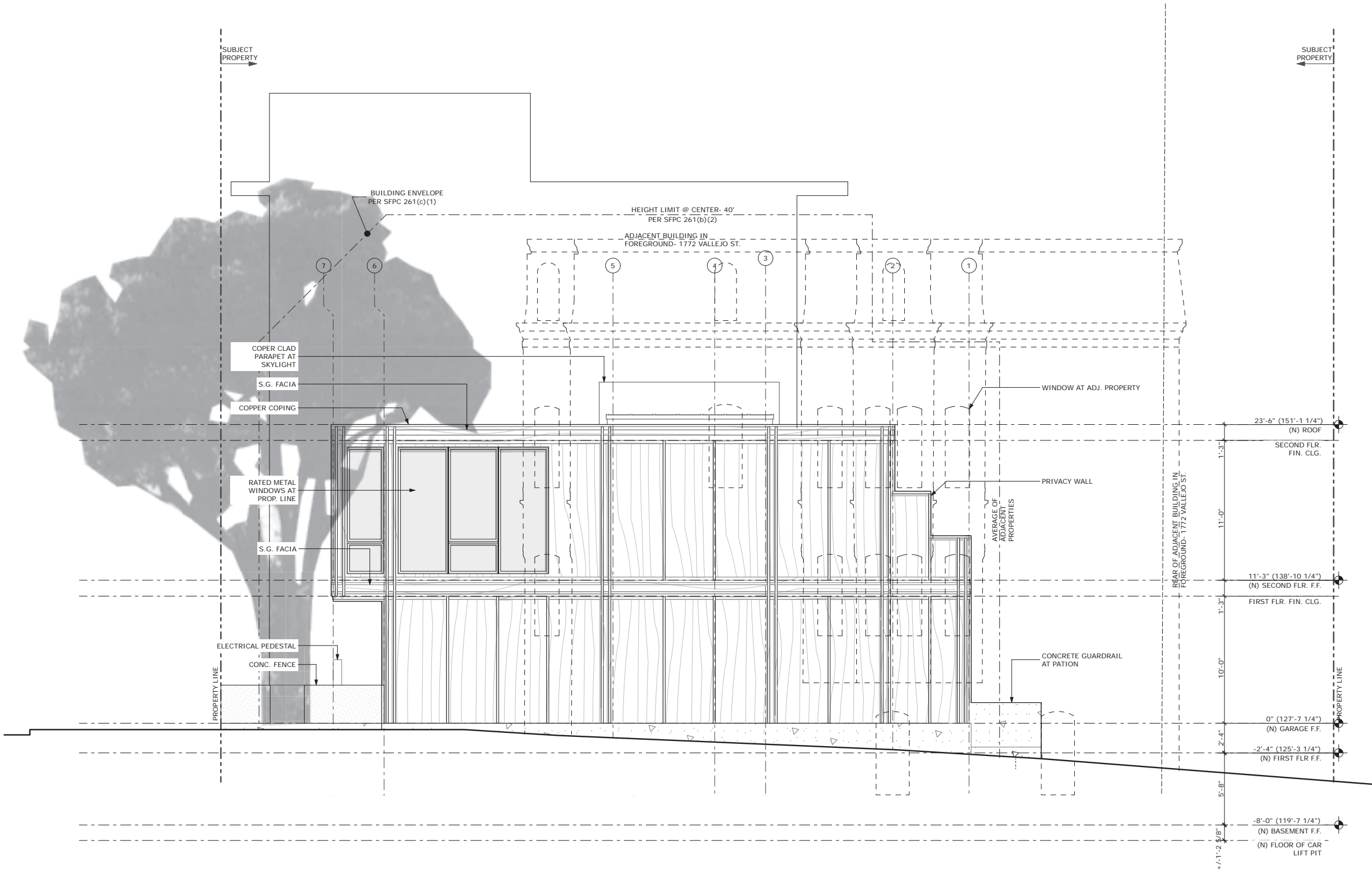
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CHECKED:	JW
SCALE:	AS NOTED

**PROPOSED  
ELEVATION**

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EMERSON CARRIAGE HOUSE

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REVISIONS:	BY:
1 REVISIONS PER PLANNING 10/10/2016	
3 REVISIONS PER OWNER 10/25/2017	
REVISIONS PER EXISTING CONDITION 2/27/2018	

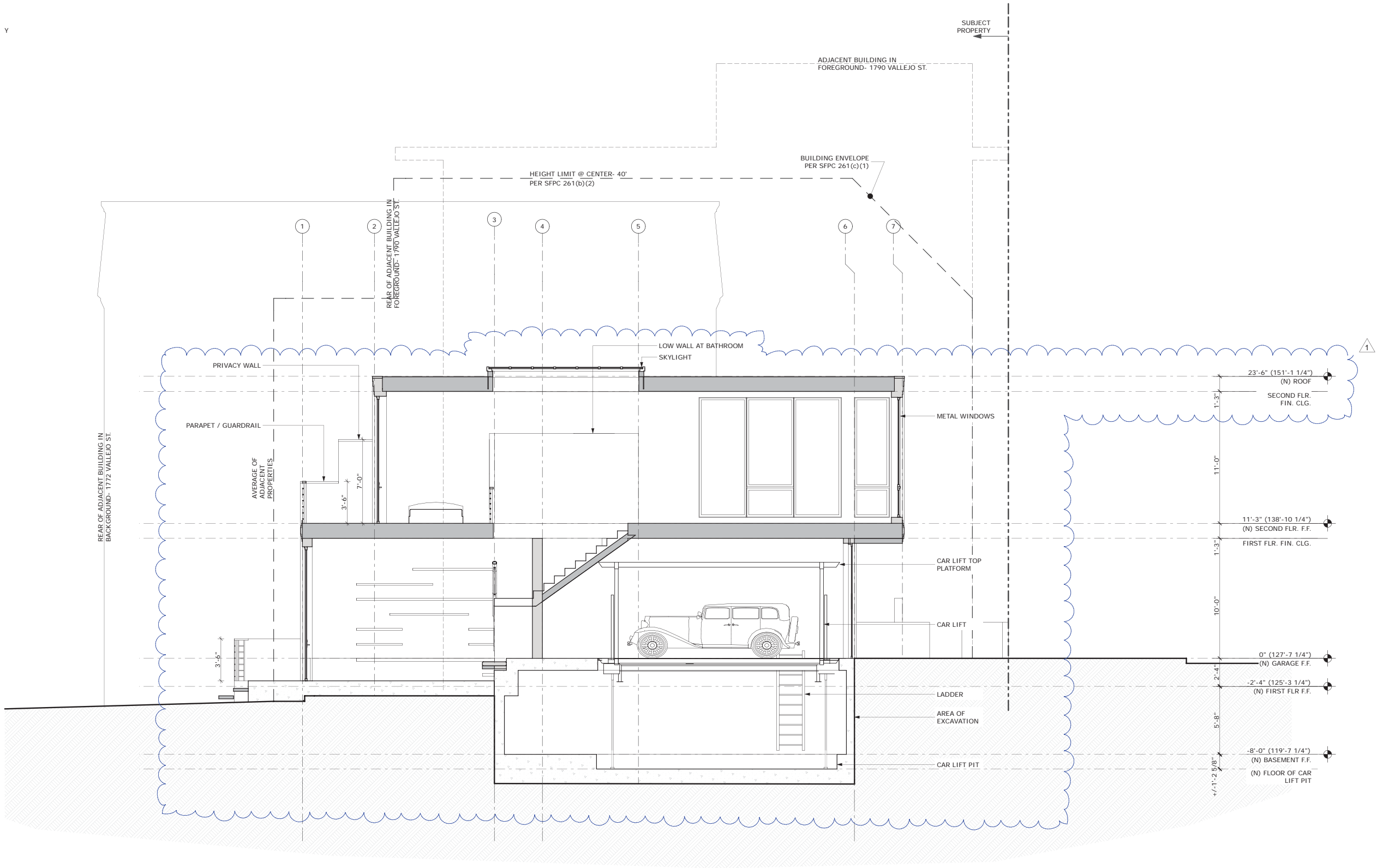
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CHECKED:	JW
SCALE:	AS NOTED

PROPOSED  
ELEVATION



\\Volumes\baa-projects\projects\folder\Projects - Active\Jobs 1400\1423 Emerson Carriage House\8 Arch\CAD\8-02 Project Drawings\02 - Plans\1423-current\_Planning\18.pln

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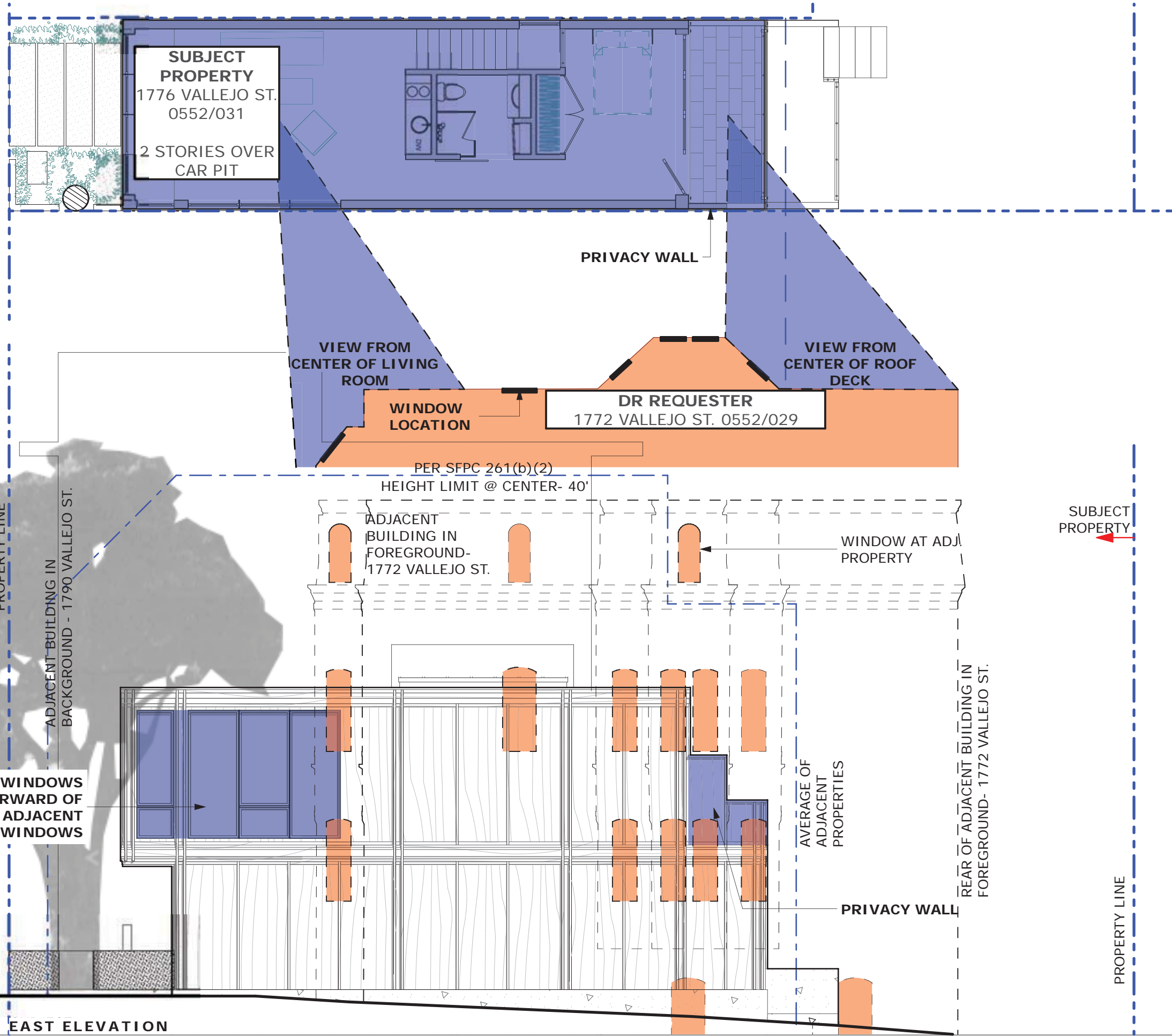
**1** SECTION  
SCALE: 1/4" = 1'-0"

**PERMIT**

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2 REVISIONS PER PLANNING 11/2/2016	
3 REVISIONS PER OWNER 10/25/2017	

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**PROPOSED  
LONGITUDINAL  
SECTION**



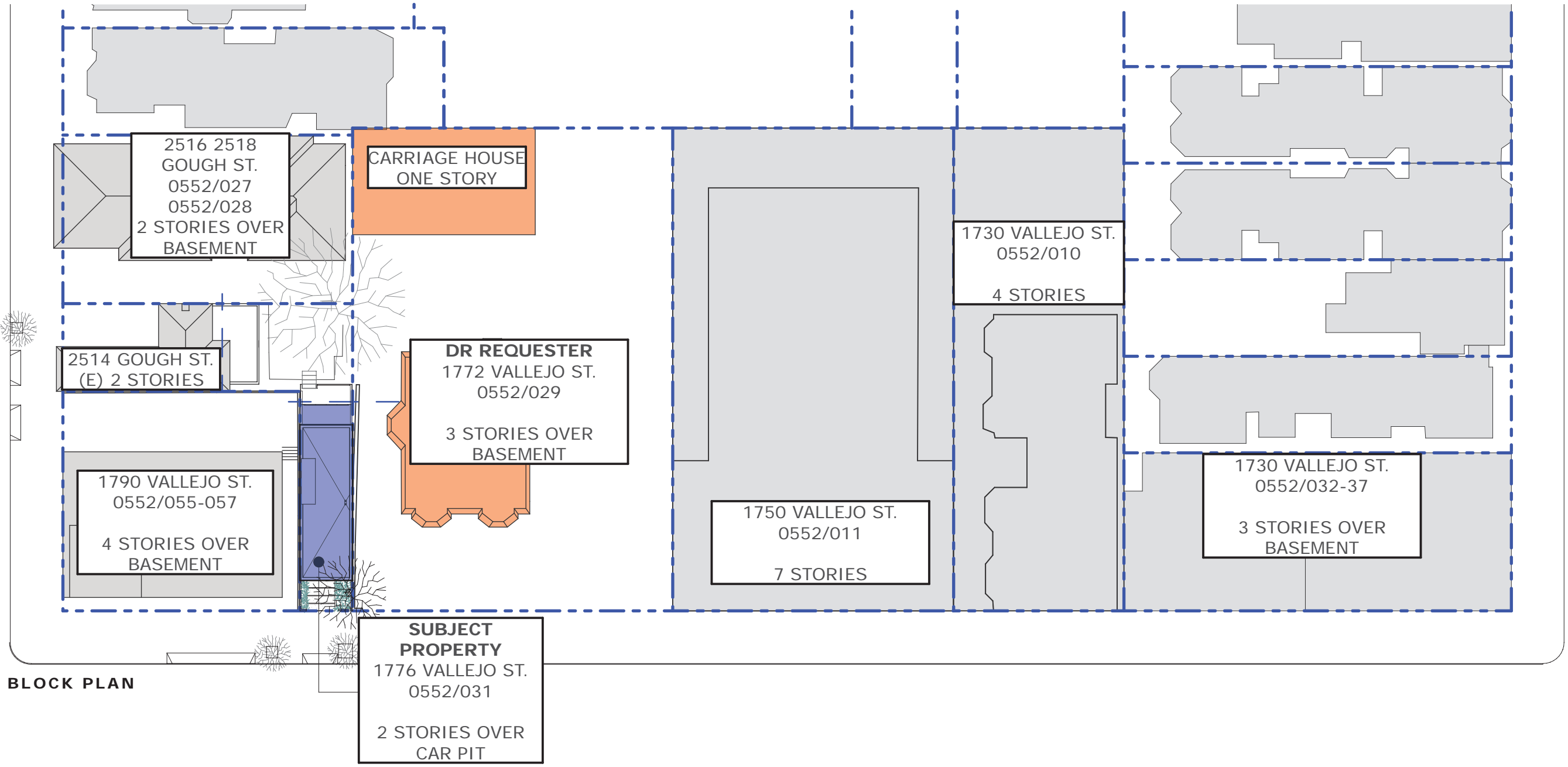


PHOTO MONTAGE BLOCK FACE

EXHIBIT E - BLOCK FACE

# EMERSON CARRIAGE HOUSE

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