



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: November 12, 2020

Record No.: 2016-012745DRP-04
Project Address: 311 28th Street
Permit Applications: 2016.0906.6865
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6613 / 048
Project Sponsor: Daniel Robinson
Mac Kracken Architects
479 9th Street, 2nd floor
San Francisco, CA 94133
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve with Modifications

Project Description

The project proposes to construct a new three-story over garage single-family residence at the front of the property. A variance is being requested for the new building to encroach into the required rear yard (PC Section 134), and for exposure (PC Section 140) to the existing rear unit. The rear cottage is vacant and has an approved building permit to renovate and expand the habitable space by removing the two-car parking garage at the ground level.

Site Description and Present Use

The site is a 25' wide x 114'-0" deep steeply lateral sloping lot containing an existing 2-story, one-family home located at the rear of the lot. It is a Category 'A' - historic resource built in 1907 as an individual resource.

Surrounding Properties and Neighborhood

The buildings on this block of 28th Street are 2-and 3 story detached houses setback from the street with raised entrances. The mid-block open space, including the rear cottage of the subject property, is defined by a fairly inconsistent alignment of buildings.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	August 17, 2020– September 16, 2020	9.16 2020	11.12. 2020 to	57 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 23, 2020	October 23, 2020	20 days
Mailed Notice	20 days	October 23, 2020	October 23, 2020	20 days
Online Notice	20 days	October 23, 2020	October 23, 2020	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	17	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

DR Requestors

1. Mark Collins 313 28th Street, resident of the adjacent property to the west of the proposed project;
2. Eric Scher of 330 28th Street resident across the street to the north of the proposed project and;
3. Douglas Melton and Raymond Robertson of 309 28th Street, resident of the adjacent property to the east of the proposed project and;
4. Jane Oyugi of 313A 28th Street, resident of the adjacent property to the west of the proposed project

DR Requestor's Concerns and Proposed Alternatives

DR requestor 1:

Is concerned that the proposed project:

1. Will obstruct view of a historic resource and alter the relationship between the two adjacent existing historic resources of 313 and 311 28th Street;
2. Does not fit the size and scale of the neighborhood and;
3. Removes an off-street parking space.

Proposed alternatives:

Relocate the entrance to the front;
Increase the width of the side yard to 8' for the entire length;
Deny the rear yard variance;
Remove the 4th floor;
Do not allow decks or stairs at the rear or west side and;
Remove the existing non-historic exterior stair to the rear cottage

See attached *Discretionary Review Application*, dated September 16, 2020.

DR requestor 2:

Is concerned that the proposed project:

1. Will obstruct view of a historic resource and alter the relationship between the two adjacent existing historic resources of 313 and 311 28th Street;
2. Does not fit the size, scale, and architecture of the neighborhood and;
3. Will shade adjacent neighbors.

Proposed alternatives

Remove the 4th floor and;
Increase the width of the side yard to 8' for the entire length

See attached *Discretionary Review Application*, dated September 16, 2020.

DR requestor 3:

Is concerned that the proposed project:

4. Is out of scale for the neighborhood;
5. Impacts light, air and privacy;
6. Reduces on-site parking impacting parking supply;
7. Blocks a west facing property line window;
8. The request for a non-code-complying rear yard reduce light to adjacent property and;
9. Rear roof deck impacts privacy.

Proposed alternatives

Remove the 4th floor and roof decks;
Deny the rear yard variance;
Provide a 2' light well for the west facing dormer window;
Require two tandem car parking spaces and;
Require an analysis and potential remediation on foundation and sub-surface streams due to foundation excavation.

See attached *Discretionary Review Application*, dated September 16, 2020

DR requestor 4:

Is concerned that the proposed project:

10. Lacks adequate side and rear setbacks;
11. Is out of scale and character with surrounding buildings
12. Does not retain view from public way of historic resource;
13. Impacts light air and privacy and;
14. Excavation impacts

Proposed alternatives:

Relocate the entrance to the front;
Increase the width of the side yard to 8' for the entire length;
Deny the rear yard variance;
Remove the 4th floor; do not allow decks or stairs at the rear or west side and;
Remove the existing non-historic exterior stair to the rear cottage

See attached *Discretionary Review Application*, dated September 16, 2020

Project Sponsor's Response to DR Application

The proposed project has been designed and redesigned to balance the circumstances of the site with consideration of the existing adjacent neighbors. No new information has been provided that has not already been extensively reviewed and responded to with the current design. Several misrepresentations have been made by DR filers. This home provides needed space for our growing family.

See attached Response to Discretionary Review, dated October 9, 2020

Department Review

The Planning Department's review of this proposal confirms general support for this project as it adds a unit of new housing and for the most part conforms to the Residential Design Guidelines. The Department's design and preservation staff worked extensively with the project sponsor over multiple iterations for 3-years to guide an appropriate project that responds to the interrelated historic resources: the rear cottage and the adjacent house at 313 28th Street. The two main objectives were to preserve the view of 313 28th (neighboring building to the west) and the function of its side windows and to provide a view of the rear cottage, by requiring an 8' side yard

that narrows to 5'. Because the existence of the rear cottage and the prescriptive requirement of a side yard from preservation staff, the proposed building extends past the required rear yard. Thus, a variance is requested. Staff believes the proposal adequately preserves views of both historic resources. The existing cottage is being renovated under a separate permit, under the guidance of preservation staff.

The building scale at the street is compatible with other surrounding buildings - the third-story is set back 23' from the front building wall to be minimally visible to retain the appropriate scale relationship with the predominant 2-story context at the street.

However, exceptional or extraordinary circumstance are present. The project is not compatible with the scale and impedes the light and privacy of the adjacent buildings at the rear. Additionally, the second story extends in the rear in a manner to block access to the mid-block open space and light. Staff deems the building needs modifications to comply with the intent of the Residential Design Guidelines and recommends the following modifications:

1. Reduce the height of the exterior entry gate to no higher than 3'-6" to increase the visual access to the rear building.
2. Set the rear deck 3' from the east property line and remove the solid parapet at the first floor;
3. Remove or reduce the size of the east property line windows at the first floor;
4. Provide a 3' side setback at the east, starting at the required rear yard line at the second floor; (project may build to side lot line until rear yard setback); and reduce the depth at the rear by 4';
5. Reduce the width of the rear deck at the second floor to 8' centered on the bedroom and;
6. Remove the third-floor roof decks,
7. Reduce the extent of the third floor so that it does not encroach into the required rear yard.

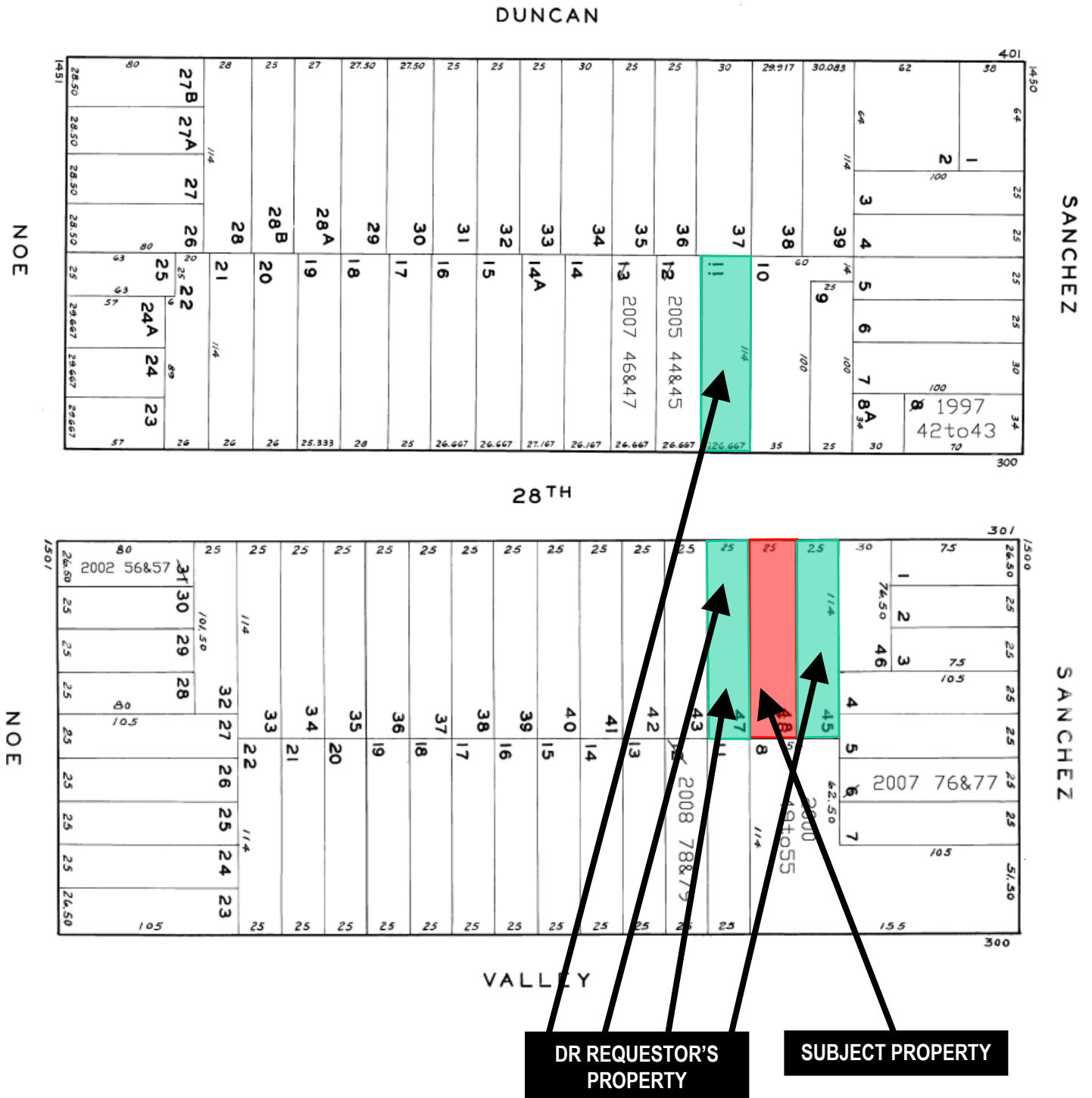
Recommendation: Take DR and Approve with Modifications

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
HRER evaluation
DR Application
Letters of opposition
Response to DR Application, dated October 9, 2020
311 plans

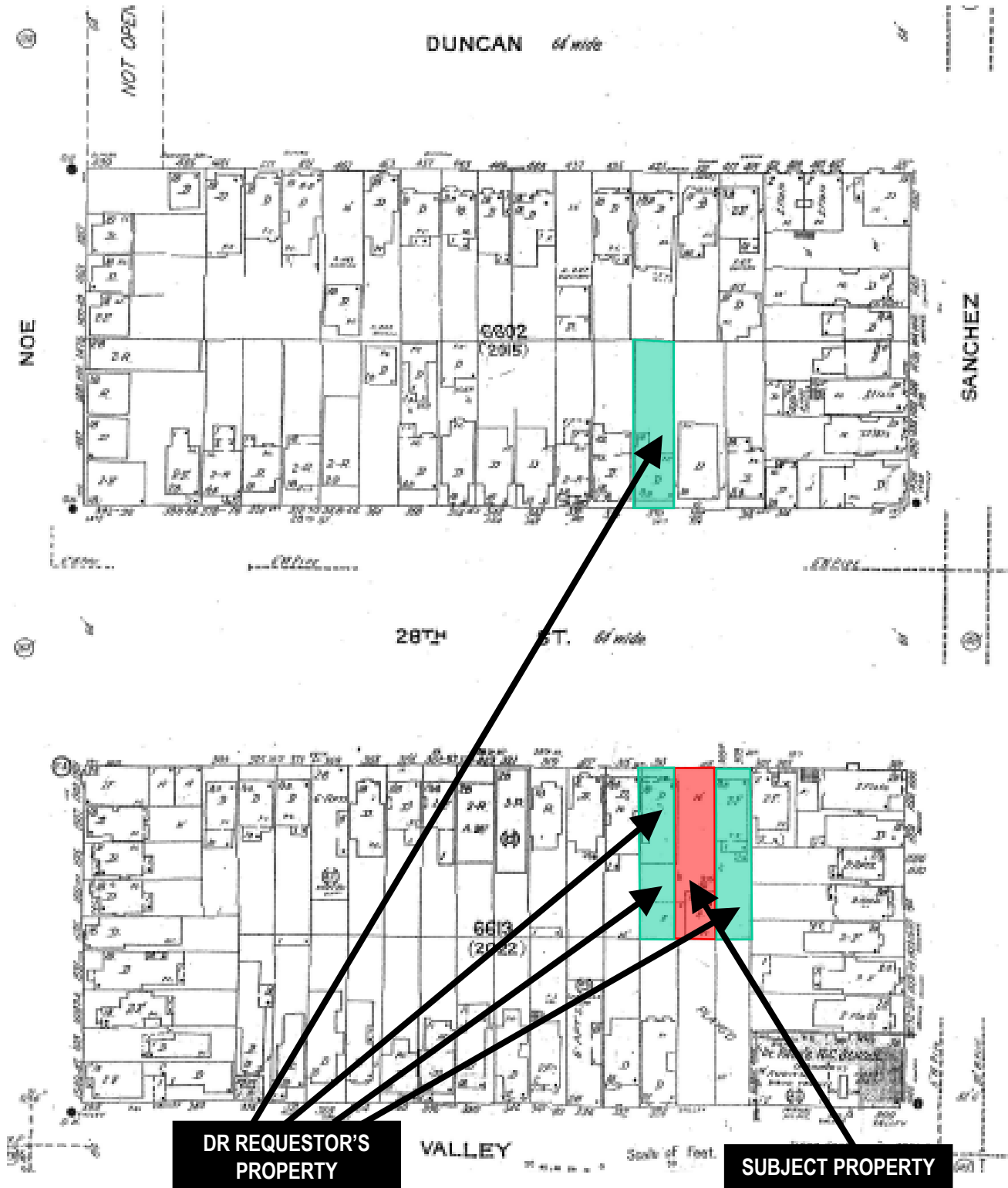
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street

Sanborn Map*

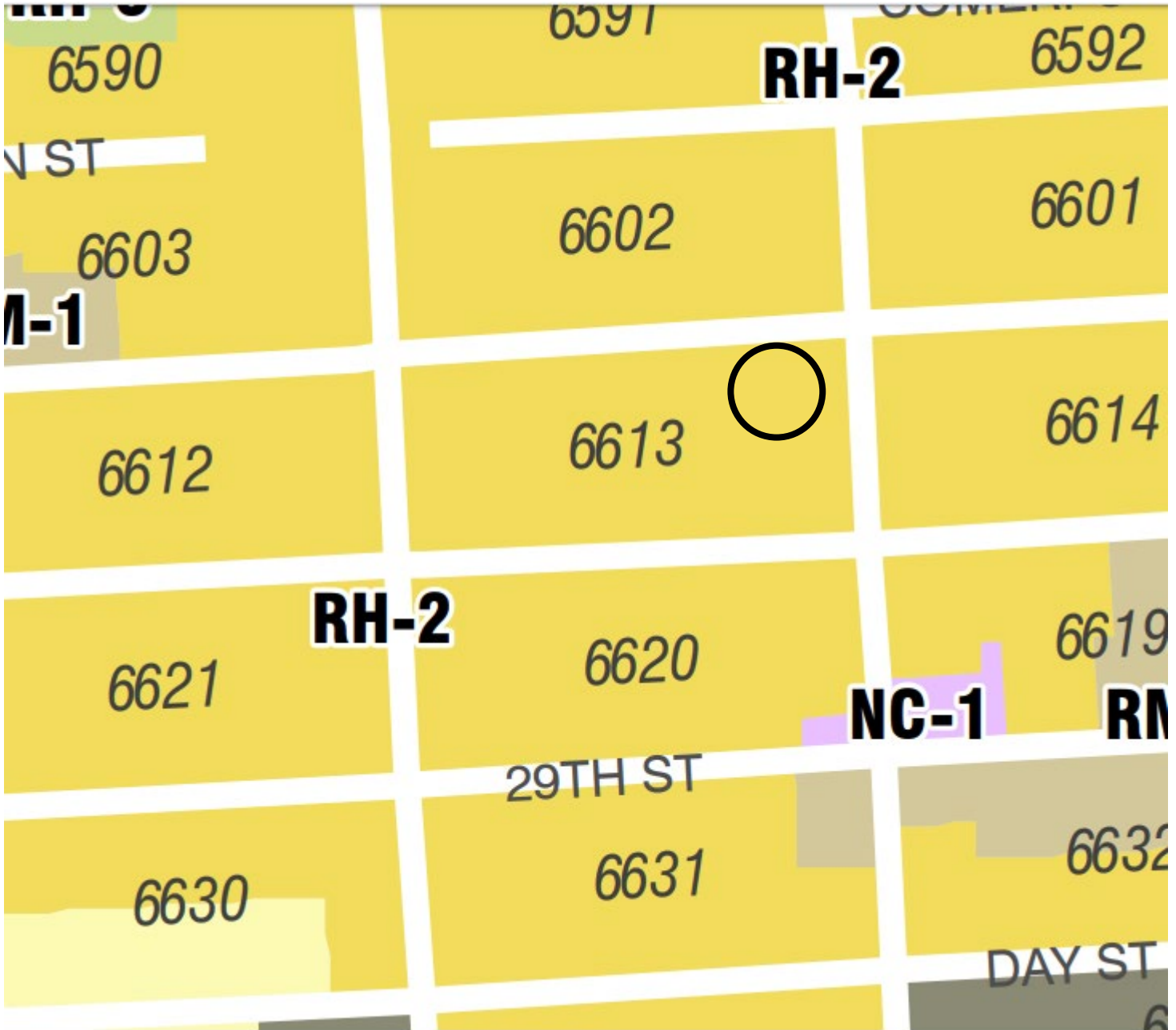


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



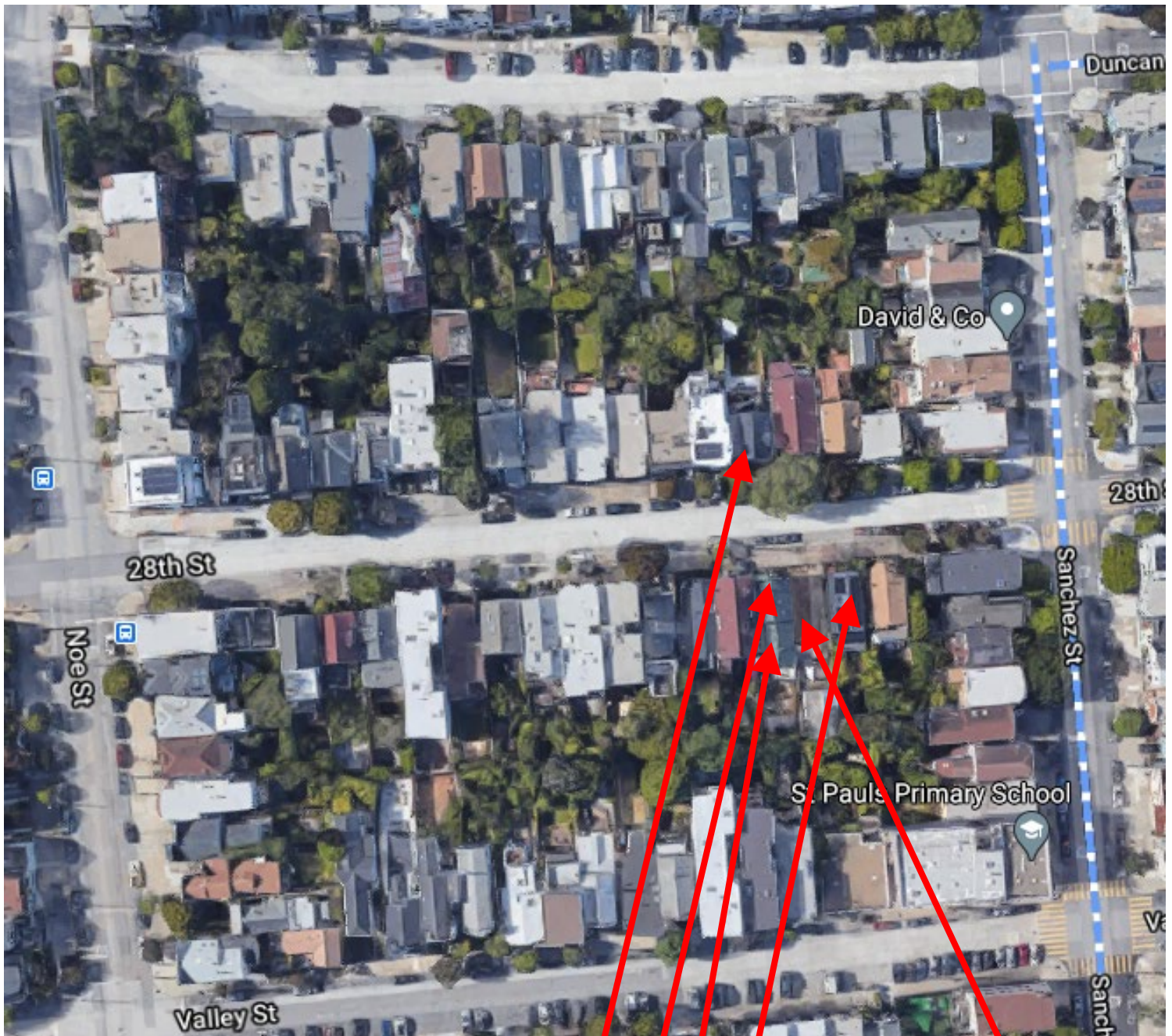
Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street

Zoning Map



Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street

Aerial Photo



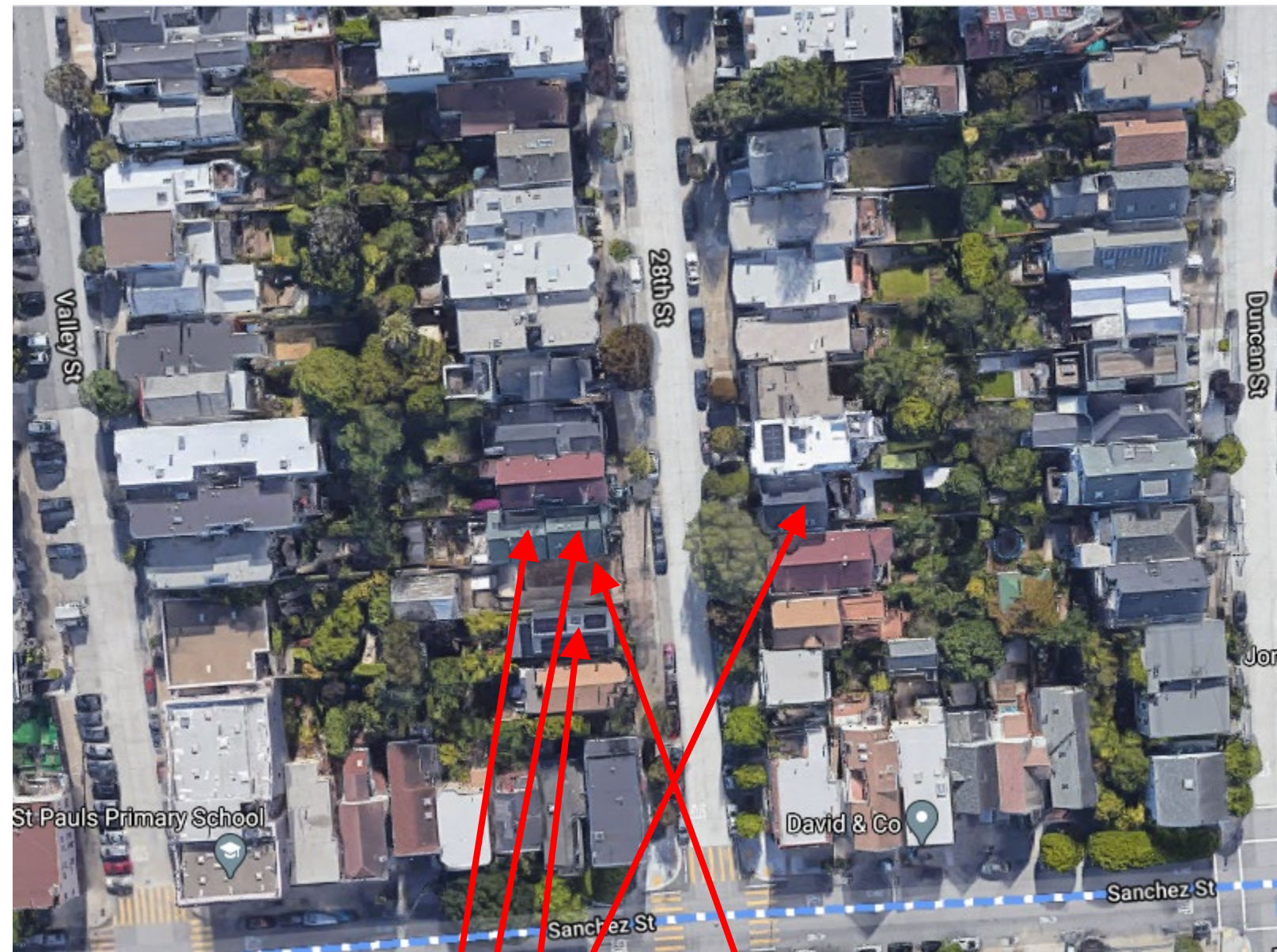
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street

Aerial Photo

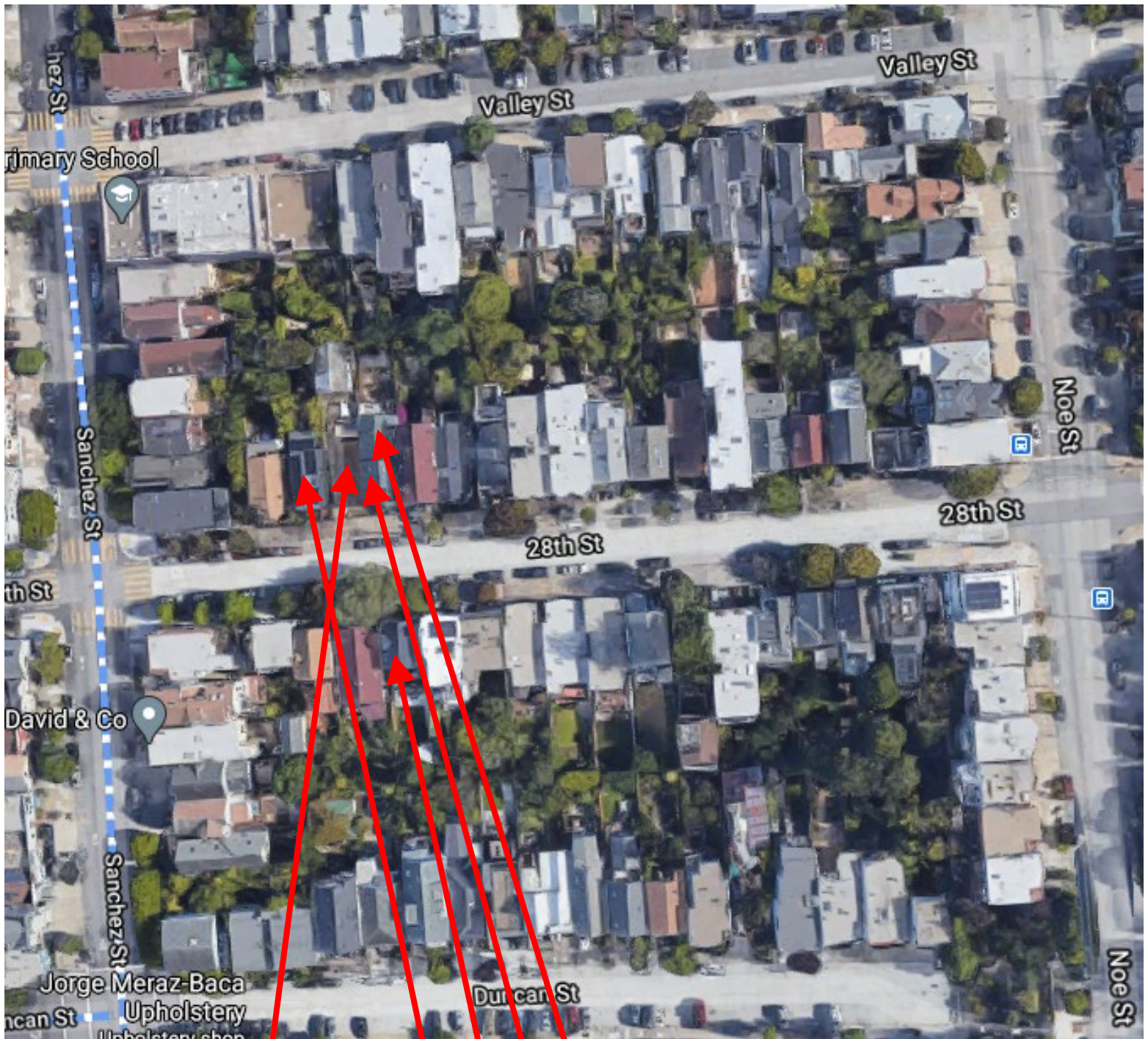


DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street

Aerial Photo



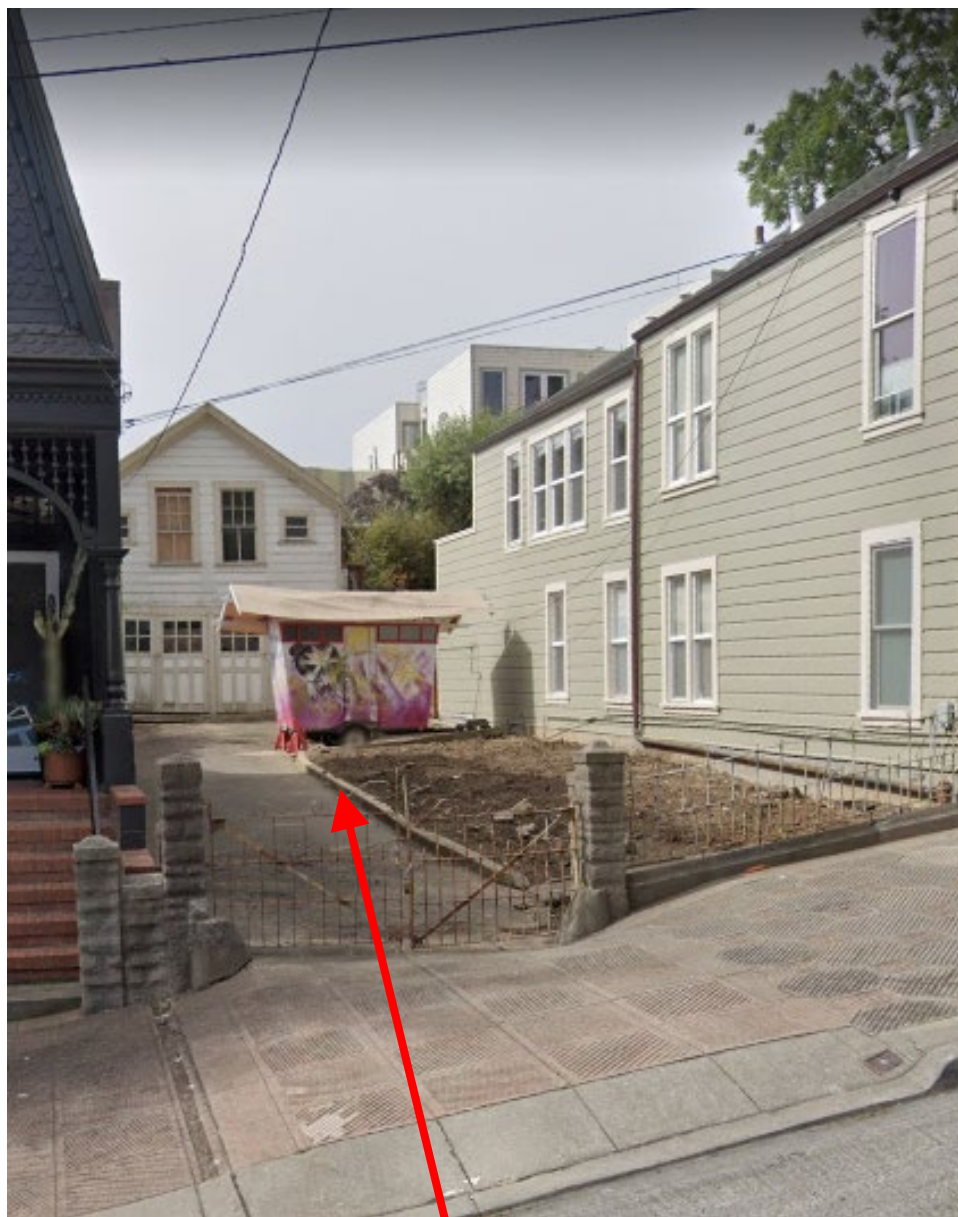
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2016-012745DRP-04
311 28th Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 6, 2016**, Building Permit Application No. 201609066885 was filed for work at the Project Address below.

Notice Date: August 17, 2020

Expiration Date: September 16, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	311 - 28th Street	Applicant:	Daniel Robinson
Cross Street(s):	Sanchez & Noe Streets	Address:	479 9th Street, 2nd Floor
Block/Lot No.:	6613 / 048	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Telephone:	415-487-2050
Record Number:	2016-012745PRJ	Email:	danielr@macarchs.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	None	Single-family
Front Setback	None	7 feet, 4 inches
Side Setbacks	None	Between 5'-0" and 8'-0" (west side)
Building Depth	None	60'-7"
Rear Yard	None	28'-6"
Building Height	None	36'-8"
Number of Stories	None	Three-over-basement
Number of Dwelling Units	1	2
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
<p>The project includes the construction of a three-story-over-basement, single-family residence at the front of the existing lot that will include four bedrooms, four and one-half bathrooms, and one garage parking. The existing lot is developed with a two-story, single-family building located at the rear. The rear thirteen (13) feet, five (5) inches of the new building will project into the required rear yard. Therefore, a Variance is required. A public hearing for the Variance is scheduled for September 23, 2020. See Case No. 2016-012745VAR.</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>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Stephanie Cisneros, 415-575-9186, Stephanie.Cisneros@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

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. Contact the project Applicant to get more information and to discuss 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. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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. The Board of Appeals is accepting appeals via e-mail. 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 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 Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
311 - 28th Street		6613048
Case No.		Permit No.
2016-012745ENV		201609066885
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Construction of a new three-story over garage single-family residence at the front of the property.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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"/>	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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Planning department staff archeologist cleared the project with no effects on 2/27/2020.</p> <p>A preliminary geotechnical report was prepared by PG Soils, Inc. (dated 5/21/06), confirming that the project site is on a site subject to 25 percent slope. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 PROJECT 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): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<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): See updated HRER Part 2 dated 7/17/2020 for a description on how project meets the Secretary's Standards.	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Building Permit	Justin Greving
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/28/2020
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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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.

MODIFIED PROJECT DESCRIPTION

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.

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Record No.: 2016-012745ENV
Project Address: 311 28th Street
Zoning: RH-2 Residential – House, Two Family Zoning District
40-X Height and Bulk District
Block/Lot: 6613/048
Staff Contact: Justin Greving – 415 – 575 - 9169
justin.greving@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Proposed Project: ☒ Demolition / New Construction ☐ Alteration

Per Drawings Dated: 2/26/2020

PROJECT DESCRIPTION

The proposed project includes the construction of a new three-story over garage single-family house on the front of the lot towards the street.

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:			
Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 7 – Treatments:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 8 – Archeology:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Standard 4 – Acquired Significance:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 5 – Building Techniques:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
See Project Impact Analysis comments for additional information.			

PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project's scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☒ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will not** cause a significant adverse impact to a **historic district / context** as proposed.

PROJECT IMPACT ANALYSIS

The subject property as it pertains to parcel 6613/048 includes a carriage house at the rear of the lot that was once part of a larger property that included the Stick/Eastlake-style house located to the west at 313 28th Street on the adjacent parcel 6613/047. The carriage house and residence were identified in the *Here Today* Survey as the home of Charles C. W. Haun, owner of Haun

and Co., an artificial stone contractor. At some point in time the property was divided into two parcels and the rear carriage house was converted into a dwelling. Although the proposed project does not include any modifications to the building located at 313 28th Street, the proposed project was also reviewed for impacts to the adjacent building due to the fact that the two parcels functioned historically as one compound consisting of a main residence and rear carriage house.

The Planning Department requested a consultant-prepared evaluation to be submitted as part of the project and a Historic Resource Evaluation Part 2 was prepared by Carey & Co. (Carey & Co. HRE Part 2, dated July 6, 2016), to review the project for conformance with the Secretary's Standards. Subsequent to submittal of the project a historic resource memorandum prepared for a neighbor by Richard Brandi (Brandi memorandum, dated January 18, 2017) evaluated the resource and the proposed project. The Planning Department did not request the Brandi memorandum but it has been taken into consideration. Since its original submittal, the proposed project has been modified to address planning department comments and ensure the new construction is compatible with the historic resources on and adjacent to the subject property as well as with the Residential Design Guidelines.

The subject property at 311 28th Street was identified as the rear building associated with the neighboring property located 313 28th Street in the 1968 Junior League publication *Here Today*. The description of the property is the following, "313 28th Street (1892): This Stick Style house was built for Charles C. W. Haun, owner of Haun and Co., artificial stone contractors, whose property included large side garden, driveway and rear building (#311). These all remain today. The rear building served once as a stable for horses but since 1901 has been a dwelling over a garage."¹ Because this book was adopted as a local register, properties identified in the book are considered historic resources under CEQA. However, the book does not provide additional information on the buildings such as a statement of significance, a list of character-defining features, or a period of significance. The Carey & Co. HRE Part 2 provided a statement of significance, a period of significance, and a list of character defining features. The department agrees with the findings of the Carey & Co. HRE Part 2 that finds 311 28th Street to be individually eligible for listing in the California Register under Criterion 3 for its architecture as a good example of a stable property type. Planning Department staff also find the subject property to be eligible under Criterion 1 for its association with the early pattern of development in Noe Valley.

The planning department finds the period of significance to date to the construction of the stable which is estimated to be between 1886 and 1900. Although the Brandi memorandum finds the construction of the stable and adjoining house to date to 1879, a review of Sanborn maps from 1886 and 1900 does not indicate the rear building on the 1886 Sanborn is the same building shown on the 1900 Sanborn map as the footprint, location, and size of the two

¹ Roger R. Olmsted and T.H. Watkins, *Here Today: San Francisco's Architectural Heritage* (San Francisco: Chronicle Books, 1975), 299.

buildings is different. While the Brandi memorandum asserts there is evidence in the form of different types of clapboard siding to demonstrate that the building was converted to a two story building that stands today, the planning department does not find this to be sufficient evidence given the fact that the footprint and location of the two buildings is not the same on the two maps. Therefore, the department concludes that the stable was constructed sometime between 1886 and 1900. The department does not dispute the finding by Brandi that the house at 313 28th Street may have been constructed earlier than 1892 as it does appear in the 1886 Sanborn and there is evidence of an occupant on this block of 28th Street as early as 1878.²

The Brandi memo also states that the site is significant under Criterion 1 for its association with the earliest patterns of development of Horner's Addition in Noe Valley because it exhibits "several of the characteristics of the early settlements, namely sheds, wells, tank houses, and a stable." However, the property does not in fact contain sheds, wells, or tank houses and the only evidence of this earlier settlement pattern is the location of the carriage house at the rear of the adjacent lot and the early appearance of the house at 313 28th Street. Regardless, Planning Department staff find house at 313 28th Street and the carriage house at 311 28th Street may be eligible under Criterion 1 as they do appear to date to the earlier phases of development of Noe Valley. The Brandi memo also asserts the subject property is individually eligible under Criterion 2 for its association with Charles C. W. Haun, the stone contractor living in the residence at 313 28th Street. Planning Department staff do not find Brandi has provided sufficient evidence to demonstrate that Haun was a person of individual importance as an "artificial stone" contractor. In fact, Haun's handiwork as a stone contractor visible in the sidewalk and along the concrete fence posts would be eligible under Criterion 3 as an example of his craftsmanship. However, planning department staff do not find sufficient evidence to demonstrate that Haun is an individual important to local, California, or national history.

Planning Department preservation staff have reviewed the list of character-defining features for 311 28th Street in the HRE prepared by Carey & Co. and determined that they are the following:

- Building massing and setback
- Front-gabled roof
- Symmetrical composition of the front elevation
- Multi-pane wood and glass garage doors
- Double-hung wood windows
- Horizontal wood siding
- Concrete fence posts and wrought iron fence at front of property

The proposed project has been modified to incorporate a side yard along the western edge of the lot. The massing of the new building is set back 8 feet from the western property line and then tapers down to a 5-foot setback further to the rear. This setback has been incorporated in the new construction to retain a sense of the property's historic association with the adjacent building to the west. Planning Department preservation staff determined that the subject parcel

² William Jagger is listed in an 1878 City Directory as living on 28th Street between Noe and Sanchez.

as it functioned as the side yard and driveway for the residence at 313 28th Street did contribute somewhat to the significance of the carriage house and residence as a unified compound. However, the vacant land and driveway in front of the carriage house was not determined to be significant as a designed landscape. A side setback from the west property line would allow for some retention of the sense that the residence at 313 28th Street had a side yard and corresponding carriage house. Additionally, the side setback allows for a view towards the rear of the property to the carriage house. This allows for the carriage house to still be visible from the public right of way. In this unique instance, planning department staff determined that a side setback that allowed for a sliver of a view to the carriage house was important given the carriage house's association with the adjacent property.

Planning department staff reviewed the proposed project's design for compatibility not only with the subject property at 311 28th Street but also the adjacent building at 313 28th Street. Planning department staff did not find the side yard to be significant such that development in the area in front of the carriage house at 311 28th Street would have a significant impact on 311 28th Street or 313 28th Street. The carriage house will not be relocated or altered under the proposed project and will therefore retain its historic association with the adjacent building.

The design of the new building in front of the carriage house has also been reviewed to ensure it is compatible with the character of the neighborhood and with the adjacent historic building at 313 28th Street. Although contemporary in design, the new building is compatible with the character of the neighborhood in terms of massing, materials, and fenestration pattern. The massing of the new building features a set back from the adjacent property at 313 28th Street as mentioned above. The height and massing has also been determined to be compatible with the character of the historic resource and with the adjacent buildings. The material palette of the new construction is a contemporary but compatible horizontal stained wood siding in two different colors. The majority of the homes up and down the block feature a simple horizontal wood siding and the new building will fit in the neighborhood as a contemporary but compatible insertion within the block. The fenestration pattern features a rhythm of punched vertically oriented openings with a ratio of glazing to solid that is similar to other properties on the block. The new construction presents a compatible design that is sensitive not only to the character of the historic resource on the property but also to the adjacent buildings on the block.

Therefore, planning department staff found that the proposed project would not have an impact on the subject property or the adjacent resource at 313 28th Street.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice
Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

Date: 7/17/2020

CC: Stephanie Cisneros, Senior Current Planner



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Mark L Collins

Address: 313 28th Street, San Francisco, CA 94131

Email Address: markcollins@gmail.com

Telephone: 415-317-7286

Information on the Owner of the Property Being Developed

Name: Daniel Beckerley Fingal-Surma and Laura Lyndsey Fingal-Surma

Company/Organization:

Address: 502 7th Street, #935V, San Francisco, CA 94103

Email Address: fingal.surma@gmail.com

Telephone: (415) 309-7098

Property Information and Related Applications

Project Address: 311 28th Street, San Francisco, CA 94131

Block/Lot(s): 6613/048

Building Permit Application No(s): 201609066885

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"/>
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 that were made to the proposed project.		
see appendix letter		

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.

see appendix 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.

see appendix 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?

see appendix letter

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Mark L Collins

Name (Printed)

self

415-317-7286

markllcollins@gmail.com

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

APPENDIX LETTER

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 that were made to the proposed project.

I have had no contact with the applicant since the original pre-application meeting on the site. In an email to Chris Townes dated 2-14-2019, Daniel Robinson, the Project Sponsor, wrote: "As the design has changed significantly, we want to be sure we can present the new design to the neighbors before distributing documents as requested." There was no effort from the developers or the project sponsors to contact myself. I have to wonder if the refusal to give consent to release PDF copies of the project plans was an effort to conceal the developer 's plans for as long as possible from a very concerned neighborhood coalition.

DISCRETIONARY REVIEW REQUEST

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.

- a. This project will obstruct the view of an existing Category A historic resource in the City. There will only be a view of the existing non-historic exterior staircase on the west side of the property if the project is built as proposed. This is not a substantial viewing corridor for the viewing enjoyment of the general public. The new structure will also change the historical nature of the adjacent building at 313 28th St. The two existing buildings were one lot until 1971 and together are part of one of the original farm homesteads in Noe Valley. (RDG pages 49-54)**
- b. The front open space was altered by removing mature trees (Holly tree, Avocado tree and Lemon tree) and vegetation in November 2015 without consideration of the impact on the surrounding environment.**
- c. The carriage house is one of the few last remaining such structures in Noe Valley.**

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.

- a. **The proposed development would have an adverse impact on two historic properties by altering the relationship between the two properties (311 and 313 28th St.**
- b. **In addition to the historical issues, this project is not in keeping with the existing housing and neighborhood characteristics in size and scale. It is much larger in square footage and number of floors when compared to other housing units on the block.**
- c. **The project would remove at least one off-street parking spot from the neighborhood. The existing structure is able to fit a minimum of 2 cars and up to 4 if the cars are parked tandem in front of the garage doors.**

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?

- a. **Remodel and update the existing historic home to maintain the original nature and feel of the overall historic site, i.e. 313 and 311. This site and front yard of 311 is one of few original farm homesteads left in Noe Valley. This is the way Noe Valley looked in the early 1900's. This new modern structure which will completely block the historic resource and is out of place in the neighborhood.**
- b. **If maintaining the existing historic site is not a path the Planning Commission is willing to approve, the following changes would reduce the adverse effects:**
 - **Move the entrance for the new structure to the front of the building like every other house on the block and most of the homes in Noe Valley.**
 - **Increase the width of the viewing corridor to a minimum of 8' for the entire length of the new structure allowing for some of the existing historic resource to be reviewed from the street.**
 - **Do not allow for the rear yard variance.**
 - **Do not allow any decks or stairs to be constructed at the rear or west side of the new structure.**
 - **Remove the 4th story from the new structure.**
 - **Remove the non-historic exterior staircase from the west side of the existing historic resource. This staircase would be a duplicate staircase to a new one plan for the existing home.**

NOVEMBER 3, 2020

**SUBJECT: Discretionary Review – 311 28th Street
Building Permit Application No. 201609066885**

Dear San Francisco Planning Commissioners:

THE HISTORIC IMPACT

I live directly west of the subject property, 311 28th Street, at 313 28th Street. I purchased 313 28th Street in 2007 from the estate of Pauline Gallagher's sister. Pauline was the previous owner of 311 28th St. Prior to 1971, the two properties were a single lot. The lot was split between Pauline and her sister in their father's will. Before and after the lot split the property was treated as one site. There were steps on the northeast corner of my building leading to a cellar under my home. These steps were on the 311 28th Street property. There is no water meter for the carriage house at 311 28th Street. The water for the building has always come from the same meter that serves my building. The gas meter for 311 28th Street is on my property at 313 28th Street.

I bring up these facts to demonstrate how intertwined these two properties are and the historic nature of the two lots together. This historic nature of these two properties cannot be evaluated separately. These two addresses are listed in the book "Here Today: San Francisco's Architectural Heritage" as one property. The proposed construction of a 4-story building will forever change the nature of this historic resource. In 1968, the Junior League conducted a survey of buildings that represented the San Francisco of the past. From that list a selected number of sites ended up in the book "Here Today: San Francisco's Architectural Heritage". I imagine they hoped that the selected sites would remain as they were and **visible** for the public to enjoy into the future.

It is my understanding that additions to known historic resources must meet the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties and any applicable requirement outlined in Article 10 of the Planning Code. One of the criteria used to evaluate a vertical additions to historic resources in Article 10 is *"The structure respects the general size, shape, and scale of the features associated with the property and the district and the structure is connected to the property in a manner that **does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the district.**"* In the Residential Design Team Review meeting dated 3/16/17 and the NOPDR #2 published on 3/21/17, the RDT Members concluded that:

"The subject property is noted on page 299 of the Here Today Survey and is considered a structure of historic and architectural merit. **Construction of a new building at the front of the property will obscure and affect the overall setting of the existing cottage as viewed from the street. Provide visibility to the rear cottage by incorporating a substantial view corridor through the new building at the street.** Be sure to adjust the siting of the new building in relationship to the existing grade to ensure maximum exposure to the rear cottage. Additionally, preserve the existing character-defining features and decorative details including wrought iron fencing, concrete block pillars, and landscape curbs at the front of the property (RDG, pages 49-53)."

The sidewalk view of the existing historic resource will be but a sliver of what it is today if the site is developed as currently planned. This is clearly presented in the sponsor's plan documents on drawing A9.0. The current review is represented on drawing A0.1. If the proposed 4-story building, or any building for that matter, is built in front of the carriage house and someone decides to relive the Junior League survey, they would be extremely disappointed in what they would find at 311-313 28th Street. This project will completely obscure the historic resource at 311 28th Street and forever change the resource at 313 28th Street. Obviously, the best way to preserve an unobscured view of the existing historic cottage is to build nothing in front and renovate the existing structure. If maintaining the existing historic site is not the direction the Planning Commission is interested in taking the following changes would reduce the adverse effects and increase the viewing angle of the existing historic cottage:

- Do not allow for the rear yard variance. This would shorten the length of the building allowing for more of the cottage to be seen from the sidewalk.
- Increase the width of the viewing corridor to a minimum of 8' for the entire length of the new structure. Again, this would allow for more of the existing historic resource to be viewed from the street.
- Do not allow any decks or stairs to be constructed at the rear of the new structure. This helps by shortening the obstruction to the viewing corridor.

In the Historic Resource Evaluation Response dated 3/24/2020, one of the conclusions reached by planning staff was *"The vacant land and driveway in front of the carriage house was not determined to be significant as a designed landscape."* Sadly, this is true today. There were 3 very large old trees in the side garden when the developers purchased the property. These can be seen on their plan drawing A0.2. The trees included a holly tree, an avocado tree and a lemon tree. The holly and avocado trees were both taller than the eave line of 313 28th St. There was a substantial canopy on all three of these trees that can be seen in this picture:



It is my belief these trees were removed as fast as possible in order to avoid any opposition from the neighborhood or the planning department of the new development. The developers stated at the pre-application meeting on March 22, 2016 that the trees were removed so quickly to expediate the building process. Given the size for the trees, they were definitely mature.

DEVELOPER INTENTIONS

In the developer's Project and Variance Applications they refer to an intention to construct a home for their family at 311 28th Street. This seems somewhat suspect. They currently live at 1146 Castro St. In September 2011, Daniel Fingal purchased the property as an unmarried man according to the grant deed. It was a 2-unit building with a tenant occupying one of the units. In February 2012, he started an Ellis Act procedure in order to evict the long-term tenant, Colin Hutton. We have spoken with Colin. He verified that the developers used the same consideration of building their family home when they Ellis Act evicted him from his unit. After the Ellis Act eviction, the developers began the process of merging the two units into a single-family home in December 2012. It is worth noting that in the Discretionary Review Analysis for the unit merger of 1144-1146 (Case No: 2012.0927D 11/29/12, Appendix) the Project's Sponsor, Daniel Robinson from MacCracken Architects, states "*the subject two-unit building was purchased by two owners in October 2011. Since that time, the unit at 1146 Castro has been owner-occupied. The unit at 1144 Castro Street was legally removed from the rental housing market in May 2012 and has been owner-occupied since. Therefore, the proposed unit merger will only remove one owner-occupied unit.*" However, according to the grant deed documents, the two-unit building was purchased by one owner, Daniel Fingal in September 2011. The building was solely owned by Daniel Fingal. Dan and Laura Fingal-Surma were married in April 2013. There is a grant deed dated July 15, 2013 adding Laura to the property ownership, at which point there were two owners. The statement that the building was purchased by two owners in 2011 in the Discretionary Review (Case No: 2012.0927D "Project Analysis" section, Appendix) is clearly not true and was to misleading the SF Planning Department. The document also states that by merging the units "*it would allow the property owner to remodel and expand their current unit to become family-sized housing for their growing family.*" The same agreement used to build this subject project. The total floor area their Castro property is approximately 2,715 square foot. This is almost the same size as the building they propose to build at 311 28th Street.

They also refer to the need to add housing to the City's housing stock as a reason to allow them to develop the site as they see fit. This is curious as they had no problem taking housing off the market when it suited them. They also have let a historic resource lay fallow for over 5 years with no attempt to renovate or maintain the building. The rear building could have been remodeled and added to the housing stock for a number of years if adding housing was a real concern of the developers. It seems the adding of housing and the growing family pretenses are just a means to maximize the profit from the development.

LACK OF OUTREACH

The developers of the subject property and their architect had a Pre-Application Meeting on March 22, 2016. There were over 30 people in attendance. Other than the owners and their architect, all at the meeting were vehemently opposed to the development as it was presented. The passion of the neighborhood opposition has not waned a bit since the original Pre-Application Meeting as demonstrated by the large number of opposition letters the Planning Commission has received regarding this development. Some of the concerns brought were:

1. The proposed new building is massive, too tall and quite out of character for this block of 28th Street. Part of what makes Noe Valley so desirable is the small scale of the houses, which promotes a neighborly village feeling. This will be damaged by the mass of the large structure planned.
2. The proposed new building violates the privacy of the surrounding neighbors.
3. The existing property on the back lot has had two parking spots in the garage since the early 1900s. The proposed plans show only one parking garage and two dwellings on the property. It is reasonable to expect that there could be a minimum of three cars, which would mean two will be on the street causing more parking issues for the neighbors.

I have had no contact with the applicants since this original pre-application meeting on the site. In an email to Chris Townes dated 2-14-2019, Daniel Robinson, the Project Sponsor, wrote: *"As the design has changed significantly, we want to be sure we can present the new design to the neighbors before distributing documents as requested."* There was no effort from the developers or the project sponsor to contact myself or any other neighbors that I know of. I have to wonder if the refusal to give consent to release PDF copies of the project plans was an effort to conceal the developer's plans for as long as possible from a very concerned neighborhood coalition.

After the DRs were submitted, David Winslow initiated a mediation. This meeting took place on October 19, 2020. We offer some items of compromise, but in the end the mediation was not successful. David Winslow did ask for a 3D model to better understand the impact on the neighboring properties. Two weeks later on 11/2, we did receive an email from Daniel Robinson asked for access to our rear yards. The access was requested *"in order to show how it accurately affects the adjacent properties, we need to verify adjacent property dimensions. Currently the model makes assumptions based on photos but we feel it is not accurate enough to present the actual conditions."* If the applicants were truly interested in resolving neighborhood issue, this type of 3D modeling and gathering of accurate dimensions would have been done sometime ago, not less than 10 days before the DR hearing on the project.

PRIVACY

This development of a 4-story building will be out of place and tower over the neighborhood. The multiple decks off the back of the building will provide clear views into neighboring backyards. Also, the "front" door to the development enters from the west side of the building versus the street like most other front doors on the block. The sidewalk and front door to the building will face the windows of my home at 313 28th Street. These windows open into bedrooms, a bathroom and a kitchen. There will be a tremendous amount of privacy lost by having the front door on the side of the building versus entering off the sidewalk. The following changes to the design would help minimize the impact of our privacy:

- 1. Eliminate any decks off the back of the building at 311 28th St.**
- 2. Move the front door to the street side of the building versus the side.**

CONCLUSION

I have strong concerns about this project and do not support the proposed plans for the new building. Some solutions I would offer to the Commission include:

- a. Remodel and update the existing historic carriage house to maintain the original nature and feel of the overall historic site, i.e. 313 and 311. This site and front yard of 311 is one of few original farm homesteads left in Noe Valley. This is the way Noe Valley looked in the early 1900's. This new modern structure which will completely block the historic resource and is out of place in the neighborhood.**
- b. If maintaining the existing historic site is not a path the Planning Commission is willing to approve, the following changes would reduce the adverse effects:**
 - 1. Do not allow for the rear yard variance.**
 - 2. Move the entrance for the new structure to the front of the building like every other house on the block and most of the homes in Noe Valley.**
 - 3. Increase the width of the viewing corridor to a minimum of 8' for the entire length of the new structure allowing for some of the existing historic resource to be reviewed from the street.**
 - 4. Do not allow any decks or stairs to be constructed at the rear or west side of the new structure.**
 - 5. Include a lightwell for the current dormer on 309 28th St.**
 - 6. Remove the 4th story from the new structure.**
 - 7. Complete restoration of the historic cottage before construction is started on the new building.**

Sincerely,



Mark L Collins
313 28th Street
415-317-7286



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger HEARING DATE DECEMBER 6TH, 2012

Date: November 29th, 2012
Case No.: **2012.0927D**
Project Address: **1144-1146 CASTRO STREET**
Permit Application: **2012.07.19.5186**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2804/006
Project Sponsor: Daniel Robinson
MacCracken Architects
479 Ninth Street, Second Floor
San Francisco, CA 94103
Staff Contact: Tom Wang– (415) 558-6335
thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project is to merge two dwelling units into one unit, changing the existing two-family dwelling to a single-family dwelling. The project also includes the construction of a one-story rear horizontal addition with a roof deck above and various interior alterations. Upon completion of the project, the proposed single-family dwelling would contain a total floor area of approximately two thousand seven hundred fifteen square feet.

SITE DESCRIPTION AND PRESENT USE

The subject lot is located on the west side of Castro Street between Elizabeth and 23rd streets in the Noe Valley neighborhood and measures approximately 21 feet wide and 80 feet deep, totaling 1,698 square feet. It is developed with a two-story over garage, two-family dwelling constructed circa 1900 according to the City Assessor's Office records. The subject property is in an RH-2 Zoning District and a 40-X Height and Bulk District.

The existing building is comprised of a one-car garage; a one-bedroom unit, occupying a rear portion of the ground floor and the entire second floor with a total floor area of approximately 1,444 square feet; and a two-bedroom unit, occupying the third floor with a total floor area of approximately 978 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in the Noe Valley neighborhood. The surrounding residential neighborhood consists of a combination of two-, three-, and four-story buildings with a range of architectural styles and forms. Buildings along the subject block-face and the opposite block-face are mainly occupied by single- and two-family homes. Both of the immediately adjacent lots measure approximately twenty one feet wide and eighty feet deep. The adjacent lot to the south is developed with a three-story, two-family dwelling. The adjacent lot to the north is developed with a three-story, three-family dwelling. The subject block-face along Castro Street contains a lateral down slope from north (23rd Street) toward south (Elizabeth Street).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 26 th , 2012	November 21 st , 2012	15 days
Mailed Notice	10 days	November 26 th , 2012	November 21 st , 2012	15 days

PUBLIC COMMENT

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

Department staff has received no responses from the neighborhood either in support of or in opposition to the project.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

Project Meets Criterion

Based upon the Project Sponsor's statement, the subject two-unit building was purchased by two owners in October 2011. Since that time, the unit at 1146 Castro Street has been owner-occupied. The unit at 1144 Castro Street was legally removed from rental housing market in May 2012 and has been owner-occupied since. Therefore, the proposed unit merger will only remove one owner-occupied unit.

2. Removal of the unit(s) and the merger with another is intended for owner occupancy;

Project Meets Criterion

According to the Project Sponsor's application, the single-family dwelling created by the proposed unit merger would be occupied by the current property owner.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district;

Project Meets Criterion

Department staff performed a survey of 40 lots within 150 feet from the subject lot within the same RH-2 Zoning District. The survey revealed that 16 of the surveyed properties had two or more dwelling units per lot while the remaining 24 properties had one dwelling unit per lot as the project proposes. The prevailing density in the immediate area is one unit per lot, accounting for 60 percent of the total lots surveyed and two or more units per lot, accounting for 40 percent of the total lots surveyed.

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning;

Project Does Not Meet Criterion

The subject property is in an RH-2 Zoning District, which permits two dwelling units per lot on an as-of-right basis. The project would reduce the total number of units on the subject lot from two to one, therefore, bringing the subject lot less into conformance with the prescribed zoning.

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criterion

The proposed removal of one unit is not necessarily related to correct design or functional deficiencies in the subject building due to the current Building or Housing Code requirements.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Although this proposal would remove one dwelling unit, it would allow the property owner to remodel and expand their current unit to become family-sized housing for their growing family. The proposed single-family dwelling would contain a family room on the ground floor; living and dining areas and kitchen on the second floor; and three bedrooms on the third floor.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

This is not applicable because the subject property is a residential use.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project would not affect existing housing and neighborhood character. Neither of the two existing units is family-sized housing. The proposed unit merger would create a family-sized single-family dwelling and would bring the building closer into conformance with the prevailing density, which is single-family dwelling, in its immediate survey area.

3. That the City's supply of affordable housing be preserved and enhanced.

The project will not remove any family-sized unit from the City's housing stock.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project will not impede MUNI service or overburden streets or neighborhood parking. Public transit lines are available nearby on Castro Street.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

This is not applicable since the property is a residential use.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will comply with the City's applicable Building Code standards.

7. Landmarks and historic buildings be preserved.

The existing building is not a landmark nor is it identified in any surveys.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The project will not affect any existing parks or open spaces.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The project meets a majority of the dwelling unit merger criteria.
- The project is in an area of mixed densities and will bring the building closer into conformance with the prevailing density (single-family dwelling) in its immediate area and in the same RH-2 Zoning District.

RECOMMENDATION:	Do not take DR and approve as proposed
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Attachments:

Parcel Map
Sanborn
Zoning Map
Aerial Photographs
Dwelling Density Map
Section 311 Notice

Project Sponsor's Submittal:

Cover Letter
Application for Dwelling Unit Merger
Site and Building Interior Photographs
Reduced Plans

TCW: G:\DOCUMENTS\2012\DRs\2012.0927D\1144-1146 Castro Street_DR Analysis for DUM.doc

Parcel Map

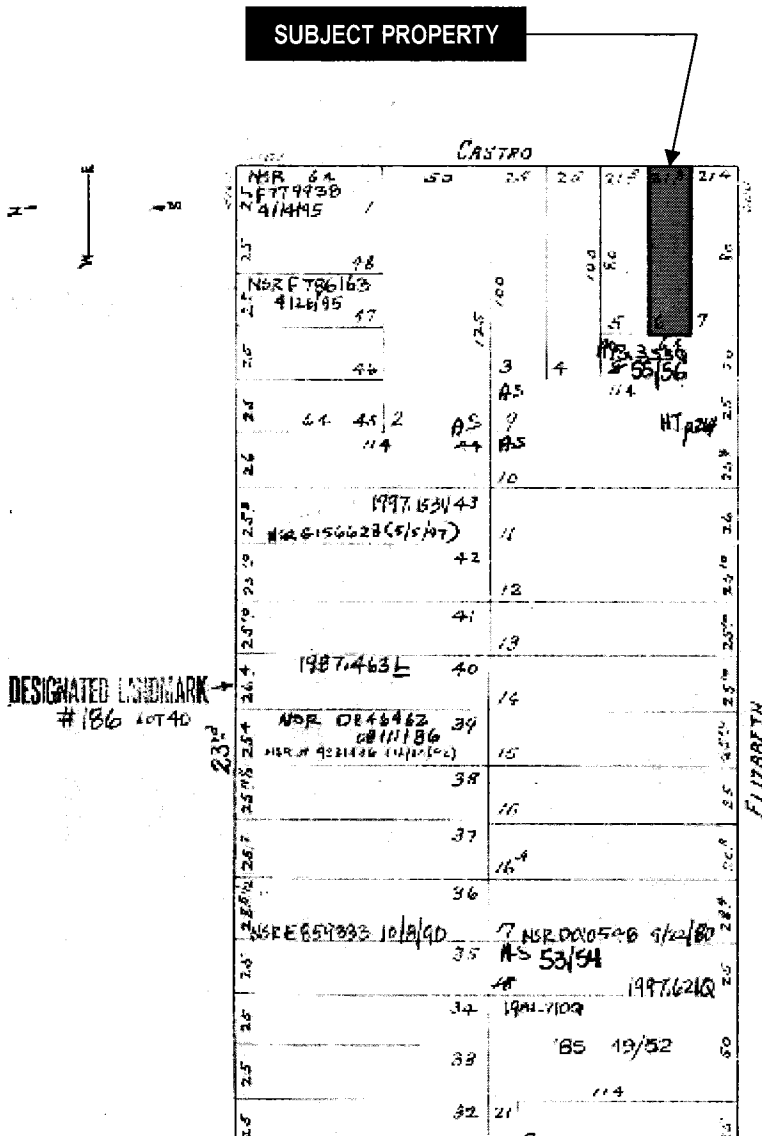
2804

1118 13 1170 LOTS 42/52-1945

NOE GARDEN HD. UN. BLK. B

RH-2 ~~**R-2**~~
40-X

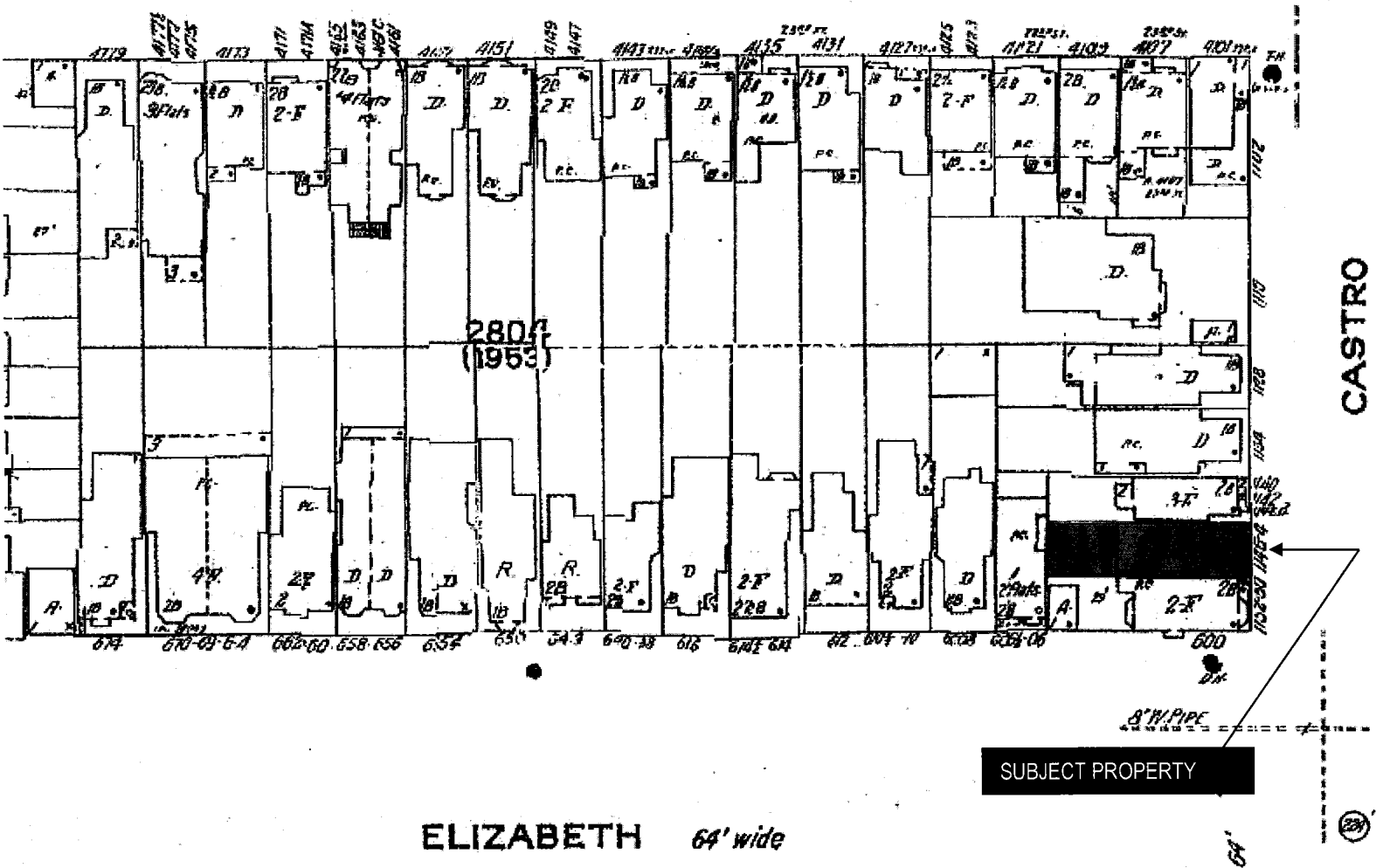
REVISED 1985



Planning Commission Hearing
Case Number 2012.0927D
1144-1146 Castro Street

Sanborn Map*

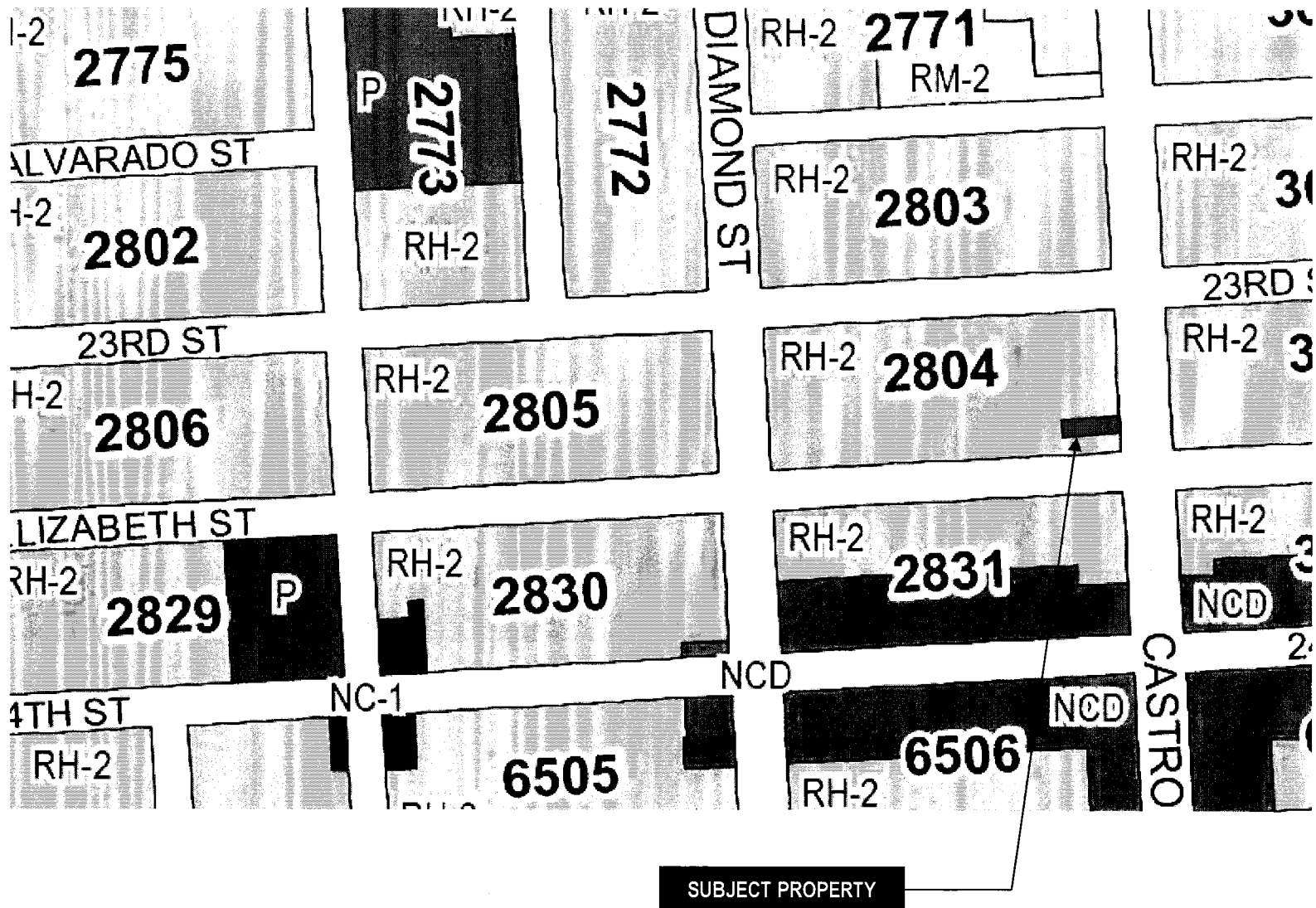
23RD ST. 64' wide



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



Zoning Map



Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 19th, 2012, the Applicant named below filed Building Permit Application No. 2012.07.19.5186 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION
Applicant:	MacCracken Architects	Project Address: 1144-1146 Castro Street
Address:	479 Ninth Street, Second Floor	Cross Streets: Between 23 rd and Elizabeth streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.: 2804/-006
Telephone:	(415) 487-2050	Zoning Districts: RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two-family dwelling	Single-family dwelling
FRONT SETBACK	3 feet 10 inches	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	49 feet 2 inches	58 feet
REAR YARD	30 feet 5 inches	21 feet 7 inches
HEIGHT OF BUILDING	33 feet 6 inches	No Change
NUMBER OF STORIES	Two-story over garage	No Change
NUMBER OF DWELLING UNITS	Two	One
NUMBER OF OFF-STREET PARKING SPACES	One	No Change

PROJECT DESCRIPTION

The subject property currently contains a two-story over garage, two-family dwelling. The proposed work includes the merger of the existing two units into one unit and the construction of a one-story rear addition.

The proposed dwelling unit merger will be subject to a Mandatory Discretionary Review hearing before the Planning Commission pursuant to Section 317 of the Planning Code. The notice of such Discretionary Review hearing will be mailed separately.

PLANNER'S NAME: Tom Wang
PHONE NUMBER: (415) 558-6335
EMAIL: Thomas.wang@sfgov.org

DATE OF THIS NOTICE:

10-2-12

EXPIRATION DATE:

11-1-12

NOTICE OF BUILDING PERMIT APPLICATION

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request 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 or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi 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 approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form 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 their current fees, contact the Board of Appeals at (415) 575-6880.

November 7, 2012

M E M O R A N D U M

Distribution:

Thomas Wang San Francisco Planning Dept. thomas.wang@sfgov.org		
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PROJECT: 1144-1146 Castro Street – Building Permit Application 2012.07.19.5186

MESSAGE:

Mr. Wang – Enclosed is an overview statement of the proposed project at 1144 – 1146 Castro Street for your review as requested:

A. Project Overview:

The property at 1144 – 1146 Castro Street was bought in October 2011 by Daniel Fingal and is his and his partner Laura Surma's primary residence. The project site is located within an RH-2 Zoning District which allows for single family as well as multi-family buildings. The current Project is a two unit building and the owner would like to merge the units into a single family residence and add a one story horizontal extension of the ground floor into the existing rear garden, while retaining the 25% rear set back limitation per SF Planning code 136.

At some point in time, the lower unit (1146 Castro) was expanded without permits into the ground floor space with a connecting stair. The requested changes above would correct this condition.

The property was sold with 1146 Castro vacant and 1144 Castro was tenant occupied. 1144 Castro has been owner-occupied since it was legally removed from rental housing use in May 2012.

B. Site Information:

Street Address: 1144 – 1146 Castro Street

Cross Streets: Elizabeth Street & 23rd Street

Assessor's Block/Lot: 2804/006

MACCRACKEN ARCHITECTS

479 NINTH STREET
SECOND FLOOR
SAN FRANCISCO
CALIFORNIA
9 4 1 0 3
tel 415.487.2050
fx 415.487.2051
www.macarchs.com



November 7, 2012

Zoning District:	RH-2
Height & Bulk District:	40-X
Existing / Proposed Use:	Two unit dwelling / single family dwelling
Lot Dimensions:	21'-3" x 80'-0"
Proposed Additions	7'-6" ground floor horizontal expansion into garden area.

C. 311 Notification & Discretionary Review Comments:

The Project was submitted to the Planning Department for 311 notification on 07/19/12 and was approved for Section 311 Public Notification on 9/14/12. The 311 notification period started on 10/1/12 and terminated on 11/1/12 during which time the required material was posted at the project site. At this time no negative responses were received by the Planning Department.

The project is currently proceeding to a 12/6/12 hearing before the Planning Commission.

Sincerely,



Daniel Robinson AIA - LEED AP
Principal
MacCracken Architects
479 Ninth Street, Second Floor
San Francisco, CA 94103
ph: 415.487.2050 ext 104



CASE NUMBER:
For Staff Use only

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Daniel B. Fingal	
PROPERTY OWNER'S ADDRESS: 1146 Castro Street, San Francisco, CA 94114	TELEPHONE: (415) 309-7098 EMAIL: fingal.surma@gmail.com

APPLICANT'S NAME: MacCracken Architects (as agent of the Owners) Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 479 9th. Street, 2nd. Floor, San Francisco, CA 94103	TELEPHONE: (415) 487-2050, ext. 104 EMAIL: daniel@macarchs.com

CONTACT FOR PROJECT INFORMATION: Daniel Robinson Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Khatchatour Mouradian Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 1144-1146 Castro Street, San Francisco, CA		ZIP CODE: 94114		
CROSS STREETS: between 23rd. Street and Elizabeth Street				
ASSESSORS BLOCK/LOT: 2804 / 006	LOT DIMENSIONS: 21.25'x80.00'	LOT AREA (SQ FT): 1,700 sq. ft.	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT:

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	1	-1
2	Total number of parking spaces	1	1	0
3	Total gross habitable square footage	1,960	2,715	755
4	Total number of bedrooms	2	3	1
5	Date of property purchase	October 7th., 2011		
6	Total number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	yes		
12	Number of owner-occupied units	2	1	-1

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: 11/26/12

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

Daniel Robinson, MacCracken Architects

Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through **Merger**

(FORM B – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) meet a supermajority of the merger criteria listed below. Please see website under Publications for Loss of Dwelling Units Numerical Values.

Please state how the project meets or does not meet the following criteria:

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

Yes, only owner-occupied units are impacted. Unit 1146 has been owner-occupied since the building was purchased in October 2011, and unit 1144 has been owner-occupied since it was legally removed from rental housing use in May 2012.

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

Yes it is. This will be the owner's primary residence.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Per the attached density map, the prevailing density in the immediate area is single family dwellings, and the merger will bring the subject property closer into conformance with that density.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

Not applicable - single family dwellings are allowed by the RH-2 zoning regulations.

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

No.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Not applicable - not retail uses currently exist in the building.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Minimal exterior alterations are proposed for the street facade: two existing entry doors will be replaced with one of a similar appearance. No vertical addition is proposed. The building will remain exclusively residential.

3. That the City's supply of affordable housing be preserved and enhanced;

As a matter of state law, this building is not residential rental housing and should not be considered as such since it cannot legally be used as rental housing under the Ellis Act. Merger will result in creation of new affordable housing for a family in a single unit home.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The two units are presently owner-occupied as would be the proposed single family residence, so there would be no change in commuter traffic or neighborhood parking.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

No industrial or service uses will be replaced, no commercial office development is proposed.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The building will be upgraded to meet all building code and SF DBI requirements.

7. That landmarks and historic buildings be preserved; and

Minimal exterior alterations are proposed for the street facade: two existing entry doors will be replaced with one of a similar appearance. No vertical addition is proposed.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not affect parks and open space and their access to sunlight: no vertical addition or lot line adjustments are proposed for the building.

J	Perpendicular	N	M	Intermediate
d	primary	D		inside Diameter
[Channel	N	QUL	rotation
E	Plate / prop. line	N		interior
A	AND			
L	Angle	J		Joins
et	At			
E	Centerline	LAM		Laminate
D	Diameter or Round	LAV		Lavatory
#	Point or Number	L	*	Ligit
(E)	Edging			

[illegible]

A.0.0	INDEX SHEET
A.0.1	EXISTING PLANS
A.0.2	DEMOLITION PLANS
A.0.3	EXISTING ELEVATIONS & PHOTOGRAPHS
A.0.4	EXISTING FINISH PROFILES & PHOTOGRAPHS
A.0.5	EXISTING INTERIOR PHOTOS
A.1.0	PROPOSED SITE PLAN
A.1.1	PROPOSED FLOOR PLANS
A.2.0	PROPOSED ELEVATIONS
A.3.0	PROPOSED BUILDING SECTION

CODES ENFORCED:

- A. The 2010 Edition of the California Building Code (CBC), Part 2 of Title 24.
- B. The 2010 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
- C. The 2010 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
- D. The 2010 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
- E. The 2010 Edition of the California Energy Code.
- F. The 2010 Edition of the California Fire Code (CFC).
- G. SAN FRANCISCO AMENDMENTS TO THE ABOVE.

CONTACT INFORMATION

ARCHITECT: STEPHEN MAGGARDEN
MAGGARDEN AND HEATHS
475 N 14TH STREET
SAN FRANCISCO, CA 94114
(415) 677-0550

PROJECT LOCATION	1144 1140 GASTRO STREET
BLOCK & LOT	2004 - 007
CURRENT OCCUPATION	71011 - HOTEL, VO
PROPOSED OCCUPATION	SINGLE FAMILY DWELLING
CURRENT OCCUPANCY	0
PROPOSED OCCUPANCY	RS
REBUILDING SQUARE FOOTAGE	660 SQFT
PROPOSED SQFT	2,750 SQFT
STORIES	2
PROPOSED STORIES	2.5 SQFT
BUILDING TYPE	4-4R S.D.
(ZONING)	RM-2

REMODEL: EXISTING TWO UNIT BUILDING WITH AN EXISTING STRUCTURAL FLOOR (BT) OF
CONCRETE SLAB AND WOOD JOIST. BUT OF APPROX. 1000 S.F. TO BE ADDED TO A SINGLE FAMILY
RESIDENCE. WORK MAY INCLUDE:

1. HORIZONTAL ADDITION OF 20' LESS "MIN" 10' IN HEIGHT AT THE BACK OF THE BUILDING
2. REPAIR OF EXISTING NON-STRUCTURAL INTERIOR PARTITIONS, COUNTERTOPS AND CABINETS
3. FINISH FLOORS AND KITCHEN APPLIANCES
4. FULL STRUCTURAL JOIST
5. ELECTRICAL SYSTEMS UPGRADE
6. MECHANICAL SYSTEMS UPGRADE

1

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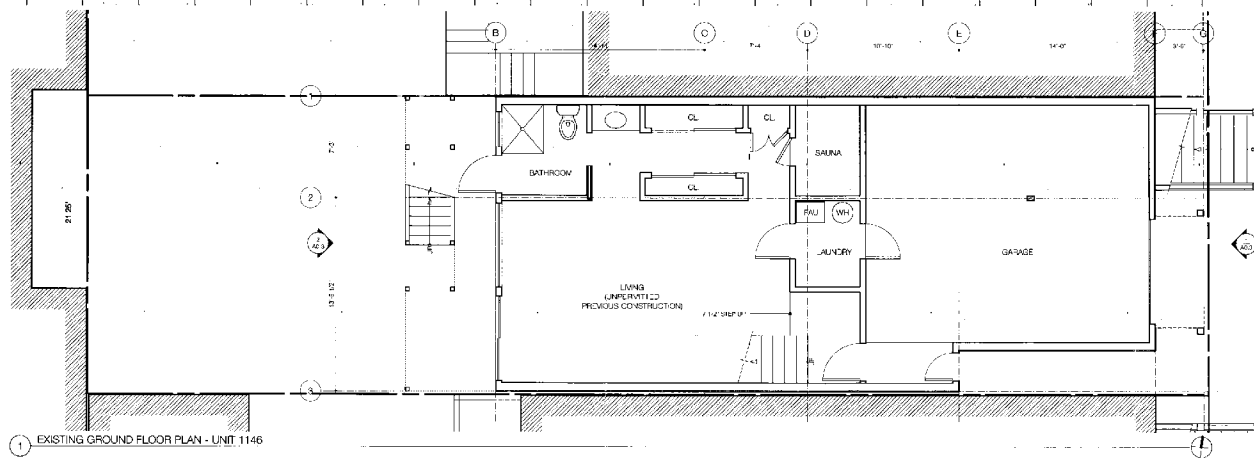
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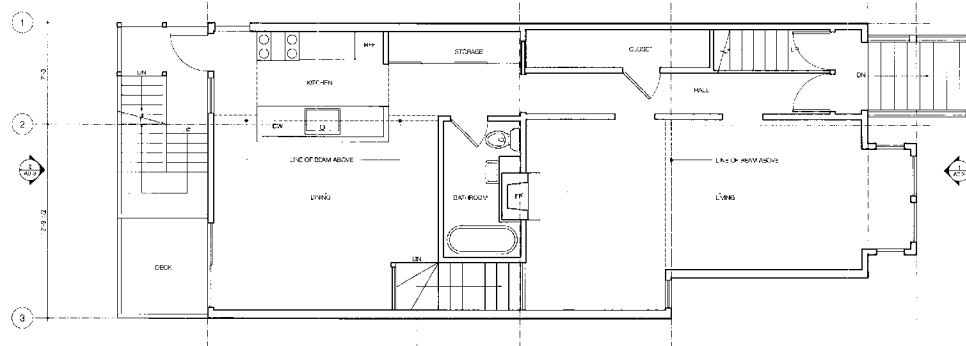
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SCALE: AS NOTED

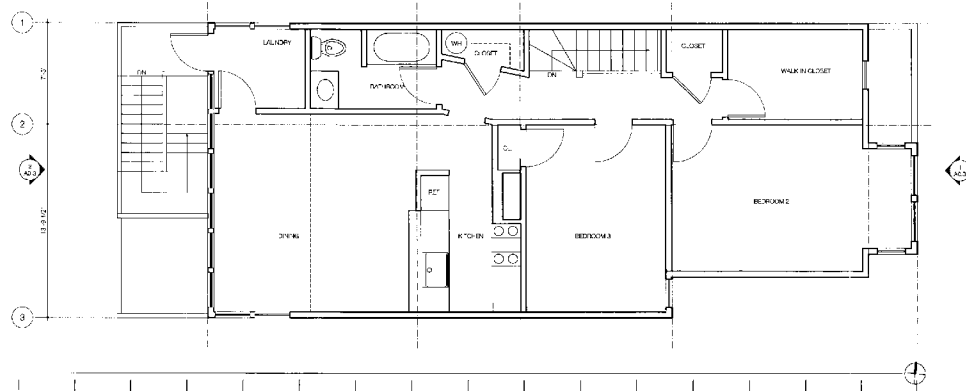
A0.0



1 EXISTING GROUND FLOOR PLAN - UNIT 1146



2 EXISTING FIRST FLOOR PLAN - UNIT 1146



3 EXISTING SECOND FLOOR PLAN - UNIT 1146

EXISTING UNITS	
UNIT 1146	501 SF
UNIT 1147	501 SF
UNIT 1148	501 SF
UNIT 1149	501 SF
UNIT 1150	501 SF
UNIT 1151	501 SF
UNIT 1152	501 SF
UNIT 1153	501 SF
UNIT 1154	501 SF
UNIT 1155	501 SF
UNIT 1156	501 SF
UNIT 1157	501 SF
UNIT 1158	501 SF
UNIT 1159	501 SF
UNIT 1160	501 SF
UNIT 1161	501 SF
UNIT 1162	501 SF
UNIT 1163	501 SF
UNIT 1164	501 SF
UNIT 1165	501 SF
UNIT 1166	501 SF
UNIT 1167	501 SF
UNIT 1168	501 SF
UNIT 1169	501 SF
UNIT 1170	501 SF
UNIT 1171	501 SF
UNIT 1172	501 SF
UNIT 1173	501 SF
UNIT 1174	501 SF
UNIT 1175	501 SF
UNIT 1176	501 SF
UNIT 1177	501 SF
UNIT 1178	501 SF
UNIT 1179	501 SF
UNIT 1180	501 SF
UNIT 1181	501 SF
UNIT 1182	501 SF
UNIT 1183	501 SF
UNIT 1184	501 SF
UNIT 1185	501 SF
UNIT 1186	501 SF
UNIT 1187	501 SF
UNIT 1188	501 SF
UNIT 1189	501 SF
UNIT 1190	501 SF
UNIT 1191	501 SF
UNIT 1192	501 SF
UNIT 1193	501 SF
UNIT 1194	501 SF
UNIT 1195	501 SF
UNIT 1196	501 SF
UNIT 1197	501 SF
UNIT 1198	501 SF
UNIT 1199	501 SF
UNIT 1200	501 SF

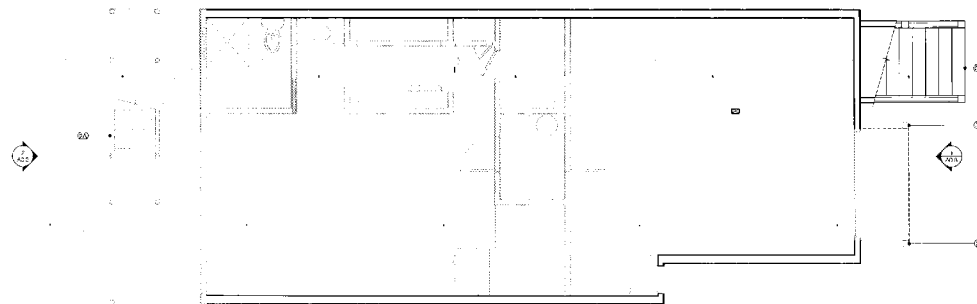
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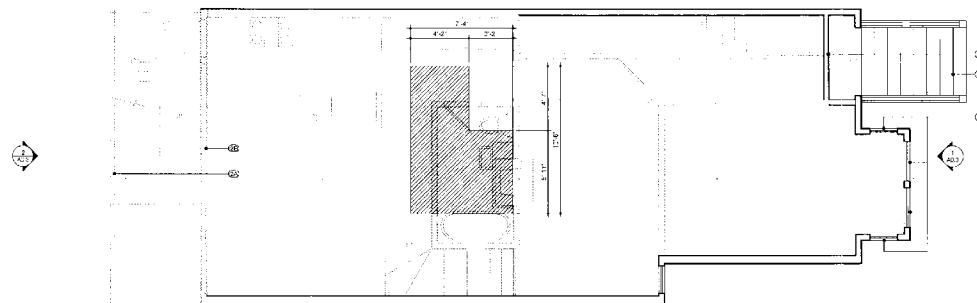
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SCALE: 1/4" = 1'-0"

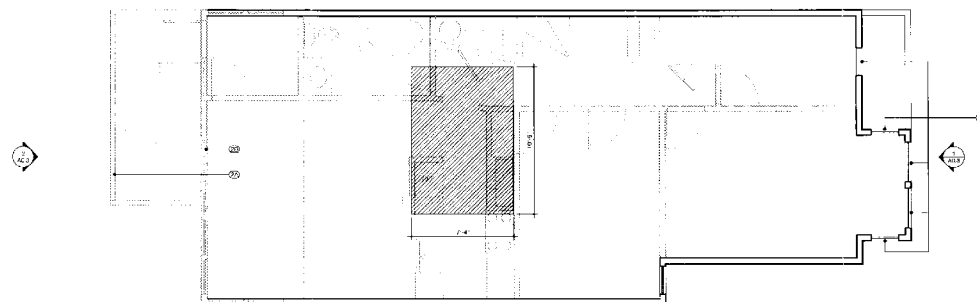
EXISTING DRAWING PLAN
A0.1



1 GROUND FLOOR DEMOLITION PLAN - UNIT 1146



2 FIRST FLOOR DEMOLITION PLAN - UNIT 1146



3 SECOND FLOOR DEMOLITION PLAN - UNIT 1144

GENERAL DEMOLITION NOTES:

1. ON ALL FLOORS:
 - A. REMOVE ALL EXISTING NON-STRUCTURAL PARTITIONS, DOORS, STAIRS AND STAIR RAILS.
 - B. REMOVE ALL EXISTING HANGERS, FLOORS.
 - C. TEAR OUT FURNITURE, PAINT AND BUILT-IN. REMOVE ALL REFRIGERATORS AND COOLERS.
2. AT EACH STAIR FACILITY:
 - A. REMOVE ALL EXISTING STAIRS, STAIR SUBFLOORS.
 - B. REMOVE ALL EXISTING HANDRAILS.
3. AT EACH EXISTING STAIR FACILITY:
 - A. REMOVE EXISTING STAIR WINDOW SUPPORTS.
 - B. REPLACE EXISTING STAIR WINDOW WITH 1" X 6" ENTRY DOOR TO MATCH EXISTING.
 - C. REMOVE EXISTING STAIR WINDOW.
 - D. REPLACE EXISTING STAIR WINDOW WITH 1" X 6" ENTRY DOOR TO MATCH EXISTING.

LEGEND:

- 1. HATCHED AREA: EXISTING WALLS TO BE REMOVED.
- 2. HATCHED AREA: STRUCTURAL FLOOR FRAMING TO BE REMOVED.

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

DEMOLITION PLAN
A0.2



6 FROM ELIZABETH STREET



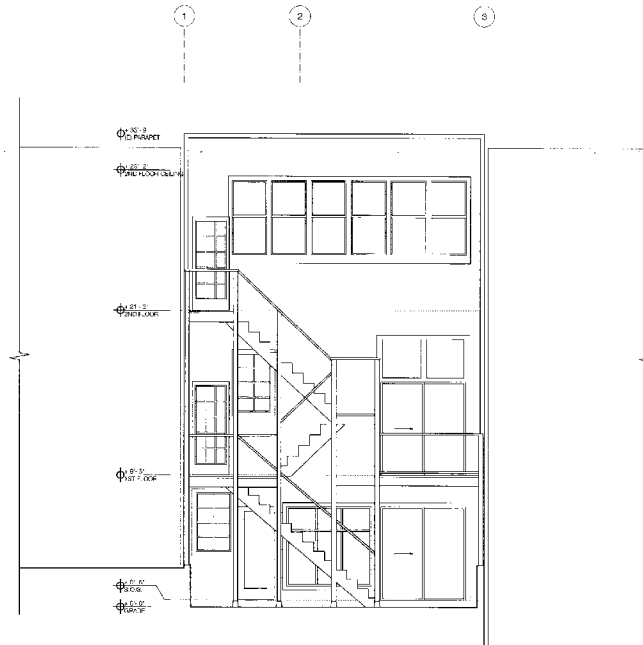
5 EXISTING YARD ELEVATION



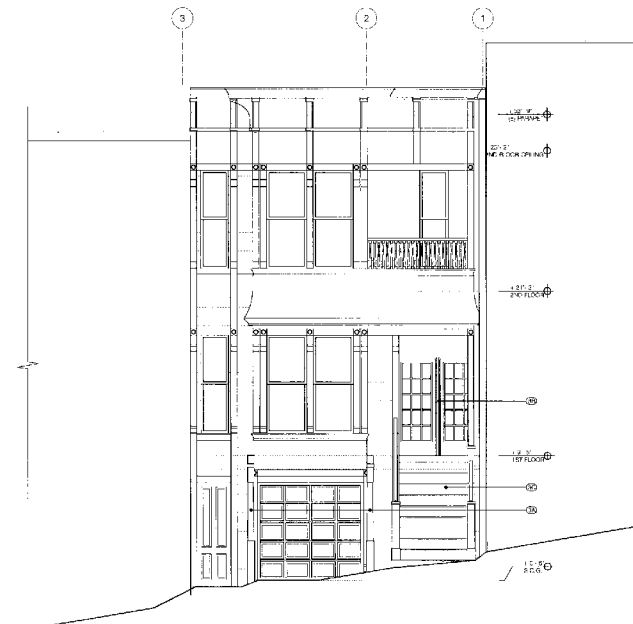
4 EXISTING STREET ELEVATION



3 CORNER OF ELIZABETH AND CASTRO STREETS LOOKING NORTH-WEST



2 EXISTING WEST (YARD) ELEVATION



1 EXISTING EAST (STREET) ELEVATION

GENERAL DEMOLITION NOTES:

- ON ALL FLOORS:
 - REMOVE ALL EXISTING NON-STRUCTURAL PARTITIONS, DOORS, STAIRS AND STAIR WALKS.
 - REMOVE ALL EXISTING FLOORING AND FINISHES.
 - REMOVE ALL EXISTING PARTITIONS, DOORS, STAIRS AND STAIR WALKS.
 - REMOVE ALL EXISTING PARTITIONS, DOORS, STAIRS AND STAIR WALKS.
- AT WHITE BRICK FACADE:
 - REMOVE ALL EXISTING BALCONIES, STAIRS, REPAIR OR REPLACE.
 - REMOVE ALL EXISTING WALKWAYS.
- AT EAST EXTERIOR STREET FACADE:
 - REMOVE EXISTING WINDOW SILL PORTS.
 - REMOVE EXISTING DOORS WITH EXISTING DOOR TO MATCH EXISTING.
 - REMOVE EXISTING EXTERIOR STAIR WOODS, REPAIR OR REPLACE.
 - REPLACE EXISTING WINDOWS DUE TO DAMAGE & REPLACE TO MATCH EXISTING.

LEGEND:

- EXISTING PARTITION WALL TO BE REMOVED
- AREA OF STRUCTURAL FLOOR FINISHES TO BE REMOVED

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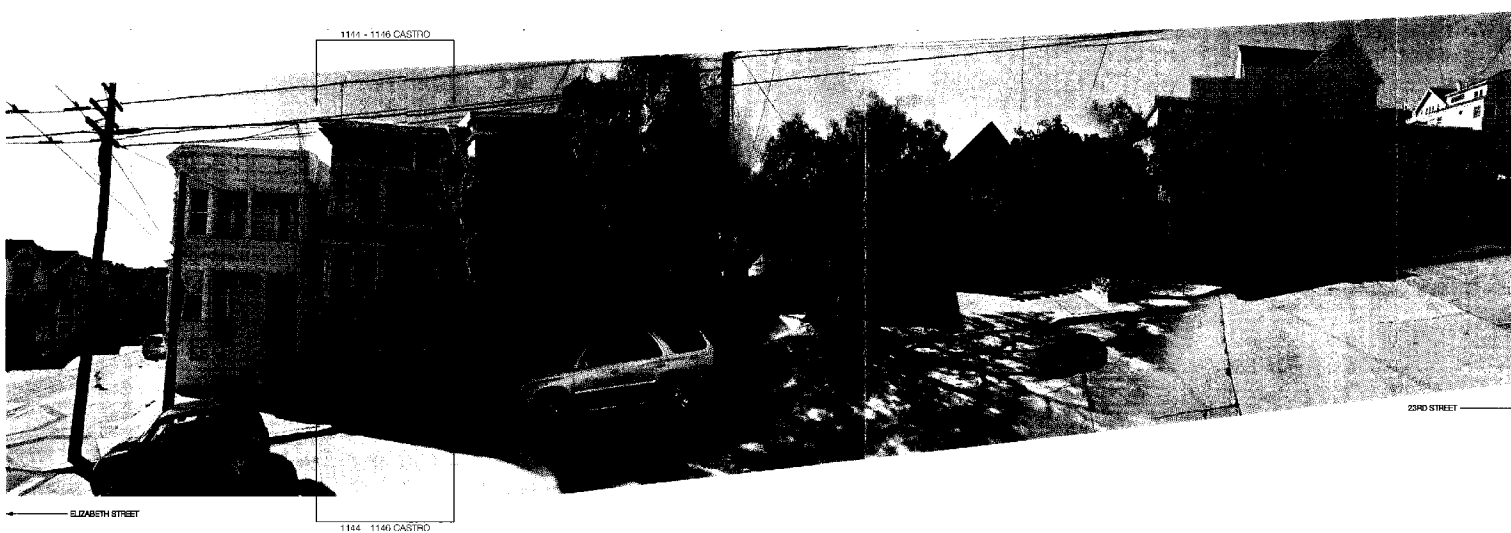
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SCALE: 1/8" = 1'-0"

EXISTING ELEVATIONS & PARTS
A0.3



2 EXISTING WEST FULL STREET ELEVATION (OPPOSITE SIDE TO SUBJECT BLDG)



1 EXISTING EAST FULL STREET ELEVATION (SUBJECT BLDG NOTED)

SHEET NOTES:

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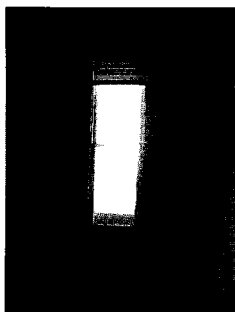
NO SCALE

EXISTING BLOCK FRONTAGE PHOTOS

A0.4



8A - SECOND FLOOR - BEDROOM



8B - SECOND FLOOR - BEDROOM



8C - SECOND FLOOR - BEDROOM

8 EXISTING SECOND FLOOR INTERIOR IMAGES



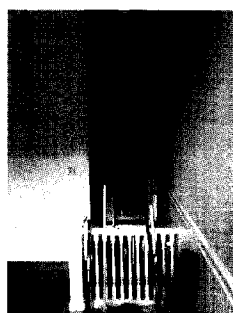
4A - FIRST FLOOR - LIVING ROOM



4B - FIRST FLOOR - LIVING ROOM



4C - FIRST FLOOR - LIVING ROOM



4D - FIRST FLOOR - LIVING ROOM

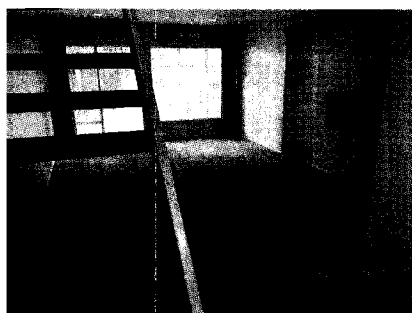
4 EXISTING FIRST FLOOR INTERIOR IMAGES



2A - GROUND FLOOR - LIVING ROOM

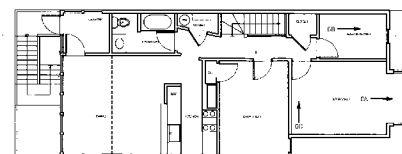


2B - GROUND FLOOR - LIVING ROOM



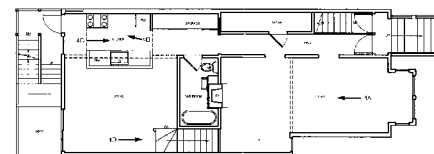
2C - GROUND FLOOR - LIVING ROOM

2 EXISTING GROUND FLOOR INTERIOR IMAGES



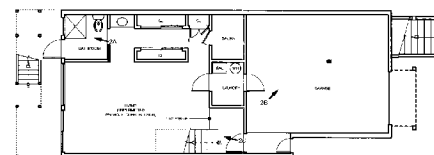
5 EXISTING SECOND FLOOR PHOTO PLAN

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



3 EXISTING FIRST FLOOR PHOTO PLAN

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



1 EXISTING GROUND FLOOR PHOTO PLAN

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

SHEET NOTES:

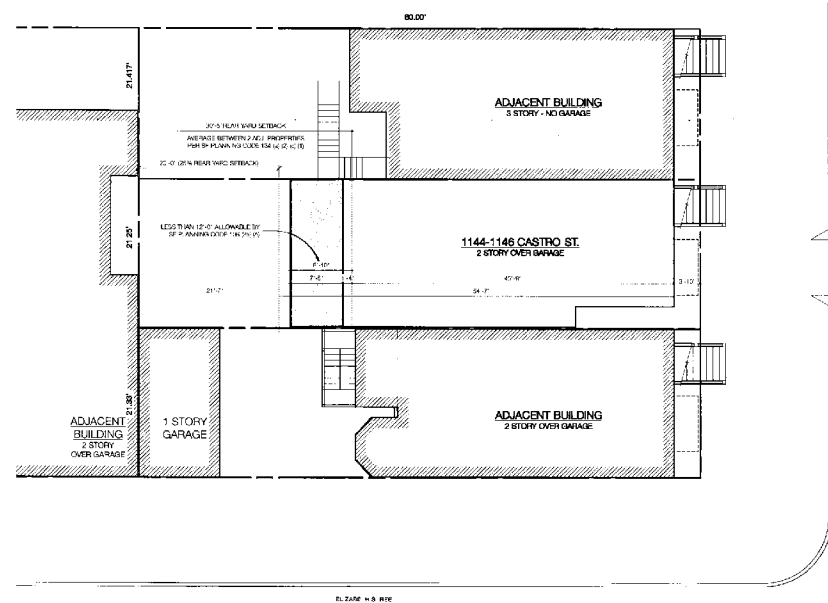
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DATE: 11.09.12
SCALE: AS NOTED

EXISTING INTERIOR PHOTO
A0.5



1 PROPOSED SITE PLAN

SHEET NOTES

LEGEND:	
	P. FOOTPRINT
	PROPOSED UNIMPROVED FLOOR DOWNWARD AT LESS THAN 10'-0" RAISED GROUND

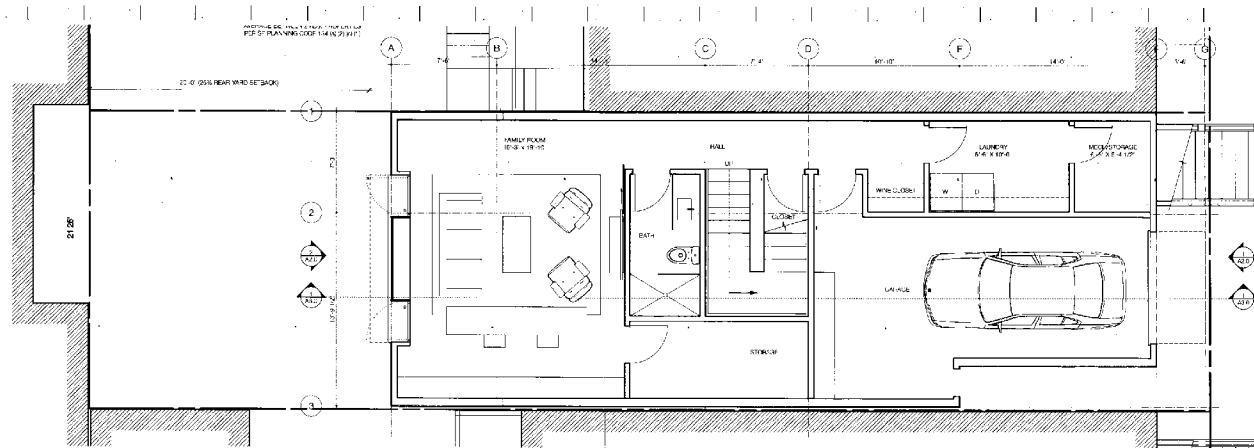
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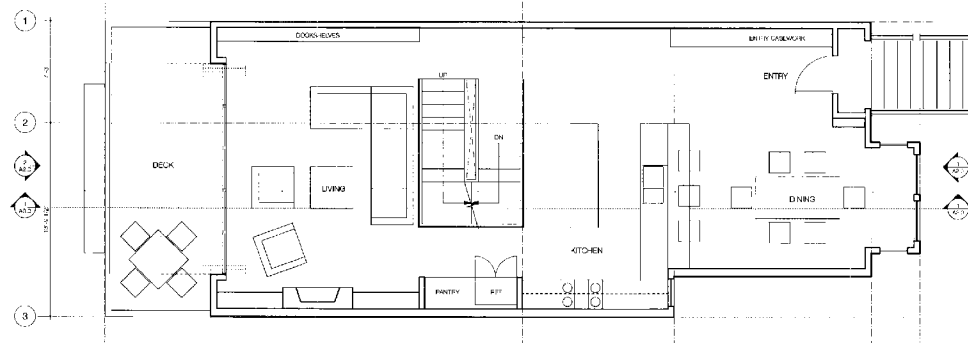
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DATE: 11/06/12
SCALE: 1/8" = 1'-0"

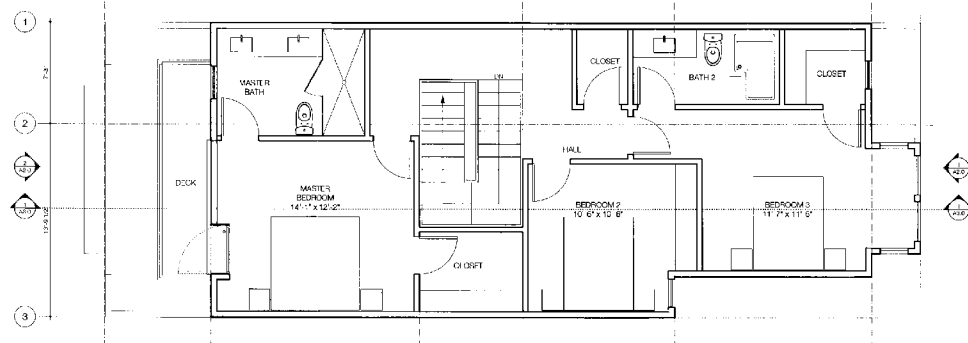
PROPOSED SITE PLAN
A1.0



1 PROPOSED GROUND FLOOR PLAN



2 PROPOSED FIRST FLOOR PLAN



3 PROPOSED SECOND FLOOR PLAN

SHEET NOTES

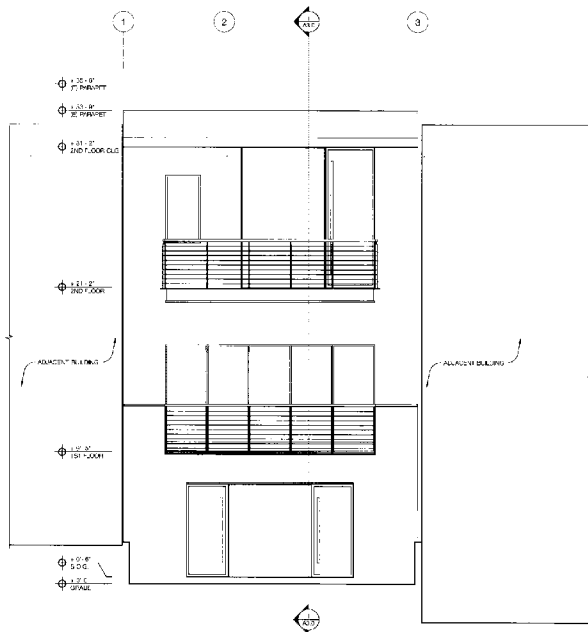
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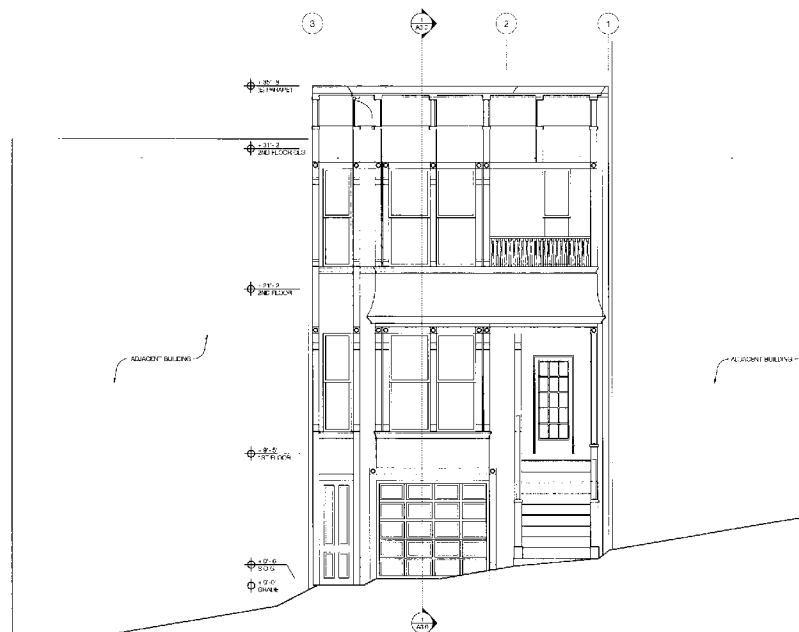
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Web: www.macmaster.com

DATE: 11.06.12
SCALE: AS SHOWN

PROPOSED PLAN
A1.1



2 PROPOSED WEST (YARD) ELEVATION



1 PROPOSED EAST (STREET) ELEVATION

SHEET NOTES:

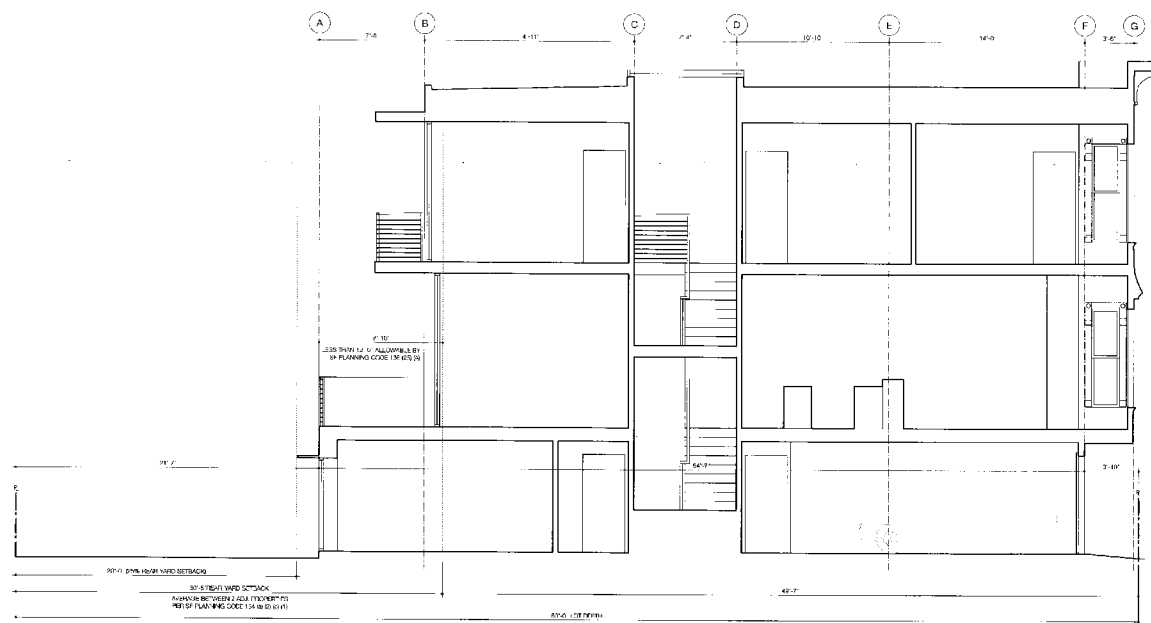
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PROPOSED ELEVATIONS
A2.0



1 PROPOSED BUILDING SECTION

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Web: www.maccracken.com

DATE: 11.06.12
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING SECTIONS
A3.0

23RD ST.

												4141	4135	4131	4127	4123 4129	4121	4109	4107	4101
												1DU	1DU	1DU	1DU	2DU	1DU	1DU	1DU	2DU
																45	46	47	48	1
												41	42	43	44		2	1DU	116	
											14	13	12	11	10	9	3	1DU	128	
																	4	1DU	134	
											2DU	1DU	2DU	1DU	2DU	1DU	55/ 56	5	3DU 1140/42	
											63B 640	616	614	612	610	608	2DU	6	2DU 1144/46	
																	608	7	2DU 1150/52	

BLOCK 2804

CASTRO ST.

[illegible]

BLOCK 3655

NOE ST.

ELIZABETH ST.

[illegible]

BLOCK 2831

150 FEET

[illegible]

BLOCK 3656

24TH ST.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Erik Scher

330 28th St. San Francisco, CA 94131

Email Address: escher13@gmail.com

Address:

Telephone: 650-380-0761

Information on the Owner of the Property Being Developed

Name: Daniel Robinson

Company/Organization: MacCracken Architects

479 9th St. 2nd Floor
San Francisco, CA 94103

Email Address: danielr@macarchs.com

Address:

Telephone: 415-487-2050

Property Information and Related Applications

Project Address: 311 28th St. San Francisco, CA 94131

Block/Lot(s): 6613 / 048

Building Permit Application No(s): 201609066885

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"/>
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 that were made to the proposed project.		
The developers wrote the planning department in February 2019 that: "At this time the owner does not give consent to release PDF copies of the resubmittal. As the design has changed significantly, we want to be sure we can present the new design to the neighbors before distributing documents as requested." We have lived across the street from the relevant property since well before February 2019 and have never received any communication from the developer re plans or anything else, despite the proposed construction directly impacting our view and enjoyment of 2 historic Category A resources.		

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.

Said project will block a historically designated Category A resource and carriage house from public view (other than a 5' wide "viewing corridor" providing according to the planning department a "sliver view" of the non-historic exterior stairway (not the resource itself). Said project will be 4 story's tall (3 story over garage) on a historic Noe block with predominantly B and A historic buildings, none of which are that many story's tall.

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.

This project is not in keeping with the existing housing and neighborhood characteristics in size, story's, scale, and architecture. It blocks viewing and enjoyment of a historical Category A resource from the public. It severely impacts all the immediate neighbors in terms of air, shade on solar panels, and view of the unique historical resources in the neighborhood. It negatively alters the character of a historic block by adding a McMansion to it.

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?

Remove the top floor. There is an entire story being added (which will be out of synch with the whole block and directly negatively impact the neighbors) for the sole purpose of adding one 200sq ft guest bedroom and one bathroom, when there is an entire guest single family home on the same lot. It doesn't seem necessary. Widen the viewing corridor to at least 8' the entire depth of the house so there is a chance to see a sliver of the historic resource instead of just its non-historic exterior stairs.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Erik Scher

Name (Printed)

self

650-380-0761

escher13@gmail.com

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 6, 2016**, Building Permit Application No. 201609066885 was filed for work at the Project Address below.

Notice Date: **August 17, 2020**

Expiration Date: **September 16, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	311 - 28th Street	Applicant:	Daniel Robinson
Cross Street(s):	Sanchez & Noe Streets	Address:	479 9th Street, 2nd Floor
Block/Lot No.:	6613 / 048	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Telephone:	415-487-2050
Record Number:	2016-012745PRJ	Email:	danielr@macarchs.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	None	Single-family
Front Setback	None	7 feet, 4 inches
Side Setbacks	None	Between 5'-0" and 8'-0" (west side)
Building Depth	None	60'-7"
Rear Yard	None	28'-6"
Building Height	None	36'-8"
Number of Stories	None	Three-over-basement
Number of Dwelling Units	1	2
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
<p>The project includes the construction of a three-story-over-basement, single-family residence at the front of the existing lot that will include four bedrooms, four and one-half bathrooms, and one garage parking. The existing lot is developed with a two-story, single-family building located at the rear. The rear thirteen (13) feet, five (5) inches of the new building will project into the required rear yard. Therefore, a Variance is required. A public hearing for the Variance is scheduled for September 23, 2020. See Case No. 2016-012745VAR.</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>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Stephanie Cisneros, 415-575-9186, Stephanie.Cisneros@sfgov.org



Current view from front window



New view from front window



Current view from sidewalk



New view from sidewalk

DR SUPPLEMENTAL LETTER

Permit Application No. 201609066885

REGARDING THE PROPERTY LOCATED AT:

11/03/2020

311 28TH STREET

LOT: 6613 / BLOCK: 048

HRS: A-HISTORIC RESOURCE PRESENT

Dear San Francisco Planning Commissioners:

We are longtime residents of Noe Valley (almost 20 years) and are raising our family with 2 small children in our 1908 Victorian which is across the street from the subject property. We have watched the existing Historic A resource (currently abandoned) fall into disrepair over the last 4 years and currently oppose aspects of the as-proposed project.

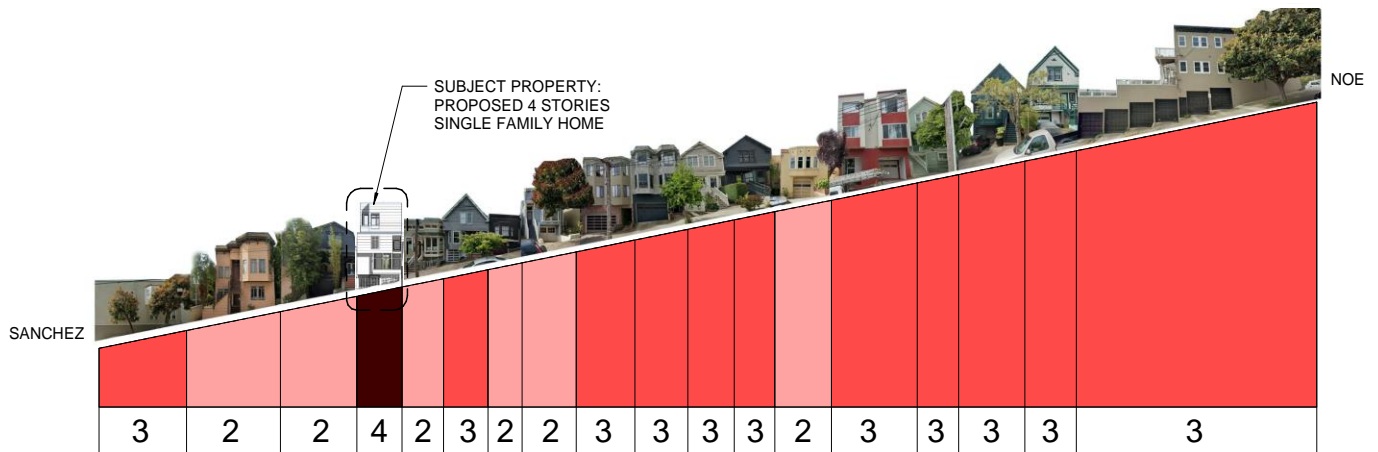
Proposed Design is Out of Scale with the Neighborhood

INCONSISTENT HEIGHT & MASSING

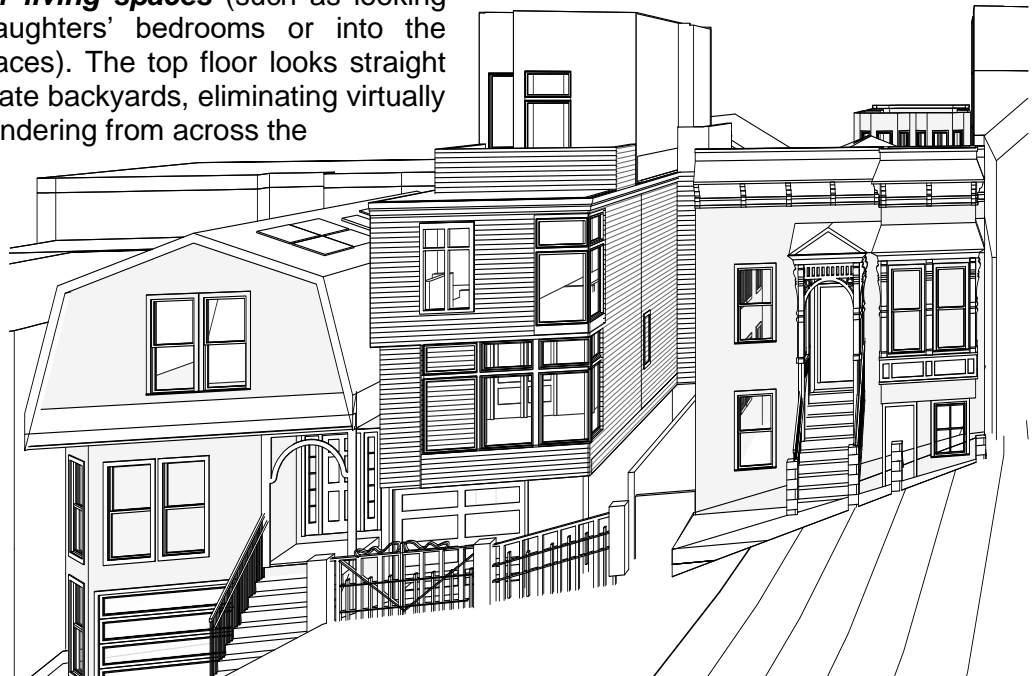
- 1) **This design does not respond to the TOPOGRAPHY patterns on the block.** The residential design guidelines state that “New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings.” 28th street is steep on this block and has NO single family homes above 3 story total on the block. ***The combination of excess height and steep block lead to a severe break in the stepping down of existing rooflines.*** Please see the proposed project set into the existing rooflines.



- 2) **This design does not respond to the HEIGHT of the surrounding buildings.** The residential design guidelines state that “The building scale is established primarily by its height and depth. It is essential for a building’s scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings.” The proposed height of the project is almost 39’ (a 3-story over garage totaling 4 story). This height is inconsistent with the heights of the surrounding buildings as ***there are NO single family homes above 3 story on this block***. In fact there are only 2 buildings of similar height anywhere in the 2 surrounding blocks, both of which are multi-family units including a former school building. The buildings immediately adjacent will be dwarfed by this project. Please see the neighborhood site section and a rendering from across the street for reference.



- 3) **This design does not respond to PRIVACY concerns in the surrounding buildings.** The residential design guidelines also state that one should “Articulate the building to minimize impacts on light and privacy to adjacent properties.” The top floor of the project will ***significantly negatively impact the privacy of the neighbors in their indoor living spaces*** (such as looking down into our young daughters’ bedrooms or into the neighbors indoor living spaces). The top floor looks straight down into the adjacent private backyards, eliminating virtually all privacy. Please see a rendering from across the street for reference.



One solution to these concerns is to remove the top story of the project. From the plans there is only a single bedroom on that floor and there are already 3 bedrooms below and a 2-bedroom guest house permitted on the same lot.

Proposed Design Blocks the Public View of a Historic A Resource

HISTORIC RESOURCE IMPACT

- 1) **Public View:** According to communications with the planning department, the current design allows for a “sliver” view of the non-historic exterior stairs of the historic Carriage House. This is allowed due to a 5’ wide space between the project building and the neighboring house at 313. This is hardly what one might reasonably consider a “view” of a historic resource. Please see the sponsors rendering of the public view of the historic resource after the project (note that the stairs are the only part actually visible). **The primary facade of a historic resource should be seen from the public right of way.**



- 2) **Restoration of the Resource:** The original Historic A Resource carriage house has been allowed to fall into disrepair for over 5 years. Until recently it was used solely as parking spaces for trailers and plywood. That is despite the fact that a permit for renovating the entire cottage was approved in the first half of 2019 per the attached timeline from public records. From both a resource preservation perspective, as well as a blight perspective this resource should be restored and preserved. Please see a picture from across the street taken this September. **It would be reasonable to expect the existing resource should be preserved prior to any new construction on the lot.**

One solution to these concerns is that the existing resource should be preserved prior to any new construction on the lot and that the viewing corridor be widened.

A DEVELOPMENT OUTSIZED FOR THE NEIGHBORHOOD

While we support that owners should be allowed to enjoy their property, it should be done in the context of the neighborhood and their neighbors. We wish that there had been outreach to any of the neighbors between early 2016 and 2 weeks ago, then this could have been an ongoing conversation resulting in a mutually acceptable solution. Given that there was not any outreach and the concerns listed herein, we oppose the project in its current form.

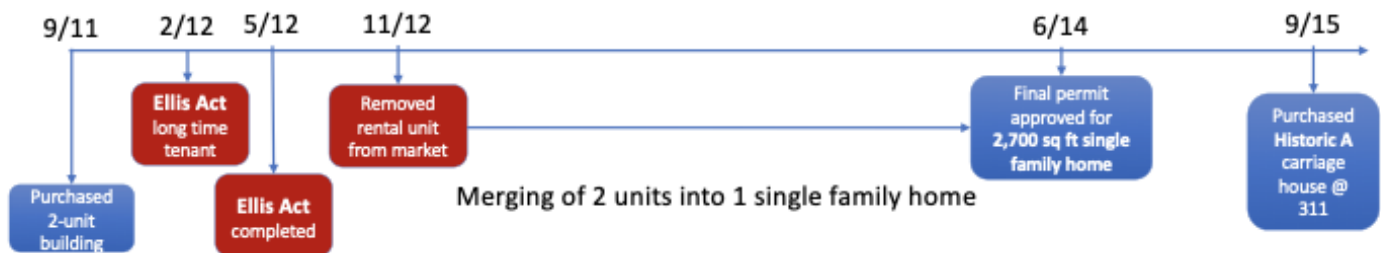
Respectfully,



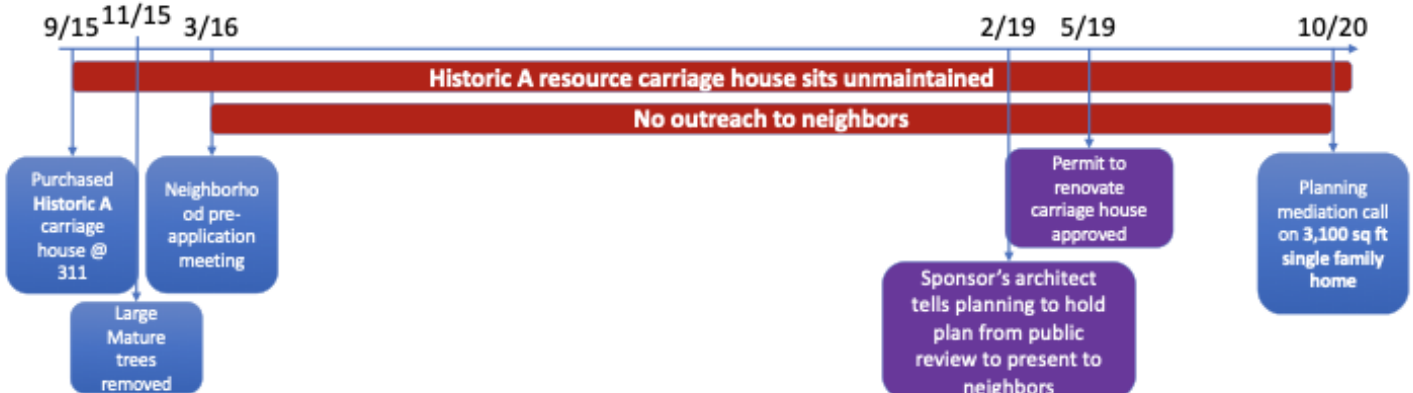
Erik Scher
330 28th Street

311 28th St. Project Timeline

Sponsor Development History – 1144/1146 Castro St.



Sponsor Development History - 311 28th St.





DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Douglas Melton and Raymond Robertson

Address: 309 28th St., San Francisco, CA 94131
Email Address: dmelton@longlevit.com
Telephone: 415-250-2109

Information on the Owner of the Property Being Developed

Name: Daniel Beckerley Fingel-Surma and Laura Lyndsey Fingel-Surma Trustees of the Fingal-Surma Family Trust, dated 3-28-2015

Company/Organization:

Address: 502 7th Street, #935V, San Francisco, CA 94103
Email Address: laura.surma@gmail.com, dfingal@gmail.com
Telephone: Authorized Agent: Daniel Robinson, 415-706-3595

Property Information and Related Applications

Project Address: 311 28th Street, San Francisco, CA 94131

Block/Lot(s): 6613/048

Building Permit Application No(s): 201609066885

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 checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 that were made to the proposed project.		

We have had no communications with the applicant about the project since the original pre-application meeting on the site in 2016. The applicant thereafter made certain changes to the original proposed design in response to instructions from the Planning Department and apparently told the Planning Department in 2019 that they intended to "present the new design to the neighbors." But that never happened.

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.

Please see Attachment A.

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

Please see Attachment A.

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

Please see Attachment A.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

DOUGLAS MELTON

Name (Printed)

N/A

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-250-2109

Phone

dmelton@longlevit.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attachment A to Discretionary Review Application

Regarding: Proposed Development at 311 28th Street, Project #2016-012745PRJ
Submitted By: Douglas Melton & Raymond Robertson

1. What are the reasons for requesting Discretionary Review?

The proposed 4-story house at the front of the lot at 311 28th Street will cause exceptional and extraordinary damage to the neighborhood because:

- A. The proposed house is out of scale and would be the only 4-story building on the block, which would adversely impact light, air and privacy of neighbors and alter the character of the block;
- B. The site is already occupied by an existing house that has been designated a Class A Historic Resource, which would be almost completely obscured by the mass of the proposed house;
- C. The proposed house would reduce existing parking from 4 spaces (2 inside and 2 outside) to only 1 space thereby exacerbating a severe shortage of parking in the neighborhood;
- D. The proposed house would block and seal shut the only upstairs west-facing window of our neighboring house at 309 28th Street thereby restricting light and air;
- E. The rear wall of the proposed house violates *Section 134: Rear Yard Requirement* and *Section 140: Dwelling Unit Open Area* by extending several extra feet into the back yard, which would leave only a tiny open area between the proposed house and the existing house. This would create a virtually unbroken wall rising almost 40' on the upward slope above our house that would shut out all afternoon light.
- F. The proposed house has a rear-facing roof deck and a front-facing roof deck that are positioned (especially due to the extended rear façade) to severely adversely impact the privacy of the neighboring houses and gardens.

2. Please explain how this project would cause unreasonable impacts.

The scale of the house would adversely impact the neighborhood by introducing 4-story "McMansion" architecture to a block that otherwise retains the original scale of the modest cottages and two-family houses that were built by the working class founders of Noe Valley, and which give the neighborhood its distinctive character.

The addition of another house to a lot with an existing historic single-family house would not only obscure that resource but also obliterate a rare mid-block historic open space that previously had mature fruit-bearing and flowering trees, which contributed significantly to the neighborhood tree canopy. This open space should be replanted with trees that would feed and foster native birds and insects and improve the shade and air quality of the block.

The elimination of two inside parking spaces and the existing driveway would significantly reduce available off-street parking and exacerbate the neighborhood's parking shortage.

The height and depth of the proposed house, and the absence of any light well, would not only block and seal shut the only west-facing upstairs window of our house, it would block virtually all afternoon light from our garden and solar panels because it would rise approximately ten feet above the roofline of our house and extend approximately nine feet beyond the rear wall of our house.

The height and position of the proposed front and rear roof decks would significantly impact neighbors' privacy by providing unobstructed views into bedroom and living room windows and into surrounding gardens.

The deep excavation necessary to accommodate the below-grade garage would pose a threat to our adjacent foundation and potentially cause additional damage by diverting the active underground springs/streams present on the block.

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?

A. Confine the scope of the project to only renovating (and possibly enlarging without changing the façade) the existing historic house on the site thereby preserving the existing front yard open area and avoiding all the adverse impacts listed above.

B. If the Planning Commission is inclined to allow another house to be built on the site:

1. Eliminate the 4th floor and roof decks;
2. Do not grant a variance and require that the new house comply *Section 134: Rear Yard Requirement* and *Section 140: Dwelling Unit Open Area*;
3. Require a 2' light well for the otherwise blocked west-facing window on our house;
4. Require that the new house have room for two tandem parking spots.
5. Require an analysis of the impact on our foundation and the underground springs/streams of the proposed foundation excavation and require any necessary remedial measures.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 6, 2016**, Building Permit Application No. 201609066885 was filed for work at the Project Address below.

Notice Date: **August 17, 2020**

Expiration Date: **September 16, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	311 - 28th Street	Applicant:	Daniel Robinson
Cross Street(s):	Sanchez & Noe Streets	Address:	479 9th Street, 2nd Floor
Block/Lot No.:	6613 / 048	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Telephone:	415-487-2050
Record Number:	2016-012745PRJ	Email:	danielr@macarchs.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	None	Single-family
Front Setback	None	7 feet, 4 inches
Side Setbacks	None	Between 5'-0" and 8'-0" (west side)
Building Depth	None	60'-7"
Rear Yard	None	28'-6"
Building Height	None	36'-8"
Number of Stories	None	Three-over-basement
Number of Dwelling Units	1	2
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
<p>The project includes the construction of a three-story-over-basement, single-family residence at the front of the existing lot that will include four bedrooms, four and one-half bathrooms, and one garage parking. The existing lot is developed with a two-story, single-family building located at the rear. The rear thirteen (13) feet, five (5) inches of the new building will project into the required rear yard. Therefore, a Variance is required. A public hearing for the Variance is scheduled for September 23, 2020. See Case No. 2016-012745VAR.</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>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Stephanie Cisneros, 415-575-9186, Stephanie.Cisneros@sfgov.org

Douglas Melton & Raymond Robertson
309 28th Street
San Francisco, CA 94131

November 3, 2020

**Re: Discretionary Review – 311 28th Street
Building Permit Application No. 201609066885**

Dear Planning Commission:

I and my spouse, Ray Robertson, live at 309 28th Street next door to the historic carriage house at 311 28th Street. Our modest house, with its distinctive gambrel roof, is one of the oldest in the neighborhood and appears to have been built in the late 19th century around the same time as the house at 313 28th Street, to which the carriage house once belonged. Together, the three buildings present a rare picture of what the neighborhood looked like over 100 years ago.

As the Commission is aware, Dan and Laura Fingal-Surma (real estate developers who have previously used the Ellis Act to evict tenants and develop other luxury single-family housing in Noe Valley) now seek a variance to build a four-story, profit-maximizing, single-family, luxury house in front of the carriage house. We filed an Application for Discretionary Review of this, the Fingal-Surma's latest proposed development, on September 14, 2020 because of the following exceptional and extraordinary circumstances:

- (1) The proposed luxury house is radically bigger, taller and deeper than any other house on our street and would block sunlight, impede solar panels, limit airflow and cover/block windows;
- (2) The proposed house would destroy the historic character of the neighboring properties;
- (3) The proposed 4th floor, roof deck and multiple balconies would impair privacy by providing direct sightlines into neighboring bedrooms, bathrooms and gardens; and
- (4) The requested variance would allow the rear of the proposed house to project back to within several feet of the front of the carriage house, which would mean virtually no open space on the lot and no opening for sunlight to reach neighboring gardens.

We respect that people have rights to enjoy and improve their private property and that the city has an interest in fostering the construction of new housing. And we understand that city living means density and the need to collaborate, connect and compromise with neighbors. Indeed, that's what attracted us to Noe Valley in the first place. But here, the developers' claim that they need a huge luxury house for their growing family rings disingenuous given that they said the same thing when they used the Ellis Act to transform rental properties into luxury housing even as they were bidding on the carriage house. And the developers' extremely antagonistic approach to the neighbors would make no sense unless they intended the project as a commercial transaction.

We are grateful for the Planning Commission's consideration of our concerns and we respectfully request that it:

- (1) Direct the developers to eliminate the proposed 4th floor;
- (2) Reject the variance so that the proposed house does not encroach on the required open space;
- (3) Expand the viewing corridor to preserve some sense of the open space that defined the relationship between the house at 313 28th Street and the carriage house;
- (4) Provide a light well for our dormer window.

1. The Proposed House Is Too Tall, Deep, And Out Of Character For The Neighborhood

As the above image shows, the proposed 4-story house disregards the context and history of the neighborhood and the site. The house would be fundamentally out of scale with the other houses on the block and forever alter the unique character of a neighborhood founded in the 19th century. The 4th floor of the house extends well above the roofline of its uphill neighbors. Indeed the floor of the 4th floor would be higher than the peak of the roof of our house.

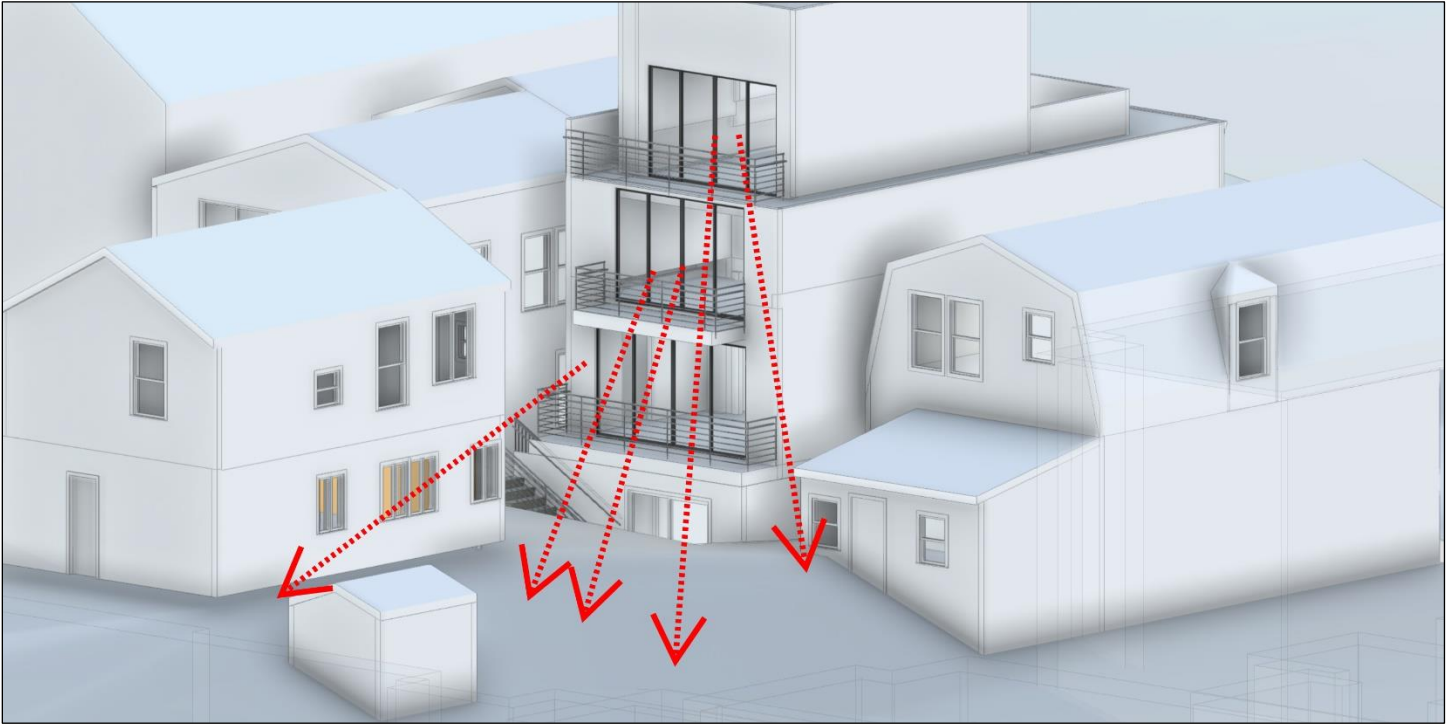


The only other nearby 4-story buildings, 300 Valley Street, 295 28th Street and 1488-1490 Sanchez Street are multi-unit apartment/condo structures. None are remotely analogous to the proposed single-family house.

The modest neighboring houses were designed and built more than a century ago in response to the open space in front of the carriage house with windows opening to the space that provide light and air. Moreover, as noted, the open space punctuates the street and provides a glimpse of what the neighborhood looked and felt like in its less dense early days. The proposed 4-story house would change the manner in which the three 19th century structures relate to the street and each other.

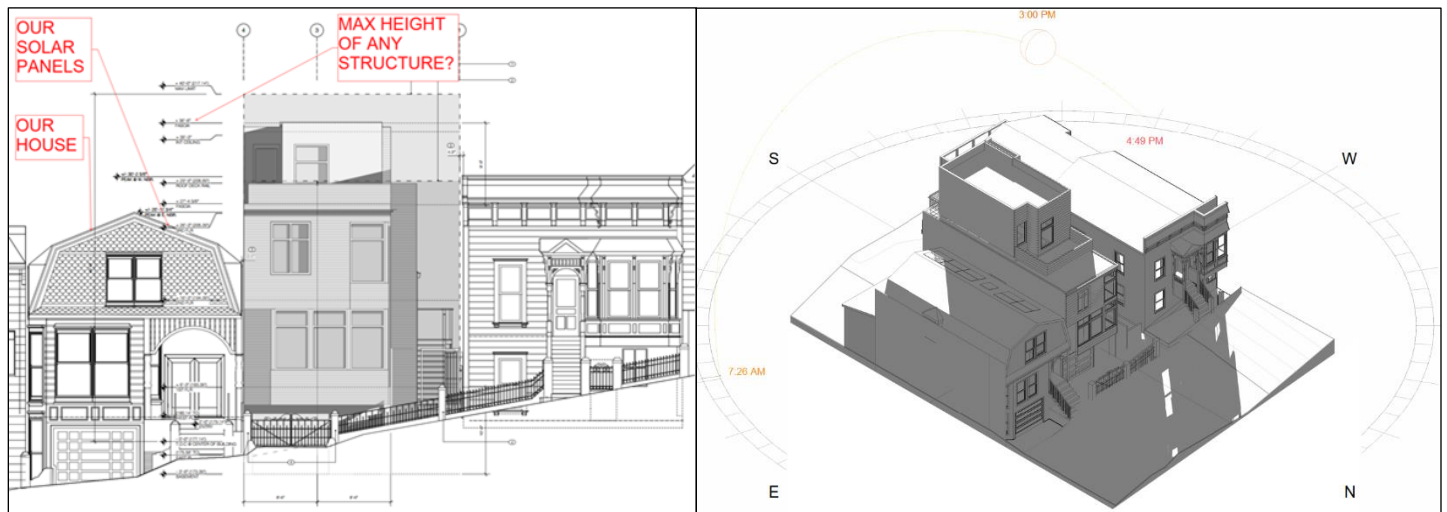
The historic carriage house would be almost entirely obscured by the massive proposed house. In essence, the carriage house would be virtually erased from the neighborhood.

2. The Proposed House Would Invade Privacy



As the above image shows, the proposed house invades privacy by providing direct sightlines into neighboring windows - including bedrooms and bathrooms - and gardens. Moreover, the roof deck would provide a direct sightline into a small skylight we recently installed over our bedroom hallway.

3. The Proposed House Would Block Sunlight



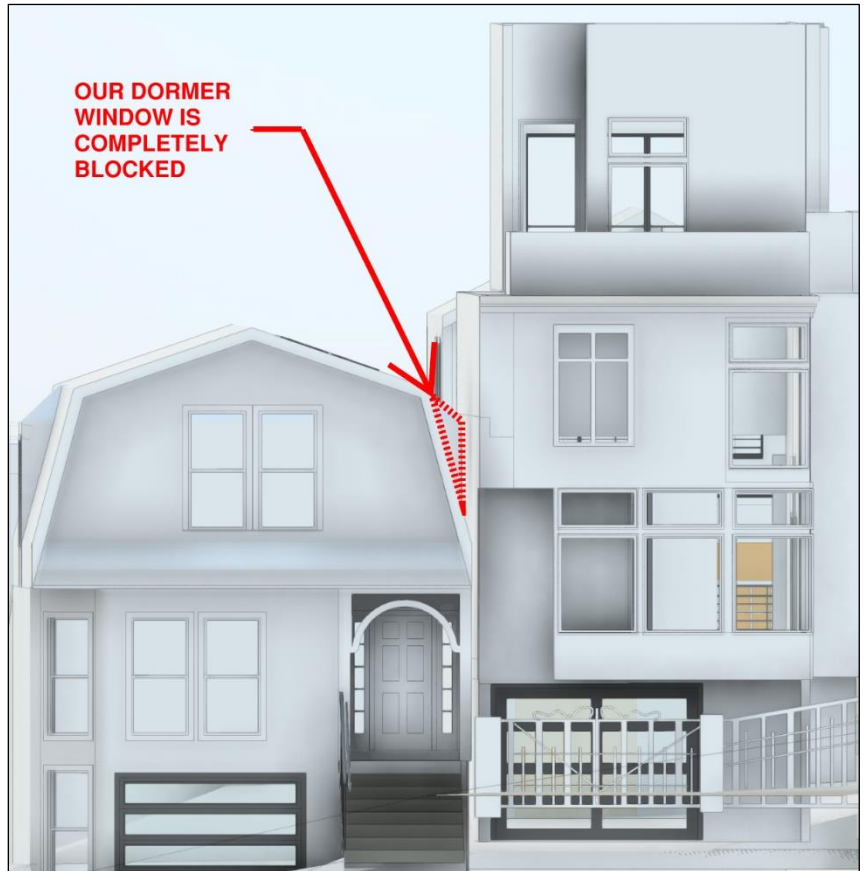
As the above images illustrate, the proposed house – particularly due to its 4th floor, would plunge our house into shadow and significantly reduce the efficacy of our solar panels.

4. The Proposed House Would Block Our Dormer Window

As noted, the proposed 4-story house shade or blocks several neighboring windows in the adjacent houses (including one in our house), all of which have existed for well over a century. As the above image makes clear, the proposed house would block our only west-facing upstairs window. This window provides light and air to a hallway and adjacent bedrooms. The loss of this critical window would undermine the safety and livability of our entire second floor.

Recognizing the critical importance of this dormer window, the Planning Department staff issued the following directive in a November 5, 2019 Plan Check Letter: **“Light well: Provide a 2’ deep light well at the second floor adjacent to the neighbor’s dormer window.”** At present, however, no such lightwell has been integrated into the design.

The developers will argue our dormer window is unimportant since we recently installed a small skylight in our bedroom hallway to hedge against the possibility of a complete loss of light and air if the western dormer window is blocked. However, the skylight is significantly smaller than the dormer window and the proposed 4th floor of the adjacent house would shade virtually all sunlight from reaching the skylight.



5. The Proposed House Would Consume Virtually All The Open Space On The Lot

As noted, 311 28th Street is not an empty lot. The beautiful (albeit neglected) carriage house stands at the rear of the lot and anchors the open space in front. If the Planning Commission were to grant the requested variance, the open space on the lot would be reduced from 83 feet to little more than 11 feet. As a result, sunlight and air access to our garden and the other neighboring gardens would be limited to the small notch between the carriage house and the new house.

6. Other Concerns

We are advised that prior new construction on the block altered the flow of underground streams and caused damage to downhill foundations and gardens. The foundation for the proposed house would be massive and deep. Our long-term contractor, Teevan Restoration – which has helped us stabilize and restore our 130-year-old house for almost twenty years – has expressed concern that the adjacent excavation and proposed foundation would damage and/or redirect water into our foundation.

We are also concerned that the proposed house will make it virtually impossible to undertake maintenance of the portion of our gambrel roof and gutter where our western wall meets the adjacent wall of the proposed

house. A letter from Teevan Restoration detailing the grounds for these concerns is attached as Exhibit A to this letter.

7. Conclusion

Since the developers bought the historic carriage house, they have transformed it from a charming historic neighborhood amenity with mature trees, shrubs and grass to a forlorn abandoned building denuded of any plants. The roof has begun to cave in, windows are covered with plywood, and rats come and go from holes around the perimeter. The developers use the carriage house driveway as a parking lot for their empty trailers and equipment. It's no wonder the neighborhood is outraged and unified in its opposition to this proposed development.

As noted, the developer's claim that they intend to live in their proposed luxury development is already suspect given their similar claim in support of a prior Ellis Act eviction. Their decision to provoke the neighborhood with their removal of the trees and plants, and their intentional neglect of the carriage house, certainly reinforce the notion that they have no real intent to reside here.

For all the reasons set forth in this letter, and in the various other submissions from the neighbors, we urge the Planning Commission to limit the development of this unique and extraordinary property to a modest house that reflects the character of the neighborhood and that does not inflict irreparable damage to the adjacent historic houses.

Sincerely,

Douglas Melton

Douglas J. Melton

Raymond Robertson

Raymond Robertson



*Everyone and everything
your home will ever need.*

To Whom it May Concern:

My name is Ben Lodomirak and I am the president of Teevan, a 60 year old construction firm in San Francisco, California, specializing in the restoration of historical buildings. This letter is in reference to the proposed construction on the lot at 311 - 28th Street, San Francisco. I am writing to express some concerns that my team and I have for the nearly 130 year old, historic home that currently occupies the lot at 309 - 28th Street, San Francisco.

Teevan has had the privilege to know and work on this home and with the current owners, Doug and Ray, for over 17 years. During this time, the team at Teevan has come to know this home and understand the complexities of the 130 year old building. There are 3 main points I wish to bring to your attention.

First, the primary concern that I have is the potential damage that may occur to the residence during the excavation period. After close to 2 decades of working on the Melton / Robertson home, we have found several seismic structural issues. Not only does the home lean, but it also has drainage and water issues that occur in the garage and below the foundation. There is a concern that excavation adjacent to the 130 year old foundation may cause irreparable damage, both from a foundation aspect and also from a subterranean waterproofing standpoint.

ph. 415-474-8826

fx. 415-474-3312

www.teevan.com

2247 Union Street

San Francisco, CA 94123

Lic. # 310859



Second, we are concerned about the close proximity of the proposed structure in the lot at 311 28th Street to the Melton / Robertson residence. The only natural light that that side of the structure has access to is a small dormer window (please see attached image). If that window is blocked, there will be no natural light on that side of the residence. More importantly, Teevan conducted an exterior remodel on the Melton / Robertson residence in 2018. We had found several areas of the existing siding that needed to be repaired and / or replaced on this exterior wall. However, we were not granted access to lot 311 28th Street, and thus could not make the necessary repairs on the exterior wall. We predict that the already damaged and rotted siding will become even worse over time.

Lastly, we are concerned about the long term effects of the roof to roof space that will be created if a new structure is built. Water and debris can collect where the 2 roof joints come together, and we are concerned that this will become even more of an issue with the proposed building on 311 28th Street. This roof joint will not be able to be accessed and maintained, causing the risk of long term water and leak intrusion issues. It is also worth noting that 309 28th Street has a Gambrel roof, which is relatively rare in San Francisco – especially for such an old house. It is a very important architectural feature of the house, which the owners chose to highlight by replacing the asphalt shingles with composite slate. The proposed house would not only make it impossible to maintain the roof, it would obscure the view of this important contributor to the architectural richness of the block.

In summary, I ask that you please consider these important issues when reviewing the application for the building permit at 311 28th Street. Please consider the historical structures surrounding the proposed building, and how these treasured buildings will be affected long term. Thank you for your time and consideration on this matter.

ph. 415-474-8826

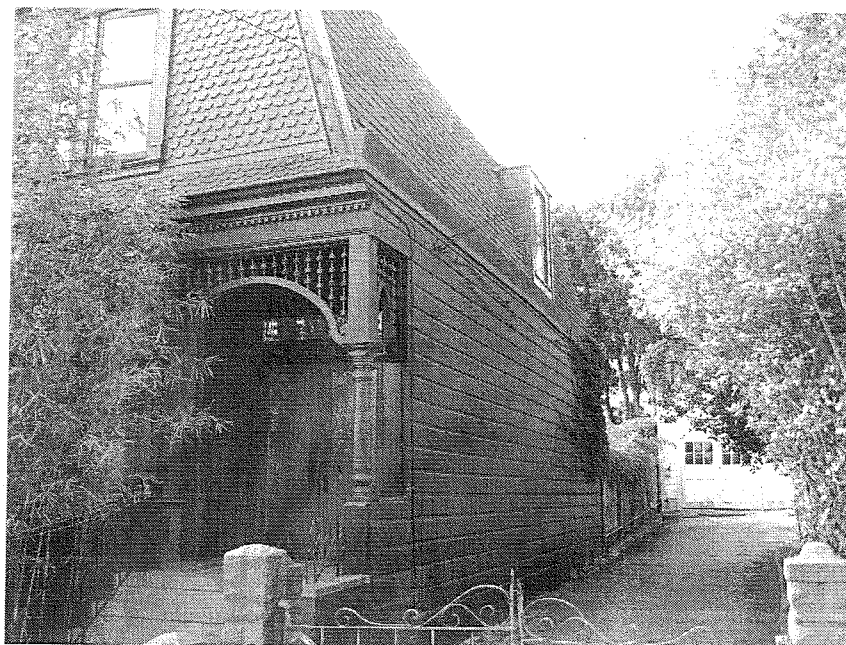
fx. 415-474-3312

www.teevan.com

2247 Union Street

San Francisco, CA 94123


Ben Ladomirak



ph. 415-474-8826

fx. 415-474-3312

www.teevan.com

2247 Union Street

San Francisco, CA 94123

Lic. # 310859



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name:

Email Address:

Address:

Telephone:

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Email Address:

Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant? <i>At Pre-Application Meeting</i>		
Did you discuss the project with the Planning Department permit review planner? <i>After Pre-Application meeting and over years.</i>		
Did you participate in outside mediation on this case? (including Community Boards)		
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 that were made to the proposed project.		

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.


-
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.

-
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?

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

APPENDIX LETTER

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 that were made to the proposed project.

I had discussions with the applicant and Project Sponsor during the Pre-Application Meeting.

I have been in discussions and/or email communications with Planners - Elizabeth Gordon-Jonckheer, Chris Townes, Stephanie Cisneros) and Environmental Planner, Justin Greving, since the Pre-Application Meeting.

When the design changed significantly, I was led to believe that the Project Sponsor was going to present the new design to the neighbors or at the very least do some outreach to the neighbors. I was led to believe this because on February 14, 2019, the sponsor wrote the following in an email to Chris Townes, who was the Planner at the time, "As the design has changed significantly, we want to be sure we can present the new design to the neighbors before distributing documents as requested."

As a neighbor who is directly adjacent to the subject property, I would have thought the Project Sponsor would reach out and present their new design.

Many people in the neighborhood, including some of whom were among the 37 people who signed the Petition (see attached) opposing the project after the Pre-Application meeting, would have welcomed outreach and a presentation of the new design.

I wonder why the Project Sponsor did not present the new design to the neighbors after telling the Planner he would?

DISCRETIONARY REVIEW REQUEST

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.

My home, 313A 28th Street, is a Category A Historic Resource. The current plans and design will negatively impact the historic nature of my home.

The carriage house on the back lot of 311 28th Street is a Category A Historic Resource. The garden and trees that existed between the two historic resources constituted a historic site for their association with Charles C. W. Haun as his homestead and place of business. The Project Sponsor cut down the 3 mature trees in November 2015 and destroyed the nature of this historic site. In the current design, the Project Sponsor plans to obstruct the view of the remaining portion of this historic site. The carriage house is one of the last structures that exists in Noe Valley.

The proposed design does not retain a view from the public right-of-way (sidewalk) of the Historic Resource A structure.

The proposed design lacks adequate side setback and rear setback.

The building's scale is not compatible with surrounding buildings.

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.

The proposed design negatively impacts the property at 313A 28th Street.

The size and scale of the proposed design is not compatible with surrounding buildings and is out of scale with the neighborhood. The 4-story building will tower over the surrounding houses which will impact sunlight, air and privacy.

A number of concerns that impact sunlight, air and privacy were brought up to the Project Sponsor, Planners and Environmental Planners through the many letters that were sent in from surrounding neighbors.

Lack of adequate side and rear setbacks.

The character defining features of a historic building are not maintained.

The building design impacts the character of the neighborhood.

Excavation and structural integrity of the immediate adjacent properties.

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?

Remodel and update the existing historic home to maintain the original nature and feel of the overall historic site, i.e. 313 and 311. This site and front yard of 311 is one of few original farm homesteads left in Noe Valley. This is the way Noe Valley looked in the early 1900's. This new modern structure will completely block the historic resource and is out of place in the neighborhood.

Some alternative changes:

- 1. Move the entrance for the new structure to the front of the building like every other house on the block and most of the homes in Noe Valley.**
- 2. Increase the width of the viewing corridor to a minimum of 8' for the entire length of the new structure allowing for some of the existing historic resource to be reviewed from the street.**
- 3. Do not allow for the rear yard variance.**
- 4. Do not allow any decks or stairs to be constructed at the rear or west side of the new structure.**
- 5. Remove the 4th story from the new structure.**
- 6. Remove the non-historic exterior staircase from the west side of the existing historic resource. This staircase would be a duplicate staircase to a new one plan for the existing home.**

**Historic Resource Memorandum
Charles C. W. Haun Historic Site
311 & 313 28th Street
San Francisco**



Prepared by:

Richard Brandi
125 Dorchester Way
San Francisco, CA 94127
January 28, 2017

Introduction

This memorandum reviews the impacts of the proposed 311 28th Street project on the designated historic properties at 311 and 313 28th Street. The two properties are currently considered by the City of San Francisco to be individual historic resources. Carey & Co performed a HRE part II looking at effects of the project on 311 28th Street, a two-story residence over garage (herein referred to as a carriage house) and concluded that the project meets the Secretary of the Interior's Standards. However, the HRE did not look at the effects of the project on 313 28th Street and did not consider whether the carriage house is part of a larger historic site.

This memorandum concludes that two historic resources are not merely two individual resources that happen to be located on adjacent lots. Rather, the carriage house at 311 28th Street, the house at 313 28th Street, and the garden between the two constitute a historic site for their association with Charles C. W. Haun as his homestead and place of business. This memorandum analyzed the project for its impacts on the historic site, as well as on the historic house at 313 28th Street. A review of the plans shows that the project does not meet four of the Secretary of the Interior's Standards and that it will result in a substantial adverse impact to the historic site and to the house at 313 28th Street.

Qualifications

This review was conducted by Richard Brandi who holds an M.A. in Historic Preservation from Goucher College, Maryland and a B.A. from U.C. Berkeley. He is listed as a qualified historian by the San Francisco Planning Department and the California Historical Resources Information System. In addition to researching and writing historic context statements, Mr. Brandi conducts historic resource evaluations; architectural surveys; CEQA, NEPA and Section 106 reviews; HABS/HAER documentation; National Register nominations; and project reviews using the Secretary of the Interior's Standards for the Treatment of Historic Properties. Richard has completed two nominations to the National Register of Historic Places, two HABS/HAER documentations, and dozens of HREs. He has also evaluated hundreds of buildings and surveyed thousands of buildings and structures. He has conducted design reviews using the Secretary of the Interior's Standards for the Treatment of Historic Properties in San Francisco, Chico, Pacific Grove, Pebble Beach, and Riverside. With more than 10 years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

Current Historic Status

The house at 313 28th Street and the carriage house at 311 28th Street are considered historic resources by virtue of the fact that they are listed in *Here Today*:

313 (with 311 28th Street) 1892

Built for Charles C. W. Haun, owner of Haun and Co., artificial stone contractor, who lived at this address at least 7 or 8 years. Property included large side garden, driveway, and rear building, which remain today. Rear building served as stable for horses; since 1901, dwelling for one family has existed there, above garage. Front building (313) is one-story, Stick, frame house with basement, newly painted white with green trim. High ribbed brackets at the cornices of Half-Mansard [*sic*] false front; sharply slanted bay with fish scale hood above it, which extends to portico; squeezed pediment at portico with old paneled door, decorative brackets, and angular columns beneath, original wooded stars and banisters. Retains the aire [*sic*] of a small farm in the city.

Note that the language in *Here Today* suggests that the entire property, consisting of the house, garden, and rear building, should be considered to be a historic site.

Further research has revealed a more complex history:

- The house was built circa 1879, not 1892.
- Charles C. W. Haun was the third owner.
- Charles C. W. Haun owned and lived in the house, which was also his place of business, for 35 years from 1891 to 1926.
- The house was probably originally a flat-front Italianate, the bay window was added between 1886 and 1900, at which time the roof may have been changed to a mansard style.
- The house had some windows on the east side facing the garden for a long time.
- The carriage house dates from at least 1886 and was originally one story. A second story for a residence was added between 1886 and 1900.



Photo from *Here Today* files, San Francisco History Center, San Francisco Public Library.

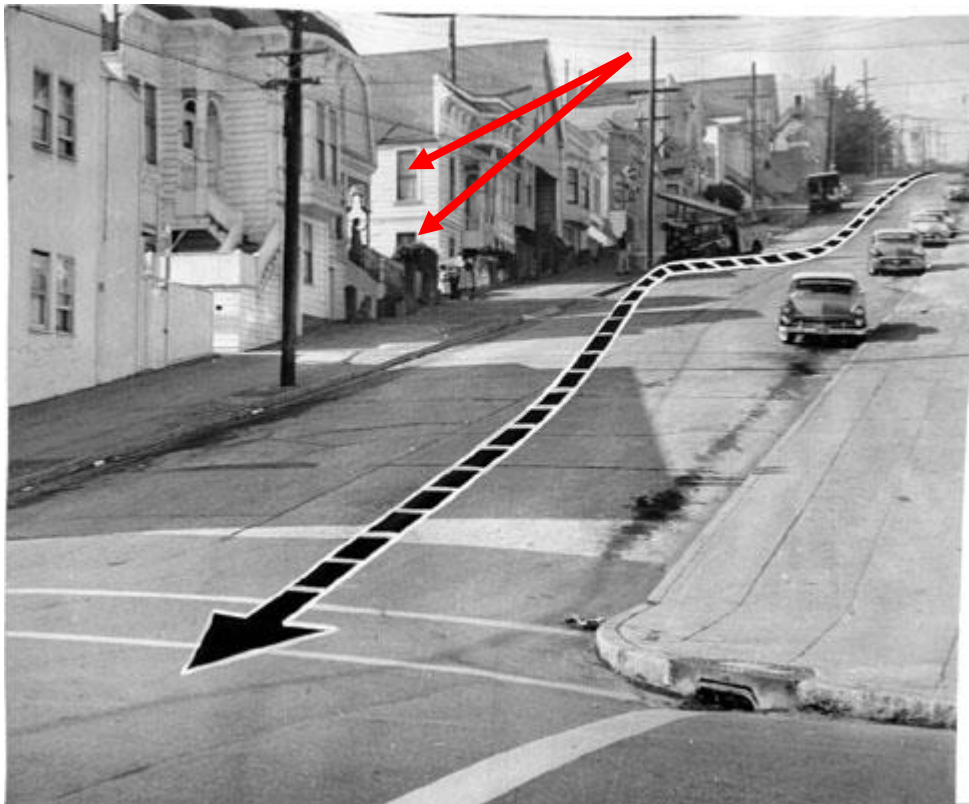


Photo taken 1962. Note the windows on the side of the house. Source: San Francisco Public Library, AAB-6042, November 2, 1962.
Caption: Scene of a runaway bus full of blind students at 28th Street.

Building and Property Description/Site History

The house at 313 28th Street is attached on the west side and open to the garden on the east side. The carriage house is located the rear of the lot next door. The buildings were once on a single lot, 50-x-114 feet, but the lot was split in 1971 into two 25-foot-wide lots. The site appears unchanged from the *Here Today* photo taken in the late 1960s. The house has been repainted but otherwise there appear to be no changes. The side of the house facing the garden has five double-hung windows on the ground floor and eight double-hung windows on the second story. The newspaper photo in 1962 reveals two windows on the side.

Window Survey

An inventory of the windows on the east side of the house reveals that on close examination of the alignment of the windows and the sills on the inside and outside, it was concluded that all five windows on the ground floor and three windows on the second floor are consistent in detailing and form with those that date from 1886 and 1900 on the front of the house. The sashes have been replaced, but the window frames appear unchanged. Also, about 60 percent of the siding appears to be original.



Arrows indicate windows that appear to date between 1886 and 1900.



Carriage house.



Sidewalk and fence posts built by Haun. This pattern on the sidewalk exists in front of 305/307, 309, 311, 313, 315, 317 and 319 28th Street.



Historic Context.

The property is located in the southwestern part of the Mission District, in an area called Horner's Addition. According to the *National Register of Historic Places Multiple Property Documentation for Historic Neighborhoods of the Mission District*, during the 1850s the Mission District filled with low-intensity uses such as farms, pastures, and scattered homesteads. The earliest residences were small and utilitarian and included cottages and farmhouses with square or rectangular footprints and gable roofs designed in folk-vernacular versions of Greek Revival, Gothic Revival, and early Italianate style. The addition of "false-front" façades became a popular way to disguise gable roofs and project a more substantial looking house. Residential lots often included outbuildings, such as wagon-houses, fuel sheds, wells, tank houses, barns, stables, and livestock pens.

In 1852, John Meirs Horner purchased a portion of the western Mission District then known as Rancho San Miguel, which became known as Horner's Addition. He platted streets and lots, but many of these lots and entire blocks remained vacant until the 1880s. Among the reasons for the slow development was the paucity of services, such as water, sewers, electricity, and sidewalks. Wells provided domestic water to isolated houses and farmsteads until supplanted by Spring Valley Water Company service. During the late nineteenth and early twentieth centuries, waves of Irish, German, Italian, and Scandinavian immigrants settled in the Mission District. The 1906 Earthquake and Fire did not touch the outlying Mission neighborhoods, including much of Horner's Addition.

Christopher VerPanck has written about Noe Valley's history during the 19th century:

.... after purchasing most of *Rancho San Miguel*, Horner subdivided 600 acres of varied terrain in the northeastern part of the rancho – the section closest to the built-up portions of the city at that time – and laid out streets, blocks, and house lots for sale. The individual blocks measured 560 feet east-to-west and 228 feet north-to south. “Horner’s Addition,” as it was called, was defined by the present-day streets: Grandview Avenue, Upper Market Street, 16th Street, Castro Street, 22nd Street, San Jose Avenue, and 30th Street. Some of Horner’s original street names survive, including the following east-west streets: Valley, Duncan, Clipper, Jersey, Elizabeth, and Alvarado. Most of his north-south street names also survive, including Hoffman, Douglass, Diamond, Castro, Noe, Sanchez, Church, Dolores, and Guerrero. Slightly more than half of Horner’s east-west street names were changed in 1861 to match their numbered counterparts in the adjoining Mission District to the east. Because the blocks in Horner’s Addition are aligned in the opposite direction to the Mission District’s blocks, only every-other street in Horner’s Addition aligned with an equivalent numbered street in the Mission District. This incongruity resulted in the remaining east-west street in Horner’s Addition retaining their original 1852 names, including Elizabeth Street, which was named after Horner’s wife. Unfortunately for Horner his career as a land speculator was not as successful as his farming ventures and he defaulted on his mortgage during the economic downturn of 1857-1859. As the holder of Horner’s mortgage, French immigrant financier François Louis Alfred Pioche, and his partner Jules Bayerque, acquired Horner’s holdings in Noe Valley, as Horner’s Addition was by then popularly known.... Following Pioche’s death, much of Noe Valley fell into the hands of a French bank, which began selling off individual parcels to homesteaders.

Although still too remote for intensive speculative residential development, such as what was then occurring in the Western Addition or the Mission District, Horner’s Addition was an ideal location for small truck farms or dairies, which did well providing fresh produce and dairy products to San Franciscans. Due to its location in the lee of Twin Peaks, Noe Valley remained much warmer than most of the city, a favorable characteristic for agricultural pursuits. Because the land was still not well-served by transit, property values remained low enough to allow farming and dairying to avoid pressures from and expanding residential population...

By the 1870s some San Franciscans did begin arriving in Noe Valley in search of residential lots. Many were Irish, French, or German immigrants – mostly Catholics – who wanted to move away from the dense gateway neighborhoods... Some of these early residents purchased several adjoining 25’ x 114’ lots so they could build a cottage and still have enough room left over to pasture a few cows or other livestock, plant a kitchen garden, and have a stable or a tank house. Although the land was cheap, there were many challenges to living in Noe Valley in the 1870s, including lack of reliable mass transit, no municipal water or sewers, or even graded or paved streets. Indeed, Sanborn maps from as late as 1893 show dozens of unopened streets, a factor that greatly hobbled residential development. Even as late as 1887, there still only around 50 houses in Noe Valley.

By the early 1880s, the residents of Noe Valley began lobbying the Market Street Railway to run a cable car line into the neighborhood from the intersection of Castro and Market streets. Railway officials balked at first, citing the lack of residents in the area and the high expense of building and maintaining a route over the steep ridgeline separating Eureka and Noe valleys. Local residents persisted, voting to assess themselves a parcel tax to pay for the grading of a track bed along Castro Street. Local residents even raised an additional \$10,000 to donate to the Market Street Railway to begin building the Castro Street line at once. The Market Street Railway built this line in 1887-88, with a large brick car house completed at Castro and Jersey streets. The completion of the Castro Street cable car line significantly improved access to the once remote Noe Valley neighborhood. ... The completion of the line attracted hundreds, if not thousands, of new residents to the neighborhood and residential development began to creep south

along Castro, Noe, and Diamond streets and eastward along 23rd, Elizabeth, 24th, Jersey, and 25th streets. During the late 1880s and early 1890s, speculators began purchasing vacant house lots and the remaining farms and dairies to build cottages and more expensive single-family dwellings and flats. ...

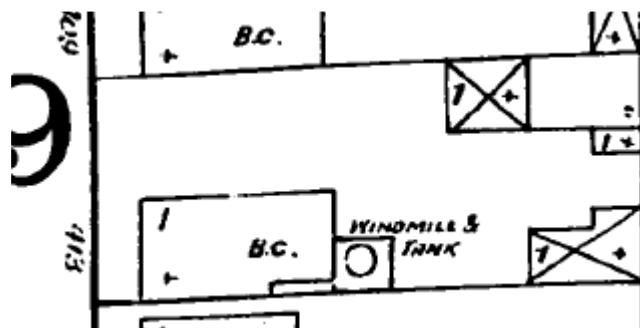
As the residential population of Noe Valley continued to grow during the 1880s and early 1890s, residents founded neighborhood organizations, including the Noe Valley Progressionists and the Noe Valley Improvement Club, to lobby for improved infrastructure, including street lighting, water and sewer lines, schools, as well as the grading and paving of the remaining unopened streets. ...Despite the surge in growth after the opening of the Castro Street cable car line, Noe Valley did not become entirely urbanized during the 1890s. Dairies remained in operation in the southern part of the neighborhood and on the steep slopes of Twin Peaks and Red Rock Hill well into the twentieth century.

Even after the population boom that followed the 1906 Earthquake, only about one-third of the total area of Noe Valley had been developed. The steep hillsides in the western portion of the neighborhood remained semi-rural as late as the 1920s. The rural character of the central and eastern parts of Noe Valley came to a close after the 1906 Earthquake and Fire. ... Continuing along with earlier demographic trends, most of the new residents were working-class San Franciscans of immigrant stock. Many ethnic groups and religious affiliations were represented, including Irish, Italians, Germans, Swiss, Mexicans, Italians, Swedes, Norwegians, and Danes...

By the 1920s, Noe Valley was mostly built out aside from a few empty lots on the steepest upper slopes of Twin Peaks and Billy Goat Hill. It remained a predominantly working-class neighborhood populated by European immigrants and their native-born children until long after the Second World War.¹

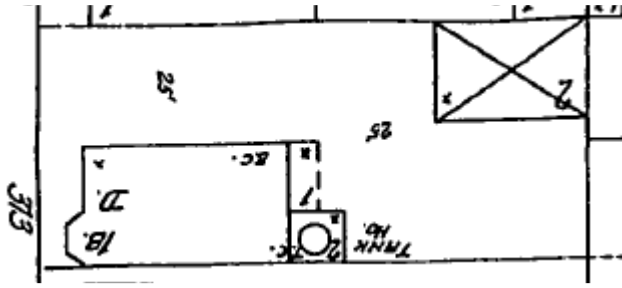
Construction history

The house and stable are shown on the 1886 Sanborn. Ownership records and city directories suggest that the house was built circa 1879. The stable, water tank, and windmill for well water were probably built concurrently or shortly thereafter.



1886 Sanborn.

The 1886 Sanborn map shows a house (with address 413) with a structure containing a windmill and water tank attached to the rear of the house. A separate stable is at the rear of the lot (i.e., 311 28th Street) and a one-story stable is located at the eastern edge of the property where 311 is now.



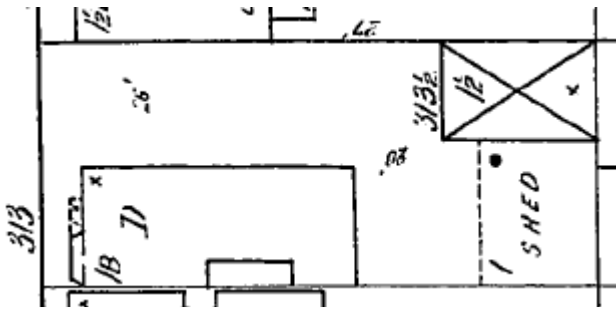
1900 Sanborn.

The 1900 Sanborn map shows that a bay window has been added to the house. The water tank remains, but the windmill is not shown. The windmill may no longer have been necessary to pump water because Charles C. W. Haun applied for Spring Valley Water Service on August 9, 1899. A second story has been added to the stable. Although it appears a little shorter and wider than shown on the 1886 maps, the scale of the drawings is only appropriate.



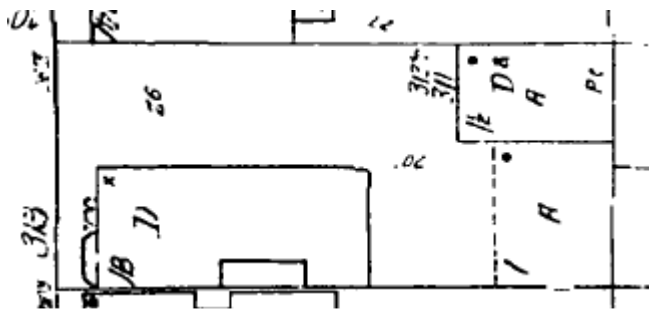
1905 Sanborn.

The water tank was removed between 1900 and 1905, and apparently the house was lengthened in the rear.



1914 Sanborn.

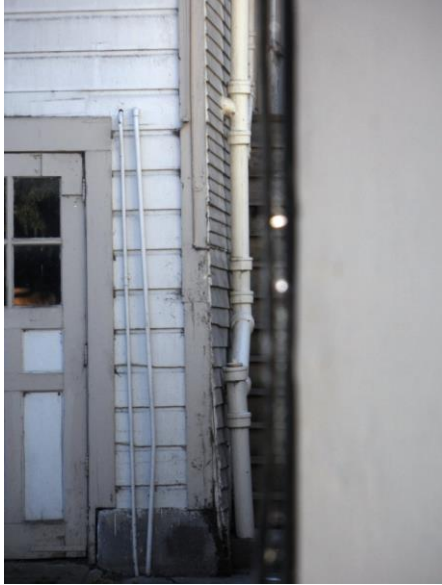
The 1914 Sanborn map shows the house appearing to be longer. There is a light well on the west side, and the tank house is gone. A shed stands at the rear lot line. The carriage house is shown as 1½ story with the address 313 ½.



1950 Sanborn.

The 1950 Sanborn shows the carriage house as a dwelling and an auto garage with the addresses 311 and what looks like 313½. The shed behind the house is marked as an auto garage.

There is evidence that a second story was added to the one story stable as shown on the 1900 Sanborn map. The clapboard siding on the lower part is wider than the upper part. This may indicate where the wall was extended.



Close up of west side of carriage house showing different siding on ground story.

Ownership History

On June 10, 1876 the two blocks bounded by 28th, 29th, Noe, and Sanchez Streets were offered for sale by the German Benevolent Society.² In 1879 the two blocks were sold to George McWilliams.

Dates	Name of Owner(s)	Occupation
1879–1883*	William Jagger Samuel Jagger	Fruit peddler Hostelier
1884–1891	William Plant	Carpenter, building contractor
1891–1926	Charles C. W. Haun	Concrete contractor “artificial stone.”
1926	Jeremiah F. Twomey	
1926–1928	Delia Gallagher	
1928–1970	Thomas M. Gallagher	
1970–2007**	Margaret Mary Smith, Dennis Smith, David Smith	
2007–present	Mark Collins, Jane Oyugi	

* Ownership data from Land Deeds, Assessors Sales Ledger, and city directories, various dates

**Lot #44, was split in two in 1971: lot #47 with 313 28th Street and lot #48 with 311 28th Street.

California Register of Historical Resources

Although the two building are considered historic resources for being listed in *Here Today*, an analysis was made of their eligibility for the California Register in light of the additional information that has been uncovered.

The California Register of Historical Resources (CRHR) evaluates a resource's historic significance based on the following four criteria:

Criterion 1 (Event): Resources associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one of the four criteria, a resource must be more than 50 years old, unless it can be demonstrated that sufficient time has passed to understand the building's historical importance. The age of the buildings is 138 years, making them it potentially eligible for listing.

Under Criterion 1 (Event), the subject buildings and site were constructed circa 1879 during the earliest period of settlement of Horner's Addition. The 311 and 313 site exhibits several of the characteristics of the early settlements, namely sheds, wells, tank houses, and a stable. The site is associated with the early settlement of Noe Valley, an event that has made a significant contribution to the broad patterns of local history. Therefore, the 311/313 site is eligible under Criterion 1.

Under Criterion 2 (Person), the site is associated Charles C. W. Haun, a person important to local history. *Here Today* notes that Haun was a contractor noted for his "artificial stone" (i.e., concrete) sidewalks. Haun (1857–1931) was born in Germany and immigrated to the U.S. in 1873, first to Wisconsin. In 1886 at age 29, he moved to San Francisco and entered the building business. In 1891, he bought and resided at 313 28th Street, which also became his place of business, through 1926. In 1896, he served as a prescient officer for the People's Party 36th District.³ At the time of his death, "he was widely known among contractors and material men."⁴ Therefore, the site is eligible under Criterion 2 for its association with Haun.

Under Criterion 3 (Design/Construction), the designer is unknown, but the house individually and the site, consisting of the house, garden and carriage house, embody the distinctive characteristics of a type and period. The house is a 1870s-era flat-front Italianate with a circa 1890s bay window addition and mansard roof. The addition suggests an effort to make the house look grander after Haun bought it in 1891. A prosperous businessman, he probably wished that his house reflected his success, especially as it was his place of business. This may also account for the fact that he laid the concrete sidewalks, as well as the fence posts, in front his house and neighboring houses with a distinctive pattern (extant) and embossed his name.

Additionally, the house has large windows on the east side. Having large windows on the side is unusual because the form of the house suggests it was modeled after a typical row Victorian that would be expected to be attached (as it is on the west side). The most that might be expected is to have small window on a light well on the side (as they are on the west side). But several of the extant windows on the east side appear to be of the same vintage as the front windows, i.e. 1890–1900. This condition is distinctive and is a character-defining feature of the house. Therefore, the house is individually eligible under Criterion 3.

The site, consisting of the house, garden, and carriage house, embodies the distinctive characteristics of a type of settlement in the early Noe Valley, as discussed above. The description in *Here Today* makes the same point — that the house, garden, and carriage house constitute an integrated historic site. The spatial relationship of the buildings and garden is the crucial feature and is the primary means of understanding the site's historical significance. Therefore, the site including the house, carriage house, and garden, is eligible under Criterion 3 as a historic site.

It is not known how many such home sites are extant of the many that once existed in Noe Valley, but this is one of the very few, perhaps the only one, that remain.

This memorandum does not address archeology under Criterion 4 (Information Potential).

Integrity

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination is made of its physical integrity, that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The house 313 28th Street has not been moved, and its design, material, and workmanship are intact. As stated in the HRE Part II, the feeling and association of the neighborhood is largely unchanged. As stated in the HRE Part II for 311 28th Street, the carriage house retains all aspects of its historic integrity. The garden area remains, although the plantings have changed over the years. It is not known how the garden was planted in the historic period. The garden retains its historic location, which is the most important aspect of historic integrity. Therefore, the individual contributors to the historic site and the site itself retain historic integrity.

Character-defining Features

The character-defining features of the site are the:

- three elements of house, carriage house, and garden
- spatial relationship of the house, garden, and carriage house
- the concrete posts on the streetscape from 309 to 319 28th
- the art stone design of the sidewalk from 305 to 319 28th Street.

The character-defining features of the house are the:

- entire front façade
- windows along the east side of the house.

This memorandum looks at whether the project is consistent with the Secretary of the Interior's Standards with respect to the historic site and the historic building at 313 28th Street. The memorandum does not address the project's compatibility with 311 28th Street, which has been addressed in a previous HRE Part II. That HRE did not address the impacts of the project on the historic site or on 313 28th Street.



When a proposed project has the potential to affect a historic resource, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (hereinafter "Standards") are used to provide guidance to review the potential impacts to the historic structure. There are four Standards for the treatment of historic properties: Preserving, Rehabilitation, Restoring, and Reconstructing. The current project is not attempting to preserve or restore the building, but to reorganize and reprogram the interior spaces while preserving the exterior of the building. Therefore, the Rehabilitation Standard is appropriate for this project. The proposed project was evaluated in this report through the application of the Rehabilitation standard from the *Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995*.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural heritage.

—*Secretary of the Interior's Standards for Rehabilitation*

Of the ten standards, the project is not consistent with four:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The proposed project envisions the reconfiguration of the site from a house stead with outbuilding and side yard into an attached row house, thereby fundamentally altering the distinctive features, spaces, and spatial relationships of the building on the site. The garden space is destroyed. Although the carriage house will remain, it is hidden from the public right of way and no longer retains its spatial relationship to the street, garden, and house. Therefore, the project is not consistent with Standard #1.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The proposed project envisions the removal of distinctive features, spaces, and spatial relationships of the site by inserting a building in the garden space destroying that space, as well as removing the spatial relationship of the house, garden, and carriage house. The project also removes the distinctive feature of side widows on the east side of the house at 313 28th Street. Therefore, the project is not consistent with Standard #2.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will remove the distinctive side windows and is therefore not consistent with Standard #5.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project envisions the removal of distinctive features, spaces, and spatial relationships of the site by inserting a building in the garden space, destroying that space as well as removing the spatial relationship of the house, garden, and carriage house. The project also removes the distinctive feature of side windows on the east side of the house 313 28th Street. The new work is not compatible with the historic materials, features, size, scale, and proportion of the historic property and does not protect the integrity of the property and its environment.

Therefore, the project is not consistent with Standard #9.

Conclusion

The project does not meet four of the Secretary of the Interior's Standards for Rehabilitation pertaining to the historic site and the historic house at 313 28th Street. As explained above, it materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance. Therefore, the project poses a substantial adverse change in the significance of an historical resource.⁵

Online Resources

National Park Service Website, “How to Apply the National Register Criteria for Evaluation.”
San Francisco Block Books.
San Francisco City Directories.
San Francisco History Center Photographic Collection, San Francisco Public Library.
San Francisco Public Library, Historic Sanborn maps.

Other Resources

City and County of San Francisco:
 Department of Building Inspection
 Office of the Assessor-Recorder
 Planning Department Website

¹ *National Register of Historic Places Multiple Property Documentation for Historic Neighborhoods of the Mission District*

² *Daily Alta California*, June 10, 1876.

³ *San Francisco Chronicle*, October 24, 1896.

⁴ *San Francisco Chronicle*, March 17, 1931.

⁵ California Office of Historic Preservation website, ohp.parks.ca.gov/?page_id=21726.

A COALITION OF CONCERNED NEIGHBORS'

PROJECT ADDRESS
311 28th Street
San Francisco, CA 94131

DR and Variance submittal sheet

AGGREGATED SUPPLEMENTAL PACKETS

LAST UPDATED
11/4/2020

PROJECT SPONSORS' AGENT	
MACCRACKEN ARCHITECTS	
479 9TH STREET - 2ND FLOOR, SAN FRANCISCO, CA 94103	
DR REQUESTOR 1	DR REQUESTOR 2
JANE OYUGI	ERIK SCHER
313 28TH STREET, SAN FRANCISCO, CA 94131	330 28TH STREET, SAN FRANCISCO, CA 94131
DR REQUESTOR 3	DR REQUESTOR 4
MARK COLLINS	DOUG MELTON AND RAY ROBERTSON
315 28TH STREET, SAN FRANCISCO, CA 94131	309 28TH STREET, SAN FRANCISCO, CA 94131
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KEN PAGE	295 28TH STREET
MARC NORTON	468 29TH STREET
SCOTT WEAVER	4104 24TH STREET
GEORGIA SCHUTTISH	460 DUNCAN STREET
TEEVAN CONSTRUCTION	2247 UNION STREET
MILO SLATTERY	326 VALLEY STREET
R. RAO	330 VALLEY STREET

OPINION LETTER ON PROPOSED VARIANCE

REGARDING THE PROPERTY LOCATED AT:

10/30/2020

311 28TH STREET

LOT: 6613 / BLOCK: 048 / ZONING: RH-2

HRS: A-HISTORIC RESOURCE PRESENT

Dear Mr. Teague -

After careful review of the variance application packet, we prepared a brief analysis that leads us to believe that the project as currently proposed fails to meet many of the requirements to receive such a variance, including, but not limited to, the following distinct areas where it appears to fall short of meeting Findings 4 and 5.

Falling short of Finding Four

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity;

INCONSIDERATE AND ABUSIVE MASSING



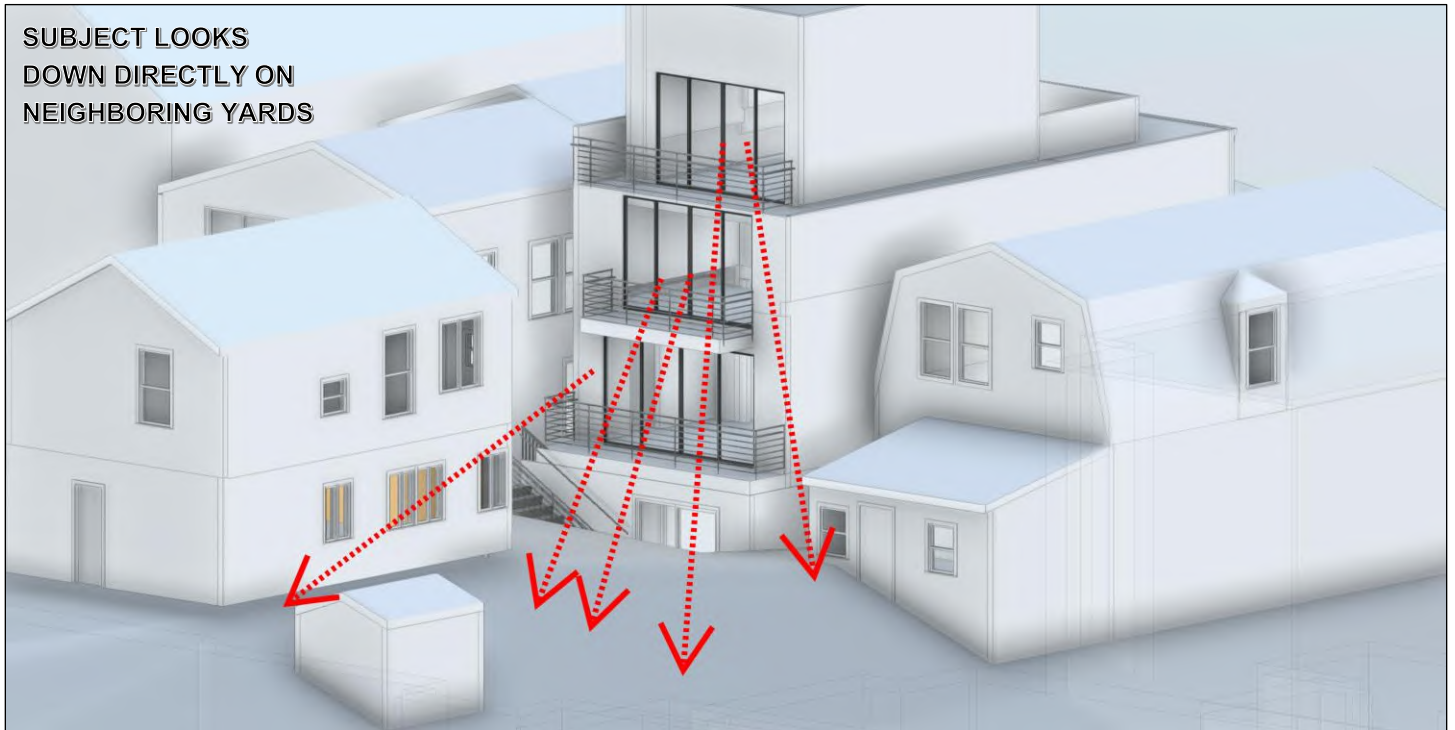
The proposed massing amounts to a near fully built lot with two large structures in an area where the open spaces provided by the various residents benefit one another (*see image to the right*).

The proposed plan eliminates any contribution to the neighborhood pattern by limiting the mid yard space to a negligible amount by proposing to add to large structure in front of an already sizeable rear yard structure.

The proposed development would also partially block or complete block 15 windows of the neighbors on either side.

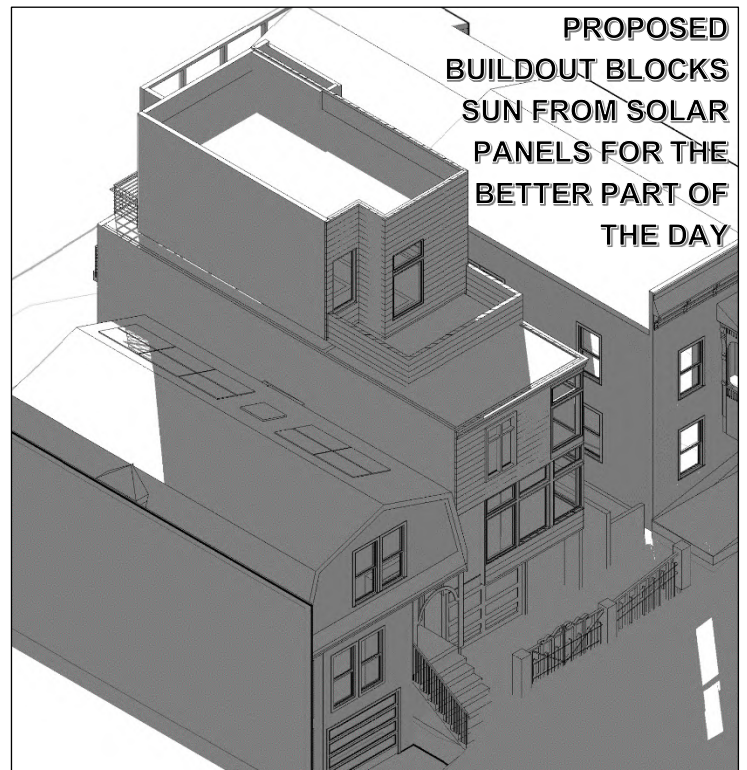
LOSS OF PRIVACY

The rear decks tower over the yards look straight down into the adjacent private backyards, eliminating virtually all privacy (see image below).



LOSS OF SUNLIGHT

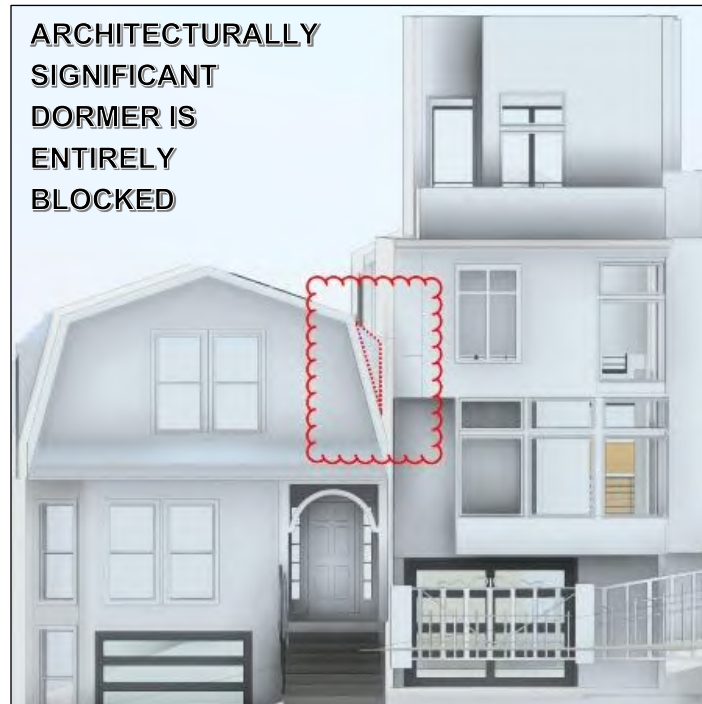
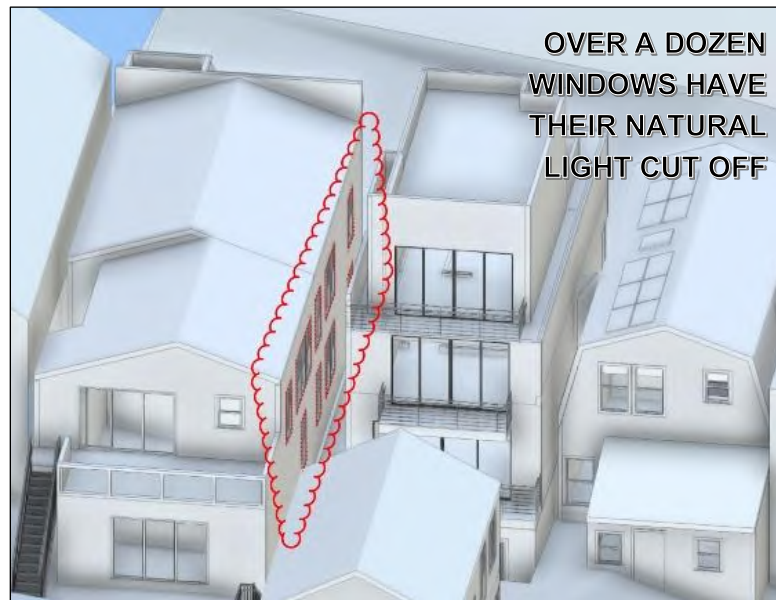
The proposed development blocks the solar panels installed on the gambrel roof of the East neighbor to a degree that it brings the array's efficiency to a negligible degree (see image to the right). The West neighbor also see its access to sun light considerably reduced since the front building blocks nearly all its east facing windows.



LOSS OF LIGHT AND AIR

The sponsors designed the house with no consideration to others, even out of basic courtesy. Even though it is an integral part of the architecture of the home, the West dormer on the gambrel roof of the East neighbor would be forever blocked, and no light and air would get to it (see *image to the right*).

Similarly, the natural light for the windows of the property to the west would be reduced to a fraction of what the neighbor currently enjoys (see *image below*). The condition is such only because the subject and its west neighbor used to form a single lot. It would seem we should exercise some deference to the historic relationships and view the planning guidelines through the prism of historic agreements when the subject and the two adjacent properties on both sides clearly used to form a farmstead.



CAUSES MATERIAL DAMAGE TO NEIGHBORING PROPERTIES

Granting the variance would result in material damage to both adjacent neighbors. The loss of natural light, privacy, light and air would result in considerable damage to the value of the properties on either side, and adversely impact the enjoyment of the properties by both neighbors, both of which actively use their yards.

Falling short of Finding Five

That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

APPEARS CLEARLY INCOMPATIBLE WITH THE HISTORIC CONTEXT OF THE NEIGHBORHOOD

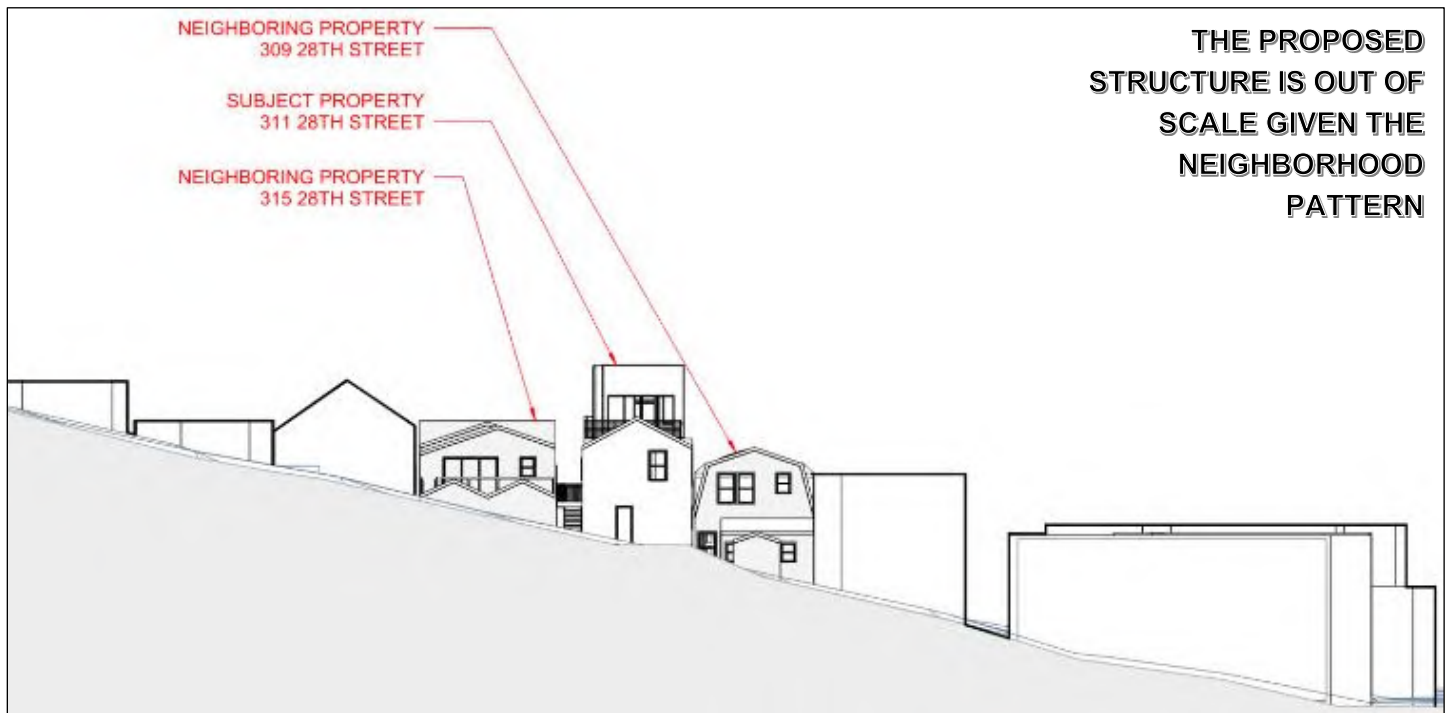
DISRESPECTFUL OF HISTORICAL RELATIONSHIPS

The property currently on the lot was once a beautiful house, connected with both of its neighbors, forming a farmstead and owned by the famous master stone worker who built decorative sidewalks throughout San Francisco, including some on “The Crooked Street” on Lombard. Since the previous owner passed away and the Sponsors purchased the property, it was completely abandoned (see *image to the right*).

What the sponsors propose would become the first modern profit-maximizing structure on the block. It simply doesn't fit.

AN OUTLIER IN THE NEIGHBOR

Granting a variance such that it would allow such a large of a structure to be built directly in front an already sizable historic carriage house would establish an undesirable trend. By contrast, the surrounding properties are more modest (see *image below*) and they complement one another. Context and history should matter.



NOT A SOLUTION TO INCREASE THE HOUSING SUPPLY

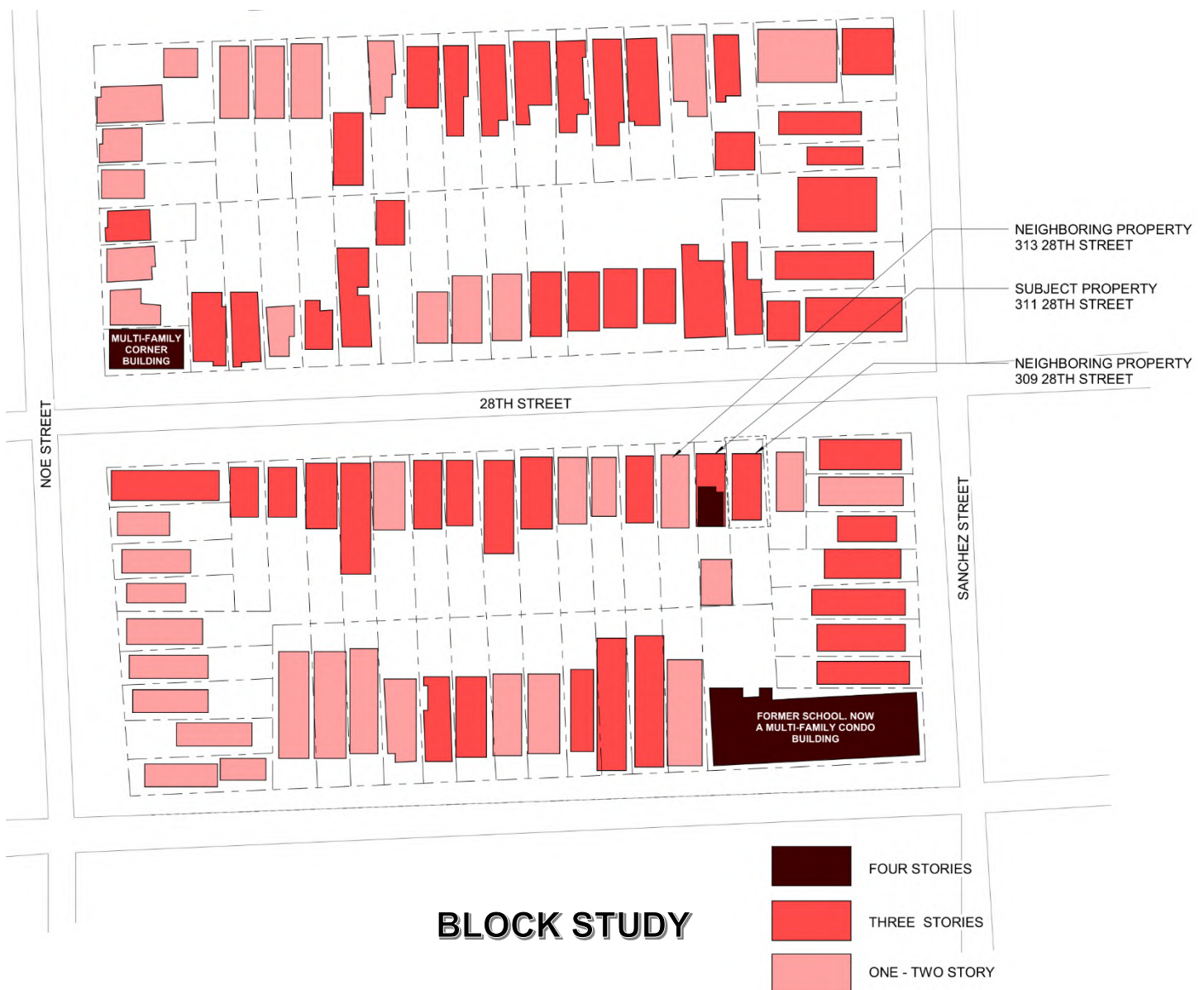
The Sponsors claim to want to add housing. First, they have left the current house unoccupied for some 5 years, leaving it empty and allowing the worsening of the state of total disrepair, to the point of the structure has long become a blight and it is clearly unsafe.

Secondly, it appears obvious that the existing carriage house is to become a guest house to the main house built in front, unlikely to ever be rent controlled.

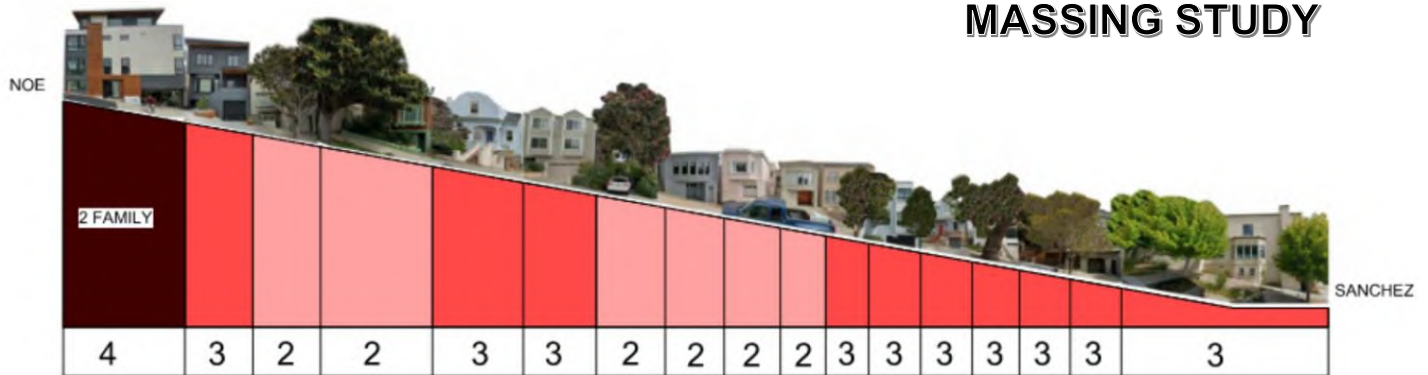
Thirdly, the Sponsors have a history of compromising the housing supply, as they have done through their earlier Ellis Act. Their claim to seek to add housing for their family just does not appear genuine.

DOESN'T RELATE WELL TO THE NEIGHBORHOOD PATTERNS

The only two other 4-story structures on the two surrounding blocks are both multi-family. In addition to occupying the back of the lot with an already large structure, the additional 4-story building proposed in front would be totally out of scale for the area. 97% of the properties around are 3-story or less.



MASSING STUDY




NEGATIVELY IMPACTS OTHER HISTORIC RESOURCES

Allowing the variance and removing the open space between the homes would have an adverse impact on the known Historic Resource at 313 28th Street, in addition to diminishing the architectural significance of the other neighbor at 309 with the beautiful porch and exceptional roof and dormers. By allowing such ambitious development to tower over its neighbors, we are progressively eroding the treasures our city still holds.

A DEVELOPMENT NOT WANTED IN THE NEIGHBORHOOD

While we acknowledge that we should allow owners to enjoy their property, our planning process does allow for some discretion by the neighbors for a good reason, particularly in the case of a variance. Given (1) the negligible to null amount of neighbor outreach by the Sponsors since the very start of the process, and (2) the fact that some 35 neighbors signed a petition against this development and (3) over 20 neighbors wrote in their vehement opposition in order to protect their neighborhood, we urge you to deny this variance request.

Thank you for your consideration,


 Mark L. Collins
 On behalf of the neighborhood coalition
 313 28th Street

**We oppose the building of a new structure on the front of the lot at 311
28th Street, San Francisco.**

Seq	Date	Signature	Printed Name	Address
1	1/17/16		RAYMOND ROBERTSON	309 28th St, San Francisco, CA 94131
2	3/17/16		Shelley Sorenson	318-28th St
3	3/17/16		Judith Wolfe	319 28th St, San Francisco, CA
4	3/17/16		UDAY KUMAR	330 Valley St., SF 94131
5	3/17/16		FAY WANG	300 Valley St. SF 94131
6	3/17/16		Jacob Rosenstein	319 28th St. S.F. CA 94131
7	3/17/2016		Anne Wilbert	323-28th St SF 94131
8	3/17/2016		Rafael Aludo	326 Valley St 94131
9	3/17/2016		JANE OYUGI	313 28th St, 94131
10	3/20/16		MARK COLLINS	217 28th St 94131
12	3/20/16		Scott Weaver	315 28th St
13	3/20/16		VARADA RAJAN RAJARAM	332 VALLEY ST 94131
14	3/20/16		MIN TABOR	315 28th St 94131
15	3/20/16		LYNDA WILLOW	317-28th St. 94131
16	3/20/16		WENDY WALSH	315 28th St SF 94131
17	3/20/16		HARVEY WILLOW	317 28th St 94131
18	3/20/16		Gregory Foss	314 28th St 94131
19	3/20/16		Kim Tabor	314 28th St 94131
20	3/20/16		LESLIE HARWOOD	315 28th St SF 94131
21	3/20/16		DOUGLAS MELTON	309 28th St. SF CA 94131
22	4/5/16		RASA MOSS	359 Jersey SFC 94114
23	4/5/16		Bruce R Bowen	4016 20th St SF 94114
24	4/5/16		Junona Jonas	4016-20th St SF 94114
25	4-5-16		Donna Lopez	443 Clipper St.
26				
27	4/5/2016		Anastasia Yovanovitch	3718 24th St. 94114
28	4-5-16		Ralph Gutierrez	4047 Cesar Chavez 94115
29			Lisa Mathias	73 Channing St 94114
30	4-5-16		Erin Enderlin	373 28th St. SF. 94131
31	4-5-16		John Giordano	1585 Dolores St SF 94110
32	4-5-16		Chris Giordano	1585 Dolores St. SF 94110
33	4-5-16		Mauka McBrinn	3600 Valley St. 94131
34	4-5-16		EDWARD MASON	1084 Church St 94114
35	4-5-16		MATTHEW T MCCABE	1101 Diamond 94114
36	4-5-16		Alice West	4047 Cesar Chavez 94131
37	4-5-16		Carol Britschgi	119 Vicksburg 94114
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Douglas Melton & Raymond Robertson
309 28th Street
San Francisco, CA 94131

November 3, 2020

**Re: Discretionary Review – 311 28th Street
Building Permit Application No. 201609066885**

Dear Planning Commission:

I and my spouse, Ray Robertson, live at 309 28th Street next door to the historic carriage house at 311 28th Street. Our modest house, with its distinctive gambrel roof, is one of the oldest in the neighborhood and appears to have been built in the late 19th century around the same time as the house at 313 28th Street, to which the carriage house once belonged. Together, the three buildings present a rare picture of what the neighborhood looked like over 100 years ago.

As the Commission is aware, Dan and Laura Fingal-Surma (real estate developers who have previously used the Ellis Act to evict tenants and develop other luxury single-family housing in Noe Valley) now seek a variance to build a four-story, profit-maximizing, single-family, luxury house in front of the carriage house. We filed an Application for Discretionary Review of this, the Fingal-Surma's latest proposed development, on September 14, 2020 because of the following exceptional and extraordinary circumstances:

- (1) The proposed luxury house is radically bigger, taller and deeper than any other house on our street and would block sunlight, impede solar panels, limit airflow and cover/block windows;
- (2) The proposed house would destroy the historic character of the neighboring properties;
- (3) The proposed 4th floor, roof deck and multiple balconies would impair privacy by providing direct sightlines into neighboring bedrooms, bathrooms and gardens; and
- (4) The requested variance would allow the rear of the proposed house to project back to within several feet of the front of the carriage house, which would mean virtually no open space on the lot and no opening for sunlight to reach neighboring gardens.

We respect that people have rights to enjoy and improve their private property and that the city has an interest in fostering the construction of new housing. And we understand that city living means density and the need to collaborate, connect and compromise with neighbors. Indeed, that's what attracted us to Noe Valley in the first place. But here, the developers' claim that they need a huge luxury house for their growing family rings disingenuous given that they said the same thing when they used the Ellis Act to transform rental properties into luxury housing even as they were bidding on the carriage house. And the developers' extremely antagonistic approach to the neighbors would make no sense unless they intended the project as a commercial transaction.

We are grateful for the Planning Commission's consideration of our concerns and we respectfully request that it:

- (1) Direct the developers to eliminate the proposed 4th floor;
- (2) Reject the variance so that the proposed house does not encroach on the required open space;
- (3) Expand the viewing corridor to preserve some sense of the open space that defined the relationship between the house at 313 28th Street and the carriage house;
- (4) Provide a light well for our dormer window.

1. The Proposed House Is Too Tall, Deep, And Out Of Character For The Neighborhood

As the above image shows, the proposed 4-story house disregards the context and history of the neighborhood and the site. The house would be fundamentally out of scale with the other houses on the block and forever alter the unique character of a neighborhood founded in the 19th century. The 4th floor of the house extends well above the roofline of its uphill neighbors. Indeed the floor of the 4th floor would be higher than the peak of the roof of our house.

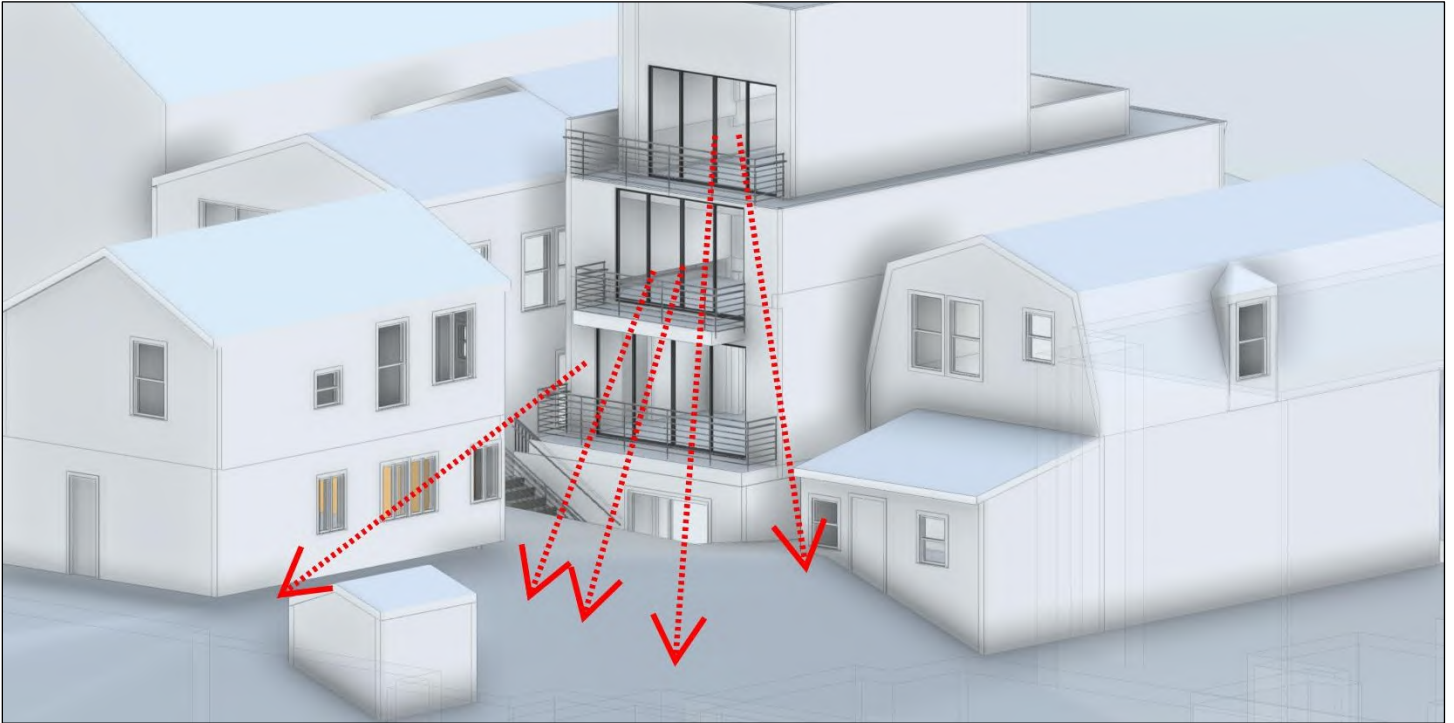


The only other nearby 4-story buildings, 300 Valley Street, 295 28th Street and 1488-1490 Sanchez Street are multi-unit apartment/condo structures. None are remotely analogous to the proposed single-family house.

The modest neighboring houses were designed and built more than a century ago in response to the open space in front of the carriage house with windows opening to the space that provide light and air. Moreover, as noted, the open space punctuates the street and provides a glimpse of what the neighborhood looked and felt like in its less dense early days. The proposed 4-story house would change the manner in which the three 19th century structures relate to the street and each other.

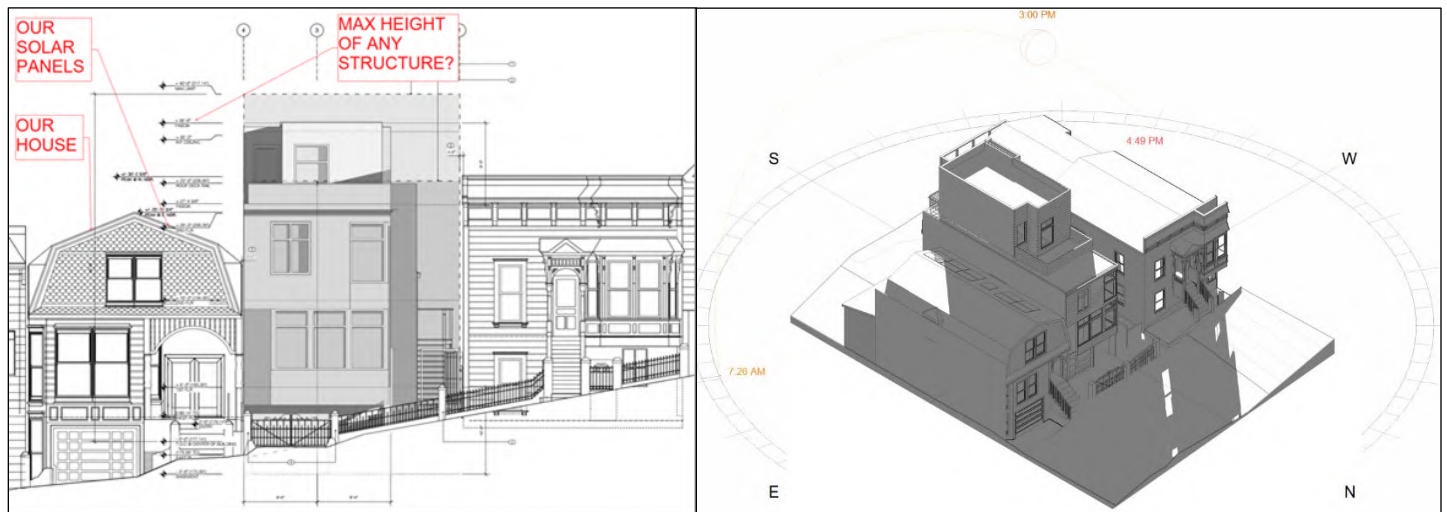
The historic carriage house would be almost entirely obscured by the massive proposed house. In essence, the carriage house would be virtually erased from the neighborhood.

2. The Proposed House Would Invade Privacy



As the above image shows, the proposed house invades privacy by providing direct sightlines into neighboring windows - including bedrooms and bathrooms - and gardens. Moreover, the roof deck would provide a direct sightline into a small skylight we recently installed over our bedroom hallway.

3. The Proposed House Would Block Sunlight



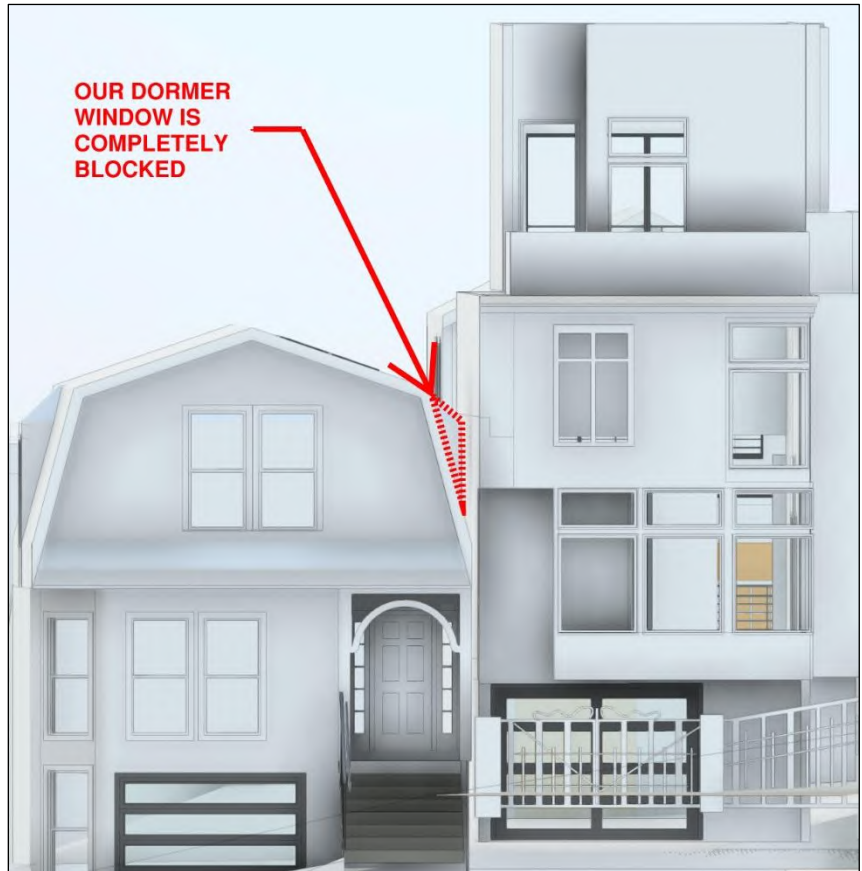
As the above images illustrate, the proposed house – particularly due to its 4th floor, would plunge our house into shadow and significantly reduce the efficacy of our solar panels.

4. The Proposed House Would Block Our Dormer Window

As noted, the proposed 4-story house shade or blocks several neighboring windows in the adjacent houses (including one in our house), all of which have existed for well over a century. As the above image makes clear, the proposed house would block our only west-facing upstairs window. This window provides light and air to a hallway and adjacent bedrooms. The loss of this critical window would undermine the safety and livability of our entire second floor.

Recognizing the critical importance of this dormer window, the Planning Department staff issued the following directive in a November 5, 2019 Plan Check Letter: **“Light well: Provide a 2’ deep light well at the second floor adjacent to the neighbor’s dormer window.”** At present, however, no such lightwell has been integrated into the design.

The developers will argue our dormer window is unimportant since we recently installed a small skylight in our bedroom hallway to hedge against the possibility of a complete loss of light and air if the western dormer window is blocked. However, the skylight is significantly smaller than the dormer window and the proposed 4th floor of the adjacent house would shade virtually all sunlight from reaching the skylight.



5. The Proposed House Would Consume Virtually All The Open Space On The Lot

As noted, 311 28th Street is not an empty lot. The beautiful (albeit neglected) carriage house stands at the rear of the lot and anchors the open space in front. If the Planning Commission were to grant the requested variance, the open space on the lot would be reduced from 83 feet to little more than 11 feet. As a result, sunlight and air access to our garden and the other neighboring gardens would be limited to the small notch between the carriage house and the new house.

6. Other Concerns

We are advised that prior new construction on the block altered the flow of underground streams and caused damage to downhill foundations and gardens. The foundation for the proposed house would be massive and deep. Our long-term contractor, Teevan Restoration – which has helped us stabilize and restore our 130-year-old house for almost twenty years – has expressed concern that the adjacent excavation and proposed foundation would damage and/or redirect water into our foundation.

We are also concerned that the proposed house will make it virtually impossible to undertake maintenance of the portion of our gambrel roof and gutter where our western wall meets the adjacent wall of the proposed

house. A letter from Teevan Restoration detailing the grounds for these concerns is attached as Exhibit A to this letter.

7. Conclusion

Since the developers bought the historic carriage house, they have transformed it from a charming historic neighborhood amenity with mature trees, shrubs and grass to a forlorn abandoned building denuded of any plants. The roof has begun to cave in, windows are covered with plywood, and rats come and go from holes around the perimeter. The developers use the carriage house driveway as a parking lot for their empty trailers and equipment. It's no wonder the neighborhood is outraged and unified in its opposition to this proposed development.

As noted, the developer's claim that they intend to live in their proposed luxury development is already suspect given their similar claim in support of a prior Ellis Act eviction. Their decision to provoke the neighborhood with their removal of the trees and plants, and their intentional neglect of the carriage house, certainly reinforce the notion that they have no real intent to reside here.

For all the reasons set forth in this letter, and in the various other submissions from the neighbors, we urge the Planning Commission to limit the development of this unique and extraordinary property to a modest house that reflects the character of the neighborhood and that does not inflict irreparable damage to the adjacent historic houses.

Sincerely,

Douglas Melton

Douglas J. Melton

Raymond Robertson

Raymond Robertson



*Everyone and everything
your home will ever need.*

To Whom it May Concern:

My name is Ben Lodomirak and I am the president of Teevan, a 60 year old construction firm in San Francisco, California, specializing in the restoration of historical buildings. This letter is in reference to the proposed construction on the lot at 311 - 28th Street, San Francisco. I am writing to express some concerns that my team and I have for the nearly 130 year old, historic home that currently occupies the lot at 309 - 28th Street, San Francisco.

Teevan has had the privilege to know and work on this home and with the current owners, Doug and Ray, for over 17 years. During this time, the team at Teevan has come to know this home and understand the complexities of the 130 year old building. There are 3 main points I wish to bring to your attention.

First, the primary concern that I have is the potential damage that may occur to the residence during the excavation period. After close to 2 decades of working on the Melton / Robertson home, we have found several seismic structural issues. Not only does the home lean, but it also has drainage and water issues that occur in the garage and below the foundation. There is a concern that excavation adjacent to the 130 year old foundation may cause irreparable damage, both from a foundation aspect and also from a subterranean waterproofing standpoint.

ph. 415-474-8826

fx. 415-474-3312

www.teevan.com

2247 Union Street

San Francisco, CA 94123

Lic. # 310859



Second, we are concerned about the close proximity of the proposed structure in the lot at 311 28th Street to the Melton / Robertson residence. The only natural light that that side of the structure has access to is a small dormer window (please see attached image) If that window is blocked, there will be no natural light on that side of the residence. More importantly, Teevan conducted an exterior remodel on the Melton / Robertson residence in 2018. We had found several areas of the existing siding that needed to be repaired and / or replaced on this exterior wall. However, we were not granted access to lot 311 28th Street, and thus could not make the necessary repairs on the exterior wall. We predict that the already damaged and rotted siding will become even worse over time.

Lastly, we are concerned about the long term effects of the roof to roof space that will be created if a new structure is built. Water and debris can collect where the 2 roof joints come together, and we are concerned that this will become even more of an issue with the proposed building on 311 28th Street. This roof joint will not be able to be accessed and maintained, causing the risk of long term water and leak intrusion issues. It is also worth noting that 309 28th Street has a Gambrel roof, which is relatively rare in San Francisco – especially for such an old house. It is a very important architectural feature of the house, which the owners chose to highlight by replacing the asphalt shingles with composite slate. The proposed house would not only make it impossible to maintain the roof, it would obscure the view of this important contributor to the architectural richness of the block.

In summary, I ask that you please consider these important issues when reviewing the application for the building permit at 311 28th Street. Please consider the historical structures surrounding the proposed building, and how these treasured buildings will be affected long term. Thank you for your time and consideration on this matter.

ph. 415-474-8826

fx. 415-474-3312

www.teevan.com

2247 Union Street

San Francisco, CA 94123


Ben Ladomirak



ph. 415-474-8826

fx. 415-474-3312

www.teevan.com

2247 Union Street

San Francisco, CA 94123

Lic. # 310859

DR SUPPLEMENTAL LETTER

Permit Application No. 201609066885

REGARDING THE PROPERTY LOCATED AT:

11/03/2020

311 28TH STREET

LOT: 6613 / BLOCK: 048

HRS: A-HISTORIC RESOURCE PRESENT

Dear San Francisco Planning Commissioners:

We are longtime residents of Noe Valley (almost 20 years) and are raising our family with 2 small children in our 1908 Victorian which is across the street from the subject property. We have watched the existing Historic A resource (currently abandoned) fall into disrepair over the last 4 years and currently oppose aspects of the as-proposed project.

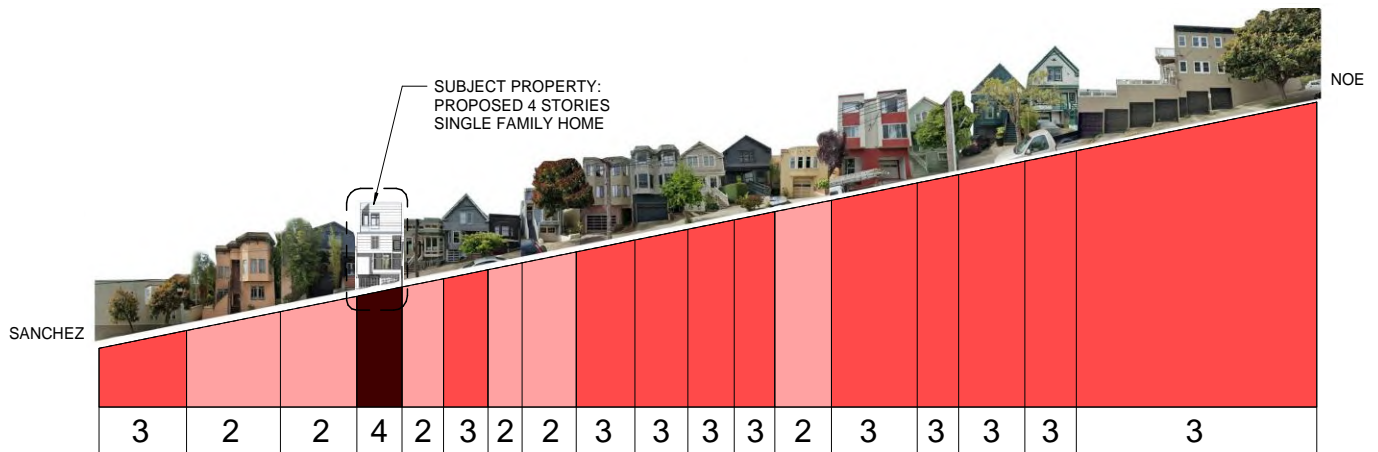
Proposed Design is Out of Scale with the Neighborhood

INCONSISTENT HEIGHT & MASSING

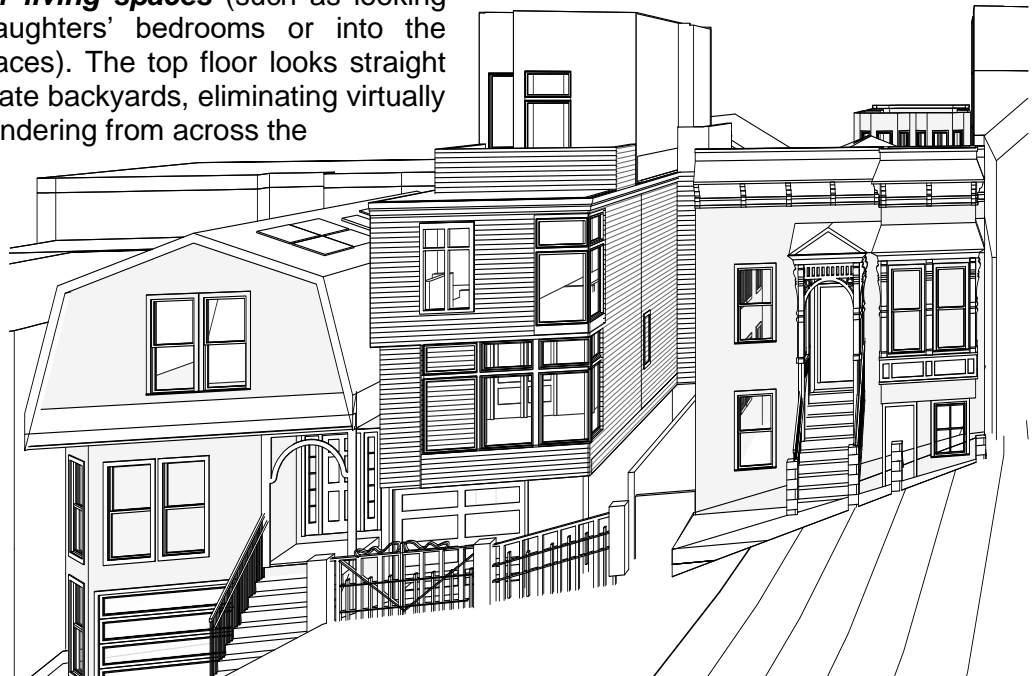
- 1) **This design does not respond to the TOPOGRAPHY patterns on the block.** The residential design guidelines state that “New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings.” 28th street is steep on this block and has NO single family homes above 3 story total on the block. ***The combination of excess height and steep block lead to a severe break in the stepping down of existing rooflines.*** Please see the proposed project set into the existing rooflines.



- 2) **This design does not respond to the HEIGHT of the surrounding buildings.** The residential design guidelines state that “The building scale is established primarily by its height and depth. It is essential for a building’s scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings.” The proposed height of the project is almost 39’ (a 3-story over garage totaling 4 story). This height is inconsistent with the heights of the surrounding buildings as ***there are NO single family homes above 3 story on this block***. In fact there are only 2 buildings of similar height anywhere in the 2 surrounding blocks, both of which are multi-family units including a former school building. The buildings immediately adjacent will be dwarfed by this project. Please see the neighborhood site section and a rendering from across the street for reference.



- 3) **This design does not respond to PRIVACY concerns in the surrounding buildings.** The residential design guidelines also state that one should “Articulate the building to minimize impacts on light and privacy to adjacent properties.” The top floor of the project will ***significantly negatively impact the privacy of the neighbors in their indoor living spaces*** (such as looking down into our young daughters’ bedrooms or into the neighbors indoor living spaces). The top floor looks straight down into the adjacent private backyards, eliminating virtually all privacy. Please see a rendering from across the street for reference.



One solution to these concerns is to remove the top story of the project. From the plans there is only a single bedroom on that floor and there are already 3 bedrooms below and a 2-bedroom guest house permitted on the same lot.

Proposed Design Blocks the Public View of a Historic A Resource

HISTORIC RESOURCE IMPACT

- 1) **Public View:** According to communications with the planning department, the current design allows for a “sliver” view of the non-historic exterior stairs of the historic Carriage House. This is allowed due to a 5’ wide space between the project building and the neighboring house at 313. This is hardly what one might reasonably consider a “view” of a historic resource. Please see the sponsors rendering of the public view of the historic resource after the project (note that the stairs are the only part actually visible). **The primary facade of a historic resource should be seen from the public right of way.**



- 2) **Restoration of the Resource:** The original Historic A Resource carriage house has been allowed to fall into disrepair for over 5 years. Until recently it was used solely as parking spaces for trailers and plywood. That is despite the fact that a permit for renovating the entire cottage was approved in the first half of 2019 per the attached timeline from public records. From both a resource preservation perspective, as well as a blight perspective this resource should be restored and preserved. Please see a picture from across the street taken this September. **It would be reasonable to expect the existing resource should be preserved prior to any new construction on the lot.**

One solution to these concerns is that the existing resource should be preserved prior to any new construction on the lot and that the viewing corridor be widened.

A DEVELOPMENT OUTSIZED FOR THE NEIGHBORHOOD

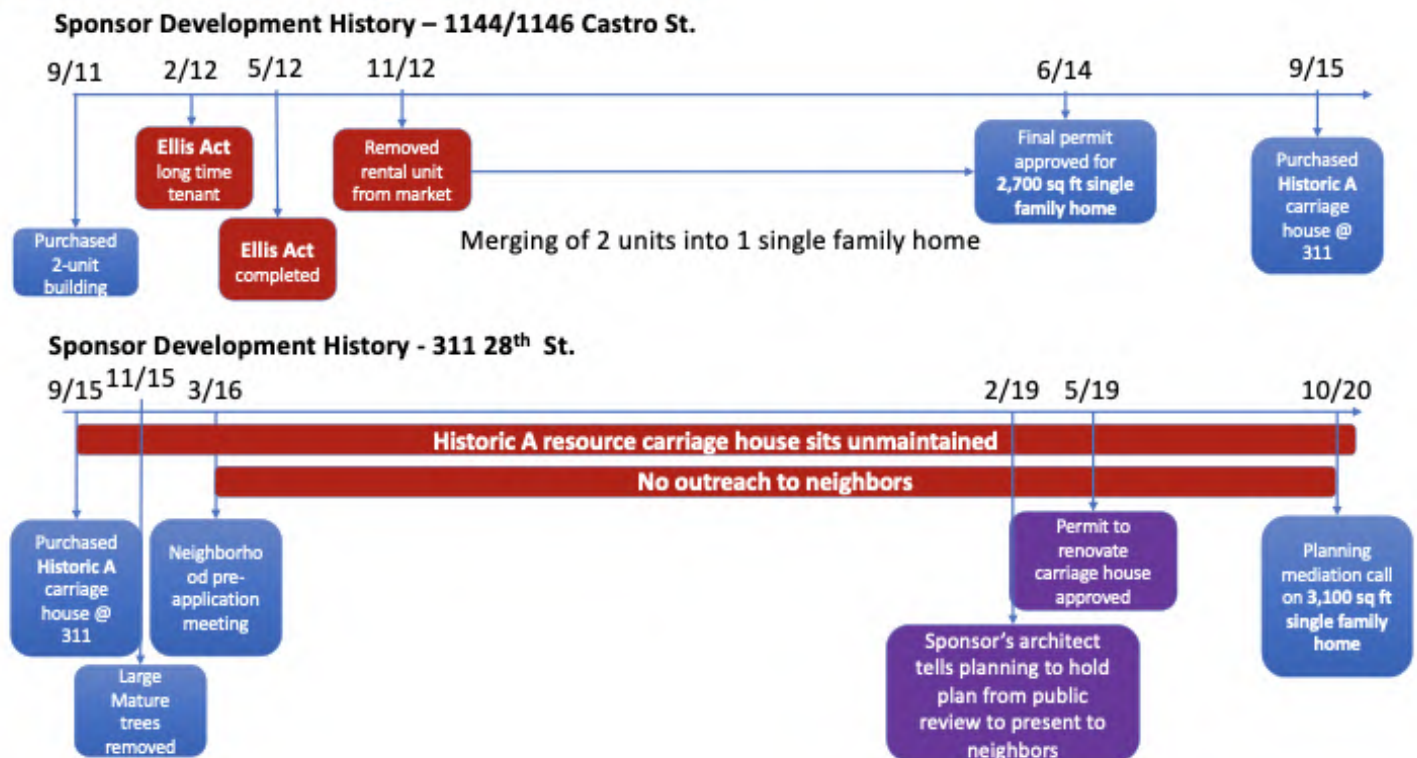
While we support that owners should be allowed to enjoy their property, it should be done in the context of the neighborhood and their neighbors. We wish that there had been outreach to any of the neighbors between early 2016 and 2 weeks ago, then this could have been an ongoing conversation resulting in a mutually acceptable solution. Given that there was not any outreach and the concerns listed herein, we oppose the project in its current form.

Respectfully,



Erik Scher
330 28th Street

311 28th St. Project Timeline





Jane Oyugi
313-A - 313 28th Street
San Francisco, CA

To: Planning Commissioners
Subject: Discretionary Review (DR) Hearing for 311 28th Street, Project #2016-0906-6885
Date: November 3, 2020

Dear Planning Commissioners,

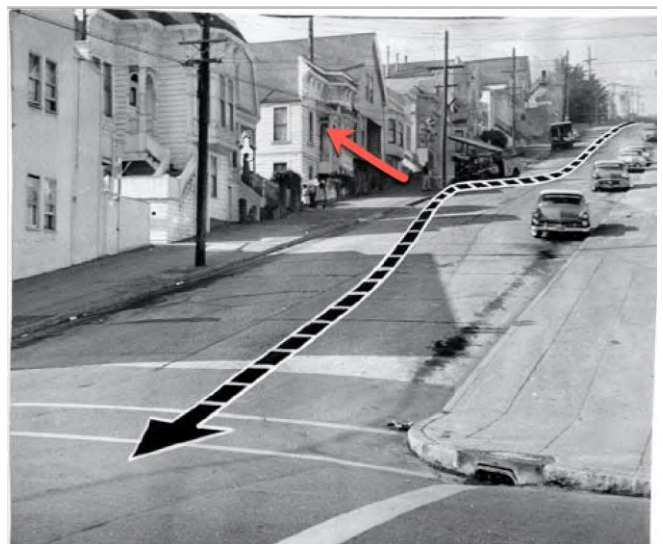
I am an owner of the property adjacent to and on the west side of the subject property and I have lived in the neighborhood for over 11 years. I am writing to respectfully request you to exercise your discretionary power and consider the DR applications and the strong neighborhood concerns that have been brought to your attention regarding the proposed development.

The proposed development involves exceptional and extraordinary circumstances that deem it worthy for discretionary review. These are outlined below.

1. **Conceals a CEQA Category A Historical Resource from the public right-of-way.**
2. **An apparent disregard for maintaining the existing historical resource carriage house and a disregard for the historical status of my home and other adjacent homes.**
3. **A massive and out-of-scale size compared to the adjacent houses and those on the block.**
4. **Egregious loss of privacy and direct view into my bedrooms, bathrooms, kitchen from the side yard and into the backyard.**
5. **A variance would negatively impact the material value of my home.**
6. **Does not meet all the standards identified in The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.**
7. **Lack of outreach and opportunity to discuss concerns before submitting revised plans.**

Conceals a CEQA Category A Historical Resource from the public right-of-way.

The Historic Sites Project of the Junior League of San Francisco produced the book "Here Today: San Francisco's Architectural Heritage". As indicated in the book, 313 28th Street and 311 28th Street are interrelated historical resources and together contribute to the historical significance of the site. The two properties were once one lot. The book describes the site as: "*313 28th Street ...included large side garden, driveway and rear building (#311). These all remain today. The rear building served once as a stable for horses...*"



The 1886 Sanborn Map includes all three buildings in the above photo, 309 28th St., 311 28th St., and 313 28th Street. Past residents of 313 28th Street are listed in the San Francisco directories as early as 1878. Subsequent owners purchased the lot, which included the main house (313) and the carriage house (311). In 1891, Charles C W Haun (CCW Haun) owned the property, lived in it and it was also his place of business. CCW Haun was noted for his artificial stone sidewalks in front of his homes and in different neighborhoods in San Francisco, including near Lombard Street, the famous crookedest street in San Francisco. He was a well-known local contractor in San Francisco during his day.



Historic site 311 & 313 28th Street described in "Here Today: San Francisco's Architectural Heritage"

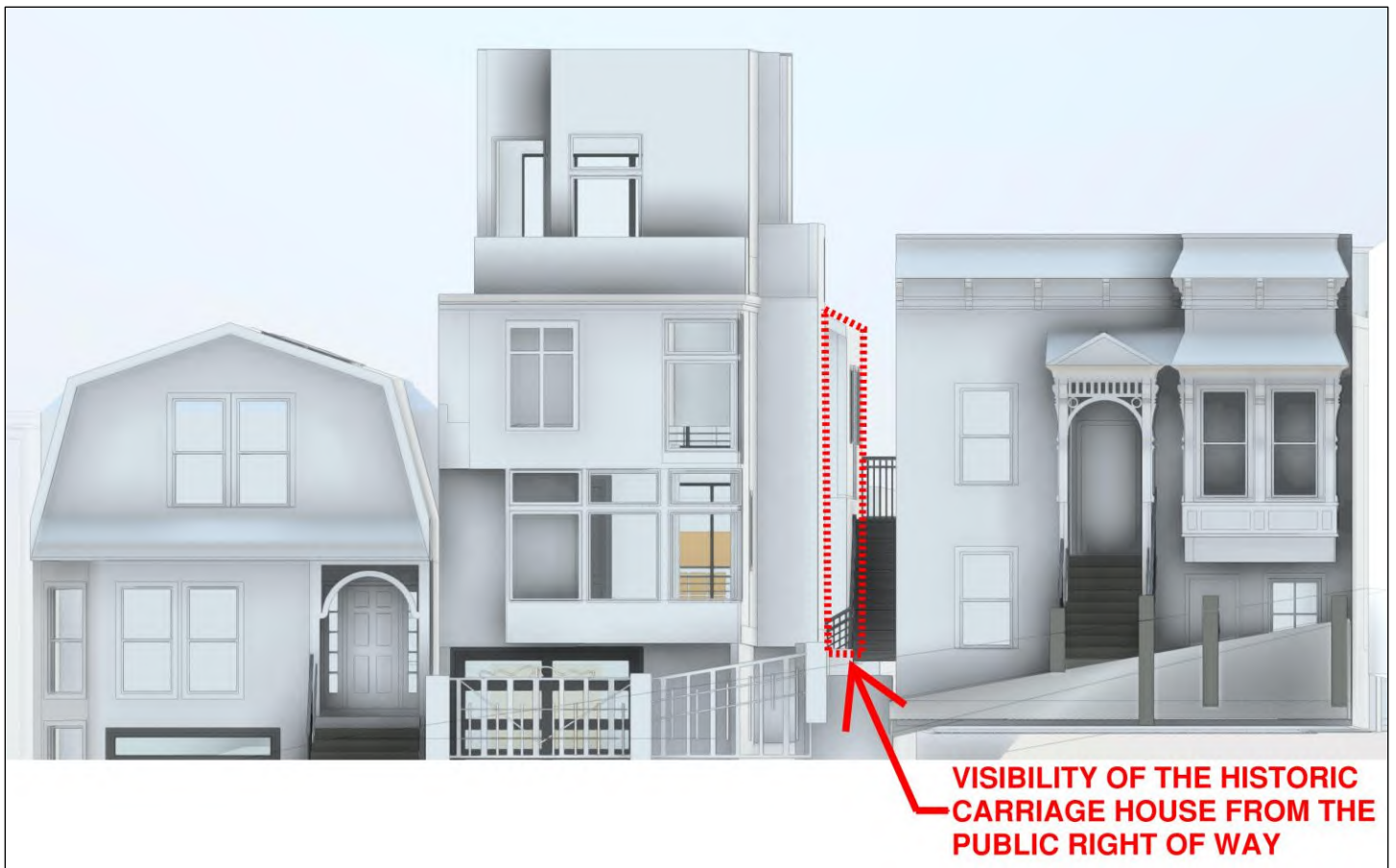
A large side garden which existed since the 1800s had large mature trees (avocado, holly and lemon tree) and vegetation in the green space for decades until the new owners of the subject property abruptly removed them in November 2015 without any consideration for the fact that the trees were part of the historical significance of the site as assessed by the Historic Sites Project of the Junior League of San Francisco.

The historical nature of this site is a reminder of a past era, the 1800s, and it has a special historical, architectural and aesthetic value that should not be destroyed. The site's historical nature and value is a unique and irreplaceable asset to San Francisco and the Noe Valley neighborhood. This part of 28th Street has a feel of what it was like in the 1880s and is an example of the physical surroundings in which residents at this property in the late 1870s, 1880s and 1890s lived.

Concealing a historic structure from the public right-of-way and allowing a massive 4-story building to obliterate the character defining features of the site and the historic value of the adjacent historic properties are exceptional and extraordinary circumstances.

- a) The historic carriage house at 311 28th Street would be wiped out from public view.
- b) The character defining features of 313 28th Street (adjacent west and 138 years old), and that of 309 28th Street (adjacent east) would be destroyed.
- c) The adjacent historic resource properties would be altered and negatively impacted.
- d) The interrelated historical connection of what was once CCW Haun's house (313 28th St), large side garden, driveway and rear building (311 28th St), as described in San Francisco's Architectural Heritage would be destroyed.
- e) The rear building is the last or one of the last remaining carriage houses in Noe Valley.
- f) The Notice of Planning Department Requirements (NOPDR 2) required a substantial view of the historic structure. The proposed plans do not provide a substantial view of the Category A Historical Resource structure, see graphic below.





An apparent disregard for maintaining the existing historical resource carriage house and a disregard for the historical status of my home and other adjacent homes.

Disregard for a CEQA Category A Historical Resource and allowing it to dilapidate and fall into disrepair is egregious. This is an exceptional and extraordinary circumstance that should require rehabilitation of the carriage house as a condition prior to any development on that site.

The carriage house has been ignored to the point that it is falling apart. It has been a source of blight in the neighborhood since the property was purchased in 2015. It was declared an abandoned building by the Department of Building Inspection in June 2016.

The carriage house has continued to deteriorate, and an accelerated deterioration seems to occur on the roof every year during the rainy season in San Francisco, which we are soon approaching. Pieces of the roof, which might have asbestos, continue to fall into my backyard.



The property has been a source of blight and a parking lot for trailers up until around the time that the 311 Notice was placed on the gate of the property in August 2020 at which point the trailers and debris were removed.

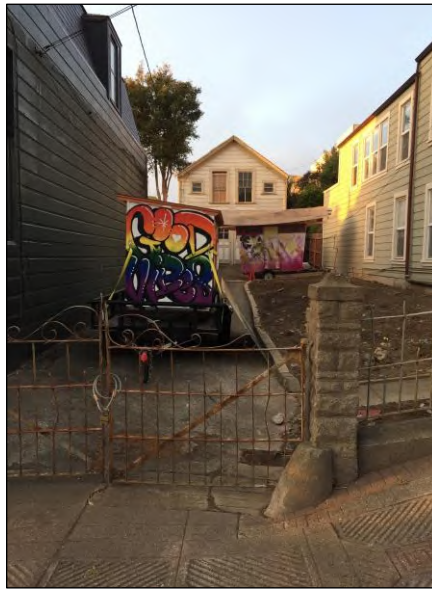
1. The carriage house at 311 28th Street has existed since the 1800s. It should be rehabilitated.
2. Allowing it to fall into disrepair will continue to destroy the historic value of the historic site and adjacent historic properties.
3. Conditions should be placed on the project developers to rehabilitate the carriage house.
4. The historic carriage house is the last or one of the last carriage houses in Noe Valley.



A permit was issued in June 2019 to remodel and rehabilitate the existing historic carriage house. However, nothing has been done and it continues to be impaired.

As stated in Article 10, Section 1001 of the San Francisco Planning Code, "...prevention of such needless destruction and impairment is essential to the health, safety and general welfare of the public".

I respectfully request you to place a condition on this development that the existing Category A Historical Resource be rehabilitated as a condition of any proposed development on this site.

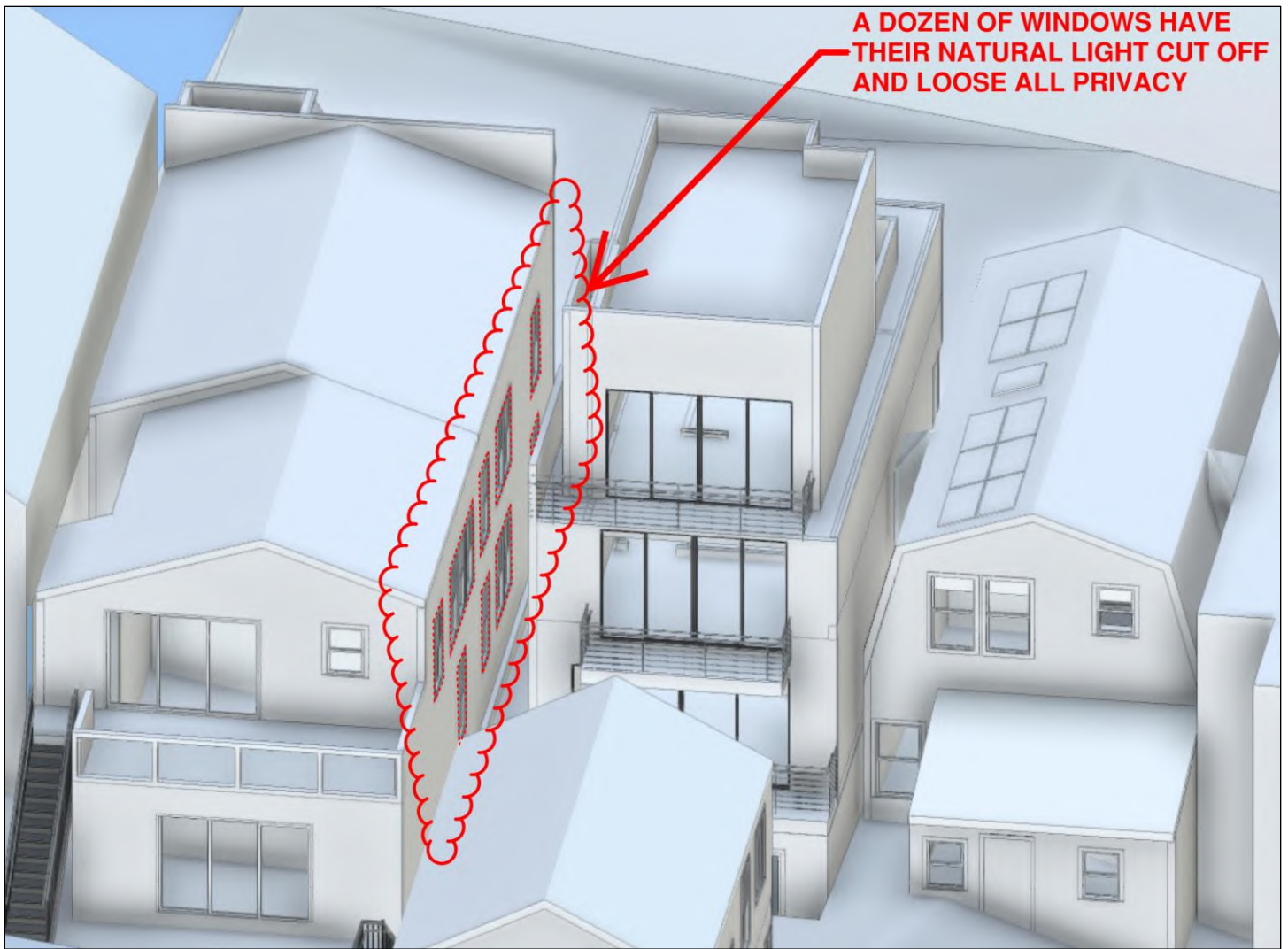


A massive and out-of-scale size compared to the adjacent houses and those on the block.

The massive 4-story building is completely out-of-scale and towers over my 2-story house, the other adjacent 2-story house and surrounding houses. The decks on the rear of the proposed building would look directly onto my backyard and they are incredibly intrusive on our privacy.

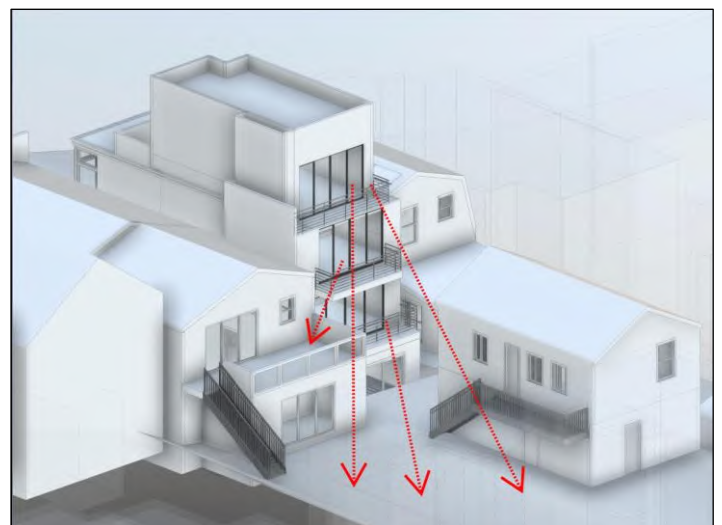
The proposed development would also partially block or completely block 15 windows of the neighbors on either side of it. The mass and scale of the proposed development completely blocks the natural light and air to my building. Access to sun light is considerably reduced since the proposed development would block all of my east facing windows. The two properties were once one lot, hence, the reason why there are windows on the east side of my property. The lot was split into two lots in 1970, when the owner at the time deeded 311 28th St. to one daughter and 313 28th St to another daughter. It seems reasonable that the historic relationships of the two properties should be taken into consideration when looking at the residential design guidelines since the Categorical A Historical Resources were considered one site, and along with 309 28th, they all once formed a farmstead.

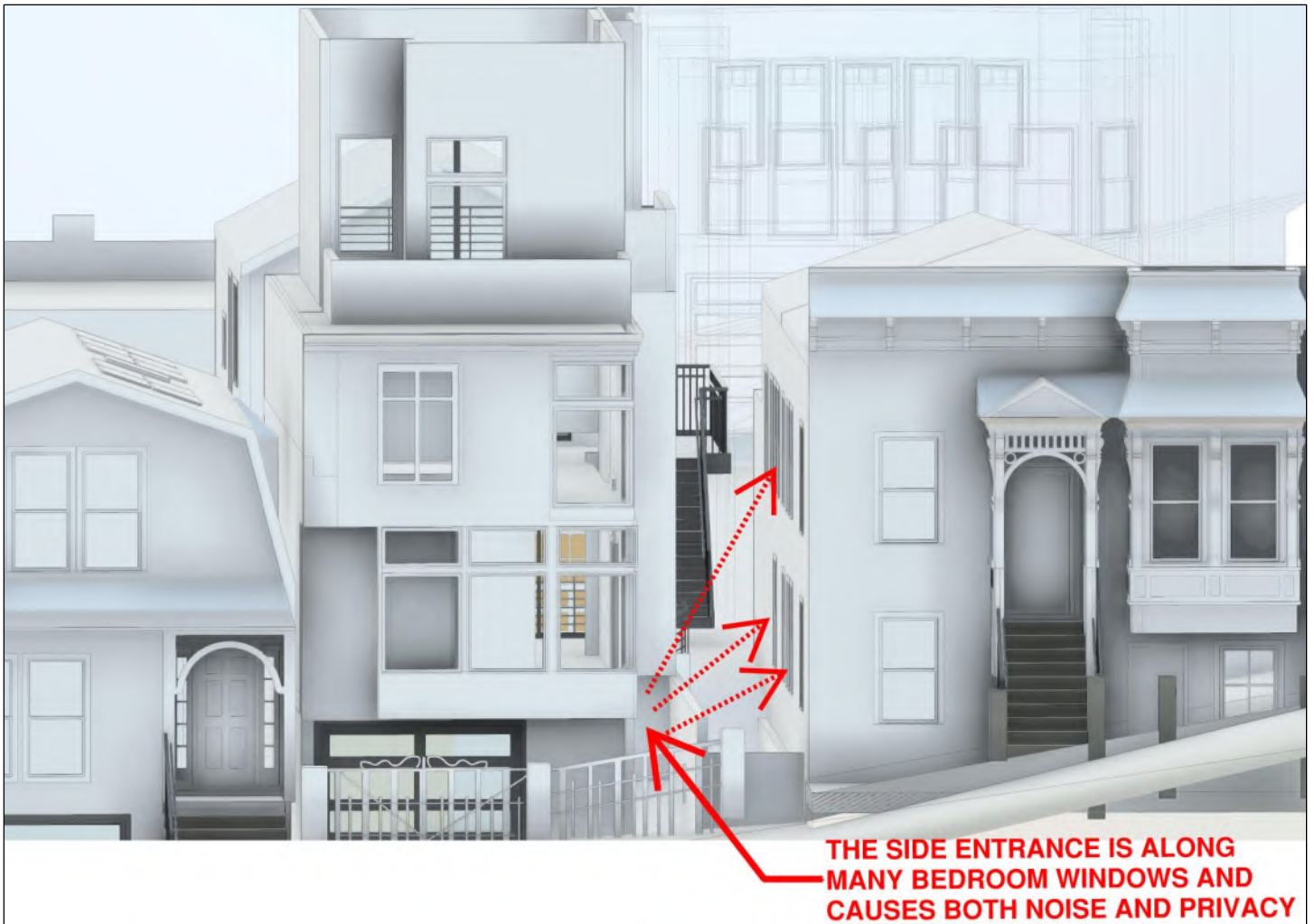




Egregious loss of privacy and direct view into my bedrooms, bathrooms, kitchen from the side yard and into the backyard.

The proposed development proposes the front door and entrance to the house be located on the west side yard of that building, which is on the east side of my house. This is completely disrespectful to our privacy as we have bedroom, bathroom and kitchen windows along the east side of my property. The constant walking of people, deliveries, lights, noise along that side yard will completely impose on our privacy. Houses on this block of 28th Street have the front door and entrance to the homes entering from the front of the building from 28th Street versus the side of the building.

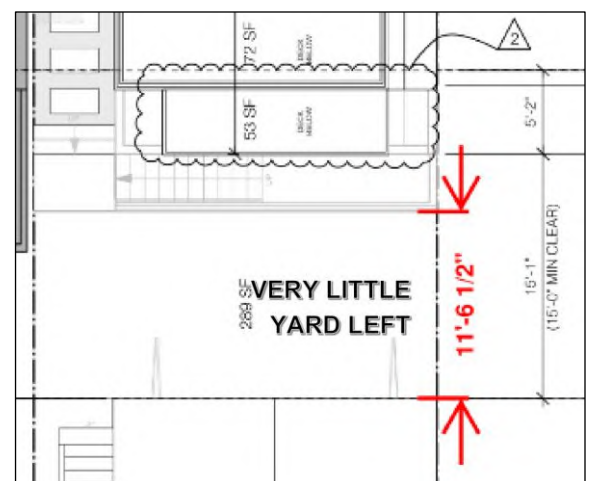




A variance would negatively impact the material value of my home and that of the other adjacent neighbor.

I request that a variance not be granted as it would result in material damage to the value of my property and that of the adjacent neighbor on the east side of the proposed development. The diminished value of the properties would be a result of the loss of privacy, natural light and air. We regularly use our backyards and a variance would significantly impact the privacy of our backyards as well as the privacy of the homes on the southside of the subject property.

As you can see in the diagram on the right, the proposed project leaves only 11' 6" of yard space, where there is currently nearly 83' of front yard space.



Both adjacent properties are historical modest homes. By granting a variance, this would be setting a negative precedent by allowing a massive out-of-scale development to be placed in front of and alongside modest Category A Historical Resources and homes.



The proposed development does not meet all the standards identified in The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.

A proposed new building must not adversely impact a historic resource, historic site or adjacent historic resources.

STANDARD 1:

"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."

Standard 1 is not met as it entirely changes *"the defining characteristics of the building and its site and environment"*, namely:

- 1) removing the sight from the public right-of-way of a historical structure.
- 2) altering the relationship between two historic properties (311 and 313). The proposed development presents an adverse impact on the two historic properties
- 3) altering some of the historical features of the direct environment by impacting characteristics of the historic adjacent property on the East side.
- 4) the front opened space was altered and mature trees and vegetation were removed overnight in November 2015 without any consideration to the impact on the surrounding environment.

STANDARD 2:

"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

Standard 2 is not met because:

- 5) the structure is significantly altered on the East, West and South sides.
- 6) the North side is also impacted as its sight from the public right-of-way is entirely eliminated. The historical aspect of the proposed changes to the Subject Property are therefore entirely wiped out since it cannot be enjoyed.
- 7) the front posts & garden fence, built by San Francisco craftsman C.C.W. Haun, clearly establishing a character-defining relationship between at least three directly adjacent buildings (or more) is entirely removed, thus breaking a historic link to a farmstead.
- 8) the historic sidewalk is proposed to be torn up by the proposed grade change alterations.



STANDARD 3:

"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

Standard 3 is not met given that:

- 9) a falsely traditional building is proposed to be built in front such that it blocks the sight of a historic carriage house, with only a sliver of the staircase in view.

STANDARD 4:

"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

Standard 4 is not met due to the fact that:

- 10) the interrelated historical bond in between two historical properties (311 and 313) is wiped out.
- 11) in addition, this carriage house may be one of the last remaining such structures in Noe Valley

STANDARD 5:

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

Standard 5 is not met since with the proposed development:

- 12) the relationship between the Subject property and its neighbors is transformed.
- 13) all four faces of the subject properties are significantly modified.

The proposed development does not meet the 11 standards of the Secretary of Interior. Therefore, it would seem that the sponsors should be expected to provide an Environment Impact Report.

On February 24, 2017, I submitted a request to the Planning Department to ask the sponsors to provide an Environment Impact Report (EIR) as part of the project, but my request went unanswered. On May 1, 2020, I asked again about the EIR.

Lack of outreach and the opportunity to discuss concerns before submitting revised plans.

There was no outreach from the project developers since the Pre-Application Meeting on March 22, 2015. The project developers submitted revised plans to the Planning Department without providing an opportunity to review and discuss them with the neighbors before they were submitted. On October 19, 2020, David Winslow, in the Planning Department, scheduled a meeting with the DR Requestors and the Project Developers. It seems nothing came of that meeting.



Concluding Remarks

The exceptional and extraordinary circumstances that I have outlined above led me to file an Application for Discretionary Review. These concerns are real, deeply impactful, and egregious. I have a modest home and it seems unfair for a developer to propose and submit plans for a massive out-of-scale development that deteriorates the mid-block open space, blocks natural light and air, disregards the historical status of the property and adjacent properties, materially impacts the value of my home, and imposes significant loss of privacy with little regard for outreach, dialogue and the negative impact it has on the material value of the neighbors property.

To recap, the exceptional and extraordinary circumstances that the proposed development presents are as follows:

- 1. Conceals a CEQA Category A Historical Resource from the public right-of-way.**
- 2. An apparent disregard for maintaining the existing historical resource carriage house and a disregard for the historical status of my home and other adjacent homes.**
- 3. A massive and out-of-scale size compared to the adjacent houses and those on the block.**
- 4. Egregious loss of privacy and direct view into my bedrooms, bathrooms, kitchen from the side yard and into the backyard.**
- 5. A variance would negatively impact the material value of my home.**
- 6. Does not meet all the standards identified in The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.**
- 7. Lack of outreach and opportunity to discuss concerns before submitting revised plans.**

Planning Commissioners, thank you for your time and consideration.

Sincerely,

Jane Oyugi



NOVEMBER 3, 2020

**SUBJECT: Discretionary Review – 311 28th Street
Building Permit Application No. 201609066885**

Dear San Francisco Planning Commissioners:

THE HISTORIC IMPACT

I live directly west of the subject property, 311 28th Street, at 313 28th Street. I purchased 313 28th Street in 2007 from the estate of Pauline Gallagher's sister. Pauline was the previous owner of 311 28th St. Prior to 1971, the two properties were a single lot. The lot was split between Pauline and her sister in their father's will. Before and after the lot split the property was treated as one site. There were steps on the northeast corner of my building leading to a cellar under my home. These steps were on the 311 28th Street property. There is no water meter for the carriage house at 311 28th Street. The water for the building has always come from the same meter that serves my building. The gas meter for 311 28th Street is on my property at 313 28th Street.

I bring up these facts to demonstrate how intertwined these two properties are and the historic nature of the two lots together. This historic nature of these two properties cannot be evaluated separately. These two addresses are listed in the book "Here Today: San Francisco's Architectural Heritage" as one property. The proposed construction of a 4-story building will forever change the nature of this historic resource. In 1968, the Junior League conducted a survey of buildings that represented the San Francisco of the past. From that list a selected number of sites ended up in the book "Here Today: San Francisco's Architectural Heritage". I imagine they hoped that the selected sites would remain as they were and **visible** for the public to enjoy into the future.

It is my understanding that additions to known historic resources must meet the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties and any applicable requirement outlined in Article 10 of the Planning Code. One of the criteria used to evaluate a vertical additions to historic resources in Article 10 is *"The structure respects the general size, shape, and scale of the features associated with the property and the district and the structure is connected to the property in a manner that **does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the district.**"* In the Residential Design Team Review meeting dated 3/16/17 and the NOPDR #2 published on 3/21/17, the RDT Members concluded that:

"The subject property is noted on page 299 of the Here Today Survey and is considered a structure of historic and architectural merit. **Construction of a new building at the front of the property will obscure and affect the overall setting of the existing cottage as viewed from the street. Provide visibility to the rear cottage by incorporating a substantial view corridor through the new building at the street.** Be sure to adjust the siting of the new building in relationship to the existing grade to ensure maximum exposure to the rear cottage. Additionally, preserve the existing character-defining features and decorative details including wrought iron fencing, concrete block pillars, and landscape curbs at the front of the property (RDG, pages 49-53)."

The sidewalk view of the existing historic resource will be but a sliver of what it is today if the site is developed as currently planned. This is clearly presented in the sponsor's plan documents on drawing A9.0. The current review is represented on drawing A0.1. If the proposed 4-story building, or any building for that matter, is built in front of the carriage house and someone decides to relive the Junior League survey, they would be extremely disappointed in what they would find at 311-313 28th Street. This project will completely obscure the historic resource at 311 28th Street and forever change the resource at 313 28th Street. Obviously, the best way to preserve an unobscured view of the existing historic cottage is to build nothing in front and renovate the existing structure. If maintaining the existing historic site is not the direction the Planning Commission is interested in taking the following changes would reduce the adverse effects and increase the viewing angle of the existing historic cottage:

- Do not allow for the rear yard variance. This would shorten the length of the building allowing for more of the cottage to be seen from the sidewalk.
- Increase the width of the viewing corridor to a minimum of 8' for the entire length of the new structure. Again, this would allow for more of the existing historic resource to be viewed from the street.
- Do not allow any decks or stairs to be constructed at the rear of the new structure. This helps by shortening the obstruction to the viewing corridor.

In the Historic Resource Evaluation Response dated 3/24/2020, one of the conclusions reached by planning staff was *"The vacant land and driveway in front of the carriage house was not determined to be significant as a designed landscape."* Sadly, this is true today. There were 3 very large old trees in the side garden when the developers purchased the property. These can be seen on their plan drawing A0.2. The trees included a holly tree, an avocado tree and a lemon tree. The holly and avocado trees were both taller than the eave line of 313 28th St. There was a substantial canopy on all three of these trees that can be seen in this picture:



It is my belief these trees were removed as fast as possible in order to avoid any opposition from the neighborhood or the planning department of the new development. The developers stated at the pre-application meeting on March 22, 2016 that the trees were removed so quickly to expediate the building process. Given the size for the trees, they were definitely mature.

DEVELOPER INTENTIONS

In the developer's Project and Variance Applications they refer to an intention to construct a home for their family at 311 28th Street. This seems somewhat suspect. They currently live at 1146 Castro St. In September 2011, Daniel Fingal purchased the property as an unmarried man according to the grant deed. It was a 2-unit building with a tenant occupying one of the units. In February 2012, he started an Ellis Act procedure in order to evict the long-term tenant, Colin Hutton. We have spoken with Colin. He verified that the developers used the same consideration of building their family home when they Ellis Act evicted him from his unit. After the Ellis Act eviction, the developers began the process of merging the two units into a single-family home in December 2012. It is worth noting that in the Discretionary Review Analysis for the unit merger of 1144-1146 (Case No: 2012.0927D 11/29/12, Appendix) the Project's Sponsor, Daniel Robinson from MacCracken Architects, states "*the subject two-unit building was purchased by two owners in October 2011. Since that time, the unit at 1146 Castro has been owner-occupied. The unit at 1144 Castro Street was legally removed from the rental housing market in May 2012 and has been owner-occupied since. Therefore, the proposed unit merger will only remove one owner-occupied unit.*" However, according to the grant deed documents, the two-unit building was purchased by one owner, Daniel Fingal in September 2011. The building was solely owned by Daniel Fingal. Dan and Laura Fingal-Surma were married in April 2013. There is a grant deed dated July 15, 2013 adding Laura to the property ownership, at which point there were two owners. The statement that the building was purchased by two owners in 2011 in the Discretionary Review (Case No: 2012.0927D "Project Analysis" section, Appendix) is clearly not true and was to misleading the SF Planning Department. The document also states that by merging the units "*it would allow the property owner to remodel and expand their current unit to become family-sized housing for their growing family.*" The same agreement used to build this subject project. The total floor area their Castro property is approximately 2,715 square foot. This is almost the same size as the building they propose to build at 311 28th Street.

They also refer to the need to add housing to the City's housing stock as a reason to allow them to develop the site as they see fit. This is curious as they had no problem taking housing off the market when it suited them. They also have let a historic resource lay fallow for over 5 years with no attempt to renovate or maintain the building. The rear building could have been remodeled and added to the housing stock for a number of years if adding housing was a real concern of the developers. It seems the adding of housing and the growing family pretenses are just a means to maximize the profit from the development.

LACK OF OUTREACH

The developers of the subject property and their architect had a Pre-Application Meeting on March 22, 2016. There were over 30 people in attendance. Other than the owners and their architect, all at the meeting were vehemently opposed to the development as it was presented. The passion of the neighborhood opposition has not waned a bit since the original Pre-Application Meeting as demonstrated by the large number of opposition letters the Planning Commission has received regarding this development. Some of the concerns brought were:

1. The proposed new building is massive, too tall and quite out of character for this block of 28th Street. Part of what makes Noe Valley so desirable is the small scale of the houses, which promotes a neighborly village feeling. This will be damaged by the mass of the large structure planned.
2. The proposed new building violates the privacy of the surrounding neighbors.
3. The existing property on the back lot has had two parking spots in the garage since the early 1900s. The proposed plans show only one parking garage and two dwellings on the property. It is reasonable to expect that there could be a minimum of three cars, which would mean two will be on the street causing more parking issues for the neighbors.

I have had no contact with the applicants since this original pre-application meeting on the site. In an email to Chris Townes dated 2-14-2019, Daniel Robinson, the Project Sponsor, wrote: *"As the design has changed significantly, we want to be sure we can present the new design to the neighbors before distributing documents as requested."* There was no effort from the developers or the project sponsor to contact myself or any other neighbors that I know of. I have to wonder if the refusal to give consent to release PDF copies of the project plans was an effort to conceal the developer's plans for as long as possible from a very concerned neighborhood coalition.

After the DRs were submitted, David Winslow initiated a mediation. This meeting took place on October 19, 2020. We offer some items of compromise, but in the end the mediation was not successful. David Winslow did ask for a 3D model to better understand the impact on the neighboring properties. Two weeks later on 11/2, we did receive an email from Daniel Robinson asked for access to our rear yards. The access was requested *"in order to show how it accurately affects the adjacent properties, we need to verify adjacent property dimensions. Currently the model makes assumptions based on photos but we feel it is not accurate enough to present the actual conditions."* If the applicants were truly interested in resolving neighborhood issue, this type of 3D modeling and gathering of accurate dimensions would have been done sometime ago, not less than 10 days before the DR hearing on the project.

PRIVACY

This development of a 4-story building will be out of place and tower over the neighborhood. The multiple decks off the back of the building will provide clear views into neighboring backyards. Also, the "front" door to the development enters from the west side of the building versus the street like most other front doors on the block. The sidewalk and front door to the building will face the windows of my home at 313 28th Street. These windows open into bedrooms, a bathroom and a kitchen. There will be a tremendous amount of privacy lost by having the front door on the side of the building versus entering off the sidewalk. The following changes to the design would help minimize the impact of our privacy:

- 1. Eliminate any decks off the back of the building at 311 28th St.**
- 2. Move the front door to the street side of the building versus the side.**

CONCLUSION

I have strong concerns about this project and do not support the proposed plans for the new building. Some solutions I would offer to the Commission include:

- a. **Remodel and update the existing historic carriage house to maintain the original nature and feel of the overall historic site, i.e. 313 and 311. This site and front yard of 311 is one of few original farm homesteads left in Noe Valley. This is the way Noe Valley looked in the early 1900's. This new modern structure which will completely block the historic resource and is out of place in the neighborhood.**
- b. **If maintaining the existing historic site is not a path the Planning Commission is willing to approve, the following changes would reduce the adverse effects:**
 - 1. **Do not allow for the rear yard variance.**
 - 2. **Move the entrance for the new structure to the front of the building like every other house on the block and most of the homes in Noe Valley.**
 - 3. **Increase the width of the viewing corridor to a minimum of 8' for the entire length of the new structure allowing for some of the existing historic resource to be reviewed from the street.**
 - 4. **Do not allow any decks or stairs to be constructed at the rear or west side of the new structure.**
 - 5. **Include a lightwell for the current dormer on 309 28th St.**
 - 6. **Remove the 4th story from the new structure.**
 - 7. **Complete restoration of the historic cottage before construction is started on the new building.**

Sincerely,



Mark L Collins
313 28th Street
415-317-7286



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger HEARING DATE DECEMBER 6TH, 2012

Date: November 29th, 2012
Case No.: **2012.0927D**
Project Address: **1144-1146 CASTRO STREET**
Permit Application: **2012.07.19.5186**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2804/006
Project Sponsor: Daniel Robinson
MacCracken Architects
479 Ninth Street, Second Floor
San Francisco, CA 94103
Staff Contact: Tom Wang– (415) 558-6335
thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project is to merge two dwelling units into one unit, changing the existing two-family dwelling to a single-family dwelling. The project also includes the construction of a one-story rear horizontal addition with a roof deck above and various interior alterations. Upon completion of the project, the proposed single-family dwelling would contain a total floor area of approximately two thousand seven hundred fifteen square feet.

SITE DESCRIPTION AND PRESENT USE

The subject lot is located on the west side of Castro Street between Elizabeth and 23rd streets in the Noe Valley neighborhood and measures approximately 21 feet wide and 80 feet deep, totaling 1,698 square feet. It is developed with a two-story over garage, two-family dwelling constructed circa 1900 according to the City Assessor's Office records. The subject property is in an RH-2 Zoning District and a 40-X Height and Bulk District.

The existing building is comprised of a one-car garage; a one-bedroom unit, occupying a rear portion of the ground floor and the entire second floor with a total floor area of approximately 1,444 square feet; and a two-bedroom unit, occupying the third floor with a total floor area of approximately 978 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in the Noe Valley neighborhood. The surrounding residential neighborhood consists of a combination of two-, three-, and four-story buildings with a range of architectural styles and forms. Buildings along the subject block-face and the opposite block-face are mainly occupied by single- and two-family homes. Both of the immediately adjacent lots measure approximately twenty one feet wide and eighty feet deep. The adjacent lot to the south is developed with a three-story, two-family dwelling. The adjacent lot to the north is developed with a three-story, three-family dwelling. The subject block-face along Castro Street contains a lateral down slope from north (23rd Street) toward south (Elizabeth Street).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 26 th , 2012	November 21 st , 2012	15 days
Mailed Notice	10 days	November 26 th , 2012	November 21 st , 2012	15 days

PUBLIC COMMENT

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

Department staff has received no responses from the neighborhood either in support of or in opposition to the project.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

Project Meets Criterion

Based upon the Project Sponsor's statement, the subject two-unit building was purchased by two owners in October 2011. Since that time, the unit at 1146 Castro Street has been owner-occupied. The unit at 1144 Castro Street was legally removed from rental housing market in May 2012 and has been owner-occupied since. Therefore, the proposed unit merger will only remove one owner-occupied unit.

2. Removal of the unit(s) and the merger with another is intended for owner occupancy;

Project Meets Criterion

According to the Project Sponsor's application, the single-family dwelling created by the proposed unit merger would be occupied by the current property owner.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district;

Project Meets Criterion

Department staff performed a survey of 40 lots within 150 feet from the subject lot within the same RH-2 Zoning District. The survey revealed that 16 of the surveyed properties had two or more dwelling units per lot while the remaining 24 properties had one dwelling unit per lot as the project proposes. The prevailing density in the immediate area is one unit per lot, accounting for 60 percent of the total lots surveyed and two or more units per lot, accounting for 40 percent of the total lots surveyed.

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning;

Project Does Not Meet Criterion

The subject property is in an RH-2 Zoning District, which permits two dwelling units per lot on an as-of-right basis. The project would reduce the total number of units on the subject lot from two to one, therefore, bringing the subject lot less into conformance with the prescribed zoning.

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criterion

The proposed removal of one unit is not necessarily related to correct design or functional deficiencies in the subject building due to the current Building or Housing Code requirements.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Although this proposal would remove one dwelling unit, it would allow the property owner to remodel and expand their current unit to become family-sized housing for their growing family. The proposed single-family dwelling would contain a family room on the ground floor; living and dining areas and kitchen on the second floor; and three bedrooms on the third floor.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

This is not applicable because the subject property is a residential use.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project would not affect existing housing and neighborhood character. Neither of the two existing units is family-sized housing. The proposed unit merger would create a family-sized single-family dwelling and would bring the building closer into conformance with the prevailing density, which is single-family dwelling, in its immediate survey area.

3. That the City's supply of affordable housing be preserved and enhanced.

The project will not remove any family-sized unit from the City's housing stock.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project will not impede MUNI service or overburden streets or neighborhood parking. Public transit lines are available nearby on Castro Street.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

This is not applicable since the property is a residential use.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will comply with the City's applicable Building Code standards.

7. Landmarks and historic buildings be preserved.

The existing building is not a landmark nor is it identified in any surveys.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The project will not affect any existing parks or open spaces.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The project meets a majority of the dwelling unit merger criteria.
- The project is in an area of mixed densities and will bring the building closer into conformance with the prevailing density (single-family dwelling) in its immediate area and in the same RH-2 Zoning District.

RECOMMENDATION:	Do not take DR and approve as proposed
------------------------	---

Attachments:

Parcel Map
Sanborn
Zoning Map
Aerial Photographs
Dwelling Density Map
Section 311 Notice

Project Sponsor's Submittal:

Cover Letter
Application for Dwelling Unit Merger
Site and Building Interior Photographs
Reduced Plans

TCW: G:\DOCUMENTS\2012\DRs\2012.0927D\1144-1146 Castro Street_DR Analysis for DUM.doc

2804

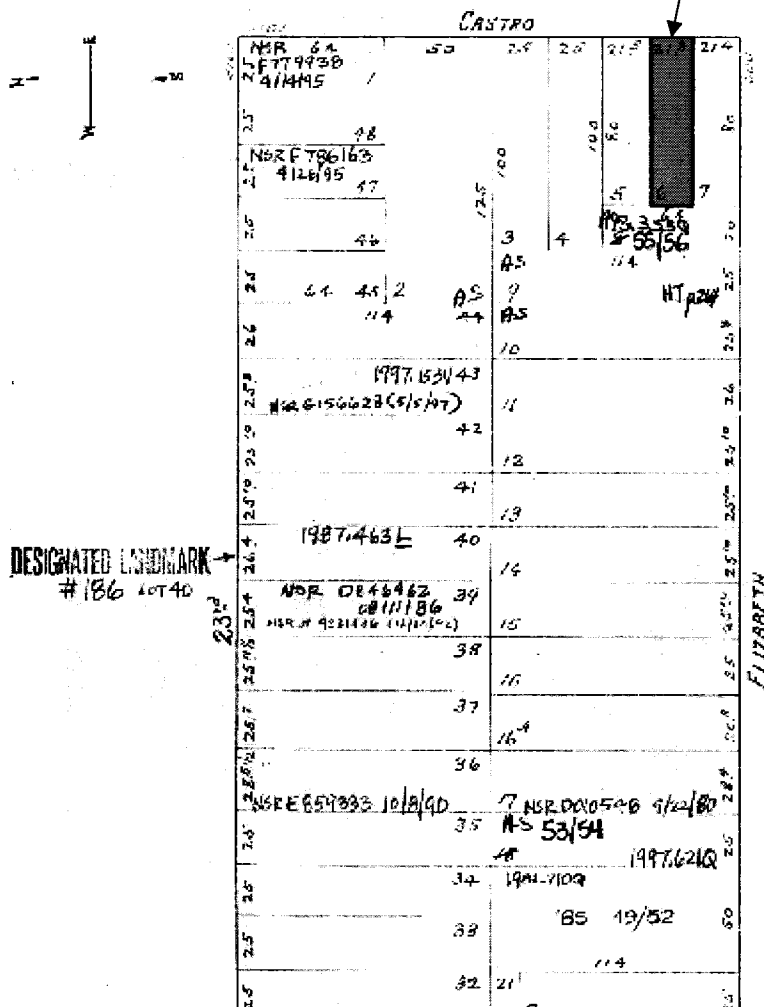
REF ID: A670 CTS 4252-1995

NOE GARDEN HD. UN. BLK. B

RH-2 ~~R-2~~
40-X

REVISED 1985

SUBJECT PROPERTY

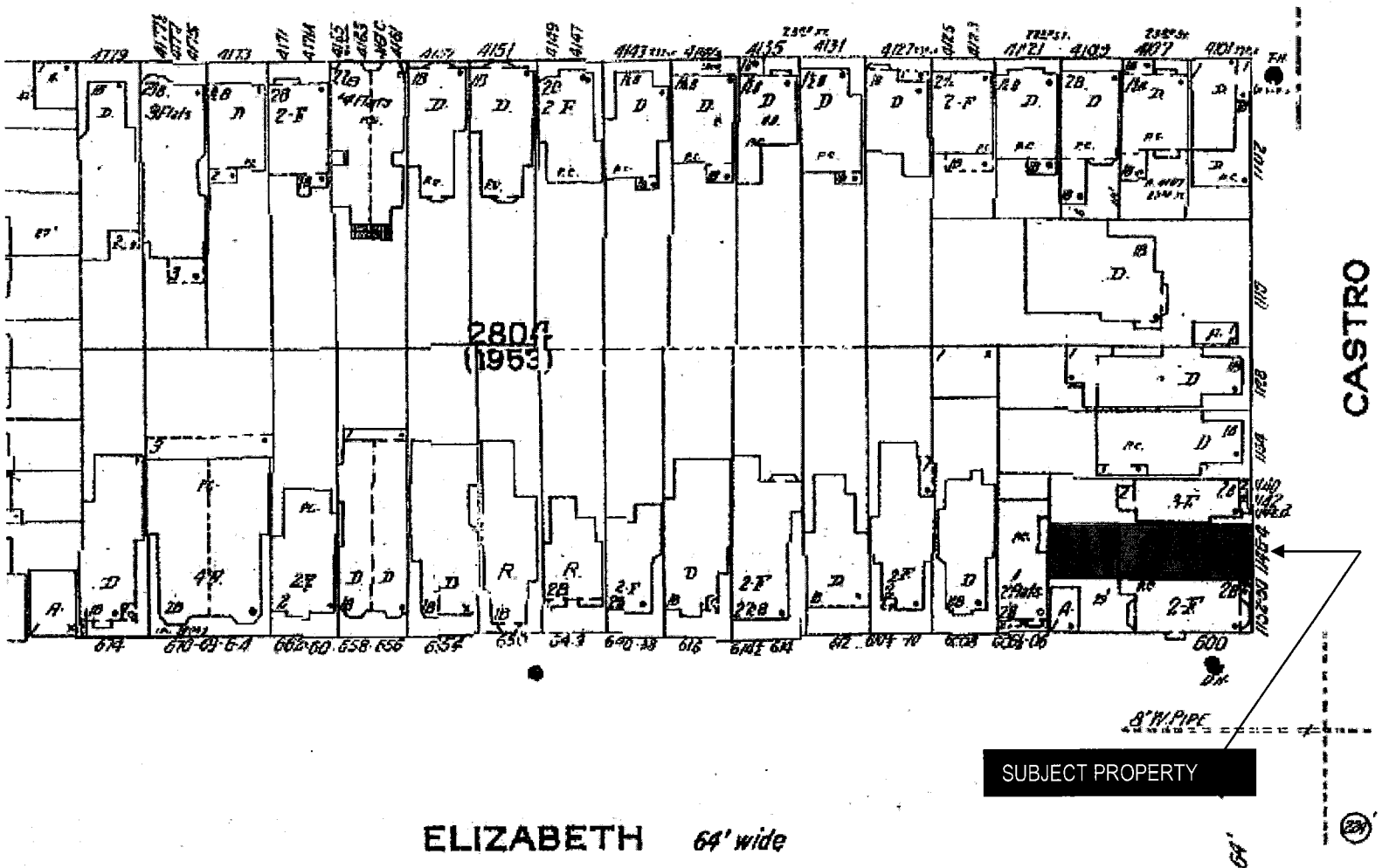


Planning Commission Hearing
Case Number 2012.0927D
 1144-1146 Castro Street



Sanborn Map*

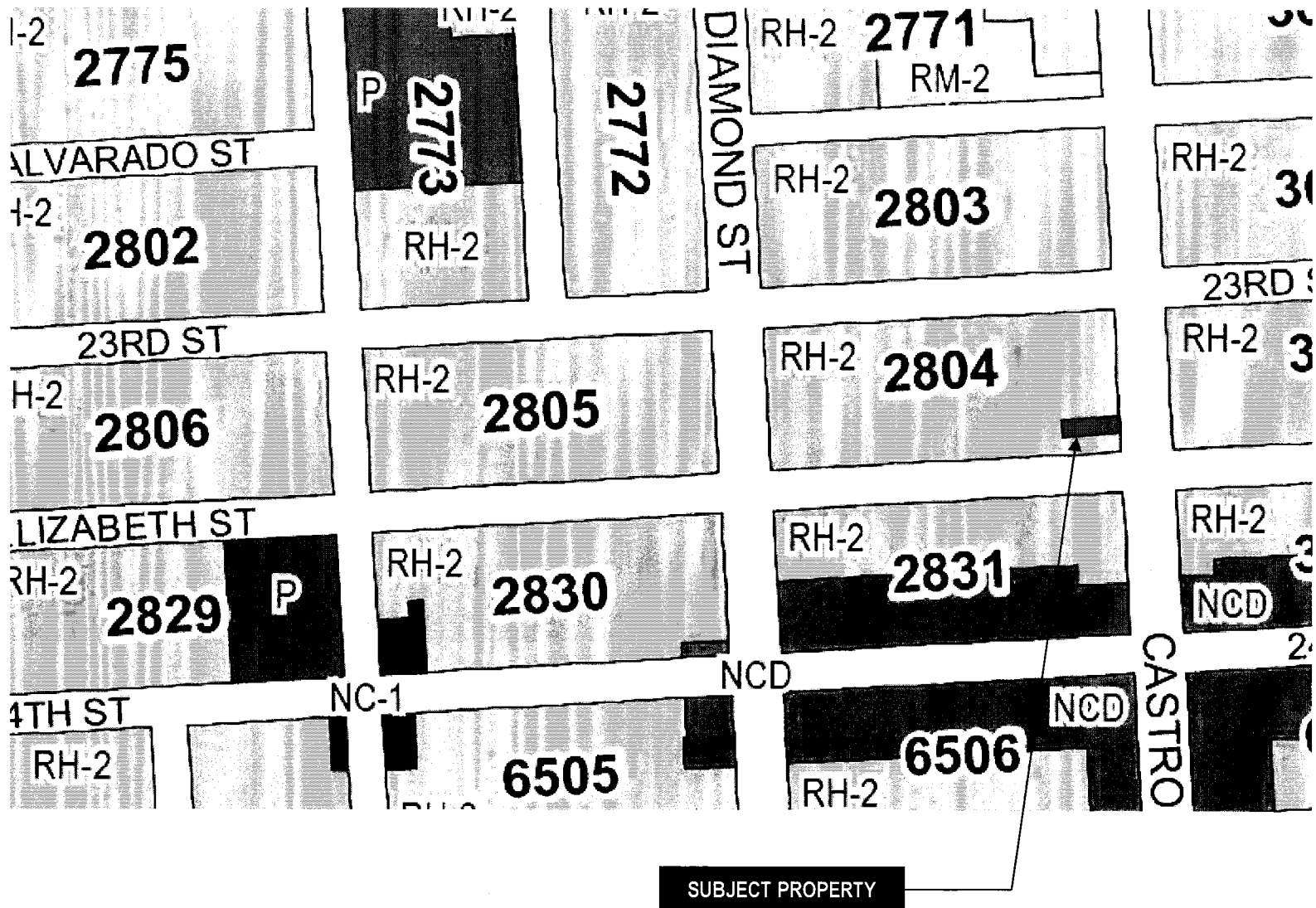
23RD ST. 64' wide



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



Zoning Map



Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 19th, 2012, the Applicant named below filed Building Permit Application No. 2012.07.19.5186 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION
Applicant:	MacCracken Architects	Project Address: 1144-1146 Castro Street
Address:	479 Ninth Street, Second Floor	Cross Streets: Between 23 rd and Elizabeth streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.: 2804/-006
Telephone:	(415) 487-2050	Zoning Districts: RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two-family dwelling	Single-family dwelling
FRONT SETBACK	3 feet 10 inches	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	49 feet 2 inches	58 feet
REAR YARD	30 feet 5 inches	21 feet 7 inches
HEIGHT OF BUILDING	33 feet 6 inches	No Change
NUMBER OF STORIES	Two-story over garage	No Change
NUMBER OF DWELLING UNITS	Two	One
NUMBER OF OFF-STREET PARKING SPACES	One	No Change

PROJECT DESCRIPTION

The subject property currently contains a two-story over garage, two-family dwelling. The proposed work includes the merger of the existing two units into one unit and the construction of a one-story rear addition.

The proposed dwelling unit merger will be subject to a Mandatory Discretionary Review hearing before the Planning Commission pursuant to Section 317 of the Planning Code. The notice of such Discretionary Review hearing will be mailed separately.

PLANNER'S NAME: Tom Wang

PHONE NUMBER: (415) 558-6335

EMAIL: Thomas.wang@sfgov.org

DATE OF THIS NOTICE:

EXPIRATION DATE:

10-2-12

11-1-12

NOTICE OF BUILDING PERMIT APPLICATION

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request 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 or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi 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 approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form 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 their current fees, contact the Board of Appeals at (415) 575-6880.

November 7, 2012

M E M O R A N D U M

Distribution:

Thomas Wang San Francisco Planning Dept. thomas.wang@sfgov.org		
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PROJECT: 1144-1146 Castro Street – Building Permit Application 2012.07.19.5186

MESSAGE:

Mr. Wang – Enclosed is an overview statement of the proposed project at 1144 – 1146 Castro Street for your review as requested:

A. Project Overview:

The property at 1144 – 1146 Castro Street was bought in October 2011 by Daniel Fingal and is his and his partner Laura Surma's primary residence. The project site is located within an RH-2 Zoning District which allows for single family as well as multi-family buildings. The current Project is a two unit building and the owner would like to merge the units into a single family residence and add a one story horizontal extension of the ground floor into the existing rear garden, while retaining the 25% rear set back limitation per SF Planning code 136.

At some point in time, the lower unit (1146 Castro) was expanded without permits into the ground floor space with a connecting stair. The requested changes above would correct this condition.

The property was sold with 1146 Castro vacant and 1144 Castro was tenant occupied. 1144 Castro has been owner-occupied since it was legally removed from rental housing use in May 2012.

B. Site Information:

Street Address: 1144 – 1146 Castro Street

Cross Streets: Elizabeth Street & 23rd Street

Assessor's Block/Lot: 2804/006

MACCRACKEN ARCHITECTS

479 NINTH STREET
SECOND FLOOR
SAN FRANCISCO
CALIFORNIA
9 4 1 0 3
tel 415.487.2050
fx 415.487.2051
www.macarchs.com



November 7, 2012

Zoning District:	RH-2
Height & Bulk District:	40-X
Existing / Proposed Use:	Two unit dwelling / single family dwelling
Lot Dimensions:	21'-3" x 80'-0"
Proposed Additions	7'-6" ground floor horizontal expansion into garden area.

C. 311 Notification & Discretionary Review Comments:

The Project was submitted to the Planning Department for 311 notification on 07/19/12 and was approved for Section 311 Public Notification on 9/14/12. The 311 notification period started on 10/1/12 and terminated on 11/1/12 during which time the required material was posted at the project site. At this time no negative responses were received by the Planning Department.

The project is currently proceeding to a 12/6/12 hearing before the Planning Commission.

Sincerely,



Daniel Robinson AIA - LEED AP
Principal
MacCracken Architects
479 Ninth Street, Second Floor
San Francisco, CA 94103
ph: 415.487.2050 ext 104



CASE NUMBER:
For Staff Use only

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Daniel B. Fingal	
PROPERTY OWNER'S ADDRESS: 1146 Castro Street, San Francisco, CA 94114	TELEPHONE: (415) 309-7098 EMAIL: fingal.surma@gmail.com

APPLICANT'S NAME: MacCracken Architects (as agent of the Owners) <div>Same as Above <input type="checkbox"/></div>	
APPLICANT'S ADDRESS: 479 9th. Street, 2nd. Floor, San Francisco, CA 94103	TELEPHONE: (415) 487-2050, ext. 104 EMAIL: daniel@macarchs.com

CONTACT FOR PROJECT INFORMATION: Daniel Robinson <div>Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Khatchatour Mouradian <div>Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 1144-1146 Castro Street, San Francisco, CA		ZIP CODE: 94114		
CROSS STREETS: between 23rd. Street and Elizabeth Street				
ASSESSORS BLOCK/LOT: 2804 / 006	LOT DIMENSIONS: 21.25'x80.00'	LOT AREA (SQ FT): 1,700 sq. ft.	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT:

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	1	-1
2	Total number of parking spaces	1	1	0
3	Total gross habitable square footage	1,960	2,715	755
4	Total number of bedrooms	2	3	1
5	Date of property purchase	October 7th., 2011		
6	Total number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	yes		
12	Number of owner-occupied units	2	1	-1

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: 11/26/12

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

Daniel Robinson, MacCracken Architects

Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Loss of Dwelling Units Through **Merger**

(FORM B – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) meet a supermajority of the merger criteria listed below. Please see website under Publications for Loss of Dwelling Units Numerical Values.

Please state how the project meets or does not meet the following criteria:

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

Yes, only owner-occupied units are impacted. Unit 1146 has been owner-occupied since the building was purchased in October 2011, and unit 1144 has been owner-occupied since it was legally removed from rental housing use in May 2012.

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

Yes it is. This will be the owner's primary residence.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Per the attached density map, the prevailing density in the immediate area is single family dwellings, and the merger will bring the subject property closer into conformance with that density.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

Not applicable - single family dwellings are allowed by the RH-2 zoning regulations.

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

No.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Not applicable - not retail uses currently exist in the building.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Minimal exterior alterations are proposed for the street facade: two existing entry doors will be replaced with one of a similar appearance. No vertical addition is proposed. The building will remain exclusively residential.

3. That the City's supply of affordable housing be preserved and enhanced;

As a matter of state law, this building is not residential rental housing and should not be considered as such since it cannot legally be used as rental housing under the Ellis Act. Merger will result in creation of new affordable housing for a family in a single unit home.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The two units are presently owner-occupied as would be the proposed single family residence, so there would be no change in commuter traffic or neighborhood parking.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

No industrial or service uses will be replaced, no commercial office development is proposed.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The building will be upgraded to meet all building code and SF DBI requirements.

7. That landmarks and historic buildings be preserved; and

Minimal exterior alterations are proposed for the street facade: two existing entry doors will be replaced with one of a similar appearance. No vertical addition is proposed.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not affect parks and open space and their access to sunlight: no vertical addition or lot line adjustments are proposed for the building.

J	Perpendicular	A	M	Intermedial
d	primary	D		inside Diameter
[Channel	N	NUCL	nucleation
E	Plate / pop line	N		netbar
A	And			
L	Angle	J		Joint
W	A'			
E	Centerline	LAM		Laminula
D	Diameter or Round	LAV		Luminary
F	Found or Number	L	*	Ligit
E	Exiting			

1. **GENERAL CONTRACTOR SHALL SUBMIT TO THE SITE AND SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES WITHIN THE PROJECT SITE AND SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES WITHIN THE PROJECT SITE.**
2. **ALL DIMENSIONS SHALL BE PREPARED ON SCALE. ALL DIMENSIONS ARE TO BE USED FOR THE PURPOSE OF PLACING LINES OR PERMITS ON THE PROJECT SITE.**
3. **ALL DIMENSIONS SHALL BE PREPARED ON SCALE. ALL DIMENSIONS ARE TO BE USED FOR THE PURPOSE OF PLACING LINES OR PERMITS ON THE PROJECT SITE.**
4. **ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.**
5. **THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION, REPAIR AND REPLACEMENT OF ALL UTILITIES AND STRUCTURES.**

ARCHITECTURAL	
A 0.0	INDEX SHEET
A 0.1	EXISTING PLANS
A 0.2	DEMOLITION PLANS
A 0.3	EXISTING ELEVATIONS & PHOTO
A 0.4	EXISTING EXTERIOR PHOTOGRAPHY
A 0.5	EXISTING INTERIOR PHOTOS
A 1.0	PROPOSED SITE PLAN

CODES ENFORCED:

- A. The 2010 Edition of the California Building Code (CBC), Part 2 of Title 24.
- B. The 2010 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
- C. The 2010 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
- D. The 2010 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
- E. The 2010 Edition of the California Energy Code.
- F. The 2010 Edition of the California Fire Code (CFC).
- G. SAN FRANCISCO AMENDMENTS TO THE ABOVE.

CONTACT INFORMATION

ARCHITECT: STEPHEN MAGDOCKEN
MAGDOCKEN & PARTNERS
472 NATH STREET
SAN FRANCISCO, CA 94102

PROJECT LOCATION	1744 1740 GASTRO STREET
BLOCK & LOT	2004 - 007
CURRENT OCCUPATION	77777 - 0001, 002
PROPOSED OCCUPATION	SINGLE FAMILY DWELLING
CURRENT OCCUPANCY	R-3
PROPOSED OCCUPANCY	R-3
EXISTING SQUARE FOOTAGE	660 SQFT
PROPOSED SQFT	2,730 SQFT
STORIES	2
PROPOSED SQUARE FOOTAGE	2,730 SQFT
BUILDING TYPE	4-4R S.F.
(ZONING)	R-3

REMODEL, EXISTING TWO UNIT BUILDING WITH AN EXISTING STRUCTURAL FLOOR UNIT OF
APPROX 1000 SQT AND A SECOND FLOOR UNIT OF APPROX 1000 SQT. WE NEED TO ADD A SINGLE FAMILY
HOMELINE (WORK AREA) LINDLEY WILL INCLUDE

1. HORIZONTAL ADDITION OF 20' LESS "WALK-IN" IN HEIGHT AT THE BACK OF THE BUILDING
2. REPAIR OF EXISTING NON-STRUCTURAL INTERIOR PARTITIONS, COUNTERTOPS AND CABINETS
3. LIVING ROOMS AND KITCHEN APPLIANCES
4. FULL STRUCTURAL JOIST
5. ELECTRICAL SYSTEMS UPGRADE
6. MECHANICAL SYSTEMS UPGRADE

Date: 10-1-97

SHEET NOTES

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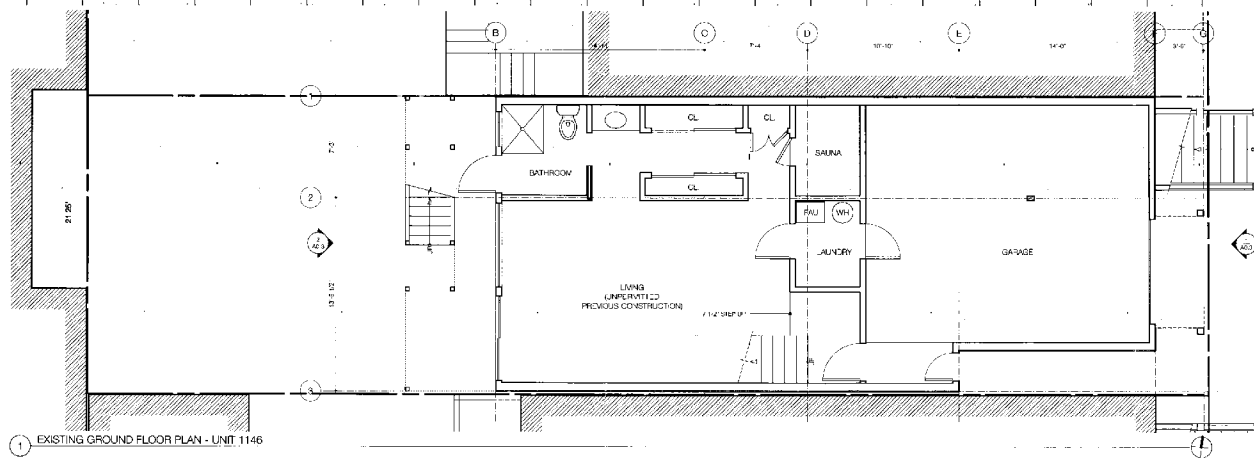
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San Francisco, CA 94103
tel. 415.487.2050 fx. 415.487.2051
web: www.maccarchs.com

DATE: 11/06/12

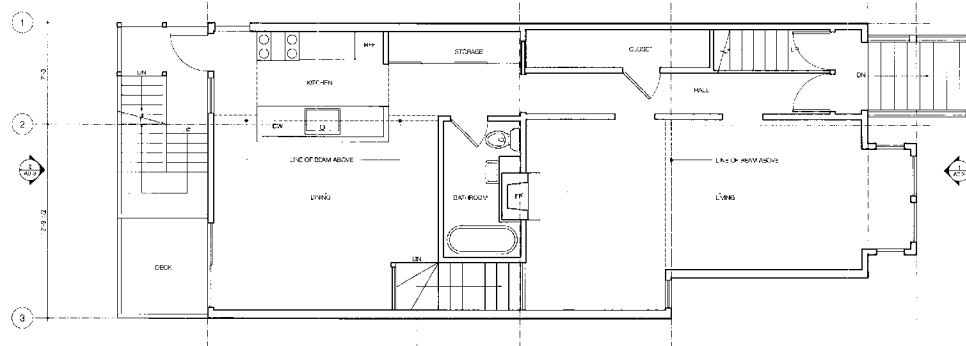
SCALE: AS NOTED

INDEX SUBJECTS

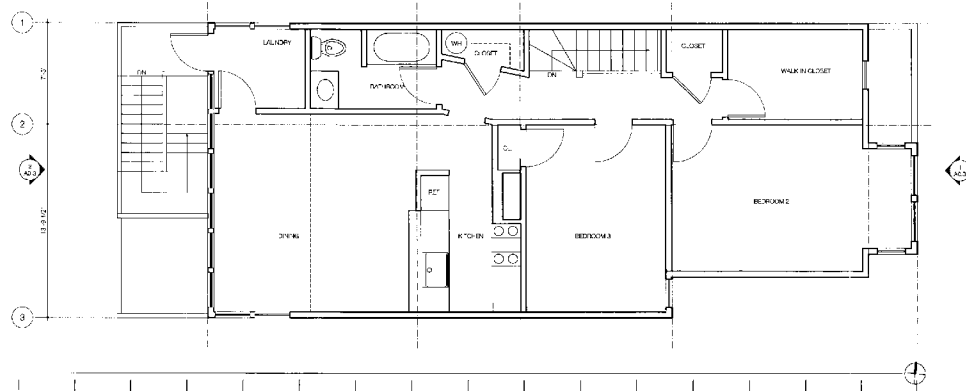
A0.0



1 EXISTING GROUND FLOOR PLAN - UNIT 1146



2 EXISTING FIRST FLOOR PLAN - UNIT 1146



3 EXISTING SECOND FLOOR PLAN - UNIT 1146

EXISTING UNITS	
UNIT 1146 SF FLOOR AREA - 1,000 SF SF PLANNING AREA - 1,000 SF	1,000 SF
UNIT 1147 SF FLOOR AREA - 1,000 SF SF PLANNING AREA - 1,000 SF	1,000 SF
UNIT 1148 SF FLOOR AREA - 1,000 SF SF PLANNING AREA - 1,000 SF	1,000 SF
UNIT 1149 SF FLOOR AREA - 1,000 SF SF PLANNING AREA - 1,000 SF	1,000 SF
UNIT 1150 SF FLOOR AREA - 1,000 SF SF PLANNING AREA - 1,000 SF	1,000 SF

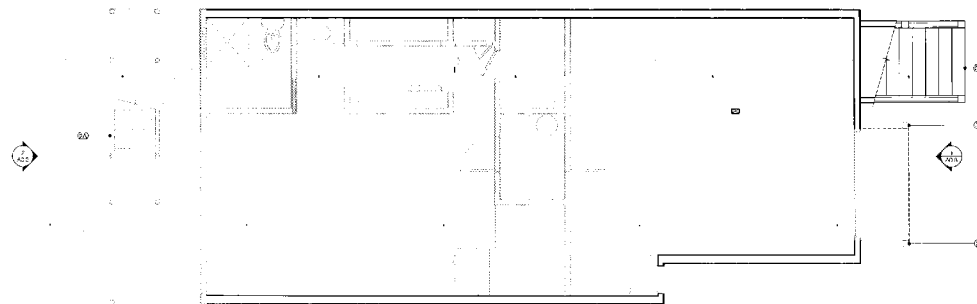
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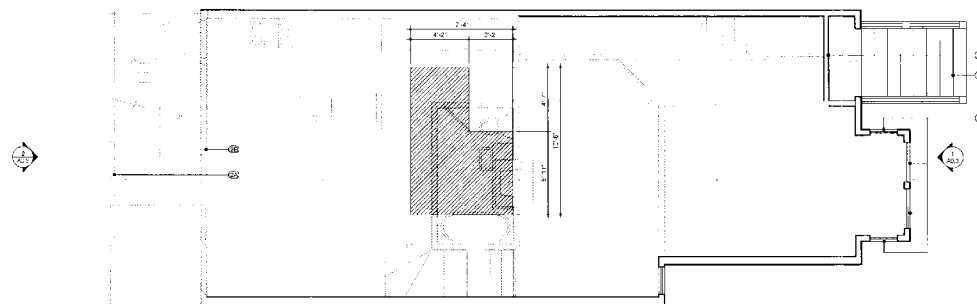
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www.maccarbure.com

DATE: 11/06/12
SCALE: 1/4" = 1'-0"

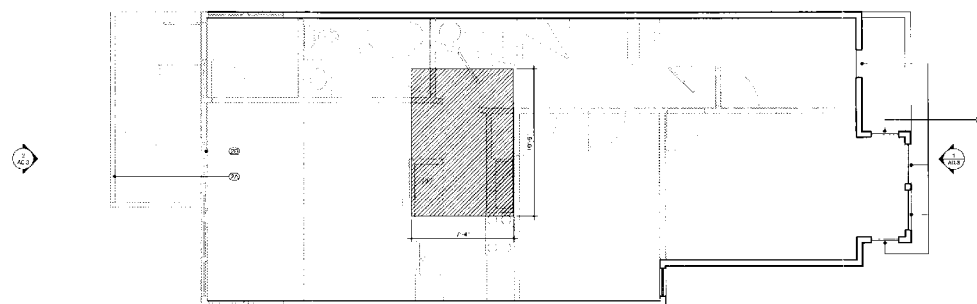
EXISTING DRAWING PLAN
A0.1



1 GROUND FLOOR DEMOLITION PLAN - UNIT 1146



2 FIRST FLOOR DEMOLITION PLAN - UNIT 1146



3 SECOND FLOOR DEMOLITION PLAN - UNIT 1144

GENERAL DEMOLITION NOTES:

1. ON ALL FLOORS:
 - A. REMOVE ALL EXISTING NON-STRUCTURAL PARTITIONS, DOORS, STAIRS AND STAIR RAILS.
 - B. REMOVE ALL EXISTING HANGING CEILING.
 - C. TEAR OUT EXISTING PARTITION WALLS AND BATH STUBS. REMOVE ALL EXISTING CABSINETS AND COUNTERTOPS.
2. AT EACH STAIR FACILITY:
 - A. REMOVE ALL EXISTING STAIRS, STAIR SUBFLOORS.
 - B. REMOVE ALL EXISTING HANDRAILS.
3. AT EACH EXISTING STAIR FACILITY:
 - A. REMOVE EXISTING STAIR WINDOW SUPPORTS.
 - B. REPLACE EXISTING STAIR WINDOW WITH 1" X 6" ENTRY DOOR TO MATCH EXISTING.
 - C. REMOVE EXISTING STAIR WINDOW WITH WOODS.
 - D. REPLACE STAIR WINDOW.
 - E. REPLACE STAIR WINDOW DUE TO DAMAGE. REPLACE TO MATCH EXISTING.

LEGEND:

- 1. EXISTING WALL TO BE DEMOLISHED
- 2. AREA OF STRUCTURAL FLOOR FRAMING TO BE REMOVED

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San Francisco, CA 94114
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DATE: 11/06/12

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

DEMOLITION PLAN
A0.2



6 FROM ELIZABETH STREET



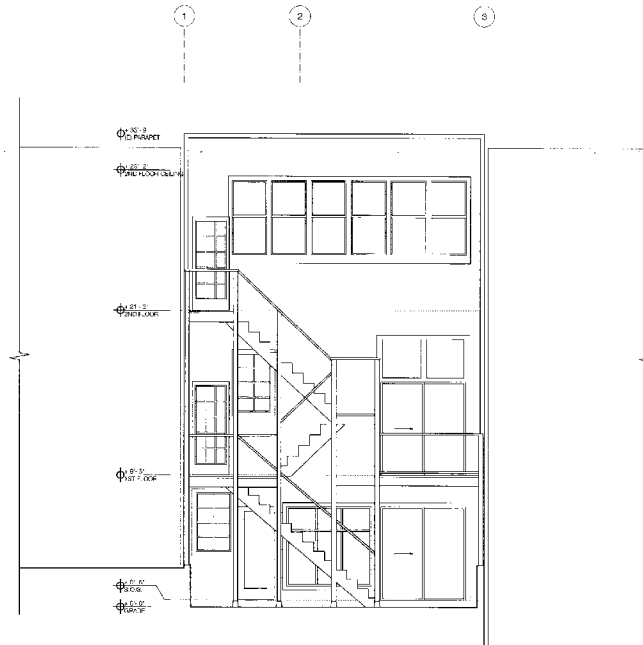
5 EXISTING YARD ELEVATION



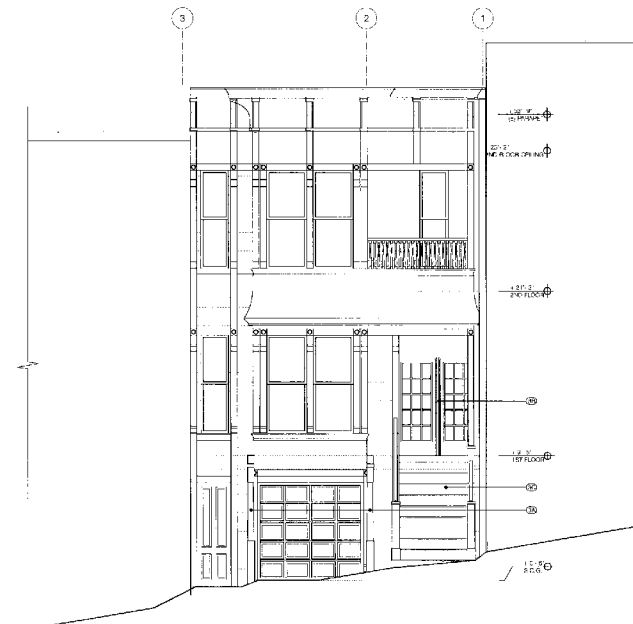
4 EXISTING STREET ELEVATION



3 CORNER OF ELIZABETH AND CASTRO STREETS LOOKING NORTH-WEST



2 EXISTING WEST (YARD) ELEVATION



1 EXISTING EAST (STREET) ELEVATION

GENERAL DEMOLITION NOTES:

- ON ALL FLOORS:
 - REMOVE ALL EXISTING NON-STRUCTURAL PARTITIONS, DOORS, STAIRS AND STAIR WALKS.
 - REMOVE ALL EXISTING FLOORING AND FINISHES.
 - REMOVE ALL EXISTING PARTITIONS, DOORS, STAIRS AND STAIR WALKS.
 - REMOVE ALL EXISTING PARTITIONS, DOORS, STAIRS AND STAIR WALKS.
- AT WHITE BRICK FACADE:
 - REMOVE ALL EXISTING BALCONIES, STAIRS, REPAIR OR REPLACE.
 - REMOVE ALL EXISTING WALKWAYS.
- AT EAST EXTERIOR STREET FACADE:
 - REMOVE EXISTING WINDOW SILL PORTS.
 - REMOVE EXISTING DOORS WITH EXISTING DOOR TO MATCH EXISTING.
 - REMOVE EXISTING EXTERIOR STAIR WOODS, REPAIR OR REPLACE.
 - REPLACE EXISTING WINDOWS DUE TO DAMAGE & REPLACE TO MATCH EXISTING.

LEGEND:

- EXISTING PARTITION WALL TO BE REMOVED
- AREA OF STRUCTURAL FLOOR FINISHES TO BE REMOVED

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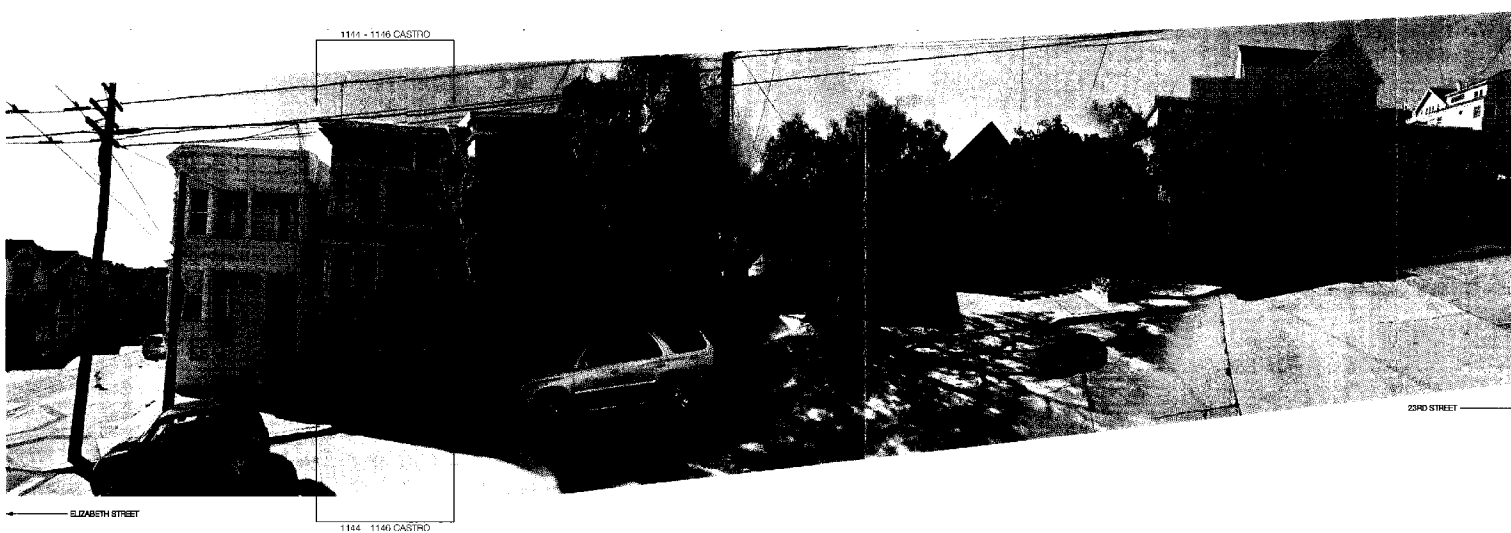
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SCALE: 1/8" = 1'-0"

EXISTING ELEVATIONS & PARTS
A0.3



2 EXISTING WEST FULL STREET ELEVATION (OPPOSITE SIDE TO SUBJECT BLDG)



1 EXISTING EAST FULL STREET ELEVATION (SUBJECT BLDG NOTED)

SHEET NOTES:

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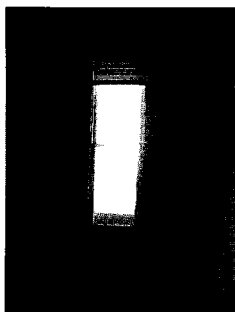
NO SCALE

EXISTING BLOCK FRONTAGE PHOTOS

A0.4



8A - SECOND FLOOR - BEDROOM



8B - SECOND FLOOR - BEDROOM



8C - SECOND FLOOR - BEDROOM

8 EXISTING SECOND FLOOR INTERIOR IMAGES



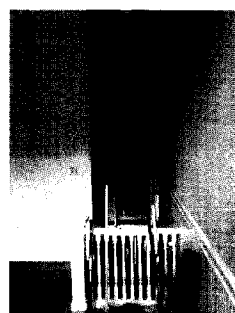
4A - FIRST FLOOR - LIVING ROOM



4B - FIRST FLOOR - LIVING ROOM



4C - FIRST FLOOR - LIVING ROOM



4D - FIRST FLOOR - LIVING ROOM

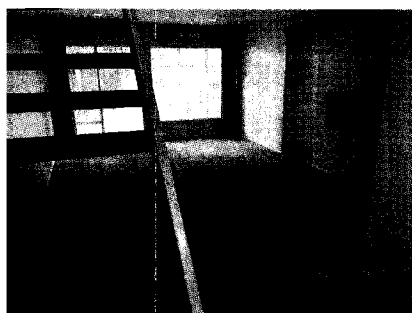
4 EXISTING FIRST FLOOR INTERIOR IMAGES



2A - GROUND FLOOR - LIVING ROOM

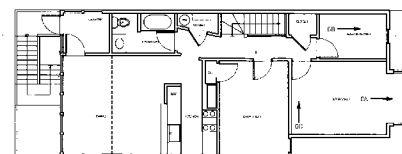


2B - GROUND FLOOR - LIVING ROOM



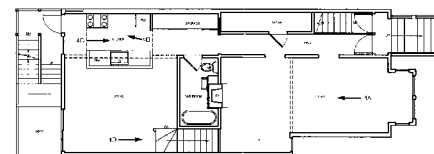
2C - GROUND FLOOR - LIVING ROOM

2 EXISTING GROUND FLOOR INTERIOR IMAGES



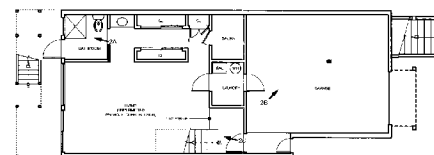
5 EXISTING SECOND FLOOR PHOTO PLAN

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



3 EXISTING FIRST FLOOR PHOTO PLAN

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



1 EXISTING GROUND FLOOR PHOTO PLAN

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

SHEET NOTES:

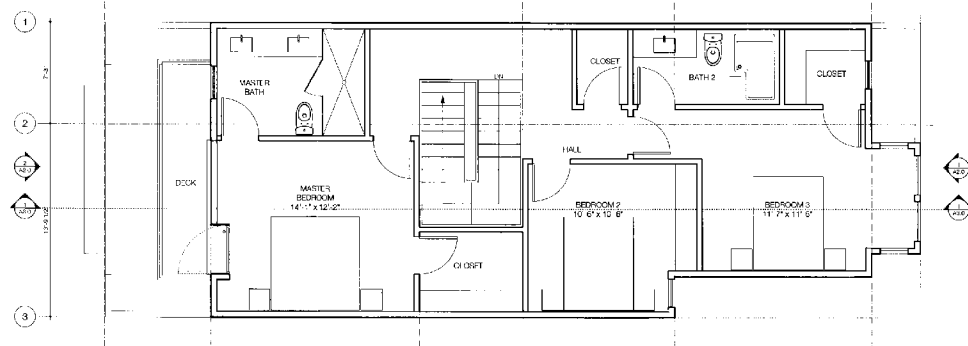
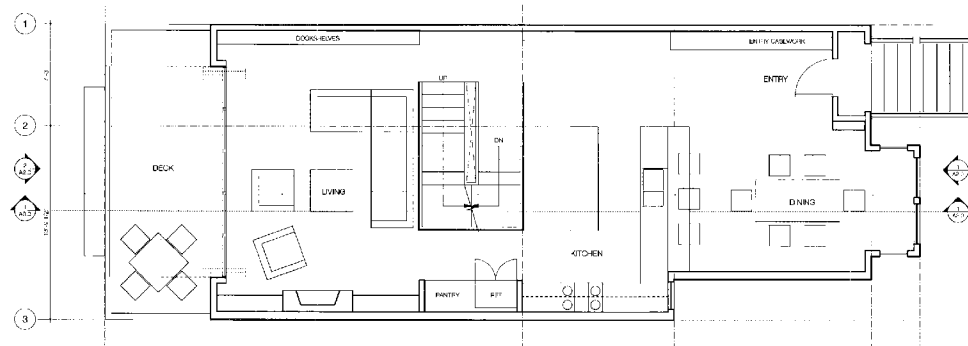
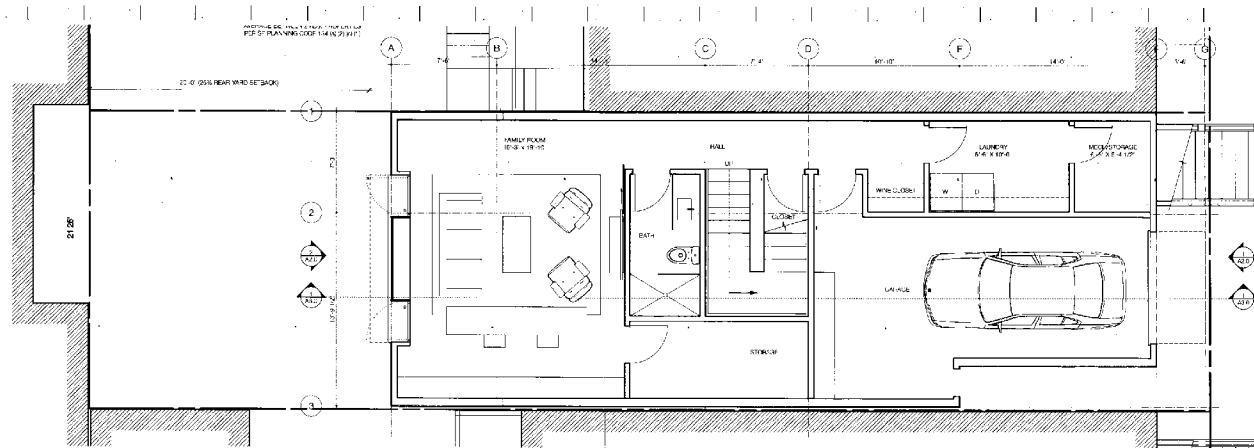
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SCALE: AS NOTED

EXISTING INTERIOR PHOTO
A0.5



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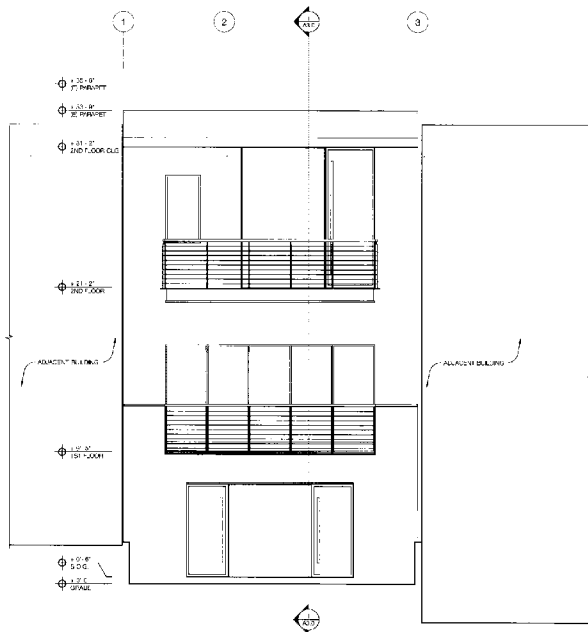
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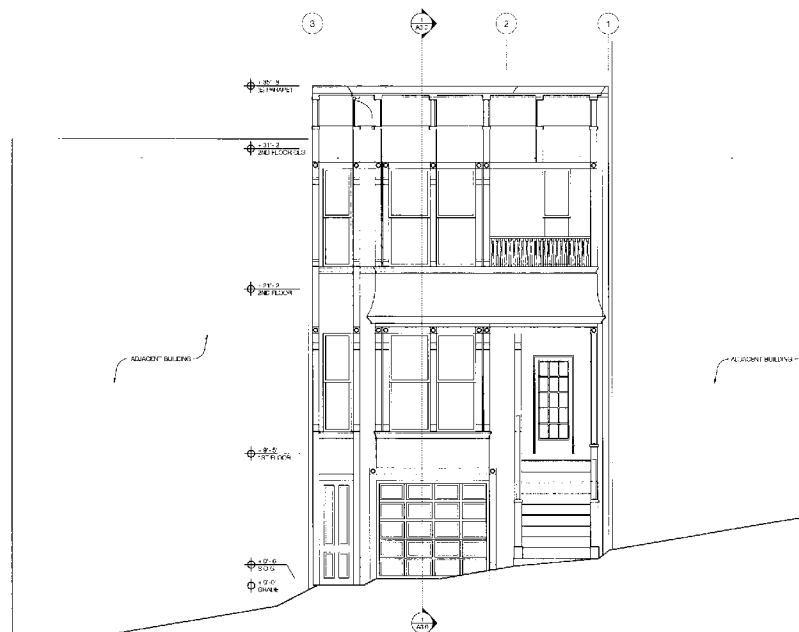
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SCALE: AS SHOWN

PREVIOUS PLANS
A1.1



2 PROPOSED WEST (YARD) ELEVATION



1 PROPOSED EAST (STREET) ELEVATION

SHEET NOTES:

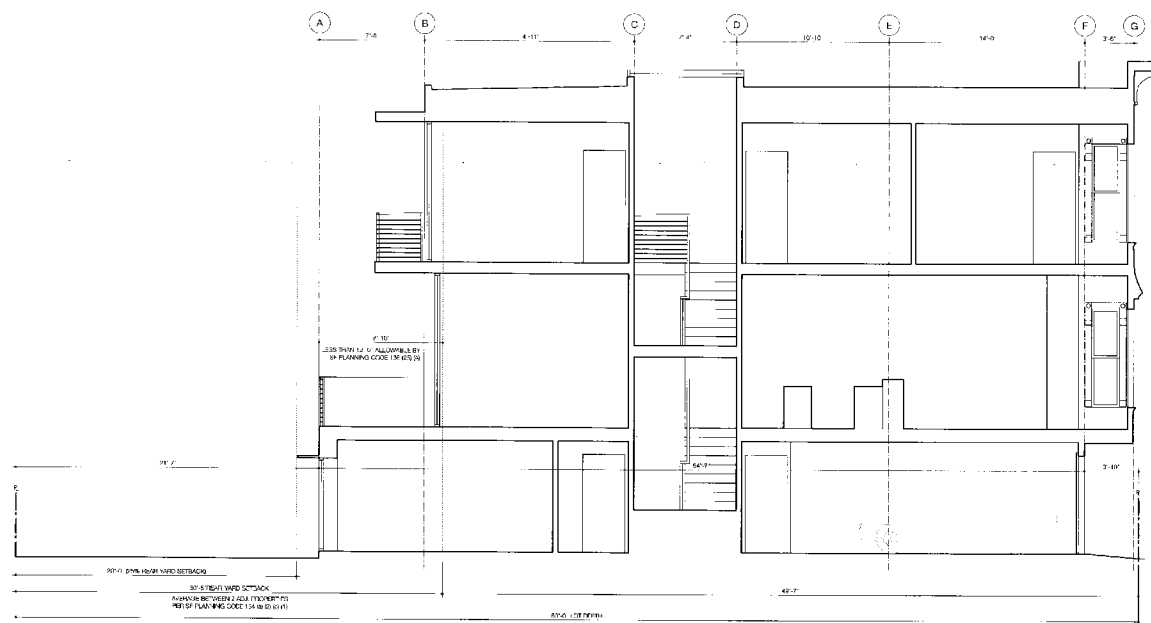
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679 Ninth Street, 2nd Floor
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SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS
A2.0



1 PROPOSED BUILDING SECTION

NOTES

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DATE: 11.06.12
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING SECTIONS
A3.0

23RD ST.

[illegible]

BLOCK 2804

CASTRO ST.

[illegible]

BLOCK 3655

NOE ST.

ELIZABETH ST.

[illegible]

BLOCK 2831

150 FEET

[illegible]

BLOCK 3656

24TH ST.

To: SF Planning Commission
Re: Proposed new 4-story building at **311 28th Street, San Francisco**
Date: November 3, 2020

I live at 330 Valley Street, behind the subject property at 311 28th Street.

I would like to express concern over the proposed project. The building seems to be quite large for the neighborhood and street and it would compromise the privacy of the surrounding houses and obstruct light and/or airflow to the adjacent houses. There are also certain variance issues that should not be allowed given the impact due to these variances.

While I can't comment on the open area a unit needs to open onto (variance for Planning Code 140), I do think the encroachment onto the required rear yard setback (variance for planning code section 134), especially if it is deeper than the adjacent property and/or limits the rear yard could be an issue.

Specifically, in the part that encroaches on the setback, if it indeed is built to the full height as planned, that could be an issue as that essentially puts the whole house and top floor even closer to our backyard in terms of privacy (looks right down into the yards).

There is a reason for setbacks, as I have learned, and so I think as neighbors on whom the large structure would look down into, I would suggest that a variance for building further back than the required setback would be something that could materially affect my house. I also think the general height is not in keeping with the buildings on either side. It could affect my house as well since the top floor would still be able to look down into our yard/house and could affect the light to numerous houses around it.

As such, I respectfully request you consider these issues when evaluating the appropriateness of the project as planned and/or allowing these variances.

Sincerely,

R. Rao

Thank You! - Re: Opposition letter- 311 28th St. project

1 message

Jane Oyugi <janeoyugi@gmail.com>

Fri, Oct 16, 2020 at 5:32 PM

To: **A DeGrandi** LAST_NAME <adegrandi@comcast.net>

Cc: Mark Collins <markcollins@gmail.com>, Erik Scher <escher24@hotmail.com>, Doug Melton <dmelton@longlevit.com>, Ray Robertson <rrobt49@hotmail.com>

Bcc: kai@eagstudio.com

Hi Amy and Andy,

Thank you so much for your letter. It's very much appreciated.

We will keep you posted.

Jane

On Thu, Oct 1, 2020 at 1:16 PM A DeGrandi LAST_NAME <adegrandi@comcast.net> wrote:

Dear Planning Department/Planning Commissioners:

As residents of 28th street, we are writing to express our strong concerns about the proposed project at 311 28th Street.

This project will severely impact the quality of life with regard to the enjoyment and access to local history. The historic carriage house and adjacent properties give residents as well as visitors to San Francisco the opportunity to reflect on bygone eras of the city. This example of the past should remain for future generations to also enjoy. This proposed project will add a multistory house in front of an already existing house and conceal a historic structure from the public right of way.

When local history is obstructed by "generic McMansions" the city loses value when its unique appeal and culture is diminished. The size of the project at 311 28th street is out-of-scale in comparison to the neighbors, blocks other neighbors' windows and completely disregards the historical status of the property and that of the neighbor.

We feel the project should be respectful of the areas historic nature and maintain the gestalt of the block.

I hope you will consider this letter before making your decision.

Sincerely,

Andrew and Amy DeGrandi

357 28th Street

[San Francisco, Ca, 94131](#)

10/01/2020

Letter attached

August 30, 2020 - San Francisco, CA

RE: 311 28TH Street

Dear Planning Department:

I am writing to voice my strong concerns about the proposed development at 311 28th Street. The project goes against the historical preservation and the planning design guidelines. The project sponsors have ridiculed the process of neighborhood outreach to a point of negligence. They have not formally documented nor taken into consideration any comments received over various meetings and communications.

I have made a point to support all projects we have been notified about in the area in the past 9 years, since I moved in this neighborhood. But amongst dozens of our fellow neighbors, I have serious concerns with this particular development, and I believe the following criteria should be taken into account when evaluating the design of the propose project:

1) Ensure that the building's scale is compatible with surrounding buildings.

The proposed construction is out of scale with the neighborhood. Property on each side and across the street are 2-story single family residence. The proposed construction is a 4-story building that will tower over its neighbors.

2) Ensure that the building respects the mid-block open space.

The proposed construction would remove approximately 47'-0" of existing mid-block open space.

3) Maintain light to adjacent properties by providing adequate setbacks.

The proposed construction barely provide any setbacks to the adjacent properties. It is abutting against both its existing neighbors and it obstruct 9 historic windows on the West neighbor and a dormer window on the East neighbor. Both neighbors will be deprived of the natural light and air they have been enjoying since the turn of the century.

In my view, the staggering of the building massing appears to have formed there a subgroup of mutually benefiting adjoining properties, each profiting from the offset from one another in terms of maximizing light and air as well as privacy.

4) Ensure that the character-defining features of an historic building are maintained.

The proposed construction is destroying the historic fabric of the neighborhood. By constructing a new building in front of the existing historic property for a profit-oriented development, the public will no longer benefit from the history of this neighborhood. The new construction will destroy any connection with the past including the stone fence and sidewalk.

I am far from being a nimby. The owners simply need to respect planning guidelines, show deference to historical features, and develop their property while taking into account input from the neighborhood. By doing so it would save everyone time and money. I hope you will consider this letter in making a determination.

Sincerely,



Ken Page
295 28th Street
San Francisco, CA 94131

From: **Lynn Zarry** <lynnzarry@yahoo.com>
Date: Tue, Sep 15, 2020 at 9:11 AM
Subject: Construction: 311-28th Street, San Francisco
To: stephanie.cisneros@sfgov.org <stephanie.cisneros@sfgov.org>,
corey.teague@sfgov.org <corey.teague@sfgov.org>
Cc: Jane Oyugi <janeoyugi@gmail.com>

Dear Planning Commissioners,

I would like to convey my opposition to the development project at 311-28th Street in the City:

- o This site is a historical landmark which the new owners have neglected for several years to the point of extreme dilapidation.
- o The newly proposed building will surely tower over all neighboring properties obscuring the view.
- o The sheer size of intended structure will block out much-appreciated sunlight and air circulation to surrounding residents. Privacy will also be compromised.

As a neighbor on the same block, I implore you to enforce planning guidelines whereas our historical beauty is respected and preserved, as well as ensures current residents their future quality of life.

Thank you for considering my opinion.

Lynn Zarry
307-28th Street
San Francisco CA 94131

To: Stephanie Cisneros, SF Planning Department SF Planning Commission
Corey Teague, SF Planning Department SF Planning Commission

Subject: Objection to Proposed Construction at 311 28th Street, San Francisco

From Gregg Foss and Kim Harrington Date: September 14, 2020

We live at 314 28th Street, diagonal from the subject property at 311 28th Street. The new owners of the property at 311 28th Street in San Francisco indicate that their proposed new structure would be consistent/compatible with the other homes in the neighborhood. This is not factual, there are no other four-story homes on the block. The planned building will truly shadow its neighbors and is out of scale to the surrounding homes. In addition to an out-of-scale building imposing its height over its immediate neighbors, inconsistent with the existing architecture, squeezed into a small lot, there would be less-available parking for those who live in the area. It would have a major negative impact on the existing residents of this block.

This uninspired building should not be allowed to destroy the ambiance of our turn-of-the-century neighborhood. We need to preserve the character of Noe Valley. It is completely inappropriate. Progress in Noe Valley does not come in the form of building a McMansion on a lot sized to accommodate a historic carriage house and gardens. The charm and character of Noe Valley are a huge part of the neighborhood's growing appeal. Generations have been born and raised in these old homes and we cherish the sanctity of the neighborhood and the people that reside here.

Sincerely,

Gregg Foss Signature *Gregg Foss*

Kim Harrington Signature **KIM HARRINGTON**

To: San Francisco Planning Department

Attn: Stephanie Cisneros, Corey Teague

Re: 311 28th St. SF--Opposition to Proposed Project, Nov 12, 2020

As a resident of 315 28th street since 1992, I have seen the benefits of a cohesive neighborhood. We live 2 houses away from the 311 property in question. When we were notified of a review at the site 4 years ago, around 30 neighbors attended. At this meeting, many there expressed concern about the variances. They described building a structure 4 stories tall. Neighbors expressed concern about a building that would loom over all the neighboring structures. It would tower over buildings on all sides and completely change air, light, privacy, and access. There was concern about the historic nature of the back property, which would be lost by the actions proposed. Multiple neighbors would be negatively affected permanently.

The callous reaction of the owners, was shocking. Facing the neighbors, we were told by Laura that she didn't care and didn't need to care legally. The room went silent. This had been a civil discussion and we were taken aback.

These responses seem more like those of a developer with no need to live with the people they impact and not like someone joining the neighborhood. I said this to them at the meeting. They had no response.

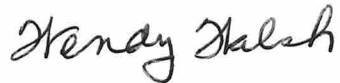
Other of their claims seem suspicious as well. They claim they are preserving the existing historical structure in the back of the lot, which is visible to the street, but they are letting it fall apart. They took out a permit over a year ago to begin restorations and have done nothing. It seems likely they never intended to make repairs.

I don't honestly believe that they are dealing in good faith. Granting them variances based on fallacies is wrong. They have a pattern of non-compliance and misrepresentation.

The new blueprints they have distributed around the neighborhood create a deceiving picture of the 4th floor penthouse, which would be obvious to

everyone but a 12" gnome strategically placed so as not to see it dominating the landscape. This structure should fit in with the rest of the neighboring buildings. They should restore the historic building in the back of the lot which provided character to our community.

Wendy Walsh

A handwritten signature in cursive script that reads "Wendy Walsh".

November 1, 2020

315 28th St. SF, CA 94131

To: San Francisco Planning Department
Attn: City Planner
Re: Project at 311-28th Street, SF, CA 94131

The proposed building is much too big and it's excessive development for the lot. There's already an existing structure and building a second humongous property on the same lot is completely out of character for the neighborhood.

As long-time residents (since 1975), we wholeheartedly object to ruining an historical site for a monster structure.

Thank you for your consideration

Lynda & Harvey Willow
317 - 28th Street
San Francisco, CA 94131

Date: Sept. 8, 2020



Jane Oyugi <janeoyugi@gmail.com>

311 28th St

Dave Halperin <dhnss@pacbell.net>

Sun, Nov 1, 2020 at 3:15 PM

To: "stephanie.cisneros@sfgov.org" <stephanie.cisneros@sfgov.org>, "corey.teague@sfgov.org" <corey.teague@sfgov.org>, "janeoyugi@gmail.com" <janeoyugi@gmail.com>

To: Stephanie Cisneros @ SF Planning Dept

Dear Ms Cisneros,

This is in regards to 311 – 28th Street. I am opposed to the proposed plans regarding this property.

If a building is designated as historical, shouldn't it be visible so it can add character and enjoyment to the neighborhood? The plans show it being hidden behind a large building that doesn't fit the neighborhood.

Also, it seems unreasonable to block the neighboring windows, which have been there for decades.

There is a severe lack of open space in the City as it is, and this will eliminate a charming front yard, which is part of the historical nature of the property.

We don't need another multi story house on this block, especially one that prevents enjoyment of the current historical cottage.

Sincerely,

David Halperin

318 28th Street

SF CA 94131

From: **Judith Wolfe** <judith.wolfe@gmail.com>
Date: Tue, Sep 8, 2020 at 10:35 AM
Subject: Opposition to new development at 311 28th Street, San Francisco
To: <stephanie.cisneros@sfgov.org>
Cc: <corey.teague@sfgov.org>, Jane Oyugi <janeoyugi@gmail.com>, <rrobt49@hotmail.com>, <dmelton@longlevit.com>

Dear Ms. Cisneros,

I live at 319 28th Street, near the proposed four-story building at 311 28th Street in San Francisco. The proposed building is both oversize and out of character for the neighborhood. It would be significantly larger than any other house on the block. Indeed, there are no four story buildings of any type on this block. The size of the proposed structure is incompatible with that of surrounding buildings. Moreover, it provides no architectural features that enhance the character of the neighborhood.

The lot in question already contains a historically significant structure, the view of which will be obscured by the new building. Having two houses on the same lot, including one very large one, means that the light and airflow to neighboring homes and gardens will be impacted. Additionally there will be virtually no room left for a lawn, garden or trees, something that cannot be said of other homes on the block. For these reasons, I also oppose granting the Planning Code Section 134 and 135 variances for which the developers have applied.

Another concern I have is parking. At present there are two parking spaces in the carriage house. The new structure would block both spaces, leaving only the proposed single parking space in the new structure for both units. It is already difficult for residents and visitors to find parking on this block. It is naive to think that adding an additional dwelling unit and reducing the amount of parking will result in new residents switching to alternative modes of transportation, especially during these times. In reality, there will just be additional cars vying for limited street parking on this and surrounding blocks.

I have no idea if the developers plan to reside in the proposed dwelling, but if so, I have grave concerns about their ability to maintain a building so large. Over the last several years, they have failed to do even rudimentary maintenance on the carriage house -- the roof looks like it will cave in at any moment. If, in fact, their goal is to *let* it fall down, their reward should not be permission to build a massive new structure.

Thank you,
Judith Wolfe
319 28th Street
San Francisco, CA 94131
415-285-5270
judith.wolfe@gmail.com

From: **Pamela Miller** <pjmillsf@gmail.com>
Date: Sat, Sep 5, 2020 at 4:36 PM
Subject: Objection to Plans for new house at 311 28th st....
To: <stephanie.cisnero@sfgov.org>, <corey.teague@sfgov.org>

Dear Stephanie and Corey,

I am firmly opposed to the plans for yet another mega-house in outer Noe Valley to benefit one family.

I first moved to 323 28th st , just a few houses up the street, in 1991. There were no mega-houses in this part of Noe Valley. Now there are many. A few are built to house more than one family, but most are not.

This trend is deeply disturbing to me for several reasons.

First, It changes the look, character and feel of the block, rising high above adjacent properties, dwarfing them and not following the stepped- down look from the top of the hill to the bottom. it just doesn't fit.

(We had to fight this about 10 years ago directly across the street from this property, and had some success in a redesign which helped modify that look. The owners said it was for two families but within months it was clearly for one family.)

Besides that, it changes life significantly for good neighbors on both sides who deserve much better-- they lose light and sight lines from windows that are blocked.

Third, the way the owners have ignored all the feedback they have been given is truly appalling. That is not the way to become good neighbors, but it is clear they don't really care.

Surely, mega-houses are not the way of the future. Approving these plans seems to go against all principles the city has for housing.

I think the owners should be required to modify and downsize their plan with respect for their neighbors and the ambiance of the block on which they live.

I hope I don't have to continue to fight mega-houses in my neighborhood every few years. it's a disgrace.

Sincerely. Pam Miller

From: **Dvora Honigstein** <dvhonig@gmail.com>

Date: Mon, Sep 7, 2020 at 9:18 AM

Subject: 311 28th St.

To: • Stephanie Cisneros <stephanie.cisneros@sfgov.org>, • Corey Teague <corey.teague@sfgov.org>, • Jane Oyugi <janeoyugi@gmail.com>

Dvora honigstein
325 28th St.
San Francisco 94131

Sept. 6, 2020

Dear Planning Commissioners,

I was very troubled to see the plans for the proposed construction at 311 28th St.

I am shocked that the builders/owners would even consider such a building that is so out of keeping with the buildings in and character of this neighborhood. As a property owner on this block for 28 years I want to see this neighborhood retain its character. I understand that the owners have been unwilling to make compromises and that concerns me as well.

The proposed building is completely out of scale with the building next to it and with the neighborhood in general. It would intrude significantly into the open green space behind the building. It seems significantly higher than the buildings that are up and down hill from it. It appears from the plans that it blocks the windows of the historic building next to it. This city does not need more 'mega' houses.

I urge you to deny these plans as they presently are and to insist that the builders/owners comply with the city's building code.

Thank you,

Dvora Honigstein, PhD, MFT

Dear Planning Department / Planning Commissioners

We continue to voice our determined distress to the proposed built-up of a 4 level structure at 311 28th Street. The new owners have shown little to none interest in the historical preservation of the city of San Francisco. The pushers of this endeavor had come to this neighborhood to dictate us how things are going to be disregarding the neighbors concern and have shown it immediately after taking possession of the property by removing at least 15 years old 3 to 4 mature 15' tall trees which have been a place where humming birds and other kinds birds chose to place their nests and were nesting at the time of the removal, the now barren and desolated front part of the property creates an invitation to invade it by homelessness and making an eyesore to the surrounding historical properties for over the years the historical carriage house located at the back has not been touched or kept in good condition, quite the opposite as rain, damage roof, broken windows and urban wild life use it as refuge and contributing to its deteriorative state, rats have found a great place to live inside and increasing a population that at night is magnified hearing their cries as well as increasing a confrontation with domestic animals and a danger of possible transmittable diseases. During the meet-up at this premises the owner-woman became combative and aggressive, also questioning the owners' integrity given that allegedly their verbal agreement with their tenant to move him back in after remodeling their building (at the time, their current living address) told us that they rescinded their promise and did not let him move back in.

Our property is a single 2 story home similar to the adjacent homes and surrounding buildings, this proposed 4-story structure will tower over all our properties, decreasing light and with no space to build at the back I see and feel is the main reason to let rot and decay to demolish and build over. It will also remove about 50' mid block open space. The massive structure will also eliminate light and air to east and west side of their neighbors eliminating their windows; the historical sidewalk pavement will also be destroyed.

The elimination and inconsideration of the historic architectural character that requires this new construction will stand out in contrast to the charm that Noe Valley has in the surrounding blocks. We are progressing into a new era of communication and cooperation that we encourage new building construction with community input for people's well being and since we are potentially becoming neighbors is imperative to keep good relations with one another and rather than have speculators and new found career of builders to maximize profits over community gain for which energies are not there any longer to support those views.

We anticipate this letter will compel you to modify the project and help us become a less of a conflicting interaction to a more peaceful co-existence.

Sincerely,

Rafael Ahedo & Milo Slattery
326 Valley St
San Francisco, CA 94131

September 21st 2020

To: San Francisco Planning Department

Att: Stephanie Cisneros

Re: Project address: 311 28 th Street, SF, CA 94131

Dear Planning Department / Planning Commissioners:

I am writing to voice my concerns about the proposed construction at 311 28th Street. Having moved 3 years ago and having seen the project in various stages of disrepair and the existing historic building having been left to break down, I was excited to see movement here.

As you may be able to check, I have supported construction all over our neighborhood, the multi-unit project at the top of our block on 28th Street, and in San Francisco in general. So I am far from someone who raises concerns with construction. Nay, I actively support it.

However, after having reviewed the proposed project, I am not certain the owners are acting in good faith and are willingly or negligently violating the city's guidelines in several ways. The proposal and drawings also use somewhat questionable setups to propose an out of scale building. Below are my concerns that I think should be considered to ensure we create a better city for all while not preventing meaningful densification.

(1) There are clear city guidelines around setbacks this project is violating

The new building's proposed mass is out of scale, which is influenced heavily by the fact that the proposal simply cuts into the required setback and backyard requirements. This does not only negatively impact the new structure but also the adjacent historic structures.

Ensure that the city guidelines was setbacks are met and we avoid overbuilding on a lot which already has a historic resource on it.

(2) The building is out of scale for the neighborhood and street

The building has a two story house on each side, both part of the historic tripartite this lot used to be. The new proposal, while called a 3 unit building over basement, is in actuality and matter of fact a four story building. The applied renderings are factually false when one looks at the current property from the actual sidewalks. My expectation would be that the building follows what is the setup of the entire street of one to three story buildings (including garages). Adding a four story building in the midst would break the nature of this street on multiple fronts. Given that this is in effect a single family home and not a true multi-unit building in any way, this is even less warranted. Furthermore, there are direct impacts on the air and sunlight reduction on neighboring houses as well as houses opposite the street, which shadow predictions with the currently proposed unit could show.

Ensure the project is scaled to fit the neighborhood, reduce it below the 4 (aka 3 plus garage) stories, and fit in with the mass of the neighborhood. Properly assess the air and light impact of all neighboring properties.

4) Ensure that the character-defining features of the historic building and ensemble of historic buildings are maintained.

The proposed construction is destroying the historic fabric of the neighborhood. By constructing a new building in front of the existing historic property, the public will no longer benefit from the history of this neighborhood. The construction will destroy any connection with the past on this property and only does lip service to providing visibility to the existing unit. That fact is neatly hidden in the inevitably door which will cut off the walkway and further restrict the almost impossibly small view way to the old building.

5) Is the proposal solar ready?

Roof decks in this proposal which attempt to make up for other planning exceptions may be needed in order to fulfill solar requirements. A check into how these requirements stack up seems warranted

All in all, we have a case of someone who wants to develop a maximum sized SFH without engaging with neighbors, taking into account the historic setting, or the nature of the location.

Instead, we are looking at a proposal which attempts to squeeze the maximum sized SFH. If there were a more collaborative process, an actually meaningful increase in multi-unit housing substance, or a building that takes into account the historic setup, I would be excited.

In summary, all I ask is for the owners to respect the actual planning guidelines, take the historical features of the site into account, and develop their property in good faith with their future neighbors. Doing so would save everyone time and money. I hope you will consider this letter in making a final determination.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Kuser' or similar, written in a cursive style.

Alexander F Kuser

334 28 th Street

San Francisco, CA 94131

From: **antokeegan** <antokeegan@aol.com>
Date: Mon, Sep 21, 2020 at 3:18 PM
Subject: 311 28th Street
To: <stephanie.cisneros@sfgov.org>, <corey.teague@sfgov.org>
Cc: Jane Oyugi <janeoyugi@gmail.com>

I am writing to make known my objection to the proposed construction at 311 28th street acrosss the street from my home at 338 28th street. I have never before objected to any project in the neighborhood despite being directly impacted by 2 of my neighbors projects. The first was when my next door neighbor demolished a cute single family one story building and replaced it with a 2 unit building above garage which caused me to lose light and my view of downtown. I did not object as he was perfectly within his right to do so and built only to the same height as my building in keeping with the other buildings on the block, also I prefer to get along with my neighbors ! Then a few years later the same thing happened with my neighbor directly behind me on Duncan street, again I had no objection as he built in accordance with all the other buildings on the block. However I am objecting now as this proposed project is way off scale with all the neighboring buildings on the block. It is quite frankly a monstrosity and will obviously cut off light, air and impact the privacy of the neighbors on either side of the project. Sincerely, **Antoinette Keegan..**

Sent from my iPad

Thank You! - Re: Opposition letter- 311 28th St. project

1 message

Jane Oyugi <janeoyugi@gmail.com>

Fri, Oct 16, 2020 at 5:32 PM

To: **A DeGrandi** LAST_NAME <adegrandi@comcast.net>

Cc: Mark Collins <markcollins@gmail.com>, Erik Scher <escher24@hotmail.com>, Doug Melton <dmelton@longlevit.com>, Ray Robertson <rrobt49@hotmail.com>

Bcc: kai@eagstudio.com

Hi Amy and Andy,

Thank you so much for your letter. It's very much appreciated.

We will keep you posted.

Jane

On Thu, Oct 1, 2020 at 1:16 PM A DeGrandi LAST_NAME <adegrandi@comcast.net> wrote:

Dear Planning Department/Planning Commissioners:

As residents of 28th street, we are writing to express our strong concerns about the proposed project at 311 28th Street.

This project will severely impact the quality of life with regard to the enjoyment and access to local history. The historic carriage house and adjacent properties give residents as well as visitors to San Francisco the opportunity to reflect on bygone eras of the city. This example of the past should remain for future generations to also enjoy. This proposed project will add a multistory house in front of an already existing house and conceal a historic structure from the public right of way.

When local history is obstructed by "generic McMansions" the city loses value when its unique appeal and culture is diminished. The size of the project at 311 28th street is out-of-scale in comparison to the neighbors, blocks other neighbors' windows and completely disregards the historical status of the property and that of the neighbor.

We feel the project should be respectful of the areas historic nature and maintain the gestalt of the block.

I hope you will consider this letter before making your decision.

Sincerely,

Andrew and Amy DeGrandi

357 28th Street

[San Francisco, Ca, 94131](#)

10/01/2020

Letter attached

September 6, 2020 - San Francisco, CA
RE: 311 28TH Street

Dear Planning Department,

I am writing to voice my concerns about the proposed development at 311 28th Street.

The project goes against the historical preservation and the planning design guidelines. The project owners have not respected the process of neighborhood outreach to a point of negligence. We have gotten no notices of this project by the Developer/Owner until 8/4/2020 when we received the "Notice of Public Hearing"

I have strong concerns with this development, and I believe the below points should be taken into account when evaluating the design of the proposed project:

- Ensure that the building's scale is compatible with surrounding buildings. The proposed construction is out of scale with the neighborhood. Property on each side and across the street are 2-story single family residences. The proposed construction is a 4-story building that will tower over its neighbors.

- Ensure that the building respects the mid-block open space. The proposed construction would remove approximately 47'-0" of existing mid-block open space.

- Maintain light and air to adjacent properties by providing adequate setbacks. The proposed construction barely provides any setbacks to the adjacent properties.

- Ensure that the character-defining features of an historic building are maintained. The proposed construction is destroying the historic fabric of the neighborhood. By constructing a new building in front of the **existing historic property**, the public will no longer benefit from the history of this neighborhood. The new construction will destroy any connection with the past including the stone fence and sidewalk.

Lastly this site does not take any consideration into the need of developing SF affordable housing stock.

The owners simply need to respect planning guidelines, show respect to historical features, and develop their property while taking into account input from the neighborhood.

Thank you for listening to my concerns and I hope your department will consider these adjustments.

Sincerely,
Lyda Cort



361 28th Street
San Francisco, CA 94131

Subject: Proposed Development at 311 28th Street
Date: November 4, 2020

Dear Planners and Planning Commissioners,

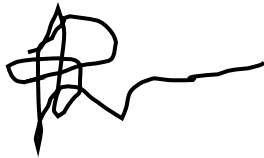
I reside on the block of the subject property at 366 28th Street. I am very concerned the proposed development at 311 28th Street. I have lived on the block and in this neighborhood for 17 years. I would have hoped that the Project Developers would have me and my neighbors of their plans before the 311 Notice was distributed. There was absolutely no outreach, which makes me wonder if they truly intend to be neighbors in this neighborhood.

The proposed design is huge and massive and so out of character and scale with the other homes on this block. The proposed development will block the sun light, air and impede the privacy of the neighbors on both sides and other surrounding neighbors.

While living here over the last 17 years, it was enjoyable to walk by the historic carriage house with the greenery, large lemon tree, large holly tree and large avocado trees. Unfortunately, the feel of the historic site was destroyed by the Project Developers soon after they purchased the property.

Please consider my concerns and those of the neighbors.

Sincerely,

A handwritten signature in black ink, appearing to be 'Paul Frumer', with a stylized, cursive script.

Paul Frumer
366 28th Street

September 6 - San Francisco, CA

Dear Planning Department / Planning Commissioners:

I am writing to voice my strong concerns about the proposed construction at **311 28th Street**. The project defies historical preservation and the planning design guidelines. I have learned that the project sponsors have ridiculed the process of reasonable neighborhood outreach to the point of negligence. The project sponsors have not formally documented nor taken into consideration any comments received over various meetings and communications. I am alarmed that the project sponsors design will develop yet more housing inventory that is easy to leave behind, as we are seeing in San Francisco at this time. In other words, another example of wherein money is made up front to benefit a few and the permanent residents of San Francisco are left behind with diminished value through no fault of their own.

I have lived at 366 28th for 9 years and have seen many developments on our block and nearby such as upper 28th Street, Duncan, Sanchez, and Noe. In regard to 311 28th Street, and in harmony with dozens of our fellow neighbors, I have serious concerns with, and want to successfully foster blocking this particular development design.

I believe the following criteria have to be taken into account when evaluating the design, before commencing the development of 311 28th Street:

1) Ensure that the building's scale is compatible with surrounding buildings.

The proposed construction is out of scale with the neighborhood and markedly so with its immediate neighbors. Existing homes on each side are 2-story single family residences. The proposed construction is a 4-story building that will tower over its neighbors. The bulky design is glaringly incongruent with its surroundings. It is a design failure that frankly will affect its own long-term value. The designer should strive to create a building that brings a sense of peace and harmony to itself, it's future inhabitants, and those who live next to and around it, which is no more difficult to create than what has been designed, and yet increases its value.

2) Ensure that the building respects the mid-block open space.

The proposed construction would remove approximately 47'-0" of existing mid-block open space. Attention to open space conservation will increase the pleasure of the setting to both the future inhabitants of 311 and their neighbors. This is a valid concern given that inter-neighbor harmony is critical to experiencing a beautiful home. Again, this too has the effect of increasing value.

3) Maintain ambient natural light quantities in adjacent properties via providing adequate setbacks.

This will help the new building value as well. The proposed construction does not provide any setbacks to the adjacent properties and permanently compromises natural light. It is abutting against both its existing neighbors and is blocking **9 historic windows** on the West neighbor and **a dormer window** on the East neighbor. Both neighbors will be deprived of the natural light and air they have been enjoying now. The current design compromises natural light and air for the new building as well and frankly detracts from its value. The design as it is now will lower the value of the building – people, and buyers/renters, rapidly perceive lighting quality and sense of air, and these affect personal mood and the “mood” or “feel” of the building design. This is a common design flaw that is affecting the desirability of numerous units that we are seeing languish on the market now in San Francisco.

In my view, the homes to the left and right of 311 are of unique period design and they will ADD to the value of the new building if the new building design complements all, by maximizing light and air as well as privacy. To miss the latter factors with an unthoughtful design plan would waste an incredible opportunity for creating value for the new building, and then tragically diminish value for that portion of the block in perpetuity.

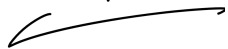
4) Ensure that the character-defining features of an historic building are maintained.

The proposed construction is obliterating the historic fabric of the neighborhood and this in turn will negatively affect value. By constructing a bulky building, that does not compliment the surrounding existing historic property and unique period design neighboring homes, we all lose the benefit of the history of this neighborhood. This in turn, again, affects value and paves a path for people leaving when the market is vulnerable.

Change does always come. That is a given, but that fact is not a pass for ignoring context. The new construction may in its creation sweep away a unique stone fence and sidewalk. I hope not, and I believe these items would greatly add to the value of the new building if they are allowed via permitting laws. Ultimately I want to emphasize that the happiness and tranquility of the future inhabitants of 311 and their neighbors who they share close property lines with, these people will be connected, and harmony among them both in lighting and privacy and experiencing joy in where they live is a point of both human-experience value and real-estate value. These go hand in hand. We are currently seeing the effects of sterile design homes being fled from in San Francisco. The development site at 311 28th Street is a stunning opportunity for creating and building something that gasps and amphiphiles value for all. Enjoyment for the people who live here matters.

The owners simply need to respect planning guidelines, show deference to historical features, and develop their property while taking into account input from the neighborhood. They too will benefit from these steps. By doing so it would save everyone time and money, AND create value, including that of monetary nature. I hope you will consider these thoughts in making a final determination regarding the design of the 311 28th Street development.

Sincerely,



Clarissa Bush
366 28th Street
San Francisco, CA 94131

RUSTY A. BEST

November 1, 2020

San Francisco Planning Commissioners
Planning Department, Permit Center
49 South Van Ness Avenue, Suite 1400
San Francisco, California

re: 311 28th Street proposed construction project; Discretionary Review Hearing

Dear Commissioners,

I am writing this letter to express my strong opposition to the permit application for **311 28th Street**. I live in close proximity to the project, residing on the same street-block.

The proposed project is disappointingly unattractive in its overall design and makes no sense given how it wildly differs from our neighborhood's character of existing home exterior designs. The biggest concerns that I have with the project are:

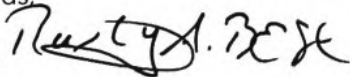
1. That no variance should be granted given the historic nature of the lot which I feel should remain unchanged.
2. There should be no fourth floor to this project given the beautiful adjacent and nearby properties that the project would massively dwarf; that would look ugly.
3. Any entryway should be only to the front that faces the street.

Thank you for your time and consideration, and for the opportunity to provide negative feedback. Please do not approve this unacceptable project.

Kind regards,

Rusty Best

Resident, 369 28th Street #5



From: **Burl H Enderlin** <benderlin@sbcglobal.net>

Date: Mon, Sep 21, 2020 at 10:34 PM

Subject: Project address: 311 28th Street

To: <stephanie.cisneros@sfgov.org>, <corey.teague@sfgov.org>, Jane Oyugi <janeoyugi@gmail.com>

Cc: burl Enderlin <benderlin@sbcglobal.net>, Erin <eenderlin@sbcglobal.net>

As long time residents of 28th street we object to the project at 311 28th street as currently proposed.

While this applies directly to this project, it also applies to many of the recent "development" projects in the neighborhood. We don't see a reason why any single family home needs a variance to the residential guidelines.

Build a modest, respectful home, take a modest, respectful profit.

We don't understand why so few developers get buy-in for the scope of the project from the immediately impacted neighbors BEFORE they spend the money to draw detail plans. When we put an addition on our house we discussed the potential impacts with our immediate neighbors BEFORE even looking for an architect. It's common sense and neighborly. It would make even more sense to do this if the project sponsor actually intends to live in the house.

Certainly, our neighbors both East and West of the project address (particularly West, by virtue of many 120+ year old East facing windows) are the most impacted so their issues should be considered over anything that we would say. I am anticipating their list of issues to be much longer.

Our issues are:

- three stories over sub-grade garage seems out of character for the neighborhood.
- seems to not be respectful of the mid-block open space (hence the request for variance).
- slippery slope. Allow one home to be built outside the residential guidelines, and they multiply.

Burl and Erin Enderlin
benderlin@sbcglobal.net
373 28th Street

311 28th Street Discretionary Review

Photos of 309, 311 and 313 28th Street

Dear Commissioners:

I am sending these five photos in support of the four DR Requestors for this project at 311 28th Street which is between Sanchez and Noe Streets.

I live one block north on Duncan between Sanchez and Noe.

I have been aware of this property and the two adjacent beautiful homes at 309 and 313 28th Street for the 34+ years that I have lived in the neighborhood and the importance of CCW Haun and the surviving structure at 311 28th Street.

These photos illustrate the site and the connection between the three lots and the potential impact of any new structure built on the front of the 311 lot.

Any structure approved on the front of this lot *must* mitigate the loss of light, air and privacy for the two immediately adjacent neighbors at 309 and 313 28th Street.

Thank you and take good care.

Sincerely,

Georgia

(G. Schuttish - 460 Duncan Street)



Photo #1 Is the imprint of CCW Haun which can be found all over Noe Valley. Shows the address of the home of two of the DR Requestors.



Photo # 2 A detail of the sidewalk between 311 28th Street and 313 28th Street. The sidewalk links the two properties historically and aesthetically.



Photo # 3 Closer detail of “Art Stone” by CCW Haun in front of 311 and 313 28th Street



Photo #4 2011 Google Street photo of 313, 311 and 309 28th Street. Shows “Art Stone” shared sidewalk and the full distinctive pattern. Note trees at 311 28th Street which were cut down by project sponsors shortly after purchase in 2015. Note shade from tree on dormer window on the attractive and unique roof of 309. This shadowing portends a major impact on this window at 309 28th Street from proposed project on front of the lot at 311 28th Street.



Photo #5 2015 Google Earth photo of the three properties and the “Art Stone” sidewalk prior to trees being cut down by project sponsor in 2015. Illustrates the potential dramatic impact the mass and footprint of any proposed structure on the front of the 311 28th Street lot will have on the light, air and privacy of the home and the occupants of 313 28th Street.

MARC NORTON

468 - 29th Street
San Francisco, CA 94131

Telephone: (415) 648-2535
E-mail: nortonsf@ix.netcom.com

November 2, 2020

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

**RE: 311 28th Street
Variance & Discretionary Review Hearing
November 12, 2020**

Honorable Commissioners:

I write to oppose any variance regarding this proposed project, and to support those who have filed discretionary review petitions.

I live just a couple of blocks from this proposed project, in a home that I was lucky enough to buy over 35 years ago.

In recent years, I have seen our neighborhood inundated with Monster Homes built with the sole purpose of making big-time profits for greedy developers. These Monster Homes do nothing to provide housing for those who really need it. Instead, they serve only to house the filthy rich, and to drive out more and more working class folks. A few construction workers get jobs for a while, but none of those workers could possibly afford to buy homes in San Francisco. This process is part and parcel of the kind of real estate speculation that is running people of color out of town.

San Francisco used to be famous for Playland at the Beach. Now it is famous as a Playland for the Rich and White.

I would not be opposing this project if the developer were building affordable homes or apartments, but they aren't.

Some of my more specific objections include the following:

(1) This Monster House is way out of scale of the surrounding neighborhood. It would have a significantly negative impact on every neighbor's light, air and privacy. The proposed fourth story is particularly offensive.

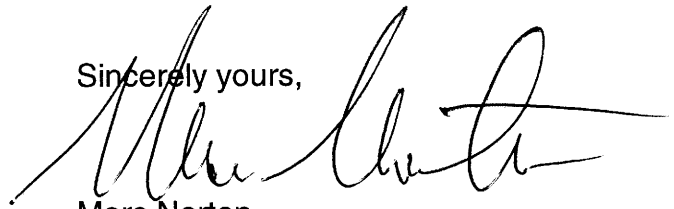
(2) The proposed rear yard variance is unacceptable. We need our rear yards. They are an important part of our living space, and are necessary to preserve light, air and healthy living.

(3) Instead of yards, these days every developer wants to build roof decks. I guess that is a selling point, but those of us who live here know that the **wind and the weather** in this neighborhood will make these roof decks **unusable** most of the time, and that consequently they will get little use. **They are just ugly and intrusive additions to ugly projects.**

(4) The project will obstruct the view of the Category A historic structure at the rear of this property. The proposed narrow "viewing corridor" is a joke. Nor should the developers be rewarded for destroying the mature avocado, lemon and holly trees that were part of this historical property.

Commissioners, please do the right thing.

Sincerely yours,



Marc Norton

cc. Noe Neighborhood Council
Upper Noe Neighbors

West Bay Law
Law Office of J. Scott Weaver

October 30, 2020

Stephanie Cisneros
Corey Teague
San Francisco Planning Department
Stephanie.Cisneros@sfgov.org
Corey.Teague@sfgov.org

Commissioners,
San Francisco Planning Commission
Joel.koppel@sfgov.org
Kathrin.moore@sfgov.org
Deland.chan@sfgov.org
Sue.diamond@sfgov.org
Frank.fung@sfgov.org
Theresa.imperial@sfgov.org

Re: 311 28th Street – Opposition to Proposed Project, November 12, 2020

San Francisco Planning Commissioners and Department Staff:

I write in opposition to the above-referenced project. It is a monster home that would almost totally obscure a historic resource (311 28th Street) and substantially impair two others. I agree with my neighbors that the proposed project is inappropriate in its current configuration. I see no need to repeat their concerns, I trust you will have read their letters. Nor will I reiterate the project's incompatibility from a historic context perspective. The *Historic Resource Memorandum* prepared by Richard Brandi adequately explains that.

The "carriage house" property at 311 was built sometime before 1886 and with a Resource A Historic Classification. It was reported by both the late Ms. Gallagher (311 28th Street) and the Smiths (313 28th Street) that the site was formerly a Pony Express stop. The carriage house is in a condition of severe disrepair. Although current owners have known of its condition since their purchase in September of 2015, they have allowed the building to continue to dilapidate. Given this past history of neglect, we have no reason to trust that they will undertake much needed repairs and renovations to the property.

A Geotechnical Investigation was prepared for the current owners in May 2016. Although not intended to be exhaustive about necessary work to the carriage house, it did reveal that the structure in "its current condition suggests upgrades may be needed for the foundations and framing and the floor slab has cracked and settled to a significant degree." At page 5, the

San Francisco Planning Commission and Department Staff

October 30, 2020

Page Two

report recommended that "underpinning of the foundations and replacement of the existing slab-on-grade with a structural slab may be more feasible." This is work that clearly has needed to be done, but, after more than four years there has been no work in this direction.

There has not been a hint of work done on the carriage house, foundational or otherwise since the current owners purchased it in 2015. The attached photographs give us a glimpse of the level of deterioration that the owners have allowed this historic resource to suffer. Although they took out an over-the-counter permit in mid-2019, they have done no work under this permit. They have represented to the Planning Department certain "proposed" work on the carriage house, but approval of the proposed project is in no way tied to completing the renovation of the carriage house.

Many of us are concerned that, unless conditions are placed on approval of the new structure, the project sponsors will continue to neglect the carriage house. That outcome runs contrary to their implied representations made to the Planning Department as well as public policy aimed towards preservation of historic resources. Approval of this project in any form must address this concern. One approach would be to tie issuance of the site permit for the proposed project to completion of the work necessary to preserve the carriage house – such as that described in the Geotechnical report as well as the plans as submitted at pages A-1.0 and A-2.6. Alternatively, one could so condition the issuance of a Certificate of Final Completion and Occupancy of the project on the issuance of a Certificate for the carriage house.

In any event, it is imperative that any Commission decision also include assurances that the carriage house will be fully renovated before allowing occupancy at the project site. After all, this is what the owners were supposed to have begun when they purchased the property five years ago.

Sincerely,



J. Scott Weaver

cc. Jane Oyugi







NOE NEIGHBORHOOD COUNCIL

Fair Planning for Noe Valley



November 3, 2020

President Koppel and Members of the Planning Commission:

On behalf of Noe Neighborhood Council (NNC), I am writing to express our opposition to the proposed project at 311 28th Street. Our reasons are as follows:

- The proposed project will block a great portion of the Type A Historic Resource building that already exists on the project site. According to the Secretary of the Interior's Standards for the Treatment of Historic Properties, **the primary façade of a historic resource should be seen from the public right of way**. This project completely blocks the majority of the façade on this Type A Historic Resource by a gargantuan building that extends the entire width of the lot minus a measly 8 feet as the "viewing corridor". Such narrow corridor will not enable viewing of the existing Historic Resource from the public right of way and therefore, the proposed project will not be compliant with the Secretary of the Interior's Standards.
- The proposed design is out of scale and not in keeping with the height and bulk of the homes on this street. At 38'-6", the proposed building will stick out like a sore thumb on a block that is comprised of homes that at best, are no more than 30 feet in height. This project fails every principle of the Residential Design Guidelines and specifically, it fails to respect the topography of this steep street with stepping down rooflines.
- At a time when the COVID induced economic crisis has pushed people out of San Francisco and slowed down the real estate market, we question the wisdom of adding another single-family home to the bloated inventory of for sale homes in Noe Valley. Currently, there are 35 properties for sale just in Noe Valley with great many of them languishing for months on the market. The old excuse of "housing shortage" for approving another luxury spec house no longer applies. The proposed project does nothing for our affordability crisis, which has been exacerbated by the pandemic.

That is why we stand in support of the DR applicants and the community in opposition to this project. We urge you to take DR and require the project sponsor to modify this project to address the above issues.

Sincerely,

Ozzie Rohm

For the 300+ members of Noe Neighborhood Council



Jane Oyugi
313-A - 313 28th Street
San Francisco, CA

To: Planning Commissioners
Subject: Discretionary Review (DR) Hearing for 311 28th Street, Project #2016-0906-6885
Date: November 3, 2020

Dear Planning Commissioners,

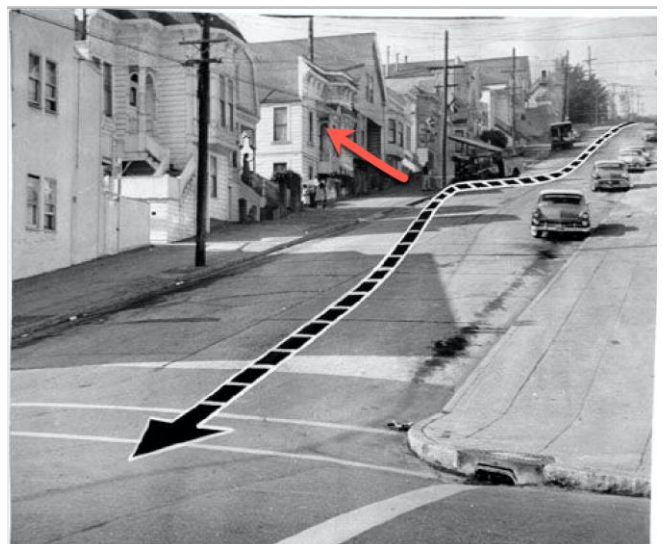
I am an owner of the property adjacent to and on the west side of the subject property and I have lived in the neighborhood for over 11 years. I am writing to respectfully request you to exercise your discretionary power and consider the DR applications and the strong neighborhood concerns that have been brought to your attention regarding the proposed development.

The proposed development involves exceptional and extraordinary circumstances that deem it worthy for discretionary review. These are outlined below.

1. **Conceals a CEQA Category A Historical Resource from the public right-of-way.**
2. **An apparent disregard for maintaining the existing historical resource carriage house and a disregard for the historical status of my home and other adjacent homes.**
3. **A massive and out-of-scale size compared to the adjacent houses and those on the block.**
4. **Egregious loss of privacy and direct view into my bedrooms, bathrooms, kitchen from the side yard and into the backyard.**
5. **A variance would negatively impact the material value of my home.**
6. **Does not meet all the standards identified in The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.**
7. **Lack of outreach and opportunity to discuss concerns before submitting revised plans.**

Conceals a CEQA Category A Historical Resource from the public right-of-way.

The Historic Sites Project of the Junior League of San Francisco produced the book "Here Today: San Francisco's Architectural Heritage". As indicated in the book, 313 28th Street and 311 28th Street are interrelated historical resources and together contribute to the historical significance of the site. The two properties were once one lot. The book describes the site as: "*313 28th Street ...included large side garden, driveway and rear building (#311). These all remain today. The rear building served once as a stable for horses...*"



The 1886 Sanborn Map includes all three buildings in the above photo, 309 28th St., 311 28th St., and 313 28th Street. Past residents of 313 28th Street are listed in the San Francisco directories as early as 1878. Subsequent owners purchased the lot, which included the main house (313) and the carriage house (311). In 1891, Charles C W Haun (CCW Haun) owned the property, lived in it and it was also his place of business. CCW Haun was noted for his artificial stone sidewalks in front of his homes and in different neighborhoods in San Francisco, including near Lombard Street, the famous crookedest street in San Francisco. He was a well-known local contractor in San Francisco during his day.



Historic site 311 & 313 28th Street described in "Here Today: San Francisco's Architectural Heritage"

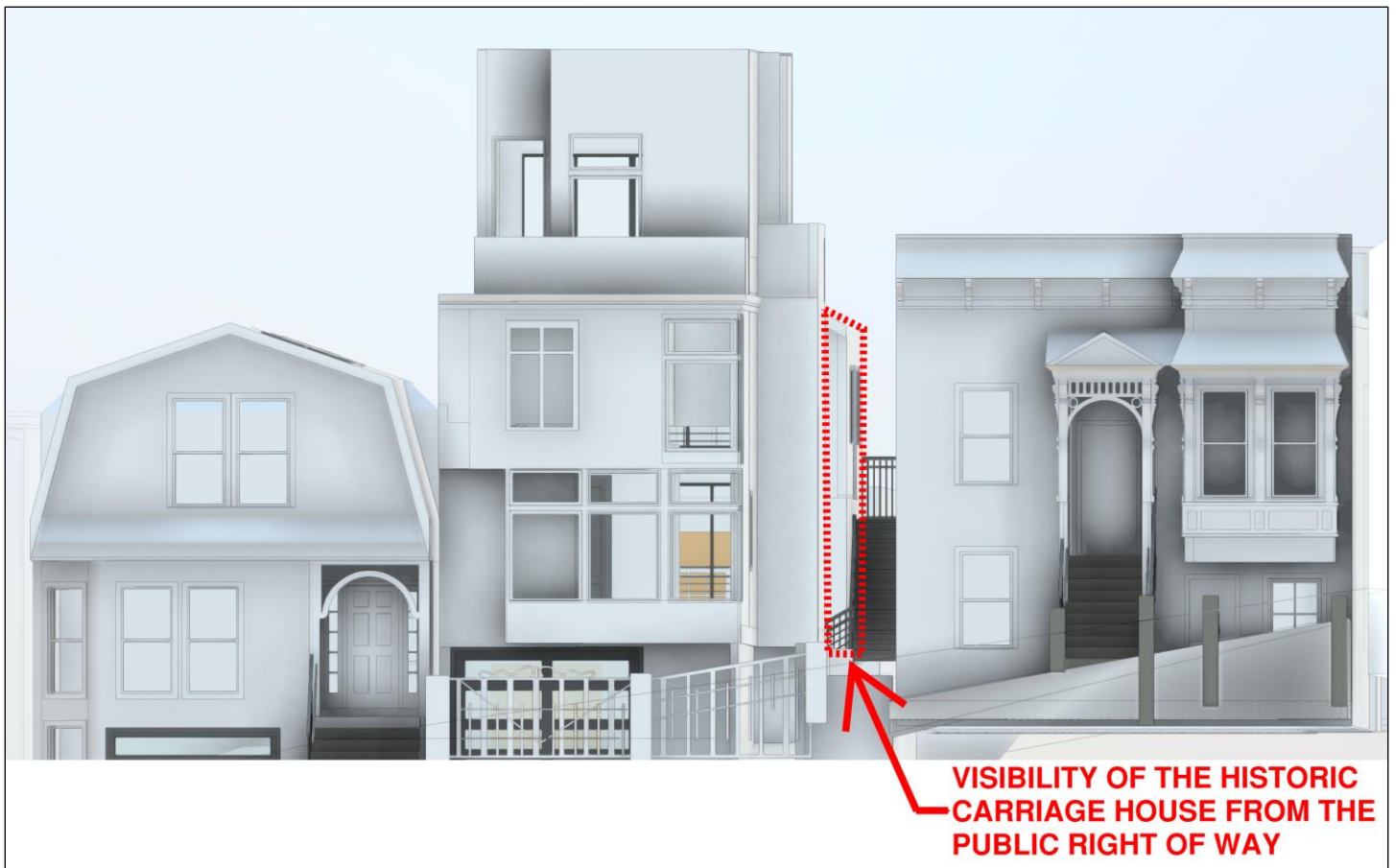
A large side garden which existed since the 1800s had large mature trees (avocado, holly and lemon tree) and vegetation in the green space for decades until the new owners of the subject property abruptly removed them in November 2015 without any consideration for the fact that the trees were part of the historical significance of the site as assessed by the Historic Sites Project of the Junior League of San Francisco.

The historical nature of this site is a reminder of a past era, the 1800s, and it has a special historical, architectural and aesthetic value that should not be destroyed. The site's historical nature and value is a unique and irreplaceable asset to San Francisco and the Noe Valley neighborhood. This part of 28th Street has a feel of what it was like in the 1880s and is an example of the physical surroundings in which residents at this property in the late 1870s, 1880s and 1890s lived.

Concealing a historic structure from the public right-of-way and allowing a massive 4-story building to obliterate the character defining features of the site and the historic value of the adjacent historic properties are exceptional and extraordinary circumstances.

- a) The historic carriage house at 311 28th Street would be wiped out from public view.
- b) The character defining features of 313 28th Street (adjacent west and 138 years old), and that of 309 28th Street (adjacent east) would be destroyed.
- c) The adjacent historic resource properties would be altered and negatively impacted.
- d) The interrelated historical connection of what was once CCW Haun's house (313 28th St), large side garden, driveway and rear building (311 28th St), as described in San Francisco's Architectural Heritage would be destroyed.
- e) The rear building is the last or one of the last remaining carriage houses in Noe Valley.
- f) The Notice of Planning Department Requirements (NOPDR 2) required a substantial view of the historic structure. The proposed plans do not provide a substantial view of the Category A Historical Resource structure, see graphic below.





An apparent disregard for maintaining the existing historical resource carriage house and a disregard for the historical status of my home and other adjacent homes.

Disregard for a CEQA Category A Historical Resource and allowing it to dilapidate and fall into disrepair is egregious. This is an exceptional and extraordinary circumstance that should require rehabilitation of the carriage house as a condition prior to any development on that site.

The carriage house has been ignored to the point that it is falling apart. It has been a source of blight in the neighborhood since the property was purchased in 2015. It was declared an abandoned building by the Department of Building Inspection in June 2016.

The carriage house has continued to deteriorate, and an accelerated deterioration seems to occur on the roof every year during the rainy season in San Francisco, which we are soon approaching. Pieces of the roof, which might have asbestos, continue to fall into my backyard.



The property has been a source of blight and a parking lot for trailers up until around the time that the 311 Notice was placed on the gate of the property in August 2020 at which point the trailers and debris were removed.

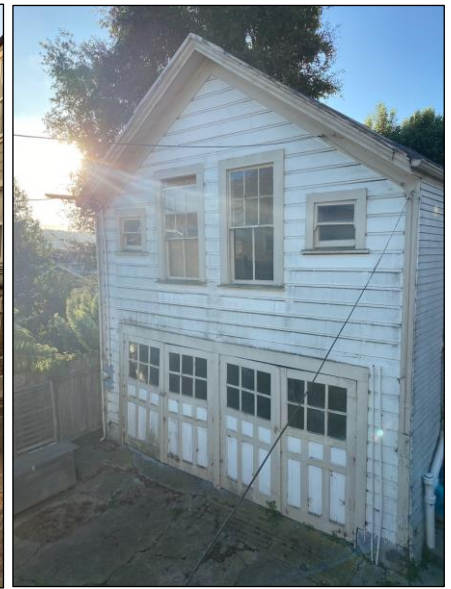
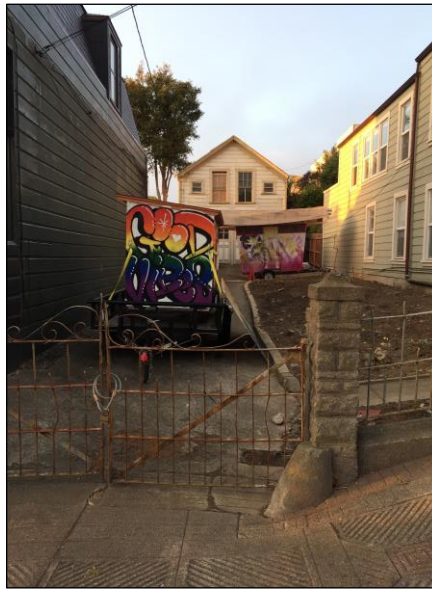
1. The carriage house at 311 28th Street has existed since the 1800s. It should be rehabilitated.
2. Allowing it to fall into disrepair will continue to destroy the historic value of the historic site and adjacent historic properties.
3. Conditions should be placed on the project developers to rehabilitate the carriage house.
4. The historic carriage house is the last or one of the last carriage houses in Noe Valley.



A permit was issued in June 2019 to remodel and rehabilitate the existing historic carriage house. However, nothing has been done and it continues to be impaired.

As stated in Article 10, Section 1001 of the San Francisco Planning Code, "...prevention of such needless destruction and impairment is essential to the health, safety and general welfare of the public".

I respectfully request you to place a condition on this development that the existing Category A Historical Resource be rehabilitated as a condition of any proposed development on this site.

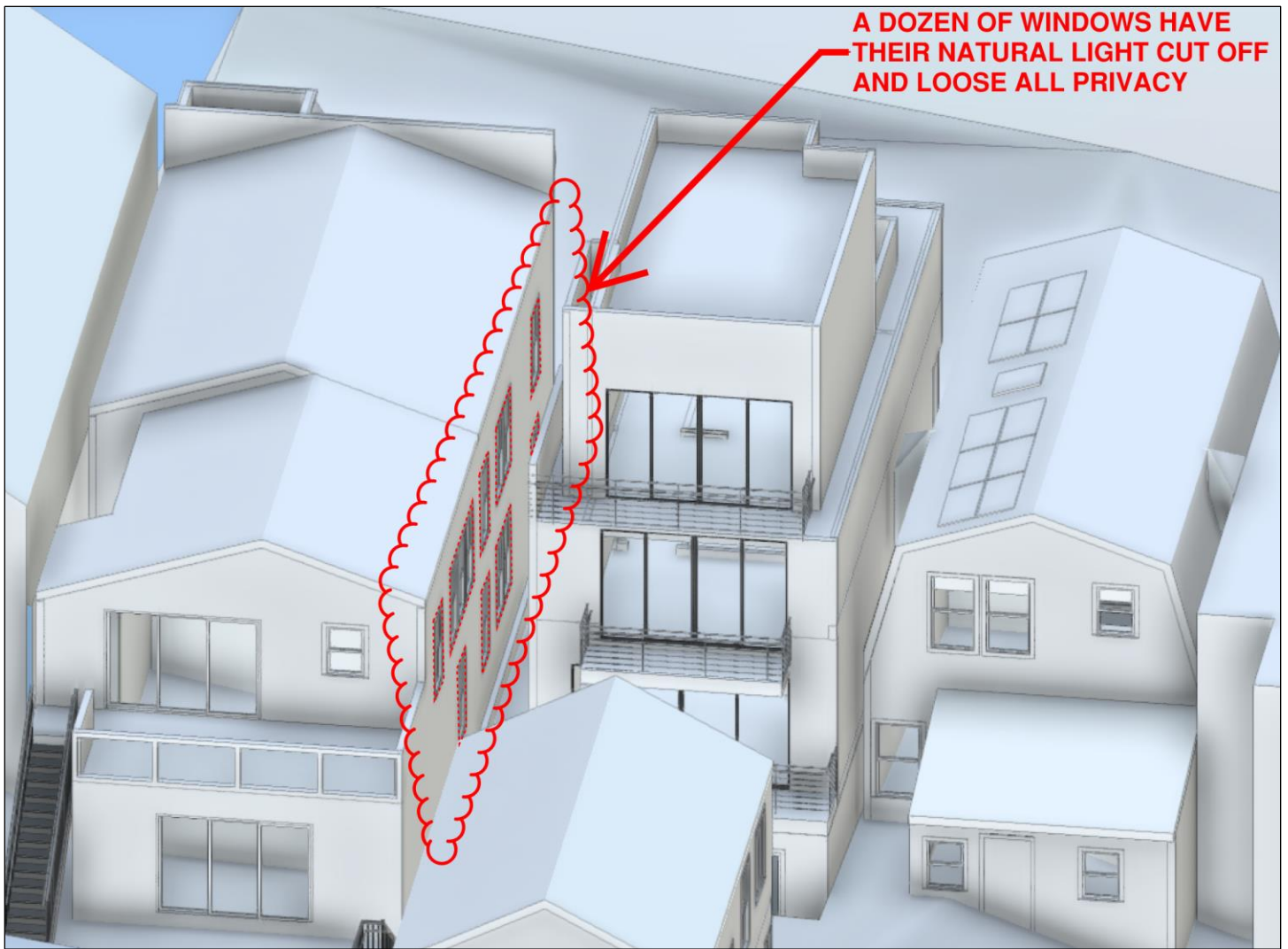


A massive and out-of-scale size compared to the adjacent houses and those on the block.

The massive 4-story building is completely out-of-scale and towers over my 2-story house, the other adjacent 2-story house and surrounding houses. The decks on the rear of the proposed building would look directly onto my backyard and they are incredibly intrusive on our privacy.

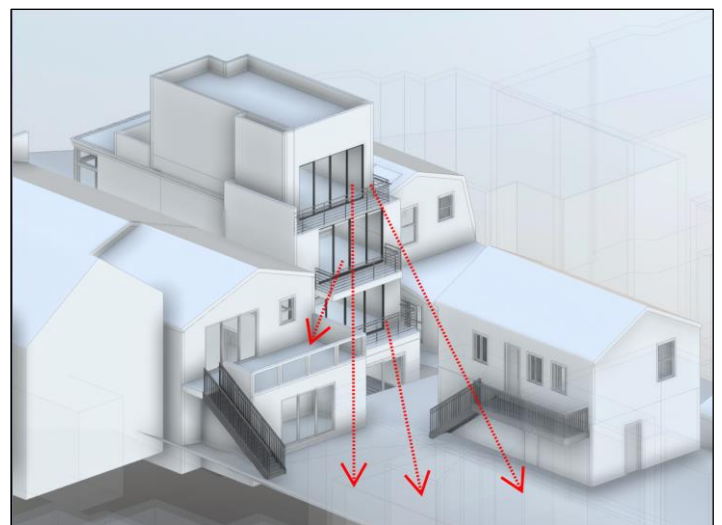
The proposed development would also partially block or completely block 15 windows of the neighbors on either side of it. The mass and scale of the proposed development completely blocks the natural light and air to my building. Access to sun light is considerably reduced since the proposed development would block all of my east facing windows. The two properties were once one lot, hence, the reason why there are windows on the east side of my property. The lot was split into two lots in 1970, when the owner at the time deeded 311 28th St. to one daughter and 313 28th St to another daughter. It seems reasonable that the historic relationships of the two properties should be taken into consideration when looking at the residential design guidelines since the Categorical A Historical Resources were considered one site, and along with 309 28th, they all once formed a farmstead.

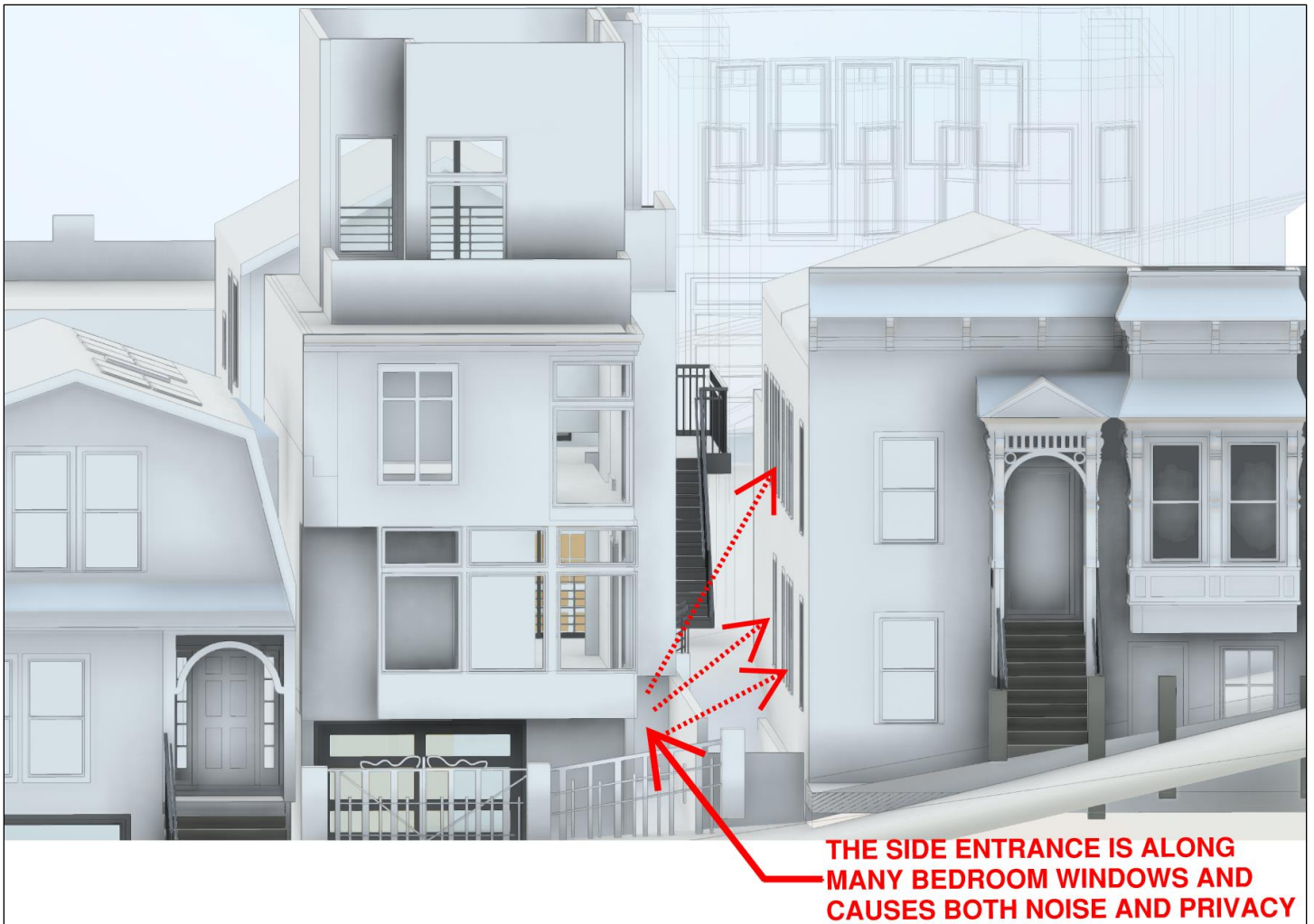




Egregious loss of privacy and direct view into my bedrooms, bathrooms, kitchen from the side yard and into the backyard.

The proposed development proposes the front door and entrance to the house be located on the west side yard of that building, which is on the east side of my house. This is completely disrespectful to our privacy as we have bedroom, bathroom and kitchen windows along the east side of my property. The constant walking of people, deliveries, lights, noise along that side yard will completely impose on our privacy. Houses on this block of 28th Street have the front door and entrance to the homes entering from the front of the building from 28th Street versus the side of the building.

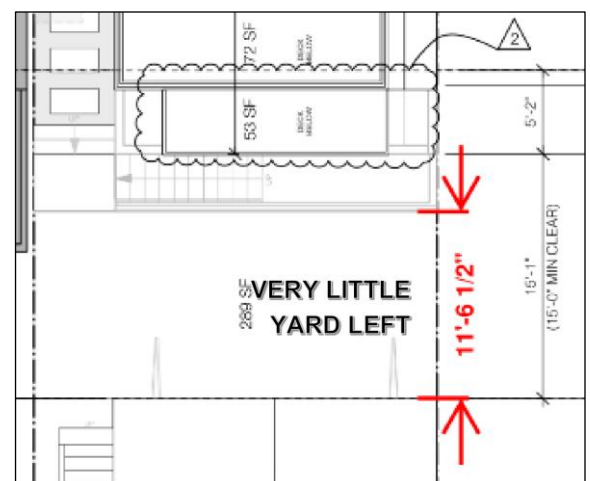




A variance would negatively impact the material value of my home and that of the other adjacent neighbor.

I request that a variance not be granted as it would result in material damage to the value of my property and that of the adjacent neighbor on the east side of the proposed development. The diminished value of the properties would be a result of the loss of privacy, natural light and air. We regularly use our backyards and a variance would significantly impact the privacy of our backyards as well as the privacy of the homes on the southside of the subject property.

As you can see in the diagram on the right, the proposed project leaves only 11' 6" of yard space, where there is currently nearly 83' of front yard space.



Both adjacent properties are historical modest homes. By granting a variance, this would be setting a negative precedent by allowing a massive out-of-scale development to be placed in front of and alongside modest Category A Historical Resources and homes.



The proposed development does not meet all the standards identified in The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.

A proposed new building must not adversely impact a historic resource, historic site or adjacent historic resources.

STANDARD 1:

"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."

Standard 1 is not met as it entirely changes *"the defining characteristics of the building and its site and environment"*, namely:

- 1) removing the sight from the public right-of-way of a historical structure.
- 2) altering the relationship between two historic properties (311 and 313). The proposed development presents an adverse impact on the two historic properties
- 3) altering some of the historical features of the direct environment by impacting characteristics of the historic adjacent property on the East side.
- 4) the front opened space was altered and mature trees and vegetation were removed overnight in November 2015 without any consideration to the impact on the surrounding environment.

STANDARD 2:

"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

Standard 2 is not met because:

- 5) the structure is significantly altered on the East, West and South sides.
- 6) the North side is also impacted as its sight from the public right-of-way is entirely eliminated. The historical aspect of the proposed changes to the Subject Property are therefore entirely wiped out since it cannot be enjoyed.
- 7) the front posts & garden fence, built by San Francisco craftsman C.C.W. Haun, clearly establishing a character-defining relationship between at least three directly adjacent buildings (or more) is entirely removed, thus breaking a historic link to a farmstead.
- 8) the historic sidewalk is proposed to be torn up by the proposed grade change alterations.



STANDARD 3:

"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

Standard 3 is not met given that:

- 9) a falsely traditional building is proposed to be built in front such that it blocks the sight of a historic carriage house, with only a sliver of the staircase in view.

STANDARD 4:

"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

Standard 4 is not met due to the fact that:

- 10) the interrelated historical bond in between two historical properties (311 and 313) is wiped out.
- 11) in addition, this carriage house may be one of the last remaining such structures in Noe Valley

STANDARD 5:

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

Standard 5 is not met since with the proposed development:

- 12) the relationship between the Subject property and its neighbors is transformed.
- 13) all four faces of the subject properties are significantly modified.

The proposed development does not meet the 11 standards of the Secretary of Interior. Therefore, it would seem that the sponsors should be expected to provide an Environment Impact Report.

On February 24, 2017, I submitted a request to the Planning Department to ask the sponsors to provide an Environment Impact Report (EIR) as part of the project, but my request went unanswered. On May 1, 2020, I asked again about the EIR.

Lack of outreach and the opportunity to discuss concerns before submitting revised plans.

There was no outreach from the project developers since the Pre-Application Meeting on March 22, 2015. The project developers submitted revised plans to the Planning Department without providing an opportunity to review and discuss them with the neighbors before they were submitted. On October 19, 2020, David Winslow, in the Planning Department, scheduled a meeting with the DR Requestors and the Project Developers. It seems nothing came of that meeting.



Concluding Remarks

The exceptional and extraordinary circumstances that I have outlined above led me to file an Application for Discretionary Review. These concerns are real, deeply impactful, and egregious. I have a modest home and it seems unfair for a developer to propose and submit plans for a massive out-of-scale development that deteriorates the mid-block open space, blocks natural light and air, disregards the historical status of the property and adjacent properties, materially impacts the value of my home, and imposes significant loss of privacy with little regard for outreach, dialogue and the negative impact it has on the material value of the neighbors property.

To recap, the exceptional and extraordinary circumstances that the proposed development presents are as follows:

- 1. Conceals a CEQA Category A Historical Resource from the public right-of-way.**
- 2. An apparent disregard for maintaining the existing historical resource carriage house and a disregard for the historical status of my home and other adjacent homes.**
- 3. A massive and out-of-scale size compared to the adjacent houses and those on the block.**
- 4. Egregious loss of privacy and direct view into my bedrooms, bathrooms, kitchen from the side yard and into the backyard.**
- 5. A variance would negatively impact the material value of my home.**
- 6. Does not meet all the standards identified in The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.**
- 7. Lack of outreach and opportunity to discuss concerns before submitting revised plans.**

Planning Commissioners, thank you for your time and consideration.

Sincerely,

Jane Oyugi



**We oppose the building of a new structure on the front of the lot at 311
28th Street, San Francisco.**

Seq	Date	Signature	Printed Name	Address
1	1/17/16		RAYMOND ROBERTSON	309 28th St, San Francisco, CA 94131
2	3/17/16		Shelley Sorenson	318-28th St
3	3/17/16		Judith Wolfe	319 28th St, San Francisco, CA
4	3/17/16		UDAY KUMAR	330 Valley St., SF 94131
5	3/17/16		FAY WANG	300 Valley St. SF 94131
6	3/17/16		Jacob Rosenstein	319 28th St S.F. CA 94131
7	3/17/2016		Anne Wilbert	323-28th St SF 94131
8	3/17/2016		Rafael Aludo	326 Valley St 94131
9	3/17/2016		JANE OYUGI	313 28th St, 94131
10	3/20/16		MARK COLLINS	217 28th St 94131
12	3/20/16		Scott Weaver	315 28th St
13	3/20/16		VARADA RAJAN RAJARAM	332 VALLEY ST 94131
14	3/20/16		MIN TABOR	315 28th St 94131
15	3/20/16		LYNDA WILLOW	317-28th St. 94131
16	3/20/16		WENDY WALSH	315 28th St SF 94131
17	3/20/16		HARVEY WILLOW	317 28th St 94131
18	3/20/16		Gregory Foss	314 28th St 94131
19	3/20/16		Kim Tabor	314 28th St 94131
20	3/20/16		LESLIE HARWOOD	315 28th St SF 94131
21	3/20/16		DOUGLAS MELTON	309 28th St. SF CA 94131
22	4/5/16		RASA MOSS	359 Jersey SFC 94114
23	4/5/16		Bruce R Bowen	4016 20th St SF 94114
24	4/5/16		Junona Jonas	4016-20th St SF 94114
25	4/5/16		Donna Lopez	443 Clipper St.
26				
27	4/5/2016		Anastasia Yovanovitch	3718 24th St. 94114
28	4-5-16		Ralph Gutierrez	4047 Cesar Chavez 94115
29			Lisa Mathias	73 Channing St 94114
30	4-5-16		Erin Enderlin	373 28th St. S.F. 94131
31	4-5-16		John Giordano	1585 Dolores St SF 94110
32	4-5-16		Chris Giordano	1585 Dolores St. SF 94110
33	4-5-16		Mauka McBarr	360 Valley St. 94131
34	4-5-16		EDWARD MASON	1084 Church St 94114
35	4-5-16		MATTHEW T MCCABE	1101 Diamond 94114
36	4-5-16		Alice West	4077 Cesar Chavez 94131
37	4-5-16		Carol Britschgi	119 Vicksburg 94114
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311 28th Street Discretionary Review

Photos of 309, 311 and 313 28th Street

Dear Commissioners:

I am sending these five photos in support of the four DR Requestors for this project at 311 28th Street which is between Sanchez and Noe Streets.

I live one block north on Duncan between Sanchez and Noe.

I have been aware of this property and the two adjacent beautiful homes at 309 and 313 28th Street for the 34+ years that I have lived in the neighborhood and the importance of CCW Haun and the surviving structure at 311 28th Street.

These photos illustrate the site and the connection between the three lots and the potential impact of any new structure built on the front of the 311 lot.

Any structure approved on the front of this lot *must* mitigate the loss of light, air and privacy for the two immediately adjacent neighbors at 309 and 313 28th Street.

Thank you and take good care.

Sincerely,

Georgia

(G. Schuttish - 460 Duncan Street)



Photo #1 Is the imprint of CCW Haun which can be found all over Noe Valley. Shows the address of the home of two of the DR Requestors.



Photo # 2 A detail of the sidewalk between 311 28th Street and 313 28th Street. The sidewalk links the two properties historically and aesthetically.



Photo # 3 Closer detail of “Art Stone” by CCW Haun in front of 311 and 313 28th Street



Photo #4 2011 Google Street photo of 313, 311 and 309 28th Street. Shows “Art Stone” shared sidewalk and the full distinctive pattern. Note trees at 311 28th Street which were cut down by project sponsors shortly after purchase in 2015. Note shade from tree on dormer window on the attractive and unique roof of 309. This shadowing portends a major impact on this window at 309 28th Street from proposed project on front of the lot at 311 28th Street.



Photo #5 2015 Google Earth photo of the three properties and the “Art Stone” sidewalk prior to trees being cut down by project sponsor in 2015. Illustrates the potential dramatic impact the mass and footprint of any proposed structure on the front of the 311 28th Street lot will have on the light, air and privacy of the home and the occupants of 313 28th Street.

From: Dvora Honigstein <dvhonig@gmail.com>
Sent: Monday, September 07, 2020 9:19 AM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC); • Jane Oyugi
Subject: 311 28th St.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dvora honigstein
325 28th St.
San Francisco 94131

Sept. 6, 2020

Dear Planning Commissioners,

I was very troubled to see the plans for the proposed construction at 311 28th St. I am shocked that the builders/owners would even consider such a building that is so out of keeping with the buildings in and character of this neighborhood. As a property owner on this block for 28 years I want to see this neighborhood retain its character. I understand that the owners have been unwilling to make compromises and that concerns me as well.

The proposed building is completely out of scale with the building next to it and with the neighborhood in general. It would intrude significantly into the open green space behind the building. It seems significantly higher than the buildings that are up and down hill from it. It appears from the plans that it blocks the windows of the historic building next to it. This city does not need more 'mega' houses.

I urge you to deny these plans as they presently are and to insist that the builders/owners comply with the city's building code.

Thank you,
Dvora honigstein

--

Dvora Honigstein, PhD, MFT

From: Dave Halperin <dhnss@pacbell.net>
Sent: Sunday, November 01, 2020 3:15 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC); janeoyugi@gmail.com
Subject: 311 28th St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: Stephanie Cisneros @ SF Planning Dept

Dear Ms Cisneros,

This is in regards to 311 – 28th Street. I am opposed to the proposed plans regarding this property.

If a building is designated as historical, shouldn't it be visible so it can add character and enjoyment to the neighborhood? The plans show it being hidden behind a large building that doesn't fit the neighborhood.

Also, it seems unreasonable to block the neighboring windows, which have been there for decades.

There is a severe lack of open space in the City as it is, and this will eliminate a charming front yard, which is part of the historical nature of the property.

We don't need another multi story house on this block, especially one that prevents enjoyment of the current historical cottage.

Sincerely,

David Halperin
318 28th Street
SF CA 94131

From: antokeegan <antokeegan@aol.com>
Sent: Monday, September 21, 2020 3:19 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC)
Cc: Jane Oyugi
Subject: 311 28th Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to make known my objection to the proposed construction at [311 28th street](#) acrosss the street from my home at [338 28th street](#). I have never before objected to any project in the neighborhood despite being directly impacted by 2 of my neighbors projects. The first was when my next door neighbor demolished a cute single family one story building and replaced it with a 2 unit building above garage which caused me to lose light and my view of downtown. I did not object as he was perfectly within his right to do so and built only to the same height as my building in keeping with the other buildings on the block, also I prefer to get along with my neighbors ! Then a few years later the same thing happened with my neighbor directly behind me on Duncan street, again I had no objection as he built in accordance with all the other buildings on the block. However I am objecting now as this proposed project is way off scale with all the neighboring buildings on the block. It is quite frankly a monstrosity and will obviously cut off light, air and impact the privacy of the neighbors on either side of the project. Sincerely, Antoinette Keegan..

Sent from my iPad

From: Clarissa Bush <clamabu@gmail.com>
Sent: Thursday, September 10, 2020 7:53 AM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC)
Cc: janeoyugi@gmail.com
Subject: 311 28th Street Development
Attachments: Opposition Letter from 366 28th Street.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings,

Attached with this email is my letter requesting modifications of the building plans for 311 28th Street in San Francisco.

Thank you very much for your time and consideration.
Sincerely,

Clarissa Bush
366 28th Street SF CA
415-912-8336

From: Lyda Cort <lydab@aol.com>
Sent: Sunday, September 06, 2020 12:04 PM
To: Cisneros, Stephanie (CPC)
Subject: 311 28th Street Project Letter of Opposition
Attachments: 311 28TH Street Dear Planning Department.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Ms. Cisneros,

Please see my attached letter of concern regarding the project at 311 28 Street.

Sincerely,

Lyda Cort
361 28th Street
SF CA 94131

From: J. Scott Weaver <jscottweaver@aol.com>
Sent: Friday, October 30, 2020 12:21 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Chan, Deland (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC)
Cc: janeoyugi@gmail.com
Subject: 311 28th Street.
Attachments: 311 28th Street - letter in opposition.pdf; 311 28th Street - JPEG-1.jpg; 311 28th Street - JPEG-2.jpg; 311 28th Street JPEG-3.JPG

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San Francisco Planning Department and Commissioners,

Please see attached letter in opposition to Proposed Project at 311 28th Street, with attached photos.

Thank you for your attention.

J. Scott Weaver
4104 24th Street, #957
San Francisco, CA 94114

(415) 317-0832

From: Lynn Zarry <lynnzarry@yahoo.com>
Sent: Tuesday, September 15, 2020 9:11 AM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC)
Cc: Jane Oyugi
Subject: Construction: 311-28th Street, San Francisco

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Dear Planning Commissioners,

I would like to convey my opposition to the development project at 311-28th Street in the City:

- o This site is a historical landmark which the new owners have neglected for several years to the point of extreme dilapidation.
- o The newly proposed building will surely tower over **all** neighboring properties obscuring the view.
- o The sheer size of intended structure will block out much-appreciated sunlight and air circulation to surrounding residents. Privacy will also be compromised.

As a neighbor on the same block, I implore you to enforce planning guidelines whereas our historical beauty is respected and preserved, as well as ensures current residents their future quality of life.

Thank you for considering my opinion.

Lynn Zarry
307-28th Street
San Francisco CA 94131

From: Pamela Miller <pjmillsf@gmail.com>
Sent: Saturday, September 05, 2020 4:39 PM
To: Cisneros, Stephanie (CPC)
Subject: Fwd: Objection to Plans for new house at 311 28th st....

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Pam Miller

----- Forwarded message -----

From: **Pamela Miller** <pjmillsf@gmail.com>
Date: Sat, Sep 5, 2020 at 4:36 PM
Subject: Objection to Plans for new house at 311 28th st....
To: <stephanie.cisnero@sfgov.org>, <corey.teague@sfgov.org>

Dear Stephanie and Corey,

I am firmly opposed to the plans for yet another mega-house in outer Noe Valley to benefit one family.

I first moved to 323 28th st , just a few houses up the street, in 1991. There were no mega-houses in this part of Noe Valley. Now there are many. A few are built to house more than one family, but most are not.

This trend is deeply disturbing to me for several reasons.

First, It changes the look, character and feel of the block, rising high above adjacent properties, dwarfing them and not following the stepped- down look from the top of the hill to the bottom. it just doesn't fit.

(We had to fight this about 10 years ago directly across the street from this property, and had some success in a redesign which helped modify that look. The owners said it was for two families but within months it was clearly for one family.)

Besides that, it changes life significantly for good neighbors on both sides who deserve much better-- they lose light and sight lines from windows that are blocked.

Third, the way the owners have ignored all the feedback they have been given is truly appalling. That is not the way to become good neighbors, but it is clear they don't really care.

Surely, mega-houses are not the way of the future. Approving these plans seems to go against all principles the city has for housing.

I think the owners should be required to modify and downsize their plan with respect for their neighbors and the ambiance of the block on which they live.

I hope I don't have to continue to fight mega-houses in my neighborhood every few years. it's a disgrace.

Sincerely. Pam Miller

From: Gregg Foss <gfoss@legalspecialists.net>
Sent: Monday, September 14, 2020 11:02 AM
To: Cisneros, Stephanie (CPC)
Cc: Teague, Corey (CPC); janeoyugi@gmail.com
Subject: Objection to Proposed Construction at 311 28th St
Attachments: Objection to Proposed Construction at 311 28th St.pdf

Importance: High

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Department / Planning & Zoning Commissioners:

Attached, find a summary of our strong concerns about the proposed construction at 311 28th Street. Thank you for your consideration.

Best regards,
Gregg

Gregory Foss | Legal Specialists
Senior Recruiter
1 Sansome St Fl 35 | San Francisco CA 94104
P 415.421.9400
gfoss@legalspecialists.net | www.legalspecialists.net

From: A DeGrandi LAST_NAME <adegrandi@comcast.net>
Sent: Thursday, October 01, 2020 1:16 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC); janeoyugi@gmail.com
Subject: Opposition letter- 311 28th St. project
Attachments: Opposition letter_311 28th Street.pdf

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Dear Planning Department/Planning Commissioners:

As residents of 28th street, we are writing to express our strong concerns about the proposed project at 311 28th Street.

This project will severely impact the quality of life with regard to the enjoyment and access to local history. The historic carriage house and adjacent properties give residents as well as visitors to San Francisco the opportunity to reflect on bygone eras of the city. This example of the past should remain for future generations to also enjoy. This proposed project will add a multistory house in front of an already existing house and conceal a historic structure from the public right of way.

When local history is obstructed by “generic McMansions” the city loses value when its unique appeal and culture is diminished. The size of the project at 311 28th street is out-of-scale in comparison to the neighbors, blocks other neighbors’ windows and completely disregards the historical status of the property and that of the neighbor.

We feel the project should be respectful of the areas historic nature and maintain the gestalt of the block.

I hope you will consider this letter before making your decision.

Sincerely,

Andrew and Amy DeGrandi
357 28th Street
San Francisco, Ca, 94131
10/01/2020
Letter attached

From: Jacob Rosenstein <rosenstein.jacob@gmail.com>
Sent: Tuesday, September 08, 2020 11:54 AM
To: Cisneros, Stephanie (CPC)
Cc: Teague, Corey (CPC); Jane Oyugi; rrobp49@hotmail.com
Subject: Opposition to Building Permit for 311 28th Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Cisneros

I am writing in reference to Building Permit Application for 311 28th Street. I am urging you to reject this building permit for various reasons. The proposed building is out of scale in comparison to the neighbors, as it will be a four story residence adjacent to two Victorian era buildings. It is out of character with other Victorian era homes on the block, one of which I am a resident. The new construction will conceal an historic carriage house located on the back of the property, which has not been maintained by the current owner in the four years since its purchase. It will also block the sun and solar panels of its downhill neighbor. The plan to build a big house in front of another house is troublesome. The historic house will not be seen from the sidewalk, as the new structure will completely block its view. In addition, the current owner has destroyed trees that existed on the property.

Furthermore, I am uneasy about the lack of planned automobile parking in the building plan, as there is only parking for one car. We already have a shortage of street parking on my block. Many households have more than one auto. The plan for one car parking is short sighted and disregards the needs of the neighbors.

I also oppose granting Planning Code Section 134 and 135 variances for which the developers have applied. There is already a lack of green space and free airflow in the current design.

In short, if this building permit is approved, it will set a precedent for being the largest structure on the block. A better solution would be to renovate the existing historic carriage house to make it habitable again, replant the greenery, and provide ample parking.

Thank you for your consideration.

Respectfully,
Jacob Rosenstein
Jacob Rosenstein
319 28th Street
San Francisco, CA 94131
rosenstein.jacob@gmail.com

From: Judith Wolfe <judith.wolfe@gmail.com>
Sent: Tuesday, September 08, 2020 10:36 AM
To: Cisneros, Stephanie (CPC)
Cc: Teague, Corey (CPC); Jane Oyugi; rrobt49@hotmail.com;
dmelton@longlevit.com
Subject: Opposition to new development at 311 28th Street, San Francisco

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Cisneros,

I live at 319 28th Street, near the proposed four-story building at 311 28th Street in San Francisco. The proposed building is both oversized and out of character for the neighborhood. It would be significantly larger than any other house on the block. Indeed, there are no four-story buildings of any type on this block. The size of the proposed structure is incompatible with that of surrounding buildings. Moreover, it provides no architectural features that enhance the character of the neighborhood.

The lot in question already contains a historically significant structure, the view of which will be obscured by the new building. Having two houses on the same lot, including one very large one, means that the light and airflow to neighboring homes and gardens will be impacted. Additionally, there will be virtually no room left for a lawn, garden or trees, something that cannot be said of other homes on the block. For these reasons, I also oppose granting the Planning Code Section 134 and 135 variances for which the developers have applied.

Another concern I have is parking. At present, there are two parking spaces in the carriage house. The new structure would block both spaces, leaving only the proposed single parking space in the new structure for both units. It is already difficult for residents and visitors to find parking on this block. It is naive to think that adding an additional dwelling unit and reducing the amount of parking will result in new residents switching to alternative modes of transportation, especially during these times. In reality, there will just be additional cars vying for limited street parking on this and surrounding blocks.

I have no idea if the developers plan to reside in the proposed dwelling, but if so, I have grave concerns about their ability to maintain a building so large. Over the last several years, they have failed to do even rudimentary maintenance on the carriage house -- the roof looks like it will cave in at any moment. If, in fact, their goal is to *let* it fall down, their reward should not be permission to build a massive new structure.

Thank you,
Judith Wolfe
319 28th Street
San Francisco, CA 94131
415-285-5270
judith.wolfe@gmail.com

From: Burl H Enderlin <benderlin@sbcglobal.net>
Sent: Monday, September 21, 2020 10:35 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC); Jane Oyugi
Cc: burl Enderlin; Erin
Subject: Project address: 311 28th Street

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As long time residents of 28th street we object to the project at 311 28th street as currently proposed.

While this applies directly to this project, it also applies to many of the recent "development" projects in the neighborhood. We don't see a reason why any single family home needs a variance to the residential guidelines.

Build a modest, respectful home, take a modest, respectful profit.

We don't understand why so few developers get buy-in for the scope of the project from the immediately impacted neighbors BEFORE they spend the money to draw detail plans. When we put an addition on our house we discussed the potential impacts with our immediate neighbors BEFORE even looking for an architect. It's common sense and neighborly. It would make even more sense to do this if the project sponsor actually intends to live in the house.

Certainly, our neighbors both East and West of the project address (particularly West, by virtue of many 120+ year old East facing windows) are the most impacted so their issues should be considered over anything that we would say. I am anticipating their list of issues to be much longer.

Our issues are:

- three stories over sub-grade garage seems out of character for the neighborhood.
- seems to not be respectful of the mid-block open space (hence the request for variance).
- slippery slope. Allow one home to be built outside the residential guidelines, and they multiply.

Burl and Erin Enderlin
benderlin@sbcglobal.net
373 28th Street,

From: Alexander Kuscher <alex.kuscher@gmail.com>
Sent: Monday, September 21, 2020 6:27 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC)
Cc: Jane Oyugi
Subject: Project address: 311 28 th Street, SF, CA 94131
Attachments: 311 28th Street - September 21st 2020 (1).pdf

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September 21st 2020

*To: San Francisco Planning Department
Att: Stephanie Cisneros
Re: Project address: 311 28 th Street, SF, CA 94131*

Dear Planning Department / Planning Commissioners:

I am writing to voice my concerns about the proposed construction at 311 28th Street. Having moved 3 years ago and having seen the project in various stages of disrepair and the existing historic building having been left to break down, I was excited to see movement here.

As you may be able to check, I have supported construction all over our neighborhood, the multi-unit project at the top of our block on 28th Street, and in San Francisco in general. So I am far from someone who raises concerns with construction. Nay, I actively support it.

However, after having reviewed the proposed project, I am not certain the owners are acting in good faith and are willingly or negligently violating the city's guidelines in several ways. The proposal and drawings also use somewhat questionable setups to propose an out of scale building. Below are my concerns that I think should be considered to ensure we create a better city for all while not preventing meaningful densification.

(1) There are clear city guidelines around setbacks this project is violating

The new building's proposed mass is out of scale, which is influenced heavily by the fact that the proposal simply cuts into the required setback and backyard requirements. This does not only negatively impact the new structure but also the adjacent historic structures.

Ensure that the city guidelines was setbacks are met and we avoid overbuilding on a lot which already has a historic resource on it.

(2) The building is out of scale for the neighborhood and street

The building has a two story house on each side, both part of the historic trifecta this lot used to be. The new proposal, while called a 3 unit building over basement, is in actuality and matter of fact a four story building. The applied renderings are factually false when one looks at the

current property from the actual sidewalks. My expectation would be that the building follows what is the setup of the entire street of one to three story buildings (including garages). Adding a four story building in the midst would break the nature of this street on multiple fronts. Given that this is in effect a single family home and not a true multi-unit building in any way, this is even less warranted. Furthermore, there are direct impacts on the air and sunlight reduction on neighboring houses as well as houses opposite the street, which shadow predictions with the currently proposed unit could show.

Ensure the project is scaled to fit the neighborhood, reduce it below the 4 (aka 3 plus garage) stories, and fit in with the mass of the neighborhood. Properly assess the air and light impact of all neighboring properties.

4) Ensure that the character-defining features of the historic building and ensemble of historic buildings are maintained.

The proposed construction is destroying the historic fabric of the neighborhood. By constructing a new building in front of the existing historic property, the public will no longer benefit from the history of this neighborhood. The construction will destroy any connection with the past on this property and only does lip service to providing visibility to the existing unit. That fact is neatly hidden in the inevitably door which will cut off the walkway and further restrict the almost impossibly small view way to the old building.

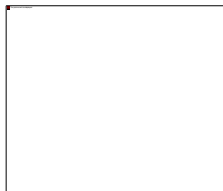
5) Is the proposal solar ready?

Roof decks in this proposal which attempt to make up for other planning exceptions may be needed in order to fulfil solar requirements. A check into how these requirements stack up seems warranted

All in all, we have a case of someone who wants to develop a maximum sized SFH without engaging with neighbors, taking into account the historic setting, or the nature of the location. Instead, we are looking at a proposal which attempts to squeeze the maximum sized SFH. If there were a more collaborative process, an actually meaningful increase in multi-unit housing substance, or a building that takes into account the historic setup, I would be excited.

In summary, all I ask is for the owners to respect the actual planning guidelines, take the historical features of the site into account, and develop their property in good faith with their future neighbors. Doing so would save everyone time and money. I hope you will consider this letter in making a final determination.

Sincerely,



Alexander F Kuschner
334 28 th Street
San Francisco, CA 94131

From: Jane Oyugi <janeoyugi@gmail.com>
Sent: Tuesday, September 22, 2020 5:58 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC)
Cc: Lynda and Harvey Willow
Subject: Project at 311 28th St
Attachments: Letter to SF Planning re 311 28th St.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Stephanie and Corey,

Attached is a handwritten letter I received to pass on to you from a neighbor objecting to the design of the project at 311 28th St.

Thanks,
Jane

From: R A <ida_1492@hotmail.com>
Sent: Saturday, September 19, 2020 4:45 PM
To: Cisneros, Stephanie (CPC); Teague, Corey (CPC)
Cc: Jane Oyugi; Vincent Leger
Subject: Project on 311 28th Street, San Francisco, CA 94131
Attachments: Dear Planning Department.doc

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning commission,

May you find yourselves in joy, health, stress -free, attached please find our letter describing our reluctance to such a big structure in our neighborhood.

Thank you,
Rafael Ahedo



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address:	Zip Code:
Building Permit Application(s):	
Record Number:	Discretionary Review Coordinator:

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		

Please note: In all applications we were instructed to include only the information regarding the proposed building, and only include the existing remaining building when above info referred to the site.

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

Signature:	Date:
Printed Name:	<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.

311 28th Street Owner Responses to DR Applications

October 9, 2020

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.)

Our home has already been painstakingly redesigned to incorporate every bit of reasonable neighborhood feedback and meet what became nearly impossible to reconcile design requirements. As originally submitted, it was a full-width building that met all zoning requirements with no need for a variance (see Exhibit F: Before/After Redesign). The current proposal is respectful of the history of the site, the existing building, the neighboring buildings, and the 28th Street streetscape. It adds much-needed family-size housing on an underutilized lot in one of San Francisco's most family-friendly neighborhoods. We sincerely believe it will beautify the block and enhance neighborhood character.

No new information was presented by the DR requesters that has not already been extensively considered at earlier stages of the planning process. **As documented in Exhibit A, the DR applications contain numerous errors, omissions, and misleading claims.** Please also see Exhibit B for more detailed architect responses to general themes in the DR applications.

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 Exhibit F: Before and After Redesign. **We've already incorporated numerous concessions in response to neighborhood concerns**, both before and after filing.

CONCESSIONS IN INITIAL 2016 DESIGN

Provided 15' long light well for (uphill) 313 28th Street's property line egress required windows.

Provided ground level egress "tradesman alley" for (uphill) 313 28th Street's property line windows in case of (but not code required) egress.

Kept rear elevation of our new home more than 8' inside rear yard setback line

Set back top floor from property line by more than 22' and 15' from the front of the building facade (per RDAT recommendations)

Kept total building height 1'-6" under zoning maximum of 40' with height of front facade at 29'-2".

Provided more than 28' of open space between buildings.

Now permitted separately: Removed five existing property line windows facing (downhill) 309 28th Street's backyard and rear windows for substantial privacy gains to neighbor.

CONCESSIONS IN REVISED 2019 DESIGN (AFTER PRE-APPLICATION MEETING)

Provided 8' west property line setback giving generous access to light and air to (uphill) 313 28th Street's six original property line windows. This reduced the effective buildable width of our new home from 25' to 17'.

Provided further 5' setback from (uphill) 313 28th Street's remaining property line windows.

Reduced floor to floor clear heights to reduce overall building height by 2'.

Increased top floor setback to 30' from the property line and 23' from the front of the building.

Added stepped setback to 2nd and 3rd floor property line wall where it is visible beyond the rear elevation of (downhill) 309 28th Street.

Provided significant view of the existing structure through the side setback. Architect resolved this with many massing studies and solutions sent to Planning until a balance of visibility and setback was reached.

Provided a view of (downhill) 309 28th Street's decorative porch by setting back adjacent front building corner.
Adjusted fenestration to reflect scale, pattern, and depth of surrounding context.
Pulled top floor access to the roof deck back further from facade.
Note: Variance is due to substantial loss of building envelope required for the west property line setback.

None of these concessions have been acknowledged by the DR requesters.

The suggestion that we build nothing is unreasonable. However, we invite the DR requesters to continue discussions in hopes of a neighborly resolution. We plan to take David Winslow up on his offer to mediate further meetings with the DR requesters. We are generally open to changes that do not reduce our home's usable space or trigger significant redesign. Our family has been waiting for over five years, and we've already completely redesigned our home at considerable cost. Here are some opportunities for agreement:

Suggested Change and DR Requester(s)	Response
Remove existing staircase from west side of existing building (Mark Collins / Jane Oyugi (Collins))	It's helpful to know that this would be considered a benefit. We are open to this suggestion. However, we expect that there may be historic preservation constraints. Note: This scope of work is part of a separate permit.
Increase car parking from 1 to 2 spaces (Douglas Melton / Raymond Robertson)	Although we do not feel we need it, we are open to exploring the feasibility of adding a subterranean lift to fit two vehicles in the existing car parking space.
Minimize shading of (downhill) 309 28th Street's solar panels (Douglas Melton / Raymond Robertson, mentioned by Erik Scher)	Although these solar panels were installed years after we disclosed the intention to build our new home (see Exhibit A), we are open to reimbursing the cost of relocating them as a neighborly gesture.

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.

This project is our long-awaited family home. As described above, we are open to reasonable interventions that do not further diminish its ability to function as such. We do not understand why the DR requesters refuse to even acknowledge us as neighbors. They repeatedly other us by referring to us as “developers” in communications with the community and our planners.

It takes a village, and life is unpredictable. Already in the course of this lengthy project, we’ve had twins(!), battled rare life-threatening cancer, and had to shelter-in-place at home with toddlers and no childcare due to a global pandemic — not to mention unprecedented wildfires that are projected to continue. As these events help illustrate, you don’t always get to choose what happens to you.

For us, maintaining and growing our large interconnected family is a core value, and something we want for our children. The quality of time and relationships that immediate families can achieve by sharing a home is categorically different. It is well-documented that when parents and children, grandparents and grandchildren, aunts/uncles and nieces/nephews live together, there are enormous benefits for everyone. As we know all too well from lived experience, large interconnected families are stronger and more resilient to life’s challenges and tragedies.

At any given time, our household ranges in size from 4-6 family members plus two dogs. The purpose of purchasing this property was to be able to build a family home where our household could grow beyond this limit — both for additional children and additional family members.

Laura grew up in Fremont, and Dan grew up in Southern California, with deep family connections to San Francisco. (Dan’s grandfather was a civil engineer who worked on the Bay Bridge, raised his family in the Richmond, and gifted us with many aunts and uncles nearby.) Our three siblings all live in the San Francisco/Oakland area,

and our three sets of aging parents all live within the state of California. We've both lived in San Francisco for most of our adult lives. Nowhere else is home.

We intend to use the space as follows: The bedroom level is for us and our two children. The family room serves as ground floor sleeping space for our parents who have increasingly limited mobility, and gives the children their own space to play at other times. The upper bedroom accommodates future children and would be an office in the interim. We plan to have one of our parents or siblings live in the rear house for mutual support raising children and/or aging. As we've previously stated, the whole point of purchasing this property was to be able to share a household with more family. We are the oldest siblings in our families and most situated to care for our parents. Finally, the pandemic has clearly demonstrated that every square inch of outdoor play space will be put to good use by our children.

Exhibit A: Errors, Omissions, and Misleading Claims in DR Applications

Jane Oyugi (Collins) submitted a doctored version of her self-commissioned Historic Resource Memorandum.

Mark Collins and Jane Oyugi (Collins) commissioned their own Historic Resource Memorandum dated 1/18/2017 ("2017 Brandi Memorandum"). **Despite its material impact, both they and the Planning Department failed to disclose the 2017 Brandi Memorandum to us.** We only found out about it in September 2020—nearly four years later.

Jane Oyugi (Collins) submitted a copy of the 2017 Brandi Memorandum that pertains to the initial 2016 design of our home with the project image (page 16) swapped out for the revised 2019 design. Its findings have been addressed, are no longer relevant, or have been determined to lack evidence by the Planning Department's historic preservation experts.

Per the Planning Department's Historic Resource Evaluation Response dated 7/17/2020:

"[T]he vacant land and driveway in front of the carriage house was not determined to be significant as a designed landscape."

Erik Scher misleadingly claims the block is "predominantly B and A historic buildings." This block is much more typical for San Francisco than "exceptional or extraordinary."

See Exhibit G: Historic Resource Status Map and Photos. On the 300 block of 28th Street, there are two Category A properties out of 36, the same number as Category C - No Historic Resource Present. Those two properties are the one we own (311) and the adjacent one Mark Collins and Jane Oyugi (Collins) own (313), which we have extensively accommodated. The remaining 32 are Category B - Unknown / Age Eligible. Per sf.gov, "Most properties in San Francisco are category B." This

categorization simply means that a property is over 50 years old and has not been reviewed for whether or not a historic resource is present, after which it is categorized A or C.

Jane Oyugi (Collins) and Mark Collins, to our knowledge a married couple, filed separate DR applications as if they are unrelated persons. One is under the address of their longtime short-term rental (313A 28th Street).

On 1/24/2016 Jane Oyugi (Collins) wrote: "we are willing to offer our place for the meeting, i.e. 313 28th Street." During that meeting Mark Collins and Jane Oyugi (Collins) represented themselves as residing together at 313 28th Street, and we have observed her entering and exiting from that unit on many occasions. On a recent visit to our property in September 2020, she opened the door to 313 28th Street in response to Dan approaching and said "Mark?"

It is thus peculiar that they would file separate DR requests as if they are unrelated persons. 313A 28th Street has been listed online as a short or intermediate-term rental since at least 2010, the year of their earliest review. It is unclear whether they've been posing as unrelated persons in other communications with the Planning Department.

Douglas Melton / Raymond Robertson installed and located solar panels with full knowledge of our plans for a new home (before reductions). Their DR application implies that the solar panels pre-date our plans and claims an impact.

In an email dated 10/25/2018, we wrote the following to Douglas Melton:
"In order to proceed with construction access, we will need clear and direct acknowledgement that you pursued and are proceeding with the installation of new light-dependent features on your property with full knowledge and awareness that a future building could impact them; and that you do not intend to use those features to delay, reduce, or impede our new home in any way."

Douglas Melton had been informed of plans for our new home by February 2016. Well over two years later (October 2018), he requested construction access to our property for “having our roof repaired and our house painted.” Suspecting there was more to the story, we checked permit records which revealed significant additional scope: new solar panels and a skylight. **We requested to see plans. He never disclosed them or any other information about the location of the solar panels.**

Nevertheless, we went to great lengths to accommodate his request for construction access on a tight timeline and establish trust via a mutually protective legal agreement drafted at our significant expense. He said he would review and get back to us, and never followed up.

DR requesters suggest we have not conducted adequate outreach about our new home, which is false.

As previously documented in the Summary of Discussion from the Pre-Application Meeting (Exhibit D), we conducted ample outreach to Mark Collins / Jane Oyugi (Collins) and Douglas Melton / Raymond Robertson *prior* to the Pre-Application Meeting. **Both DR requesters were inflexible and clearly communicated there was nothing we could do to earn their support for any new building.**

Douglas Melton / Raymond Robertson: “We would support the project if it were limited to renovating the carriage house.” (Email dated 2/29/2016)

Dan and Laura Fingal-Surma: “From your response and your prior request for no expansion, it is unclear whether you wish to be part of the process — do you prefer that we continue to reach out to you or would you rather simply receive the notices required by Planning?” (Email dated 3/4/2016)

Mark Collins / Jane Oyugi (Collins): “[O]ur preference is for no infill. ... We intend to continue to be part of the process as the notices and meetings required by the Planning Department begin. ... We are not sure if there is another resolution outside of that process that requires you to continue to reach out”. (Email dated 3/6/2016)

Erik Scher resides at 330 28th Street. Our records indicate that we dropped a letter of introduction at that address in early October 2015 and mailed a pre-application notice to that address in March 2016. It seems he purchased the property after those

dates. Either the seller did not consider our proposed home to be an impact, disclosed it, or failed to disclose it.

Mark Collins claims the new structure will “completely block the historic resource.” As shown on sheet A9.0, that is not true.

Douglas Melton / Raymond Robertson and Erik Scher misrepresent the surrounding building heights. Our proposal is three stories over basement with significant upper floor setbacks. There are 4+ story buildings — many without any setbacks — nearby.

See Exhibit H: Examples of Nearby 4+ Story Buildings. The fact that taller buildings can go unnoticed demonstrates that they can be harmonious with the surrounding context.

Eric Scher inaccurately represents his before and after view by comparing a 3D photo to a (modified) 2D elevation lacking perspective. A much more appropriate 3D rendering was available in our plans.

See Exhibit I: A More Accurate Before and After View for 330 28th Street / Erik Scher.



October 8, 2020

M E M O R A N D U M

Distribution:

San Francisco Planning Department 49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103		
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PROJECT: 311 28th Street – PA 2016-0906-6885

MESSAGE:

Exhibit B: Enclosed are our general responses to the four Discretionary Reviews requests received for the new building project at 311 28th Street. These include general responses to themes present in all DRs as well as to specific detailed and technical responses to each, including exhibits noting changes from the initial 2016 design in order to lessen the impact of the building on the neighbors and neighborhood.

General: No Revised Design Presentation to Neighbors:

- The main reason stated in three of the four requests for Discretionary Review are centered around not building any new structure in the 75% open lot in order to provide enjoyment of light, air, property line windows, and a view of the existing structure from the street at expense of the owner's rights to build in an RH-2 zoned district which clearly supports and encourages two dwellings on a parcel.
- Both the adjacent uphill and downhill neighbors enjoy two unit uses. Furthermore, the project retains the existing dilapidated structure and proposes renovating it and remaining as a separate single-family dwelling. Per Planning regulations there is no requirement to present a revised design after the neighborhood pre-application meeting other than the 311 process. At one point we thought we would present the revised design to the neighborhood once completed, but we ultimately determined that doing so would be a futile effort due to the lack of support for any building. It's unclear what an additional meeting prior to the 311 notice would have achieved other than more delay.

General: Parking:

- We have provided a single, secure and covered parking space, and multiple secure class A bicycle parking spaces which comply with the Planning code at the time of the submittal. As of January 21, 2019, the Board of Supervisors approved an ordinance eliminating parking minimums. We feel that while parking is no longer required, a single spot is appropriate for the owner's use. The site is less than two blocks from the Church Street commercial corridor and well served by the J-Church MUNI line.

General: Scale:

- The scale of the building is well within the zoning regulations, and it is important to note that the elevation proposed is a static measured drawing. The 3D images (exhibit F-1 & F-2) show a more appropriate view of the impact of the upper floor from a street view. In addition, the building has been further reduced to a maximum height of 36'-9", and this height is only achieved at 30' from the front property line and 23' from



the building facade. At the facade the height is just under 30', which is slightly above the peak of the downhill neighbor's roof and below the uphill neighbor's cornice (see exhibit F-3).

General: Rear Deck & Roof Deck:

- Roof decks are a recognized solution to private outdoor space. Due to the side setback solution required by Planning the owners are concerned about the security of ground level open space and access from the street. Roof decks provide a more secure solution, and the proposed front roof deck is set back 17' from the property line, eliminating direct views to the street below. The rear roof deck is inset from the western property line by 5'-0" and 3'-0" at the eastern property line. The total SF of the proposed roof decks has also been reduced by 18% compared to the initial 2016 design (see exhibit F-5).

General: Foundation & Excavation:

- We have provided a full geotechnical report and recommendation for foundations as part of the submittal process. Sites in San Francisco often have foundation challenges, but the design, excavation and construction of foundations is a controlled and inspected process specifically for this reason. The process is in place to provide safe, effective, and non-impactful construction in a densely populated area.

General: No Variance Approval:

- The idea to consider a variance to solve the unique issues of this site was raised by a neighbor at the Pre-Application meeting. Our initial design required no variance and was completely within the zoning regulations. No rear averaging of existing structures was necessary, and the rear wall of the proposed initial 2016 design was more than 8' from the rear yard setback line. The variance is only required due to the exceptional and extraordinary new design requirement of a 5' setback on a 25' wide lot. In good faith we widened this to 8' at the front portion of the building to allow better visibility of the existing structure beyond. Every other house on the block has full width coverage so this is clearly a restriction that applies only to this property (see exhibit F-4).

Specific: DR Request Received from Erik Scher:

- **No Notification:** We double checked our mailing list for the original March 22nd, 2016 pre-application neighborhood meeting and 330 28th Street was included in the mailing and addressed to "Occupant". It appears Mr. Scher purchased the property after this date.

Specific: DR Request Received from Douglas Melton & Raymond Roberston:

- **Property Line Dormer:** The property line window referred to is not protected by the zoning code, is an unrated window which increases possible fire transfer between property lines and serves a space that does not need a required egress window. In addition, the owners of the property have since installed a skylight to serve the same hall area. On 10/24/2018, Douglas Melton wrote to the owners: "[T]he skylights are to address the possibility that you may someday build a structure that blocks our hallway window." Property line windows on the west side of the property are being maintained due to the large Planning-required view corridor set back, so to request a setback on the eastern side as well would further encumber the viability of the new structure.



- **Section 135** (mistakenly noted as section 134 in the DR request) is not "violated" as we have provided more open space than required. Total required open space per Section 135 is 250 SF (125 SF per dwelling unit) and we have provided over 1,300 (see attached F-4). Section 140 is correctly noted as non-conforming, and we have requested a variance due to the extraordinary side setback requirement from the uphill neighbor property line which removes 425 SF of typically buildable footprint.
- **Trees:** The removal of the existing trees was at the owner's discretion, conflicts with no known restriction, and commenting on an owner's garden preferences in a discretionary review is inappropriate.

DR request received from Mark Collins:

- **Rear and west facing decks:** No west facing decks are proposed other than the top floor roof decks. We have trouble understanding why this neighbor is requesting no rear facing decks, when they enjoy a substantial rear facing 2nd floor roof deck that was a recent addition made by the present owners.

DR request received from Jane Oyugi (Collins):

- Please see owner's comments and confusion as to why a separate DR was requested when both Mark Collins & Jane Oyugi Collins are married and live at the same address.

Exhibit F:

Please see attached graphic exhibits noting significant changes between the initial 2016 design and the revised 2019 design.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Robinson", with a stylized, flowing script.

Daniel Robinson AIA
MacCracken Architects
479 Ninth Street, 2nd Flr
San Francisco, CA 94103
danielr@macarchs.com
415-706-3595



EXHIBIT C: PROJECT HISTORY (EXCERPT FROM VARIANCE MEMO)

April 27, 2020

M E M O R A N D U M

Distribution:

San Francisco Planning Department 1650 Mission Street, 4 th floor San Francisco, CA 94104	Laura Fingal-Surma Dan Fingal-Surma	
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PROJECT: 311 28th Street - Variance

MESSAGE:

Overview:

In 1892, the 313 28th Street property was improved with a residential building that was built on the uphill side of the lot and oriented to face the street, and the large side garden and stable. The stable was converted into a garage with an apartment in 1901. The Property is a historic resource because it is included in "Here Today." The historic resource in this case is the lot and placement of the buildings thereon.

In 1971, the 313 28th Street parcel was divided into two lots (Block 6613, 47 and 48), each measuring 25' x 114'. One of the new lots has a driveway leading to the garage with an apartment above (the "311 Building"). The original single-family dwelling was constructed in 1892 is located at 313 28th Street (the "313 Building"). When the original lot was subdivided, no light and air easement was created for the east facing property line windows of the 313 Building as a result of the lot split. The 313 Building was renovated into a two-unit building and was the subject of a discretionary review on September 4, 2008, when the Commission approved the addition of a 10-foot deep one-story rear addition with a roof deck above.

Laura and Dan Fingal-Surma (collectively, "Applicants") purchased the 311 28th Street property ("Site") on September 9, 2015 with the intention to construct a home for their family at the front of the lot and to renovate the 311 Building ("Project").

Project Site:

The Site is located in an RH-2 zoning district and a 40-X height and bulk district. Hillmapper.com states that the slope of 28th Street in front of the Site is 18.4% uphill from east to west towards the 313 Building. The Site is fairly level between the front and rear property lines. See Exhibit I, Sheet A0.4. The 25' x 114' (2,850 sq. ft.) Site is improved with a two-story building, which includes a 618 gross sq. ft. garage and a 618 gross sq.

¹ As defined by 2016 California Building Code Chapter 2



ft. apartment on the second floor. The front yard has a driveway on the downhill side and open space on the uphill side of the Site. The 313 Building has operable property line windows that face the open space beyond the common property line shared with the Site.

The buildings adjacent to the Site are two-stories high. The buildings on this block of 28th Street vary between two and three stories. See Exhibit 1, Sheet A0.1 & A0.2 for Photographs of the surrounding buildings and Sheet A0.7 for the block face photographs. Aerial photographs are attached hereto as Exhibit 2.

Background of Project Design Development:

The Applicants' first submission included a 38'-6" high building fronting on 28th Street constructed to both side property lines and not exceeding the 45% rear yard, which is the allowable buildable area under the Planning Code without using the rear yard averaging provision. The Site is a lawful noncomplying structure because it is located entirely in the required rear yard. See Exhibit 3 for a rendering of the street façade and site plan of the original 2016 proposal.

On March 21, 2017, the Planning Department issued NOPDR#2 advising that the original design is not acceptable because the 311 Building and the adjacent uphill 313 Building are being considered as a single lot for the purpose of CEQA analysis. The Department's key comments in NOPDR#2 related to the need to redesign the Project to address the impact of any proposed project on the original siting of the 311 and 313 Buildings, to ensure maximum exposure of the Site as viewed from the street, and suggested a 5' side setback or a combination of notches and light wells for the length of the 311 Building along the west property line. After further discussion, the Department suggested to the Project architect that he explore a 5-foot side setback as well as incorporating a view corridor at street level. After preparing various options including 3D models and renderings, the Applicant and Architect discussed the following options with the Planning Department:

Option 1: Incorporate a 3' setback to the courtyard in front of the Site between the uphill neighbor (313 Building) and the proposed new structure. See Exhibit 4 for building envelope elevation and a massing rendering of the street facade of this option.

Option 2: Incorporate a full lot 3' setback between the uphill neighbor (313 Building) and the proposed new structure and see through parking area in front of the Site. See Exhibit 5 for building envelope elevation and a massing rendering of the street facade of this option.

Option 3: Incorporate a full lot 8' setback between the uphill neighbor (313 Building) and the proposed new structure. See Exhibit 6 for building envelope elevation and a massing rendering of the street facade of this option.

Due to the slope of the Site, neither Option 1 nor Option 2 would allow a view of the Site. After the environmental review planner and the permit planner reviewed the options, they advised the Project architect and Applicants that the Department's preference is Option 3 but that a minimum 5' setback would be required between the uphill neighbor and the new building. The Applicants requested a meeting with the Planning Department to review and discuss the revised plans based on Option 3 to address the Department's



comments in NOPDRs #1 and #2 on October 23, 2018.² In December 2018, the planner informed the Applicants that the massing of the proposed new building on the site is acceptable. The Applicant then refined the design, working closely with Preservation Staff to resolve the final details.

- The final NOPDR#3 was received November 5, 2019.
- Final response to the NOPDR#3 was submitted December 30, 2019.
- Additional meetings were held on January 23, 2020 to discuss final changes with David Winslow, and RDAT review was completed and approved on March 6, 2020.
- The 2016-012745ENV Environmental Review was completed in March 24, 2020

² The arrival of the Applicants' twins caused delay in responding to the Department's e-mail dated December 8, 2017.

EXHIBIT D: OUTREACH PRIOR TO THE PRE-APPLICATION MEETING (EXCERPT FROM SUMMARY OF DISCUSSION FROM PRE-APPLICATION MEETING)

Outreach prior to Pre-Application Meeting

- August 17, 2015 | While we were touring the subject property prior to acceptance of our offer, Mark Collins of 313 28th Street initiated conversation with us from his rear deck. He was discouraging about the property and gave inaccurate information about it (no running water, seller was not ready to sell, etc.). He made us feel watched, and the overall tone was intimidating. On the basis of this uncomfortable encounter, we did not wish to seek out further interaction until we had something concrete to discuss.
- August 17, 2015 | Before leaving the property on the same day, we saw Ray Robertson of 309 28th Street in front of his home and said hello hoping to shed some light on Mr. Collins's behavior. We had a pleasant conversation, and Mr. Robertson invited us in for tea. He wouldn't speak specifically about what sort of project he would be comfortable with, but we had a nice talk about the neighborhood and our personal lives. We learned from Mr. Robertson that it was an especially close-knit neighborhood.
- Early October 2015 | We dropped letters of introduction with contact information to nearby neighbors at 19 parcels and emailed the owner of 309 28th Street, Mr. Robertson's partner Doug Melton, the same information directly.
- November 10, 2016 | In an email protesting the removal of trees on our property, Mr. Melton represented that the trees had been planted when former owner Pauline Gallagher "was a little girl," a representation Mr. Collins later repeated in person. Ms. Gallagher was born in 1924. A circa 1965 photograph that subsequently turned up in our research indicates that this is highly improbable.
- January 20, 2016 | We started reaching out to Mr. Collins, his wife Jane Oyugi Collins, Mr. Melton, and Mr. Robertson by email to set up an initial outreach meeting. In a clear signal that the neighborhood was prepared to oppose change, the first response from the Collinses stated: "We are interested, like many of the neighbors, to understand your plans for the historic property at 311 28th Street. ... We would be very excited should these plans entail staying within the existing envelope of the current structure."
- February 18, 2016 | We held the initial outreach meeting at 313 28th Street at 4:30 pm. Architect Daniel Robinson led the conversation, and Mr. and Ms. Collins attended. They reported that Mr. Melton and Mr. Robertson had planned to send a representative on their behalf, but that representative did not show up. We left plans with Mr. and Ms. Collins to share with Mr. Melton and Mr. Robertson and agreed that it would be reasonable to expect feedback by Friday, February 26.
- February 29, 2016 | We reached out to all parties by email indicating that we remained interested in learning what would encourage them to support the project. They responded that the only acceptable proposal would remain within the existing building envelope. A project of that scope would not even involve the Planning Department or require neighborhood input. We asked if we should continue to reach out to them outside of the formal notices required by the planning process. Mr. Collins replied, "We are not sure if

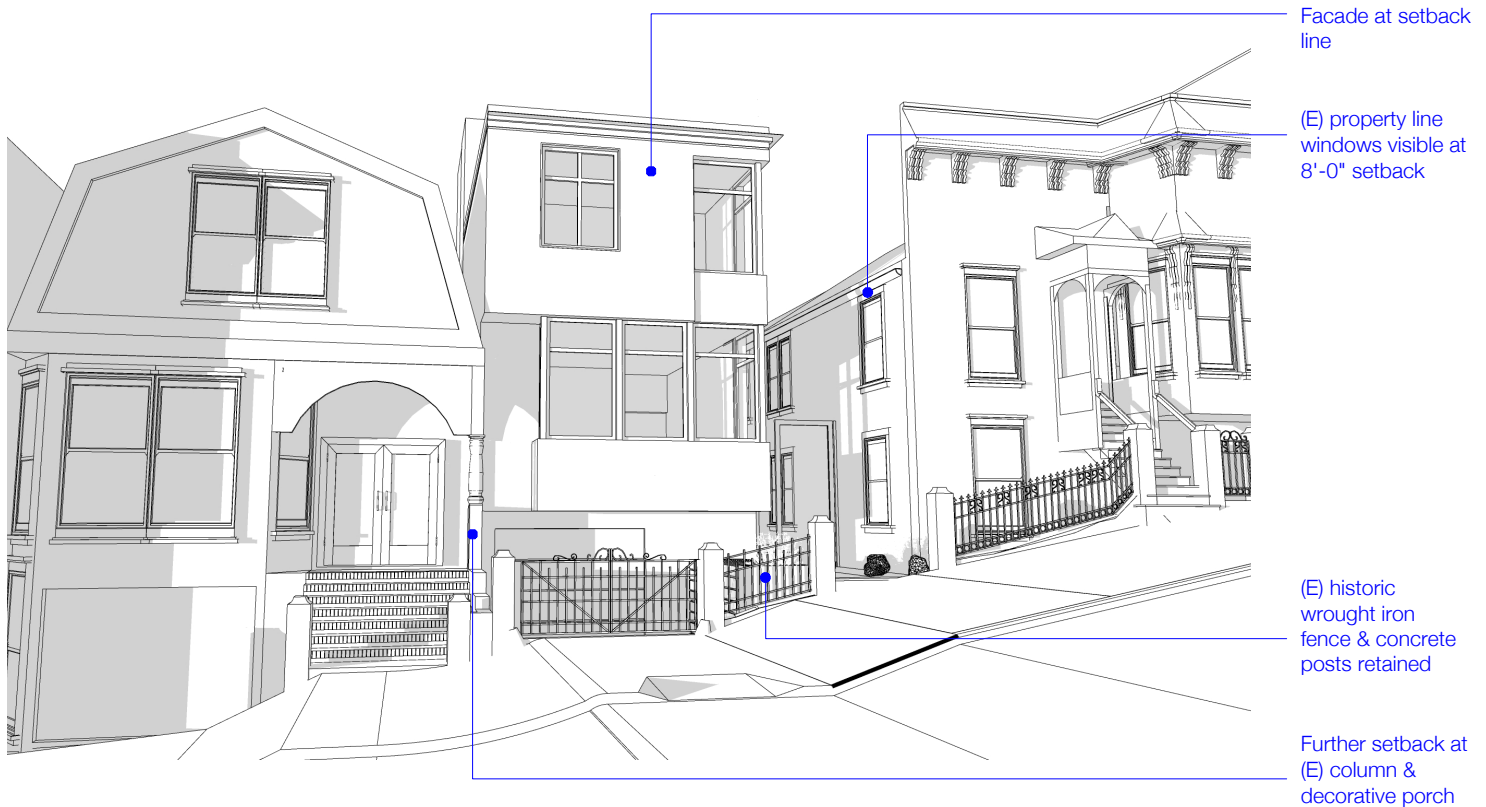
there is another resolution outside of that process that requires you to continue to reach out."

EXHIBIT F-1



1

2016 Initial Design - 3D View



2

2019 Revised Design - 3D View

EXHIBIT F-2



1

2016 Initial Design - 3D View



2

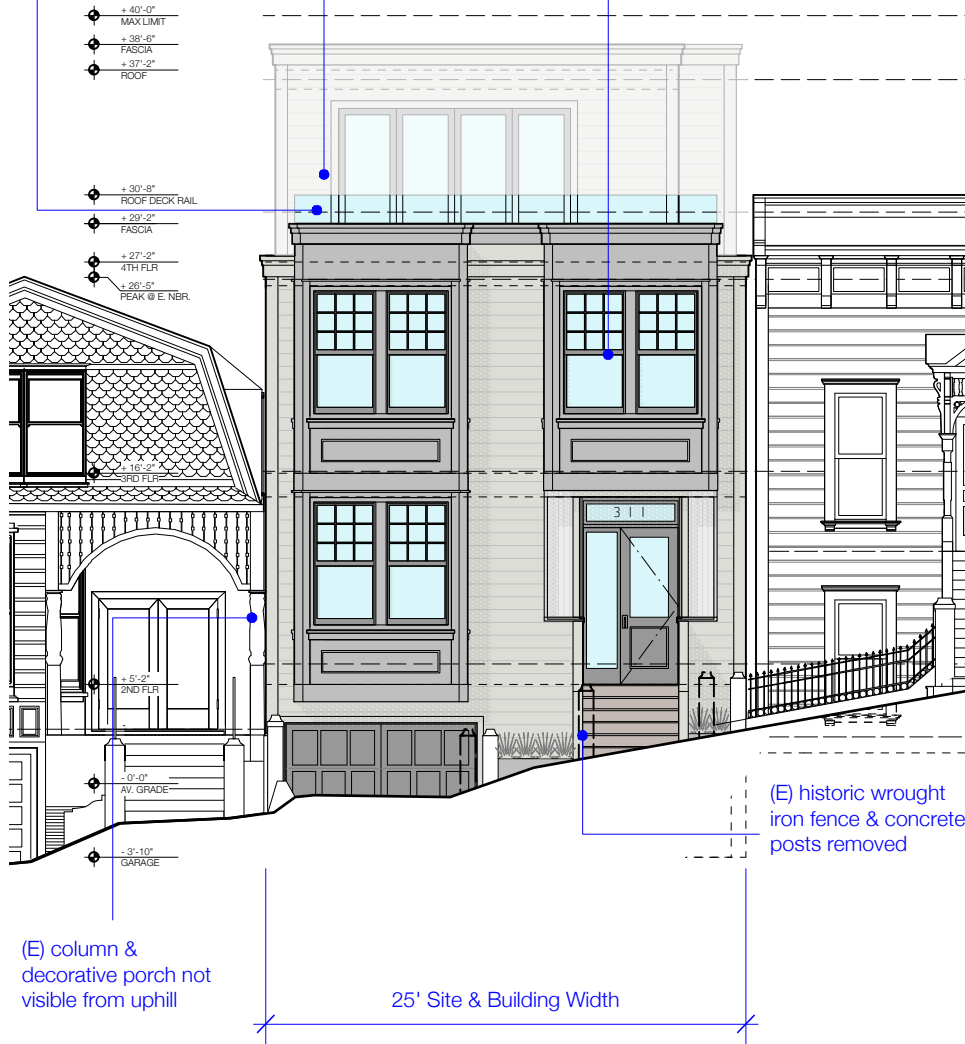
2019 Revised Design - 3D View

EXHIBIT F-3

Clear glass roof deck guardrail at 1'-10" from facade

Grayed area denotes elevation setback 22' from property line

Bay window 3'-0" bump out from setback



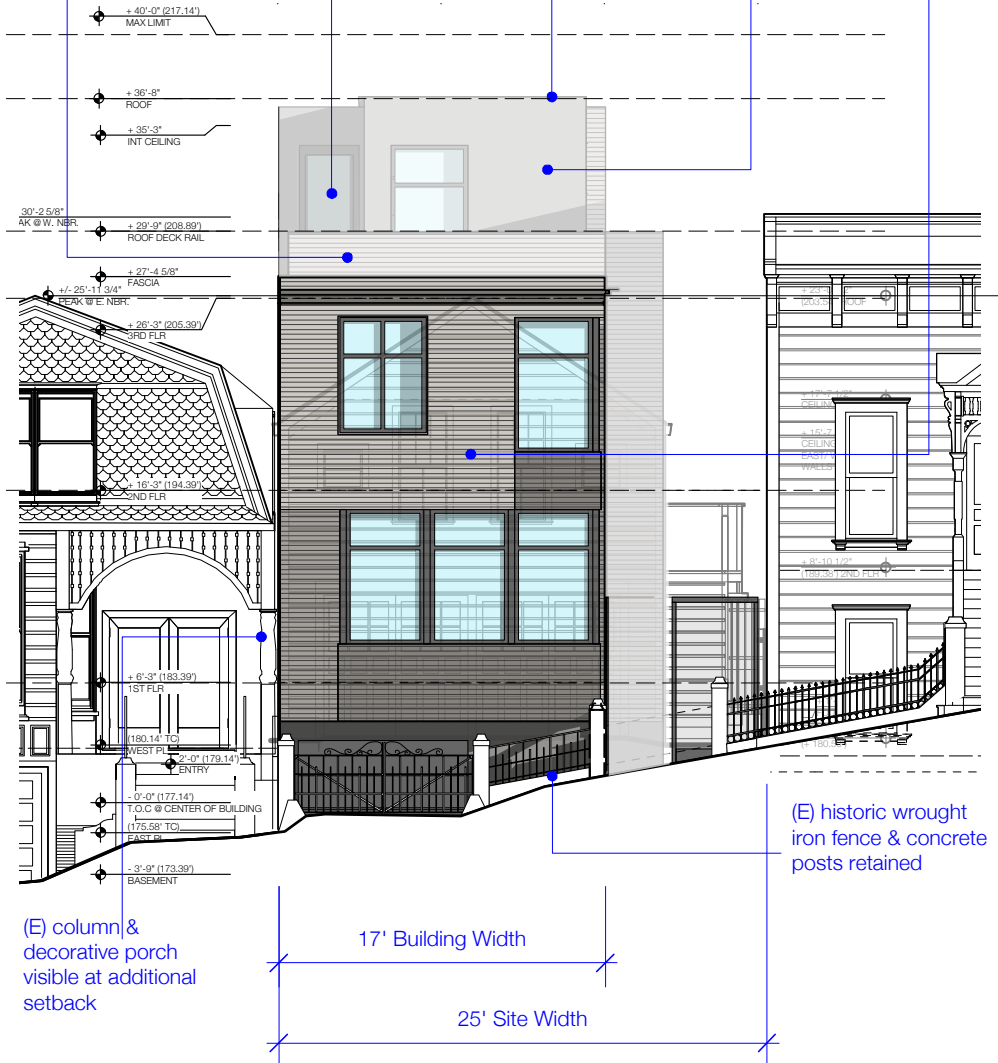
Solid roof deck guardrail at 10'-0" from facade

Grayed area denotes elevation setback 30' from property line

Total height reduced 1'-10"

Overall massing of building reduced

No bay window bump out - facade is at setback line



1

2016 Initial Design - Elevation

SCALE: 1" = 10'-0"

2

2019 Revised Design - Elevation

Note: See 3D views for corridor perspective to rear building

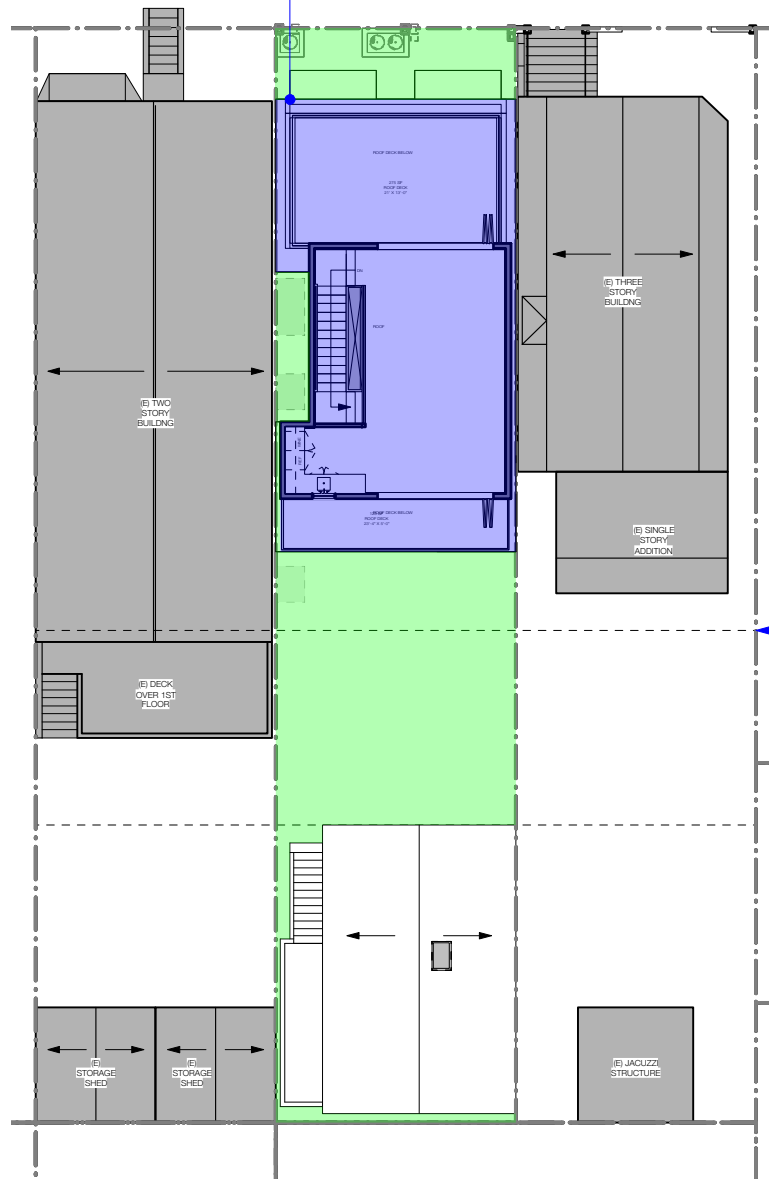
Date: 10-09-2020

SCALE: 1" = 10'-0"

EXHIBIT F-4

NO SIDE
SETBACK

28TH STREET



1,115 SF BUILDING FOOTPRINT
1,020 SF GROUND FLOOR OPEN SPACE

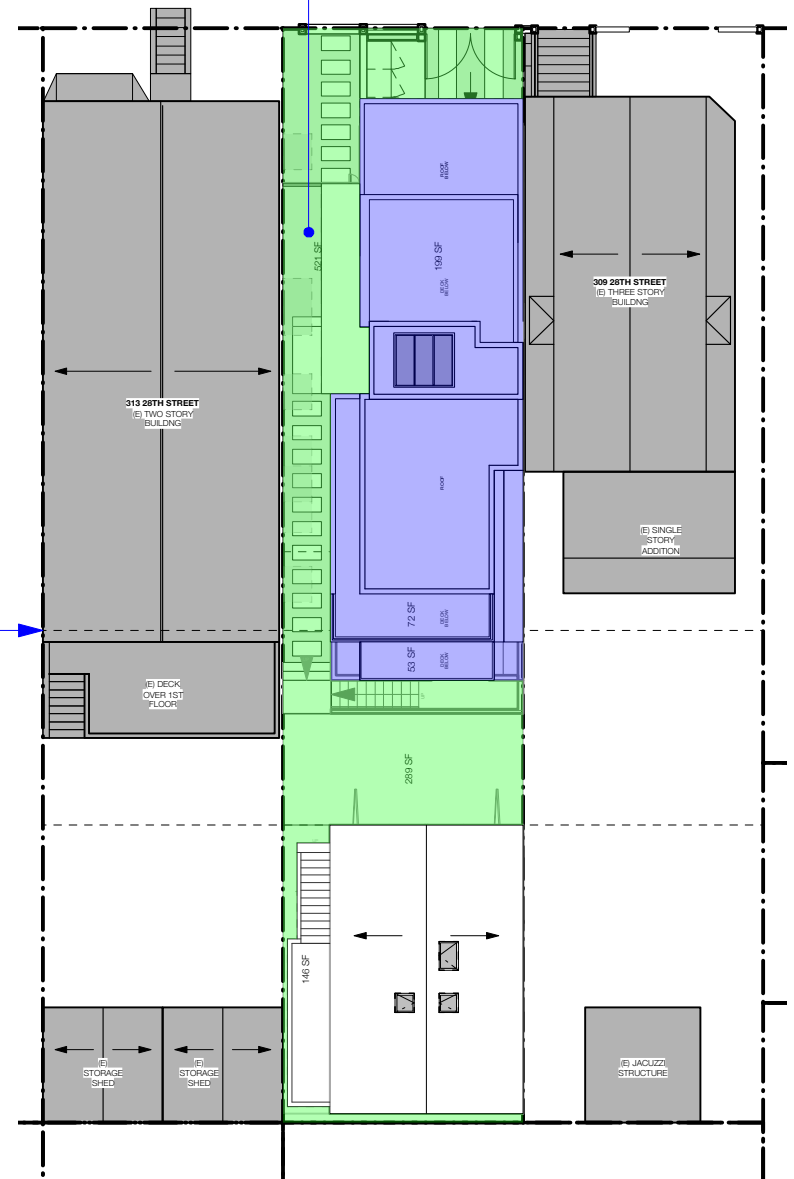
1

2016 Initial Design - Site Plan

SCALE: 1" = 20'-0"

SIDE
SETBACK

28TH STREET



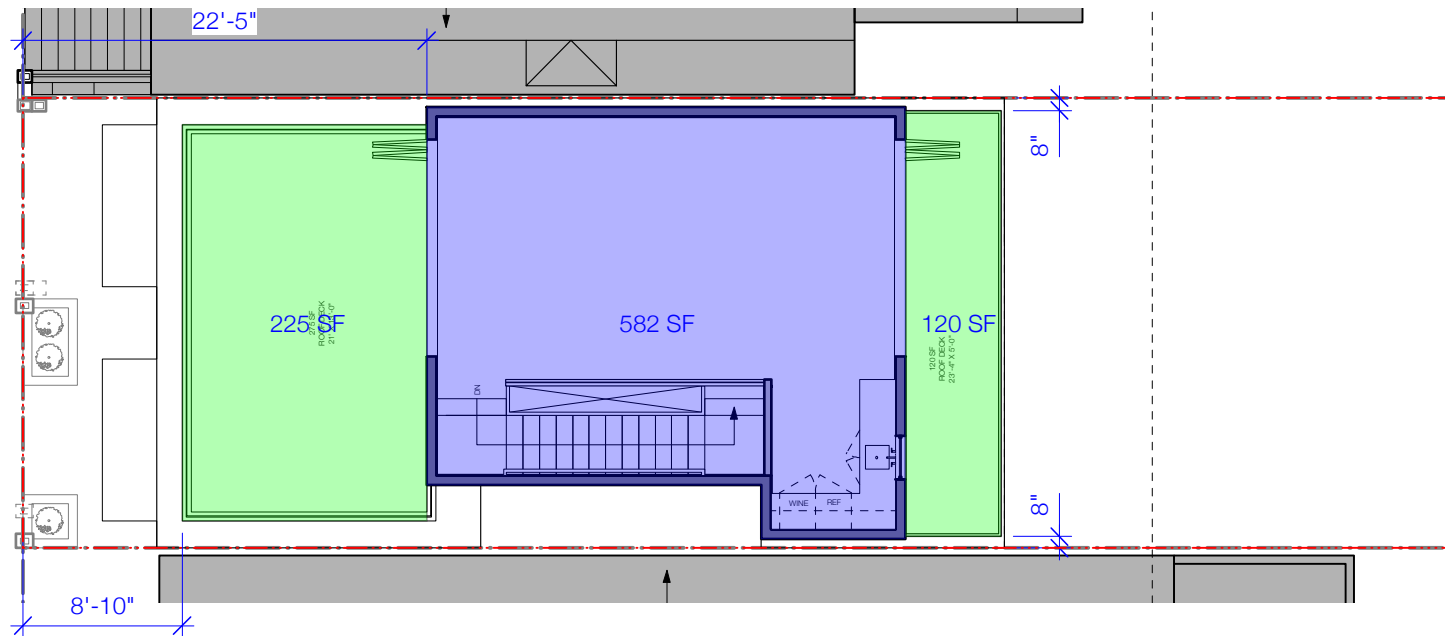
1,113 SF BUILDING FOOTPRINT (TO EQUAL SPACE LOST BY SETBACK)
1,022 GROUND FLOOR OPEN SPACE

2

2019 Revised Design - Site Plan

SCALE: 1" = 20'-0"

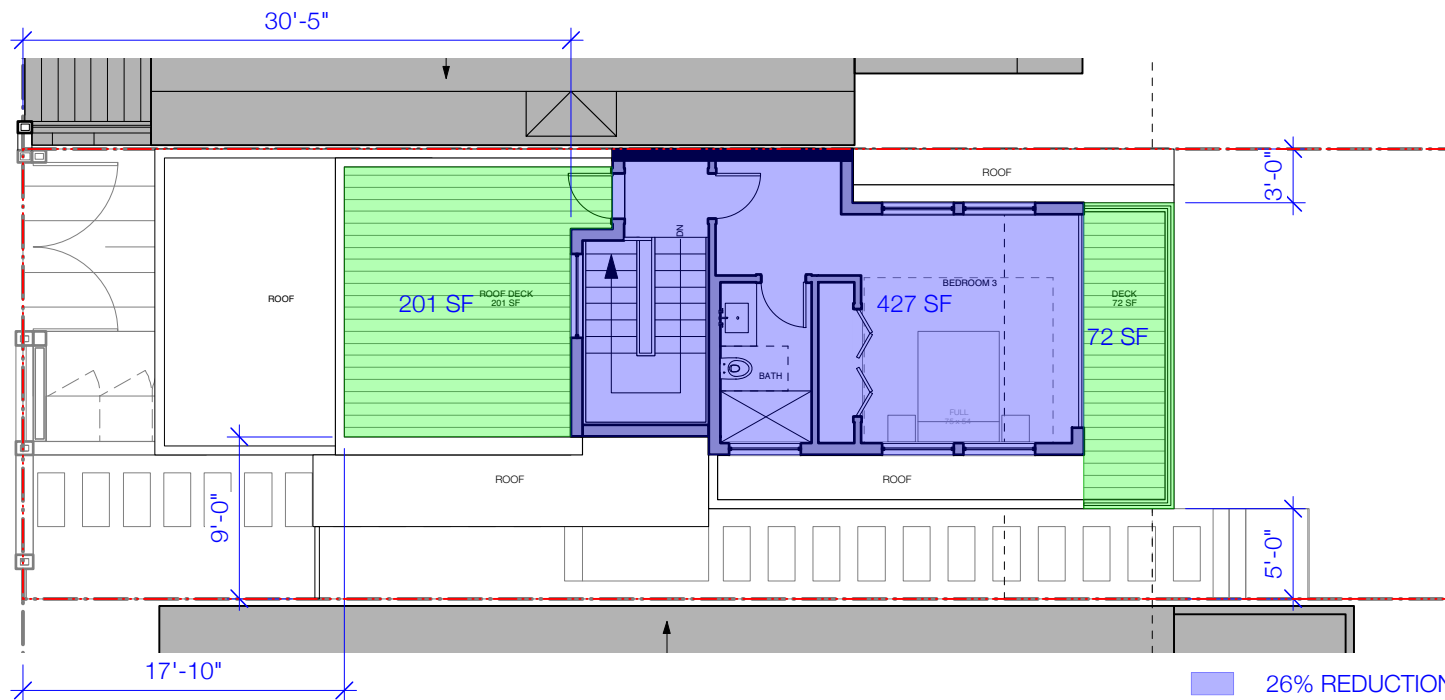
EXHIBIT F-5



1

2016 Initial Design - Top Floor & Roof Deck

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



2

2018 Revised Design - Top Floor & Roof Deck

26% REDUCTION

18% REDUCTION

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

EXHIBIT G: HISTORIC RESOURCE STATUS MAP AND PHOTOS

300 block of 28th Street:

32 Category B - Unknown / Age Eligible (89%)
2 Category A - Historic Resource Present (5.5%)
2 Category C - No Historic Resource Present (5.5%)

Block 6613

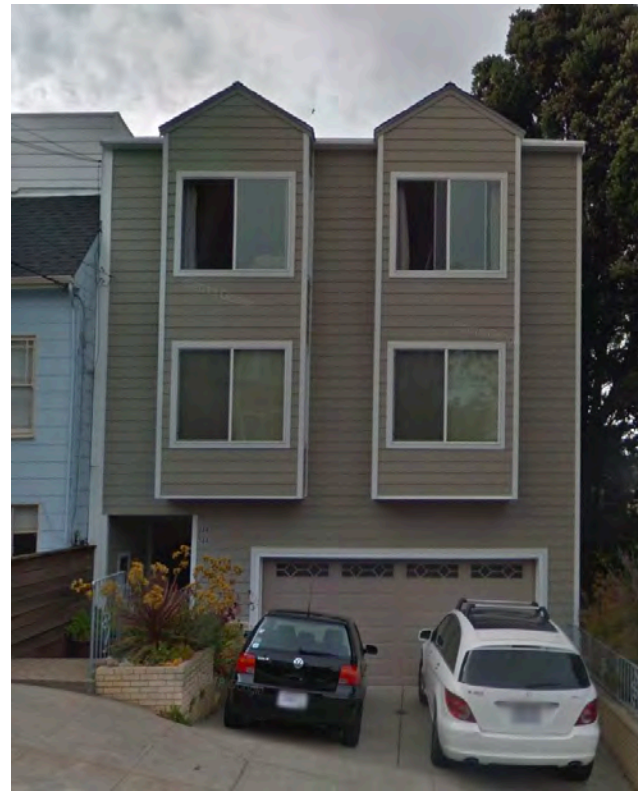
38 Category B - Unknown / Age Eligible (84.5%)
5 Category C - No Historic Resource Present (11%)
2 Category A - Historic Resource Present (4.5%)

Block 6602

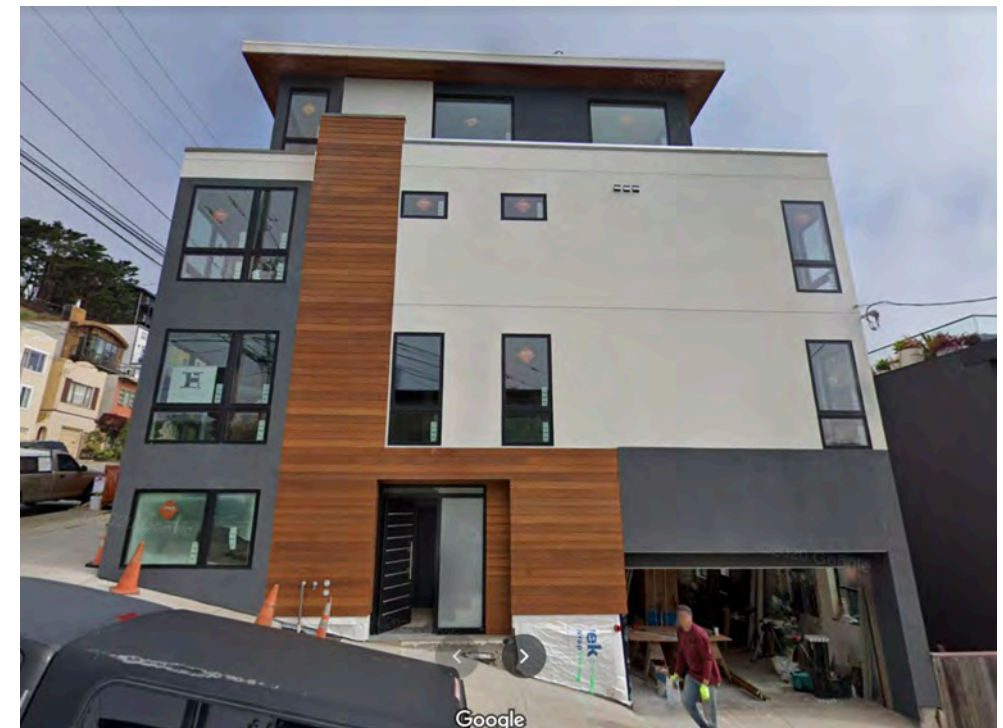
40 Category B - Unknown / Age Eligible (87%)
5 Category C - No Historic Resource Present (11%)
1 Category A - Historic Resource Present (2%)



Upper row, left to right: 321 28th Street, 366-368 28th Street, 369 28th Street



300 BLOCK OF 28TH STREET
CATEGORY B - UNKNOWN / AGE ELIGIBLE DOES NOT IMPLY HISTORIC CHARM



Lower row, left to right: 1501 Noe Street along 28th Street, 384-386 28th Street, 390-392 28th Street

EXHIBIT H: EXAMPLES OF NEARBY 4+ STORY BUILDINGS



Left: 300 Valley Street, an adjacent parcel
4 stories without any setbacks at upper floors

Right: 390-392 28th Street, same block of 28th Street
4.5 stories on 28th Street, setback at top floor



Left: 1488-1490 Sanchez Street, 4 parcels away
4 stories without any setbacks at upper floors

Right: 295 28th Street, 4 parcels away
4 stories without any setbacks at upper floors





Current view from sidewalk

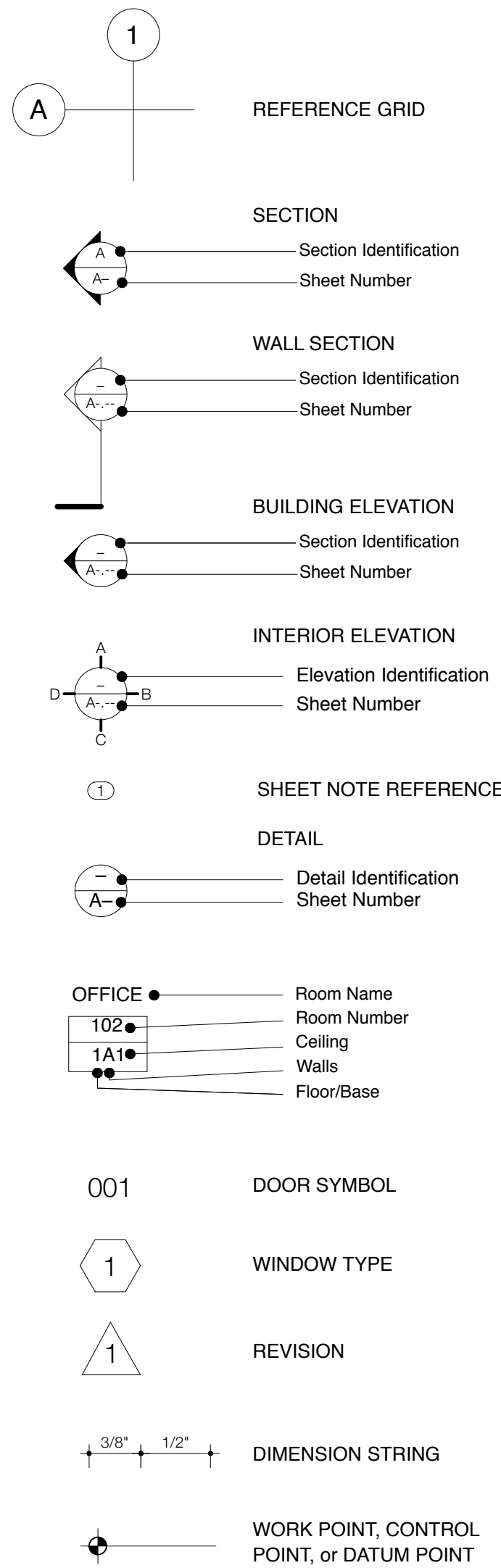


EXHIBIT I: A MORE ACCURATE BEFORE AND AFTER VIEW
FOR 330 28TH STREET / ERIK SCHER

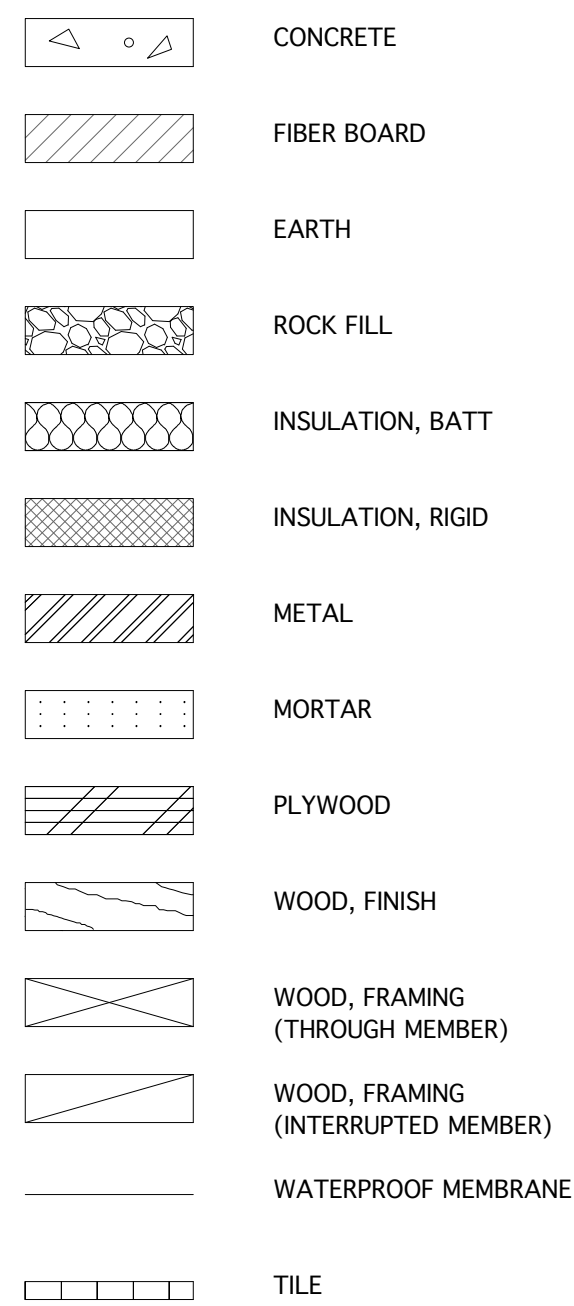
ABBREVIATIONS

⊥	Perpendicular	INTM.	Intermediate
penny		I.D.	Inside Diameter
□	Channel	INSUL.	Insulation
▬	Plate / prop. line	INT.	Interior
&	And		
L	Angle	JT.	Joint
@	At		
⊕	Centerline	LAM.	Laminate
○	Diameter or Round	LAV.	Lavatory
#	Pound or Number	LT.	Light
(E)	Existing		
ABV.	Above	M.B.	Machine Bolt
A.F.F.	Above Finish Floor	MAX.	Maximum
A/C	Air Conditioning	MECH.	Mechanical
ADD.	Addendum	MEMB.	Membrane
ALT.	Alternate	MET.	Metal
A.B.	Anchor Bolt	MFR.	Manufacturer
ACOUS	Acoustical	MIN.	Minimum
ADJ.	Adjustable, Adjacent	MISC.	Miscellaneous
APPROX.	Approximate	MTD.	Mounted
ARCH.	Architectural	N.	North
BSMT.	Basement	N.I.C.	Not in Contract
BET.	Between	NO. or #	Number
BD.	Board	NOM.	Nominal
BITUM.	Bituminous	N.T.S.	Not To Scale
BLDG.	Building	O.A.	Overall
BLK.	Block	O.C.	On Center
BLKG.	Blocking	O.D.	Outside Diameter
BM.	Beam	OPNG.	Opening
		OPP.	Opposite
CAB.	Cabinet	PL.	Plate
CLG.	Ceiling	P. LAM.	Plastic Laminate
CLKG.	Caulking	PLAS.	Plaster
CLR.	Clear	PLYWD.	Plywood
COL.	Column	PR.	Pair
CONC.	Concrete	PT.	Point
CONN.	Connection		
CONSTR.	Construction	Q.T.	Quarry Tile
CONT.	Continuous		
CTSK.	Countersunk		
CNTR.	Counter	R.D.	Roof Drain
CTR.	Center	REFR.	Refrigerator
		RGTR.	Register
DBL.	Double	REINF.	Reinforced
DEPT.	Department	REQ.	Required
DET.	Detail	RESIL.	Resilient
DIA.	Diameter	RM.	Room
DIM.	Dimension	R.O.	Rough Opening
DN.	Down	RWD.	Redwood
DR.	Door	R.W.L.	Rain Water Leader
DWR.	Drawer	S.	South
DS.	Downspout	S.A.F.	Self Adhesive Flashing
DWG.	Drawing	S.C.	Solid Core
		SHT.	Sheet
E.	East	SIM.	Similar
EA.	Each	SPEC.	Specification
EL.	Elevation	SQ.	Square
ELEC.	Electrical	S.ST.	Stainless Steel
ENCL.	Enclosure	STD.	Standard
E.P.	Electrical Panel	STL.	Steel
EQ.	Equal	STOR.	Storage
EXST.	Existing	STRL.	Structural
EXT.	Exterior	SYM.	Symmetrical
EXH.	Exhaust	SHTH.	Sheathing
		SSD	See Struct. Drwgs
F.B.	Flat Bar		
FDN.	Foundation	T.C.	Top of Curb
F.E.	Fire Extinguisher	TEL.	Telephone
FIN.	Finish	T&G	Tongue & Groove
FL.	Floor	THK.	Thick
FLASHG	Flashing	T.V.	Television
FLUOR.	Fluorescent	T.W.	Top of Wall
F.O.C.	Face of Concrete	TYP.	Typical
F.O.F.	Face of Finish	T.S.	Top of Slab
F.O.S.	Face of Studs		
F.S.	Full Size	UNF.	Unfinished
FT.	Foot or Feet	U.O.N.	Unless Otherwise Noted
FTG.	Footing		
FURR.	Furring	VERT.	Vertical
		VEST.	Vestibule
G.C.	General Contractor	V.G.	Vertical Grain
GA.	Gauge		
GALV.	Galvanized	W.	West
GL.	Glass	W/	With
GND.	Ground	W.C.	Water Closet
GR.	Grade	WD.	Wood
GYP.	Gypsum	W/O	Without
		WP.	Waterproof
H.B.	Hose Bibb	W.R.B.	Weather Resistant Barrier
H.C.	Hollow Core		
HDWD.	Hardwood		
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		

SYMBOLS



MATERIALS INDICATION



GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO GRID LINE, OR TO FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ARCHITECTURAL DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT WHEN DISCREPANCIES BETWEEN THE DRAWINGS ARE FOUND, PRIOR TO STARTING WORK.
- ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE TO STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF WORK AND SHALL NOTIFY ALL AUTHORITIES IN ADVANCE OF ALL CONSTRUCTION PROCESSES INVOLVING UTILITY SHUTDOWN OR WORK AT PUBLIC STREETS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PUBLIC SAFETY AT ALL TIMES AND SHALL BE SOLELY RESPONSIBLE FOR PROTECTION AGAINST VANDALISM AND THEFT DURING CONSTRUCTION.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED OR CONSTRUCTED ACCORDING TO THE ARCHITECT'S DESIGN INTENT.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR TIMELY STORAGE AND INSTALLATION OF THEIR PRODUCT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT HIS OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 CBC, OMC, CPC, CFC AND CEC, AS AMENDED BY LOCAL JURISDICTION REQUIREMENTS.
- FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS (12 - 17):
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES @ 10 FT. INTERVALS ALONG THE LENGTH OF THE WALL.
- @ ALL INTERCONNECTIONS BTWN. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ SOFFITS, DROP CEILINGS & COVER CEILINGS.
- IN CONCEALED SPACES BTWN. STAIR STRINGERS @ THE TOP & BOTTOM OF THE RUN & BTWN. STUDS ALONG & IN LINE W/ THE RUN OF THE STAIRS IF UNDER THE STAIR IS UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE @ CEILING & FLR. LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
- @ OPENINGS BTWN. ATTIC SPACES & CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- A WRITTEN SPECIFICATION MANUAL IS PART OF THIS CONSTRUCTION SET.
- INTERIOR WALL OR CEILING FINISHES, OTHER THAN TEXTILES, SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. FINISHES TESTED IN ACCORDANCE WITH NFPA 286 SHALL COMPLY WITH CBC SECTION 903.2.1.
- TEXTILE WALL AND CEILING COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR 903.3.1.2.
- FOR 100% OF MIXED CONSTRUCTION AND DEMOLITION DEBRIS - USE REGISTERED TRANSPORTERS AND REGISTERED PROCESSING FACILITIES WITH A MINIMUM OF 65% DIVERSION RATE.
- USE PRODUCTS THAT COMPLY WITH THE EMISSION LIMIT REQUIREMENTS OF CALGREEN 4.504.2.1-5, 5.504.4.1-6 FOR ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS INCLUDING CUSHIONS AND ADHESIVES, RESILIENT FLOORING (80% OF AREA), AND COMPOSITE WOOD PRODUCTS.
- PER CALGREEN 4.406.1, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES AND OTHER OPENINGS IN EXTERIOR WALLS SHALL BE SEALED WITH CEMENT MORTAR OR DBI-APPROVED SIMILAR METHOD.
- PER CALGREEN 4.505.3, THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE TO ENSURE <19% MOISTURE CONTENT.
- PER CALGREEN 4.504.1 - SEAL PERMANENT HVAC DUCTS/EQUIPMENT STORED ONSITE BEFORE INSTALLATION.
- PER CALGREEN 4.702.1 & 4.507.2, HVAC INSTALLERS MUST BE TRAINED IN BEST PRACTICES AND HVAC SHALL BE DESIGNED TO ACCA MANUAL J, D AND S.
- GEOTECHNICAL OBSERVATION REQUIRED - SEE CONTACT INFO BELOW.

CODE DATA

- CODES ENFORCED:
 - The 2016 Edition of the California Building Code (CBC), Part 2 of Title 24.
 - The 2016 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
 - The 2016 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
 - The 2016 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
 - The 2016 Edition of the California Energy Code
 - The 2016 Edition of the California Fire Code (CFC).
 - SAN FRANCISCO AMENDMENTS TO THE ABOVE.

DEFERRED SUBMITTALS

- NONE

CONTACT INFORMATION

ARCHITECT: STEPHEN MACCRACKEN
MACCRACKEN ARCHITECTS
479 NINTH STREET
SAN FRANCISCO, CA 94103
(415) 487-2050
daniel@macarchts.com

OWNER: FINGAL-SURMA FAMILY TRUST
LAURA & DAN FINGAL SURMA
1146 CASTRO STREET
SAN FRANCISCO, CA 94114
(415) 309-7098
laura.surma@gmail.com
dfingal@gmail.com

STRUCTURAL: HARREL KANE STRUCTURAL ENGINEERS INC
237 KEARNY STREET NO 180
SAN FRANCISCO, CA 94108
(415) 501-9000

GEOTECH: PAUL GRISHABER
901 POSE COURT
BURLINGAME, CA 94010
pgsols@pacbell.net

DRAWING INDEX

ARCHITECTURAL

- A 0.0 INDEX SHEET
A 0.1 EXISTING IMAGES
A 0.2 EXISTING IMAGES
A 0.3 SITE SURVEY & SITE PLAN
A 0.4 TITLE 24
A 0.5 TITLE 24
A 0.6 TITLE 24
A 0.7 CALGREEN GS-5 FORM
A 1.0 FLOOR PLANS
A 1.1 ROOF PLANS
A 1.2 RCP & ELECTRICAL PLANS
A 2.0 EXTERIOR ELEVATIONS
A 2.1 EXTERIOR ELEVATIONS
A 3.0 SECTIONS
A 4.0 INTERIOR ELEVATIONS
A 4.1 INTERIOR ELEVATIONS
A 5.0 DETAILS
A 5.1 DETAILS
A 6.0 DOOR/WINDOW SCHEDULE
A 6.1 FINISH SCHEDULE
A 7.0 CASEWORK

STRUCTURAL

- S0.1 GENERAL NOTES
S1.1 FOUNDATION, 2ND FL. & ROOF FRAMING PLANS
S2.1 SECTIONS & DETAILS
S2.2 SECTIONS & DETAILS

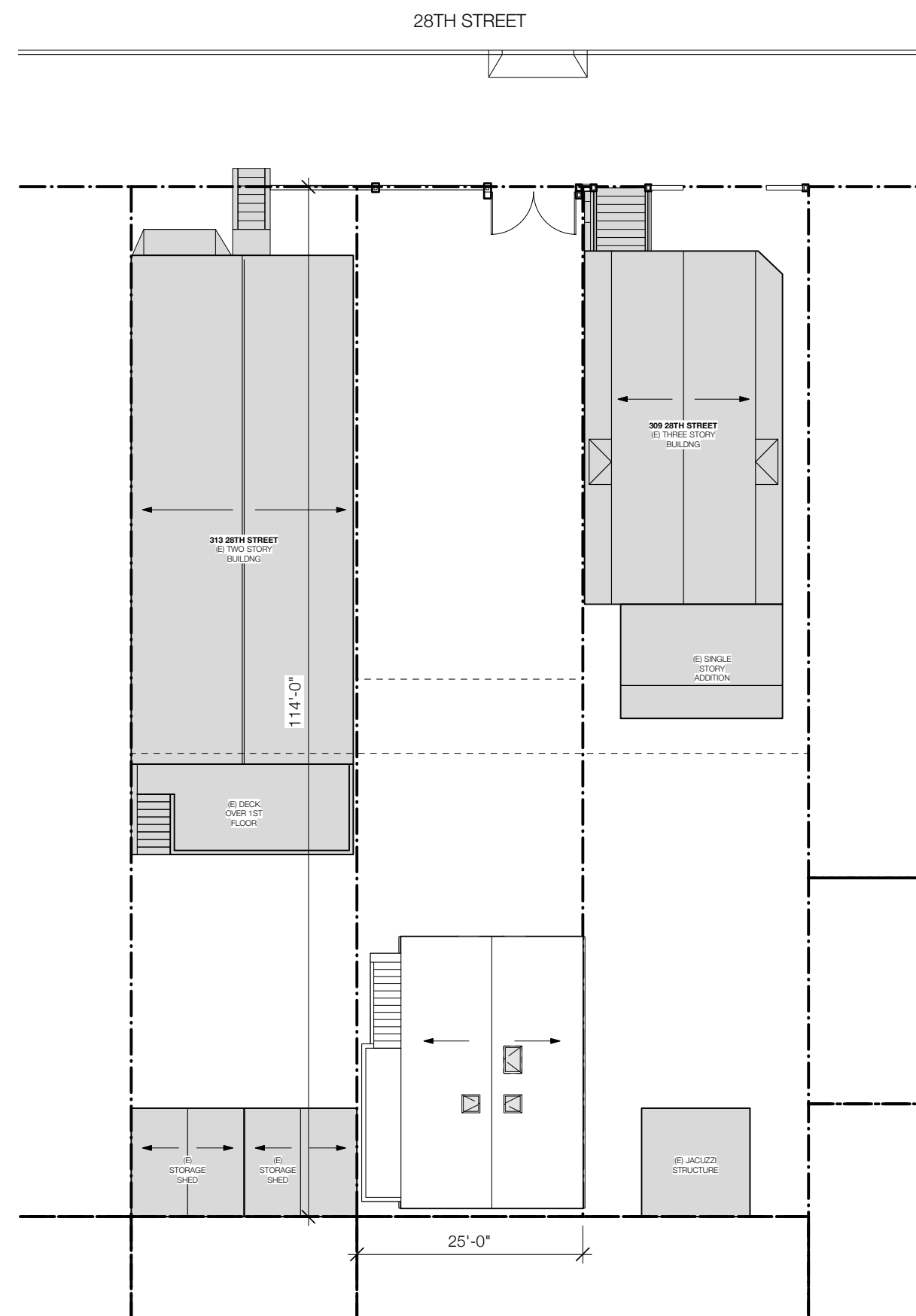
SCOPE OF WORK

- RENOVATE EXISTING SINGLE FAMILY DWELLING WITHIN EXISTING ENVELOPE.

PROJECT INFO



LOCATION MAP



SHEET NOTES:



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311 28TH STREET
SAN FRANCISCO, CA
9 4 1 3 1

MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
Tel.: 415.487.2050
web: www.macarchts.com

DATE: 05-03-2019
PERMIT SUBMITTAL
REV 05-07-19

SCALE: AS NOTED

INDEX SHEET

A0.0



5 REAR VIEW OF ADJACENT BUILDING TO THE EAST



3 EXISTING STRUCTURE AND ADJACENT BUILDING TO THE EAST



2 EXISTING INTERIOR LOT VIEW TO THE STREET (NORTH)

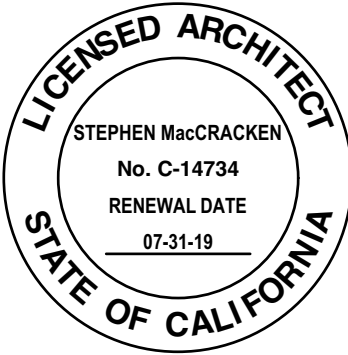


4 EXISTING ADJACENT STRUCTURE TO THE WEST



1 EXISTING VIEW FROM STREET PROPERTY LINE

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SAN FRANCISCO, CA
94131

MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel: 415.487.2050
web: www.macarchs.com

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EXISTING IMAGES
A0.1



6 EXISTING STREET VIEW - AUGUST 2014



3 EXISTING STREET VIEW - AUGUST 2014



5 EXISTING STREET VIEW - JULY 2015



2 EXISTING STREET VIEW - JULY 2015



4 EXISTING STREET VIEW - NOVEMBER 2017



1 EXISTING STREET VIEW - NOVEMBER 2017

SHEET NOTES:



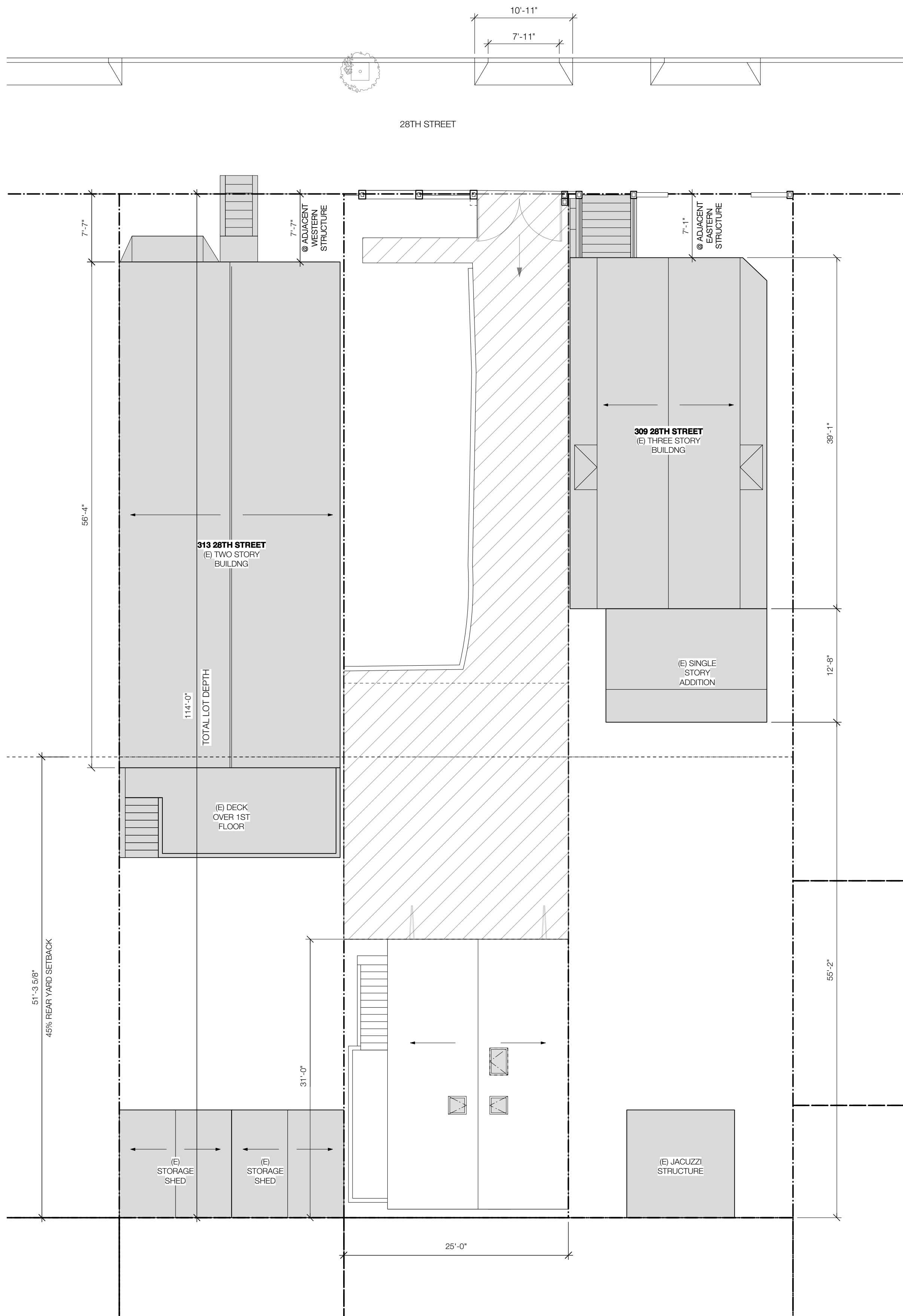
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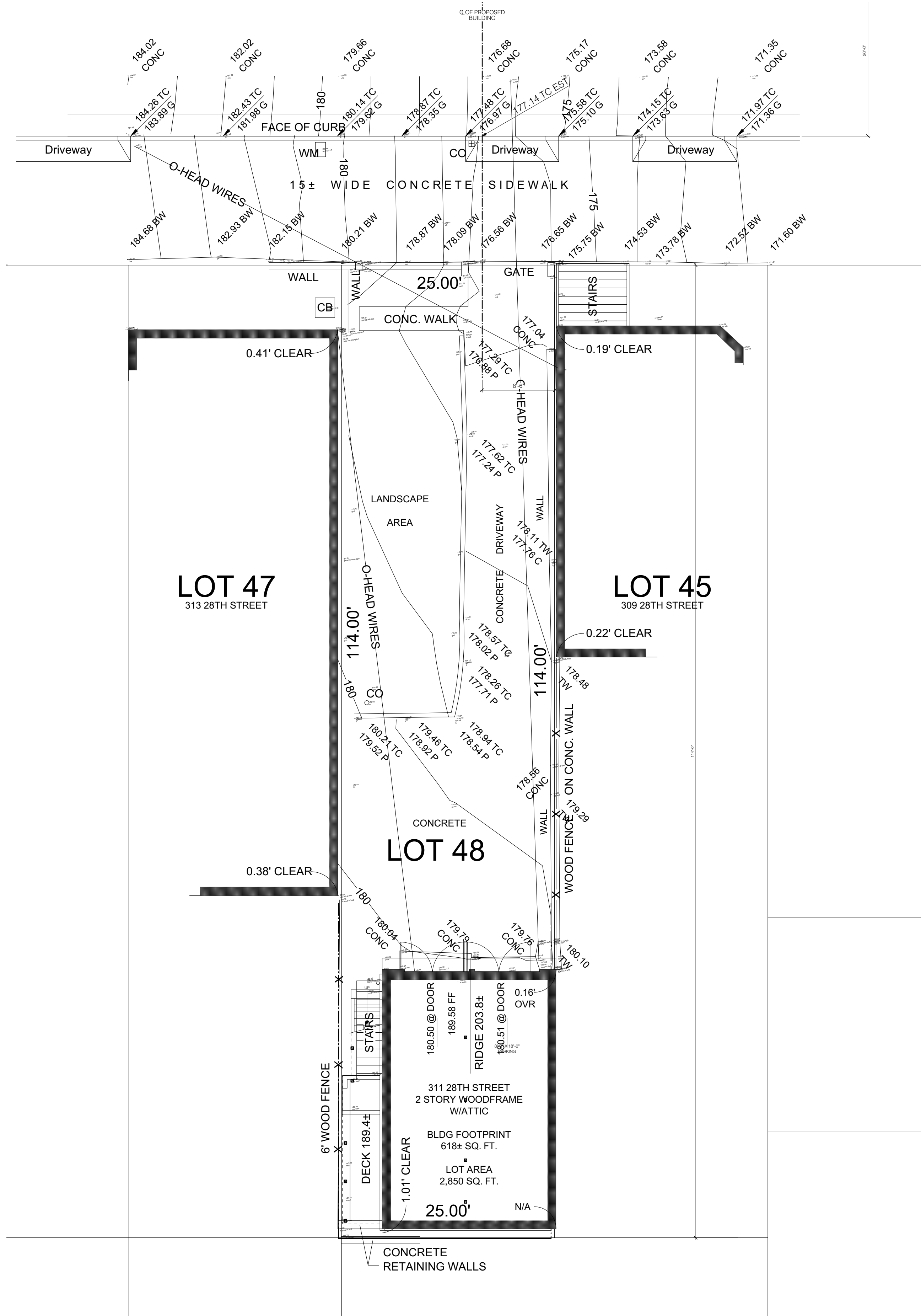
MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel: 415.487.2050
web: www.macarchs.com

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EXISTING IMAGES
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2 PROPOSED SITE PLAN



1 EXISTING SITE PLAN SURVEY

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MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel. 415.487.2050
web: www.macarchs.com

DATE: 05-03-2019
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SCALE: 1/8" = 1'-0"

SITE PLAN & SURVEY
A0.3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: FINGAL - SURMA RESIDENCE
Calculation Date/Time: 15:03, Tue, Apr 09, 2019
Calculation Description: Title 24 Analysis

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GENERAL INFORMATION										
01	Project Name FINGAL - SURMA RESIDENCE									
02	Calculation Description Title 24 Analysis									
03	Project Location 311 28TH STREET									
04	City SAN FRANCISCO				05	Standards Version Compliance 2017				
06	Zip Code 94131				07	Compliance Manager Version BEMCompMgr 2016.3.1 (1149)				
08	Climate Zone C23				09	Software Version EnergyPro 7.2				
10	Building Type Single Family				11	Front Orientation (deg/Cardinal) 270				
12	Project Scope Addition and/or Alteration				13	Number of Dwelling Units 1				
14	Total Cond. Floor Area (ft²) 1210				15	Number of Zones 2				
16	Slab Area (ft²) 605				17	Number of Stories 2				
18	Addition Cond. Floor Area (ft²) 0				19	Natural Gas Available Yes				
20	Addition Slab Area (ft²) 0				21	Glazing Percentage (%) 11.6%				

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building DOES NOT require HERS Verification

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	54.29	44.65	9.74	17.9%
Space Cooling	3.43	4.02	-0.59	-17.2%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	15.18	14.82	0.36	2.4%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	73.00	63.49	9.51	13.0%

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

NO SPECIAL FEATURES REQUIRED

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
Registration Date/Time: Report Version - CF1R-06232018-1149
HERS Provider: Report Generated at: 2019-04-09 15:04:11

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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FENESTRATION / GLAZING										
01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
1st N Windows	1st North Wall (Left-0)	---	---	1	30.0	0.55	0.55	Insert Screen (default)	Altered	n/a
2nd N Windows	2nd North Wall (Left-0)	---	---	1	35.4	0.58	0.55	Insert Screen (default)	New	n/a
2nd E Windows	2nd East Wall (Back-90)	---	---	1	10.8	0.58	0.55	Insert Screen (default)	Altered	n/a
2nd W Windows	2nd West Wall (Front-270)	---	---	1	12.0	0.58	0.55	Insert Screen (default)	Altered	n/a
2nd W Windows 2	2nd West Wall (Front-270)	---	---	1	45.9	0.58	0.55	Insert Screen (default)	New	n/a
2nd Skylight	2nd Roof (Left-0)	---	---	1	6.0	0.71	0.73	None	New	n/a

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
1st N Door	1st North Wall	25.7	0.50	Altered	No
2nd W Door	2nd West Wall	12.0	0.50	New	No

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IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	0	0.25	Default	0	Not Required

PROJECT NOTES

www.title24data.com e-mail: title24@tazmtn.com "One Day Service" since 1978

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Registration Date/Time: Report Version - CF1R-06232018-1149
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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

- --None--
- Cooling System Verifications:
 - --None--
- HVAC Distribution System Verifications:
 - --None--
- Domestic Hot Water System Verifications:
 - --None--

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
FINGAL - SURMA RESIDENCE	1210	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
First Floor Existing	Conditioned	Res HVAC1	605	8	DHW Sys 1	n/a
Second Floor Existing	Conditioned	Res HVAC1	605	8	DHW Sys 1	n/a

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
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OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Existing Wall Before 1978	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.302	• Inside Finish: Gypsum Board • Cavity / Frame: no insul / 2x4 • Exterior Finish: Wood Siding/sheathing/decking • Floor Surface: Carpeted
R-0 Roof Rafter	Interior Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	none	0.202	• Ceiling Below Finish: Gypsum Board • Cavity / Frame: no insul / 2x4 • Floor Deck: Wood Siding/sheathing/decking • Floor Surface: Carpeted
Attic RoofSecond Floor Existing	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Ceiling Below Finish: Gypsum Board • Cavity / Frame: R-8 1 / 2x4 • Over Ceiling: Joists R-19 insul. • Inside Finish: Gypsum Board • Cavity / Frame: R-11 / 2x4 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
Existing Roof Before 1978	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 11	0.083	• Inside Finish: Gypsum Board • Cavity / Frame: R-11 / 2x4 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
Existing Roof Before 19781	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 11	0.088	• Inside Finish: Gypsum Board • Cavity / Frame: R-11 / 2x4 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)

SLAB FLOORS								
01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Carpeted Fraction	Heated	Status	Verified Existing Condition
1st Slab Floor	First Floor Existing	605	105.34	None	0.8	No	Existing	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM59
Not Required	Not Required	Not Required	n/a

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

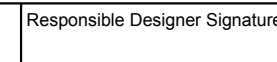
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Amy McClain	Documentation Author Signature: 
Company: Title 24 Data Corporation	Signature Date: 4/9/2019
Address: 633 Monterey Tr (PO Box 2199)	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Frazier Park, CA 93225	Phone: (661) 245-6372

RESPONSIBLE PERSON'S DECLARATION STATEMENT

1. I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: STEVE MacCRACKEN	Responsible Designer Signature: 
Company: MacCRACKEN ARCHITECTS	Date Signed:
Address: 479 NINTH ST, SECOND FLOOR	License:
City/State/Zip: SAN FRANCISCO, CA 94103	Phone: 415-487-2050

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Wall Exception	Status	Verified Existing Condition
1st North Wall	First Floor Existing	Existing Wall Before 1978	0	Left	180	0	90	n/a	Existing	No
1st South Wall	First Floor Existing	Existing Wall Before 1978	180	Right	180	55.55	90	n/a	Existing	No
1st East Wall	First Floor Existing	Existing Wall Before 1978	90	Back	261.36	0	90	n/a	Existing	No
1st West Wall	First Floor Existing	Existing Wall Before 1978	270	Front	261.36	0	90	n/a	Existing	No
Interior Surface	First Floor Existing-->Second Floor Existing	R-0 Roof Rafter			605			n/a	Existing	No
2nd North Wall	Second Floor Existing	Existing Wall Before 1978	0	Left	180	35.44	90	n/a	Existing	No
2nd South Wall	Second Floor Existing	Existing Wall Before 1978	180	Right	180	0	90	n/a	Existing	No
2nd East Wall	Second Floor Existing	Existing Wall Before 1978	90	Back	261.36	10.82	90	n/a	Existing	No
2nd West Wall	Second Floor Existing	Existing Wall Before 1978	270	Front	261.36	69.88	90	n/a	Existing	No
2nd Roof 2	Second Floor Existing	Existing Roof Before 1978			599			n/a	Existing	No

OPAQUE SURFACES - Cathedral Ceilings											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition
2nd Roof	Second Floor Existing	Existing Roof Before 19781	Left	6.1	6	3	0.1	0.85	No	Existing	No

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Second Floor Existing	Attic RoofSecond Floor Existing	Ventilated	3	0.1	0.85	No	No	Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
Registration Date/Time: Report Version - CF1R-06232018-1149
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WATER HEATING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	Combined Hydronic	Standard	DHW Heater 1	1	0	Altered	No

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (in/Eq)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.84 EF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Status	Verified Existing Condition
Res HVAC1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	- none -	Altered	No

HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	Combustion	1	85 AFUE

HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
			Efficiency				
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	NoCooling	1	n/a	n/a	n/a	n/a	n/a

SHEET NOTES:



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311 28TH STREET
SAN FRANCISCO, CA
9 4 1 3 1

MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel. 415.487.2050
web: www.macarchs.com

DATE: 05-03-2019
PERMIT SUBMITTAL

TITLE 24
A0.6

RESIDENTIAL ROOM COOLING LOAD SUMMARY										
Project Name FINGAL - SURMA RESIDENCE								Date 4/9/2019		
ROOM INFORMATION				DESIGN CONDITIONS						
Room Name Second Floor Existing				Outdoor Dry Bulb Temperature 83 °F						
Floor Area 605.00 ft²				Outdoor Wet Bulb Temperature 64 °F						
Indoor Dry Bulb Temperature 78 °F				Outdoor Daily Range: 20 °F						
Opaque Surfaces		Orientation	Area	U-Factor	CLTD¹	Btu/hr				
Existing Wall Before 1978	(N)	124.6	X	0.3560	X	3.0	=	133		
Existing Wall Before 1978	(S)	160.0	X	0.3560	X	6.0	=	342		
Existing Wall Before 1978	(E)	250.5	X	0.3560	X	13.0	=	1,159		
Existing Wall Before 1978	(W)	191.5	X	0.3560	X	13.0	=	886		
Wood Door	(W)	12.0	X	0.5000	X	13.0	=	78		
Existing Roof Before 1978	(N)	599.0	X	0.0790	X	37.0	=	1,751		
			X		X		=			
			X		X		=			
			X		X		=			
			X		X		=			
Page Total							=	4,349		
Items shown with an asterisk (*) denote conduction through an interior surface to another room. 1. Cooling Load Temperature Difference (CLTD)										
Fenestration		Orientation	Area	GLF	Shaded	Unshaded	Btu/hr			
2nd N Windows	(N)	0.0	X	22.1	+	35.4	X	22.1	=	783
2nd E Windows	(E)	0.0	X	22.1	+	10.8	X	54.8	=	593
2nd W Windows	(W)	0.0	X	22.1	+	12.0	X	54.8	=	657
2nd W Windows	(W)	0.0	X	22.1	+	45.9	X	54.8	=	2,512
2nd Skylight	(N)	0.0	X	30.5	+	6.0	X	133.0	=	798
			X		+		X		=	
			X		+		X		=	
			X		+		X		=	
			X		+		X		=	
Page Total							=	5,344		
Internal Gain										
Occupants	1.8	Occupants	X	245	Btuh/occ.	=	445			
Equipment	605	Floor Area	X	1.00	w/sqft	=	2,065			
Infiltration: 1.080 X 0.55 X 22.18 X 5 = 65										
Air Sensible CFM ELA ΔT										
TOTAL HOURLY SENSIBLE HEAT GAIN FOR ROOM 12,268										
Latent Gain										
Occupants	1.8	Occupants	X	155	Btuh/occ.	=	281			
Infiltration: 4.841 X 0.55 X 22.18 X -0.00185 = -108										
Air Latent CFM ELA ΔW										
TOTAL HOURLY LATENT HEAT GAIN FOR ROOM -115										

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.

2. Submittal must be a minimum of 11" x 17".

3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

SOURCE OF REQUIREMENT

TITLE

DESCRIPTION OF REQUIREMENT

RESIDENTIAL

GRADING & PAVING

CALGreen 4.106.3

Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.

RODENT PROOFING

CALGreen 4.406.1

Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.

FIREPLACES & WOODSTOVES

CALGreen 4.503.1

Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.

CAPILLARY BREAK, SLAB ON GRADE

CALGreen 4.505.2

Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.

MOISTURE CONTENT

CALGreen 4.505.3

Wall + floor <19% moisture content before enclosure.

BATHROOM EXHAUST

CALGreen 4.506.1

Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).

MATERIALS

LOW-EMITTING MATERIALS

CALGreen 4.504.2.1-5, SFGBC 4.103.3.2

Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.

WATER

INDOOR WATER USE REDUCTION

CALGreen 4.303.1, SF Housing Code sec.12A10

Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.

WATER-EFFICIENT IRRIGATION

Administrative Code ch.63

If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.

ENERGY

ENERGY EFFICIENCY

CA Energy Code

Comply with all provisions of the CA Energy Code.

PARKING

BICYCLE PARKING

Planning Code sec.155.1-2

Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.

WASTE DIVERSION

RECYCLING BY OCCUPANTS

SF Building Code AB-088

Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.

CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT

SFGBC 4.103.2.3

For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.

HVAC

HVAC INSTALLER QUALS

CALGreen 4.702.1

Installers must be trained in best practices.

HVAC DESIGN

CALGreen 4.507.2

HVAC shall be designed to ACCA Manual J, D, and S.

GOOD NEIGHBOR

BIRD-SAFE BUILDINGS

Planning Code sec.139

Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.

TOBACCO SMOKE CONTROL

Health Code art.19F

Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.

POLLUTION PREVENTION

STORMWATER CONTROL PLAN

Public Works Code art.4.2 sec.147

Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.

CONSTRUCTION SITE RUNOFF

Public Works Code art.4.2 sec.146

Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.

INDOOR ENVIRONMENTAL QUALITY

AIR FILTRATION (CONSTRUCTION)

CALGreen 4.504.1

Seal permanent HVAC ducts/equipment stored onsite before installation.

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

adds any amount of conditioned area, volume, or size

N/A if applicable

SEE GENERAL NOTES A0.0 (NOTE 23)

SEE A1.0 (SHEET NOTE 1)

SEE 1/S2.1

SEE GENERAL NOTES A0.0 (NOTE 24)

SEE A1.2 (SHEET NOTE 2)

SEE GENERAL NOTES A0.0 (NOTE 22)

SEE A1.0 (SHEET NOTE 2)

N/A - NO LANDSCAPE SCOPE

SEE A0.0 (CODE DATA) FOR ENFORCED CODES

N/A if applicable

N/A

SEE GENERAL NOTES A0.0 NOTE 21

SEE GENERAL NOTES A0.0 (NOTE 26)

SEE GENERAL NOTES A0.0 (NOTE 26)

N/A

N/A PER HEALTH CODE ART. 19F SEC. 1009.23 EXCEPTION (b)

N/A if project extends outside envelope

N/A if project extends outside envelope

SEE GENERAL NOTES A0.0 (NOTE 25)

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

311 28TH STREET - EXISTING HOUSE

PROJECT NAME

6613 / 048

BLOCK/LOT

311 28TH STREET
SAN FRANCISCO, CA 94131

ADDRESS

SINGLE FAMILY DWELLING

PRIMARY OCCUPANCY

1,205 SQUARE FEET

GROSS BUILDING AREA

605 SQUARE FEET

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL (sign & date)
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

- ☐ I am a LEED Accredited Professional
- ☐ I am a GreenPoint Rater
- ☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

SHEET NOTES:



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SAN FRANCISCO, CA
9 4 1 3 1

MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel. 415.487.2050
web: www.macarchs.com

DATE: 05-03-2019
PERMIT SUBMITTAL

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

CALGREEN GS-5

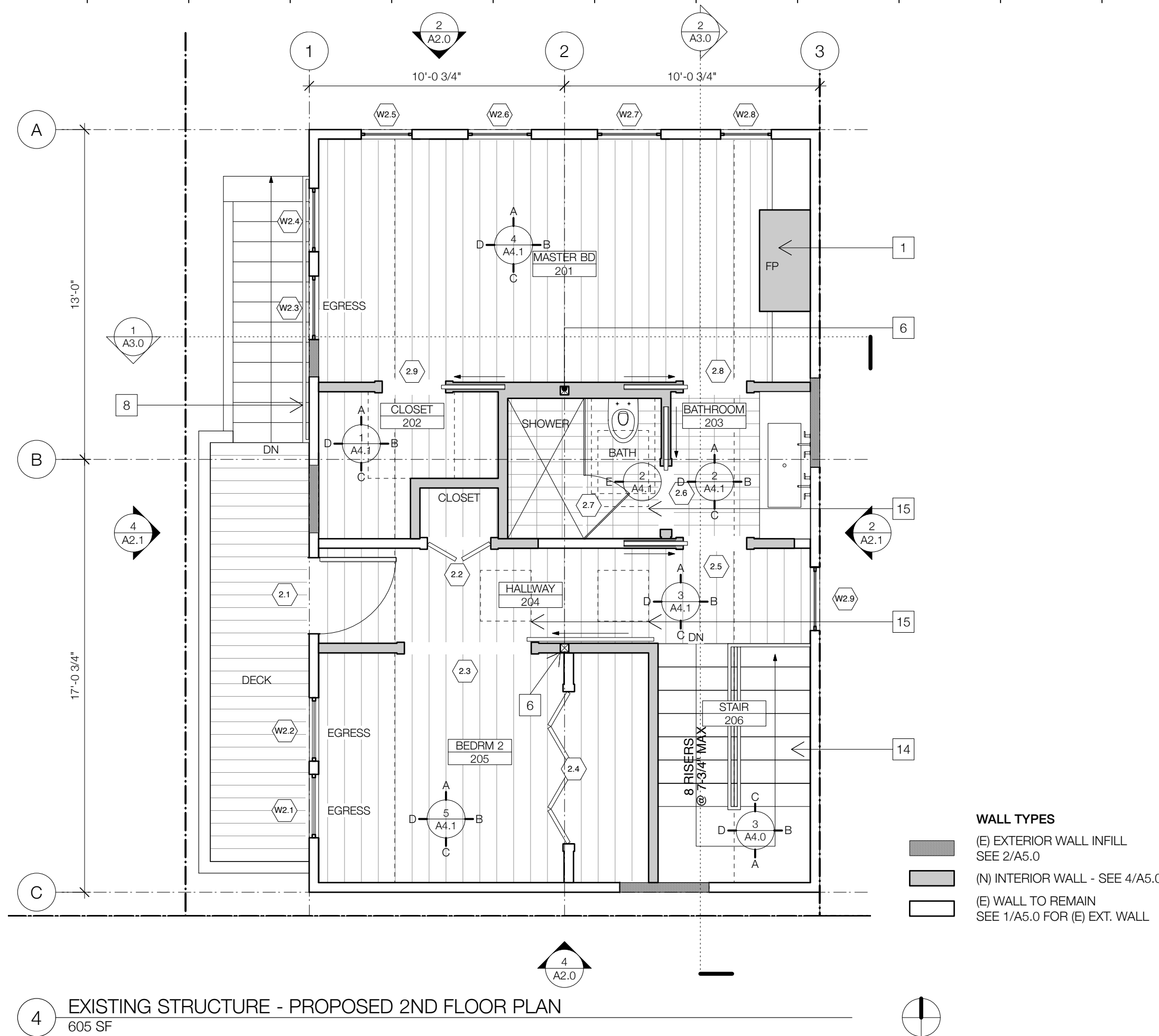
A0.7

WALL DEMO AMOUNTS		
EXISTING WALL	DEMO	LINEAR-SF
CLOSET 1	YES	4'0"
BATHROOM	YES	NOTED IN LIVING RM
LIVING RM WEST	YES	12'2 7/8"
LIVING RM SOUTH	YES	13'10"
LIVING RM EAST	YES	15'9"
CLOSET 2	YES	5'2 1/8"
BEDROOM/KITCHEN	NO	19'4 5/8"
BEDROOM EAST	PARTIAL	3'9" DEMO'D, 9'5 1/8" REMAINING
TOTAL DEMO		54'9"
PERCENTAGE OF INT. WALLS DEMO'D		66%

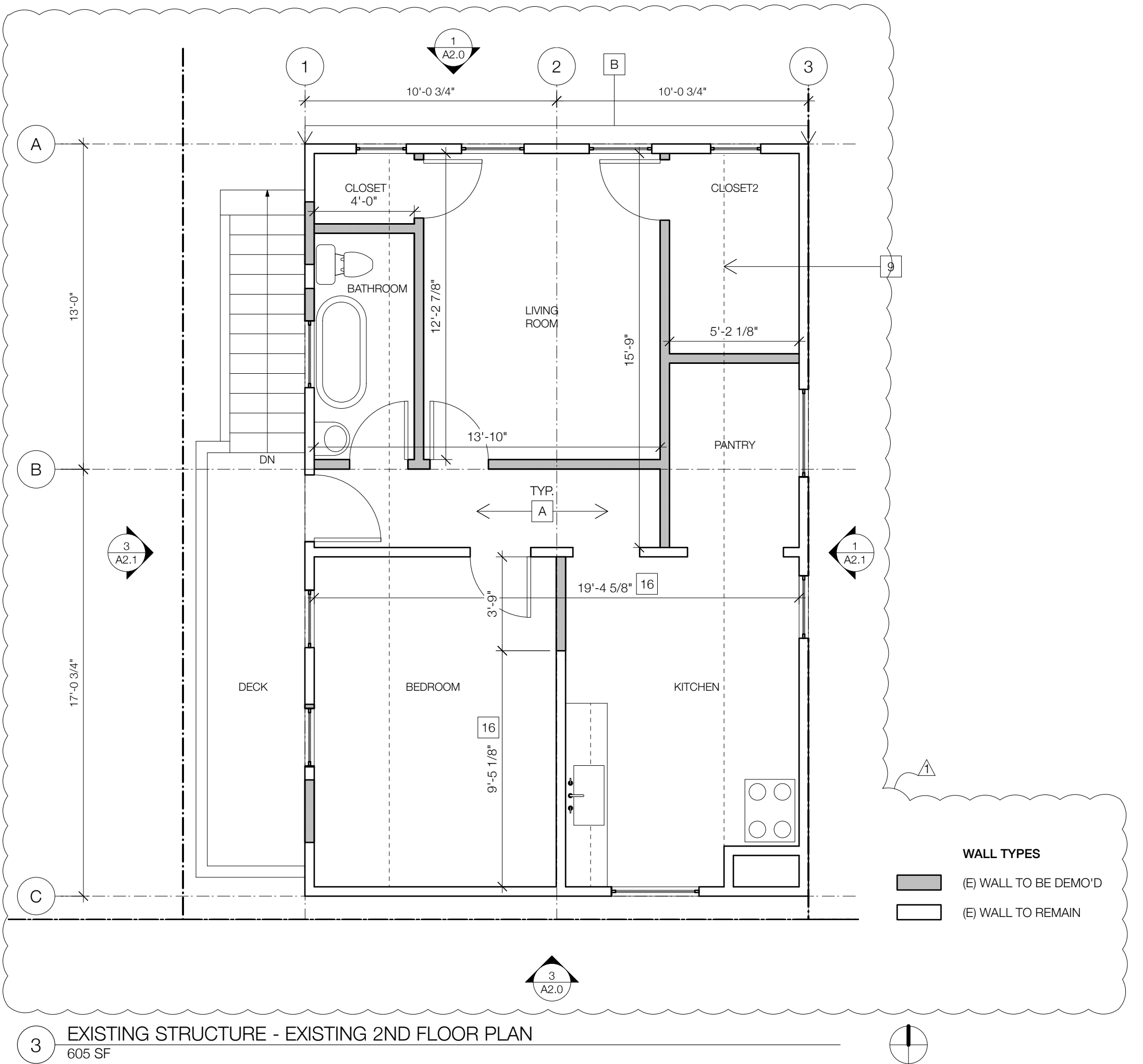
6 PERCENTAGE OF INTERIOR WALL DEMO'D

INT. WALL EXISTING LINEAR AMOUNTS	
EXISTING WALL	LINEAR-SF
CLOSET 1	4'0"
BATHROOM	NOTED IN LIVING RM
LIVING RM WEST	12'2 7/8"
LIVING RM SOUTH	13'10"
LIVING RM EAST	15'9"
CLOSET 2	5'2 1/8"
BEDROOM/KITCHEN	19'4 5/8"
BEDROOM EAST	13'2 1/8"
TOTAL DEMO	83'6 3/4"

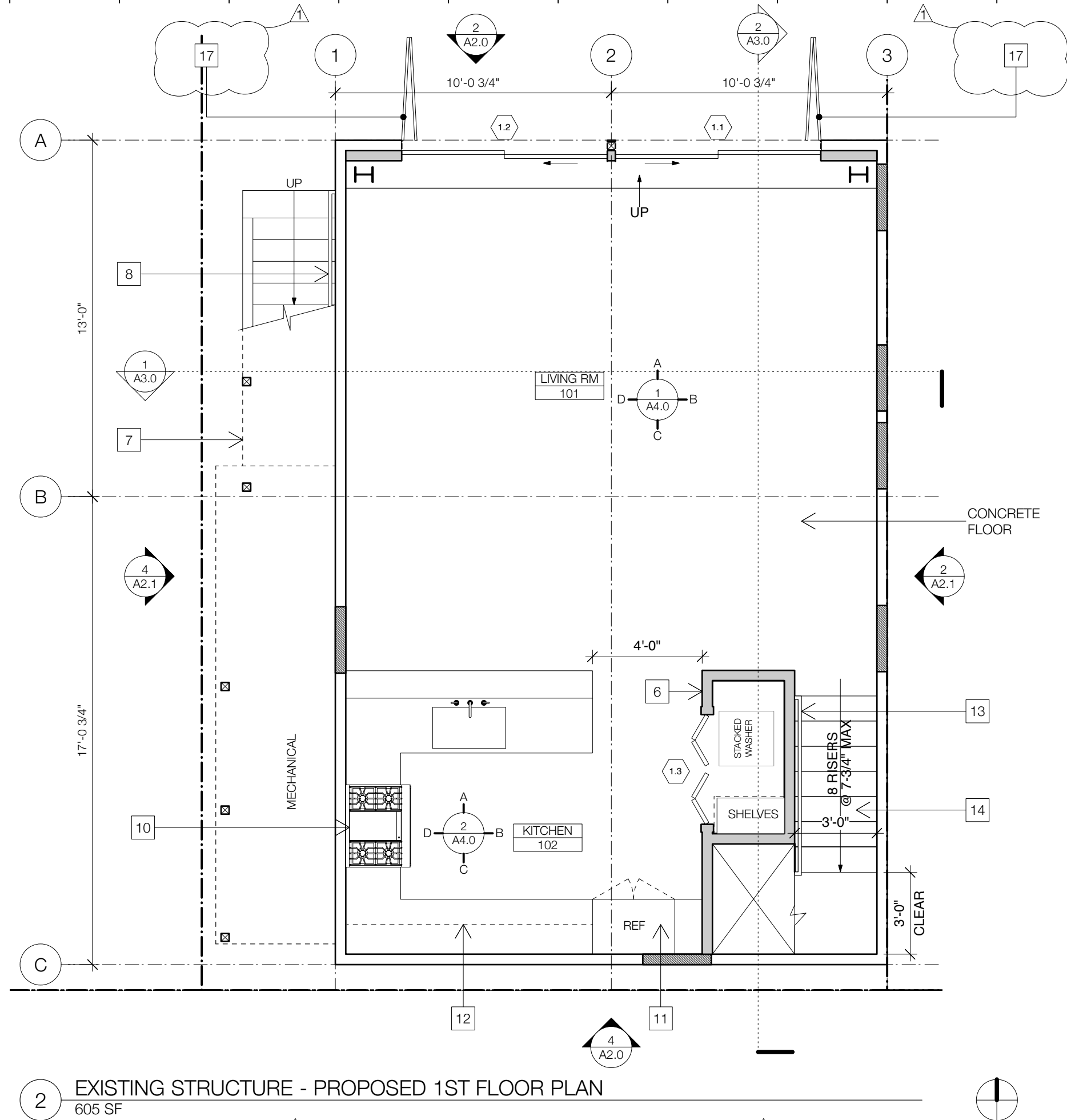
5 EXISTING INT. WALL WORKSHEET



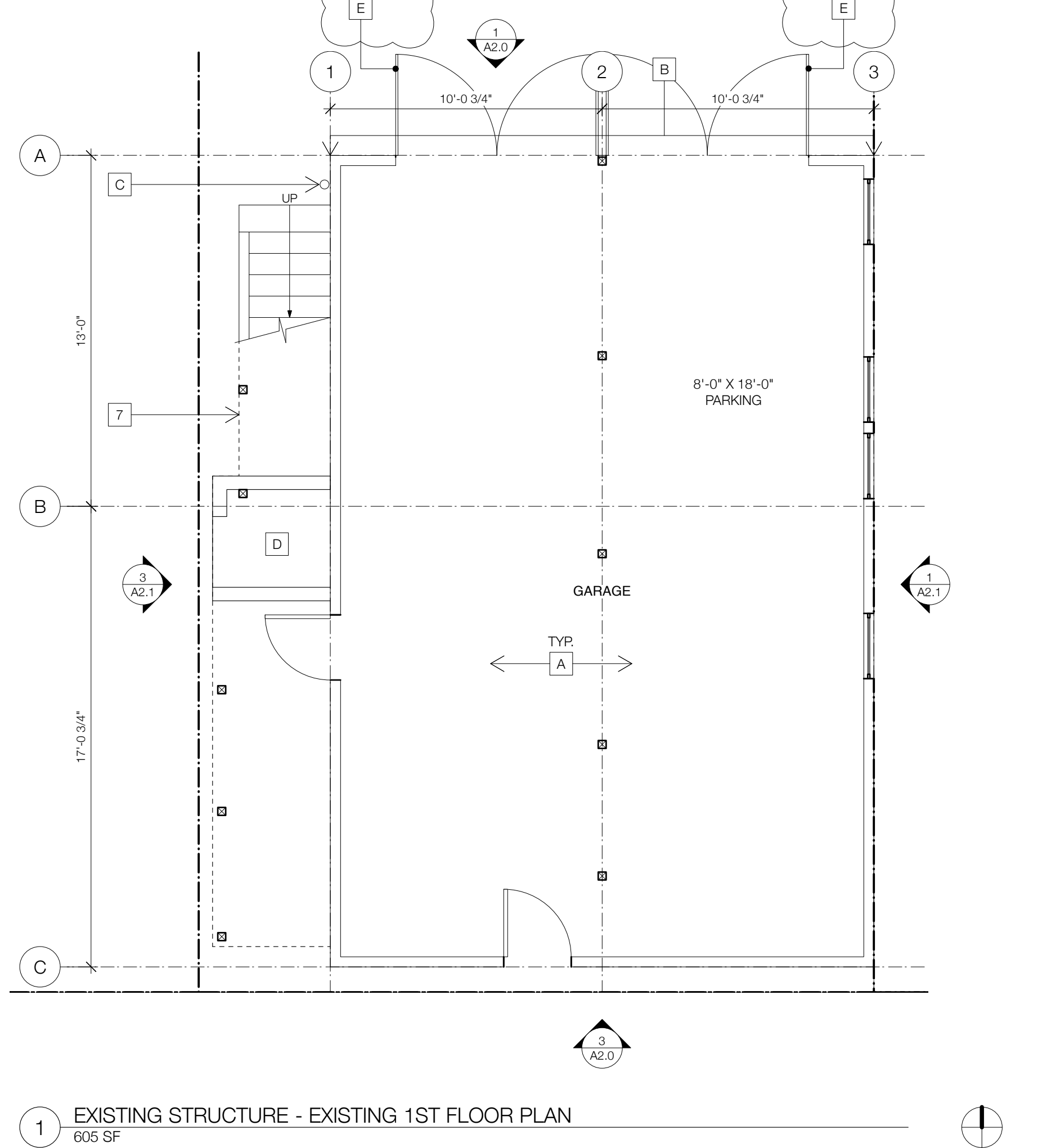
4 EXISTING STRUCTURE - PROPOSED 2ND FLOOR PLAN
605 SF



3 EXISTING STRUCTURE - EXISTING 2ND FLOOR PLAN
605 SF



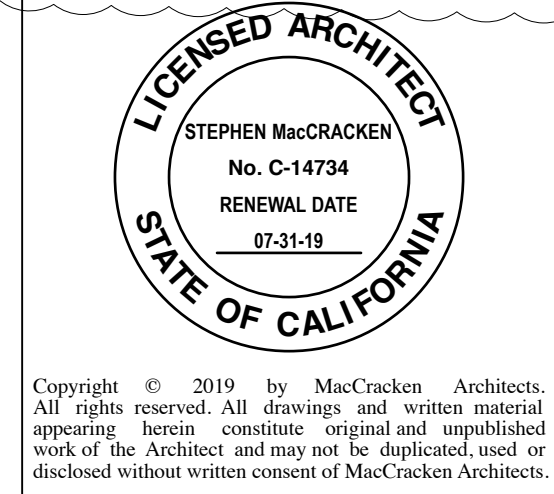
2 EXISTING STRUCTURE - PROPOSED 1ST FLOOR PLAN
605 SF



1 EXISTING STRUCTURE - EXISTING 1ST FLOOR PLAN
605 SF

- SHEET NOTES:**
- DIRECT VENT GAS FIREPLACE PER CALGREEN 4.503.1 - PROVIDE READILY ACCESSIBLE DAMPER PER T24
 - PLUMBING FIXTURES PER CALGREEN 4.303.1. SHOWER HEAD: MAX 2.0 GPM. BATH FAUCET: MAX 1.2 GPM. TOILET: 1.28 GPM. KITCHEN FAUCET: 1.8 GPM.
 - ALL CONSTRUCTION AND DEMO. DEBRIS TO BE PROCESSED AT A FACILITY W/ MIN. 65% DIVERSION RATE PER SFGBC 4.103.2.3.
 - DEMO (E) CONCRETE SLAB
 - STEEL MOMENT FRAME - S.S.D.
 - WOOD POST IN WALL - S.S.D.
 - LINE OF (E) DECK ABOVE
 - PROVIDE (N) HANDRAIL @ 36" ABOVE NOSING @ (E) EXTERIOR STAIRS
 - LINE OF SLOPED INTERIOR CEILING
 - PROVIDE GAS SHUT OFF @ (N) RANGE
 - PROVIDE 1/4" WATER LINE TO REFRIGERATOR
 - LINE OF CABINETS ABOVE
 - STEEL HANDRAIL @ 36" ABOVE NOSING
 - RISER HEIGHT MAX 7 3/4" PER CBC 1011.5.2 EXCEPTION #3 FOR R-3 MIN TREAD DEPTH TO BE 10" PER CBC 1011.5.2. EXCEPTION #3
 - RISERS CANNOT VARY MORE THAN 3/8" IN A SINGLE FLIGHT PER CBC 1011.5.4
 - NOSING SHALL NOT PROTRUDE MORE THAN 1 1/4" BEYOND THE TREAD BELOW PER CBC 1011.5.5.1 MIN 36" LEVEL LANDINGS PROVIDED AT TOP AND BOTTOM PER CBC 1011.6 (STAIR MIN WIDTH = 36")
 - PROVIDE STEEL WALL MOUNTED HANDRAIL AT ONE SIDE @ 36" ABOVE NOSING PER CBC 1011.11 EXCEPTION #1
 - LINE OF SKYLIGHT ABOVE
 - NO DEMO @ WALL - (E) TO REMAIN
 - EXISTING DOORS TO BE REUSED W/NEW HARDWARE. EXTERIOR VISIBILITY OF DOOR TO REMAIN UNCHANGED

- DEMO NOTES**
- DEMO NOTED INTERIOR NON-STRUCTURAL WALLS, WALL FINISHES, CEILING FINISHES & FLOOR FINISHES.
 - NO DEMO PERMITTED @ FRONT ELEVATION
 - DEMO (E) CAST IRON EXTERIOR PLUMBING
 - DEMO (E) CAST IRON EXTERIOR PLUMBING
 - EXISTING GARAGE DOORS TO REMAIN AND BE REHABILITATED.

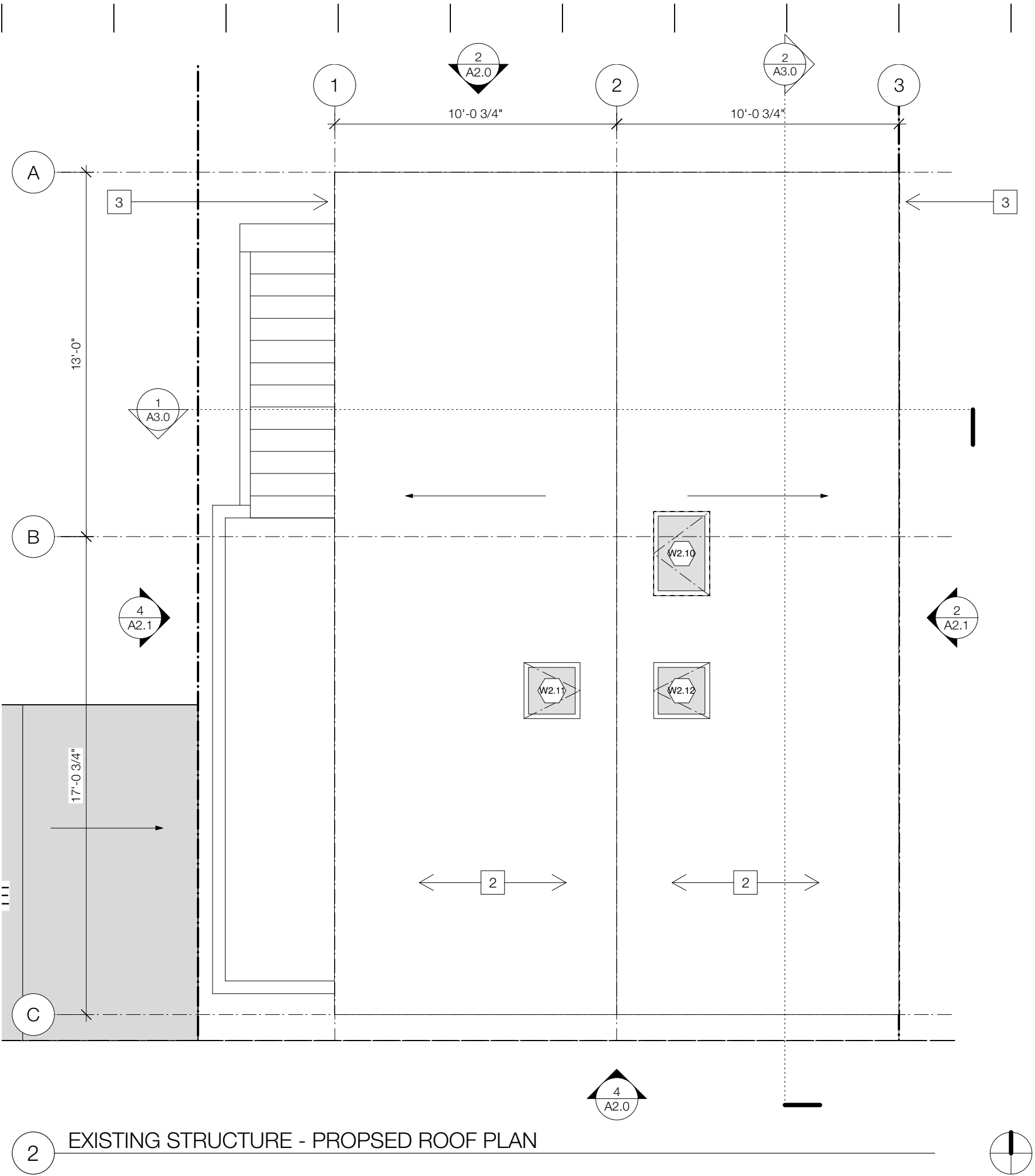


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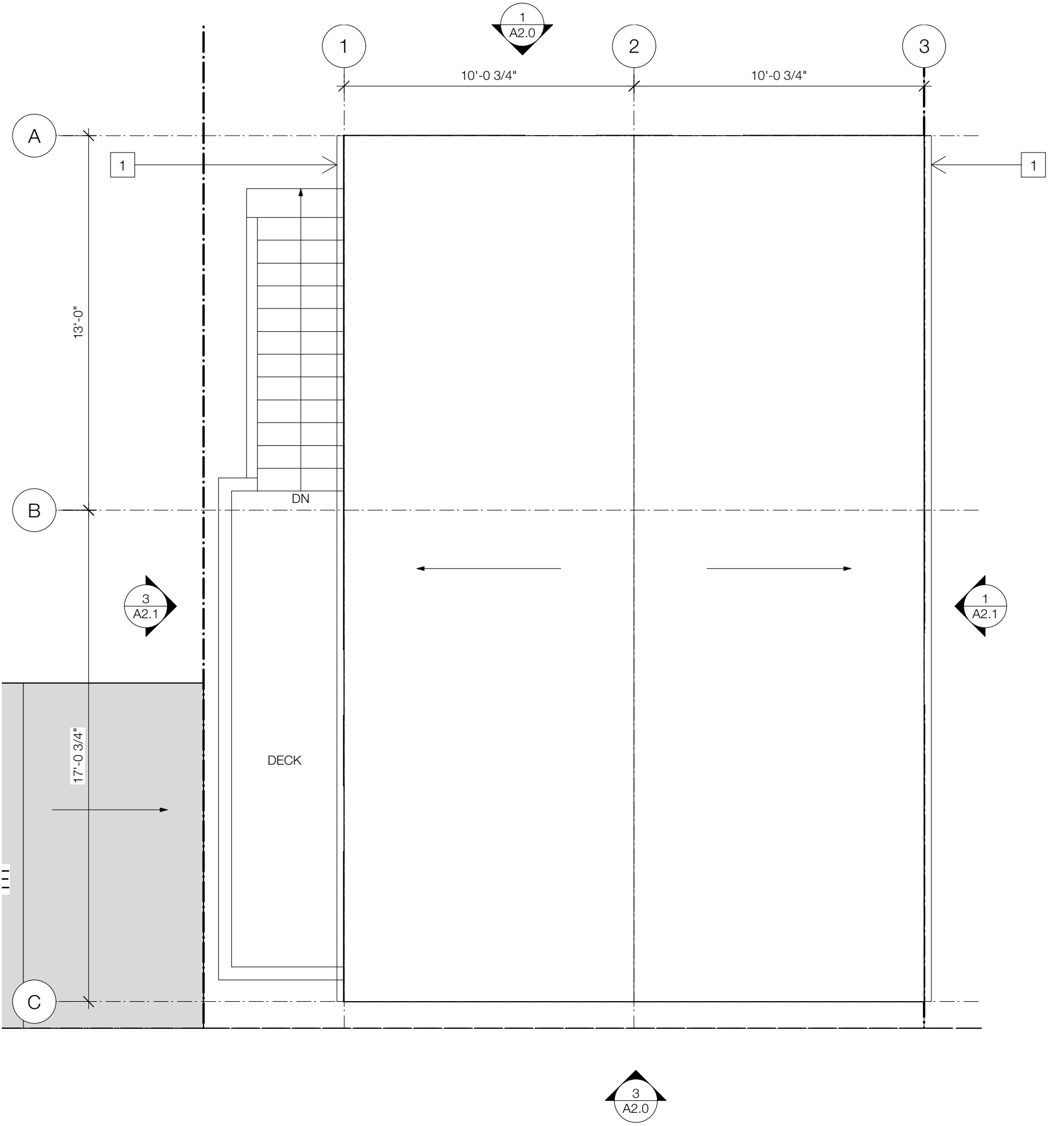
MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel: 415.487.2050
web: www.macarchs.com

DATE: 05-03-2019
PERMIT SUBMITTAL
REV 05-07-19
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLANS
A1.0



2 EXISTING STRUCTURE - PROPOSED ROOF PLAN



1 EXISTING STRUCTURE - EXISTING ROOF PLAN

- SHEET NOTES:
- 1 EXISTING GSM GUTTER TO DOWNSPOUT
 - 2 (N) ASPHALT SHINGLE ROOFING TO MATCH EXISTING - SEE MATERIAL SPEC
 - 3 (N) GSM PAINTED GUTTER TO (N) DOWNSPOUT - SEE 2/A2.0



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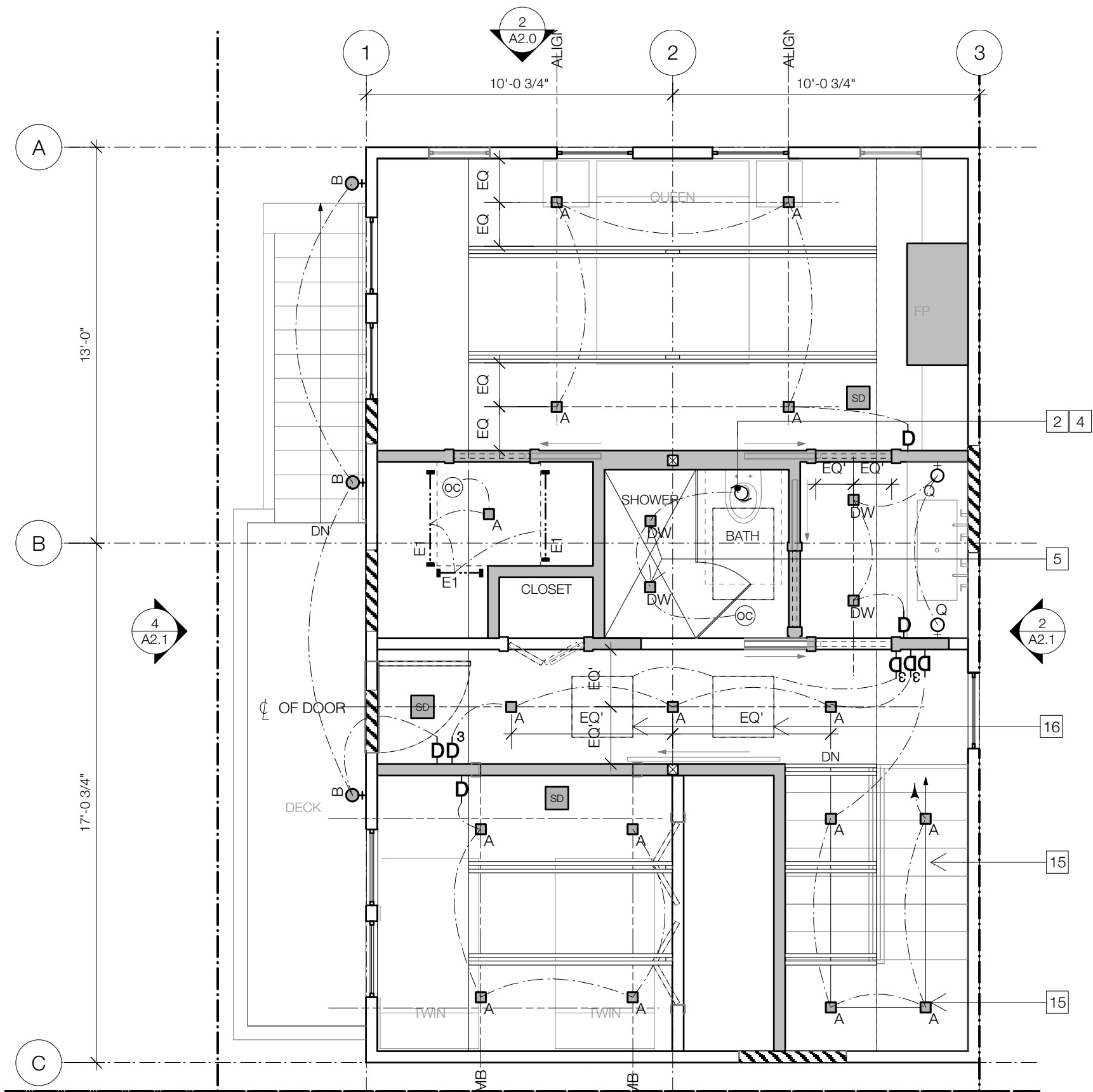
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SCALE: 1/4" = 1'-0"

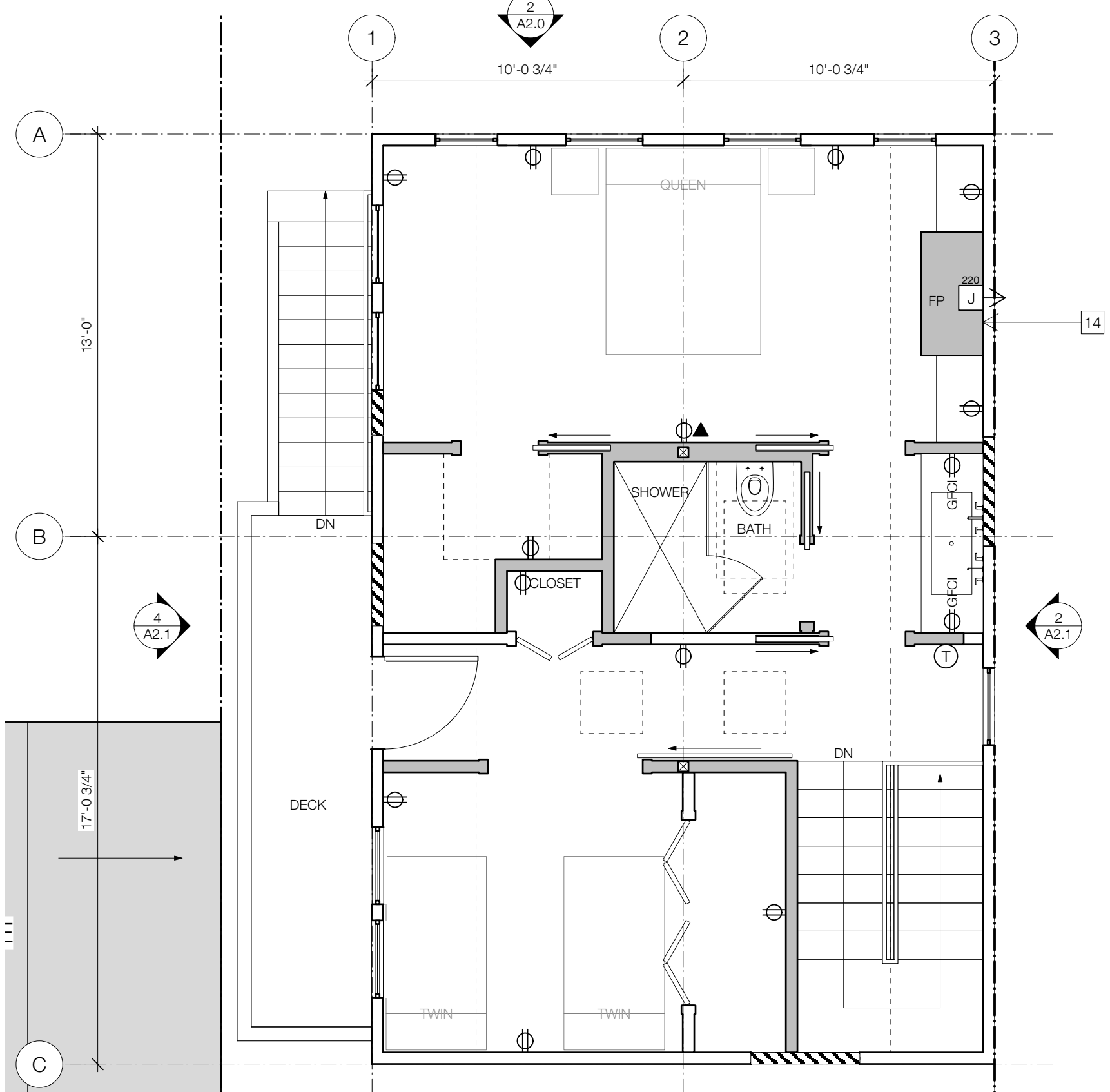
EXISTING & PROPOSED PLANS
A1.1

SWITCHING SYMBOL LEGEND	
	(N) SINGLE POLE SWITCH & ELECTRICAL BOX - LUTRON DIVA: CA-1PS-WH; WALL PLATE: SC-1PS-WH
	(N) SWITCH W/ OCCUPANCY SENSOR
	(N) 3 WAY SWITCH & ELECTRICAL BOX - LUTRON DIVA: CA-3PS-WH; WALL PLATE: SC-3PS-WH
	(N) SINGLE POLE DIMMER SWITCH & ELECTRICAL BOX-LUTRON DIVA:DVCL-153P-WH; WALL PLATE: SC-3PS-WH; NOT GANGED
	(N) 3 WAY DIMMER SWITCH & ELECTRICAL BOX - LUTRON DIVA: DVCL-153P-WH WITH 3 WAY SWITCH; WALL PLATE: SC-3PS-WH; NOT GANGED
	(N) 4 WAY DIMMER SWITCH & ELECTRICAL BOX - LUTRON DIVA: DVCL-153P-WH WITH 4 WAY SWITCH; WALL PLATE: SC-3PS-WH; NOT GANGED
LIGHTING LEGEND	
	HALO H4 RECESSED HIGH-EFFICACY LED DOWNLIGHT - 2700K
	INTERIOR WALL SCONCE - LED
	HALO H4 RECESSED HIGH-EFFICACY LED DOWNLIGHT - DAMP LOCATION - 2700K
	LED STRIP LIGHTING TAPE - REMOTE DRIVER
	EXTERIOR WALL SCONCE - LED
	CEILING MOUNTED BATHROOM FAN W/ HUMIDISTAT - MIN. 50 CFM - ENERGY STAR COMPLIANT
	(N) HARD WIRED CEILING MOUNTED SMOKE DETECTOR WITH BATTERY BACK-UP
	OCCUPANCY SENSOR
	PENDANT LIGHT FIXTURE - LED

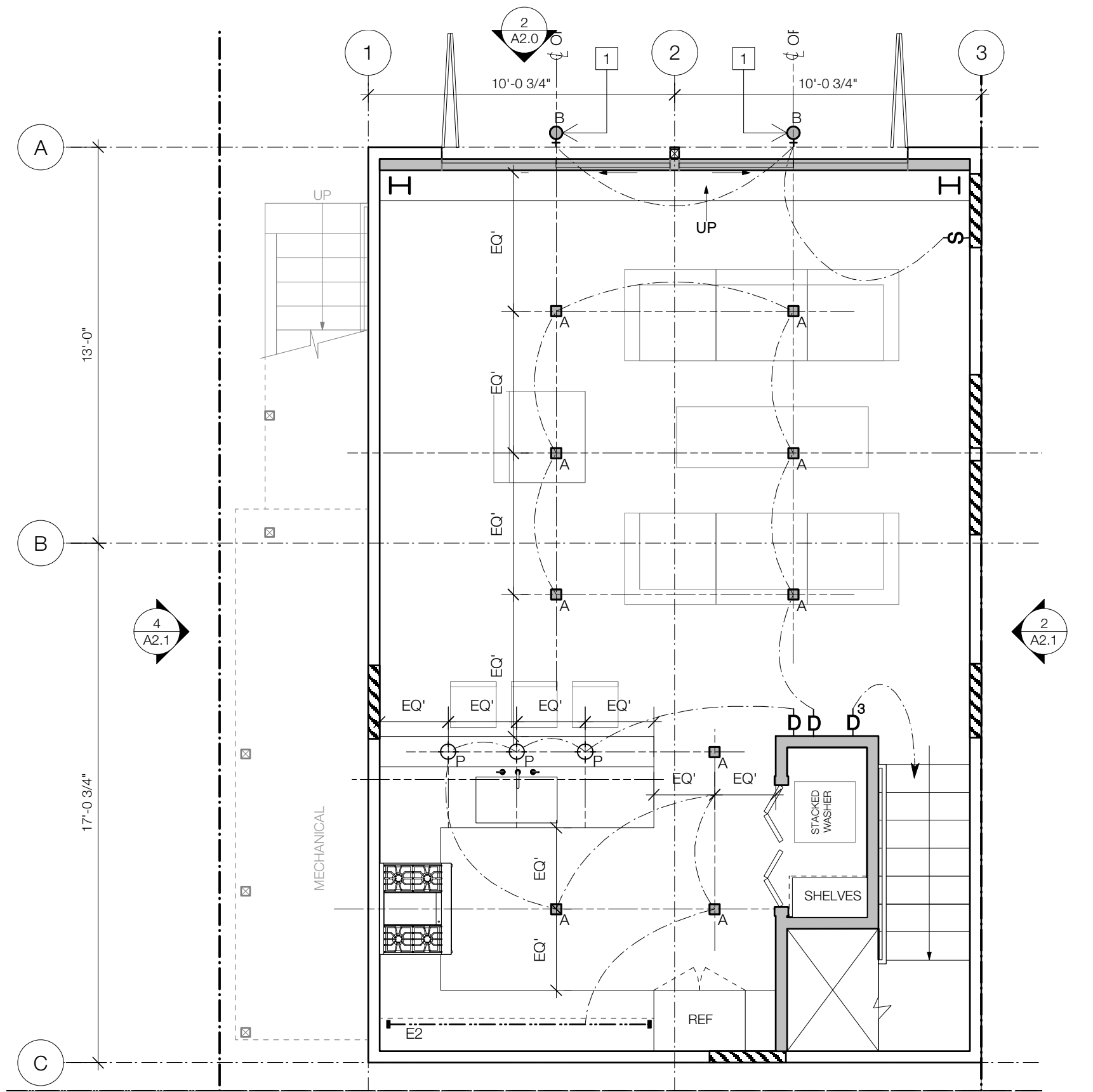


4 REFLECTED CEILING PLAN - 2ND FLOOR PLAN

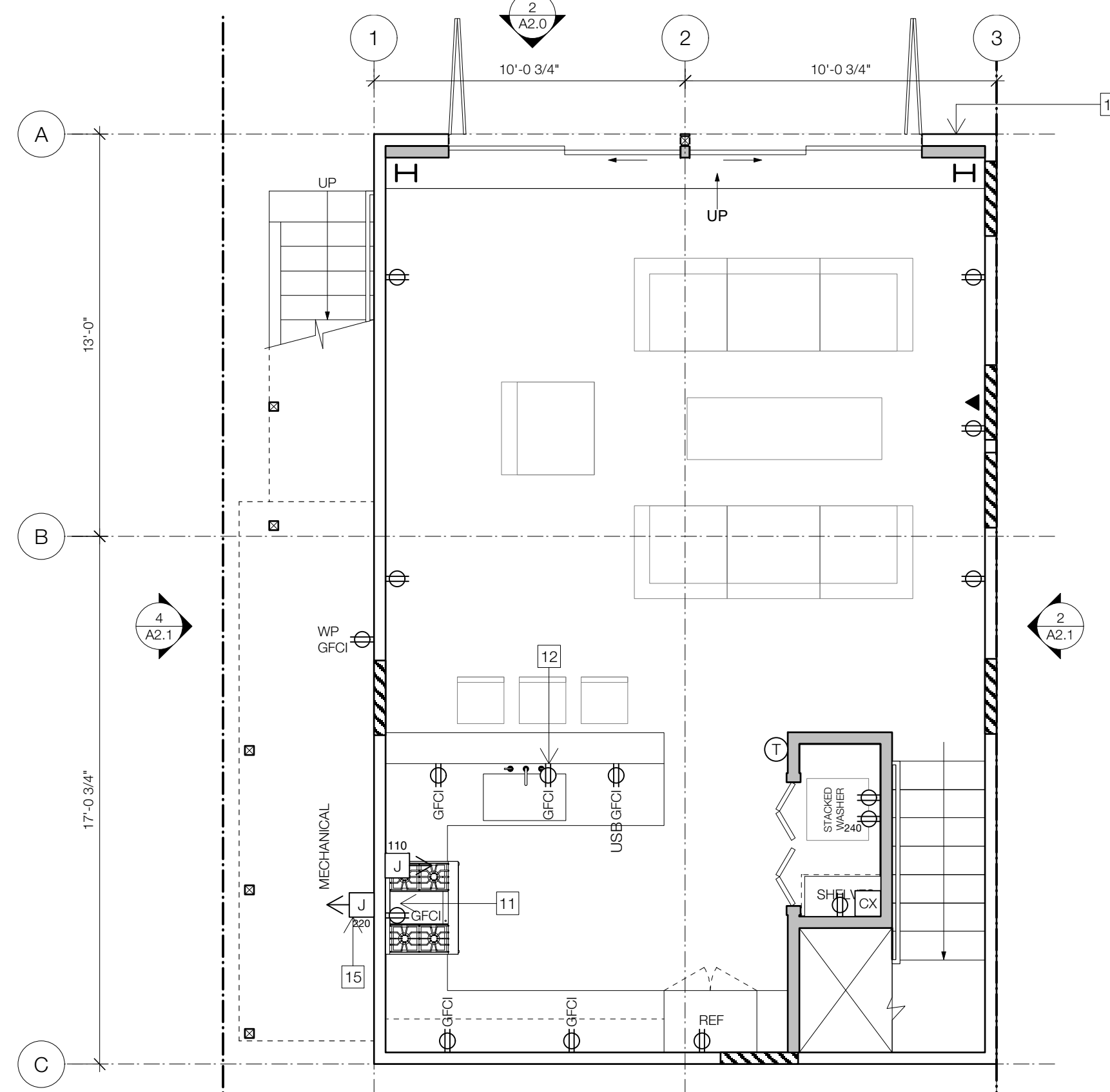
ELECTRICAL LEGEND	
	(N) WALL MOUNTED DUPLEX ELECTRICAL OUTLET @ 18" A.F.F.
	(N) WALL MOUNTED FOURPLEX ELECTRICAL OUTLET @ 18" A.F.F.
	(N) WALL MOUNTED DUPLEX GROUND FAULT INTERRUPTER ELECTRICAL OUTLET @ COUNTER HEIGHT UNLESS OTHERWISE NOTED
	(N) WALL MOUNTED DUPLEX GROUND FAULT INTERRUPTER ELECTRICAL OUTLET W/ 2 USB PORTS @ COUNTER HEIGHT UNLESS OTHERWISE NOTED
	(N) FLOOR MOUNTED DUPLEX ELECTRICAL OUTLET
	(N) WALL MOUNTED EXTERIOR DUPLEX GROUND FAULT INTERRUPTER ELECTRICAL OUTLET
	(N) WALL MOUNTED PHONE JACK @ 18" A.F.F.
	(N) WALL MOUNTED DATA JACK @ 18" A.F.F. HOMERUN TO KITCHEN CLOSET
	(N) WALL MOUNTED COAX CABLE JACK
	(N) WALL MOUNTED INTERROOM
	(N) WALL MOUNTED NEST THERMOSTAT
	(N) J-BOX FOR ELECTRICAL EQUIPMENT - VOLTAGE NOTED
	(N) 240V OUTLET



3 ELECTRICAL PLAN - 2ND FLOOR PLAN



2 REFLECTED CEILING PLAN - 1ST FLOOR PLAN



1 ELECTRICAL - 1ST FLOOR PLAN

SHEET NOTES:

- MOUNT EXTERIOR SCONCES ABOVE GARAGE DOORS - SEE A2.0
- BATHROOM EXHAUST FAN PER CALGREEN 4.506.1, MUST BE ENERGY STAR COMPLIANT, DUCTED TO THE EXTERIOR AND HAVE AN ADJUSTABLE HUMIDISTAT <50% TO >80%.
- PROVIDE MECHANICAL VENTILATION CONTROLLED BY A HUMIDITY CONTROL PER CALGREEN 4.506.1, & CMC 402.5) 50 CFM MIN.
- LOCATE EXHAUST 3'-0" FROM PROPERTY LINE & ANY OPENING INTO BUILDING PER CMC 504.5
- LIGHT FIXTURES WITHIN TUB/SHOWER ENCLOSURES TO BE "WET LOCATION" RATED PER CEC 410.10 (D)
- ALL BATHROOM LIGHT FIXTURES TO BE HIGH EFFICACY PER T24 150K 10 & 12
- SMOKE ALARMS TO BE INSTALLED PER CBC 907.2.11.2 PER R-3 REQUIREMENTS.
- LISTED COMBINATION TYPE AFC FAULT CIRCUIT INTERRUPTERS SHALL PROTECT ALL BRANCH CIRCUITS SERVING ANY ELECTRICAL OUTLETS NOT REQUIRED TO BE GFCI PROTECTED, EXCEPT NOT REQUIRED IN KITCHEN OR LAUNDRY ROOM OR FOR DEDICATED EQUIPMENT PER CEC 210-12(B).
- NOT USED
- (E) 100AMP SERVICE & METER
- PROVIDE OUTLET & J-BOX FOR RANGE AND HOOD
- PROVIDE UNDER SINK DUPLEX FOR DISHWASHER & GARBAGE DISPOSAL
- PROVIDE J-BOX FOR EXTERIOR TANKLESS WATER HEATER
- J-BOX FOR DIRECT VENT FIREPLACE
- RECESSED WALL WASH LED POINTED DOWNWARDS
- PROVIDE POWER FOR OPERABLE SKYLIGHTS



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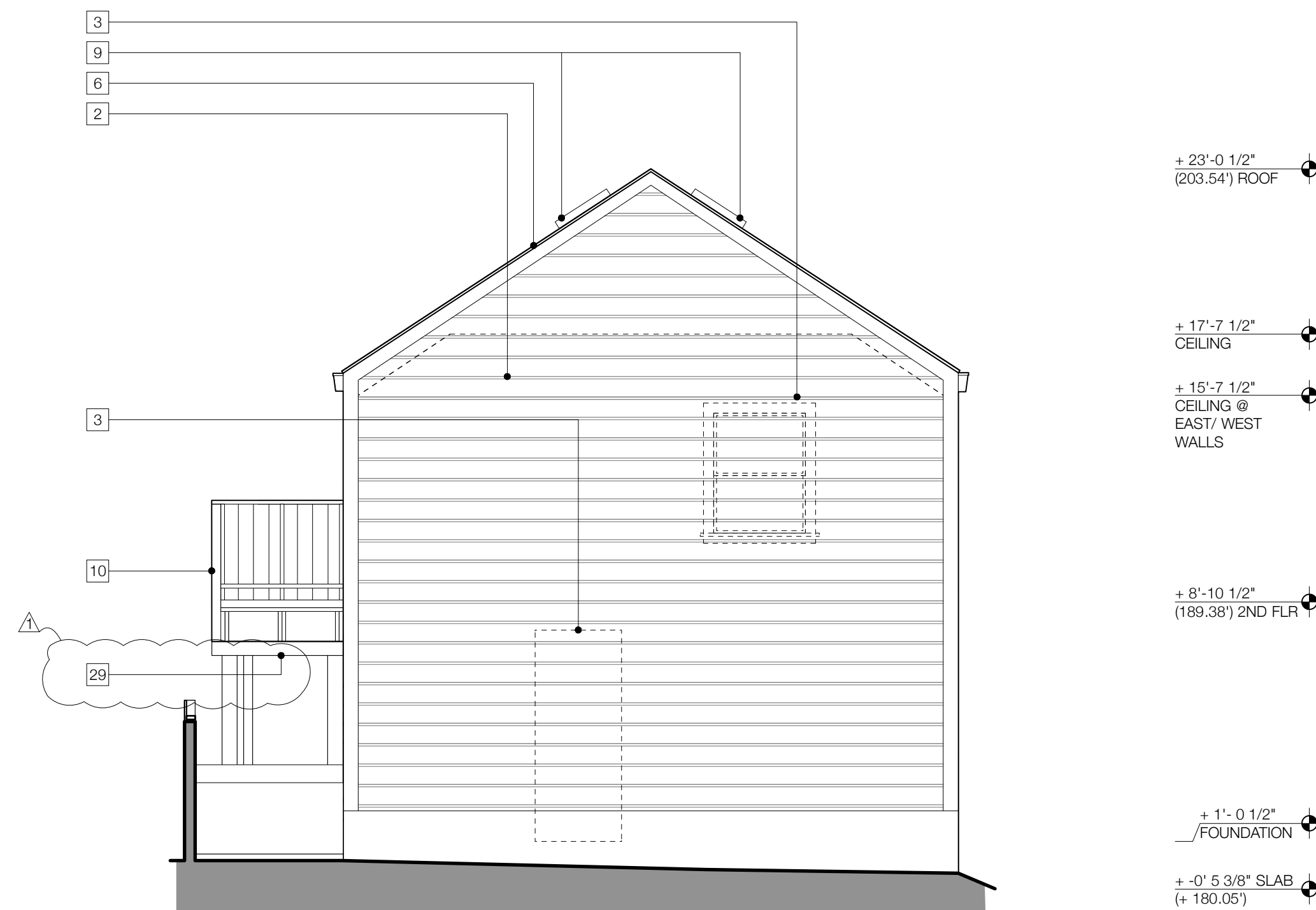
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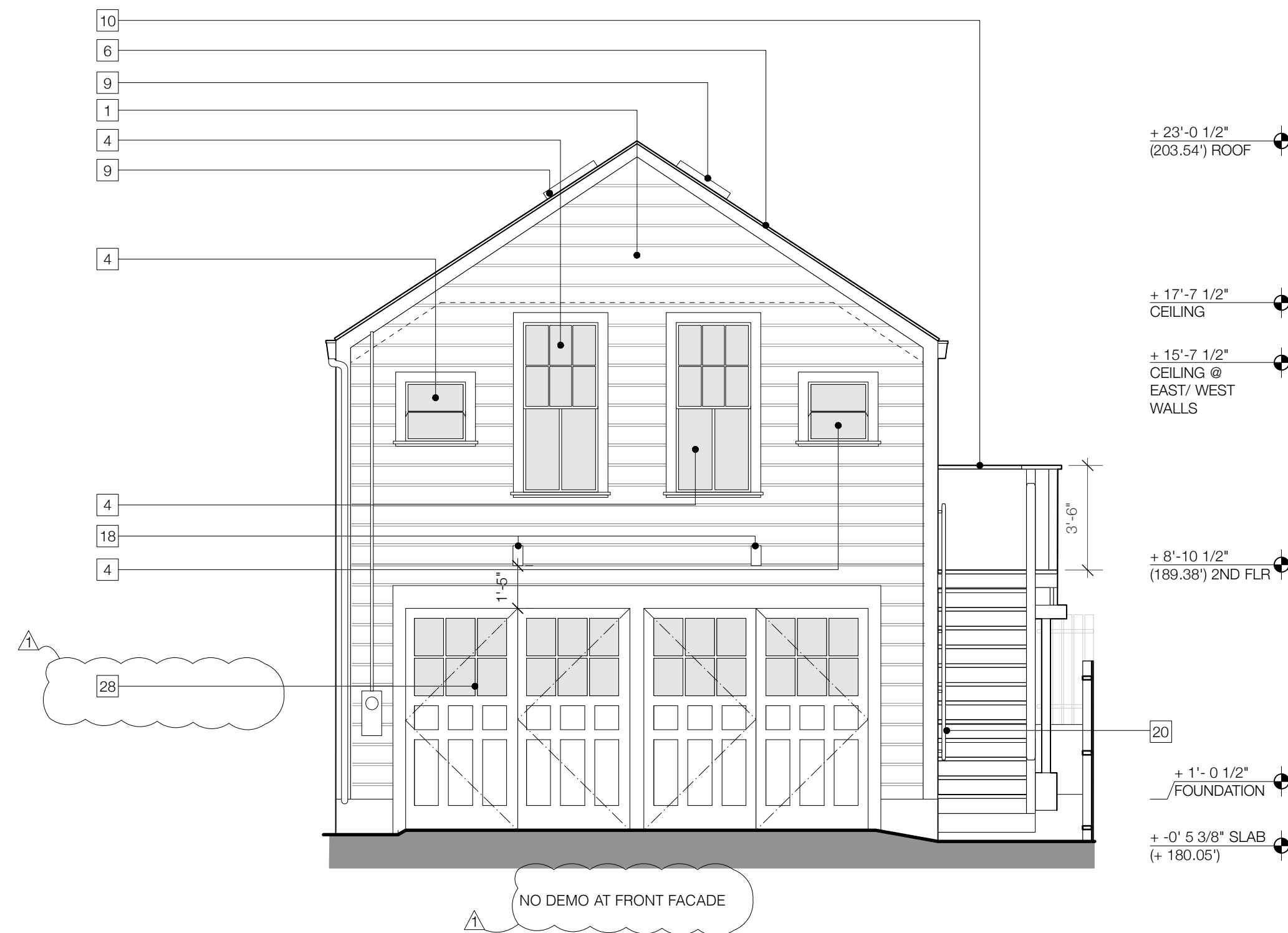
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REFLECTED CEILING PLANS &
ELECTRICAL PLANS

A1.2



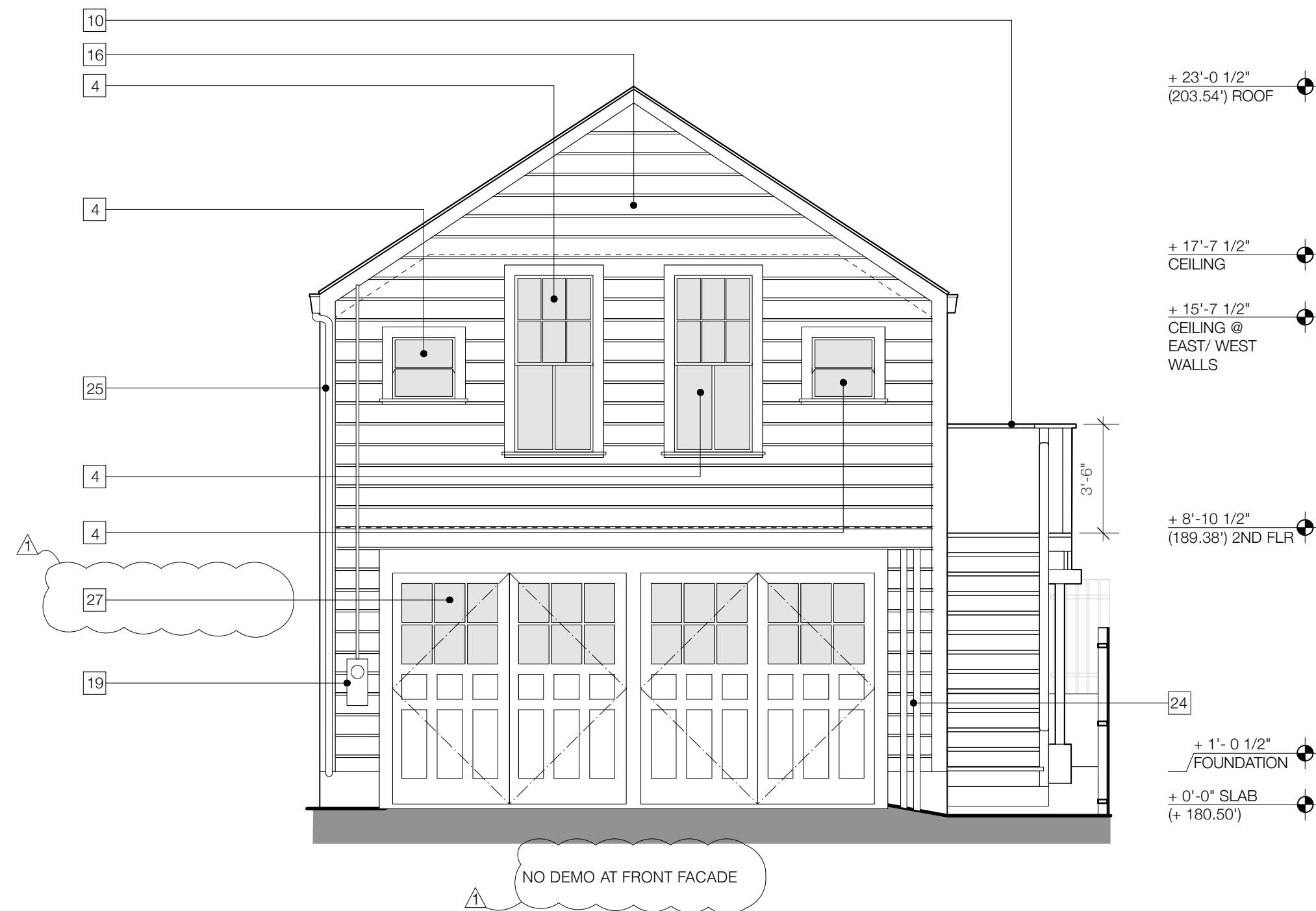
4 EXISTING STRUCTURE - PROPOSED SOUTH ELEVATION



2 EXISTING STRUCTURE - PROPOSED NORTH ELEVATION

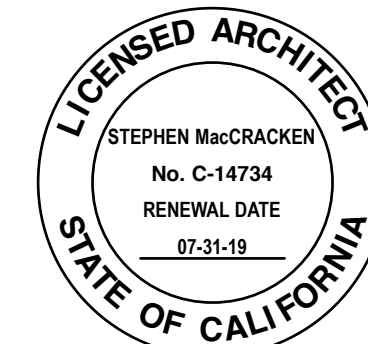


3 EXISTING STRUCTURE - (E) SOUTH ELEVATION



1 EXISTING STRUCTURE - (E) NORTH ELEVATION

- SHEET NOTES:
- (E) PAINTED 8" V T&G SIDING TO RMAIN
 - (N) PAINTED 8" V WOOD T&G SIDING TO MATCH FRONT ELEVATION
 - INFILLED WINDOW/DOOR OPENING - MATCH (E) WOOD SIDING
 - ORIGINAL WOOD WINDOWS TO REMAIN
 - NEW WOOD FRAME WINDOW W/WOOD TRIM TO MATCH EXISTING
 - RE-ROOF TO MATCH EXISTING ROOFING
 - LINE OF DEMO'D PLUMBING STACK
 - LINE OF ENTRY DECK IN FOREGROUND
 - NEW SKYLIGHT
 - (E) SIDE STAIRS AND ENTRY DECK
 - NEW WOOD FRAME GLAZED PANEL DOOR W/WOOD TRIM TO MATCH EXISTING
 - REPLACE (E) DAMAGED SIDING AS REQUIRED - TYP.
 - ORIGINAL WOOD VERTICAL SIDING
 - ORIGINAL 4" WOOD HORIZONTAL SIDING
 - (E) ASPHALT SHINGLE ROOFING
 - ORIGINAL T&G PAINTED SIDING TO REMAIN
 - (E) ALUMINUM SIDING @ NOTED ELEVATION ONLY TO BE DEMO'D
 - (N) EXTERIOR WALL SCONCE - SEE A1.2
 - (E) ELECTRICAL METER TO REMAIN
 - (N) STEEL HANDRAIL @ (E) EXTERIOR STAIRS
 - (E) ALUMINUM FRAME WINDOW TO BE REMOVED
 - EXTERIOR CAST IRON PLUMBING & VENT
 - (E) GSM HOT WATER WASTE HEATER FLUE TO BE REMOVED
 - (E) PIPING TO BE REMOVED
 - (E) DOWNSPOUT TO BE REPLACED
 - (E) HOT WATER FLUE TO BE REMOVED
 - FIXED (UNOPERABLE) BOTTOM PANEL @ WINDOW TO COMPLY W/ MIN SILL HEIGHT PER CBC 1015.8
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO REMAIN W/NEW HARDWARE WITH NO VISIBLE DIFFERENCE FROM THE EXTERIOR
 - REPAIR/REPLACE N KIND (E) DECK BEAM WHERE ROT IS PRESENT



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EXTERIOR ELEVATIONS
A2.0

- SHEET NOTES:
- (E) PAINTED 8" V T&G SIDING TO RMAIN
 - (N) PAINTED 8" V WOOD T&G SIDING TO MATCH FRONT ELEVATION
 - INFILLED WINDOW/DOOR OPENING - MATCH (E) WOOD SIDING
 - ORIGINAL WOOD WINDOWS TO REMAIN
 - NEW WOOD FRAME WINDOW W/WOOD TRIM TO MATCH EXISTING
 - RE-ROOF TO MATCH EXISTING ROOFING
 - LINE OF DEMO'D PLUMBING STACK
 - LINE OF ENTRY DECK IN FOREGROUND
 - NEW SKYLIGHT
 - (E) SIDE STAIRS AND ENTRY DECK
 - NEW WOOD FRAME GLAZED PANEL DOOR W/WOOD TRIM TO MATCH EXISTING
 - REPLACE (E) DAMAGED SIDING AS REQUIRED - TYP.
 - ORIGINAL WOOD VERTICAL SIDING
 - ORIGINAL 4" WOOD HORIZONTAL SIDING
 - (E) ASPHALT SHINGLE ROOFING
 - ORIGINAL T&G PAINTED SIDING TO REMAIN
 - (E) ALUMINUM SIDING @ NOTED ELEVATION ONLY TO BE DEMO'D
 - (N) EXTERIOR WALL SCONCE - SEE A1.2
 - (E) ELECTRICAL METER TO REMAIN
 - (N) STEEL HANDRAIL @ (E) EXTERIOR STAIRS
 - (E) ALUMINUM FRAME WINDOW TO BE REMOVED
 - EXTERIOR CAST IRON PLUMBING & VENT
 - (E) GSM HOT WATER WASTE HEATER FLUE TO BE REMOVED
 - (E) PIPING TO BE REMOVED
 - (E) DOWNSPOUT TO BE REPLACED
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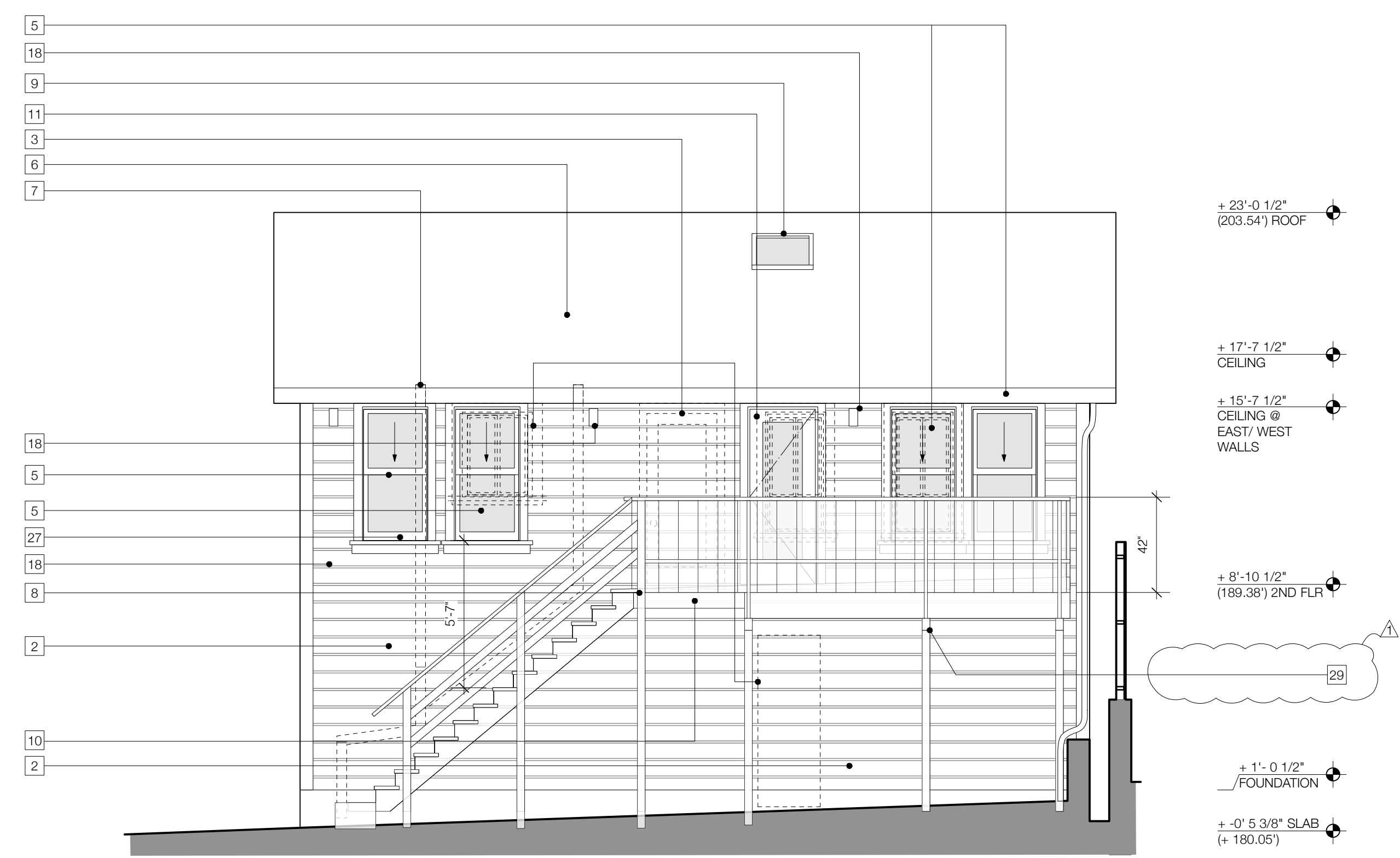
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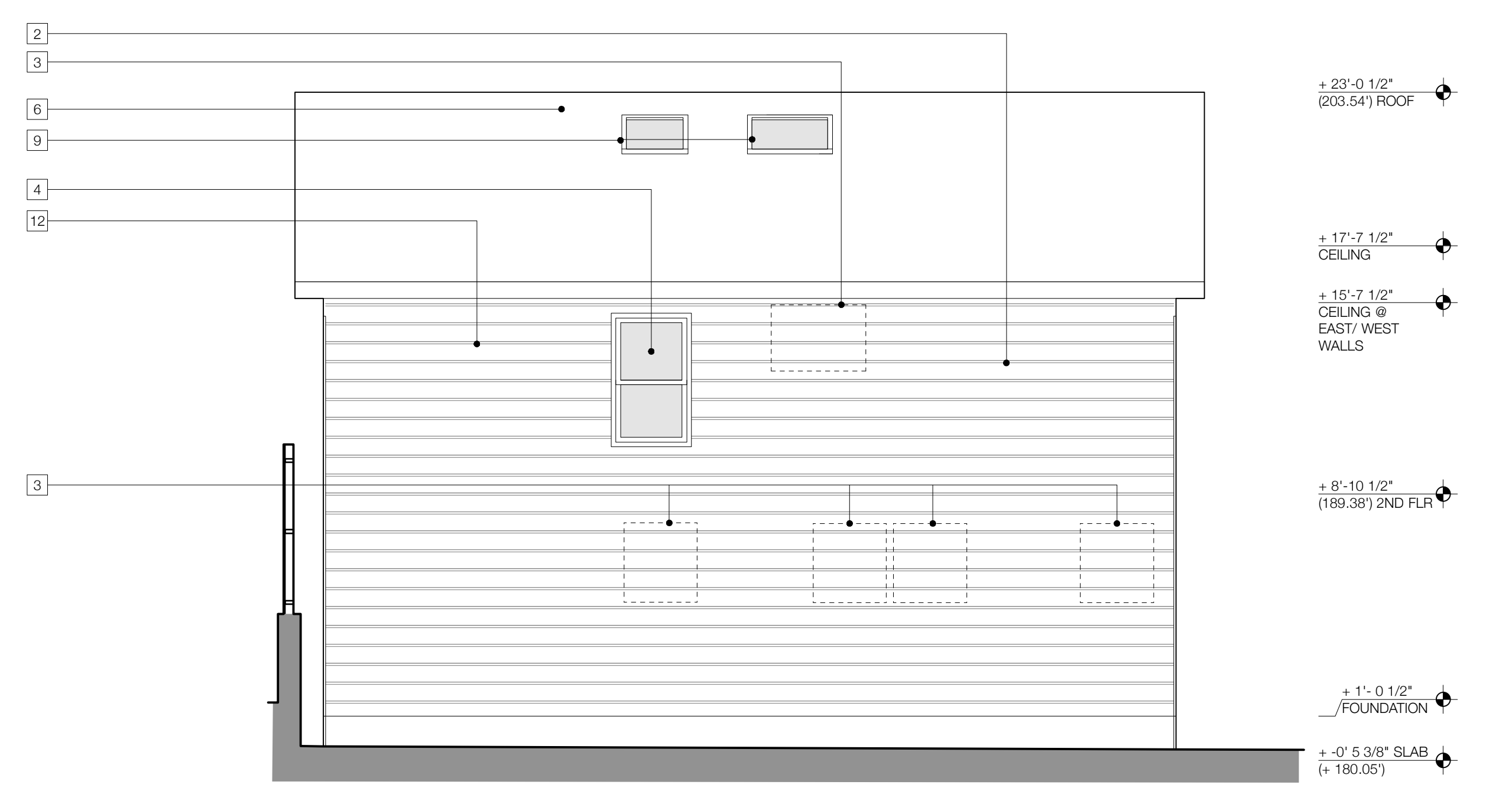
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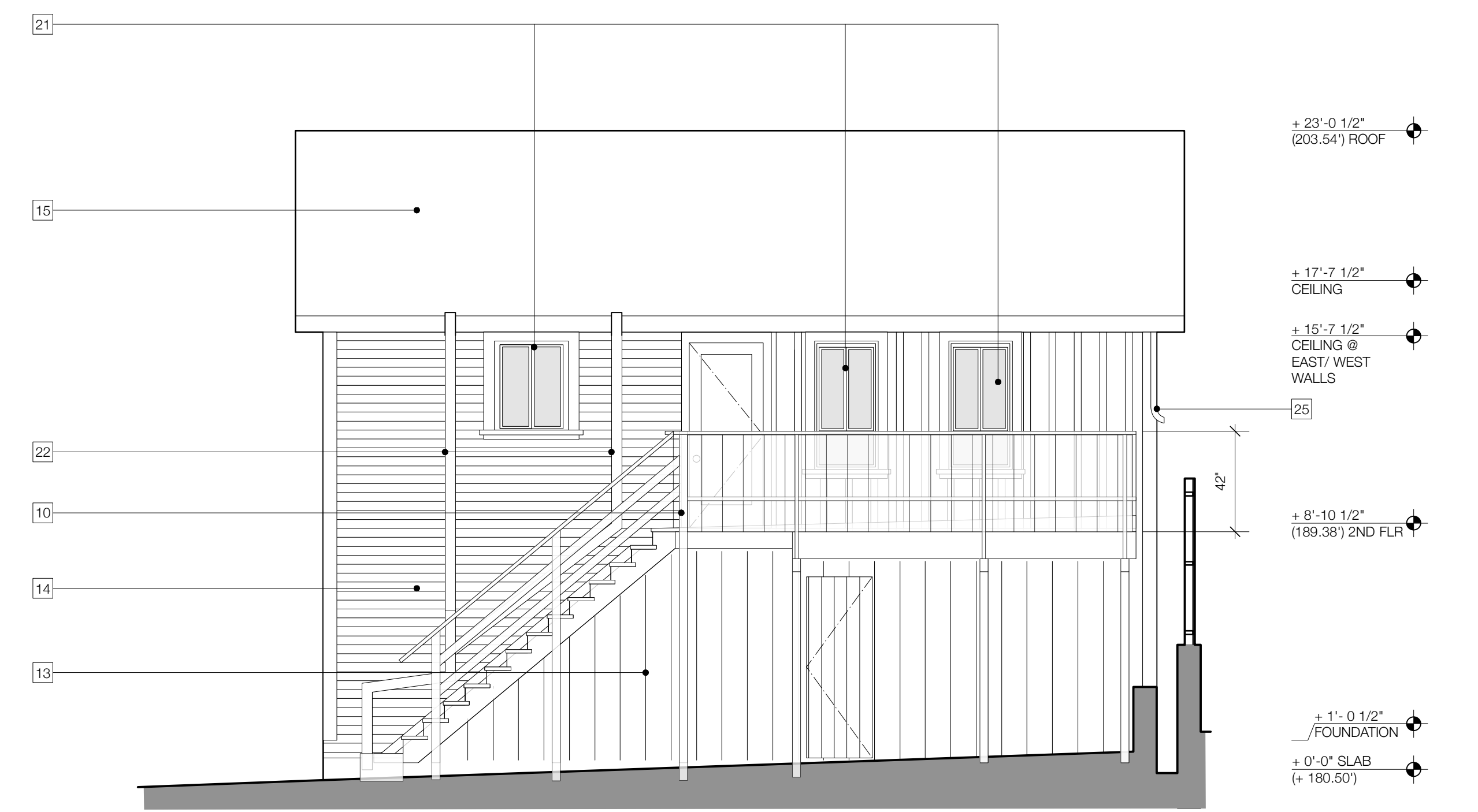
EXTERIOR ELEVATIONS
A2.1



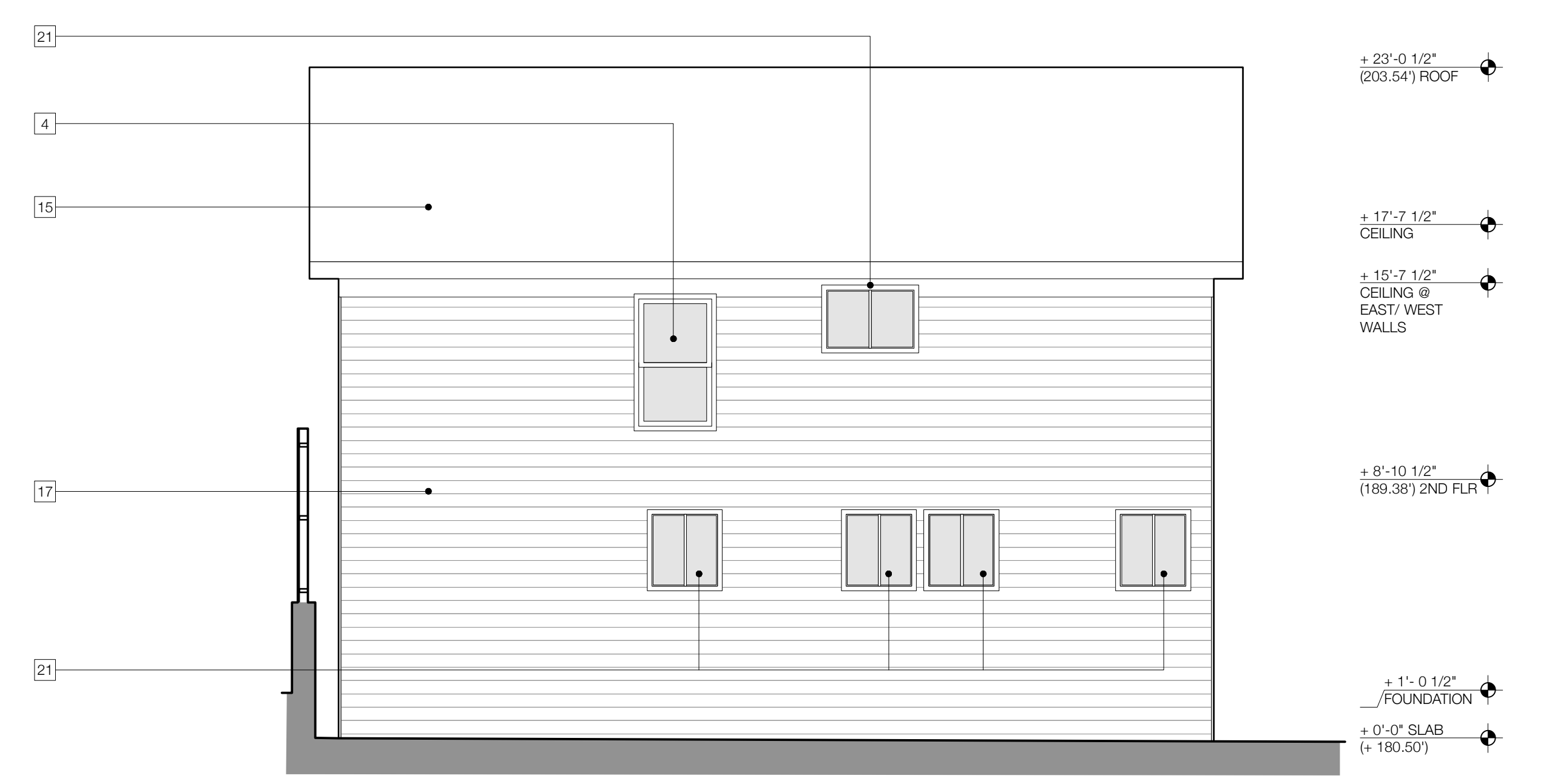
4 EXISTING STRUCTURE - PROPOSED WEST ELEVATION



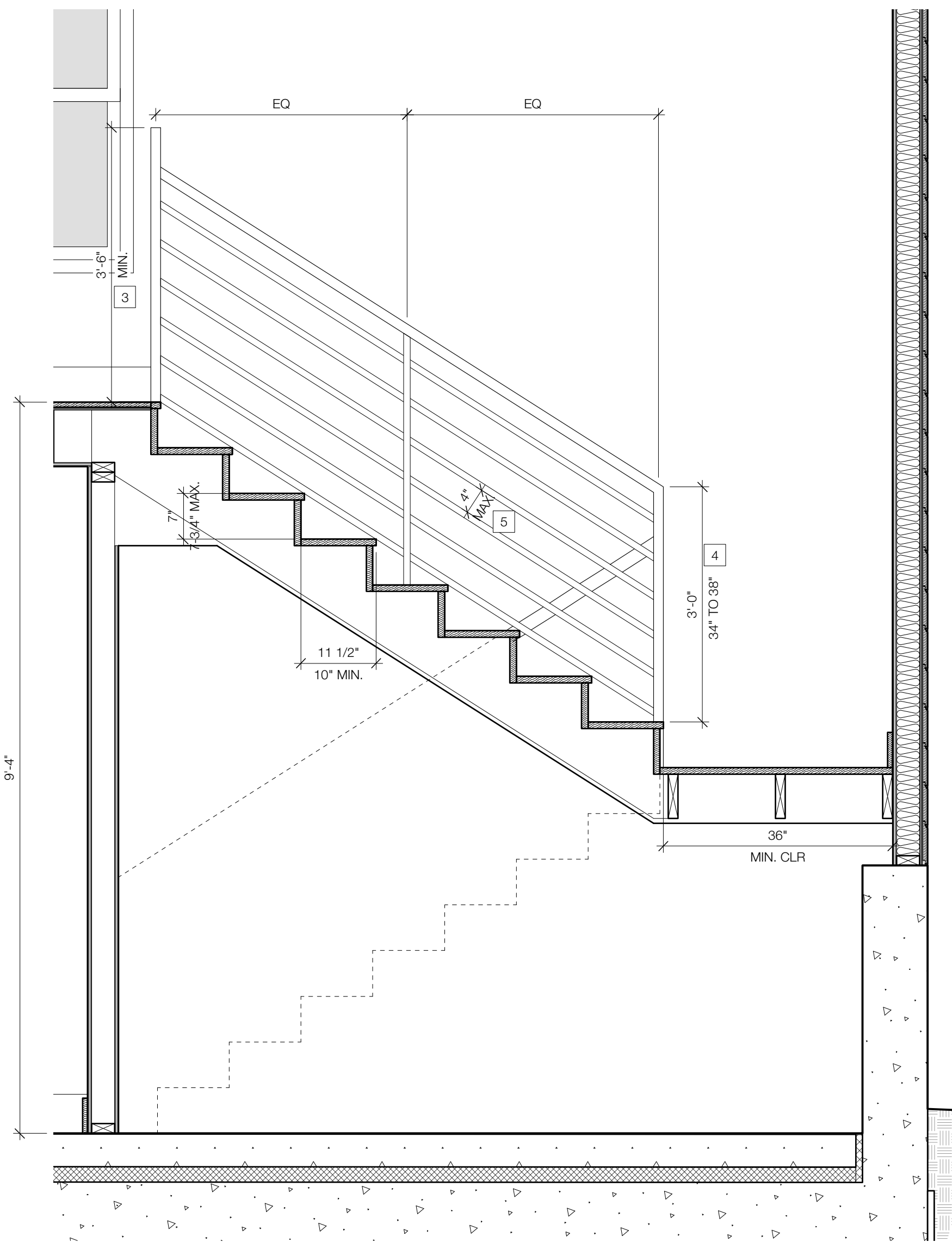
2 EXISTING STRUCTURE - PROPOSED EAST ELEVATION



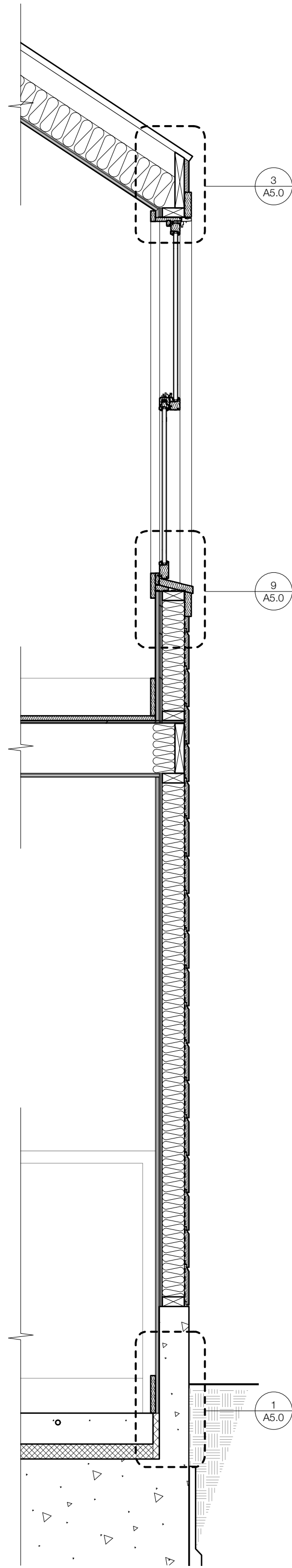
3 EXISTING STRUCTURE - (E) WEST ELEVATION



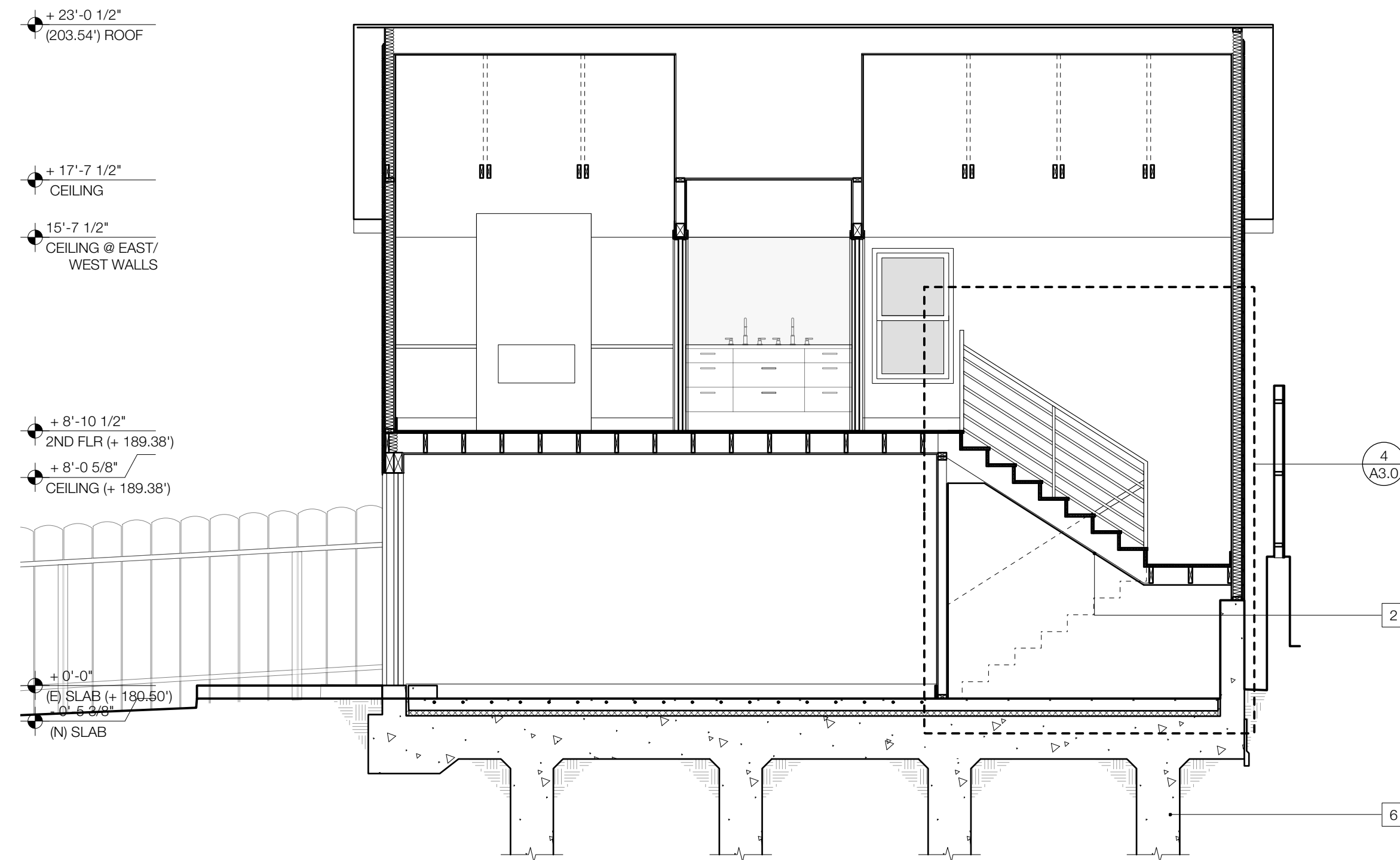
1 EXISTING STRUCTURE - (E) EAST ELEVATION



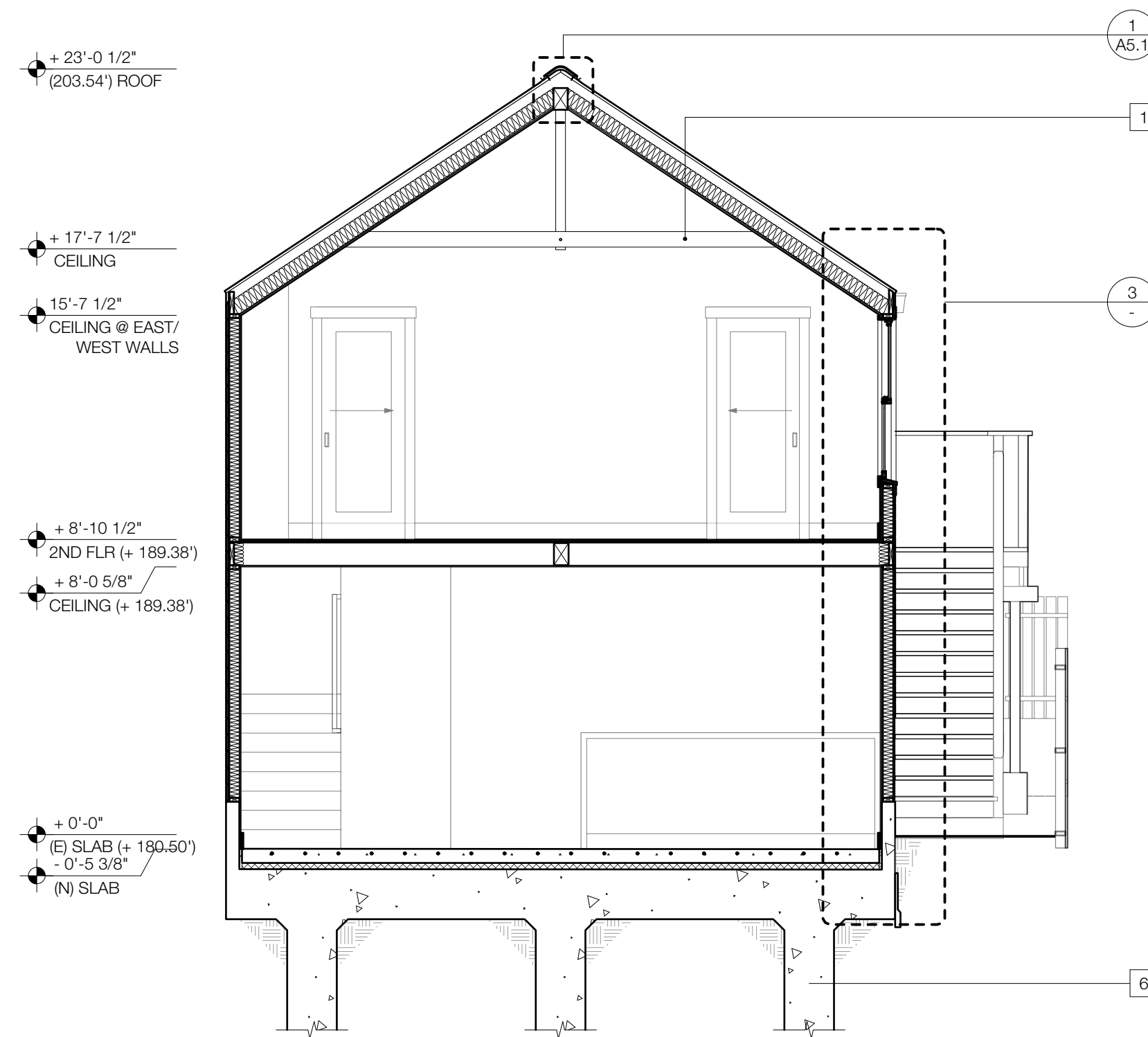
4 STAIR SECTION
SCALE: 3/4"=1'-0"



3 WALL SECTION
SCALE: 3/4"=1'-0"

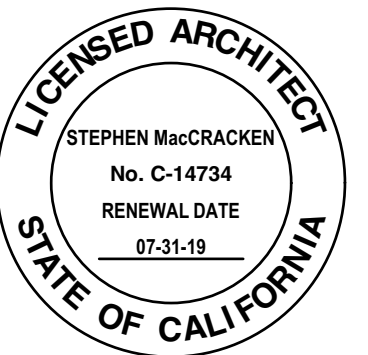


2 BUILDING SECTION NORTH/SOUTH



1 BUILDING SECTION EAST/WEST

- SHEET NOTES:
- 1 EXPOSED NON-STRUCTURAL COLLAR TIES IN MASTER BEDROOM
 - 2 1/2" GYPSUM BOARD UNDER STAIR PER CBC 1011.7.3 EXCEPTION #1
 - 3 MIN. 42" GUARDRAIL @ STAIR OPENING PER CBC 1015.3
 - 4 36" HANDRAIL PER CBC 1014.2
 - 5 4" MAX. OPENING @ GUARD PER CBC 1015.4
 - 6 LINE OF FOUNDATION S.S.D.



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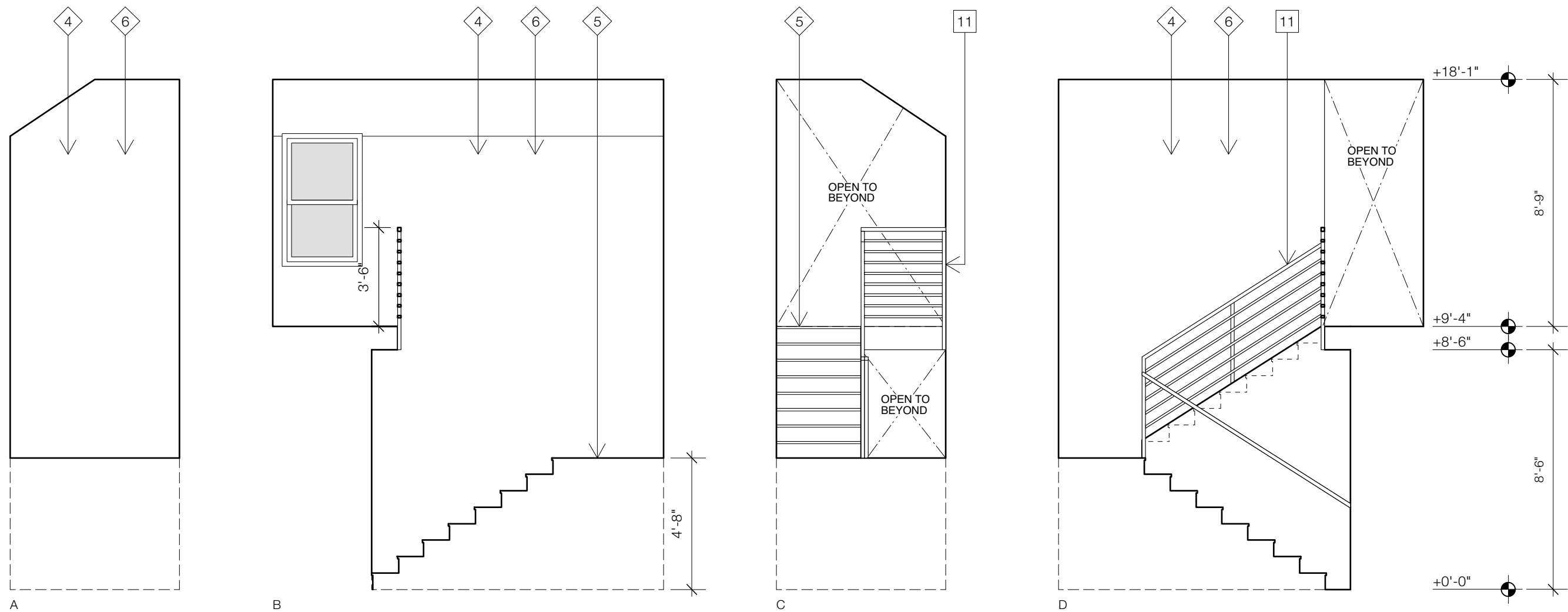
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SAN FRANCISCO, CA
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479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel: 415.487.2050
web: www.macarchs.com

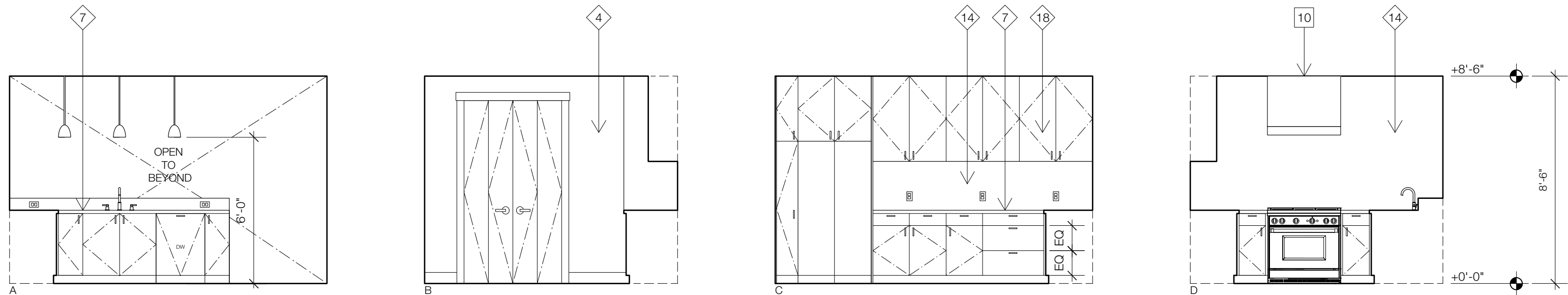
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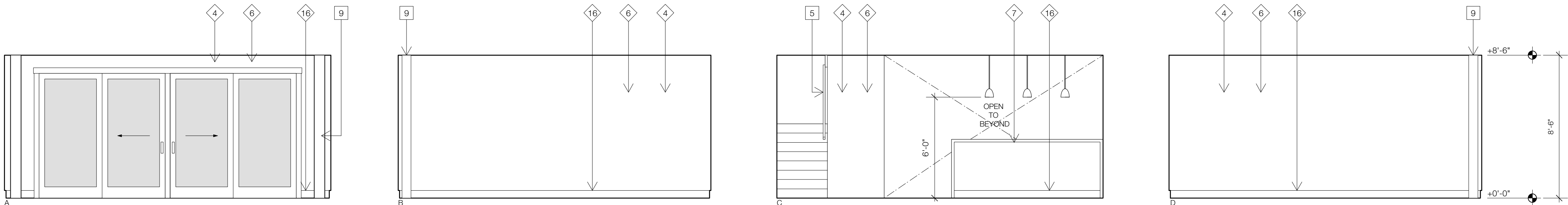
SECTIONS
A3.0



3 EXISTING STRUCTURE - STAIR 206 - INTERIOR ELEVATIONS



2 EXISTING STRUCTURE - KITCHEN 102 - INTERIOR ELEVATIONS



1 EXISTING STRUCTURE - LIVING ROOM 101 - INTERIOR ELEVATIONS

- SHEET NOTES:**
- 1 EXPOSED NON-STRUCTURAL COLLAR TIES IN MASTER BEDROOM
 - 2 (E) WINDOW
 - 3 (N) WINDOW - SEE SCHEDULE
 - 4 GUARDRAIL @ 42"
 - 5 HARDRAIL @ 36" ABOVE STAIR NOSING
 - 6 8" BASEBOARD
 - 7 WALL MOUNT TOILET
 - 8 TEMPERED GLASS
 - 9 LINE OF EXPOSED MOMENT FRAME
 - 10 EXHAUST HOOD @ RANGE
 - 11 SOLID STEEL GUARDRAIL
 - 12 CLOTHES ROD & SHELF @ CLOSET
 - 13 FIXED WINDOW BOTTOM OR PERMANENT WINDOW OPENING DEVICE MEETING LIMITING OPENING TO 4" MAX. PER CBC 1015.6
 - 14 EMERGENCY ESCAPE & RESCUE WINDOW PER CBC 1030.1 - SEE A6.0 SCHEDULES

- MATERIALS**
- 1 CONC-1
 - 2 CRPT-1 CARPET
 - 3 PNT-2
 - 4 GWB-1 PAINTED GYP BD.
 - 5 HWD-1 WOOD FLOOR
 - 6 PNT-1 PAINT COLOR 1
 - 7 QRZ-1 QUARTZ COUNTER
 - 11 TL-1 INTERIOR TILE 1
 - 12 TL-2 INTERIOR TILE 2
 - 13 TL-3 INTERIOR ACCENT TILE 3
 - 14 TL-4 KITCHEN TILE
 - 15 SID-1 EXTERIOR T&G SIDING
 - 16 TRM-1 INTERIOR TRIM
 - 17 TRM-2 EXTERIOR TRIM
 - 18 VNR-1 KITCHEN CABINET WD VENEER
 - 19 GLZ-1 TEMPERED CLEAR GLASS
 - 20 NOT USED
 - 21 VNR-2 BATHROOM CABINET VENEER



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ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel: 415.487.2050
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INTERIOR ELEVATIONS
A4.0

- SHEET NOTES:**
- 1 EXPOSED NON-STRUCTURAL COLLAR TIES IN MASTER BEDROOM
 - 2 (E) WINDOW
 - 3 (N) WINDOW - SEE SCHEDULE
 - 4 GUARDRAIL @ 42"
 - 5 HARDRAIL @ 36" ABOVE STAIR NOSING
 - 6 8" BASEBOARD
 - 7 WALL MOUNT TOILET
 - 8 TEMPERED GLASS
 - 9 LINE OF EXPOSED MOMENT FRAME
 - 10 EXHAUST HOOD @ RANGE
 - 11 SOLID STEEL GUARDRAIL
 - 12 CLOTHES ROD & SHELF @ CLOSET
 - 13 FIXED WINDOW BOTTOM OR PERMANENT WINDOW OPENING DEVICE MEETING LIMITING OPENING TO 4" MAX. PER CBC 1015.6
 - 14 EMERGENCY ESCAPE & RESCUE WINDOW PER CBC 1030.1 - SEE A6.0 SCHEDULES

- MATERIALS**
- 1 CONC-1
 - 2 CRPT-1 CARPET
 - 3 PNT-2
 - 4 GWB-1 PAINTED GYP BD.
 - 5 HWD-1 WOOD FLOOR
 - 6 PNT-1 PAINT COLOR 1
 - 7 QRZ-1 QUARTZ COUNTER
 - 11 TL-1 INTERIOR TILE 1
 - 12 TL-2 INTERIOR TILE 2
 - 13 TL-3 INTERIOR ACCENT TILE 3
 - 14 TL-4 KITCHEN TILE
 - 15 SID-1 EXTERIOR T&G SIDING
 - 16 TRM-1 INTERIOR TRIM
 - 17 TRM-2 EXTERIOR TRIM
 - 18 VNR-1 KITCHEN CABINET WD VENEER
 - 19 GLZ-1 TEMPERED CLEAR GLASS
 - 20 NOT USED
 - 21 VNR-2 BATHROOM CABINET VENEER



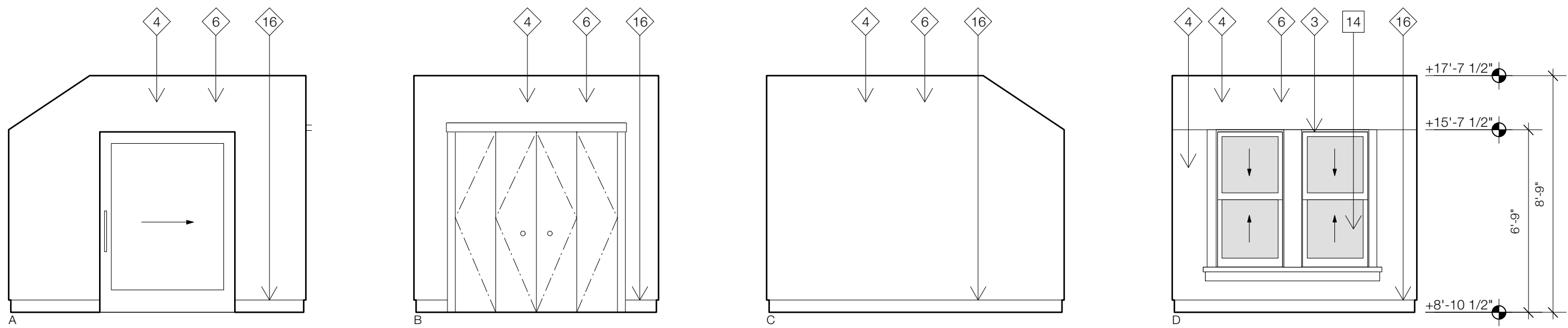
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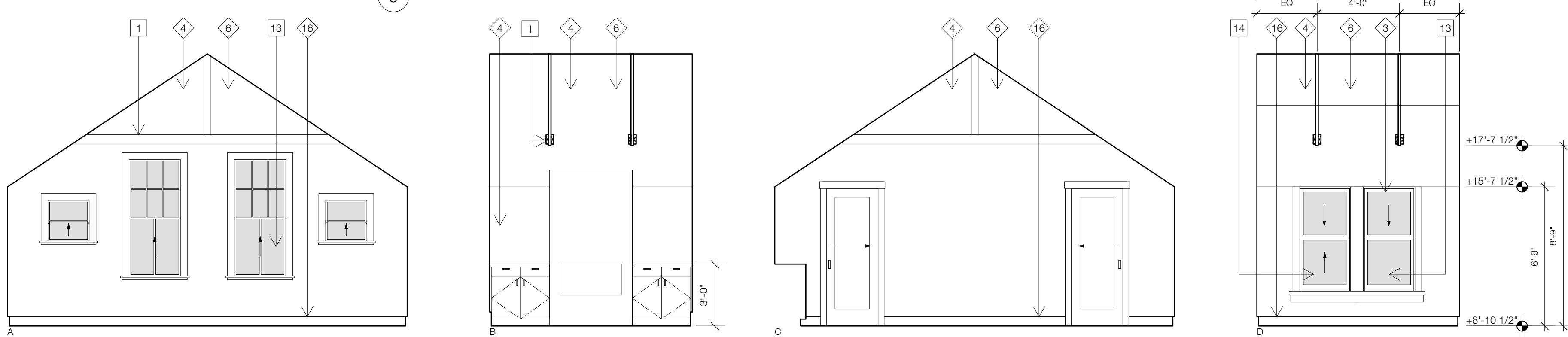
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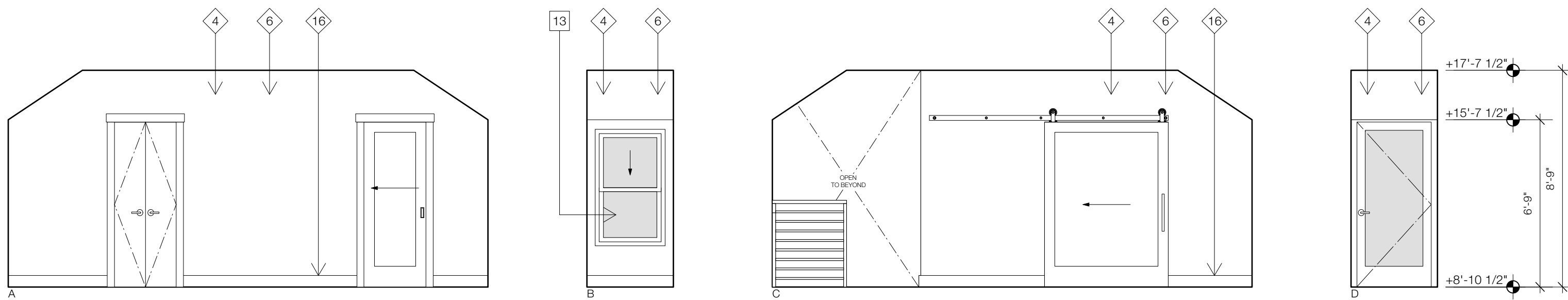
INTERIOR ELEVATIONS
A4.1



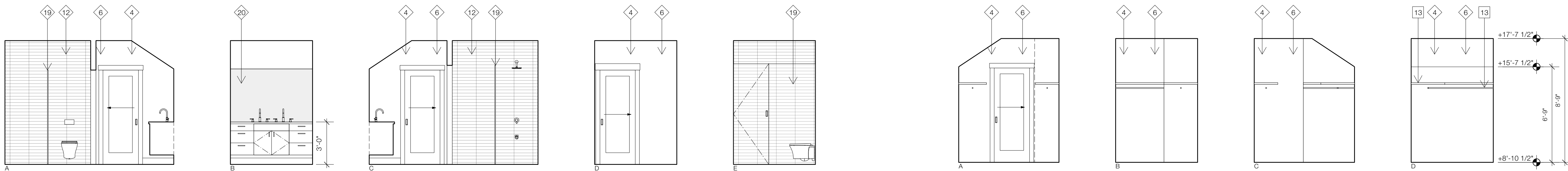
5 EXISTING STRUCTURE - BEDROOM 2 205 - INTERIOR ELEVATIONS



4 EXISTING STRUCTURE - MASTER BEDROOM 201 - INTERIOR ELEVATIONS

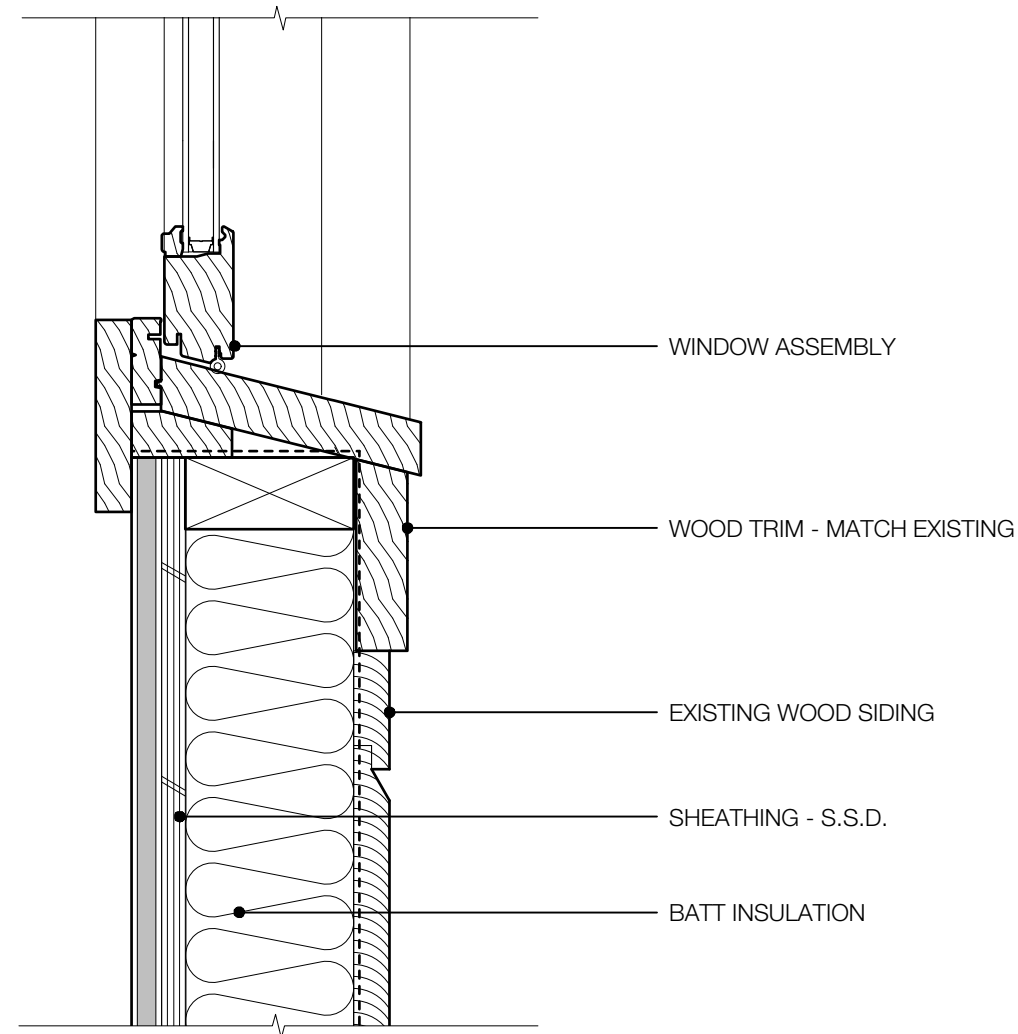


3 EXISTING STRUCTURE - HALLWAY 204 - INTERIOR ELEVATIONS

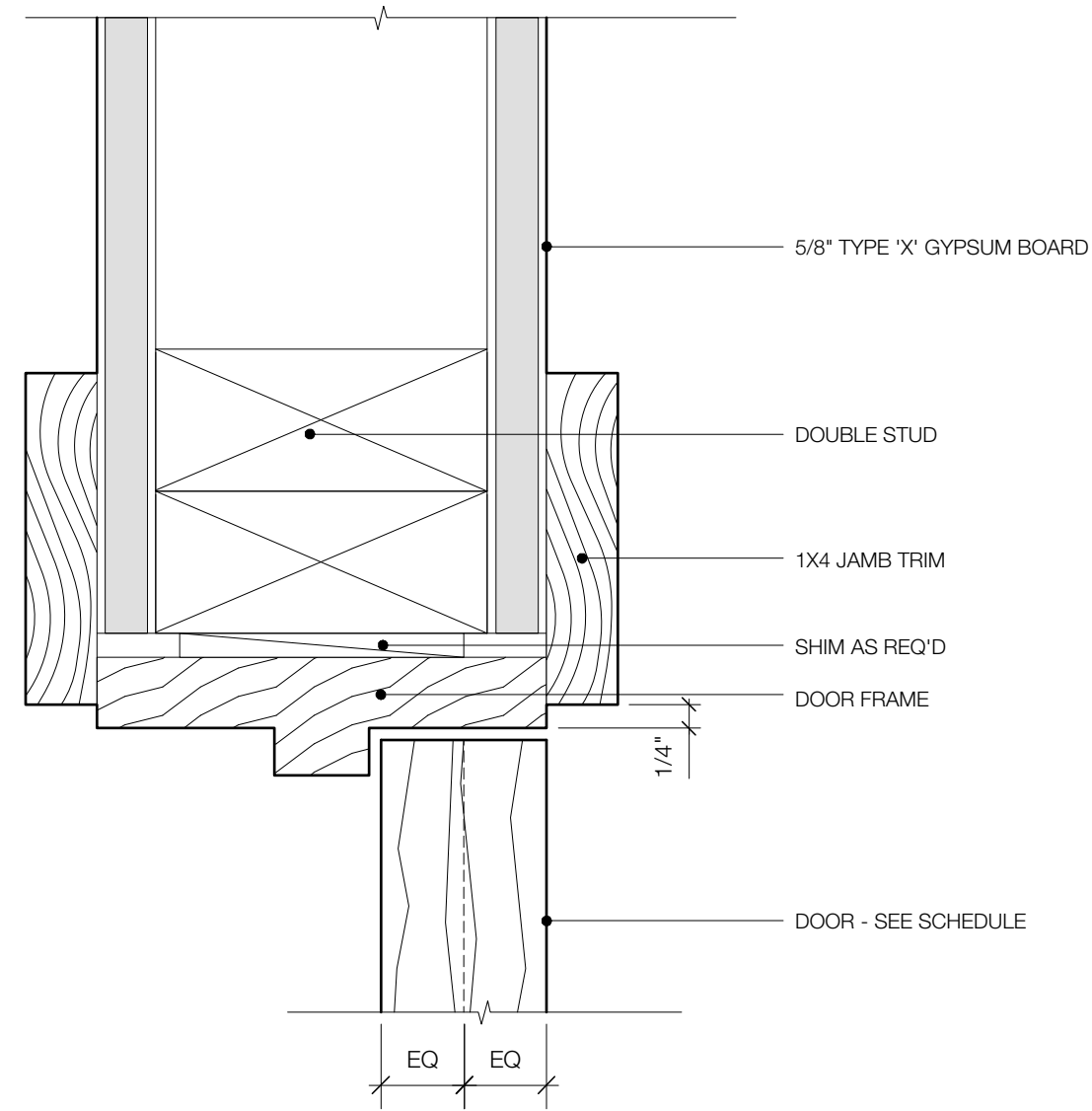


2 EXISTING STRUCTURE - BATHROOM 203 - INTERIOR ELEVATIONS

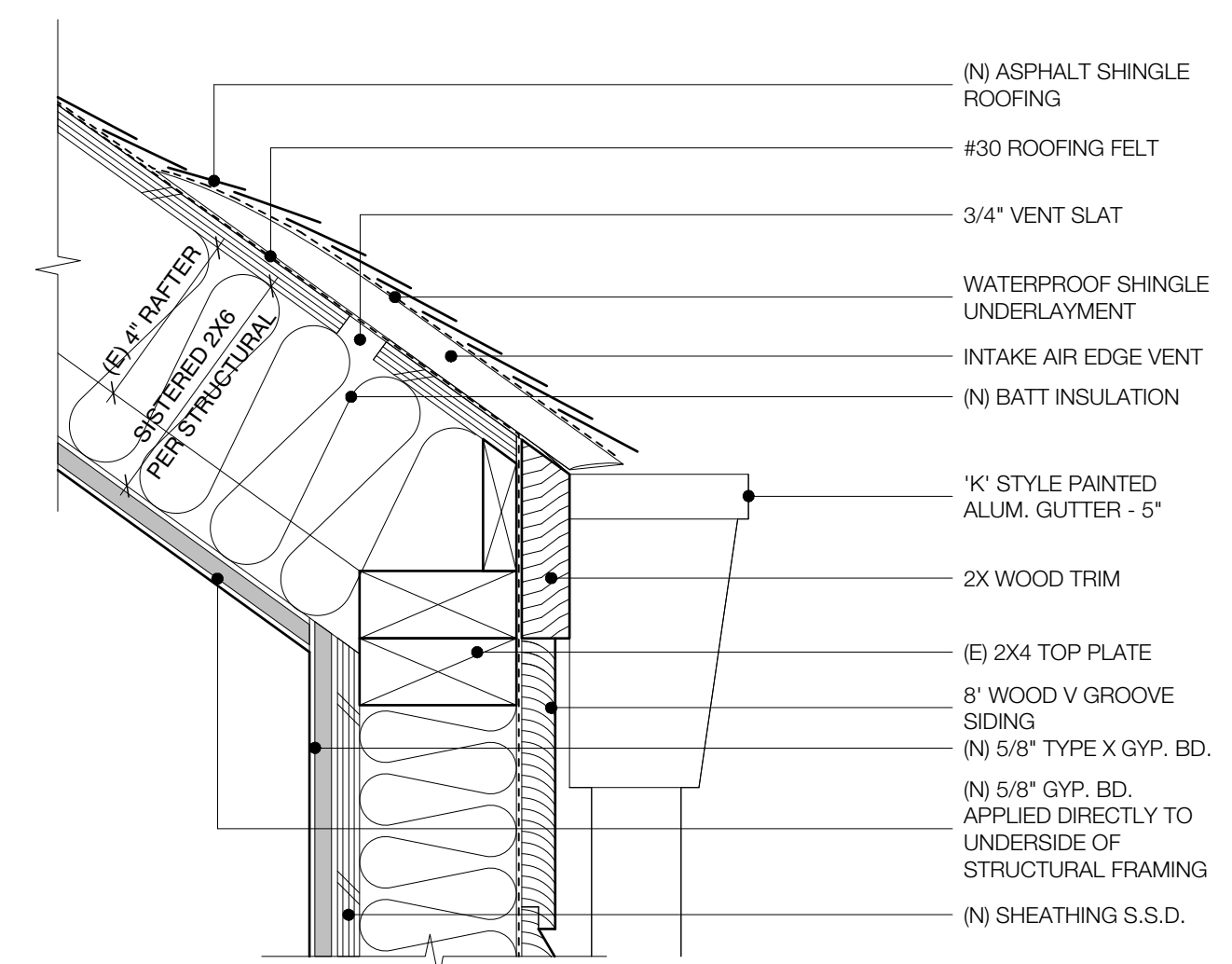
1 EXISTING STRUCTURE 202 - CLOSET - INTERIOR ELEVATIONS



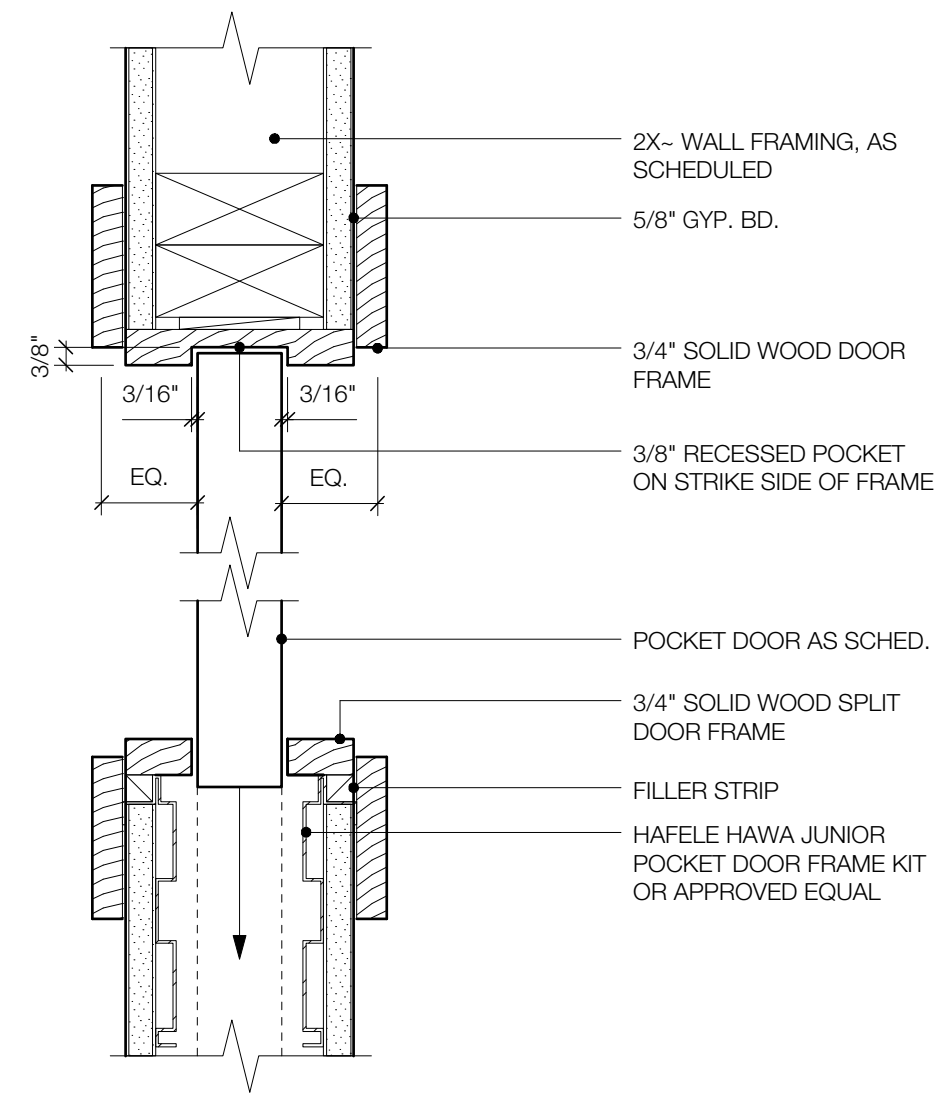
9 TYP. WINDOW SILL DETAIL



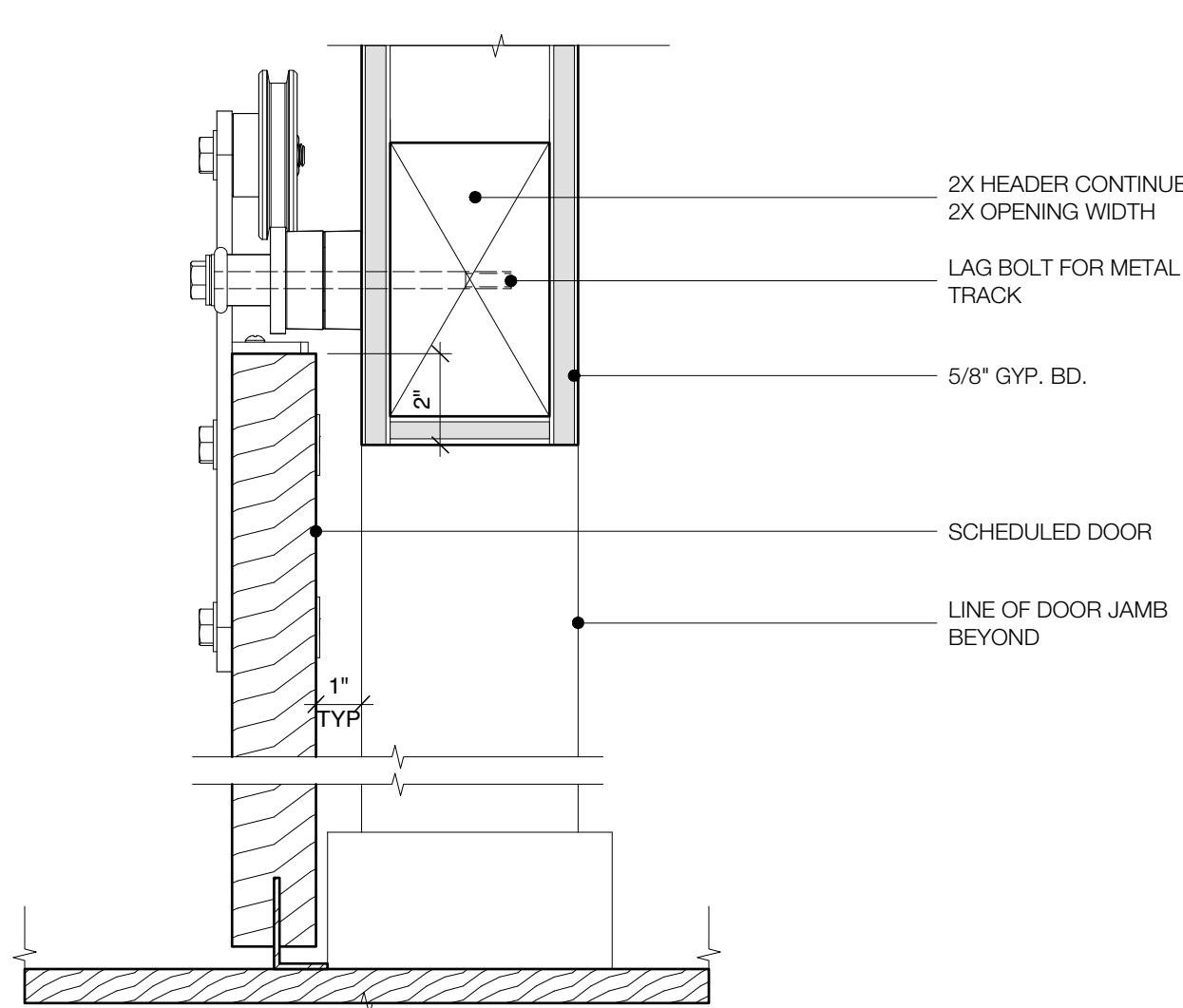
6 TYPICAL INTERIOR DOOR JAMB SCALE: 6" = 1'-0"



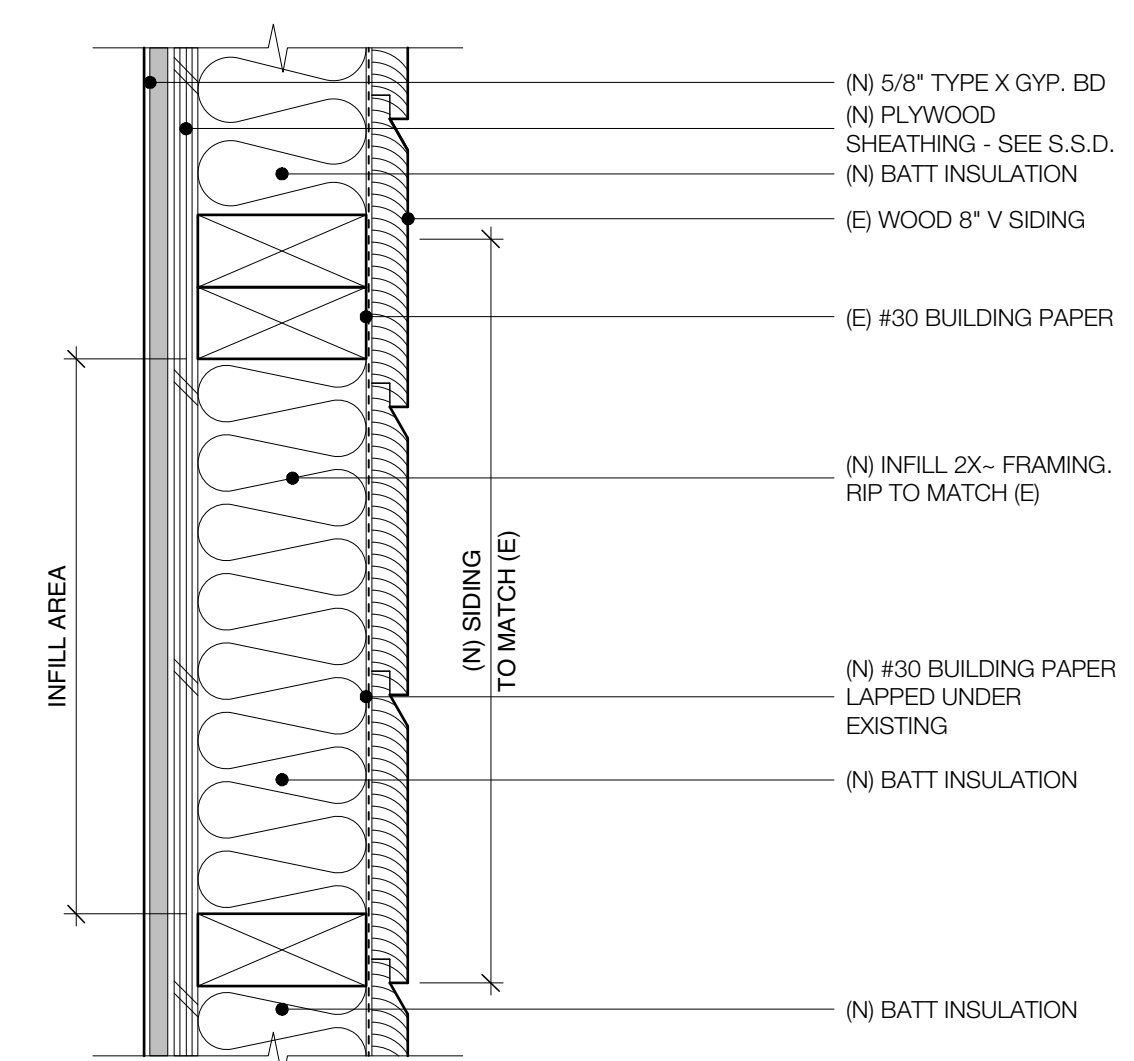
3 TYP. EXTERIOR WALL @ ROOF SCALE: 3" = 1'-0"



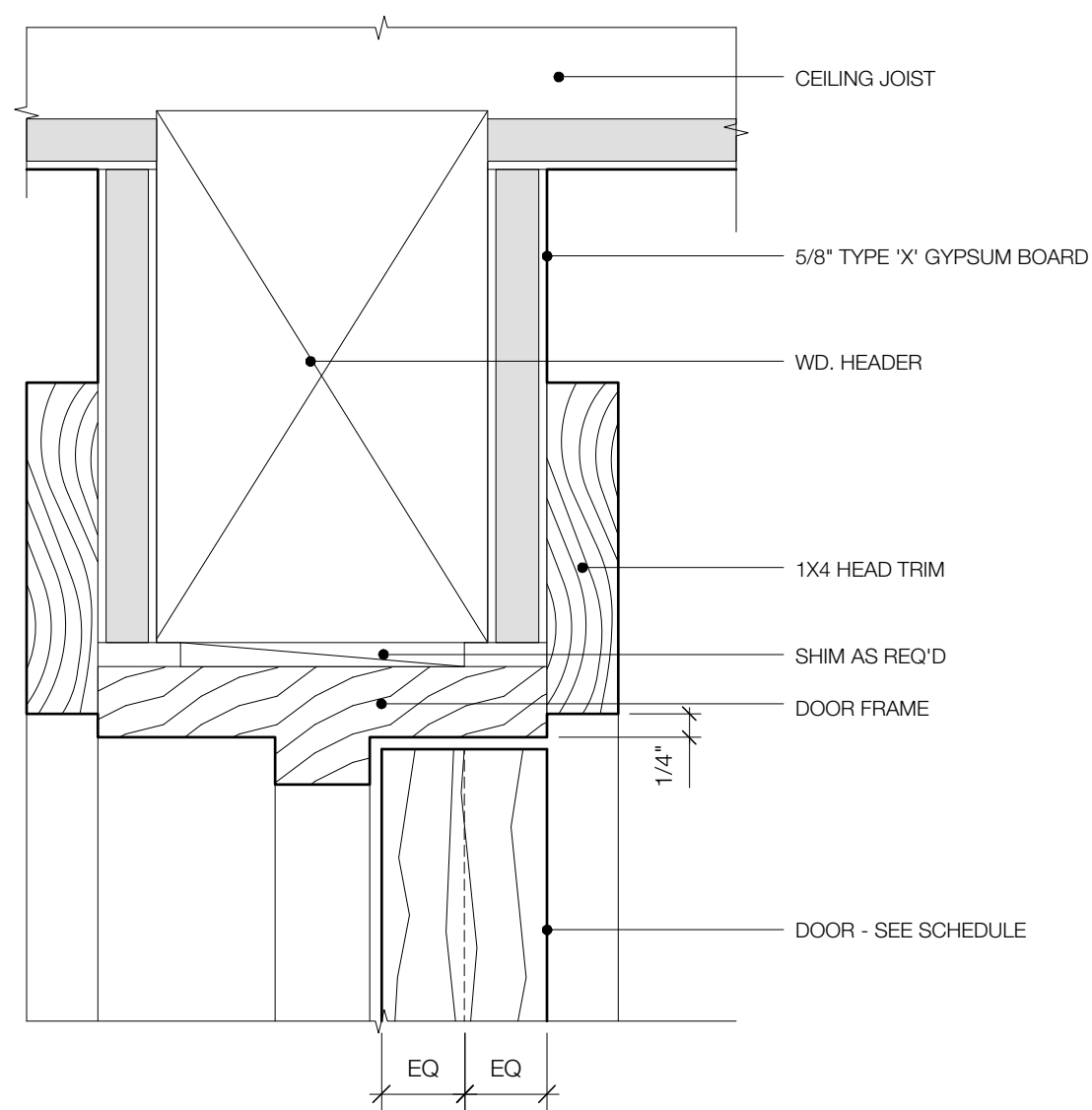
8 POCKET DOOR JAMB TYP.



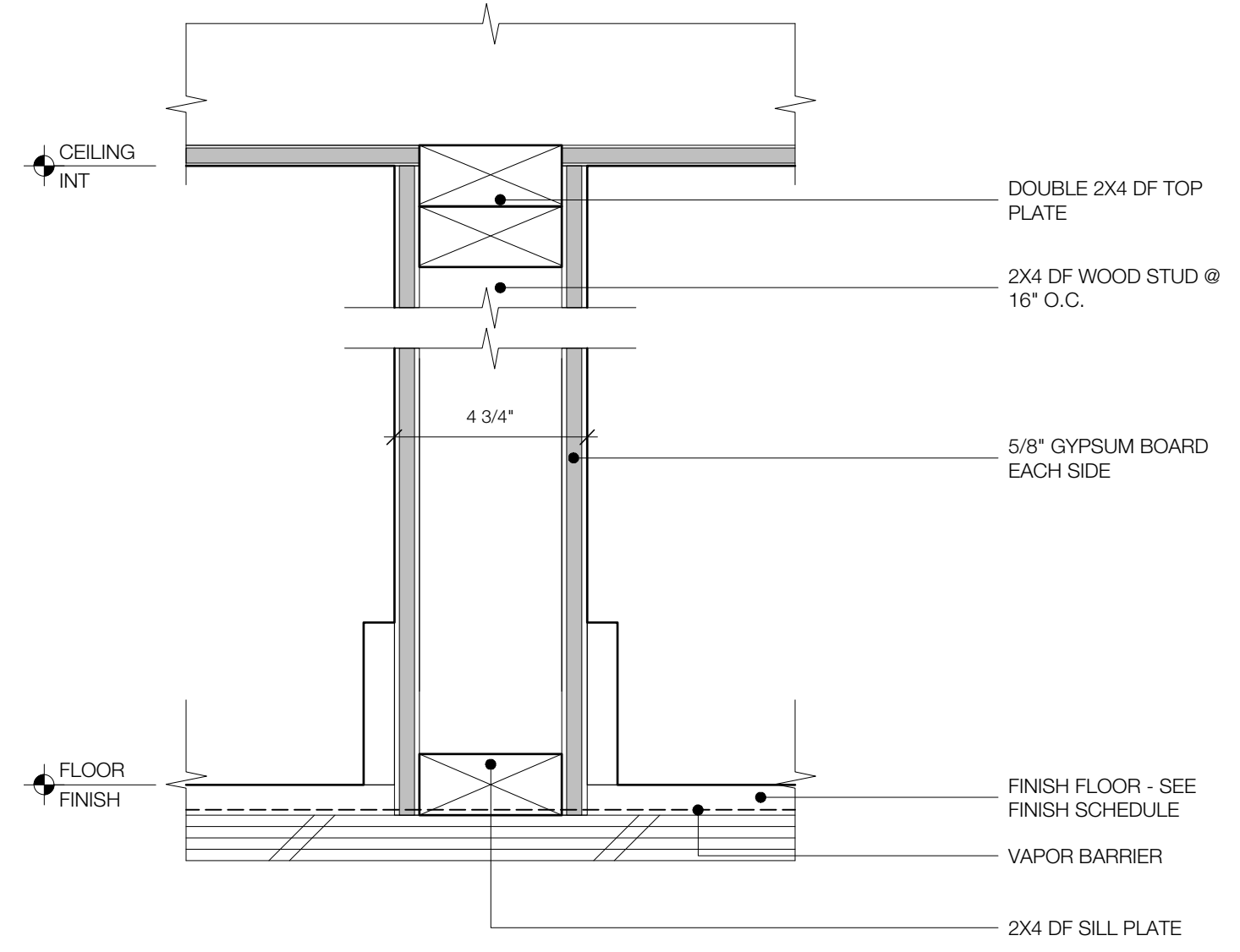
5 BARN DOOR HEAD DETAIL SCALE: 3" = 1'-0"



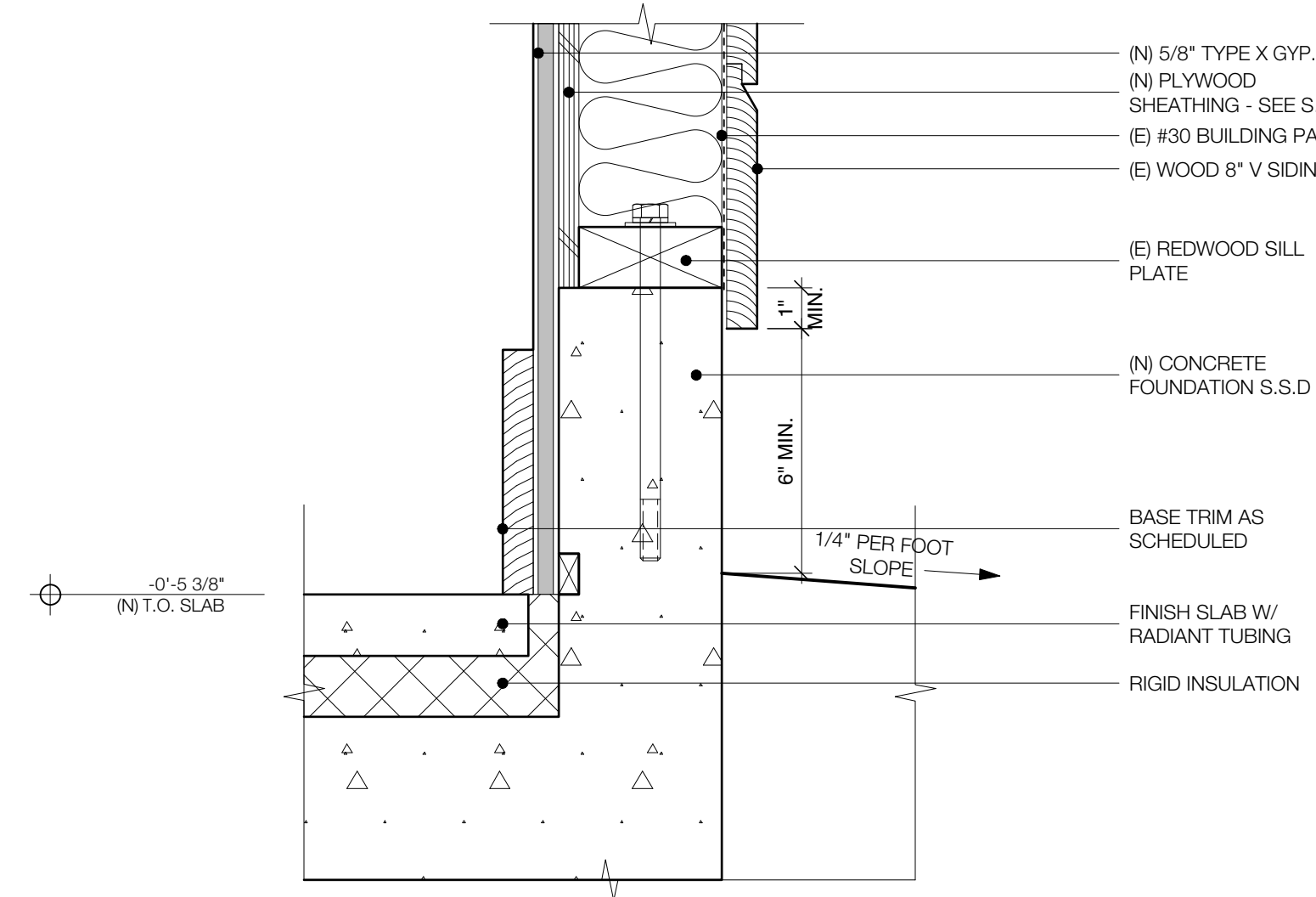
2 TYP. EXTERIOR WALL INFILL @ OPENING SCALE: 3" = 1'-0"



7 TYPICAL INTERIOR DOOR HEADER SCALE: 6" = 1'-0"

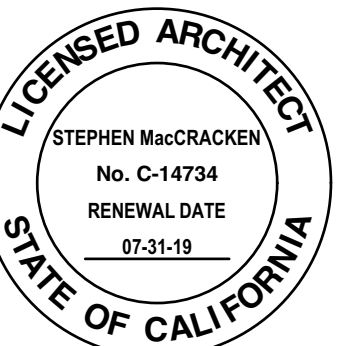


4 W-2: INTERIOR 2X4 NON-STRUCTURAL PARTITION SCALE: 3" = 1'-0"



1 TYP. EXISTING EXTERIOR WALL @ FOUNDATION SCALE: 3" = 1'-0"

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ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel. 415.487.2050
web: www.macarchs.com

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DETAILS

A5.0

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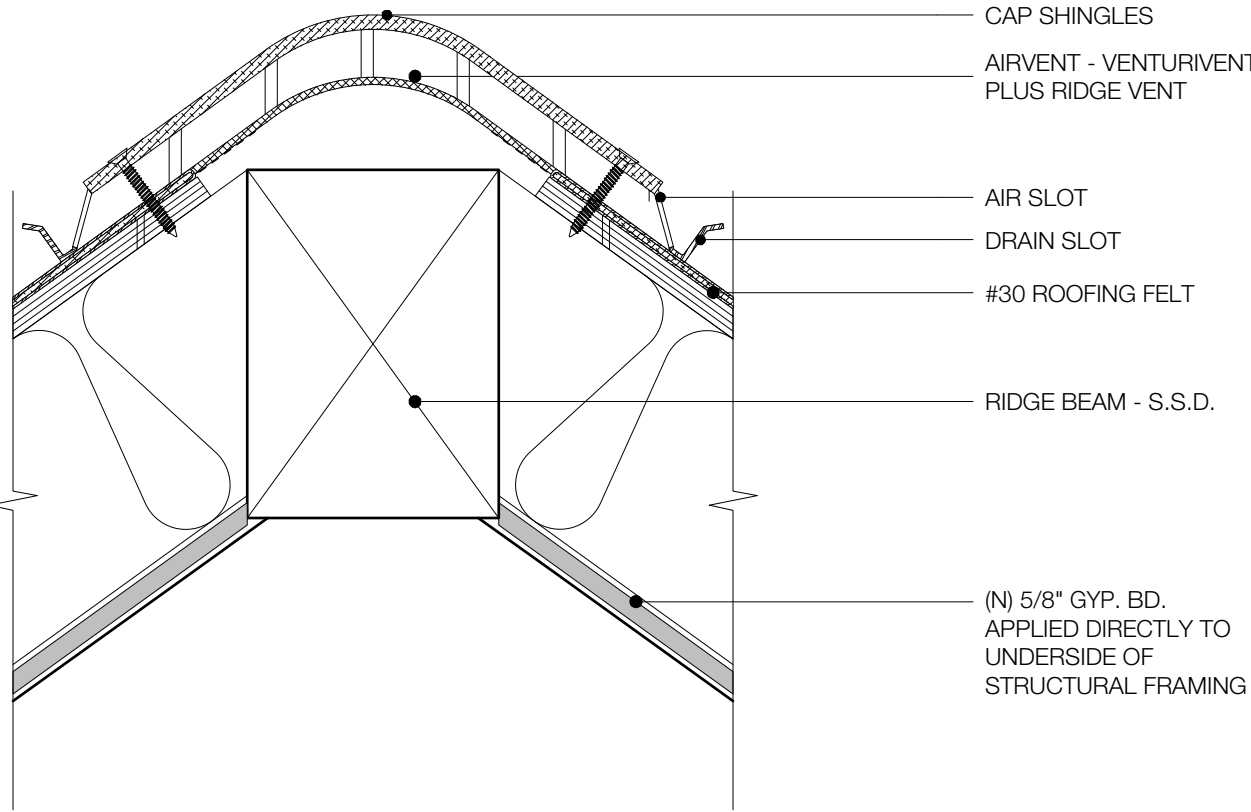
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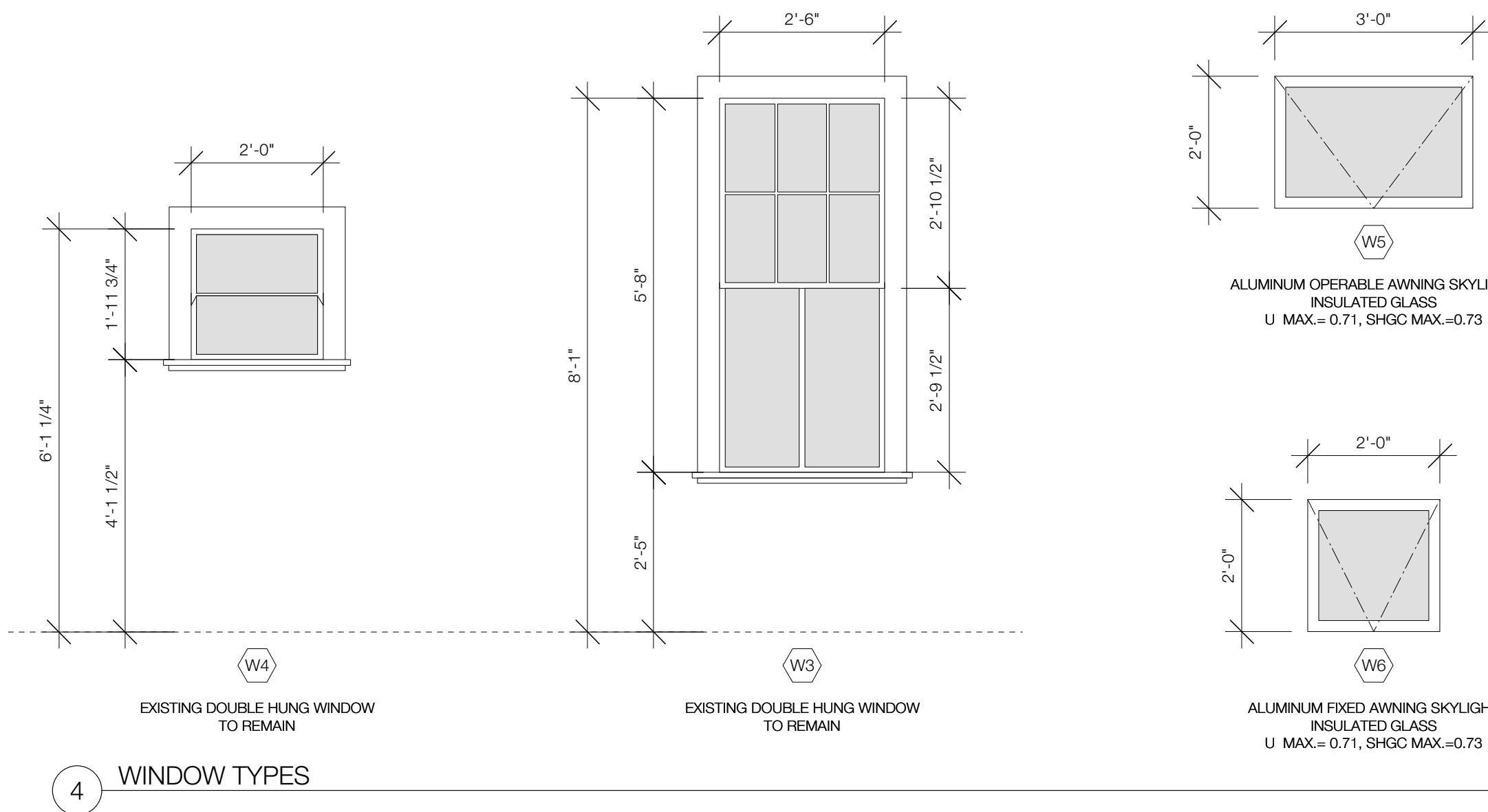
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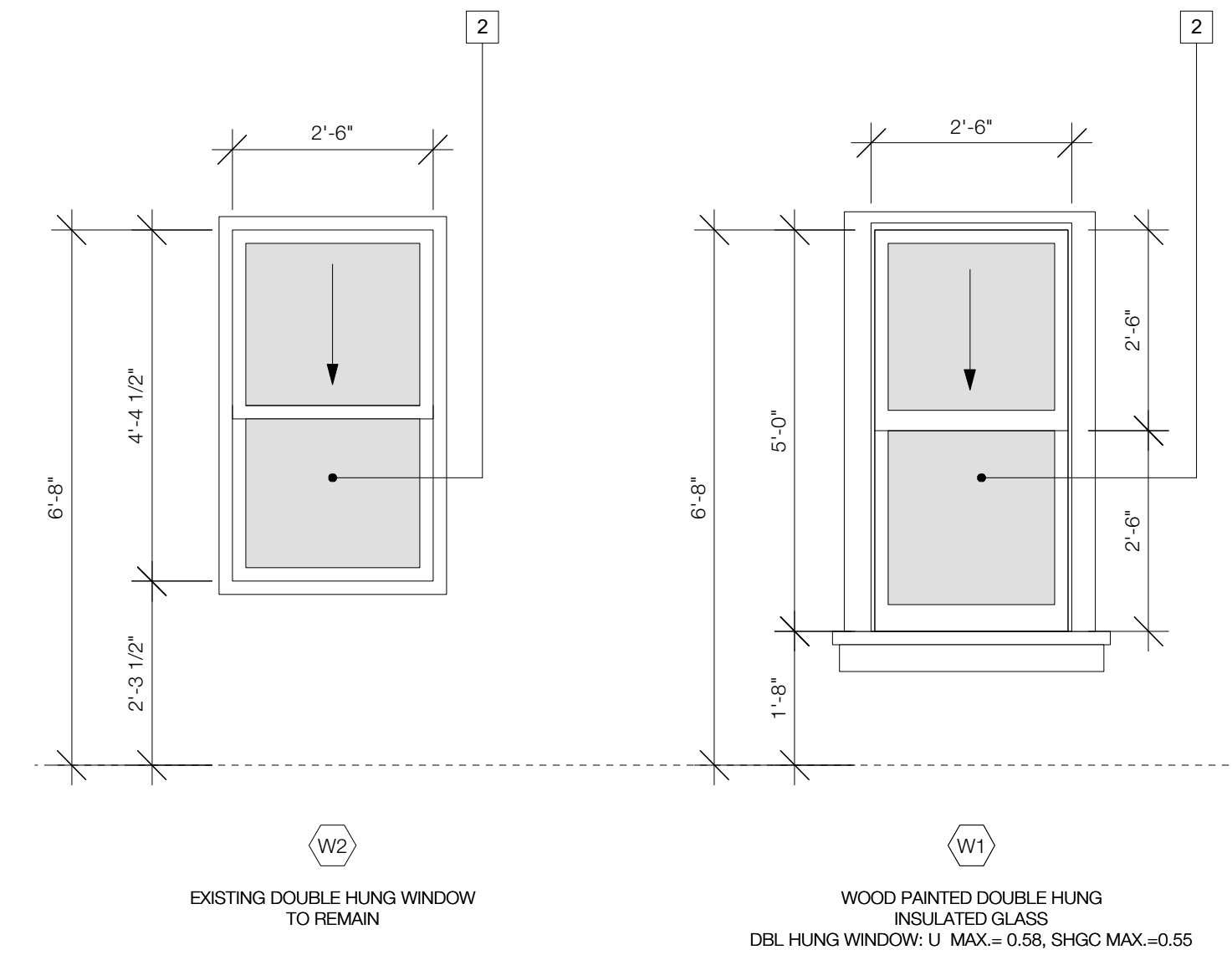
DETAILS
A5.1



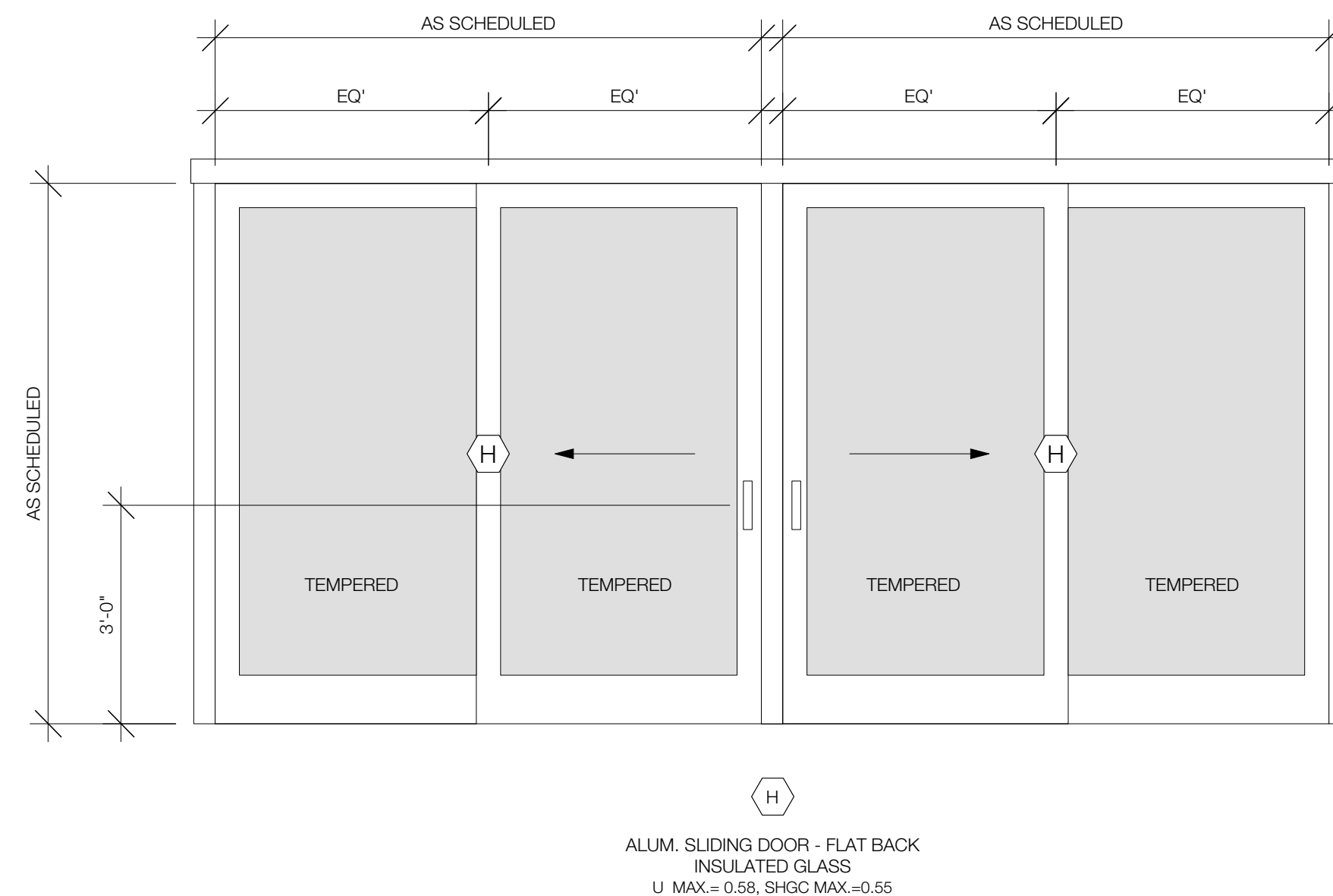
1 ROOF RIDGE VENT DETAIL SCALE: 3" = 1'-0"



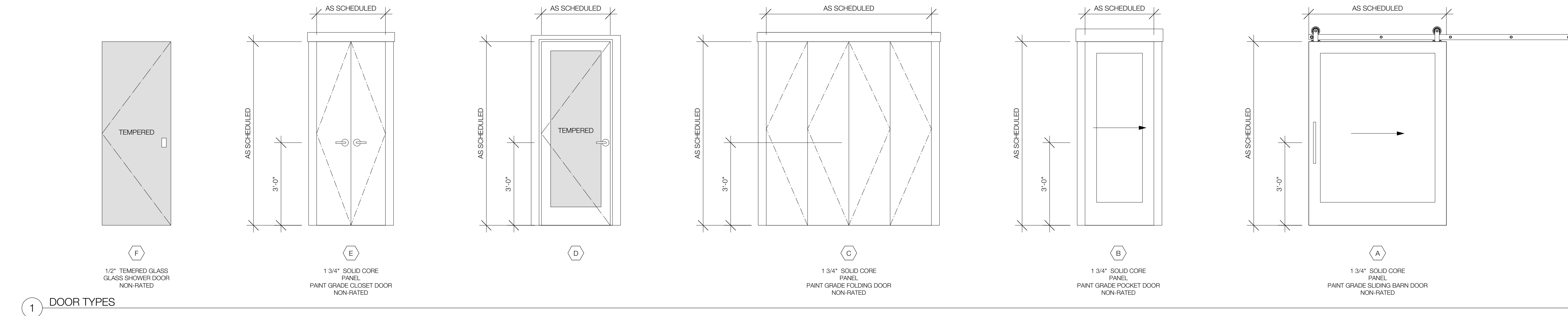
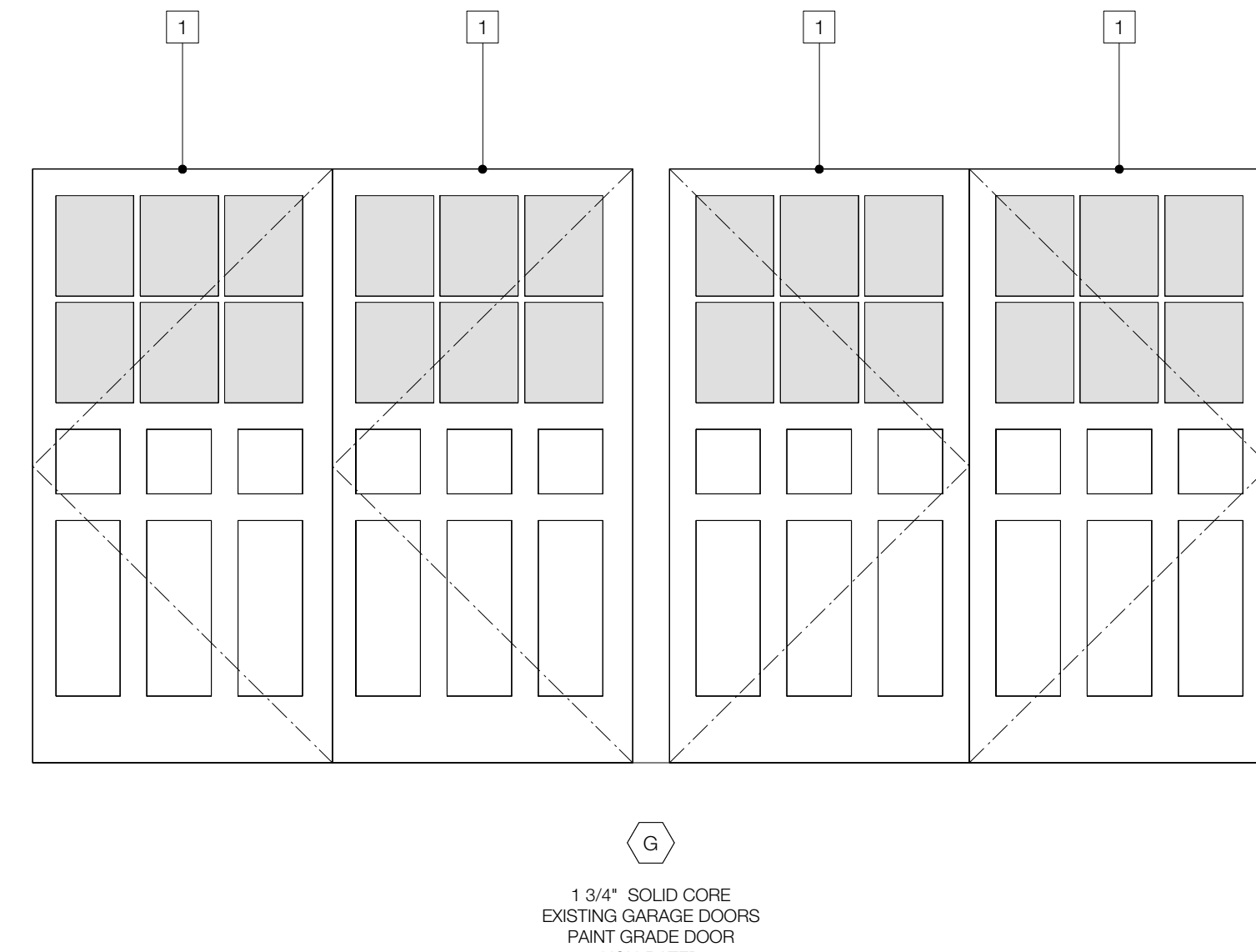
4 WINDOW TYPES



3 WINDOW TYPES



2 DOOR TYPES



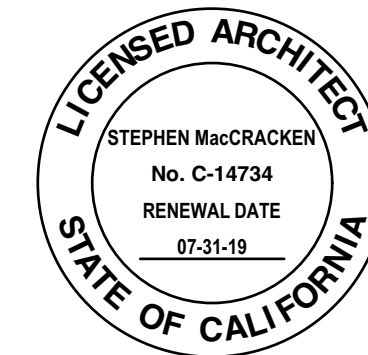
1 DOOR TYPES

Window I.D.	Window Type	Elevation of Sill (A.F.F.)	Opening Size	Finish	Fire Rating	Hardware	Frame	Manufacturer	Notes
W2.1	W1	1'-8"	2'-5" x 5'-0"	Insulated glass	Not Rated	N/A	Wood	TBD	(N) Egress Window - Bedroom 2
W2.2	W1	1'-8"	2'-5" x 5'-0"	Insulated glass	Not Rated	N/A	Wood	TBD	(N) Egress Window - Bedroom 2
W2.3	W1	1'-8"	2'-5" x 5'-0"	Insulated glass	Not Rated	N/A	Wood	TBD	(N) Egress Window - Master Bed
W2.4	W1	1'-8"	2'-5" x 5'-0"	Insulated glass	Not Rated	N/A	Wood	TBD	(N) Egress Window - Master Bed
W2.5	W4	4'-1 1/2"	2'-0" x 1'-11 3/4"	Existing	Not Rated	Existing	Wood	Existing	(E) Window - Master Bed
W2.6	W3	2'-5"	2'-6" x 5'-8"	Existing	Not Rated	Existing	Wood	Existing	(E) Window - Master Bed
W2.7	W3	2'-5"	2'-6" x 5'-8"	Existing	Not Rated	Existing	Wood	Existing	(E) Window - Master Bed
W2.8	W4	4'-1 1/2"	2'-0" x 1'-11 3/4"	Existing	Not Rated	Existing	Wood	Existing	(E) Window - Master Bed
W2.9	W2	2'-3 1/2" (V.I.F.)	2'-6" x 4'-4 1/2"	Existing	Not Rated	Existing	Wood	Existing	(E) Window - Hallway
W2.10	W5	N/A	2'-0" x 3'-0"	Laminated & tempered glass	Not Rated	N/A	Aluminum	Velux	(N) Bathroom Skylight - Operable
W2.11	W6	N/A	2'-0" x 2'-0"	Laminated & tempered glass	Not Rated	N/A	Aluminum	Velux	(N) Hallway Skylight - Operable
W2.12	W6	N/A	2'-0" x 2'-0"	Laminated & tempered glass	Not Rated	N/A	Aluminum	Velux	(N) Hallway Skylight - Operable

Door I.D.	Door Type	Opening Size	Thickness	Finish	Fire Rating	Hardware	Frame	Manufacturer	Notes
1.1	H	7'-6" x 7'-5"	1-3/4"	Tempered glass	Not Rated	Per manufacturer	Aluminum	TBD	Living Room Sliding Doors
1.2	H	7'-6" x 7'-5"	1-3/4"	Tempered glass	Not Rated	Per manufacturer	Aluminum	TBD	Living Room Sliding Doors
1.3	C	4'-0" x 7'-6"	1-3/4"	Paint	Not Rated	1	Wood	TBD	Kitchen Closet
1.4	G	7'-6" x 7'-5" (V.I.F.)	Existing	Paint	Not Rated	2	Wood	Existing	(E) Garage Doors
1.5	G	7'-6" x 7'-5" (V.I.F.)	Existing	Paint	Not Rated	2	Wood	Existing	(E) Garage Doors
2.1	D	3'-0" x 7'-6"	1-3/4"	Tempered glass	Not Rated	Per manufacturer	Aluminum	TBD	Entry Door - Second Floor
2.2	E	2'-6" x 6'-8"	1-3/4"	Paint	Not Rated	3	Wood	TBD	Hallway Closet
2.3	A	5'-6" x 7'-0"	1-3/4"	Paint	Not Rated	4	Wood	TBD	Bedroom 2 Barn Door
2.4	C	6'-0" x 6'-8"	1-3/4"	Paint	Not Rated	1	Wood	TBD	Bedroom 2 Closet
2.5	B	2'-6" x 6'-8"	1-3/4"	Paint	Not Rated	5	Wood	TBD	Hallway to Bathroom Sliding
2.6	B	2'-6" x 6'-8"	1-3/4"	Paint	Not Rated	5	Wood	TBD	Bathroom Sliding Door
2.7	F	2'-6" x 7'-0"	1/2"	Tempered Glass	Not Rated	6	Frameless	TBD	Shower Glass Door
2.8	B	2'-6" x 6'-8"	1-3/4"	Paint	Not Rated	5	Wood	TBD	Master Bedroom to Bathroom Door
2.9	B	2'-6" x 6'-8"	1-3/4"	Paint	Not Rated	5	Wood	TBD	Master Bedroom Closet

SHEET NOTES:

- (E) GARAGE DOORS - HARDWARE CHANGED FROM TYP. HINGE DOORS TO BI-FOLD STYLE.
- PROVIDE OPERATION LOCK TO ALLOW 4" MAX. OPERATION DUE TO SILL HEIGHT ABOVE FINISH FLOOR & CBC 1015.8



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MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel.: 415.487.2050
web: www.macarchs.com

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SCALE: 1/2" = 1'-0"

DOOR & WINDOW SCHEDULE
A6.0

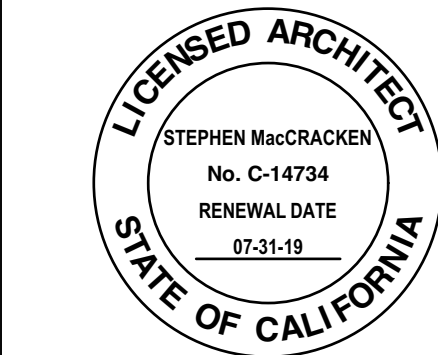
SHEET NOTES:

FIXTURES & ACCESSORIES			
ITEM	MANUFACTURER	MODEL	NOTES
B-1	BATH SINK	TRUEFORM CONCRETE	ALLOWANCE: \$2500
B-2	BATH FAUCET	TBD	ALLOWANCE: \$300
B-3	SHOWER HEAD	TBD	ALLOWANCE: \$200
B-4	SHOWER VALVE	TBD	ALLOWANCE: \$350
B-5	TOILET	TBD	ALLOWANCE: \$500
B-6	TOILET SEAT	TBD	ALLOWANCE: \$50
B-7	TOWEL BAR	TBD	ALLOWANCE \$50 EACH
B-8	MEDICINE CABINET	TBD	ALLOWANCE \$300 EACH
B-9	TOILET PAPER HOLDER	TBD	ALLOWANCE: \$30
B-10	KITCHEN FAUCET	TBD	ALLOWANCE: \$300
B-11	KITCHEN SINK	TBD	ALLOWANCE: \$600
B-12	GARBAGE DISPOSAL	TBD	ALLOWANCE: \$200

3

FIXTURE LEGEND

INTERIOR FINISH LEGEND					
DESIGNATION	KEY	DESCRIPTION	MANUFACTURER	SPECIFICATION	NOTES
1	CONC-1	(E) CONC. FLOOR	N/A		
2	CPT-1	CARPET	TBD		
3	WND-1	INTERIOR WINDOW FRAME	MARVIN	ULTREX - EBONY	
4	GWB-1	PAINTED LEVEL 4 GYPSUM BD.	N/A		
5	HWD-1	PREFINISHED HARDWOOD FLOOR	TBD	TBD	
6	PNT-1	WALL PAINT	TBD.		
7	QRZ-1	QUARTZ COUNTER			
8	QRZ-2	QUARTZ COUNTER			
9	RF-1	(N) ASPHALT TILE ROOF	TBD		
10	RF-2	TORCH DOWN MODIFIED BITUMEN ROOFING	MALARKEY	2 PLY TORCH DOWN	
11	TL-1	TILE 1 (BATHROOM FLOOR)	COTTO D'ESTE		
12	TL-2	TILE 2 (BATHROOM WALLS)	TBD		
13	TL-3	TILE 3 (ACCENT BATHROOM)	TBD		
14	TL-4	KITCHEN TILE	TBD		
15	SID-1	EXTERIOR T&G SIDING TO MATCH EXISTING			
16	TRM-1	INT. TRIM	N/A	1X6 BASE 1X4 JAMB & HEAD	
17	TRM-2	EXT. TRIM		MATCH EXISTING	
18	VNR-1	KITCHEN CABINET WOOD VENEER	N/A		
19	GZ-1	FULLY TEMPERED CLEAR GLASS			
20	GZ-2	3/16 MIRROR			
21	VNR-2	BATHROOM CABINET VENEER			



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2

INTERIOR FINISH LEGEND

3 1 1 2 8 T H S T R E E T
S A N F R A N C I S C O , C A
9 4 1 3 1

INTERIOR FINISH SCHEDULE										
LOCATION		FLOOR		WALL MATERIAL / FINISH						
				NORTH		EAST		SOUTH		WEST
RM NO.	RM NAME	MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL FINISH
101	LIVING ROOM	CONC-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1
102	KITCHEN	CONC-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1
201	MASTER BEDROOM	HWD-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1
202	MASTER CLOSET	HWD-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1
203	BATHROOM	TL-1	N/A	TL-2	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	TL-2 PNT-1
204	HALLWAY	HWD-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1
205	BEDROOM 2	HWD-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1
206	STAIR	HWD-1	TRM-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1 PNT-1

1

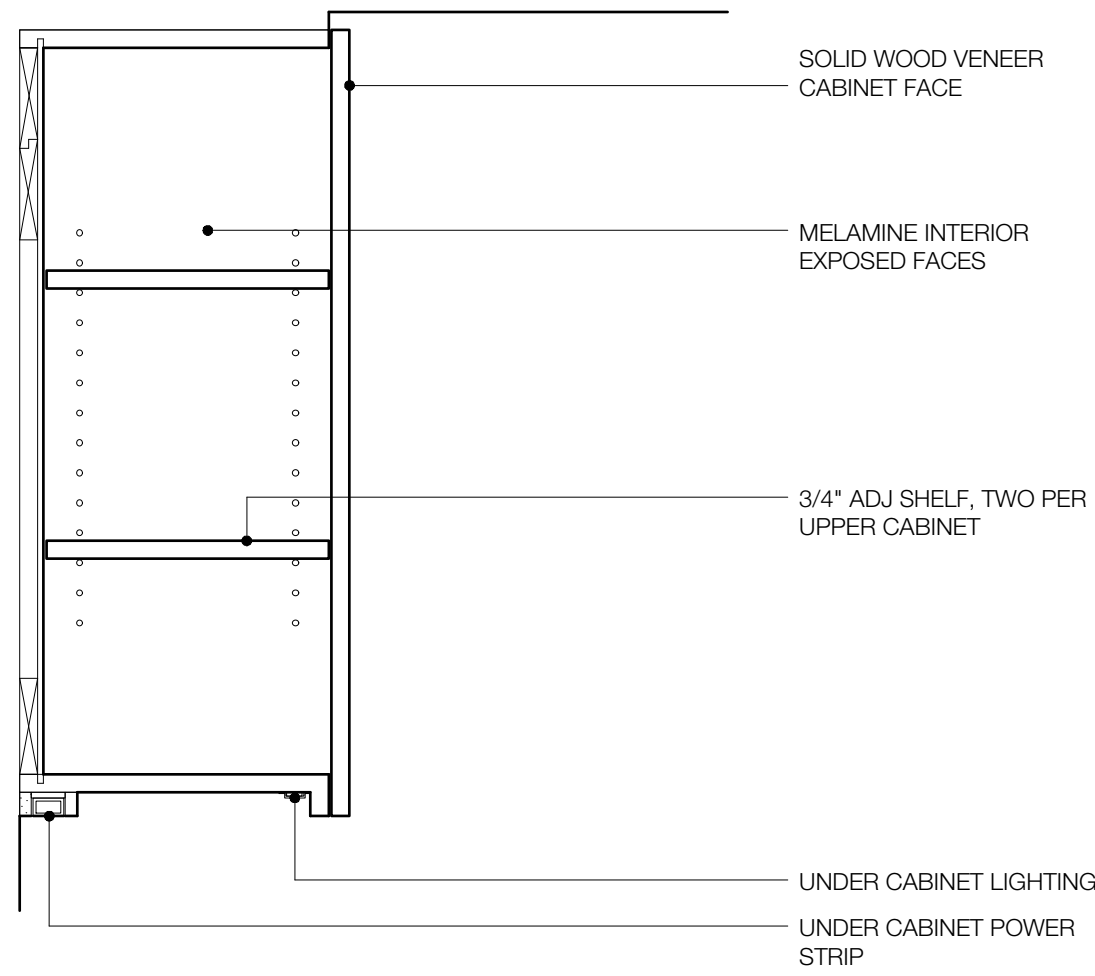
INTERIOR MATERIAL SCHEDULE

M a c C r a c k e n
A r c h i t e c t s
4 7 9 N i n t h S t r e e t , 2 n d f l o o r
S a n F r a n c i s c o , C A 9 4 1 0 3
t e l . 4 1 5 . 4 8 7 . 2 0 5 0
w e b : w w w . m a c a r c h s . c o m

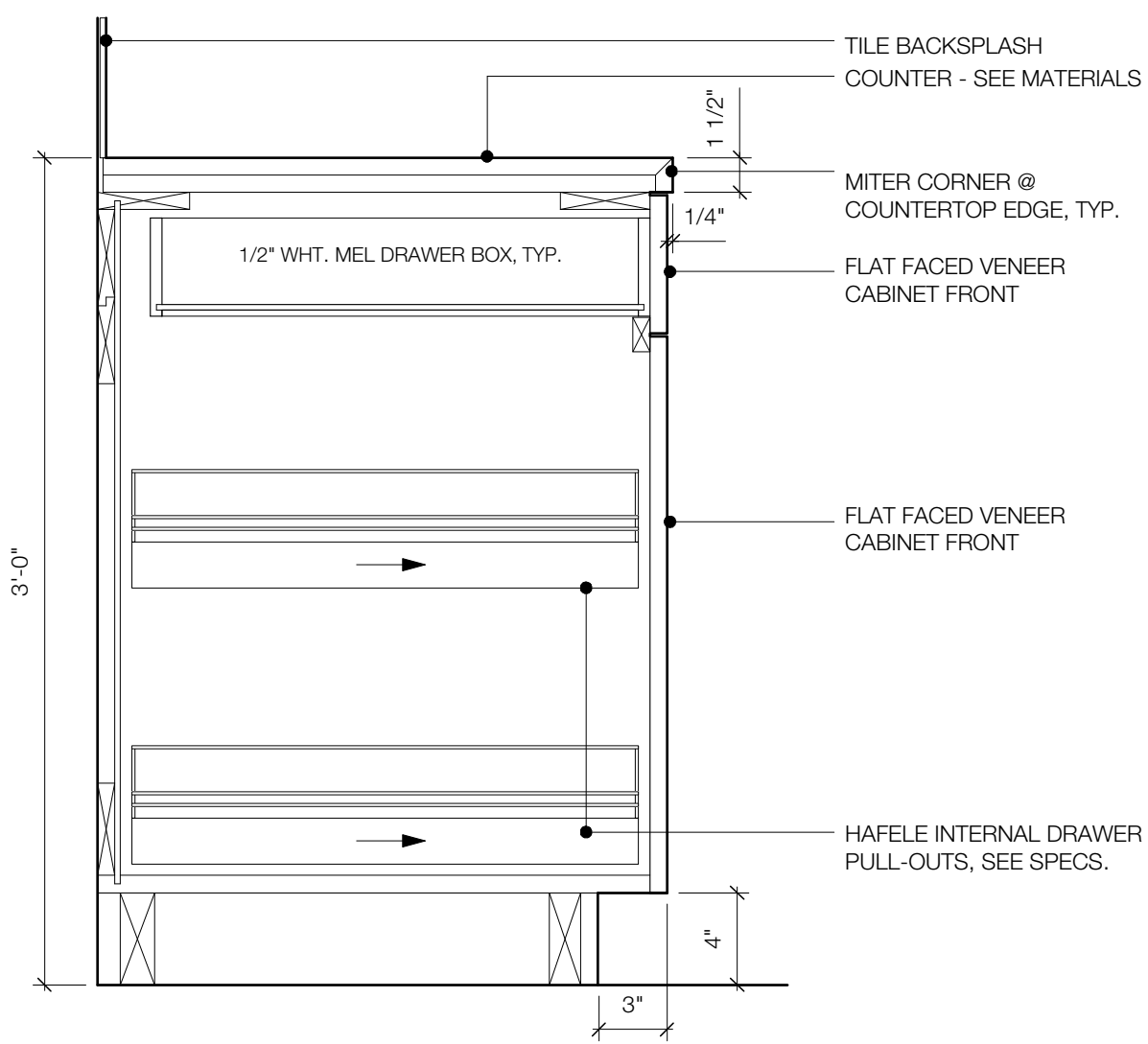
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PERMIT SUBMITTAL

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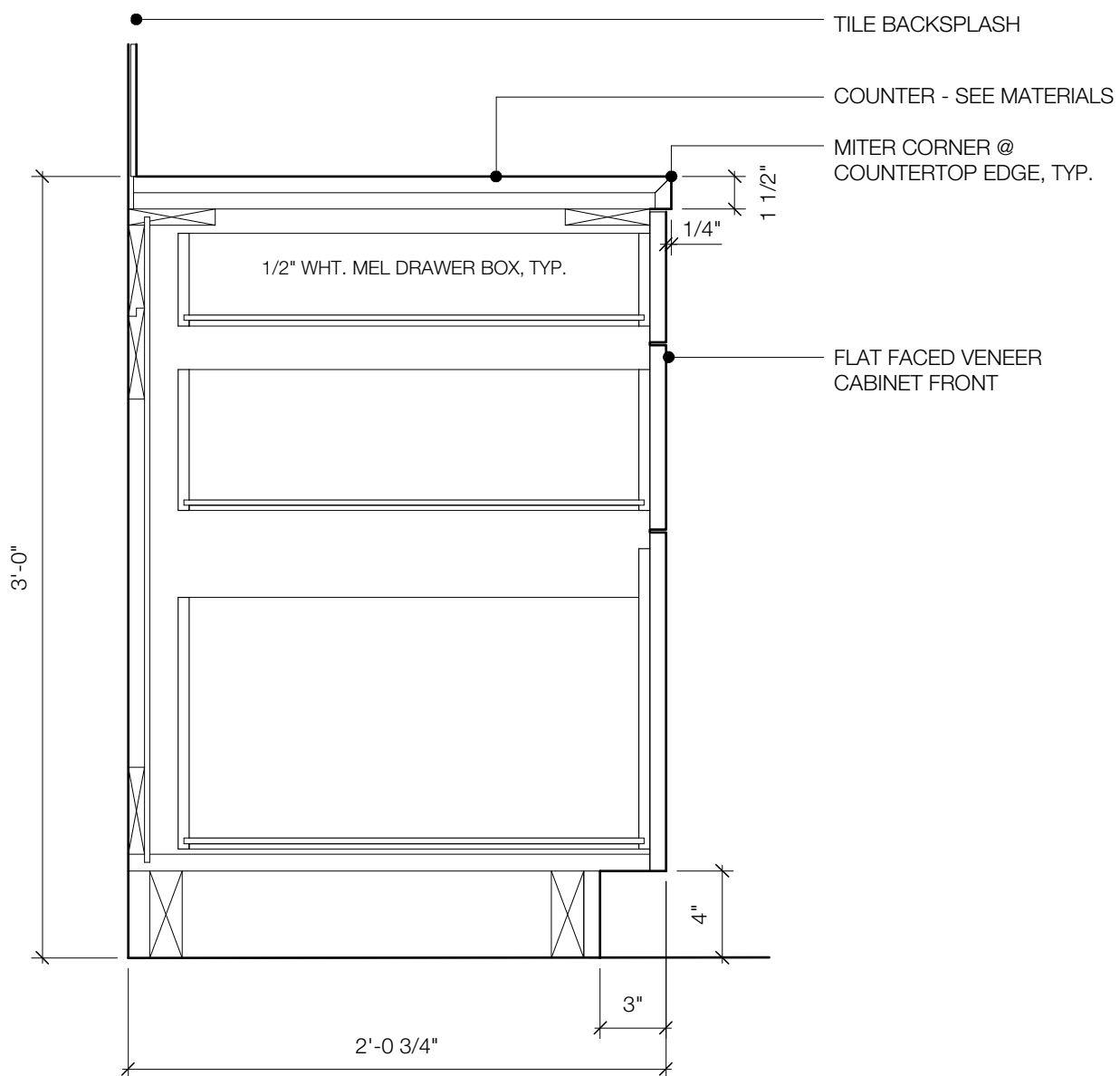
INTERIOR FINISH SCHEDULE
A6.1



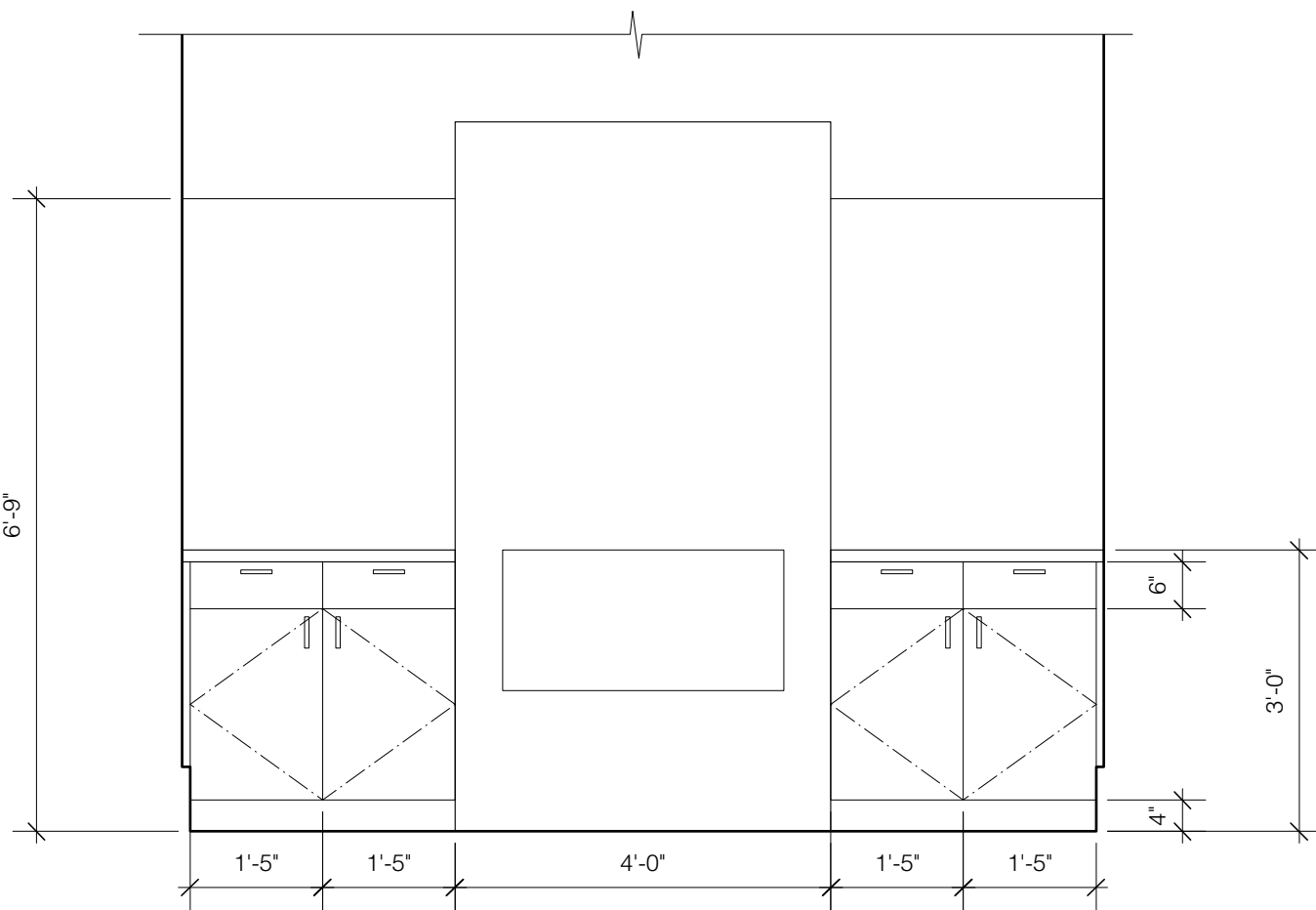
9 TYPICAL UPPER CABINET



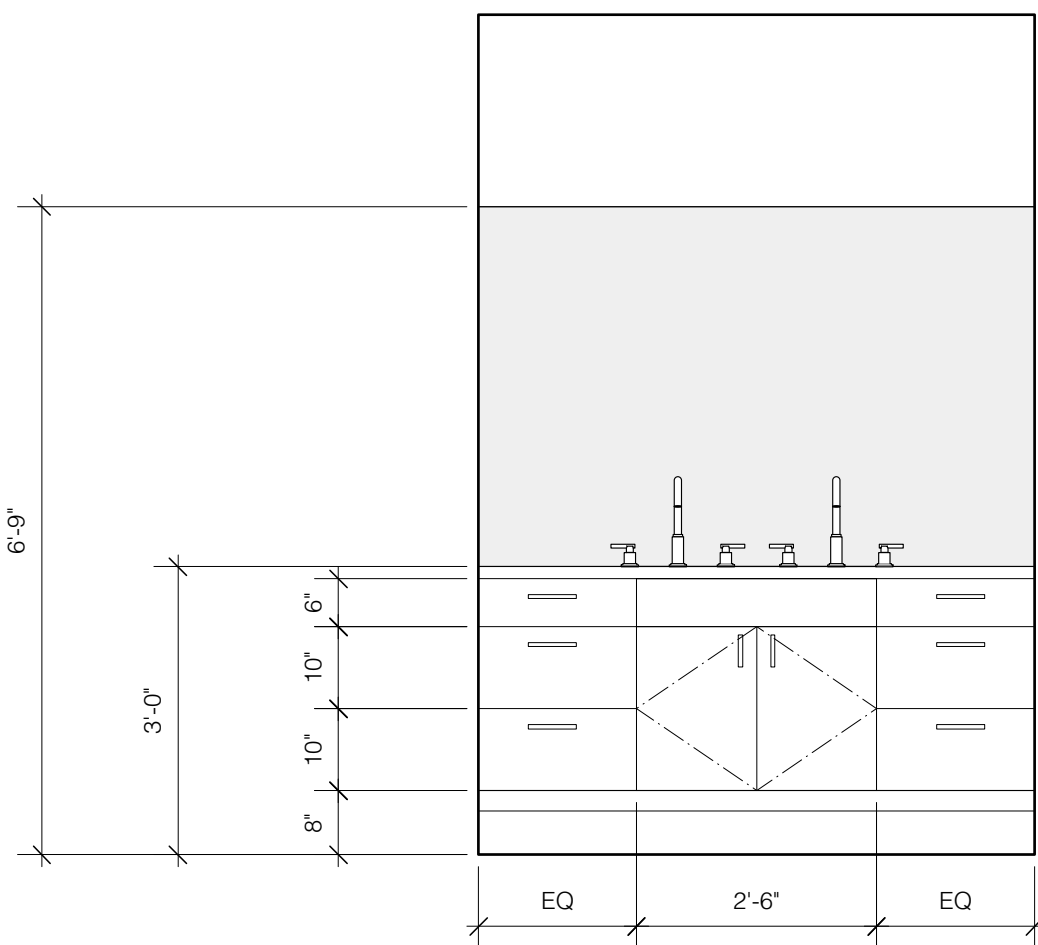
8 TYPICAL BASE CABINET W/DOORS



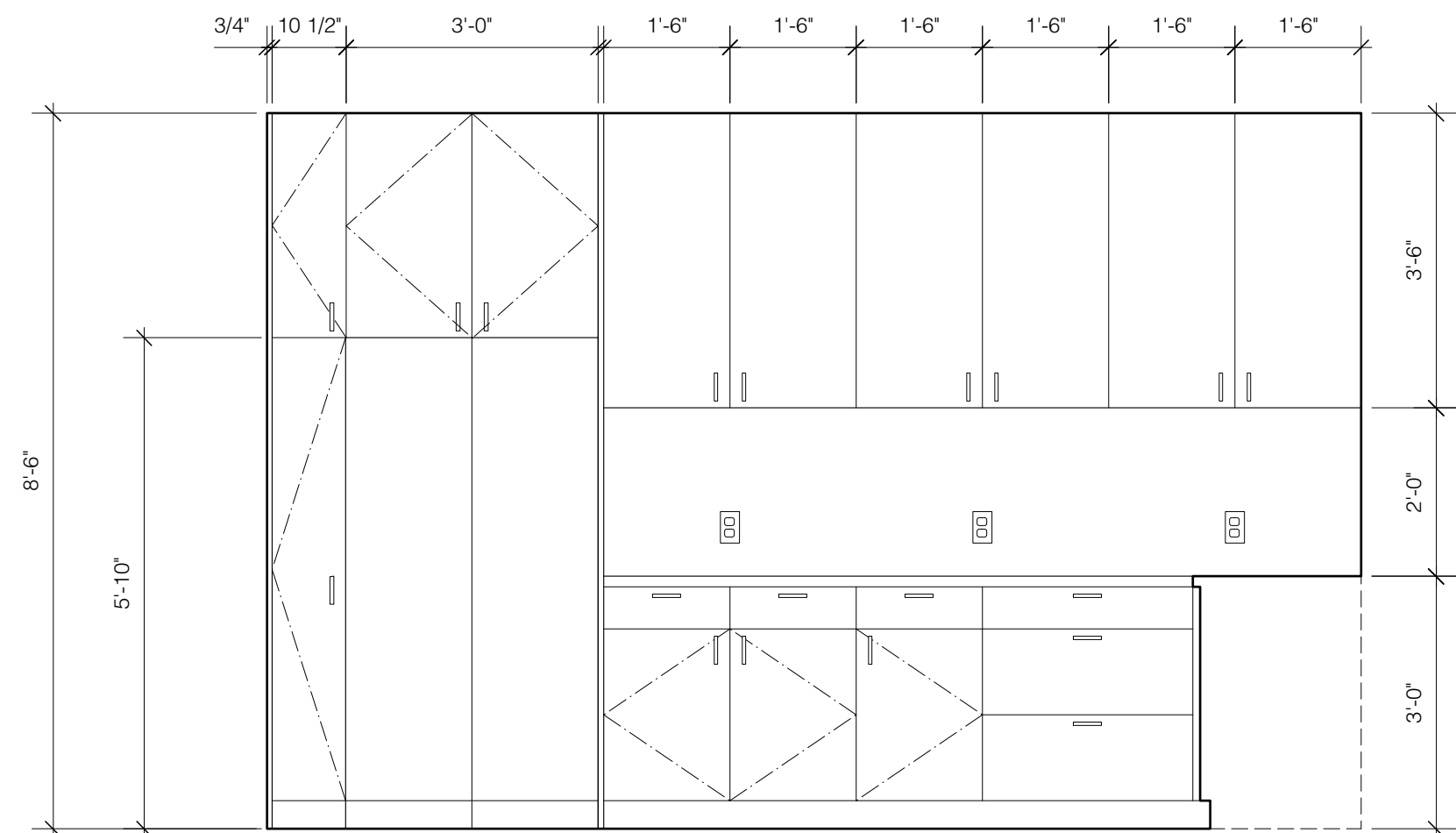
7 TYPICAL BASE CABINET W/DRAWERS



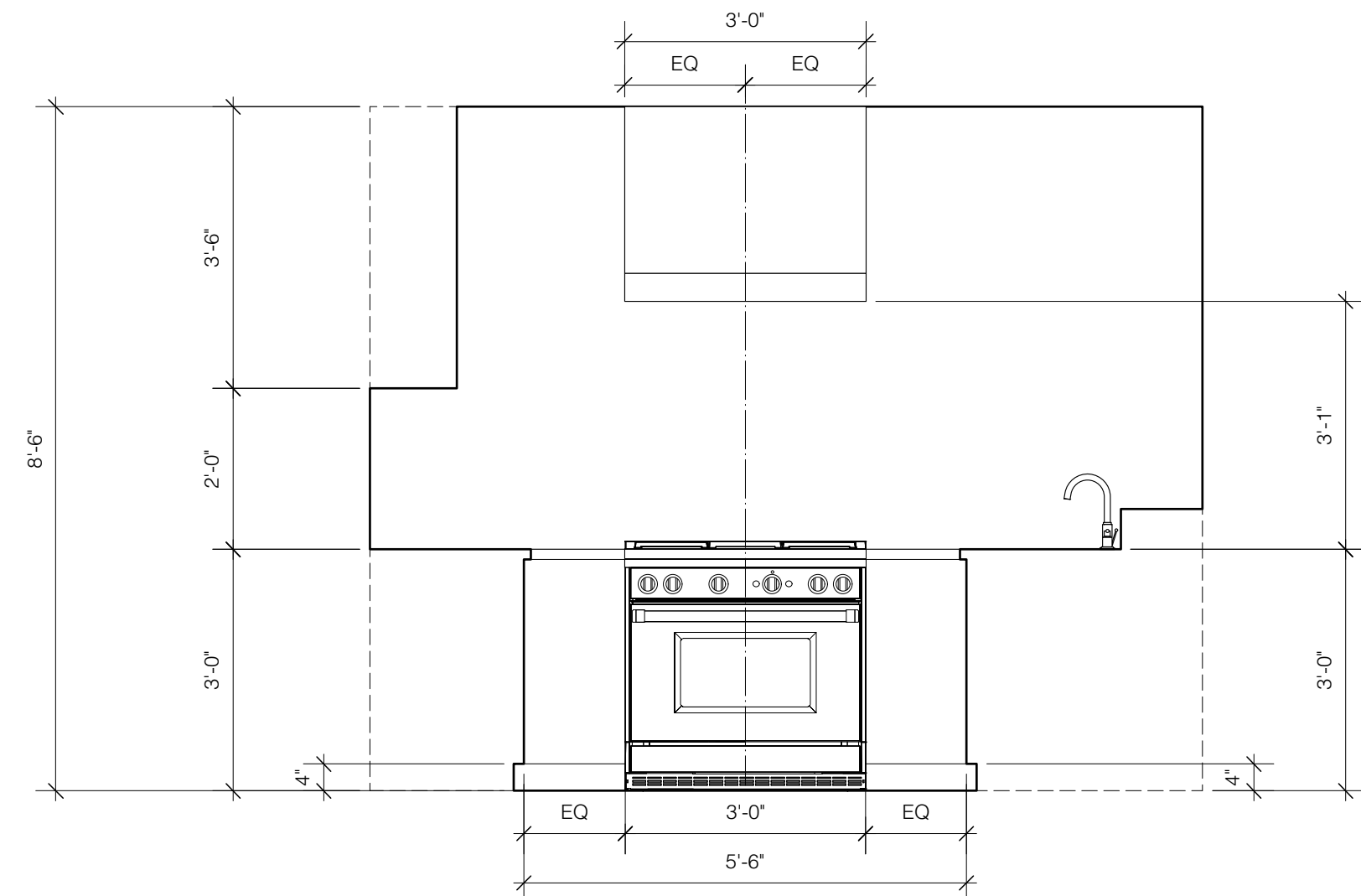
5 MASTER BEDROOM CASEWORK ELEVATION



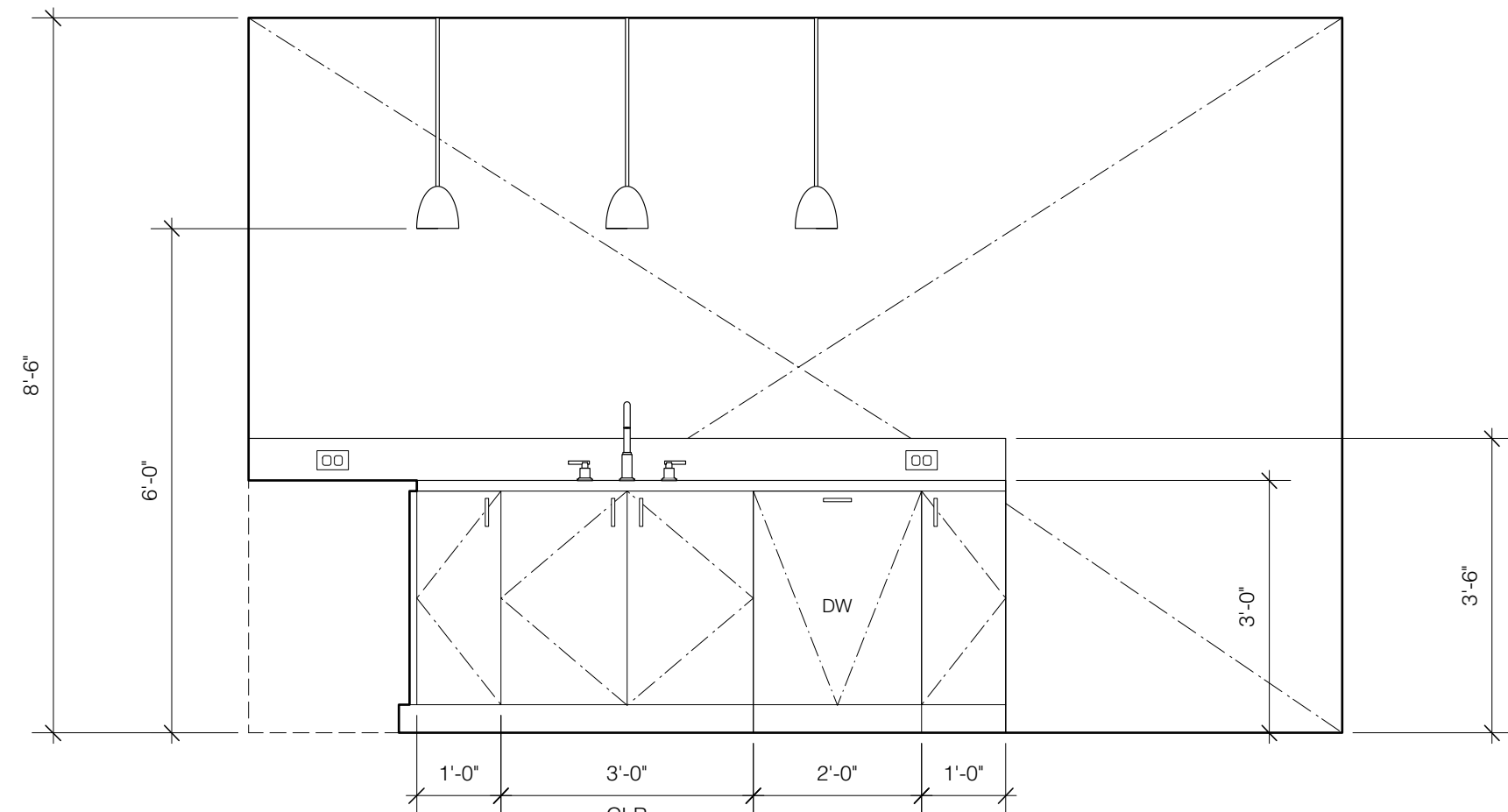
4 BATHROOM CASEWORK ELEVATION



3 KITCHEN CASEWORK ELEVATION



2 KITCHEN CASEWORK ELEVATION



1 KITCHEN COUNTER CASEWORK ELEVATION

SHEET NOTES:

MATERIALS

- 1 CONC-1
- 2 CRPT-1 CARPET
- 3 PNT-2
- 4 GWB-1 PAINTED GYP BD.
- 5 HWD-1 WOOD FLOOR
- 6 PNT-1 PAINT COLOR 1
- 7 QRZ-1 QUARTZ COUNTER
- 11 TL-1 INTERIOR TILE 1
- 12 TL-2 INTERIOR TILE 2
- 13 TL-3 INTERIOR ACCENT TILE 3
- 14 TL-4 KITCHEN TILE
- 15 SID-1 EXTERIOR T&G SIDING
- 16 TRM-1 INTERIOR TRIM
- 17 TRM-2 EXTERIOR TRIM
- 18 VNR-1 KITCHEN CABINET WD VENEER
- 19 GLZ-1 TEMPERED CLEAR GLASS
- 20 NOT USED
- 21 VNR-2 BATHROOM CABINET VENEER



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311 28TH STREET
SAN FRANCISCO, CA
9 4 1 3 1

MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94103
tel: 415.487.2050
web: www.macarchs.com

DATE: 05-03-2019
PERMIT SUBMITTAL

SCALE: 1/4" = 1'-0" U.O.N.

CASEWORK

A7.0

GENERAL NOTES

- 3.01 ALL CONCRETE WORK SHALL CONFORM TO ACI 301-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. DESIGN IS BASED ON ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- 3.02 UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH:

MAT-SLAB FOUNDATIONS & PIERS

$F_c = 3,000 \text{ PSI}$
- 3.03 THE PROPOSED MATERIALS AND MIX DESIGNS SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNER'S TESTING LABORATORY AND THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR OBTAINING THE REQUIRED DESIGN STRENGTH.
- 3.04 USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
- 3.05 HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE INDICATED. THE LOCATION OF VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS AND CLEANED.
- 3.06 CHAMFER OR ROUND ALL EXPOSED CORNERS MINIMUM 3/4".
- 3.07 DETAIL CONCRETE REINFORCEMENT AND ACCESSORIES IN ACCORDANCE WITH ACI 315-05 DETAILING MANUAL. SUBMIT SHOP DRAWINGS FOR APPROVAL, SHOWING ALL FABRICATION DIMENSIONS AND LOCATIONS FOR PLACING REINFORCING STEEL AND ACCESSORIES. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED AND REVIEWED.
- 3.08 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ASTM A615, GRADE 40 REINFORCING ALLOWED FOR #3 AND #4 BARS ONLY.
- 3.04 TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DONELS INTO WET CONCRETE IS NOT PERMITTED.

5.00 STRUCTURAL STEEL

- 5.01 STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERRECTED ACCORDING TO AISC 2011 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- 5.02 SUBMIT SHOP DRAWINGS PREPARED IN ACCORDANCE WITH AISC MANUAL "DETAILING FOR STEEL CONSTRUCTION", 3rd EDITION. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWING ARE COMPLETED AND REVIEWED.
- 5.03 STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE.
- 5.04 WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, GRADE 50.
- 5.05 STRUCTURAL TUBING (HSS) SHALL CONFORM TO ASTM A500, GRADE B, UNLESS NOTED OTHERWISE.
- 5.06 STEEL PIPE SHALL CONFORM TO ASTM A501 OR ASTM A53, TYPE E OR S, GRADE B.
- 5.07 BOLTS CONNECTING STEEL MEMBERS SHALL CONFORM TO ASTM A325, MINIMUM 1-INCH DIAMETER UNLESS NOTED OTHERWISE. BOLTS CONNECTING WOOD MEMBERS SHALL BE ASTM A307, MINIMUM 5/8-INCH DIAMETER, UNLESS NOTED OTHERWISE.
- 5.08 ANCHOR RODS SHALL CONFORM TO ASTM A36 OR ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
- 5.09 USE PREQUALIFIED WELDED JOINTS AS PER ANSI/AWS D1.1 "STRUCTURAL WELDING CODE-STEEL". USE ONLY CERTIFIED WELDERS, MINIMUM E70XX ELECTRODES UNLESS NOTED OTHERWISE.
- 5.10 DO NOT USE GAS CUTTING TORCHES FOR CORRECTING FABRICATION ERRORS IN THE STRUCTURAL FRAMING.

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition* to the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services

1660 Mission Street – San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfdbi.org

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 311 28TH STREET APPLICATION NO. _____ ADDENDUM NO. _____

OWNER NAME LAURA & DAN FINGAL-SURMA OWNER PHONE NO. (415) 309-7098

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec.1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Sec. 1701; 1703; 1704; 1705, Special Inspection and/or testing is required for the following work:

- | | | |
|--|---|---|
| 1. <input checked="" type="checkbox"/> Concrete (Placement & sampling) | 6. <input checked="" type="checkbox"/> High strength masonry | 16. Bolts installed in existing concrete masonry |
| 2. <input checked="" type="checkbox"/> Bolts installed in concrete | 7. <input checked="" type="checkbox"/> Structural masonry | <input type="checkbox"/> Concrete |
| 3. <input checked="" type="checkbox"/> Masonry | 8. <input checked="" type="checkbox"/> Reinforced gypsum concrete | <input type="checkbox"/> Masonry |
| Reinforcing concrete frame | 9. <input checked="" type="checkbox"/> Insulating concrete | 17. <input checked="" type="checkbox"/> Pullout tests |
| 4. Structural welding: | 10. <input checked="" type="checkbox"/> Spray-on Recoating | 18. <input checked="" type="checkbox"/> Shear walls and foors system used for shear diaphragms |
| <input checked="" type="checkbox"/> Reinforcing steel for pre-tensioning tendons | 11. <input checked="" type="checkbox"/> Welding of plates and caissons | 19. <input checked="" type="checkbox"/> Hollows |
| 5. Periodic visual inspection | 12. <input checked="" type="checkbox"/> Shotcrete | 20. Special cases: |
| Single class of studs, S100 or smaller | 13. <input checked="" type="checkbox"/> Special grading, excavation | <input type="checkbox"/> Shoring |
| Classified Studs | <input type="checkbox"/> Fillers (Gen. Expensive) | <input type="checkbox"/> Underpinning: <input type="checkbox"/> Not affecting adjacent property |
| Cold formed studs and joists | 14. <input checked="" type="checkbox"/> Smoke-control system | <input type="checkbox"/> Affecting adjacent property: P.A. |
| Steel and railing system | 15. <input checked="" type="checkbox"/> Demolition | 21. <input checked="" type="checkbox"/> Underpinning (Apply to the operation) |
| Reinforcing steel | 16. <input checked="" type="checkbox"/> Extra Facing | 22. <input checked="" type="checkbox"/> Underpinning (Apply to the operation
Tower cranes on highrise building)
(Section 1705.21) |
| 6. Continuous visual inspection and NDT | 17. Rebort of unreinforced masonry and shear | |
| ASCE 318-05 (2004) | <input type="checkbox"/> Testing of mortar quality and building test | |
| All other welding (NOT exception: Fillet weld) | <input type="checkbox"/> Visual inspection of repaired area | |
| Reinforcing steel and [] NDT record | <input type="checkbox"/> Installation inspection of new shear bolts | |
| Moment-resisting frames | <input type="checkbox"/> Pre-installation inspection for embedded bolts | |
| Others | <input type="checkbox"/> Pullout tests per ACI 308R-03 or ACI 308R-05 | |
| | | 23. <input type="checkbox"/> <i>Not recommended by professional of record</i> |

24. Structural observation per Sec. 1704.5 for the following : ☒ Foundations ☐ Steel framing
☐ Concrete construction ☐ Masonry construction ☒ Wood framing
☐ Other:

25. Certification is required for: Glu-lam components

Prepared by: David Kane Phone: (415) 501-9000 x100

Required Information:
FAX: () Email: dkane@hk-se.com

Review by: _____ Phone: (415) 558-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE	DRI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

NOTE:
ALL REQUIRED SPECIAL INSPECTIONS SHALL BE PERFORMED BY OWNER'S THIRD-PARTY, INDEPENDENT SPECIAL INSPECTOR. HARRELL KANE STRUCTURAL ENGINEERS, INC. DOES NOT PERFORM SPECIAL INSPECTIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED STRUCTURAL OBSERVATIONS (SPECIFIED ABOVE PER CODE No. 24 ON DBI FORM) WITH HARRELL KANE STRUCTURAL ENGINEERS A MINIMUM OF 48 HOURS IN ADVANCE.

DBI SUBMITTAL

STRUCTURAL ENGINEERS INC

237 KEARNY ST. # 180
SAN FRANCISCO, CA 94108
TEL: (415) 501-9000
INFO@HK-SE.COM

COTTAGE RETROFIT
311 28th STREET
SAN FRANCISCO, CALIFORNIA
BLOCK & LOT: 6613/048

BLOCK & LOT: 6613/048

[illegible]

STAMP/SEAL



HKSE JOB #: 16051

DATE: _____

5/2/2019

SHEET TITLE:

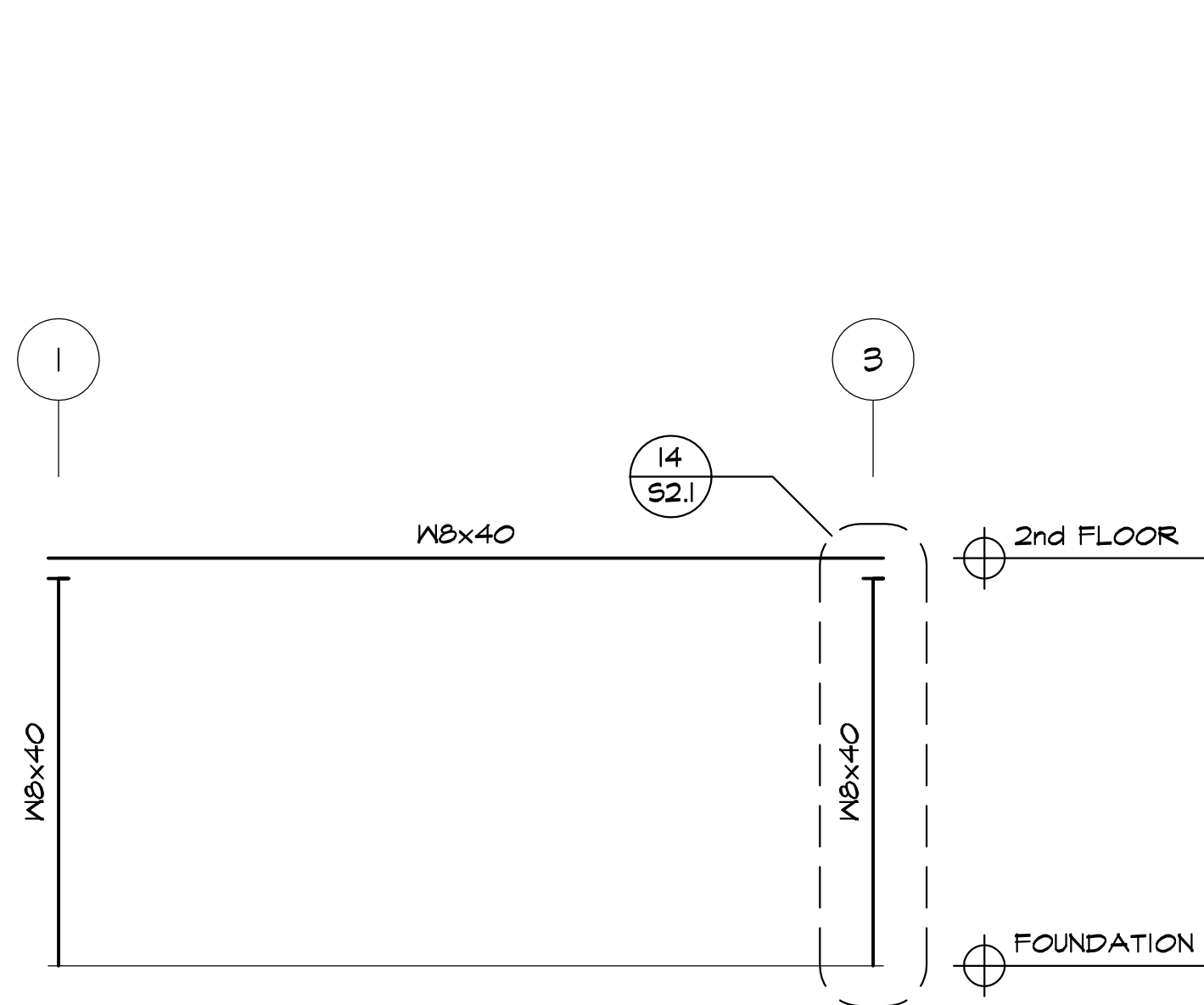
GENERAL NOTES

SCALE: AS NOTED

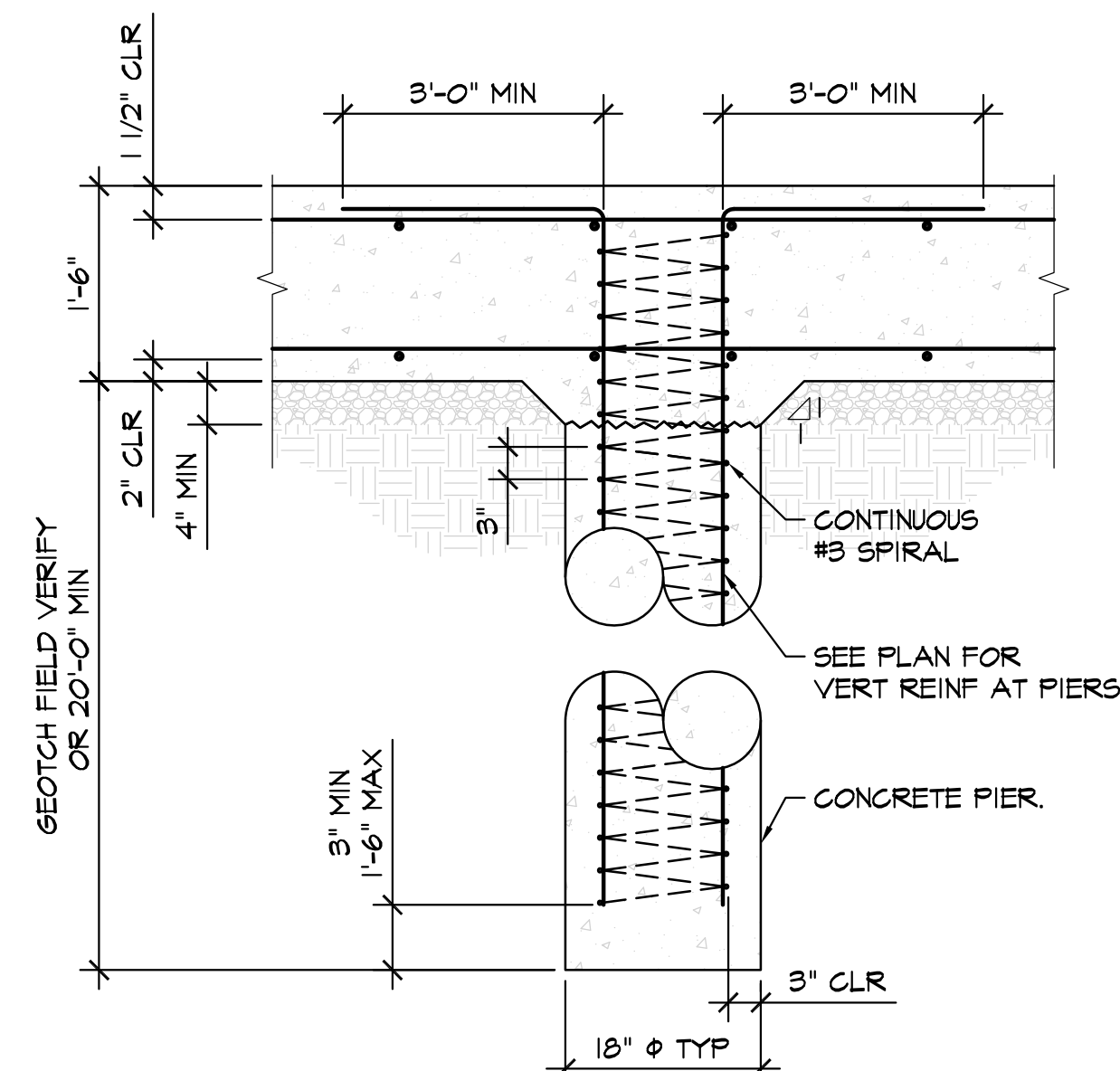
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S0.1

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CONSENT OF THE ENGINEER



A ELEVATION
SCALE: N.T.S.
LINE A
MOMENT FRAME



B SECTION
SCALE: 3/4" = 1'-0"
CONCRETE PIER

SHEAR WALL SCHEDULE			
MARK	MINIMUM SHEATHING THICKNESS	EDGE NAIL SPACING	SILL PLATE & ANCHOR AT CONCRETE
6	15/32"	6" OC	2x SILL PLATE W/ 5/8" Ø AB @ 48" OC

SHEAR WALL SCHEDULE GENERAL NOTES:

1. SHEATH EACH SHEAR WALL ONE SIDE W/ WOOD STRUCTURAL SHEATHING, UNLESS NOTED OTHERWISE.
2. SHEATHING NAILS SHALL BE 10d, UNLESS NOTED OTHERWISE.
3. FIELD NAIL SHEATHING AT 12" OC.
4. SILL PLATE ANCHORS AT CONCRETE SHALL BE MIN 5/8" Ø AND SHALL HAVE 1/4" x 3" SQ PLATE WASHERS.
5. SILL PLATE FASTENERS AT WOOD FRAMED FLOOR LEVELS SHALL BE 1/4" Ø x 6" SDS @ 8" OC MAX TO RIMBOARD/BLKS BELOW, UNLESS NOTED OTHERWISE IN SECTIONS.
6. PROVIDE 3x SILL AND PROVIDE 3x STUDS & 3x BLOCKING AT PANEL JOINTS WHERE NAILING IS SPECIFIED AT 4" OC OR LESS OR WHERE WOOD PANELS ARE SPECIFIED BOTH FACES OF WALL.
7. STAGGER NAILING AT PANEL EDGES AT "TYPE 4D" WALLS.
8. DIMENSIONS WHERE LISTED IN PLAN ARE MINIMUM REQUIRED SHEAR WALL LENGTHS. OVERALL WALL LENGTH MAY BE LONGER. S.A.D. FOR TOTAL WALL LENGTH.
9. SEE ARCHITECTURAL DRAWINGS FOR GYPBOARD SHEATHING.

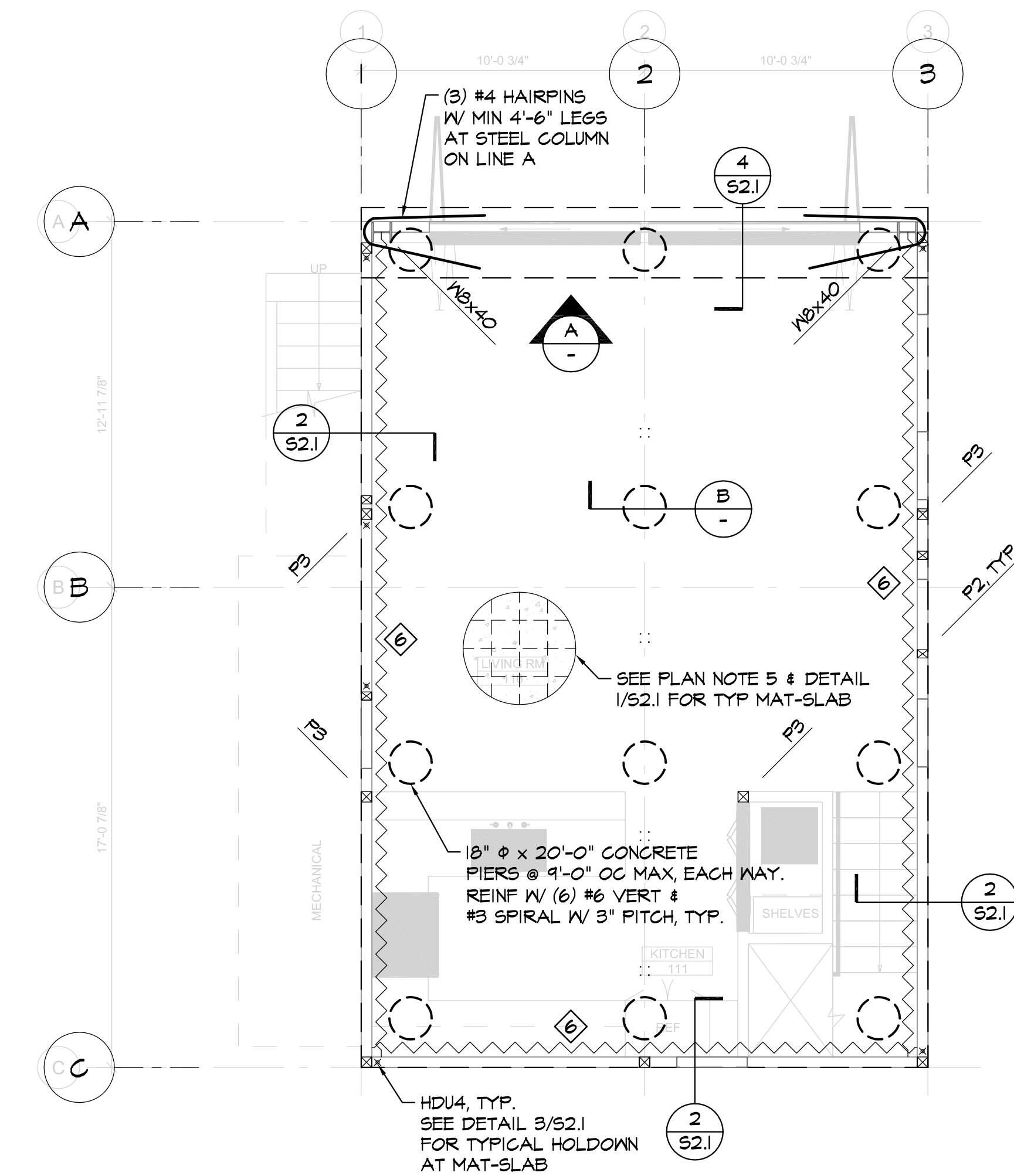
POST SCHEDULE	
MARK	MINIMUM POST SIZE
P1	4x4 No. 2 DOUG-FIR
P2	4x6 No. 2 DOUG-FIR
P3	3 1/2x3 1/2 PSL

NOTES:

1. CONTRACTOR MAY SUBSTITUTE BUILT-UP STUD PACK OF EQUIVALENT MINIMUM SIZE WHERE P1 OR P2 OCCURS AT CONTINUOUS WALL.
2. TYPICAL POST SHALL BE P2, UNLESS NOTED OTHERWISE IN PLAN.

'A' INDICATES POST ABOVE
'B' INDICATES POST BELOW

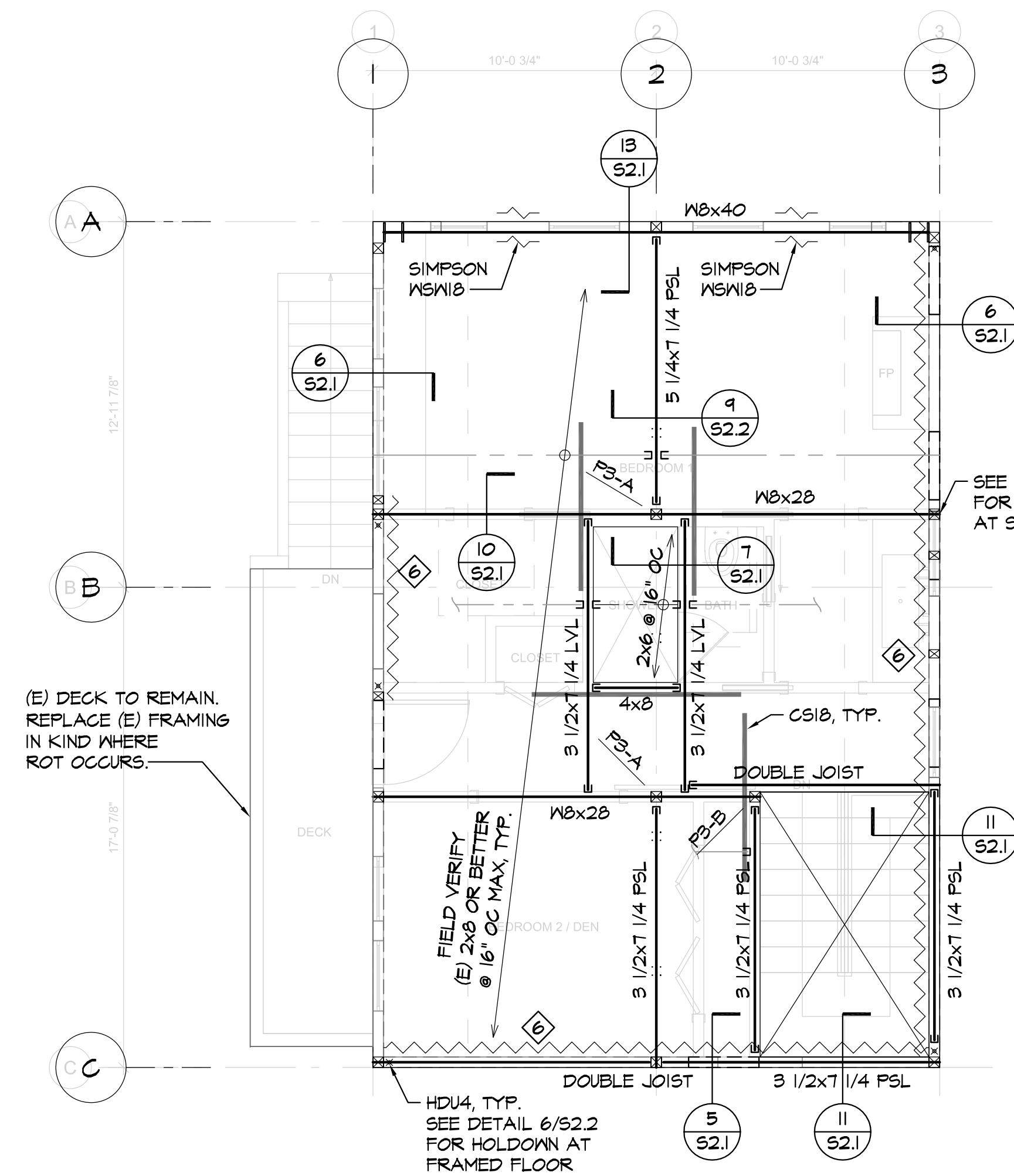
FRAMING KEY	
DESCRIPTION	SYMBOL
FOUNDATION	=====
STRUCTURAL WALL BELOW	-----
SHEAR WALL ABOVE	=====
FLUSH BEAM	=====
HEADER/BEAM BELOW FLOOR	-----
JOIST	-----
CS18 STRAP (SEE NOTE 4.13/50.1)	=====
JOIST/BEAM HANGER	u
WOOD POST	⊠
HOLDOWN (HCU4 TYP)	-----x-----



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

PLAN NOTES:

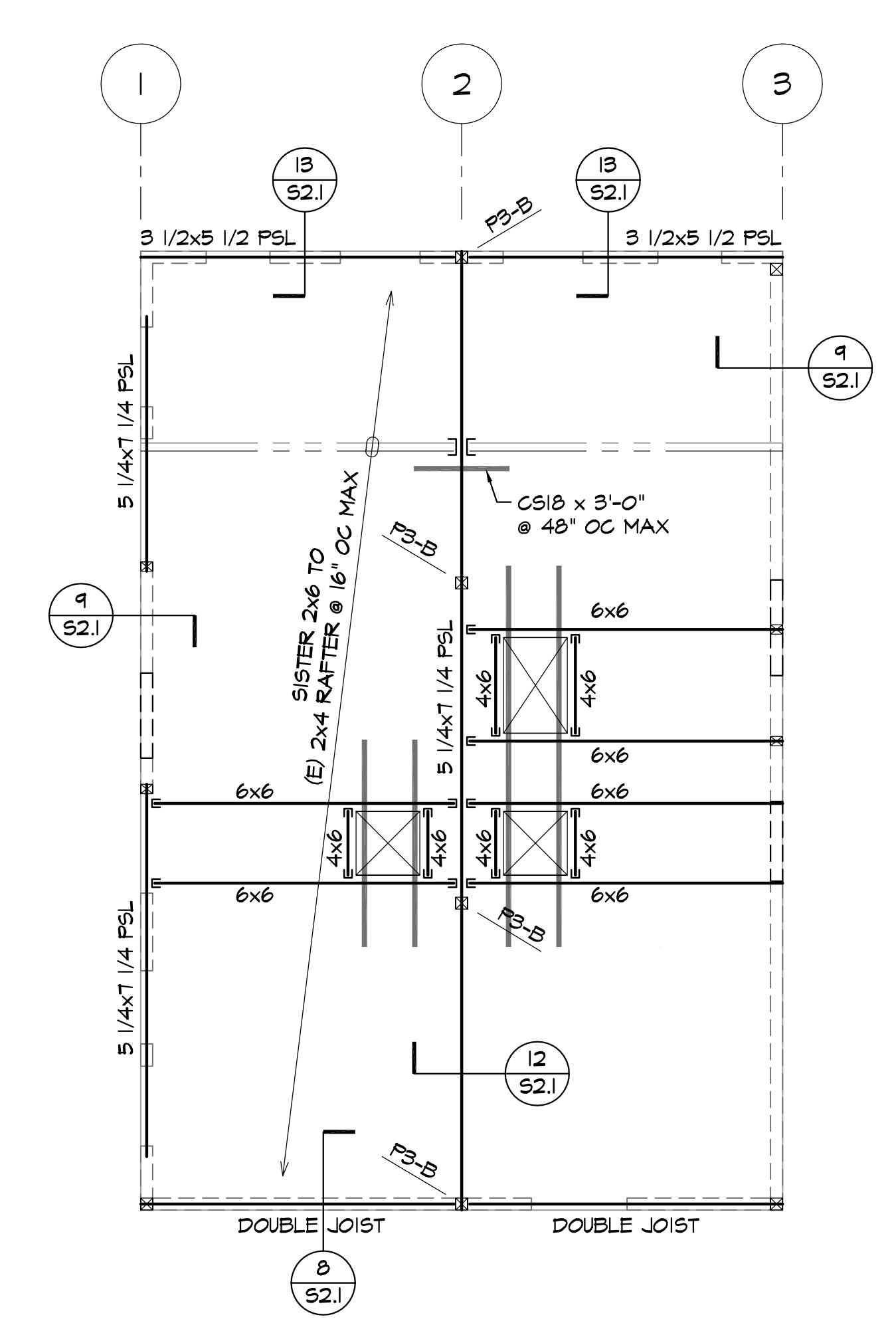
1. S.A.D. FOR DIMENSIONS, SLOPES, STEPS AND DRAINS, TYP.
2. SEE SHEET 50.1 FOR TYPICAL FRAMING & FOUNDATION NOTES.
3. SHORE (E) FRAMING PRIOR TO STARTING DEMO.
4. ALL (N) STRUCTURAL WALLS SHALL CONSIST OF No. 2 GRADE DOUG-FIR @ 16" OC MAX OR BETTER, U.O.
5. TYPICAL CONCRETE MAT-SLAB SHALL BE 3,000 PSI, MIN 18" THICK & REINF W/ #5 @ 18" OC EACH WAY, TOP & BOTT. PROVIDE 6" GRAVEL UNDER TYPICAL MAT-SLAB.



2 PLAN
SCALE: 1/4" = 1'-0"
2nd FLOOR FRAMING

PLAN NOTES:

1. S.A.D. FOR ELEVATIONS, DIMENSIONS, SLOPES, STEPS AND DRAINS, TYP.
2. SEE SHEET 50.1 FOR TYPICAL FRAMING NOTES.
3. SHORE (E) FRAMING PRIOR TO STARTING DEMO.

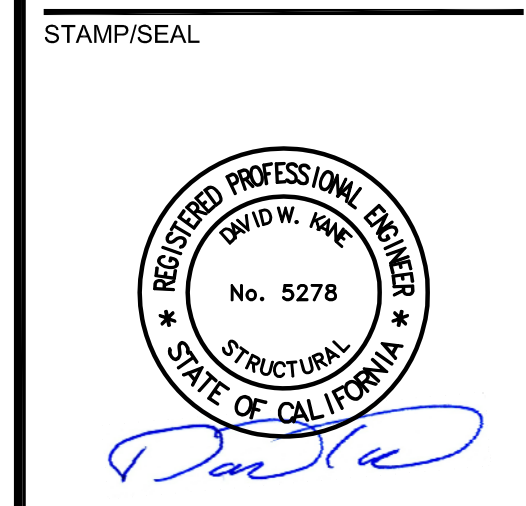


3 PLAN
SCALE: 1/4" = 1'-0"
ROOF FRAMING

PLAN NOTES:

1. S.A.D. FOR ELEVATIONS, DIMENSIONS, SLOPES, STEPS AND DRAINS, TYP.
2. SEE SHEET 50.1 FOR TYPICAL FRAMING NOTES.
3. SHORE (E) FRAMING PRIOR TO STARTING DEMO.

REVISIONS		
DATE	SYMBOL	DESCRIPTION



HKSE JOB #: 16051

DATE:
5/2/2019

SHEET TITLE:
FOUNDATION, SECOND FLOOR AND ROOF FRAMING PLANS

SCALE: AS NOTED

SHEET NUMBER

S1.1

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REVISIONS

DATE	SYMBOL	DESCRIPTION

STAMP/SEAL



HKSE JOB #: 16051

DATE:

5/2/2019

SHEET TITLE:

SECTIONS &
DETAILS

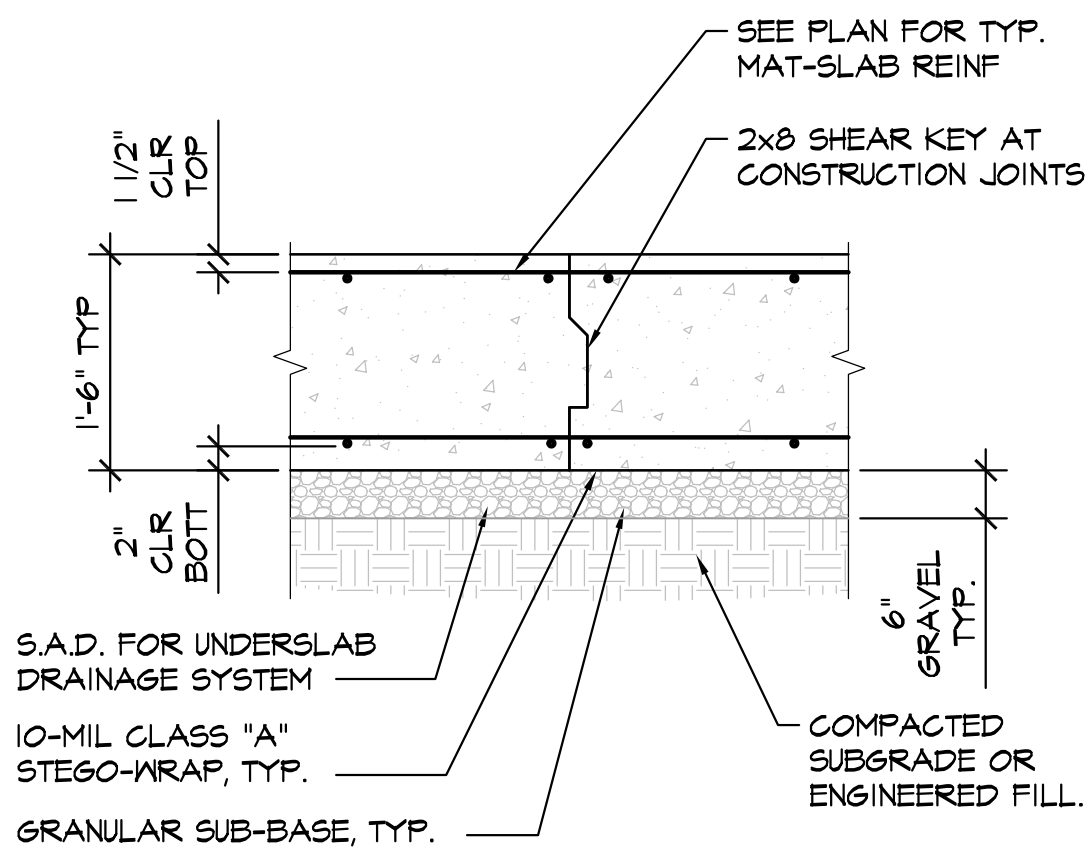
SCALE: AS NOTED

SHEET NUMBER

S2.1

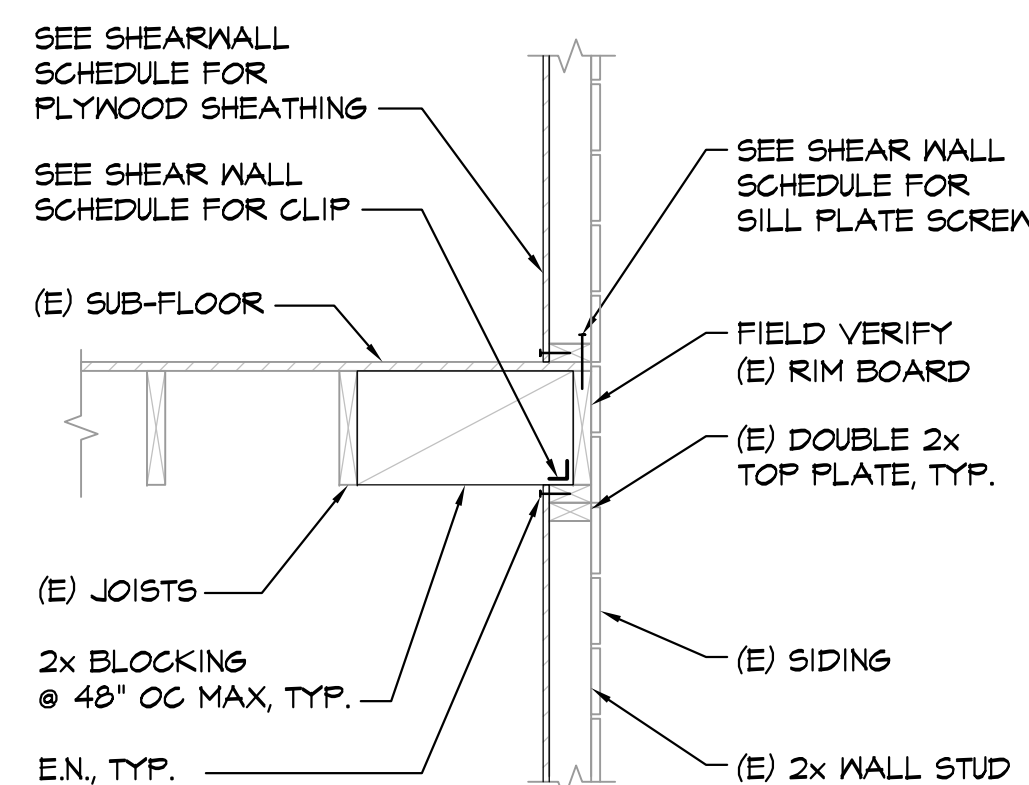
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CONSENT OF THE ENGINEER.

- NOTES:
- CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LOCATIONS TO ENGINEER FOR APPROVAL PRIOR TO STARTING FOUNDATION WORK.
 - CLEAN ALL SURFACES IN FUTURE CONTACT WITH CONCRETE AT CONSTRUCTION JOINTS PRIOR TO PLACING NEW CONCRETE.



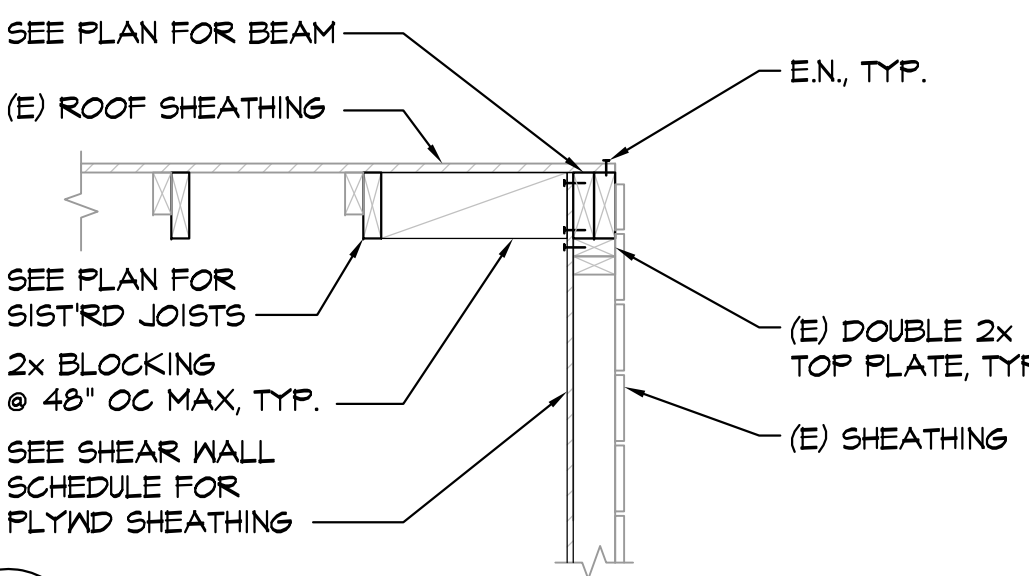
1 DETAIL
SCALE: 3/4" = 1'-0"

TYPICAL MAT-SLAB &
CONSTRUCTION JOINT



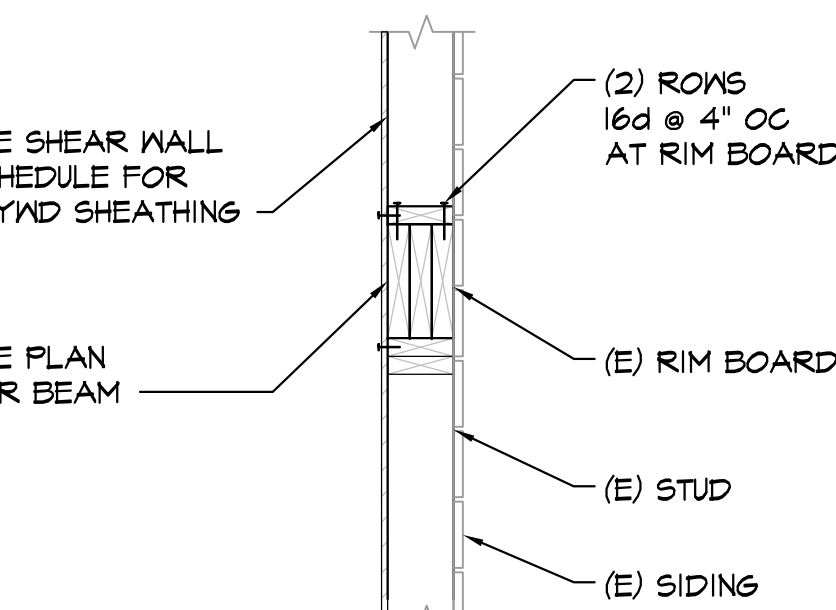
5 SECTION
SCALE: 3/4" = 1'-0"

EXISTING FLOOR JOIST
PARALLEL TO WALL



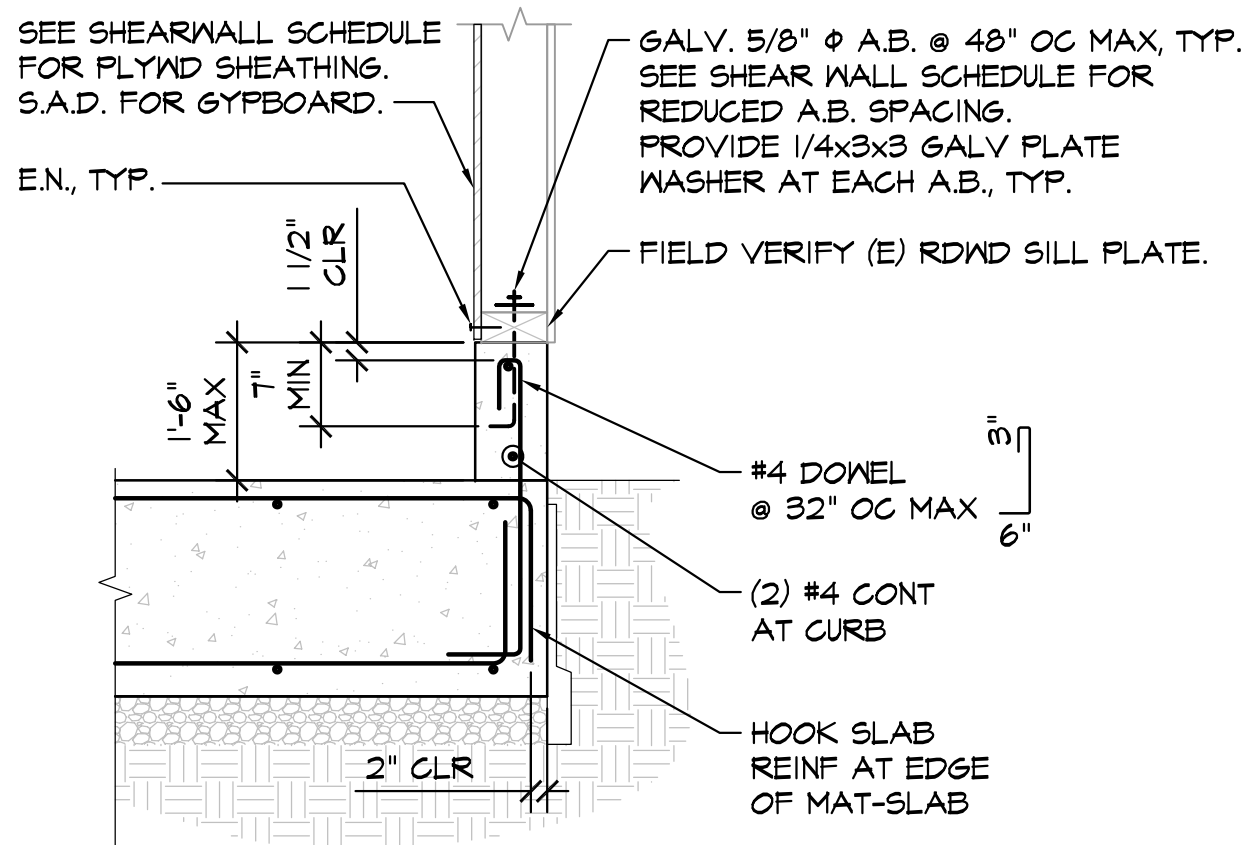
8 DETAIL
SCALE: 3/4" = 1'-0"

EXISTING ROOF JOIST
PARALLEL TO WALL



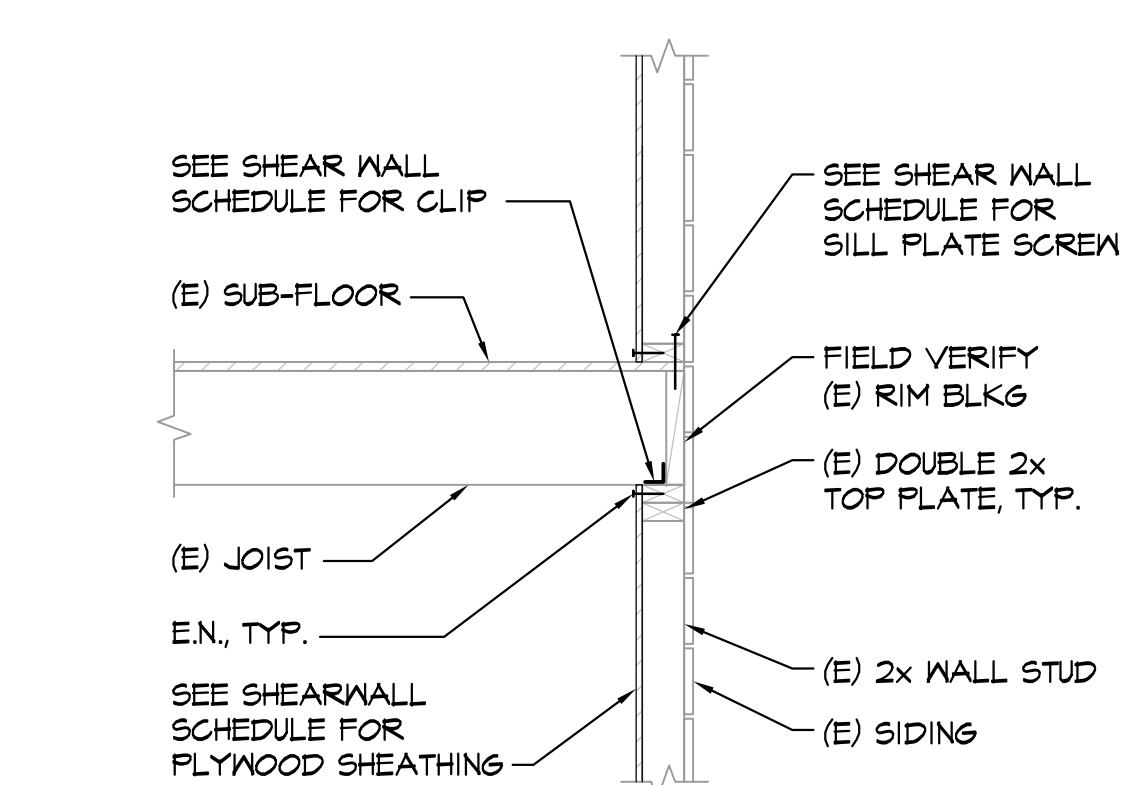
11 SECTION
SCALE: 3/4" = 1'-0"

STAIR WALL



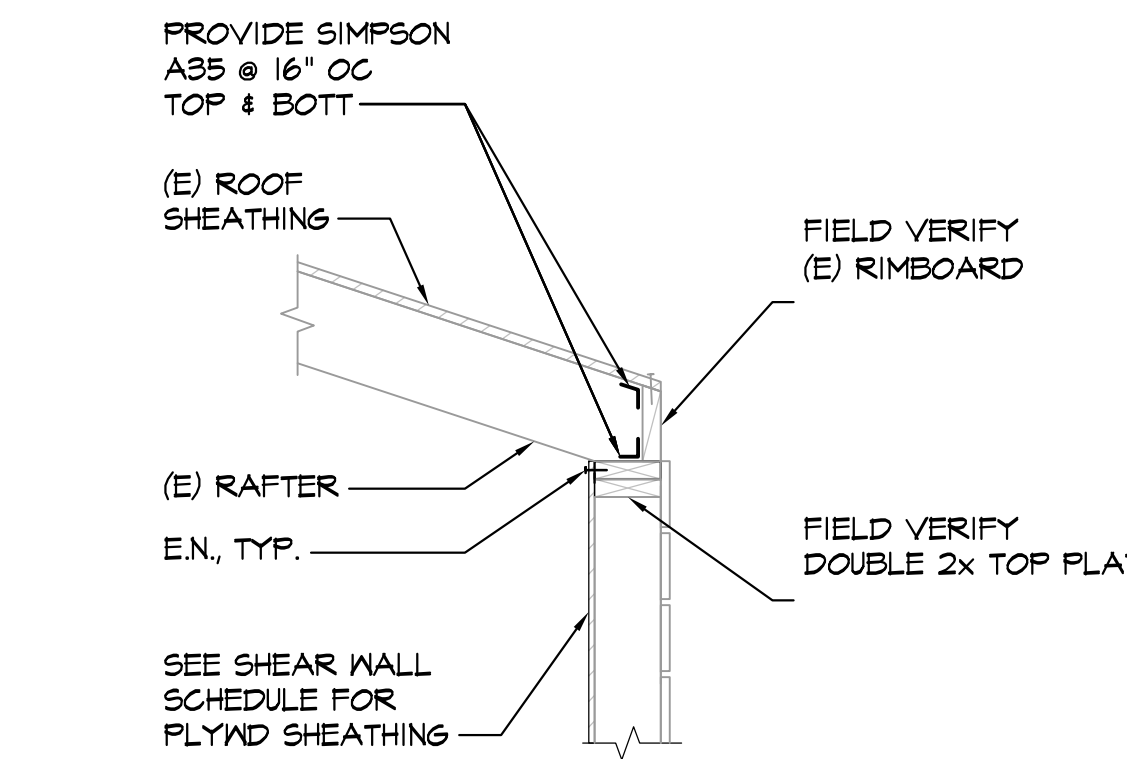
2 SECTION
SCALE: 3/4" = 1'-0"

TYPICAL EDGE OF SLAB



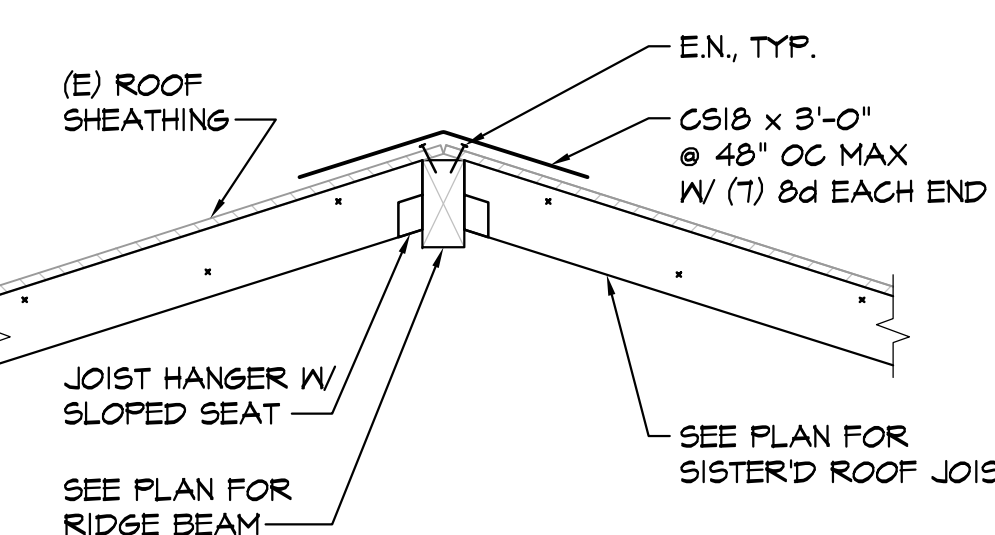
6 SECTION
SCALE: 3/4" = 1'-0"

EXISTING FLOOR JOIST
PERPENDICULAR TO WALL



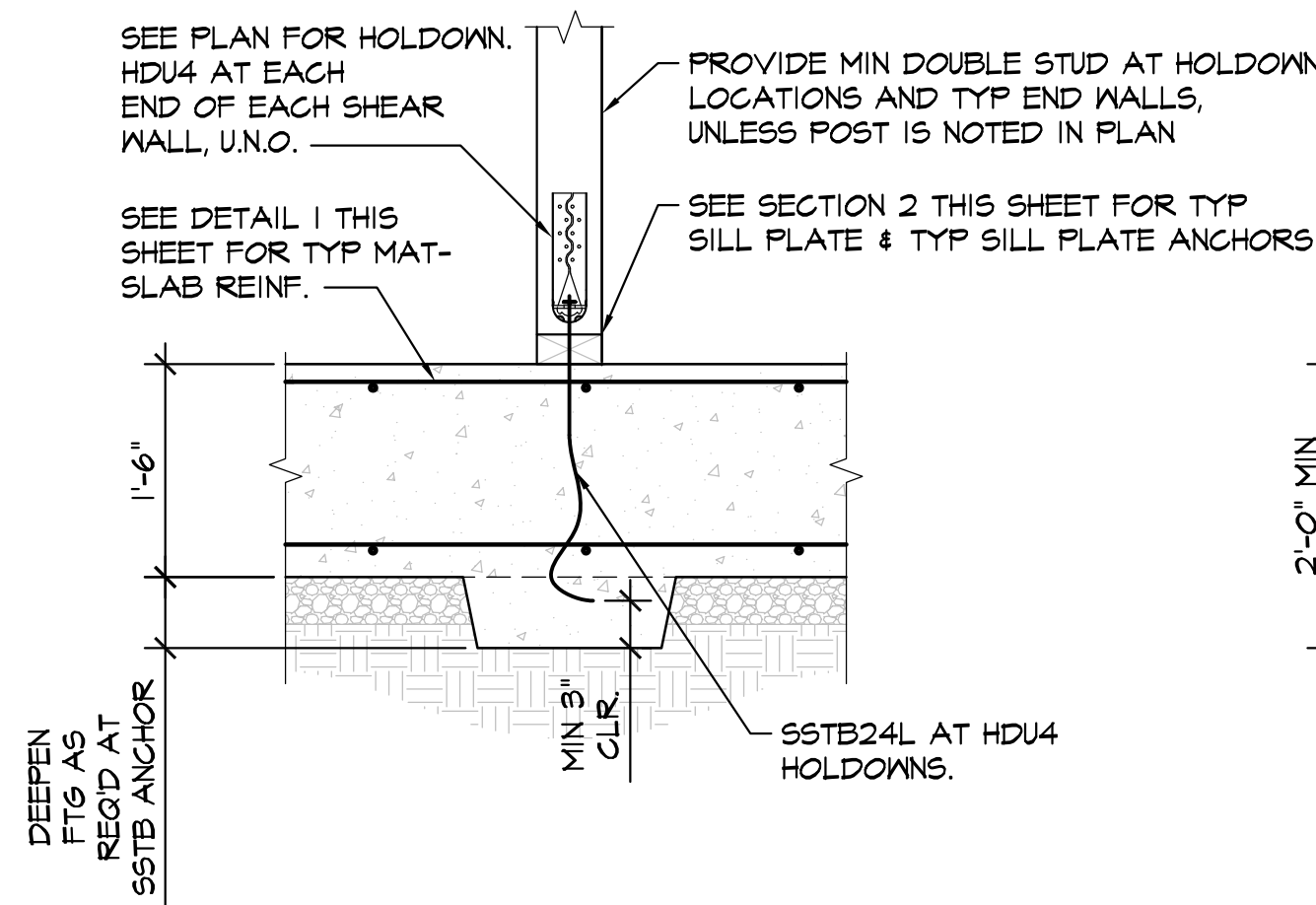
9 SECTION
SCALE: 3/4" = 1'-0"

ROOF JOIST
PERPENDICULAR TO WALL



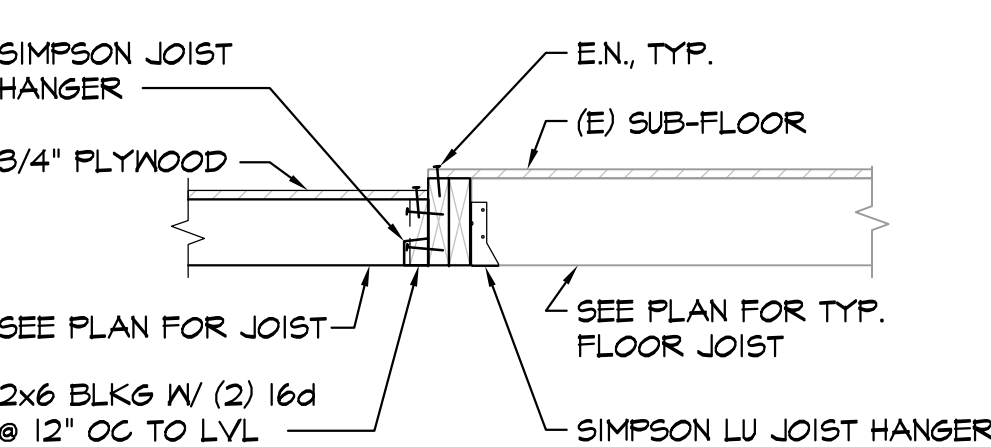
12 SECTION
SCALE: 3/4" = 1'-0"

RIDGE BEAM



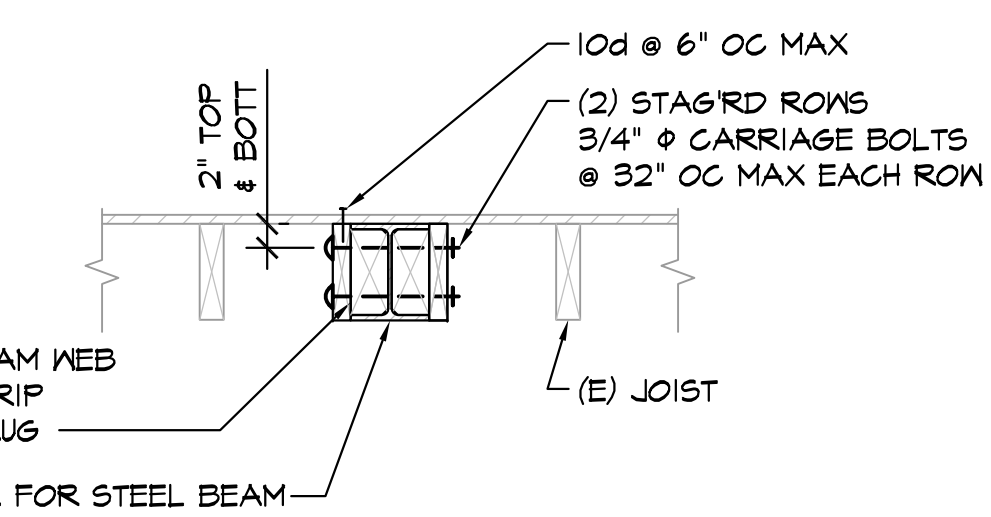
3 DETAIL
SCALE: 3/4" = 1'-0"

THICKENED SLAB AT
HOLDOWN ANCHOR ROD



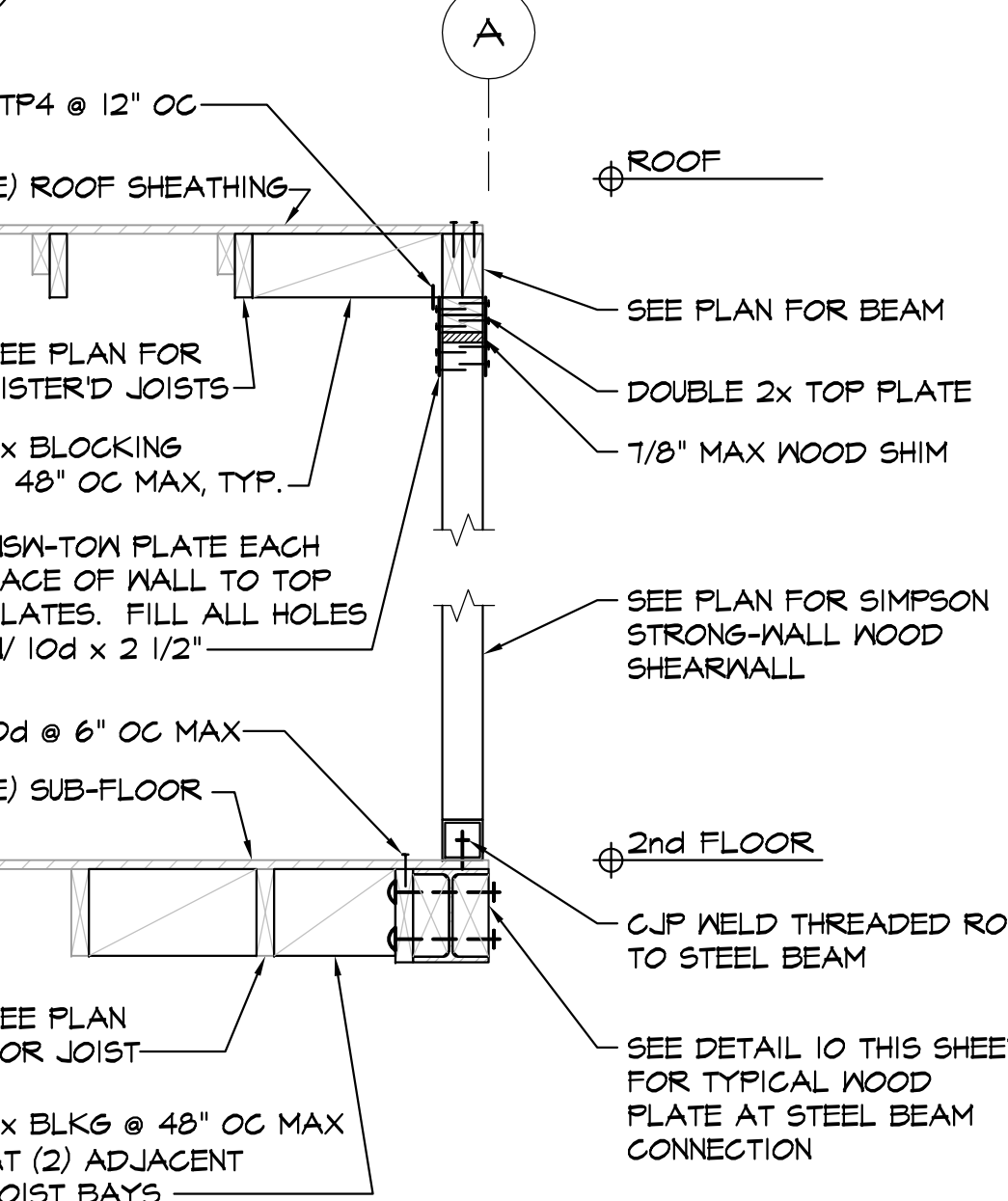
7 SECTION
SCALE: 3/4" = 1'-0"

DEPRESSED SUB-FLOOR
AT TILE SHOWER



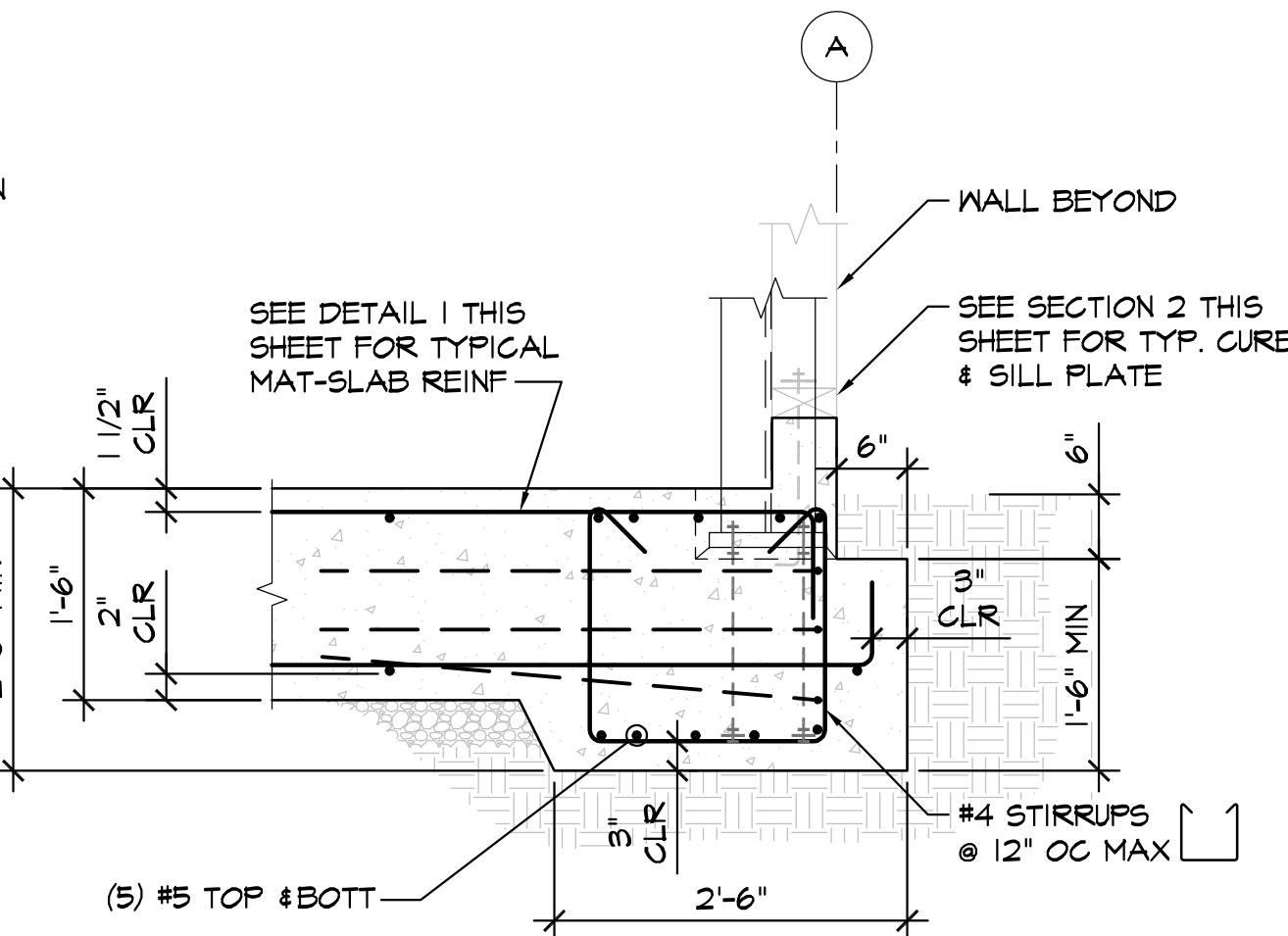
10 SECTION
SCALE: 3/4" = 1'-0"

BEAM INSTALLATION



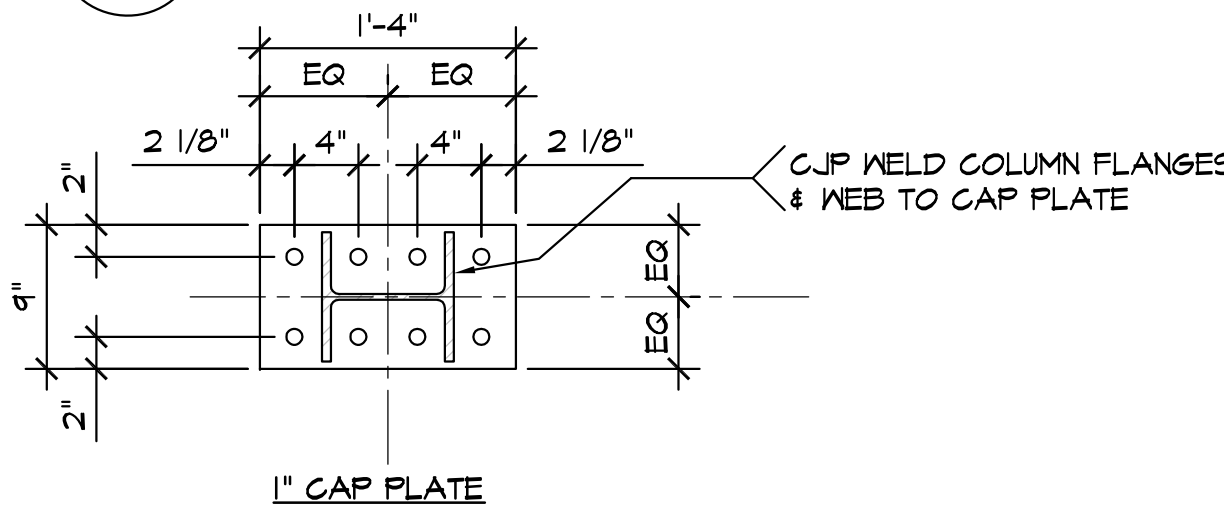
13 SECTION
SCALE: 3/4" = 1'-0"

MSW AT STEEL BEAM



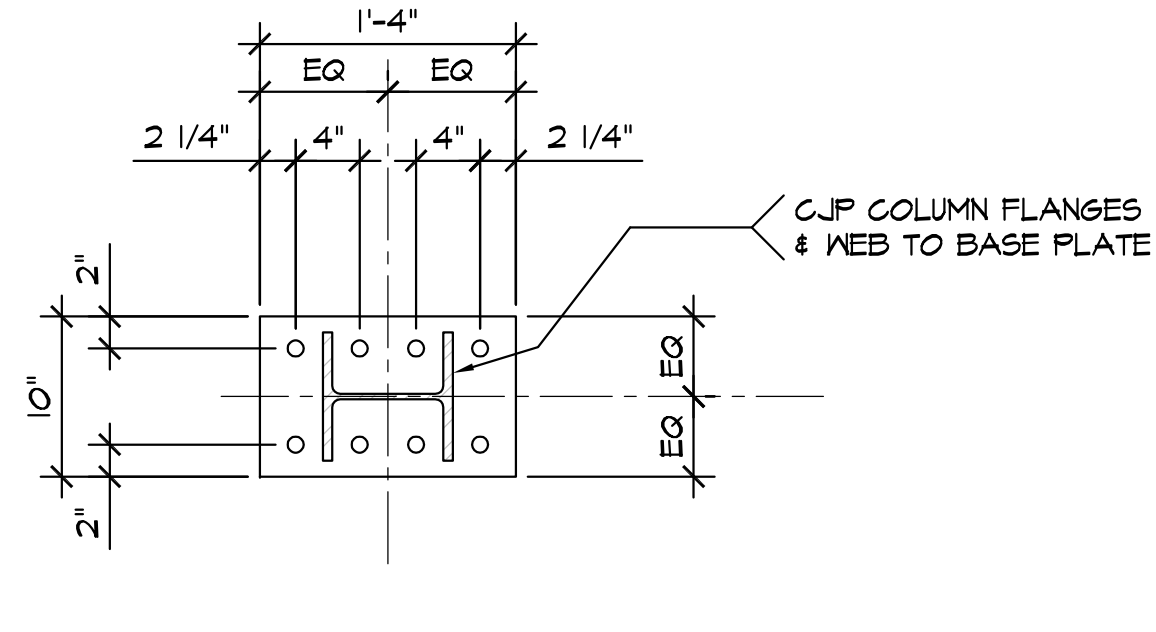
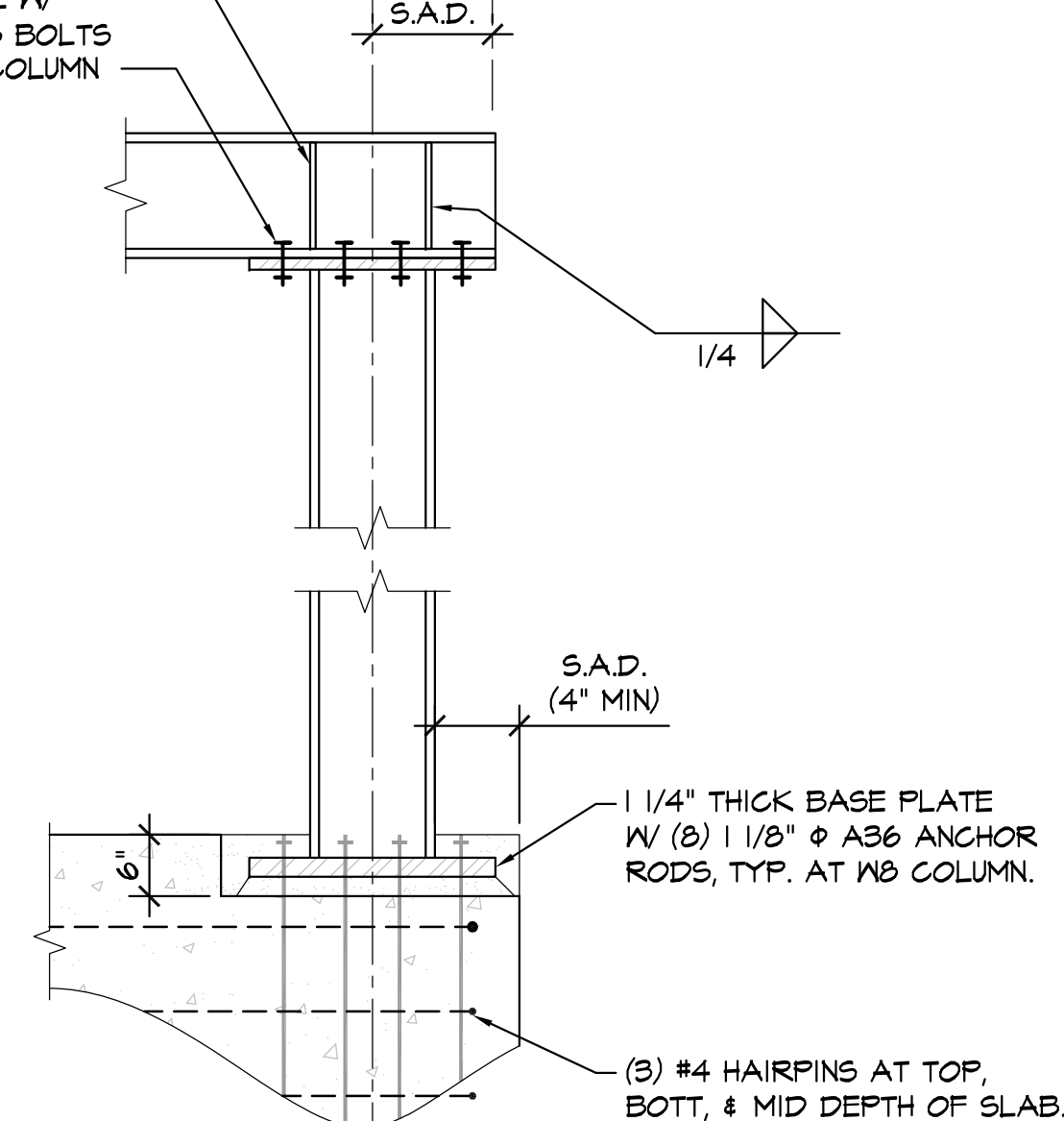
4 SECTION
SCALE: 3/4" = 1'-0"

THICKENED SLAB
AT STEEL FRAME



14 SECTION
SCALE: 1" = 1'-0"

W COLUMN



STEEL FRAME NOTES:
1. ALL PLATES AT STEEL MOMENT
FRAMES SHALL CONFORM TO
ASTM A572 OR A529, GRADE 50.

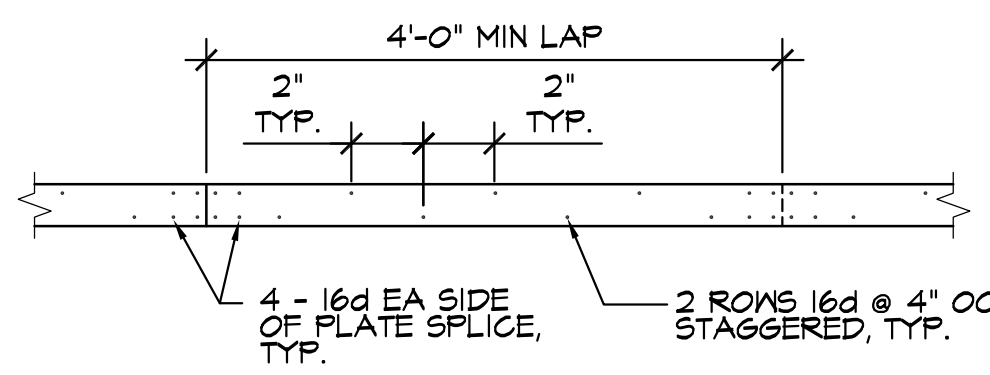
1 1/4" THICK BASE PLATE
W/ (2) 1 1/8" ϕ A36 ANCHOR
RODS, TYP. AT W COLUMN.

(3) #4 HAIRPINS AT TOP,
BOTT, & MID DEPTH OF SLAB.

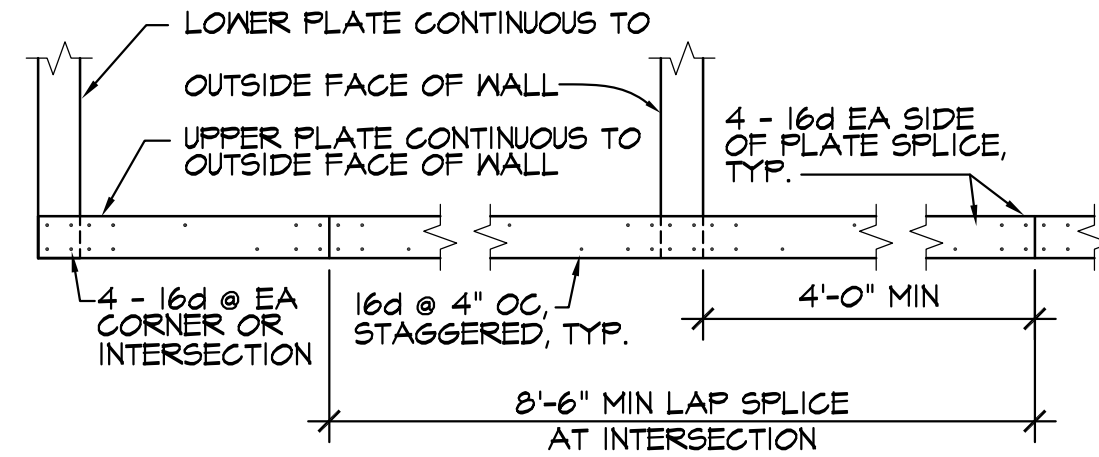
CJP WELD COLUMN FLANGES
& WEB TO BASE PLATE

W COLUMN

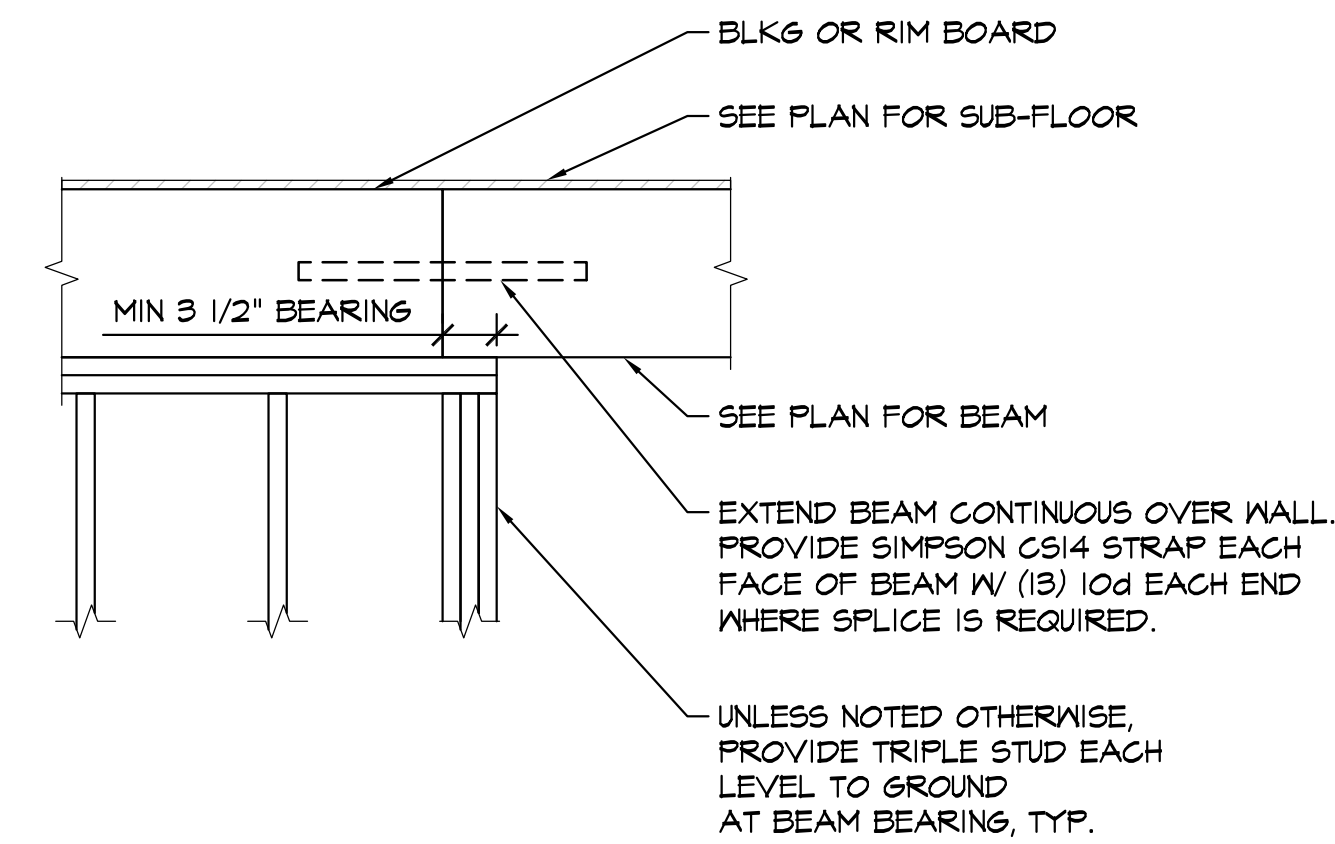
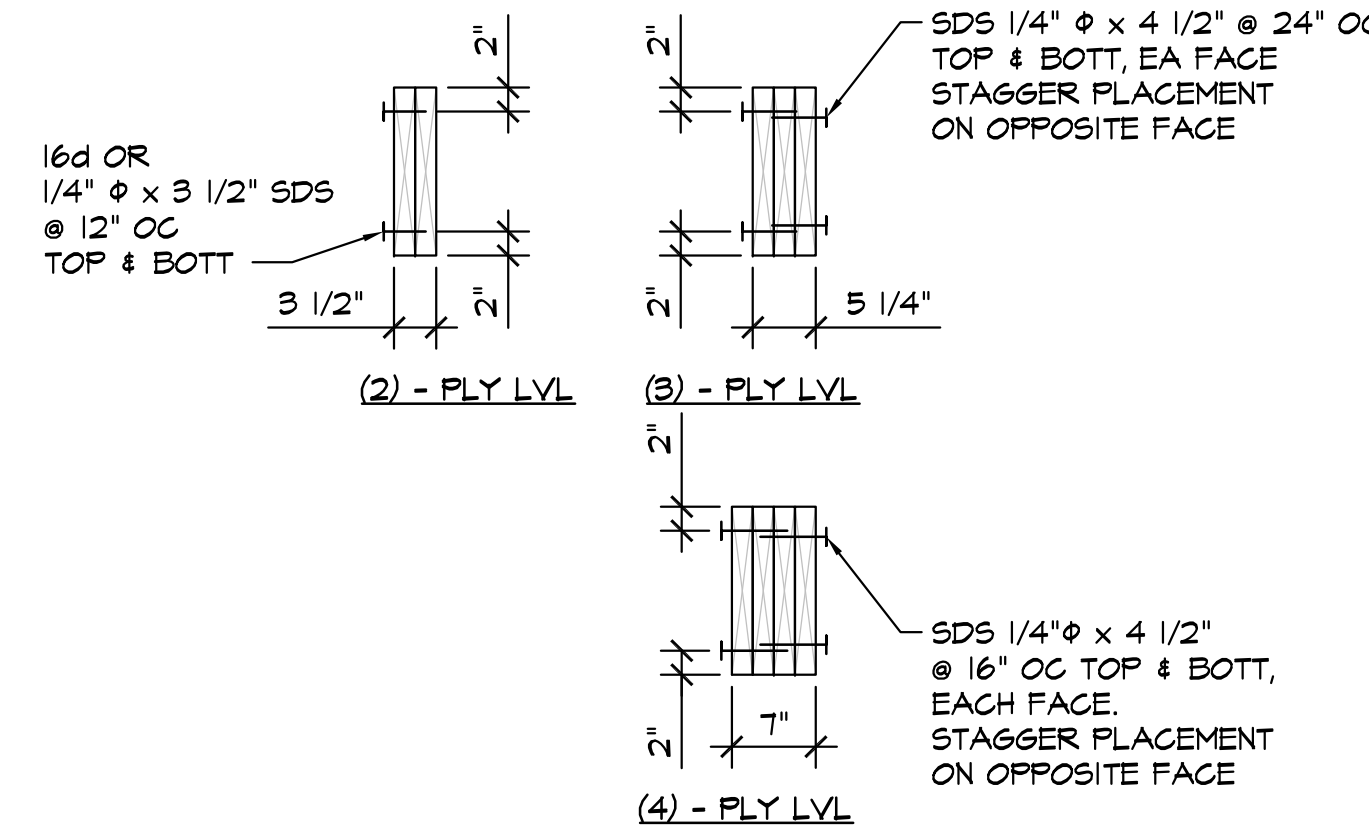
DBI SUBMITTAL



SPLICE UNLESS STRAP IS NOTED OTHERWISE ON PLANS



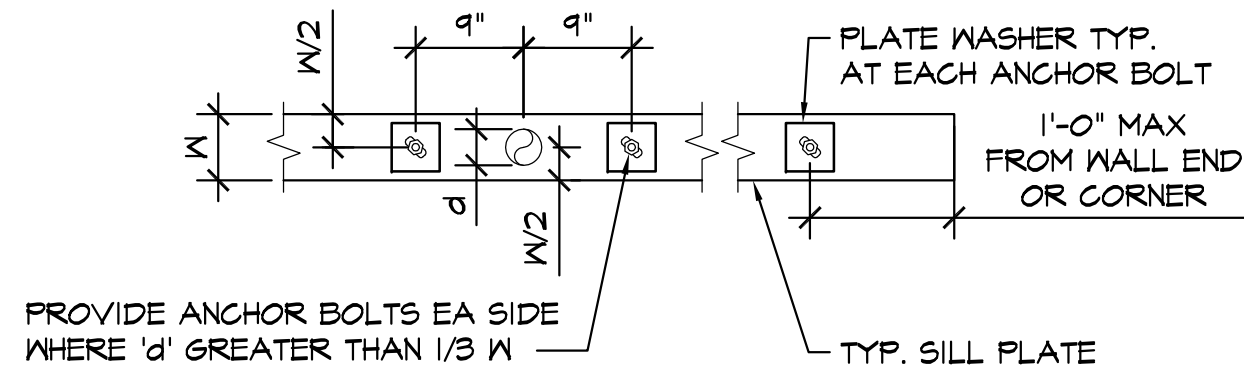
NOTE:
CENTER ALL SPLICES ON STUD BELOW, TYP.
CORNERS & INTERSECTIONS



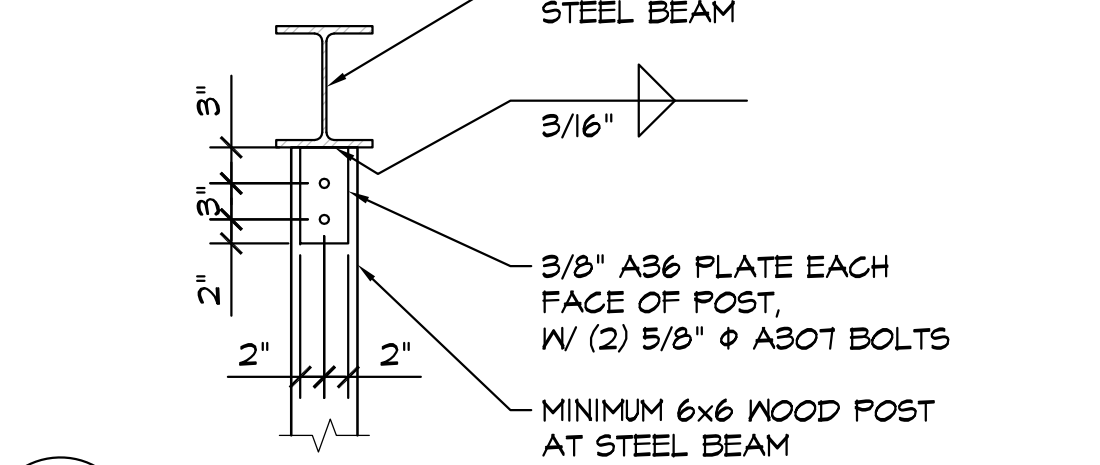
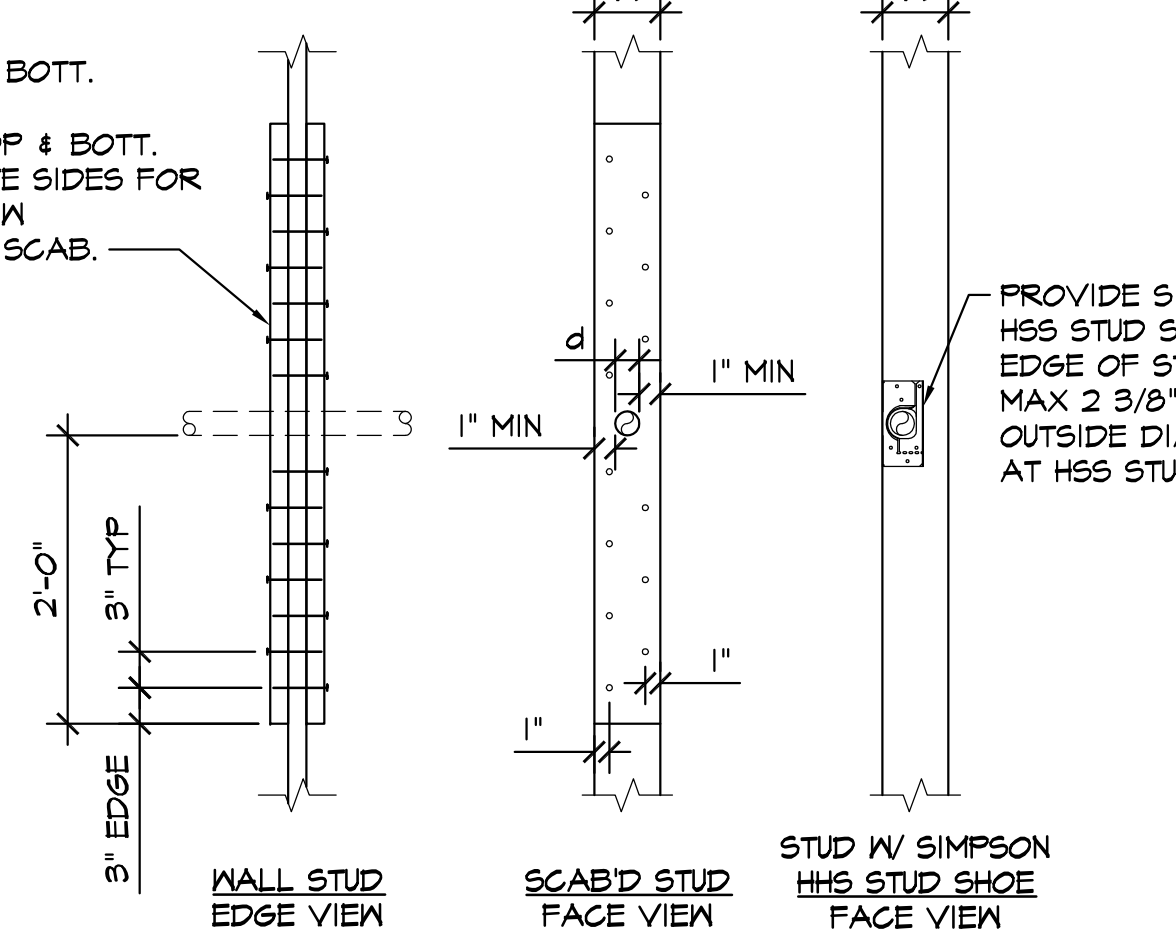
1 PLAN DETAIL
SCALE: NOT TO SCALE
WALL DOUBLE TOP
PLATE SPLICE

2 DETAIL
SCALE: 3/4" = 1'-0"
TYPICAL LVL ASSEMBLY

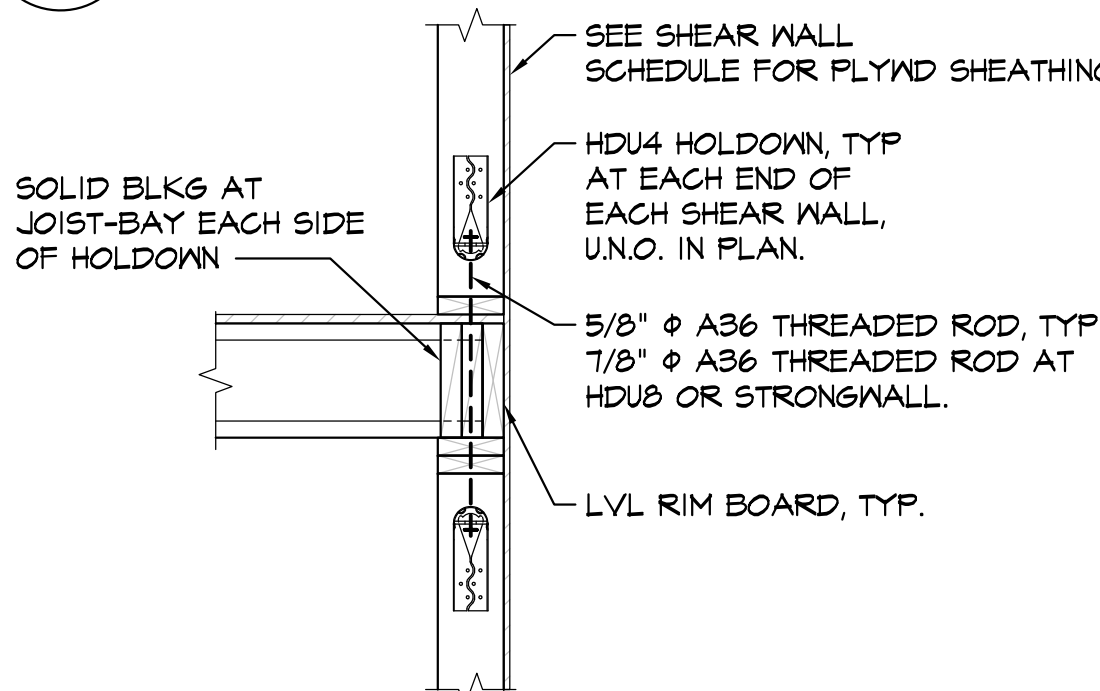
3 DETAIL
SCALE: 3/4" = 1'-0"
TYPICAL BEAM BEARING & STRAP



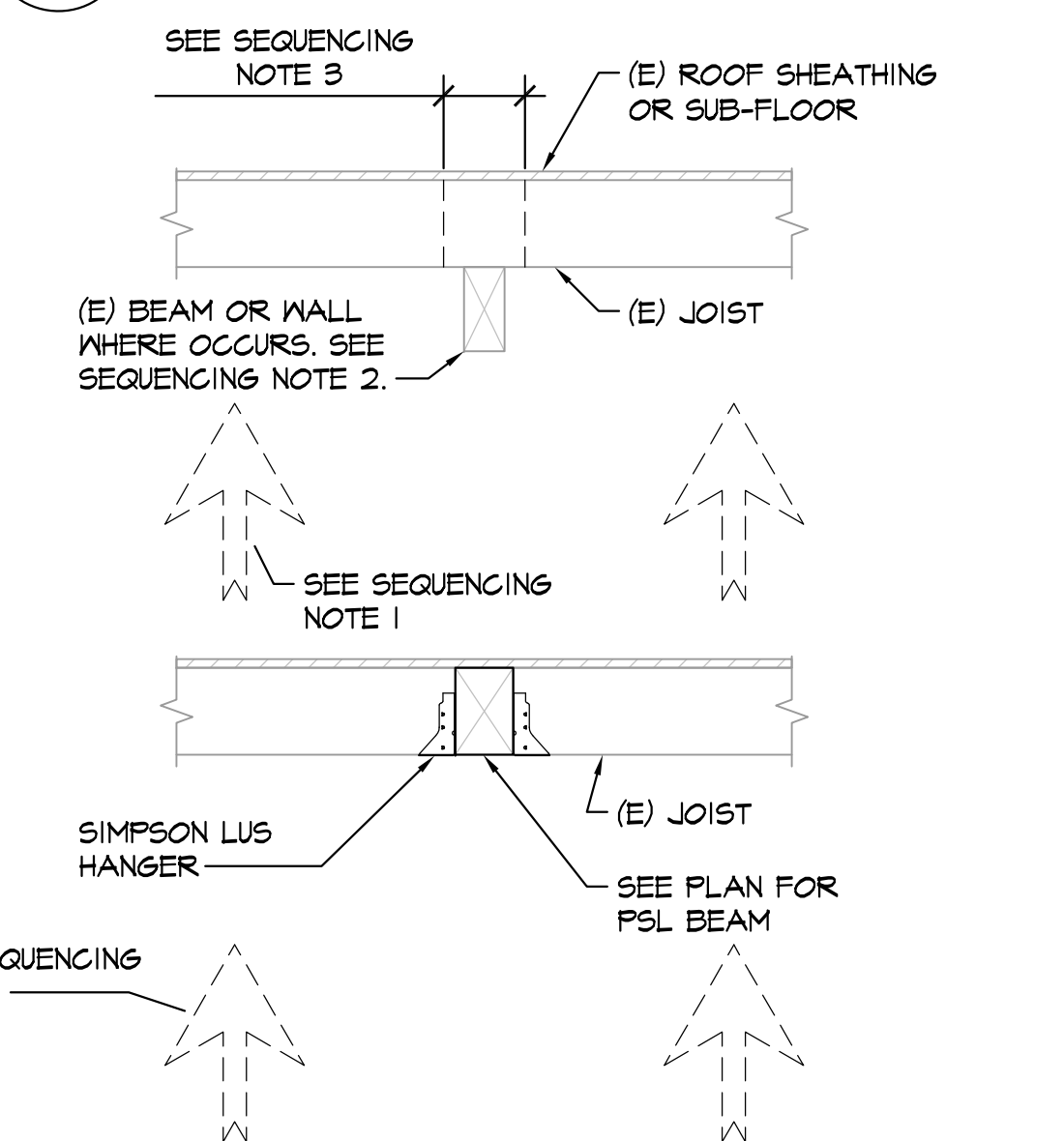
SINGLE SCAB
W/ (4) 1/4" ϕ x 3" TOP & BOTT.
DOUBLE SCAB
W/ (12) 1/4" ϕ x 4 1/2" TOP & BOTT.
SCREW FROM ALTERNATE SIDES FOR
EACH SUCCESSIVE SCREW
PLACEMENT AT DOUBLE SCAB.



5 DETAIL
SCALE: 3/4" = 1'-0"
WOOD POST AT
STEEL BEAM



6 DETAIL
SCALE: 3/4" = 1'-0"
HOLDOWN AT FRAMED FLOOR

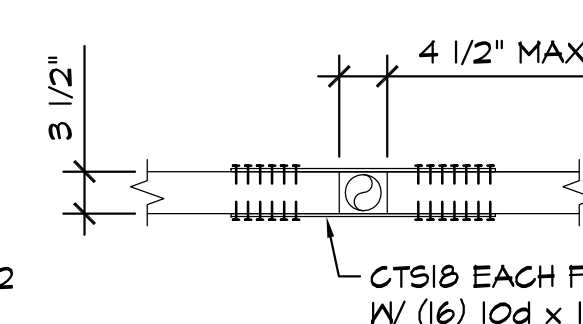
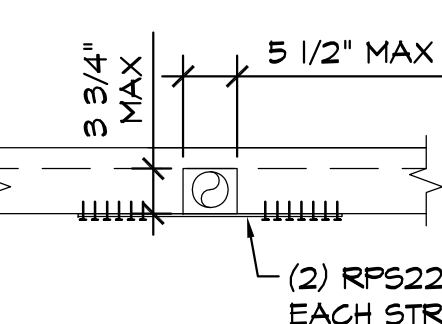


SEQUENCING NOTES FOR REPLACEMENT OF EXISTING FLOOR BEAM.
1. SHORE (E) JOIST AT EACH SIDE OF PROPOSED BEAM.
2. REMOVE (E) BEAM, WHERE OCCURS, AFTER SHORING IS INSTALLED.
3. CUT SLOT THROUGH (E) JOISTS TO MATCH WIDTH OF PROPOSED BEAM.
4. INSTALL PROPOSED BEAM.
5. INSTALL HANGERS TO MOUNT (E) JOISTS TO PROPOSED BEAM.
6. NAIL THRU SUBFLOOR TO TOP OF PROPOSED WOOD, WOOD PLATE AT STEEL BEAM, OR WOOD PACKING EACH SIDE OF STEEL BEAM.
7. REMOVE SHORING UPON COMPLETION OF INSTALLATION.

9 SECTION
SCALE: 3/4" = 1'-0"
BEAM INSTALLATION

2x6 TYP WALL TOP PLATE
ELEVATION VIEW

2x4 SHEAR WALL TOP PLATE
ELEVATION VIEW



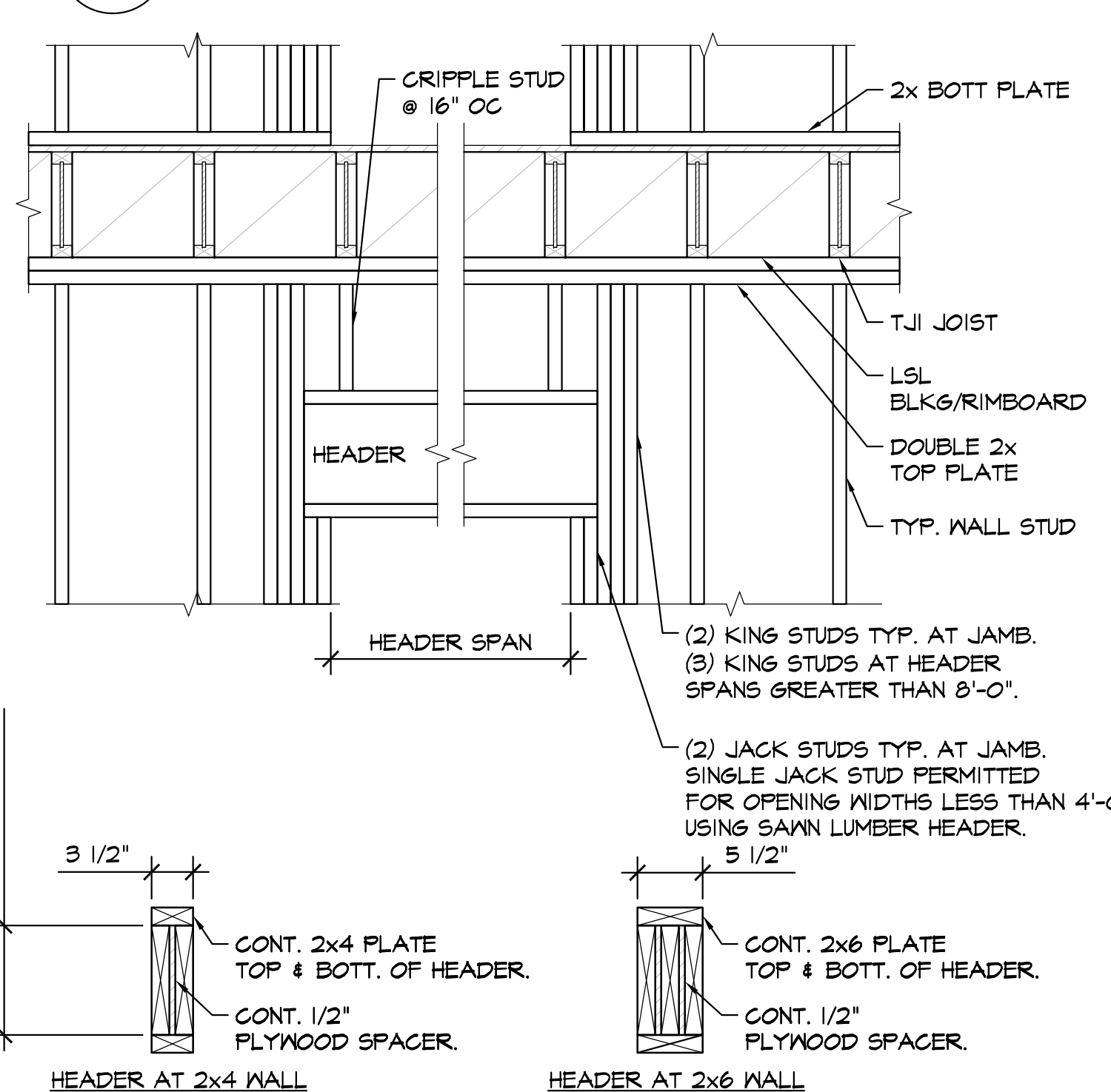
2x6 TYP. WALL TOP PLATE
PLAN VIEW

2x4 SHEAR WALL TOP PLATE
PLAN VIEW

LEGEND:
d = DIAMETER
W = WIDTH OF MEMBER

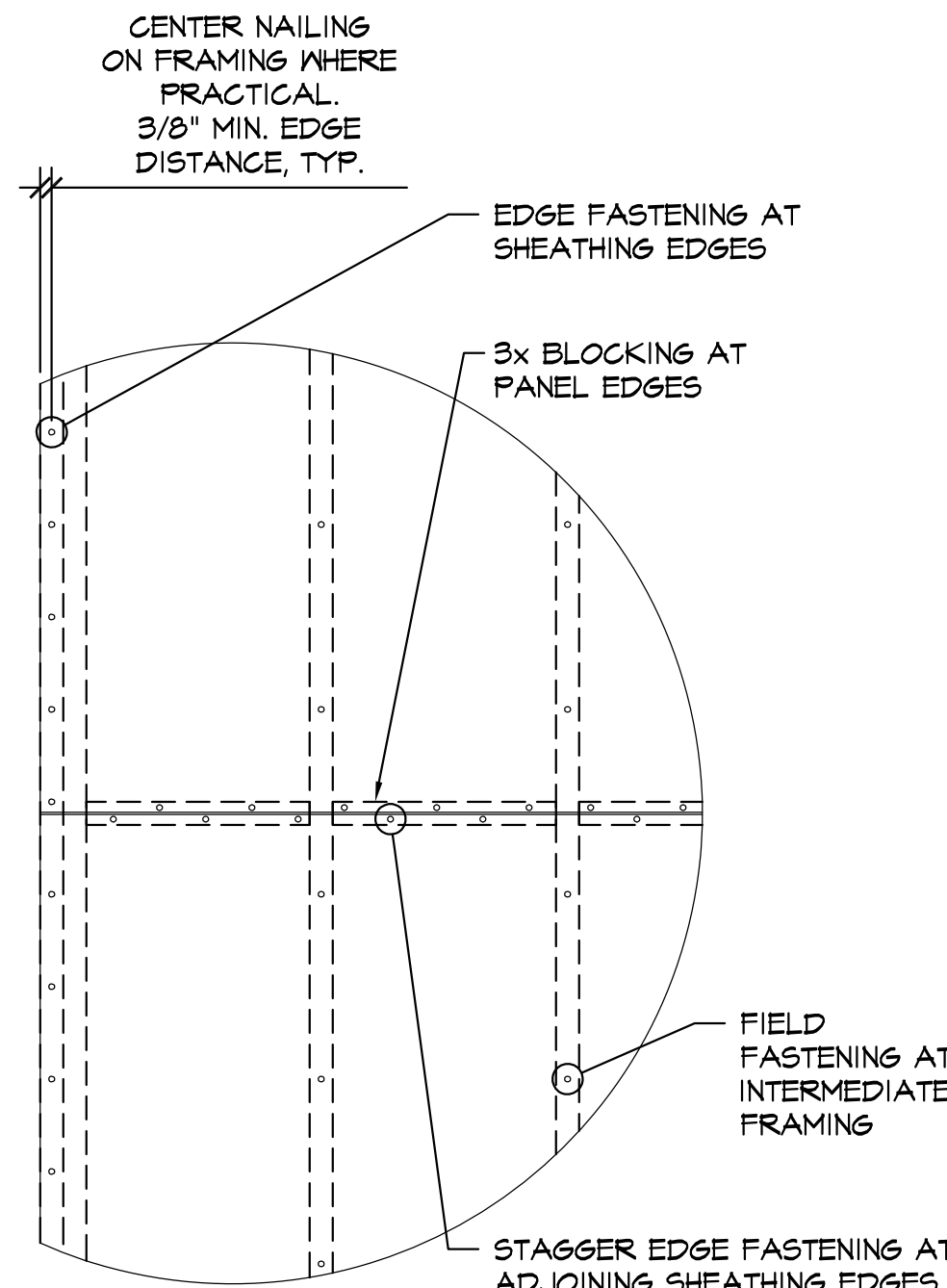
WALL STUD NOTES
WHERE d < 1" AT 2x4 WALL: NO STRENGTHENING REQ'D
WHERE d < 1 3/4" AT 2x6 WALL: NO STRENGTHENING REQ'D
WHERE d = 1/3 W BUT LESS THAN 1/2 W: SCAB ONE
WHERE d = 1/2 TO 2/3 W: SCAB BOTH SIDES
WHERE d > 2/3 W: NOT PERMITTED

4 DETAIL
SCALE: NOT TO SCALE
REPAIRS FOR PENETRATIONS
AT WOOD STUDS & PLATES



NOTE: PROVIDE SOLID ONE-PIECE HEADER AND OMIT TOP & BOTT PLATE AS ALTERNATIVE TO BUILT-UP 2x HEADER PLIES.

7 DETAIL
SCALE: 3/4" = 1'-0"
WOOD HEADER



DO NOT OVER-DRIVE SHEATHING NAILS
USE CAUTION TO NOT RUPTURE SURFACE
OF WOOD PANEL DURING NAILING.

8 DETAIL
SCALE: NONE
WALL SHEATHING NAILING

HEADER SCHEDULE	
MARK	MINIMUM NOMINAL DEPTH
H-1	6" PLUS 2x PLATE TOP & BOTT
H-2	8" PLUS 2x PLATE TOP & BOTT
H-3	10" PLUS 2x PLATE TOP & BOTT
H-4	12" PLUS 2x PLATE TOP & BOTT
NOTES: 1. NOMINAL WIDTH OF HEADER SHALL MATCH WALL WIDTH. 2. HEADER SIZE SHALL COMPLY WITH THE HEADER SPAN TABLE BELOW, IF HEADER IS NOT DESIGNATED IN PLAN.	
TYPE	MAX SPAN
H-1	3'-0"
H-2	4'-6"
H-3	6'-0"
H-4	8'-0"
HEADER SPAN NOTE: 1. HEADER SPANS FOR 10" AND 12" DEEP HEADERS MAY BE INCREASED 2'-0" AT 6" WIDE WALLS.	

REVISIONS		
DATE	SYMBOL	DESCRIPTION

STAMP/SEAL



HKSE JOB #: 16051

DATE:

5/2/2019

SHEET TITLE:

SECTIONS & DETAILS

SCALE: AS NOTED

SHEET NUMBER

S2.2

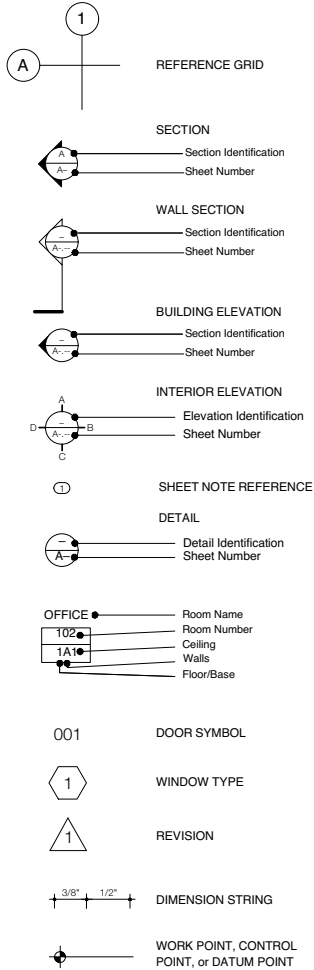
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

DBI SUBMITTAL

ABBREVIATIONS

⊥	Perpendicular	INTM.	Intermediate
d	penny	I.D.	Inside Diameter
□	Channel	INSUL.	Insulation
⊥	Plate / prop. line	INT.	Interior
&	And		
L	Angle	JT.	Joint
@	At		
○	Centerline	LAM.	Laminate
⊙	Diameter or Round	LAV.	Lavatory
#	Pound or Number	LT.	Light
(E)	Existing		
ABV.	Above	M.B.	Machine Bolt
A.F.F.	Above Finish Floor	MAX.	Maximum
A/C	Air Conditioning	MECH.	Mechanical
ADD.	Addendum	MEMB.	Membrane
ALT.	Alternate	MET.	Metal
A.B.	Anchor Bolt	MFR.	Manufacturer
ACOUS	Acoustical	MIN.	Minimum
ADJ.	Adjustable, Adjacent	MISC.	Miscellaneous
APPROX.	Approximate	MTD.	Mounted
ARCH.	Architectural	N.	North
BSMT.	Basement	N.I.C.	Not in Contract
BET.	Between	NO. or #	Number
BD.	Board	NOM.	Nominal
BITUM.	Bituminous	N.T.S.	Not To Scale
BLDG.	Building	O.A.	Overall
BLK.	Block	O.C.	On Center
BLKG.	Blocking	O.D.	Outside Diameter
BM.	Beam	OPNG.	Opening
		OPP.	Opposite
CAB.	Cabinet	PL.	Plate
CLG.	Ceiling	P. LAM.	Plastic Laminate
CLKG.	Caulking	PLAS.	Plaster
CLR.	Clear	PLYWD.	Plywood
COL.	Column	PL.	Pair
CONC.	Concrete	PT.	Point
CONN.	Connection		
CONSTR.	Construction	Q.T.	Quarry Tile
CONT.	Continuous	R.D.	Roof Drain
CTSK.	Countersunk	REFR.	Refrigerator
CNTR.	Counter	RGTR.	Register
CTR.	Center	REINF.	Reinforced
DBL.	Double	REQ.	Required
DEPT.	Department	RESIL.	Resilient
DET.	Detail	RM.	Room
DIA.	Diameter	R.O.	Rough Opening
DIM.	Dimension	RWD.	Redwood
DN.	Down	R.W.L.	Rain Water Leader
DR.	Door		
DWR.	Drawer	S.	South
DS.	Downspout	S.A.F.	Self Adhesive Flashing
DWG.	Drawing	S.C.	Solid Core
E.	East	SHT.	Sheet
EA.	Each	SIM.	Similar
EL.	Elevation	SPEC.	Specification
ELEC.	Electrical	SQ.	Square
ENCL.	Enclosure	S.ST.	Stainless Steel
E.P.	Electrical Panel	STD.	Standard
EQ.	Equal	STL.	Steel
EXST.	Existing	STOR.	Storage
EXT.	Exterior	STRL.	Structural
EXH.	Exhaust	SYM.	Symmetrical
		SHTH.	Sheathing
F.B.	Flat Bar	SSD	See Struct. Drawgs
FDN.	Foundation	T.C.	Top of Curb
F.E.	Fire Extinguisher	TEL.	Telephone
FIN.	Finish	T&G	Tongue & Groove
FL.	Floor	THK.	Thick
FLASHG	Flashing	T.V.	Television
FLUOR.	Fluorescent	T.W.	Top of Wall
F.O.C.	Face of Concrete	TYP.	Typical
F.O.F.	Face of Finish	T.S.	Top of Slab
F.O.S.	Face of Studs		
F.S.	Full Size	UNF.	Unfinished
FT.	Foot or Feet	U.O.N.	Unless Otherwise Noted
FTG.	Footing	VERT.	Vertical
FURR.	Furring	VEST.	Vestibule
G.C.	General Contractor	V.G.	Vertical Grain
GA.	Gauge	W.	West
GALV.	Galvanized	W	With
GL.	Glass	W.C.	Water Closet
GND.	Ground	WD.	Wood
GR.	Grade	W/O	Without
GYP.	Gypsum	WP.	Waterproof
H.B.	Hose Bibb	W.R.B.	Weather Resistant Barrier
H.C.	Hollow Core		
HOWD.	Hardwood		
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		

SYMBOLS



MATERIALS INDICATION

	CONCRETE
	FIBER BOARD
	EARTH
	ROCK FILL
	INSULATION, BATT
	INSULATION, RIGID
	METAL
	MORTAR
	PLYWOOD
	WOOD, FINISH
	WOOD, FRAMING (THROUGH MEMBER)
	WOOD, FRAMING (INTERRUPTED MEMBER)
	WATERPROOF MEMBRANE
	TILE

GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO GRID LINE, OR TO FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ARCHITECTURAL DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT WHEN DISCREPANCIES BETWEEN THE DRAWINGS ARE FOUND, PRIOR TO STARTING WORK.
- ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE TO STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF WORK AND SHALL NOTIFY ALL AUTHORITIES IN ADVANCE OF ALL CONSTRUCTION PROCESSES INVOLVING UTILITY SHUTDOWN OR WORK AT PUBLIC STREETS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PUBLIC SAFETY AT ALL TIMES AND SHALL BE SOLELY RESPONSIBLE FOR PROTECTION AGAINST VANDALISM AND THEFT DURING CONSTRUCTION.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED OR CONSTRUCTED ACCORDING TO THE ARCHITECT'S DESIGN INTENT.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR TIMELY STORAGE AND INSTALLATION OF THEIR PRODUCT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT HIS OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 CBC, CMC, CPC, CFC AND CEC, AS AMENDED BY LOCAL JURISDICTION REQUIREMENTS.
- FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS (12 - 17):
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES @ 10 FT. INTERVALS ALONG THE LENGTH OF THE WALL.
- @ ALL INTERCONNECTIONS BTWN. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ SOFFITS, DROP CEILINGS & COVER CEILINGS.
- IN CONCEALED SPACES BTWN. STAR STRINGERS @ THE TOP & BOTTOM OF THE RUN & BTWN. STUDS ALONG & IN LINE W/ THE RUN OF THE STAIRS IF UNDER THE STAIR IS UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE @ CEILING & FLR. LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
- @ OPENINGS BTWN. ATTIC SPACES & CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- A WRITTEN SPECIFICATION MANUAL IS PART OF THIS CONSTRUCTION SET.
- INTERIOR WALL OR CEILING FINISHES, OTHER THAN TEXTILES, SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. FINISHES TESTED IN ACCORDANCE WITH NFPA 286 SHALL COMPLY WITH CBC SECTION 903.2.1.
- TEXTILE WALL AND CEILING COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR 903.3.1.2.

CODE DATA

- CODES ENFORCED:
 - The 2016 Edition of the California Building Code (CBC), Part 2 of Title 24.
 - The 2016 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
 - The 2016 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
 - The 2016 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
 - The 2016 Edition of the California Energy Code
 - The 2016 Edition of the California Fire Code (CFC).
 - SAN FRANCISCO AMENDMENTS TO THE ABOVE.

DEFERRED SUBMITTALS

- FIRE SPRINKLER & MEP

CONTACT INFORMATION

ARCHITECT: STEPHEN MACCRACKEN
MACCRACKEN ARCHITECTS
479 NINTH STREET
SAN FRANCISCO, CA 94103
(415) 487-2050
information@macarchs.com

OWNER: FINGAL SURMA FAMILY TRUST
LAURA & DAN FINGAL SURMA
1146 CASTRO STREET
SAN FRANCISCO, CA 94114
(415) 309-7089
laura.surma@gmail.com
dfingal@gmail.com

DRAWING INDEX

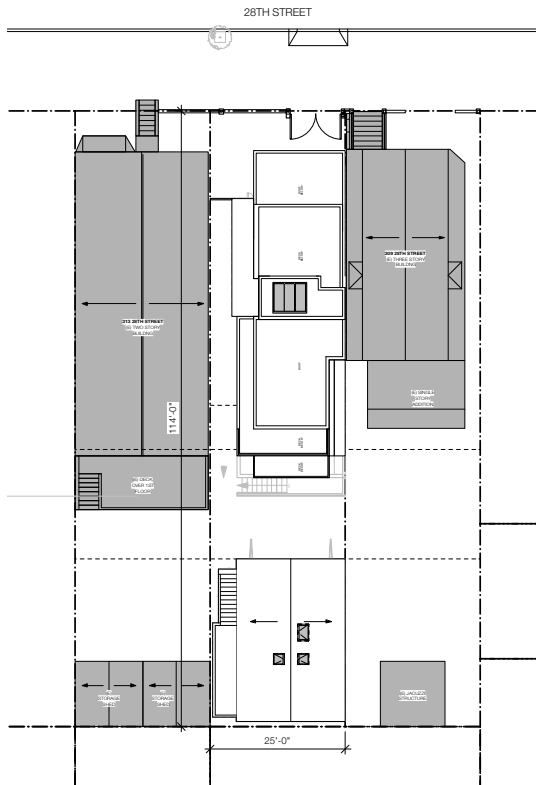
ARCHITECTURAL

A 0.0	INDEX SHEET
A 0.1	EXISTING IMAGES
A 0.2	EXISTING IMAGES
A 0.3	SITE PLAN
A 0.4	SITE SURVEY
A 0.5	EXISTING PLANS
A 0.6	C-2 GREEN BUILDING CODE
A 0.7	(E) BLOCK ELEVATION IMAGES
A 1.0	PROPOSED REAR BUILDING PLANS
A 1.1	PROPOSED PLANS
A 1.2	PROPOSED PLANS
A 1.3	PROPOSED PLANS
A 2.0	EXISTING REAR BUILDING ELEVATIONS
A 2.1	EXISTING ELEVATIONS
A 2.2	EXISTING ELEVATIONS
A 2.3	BUILDABLE BOUNDARY ELEVATION
A 2.4	PROPOSED STREET ELEVATION
A 2.5	PROPOSED REAR ELEVATION
A 2.6	PROPOSED REAR BUILDING ELEVATIONS
A 2.7	PROPOSED WEST ELEVATION
A 2.8	PROPOSED EAST ELEVATION
A 2.9	EXISTING FENCE SURVEY
A 3.1	LONGITUDINAL SECTION
A 3.3	TRANSVERSE SECTION
A 9.0	3D PERSPECTIVES
A 9.1	3D PERSPECTIVES



2 LOCATION MAP

NO SCALE

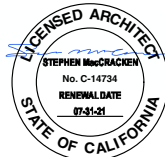


1 SITE PLAN

SCALE: 1/16" = 1'-0"

SHEET NOTES:

DBI STAMP AREA



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311 28TH STREET
SAN FRANCISCO, CA
9 4 1 3 1

MACCRACKEN
ARCHITECTS
479 Ninth Street, 2nd floor
San Francisco, CA 94110
tel. 415.487.2050
www.macarchs.com

DATE: 09-12-18
REVISED SITE PERMIT SUBMITTAL
REV 10.01.18 REV 11.16.18 REV 12.21.18
REV 01.07.19 REV 01.11.19 REV 01.28.20
A12.16.19 A17.26.2020 A11.13.2020 A4.27.2020

INDEX SHEET

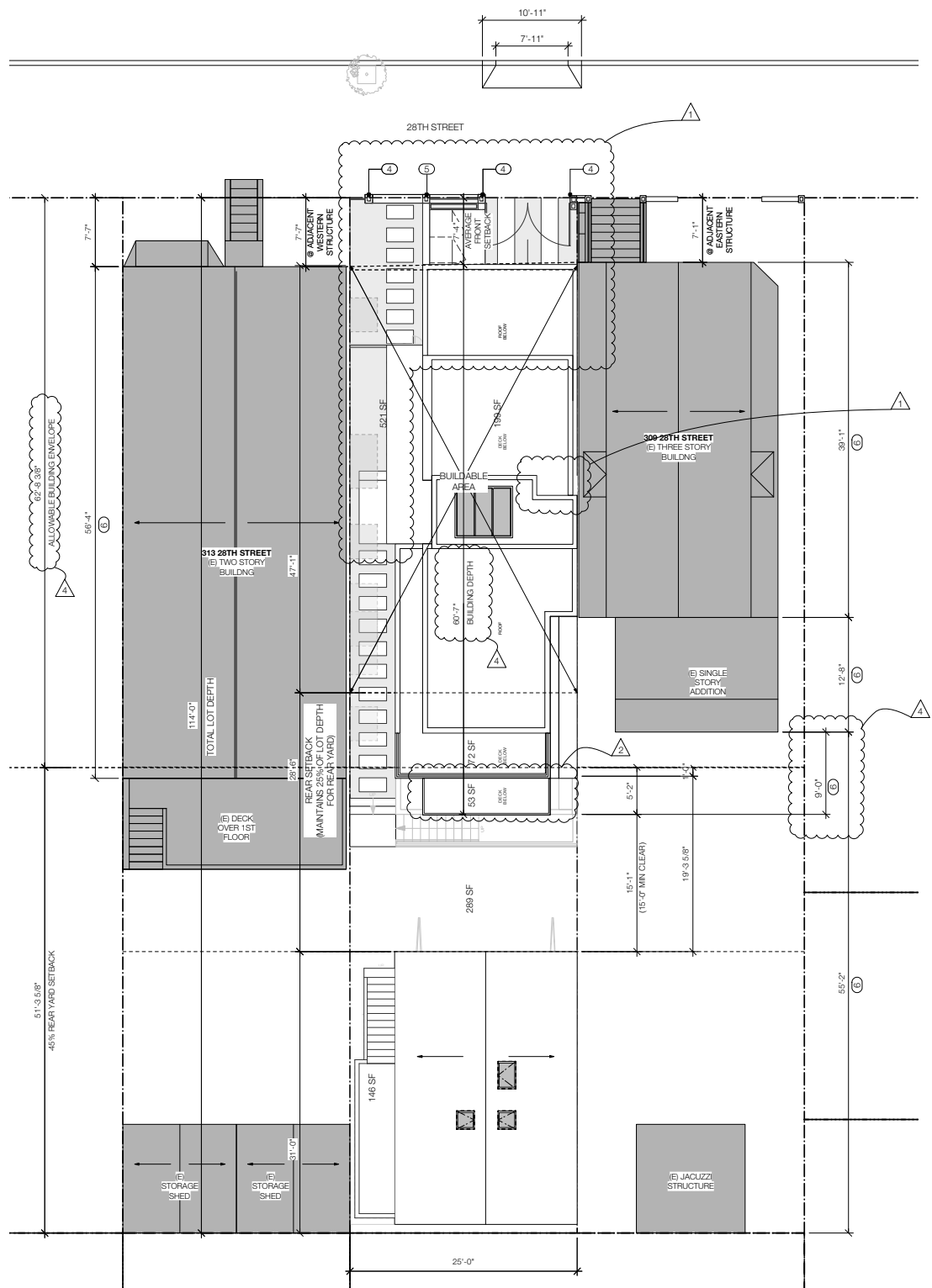
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1 OF 26

3 PROJECT INFO

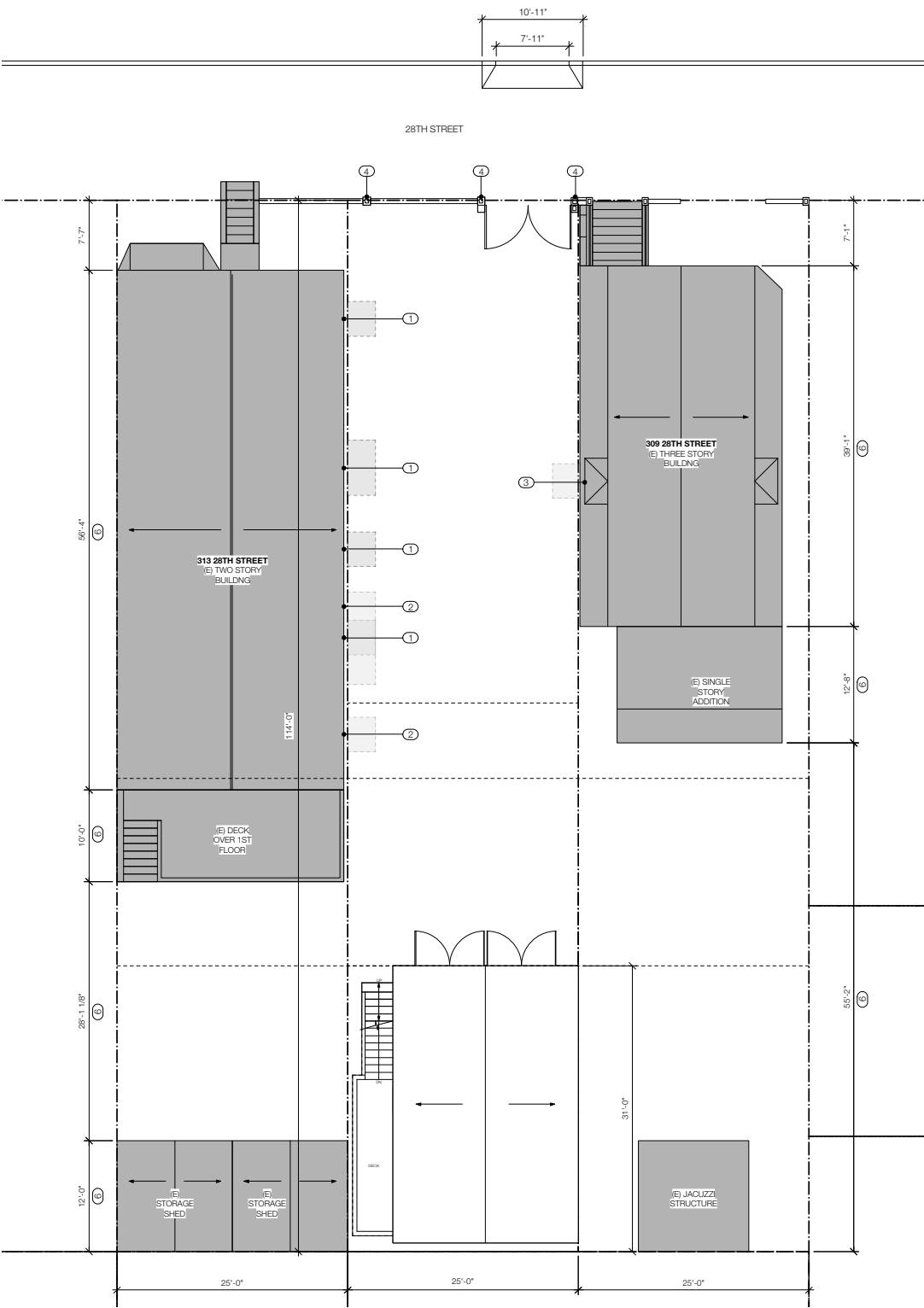
- RENOVATE EXISTING BUILDING WITHIN EXISTING ENVELOPE.
- CONSTRUCTION OF NEW INFILL 3 STORY OVER BASEMENT R-3 SINGLE FAMILY DWELLING.

SCOPE OF WORK



2 PROPOSED SITE PLAN

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



1 EXISTING SITE PLAN

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

- SHEET NOTES:
- ① LOCATION OF EXISTING ADJACENT FIRST & SECOND FLOOR PROPERTY LINE WINDOW - SEE A2.1
 - ② LOCATION OF EXISTING ADJACENT SECOND FLOOR PROPERTY LINE WINDOW - SEE A2.1
 - ③ LOCATION OF EXISTING ADJACENT THIRD FLOOR PROPERTY LINE WINDOW SERVING UPPER FLOOR LANDING & CIRCULATION SPACE - SEE A2.2, WINDOW
 - ④ (E) CONCRETE FENCE POSTS TO REMAIN - SEE A2.4
 - ⑤ (N) CONCRETE FENCE POST - SEE A2.4
 - ⑥ +/- (UNVERIFIED DIMENSION)

DBI STAMP AREA



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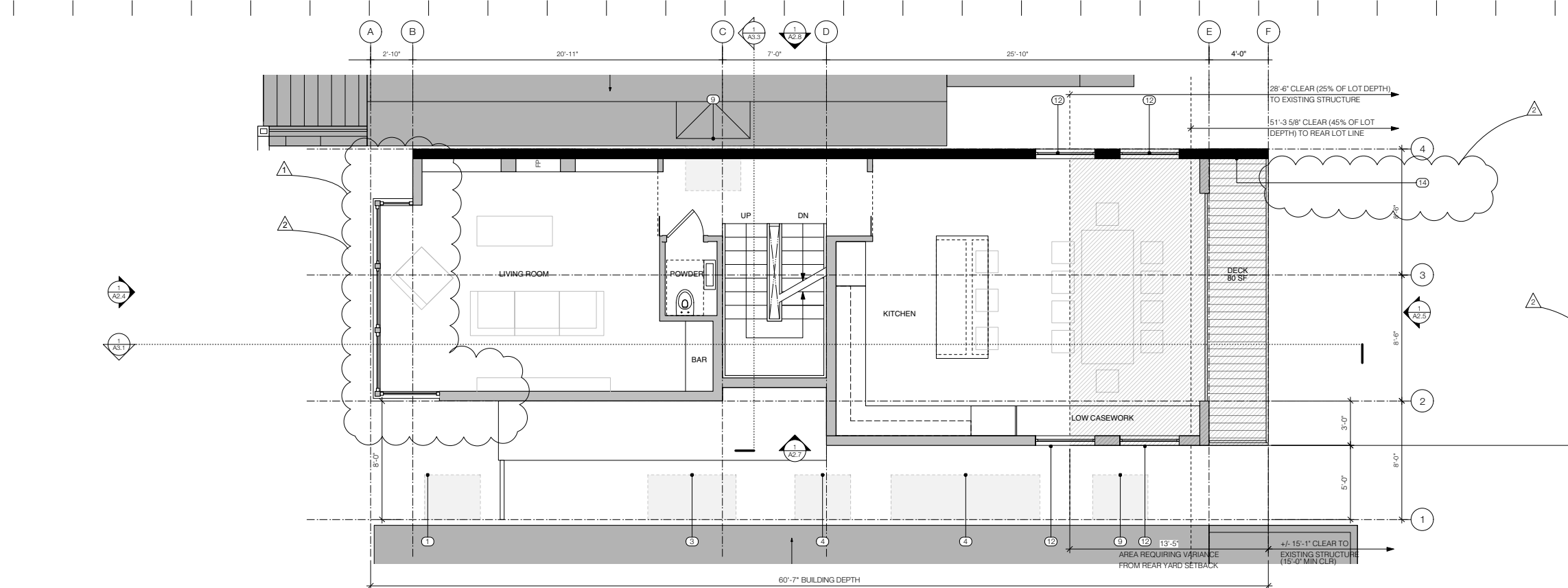
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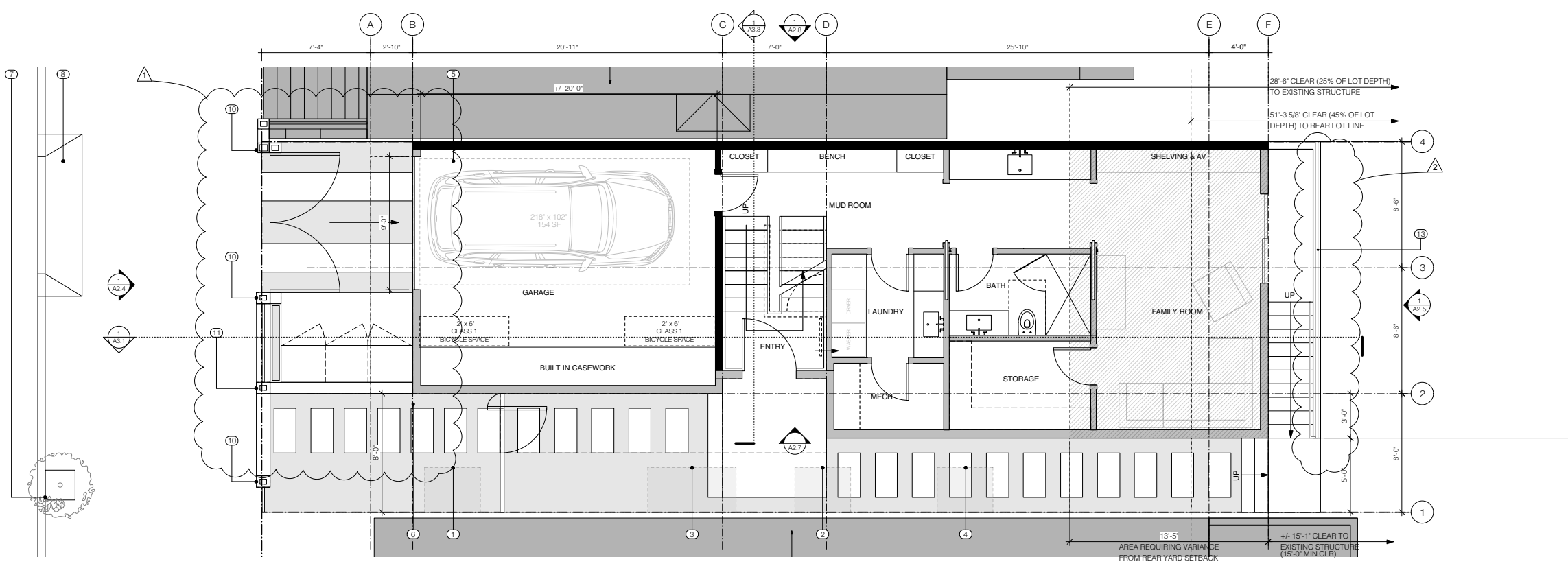
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SITE PLAN

A0.3

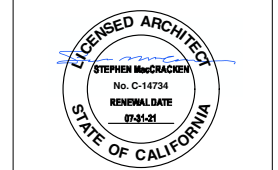
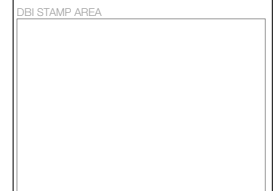


2 NEW STRUCTURE - PROPOSED FIRST FLOOR PLAN
1,024 GROSS SF + 80 SF DECK



1 NEW STRUCTURE - PROPOSED BASEMENT PLAN
717 GROSS SF + 347 SF GARAGE

- SHEET NOTES:**
- 1 ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT BEDROOM
 - 2 ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY STUDY
 - 3 ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY BATHROOM
 - 4 ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY KITCHEN/DINING
 - 5 185 SF OFF STREET PARKING SPACE PER SF PLANNING CODE SEC 151.1
 - 6 2'-6" X 6'-6" CLASS ONE BICYCLE PARKING SPACE PER ZONING ADMIN. BULLETIN #00 & PLANNING CODE SECTION 150 (e)
 - 7 (N) STREET TREE
 - 8 (E) CURB CUT/DRIVE
 - 9 ADJACENT NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY STAIR LANDING/HALL SPACE
 - 10 (E) CONCRETE FENCE POSTS TO REMAIN - SEE A2.4
 - 11 (N) CONCRETE FENCE POST - SEE A2.4
 - 12 (N) 1HR TRANSLUCENT WINDOWS PER A2.4
 - 13 (N) METAL GUARDRAIL TO 42" ABOVE GRADE @ EXTERIOR STAIR
 - 14 42" 1HR RATED GUARDRAIL

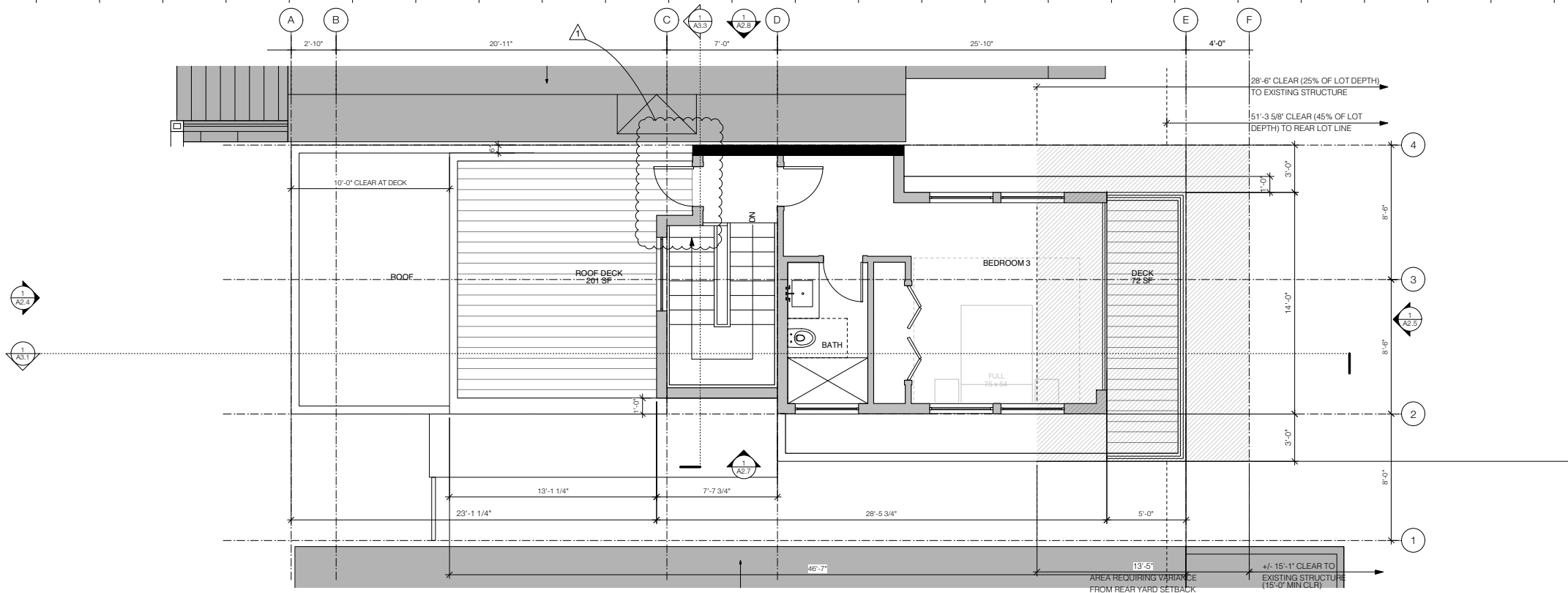


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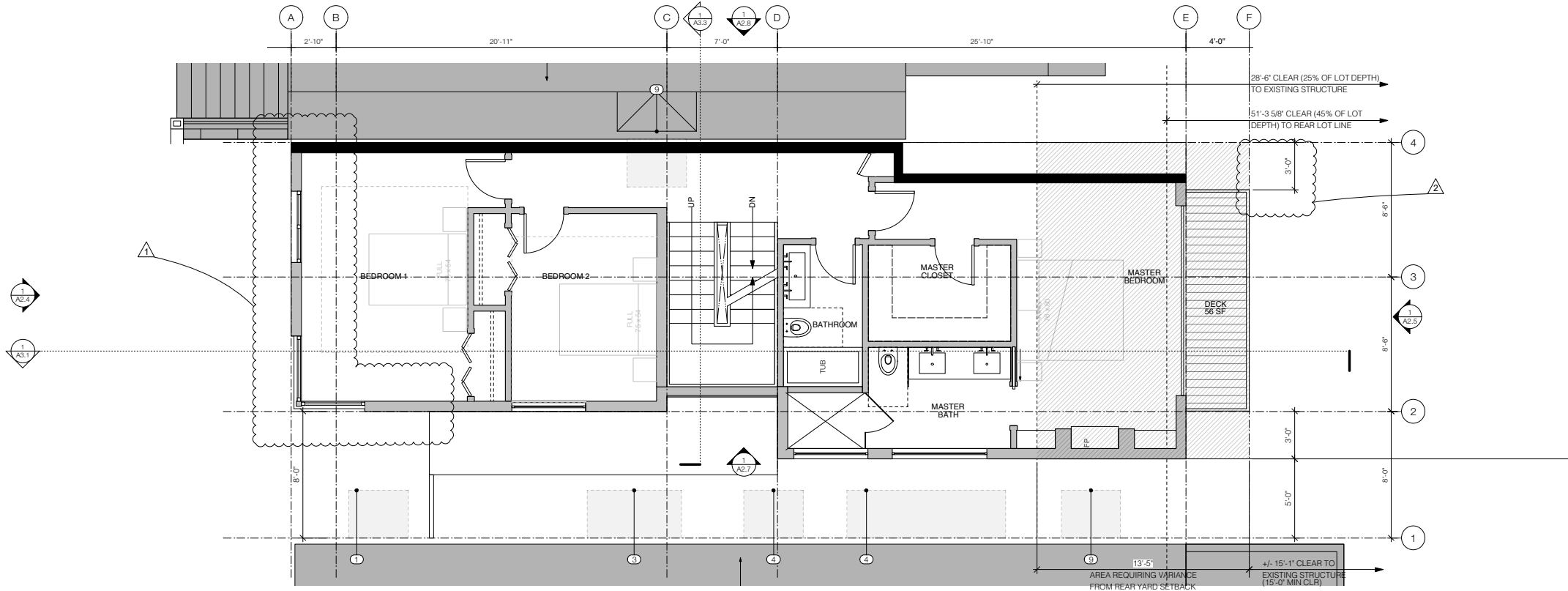
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2 NEW STRUCTURE - PROPOSED THIRD FLOOR PLAN
426 GROSS SF

SCALE: 1/4" = 1'-0"
NON RATED WALL
1 HR RATED WALL

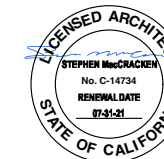


1 NEW STRUCTURE - PROPOSED SECOND FLOOR PLAN
997 GROSS SF

SCALE: 1/4" = 1'-0"
NON RATED WALL
1 HR RATED WALL

- SHEET NOTES:
- ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT BEDROOM
 - ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY STUDY
 - ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY BATHROOM
 - ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY KITCHEN/DINING
 - 185 SF OFF STREET PARKING SPACE PER SF PLANNING CODE SEC 151.1
 - 2'-6" X 6'-6" CLASS ONE BICYCLE PARKING SPACE PER ZONING ADMIN. BULLETIN #00 & PLANNING CODE SECTION 150 (e)
 - (N) STREET TREE
 - (E) CURB CUT/DRIVE
 - ADJACENT NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY STAIR LANDING/HALL SPACE
 - (E) CONCRETE FENCE POSTS TO REMAIN - SEE A2.4
 - (N) CONCRETE FENCE POST - SEE A2.4
 - (N) 1HR TRANSLUCENT WINDOWS PER AB-009
 - (N) METAL GUARDRAIL TO 42" ABOVE GRADE @ EXTERIOR STAIR
 - 42" 1HR RATED GUARDRAIL

DBI STAMP AREA



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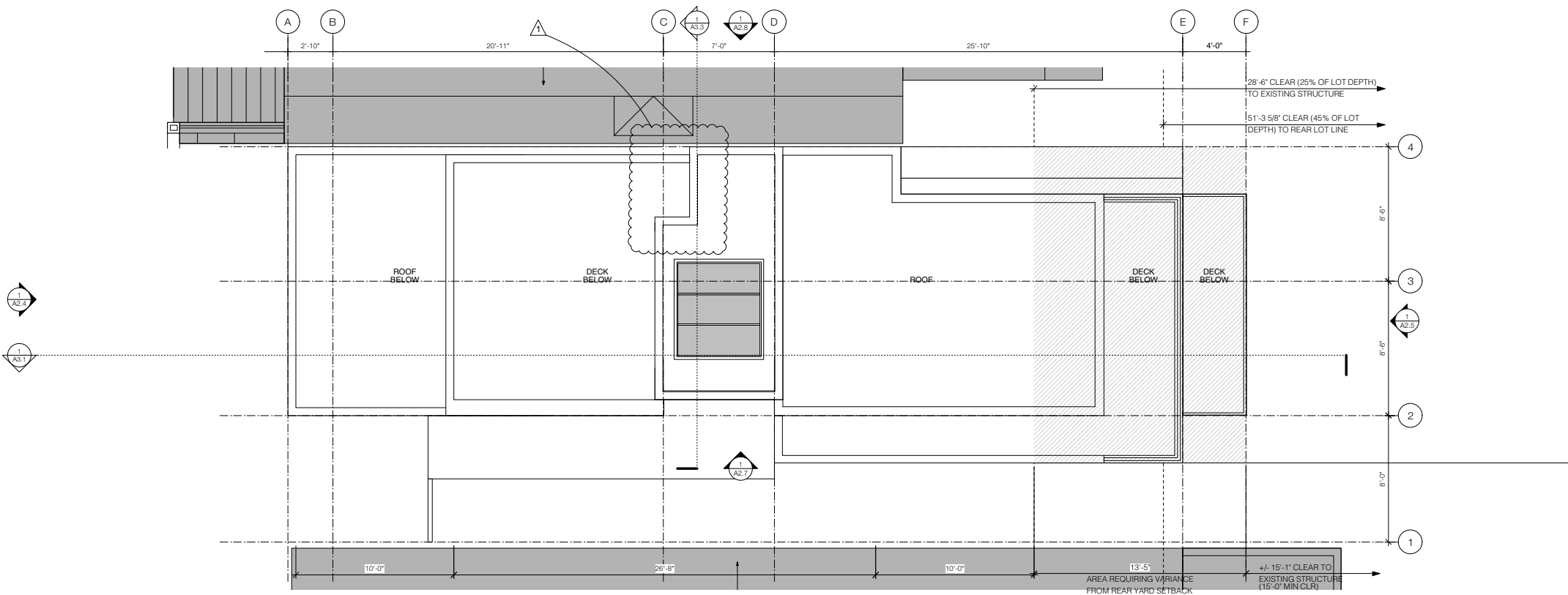
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NEW STRUCTURE PLANS

A1.2

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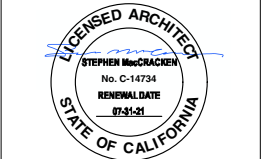


1 NEW STRUCTURE - PROPOSED ROOF PLAN

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

- SHEET NOTES:**
- ① ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT BEDROOM
 - ② ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY STUDY
 - ③ ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY BATHROOM
 - ④ ADJACENT ASSUMED NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY KITCHEN/DINING
 - ⑤ 185 SF OFF STREET PARKING SPACE PER SF PLANNING CODE SEC 151.1
 - ⑥ 2'-6" X 6'-6" CLASS ONE BICYCLE PARKING SPACE PER ZONING ADMIN. BULLETIN #09 & PLANNING CODE SECTION 150 (e)
 - ⑦ (N) STREET TREE
 - ⑧ (E) CURB CUT/DRIVE
 - ⑨ ADJACENT NON-EGRESS PROPERTY LINE WINDOW AT ADJACENT PROPERTY STAIR LANDING/HALL SPACE
 - ⑩ (E) CONCRETE FENCE POSTS TO REMAIN - SEE A2.4
 - ⑪ (N) CONCRETE FENCE POST - SEE A2.4
 - ⑫ (N) 1HR TRANSLUCENT WINDOWS PER AB-009
 - ⑬ (N) METAL GUARDRAIL TO 42" ABOVE GRADE @ EXTERIOR STAIR
 - ⑭ 42" 1HR RATED GUARDRAIL

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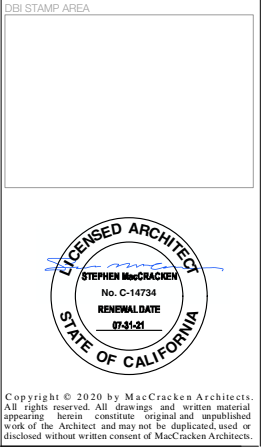
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A R C H I T E C T S
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NEW STRUCTURE PLANS
A1.3
12 OF 26



- SHEET NOTES:**
- ① SLIDING DOOR
 - ② METAL SIDING
 - ③ METAL GUARDRAIL
 - ④ BOARD FORMED CONCRETE
 - ⑤ CONCRETE STAIRS, BROOM FINISH
 - ⑥ (E) CONCRETE FENCE POST TO REMAIN
 - ⑦ (E) FENCE SECTION TO BE DEMO'D
 - ⑧ (N) CONCRETE FENCE POST TO MATCH EXISTING
- MATERIALS LIST**
- ① HORIZONTAL WHITE STAINED WOOD SIDING
 - ② BOARD FORM CONCRETE
 - ③ CLEAR GLAZING
 - ④ DARK STAINED WOOD SIDING
 - ⑤ GRAY PORCELAIN TILE
 - ⑥ BLACK PAINTED STEEL
 - ⑦ ETCHED (FROSTED) GLAZING
 - ⑧ PAINTED WOOD TRIM

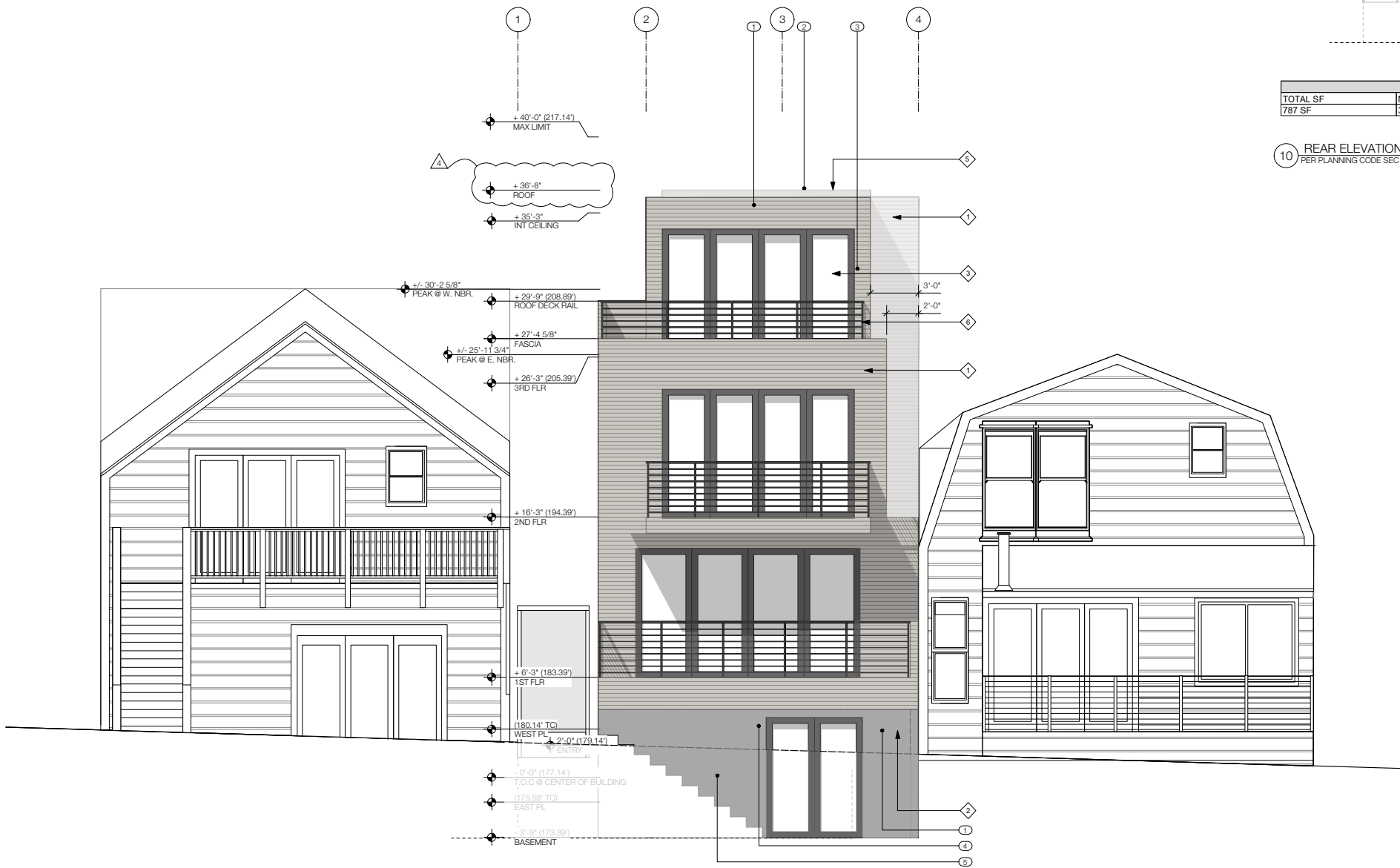


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PROPOSED ELEVATIONS
A2.4
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BIRD SAFETY SEC 139		
TOTAL SF	MAX REQ. < 50%	PROVIDED
787 SF	393.5 SF	339 SF

10 REAR ELEVATION BIRD SAFETY
PER PLANNING CODE SEC 139
SCALE: 1/8" = 1'-0"

- SHEET NOTES:
- 1 SLIDING DOOR
 - 2 METAL SIDING
 - 3 METAL GUARDRAIL
 - 4 BOARD FORMED CONCRETE
 - 5 CONCRETE STAIRS, BROOM FINISH
 - 6 (E) CONCRETE FENCE POST TO REMAIN
 - 7 (E) FENCE SECTION TO BE DEMO'D
 - 8 (N) CONCRETE FENCE POST TO MATCH EXISTING

MATERIALS LIST

- 1 HORIZONTAL WHITE STAINED WOOD SIDING
- 2 BOARD FORM CONCRETE
- 3 CLEAR GLAZING
- 4 DARK STAINED WOOD SIDING
- 5 GRAY PORCELAIN TILE
- 6 BLACK PAINTED STEEL
- 7 ETCHED (FROSTED) GLAZING
- 8 PAINTED WOOD TRIM

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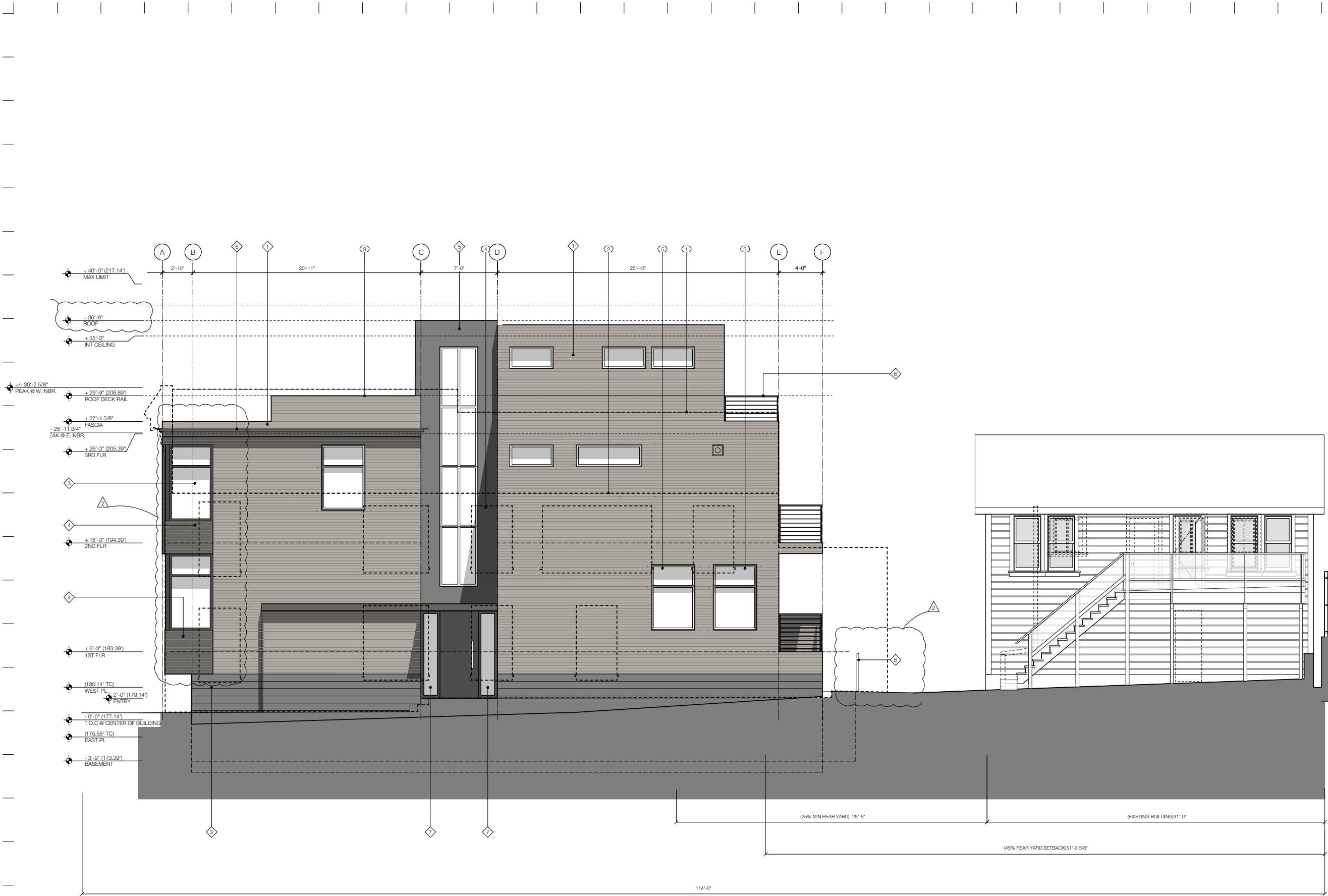
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PROPOSED ELEVATIONS

A2.5

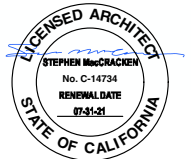
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- SHEET NOTES:
- ① LINE OF EXISTING ADJACENT BUILDING SLOPED ROOF RIDGE
 - ② DASHED LINE REPRESENTS LINE OF EXISTING ADJACENT BUILDING AT PROPERTY LINE
 - ③ GUARDRAIL
 - ④ LINE OF EXISTING PROPERTY LINE WINDOW (TYP)
 - ⑤ (N) 1HR TRANSLUCENT WINDOWS
 - ⑥ ELEVATION OF EXISTING STRUCTURE BEYOND

- MATERIALS LIST
- ① HORIZONTAL WHITE STAINED WOOD SIDING
 - ② BOARD FORM CONCRETE
 - ③ CLEAR GLAZING
 - ④ DARK STAINED WOOD SIDING
 - ⑤ GRAY PORCELAIN TILE
 - ⑥ BLACK PAINTED STEEL
 - ⑦ ETCHED (FROSTED) GLAZING
 - ⑧ PAINTED WOOD TRIM

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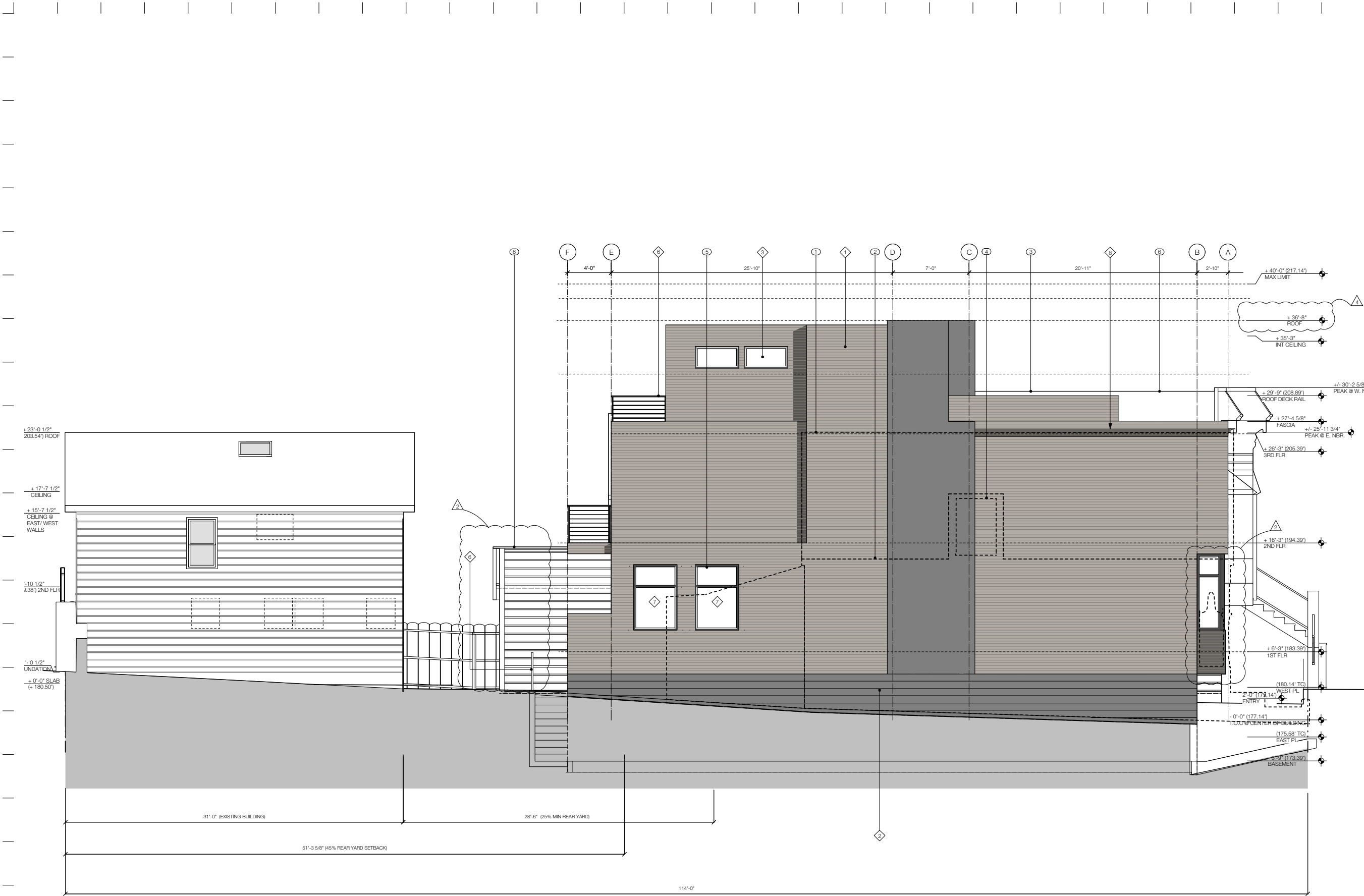
PROPOSED ELEVATIONS

A2.7

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1 WEST BUILDING ELEVATION

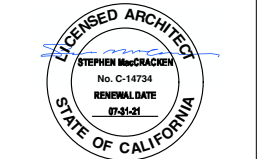
SCALE: 1/4" = 1'-0"



- SHEET NOTES:
- ① LINE OF EXISTING ADJACENT BUILDING SLOPED ROOF RIDGE
 - ② DASHED LINE REPRESENTS LINE OF EXISTING ADJACENT BUILDING AT PROPERTY LINE
 - ③ GUARDRAIL
 - ④ LINE OF EXISTING PROPERTY LINE WINDOW (TYP)
 - ⑤ (N) 1HR TRANSLUCENT WINDOWS
 - ⑥ ELEVATION OF EXISTING STRUCTURE BEYOND

- MATERIALS LIST
- ① HORIZONTAL WHITE STAINED WOOD SIDING
 - ② BOARD FORM CONCRETE
 - ③ CLEAR GLAZING
 - ④ DARK STAINED WOOD SIDING
 - ⑤ GRAY PORCELAIN TILE
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 - ⑧ PAINTED WOOD TRIM

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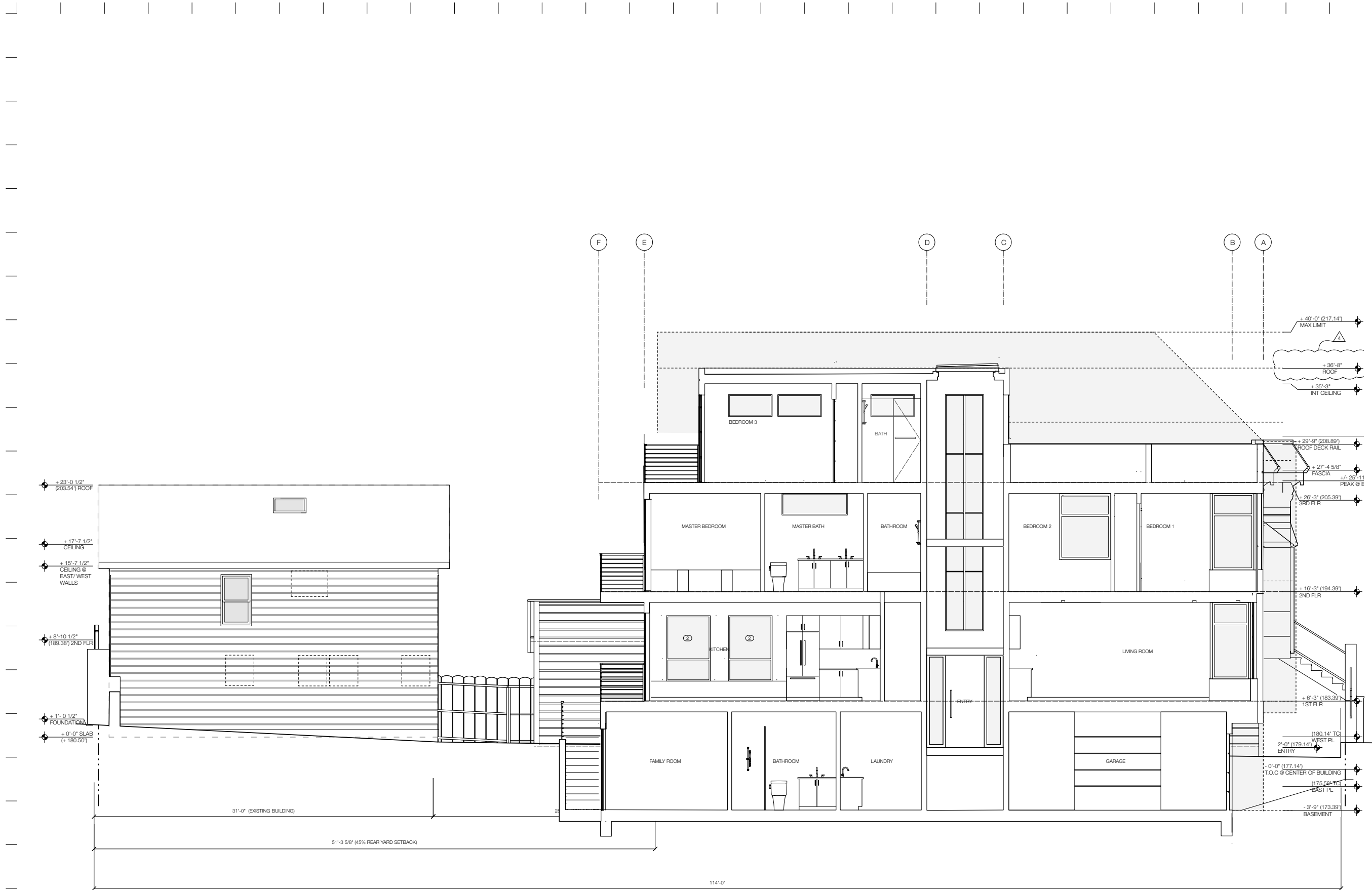
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PROPOSED ELEVATIONS
A2.8
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- SHEET NOTES:
- ① BUILDABLE ENVELOPE
 - ② (N) TRANSLUCENT WINDOWS



LICENSED ARCHITECT
STEPHEN MacCRACKEN
No. C-14734
RENEWAL DATE 07-31-21
STATE OF CALIFORNIA

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1 PROPOSED SECTION - LOOKING WEST

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



2 PERSPECTIVE - STREET VIEW FROM UPHILL

NO SCALE



1 PERSPECTIVE - FACADE ACROSS 28TH STREET

NO SCALE

SHEET NOTES:

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3D IMAGES

A9.1

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