



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 19, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 12, 2017
Case No.: **2016-011777DRP-02**
Project Address: **100 GATES STREET**
Permit Application: 2016.08.05.4359
Zoning: RH-1 (Residential House, One-Family) Zoning District
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5650/001
Project Sponsor: Peter Liang, Blue Truck
1890 Bryant Street # 314
San Francisco, CA 94110
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The existing two-story single-family dwelling is on an upsloping lot with a cross lateral slope along Gates Street and abutting Powhattan Avenue. The proposal is for a vertical and horizontal rear addition to permit an interior remodel with a renovated kitchen, bathrooms, new roof deck and exterior alterations including: new windows and new siding. A rear horizontal cantilevered addition of approximately 7 feet is proposed on the third floor and a new third floor measuring approximately 10 feet 4 inches above the existing second floor. The third floor is setback from the front building wall from 7 feet 8 1/4 inches at the north property line and further back to approximately 16 feet 3 1/4 inches to the south property line.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 100 Gates Street, on the west side of Gates Street between Powhattan Avenue and Eugenia Avenue; Lot 001 in Assessor's Block 5650 in an RH-1 (Residential-House, One-Family) Zoning District and a 40-X Height and Bulk District as well as within the Bernal Heights Special Use District. The subject lot is approximately 1,750 square feet (25 feet wide and 70 feet deep) and is developed with a two-story, single-family dwelling.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Bernal Heights Neighborhood. The surrounding neighborhood consists of a mix of two to three-story single-family dwellings. The surrounding zoning is RH-1 (Residential-House, One-Family), NC-2 (Neighborhood Commercial, Small Scale), and P (Public) Zoning District.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 6, 2017 – July 6, 2017	July 03, 2017	October 19, 2017	106 days
311 Notice	30 days	June 6, 2017 – July 6, 2017	July 11, 2017	October 19, 2017	99 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 9, 2017	October 6, 2017	13 days
Mailed Notice	10 days	October 9, 2017	October 6, 2017	13 days

PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

The 2016-011777DRP was filed by Eddie Posada of 98 Gates Street, a neighbor directly across the street, Powhattan Avenue. The DR Requestors' property, constructed in 1909, is a two-story-over-basement, single-family dwelling located on a lot with a width of 25 feet and depth of 70 feet.

The 2016-011777DRP-02 was filed by Mark Brecke of 103 Ellsworth Street, an adjacent neighbor. The DR Requestors' property, constructed in 1914, is a two-story-over-basement, single-family dwelling located on a lot with a width of 25 feet and depth of 70 feet.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application 2016-011777DRP*, dated July 3, 2017.

See attached *Discretionary Review Application 2016-011777DRP-02*, dated July 11, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Responses to Discretionary Review Applications 2016-011777DRP and 2016-011777DRP-02*, received on July 19, 2017.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The Residential Design Advisory Team deemed the project complies with the Residential Design Guidelines for the Discretionary Review concerns. To further enhance compliance with the guidelines that asks projects to “relate the proportion and size of windows to that of existing building in the neighborhood” (page 45), provide shutters and/or other scale defining features that help articulate the façade and add pedestrian scale.

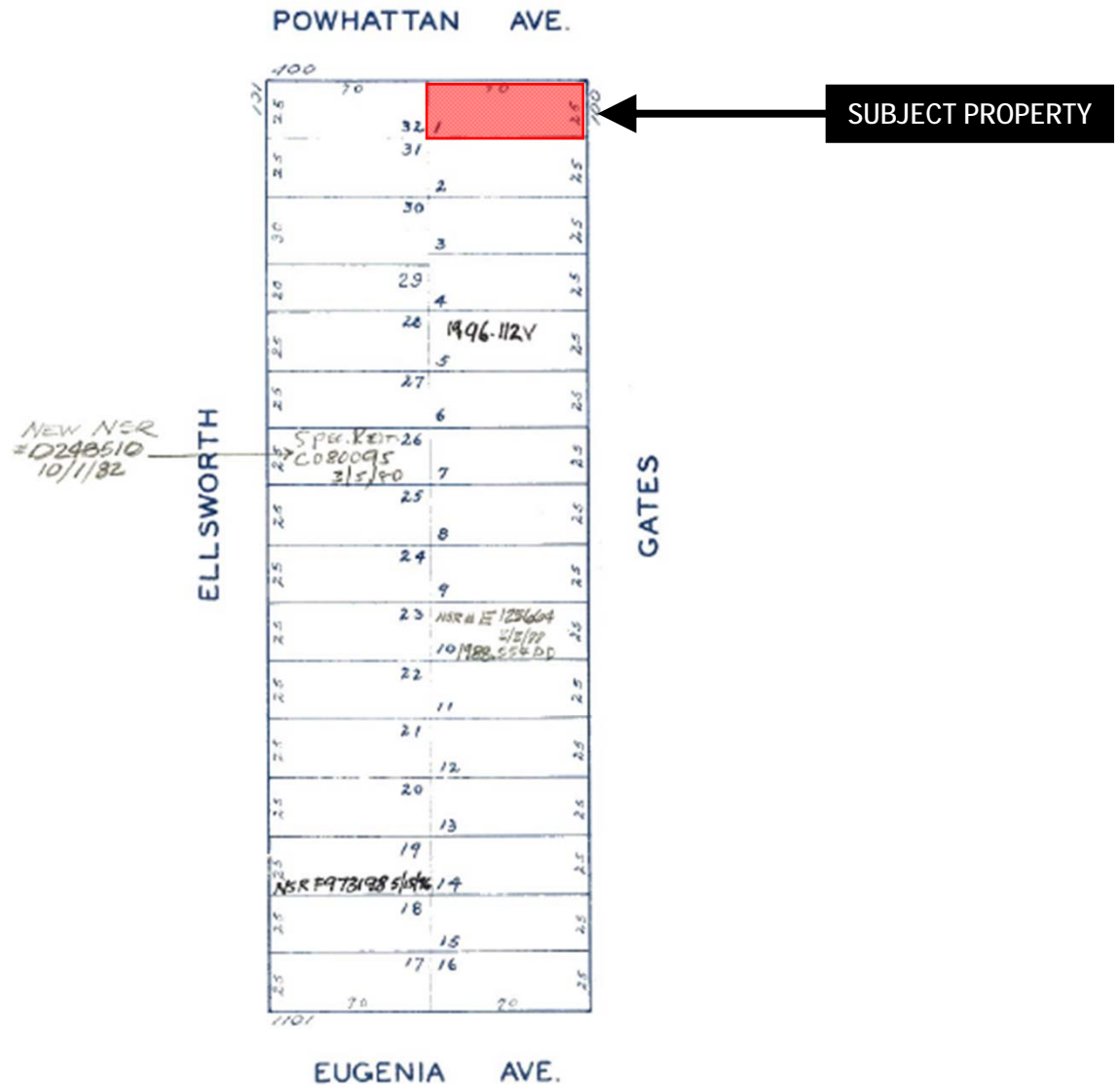
Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

Parcel Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Site Photographs
Section 311 Neighborhood Notification
DR Application 2016-011777DRP
DR Application 2016-011777DRP-02
Responses to DR Applications received on July 19, 2017
Reduced 311 Neighborhood Notification Plans
Environmental Evaluation/Historic Resource Evaluation

Parcel Map



Sanborn Map*

SUBJECT PROPERTY

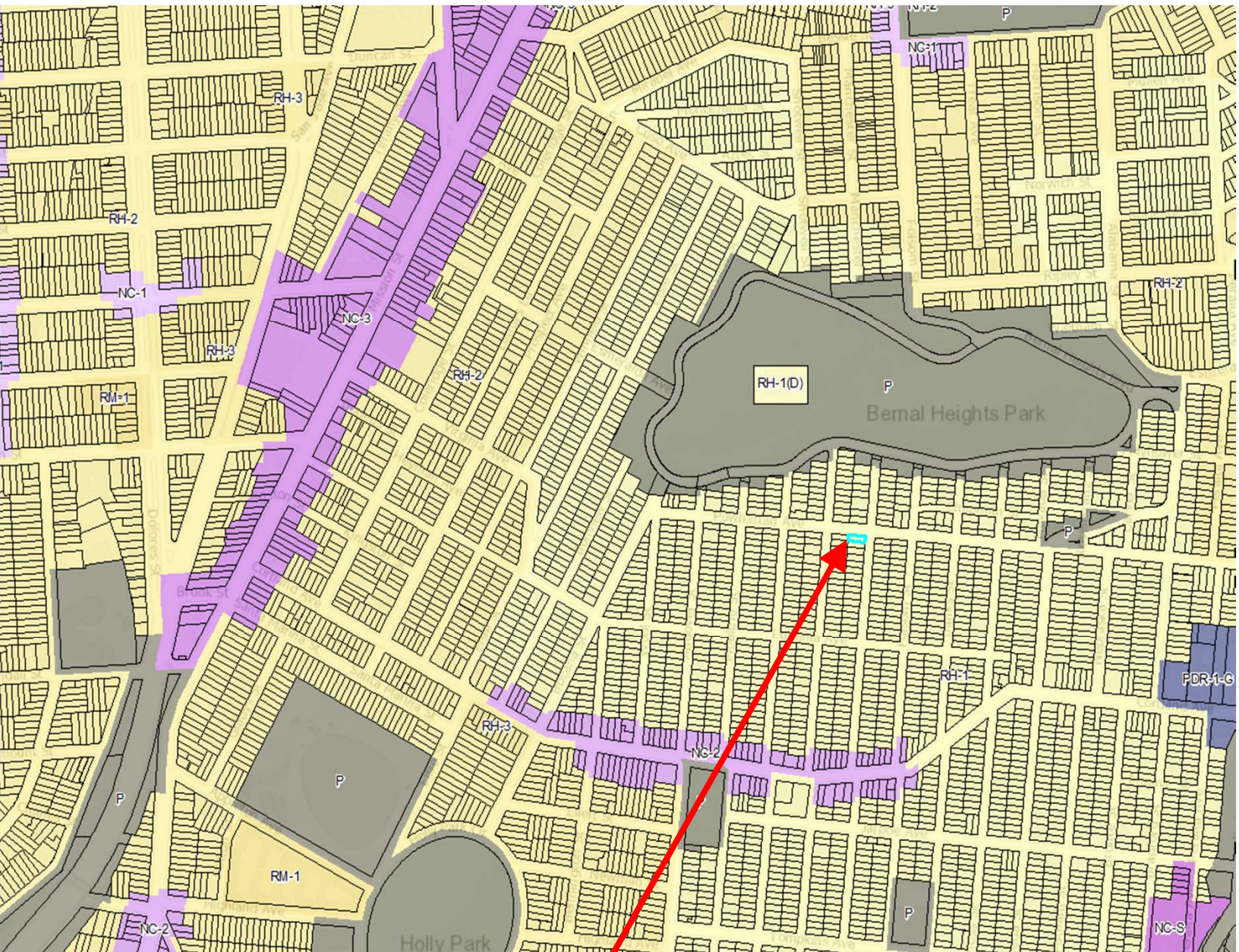


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
October 19, 2017
Case Number 2016-011777DRP & DRP-02
100 Gates Street

Zoning Map



SUBJECT PROPERTY



Height and Bulk Map

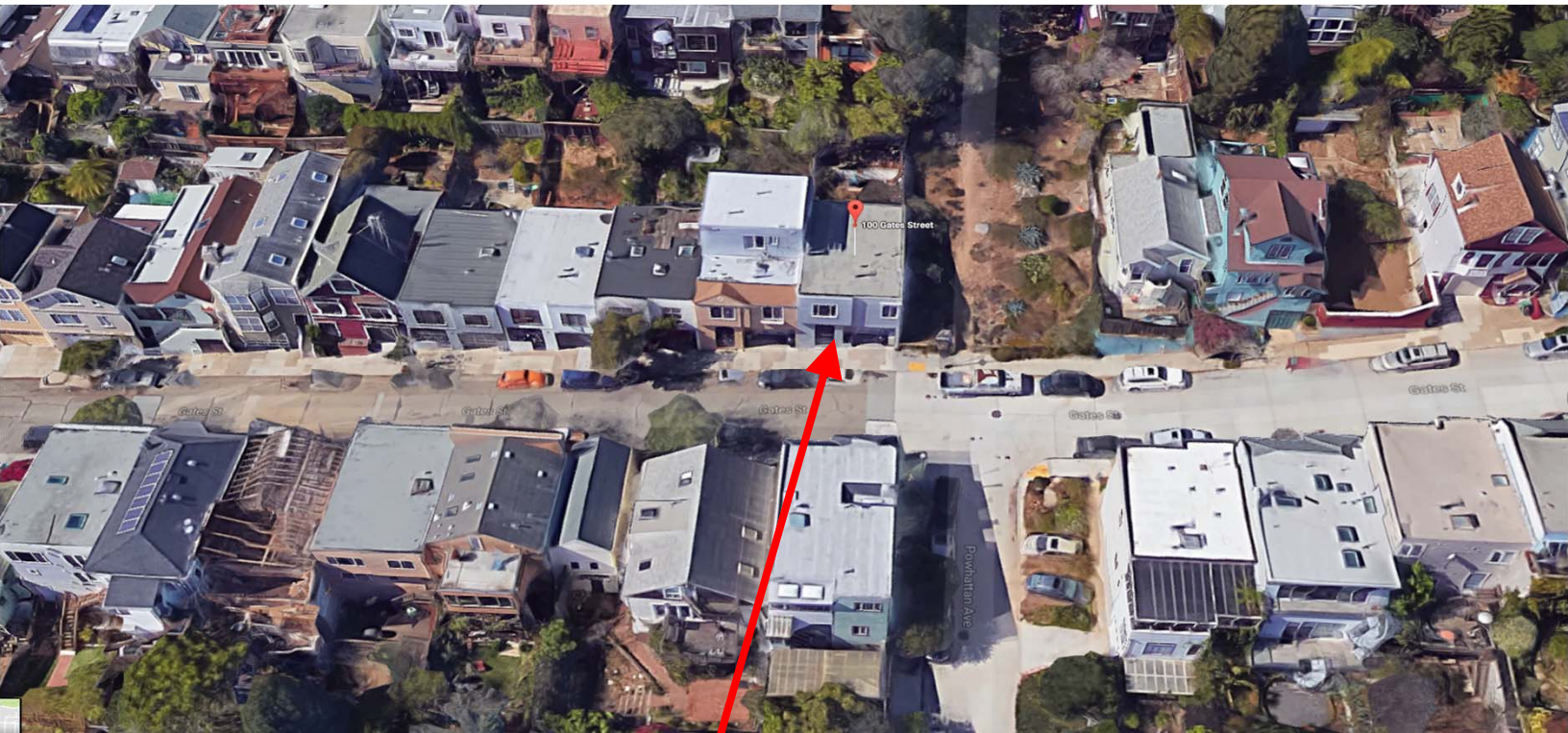


SUBJECT PROPERTY



Discretionary Review Hearing
October 19, 2017
Case Number 2016-011777DRP & DRP-02
100 Gates Street

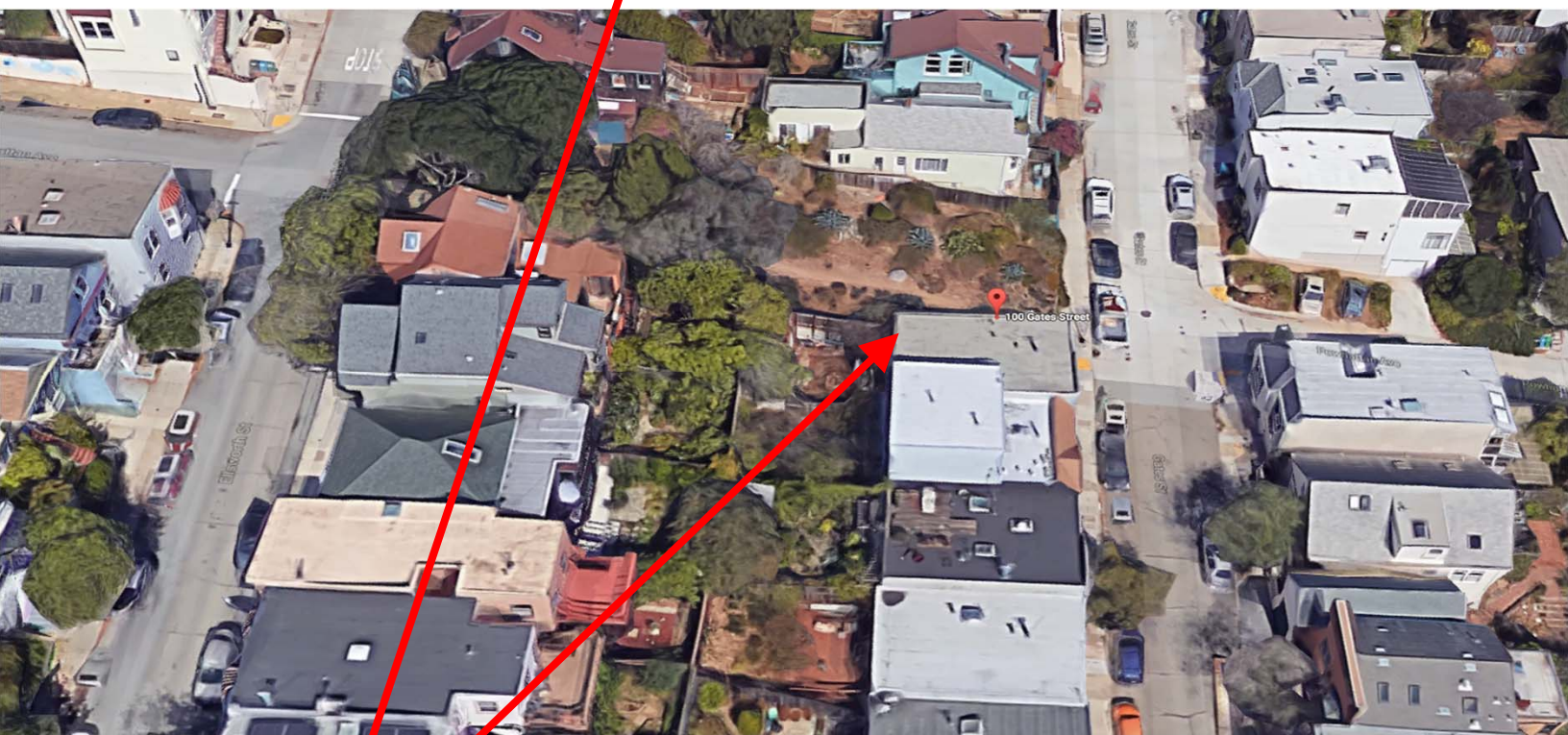
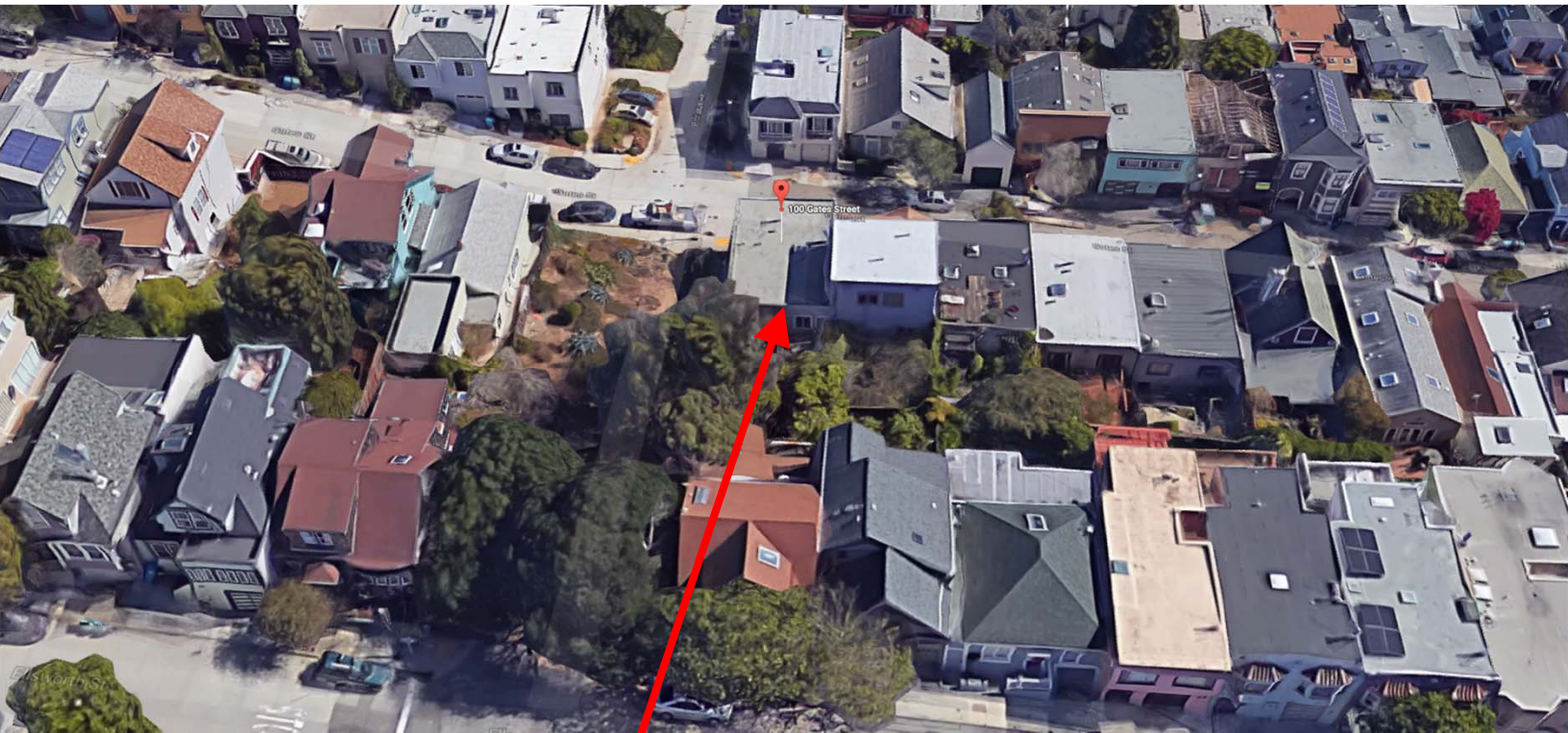
Aerial Photographs



SUBJECT PROPERTY

Discretionary Review Hearing
October 19, 2017
Case Number 2016-011777DRP & DRP-02
100 Gates Street

Aerial Photographs



SUBJECT PROPERTY

Discretionary Review Hearing
October 19, 2017
Case Number 2016-011777DRP & DRP-02
100 Gates Street

Site Photographs



SUBJECT PROPERTY

Discretionary Review Hearing
October 19, 2017
Case Number 2016-011777DRP & DRP-02
100 Gates Street

Site Photographs



SUBJECT PROPERTY

311 Neighborhood Notification



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 5, 2017**, the Applicant named below filed Building Permit Application No. **2016.0805.4359** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	100 Gates Street	Applicant:	Peter Liang
Cross Street(s):	Powhattan and Eugenia Avenue	Address:	1890 Bryant Street #314
Block/Lot No.:	5650/001	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 886-0986
Record No.:	2016-011777PRJ	Email:	peter@bluetruckstudio.com

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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	11"	No Change
Side Setbacks	None	No Change
Building Depth	36'-2"	43'-2"
Rear Yard	32'-11"	25'-11"
Building Height	23'-4"	31'-10"
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is for a vertical addition, rear addition and interior remodel of a two-story single-family residence. The proposed work includes interior alterations as well as exterior alterations: new façade, roof deck, window replacements and new siding.</p>		
<p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Esmeralda Jardines
Telephone: (415) 575-9144
E-mail: esmeralda.jardines@sfgov.org

Notice Date: 6/6/17
Expiration Date: 7/6/17

GENERAL INFORMATION ABOUT PROCEDURES

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

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Discretionary Review Applications: 2016-011777DRP & DRP-02

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Mark Brecke		
DR APPLICANT'S ADDRESS: 103 Ellsworth Street San Francisco	ZIP CODE: 94110	TELEPHONE: (650) 766-5313
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Julian Schuchard and Meble Tin		
ADDRESS: 100 Gates Street San Francisco	ZIP CODE: 94110	TELEPHONE: (408) 802-8078
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: balkins@hotmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 100 Gates Street San Francisco CA		ZIP CODE: 94110
CROSS STREETS: Gates + Powhattan		
ASSESSORS BLOCK/LOT: 5650 / 001	LOT DIMENSIONS: 25'x70'	LOT AREA (SQ FT): 1750
ZONING DISTRICT: RH-1/40-X		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

 Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

 Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☐
Present or Previous Use: **Residential**Proposed Use: **Residential**Building Permit Application No. **2016.0805.4359**Date Filed: **8/5/16**

4. Actions Prior to a Discretionary Review Request

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

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

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

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

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

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

NOTES:

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

For Department Use Only

Application received by Planning Department:

By: M. Corrette

Date:

RECEIVED

JUL 03 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.L.



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Changes Made to the Project as a Result of the Mediation

We had a mediation meeting with Nate Allbee in Supervisor Ronin's office on Wednesday June 28th, 2017. We want to work with owners and developer, and hope that they will accept some modifications. The owners are still reviewing the proposed three modifications:

- Along the rear side of the proposed 3rd level, we ask for smaller windows with translucent glass or obscure glazing for privacy issues.
- We ask for the cantilever/overhang to be reduced and flush with the existing rear exterior of the building.
- We request to reduce the width of the 3rd floor addition by 5' from the north side. This will allow for continued natural light exposure into our backyard and photography studio.

We hope that we can work this out and if they accept, we are willing to support the proposed plan with some modifications. We are not opposed to the vertical addition.

Discretionary Review Request Questions

1. The exceptional circumstances are that the planned project doesn't meet the parking requirement. The 3rd floor addition is over 700 sqft and therefore requires 1 additional parking space. Where is this in the plan? If anything, 10' is being taken from the garage in the proposed plan.

The existing and proposed building height listed are different on the pre-application form, planning department and architect's documents.

In one comparison, there is a 2'-2" discrepancy – the cantilevers vertical addition (overhang/extension off the backside) extends 7'-0" towards our property blocking natural light and view. The computer render does not show accurate representation.

We don't know the impact this will have on the back living space for there was no story poles put up or orange curtain indicating the proposed.

There were no aerial photos of neighbors. We do not know the effect on back neighbors' properties including mine.

2. The project causes unreasonable impacts at the 3rd floor by encroaching visually towards/into 103 Ellsworth backyard which mutually affects privacy/natural light.
3. Add on a first level and not 3rd floor cantilever (reduce tub size). Flip location of closets with master bath and reduce master bedroom length by 2'? The 7'-0" cantilever overhang projection is almost all the shower (is this shower 6' x 6'?).

For their existing garage, they will be using 10' for a bedroom reducing from 2 to 1 car parking with its own entrance? Is this a separate 2nd unit? It is only missing a kitchen. Bernal Heights is becoming very congested for parking to the point that the City may implement residential stickers.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

THE EXCEPTIONAL CIRCUMSTANCES ARE THAT THE PROPOSED PROJECT
WAS NOT DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE RESIDENTIAL DESIGN
GUIDELINES. THE PROJECT IS A 102' X 102' LOT WITH A 102' X 102' FOOTPRINT.
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2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

THE PROJECT CAUSES UNREASONABLE IMPACTS AT 102' X 102' LOT.
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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?

THE PROJECT CAUSES UNREASONABLE IMPACTS AT 102' X 102' LOT.
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Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Megan Mahoney

Date: 6/25/17

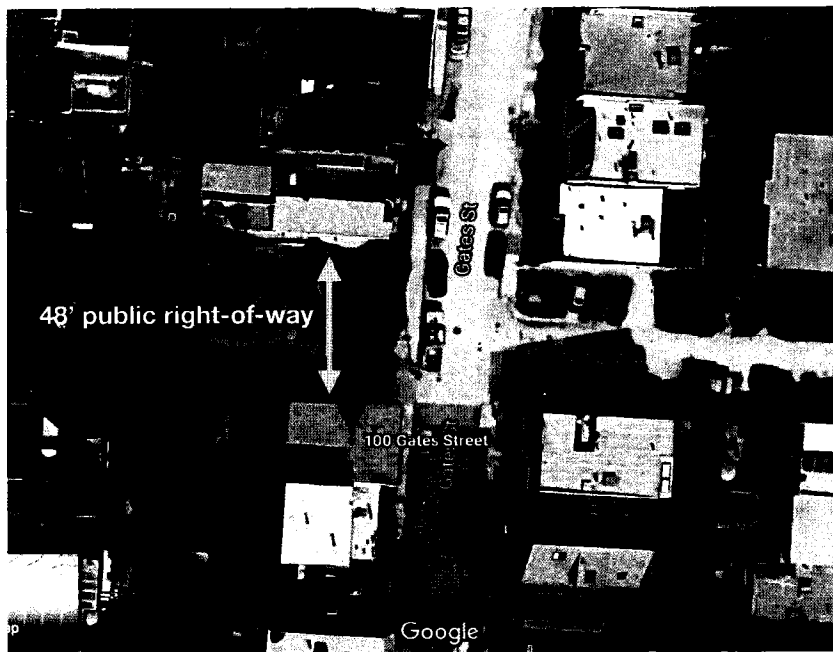
Print name, and indicate whether owner, or authorized agent:

Megan Mahoney
☒ Owner ☐ Authorized Agent (circle one)

DRP027.

Privacy, light & Shadows

The DR requester's house is largely above our house and across a 48' public right-of-way. We do not believe our proposal has any notable adverse affects to our neighbors; their views of the southern part of the city and urban areas to the southeast are preserved over and around our house from many vantage points within their house. Furthermore, we're sympathetic to privacy concerns and have design choices with our proposal to preserve privacy for us and our neighbors.



We have taken careful consideration of the neighborhood and surrounding environment in the deliberated architectural design. The massing of our new construction is completely code compliant. We are decreasing the amount of windows on the North facade for our neighbors privacy and our privacy. Two of the windows will be frosted glass and no windows will be on the vertical addition.



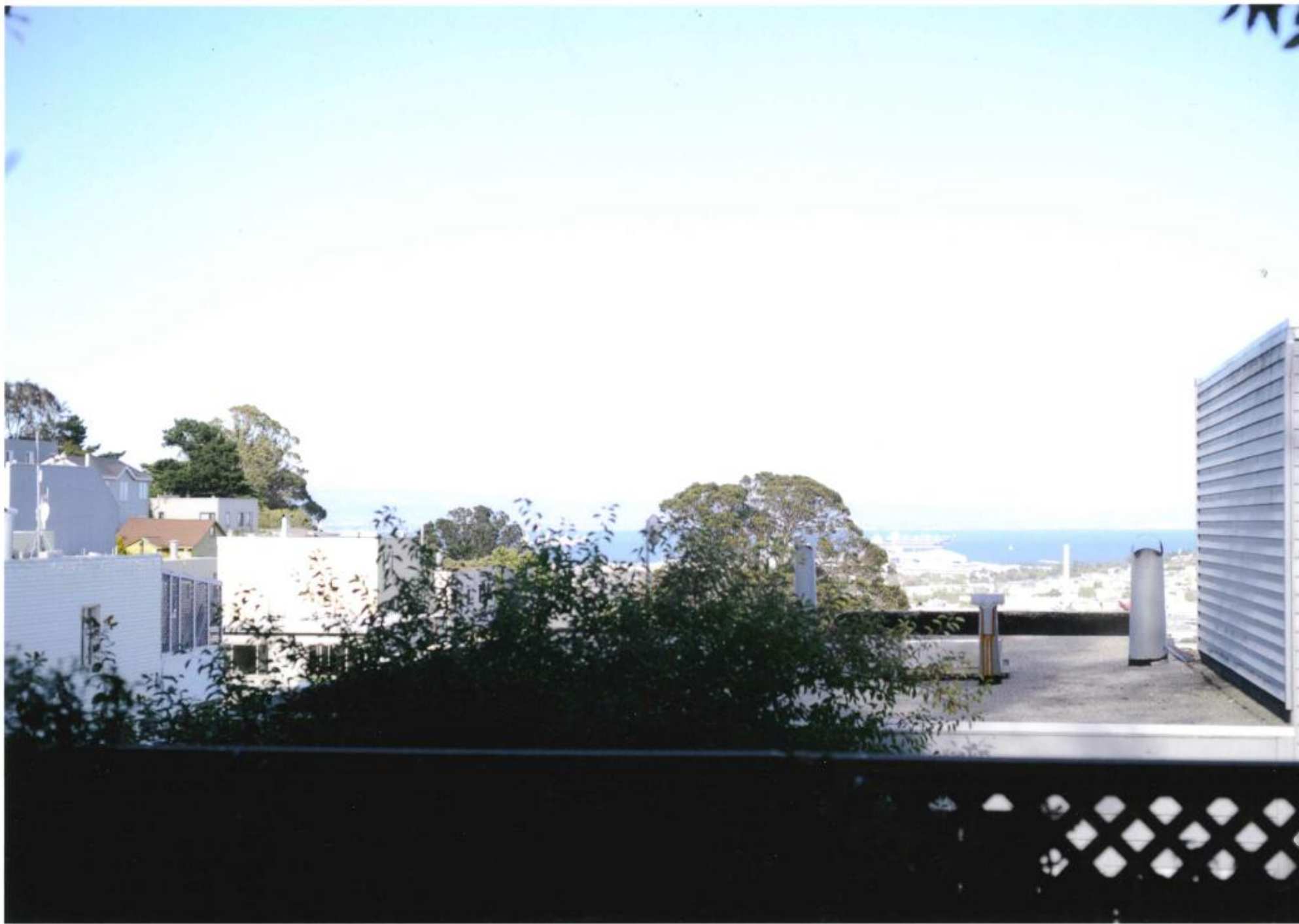
View from south window of 98 Gates St. Render of our 3rd floor addition.











APPLICATION FOR
Discretionary Review

RECEIVED

JUL 06 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O.

1. Owner/Applicant Information

DR APPLICANT'S NAME: Eddie Posadas		
DR APPLICANT'S ADDRESS: 98 Gates St SF Ca.	ZIP CODE: 94110	TELEPHONE: (415) 821-3224
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Julian Schuchard and Meble Tin		
ADDRESS: 100 Gates St. SF. Ca.	ZIP CODE: 94110	TELEPHONE: (408) 802-8078
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> Eddie Posadas		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: eddie.Posadas@SBCGlobal.net		

2. Location and Classification

STREET ADDRESS OF PROJECT: 100 Gates St SF. Ca.		ZIP CODE: 94110
CROSS STREETS: Powhattan St. and Gates St.		
ASSESSORS BLOCK/LOT: 5650/001	LOT DIMENSIONS: 25'x70'	LOT AREA (SQ FT): 1750
ZONING DISTRICT: RH-1/40-X		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☐

Present or Previous Use: Residents

Proposed Use: Residents

Building Permit Application No. 2016.0805.4359

Date Filed: 8-5-16

4. Actions Prior to a Discretionary Review Request

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

Called
But could
not reach
Esmeralde
Jardines

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

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

We meet at a mediation meeting with Nate Allbee in Supervisor Ronin's office. I expressed that I was not opposed to the vertical addition and would work with the owners and developer. We hope that they would ~~accept~~ accept some modifications. The meeting took place Wed. June 28th 2017. The owners are still reviewing the proposed modifications and have not yet replied.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

Question #1

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

See Separate paper Question #1

Question #2

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

The project causes unreasonable impacts at The 3rd floor by encroaching visually towards the south side of my home which has a large Bay Window. Since they are also adding a deck it now poses a privacy issue. They would have an unobstructed view into our home then there is the noise that comes along with that. Continued
See separate paper: Question #2

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We ask that cantilever/overhang to be reduced and flush with the existing rear exterior of the building which I believe is approximately 7'-0" and the jog out at the Northeast corner of the third floor to be flush with the neighboring addition on the south side of the project. The plans I received in my packet are vague and do not provide dimensions in many areas so I can be more specific. I have contacted the architect in hopes that he may provide me with that information before I file this DR. If exact dimensions are not added it's the information was not received. 7'-0" from the back cantilever and 7'-7" from northeast corner of the front so the third floor addition is in the same foot print as the neighbors addition on the south side of project.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Eddie Posadas

Date: _____

7-3-17

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

Eddie Posadas Eddie Posadas
Owner ☒ Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Question #1:

The exceptional circumstances are that The planned project doesn't meet The parking requirement. The 3rd Floor addition is over 700 sqft. and Therefore requires 1 additional parking space. Where is This in the plan? if anything, 10' is being taken from the garage in the proposed plan. The existing and proposed building height listed are different on the pre-application form, planning department and architect's documents. In one comparison, There is a 2'-2" discrepancy.

The computer render does not show accurate representation. There were no aerial photos of neighbors.

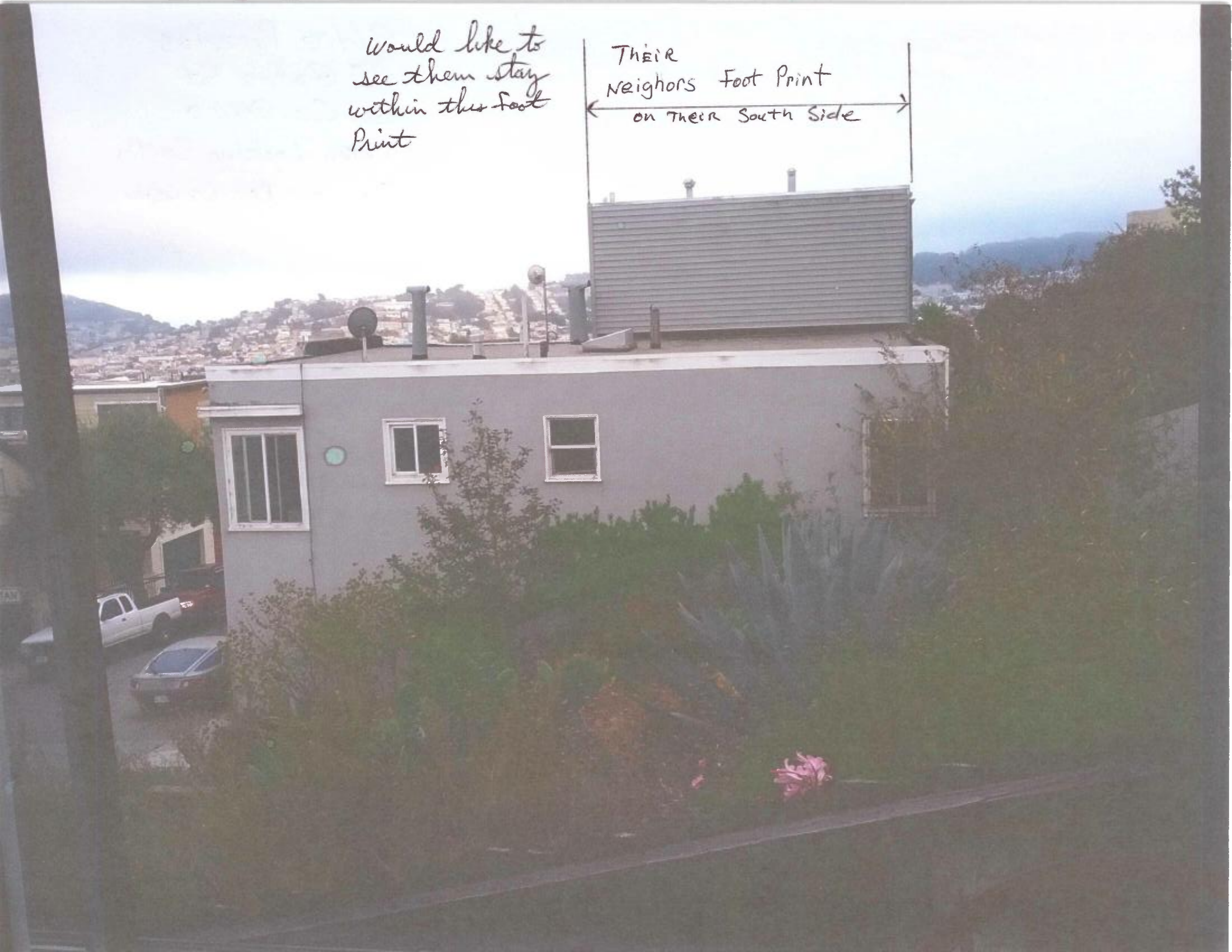
Full impact is not known since there were no story poles put up or orange curtains indicating The proposed Buildout. So The neighbors can see if they would be impacted.

Question #2

As for their existing garage, They will be taking 10' from The garage for a bedroom reducing from a 2 car garage to a 1 car garage with its own entrance, is This a separate 2nd unit? Its only missing a kitchen. Bernal Heights is becoming very congested for parking to The point The City may implement residential stickers.

would like to
see them stay
within this foot
Print

THEIR
Neighbors Foot Print
on their South Side



Eddie Posadas
98 Gates St
SF. Ca. 94110

Taken looking South
from our Bay Window



Eddie Posadas
98 Gates St.
San Fran. Ca.
94110

Taken From Bay
Window Looking South.
With a deck on Thien
Roof They Look right into
our Home









Project Sponsor Response to Discretionary Review Applications: 2016-011777DRP & DRP-02

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: 100 Gates Street

Zip Code: 94110

Building Permit Application(s): 2016.08.05.4359

Record Number: 2016-011777DRP

Assigned Planner: Esmeralda Jardines

Project Sponsor

Name: Peter Liang

Phone: (415) 886-0986

Email: peter@bluetruckstudio.com

Required Questions

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

(see attached sheet)

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

(see attached sheet)

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.



(see attached sheet)

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	3 (two bicycle spaces)
Bedrooms	3	3
Height	23'-4"	31'-10"
Building Depth	36'-2"	43'-2"
Rental Value (monthly)	\$5000 (estimate)	\$7000 (estimate)
Property Value	\$1,372,607 (zillow)	\$1,900,000 (estimate)

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

Signature:  	Date: 7/18/17
Printed Name: Julian Schuchard + Meble Tin	<input checked="" 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.

Response to DISCRETIONARY REVIEW (DRP)

100 Gates Street
San Francisco, CA 94110

Building Permit Application: 2016.0805.4359
Record Number: 2016-011777DRP
Assigned Planner: Esmeralda Jardines
DR Applicant: Mark Brecke (103 Ellsworth Street)

Project Sponsor: Peter Liang, peter@bluetruckstudio.com, (415) 886-0986
Property Owners: Julian Schuchard, schuchard.julian@gmail.com, (408) 802-8078
Meble Tin, mebletin@gmail.com, (917) 565-5000

REQUIRED QUESTIONS:

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

We believe the proposal for our residential project should be approved because it abides by all residential planning codes and is of an architecture that is sympathetic to the evolving character and scale of Bernal Heights. We have had constant and open communication with neighbors and the Planning Department and have made appropriate recommended revisions as a result to achieve approval.

In response to the DR requester's specific concerns:

1. The proposed project does meet the parking requirement and includes a compliant garage. As detailed in SF Planning Zoning Administrator Bulletin No. 9 and Planning Code sections 155.1 through 155.3, the second and third required parking spaces (as triggered by the overall square footage of the project) are provided for through the allocation of space in the garage for two bicycle parking spaces (see first level plans).

It appears the DR requester may be comparing pre-application information with that of the final approved drawings. The height measurements and plan dimensions are consistent and accurate throughout the approved set. Similarly, the computer render the requester is referring to is from the pre-application documents and not a depiction of the revisions incorporated into the revised proposal.

Aerial photos were included in our application to the Planning Department. Story poles and orange curtains are not a typical requirement of a proposal, but the early computer renderings were created in addition to the typical projection drawings to provide a supplemental way of understanding the project.

2. Privacy and natural light are certainly concerns of ours as well. Being that the DR requester's house is uphill (the first floor of his house roughly aligns with the top of the proposed addition in our project), directly to the west, 3-stories tall and largely windows on the back, it seems that privacy and light impact are actually more of a concern from our side. 103 Ellsworth looks down into our yard and bedrooms. Our proposal incorporates modest glazing at the rear yard side and we intend to explore a mutually-beneficial

landscaping solution with our neighbors to preserve privacy and enjoyment of our back yards.

3. The DR requester's suggestions vary from ideas on how to make small reductions to the footprint of the addition to questions about the size of the shower (which is smaller than he seems to think it is) to suggestions that maybe this is a proposal for an illegal 2nd unit and might trigger the need for residential parking stickers. Ideas for alternate layouts have been considered throughout the process of design and it is our opinion that the proposal represents the most complete and thoughtful execution of the minor expansion we're seeking. The downstairs bedroom complies with the Planning Department's requirements for a "room down" and is far from what would be construed as a second unit.

PLEASE SEE ADDITIONAL ATTACHMENT - APPENDIX A

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.

We have already made adjustments before official submission. Working with the Planning Department's project manager, we reduced the massing size on the front facade to be aligned with our neighbor's existing 3rd floor addition and reduced the height of the proposal to minimize the visual bulk. In regards to neighbors' concerns, other than the DR requester, we have full support from the neighborhood. The height and massing is completely within precedent and code. Due to steep incline of neighbors lots behind us (nearly 19ft height difference from our yard to the base of ground floor/garages of Ellsworth properties) little to no visual impact will be felt.

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.

Having already made changes to the proposed project, we do not feel it requires further amendments. Not only does it abide by all Planning Department building codes, we have taken careful consideration of the neighborhood and surrounding environment in the deliberated architectural design.

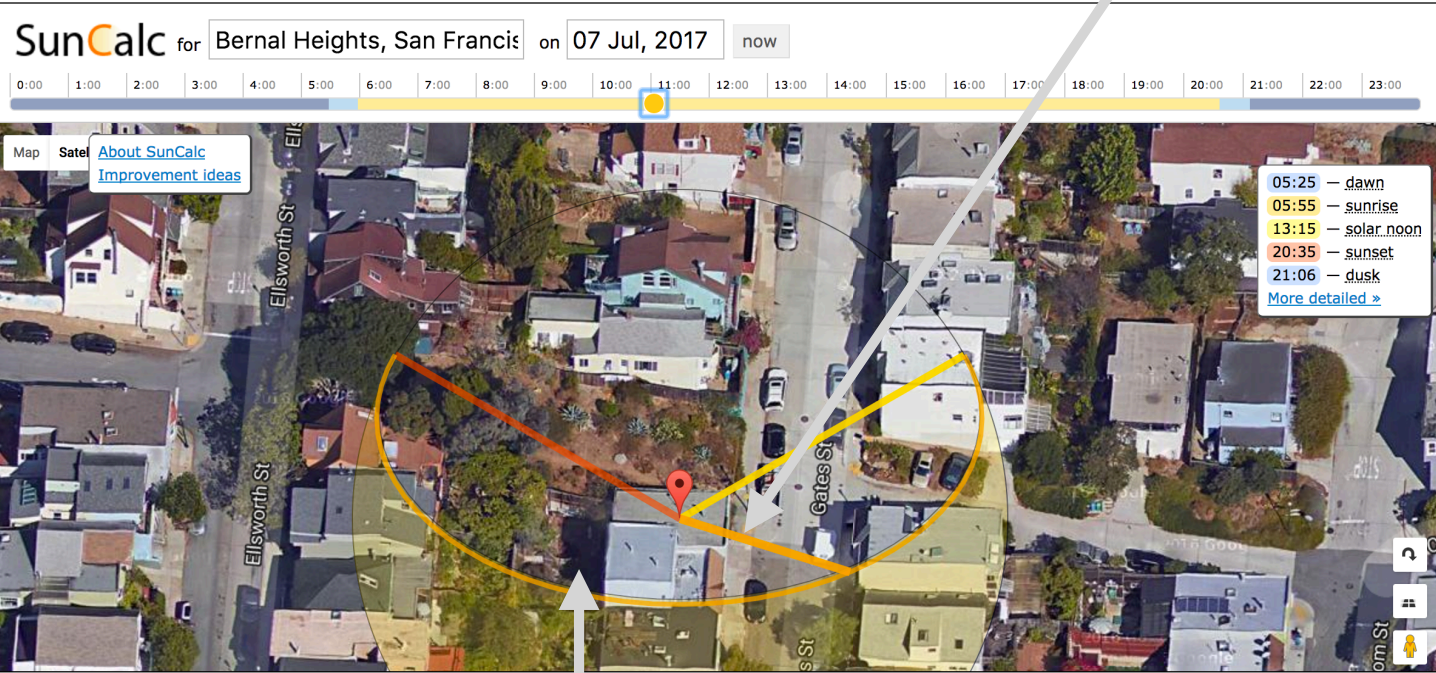
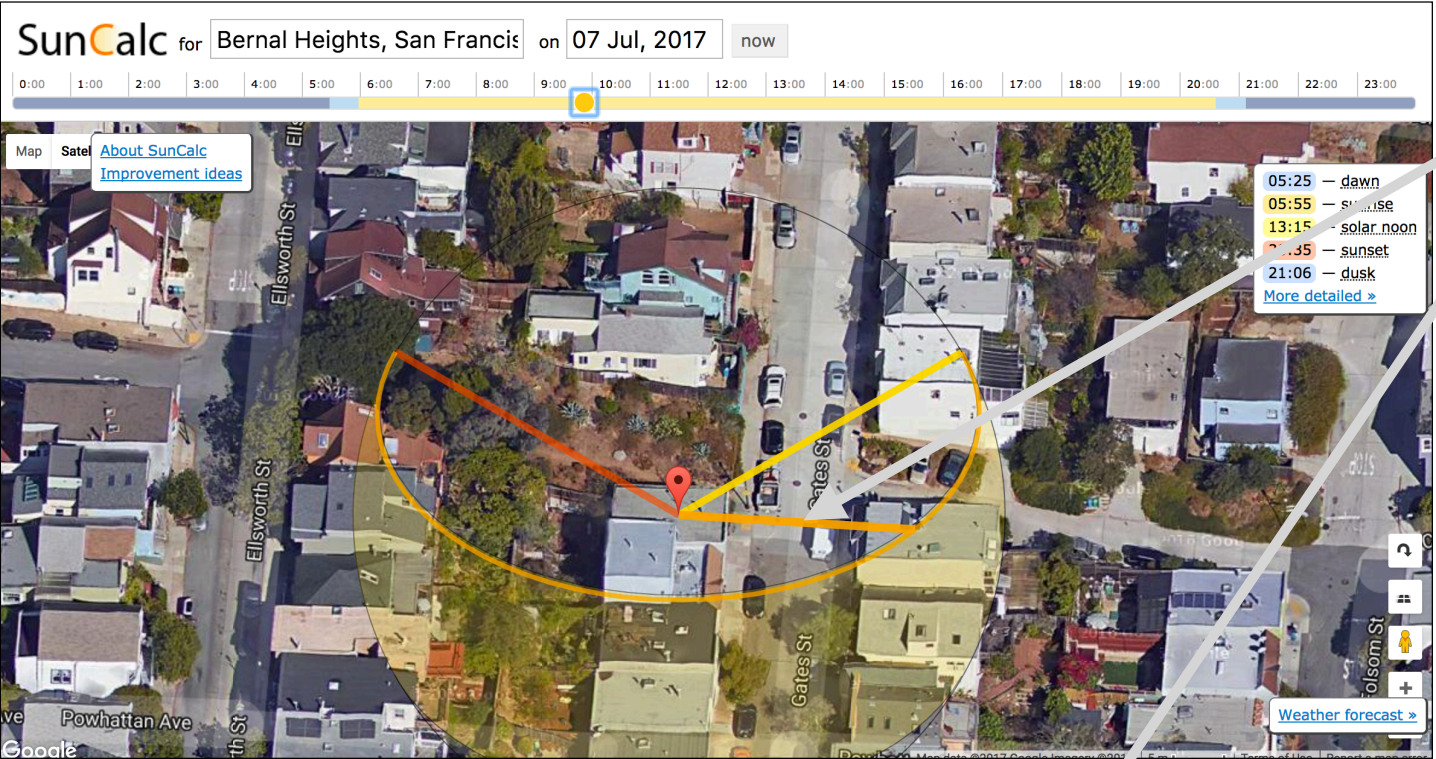
The DR requester's house is on a very steep incline above our house, starting approximately 19ft above ours with two complete stories above our house. We do not believe our proposal has any adverse affect to our neighbors due to the major height difference between our properties and the fact that the shadow lines from the proposed addition do not infringe onto their yard nor their living spaces. Their views of the eastern part of the city and the Bay are preserved over our house from the top two levels of their house.

The majority of properties on Gates St have already set precedent of third floors including additions. As we have only one shared wall neighbor who has already given his support for the project, there will be no adverse impact to any neighbors.

We intend on growing our family in this home and also require an office as Julian works from home. Therefore, we don't believe that a 2108 sf, 3 br home for a growing family is unreasonable nor is it out of place in a street with much larger homes.

Our home before we purchased it, was previously an abandoned drug den. We seek to make a positive impact for the neighborhood by transforming an abandoned property into an architecturally-designed, sustainable family home.

Privacy, light & Shadows



Neighbors 3rd floor shadow line

In summer (early morning), the sun is positioned at the front facade of 100 Gates for one hour before moving to the north facade. Due to the sun's height in sky and steep height difference (approximately 19ft) from 103 Ellsworth position above us, at no time will there be shadow in 103 Ellsworth yard.

There is approximately 19ft height difference from base of our yard to base of 103 Ellsworth garage/ground floor. Due to this height difference, our additional floor will only reach the garage level of 103 Ellsworth St which has no affect on living areas.



Privacy, light & Shadows

Privacy and natural light are certainly concerns of ours as well. Being that the DR requester's house is uphill (the first floor of his house roughly aligns with the top of the proposed addition in our project), directly to the west, 3-stories tall and largely windows on the back, it seems that privacy and light impact are actually more of a concern from our side. 103 Ellsworth looks down into our yard and bedrooms. Our proposal incorporates modest glazing at the rear yard side and we intend to explore a mutually-beneficial landscaping solution with our neighbors to preserve privacy and enjoyment of our back yards.



Our neighbors views from their living areas are entirely preserved.

View from balcony living room of 103 Ellsworth St. Render of our 3rd floor addition and proposed landscaping.

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: 100 Gates Street

Zip Code: 94110

Building Permit Application(s): 2016.08.05.4359

Record Number: 2016-011777DRP-02

Assigned Planner: Esmeralda Jardines

Project Sponsor

Name: Peter Liang

Phone: (415) 886-0986

Email: peter@bluetruckstudio.com

Required Questions

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

(see attached sheet)

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

(see attached sheet)

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(see attached sheet)

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
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Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	3 (two bicycle spaces)
Bedrooms	3	3
Height	23'-4"	31'-10"
Building Depth	36'-2"	43'-2"
Rental Value (monthly)	\$5000 (estimate)	\$7000 (estimate)
Property Value	\$1,372,607 (zillow)	\$1,900,000 (estimate)

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

Signature:  	Date: 7/18/17
Printed Name: Julian Schuchard + Meble Tin	<input checked="" 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.

Response to DISCRETIONARY REVIEW (DRP)

100 Gates Street
San Francisco, CA 94110

Building Permit Application: 2016.0805.4359
Record Number: 2016-011777DRP-02
Assigned Planner: Esmeralda Jardines
DR Applicant: Eddie Posadas (98 Gates Street)

Project Sponsor: Peter Liang, peter@bluetruckstudio.com, (415) 886-0986
Property Owners: Julian Schuchard, schuchard.julian@gmail.com, (408) 802-8078
Meble Tin, mebletin@gmail.com, (917) 565-5000

REQUIRED QUESTIONS:

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

We believe the proposal for our residential project should be approved because it abides by all residential planning codes and is of an architecture that is sympathetic to the evolving character and scale of Bernal Heights. We have had constant and open communication with neighbors and the Planning Department and have made several revisions as a result to earn the city's endorsement.

In response to the DR requester's specific concerns:

1. The proposed project does meet the parking requirement and includes a compliant garage. As detailed in SF Planning Zoning Administrator Bulletin No. 9 and Planning Code sections 155.1 through 155.3, the second and third required parking spaces (as triggered by the overall square footage of the project) are provided for through the allocation of space in the garage for two bicycle parking spaces (see first level plans).

It appears the DR requester may be comparing pre-application information with that of the final approved drawings. The height measurements and plan dimensions are consistent and accurate throughout the approved set. Similarly, the computer render the requester is referring to is from the pre-application documents and not a depiction of the revisions incorporated into the revised proposal.

Aerial photos were included in our application to the Planning Department. Story poles and orange curtains are not a typical requirement of a proposal, but the early computer renderings were created in addition to the typical projection drawings to provide a supplemental way of understanding the project.

2. Privacy and views are certainly concerns of ours as well. Being that the DR requester's house is uphill and across a public right-of way (approximately 48' between lots), it is our opinion that privacy and view impacts will be minor at most. In fact, privacy and security for our house from the public right-of-way side have been driving concerns in our design process and thus clear-glazed windows have been minimized on that side. The new vertical addition (which has possibly the greatest chance of view angles toward the DR requester's

house) has no windows on that side. Furthermore, in addition to the elevation change and distance between the two houses, plantings and a fence are other elements that provide for privacy between the properties.

In regards to view impacts, we have provided the DR requester with a rendered approximation of the extent of the vertical addition. While incrementally larger than the third floor of the next-door neighbor to the south (which also impacts the requester's generally wide view towards the south), we have worked with the Planning Department to mitigate the bulk of the proposal such that its impacts are quite minimal and generally preserve the requestor's access to the same southern views he enjoys now. We are not aware of extra noises that might be associated with the size of the proposal, but will certainly attempt to be considerate about the construction process and the way we live in the house.

In response to continued comments on separate page:

The downstairs bedroom complies with the Planning Department's requirements for a "room down" and is far from what would be construed as a separate dwelling. This is not an illegal 2nd unit and will not trigger the need for residential parking stickers.

3. As mentioned in the response above, we have worked with the Planning Department to minimize the visual bulk of the partial vertical addition. Particular attention has been paid to referencing the extent of the existing third floor of the neighbor to the south as well as a reduction of the height of the proposal. Another strategy of minimizing impact was employing an articulation of siding to mitigate the perceived bulk of the proposal. While reducing the footprint of the addition even further might preserve the DR requester's view of his other neighbors, we believe that the gains are incremental given that his generally wide southern view will largely remain unimpeded.

PLEASE SEE ADDITIONAL ATTACHMENT - APPENDIX A

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.

We have already made adjustments before official submission. Working with the Planning Department's project manager, we reduced the massing size on the front facade to be aligned with our neighbor's existing 3rd floor addition and reduced the height of the proposal to minimize the visual bulk. In regards to neighbors' concerns, other than the DR requester, we have full support from the neighborhood. The height and massing is completely within precedent and code. Due to elevation incline and public right-of-way separation, little to no visual impact will be experienced from the requester's property.

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.

Having already made changes to the proposed project, we do not feel it requires further amendments. Not only does it abide by all Planning Department building codes, we have taken careful consideration of the neighborhood and surrounding environment in the deliberated architectural design.

The DR requester's house is largely above our house and across a 48' public right-of-way. We do not believe our proposal has any notable adverse affects to our neighbors; their views of the southern part of the city and urban areas to the southeast are preserved over and around our house from many vantage points within their house. Furthermore, we're sympathetic to privacy concerns and have design choices with our proposal to preserve privacy for us and our neighbors.

The majority of properties on Gates St have already set precedent of third floors including additions. As we have only one shared wall neighbor who has already given his support for the project, there will be no adverse impact to any neighbors.

We intend on growing our family in this home and also require an office as Julian works from home. Therefore, we don't believe that a 2108 s.f., 3 bedroom home for a growing family is unreasonable nor is it out of place in a street with much larger homes.

Our home before we purchased it, was previously an abandoned drug den. We seek to make a positive impact for the neighborhood by transforming an abandoned property into an architecturally-designed, sustainable family home.

Privacy, light & Shadows

The DR requester's house is largely above our house and across a 48' public right-of-way. We do not believe our proposal has any notable adverse affects to our neighbors; their views of the southern part of the city and urban areas to the southeast are preserved over and around our house from many vantage points within their house. Furthermore, we're sympathetic to privacy concerns and have design choices with our proposal to preserve privacy for us and our neighbors.



We have taken careful consideration of the neighborhood and surrounding environment in the deliberated architectural design. The massing of our new construction is completely code compliant. We are decreasing the amount of windows on the North facade for our neighbors privacy and our privacy. Two of the windows will be frosted glass and no windows will be on the vertical addition.



View from south window of 98 Gates St. Render of our 3rd floor addition.

Reduced 311 Neighborhood Notification Plans

ABBREVIATIONS

+	AND	EA	EACH	LAM	LAMINATE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
@	AT	ELECT	ELECTRICAL	LF	LINEAL FEET	S.D.	SMOKE DETECTOR
(E)	EXISTING	ELEV	ELEVATION	LOC	LOCATION	SCHED	SCHEDULE
(N)	NEW	EQ	EQUAL	MANUF	MANUFACTURER	S.E.D.	SEE ELECTRICAL DRAWINGS
		EXSTG	EXISTING	MAX	MAXIMUM	SF	SQUARE FEET
AB	ANCHOR BOLT	EXT	EXTERIOR	MECH	MECHANICAL	SIM	SIMILIAR
ABV	ABOVE			MIN	MINIMUM	SL	SLOPE
ADDL	ADDITIONAL	FAC	FACTORY	MTL	METAL	S.C.D.	SEE CIVIL DRAWINGS
ADJ	ADJUSTABLE	F.D.	FLOOR DRAIN			S.L.D.	SEE LANDSCAPE DRAWINGS
AFF	ABOVE FINISH FLOOR	FF	FINISHED FLOOR			S.M.D.	SEE MECHANICAL DRAWINGS
ALT	ALTERNATE	FIN	FINISH	N.I.C.	NOT IN CONTRACT	STD	STANDARD
APPROX	APPROXIMATE	FLASH'G	FLASHING	N.T.S.	NOT TO SCALE	SS	STAINLESS STEEL
		FL	FLOOR	NAT	NATURAL	S.S.D.	SEE STRUCTURAL DRAWINGS
		F.O.	FACE OF...	NO./ #	NUMBER	STL	STEEL
BD	BOARD	F.W.	FINISH WALL	STRUC	STRUCTURAL	SUPPL	SUPPLEMENTAL
BTWN	BETWEEN			SUSP	SUSPENDED		
BLDG	BUILDING			O.C.	ON CENTER		
BLK	BLOCK	GA	GAUGE	O.D.	OUTSIDE DIAMETER		
BLKG	BLOCKING	GAL	GALLON	O.D.R.	OVERFLOW DRAIN	T&G	TONGUE AND GROOVE
BM	BEAM	GALV	GALVANIZED	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	T.O.	TOP OF...
B.O.	BOTTOM OF...	GFI	GROUND FAULT INTERRUPTER	O.H.	OPPOSITE HAND	TEL	TELEPHONE
		CL	GLASS			THK	THICK OR THICKNESS
		GWB	GYPSUM WALL BOARD			TS	TUBE STEEL
C	CHANNEL	HT	HEIGHT	PTN	PARTITION	TS	TYPICAL
C.J.	CONTROL JOINT						
CL	CENTERLINE	GYP	GYPSUM	PERF	PERFORATED		
CLR	CLEAR			PL	PLATE	U.B.C.	UNIFORM BUILDING CODE
CLG	CEILING	HDR	HEADER	PLYWD	PLYWOOD	U.N.O.	UNLESS NOTED OTHERWISE
C.H.	CEILING HEIGHT	HDW	HARDWARE	PNL	PANEL	U.O.N.	UNLESS OTHERWISE NOTED
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	PNT	PAINT		
CDR	CEDAR	HB	HOSE BIB	PT	POINT		
COL	COLUMN	HT	HEIGHT			VAR	VARIES
CONC	CONCRETE					VER	VERIFY
C.O.T.G.	CLEAN OUT TO GRADE	I.D.	INSIDE DIAMETER	R.	ROUND	V.I.F.	VERIFY IN FIELD
CONT.	CONTINUOUS	INS	INSULATION	RDWD	REDWOOD	VERT	VERTICAL
CNTR	CENTER	INT	INTERIOR	R.O.	ROUGH OPENING		
CT	CERAMIC TILE			RAD	RADIUS	W	WASHER
		JST.	JOIST	REINF.	REINFORCING	W/	WITH
DBL	DOUBLE	JT	JOINT	REQ'D	REQUIRED	WD	WOOD
DIA.	DIAMETER			RM	ROOM	WP	WATERPROOF
DIM	DIMENSION	K.D.D.F.	KILN DRIED DOUGLAS FIR				
DN	DOWN						
DR	DOOR						
DTL	DETAIL						
DWG	DRAWING						

GENERAL NOTES

Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance

Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)

Energy Efficiency: Comply with California Energy Code (Title 24, Part 6)

Interior Habitation: All spaces intended for human occupancy shall be provided with heating per CBC Table 1204.1.

Pest Protection: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.

Moisture content of building materials: Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: (CalGreen 4.505.3)

- 1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
- 2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
- 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure

Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2.)

- 1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2) A slab design specified by a licensed design professional.

Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)

Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)

Combustion Air: Shall meet the requirements of CMC Chapter 7.

Gas vent terminations: Terminations shall meet the requirements of CMC 802.6 & SFMC 802.6.2.

HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)

Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmet- al, or other acceptable methods to reduce the amount of water, dust, and debris entering the system.

Garage ducting: 26 guage duct required in garage.

Bathroom exhaust fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.

Clothes dryer venting: Exhaust shall be a minimum of 4", terminate to the outside of the building, shall be equiped with a back-draft damper, and meet the requirements of CMC 504.3. Provide 100sq inches min. of makeup air opening for domestic dryers.

Appliances: Direct vent appliances per CMC 802.2.4 (per manufacturer's installation instructions) and SFMC 802.6.2.

Range hood venting: Vents shall meet the requirements of CMC 504.2 and comply with CMC Table 403.7.

Air ducting: Environmental air ducts shall terminate 3 feet from the property line and 3 feet from opening into the building per CMC 504.5 and provide with back draft dampers per CMC 504.1

Carpet: All carpet must meet one of the following: (CalGreen 4.504.3) 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.

Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.

Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.

Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.

Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product- Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)

Low VOC Caulks, Construction adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

Penetrations: Penetrations through horizontal assemblies shall comply with CBC 717.6

Lighting: Lighting per CEC 150.0(K)

SYMBOLS

	ELEVATION MARKER
	AREA DESIGNATION
	CENTERLINE
	DETAIL REFERENCE
	DOOR DESIGNATION
	WINDOW DESIGNATION
	SECTION/ELEVATION
	SLOPE
	INTERIOR ELEVATION
	TREE
	PROPERTY LINE
	SETBACK LINE
	NORTH ARROW

PROJECT INFO

PROPERTY OWNER	JULIAN SCHUCHARD + MEBLE TIN 100 gates street san francisco, ca 94110 t 408 802 8078
DRAWINGS PREPARED BY	BLUE TRUCK, INC. PETER LIANG peter@bluetruckstudio.com ERIC REEDER eric@bluetruckstudio.com XUHAN BEN SHI ben@bluetruckstudio.com

ZONING/CODE INFO

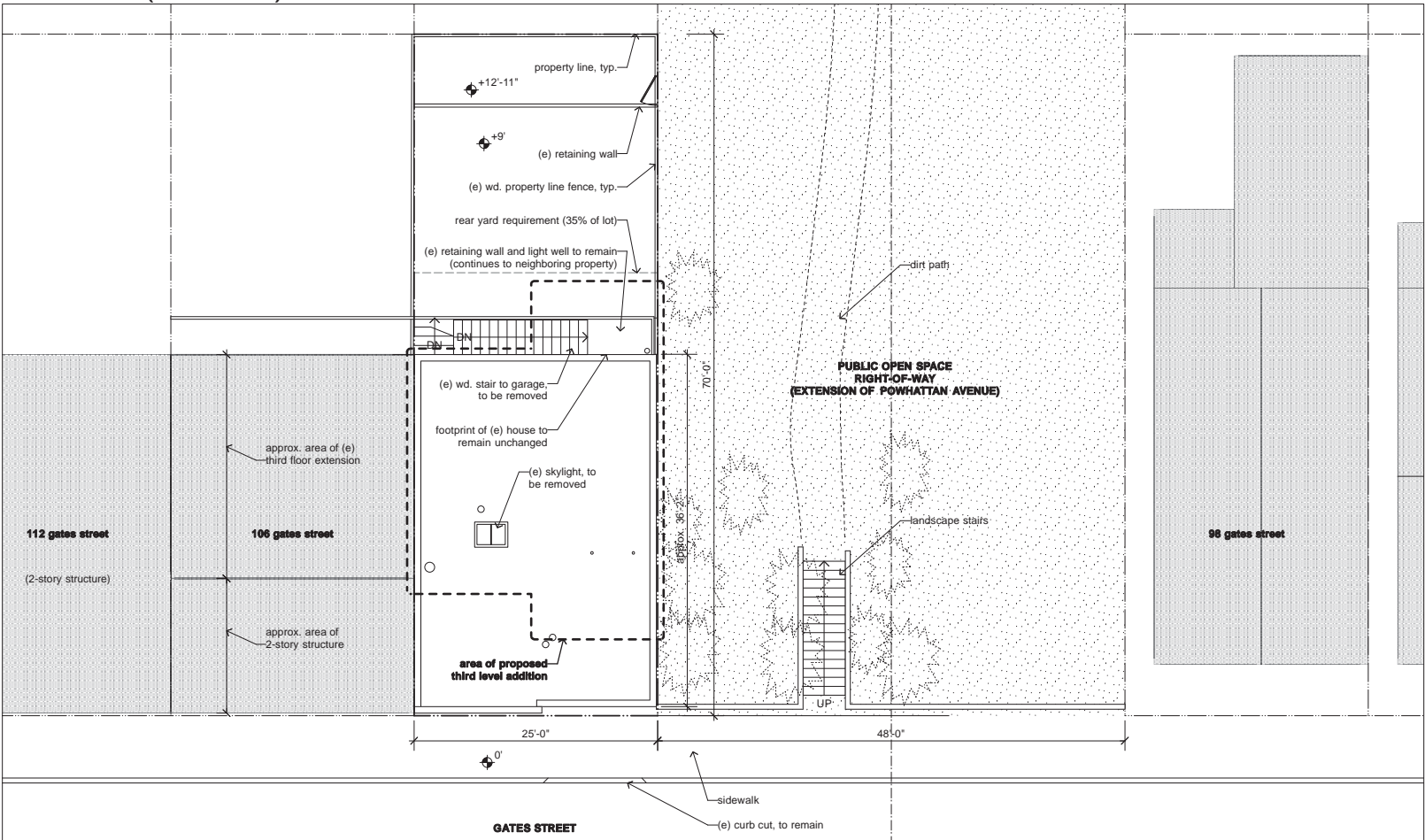
APPLICABLE CODES	2013 CBC + SF amendments 2013 CEC 2013 CPC 2013 CMC
------------------	--

ZONING	RH-1
CONSTRUCTION TYPE	V-B (non-sprinklered)
# OF STORIES OF OCCUPANCY (E)/(P)	2/3
# OF BASEMENTS AND CELLARS (E)/(P)	0/0
USE (EXISTING)/(PROPOSED)	SFR/SFR
OCCUPANCY CLASS	R-3

CALCULATIONS

	EXISTING	ADDED	TOTAL PROPOSED
LOT/PARCEL SIZE	1750sf	+0	1750sf
LOT COVERAGE	847sf	+0	847sf
DENSITY/# OF UNITS	1 unit	+0	1 unit
# OF BEDROOMS	3	+0	3
PARKING SPACES	1	+1 (bicycle)	2
CONDITIONED LIVING SPACE			
first level	310sf	+197sf	507sf
second level	907sf	+0	907sf
third level	0sf	+694sf	694sf
TOTAL	1217sf	+891sf	2108sf
UNCONDITIONED SPACE			
garage	447sf	-160sf	287sf
exterior entry space	85sf	-41sf	44sf
rear yard deck	0sf	+279sf	279sf
roof deck	0sf	+259sf	259sf
TOTAL	532sf	+337sf	869sf

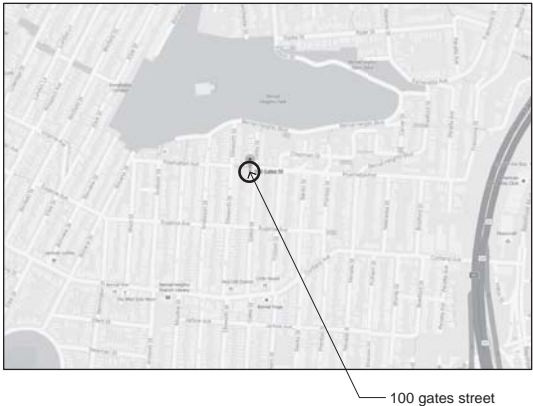
SITE PLAN (EXISTING)



PROJECT DESCRIPTION

Partial vertical addition and interior remodel to a 2-story single-family residence. Work includes renovated kitchen and bathrooms, new roof deck, altered street-level entrance, new windows and new siding.

VICINITY MAP



DRAWINGS INDEX

architectural	TITLE SHEET
A0.0	STREET CONTEXT
A0.1	VERTICAL ADDITION CONTEXT PHOTOS
A0.1b	PHOTOS
A0.2	MASS REDUCTION DIAGRAM + DEMO CALC.
A0.3	FIRST (STREET) LEVEL PLANS
A2.1	SECOND LEVEL PLANS
A2.2	THIRD LEVEL PLANS
A2.3	ROOF LEVEL PLANS
A2.4	ELEVATIONS
A3.1	ELEVATIONS
A3.2	SECTIONS
A3.3	DETAILS
A5.1	



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block, lot: 5650, 001

title sheet

date phase
08.05.18 permit
04.27.17 NUPOR response

A0.0



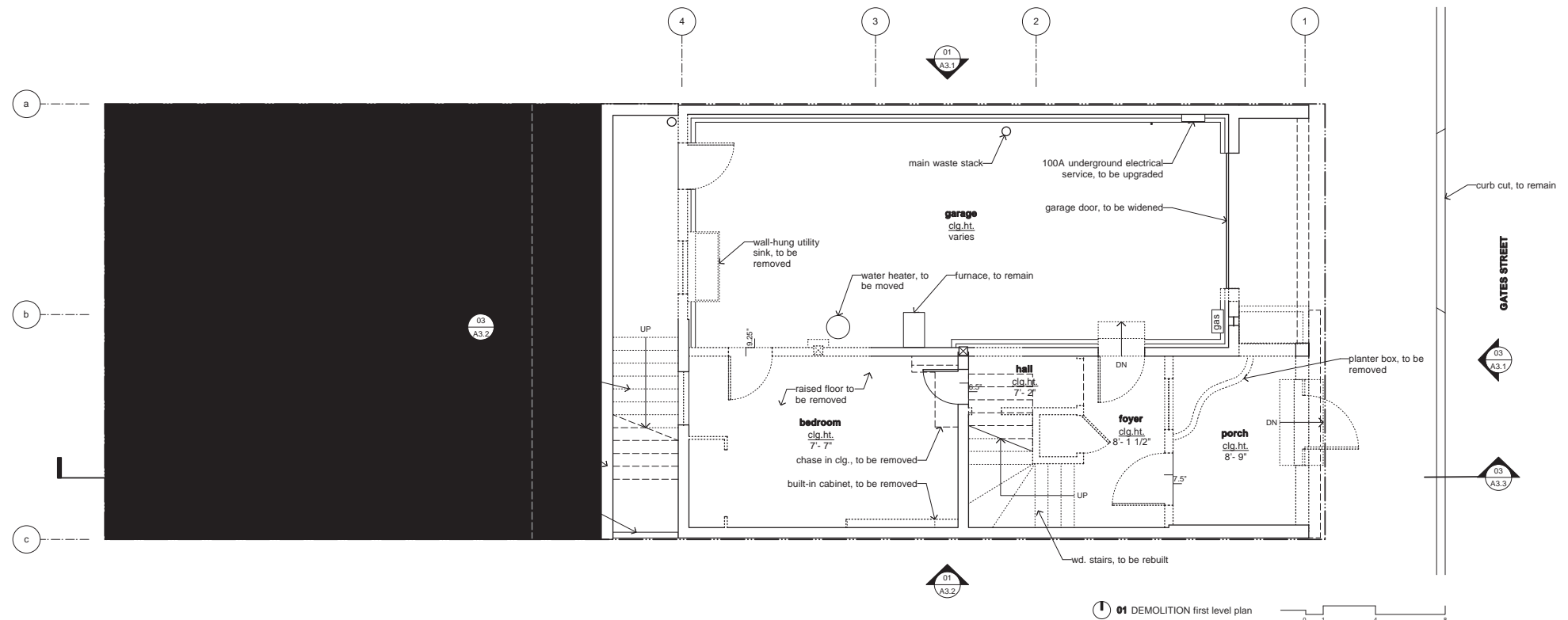
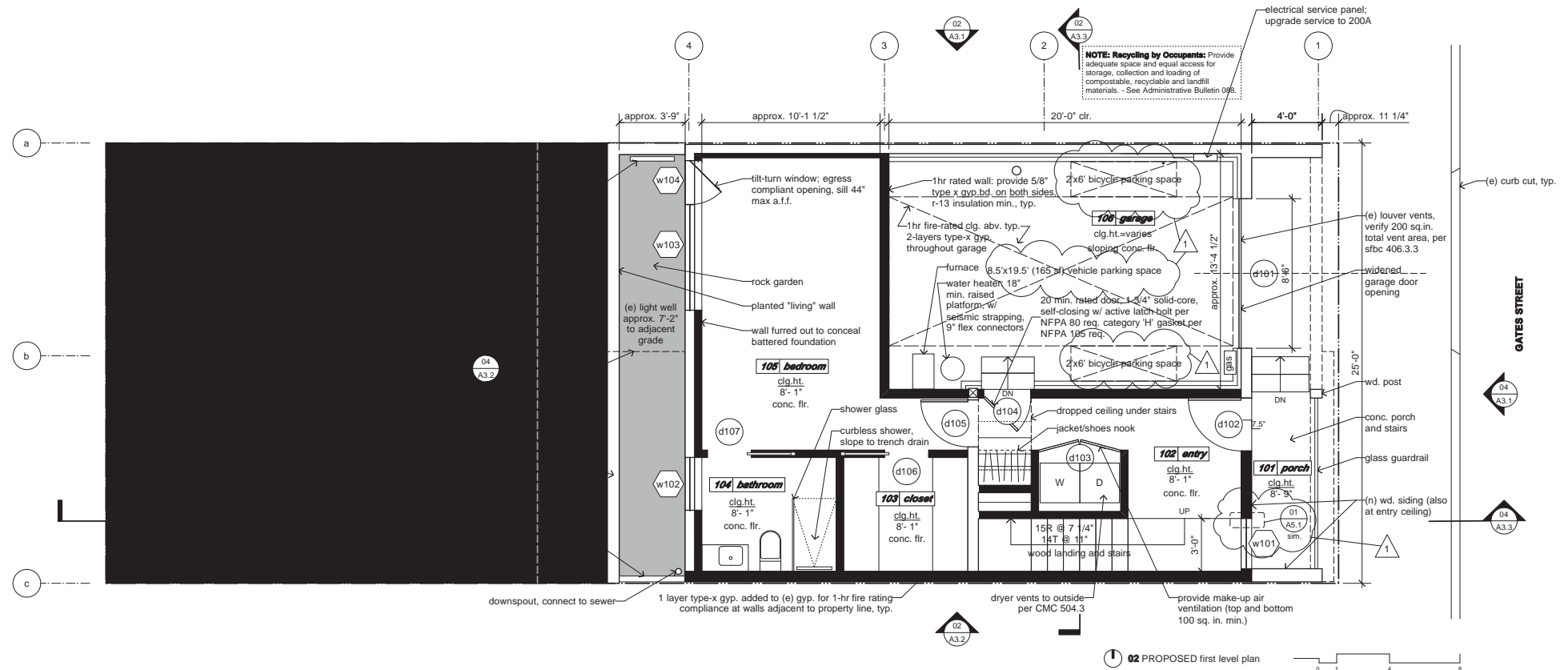
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first (street) level plans

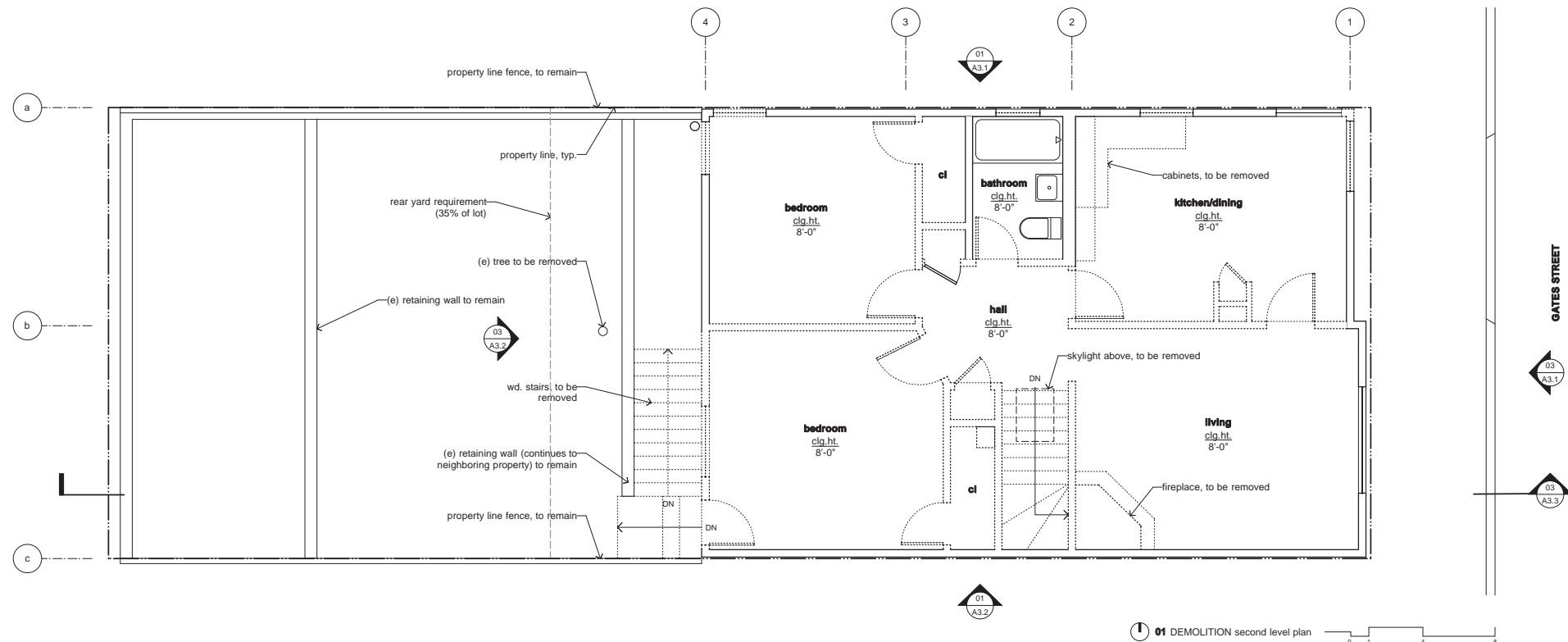
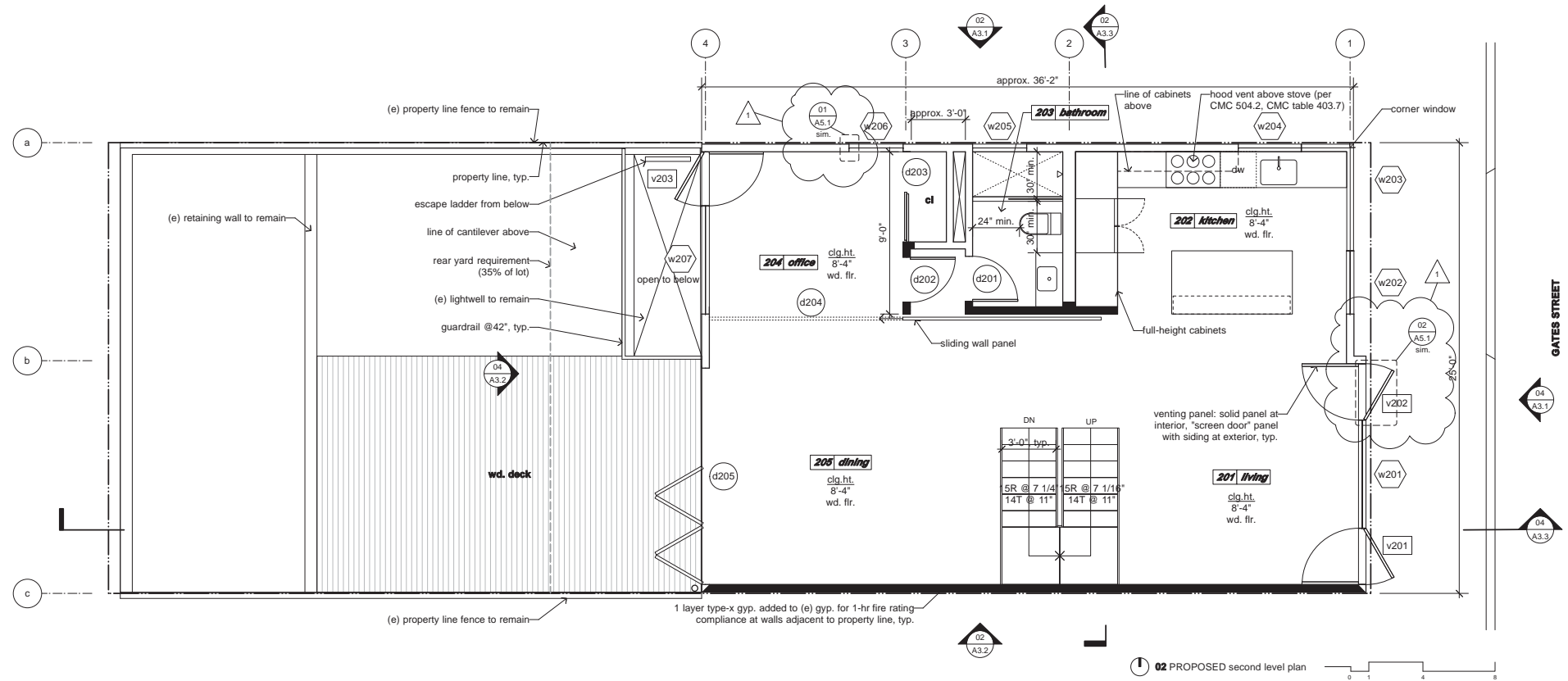
phase
permit
NOPDR response

A2.1



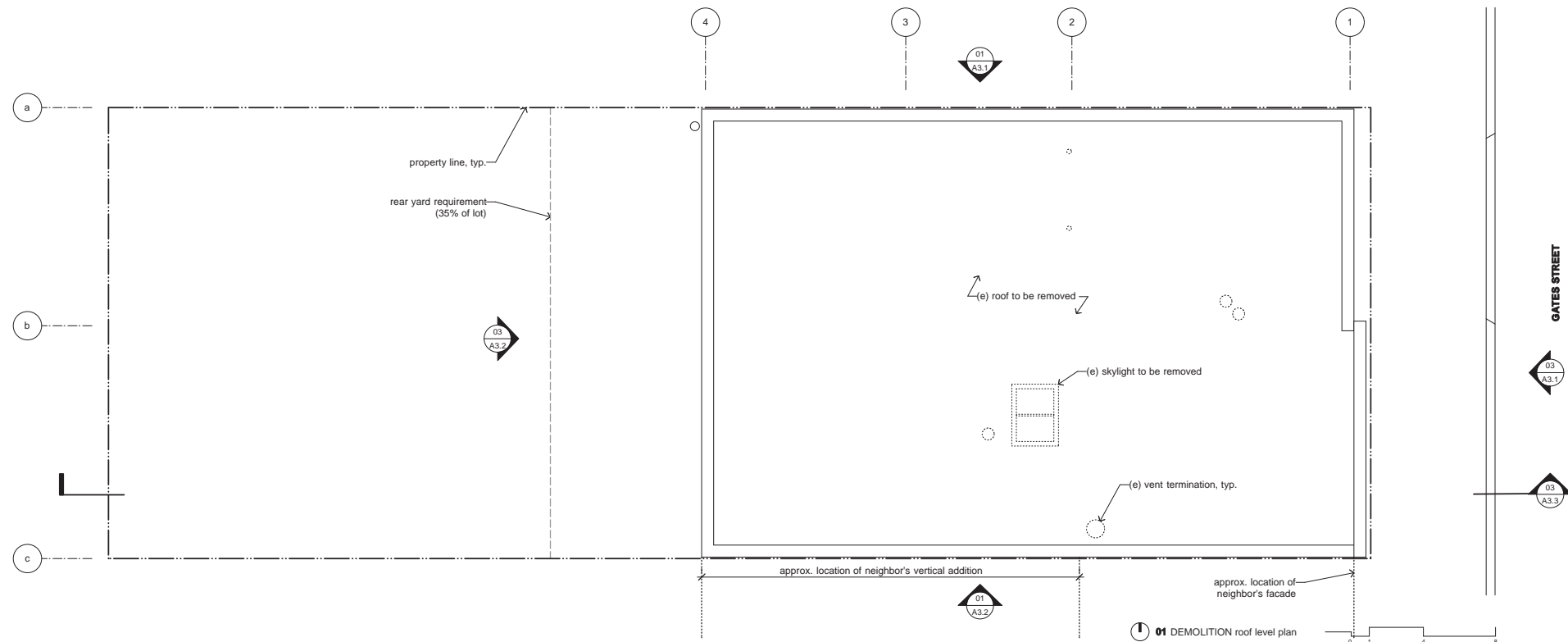
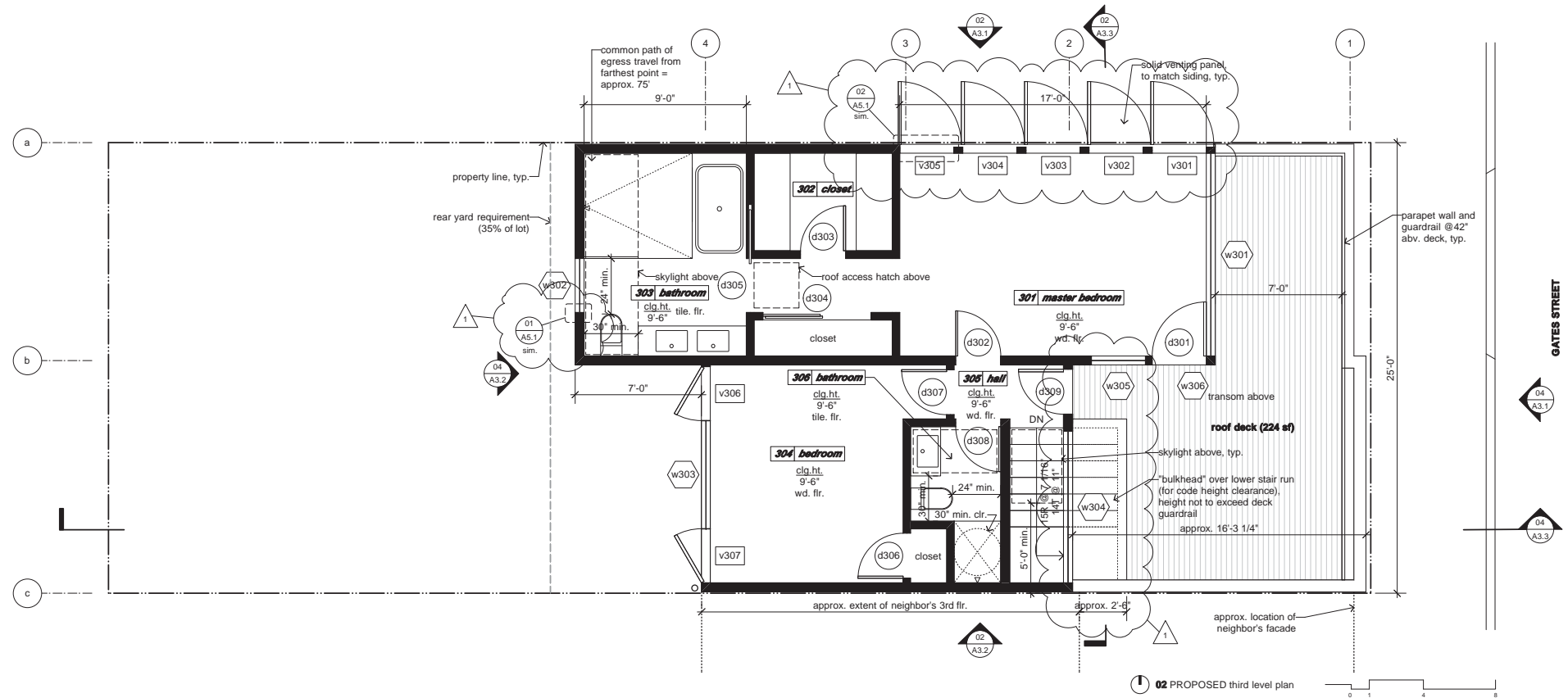
wall types:

- (e) wall, to remain
- (e) wall, to be removed
- (n) wall
- fire-rated wall
- (e) door, to be removed
- (e) window, to be removed



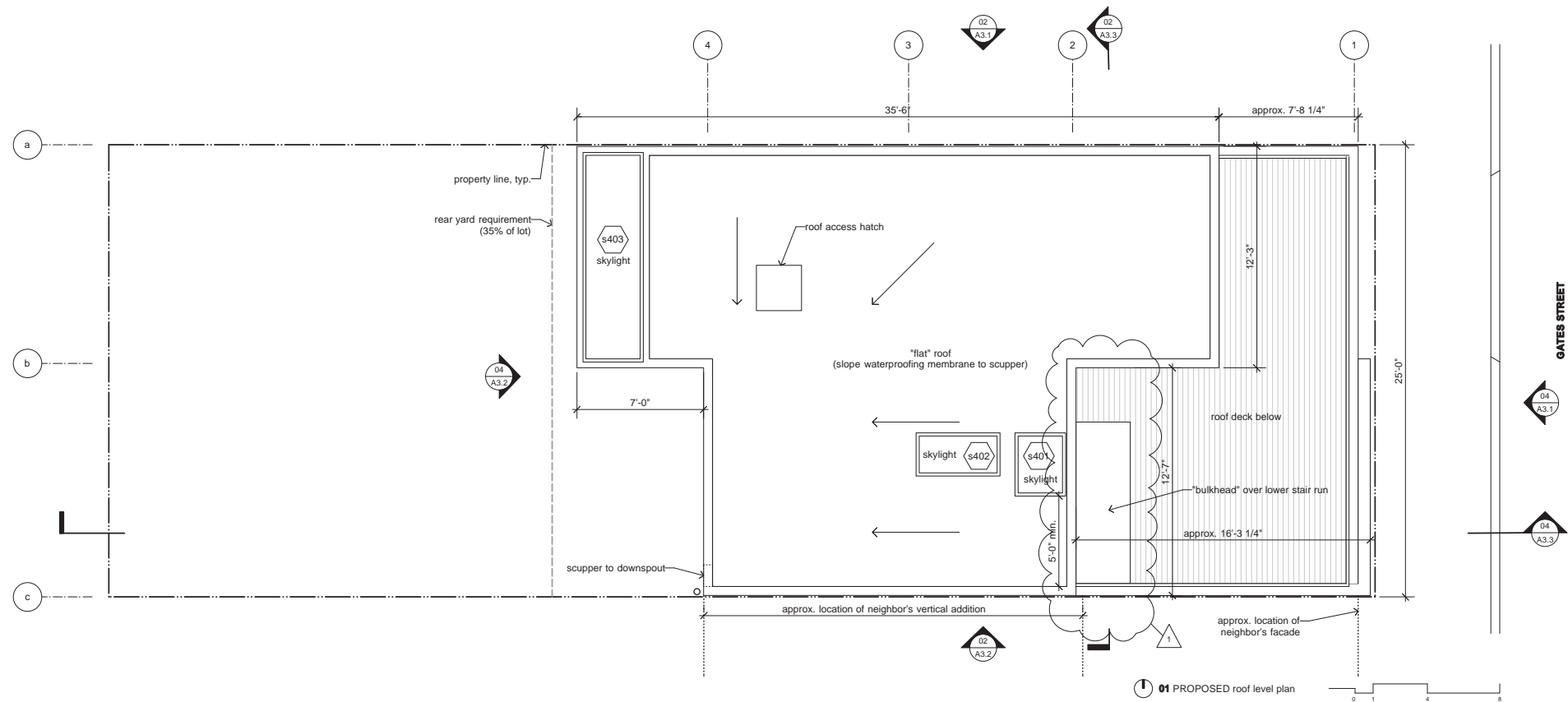
wall types:

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wall types:

- (e) wall, to remain
- (e) wall, to be removed
- (n) wall
- fire-rated wall
- (e) door, to be removed
- (e) window, to be removed



(e) roof plan shown on third level plan, 01/A2.3



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roof level plan

date 06.05.16 phase permit
04.27.17 NUPDR response

A2.4



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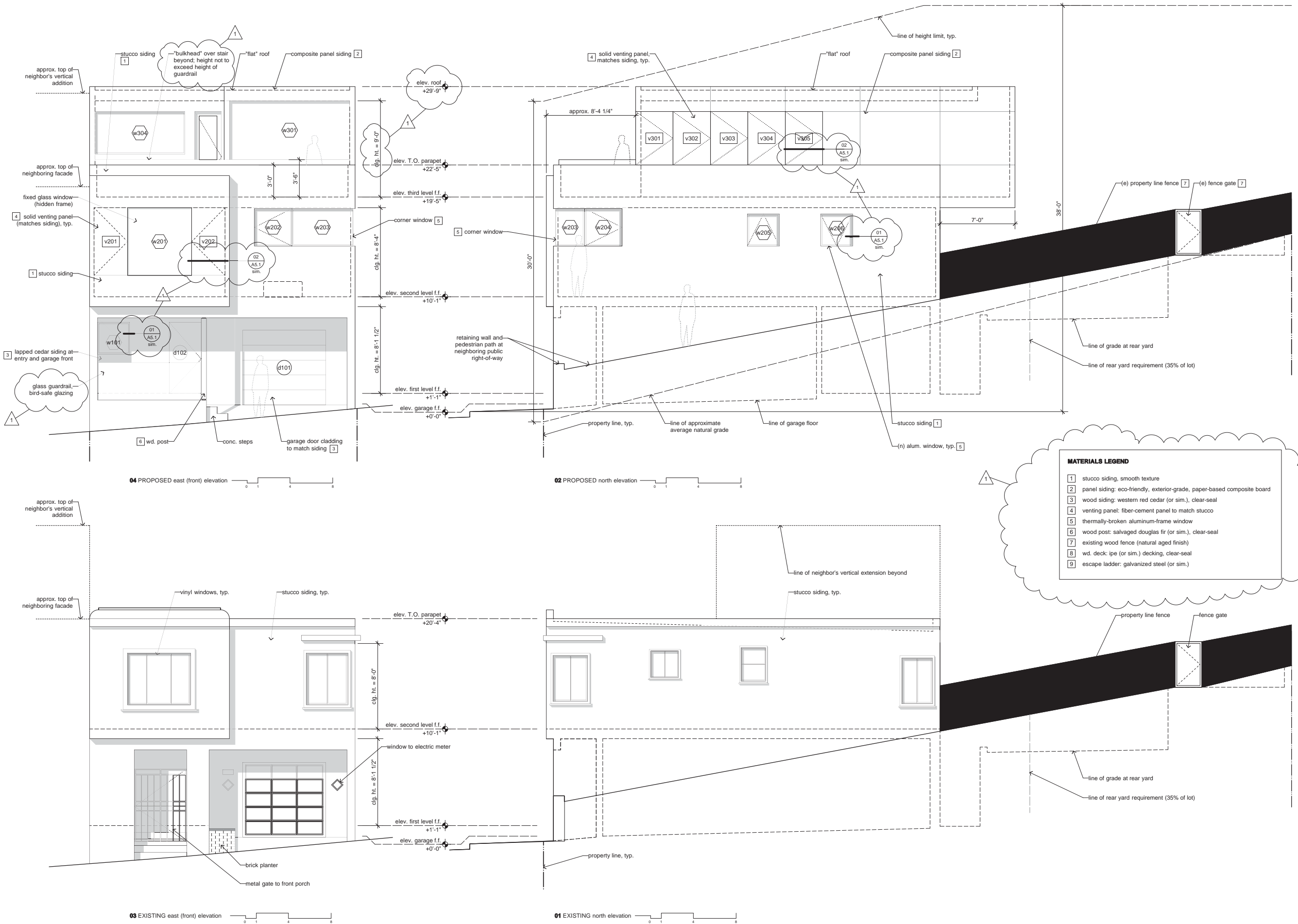
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elevations

date **06.05.16** phase
04.27.17 permit
NUPDR response

A3.1





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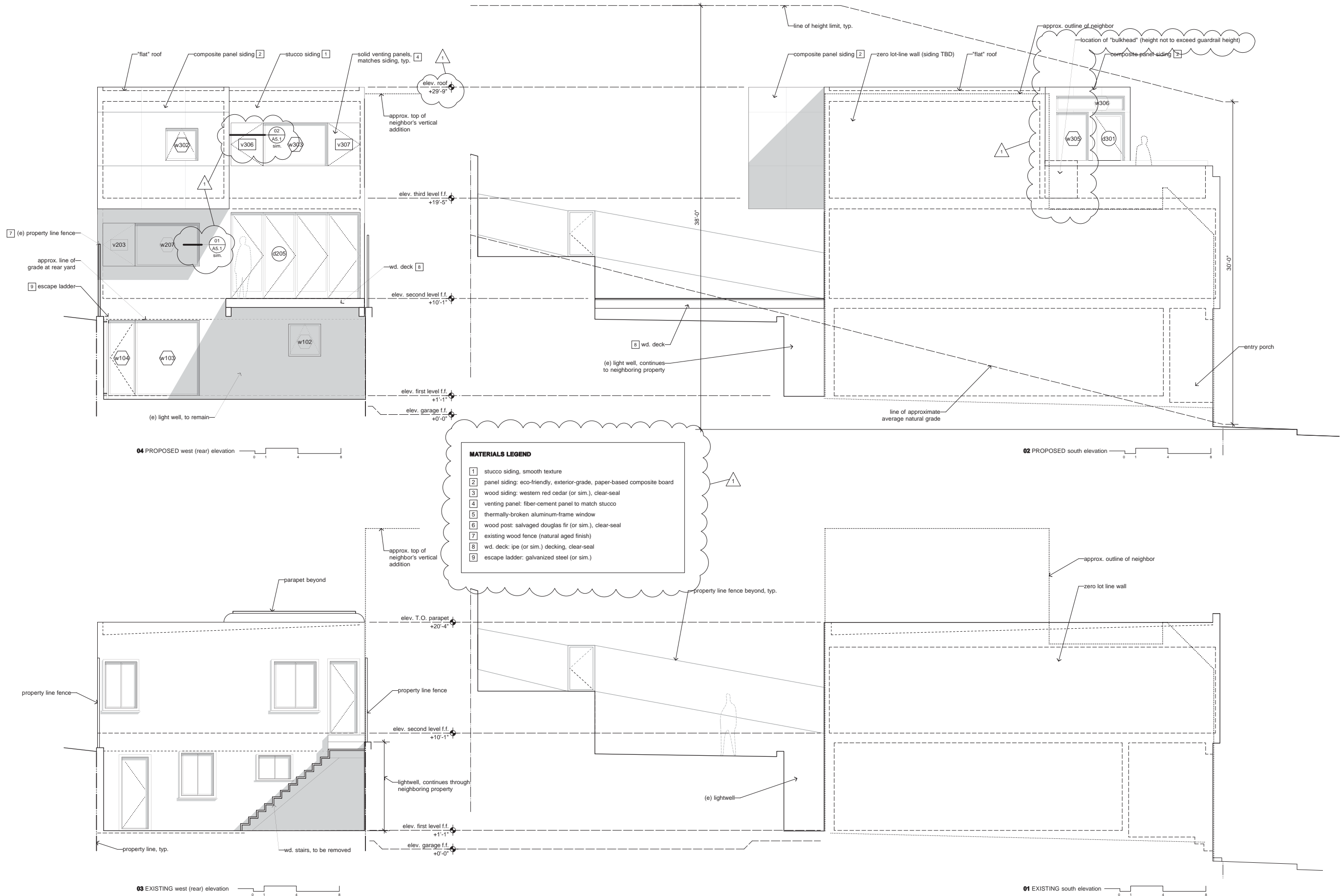
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elevations

date phase
06.05.16 permit
04.27.17 NCPDR response

A3.2





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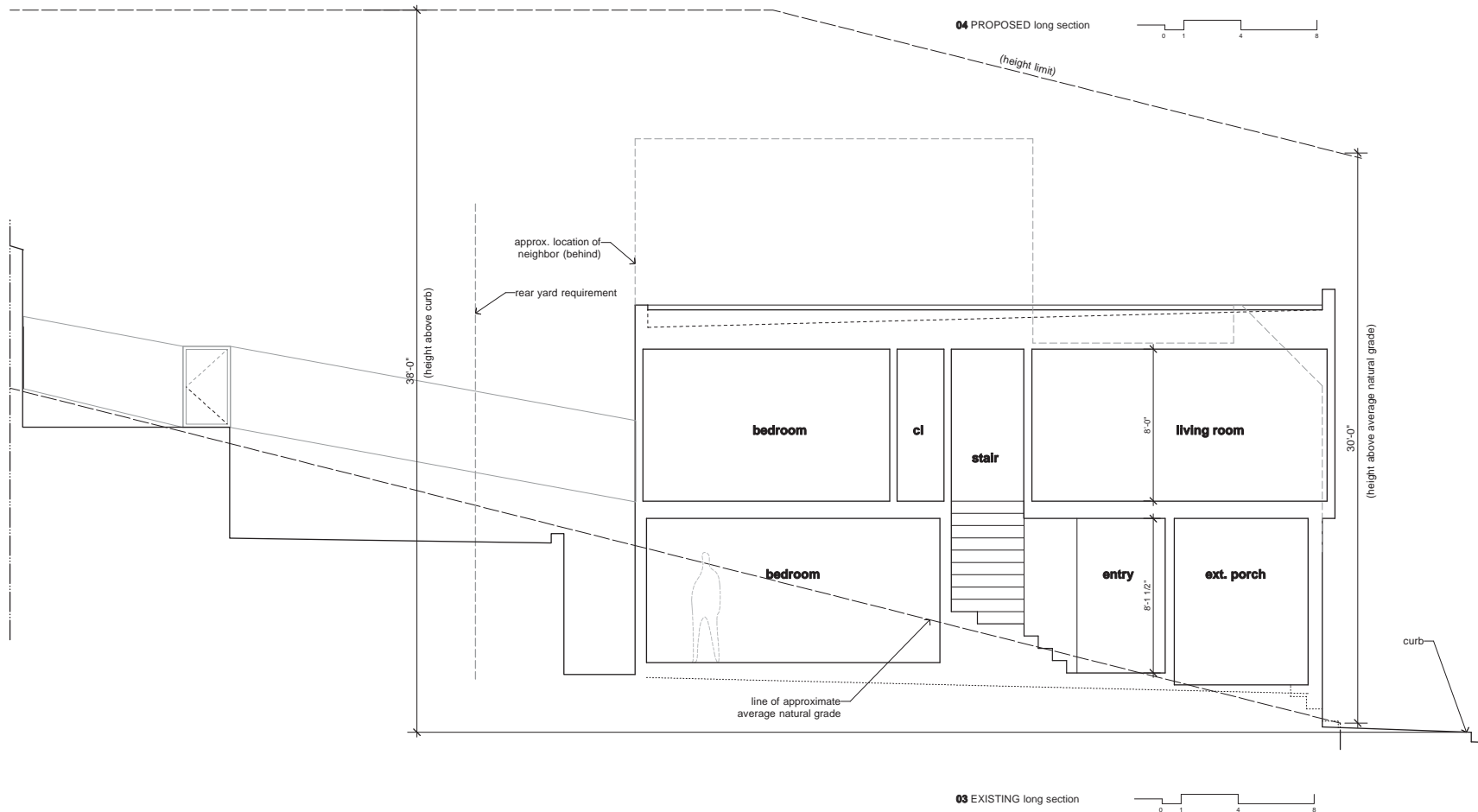
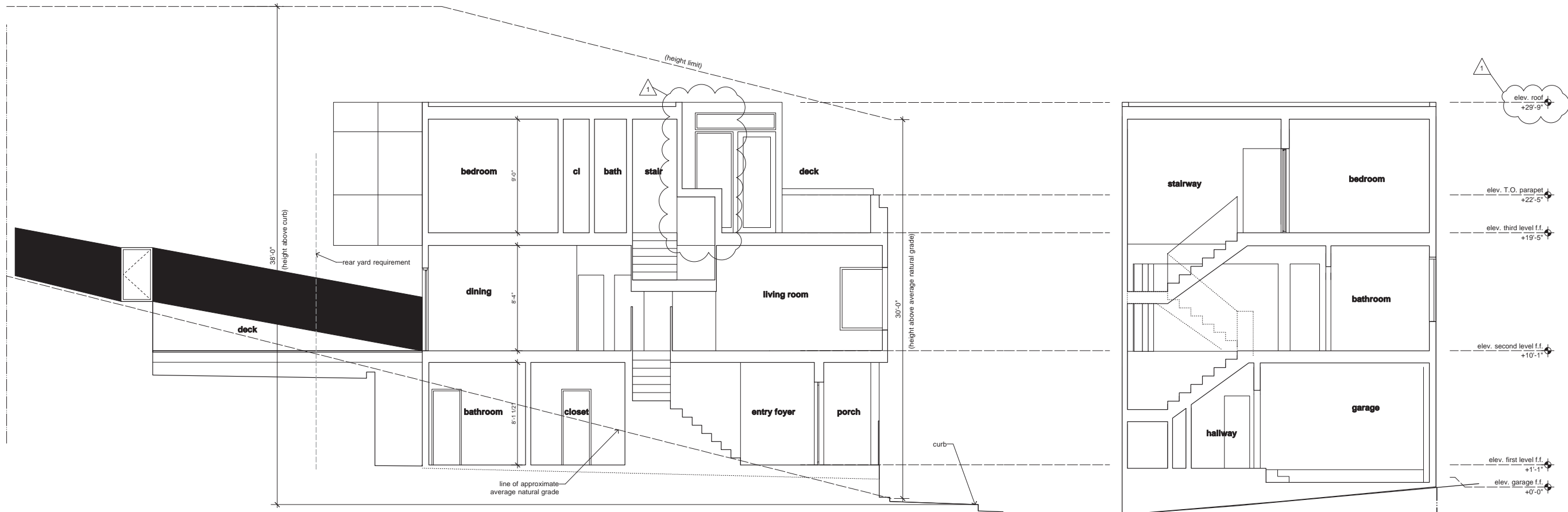
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sections

date phase
06.05.16 permit
04.27.17 HOPDR response

A3.3



Environmental Evaluation/Historic Resource Evaluation



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
100 Gates Street		5650/001	
Case No.	Permit No.	Plans Dated	
2016-011777ENV	201608054359	08/05/2016	
<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 addition to and interior remodel of an existing 2-story single family home. Facade alterations and addition of a new roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Erica Russell <div style="font-size: small; margin-top: 5px;"> Digitally signed by Erica Russell DN: cn=Erica Russell, o=Environmental Planning, ou=City Planning, email=erica.russell@sfgov.org, c=US Date: 2016.09.27 15:46:10 -0700 </div>	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C </div> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>: Per PTR form signed on December 30, 2016</p>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Stephanie Cisneros <div style="float: right; font-size: 0.8em; margin-top: 5px;"> <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2017.01.03 11:09:36 -0800</small> </div>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A Cisneros Project Approval Action: Building Permit <small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature: <div style="font-size: 2em; font-family: sans-serif; line-height: 0.8;"> Stephani e Cisneros </div> <div style="font-size: 0.8em; margin-top: 5px;"> <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2017.01.03 11:09:48 -0800</small> </div>
<small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small>		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/14/2016
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	100 Gates Street	
Block/Lot:	Cross Streets:	
5650/001	Powhattan Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-011777ENV

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

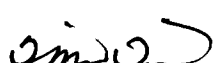
DATE OF PLANS UNDER REVIEW:	08/05/2016
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Julian Schuchard (dated August 4, 2016).	
Proposed Project: Vertical addition to and interior remodel of an existing 2-story single family home. Facade alterations and addition of a new roof deck.	

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	

<p>PRESERVATION TEAM COMMENTS:</p> <p>According to the Supplemental Information for Historic Resource Determination prepared by Julian Schuchard (dated August 4, 2016) and information found in the Planning Department files, the subject property at 100 Gates Street contains a one-story-over-garage, wood-frame, single-family residence. The building was constructed in 1950 by Frank Vignati Building Corporation (source: original building permit) and designed in a Contractor Modern architectural style. Immediately north of the subject property is a publicly accessible walkway characterized by a wooden retaining wall along Gates Street, a wooden staircase, and landscape features. The property was sold to Louis Pagan, a construction worker, and his wife Anna soon after construction. Known exterior alterations to the property include: installing three aluminum windows in existing frames (1972); fire repair including sheet rock and paint (1985); and re-roofing (1996).</p> <p>No known historic events occurred at the subject property (Criterion 1). The Frank Vignati Building Corporation appears to have purchased and developed many properties throughout San Francisco, however preliminary research indicates most of these developments were not of architectural importance. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 1990. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p> <p>Although the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district, any alterations to the property should be respectful to the publicly accessible staircase located immediately to the north.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-30-2016

