



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 14, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* February 28, 2019  
*Case No.:* **2016-006123DRP-02**  
*Project Addresses:* **279 Bella Vista Way**  
*Permit Applications:* 2016.0421.5348  
*Zoning:* RH-1[Residential House, Single-Family]  
40-X Height and Bulk District  
*Area Plan:* N/A  
*Block/Lot:* 2998/021  
*Project Sponsor:* Matt Hollis  
Matt Hollis Architects  
2325 Third St. suite 224  
San Francisco, CA 94107  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Take DR and Approve with modifications**

### PROJECT DESCRIPTION

The project consists of construction of a 228 s.f. horizontal rear addition at the ground level, and a 591 s.f. horizontal rear addition at the second floor of an existing 2-story, single-family dwelling.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 100' deep downslope lot with an existing 3-story (2-story at the street), 1,578 s.f. single family-house built in 1947.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block face of Bella Vista Way has an extremely consistent scale of 2-story buildings with a variety of architectural styles. Likewise, the mid-block open space has an extremely consistent pattern of rear wall alignment.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 5, 2018 – December 5, 2018	12.4. 2018	3.14.2018	100 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 22, 2019	February 22, 2019	20 days
Mailed Notice	20 days	February 22, 2019	February 22, 2019	20 days
Online notice	20 days	February 22, 2019	February 22, 2019	

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	0	0	0
Other neighbors	0	0	0
Neighborhood groups	0	1	0

## DR REQUESTORS

DR requestor 1: Jennifer Cohen of 283 Bella Vista Way the immediate adjacent neighbor to the South west.

DR requestor 2: Patricia MacDonald of 275 Bella Vista Way the immediate adjacent neighbor to the Northeast.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. The height and extent of the one-story addition under the deck is out of character with respect to the building scale at rear and impacts the mid-block pattern, as well as 'boxes' in neighbor access to midblock open space.
2. Privacy impacts from deck #2 at basement level.
3. Impacts to light and air from the front upper floor addition.
4. The front façade is incompatible with the scale and character of block face.

### Alternatives:

1. Set the ground floor rear under deck addition back 5' from the side property lines.
2. Provide a 6' high privacy screen from deck #2 at the West.
3. Sculpt the top floor addition by pulling in 3' and 5' from the side lot lines (see diagram in attached DR application)
4. Refine the facade to be compatible with proportions, features, and scale of those found on the block face.

See attached *Discretionary Review Application*, dated December 4, 2018



## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has complied with the code and the Residential Design Guidelines.

See attached *Response to Discretionary Review*, dated January 28, 2019.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## RESIDENTIAL DESIGN TEAM REVIEW

This project is subject to the Miraloma Park Residential Design Guidelines, which the sponsor has complied with related to overall building massing and scale at the front and rear. However, improvements to the façade to comply with the Miraloma Park Residential Design Guidelines “Respect the Amount and Level of Detail of Surrounding Ornamentation”, and “Compatibility of Vertical and Horizontal Proportions” should be made.

1. The project sponsor has revised the design to incorporate 3' side setbacks at the rear basement level addition. The one-story addition is filling in under a deck. The extension of the deck into the rear yard has been reduced 3'.
2. RDAT did not see any exceptional privacy impacts from either the basement level or the first floor deck. The highest deck is approximately 10'-12' above grade and set back from side property lines.
3. The proposed second floor addition is over the existing building footprint and while it does extend well past the second floors of the existing adjacent houses, RDAT considered the windows that serve those spaces -- such as bathrooms and stairs -- and as such RDAT did not find any exceptional or extraordinary conditions exist or that are the result of the proposal with respect to light and air, or limiting access to mid-block open space.
4. Because the character of the block face of this street is: 1) so consistent and; 2) dependent on relatively few compositional elements, Staff believes that continued refinement of the front façade is warranted to comply with the intent of the Miraloma Park Residential Design Guidelines. Specifically, staff requests refinements to the design with a horizontal element, the entry way proportionally high to the other immediate buildings on the block face, and window placement, proportions, and detailing consistent with the applicable guidelines.

<b>RECOMMENDATION:</b>	<b>Take DR and approve with modifications</b>
------------------------	---

**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Slope map

Section 311 Notice

CEQA Determination

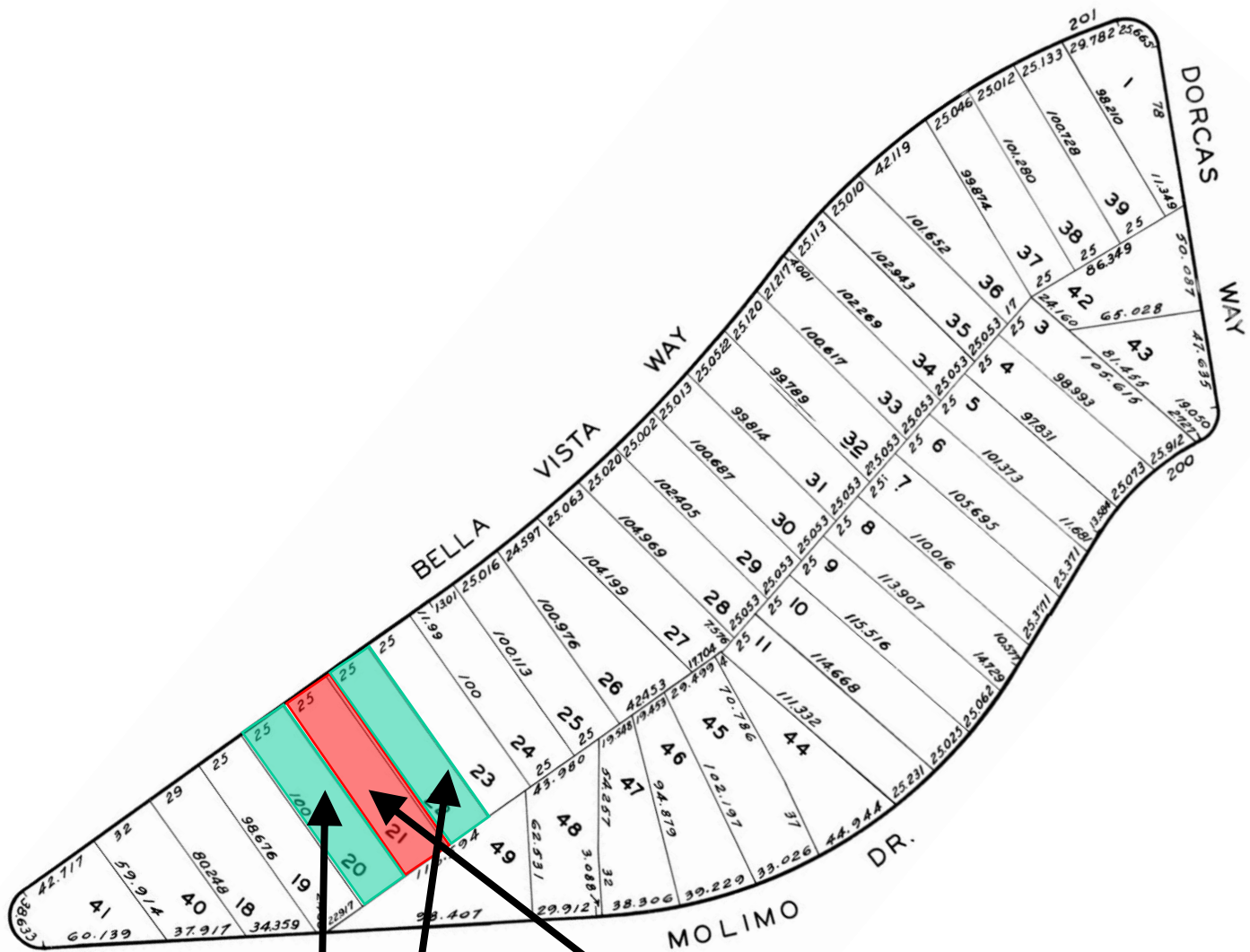
DR Application

Response to DR Application dated January 28, 2019

Reduced Plans

# Exhibits

# Parcel Map



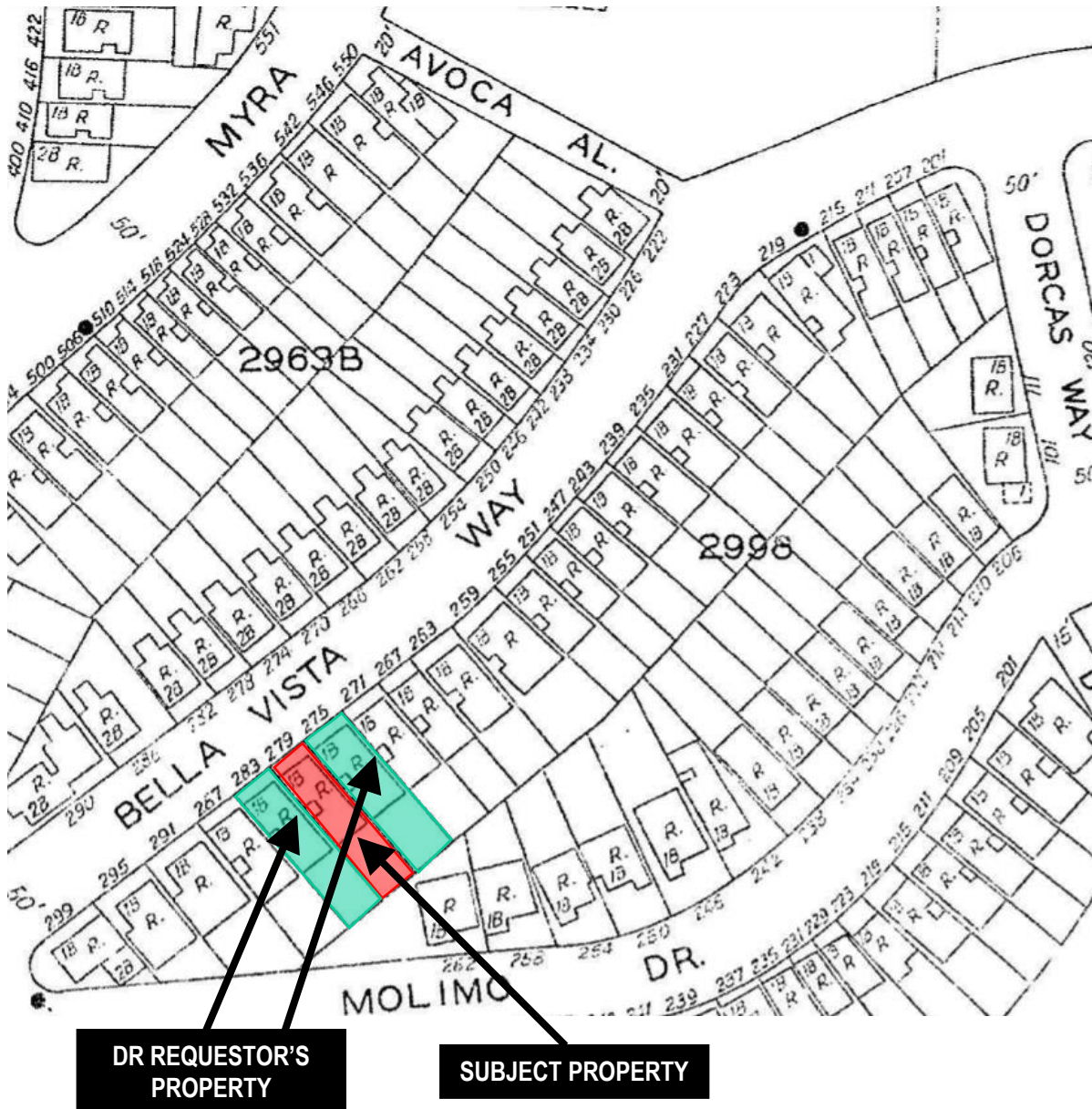
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-006123DRP-02  
279 Bella Vista Way

# Sanborn Map\*

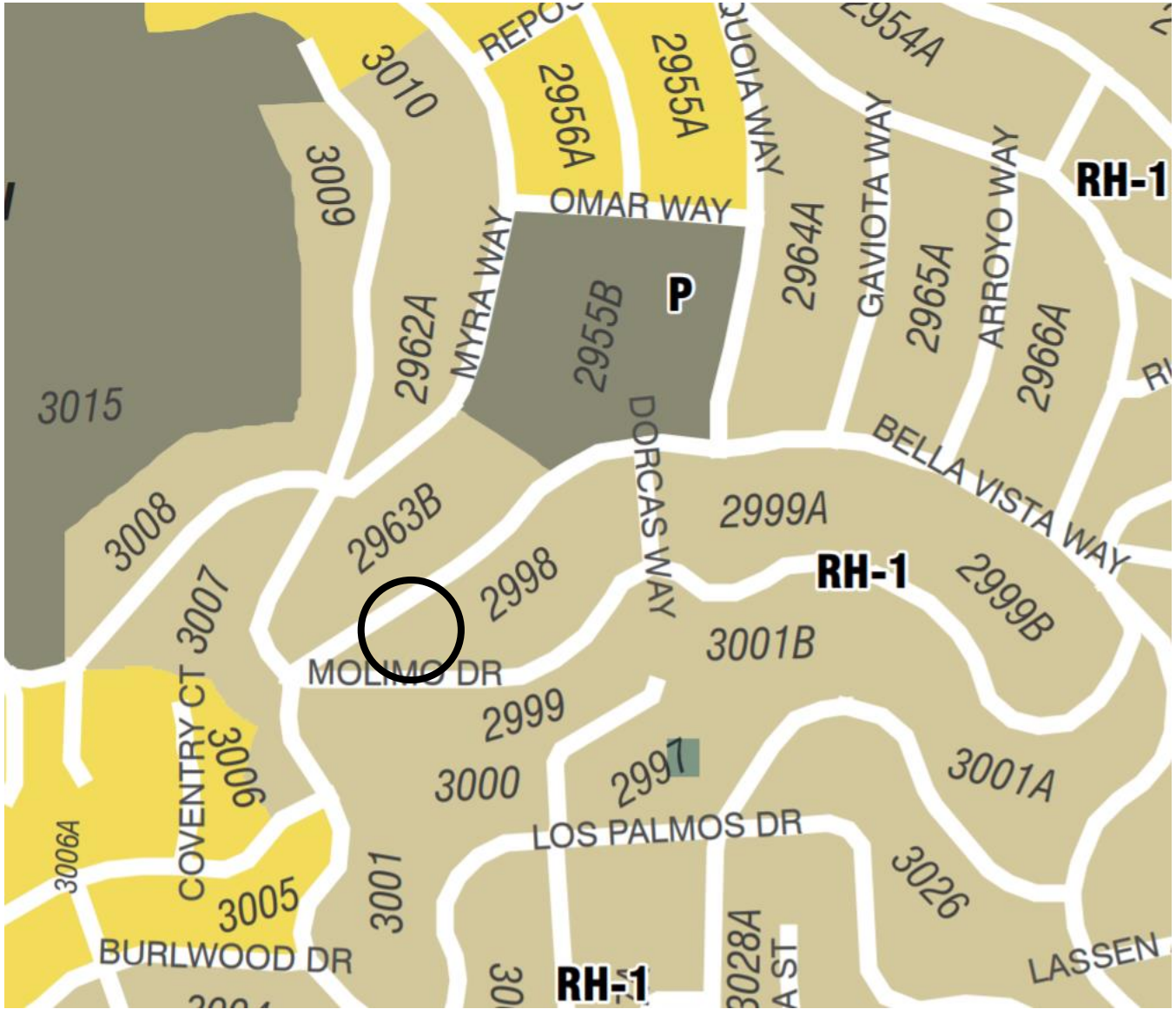


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2016-006123DRP-02  
279 Bella Vista Way

# Zoning Map



Discretionary Review Hearing  
**Case Number 2016-006123DRP-02**  
 279 Bella Vista Way



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-006123DRP-02  
279 Bella Vista Way



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**





# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-006123DRP-02  
279 Bella Vista Way



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-006123DRP-02  
279 Bella Vista Way

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2016-006123DRP-02  
279 Bella Vista Way



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 4, 2016**, the Applicant named below filed Building Permit Application No. **2016.04.21.5348** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>279 BELLA VISTA WAY</b>	Applicant:	<b>David Castro</b>
Cross Street(s):	<b>Dorcas Way &amp; Molima Drive</b>	Address:	<b>2325 3rd Street, #224</b>
Block/Lot No.:	<b>2998/021</b>	City, State:	<b>San Francisco, CA 94107</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>415-385-7250</b>
Record No.:	<b>2016-006123PRJ</b>	Email:	<a href="mailto:david@matthollis.com">david@matthollis.com</a>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	2'4"	No Change
Side Setbacks	N/A	N/A
Building Depth	44'8½" & 59'6" to deck	56' 8 ½" & 64 to stair
Rear Yard	52'11½" & 38'2" to edge of deck	40' 11½" & 33' 8" to edge of stair
Building Height	±18'6"	±21'6"
Number of Stories	2 over basement	No Change
Number of Dwelling Units	1	1
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is a rear three story expansion on an existing two story over basement single family dwelling unit.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

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

Planner: Cathleen Campbell  
Telephone: (415) 575-8732  
E-mail: [cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)

Notice Date: 11/05/18  
Expiration Date: 12/05/18





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
279 Bella Vista Way		2998/021	
Case No.	Permit No.	Plans Dated	
2016-006123ENV	201604215348	3/25/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. VERTICAL & HORIZONTAL EXPANSION. ALTERATIONS TO FACADES. REMODEL ALL (E) INTERIOR CONDITION SPACE. CONVERT (E) BASEMENT TO CONDITION SPACE.			

### 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 checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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 checked="" 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 <i>Environmental Evaluation Application</i> 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>
Comments and Planner Signature (optional): Laura Lynch Archeo Review complete 10/6/2017 <div style="text-align: right; font-size: small;"> Digitally signed by Laura Lynch  DN: cn=Laura Lynch, o=City of San Francisco, ou=Environmental Planning, email=Laura.Lynch@sfplanning.org, c=US  Date: 2017.10.06 10:25:00Z </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

Check all that apply to the project.	
<input 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 checked="" 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 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

Check all that apply to the project.	
<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>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A      <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</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 checked="" 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>Reclassify to Category C as per PTR form signed on 5/1/18</p>	
<p><b>Preservation Planner Signature:</b> Michelle A. Taylor      Digitally signed by Michelle A. Taylor Date: 2018.05.01 15:55:53 -07'00'</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 (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><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> <table border="1"> <tr> <td> <p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td> <p><b>Signature:</b></p> <p><b>Michelle A. Taylor</b></p> <p>Digitally signed by Michelle A. Taylor Date: 2018.05.01 15:56:12 -07'00'</p> </td> </tr> </table> <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>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <p><b>Michelle A. Taylor</b></p> <p>Digitally signed by Michelle A. Taylor Date: 2018.05.01 15:56:12 -07'00'</p>
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <p><b>Michelle A. Taylor</b></p> <p>Digitally signed by Michelle A. Taylor Date: 2018.05.01 15:56:12 -07'00'</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>DATEX 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:



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Preservation Team Meeting Date:		Date of Form Completion	5/1/2018
---------------------------------	--	-------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	279 Bella Vista Way	
Block/Lot:	Cross Streets:	
2998/021	Dorcas Way and Molimo Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-006123ENV

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

DATE OF PLANS UNDER REVIEW:	08/02/2017
-----------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Supplemental Information Form for Historic Resource Determination prepared by David Castro (dated April 6, 2018).	
Proposed project: Vertical & horizontal expansion. Alterations to facades. 2 new bedrooms (total 4 bedroom) and 1 new bath (total 2 bath). Remodel all (E) interior condition space. Convert (E) basement to condition space.	

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

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

**PRESERVATION TEAM COMMENTS:**

According to Planning Department records and the Supplemental Information prepared by David Castro, 279 Bella Vista Way is a single family residence constructed in 1947 in the West of Twin Peaks neighborhood. The subject building is part of the Miraloma Park residential development first established in 1925 by local developers Meyer & Brothers.

279 Bella Vista Way is a one-story over garage building that includes a flat roof behind a side gable and is clad in smooth stucco. It is constructed in the minimal traditional style often found in tract homes of the 1940's. The building is two structural bays wide with a projecting bay at the upper level featuring pair of two-over-one double-hung wood-frame windows with faux wood shutters. Adjacent to the projecting bay is a decorative wood balcony in front of a tripartite wood-frame window. At the ground floor is a recessed entry with concrete landing and a three-light, wood-frame window in the interior wall of the landing. The garage is located beneath the projecting bay and includes a flush wood-paneled garage door with upper lights. The building has a modest front setback and no side setbacks. According to the permit history, the subject building has undergone some exterior alterations including application of asbestos siding on rear elevation (1951), and construction of rear deck and sliding door (1974).

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a simple design that does not present distinctive characteristics of a particular style, period, or method of construction. Additionally, the building is not associated with a master builder or architect; therefore it is not eligible under Criterion 3. The subject building is not significant under Criterion 4, since the significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in a potential historic district. The Miraloma (continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/1/18

**279 Bella Vista Way, San Francisco**  
**Preservation Team Review Form, Comments**

(continued)

Park development is comprised of single family tract homes built into the slopes of Mount Davidson first developed by Meyer & Brothers in the 1920's. Theo G. Meyer & Sons continued the development of the neighborhood in the 1940's, including the construction of 279 Bella Vista Way. The subject property is part of a tract of homes constructed in 1947 that line the south side of Buena Vista Way. These buildings are all one story over garage single family homes that feature similar massing, materials and setbacks with modest variations in roof styles and ornamentation. The opposite block face features a tract of two-story over two-car garage single-family residences constructed in 1948. Although cohesive, the subject building and nearby homes along Buena Vista Way do not possess sufficient architectural, historical significance to identify as a historic district. If in the future Miraloma Park is considered a significant housing development, 279 Bella Vista Way and neighboring building stock would not likely contribute as they are not representative of the earliest construction in this planned development.



**279 Bella Vista Way Facade View 2**



# San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Jennifer Cohen

Address: 283 Bella Vista Way, San Francisco, CA 94127

Email Address: jencohenmd@yahoo.com

Telephone: (650) 704-2568

### Information on the Owner of the Property Being Developed

Name: Matt Hollis

Company/Organization: MH Architects

Address: 2325 3rd Street, Suite 426, San Francisco, CA 94107

Email Address: matt@matthollis.com

Telephone: (415) 977-0194, ext. 101

### Property Information and Related Applications

Project Address: 279 Bella Vista Way

Block/Lot(s): 2998/021

Building Permit Application No(s): 2016-0421-5348

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?		<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

### Proposed Work:

VERTICAL & HORIZONTAL EXPANSION. ALTERATIONS TO FACADES. 2 NEW BEDROOM (TOAL 4 BEDROOM) & 1 NEW BATH (TOTAL 2 BATH). REMODEL ALL (E) INTERIOR CONDITION SPACE. CONVERT (E) BASEMENT TO CONDITION SPACE.

## 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 standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The project doesn't meet many of the requirements of the Miraloma Park Residential Design Guidelines, a fact underscored by feedback provided on the proposed design by the Miraloma Park Improvement Club during Neighborhood Notification. I also feel that aspects of the San Francisco Residential Design Guidelines weren't adequately applied to the proposed design. Specific sections of these two guidelines are noted in the accompanying letter.

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 unreasonably affected, please state who would be affected, and how.

I live directly adjacent to the subject property and so am one of the two neighbors most impacted by the project. (The other neighbor, Patricia MacDonald at 275 Bella Vista Way, will also be filing for Discretionary Review.) I'm particularly concerned by the negative impacts that the proposed rear and top-floor additions would have on my light, air, and sense of spaciousness, but also on the negative impacts on the character of the block-face that would result from the proposed facade changes. My concerns and proposed solutions are noted in the accompanying letter. I've authorized Patricia to speak with the Planning Department on my behalf.

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?

Please see the accompanying letter.

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

 11/30/18  
\_\_\_\_\_  
Signature

Neighbor directly adjacent to the subject  
property

Relationship to Project  
(i.e. Owner, Architect, etc.)

(650) 704-2568

Phone

Jennifer Cohen

\_\_\_\_\_  
Name (Printed)

jencohenmd@yahoo.com

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: H. Kline

Date: 12/4/18



November 30, 2018

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

Re: Discretionary Review Application  
279 Bella Vista Way  
Permit Application #2016-0421-5348

Page 1 of 12

Dear Planning Department:

I am the neighbor directly adjacent to the subject property and so am one of the two neighbors who will be most impacted by the proposed work (the other neighbor, Patricia MacDonald, will also file for Discretionary Review). I have reviewed the Neighborhood Notification set of drawings with a local architect and we have the following concerns and requests regarding the proposed design:

**Rear Addition at Basement & First Floor**

1. Many houses on the south side of Bella Vista Way have rear decks but none has an enclosed rear addition beyond the original rear wall, so there's a clear pattern of openness at the rear yards with either no decks or the open deck structures (see Photos 1-3). These rear building walls are generally aligned, so the proposed 12' enclosed addition would be prominent and out of character. I understand that a rear yard fence can be 10' tall and so we would be comfortable with a maximum 10' tall addition, but the addition appears to be roughly 17' tall above grade at its rear wall on sheets A2.03 and A2.04. Related to page 30 of the MPRDG regarding respecting rear yard patterns, I request that the sides of the addition be brought in from the side property lines to lessen the negative impact of the addition. This design change would maintain a sense of openness and light at my adjacent property. Page 16 of the SFRDG notes "Articulate the building to minimize impacts on light and privacy to adjacent properties, while page 26 notes how incompatible rear additions can leave surrounding residents feeling "boxed-in" and that side setbacks can address this issue. The "pop-out" design for a rear addition shown in Section 136(c)(25)(B)(ii) of the San Francisco Planning Code seems appropriate to use as a model in this situation of an enclosed addition, so I ask that the sides of the addition be brought in 5' from the side property lines.
2. The elevation drawings on sheets A2.03 and A2.04 are mislabeled in terms of the directions they face and the proposed deck on the Proposed First Floor Plan on sheet A1.02, Deck #1, isn't labeled. Also, I don't see the profile of our houses on the elevation drawings. Finally, the elevations don't note the proposed finish materials on the sides of the addition. Therefore, I ask that the drawings be revised to provide this legibility.
3. I understand how privacy screens can cause a visual barrier at decks, so although I'm concerned about privacy from the proposed Deck #1 at the First Floor, I accept that aspect of the proposed design. However, the proposed Deck #2 at the basement level would be close to the usable space at my rear yard and so I request that a 6' privacy screen be provided at the both ends of Deck #2 and at the west side of the top landing of the proposed rear yard stair. The MPRDG covers such "good-neighbor" gestures on page 31.

### **Rear Addition at Top Floor**

4. Related to #7 below under Facade Remodel, the proposed side elevations on sheets A2.03 and A2.04 show that tall walls would be visible from my top floor. It's unclear from these drawings what ceiling height is proposed at the top floor or what the addition height would be above my roof. In order to lessen the scale and negative impact of the proposed top floor addition, I ask that the level of the second floor remain at the existing location, that the ceiling height at the top floor be no higher than 9' in order to make the addition more in scale with the adjacent buildings, and that the height of the addition above my roof be noted on the relevant elevation. Avoiding an oversized scale is addressed on page 39 of the MPRDG.
5. Page 26 of the SFRDG notes how side setbacks at additions can lessen the sense of being "boxed-in" for surrounding residents. I ask that the side of the top floor addition be set in 3' near the rear walls of my top floor and 5' at the rear-most portion of the addition to provide a greater sense of openness for me. Minimizing the impact of rear additions on adjacent buildings is noted on page 30 of the MPRDG. See Photos 1, 4 and 5 for the existing open roofs.

### **Story Poles**

Once the design is revised to conform with the MPRDG and SFRDG, I request that story poles be provided at the 279 property to define the boundaries of the proposed additions so that I can better experience and further evaluate the impacts on me. Story poles are mentioned on page 54 of the MPRDG.

### **Facade Remodel**

6. The computer rendering of the adjacent houses on sheet A0.00 is inaccurate. It appears in the rendering that the two adjacent houses have large features under the second floor windows, and the actual dimensions of a number of the facade features are different than shown (see Photos 6 and 7). This rendering is essential to evaluate the proposed facade design and so I ask that it be refined to show the existing conditions of the adjacent houses accurately.
7. The buildings along the south side of Bella Vista Way near 279 are similar in character and height and they step with the slope of the street and they have facades which have a projection at the second floor, which creates a very clear block-face character (see Photo 6). 279 is approximately 12" higher than 275 Bella Vista, and 283 is approximately 12" higher than 279, and this provides a continuity between the houses and a clear architectural rhythm (see Photo 6). It appears that the proposed design raises the second floor at 279 approximately 18" (the precise amount is unclear because sheet A2.01 doesn't note the existing second floor finished floor level) and so would disrupt this continuity. Also, the proposed design has a flat wall that is visible above the second floor projection, which is clearly out of character with the block-face. Respecting a building's floor projection is noted on page 10 of the Miraloma Park Residential Design Guidelines (MPRDG). Page 11 of the MPRDG shows how a new building (similar to a facade remodel) can be made to fit well with such a clearly defined block-face character. Page 23 discusses respect for the topography of the site by buildings stepping up a sloped street, which is also relevant here. Pages 34 and 35 note the importance of respective roofline patterns. Page 39 notes the importance of respecting the scale of neighboring buildings. Given these clear guidelines, I ask that the location of the second floor

remain as-is at the front of the house and that the roofline step in plan view to follow the building projection at the second floor.

8. Related to #7 above, the proposed eastern facade window at the second floor is shifted to the east and the two proposed windows are out of proportion with the adjacent windows on the block-face. The adjacent houses on this block-face near 279 have windows that are located in very similar location on the facades and are very similar in size (see Photo 6). Page 10 of the MPRDG notes how such a dramatic change in a window pattern can appear disruptive and visually jarring. Page 11 notes how such a clearly defined block face create strict requirements for facade changes. Page 48 of the MPRDG notes that "The proportion, size and detailing of windows should relate to that of existing adjacent buildings." Therefore, I request that the existing facade window locations and sizes remain as-is.
9. Page 50 of the MPRDG notes that a new garage door should be compatible with the adjacent garage doors. The predominant pattern on the adjacent houses is wood panel garage doors and this is the case with the two adjacent houses (see Photo 6), so I ask that the proposed garage door also be wood and have panels.
10. The proposed design removes the faux-balcony feature above the existing entry portal. The houses on this block-face typically have a feature that helps define the entry area, whether the feature is a faux balcony, a horizontal projection, or a roof (see Photo 6), so it's appropriate to provide such a feature in the proposed design for compatibility with the block-face. Also, the entry portals of the adjacent houses are more enclosed along the block-face (see Photos 6 and 7) than is proposed for 279. Page 47 of the MPRDG notes the importance of respecting entryway patterns on the block-face. Page 32 of the San Francisco Residential Design Guidelines (SFRDG) notes "Respect the existing pattern of building entrances." So, I request that the proposed design keep the existing entry portal opening size and add a horizontal projection above it to be compatible with the block-face.
11. The second floor projection on the facade has an imbalance of wall portion under the west window compared to the amount over the window, which is dramatically out of character with the adjacent block-face (see Photo 6). Page 39 of the MPRDG notes finding appropriate dimensions to correct such incompatible elements in a design. Therefore, I ask that a design compatible with the MPRDG and block-face be provided.

I support the idea of improvements being made to the subject property but I want to be sure that the project is designed sensitively so as to be compatible with the setting and to minimize its negative impacts on me. I may have additional comments once the items above are addressed.

Sincerely,



11/30/18

Jennifer Cohen  
Owner, 283 Bella Vista Way  
jencohenmd@yahoo.com

November 30, 2018

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

Re: 279 Bella Vista Way  
Permit Application #2016-0421-5348

Dear Planning Department:

This is a Letter of Authorization giving my permission for Steven Whitney, Architect to act as my agent to file for Discretionary Review (DR) for this project, and giving my permission for Patricia MacDonald, who is the owner of 275 Bella Vista Way and is also filing for DR on this project, to act as my agent in communicating with the Planning Department about the project on my behalf.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Cohen".

Jennifer Cohen  
Owner, 283 Bella Vista Way  
San Francisco, CA 94127



# San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

2016-006123DRP-02

## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Patricia MacDonald

Address: 275 Bella Vista Way, San Francisco, CA 94127

Email Address: patmac10@comcast.net

Telephone: (415) 310-4425

### Information on the Owner of the Property Being Developed

Name: Matt Hollis

Company/Organization: MH Architects

Address: 2325 3rd Street, Suite 426, San Francisco, CA 94107

Email Address: matt@matthollis.com

Telephone: (415) 977-0194, ext. 101

### Property Information and Related Applications

Project Address: 279 Bella Vista Way

Block/Lot(s): 2998/021

Building Permit Application No(s): 2016-0421-5348

### 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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Proposed Work:

VERTICAL & HORIZONTAL EXPANSION. ALTERATIONS TO FACADES. 2 NEW BEDROOM (TOAL 4 BEDROOM) & 1 NEW BATH (TOTAL 2 BATH). REMODEL ALL (E) INTERIOR CONDITION SPACE. CONVERT (E) BASEMENT TO CONDITION SPACE.

## 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 standards of the Planning Code and the Residential Design Guidelines. 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 project doesn't meet many of the requirements of the Miraloma Park Residential Design Guidelines, a fact underscored by feedback provided on the proposed design by the Miraloma Park Improvement Club during Neighborhood Notification. I also feel that aspects of the San Francisco Residential Design Guidelines weren't adequately applied to the proposed design. Specific sections of these two guidelines are noted in the accompanying letter that we provided to the Planner.

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 unreasonably affected, please state who would be affected, and how.

I live directly adjacent to the subject property and so am one of the two neighbors most impacted by the project. (The other adjacent neighbor, Jennifer Cohen at 283 Bella Vista Way, will also be filing for Discretionary Review.) I'm particularly concerned by the negative impacts that the proposed rear and top-floor additions would have on my light, air, and sense of spaciousness, but also on the negative impacts on the character of the block-face that would result from the proposed facade changes. My concerns and proposed solutions are noted in the accompanying letter.

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?

Please see the accompanying letter.



November 30, 2018

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

Re: Discretionary Review Application  
279 Bella Vista Way  
Permit Application #2016-0421-5348

Page 1 of 12

Dear Planning Department:

I am the neighbor directly adjacent to the subject property and so am one of the two neighbors who will be most impacted by the proposed work (the other neighbor, Jennifer Cohen, will also file for Discretionary Review). I have reviewed the Neighborhood Notification set of drawings with a local architect and we have the following concerns and requests regarding the proposed design:

**Rear Addition at Basement & First Floor**

1. Many houses on the south side of Bella Vista Way have rear decks but none has an enclosed rear addition beyond the original rear wall, so there's a clear pattern of openness at the rear yards with either no decks or the open deck structures (see Photos 1-3). These rear building walls are generally aligned, so the proposed 12' enclosed addition would be prominent and out of character. I understand that a rear yard fence can be 10' tall and so we would be comfortable with a maximum 10' tall addition, but the addition appears to be roughly 17' tall above grade at its rear wall on sheets A2.03 and A2.04. Related to page 30 of the MPRDG regarding respecting rear yard patterns, I request that the sides of the addition be brought in from the side property lines to lessen the negative impact of the addition. This design change would maintain a sense of openness and light at our my adjacent property. Page 16 of the SFRDG notes "Articulate the building to minimize impacts on light and privacy to adjacent properties, while page 26 notes how incompatible rear additions can leave surrounding residents feeling "boxed-in" and that side setbacks can address this issue. The "pop-out" design for a rear addition shown in Section 136(c)(25)(B)(ii) of the San Francisco Planning Code seems appropriate to use as a model in this situation of an enclosed addition, so I ask that the sides of the addition be brought in 5' from the side property lines.
2. The elevation drawings on sheets A2.03 and A2.04 are mislabeled in terms of the directions they face and the proposed deck on the Proposed First Floor Plan on sheet A1.02, Deck #1, isn't labeled. Also, I don't see the profile of my house on the elevation drawings. Finally, the elevations don't note the proposed finish materials on the sides of the addition. Therefore, I ask that the drawings be revised to provide this legibility.
3. I understand how privacy screens can cause a visual barrier at decks, so although I'm concerned about privacy from the proposed Deck #1 at the First Floor, I accept that aspect of the proposed design. However, the proposed Deck #2 at the basement level would be close to the usable space at my rear yard and so I request that a 6' privacy screen be provided at the both ends of Deck #2 and at the west side of the top landing of the proposed rear yard stair. The MPRDG covers such "good-neighbor" gestures on page 31.

### **Rear Addition at Top Floor**

4. Related to #7 below under Facade Remodel, the proposed side elevations on sheets A2.03 and A2.04 show that tall walls would be visible from my top floor. It's unclear from these drawings what ceiling height is proposed at the top floor or what the addition height would be above my roof. In order to lessen the scale and negative impact of the proposed top floor addition, I ask that the level of the second floor remain at the existing location, that the ceiling height at the top floor be no higher than 9' in order to make the addition more in scale with the adjacent buildings, and that the height of the addition above my roof be noted on the relevant elevation. Avoiding an oversized scale is addressed on page 39 of the MPRDG.
5. Page 26 of the SFRDG notes how side setbacks at additions can lessen the sense of being "boxed-in" for surrounding residents. I ask that the sides of the top floor addition be set in 3' near the rear walls of my top floor and 5' at the rear-most portion of the addition to provide a greater sense of openness for me. Minimizing the impact of rear additions on adjacent buildings is noted on page 30 of the MPRDG. See Photos 1, 4 and 5 for the existing open roofs.

### **Story Poles**

Once the design is revised to conform with the MPRDG and SFRDG, I request that story poles be provided at the 279 property to define the boundaries of the proposed additions so that I can better experience and further evaluate the impacts on me. Story poles are mentioned on page 54 of the MPRDG.

### **Facade Remodel**

6. The computer rendering of the adjacent houses on sheet A0.00 is inaccurate. It appears in the rendering that the two adjacent houses have large features under the second floor windows, and the actual dimensions of a number of the facade features are different than shown (see Photos 6 and 7). This rendering is essential to evaluate the proposed facade design and so I ask that it be refined to show the existing conditions of the adjacent houses accurately.
7. The buildings along the south side of Bella Vista Way near 279 are similar in character and height and they step with the slope of the street and they have facades which have a projection at the second floor, which creates a very clear block-face character (see Photo 6). 279 is approximately 12" higher than 275 Bella Vista, and 283 is approximately 12" higher than 279, and this provides a continuity between the houses and a clear architectural rhythm (see Photo 6). It appears that the proposed design raises the second floor at 279 approximately 18" (the precise amount is unclear because sheet A2.01 doesn't note the existing second floor finished floor level) and so would disrupt this continuity. Also, the proposed design has a flat wall that is visible above the second floor projection, which is clearly out of character with the block-face. Respecting a building's context is noted on page 10 of the Miraloma Park Residential Design Guidelines (MPRDG). Page 11 of the MPRDG shows how a new building (similar to a facade remodel) can be made to fit well with such a clearly defined block-face character. Page 23 discusses respect for the topography of the site by buildings stepping up a sloped street, which is also relevant here. Pages 34 and 35 note the importance of respective roofline patterns. Page 39 notes the importance of respecting the scale of neighboring buildings. Given these clear guidelines, I ask that the location of the second floor



remain as-is at the front of the house and that the roofline step in plan view to follow the building projection at the second floor.

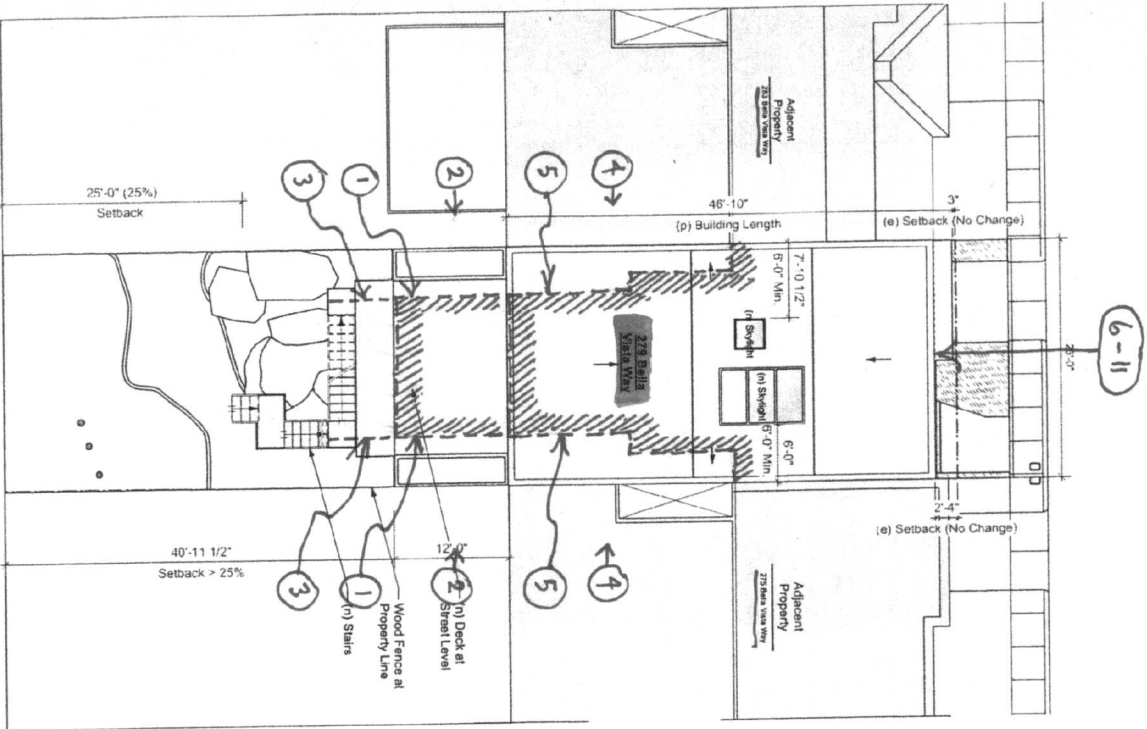
8. Related to #7 above, the proposed eastern facade window at the second floor is shifted to the east and the two proposed windows are out of proportion with the adjacent windows on the block-face. The adjacent houses on this block-face near 279 have windows that are located in very similar location on the facades and are very similar in size (see Photo 6). Page 10 of the MPRDG notes how such a dramatic change in a window pattern can appear disruptive and visually jarring. Page 11 notes how such a clearly defined block face create strict requirements for facade changes. Page 48 of the MPRDG notes that "The proportion, size and detailing of windows should relate to that of existing adjacent buildings." Therefore, I request that the existing facade window locations and sizes remain as-is.
9. Page 50 of the MPRDG notes that a new garage door should be compatible with the adjacent garage doors. The predominant pattern on the adjacent houses is wood panel garage doors and this is the case with the two adjacent houses (see Photo 6), so I ask that the proposed garage door also be wood and have panels.
10. The proposed design removes the faux-balcony feature above the existing entry portal. The houses on this block-face typically have a feature that helps define the entry area, whether the feature is a faux balcony, a horizontal projection, or a roof (see Photo 6), so it's appropriate to provide such a feature in the proposed design for compatibility with the block-face. Also, the entry portals of the adjacent houses are more enclosed along the block-face (see Photos 6 and 7) than is proposed for 279. Page 47 of the MPRDG notes the importance of respecting entryway patterns on the block-face. Page 32 of the San Francisco Residential Design Guidelines (SFRDG) notes "Respect the existing pattern of building entrances." So, I request that the proposed design keep the existing entry portal opening size and add a horizontal projection above it to be compatible with the block-face.
11. The second floor projection on the facade has an imbalance of wall portion under the west window compared to the amount over the window, which is dramatically out of character with the adjacent block-face (see Photo 6). Page 39 of the MPRDG notes finding appropriate dimensions to correct such incompatible elements in a design. Therefore, I ask that a design compatible with the MPRDG and block-face be provided.

I support the idea of improvements being made to the subject property but I want to be sure that the project is designed sensitively so as to be compatible with the setting and to minimize its negative impacts on me. I may have additional comments once the items above are addressed.

Sincerely,

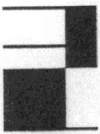


Patricia MacDonald  
Owner, 275 Bella Vista Way  
patmac10@comcast.net



2 Proposed Site Plan  
Scale: 1/8" = 1'-0"

Comments Key



**MH ARCHITECTS**  
2225 3rd St. Suite 212  
San Francisco, CA 94107  
www.mharchitects.com  
t: 415.977.0154  
f: 415.977.0166

Architects: This professional seal is not to be used by anyone other than the architect.



**HOLLIS RESIDENCE**  
Residential Renovation  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

REV: 311 Notification  
DATE: 10.19.16

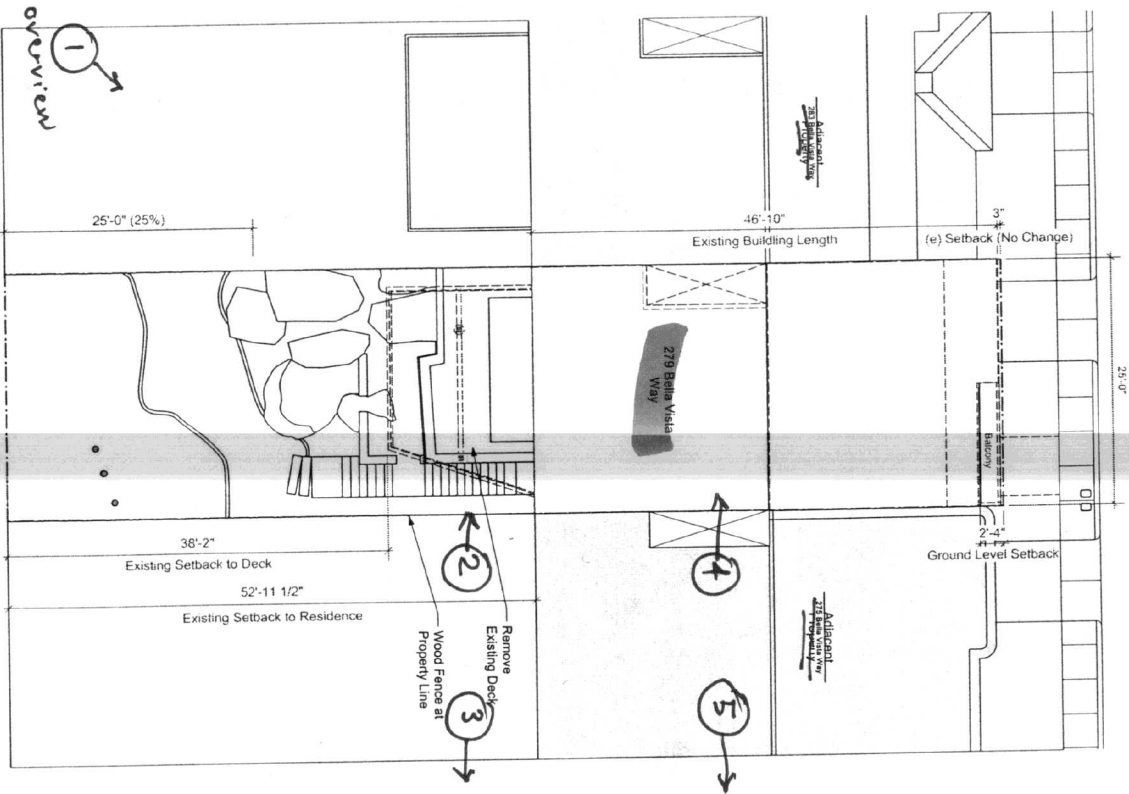
DATE: 10.19.16  
Drawn By: DC  
Checked: AS  
Scale: As Noted

(E) & (P)  
Site Plans  
SHEET NO:

A0.07

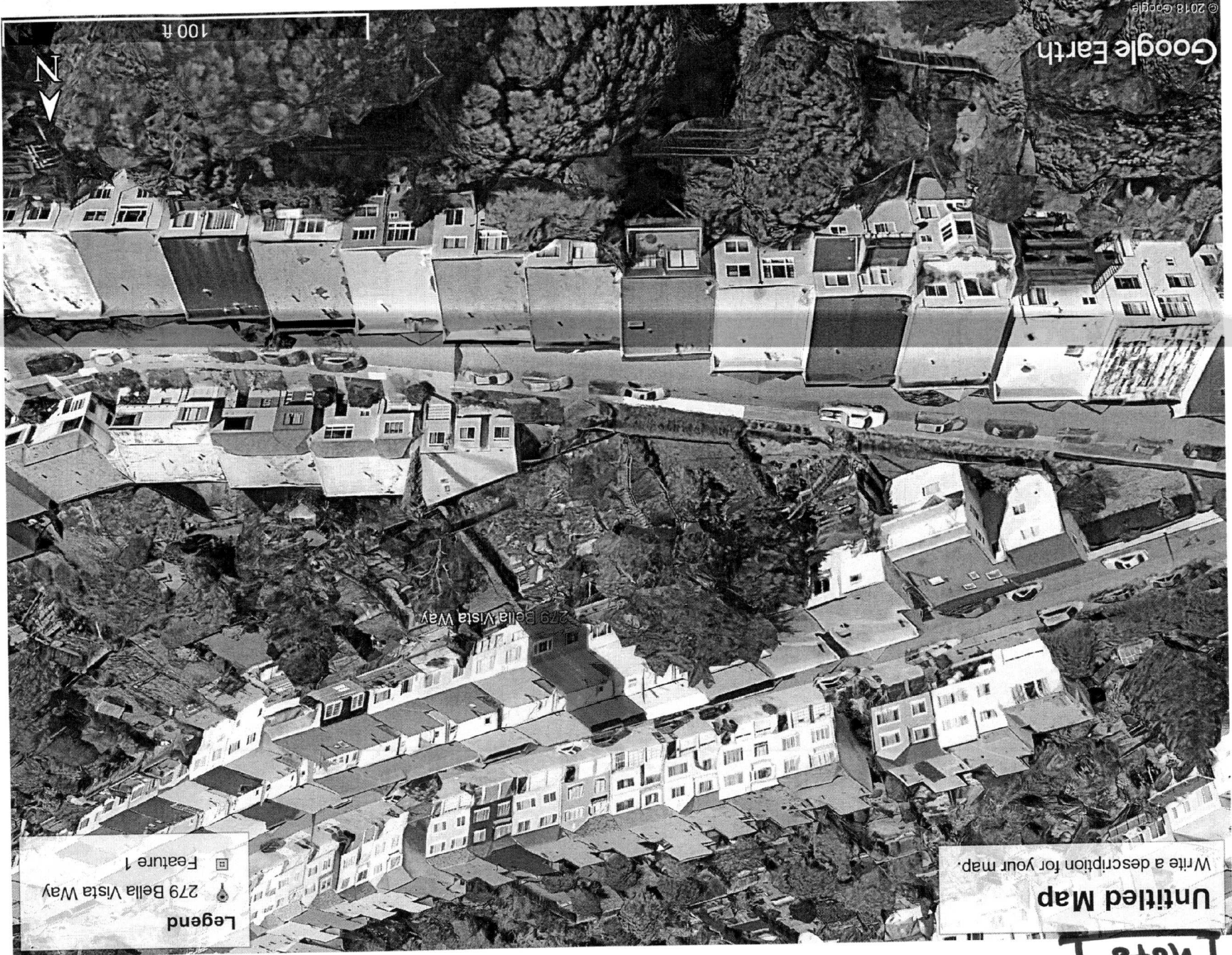


Bella Vista Way



1 Existing Site Plan  
Scale: 1/8" = 1'-0"

photo key



Google Earth

© 2018 Google

100 ft

N

Legend  
279 Bella Vista Way  
Feature 1

Write a description for your map.

Untitled Map

Photo 1



## photo 2

View looking  
west from  
275 Bella Vista  
rear yard

Deck at  
subject property →

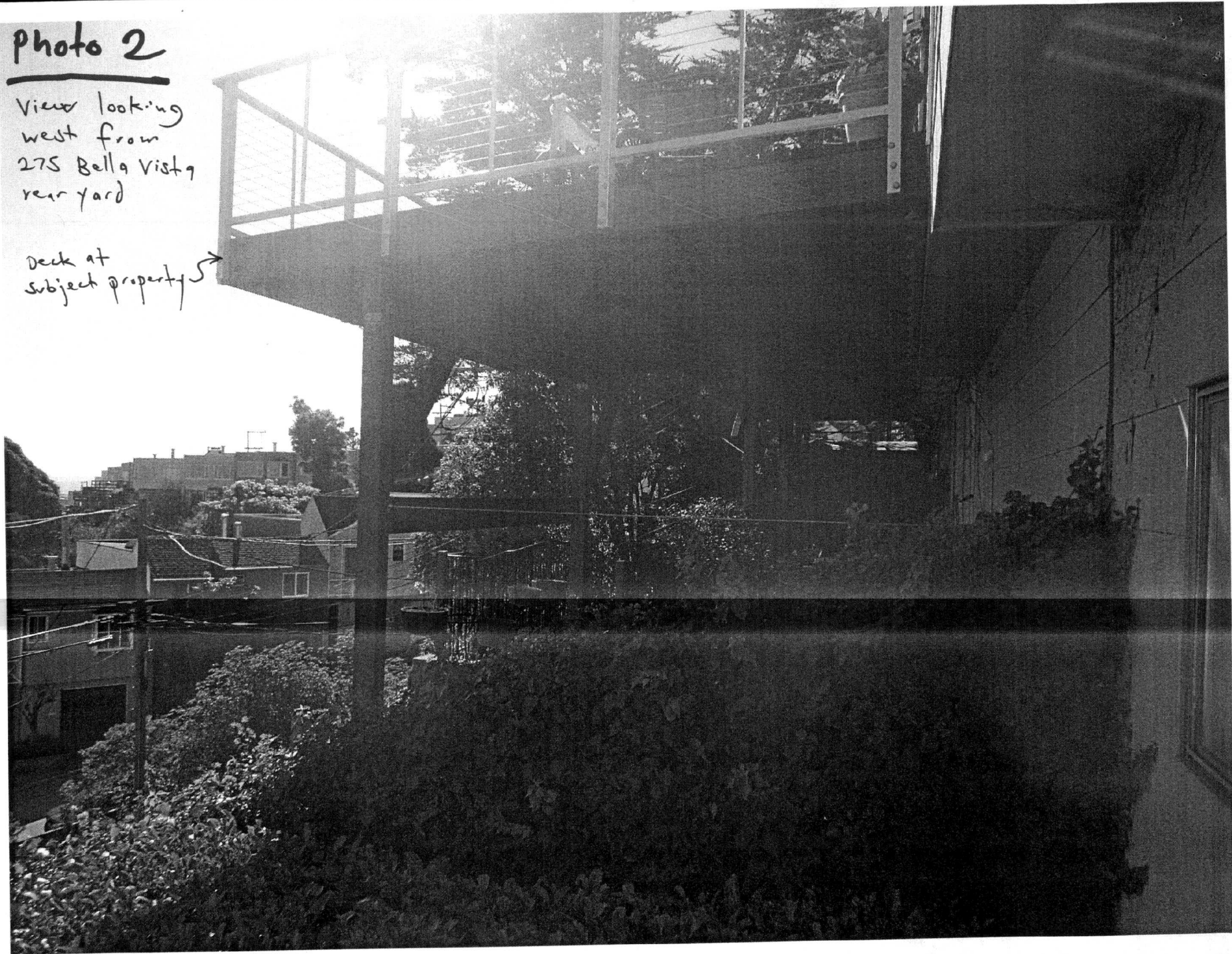




Photo 3

View looking  
east from  
275 Bell St  
Vista rear  
yard





Photo 4

View of open roofs  
looking west from  
275 Bella Vista

Subject Property

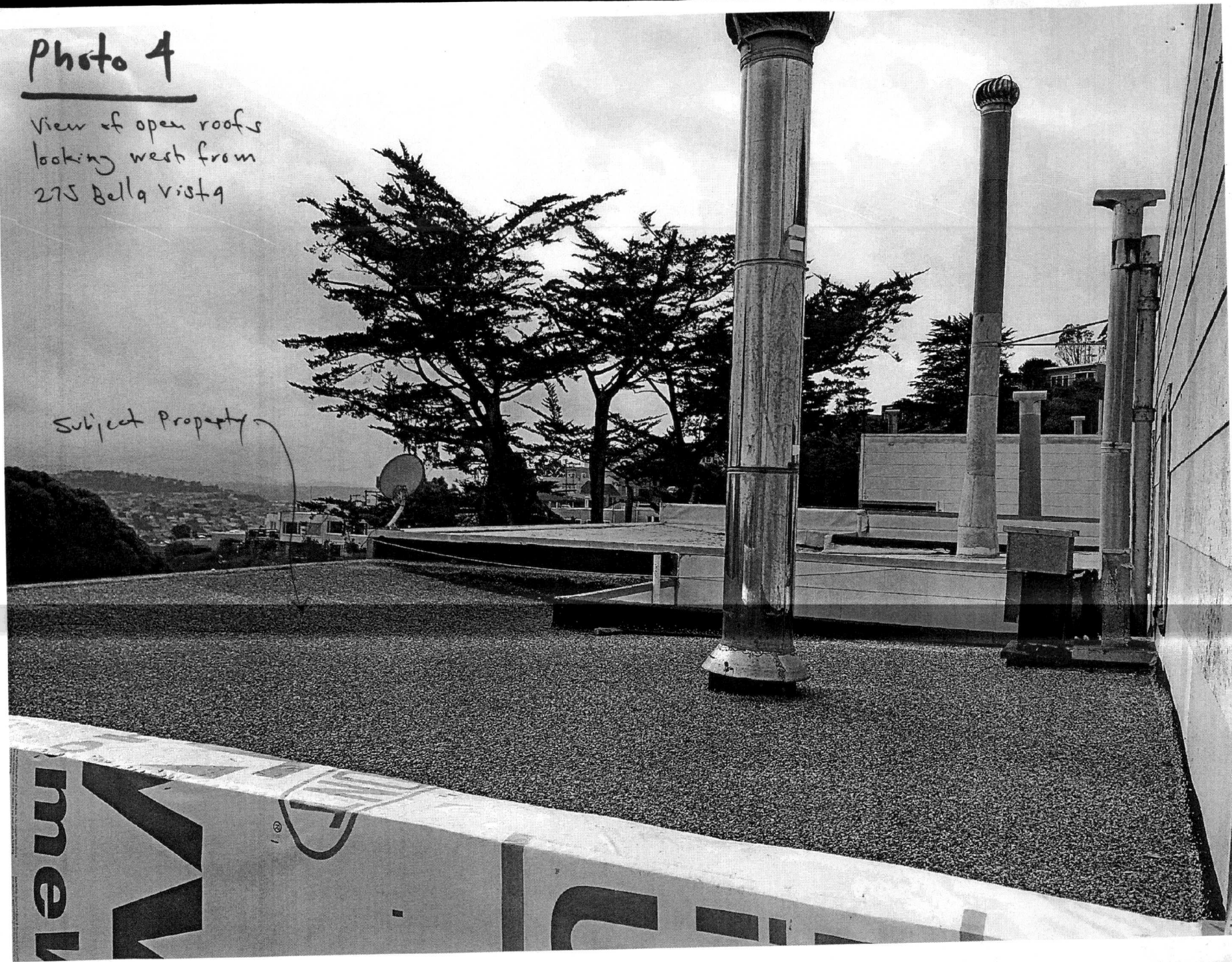




Photo 5

View of open  
roofs looking  
east from  
275 Bella  
Vista



## Photo 6

A panoramic photo showing  
the very consistent  
block face





# Photo 1

\* close-up photo showing  
the very consistent  
block-face

Subject Property





November 30, 2018

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

Re: 279 Bella Vista Way  
Permit Application #2016-0421-5348

Dear Planning Department:

This is a Letter of Authorization giving my permission for Steven Whitney, Architect to act as my agent to file for Discretionary Review (DR) on this project and to communicate with the Planning Department as needed about the project on my behalf. Under a Letter of Authorization that will be provided by the other adjacent neighbor, Jennifer Cohen at 283 Bella Vista Way, under a separate DR Application, I will be communicating with the Planning Department about the project on her behalf.

Sincerely,

A handwritten signature in cursive script that reads "Patricia MacDonald".

Patricia MacDonald  
Owner, 275 Bella Vista Way  
San Francisco, CA 94127

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Patricia MacDonald  
Signature

Neighbor directly adjacent to the subject  
property

Relationship to Project  
(i.e. Owner, Architect, etc.)

(415) 310-4425

Phone

Patricia MacDonald

Name (Printed)

patmac10@comcast.net

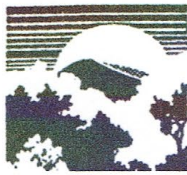
Email

For Department Use Only

Application received by Planning Department:

By: H. Kline

Date: 12/3/18



350 O'Shaughnessy Boulevard • San Francisco, California 94127  
Telephone: (415) 281-0892

## Miraloma Park Improvement Club

November 16, 2018

Cathleen Campbell, Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 279 Bella Vista Way, Permit Application #2016-0421-5348

Dear Ms. Campbell,

I'm writing on behalf of the Miraloma Park Improvement Club Zoning and Planning Committee to request your attention to certain features of the home expansion project at 279 Bella Vista Way.

The role of our Committee is solely to review Miraloma Park home expansion projects and advise City Planning staff any apparent incompatibilities between a design feature of a proposed home expansion project in Miraloma Park and relevant provisions of the *Miraloma Park Residential Design Guidelines (MPRDG)*, which were adopted by the Planning Commission in 1999 (available at [miralomapark.org](http://miralomapark.org)) and which reflect the City's commitment to quality design review. We ask that you apply to the fullest extent possible the principles established in the *Miraloma Park Residential Design Guidelines* to all residential redesign projects in Miraloma Park.

The *MPRDG* is a stand-alone document closely modeled on the *San Francisco Residential Design Guidelines*, and shares the latter's aim of articulating "expectations regarding the character of the built environment and...promot[ing] design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City" (*SF Planning Department Residential Design Guidelines*, P.3). The purpose of the *MPRDG* is to facilitate the process of staff design review by focusing on the specific architectural character of Miraloma Park, a neighborhood whose visual appeal has been a major attraction of home buyers. Careful and consistent design review has added value to the neighborhood by preserving its special character.

*The MPIC Zoning and Planning Committee serves only as an informational resource, neither supports nor opposes projects, and does not mediate in disputes between neighbors: The Planning Department makes all final design decisions.* However, within our mandate, we bring some concerns to your attention with regard to the home expansion proposed for 279 Bella Vista Way.

Please refer to the pages cited in the *Miraloma Park Residential Design Guidelines* regarding the following features of the proposed project:

**P. 29-30 Rear Yards** re: proposed rear yard addition with relation to existing rear-yard pattern;

**P. 31 INCORPORATE 'GOOD NEIGHBOR' GESTURES** re: the positive effects of privacy screens on the lower level deck;

**P. 39 DIMENSIONS, "Respect the Scale of the Neighborhood"** re: proposed front façade changes in relation to the scale of the surrounding homes; topography, stepping up a slope, and on respecting the scale of neighboring buildings; the 200 block of Bella Vista appears to have a clearly defined character;

**P. 23 SITING, Location, "Respect the Topography of the Site"** re: front façade height and roofline compatibility;

**Pp. 34 and 35 BUILDING ENVELOPE, Roofline, "Respect Roofline Patterns"** re: the proposed new building height in relation to 200 block of Bella Vista roofline patterns;

**P.10-11 "Clearly Defined Visual Character"** re: the importance of façade design coherence in a clearly defined block-face;

**P. 48 Windows, Compatibility of Windows** re: proportion, size, and detailing of proposed eastern façade 2<sup>nd</sup> floor window in relation to those of adjacent buildings; coherence of window patterns;

**P. 50 Garage Doors, "Compatibility of Garage Entries" and "Minimize Negative Impacts of Garage Entries"** re: proposed garage door in relation to adjacent buildings';

**Pp. 47 Entryways** re: proposed front entry design in relation to block-face pattern;

**Pp. 43-44 Exterior Materials** re: plans should show all exterior materials.

Also, please refer to **P.16** of the *San Francisco Residential Design Guidelines* advising, "Articulate the building to minimize impacts on light and privacy to adjacent properties; **P. 26** notes that incompatible rear additions can leave surrounding residents feeling "boxed-in" and that side setbacks can address this issue and suggests the value of good neighbor gestures and of maintaining a sense of openness.

Because nearby residents have expressed concerns regarding the accuracy of certain of the elevation drawings—A0.00, A2.03, and A2.04—we ask that you confirm the accuracy of these sections and, if necessary, require that problems be corrected, and we request that story poles be erected as recommended on **P.54** of the *MPRDG* and reflecting final design revisions.

Please feel free to contact me with any questions, and thank you for your consideration and help.

Best regards,



Karen Breslin, Planning and Zoning Committee Chair  
Board of Directors  
Miraloma Park Improvement Club  
[www.miralomapark.org](http://www.miralomapark.org)

To: SF Plng. Dept. Mediator

From: Hermann & Patricia Chu, 262 Molimo Drive, Blk 2998, Lot 049

Re: Proposed Additions to 279 Bella Vista Way Summary Letter

Date: February 4, 2019

Since 1980, we have been the occupants /owners of the property directly behind 279 Bella Vista Way. We live on a triangular lot surrounded by 6 neighboring lots-- one on each side and four behind.

The more unique situation with this applicant's property is that there is just **5 feet of rear setback space** between our master bedroom/ bathroom and the property line/fence of 279 Bella Vista. (**img. [4687](#)**) Our Dining room/Study is at a diagonal 8-10' away. As shown, the fenceline is not straight and probably overextended onto our property.

**Our 3 master bathroom windows, master bedroom window, and dining room/study window have direct views of the applicants yard.** Their deck can be seen directly looking up from our jacuzzi tub or standing at our sinks and shower. We can clearly see at eye level and hear people when they are standing in the yard when we need to use the facilities. (**imgs [4666](#), [4647](#), [4651](#)**)

We have put in skylights in the bathroom due to less natural light because of the need for double layer curtains for privacy.

We open our windows on hot days and to let out steam and odors. The **noise level and quietness of our bedroom space will be effected significantly** by this application for building more living areas and use areas towards our property. Sometimes we need to open our back windows for fresh air as our front windows need to be closed due to car exhaust/pollution from the street as cars gun it up the hill or warm up their engines when parked in front. There is a greater possibility that the **smoke and ashes** from BBQ grills from the planned lower patios will waft directly into our rooms. (**[Img 4700](#)**)

We spend much time at the west corner of our yard and directly behind the west portion of our home as we have no decks and the sun shines mainly on this south facing side. If allowed to build out past their current setback with another lower deck, room, and patio, the **open space will be**



**constricted and our privacy will be decreased immensely within a very close line of sight.**

.  
Also, we note that the usual side setbacks to adjoining neighbors are proposed to be pushed all the way to each neighbor's property making the look much different and more boxlike and would be visually not in keeping with the neighborhood.

There is the potential for airbnb or additional occupants renting in these proposed structures adding to a constance of more noise and commotion to our peaceful backyard space in this single family neighborhood. Already, we have a home directly across the street at [255 Molimo](#) where we see this happening. Various new tenants coming and going at all hours. Car doors slamming, picking up and dropping off people using our driveways as a uber white zone and a turn around spot.

For all the above reasons, we **strongly protest** this application as is stands.

Thank you for your consideration.

Images:

5' setback b/t properties [4687](#)

Bathroom window view under deck [4666](#)

Bathroom window view of yard and deck [4647](#)

Bathroom window view of applicants yard of planned lower patio [4651](#)

Master bedroom [4700](#)

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco**  
**Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

---

## Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

---

## Project Sponsor

Name:

Phone:

Email:

---

## Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

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

---
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

---

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

\*Value determined by Assessor Data  
and Estimated Value of Remodel.

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

<b>Signature:</b> 	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*

**MH ARCHITECTS**

2325 3rd st. studio 426  
san francisco, ca 94107  
info@matthollis.com  
matthollis.com  
415 977 0194

**279 Bella Vista Way - DRP Response**

---

Ref. Address: 283 Bella Vista Way (2016-006123DRP)

12.26.18

**David Winslow**

Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
T: 415-575-9159

Cc: Cathleen Campbell, David Castro

---

Mr. Winslow,

Please see answers to Discretionary Review below:

1. The proposed horizontal and vertical addition has been designed with consideration of the SF Planning Code, the SF Residential Design Guidelines, and the Miraloma Park Residential Design Guidelines. The façade massing and scale matches the proportion and pattern of the neighboring homes on Bella Vista Way.

The existing house has a second level comprised of two bedrooms and a bathroom located at the front of the structure. Currently, no second level rooms exist over the rear of the structure. The proposed second level expansion fills in an existing gap in the building massing behind the existing front-loaded street presence. Based on this strategy, the tallest components of the design are pulled back so that they are not visible from the street.

The proposed basement level expansion with roof deck on the back of the house matches the consistent pattern of deck massing on most of the neighboring row of homes. Concerns about blocked light and air are not applicable because the areas described in the DR filed by 283 Bella Vista are located under an existing deck that extends 12 feet beyond the respective rear façades. The windows in question are already in shade for most of the year because of the existing deck located at pattern.

2. Prior to formal submittal to the Planning Department, the proposed modifications were presented in a Pre-Application Meeting to Neighborhood Organizations and abutting property owners. The design was adjusted based on individual feedback. Since the formal submittal, the design has been adjusted and resubmitted four separate times based on recommendations from the San Francisco Planning Department review team and planner assigned to the project.

I am interested in positively contributing to fabric of the neighborhood with the proposed addition. In light of the recently submitted DR's, we are willing to consider some modification of the size of the basement level expansion with roof deck.

Thank you,

A handwritten signature in black ink, appearing to read 'Matt Hollis', with a stylized flourish extending from the end.

**Matt Hollis**

**MH Architects**

2325 3rd St. Studio 426  
San Francisco, CA 94107  
T: 415.977.0194 x101  
E: matt@matthollis.com



# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco**  
**Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

---

## Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

---

## Project Sponsor

Name:

Phone:

Email:

---

## Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

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

---
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

---

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

\*Value determined by Assessor Data and Estimated Value of Remodel.

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

<b>Signature:</b> 	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*

**MH ARCHITECTS**

2325 3rd st. studio 426  
san francisco, ca 94107  
info@matthollis.com  
matthollis.com  
415 977 0194

**279 Bella Vista Way - DRP Response**

---

Ref. Address: 275 Bella Vista Way (2016-006123DRP-02)

12.26.18

**David Winslow**

Principal Architect  
Design Review | Citywide and Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
T: 415-575-9159

Cc: Cathleen Campbell, David Castro

---

Mr. Winslow,

Please see answers to Discretionary Review below:

1. The proposed horizontal and vertical addition has been designed with consideration of the SF Planning Code, the SF Residential Design Guidelines, and the Miraloma Park Residential Design Guidelines. The façade massing and scale match the proportion and pattern of the neighboring homes on Bella Vista Way.

The existing house has a second level comprised of two bedrooms and a bathroom located at the front of the structure. Currently, no second level rooms exist over the rear of the structure. The proposed second level expansion fills in an existing gap in the building massing behind the existing front-loaded street presence. Based on this strategy, the tallest components of the design are pulled back so that they are not visible from the street.

The proposed basement level expansion with roof deck on the back of the house matches the consistent pattern of deck massing on most of the neighboring row of homes. Concerns about blocked light and air are not applicable because the areas described in the DR filed by 275 Bella Vista shall be located under a deck that extends 12 feet beyond the respective rear façades. The windows in question are already in shade for most of the year because of the existing deck located at the pattern.

2. Prior to formal submittal to the Planning Department, the proposed modifications were presented in a Pre-Application Meeting to Neighborhood Organizations and abutting property owners. The design was adjusted based on individual feedback. Since the formal submittal, the design has been adjusted and resubmitted four separate times based on recommendations from the San Francisco Planning Department review team and planner assigned to the project.

I am interested in positively contributing to the fabric of the neighborhood with the proposed addition. In light of the recently submitted DR's, we are willing to consider some modification of the size of the basement level expansion with roof deck.

Thank you,

A handwritten signature in black ink, appearing to read 'Matt Hollis', with a stylized flourish extending from the end.

**Matt Hollis**

**MH Architects**

2325 3rd St. Studio 426  
San Francisco, CA 94107  
T: 415.977.0194 x101  
E: matt@matthollis.com



General Construction Notes

- 1 SCOPE
- All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.
- These contract documents intend to describe a finished project ready for legal use. the GC shall furnish and install all required elements for a complete operating system.
- 2 STANDARDS
- The project shall be constructed according to the locally adopted edition of the uniform buildingcode, the state of california, local municipally amendments and all other applicable codes. governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.
- The GC shall maintain a current copy of the ubc on site at all times.
- The GC shall install all materials and products in strict accordance with manufacturers' recommendations. all manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.
- All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise
- The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.
- Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. all work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.
- 3 DIMENSIONS
- Written dimensions on drawings shall take precedence over scaled drawings. do not scale drawings at any time. walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.
- 4 FIELD CONDITIONS
- The GC shall verify dimensions against field conditions. construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation. should the GC encounter field conditions that vary from these construction documents and that effect the intent of these drawings or the contract/ subcontract sum, the architect shall be notified immediately.
- 5 CONFLICTS
- The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.
- The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.
- Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.
- 6 SCHEDULE
- All work shall be performed during regular business hours, as permitted by local agencies. work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.
- The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc...
- The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.
- 7 REVISIONS AND CHANGES
- Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installationof the work in question.
- Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.
- The owner may order extra work or make changes by altering, adding to, or deducting from the work. the contract sum shall be adjusted accordingly.
- 8 UTILITIES
- The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and/or facilities as shown on the drawings are approximate only. the gc shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc... prior to performing underground construction the gc shall make necessary probes and explorations to identify areas of possible
- The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. utility service shall be defined as plumbing, hvac, electric, and fire protection.
- 9 PERMITS
- The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and or final permit signoff & inspection.
- 10 EXISTING CONDITIONS
- Access panels, clean outs, and the like shall be maintained for existing building systems. the GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".
- 11 DEFINITIONS
- "Align" shall be defined as the accurate location of finish faces in the same plane. "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.
- 12 MATERIALS STORAGE AND PROTECTION OF WORK
- Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. all items damaged due to insufficient protection or otherwise shall be fully restored by the gc to their prior condition at no cost to the owner. no part of the structure shall be overloaded beyond its safe carrying capacity at any time.
- 13 SECURITY
- The GC shall be responsible for securing the site during the course ofthe project. if the site is unattended at any time, it shall be locked.
- 14 TOXIC MATERIALS
- Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.
- 15 CLEAN UP
- The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. the gc shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.
- Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.
- END OF GENERAL NOTES

Abbreviations

ACOUS.	Acoustical	LAM.	Laminated
A.D.	Area Drain	LAV.	Lavatory
ADJ.	Adjustable	LVR.	Louver
A.F.F.	Above Finish Floor	L.P.	Low Point
AGGR.	Aggregate		
ARCH.	Architectural	M.C.	Medicine Cabinet
ASPH.	Asphalt	MECH.	Mechanical
AWN.	Awning	MIN.	Minimum
		MIR.	Mirror
		MET.	Metal
		M.P.R.	Multi Purpose Room
BI-FO. DR.	Bi-Folding Door		
BLDG.	Building	(N)	New
BLK.	Block	N.I.C.	Not In Contract
BLKG.	Blocking	N.T.S.	Not To Scale
BM.	Beam		
B.O.	Bottom Of	OBS.	Obscure
BW.	Bottom Of Wall	O.C.	On Center
		O.D.	Outside Diameter
		OPNG	Opening
CPT.	Carpet	P.LAM.	Plastic Laminated
CAB.	Cabinet	P.L.	Properly Line
C.B.	Catch Basin	PL.	Steel Plate
CEM.	Cement	PLAS.	Plaster
C.J.	Construction Joint	PLYWD	Plywood
CL.	Closet	PT.	Point
CLG.	Ceiling		
CLR.	Clear	QTY.	Quantity
C.O.	Clean Out	R.	Riser
COL.	Column	RAD.	Radius
CINC.	Concrete	RET.	Retaining
CONT.	Continuos	RET. AIR	Return Air
CASMT.	Casement	R.D.	Roof Drain
CMT.	Ceramic Tile	REF.	Refrigerator
C.L.	Center Line	REG.	Register
C.S.	Counter Sink	REIN.	Reinforced
		REQ'D	Required
		R.O.	Rough Opening
		RWD.	Redwood
		R.W.L.	Rain Water Leader
(E)	Existing	SAG	Supply Air Grill
E.J.	Expansion Joint	S.V.	Sheet Vinyl
EL.	Elevation	S.H.	Single Hung
EQ.	Equal	SHT.	Sheet
EXT.	Exterior	SHWR.	Shower
		SIM.	Similar
F.B.T.	Furnished By Tenant	SM.	Sheet Metal
F.D.	Floor Drain	SKY.	Skylight
F.F.	Finish Floor	SL.	Slider
FIN.	Finish	SL. GL. DR.	Sliding Glass Door
F.O.C.	Face Of Concrete	SQ.	Square
F.O.S.F.O.W.	Face Of StudFace Of Wall	S.S.D.	See Structural Drawings
FR..DR.	French Door	ST. STL.	Stainless Steel
FT.	Footing	STD.	Standard
FX.	Fixed	STL.	Steel
		STG.	Storage
		STRUC.	Structural
GA.	Gauge		
GALV.	Galvanized	T.	Tread
G.B. OR G.W.	Gypsum Board	TC	Top Of Curb
GL.	Glass	TEMP. GL.	Tempered Glass
GLU. LAM.	Glue Laminated	TJ	Truss Joist
G.S.M.	Galv. Sheet Metal	T.O.	Top Of
GWB.	Gypsum Board	T.O.C.	Top Of Concrete
		T.P.D.	Toilet Paper Dispenser
H.B.	Hose Bibb		
HGT.	Height	TYP.	Typical
H.M.	Hollow Metal	TW	Top Of Wall
HOR.	Horizontal	TS	Tube Steel
H.P.	High Point		
H.W.H.	Hot Water Heater	U.O.N.	Unless Otherwise Noted
		VERT.	Vertical
I.D.	Inside Diameter	V.I.F.	Verify In Field
INSUL.	Insulation		
INT.	Interior	W/	With
		W.C.	Water Closet
J.BOX	Junction Box	WD.	Wood
JT.	Joint	WDW.	Window
		WP.	Waterproof
		W.P.	Work Point
		YD.	Yard

Project Team

OWNER:

MATT HOLLIS  
HILDA HOLLIS  
279 Bella Vista Way  
San Francisco, CA 94127  
T: 415.977.0194  
email: matt@matthollis.com

ARCHITECT:

MH ARCHITECTS  
Matt Hollis  
2325 3rd Street, Studio 224  
San Francisco, CA 94107  
T: 415.977.0194  
F: 415.977.0196  
C: 415.254.2971  
E: matt@matthollis.com

Sheet Index

ARCHITECTURAL:	
A0.00	Cover Sheet/ Project Info.
A0.02	Context Photos
A0.03	Inspirational Photos
A0.04	Exhibit A: Roof Intill Diagrams
A0.05	Exhibit B: Street Elevations
A0.06	Exhibit C: Lightwell Photos
A0.07	(e) & (p) Site Plans
A1.01	(e) & (p) Basement Floor Plan
A1.02	(e) & (p) First Floor Plan
A1.03	(e) & (p) Second Floor Plan
A1.04	(e) & (p) Roof Plans
A2.01	(e) & (p) North Elevations
A2.02	(e) & (p) South Elevations
A2.03	(e) & (p) West Elevations
A2.03	(e) & (p) West Elevations
A2.04	(e) & (p) East Elevations
A3.01	(e) & (p) Long Section

Project Summary

This Project Consist of the following:

Remodel of all existing conditioned space and conversion of Basement to conditioned space. New residence will consist of four bedrooms and three bathrooms. New Skylight over stairs and bathroom.

All work shall comply with 2013 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2013 California Energy Efficiency Standards (CEES), and all applicable local codes.

Site Information

Site Address: 279 Bella Vista Way  
San Francisco, CA

Block/ Lot: 2998/021

Building/ Zoning Information

Use Group/ Occupancy: R-3, Residential

Zoning District: RH-1 Residential - House, One Family

Height/ Bulk District: 40-X

Maximum Height of 30' - 0"

Building Type: Type V B, Non-Sprinklered

Building Setbacks:  
Front: 0' - 0'  
Rear: 45' - 0'  
Sides: 0' - 0'

Parking: 1 Space required as per Section 151 of Planning Code.

Year Built: 1947

Vicinity Map



Location Map





MH ARCHITECTS  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



HOLLIS RESIDENCE  
Residential Renovation  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

Project Index/  
General Notes  
SHEET NO.:  
A0.00

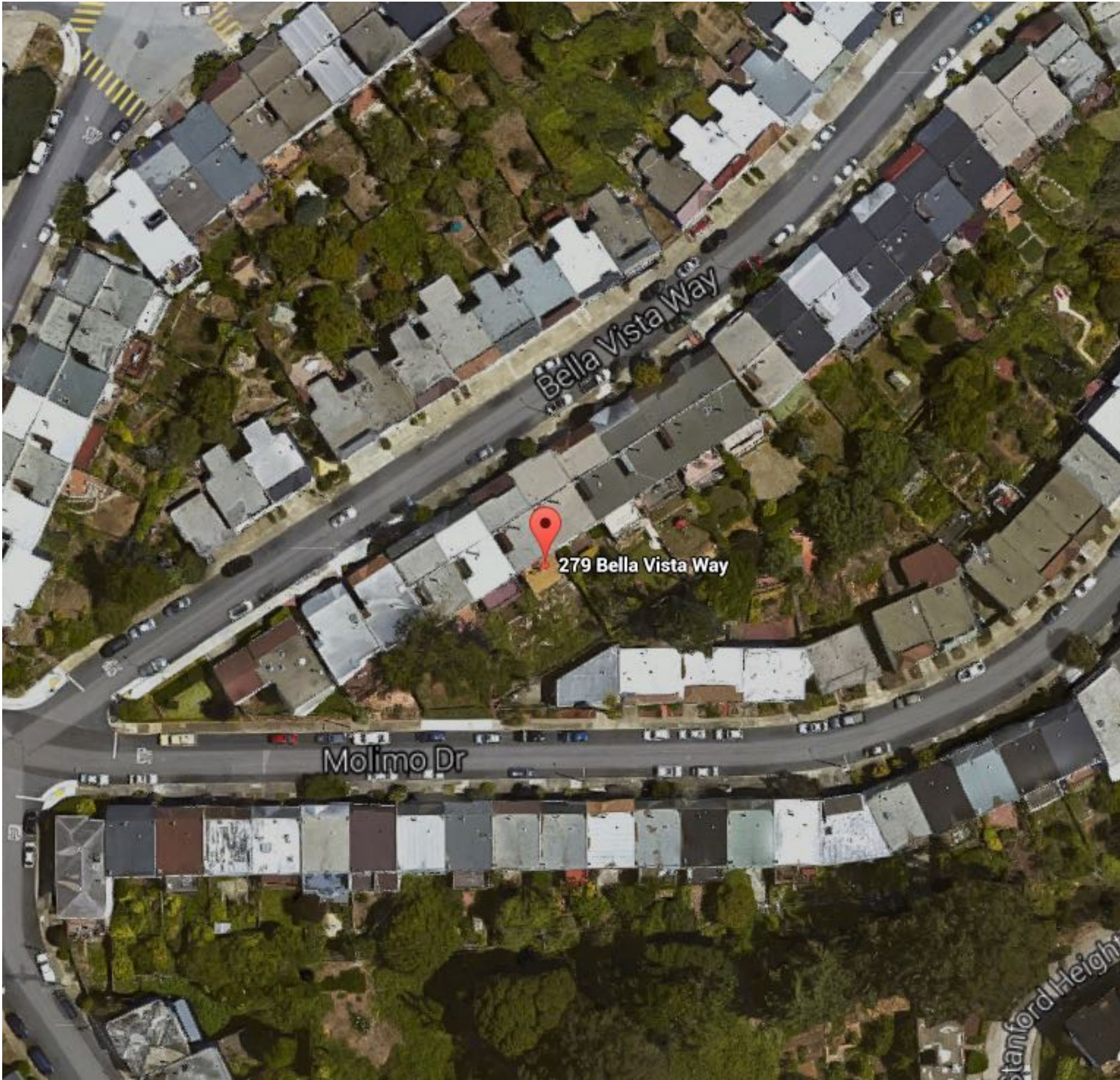




View From Bella Vista Way Looking Northeast



View From Bella Vista Way Looking Southwest




Map View



Front Facade of Residence 1




Front Facade of Residence 2



**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



LICENSED ARCHITECT  
MATT HOLLIS  
E-28287  
STATE OF CALIFORNIA  
RENEWAL DATE: 06 / 30 / 2019

**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 02.29.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

Context  
Photos  
SHEET NO.:  
**A0.02**





Neighborhood Map

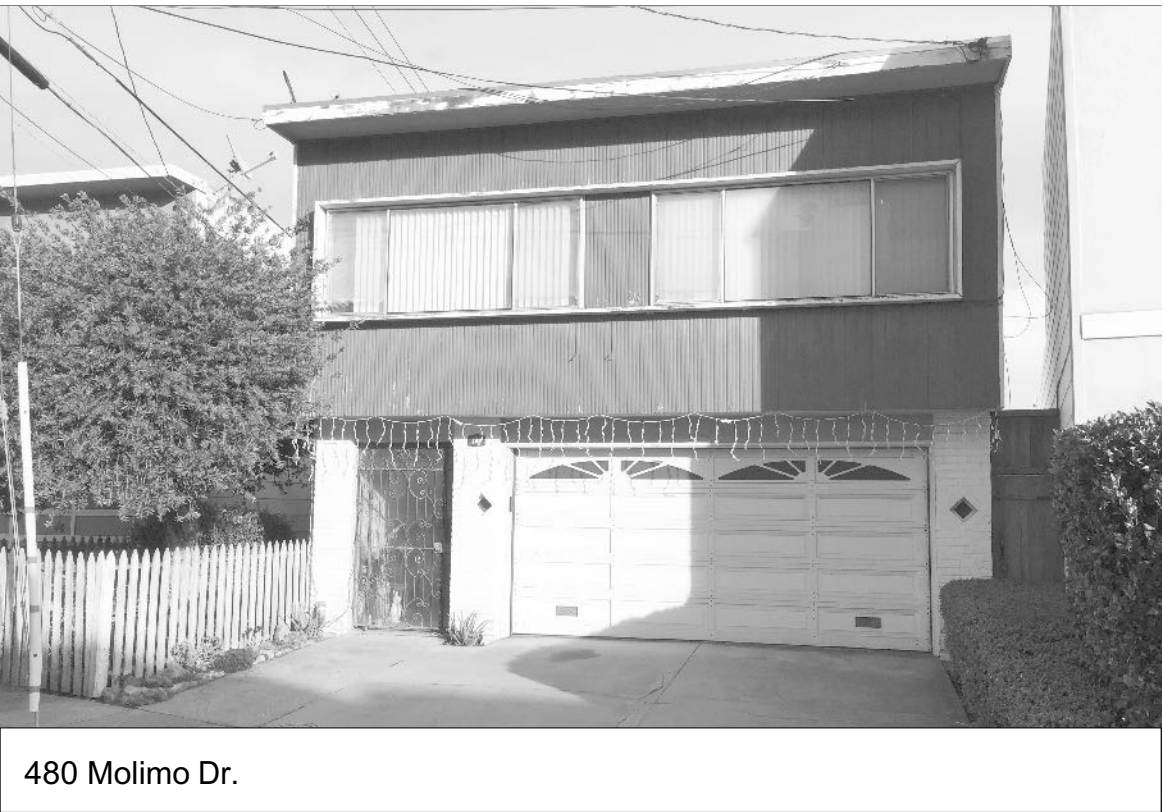


279 Bella Vista Way

Proposed Facade



506 Molimo Dr.



480 Molimo Dr.



488 Molimo Dr.



493 Molimo Dr.



631 Myra Way



639 Myra Way



681 Myra Way



701 Myra Way



709 Myra Way



713 Myra Way



713 Myra Way



453-469 Myra Way



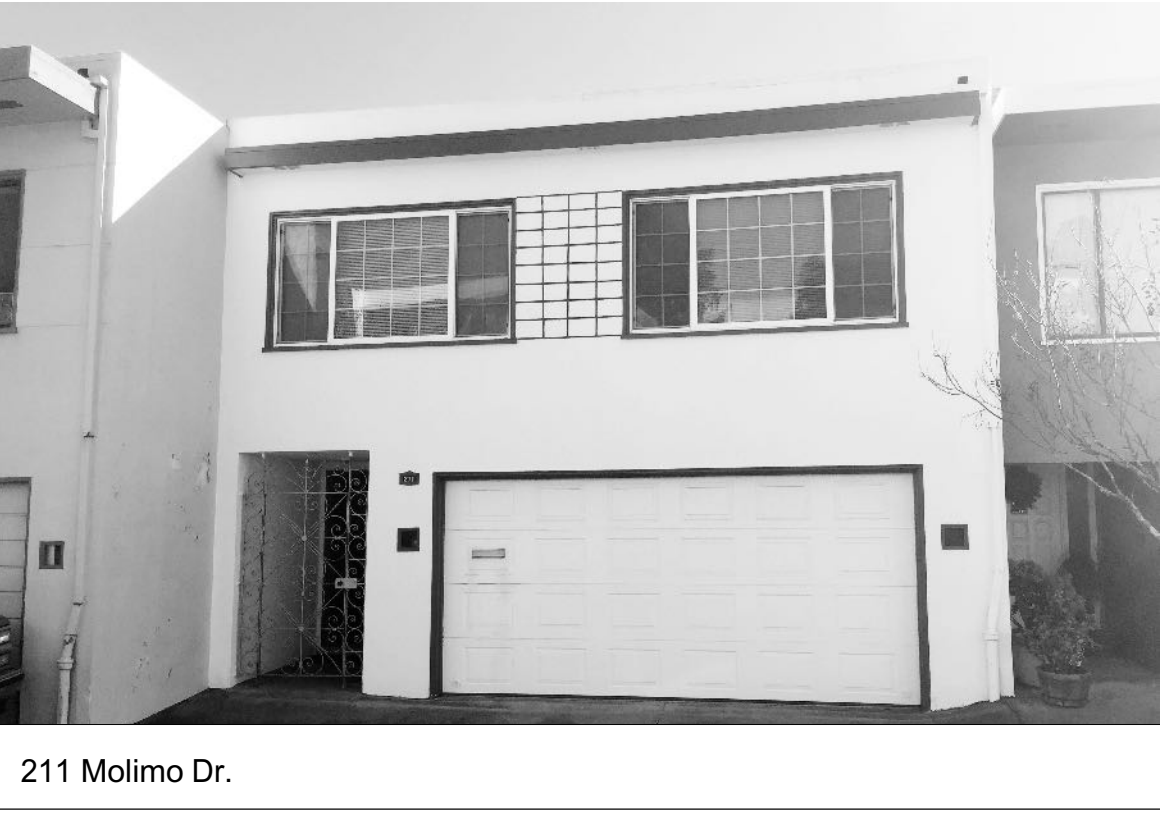
453-469 Myra Way



453-469 Myra Way



205 Molimo Dr.



211 Molimo Dr.



215 Molimo Dr.



223 Molimo Dr.



104 Molimo Dr.



**MH ARCHITECTS**

2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

Inpirational  
Photos

SHEET NO.:

**A0.03**



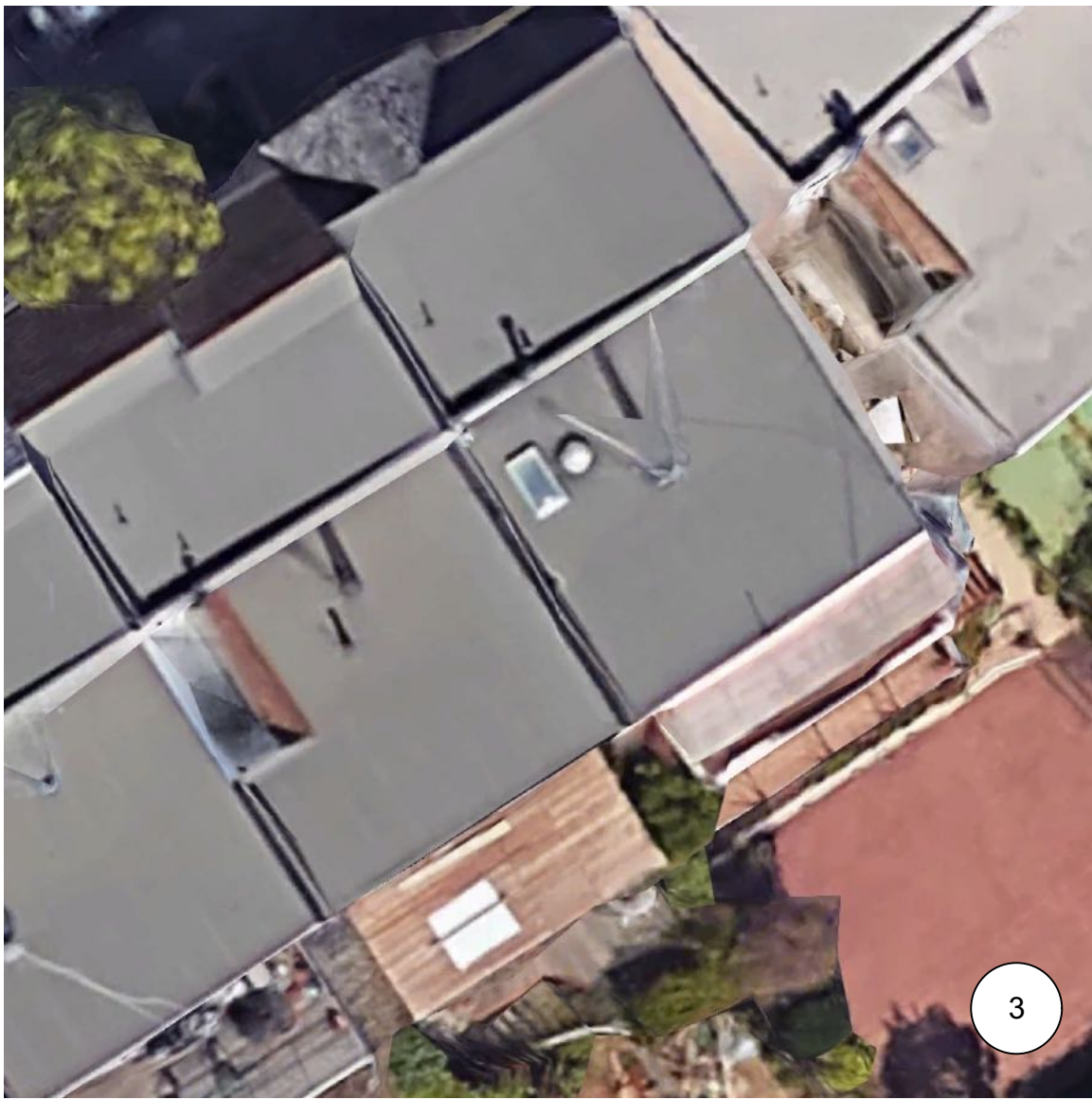
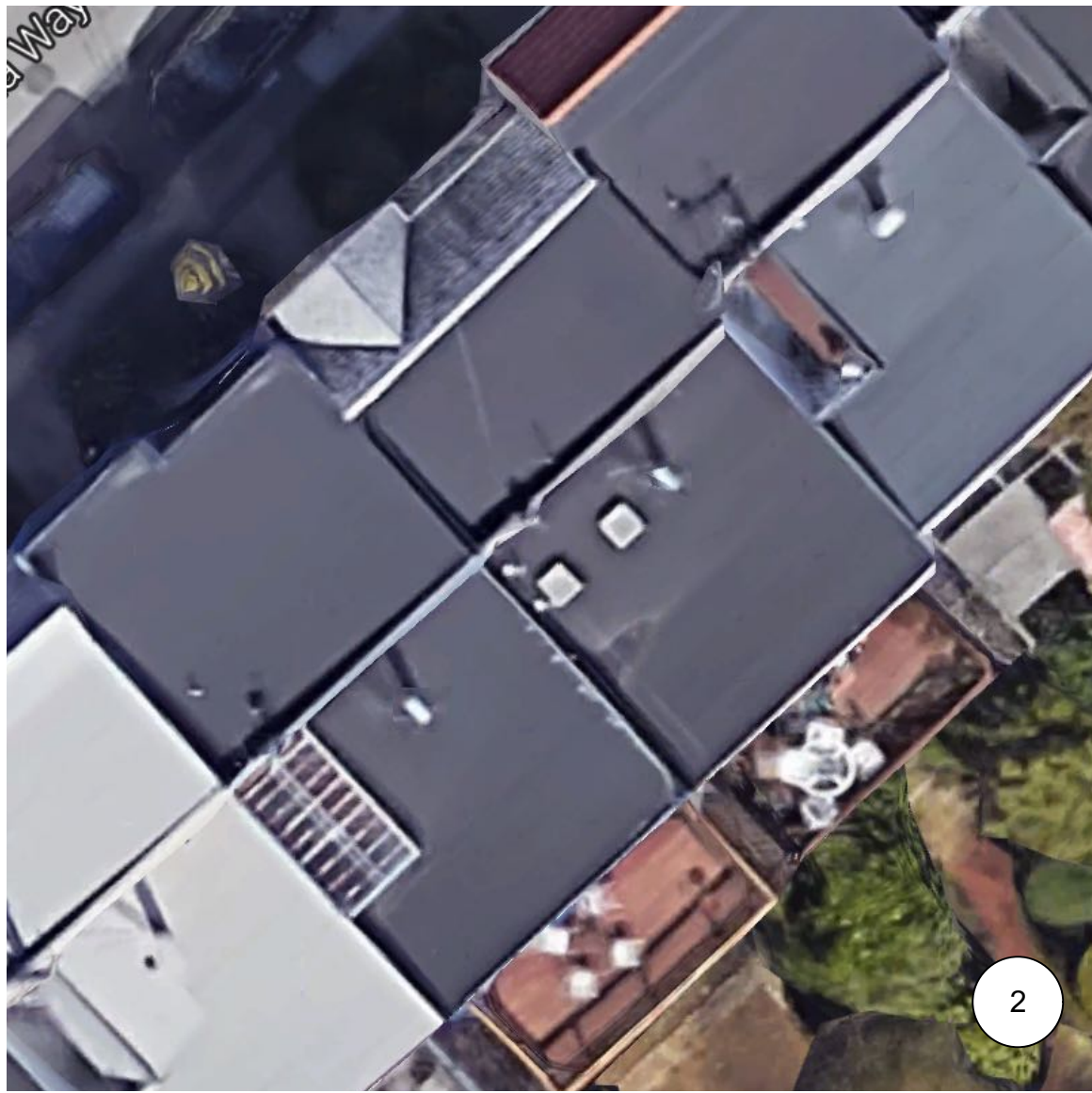
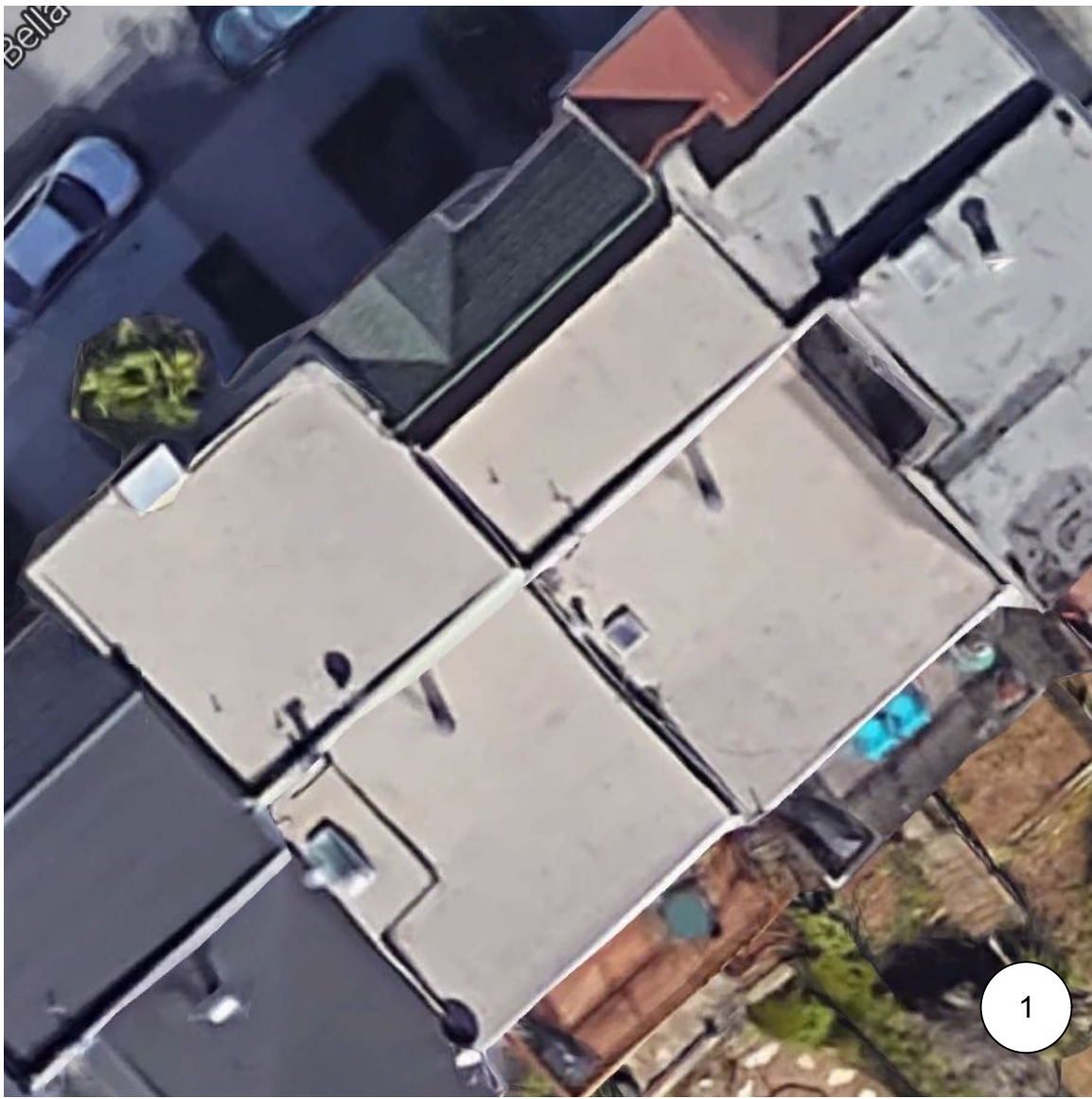


**LEGEND:**

Structures with Infill

Structures without Infill

Structures Not Matching any Vocabulary



**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

**HOLLIS RESIDENCE**  
**Residential Renovation**  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

△ REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

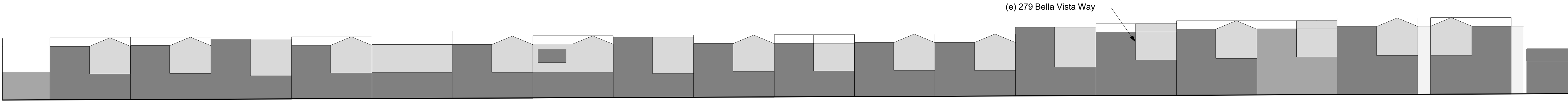
Date:	03.01.19
Drawn By:	DC
Project No.:	1426
Scale:	As Noted

Roof Infill  
Diagrams

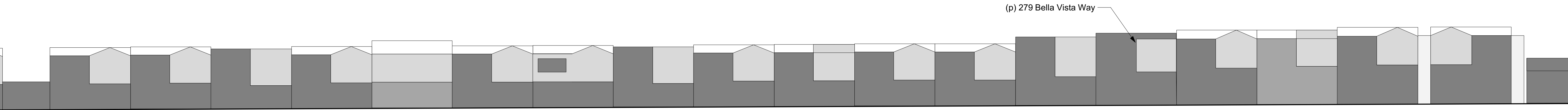
SHEET NO.:

A0.04

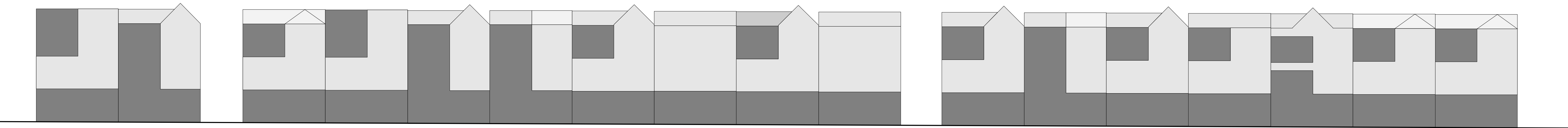




1 (e) Street Elevation  
Scale: 1/16" = 1'-0"



2 (p) Street Elevation  
Scale: 1/16" = 1'-0"



3 Across Site - Street Elevation  
Scale: 1/16" = 1'-0"



REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.16
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date:	03.01.19
Drawn By:	DC
Project No.:	1426
Scale:	As Noted





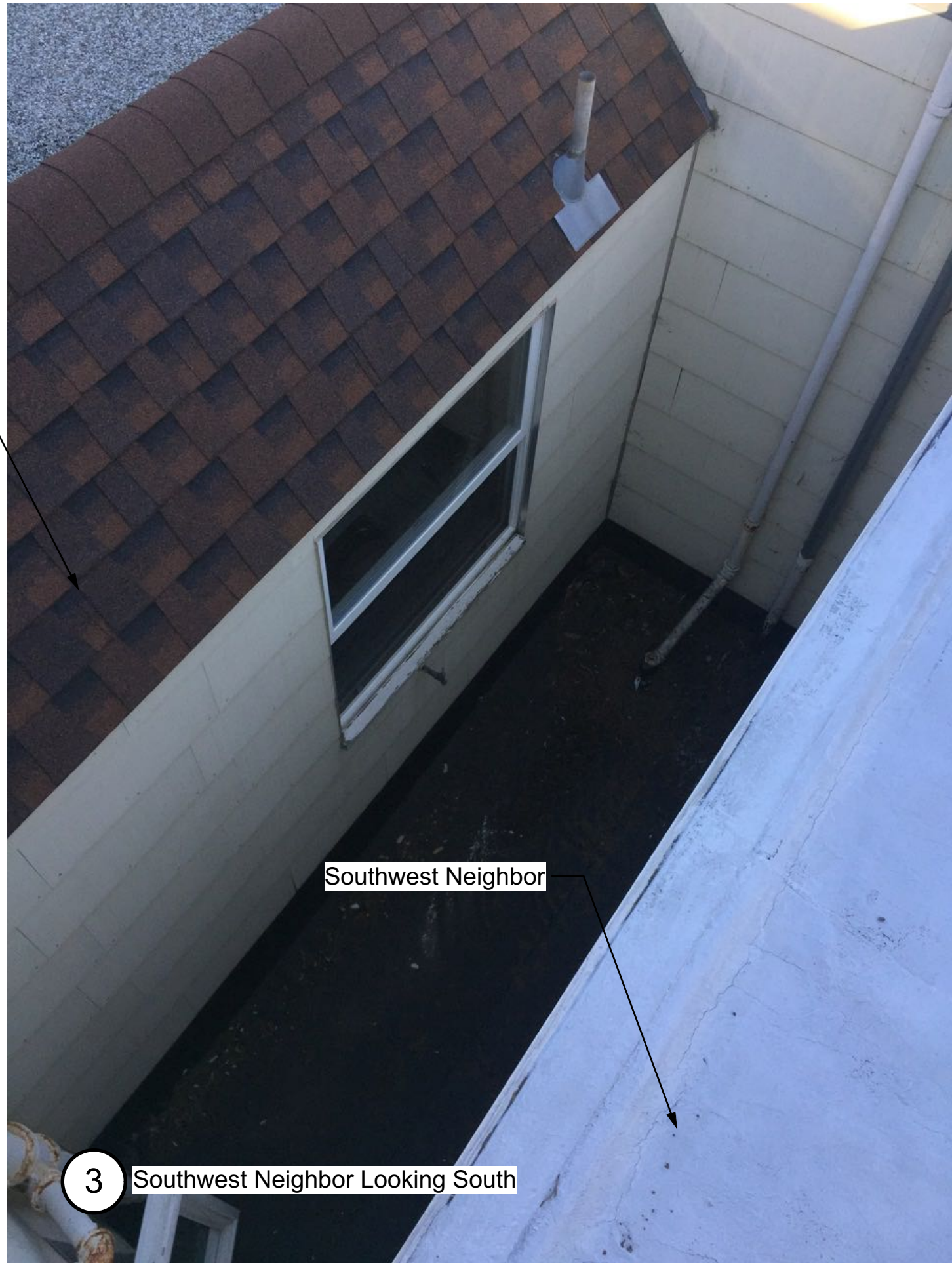
1 Satellite View  
NTS



1 Southwest Neighbor Looking North



2 Southwest Neighbor Looking South



3 Southwest Neighbor Looking South



4 Southwest Neighbor Looking North

**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

Lightwell  
Photos  
SHEET NO.:  
**A0.06**





**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

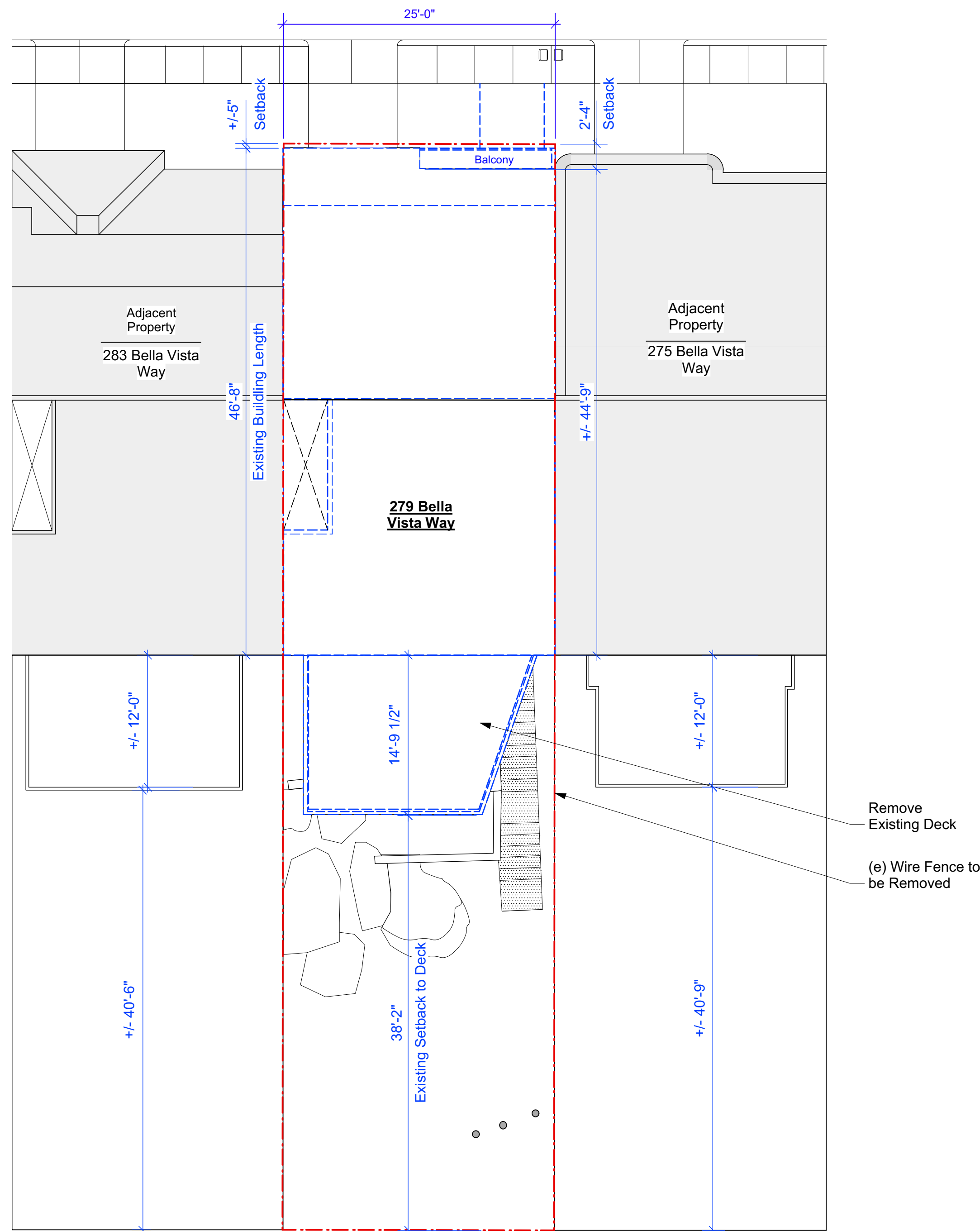
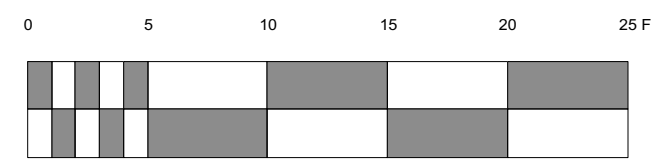
REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

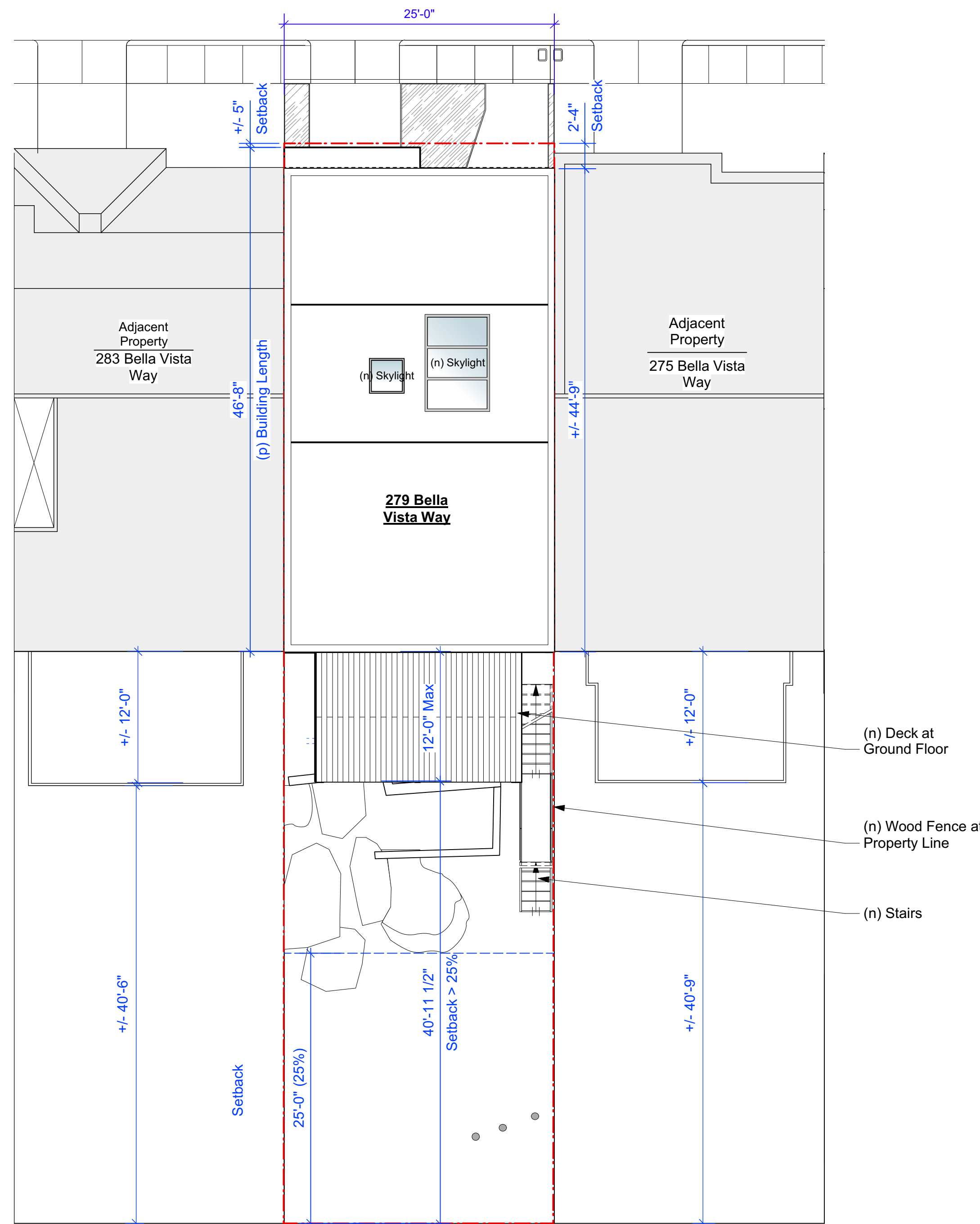
(E) & (P)  
Site Plans

SHEET NO.:

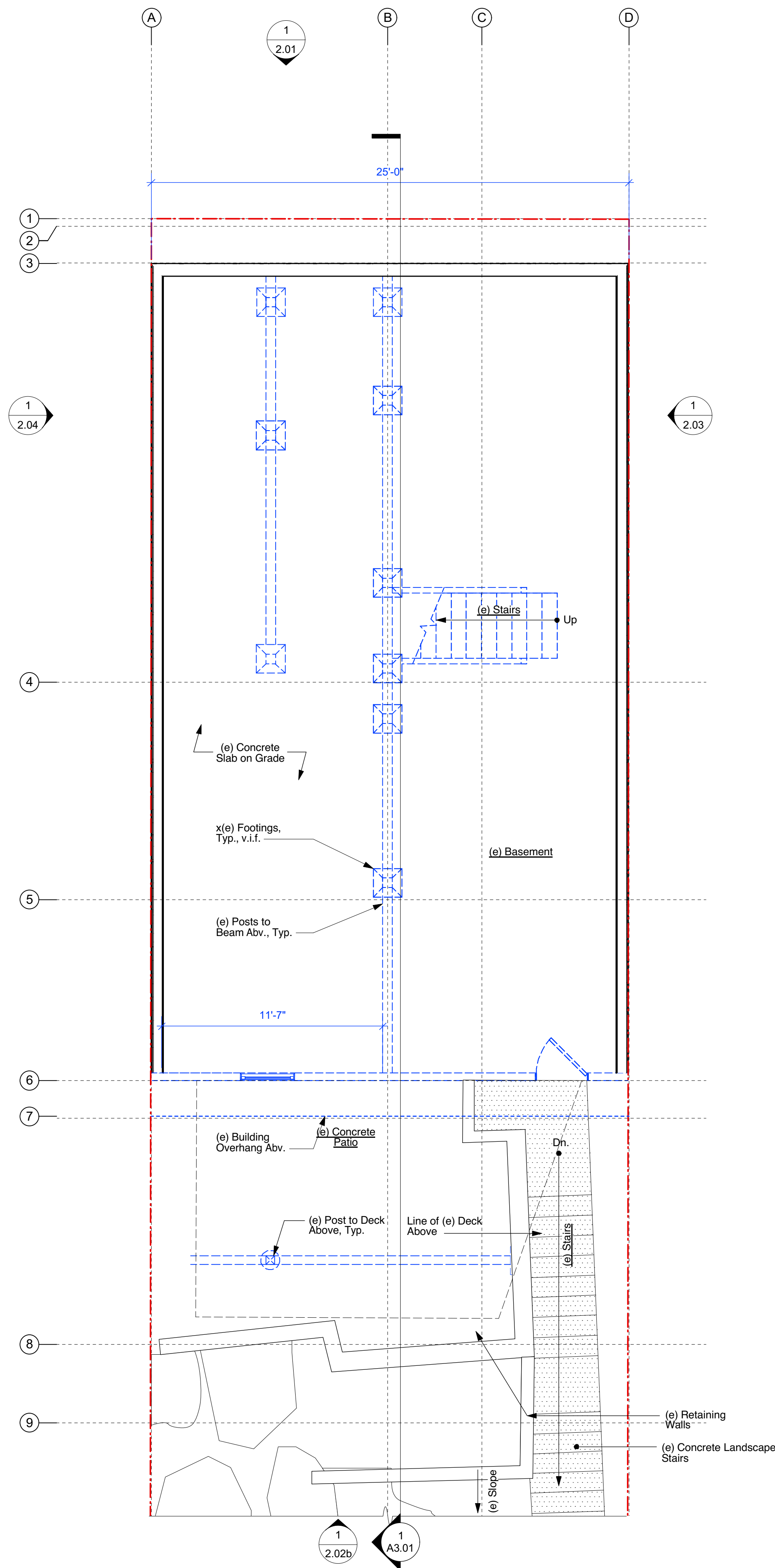
**A0.07**



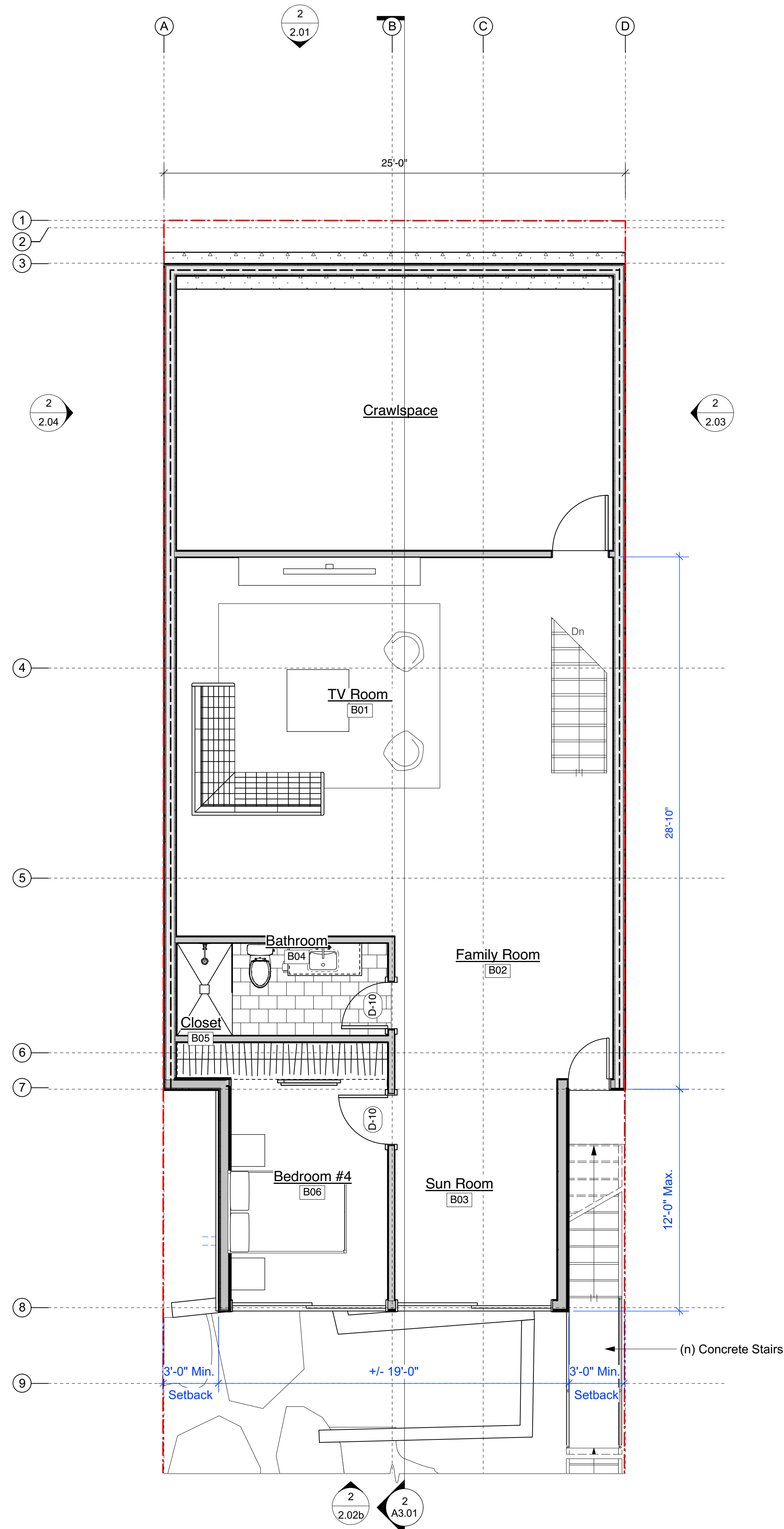
**1 Existing Site Plan**  
Scale: 1/8" = 1'-0"



**2 Proposed Site Plan**  
Scale: 1/8" = 1'-0"



1 Existing Basement Plan  
Scale: 1/4" = 1'-0"



2 Proposed Basement Level  
Scale: 1/4" = 1'-0"

#### Plan Legend

- (e) Wall To Be Removed
- (e) Wall To Remain
- Proposed Wall
- Proposed Fire Rated Wall
- Area of (N) Work
- 2-HR Rated Assembly
- 1-HR Rated Assembly

#### Electrical Symbols

- (n) Surface-mounted Wall Light
- (n) Recessed-downlight
- Exhaust Fan
- (n) Switch
- (n) Occupancy Sensor On Timer W/ Manual Override

#### Demo Plan Notes

- Ensure full protection of all existing conditions to remain.
- GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
- All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
- Ensure all waste lines are kept free of debris.
- All electrical devices to be capped off as per CEC.
- All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
- Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
- Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

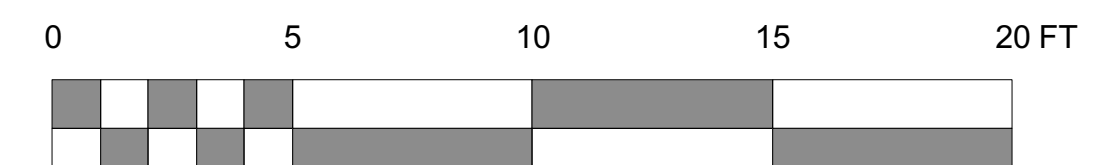
#### Floor Plan Notes

- All dims. are from finish face to finish wall surface.
- GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
- Provide recessed blocking for bath accessories, verify location w/ architect & owner.
- All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

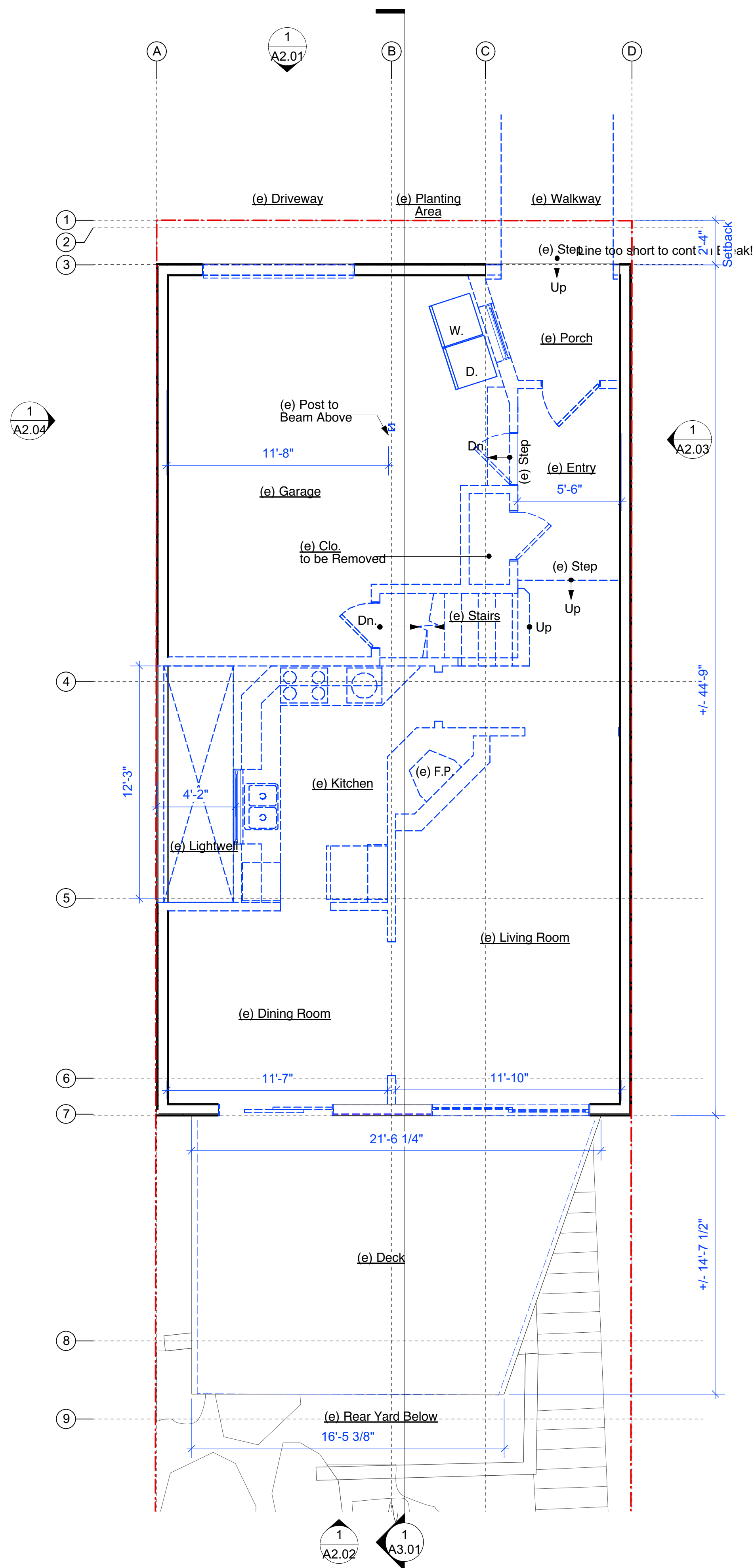
#### Electrical Plan Notes

- See lighting schedule for all fixture specifications, typ.
- All electrical convenience outlets shall have insulating gaskets.
- Provide & install smoke alarms as per 2010 CBC Section 907.2.10.1.2.
- All lighting shall comply with 2010 CEC Energy Efficiency Standards (Title 24, Part 6).
- GC shall coordinate locations of new framing members w/ light fixture layout, notify architect with any conflicts prior to install, typ.
- Verify all new lighting locations w/ architect/ owner prior to install.
- The quantity and locations of receptacles shall comply with the 6/12 rule as required by the 2010 California Electrical Code. GC to verify in field and provide additional receptacles as required.

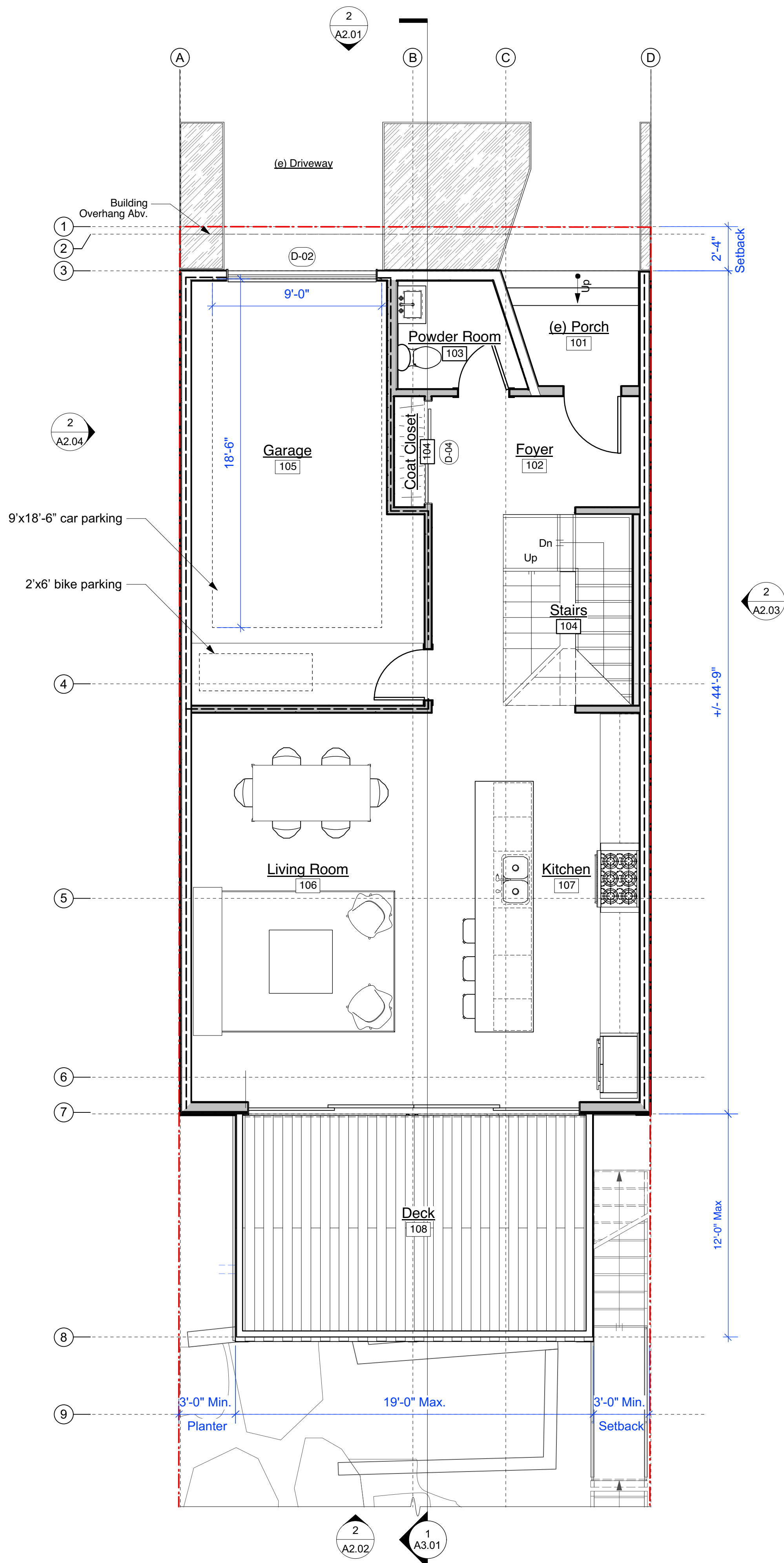
REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19







1 Existing First Floor  
Scale: 1/4" = 1'-0"



2 Proposed First Floor  
Scale: 1/4" = 1'-0"

#### Plan Legend

- (e) Wall To Be Removed
- (e) Wall To Remain
- Proposed Wall
- Proposed Fire Rated Wall
- Area of (N) Work
- 2-HR Rated Assembly
- 1-HR Rated Assembly

#### Electrical Symbols

- (n) Surface-mounted Wall Light
- (n) Recessed-downlight
- Exhaust Fan
- (n) Switch
- (n) Occupancy Sensor On Timer W/ Manual Override

#### Demo Plan Notes

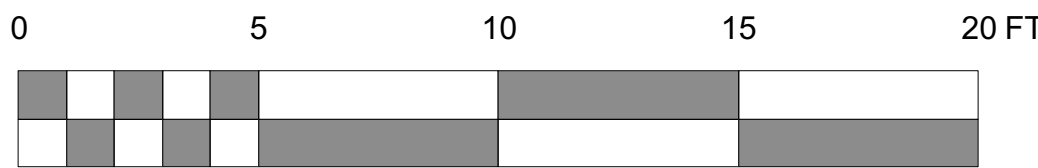
- Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
- Ensure full protection of all existing conditions to remain.
- GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
- All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
- Ensure all waste lines are kept free of debris.
- All electrical devices to be capped off as per CEC.
- All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
- Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
- Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

#### Floor Plan Notes

- All dims. are from finish face to finish wall surface.
- GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
- Provide recessed blocking for bath accessories, verify location w/ architect & owner.
- All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

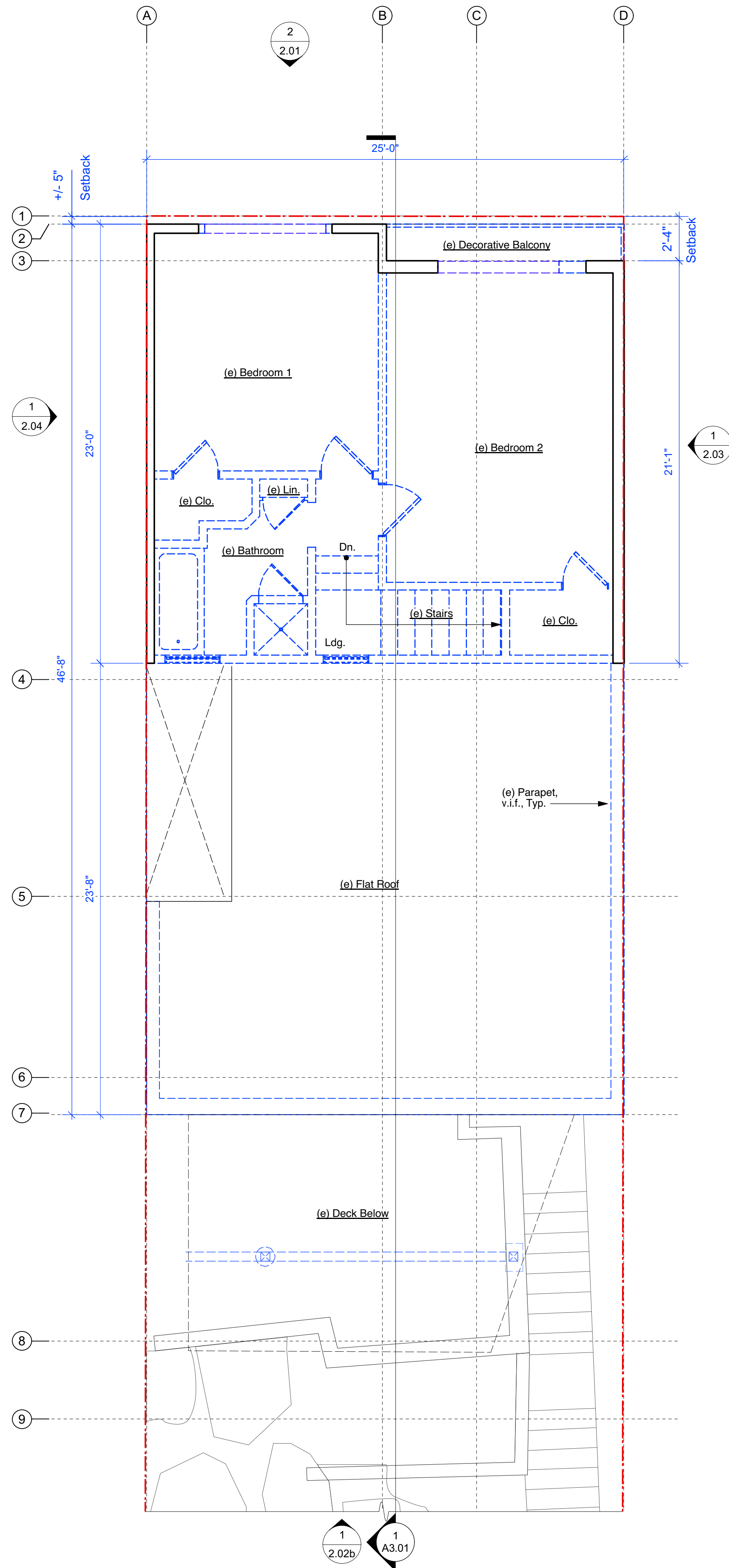
#### Electrical Plan Notes

- See lighting schedule for all fixture specifications, typ.
- All electrical convenience outlets shall have insulating gaskets.
- Provide & install smoke alarms as per 2010 CBC Section 907.2.10.1.2.
- All lighting shall comply with 2010 CEC Energy Efficiency Standards (Title 24, Part 6).
- GC shall coordinate locations of new framing members w/ light fixture layout, notify architect with any conflicts prior to install, typ.
- Verify all new lighting locations w/ architect/ owner prior to install.
- The quantity and locations of receptacles shall comply with the 6/12 rule as required by the 2010 California Electrical Code. GC to verify in field and provide additional receptacles as required.

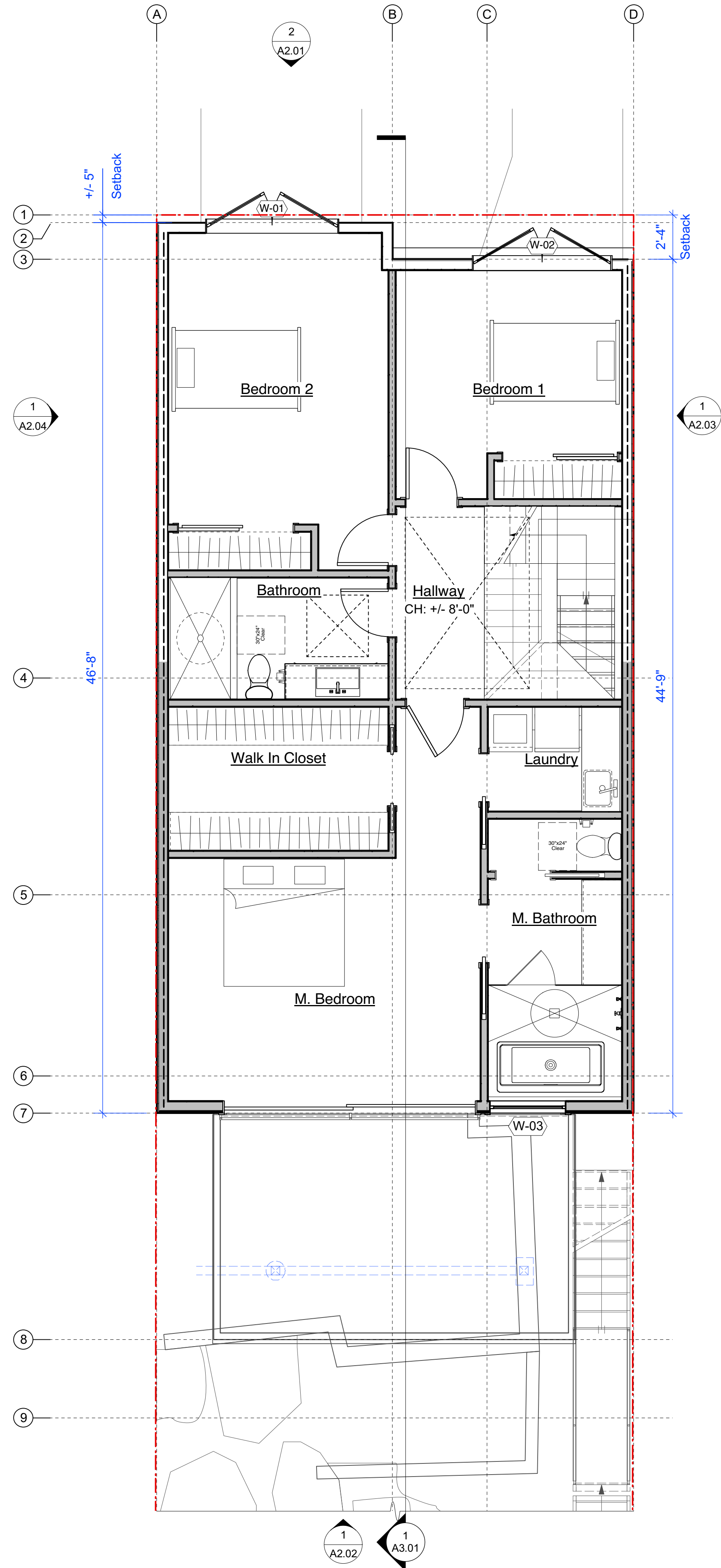


REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19





1 Existing Second Floor  
Scale: 1/4" = 1'-0"



2 Proposed Second Floor  
Scale: 1/4" = 1'-0"

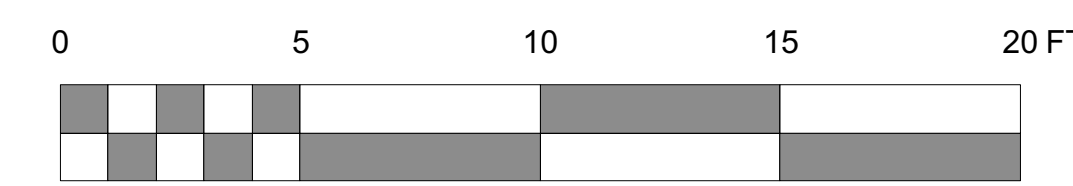
- Plan Legend**
- (e) Wall To Be Removed
  - (e) Wall To Remain
  - Proposed Wall
  - Proposed Fire Rated Wall
  - Area of (N) Work
  - 2-HR Rated Assembly
  - 1-HR Rated Assembly

- Electrical Symbols**
- (n) Surface-mounted Wall Light
  - (n) Recessed-downlight
  - Exhaust Fan
  - (n) Switch
  - (n) Occupancy Sensor On Timer W/ Manual Override

- Demo Plan Notes**
- Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
  - Ensure full protection of all existing conditions to remain.
  - GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
  - All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
  - Ensure all waste lines are kept free of debris.
  - All electrical devices to be capped off as per CEC.
  - All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
  - Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
  - Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

- Floor Plan Notes**
- All dims. are from finish face to finish wall surface.
  - GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
  - Provide recessed blocking for bath accessories, verify location w/ architect & owner.
  - All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

- Electrical Plan Notes**
- See lighting schedule for all fixture specifications, typ.
  - All electrical convenience outlets shall have insulating gaskets.
  - Provide & install smoke alarms as per 2010 CBC Section 907.2.10.1.2.
  - All lighting shall comply with 2010 CEC Energy Efficiency Standards (Title 24, Part 6).
  - GC shall coordinate locations of new framing members w/ light fixture layout, notify architect with any conflicts prior to install, typ.
  - Verify all new lighting locations w/ architect/ owner prior to install.
  - The quantity and locations of receptacles shall comply with the 6/12 rule as required by the 2010 California Electrical Code. GC to verify in field and provide additional receptacles as required.



**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

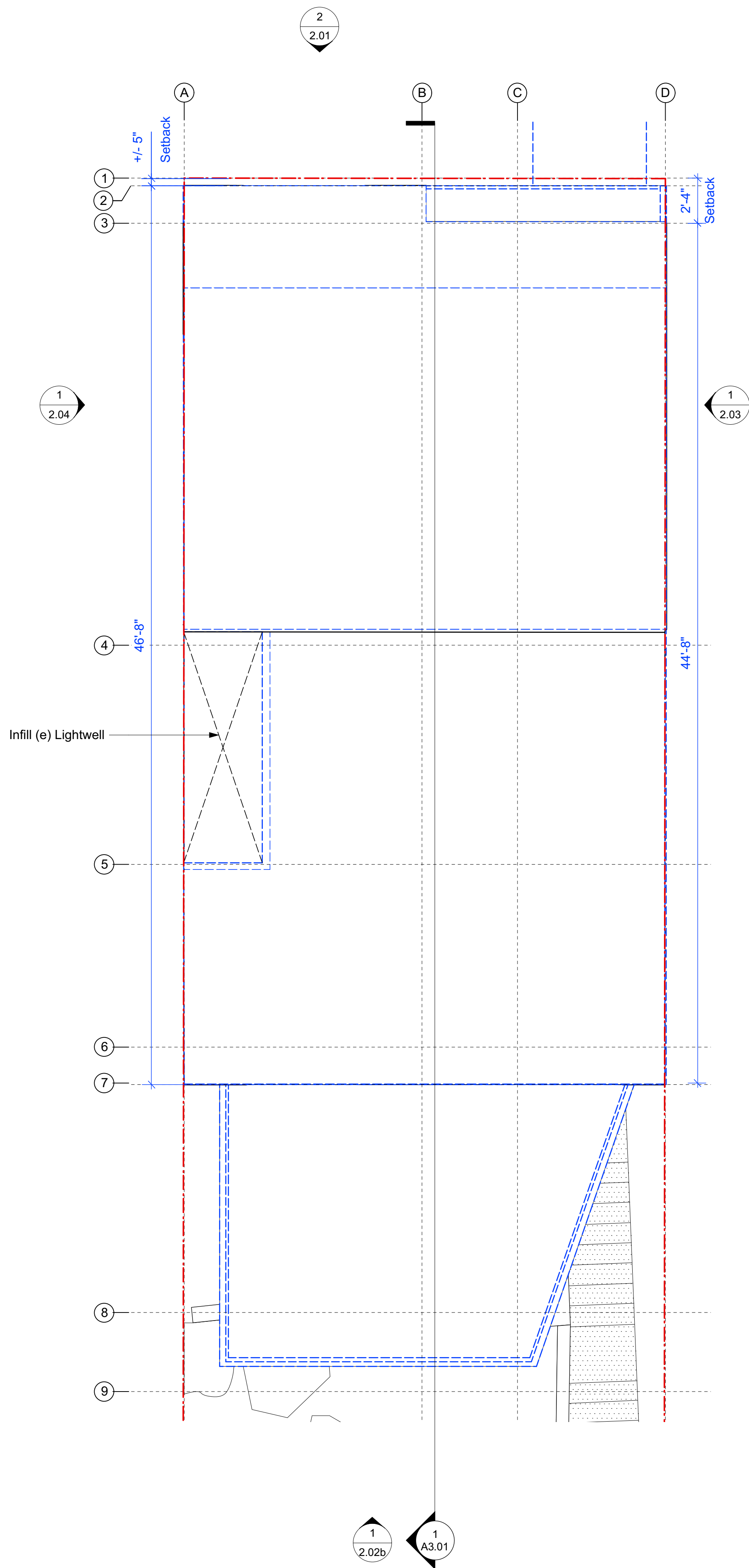
This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

**HOLLIS RESIDENCE**  
**Residential Renovation**  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

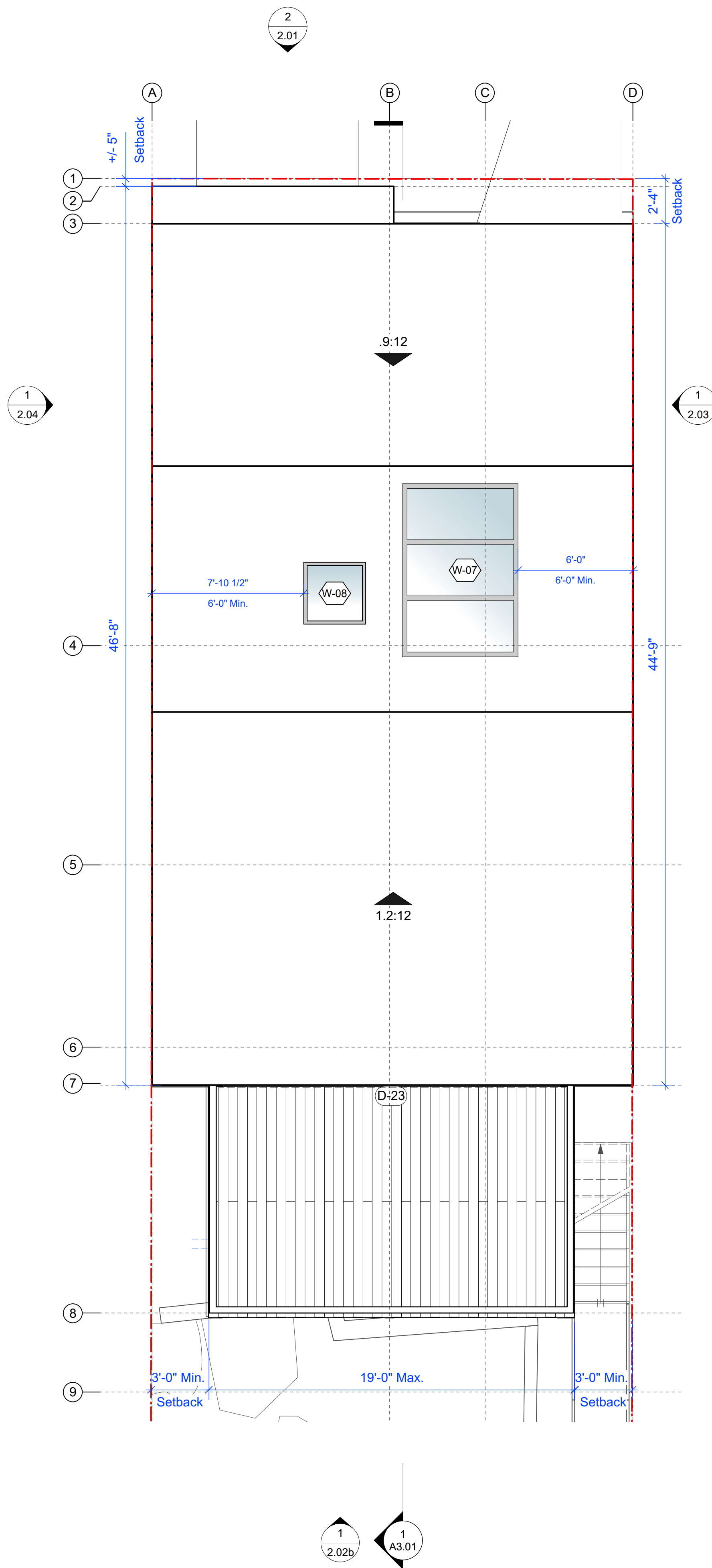
REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

(E) & (P) Second Floor Plans  
SHEET NO.:  
**A1.03**



1 Existing Roof Plan  
Scale: 1/4" = 1'-0"



2 Proposed Roof Plan  
Scale: 1/4" = 1'-0"

#### Plan Legend

- (e) Wall To Be Removed
- (e) Wall To Remain
- Proposed Wall
- Proposed Fire Rated Wall
- Area of (N) Work
- 2-HR Rated Assembly
- 1-HR Rated Assembly

#### Electrical Symbols

- (n) Surface-mounted Wall Light
- (n) Recessed-downlight
- Exhaust Fan
- (n) Switch
- (n) Occupancy Sensor On Timer W/ Manual Override

#### Demo Plan Notes

- Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
- Ensure full protection of all existing conditions to remain.
- GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
- All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
- Ensure all waste lines are kept free of debris.
- All electrical devices to be capped off as per CEC.
- All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
- Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
- Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

#### Floor Plan Notes

- All dims. are from finish face to finish wall surface.
- GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
- Provide recessed blocking for bath accessories, verify location w/ architect & owner.
- All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

#### Electrical Plan Notes

- See lighting schedule for all fixture specifications, typ.
- All electrical convenience outlets shall have insulating gaskets.
- Provide & install smoke alarms as per 2010 CBC Section 907.2.10.1.2.
- All lighting shall comply with 2010 CEC Energy Efficiency Standards (Title 24, Part 6).
- GC shall coordinate locations of new framing members w/ light fixture layout, notify architect with any conflicts prior to install, typ.
- Verify all new lighting locations w/ architect/ owner prior to install.
- The quantity and locations of receptacles shall comply with the 6/12 rule as required by the 2010 California Electrical Code. GC to verify in field and provide additional receptacles as required.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

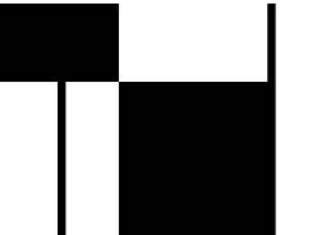
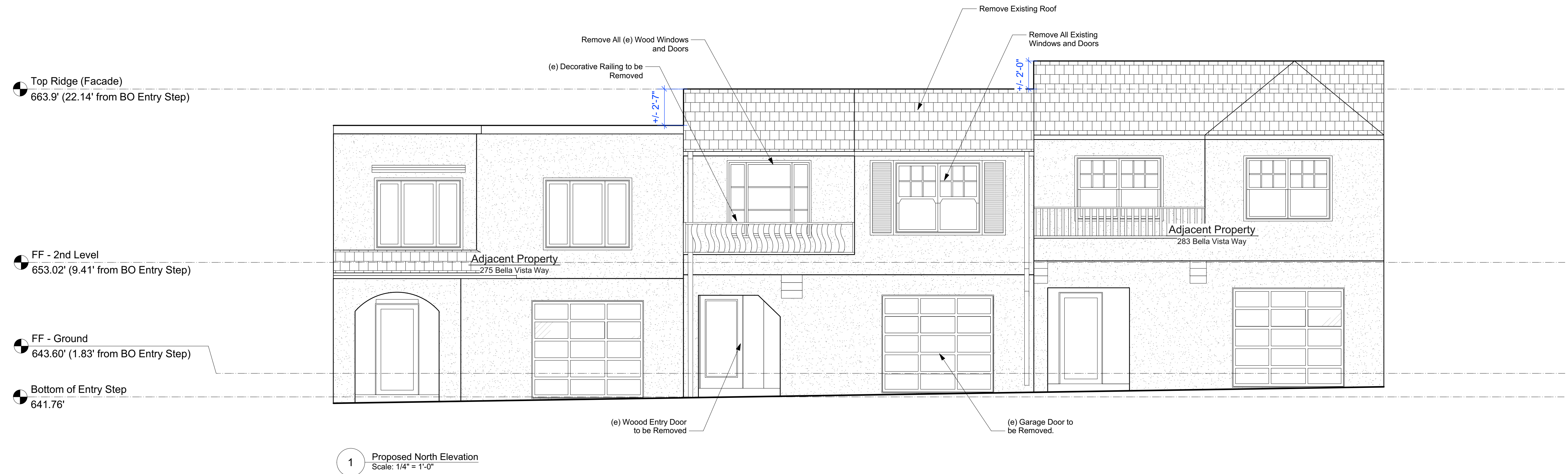
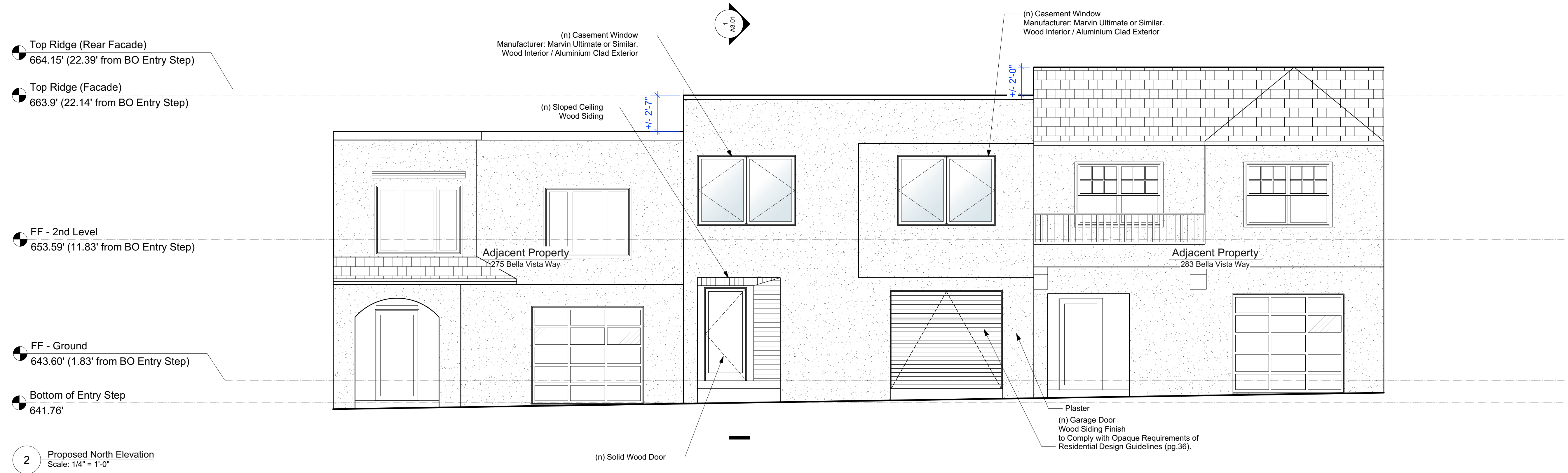
Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

(E) & (P) Roof  
Plans

SHEET NO.:  
**A1.04**







**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

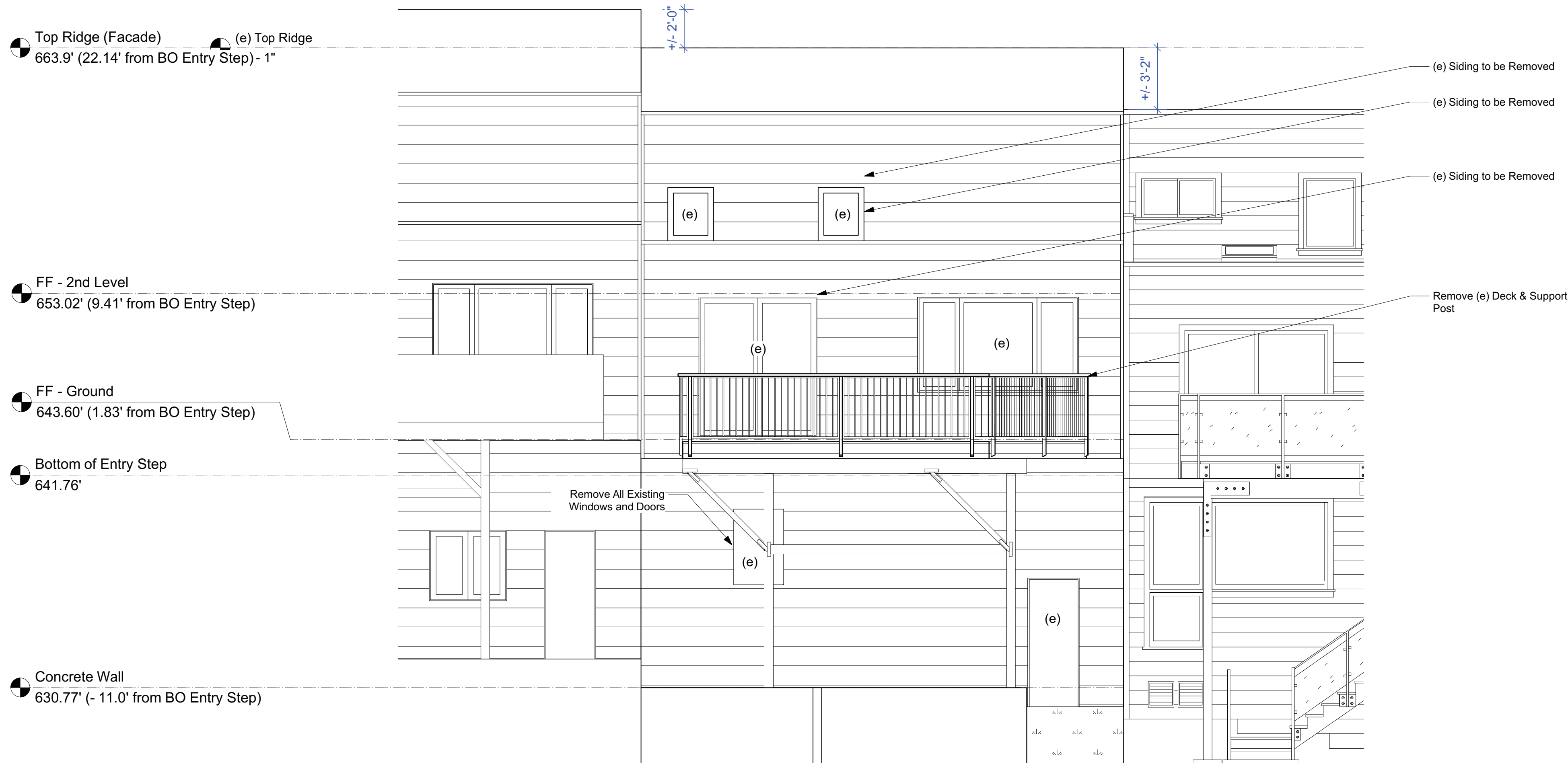
REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

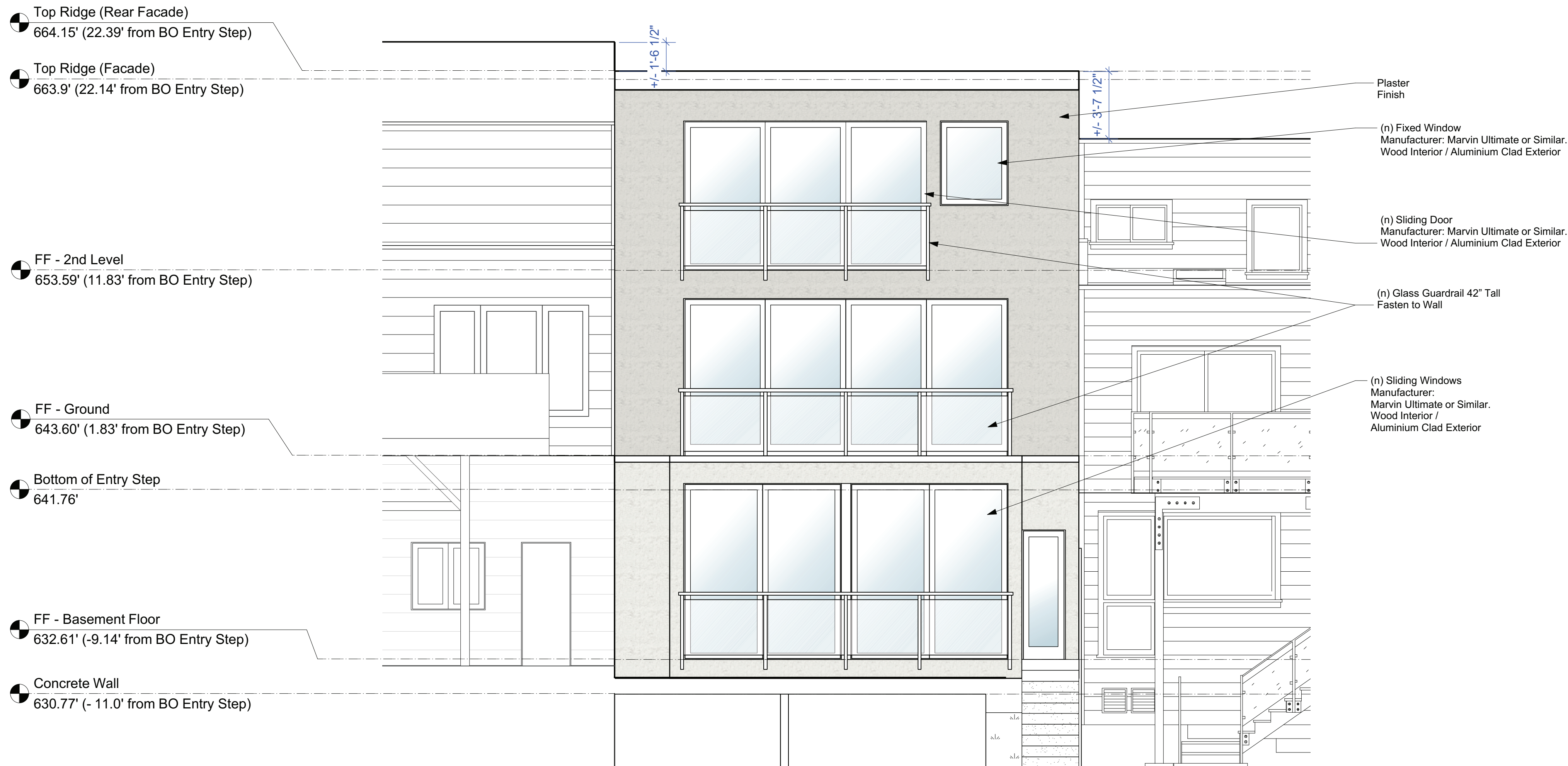
(E) & (P) North Elevations  
SHEET NO.:

**A2.01**

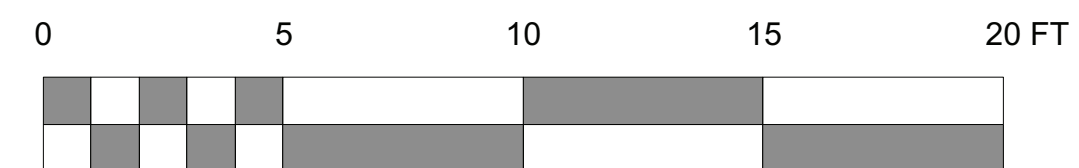




1 Existing South Elevation  
Scale: 1/4" = 1'-0"



2 Proposed South Elevation  
Scale: 1/4" = 1'-0"



**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

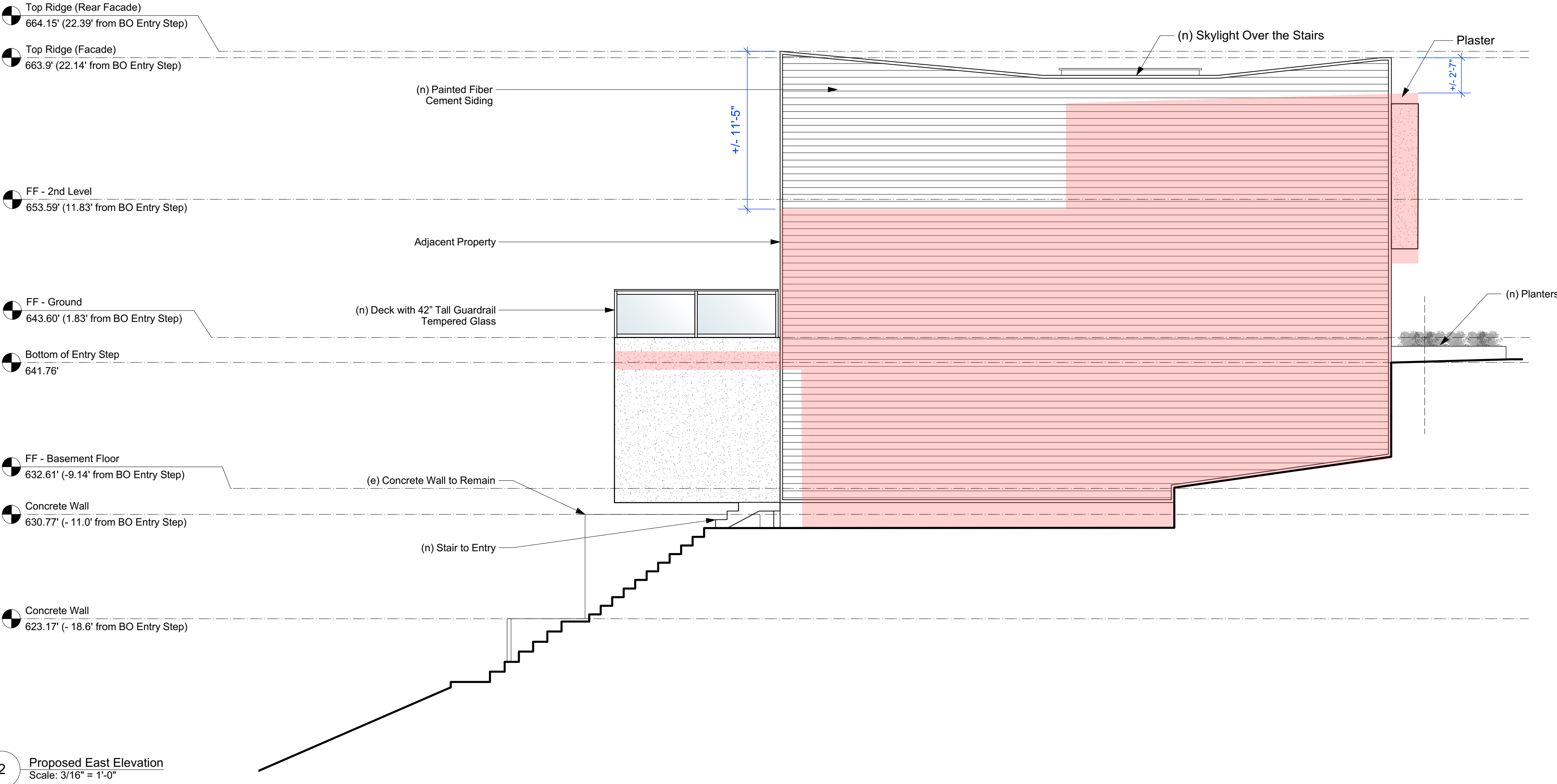
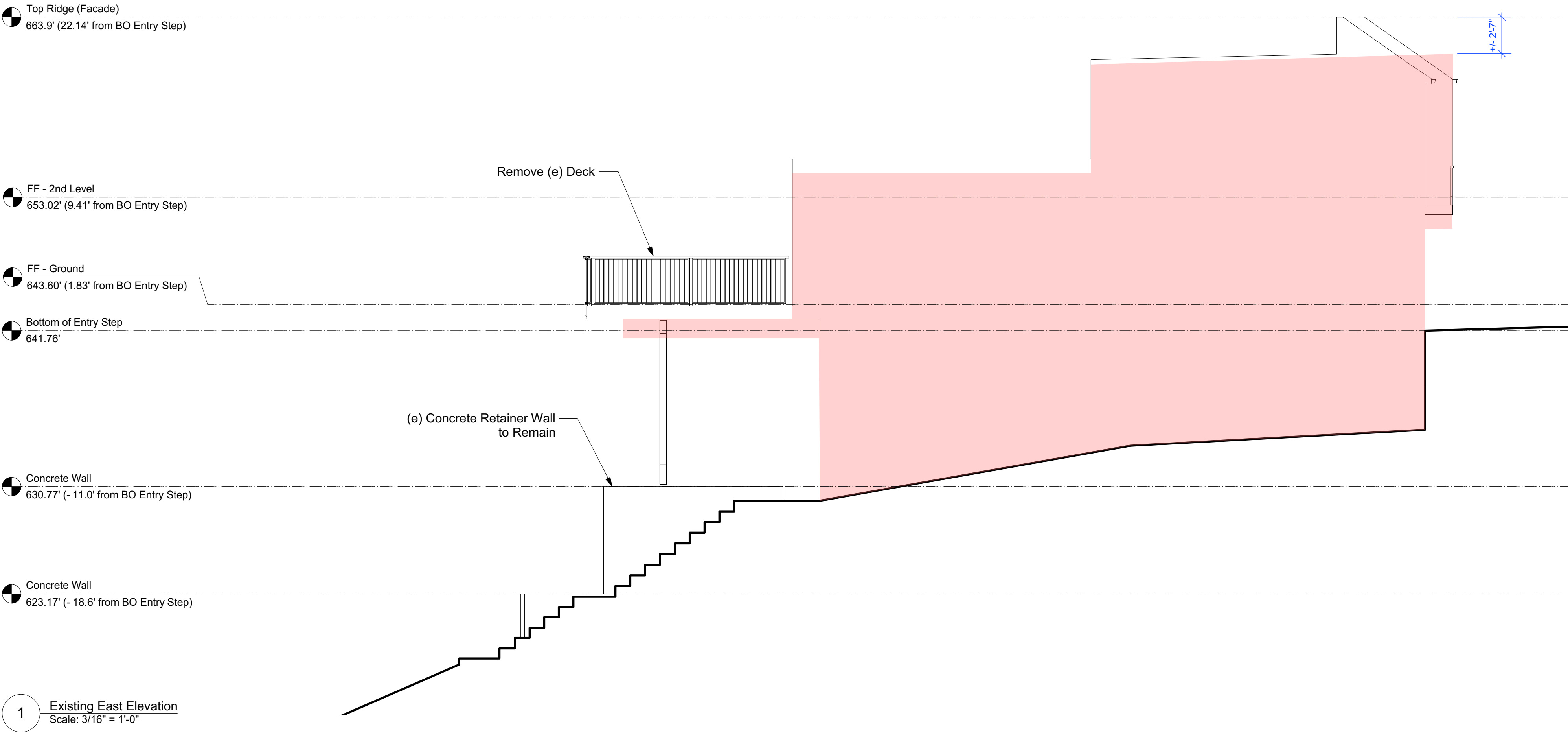
REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

(E) & (P) South Elevations

SHEET NO.:

**A2.02**



**LEGEND:**

Existing Building

Proposed Addition

**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

**LICENSED ARCHITECT**  
MATT HOLLIS  
1-28294  
RENEWAL DATE: 06 / 30 /2019  
STATE OF CALIFORNIA

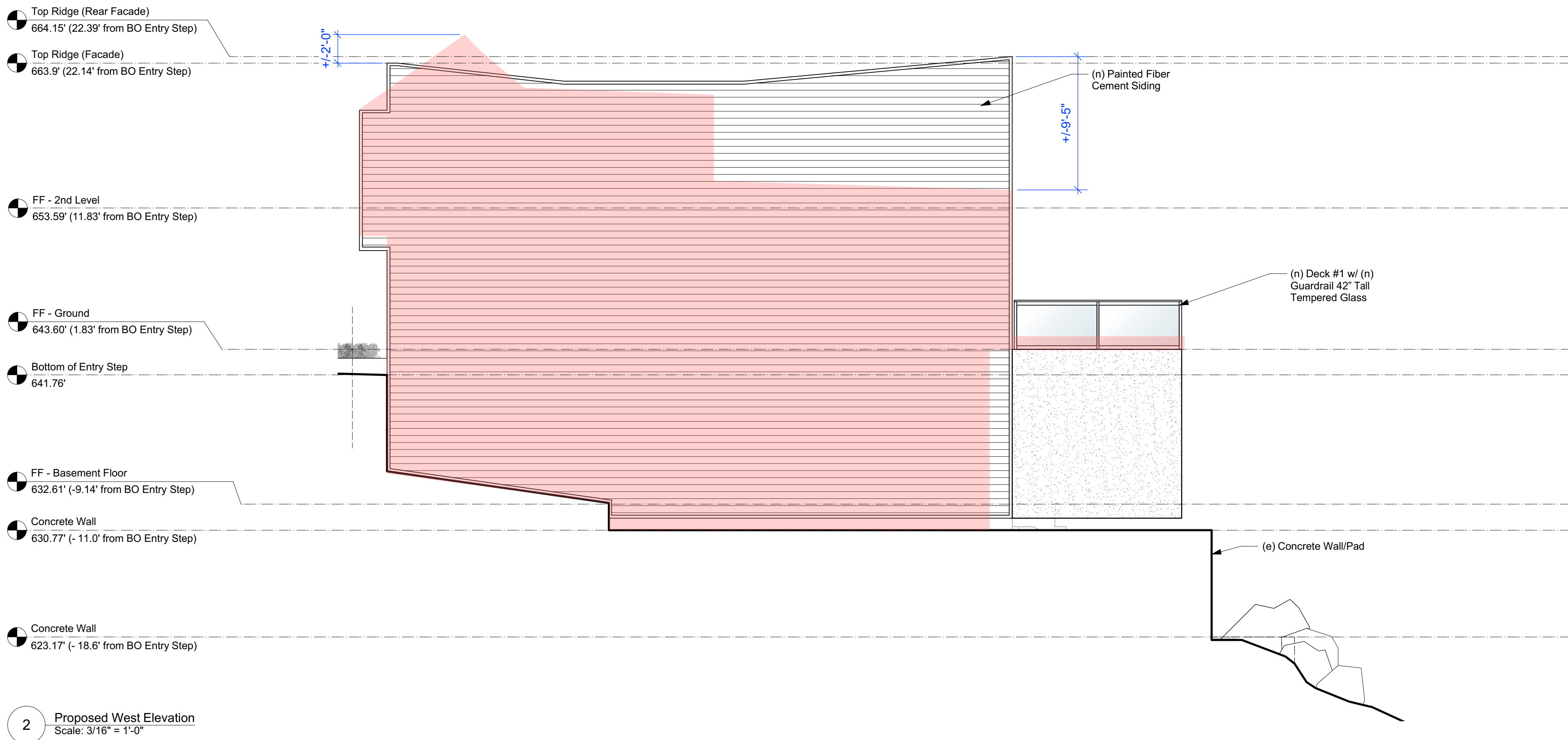
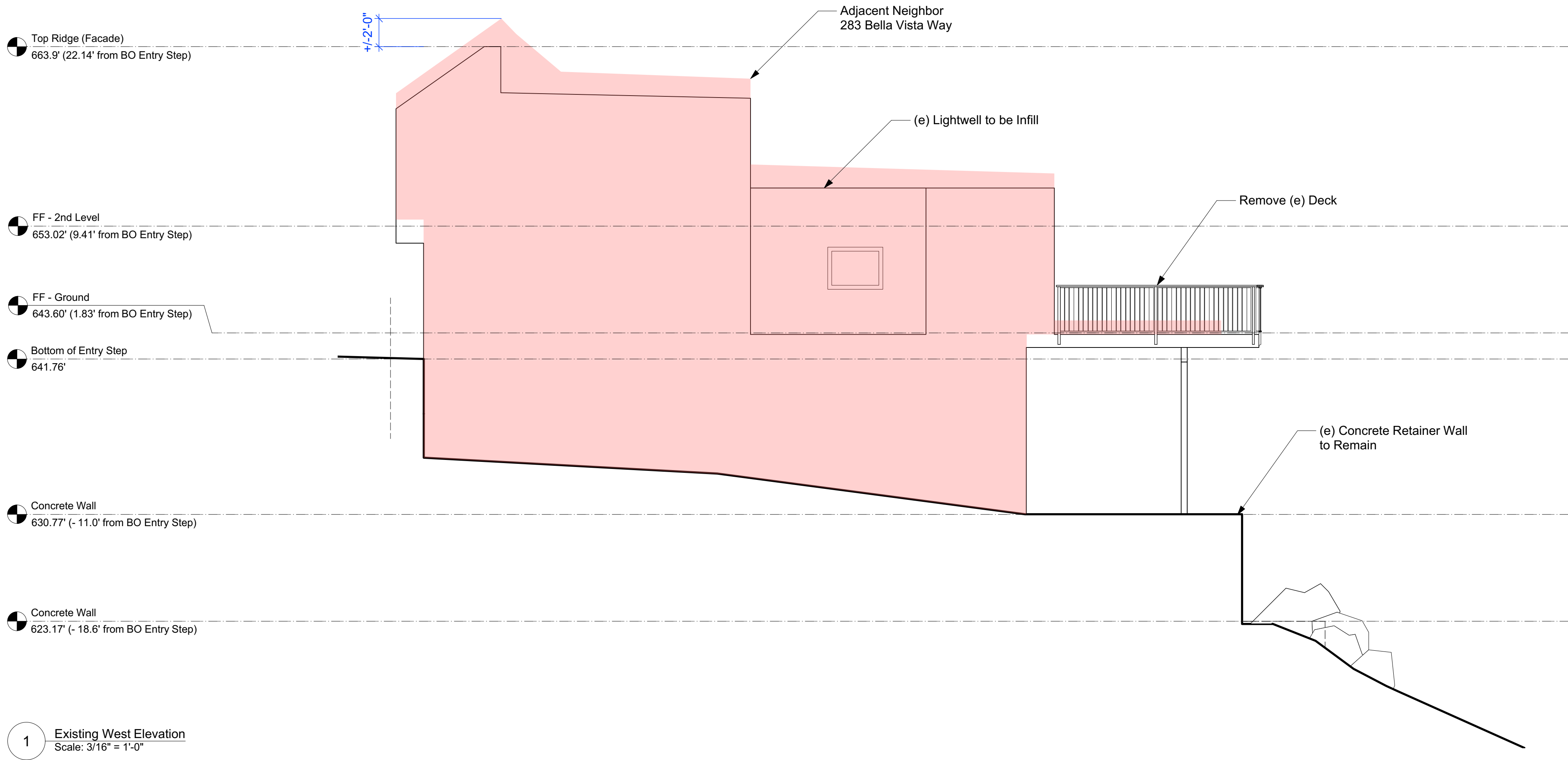
**HOLLIS RESIDENCE**  
**Residential Renovation**  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
DR Response	03.01.19

Date:	03.01.19
Drawn By:	DC
Project No.:	1426
Scale:	As Noted

(E) & (P) West  
Elevation  
SHEET NO.:  
**A2.03**





LEGEND:

- Existing Building
- Proposed Addition



**MH ARCHITECTS**  
2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
**279 Bella Vista Way**  
**San Francisco, CA**  
**Block/ Lot: 2998/021**

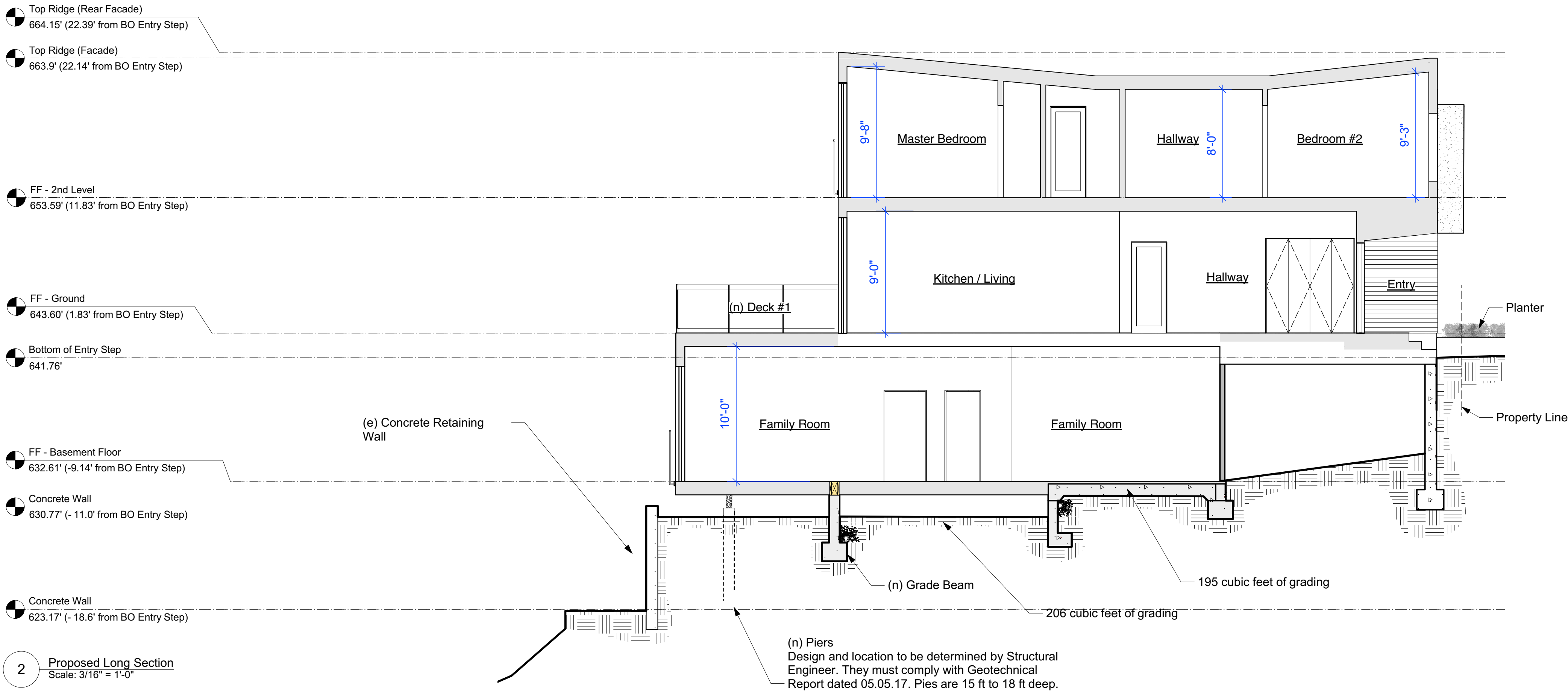
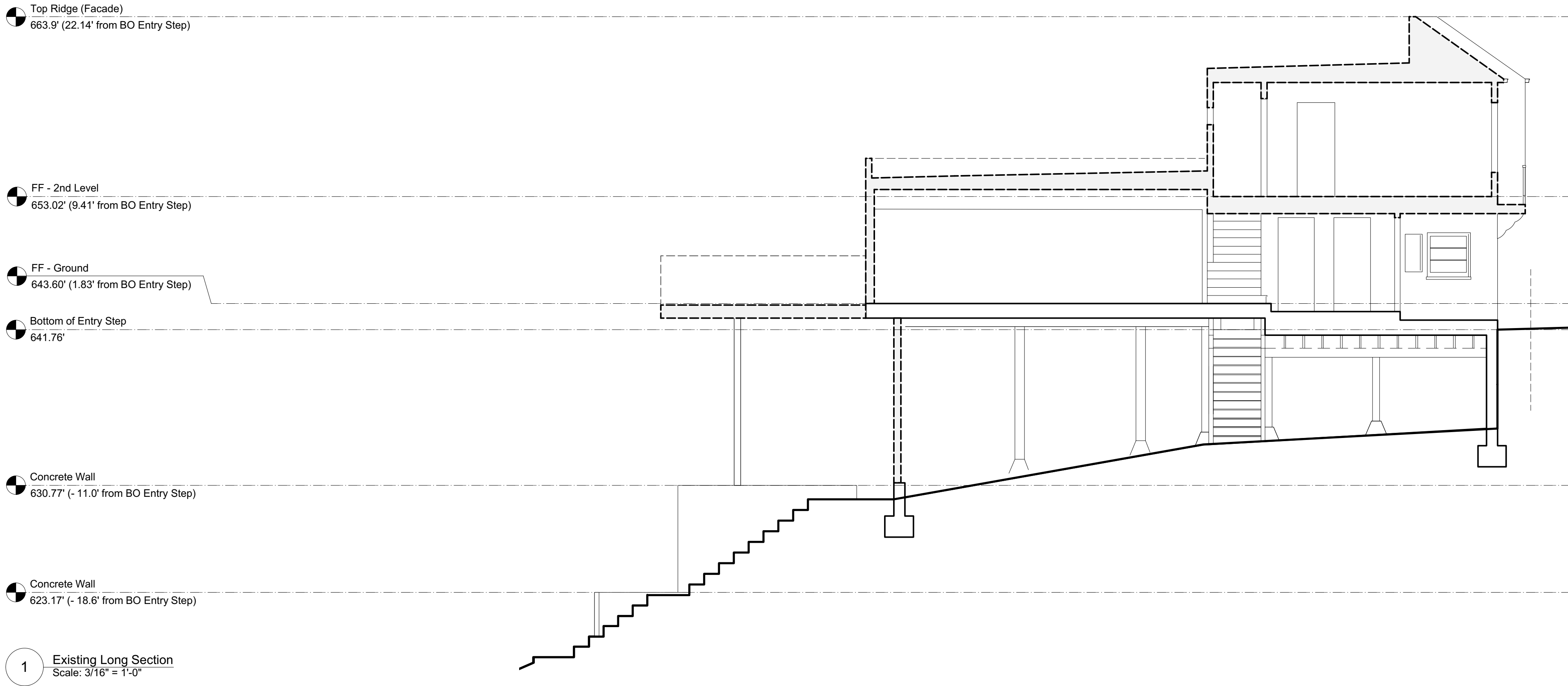
REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

(E) & (P) East  
Elevation

SHEET NO.:

**A2.04**



**MH ARCHITECTS**

2325 3rd st. studio 224  
san francisco, ca 94107  
matthollis.com  
t | 415 977 0194  
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**HOLLIS RESIDENCE**  
**Residential Renovation**  
279 Bella Vista Way  
San Francisco, CA  
Block/ Lot: 2998/021

REV:	DATE:
1 Site Plan Revisions	03.27.16
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
DR Response	03.01.19

Date: 03.01.19  
Drawn By: DC  
Project No.: 1426  
Scale: As Noted

(E) Longitudinal  
Section

SHEET NO.:

**A3.01**





**Proposed and Existing Building**  
Front Elevation



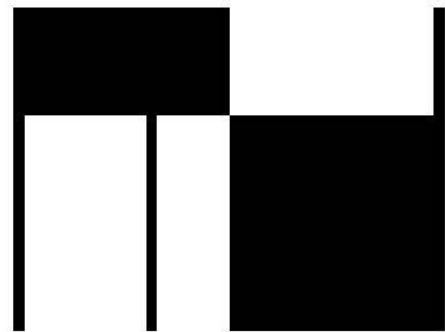


**Proposed and Existing Building**  
Front Elevation





**Proposed and Existing Building**  
Front Elevation



**MH ARCHITECTS**  
2325 3rd st. studio 426  
san francisco, ca 94107  
info@matthollis.com  
matthollis.com  
415 977 0194



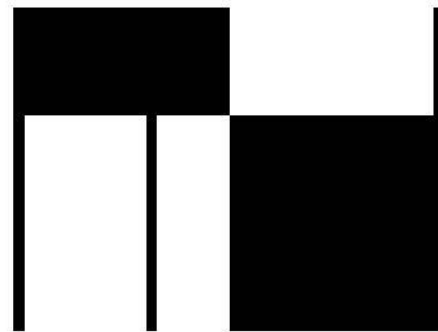


**Proposed and Existing Building**  
Front Elevation





**Proposed and Existing Building**  
 Shadow Study  
 June 21st, 9:00 AM



**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194





**Proposed and Existing Building**  
Shadow Study  
June 21st, 3:00 PM

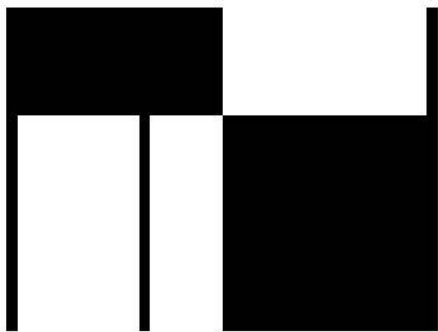


**MH ARCHITECTS**  
2325 3rd st. studio 426  
san francisco, ca 94107  
info@matthollis.com  
matthollis.com  
415 977 0194





**Proposed and Existing Building**  
 Shadow Study  
 December 21st, 9:00 AM

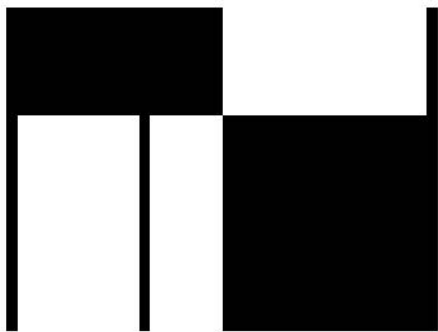


**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194





**Proposed and Existing Building**  
Shadow Study  
December 21st, 3:00 PM



**MH ARCHITECTS**  
2325 3rd st. studio 426  
san francisco, ca 94107  
info@matthollis.com  
matthollis.com  
415 977 0194