



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** July 29, 2021

**Record No.:** 2016-013505DRP  
**Project Address:** 35 Ventura Avenue  
**Permit Applications:** 2019.1120.7775  
**Zoning:** RH-1(D) [Residential House-Single Family- Detached]  
40-X Height and Bulk District  
**Block/Lot:** 2616/ 008  
**Project Sponsor:** Michael Miranda  
35 Ventura Avenue  
San Francisco, CA 94116  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Do Not Take DR and Approve

## Project Description

The project proposes to construct a 1,453 square foot, second story vertical addition new covered deck and a bay window to an existing 1-story over basement, single-family home. The addition will result in a 2,895 square foot, 3-bedroom, 4-bath home.

## Site Description and Present Use

The site is an irregular wedge-shaped lateral and down sloping lot approximately 114' wide x 107'-10" deep containing an existing 1-story, single family home. The existing building is a Category 'A' historic resource built in 1938.

## Surrounding Properties and Neighborhood

The buildings on this block of Ventura Avenue are predominantly 2-story, detached stucco clad, Mediterranean-style houses setback from the street with tile gable and hip roofs. The houses are surrounded by heavily landscaped, generous front, side, and rear yard setbacks.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	March 16, 2021– April 15, 2021	April 15, 2021	7.29. 2021	105 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	July 9, 2021	July 9, 2021	20 days
Mailed Notice	20 days	July 9, 2021	July 9, 2021	20 days
Online Notice	20 days	July 9, 2021	July 9, 2021	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	0	0	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 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## DR Requestor

Tom Rocca of 1 Ventura Avenue, resident of the adjacent property to the north of the proposed project.

## DR Requestor's Concerns and Proposed Alternatives

The DR requestor is concerned that the proposed project's impacts on historical resources have not been adequately assessed and that the project does not protect the historic character of the neighborhood. The steep slope and shape of the lot are unique and extraordinary circumstances that a second story addition will impacts

privacy and light to the neighboring property. The project does not conform to the following Residential Design Guidelines:

*“Design the scale and form of the building to be compatible with the height and depth of surrounding buildings.”*

*“Design the height and depth of the building to be comparable with the existing building scale at the street.”*

*“Articulate buildings to minimize impacts on light and privacy.”*

### **Proposed alternatives:**

1. Provide a Historic Resource Evaluation to understand the potential historic resource impacts.
2. Increase side setbacks and lower the height to reduce noise and privacy impacts.
3. Eliminate the upper deck to reduce noise and privacy impacts.

See attached *Discretionary Review Application*, dated April 15, 2021.

## **Project Sponsor’s Response to DR Application**

The DR applicant has not met the burden of proof by demonstrating any exceptional or extraordinary circumstances. The proposed project has been extensively reviewed by the Department’s preservation and design review staff and been found to be compatible with the surroundings from both a preservation and design guidelines perspective.

See attached Response to Discretionary Review, dated June 10, 2021

## **Department Review**

The Planning Department’s review of this proposal confirms support for this project as it conforms to the Code and the Residential Design Guidelines. The project builds on the existing footprint of the house which maintains greater than 5’ side setbacks, the maximum required for RH-1(D) zoning per Code Section 133. The addition maintains the materiality, articulation, and roof form of the Mediterranean style house. The windows are sized and proportioned to be compatible with the exiting house and surrounding context.

Preservation staff determined the building is a non-contributor to the California Historic Register- eligible Forest Hill Historic District due in part to several alterations. The project is in conformance with the Secretary of the Interior Standards for Historic Resources and would not have a significant impact on the historic district or of any off-site historical resources. It is consistent with the size scale and massing of the surrounding buildings. The size, location, and distance of the project decks from neighboring building do not objectively seem to create exceptional impacts to light or privacy.

Regarding the adequacy of the 311 notification drawings, the Zoning Administrator determined that showing the adjacent properties wouldn’t be realistic given that they are neither immediately adjacent (i.e. there are significant setbacks) and they are not in the same plane (because the lot is almost pie shaped). Given these limitations, the notification is acceptable.

Therefore, staff deems there are no exceptional or extraordinary circumstances.

**Recommendation:** Do Not Take DR and Approve

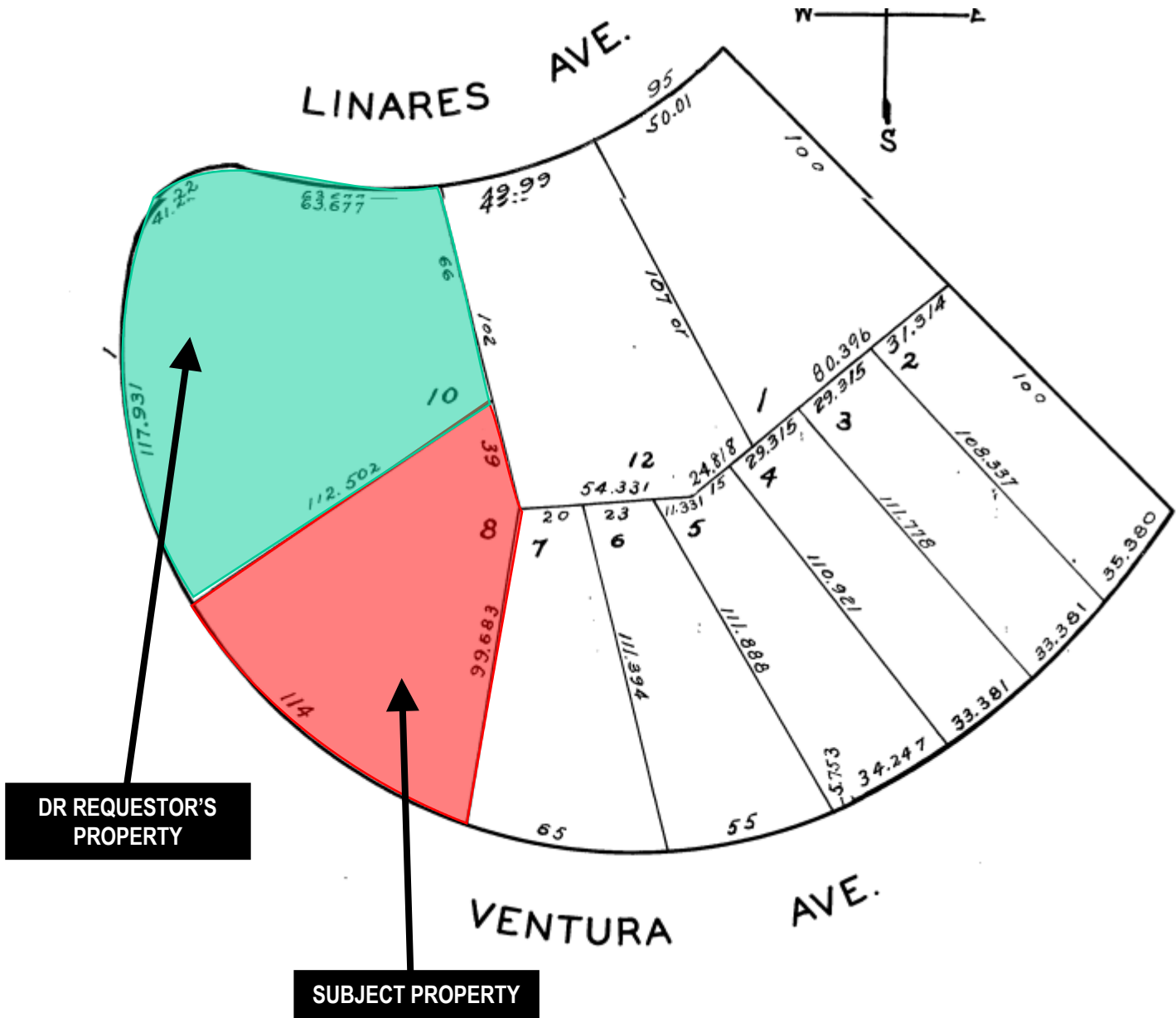
### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated June 10, 2021  
311 plans  
Shadow studies



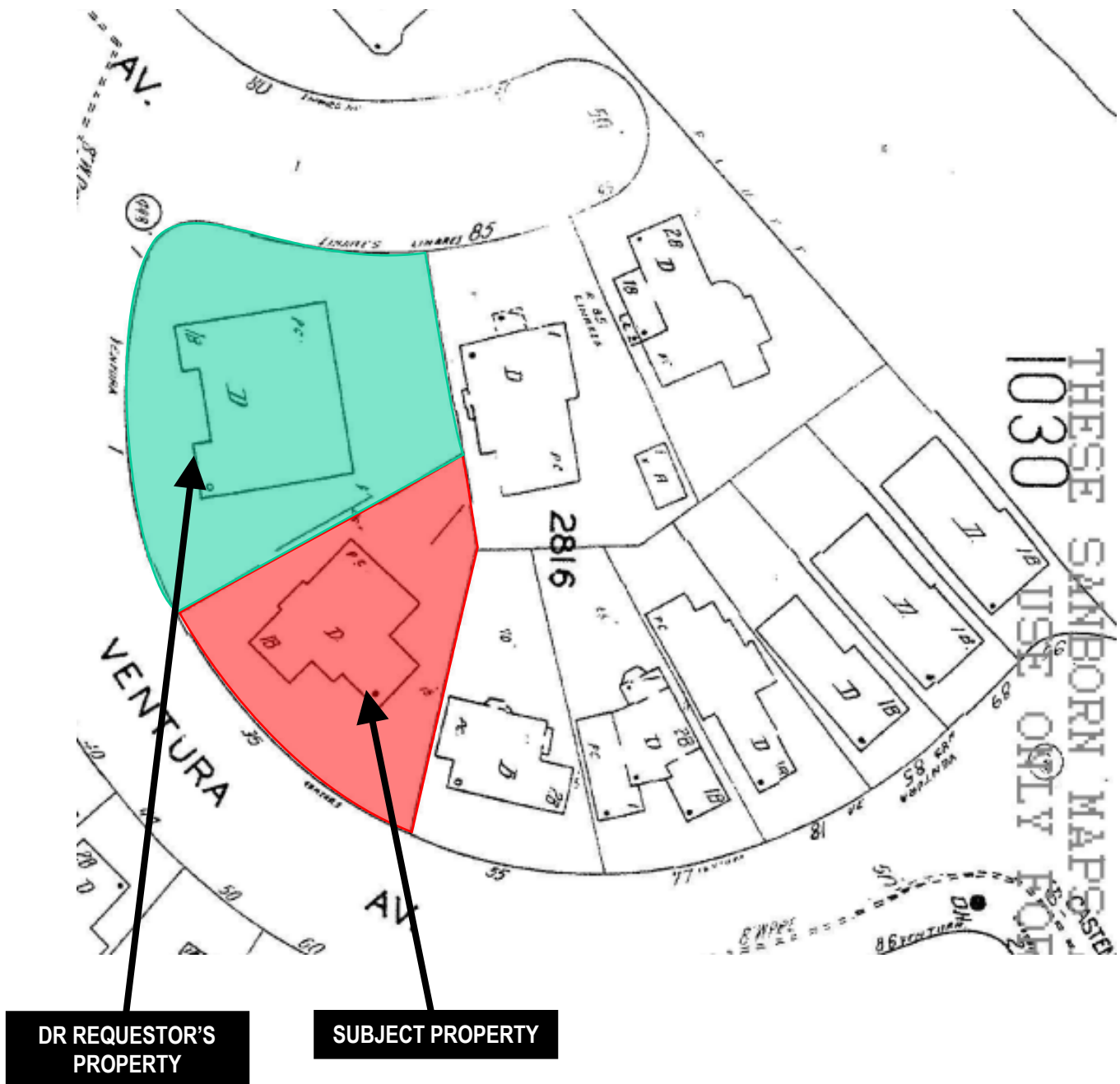
# Exhibits

# Parcel Map



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Sanborn Map\*

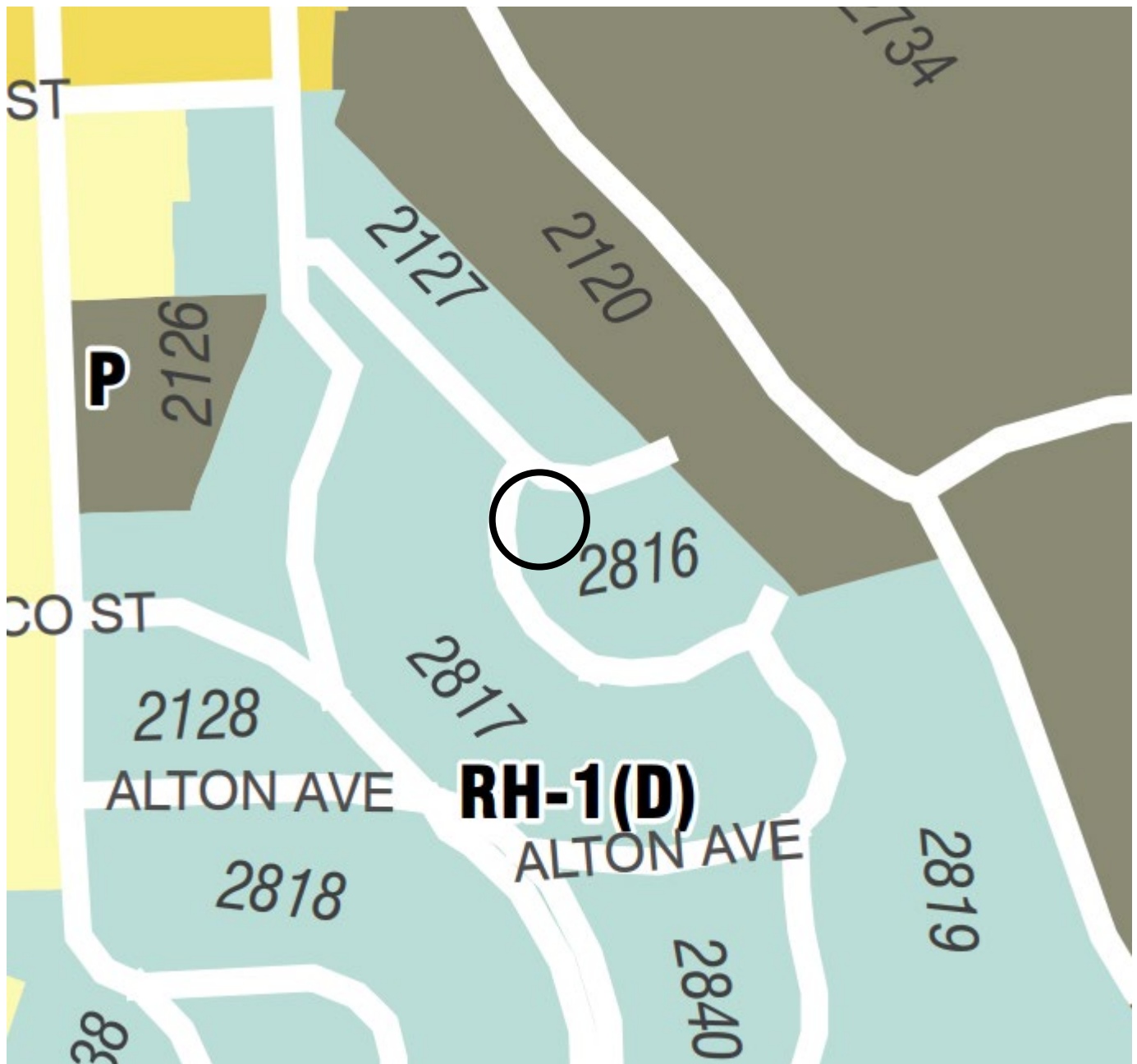


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



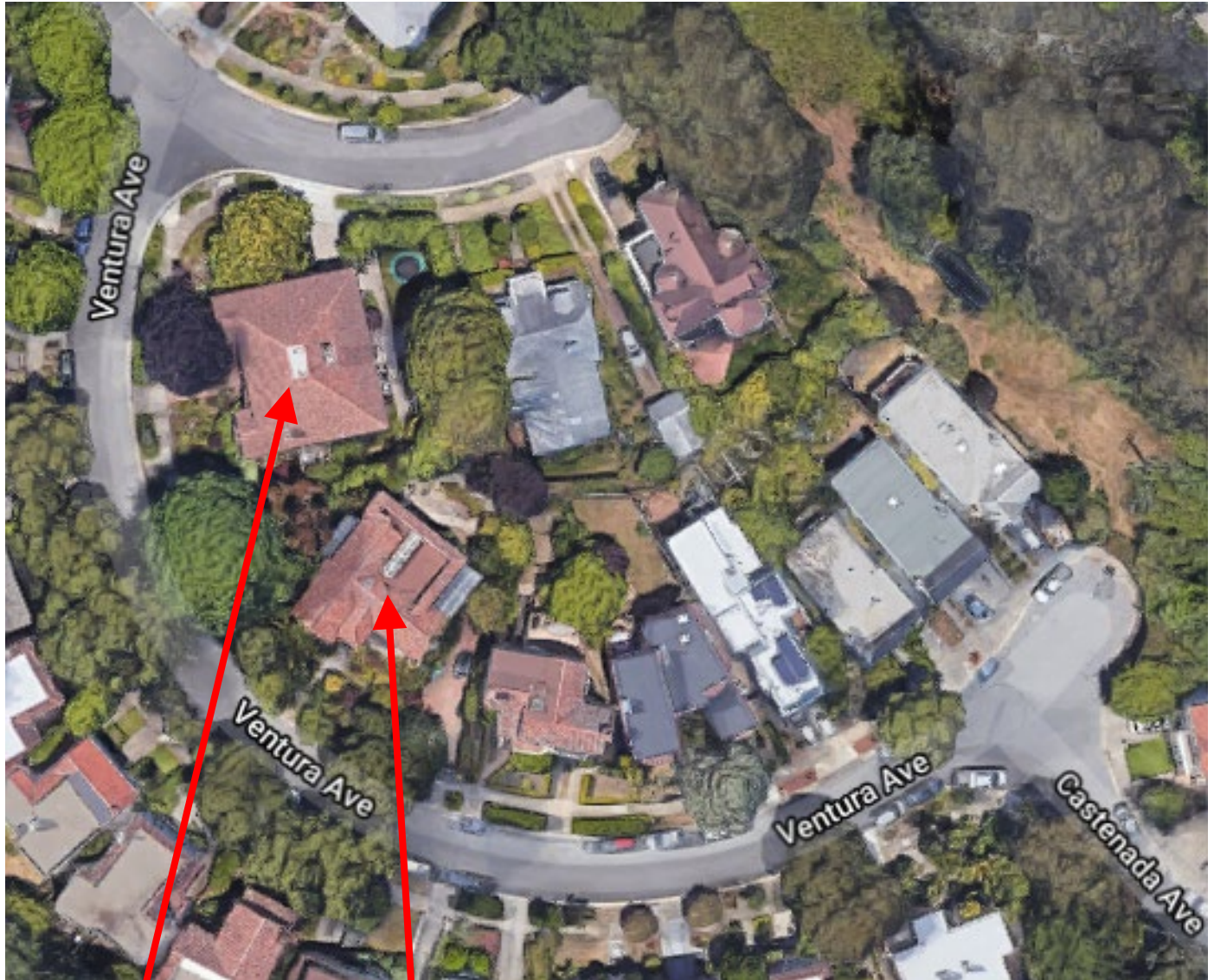
Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY





# Aerial Photo



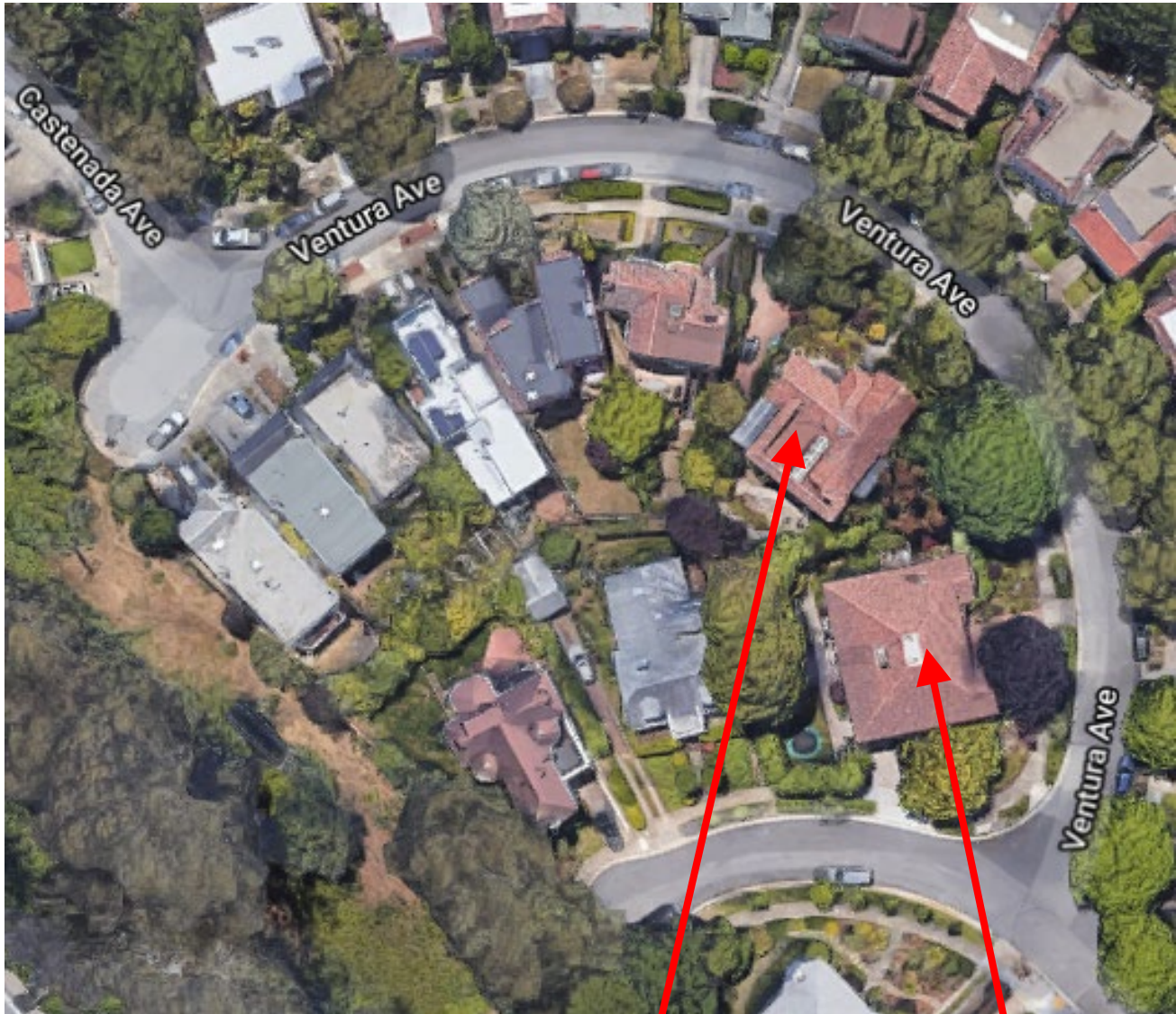
SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2016-013505DRP  
35 Ventura Street



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 5, 2016, Building Permit Application No. 201608054402 was filed for work at the Project Address below.

**Notice Date: 3/16/21      Expiration Date: 4/15/21**

### PROJECT INFORMATION

Project Address: **35 VENTURA AVE**  
Cross Streets: Castenada & Linardes Aves  
Block / Lot No.: 2816 / 008  
Zoning District(s): RH-1(D) / 40-X  
Record No.: **2016-013505PRJ**

### APPLICANT INFORMATION

Applicant: Michael Miranda  
Address: 35 Ventura Avenue  
City, State: San Francisco, CA 94116  
Telephone: 415-290-3481  
Email: Memiranda\_wong@yahoo.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	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	15 feet	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	5 feet each side	No Change
<input type="checkbox"/> New Construction	Building Depth:	51 feet 8 inches	No Change
<input checked="" type="checkbox"/> Façade Alteration(s)	Rear Yard:	38 feet on average	No Change
<input type="checkbox"/> Side Addition	Building Height:	15 feet 8 inches	26 feet
<input type="checkbox"/> Alteration	Number of Stories:	1 over basement	2 over basement
<input type="checkbox"/> Front Addition	Number of Dwelling Units	0	1
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	0

### PROJECT DESCRIPTION

The project includes a second floor vertical addition to an existing one-story over basement single-family home. The addition will add 1453 square feet of habitable space resulting in a three bedroom, four bathroom single family home. The project includes a new bay window at the first floor, façade changes, and new decks off of the new second floor.

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.

To view plans or related documents, visit [sfplanning.org/notices](http://sfplanning.org/notices) and search the Project Address listed above.

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

Planner: **Bridget M. Hicks**      Telephone: **628-652-7528**      Email: **Bridget.Hicks@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 counter at the Permit Center via email at [pic@sfgov.org](mailto: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](http://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://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to

[CPC.Intake@sfgov.org](mailto: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](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

### Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. 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 (628) 652-1150.

### 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](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at [bos.legislation@sfgov.org](mailto: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

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> 2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> 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.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

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

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

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

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

**Note: Project Planner must check box below before proceeding.**

<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

**Check all that apply to the project.**

<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER dated </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER)  b. Other (specify): Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18. </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
Preservation Planner Signature: Michelle A Taylor	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michelle A Taylor  11/08/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. 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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<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.	
Planner Name:	Date:





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	10/26/2018
----------------------------------------	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	35 Ventura Avenue	
Block/Lot:	Cross Streets:	
2816/008	Linares Avenue and Castenada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2016-013505ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/28/2016
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated October 1, 2018). Project scope: 2nd floor addition: Add master bedroom & master bathroom, family room, den, 2nd bathroom, & laundry room, add 2 front decks. New construction overlays previous remodel under permit 2003.1203.1546: (add to exist house at rear of the property-deck addition on east side-terrace at front of property.	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	1912-1939	
		<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor		

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

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to Planning Department records and the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, 35 Ventura Avenue is a single-family residence in the California Register-eligible Forest Hill Historic District. Constructed in 1938, the building was designed by local architect Edmund H. Denke in the Mediterranean Revival style. The subject property is located on a downward sloping lot and presents as a one-story building at the street and a two-story building at the rear. The building is clad in smooth stucco and features cross-gable red tile roof. The building is located on a large triangular lot with a deep front setback. The front (southwest) portion of the property is dominated by heavy vegetation and a low seat wall with a pedestrian gate. A flagstone walkway at the gate provides access to an entry portico with metal-clad square columns and a red clay-tile hip roof. Fenestration at the primary elevations includes two casement windows in historic openings, one of which retains an original decorative security grille. East of the portico is a French door with sidelights. The east elevation is partially visible from the public right of way and features an original chimney re-clad with flagstones. A long sloping driveway east of the building wraps around to a garage on the rear elevation.</p> <p>According to the permit history, the subject building has undergone several alterations including installation of three aluminum-frame windows at the rear of the building (1977), interior remodel at basement level (1990), construction of two horizontal additions to accommodate a porch from living room and a porch from bedroom (1990), interior remodel at basement and seismic retrofit (1992-1996), interior remodel of bedroom and bathroom (1994-1996), re-roofing (1998), construction of a horizontal addition on the east elevation and terracing at the front of the property (2004), reconfiguration of existing deck and installation of a skylight (2004), landscaping and extension of existing deck (2005), and installation of wrought iron gates at pedestrian and driveway entrances in addition to legalization of existing side yard fence, front garden walls, and garden/storage shed in rear yard (2008). A visual inspection of the building suggests additional undocumented alterations occurred after 1977 including, application of flagstones to the original stucco chimney, construction of a portico at the front entrance, removal of some decorative window grilles, replacement of original windows with wood casement and hung sash windows, and replacement of a primary elevation wood casement window with French doors.</p> <p>(continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.11.08 11:47:07 -08'00'	









## 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](mailto: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](mailto: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: 601 Montgomery Street, Ste. 400, San Francisco, CA 94111

Telephone:

Please Select Billing Contact:

Applicant

Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### 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?		
Did you discuss the project with the Planning Department permit review planner?		
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.

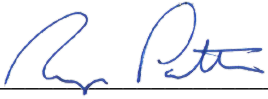
- 
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who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

**Project Address:** 35 Ventura Avenue

**Project Description:** “The project includes a second floor vertical addition to an existing one-story over basement single-family home. The addition will add 1,453 square feet of habitable space resulting in a three bedroom, four bathroom single family home. The project includes a new bay window at the first floor, façade changes, and new decks off of the new second floor.”

**DR Requestor:** Tom Rocca – the adjacent neighbor – respectfully requests that the Planning Commission exercise its discretion to deny or substantially revise the proposed project. The Requestor recently remodeled his own home and kept the project modest in scope in order to protect his neighbors. If the subject project is approved as proposed, the Requestor’s home will be unreasonably – and unnecessarily – impacted.

**1. Exceptional and Extraordinary Circumstances:**

The property is located in the California Register-Eligible Forest Hill Historic District, an area of known residences that express high artistic value and were originally designed to evoke specific picturesque imagery. The project’s potential impacts on historic resources have not been thoroughly reviewed. The lack of setbacks, articulation, and visual detail creates a monolithic structure that is out of character with the Forest Hill neighborhood:

- A. The proposed project includes an additional story, but due to the slope of the site presents as a large three-story house at the rear of the building. **The elevations in the submitted plans do not convey the unique grade of the project site in relation to neighboring properties**, both at the front and rear of the building.
- B. **The unique pie shape of the lots on this block is also misrepresented in the plans, as the side setback between neighboring structures is much smaller than depicted** – disguising how the third-story addition towers both in grade and height over neighboring properties.
- C. **The steep slope and unique shape of the site** creates an exceptional and extraordinary circumstance because **the project will cause unique light and shading issues to neighboring properties, as well as provide a direct line of sight into neighboring homes and yards that will greatly reduce privacy.**
- D. The proposed project does **not protect the historic character of the neighborhood, is out of scale with surrounding buildings, and will have significant adverse effects on neighboring properties**, as discussed below.



The proposed project conflicts with the Residential Design Guidelines:

- Guideline: Ensure that the character-defining features of an historic building are maintained.
  - The Forest Hill neighborhood was originally developed in the early 1900s by real estate developers Newell-Murdoch and noted landscape architect Mark Daniels. The Forest Hill neighborhood is significant for its collection of single-family residences that express high artistic values and were designed to evoke specific picturesque imagery. The project was not properly evaluated for its historic resources, and no Historic Resource Evaluation was completed. There is a lack of information regarding how the project may adversely impact historic resources.
  - The project lacks appropriate setbacks and articulation, creating a monolithic structure that does not reflect the character-defining features of the Forest Hill Historic District.

The proposed project conflicts with the General Plan:

- Urban Design Policy 4.15: Protect the livability and character of residential properties from the intrusion of incompatible new buildings.
  - The proposed project is 1-2 stories taller than many residences in the neighborhood, resulting in significant massing and shading impacts. The slope of the site exacerbates this issue, as the rear of the building is significantly taller than a typical two-story house, which were not accurately depicted in the elevation plans.
  - The creation of a large third-story deck will cause a loss of privacy for the neighboring properties and the unique pie shape and grade of the lots causes the proposed structure to tower over the neighboring structures with minimal setbacks.

The proposed project conflicts with the Planning Code's Priority Policies:

- Priority Policy 2: That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
  - The proposed project would add an additional story and does not provide proper setbacks or articulation. The project does not conform to the varied, artistic buildings that the Forest Hill neighborhood is known for.

The proposed project conflicts with the Planning Code's Priority Policies:

- Planning Code Section 101: This City Planning Code is adopted . . . for the following more particularly specified purposes: (c) To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers.
  - The proposed project lacks adequate side setbacks to protect neighboring properties; the unique pie shape of the lots, which were not accurately depicted in the submitted plans, causes the neighboring structures to be very close together.

The proposed project will reduce the light, air, and privacy available to neighboring properties. The third-story decks provide a direct line of sight into neighbors' houses and yards, greatly compromising their privacy.

The proposed project conflicts with the Residential Design Guidelines:

- Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings.
  - The proposed project is incompatible with the height of its surrounding buildings and, due to the slope of the site, is significantly taller than a normal two-story building. The lack of any setbacks or articulation will have significant massing impacts that are incompatible with the existing building scale.
- Guideline: Design the height and depth of the building to be compatible with the existing building scale at the street.
  - The proposed project lacks any articulation and appears as a monolithic structure, which is incompatible with the existing building scale.
- Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties
  - Due to the slope of the site, the rear of the building is significantly taller than a normal two-story building, and the project will cause the surrounding buildings to be shaded and greatly reduce privacy. The elevations in the submitted plans are misleading, disguising how the third-story addition towers both in grade and height over neighboring properties.

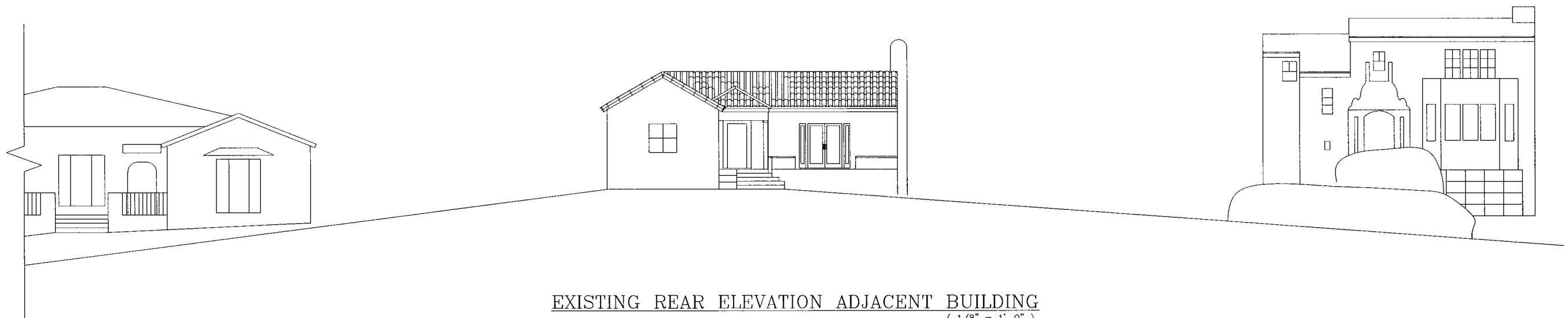
## **2. Unreasonable Adverse Impacts:**

The Requestor and other nearby neighbors will be unreasonably impacted by the project as currently proposed. The Requestor remodeled his house a few years ago and chose not to add an additional story in order to protect others' privacy and keep in character with the neighborhood. The project will specifically impact his home, as it will create shade and provide a direct line of site into his home.

## **3. Alternatives and Changes:**

The Planning Code prohibits this project from being built as proposed. Regardless of the Code, several changes are necessary to preserve historic character and livability:

1. Provide a Historic Resource Evaluation to understand potential historic resource impacts.
2. Increase side setbacks and lower the height to reduce noise and privacy impacts.
3. Eliminate the upper deck to reduce noise and privacy impacts.



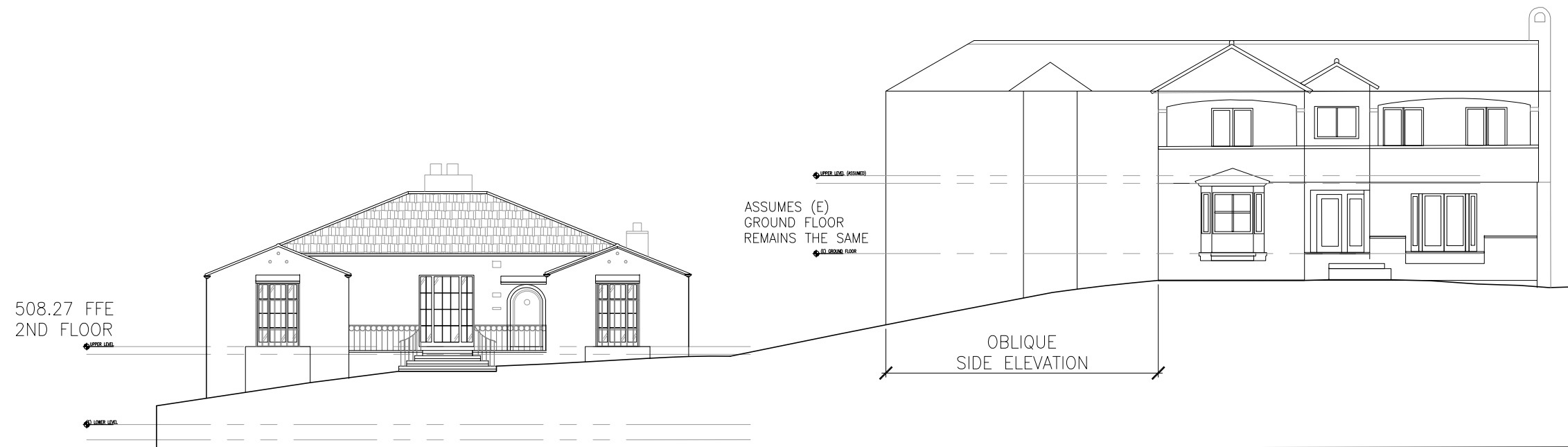
EXISTING REAR ELEVATION ADJACENT BUILDING  
( 1/8" = 1'-0" )



PROPOSED REAR ELEVATION ADJACENT BUILDING  
( 1/8" = 1'-0" )

Applicant drawing, downloaded from SF PIM  
2016-013505ENV Environmental (ENV) 35 VENTURA AVE  
Does not accurately portray site conditions

REVISIONS		BY
02-28-16		
HAWK N. LEE, P. E. Consulting Engineer 1609 Noriega Street San Francisco, California 94122 (415) 681-6325 fax (415) 681-1012		
BLOCK 2816 LOT 008 35 VENTURA AVENUE SAN FRANCISCO, CALIFORNIA		SECOND FLOOR ADDITION
Date: 03-05-15		
Scale: AS SHOWN		
Drawn: H. LEE		
Job: 35V		
Sheet		A8
Of		Sheet

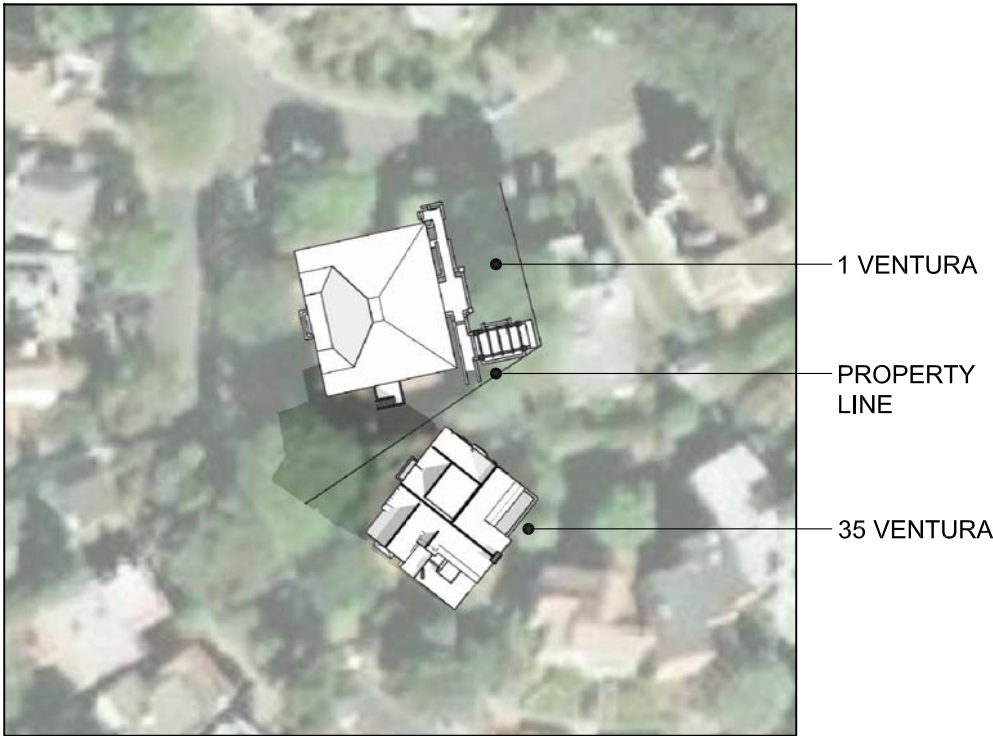


## VENTURA STREET FRONT ELEVATION



## REAR ELEVATION

Elevations created to portray actual site conditions



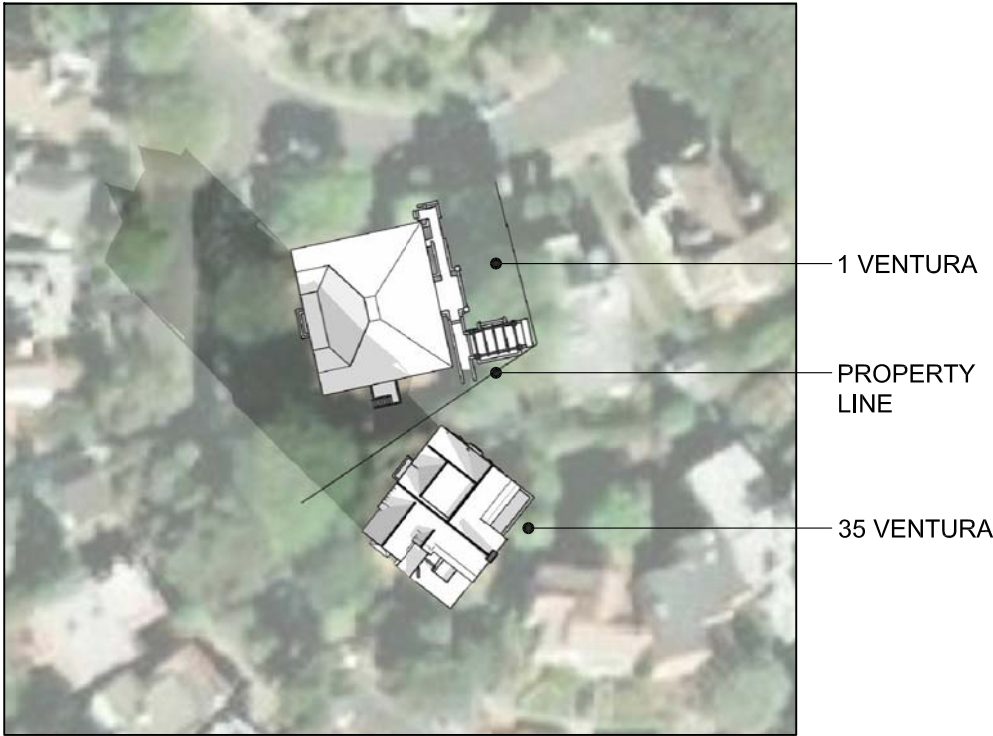
SEPTEMBER 21 - 9AM



SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 1PM



DECEMBER 21 - 9AM



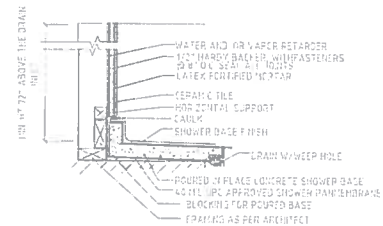
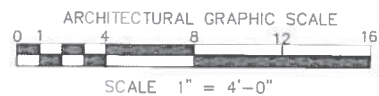
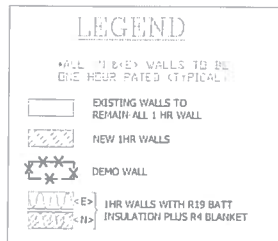
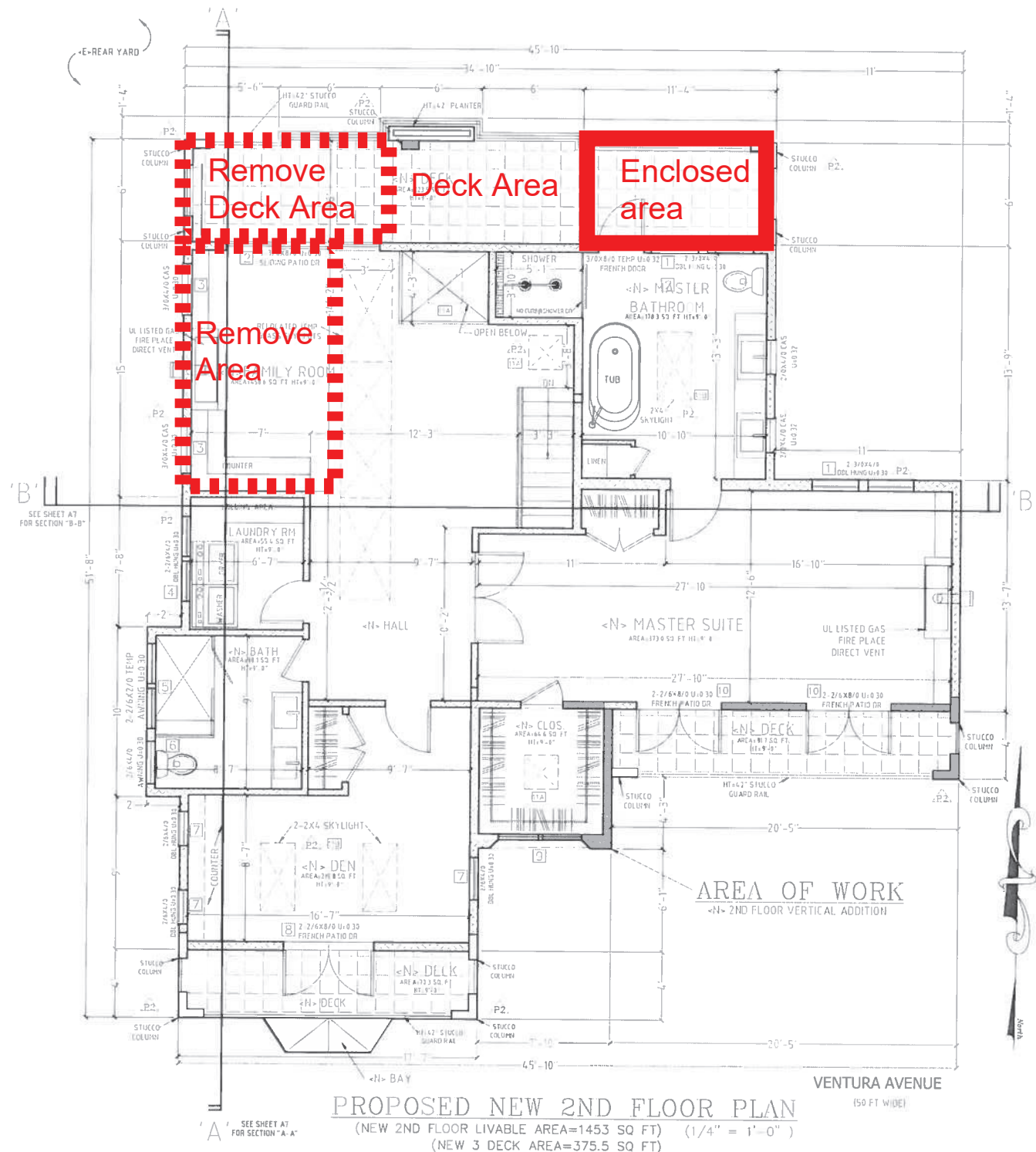
DECEMBER 21 - 12PM



DECEMBER 21 - 1PM

VENTURA SHADOW STUDY  
35 VENTURA SHOWN WITH ADDITION - SHADES SIDE & REAR YARD OF 1 VENTURA





**SHOWER SECTION**

### STAIRWAY REQUIREMENT:

- PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 12003.3.3.2)
- PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
- PROVIDE HANDRAILS FOR STAIRWAY. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
- PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

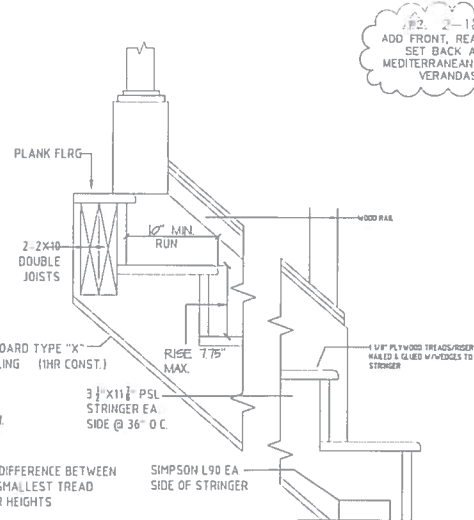
### EMERGENCY ESCAPE OR RESCUE WINDOWS.

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS. MINIMUM NET CLEAR AREA OF 57 SQ. FT. DIMENSIONS HT. 24" MINIMUM, 20" MINIMUM WIDTH. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.

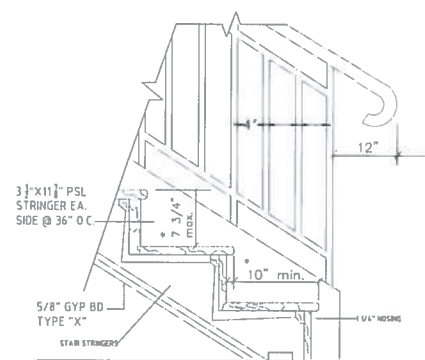
INTERIOR FINISH SCHEDULE				
ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATERPROOF (TYP.)

### GENERAL NOTES:

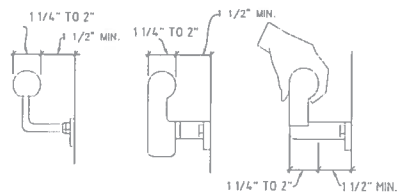
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF THE WATER CLOSET.



**STAIR SECTION**  
Scale: 1/4"=1'-0"



**STAIR DETAIL**  
NO SCALE



**HANDRAILS**

REVISIONS	BY
02-28-16	
05-18-16	
05-17-19	HL
10-2-20	HL
02-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6325 fax (415) 681-1012

LOT 008  
BLOCK 2816  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

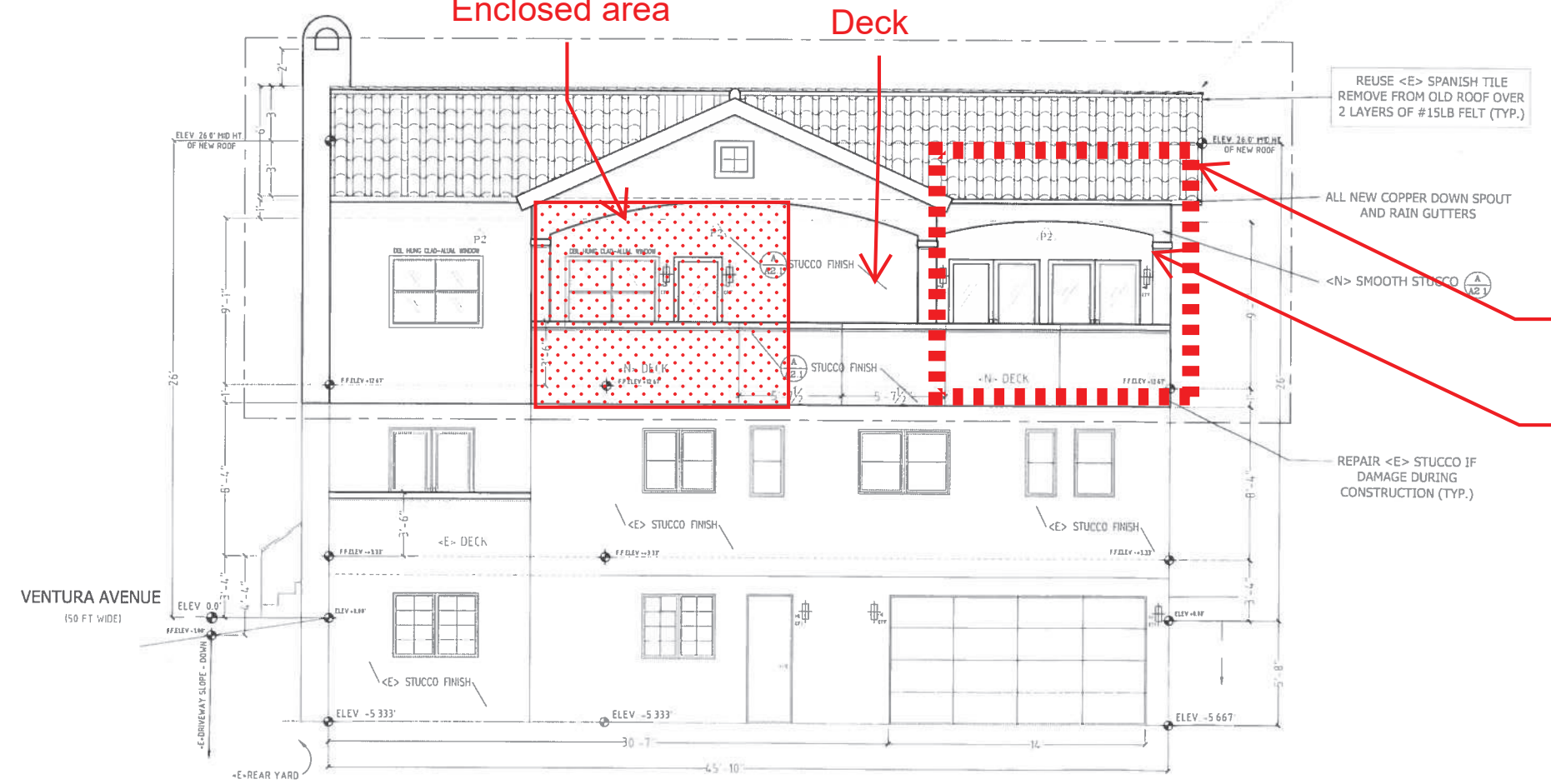
Date 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet: A5  
10 Of 25



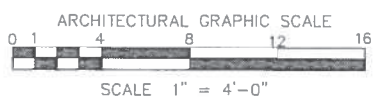
Compromise Proposal



EXISTING REAR ELEVATION  
( 1/4" = 1'-0" )



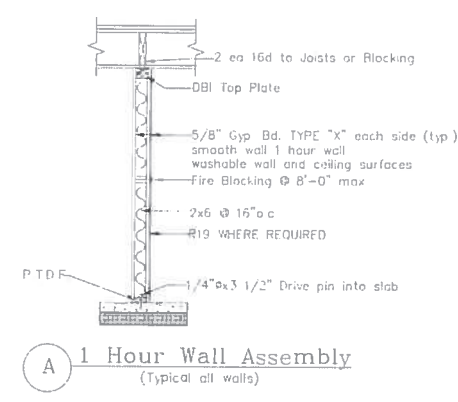
PROPOSED REAR ELEVATION  
( 1/4" = 1'-0" )



WINDOW SCHEDULE (ALL DOUBLE GLAZE WITH U= 0.30 MIN.)

WINDOW NO.	LOCATION	TYPE	SIZE
1	2ND FLR M. BATHROOM (NORTH)	DBL HUNG	2'-6" x 4'-6"
2	2ND FLR M. BEDROOM (NORTH)	DBL HUNG	2'-6" x 4'-6"
3	FAMILY ROOM (NORTH)	PATIO DOOR	3'-6" x 4'-6"
4	FAMILY ROOM (WEST)	DBL HUNG	3'-6" x 4'-6"
5	2ND FLR LAUNDRY (WEST)	DBL HUNG	3'-6" x 4'-6"
6	2ND FLR BATHROOM (WEST)	TEMP. ADJ. DOOR	3'-6" x 4'-6"
7	2ND FLR BATHROOM (WEST)	DBL HUNG	3'-6" x 4'-6"
8	2ND FLR BATHROOM (WEST)	DBL HUNG	3'-6" x 4'-6"
9	2ND FLR BATHROOM (WEST)	DBL HUNG	3'-6" x 4'-6"
10	2ND FLR BATHROOM (WEST)	DBL HUNG	3'-6" x 4'-6"
11	2ND FLR BATHROOM (WEST)	DBL HUNG	3'-6" x 4'-6"
12	2ND FLR BATHROOM (WEST)	DBL HUNG	3'-6" x 4'-6"

PROVIDE MARVIN OR EQUAL WINDOWS; ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U= 0.30.



Cut back roof to reduce mass

Remove deck in this area for privacy

Compromise Proposal



REVISIONS	BY
02-28-16	
05-8-16	
P 5-7-19	HL
P 10-2-20	HL
P 2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-0325 fax (415) 681-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
A2.1  
Of 25 Sheet









Photo from Ventura Avenue  
1 Ventura on left, 35 Ventura on right



Photo from Ventura Avenue  
1 Ventura on left, 35 Ventura on right





Photo of Side yard between 1 & 35 Ventura Avenue





Photo from back yard of 1 Ventura Avenue  
35 Ventura Avenue beyond





Photo from Side yard of 1 Ventura  
towards 35 Ventura



Photo from Side yard of 1 Ventura  
towards 35 Ventura





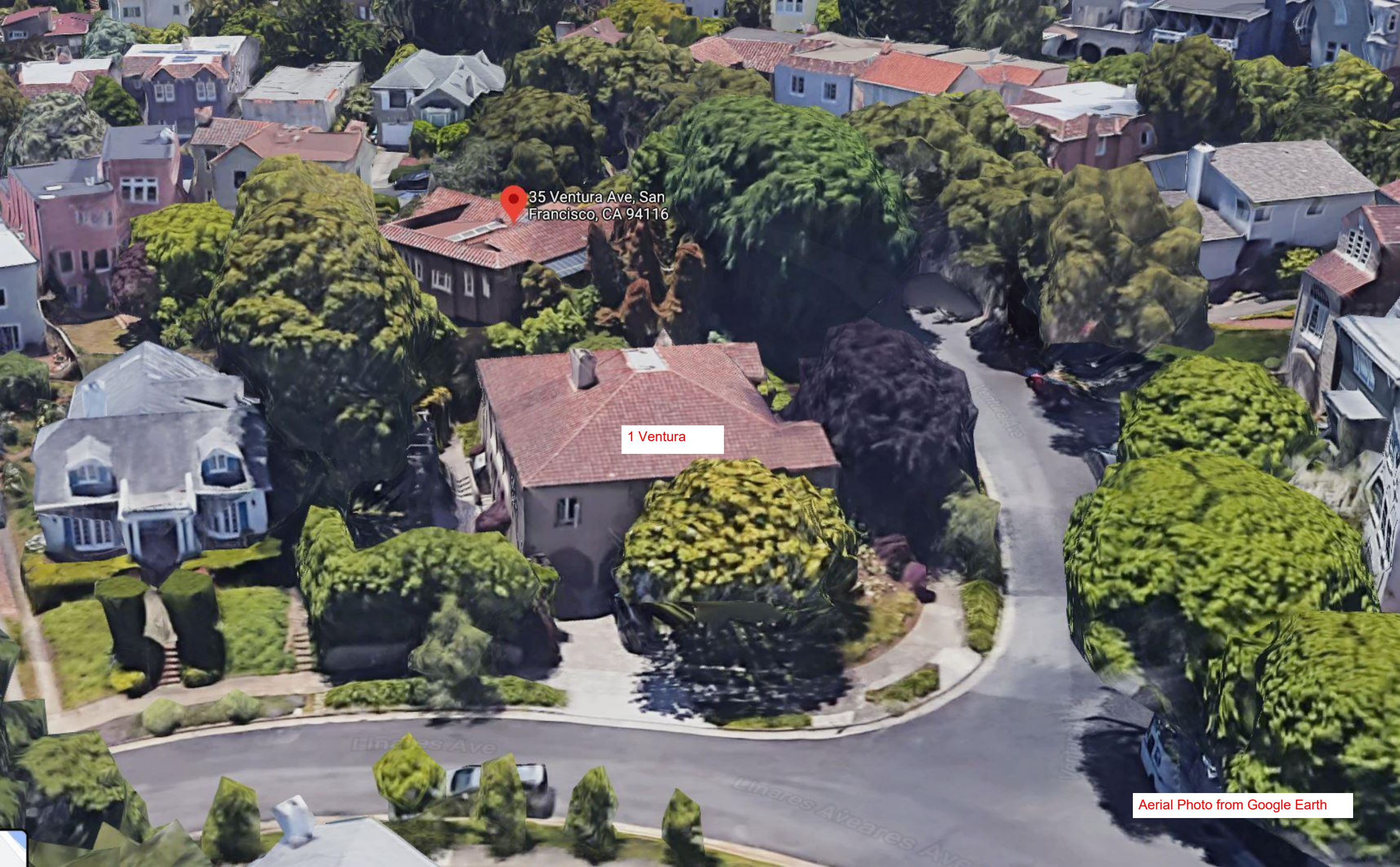
Photo from Side yard of 1 Ventura  
towards 35 Ventura





Photo of 35 Ventura  
from Ventura Ave





35 Ventura Ave, San Francisco, CA 94116

1 Ventura

Aerial Photo from Google Earth





1 Ventura

35 Ventura

Aerial Photo from Google Earth



April 6, 2021

We hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a request for Discretionary Review of BPA No. 201608054402/ Case No. 2016-013505PRJ (35 Ventura Avenue) on our behalf.

Signed,

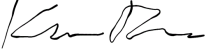
DocuSigned by:



D1E27CD09990426...

Tom Rocca

DocuSigned by:



D1E27CD09990426...

Kari Rocca

# ZACKS, FREEDMAN & PATTERSON

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July 21, 2021

**VIA E-MAIL**

President Joel Koppel and Commissioners  
San Francisco Planning Commission  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103

Re: 35 Ventura Avenue  
Case No. 2016-013505DRP  
Discretionary Review Requestor's Brief

Dear President Koppel and Commissioners:

Our office represents DR Requestor Tom Rocca. Tom and Kari Rocca have been residents of the California Register-Eligible Forest Hill Historic District for 15 years, and Mr. Rocca currently serves as the president of the Forest Hill Neighborhood Association. In addition to Mr. Rocca, this DR Request has received support from numerous Forest Hill residents. These neighbors respectfully and collectively request that the Planning Commission grant this DR request to protect the character defining features of the Forest Hill Historic District and ensure consistency with the Planning Code and Residential Design Guidelines.

The proposed project imposes exceptional and extraordinary impacts on the Forest Hill Historic District and violates the Residential Design Guidelines because:

1. The Historic Resource Evaluation (HRE) that was conducted for the project contradicts the Planning Department's conclusion that the subject property is not a contributor to the Forest Hill Historic District. Additional evaluation of the impacts on historic resources is warranted.
2. The project completely eliminates one of the character defining features of the property and is inconsistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and the City's Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.



3. The proposed project does not protect the historic character of the California Register-Eligible Forest Hill Historic District and is out of scale with surrounding neighborhood.
4. The steep slope and unique shape of the site creates an exceptional and extraordinary circumstance because the project will cause unique light, shading, and privacy issues to neighboring properties.
5. The steep slope and unique shape of the site were misrepresented in the project plans and Neighborhood Notification.

**1. The Subject Property is a Contributor to the Forest Hills Historic District**

The dwelling at 35 Ventura was constructed in 1938 and remained largely unchanged until the Project Sponsor extensively remodeled the house starting in the 1990s. Many of façade alterations were unpermitted, including the application of flagstones to the original stucco chimney, construction of a nonhistorical portico at the front entrance, removal of decorative window grilles, replacement of original windows, and replacement of a wood casement window with French doors. The HRE explained that although these alterations appeared to make the property individually ineligible for listing in the California Register, the property still is “generally in keeping with the cottage’s original Mediterranean styling and the character of Forest Hill, *meaning that it is still a contributor.*” (emphasis added).

The property is listed as a “Category A” Historic Resource, and Preservation Bulletin 16 states that Category A properties shall be presumed to be a historic resource unless there is a preponderance of evidence demonstrating otherwise. All available evidence, including the property’s location within the core of the California Register-eligible Forest Hill Historic District and the HRE, establishes a presumption that the project site is a historic resource.

The Planning Department, however, reached the opposite conclusion. The Planning Department stated, without additional evidence, that the project is not a contributor and that no additional review of the historic impacts was necessary. The Planning Department’s evaluation of the historic impacts of the project is simply inadequate. The Planning Commission must grant this DR request to ensure that the historic impacts of the project are properly evaluated and documented. Moreover, the HRE appears to conclude that the project is ineligible for individual

listing due to significant unpermitted construction. The Planning Commission should direct the Planning Department to thoroughly analyze whether the property would be individually eligible for listing if the unpermitted construction were removed and the property restored.

2. **The project is inconsistent with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and the City’s Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.**

As discussed above, the HRE found that the existing building is a contributor and is consistent with the character of the Forest Hill Historic District. According to the HRE, the remaining character defining features of 35 Ventura are “its 15-foot setback from Ventura Avenue, *its height*, and a portion of its fenestration pattern on Ventura Avenue.”

Secretary of the Interior Standard 2 states that the “alteration of features, spaces and spatial relationships that characterize the property will be avoided.” In addition, Secretary of the Interior Standard 9 requires that projects “shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property.” The Residential Design Guidelines also include a section entitled Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit. The purpose of these guidelines is to ensure that the character defining features of potential historic buildings are maintained, including a building’s “overall form” and “relationship to adjacent buildings.”

The proposed project would increase the building height by ten feet and increase living space by approximately 80%. The 350 square feet of new covered decks around the vertical addition doubles the massing of the historic cottage. The HRE states that the proposed project “would certainly make substantial changes to the dwelling by adding a second floor onto what was originally a one-story-over-basement cottage.” In other words, this project would **completely eliminate** one of the remaining character-defining features of this contributor building; its height. Doubling the building’s mass is wholly inconsistent with Secretary of the Interior Standard 9, which requires a building’s massing, size, and scale to be protected, and the City’s Special Guidelines, which protect a building’s overall form. The HRE also found that “[t]he construction of a vertical addition will undeniably alter the subject property’s spatial relationships,” which is inconsistent with the Secretary of the Interior Standard 2 and the City’s Special Guidelines, which protect a building’s spatial relationships.

The Planning Commission must grant this DR request to require a reduction in the project's massing to ensure that the character-defining features are maintained and the project is consistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and the City's Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.

3. **The project would significantly and adversely impact the Forest Hill Historic District.**

The Forest Hill Historic District was designed with a curvilinear street and block arrangement that responds to the hilly topography in order to distinguish it from the typical grid pattern found elsewhere in the City. Development in the Forest Hill Historic District is deliberately more varied, as most houses were custom designed in a variety of styles and heights. However, certain character-defining features are present throughout the neighborhood. The HRE describes one of the character-defining features of the district as "picturesquely sited single-family homes that rarely exceed two stories in height."

This project would significantly and adversely impact the California Register-eligible Forest Hill Historic District by constructing a vertical addition that appears larger than a typical two story home due to the unique slope of the site. The Applicant's response to the DR confirms that "35 Ventura is situated on the top of the hill," which causes the home to appear larger than its listed height. The project would bring the house up to almost 30 feet tall from street level to the top of the roof, already large for a "two-story" home, which appears even larger due to its location on the top of the hill. Not only does the project destroy the character-defining height of this specific structure, as explained above, but it is out of scale with Forest Hill's "picturesquely sited single-family homes that rarely exceed two stories in height."

Moreover, the project sponsor argues that the project is not out of scale with the neighborhood because the project will "bring the home to the same height" as many homes in the area. First, even if this statement were true, the project would still appear out of scale with the neighborhood due its location on the top of a hill. Moreover, one of the character defining features of the Forest Hill Historic District is the varied pattern of building designs and heights, so bringing the existing home into line with other homes would eliminate one of the character-defining features of the neighborhood. The project sponsor admits as much, remarking in its DR response on the



neighborhood's "undulating levels of homes, which is part of its unique charm and beauty." This project destroys the varied pattern of development that makes the Forest Hill Historic District special.

The Planning Commission must grant this DR request to require a reduction in the project's massing that maintains the varied pattern of development, and remains in scale with the surrounding neighborhood.

**4. The steep slope and unique shape of the site will cause significant light, shading, and privacy issues to neighboring properties.**

Planning Code Section 101 states that a principal purpose of the code is to "provide adequate light, air, privacy and convenience of access to property." In addition, the Residential Design Guidelines go beyond mere numerical requirements and articulate expectations regarding the character of the built environment. The guidelines are intended to protect neighborhood character and ensure that the specific context of adjacent properties is taken into consideration. These guidelines protect side spacing, the light and space of adjacent properties, and overall neighborhood context. Such Guidelines include:

- **Guideline:** Respect the topography of the site and the surrounding area.
- **Guideline:** When considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings.
- **Guideline:** Articulate the building to minimize impacts on light and privacy to adjacent properties.

Although the southwest corner at the front of 35 Ventura provides a generous 24-foot side setback, the northwest corner of the house is only seven feet from the property line due to the unique curvilinear street pattern and pie-shaped lot. Additionally, the steep slope of the site and location on the top of a hill causes house to appear much larger and stand significantly taller at the rear of the property.

The proposed design ignores, rather than respects, the unique topography of the neighborhood and the project's relation to surrounding buildings. The proposed vertical addition and rear deck are functionally a third story that would tower over the one-story home at 1 Ventura. The project lacks any articulation or stepbacks at the northwest corner of the house

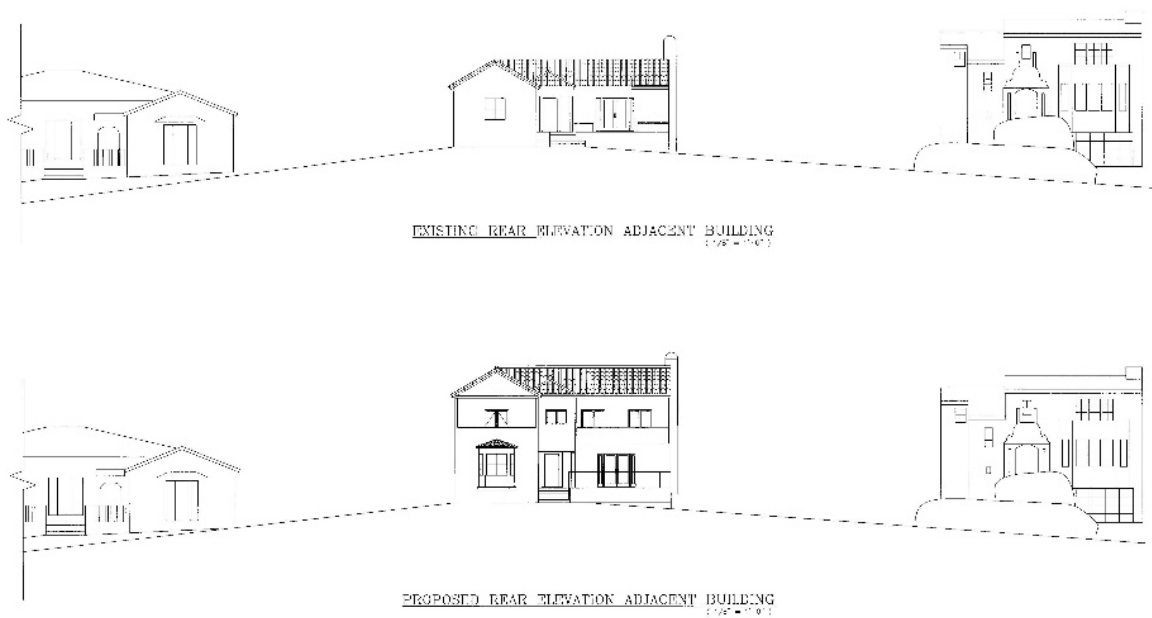
where the impacts on light, shading, and privacy are greatest. As confirmed by the shadow analysis submitted with the DR (see attached), the proposed project will cast a large shadow over 1 Ventura. The northwest corner of the house in particular would block all remaining direct sunlight from reaching the family dining room and kitchen of 1 Ventura. The proposed rear deck looks straight down into neighboring homes and yards. The project is therefore inconsistent with the Residential Design Guidelines that require projects to respect the topography of the site; consider the relation to surrounding building; and minimize impacts to the light, air, and privacy of neighboring properties. The Planning Commission must grant this DR request and require the project to reduce the impacts to neighboring properties.

**5. The steep slope and unique shape of the lots were misrepresented in the plans and Neighborhood Notification.**

The purpose of the Neighborhood Notification requirements of Planning Code Section 311 is to provide accurate information for the public to understand the impacts of a project and determine the compatibility of the proposal with the neighborhood. Planning Code Section 311(d)(7)(E) requires drawings, to scale, that “shall illustrate the existing and proposed conditions in relationship to the adjacent properties.” Subsection (F) states that the site plans “shall illustrate the project including the full lots and structures of the directly adjacent properties.” In addition, subsection (H) requires that the “side elevation shall include the full profile of the adjacent building in the foreground of the project.”

None of the side elevations in the project plans show the adjacent buildings at all. The site plans for the project cut off portions of the adjacent lots and do not show the full outline of the adjacent buildings. In addition, the only drawings that actually show the adjacent buildings are inaccurate and do not reflect the steep slope and curvilinear street pattern. The scale of the project sponsor’s existing and proposed elevation drawings, pasted below, show 35 Ventura approximately 50 feet away from 1 Ventura and almost the same height.





In reality, the northwest corner of 35 Ventura is only about 16 feet away from 1 Ventura, and the proposed project towers over 1 Ventura, as shown in the accurately scaled plans that were created by the DR requestor's architect:




The plans for this project do not meet the requirements of Planning Code Section 311. The plans do not accurately show the relationship of the project to adjacent properties and were insufficient for neighbors to determine whether the project is compatible with the neighborhood. The Planning Commission must grant this DR request, require the project plans to be corrected, and require that the 311 Neighborhood Notification be reissued.

### **Conclusion**

For unknown reasons and without supporting evidence, the existing cottage was not identified as a contributor to the Forest Hill Historic District – despite the HRE identifying it as a contributor. Therefore, the project’s adverse impacts to historic resources were not properly identified and mitigated. The project completely eliminates one of the character-defining features of the property and is inconsistent with the Secretary of the Interior’s Standards for Rehabilitating Historic Buildings and the City’s Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit. The proposed design ignores the unique topography of the neighborhood, and the project is inconsistent with the Residential Design Guidelines, which require projects to minimize impacts to the light, air, and privacy of neighboring properties. The project plans do not accurately show the relationship to adjacent properties, and the Neighborhood Notification was therefore insufficient. The Planning Commission should therefore take DR and require modifications to protect historic resources and the neighborhood context.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

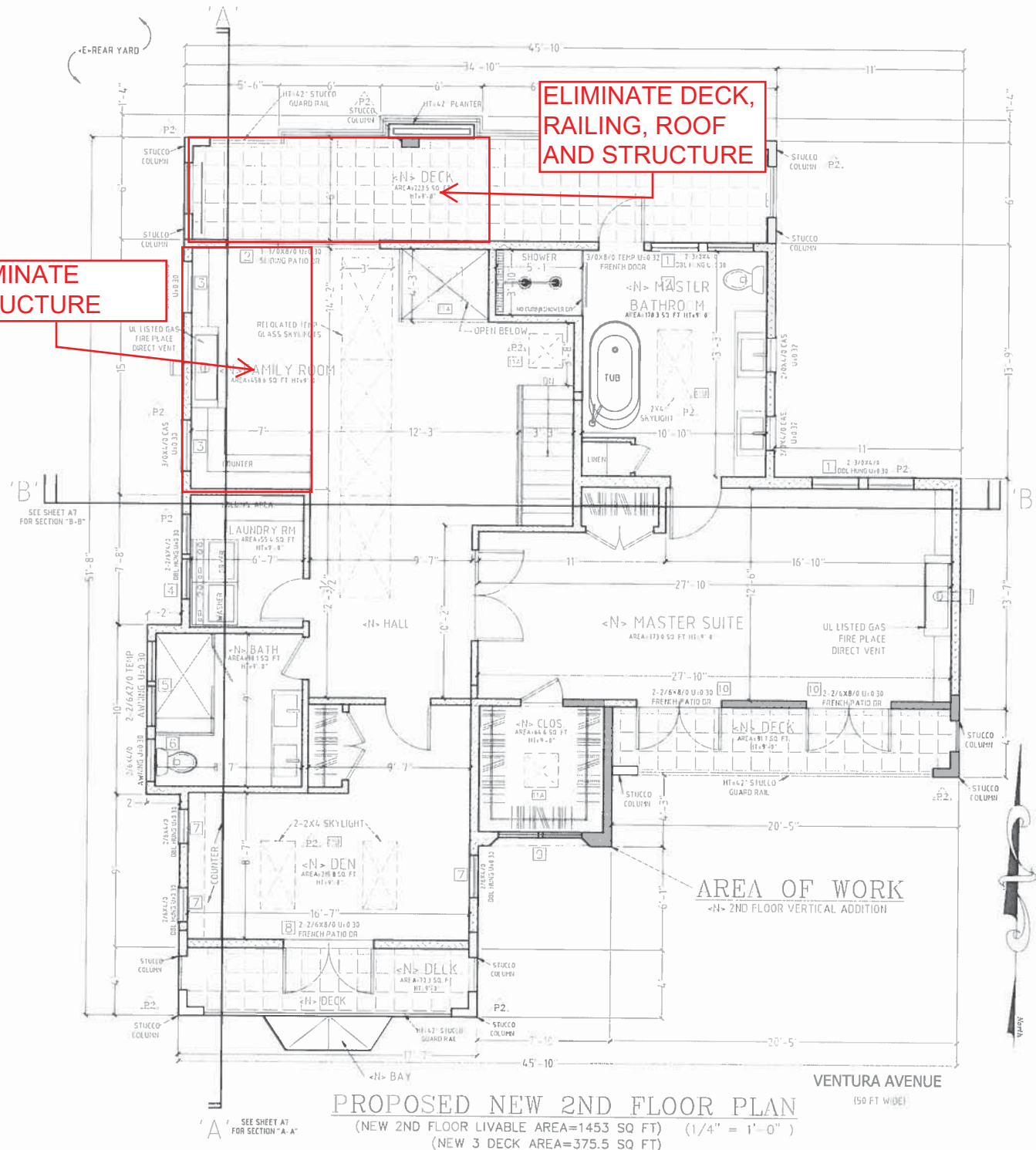


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Ryan J. Patterson

ELIMINATE  
STRUCTURE

ELIMINATE DECK,  
RAILING, ROOF  
AND STRUCTURE



#### STAIRWAY REQUIREMENT:

- PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 12003.3.3.2)
- PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
- PROVIDE HANDRAILS FOR STAIRWAY. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
- PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

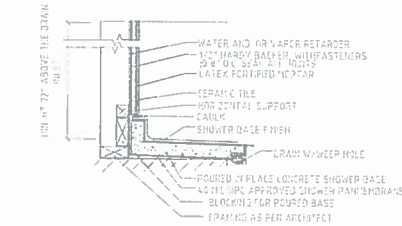
#### EMERGENCY ESCAPE OR RESCUE WINDOWS.

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS. MINIMUM NET CLEAR AREA OF 5.7 SQ. FT. DIMENSIONS HT. 24" MINIMUM, 20" MINIMUM WIDTH. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR

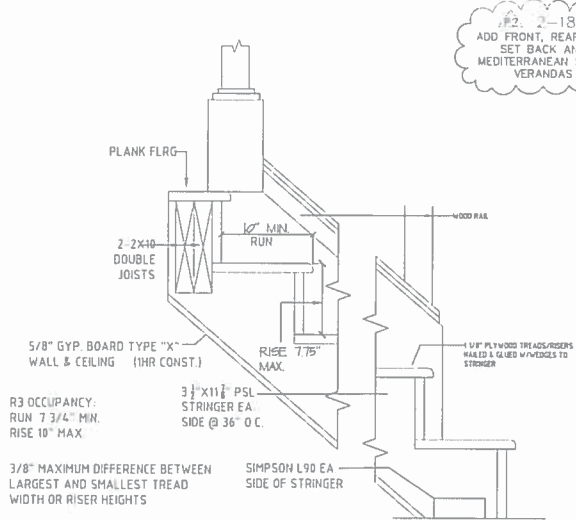
INTERIOR FINISH SCHEDULE				
ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATERPROOF (TYP.)

#### GENERAL NOTES:

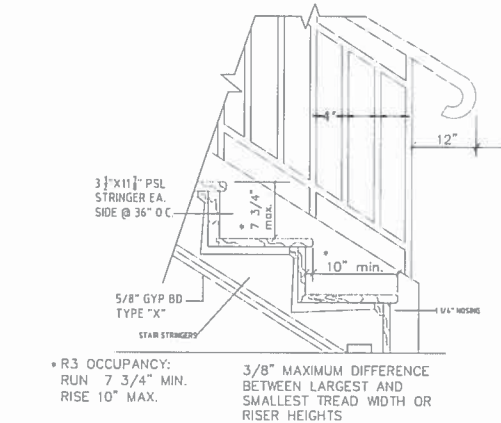
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF THE WATER CLOSET.



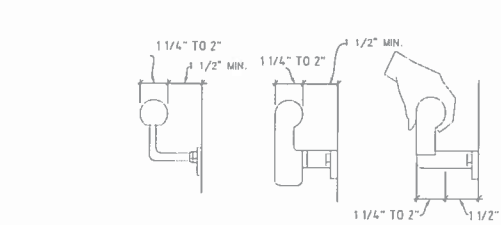
D SHOWER SECTION



A STAIR SECTION  
Scale: 1/4"=1'-0"



B STAIR DETAIL  
NO SCALE



C HANDRAILS

REVISIONS	BY
02-28-16	
05-08-16	
05-07-19	HL
01-10-20	HL
02-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 681-6325 fax (415) 681-1012

LOT 008  
BLOCK 2816  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date 03-05-15
Scale: AS SHOWN
Drawn: H. LEE
Job: 35V/V
Sheet: A5
10 Of 25

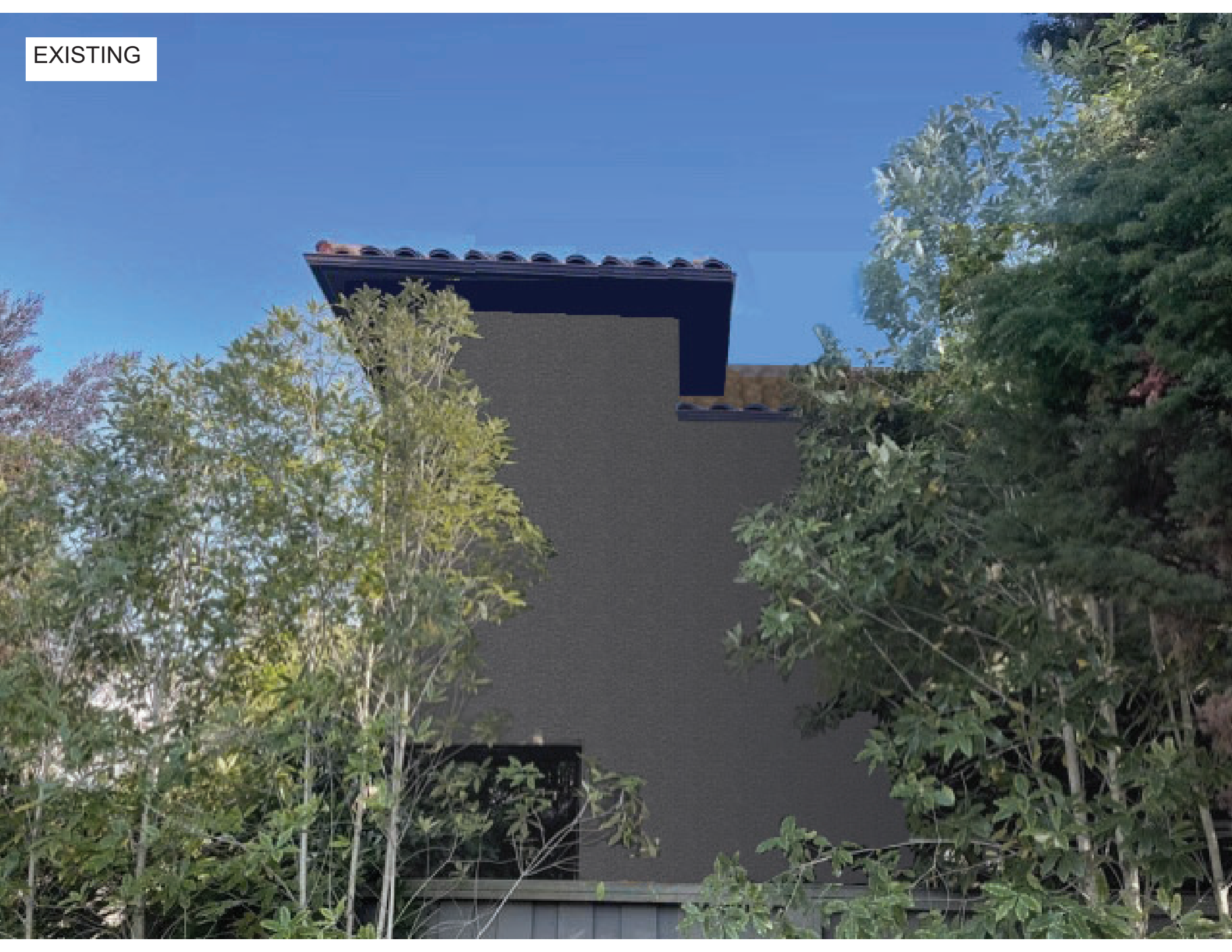
DR Requestor's Compromise Proposal







EXISTING



PROPOSED  
(Planning Submittal)





COMPROMISE  
PROPOSAL (By DR  
Requestor)





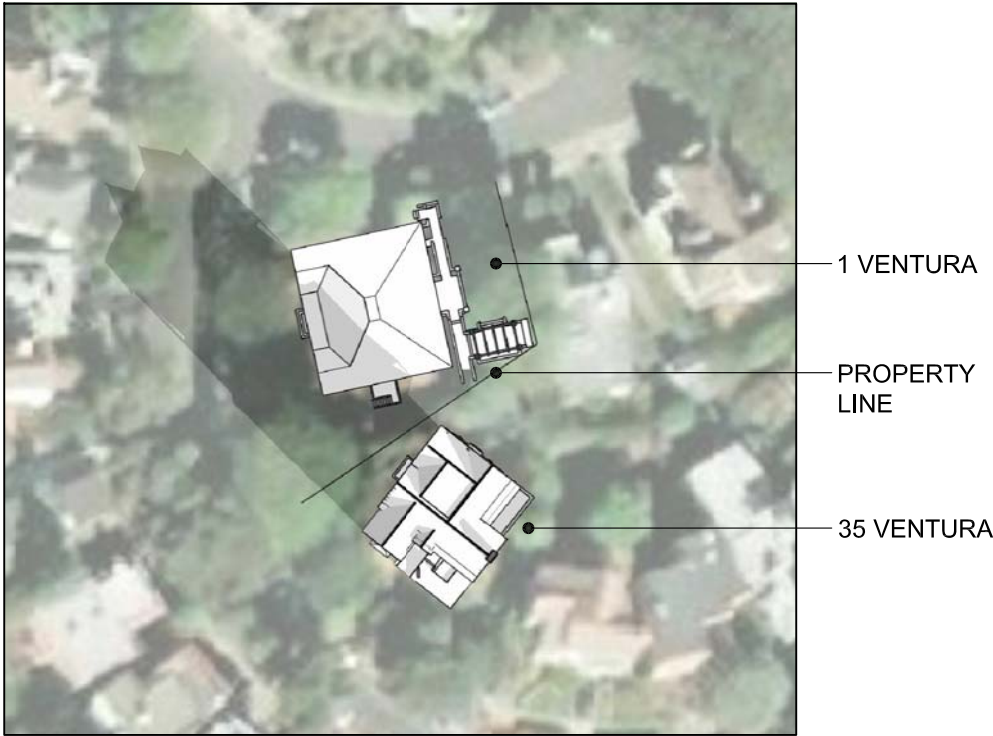
SEPTEMBER 21 - 9AM



SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 1PM



DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 1PM

VENTURA SHADOW STUDY  
35 VENTURA SHOWN WITH ADDITION - SHADES SIDE & REAR YARD OF 1 VENTURA

President Joel Koppel  
Planning Commission  
49 South Van Ness Ave. Suite 1400  
San Francisco, CA 94103

July 19, 2021

Re: 35 Ventura Avenue  
Case No. 2016-013505DRP  
Discretionary Review Date: July 29, 2021

Dear President Koppel and Commissioners:

We are back-yard neighbors of the proposed project at 35 Ventura Avenue. The developers of the project have applied for permits to substantially increase the size of the existing home. The homes in this area of Forest Hills were all designed to respect the area of the hilly topography. The new increased height and over- all size of the project will have a marked environmental effect on my home as well as neighboring homes.

The added height (15 feet) on top of a house presently at the top of the hill will increase shade and will look straight down on to our patio, back and side of our house and severely limit our privacy. We would recommend a Discretionary review be granted with a redesigned modification.

Sincerely,

George H. McGlynn

Ingeborg McGlynn





## Response to Discretionary review

### Project Information

Property Address: 35 Ventura Avenue

Zip Code: 94116

Building Permit Application(s): 201608054402

Record Number: 2016-013505PRJ

Discretionary Review Coordinator:

### Project Sponsor

Name: J. Wong M. Miranda c/o Denise Leadbetter, LO of Denise Leadbetter Phone: 415.713.8680

Email: Denise@Leadbetterlaw.com

### Required Questions

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

Please see attached.

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

Please see attached.

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

Please see attached.

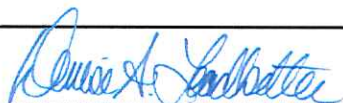
## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	2	5
Height	20'	30'
Building Depth	53	53'
Rental Value (monthly)	N/A	N/A
Property Value	Unknown	Unknown

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

Signature:



Date: June 10, 2021

Printed Name: Denise A. Leadbetter

☐ Property Owner  
☐ Authorized Agent

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

## 1) Rationale for Project Approval

This Project is very simply described as the addition of a second floor to an existing single-family home.

Since 2016, the only party that brought any concern to the attention of the Project Sponsors is the Applicant. At the time of Neighborhood Notification in 2016, all attendees showed support of the addition of second level to the Project Sponsor's home. The Applicant did not attend the Neighborhood Notification meeting. As the Project Sponsors have lived in the home for many years, with Ms. Wong living in the home for more than 30 years, all neighbors attending confirmed their support for the planned expansion of a second-floor addition to Project Sponsors' single-family home to accommodate their family's needs.

An applicant for Discretionary Review must meet the burden of proof that the Commission should exercise control over an approved project which meets all applicable zoning standards. The Commission will only grant Discretionary Review if the applicant proves that exceptional and extraordinary circumstances exist. "Exceptional and extraordinary circumstances" is defined as follows:

Exceptional and extraordinary circumstances occur where the common-place **application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants.** These circumstances may arise due to complex topography, irregular lot configuration, unusual context or other conditions not addressed in the design standards. [emphasis added]

It is not enough that the applicant merely assert that exceptional and extraordinary circumstances exist – they must provide ample evidence in the application that such circumstances exist. The SF Planning Commission's website clearly describes the high bar that an applicant must meet in order to achieve an "exceptional and extraordinary circumstances" designation, giving credence to a Discretionary Review:

The authority to review permit applications that meet the minimum standards applicable under the Planning Code is set forth by City Attorney Opinion No. 845, dated May 26, 1954. The opinion states that the authority for the exercise of **discretionary review is "a sensitive discretion...which must be exercised with the utmost restraint"** to permit the Commission "to deal in a special manner with exceptional cases." Therefore, discretionary review should be exercised only when exceptional and extraordinary cases apply to the proposed construction, and modifications required **only where the project would result in a significant impact to the public interest.** [emphasis added]

In the present case, not only does Applicant not adequately support his claims with objective evidence that such exceptional and extraordinary circumstances exist in the case of the proposed project at 35 Venture Avenue, but we believe that even if all of Applicant's hyperbolic assertions were taken by the Commission as true (without evidentiary support), Applicant's rationale for a Discretionary Review based on his limited personal inconveniences is inadequate.



And as identified above, considering the support of the Project Sponsors' plans from other neighbors, there does not appear to be the necessary proof of significant impact to the public interest to support the applicant's request that the Planning Commission exercise control of the Project Sponsor's planned second floor addition to the single-family home.

The Applicant has failed to adequately support the request to the Planning Commission Applicant due to both (1) the limited impact the proposed project will have on Applicant's property and the fact that (2) the proposed project would not bring 35 Ventura "out of character" with the surrounding neighborhood – both assertions are debunked below.

Further, all elevations on the plans are properly conveyed, all setbacks on the plans are accurate with no misrepresentation or attempts to depict neither small or larger elements to misdirect the Planning Staff or the public. The second-floor addition of the Project Sponsor's home does not "tower" over homes on either side or any homes in the immediate neighborhood (or elsewhere). No monolithic structure is to be constructed, no significant massing or shading impacts shall result with the addition of the second story to the Project Sponsors' home.

Applicant asserts in his DR Application that the proposed project plans for 35 Ventura (approved in 2016) are deficient yet fails to describe such deficiencies with any detail. This is because there are no material deficiencies or irregularities with the plans. The Planning Department staff supports the project. Despite what the Discretionary Review Application states, the elevations in the plans are accurate for the front, sides, and rear of the home and clearly show the grade of the slope upon which the home is situated. If Applicant wishes to provide more details regarding his concerns with the accuracy of the plans, we respectfully request that information on same be provided so as to bring the details to the attention of the planning staff.

Further, the Applicant claims that the proposed projects lacks a required Historic Resource Evaluation. This is not accurate: Attached as Exhibit A is the 40-page Historic Resource Evaluation that was filed in connection with the Environmental Assessment for this project in 2018. The CEQA Checklist issued by Planning Department on November 8, 2018 [see *Exhibit A*] clearly states that while 35 Ventura Avenue is a "Known Historical Resource" (due to its location in the Forrest Hill Historic District), the property at 35 Ventura Avenue is a non-contributor to the California Register due to the substantial loss of any original character-defining features from renovations over the course of decades. The CEQA Checklist states, in part:

35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. **The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources.** The proposed design [sic] would be of its own time and is consistent with the size, scale, massing, and materials of the existing...[the text cuts off at this point] [emphasis added]

The CEQA Checklist also confirms that the permit was approved, and no further review is required.

The Applicant also argues that proposed project will be “out of scale” with the neighborhood and surrounding buildings. The inaccuracy of that statement can be demonstrated in the picture comprising page 22 of the Applicant’s own DR Application [**see Exhibit B for a copy of this photo**]. The photo is titled “Aerial Photo from Google Earth” and depicts the homes of 1 Ventura and 35 Ventura at an angle. While you can see in the image that 35 Ventura is taller than 1 Ventura, you can also see that the home to the other side of 35 Ventura - 55 Ventura - is similarly taller than 35 Ventura. While one might suspect that height difference could be explained by the increasing slope of the hill, in fact, 35 Ventura is situated on the top of the hill. The home at 55 Ventura (as well as the next home down, 77 Ventura, and multiple homes across the street including 40 Ventura and 44 Ventura) is 3 stories tall from street level, whereas 35 Ventura is only 1 story from street level [**see Exhibit C for pictures of these and other comparable homes on the same block**]. It is clear from the permit approvals that the Planning staff concurs with our assessment that adding a 2<sup>nd</sup> level of occupancy (or 3<sup>rd</sup> level onto the home as it is currently one story over garage)’would not be remotely “out of scale” and would actually bring the home to the same height as many, if not most, homes on the block. The topography of our City allows for undulating levels of homes, which is part of its unique charm and beauty. That any one single family home in our city is one story taller than another does not equate to an exceptional or extraordinary circumstance negating the ability for a homeowner to construct another story of occupancy for their family. This project results in no “monolithic structure”, no “massing”, the deck for the second floor does not impact any neighbors’ privacy in any way, and there is no “towering over the neighboring structures with minimal setbacks”.

Applicant’s assertion that the proposed project will be “1-2 stories taller than many residences in the neighborhood”, while true in fact, is a misrepresentation of the neighborhood as a whole, as explained in the previous paragraph. In addition, the fact that the proposed project will make 35 Ventura appear taller than *some* buildings on its block does not violate the planning or building codes nor does it rise to the level of “exceptional and extraordinary circumstances” to grant a Discretionary Review.

In the DR Application, Applicant repeatedly noted his concern about a lack of privacy and sunlight, particularly from the vantage point of his (unpermitted) outdoor deck<sup>1</sup>, which would be the direct result of the proposed project. While the unpermitted and unlawful deck does not appear to be under review by any governmental agency, at the very least the Planning Commission should not permit Applicant to use the enjoyment of said unlawful deck as a factor in his argument to support a Discretionary Review. Applicant supplied solar projections in the DR Application, which do not demonstrate significant solar impacts on 1 Ventura. Based on our own solar projections, attached as **Exhibit D**, 1 Ventura will experience some additional shade primarily between the months of November and January – as many homes due in our City. The area between 1 Ventura and 35 Ventura contains a significant number of trees and tall plants that already shade much of the home at 1 Ventura during those winter months when the sun is at its lowest angle. Regarding privacy, none of the photos or descriptions provided by Applicant

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<sup>1</sup> Exhibit F depicts the original modest landing outside the exterior door of the Applicants kitchen which expanded at some point during the construction in c. 2013 or 2014. No permit appears to have been obtained for the construction of this deck, approximately seventy (70) square feet in size.

conclusively show any additional privacy impact from the proposed project. Both the solar and privacy impacts are neither "exceptional and extraordinary" nor are they "unreasonable adverse impacts" (to address Applicant's abbreviated second grounds for Discretionary Review).

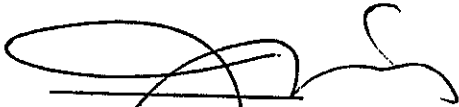
## **2) Proposed Changes**

The Project Sponsors have always had very friendly relationships with all previous owners and occupants of the 1 Ventura home and would like to enjoy a harmonious relationship with the Applicant. Toward that end, prior to submission of this Response, the Project Sponsors reached out to meet and discuss with the Applicant proposed changes to plans. The Project Sponsors still await a response from Applicant toward that end. However, so as to not have this matter escalate unduly, in a good faith, neighborly effort to appease Applicant's concerns of solar obstruction to the (now) deck adjacent to rear door of their kitchen, the Project Sponsors have proposed changes to the roof plans, which can be seen in *Exhibit E*.

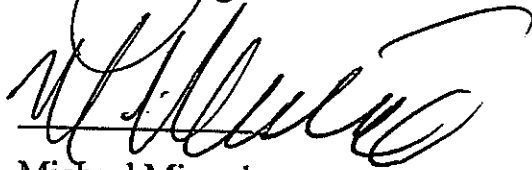


June 10, 2021

We hereby authorize the attorneys of Law Office of Denise A. Leadbetter to file a Response to Request for Discretionary Review of BPA No.2016-80854402/Case No. 2016-013505PRJ (35 Ventura Avenue) on our behalf.

A handwritten signature in black ink, appearing to be 'Jennifer Wong', written over a horizontal line.

Jennifer Wong

A handwritten signature in black ink, appearing to be 'Michael Miranda', written over a horizontal line.

Michael Miranda

**Exhibit A**

**CEQA Checklist attached**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
35 VENTURA AVE		2816008
<b>Case No.</b>		<b>Permit No.</b>
2016-013505ENV		201608054402
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> 2nd floor addition of 15 feet in height. The proposed property would consist of an approximately 30 ft tall, 3,000 square foot, single family home.		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> 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.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class</b> _____



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

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
Comments and Planner Signature (optional): Laura Lynch	

### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.



<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  35 Ventura is a non-contributor to the California Register-Eligible Forest Hill Historic District. The proposed project is in conformance with the Secretary of the Interior's Standards and would not have a significant impact on the historic district or any off-site historical resources. The proposed design at would be of its own time and is consistent with the size, scale, massing, and materials of the existing
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER dated </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER)  b. Other (specify): Building determined to be a non-contributor in a Historic District as per PTR form signed 11.8.18. </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Michelle A Taylor	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>		
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 55%; padding: 5px;"> <b>Project Approval Action:</b>  Building Permit    If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> <td style="width: 45%; padding: 5px;"> <b>Signature:</b>  Michelle A Taylor  11/08/2018 </td> </tr> </table>		<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michelle A Taylor 11/08/2018
<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michelle A Taylor 11/08/2018		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. 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.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
35 VENTURA AVE		2816/008
Case No.	Previous Building Permit No.	New Building Permit No.
2016-013505PRJ	201608054402	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<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.	
Planner Name:	Date:

Exhibit B

Google Maps Aerial Photo from DR Application



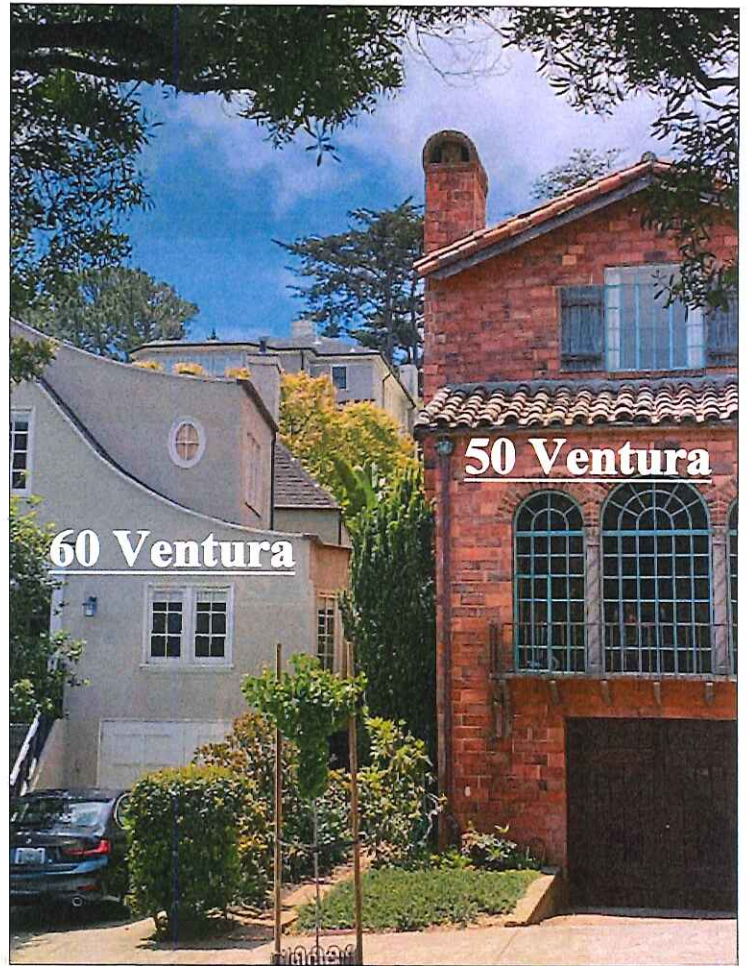


Exhibit C

**Pictures of Similar 3-Story Homes on the Same Block**











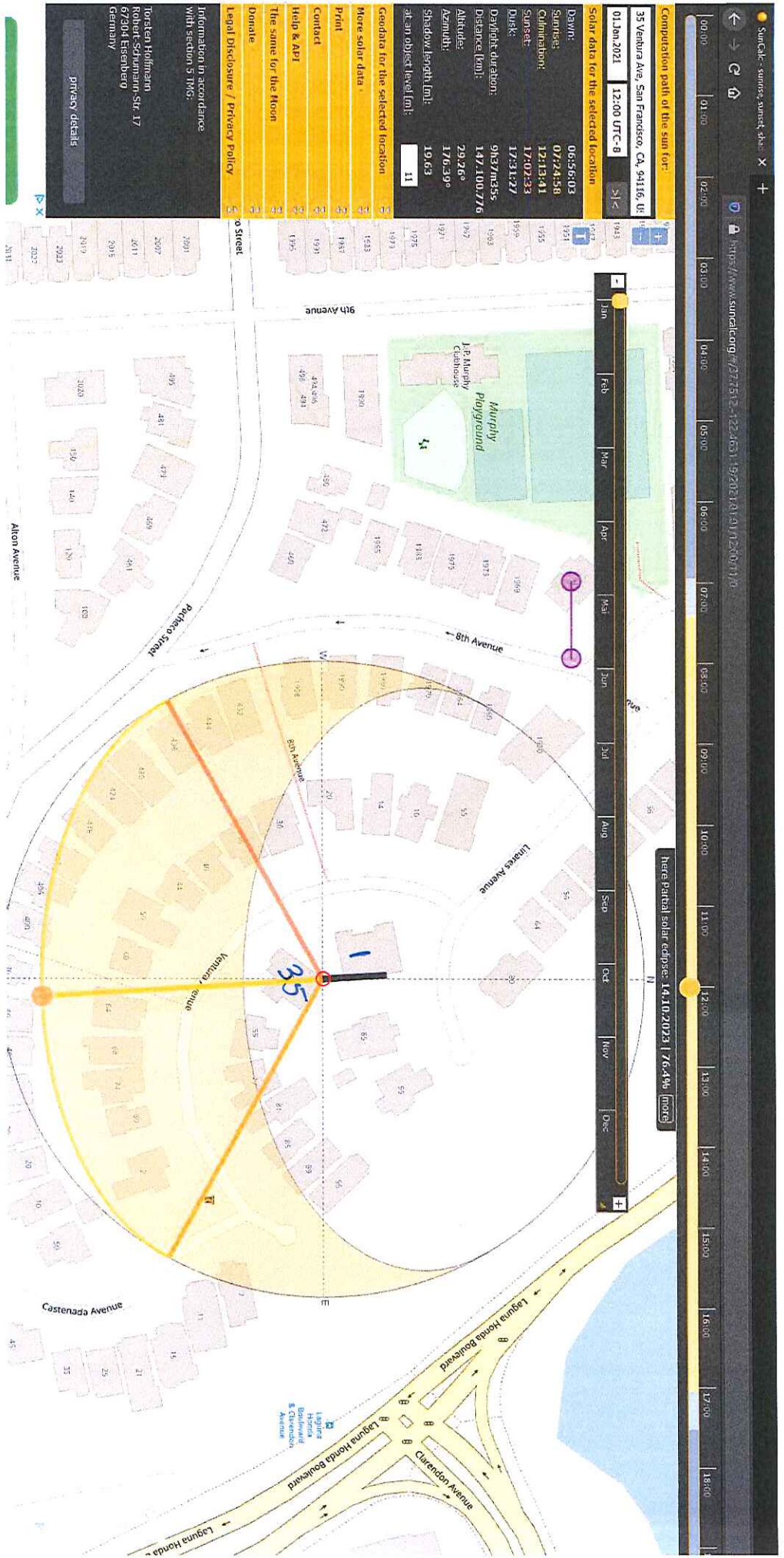


**Exhibit D**

**Project Sponsor's Solar Projections**

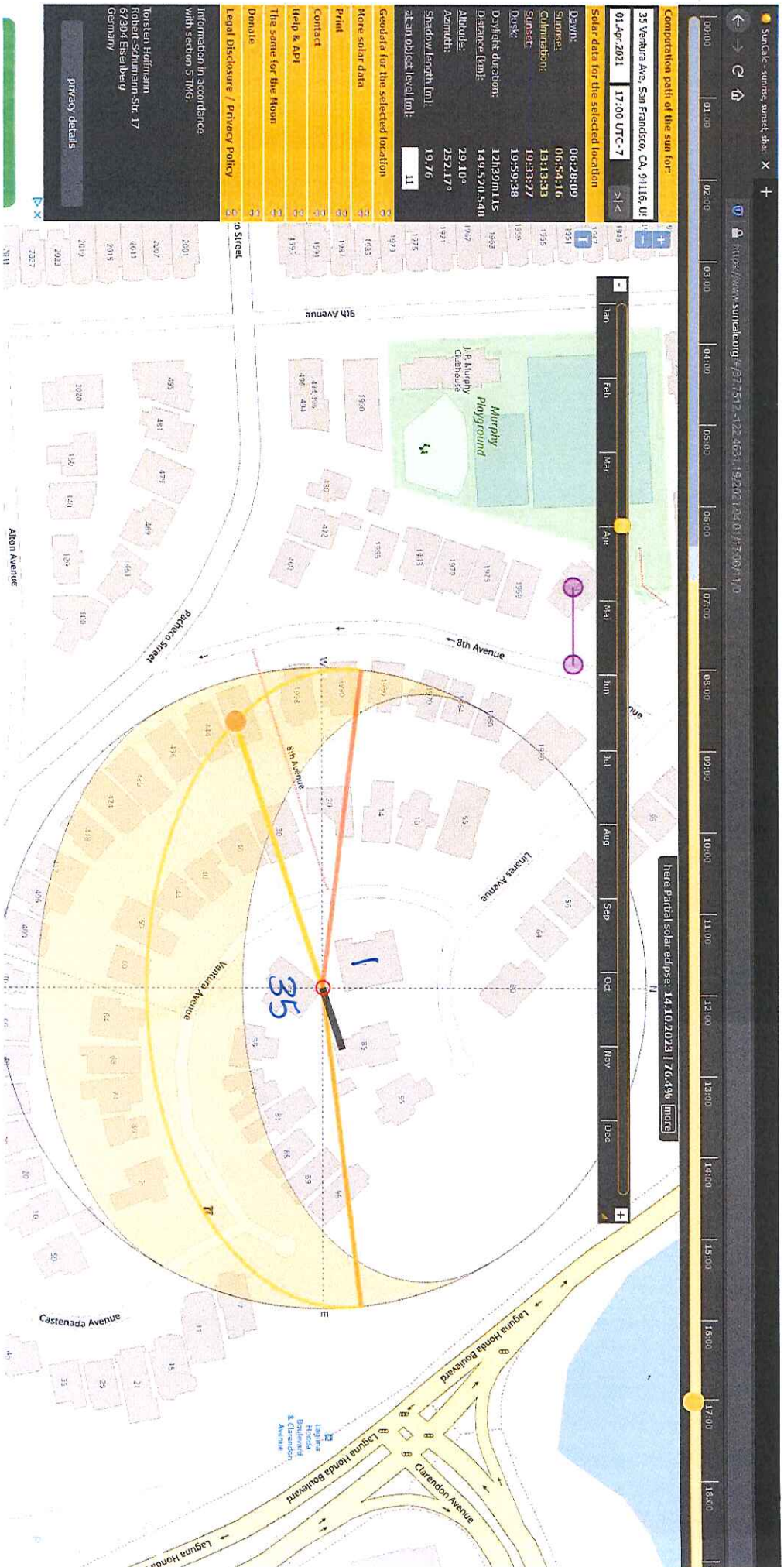


Jan. 2021 Noon



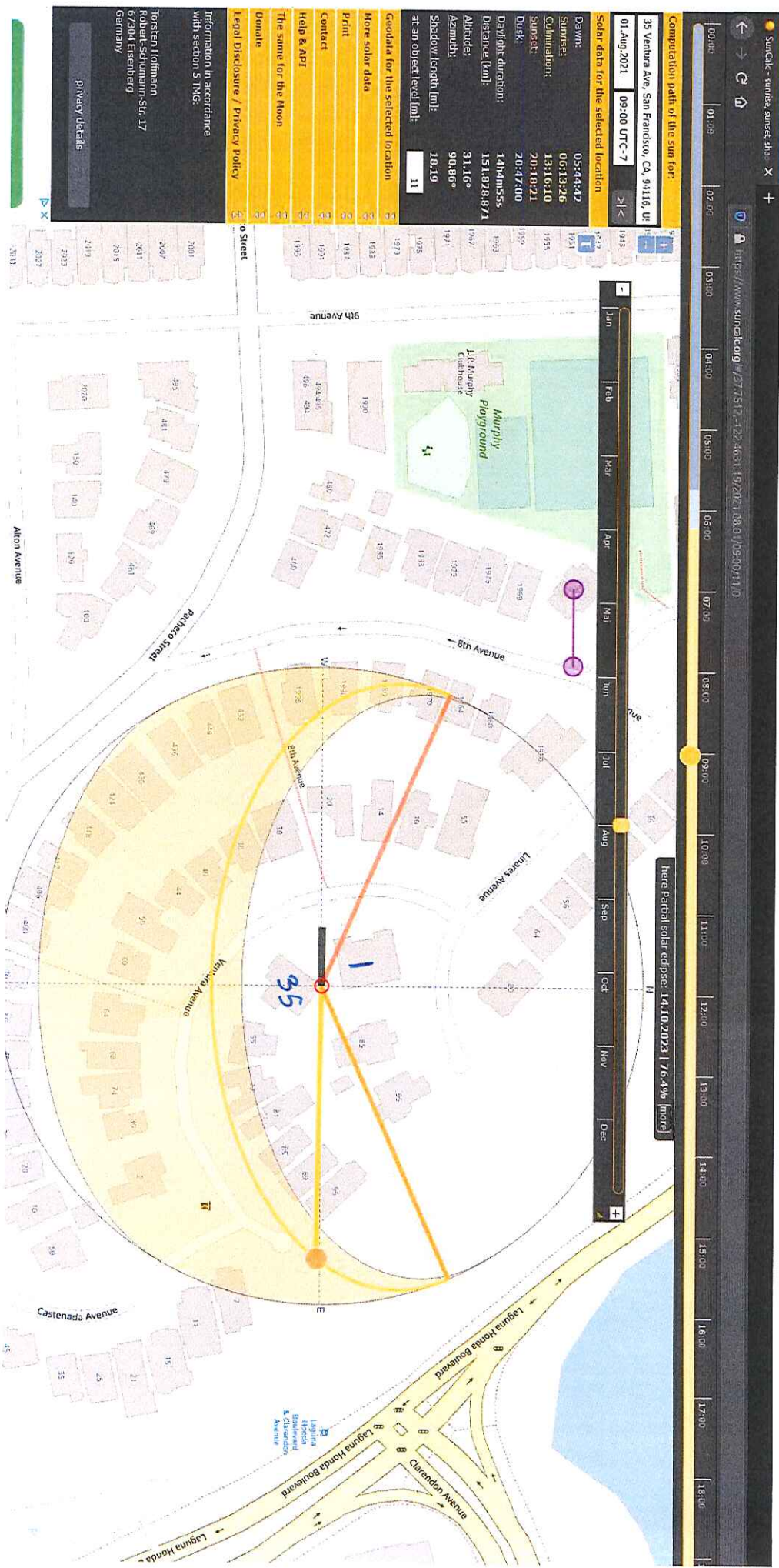


April 2021 5pm



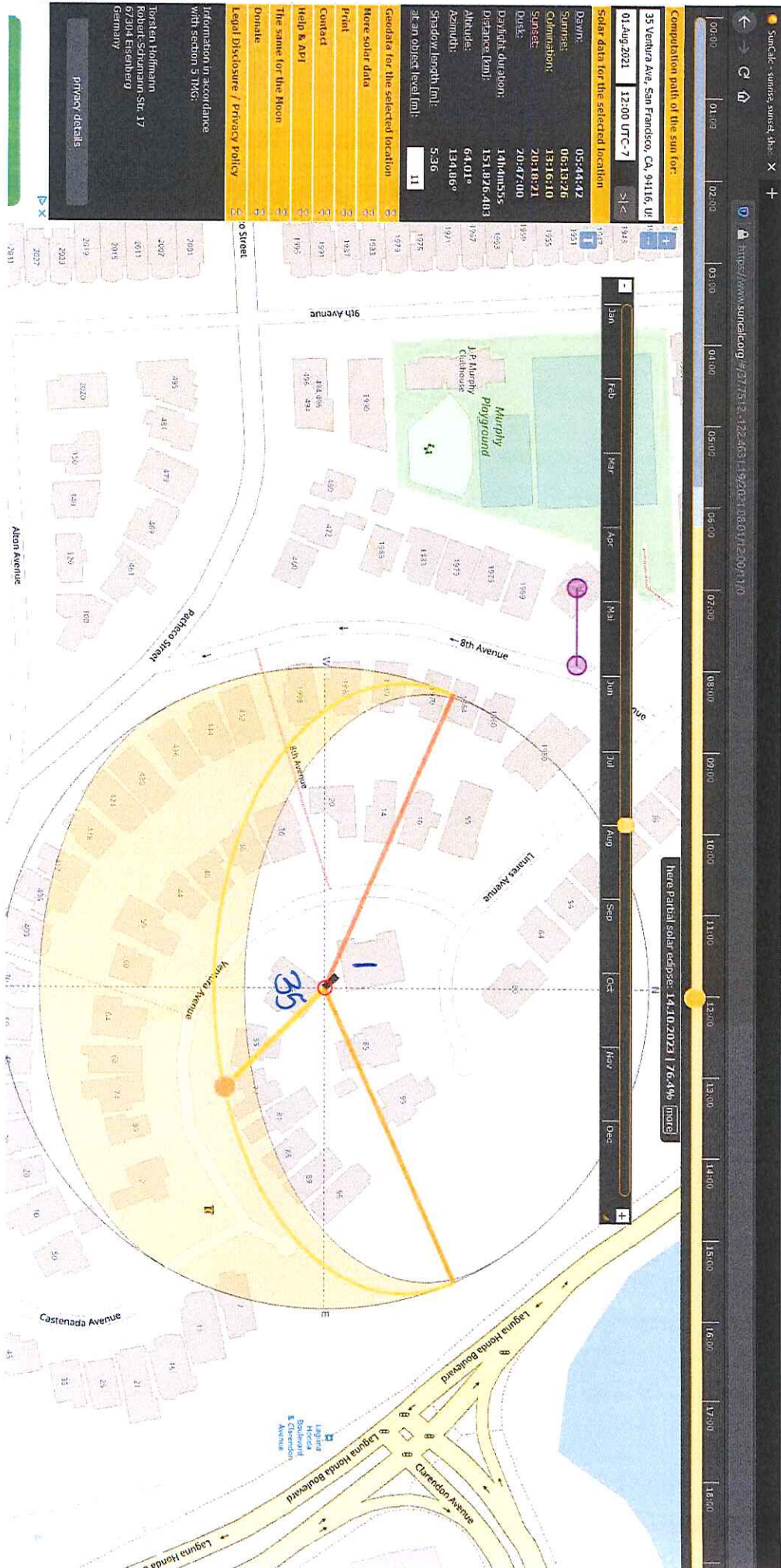


Avg. 2021 9 AM



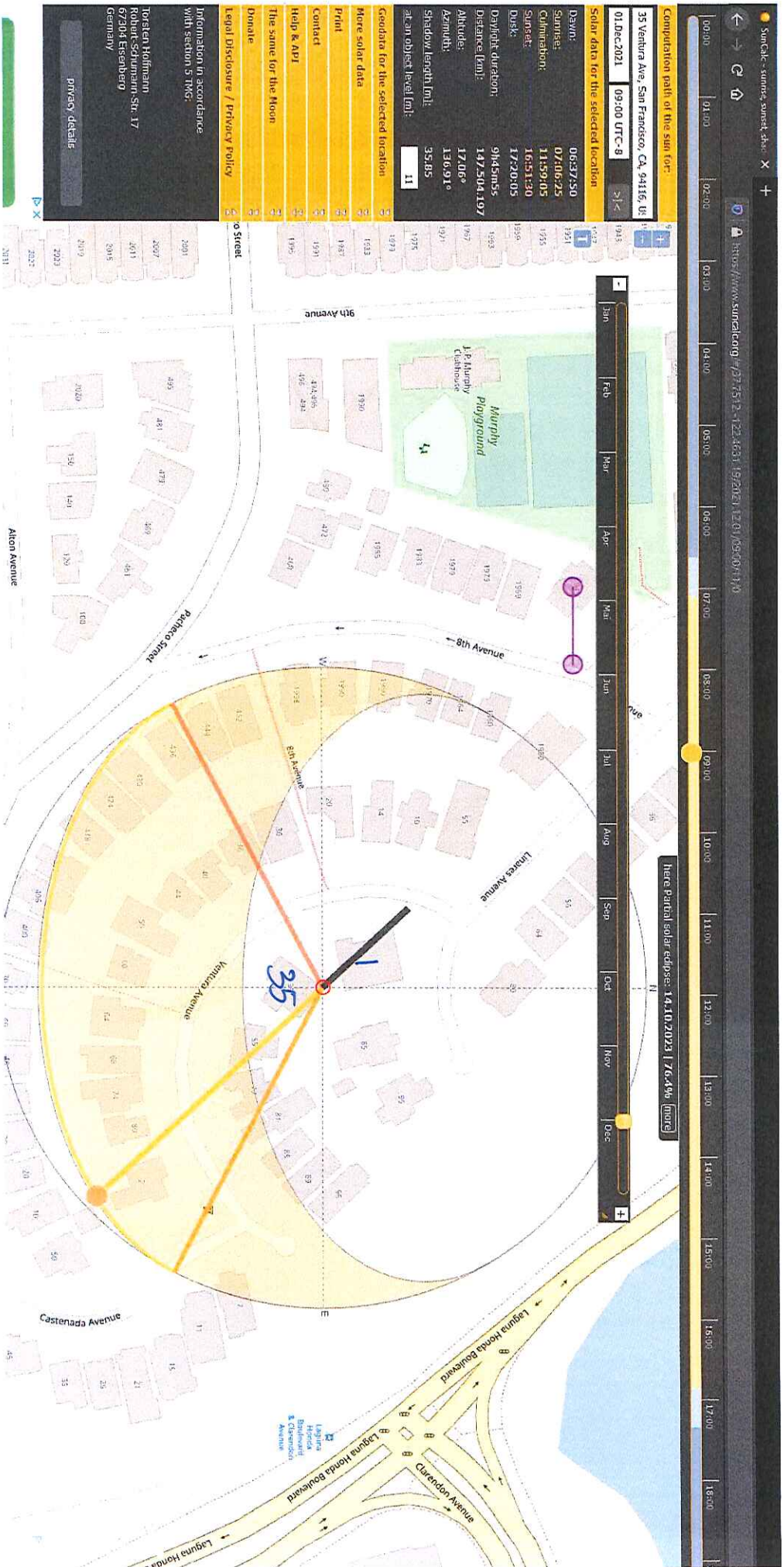


Aug 2021 Noon





Dec. 2021 9 AM

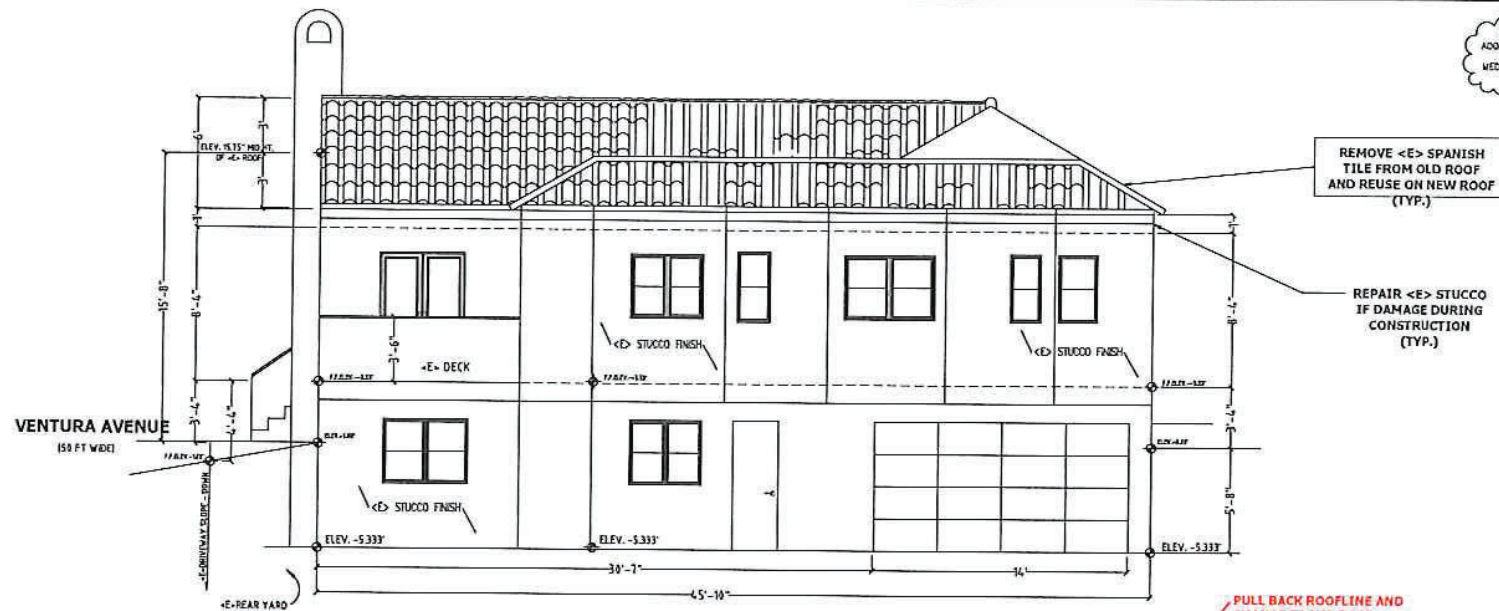


**Exhibit E**

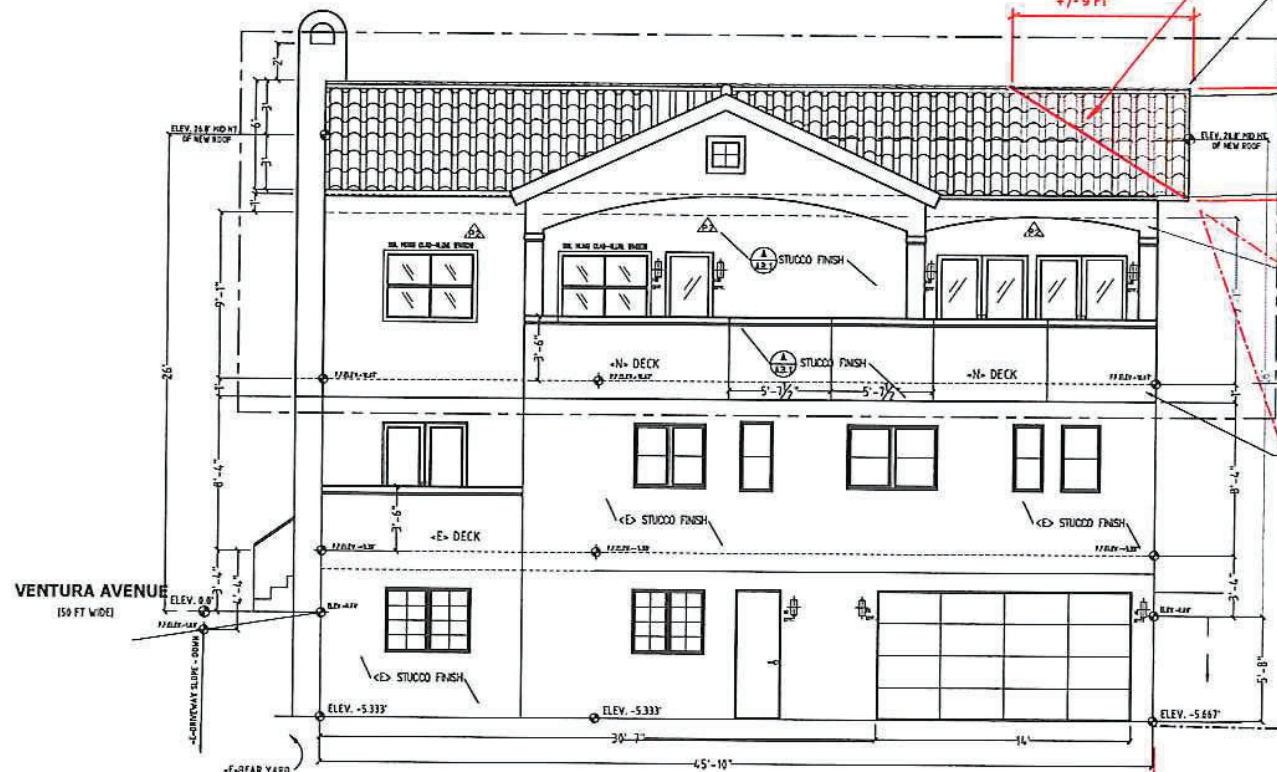
**Proposed Compromise Changes to Plans**

.....

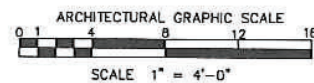




EXISTING REAR ELEVATION  
(1/4" = 1'-0")



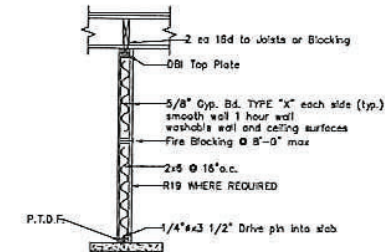
PROPOSED REAR ELEVATION  
(1/4" = 1'-0")



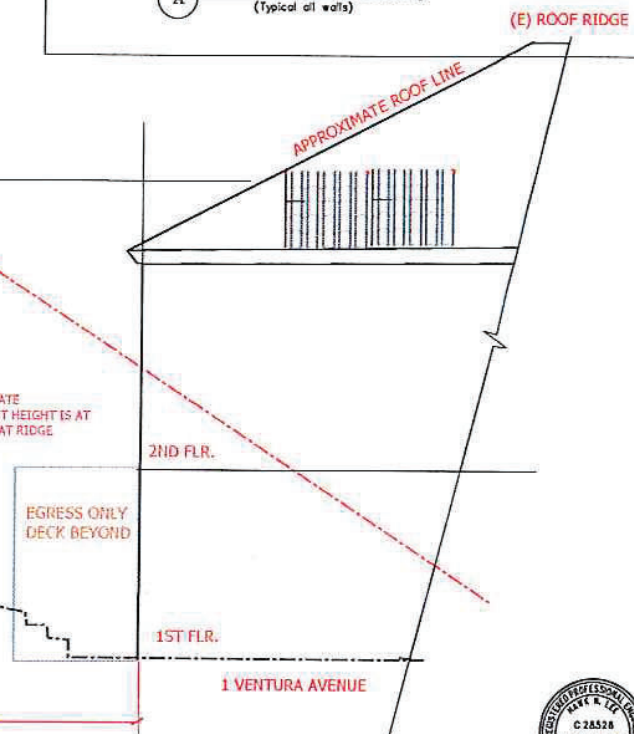
# WINDOW SCHEDULE (ALL DOUBLE GLAZE WITH U=0.30 MIN.)

WINDOW NO.	LOCATION	TYPE	SIZE
1	2ND FLR M. BATHROOM (NORTH)	DBL HUNG	2'-36"X48"
2	2ND FLR M. BEDROOM (NORTH)	DBL HUNG	2'-36"X48"
3	FAMILY ROOM (NORTH)	PATIO DOOR	3'-3/0"X8/0"
4	FAMILY ROOM (WEST)	DBL HUNG	30"X48" DBL HUNG
5	2ND FLR LAUNDRY (WEST)	DBL HUNG	30"X48"
6	2ND FLR BATHROOM (WEST)	TEMP. AWNING	2'-30"X24"
7	2ND FLR DEN (WEST)	DBL HUNG	30"X48" DBL HUNG
8	2ND FLR DEN (SOUTH)	FRENCH PATIO DOOR	2'-2/6"X8/0"
9	2ND FLR CLOSET (SOUTH)	DBL HUNG	2'-30"X48"
10	2ND FLR MASTER BED (SOUTH)	FRENCH PATIO DOOR	2'-2/6"X8/0"
11	SKYLIGHT ROOF	GLASS SKY LL	24"X24" DBL TEMP.
12	GND FLR <E> BEDROOM-BAY(SOUTH)	FIXED DBL HUNG	16"X54"

PROVIDE MARVIN OR EQUAL WINDOWS; ALL WINDOWS SHOULD NOT BE SLIDER AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U=0.30.



1 Hour Wall Assembly  
(Typical all walls)



REVISIONS	BY
02-28-16	
05-8-16	
A5-7-19	HL
A10-2-20	HL
A2-18-21	HL

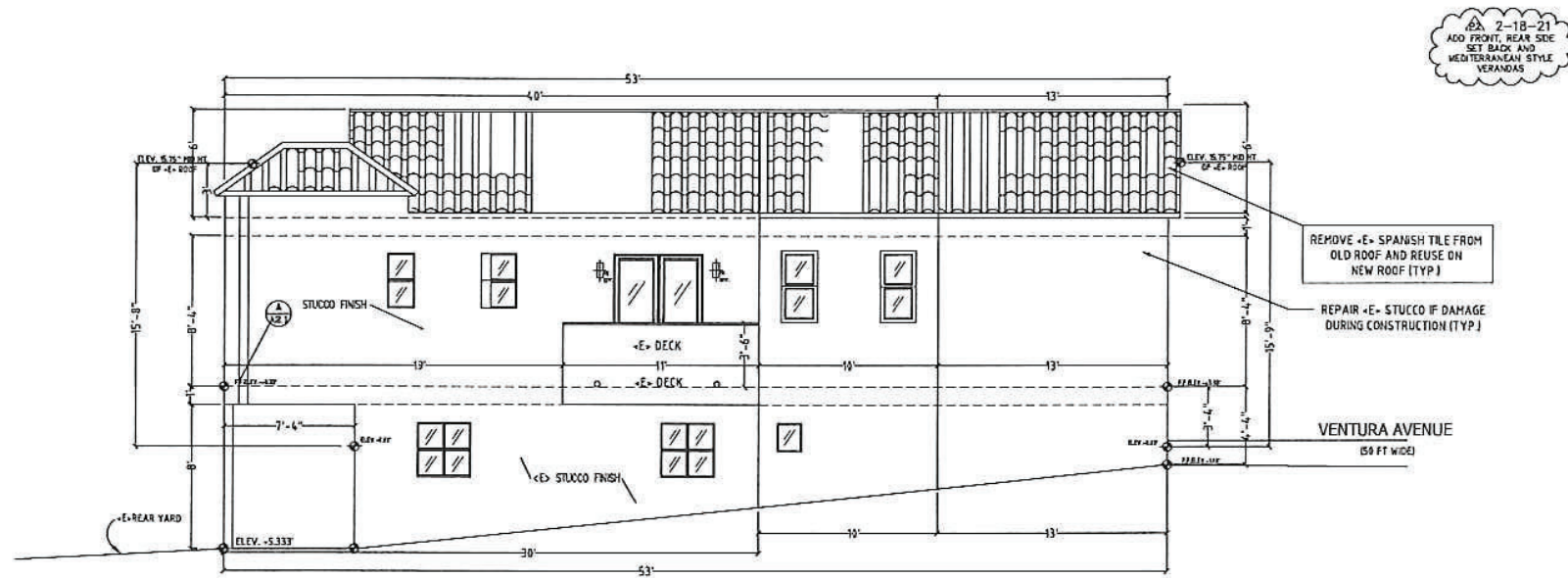
HAWK N. LEE, P. E.  
Consulting Engineer  
1609 Noriega Street  
San Francisco, California 94122  
(415) 661-6025 fax (415) 661-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

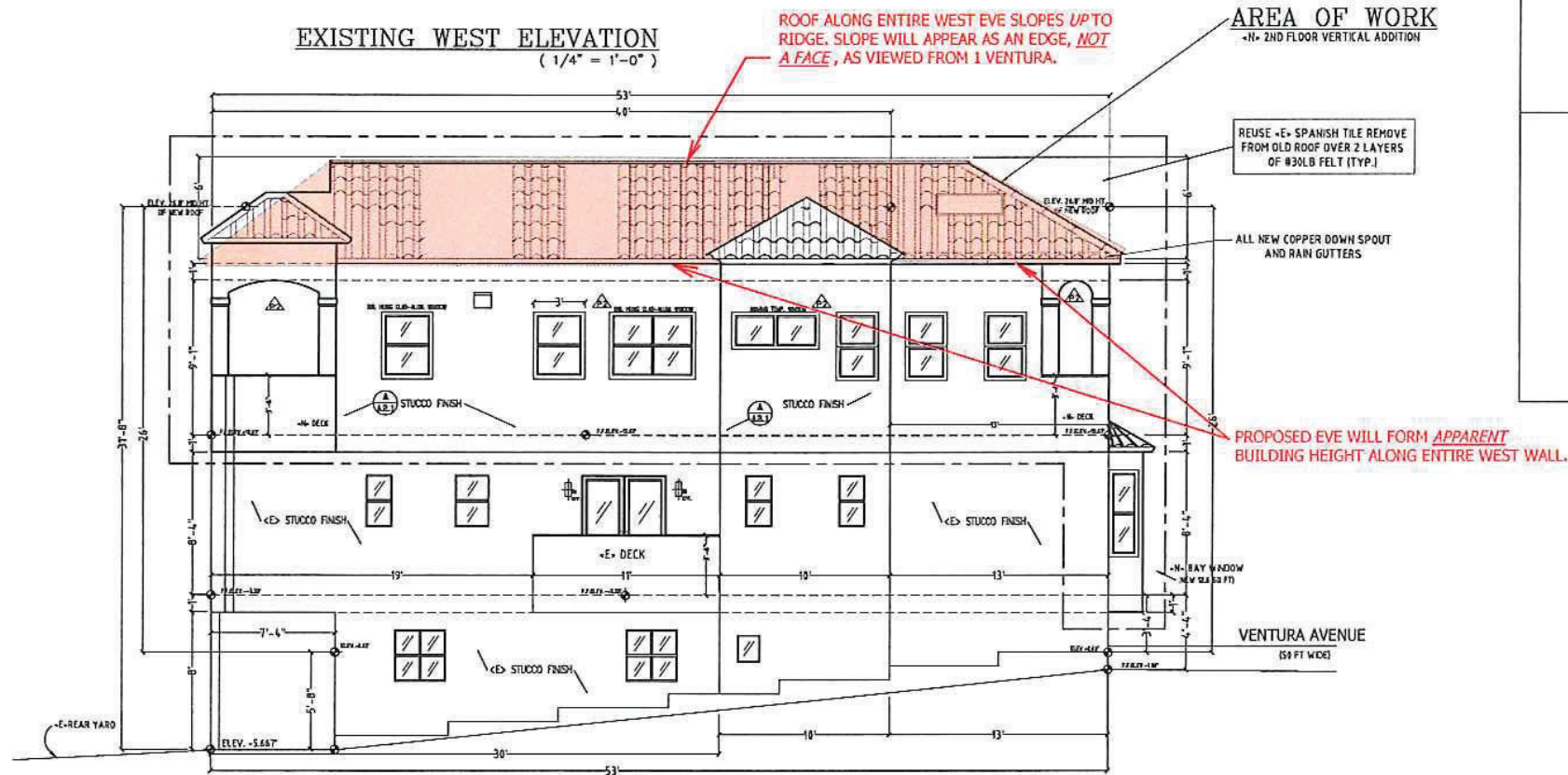
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
3 A2.1  
Of 24 Sheet

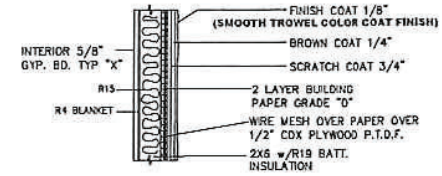
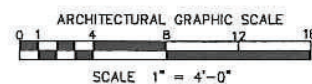




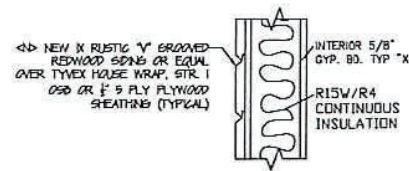
EXISTING WEST ELEVATION  
(1/4" = 1'-0")



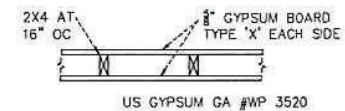
PROPOSED WEST ELEVATION  
(1/4" = 1'-0")



A STUCCO DETAIL (SECTION)  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



B SIDING DETAIL (SECTION)  
NEW 1X RUSTIC 'Y' GROOVED REDWOOD SING OR EQUAL



C 1HR WALL ASSEMBLY  
(1/4" = 1'-0")

REVISIONS	BY
02-28-16	
05-8-16	
A5-7-19	HL
A10-2-20	HL
A2-18-21	HL

HAWK N. LEE, P. E.  
Consulting Engineer  
1008 Noriega Street  
San Francisco, California 94122  
(415) 681-6325 fax (415) 981-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
A2.3  
0124 Sheet





BUILDING DATA:

ADDRESS: 35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA  
STORIES: 2 STORIES OVER BASEMENT  
OCCUPANCY: SINGLE FAMILY R3/U (GARAGE)  
TYPE: 5B-NON SPRINKLER  
ZONING: RH-1(D) HEIGHT: 40X  
BLOCK: 2816 LOT: 008  
OWNER: JENNIFER Y. WONG  
PHONE: 1 415 310-1208 (415) 290-3481  
E-MAIL: memiranda\_wong@yahoo.com

AREA ANALYSIS MATRIX FORMAT					
MARK	INDICATE	EXISTING	PROPOSED NEW	TOTAL	SPACE ID
	# STORIES	ONE	TWO	TWO	
A	BUILDING AREA PER FLOOR	553 SQ FT	0-50 FT 155 SQ FT	553 SQ FT	GARAGE
B	EXISTING FLOOR	1818 SQ FT	12-50 FT 11818 SQ FT	1818 SQ FT	EXISTING
C	BUILDING AREA	0-50 FT	1453 SQ FT	1453 SQ FT	CHANGING
D	OCCUPANT LOAD	200 SQ FT PER OCCUPANT		16.55	TOTAL UNABLE

ABBREVIATIONS:

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJUSTABLE	FL.	FLOOR
A.F.F.	ABOVE FINISH FLR.	F.O.F.	FACE OF FINISH
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD
ALT.	ALTERNATE	GA.	GAUGE
APPROX.	APPROXIMATELY	G.C.	GEN. CONTRACTOR
ARCH.	ARCHITECTURAL	GYP. BD.	GYPSUM BOARD
BLDG.	BUILDING	H.B.	HOSE BIB
BLKG.	BLOCKING	H.C.	HANDICAP
BM.	BEAM	HWDR.	HARDWARE
CAB.	CABINET	HP.	HIGH POINT
CAR.	COLD AIR RETURN	H.W.	HOT WATER
CL.	CENTER LINE	INSUL.	INSULATION
CLG.	CEILING	INT.	INTERIOR
CLOS.	CLOSET	L.P.	LOW POINT
CLR.	CLEAR	MECH.	MECHANICAL
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	(N)	NEW
CONST.	CONSTRUCTION	N.L.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	NO.	NUMBER
CTR.	CENTER	O.C.	ON CENTER
DET.	DETAIL	OPP.	OPPOSITE
D.F.	DRINKING FOUNTAIN	P-LAM	PLASTIC LAMINATE
DIA.	DIAMETER	PLYWD.	PLYWOOD
DM.	DIMENSION	R.D.	ROUGH DRAIN
DN.	DOWN	R.O.	ROUGH OPENING
DR.	DOOR	S.C.	SOLID CORE
D/S	DOWN SPOUT	STOR.	STORAGE
DWG.	DRAWING	SH.	SHEET
(E)	EXISTING	T + G	TONGUE & GROOVE
EL.	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	U.O.N.	UNLESS OTHERWISE
EQ.	EQUAL	NOTED	NOTED
EQUIP.	EQUIPMENT	WD.	WOOD
EXP.	EXPANSION	W.P.	WATERPROOF
EXPOS.	EXPOSED		
EXT.	EXTERIOR		
	FLOOR DRAIN		

CODE REQUIREMENTS:

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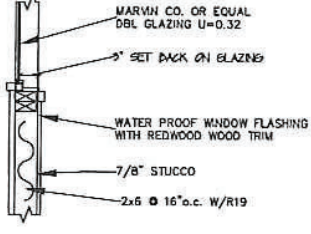
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SCOPE OF WORK:

SECOND FLOOR VERTICAL ADDITION TO EXISTING SINGLE FAMILY RESIDENCE  
ADD MASTER BEDROOM, MASTER BATHROOM, FAMILY ROOM, DEN, 2ND BATHROOM, LAUNDRY ROOM AND TWO FRONT DECKS

INDEX:

1. A1.0 SITE PLAN & BUILDING DATA
2. A2.0 EXISTING FRONT ELEVATIONS
3. A2.1 EXISTING REAR ELEVATIONS
4. A2.2 EXISTING EAST ELEVATIONS
5. A2.3 EXISTING WEST ELEVATIONS
6. A3.0 EXISTING FRONT & REAR ELEVATIONS WITH ADJACENT BUILDING
7. A4 EXISTING BASEMENT FLOOR PLANS
8. A4.1 EXISTING GROUND FLOOR PLANS
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12. E1.0 EXISTING 2ND FLOOR ELECTRICAL PLAN
12. E2.0 EXISTING GROUND AND BASEMENT ELECTRICAL PLAN
13. S1. FOUNDATION PLAN & SPECIFICATIONS
14. S1.1 FOUNDATION DETAILS
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18. S3. SPECIFICATIONS & DETAILS
19. S4. WOOD FRAMING DETAILS
20. S5. SPECIAL INSPECTIONS REQUIREMENTS
21. T1. TITLE 24 COMPUTER ENERGY COMPLIANCE
22. T1.1 MANDATORY MEASURES
23. T1.2 TITLE 24 COMPLIANCE FORMS
24. GS5. S. F. GREEN BUILDING REQUIREMENTS



A WINDOW SILL DETAIL  
SCALE 3/4" = 1'-0"

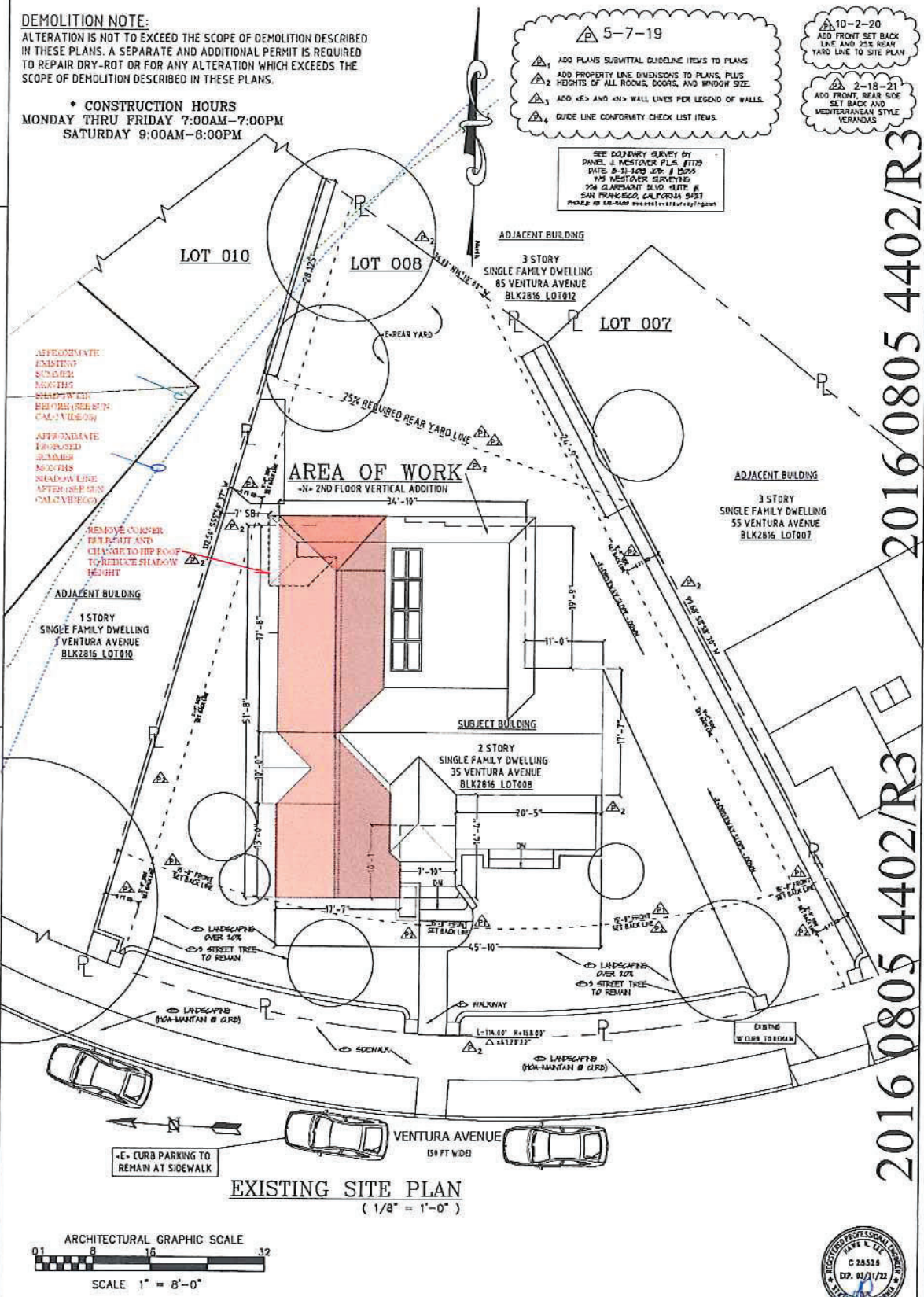
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\* CONSTRUCTION HOURS  
MONDAY THRU FRIDAY 7:00AM-7:00PM  
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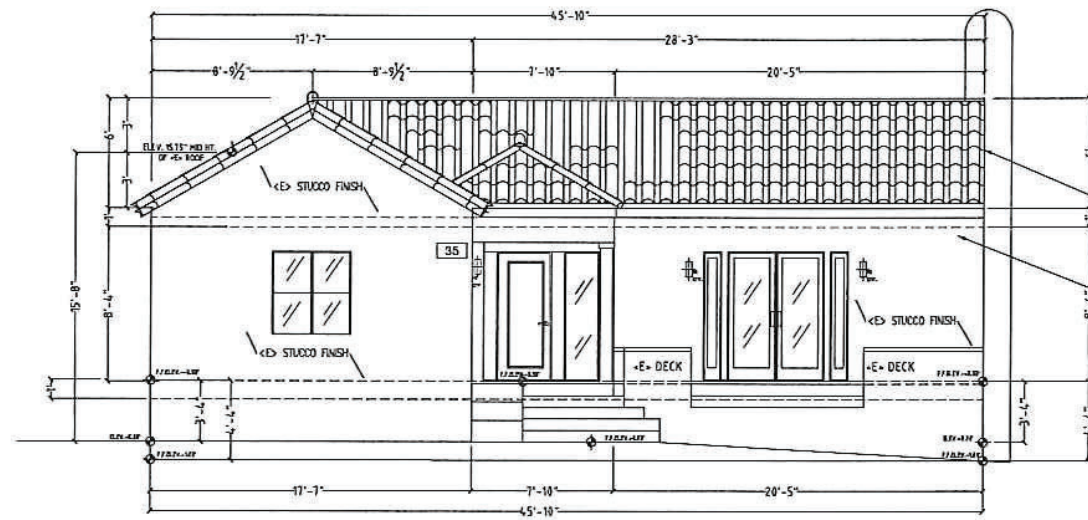
HAWK N. LEE, P. E.  
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(415) 881-6325 fax (415) 881-1012

BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

2016 0805 4402  
2016-013505PRJ  
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
A1.0  
0124 Sheet

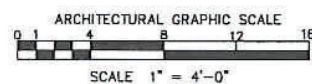




EXISTING FRONT ELEVATION  
(1/4" = 1'-0")



PROPOSED FRONT ELEVATION  
(1/4" = 1'-0")



2-18-21  
ADD FRONT, REAR, SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

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8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).
10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

### REMODELING NOTES:

1. CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.
2. PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.
3. NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED; UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.
4. STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.

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ADDITION TO RESIDENCE

Date: 03-05-15

Scale: AS SHOWN

Drawn: H. LEE

Job: 35V/V

Sheet

2  
0124

A2

Sheet



**Exhibit F**

**Photos of Expansion  
of  
landing at exterior of kitchen to Large Deck**



1 Ventura Avenue Conversion of egress stairway into  
functional deck (outdoor living space)

Source <https://sfplanninggis.org/1938/>

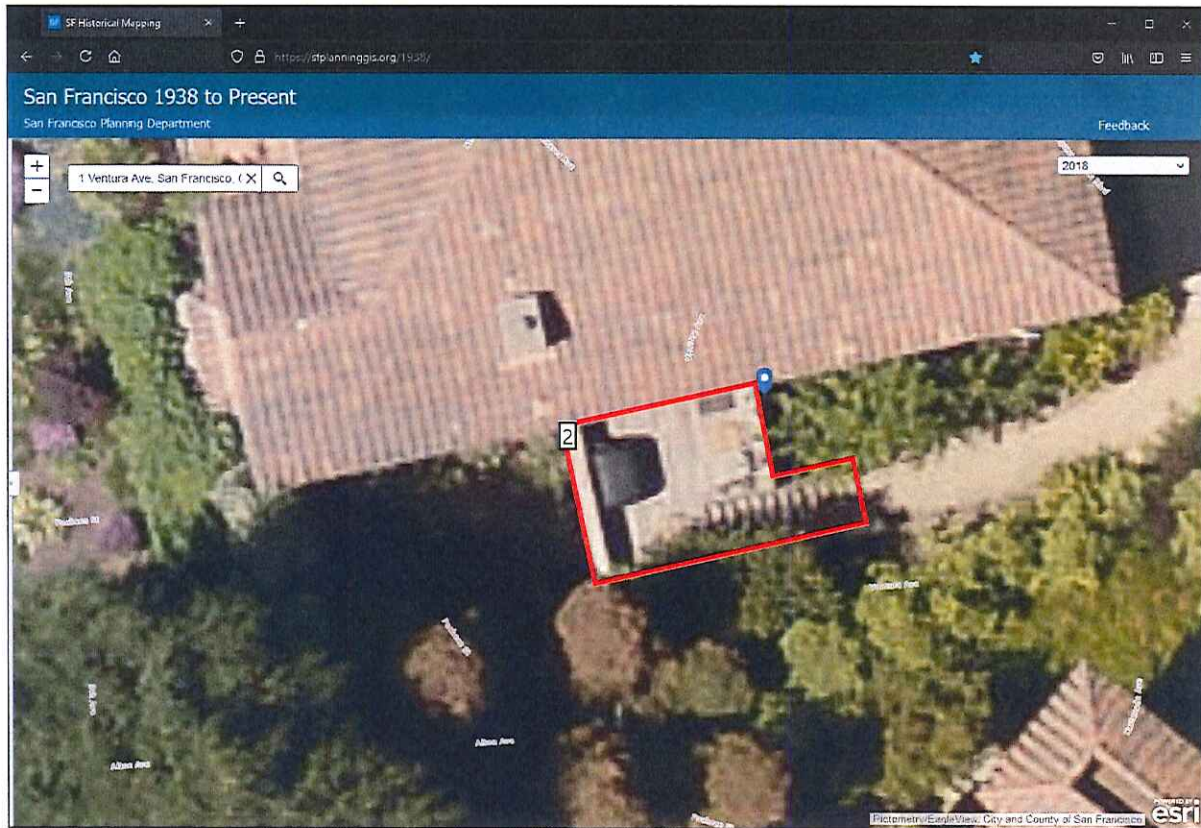


FIG. 1. Completed Deck 2018



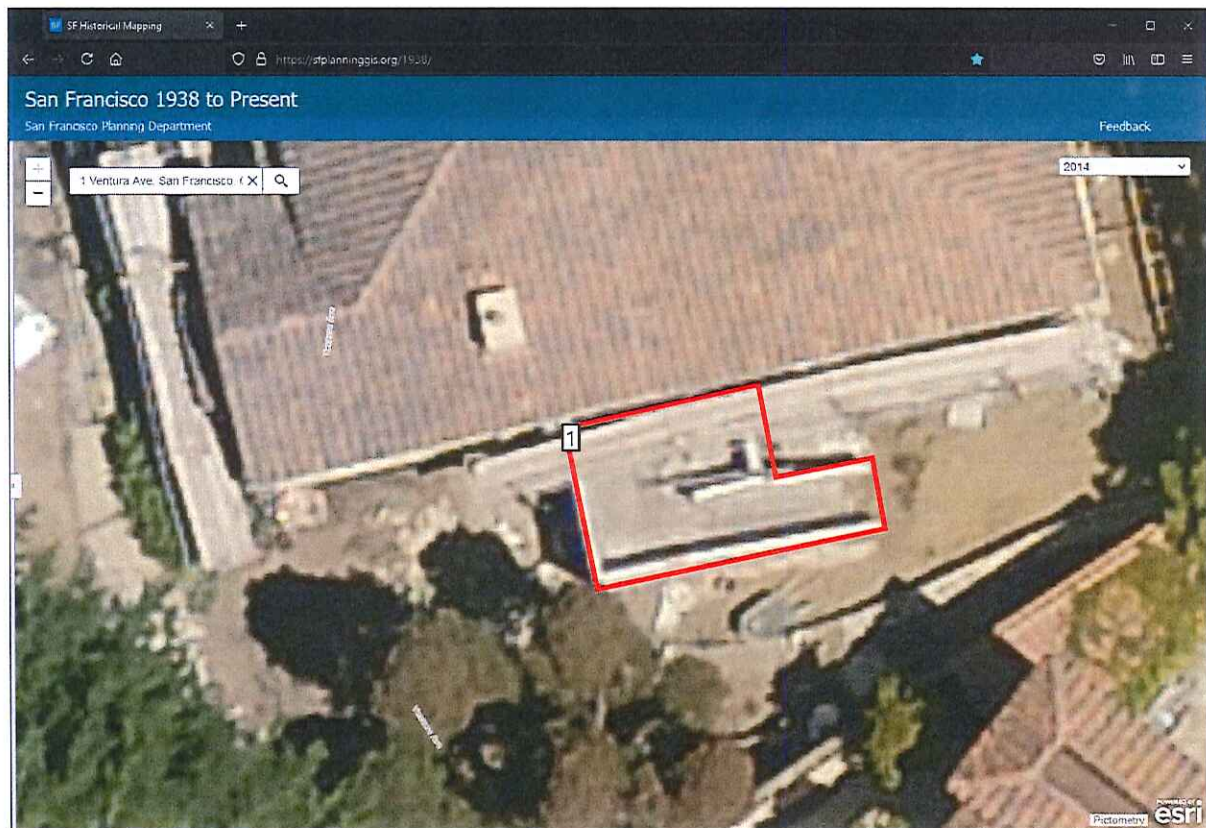


FIG 2. Deck Under Construction 2014 2

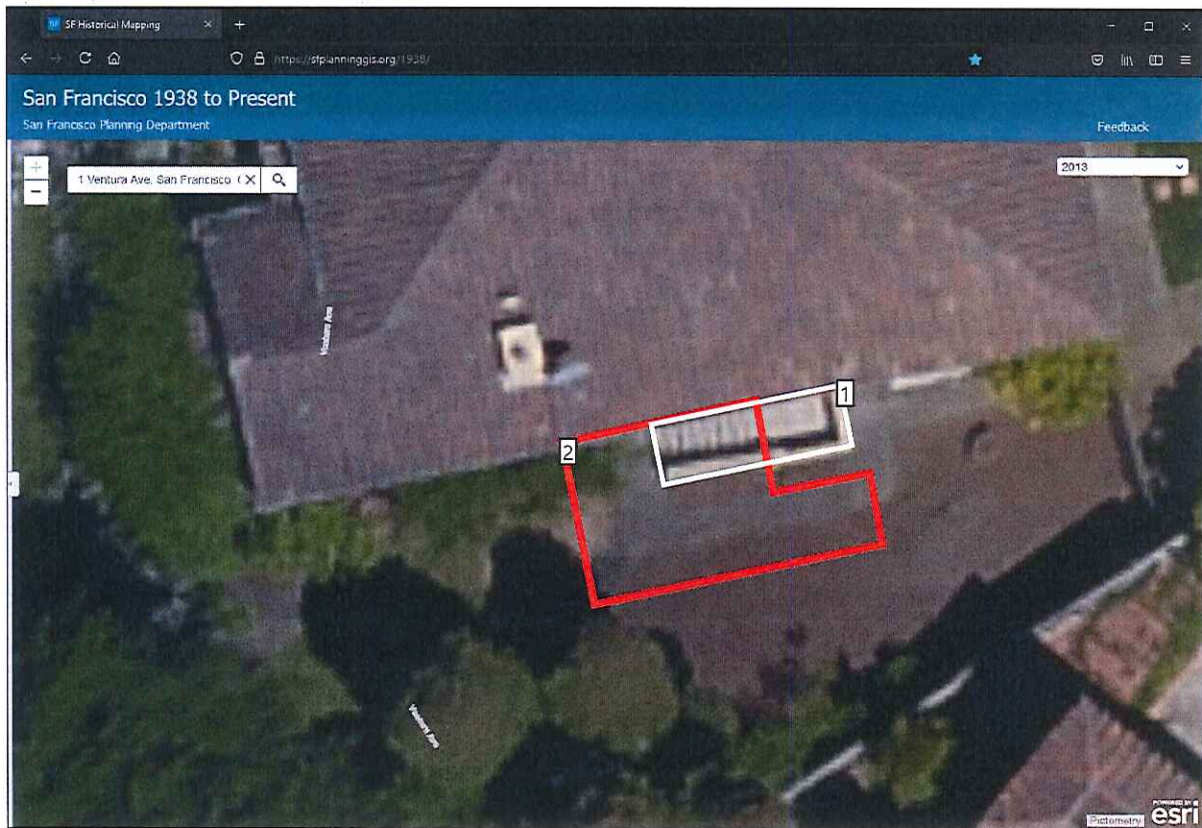


FIG 3. Original Egress Landing (white rectangle) (Note change of direction of steps.)  
2013

3

Suncalc.org shadow data

35 Ventura Avenue

Shadow Length and Azimuth at 11.0 Meters

Month	SL @ 8:00AM	Azimuth	SL @ 10:00 AM	Azimuth	SL @ 12:00 Noon	Azimuth	SL @ 2:00 PM	Azimuth	SL @ 4:00 PM	Azimuth	SL @ 6:00 PM
January	125.49	125.49	27.66	147.04	19.68	176.48	24.33	206.95	66.65	231.19	Dark
February	83.75	118.10	23.12	141.62	15.76	173.18	18.52	207.05	40.11	233.45	Dark
March	43.58	111.16	16.19	135.85	11.08	172.30	13.28	212.29	26.74	240.85	Dark
April	51.90	93.17	15.61	114.38	8.24	148.41	7.54	200.80	13.13	239.70	34.65
May	31.06	85.43	11.70	105.54	5.55	142.04	5.18	211.31	10.67	251.66	26.53
June	25.68	79.20	10.27	97.45	4.29	132.06	3.82	219.50	9.21	259.65	22.10
July	26.53	77.54	10.54	95.32	4.36	127.66	3.52	217.13	8.70	259.53	20.63
August	31.66	81.84	11.78	101.09	5.37	134.96	4.49	208.63	9.55	252.25	22.95
September	41.94	91.10	14.02	112.45	7.35	147.37	6.87	204.08	12.51	243.21	32.80
October	64.59	101.97	17.80	124.44	10.46	158.26	10.51	202.24	18.19	235.81	66.26
November	169.25	111.72	24.84	147.54	14.35	182.00	19.32	215.70	51.81	240.40	Dark
December	76.43	125.61	24.40	149.70	18.81	180.22	24.82	210.67	79.42	234.30	Dark
Winter solstice	113.51	125.15	27.58	148.36	20.00	177.82	25.40	209.71	75.68	231.74	Dark

Time house in partial shadow

23%

8am

12

4

0.33

10am

12

9

0.75

Maximum elevation (building + grade)

11

meters

Azimuth shadow range (Inclusive)

112 deg

to

175 deg

Shadow length minimum (SL)

6

meters

Closest distance between buildings (at roof eve)

6

meters

Irrelevant data (Light blue)

209.71

12noon

12

5

0.42

2pm

12

0

0.00

4pm

12

0

0.00

6pm

12

0

0.00

YEAR

78

18

0.23



Azimuth
n/a
n/a
n/a
262.61
272.55
278.58
278.50
273.17
265.54
257.90
n/a
n/a
n/a

BUILDING DATA:

ADDRESS: 35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA  
STORIES: 2 STORIES OVER BASEMENT  
OCCUPANCY: SINGLE FAMILY R3/U 1(GARAGE)  
TYPE: 5B-NON SPRINKLER  
ZONING: RH-1(D) HEIGHT: 40X  
BLOCK: 2816 LOT: 008  
OWNER: JENNIFER Y. WONG  
PHONE: 1 415 310-1208 (415) 290-3481  
E-MAIL: memiranda\_wong@yahoo.com



AREA ANALYSIS MATRIX FORMAT						
MARK	INDICATE		EXISTING	PROPOSED NEW	TOTAL	SPACE ID
	# STORIES		ONE	TWO	TWO	
A	BUILDING AREA PER FLOOR	<E>GARAGE	553 SQ FT	-0- SQ FT	553 SQ FT	GARAGE
		<E>BASEMENT	156 SQ FT	-0- SQ FT	156 SQ FT	<E>STORAGE
B		<E>GRD FLOOR	1818 SQ FT	-12- SQ FT	1818 SQ FT	<E>LIVABLE
		<N>2ND FLOOR	-0- SQ FT	1453 SQ FT	1453 SQ FT	<N>LIVABLE
C	BUILDING AREA				3271 SQFT	TOTAL LIVABLE
D	OCCUPANT LOAD	200 SQ FT PER OCCUPANT			16.85	

ABBREVIATIONS:

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJUSTABLE	FL.	FLOOR
A.F.F.	ABOVE FINISH FLR.	FLOUR.	FLOURESCENT
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH
ALT.	ALTERNATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	GA.	GAUGE
ARCH.	ARCHITECTURAL	G.C.	GEN. CONTRACTOR
BLDG.	BUILDING	GYP. BD.	GYPSON BOARD
BLKG.	BLOCKING	H.B.	HOSE BIB
BM.	BEAM	H.C.	HANDICAP
CAB.	CABINET	HDWR.	HARDWARE
CAR.	COLD AIR RETURN	HP	HIGH POINT
CL.	CENTER LINE	H.W.	HOT WATER
CLG.	CEILING	INSUL.	INSULATION
CLOS.	CLOSET	INT.	INTERIOR
CLR.	CLEAR	L.P.	LOW POINT
COL.	COLUMN	MECH.	MECHANICAL
CONC.	CONCRETE	MTL.	METAL
CONST.	CONSTRUCTION	(N)	NEW
C.T.	CERAMIC TILE	N.I.C.	NOT IN CONTRACT
CTR.	CENTER	NO.	NUMBER
DET.	DETAIL	O.C.	ON CENTER
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIA.	DIAMETER	P-LAM	PLASTIC LAMINATE
DIM.	DIMENSION	PLYWD.	PLYWOOD
DN.	DOWN	R.D.	ROOF DRAIN
DR.	DOOR	R.O.	ROUGH OPENING
D/S	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	STOR.	STORAGE
(E)	EXISTING	SHT.	SHEET
EA.	EACH	T + G	TONGUE & GROOVE
EL.	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ.	EQUAL	WD.	WOOD
EQUIP.	EQUIPMENT	W.P.	WATERPROOF
EXP.	EXPANSION		
EXPOS.	EXPOSED		
EXT.	EXTERIOR		
	FLOOR DRAIN		

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ADDENDUM S-SITE PLANS:

PLANNING AND BUILDING

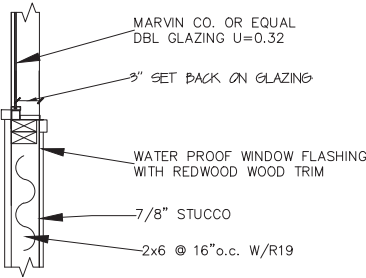
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ADDENDUM S1-FINAL PLANS:

FOUNDATION  
SUPERSTRUCTURE  
MECHANICAL



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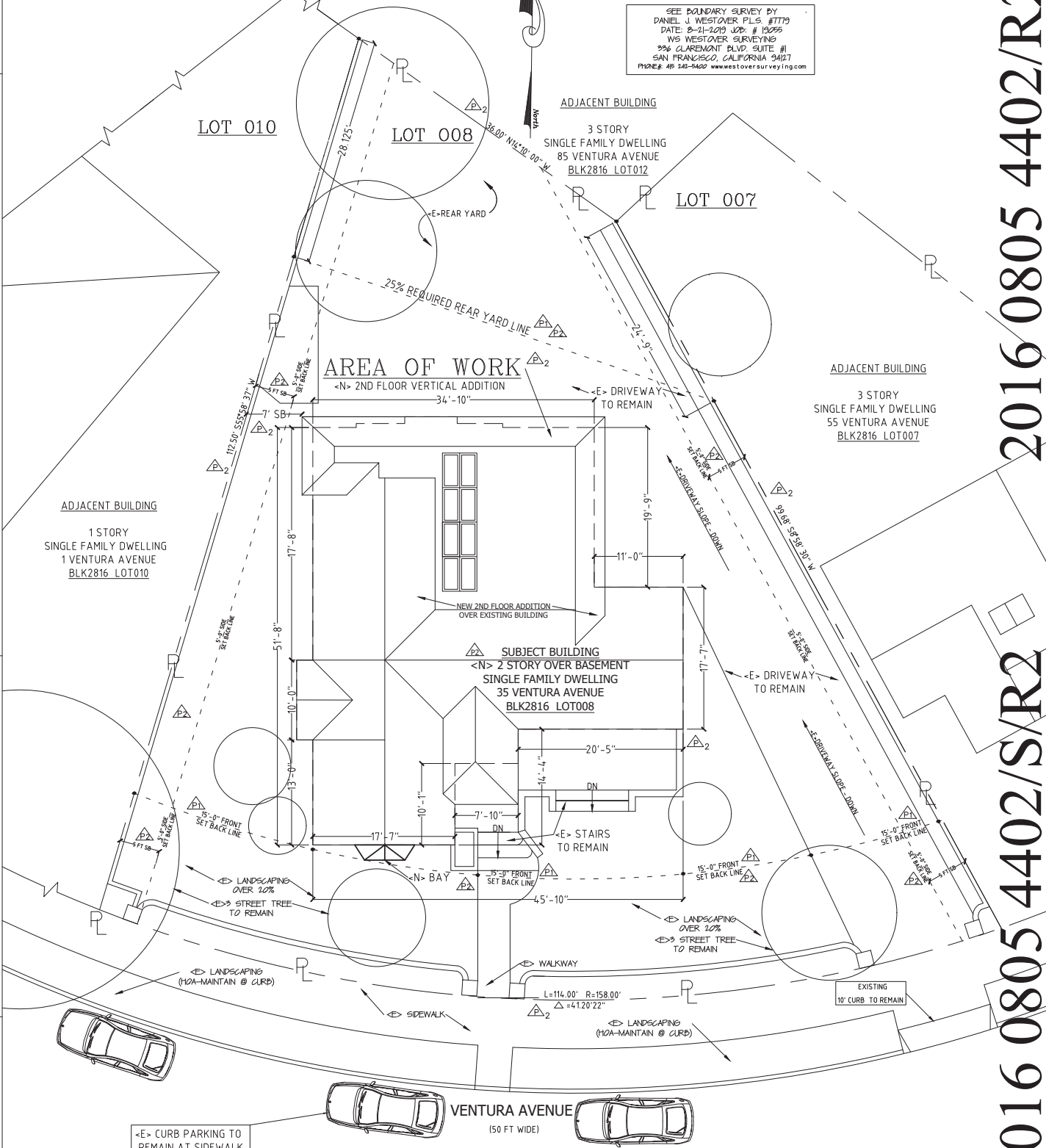
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LOCATION PLAN

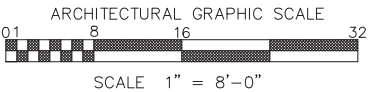
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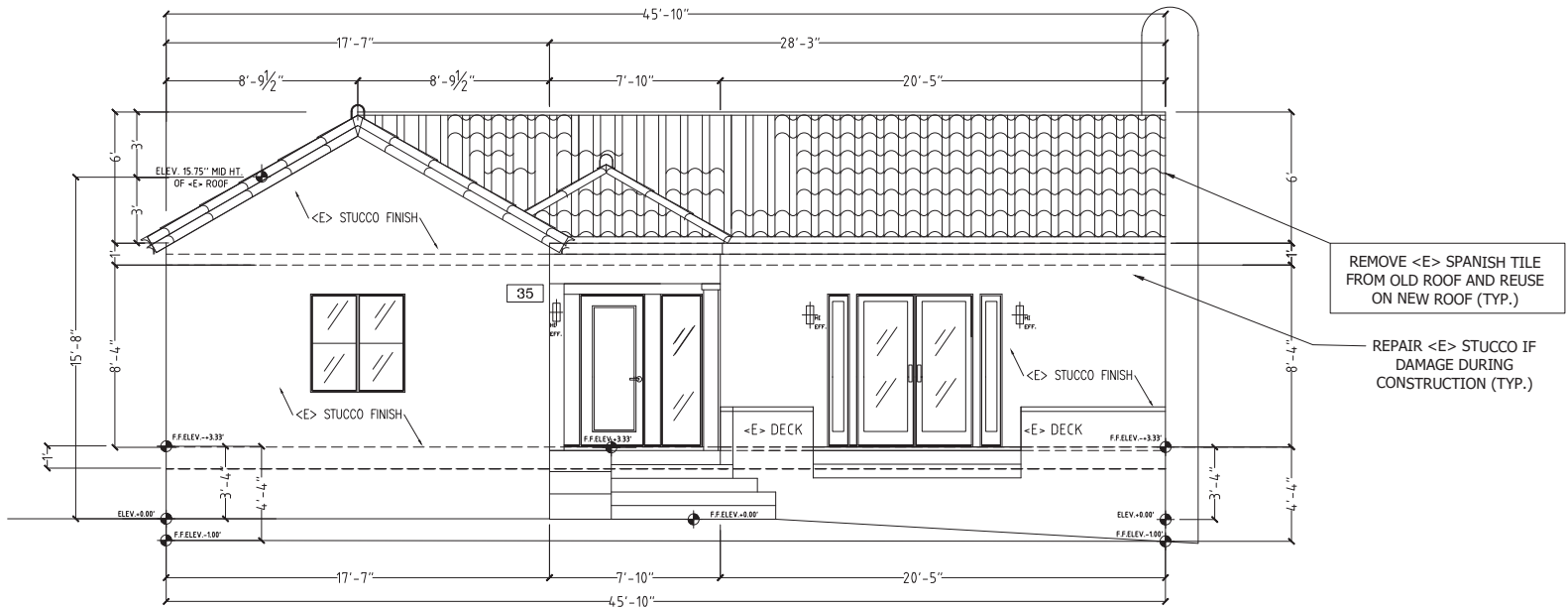
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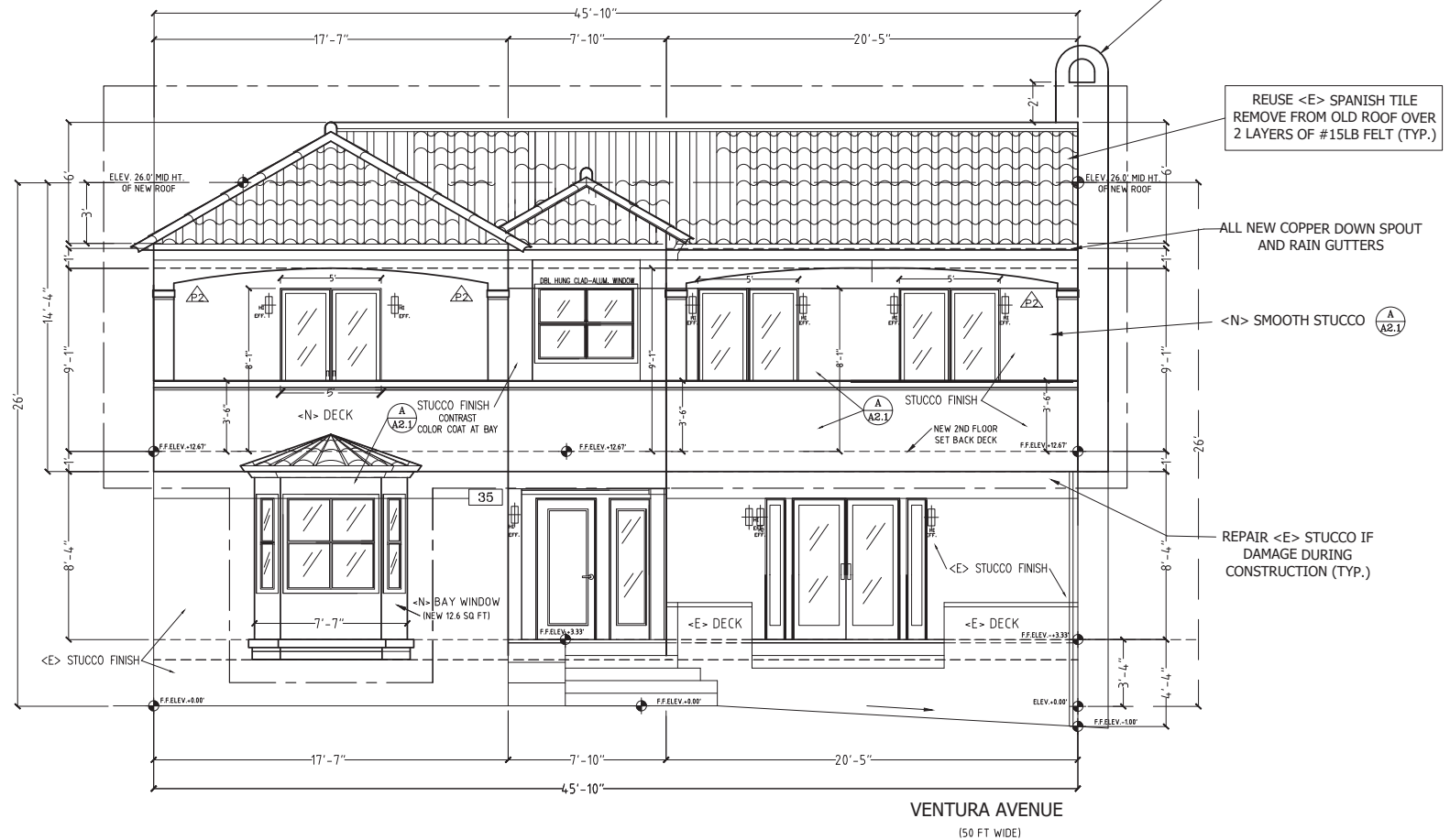




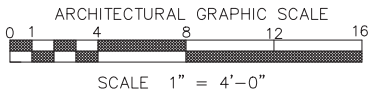
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8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).

10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.

11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.

## REMODELING NOTES:

1. CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.

2. PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.

3. NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED; UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.

4. STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.

5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.

6. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.



REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

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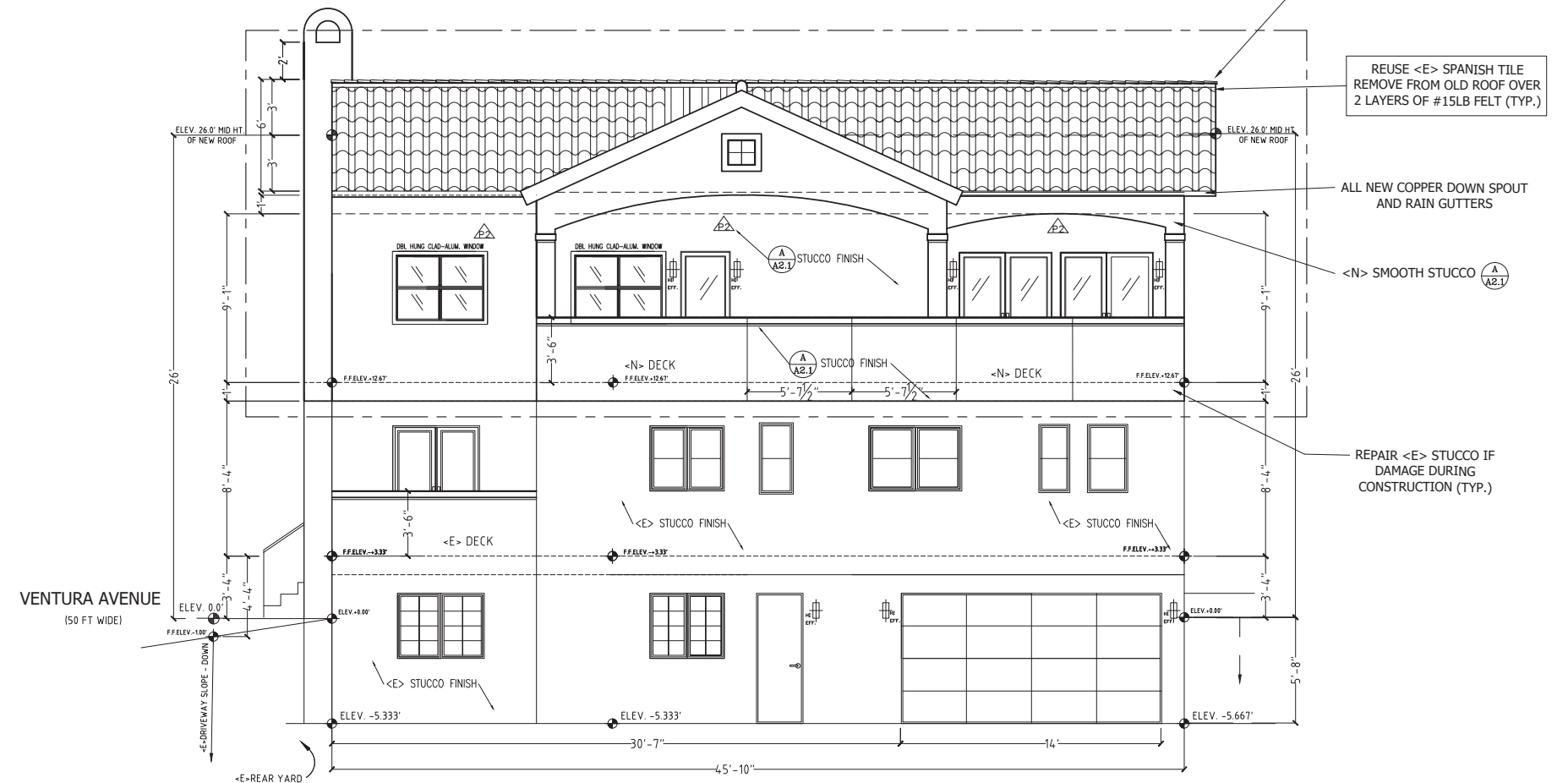
BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

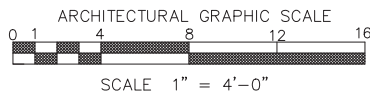
Date: 03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
3 Of 25  
A2  
Sheet



EXISTING REAR ELEVATION  
( 1/4" = 1'-0" )



PROPOSED REAR ELEVATION  
( 1/4" = 1'-0" )

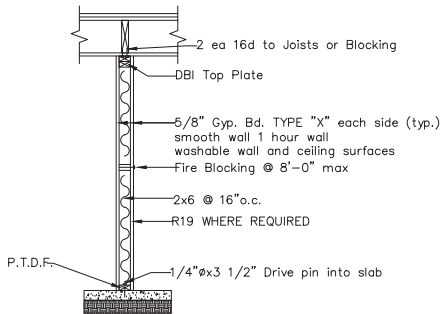


2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

## WINDOW SCHEDULE (ALL DOUBLE GLAZE WITH U= 0.30 MIN.)

NEW WINDOW SCHEDULE (ALL GLAZING U= 0.30 MIN.)			
WINDOW NO.	LOCATION	TYPE	SIZE
1	2ND FLR M. BATHROOM (NORTH) 2ND FLR M. BEDROOM (NORTH)	DBL HUNG DBL HUNG	2-36"X48" 2-36"X48"
2	FAMILY ROOM (NORTH)	PATIO DOOR	3-3/0'X8/0'
3	FAMILY ROOM (WEST)	DBL HUNG	30"X48" DBL HUNG
4	2ND FLR LAUNDRY (WEST)	DBL HUNG	30"X48"
5	2ND FLR BATHROOM (WEST)	TEMP. AWNING	2-30"X24"
6	2ND FLR BATHROOM (WEST)	DBL HUNG	30"X48" DBL HUNG
7	2ND FLR DEN (WEST)	DBL HUNG	30"X48" DBL HUNG
8	2ND FLR DEN (SOUTH)	FRENCH PATIO DOOR	2-2/6'X8/0'
9	2ND FLR CLOSET (SOUTH)	DBL HUNG	2-30"X48"
10	2ND FLR MASTER BED (SOUTH)	FRENCH PATIO DOOR	2-2/6'X8/0' 2-2/6'X8/0'
11	SKYLIGHT ROOF	GLASS SKY LT. ELECT. OPENER	24"X24" DBL TEMP. 24"X48" DBL TEMP.
12	GND FLR <E> BEDROOM-BAY(SOUTH)	FIXED DBL HUNG	16"X54" 48"X54"

PROVIDE MARVIN OR EQUAL WINDOWS: ALL WINDOWS SHOULD NOT BE SLIDER  
AND SHOULD BE WOOD OR ALUMINUM CLAD WOOD U= 0.30.



1 Hour Wall Assembly  
(Typical all walls)

REVISIONS	BY
02-28-16	
05-8-16	
5-7-19	HL
10-2-20	HL
2-18-21	HL

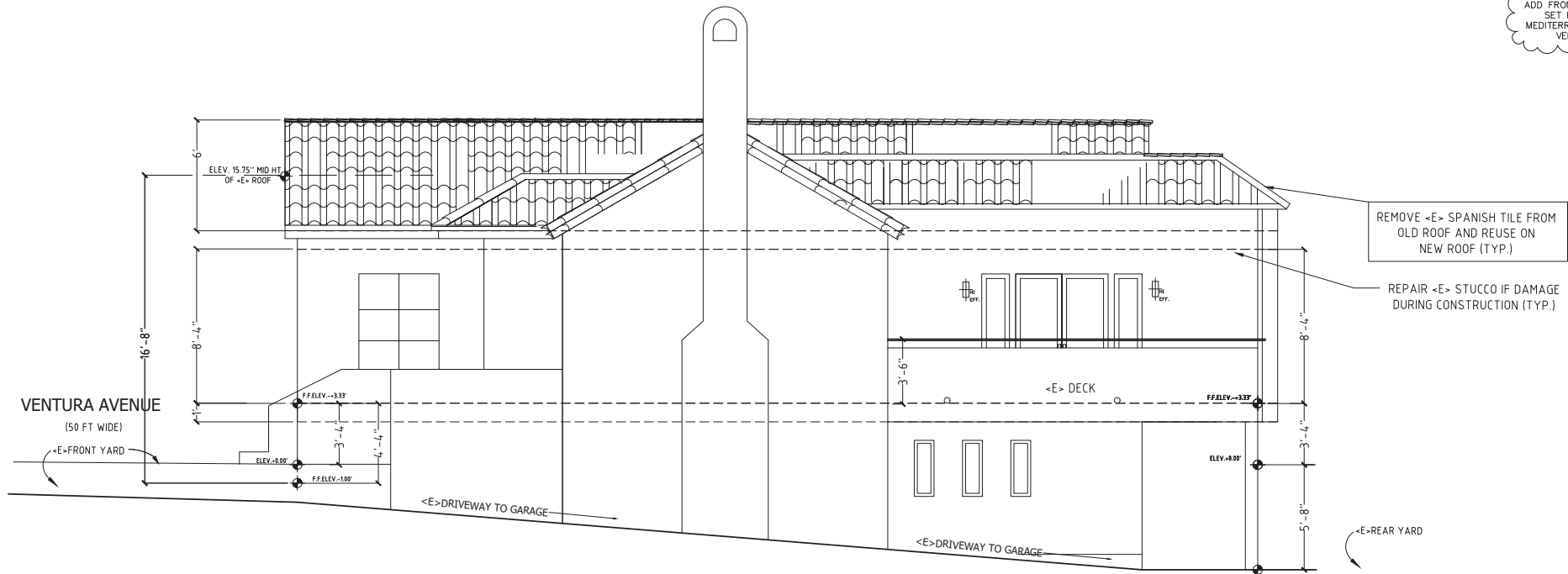
HAWK N. LEE, P. E.  
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BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date: 03-05-15  
Scale: AS SHOWN  
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Job: 35V/V  
Sheet  
4 A2.1  
Of 25 Sheet

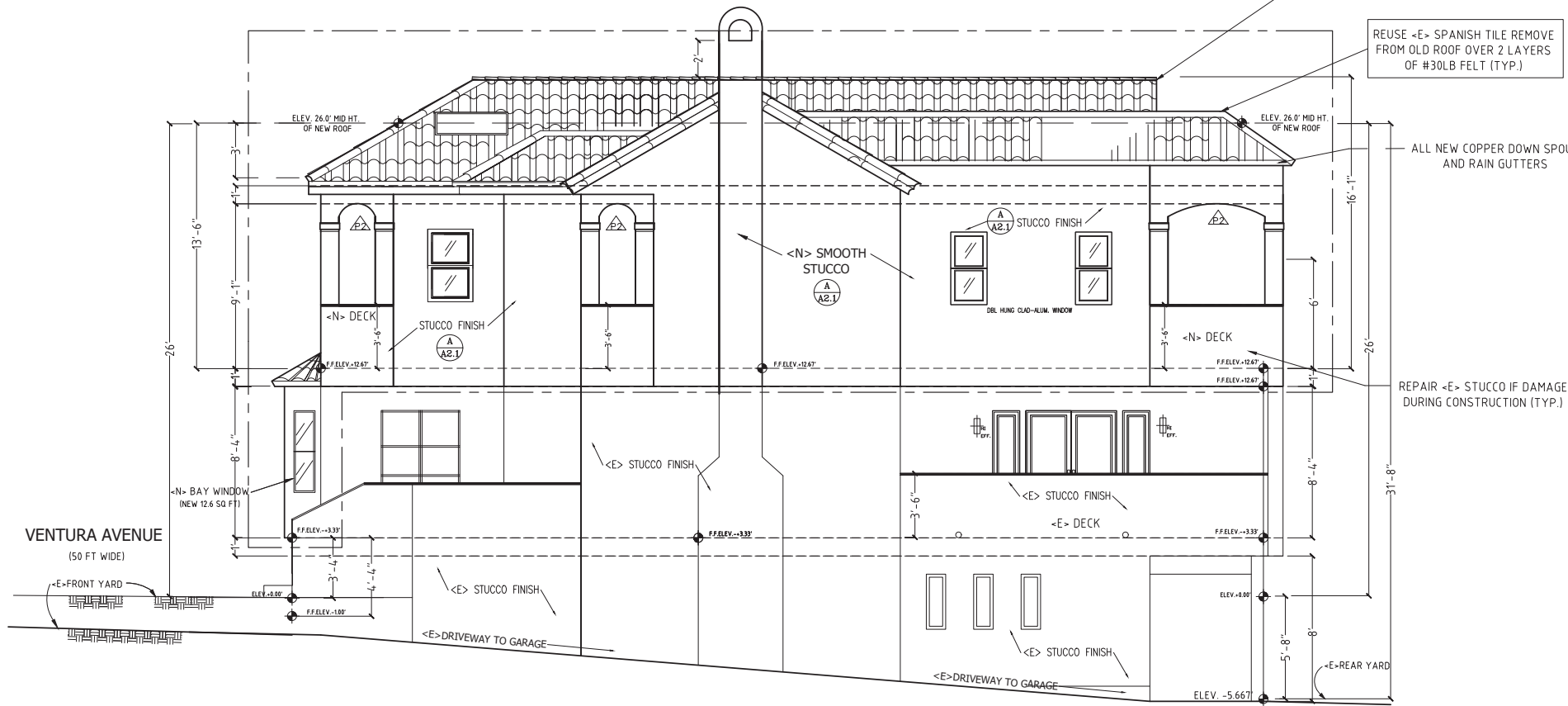




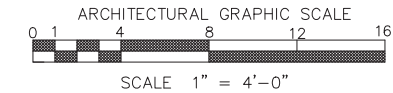
BATHROOM FAN REQUIREMENTS:

- A. FANS SHALL BE ENERGY STAR COMPLIANT  
B. CONTROLLED BY AN ACCESSIBLE HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE BETWEEN 50 AND 80%

EXISTING EAST ELEVATION  
( 1/4" = 1'-0" )



PROPOSED EAST ELEVATION  
( 1/4" = 1'-0" )



2-18-21  
ADD FRONT, REAR, SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

CalGreen REQUIREMENTS:

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1).
2. MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
3. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
4. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION (4.404.1).
5. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1).
6. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
7. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
8. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
9. PARTIALBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
10. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
11. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
12. PROVIDE INSULATED LOUVERS/COVERS (MIN R-4.2) WHICH CLOSE WHEN THE FAN IS OFF FOR THE WHOLE HOUSE EXHAUST FANS (4.507.1).

CALIFORNIA CODE REGULATIONS:  
TITLE 24, PART 6—ENERGY BUILDING REGULATION

PROVIDE AN INSULATION CERTIFICATE FORM (IC-1) ATTACHED TO PLANS (THIS FORM SHALL BE FILLED OUT BY THE INSULATION CONTRACTOR TO PROVIDE A COPY TO THE BUILDING DIVISION ON THE FINAL INSPECTION) (CEES STD 10-103.B.1).

"WATER HEATER SHALL BE WRAPPED WITH R-12 INSULATION"

ANY WATER HEATER WITH AN ENERGY FACTOR LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER (CEC 151 (F) 8).

PROVIDE A FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICACY LAMPS OF NOT LESS THAN 40 LUMENS PER WATT FOR GENERAL LIGHTING IN THE KITCHEN. PROVIDE A WIRING LAYOUT SHOWING THE HIGH-EFFICACY LUMINARIES SHALL BE CONTROLLED BY A SWITCH AT THE ENTRANCE TO THE BATHROOM (CEC.STD.150-(K) 1)

REPLACEMENT WINDOWS & ALL NEW WINDOWS SHALL BE U-FACTOR OF 0.32 AT THE PROPOSED ADDITION AND EXISTING BUILDING, AS PER CF-IR SPECIFICATIONS. NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY (CEES.STD.11 (A) 2-B).

REVISIONS	BY
02-28-16	
05-8-16	
A5-7-19	HL
A10-2-20	HL
A2-18-21	HL
HAWK N. LEE, P. E. Consulting Engineer 1809 Noriega Street San Francisco, California 94122 (415) 681-6325 fax (415) 681-1012	
BLOCK 2816 LOT 008 35 VENTURA AVENUE SAN FRANCISCO, CALIFORNIA	
SECOND FLOOR VERTICAL ADDITION TO RESIDENCE	
Date:03-05-15	
Scale:1/4"=1'-0"	
Drawn: H. LEE	
Job: 35V/V	
Sheet 5 Of 25	
A2.2 Sheet	





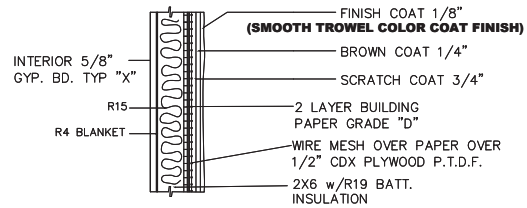
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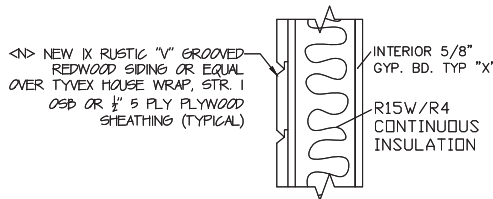
BLOCK 2816 LOT 008  
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SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

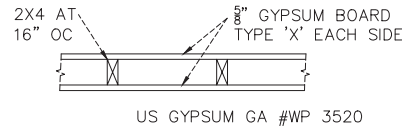
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Scale: 1/4" = 1'-0"  
Drawn: H. LEE  
Job: 35V/V  
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6 A2.3  
Of 25



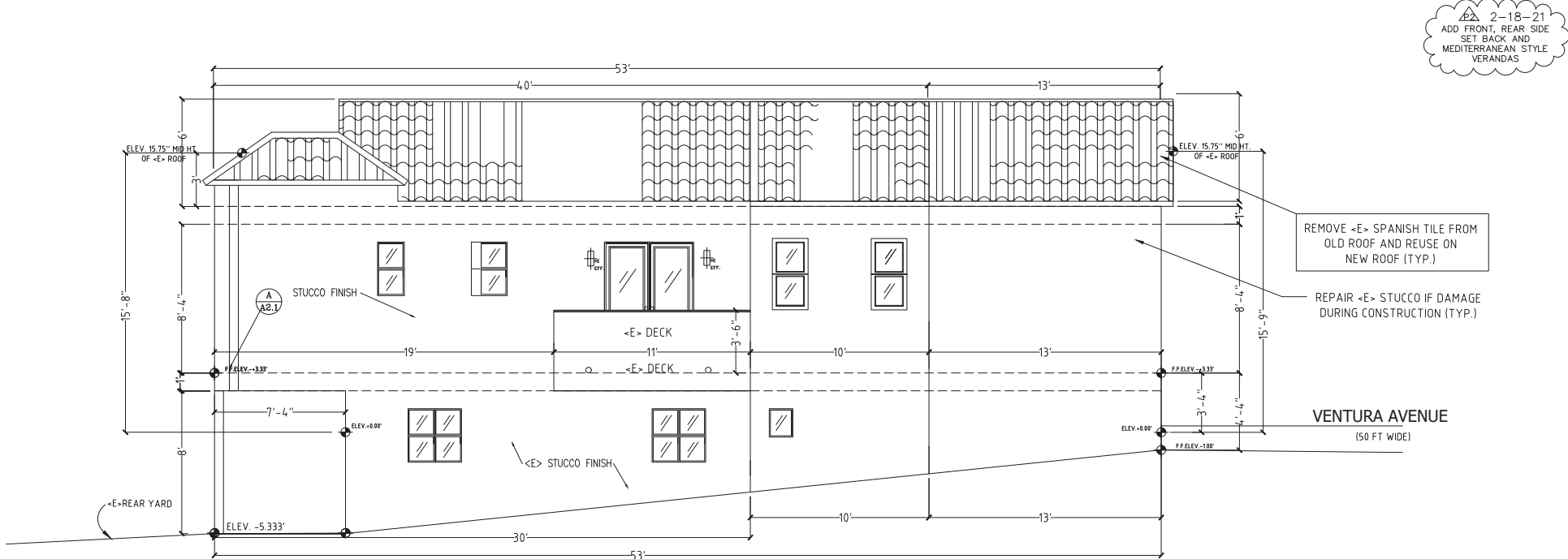
**A** STUCCO DETAIL (SECTION)  
TYPICAL ALL STUCCO SMOOTH SURFACE  
1 HR FIRE RATED ASSEMBLY



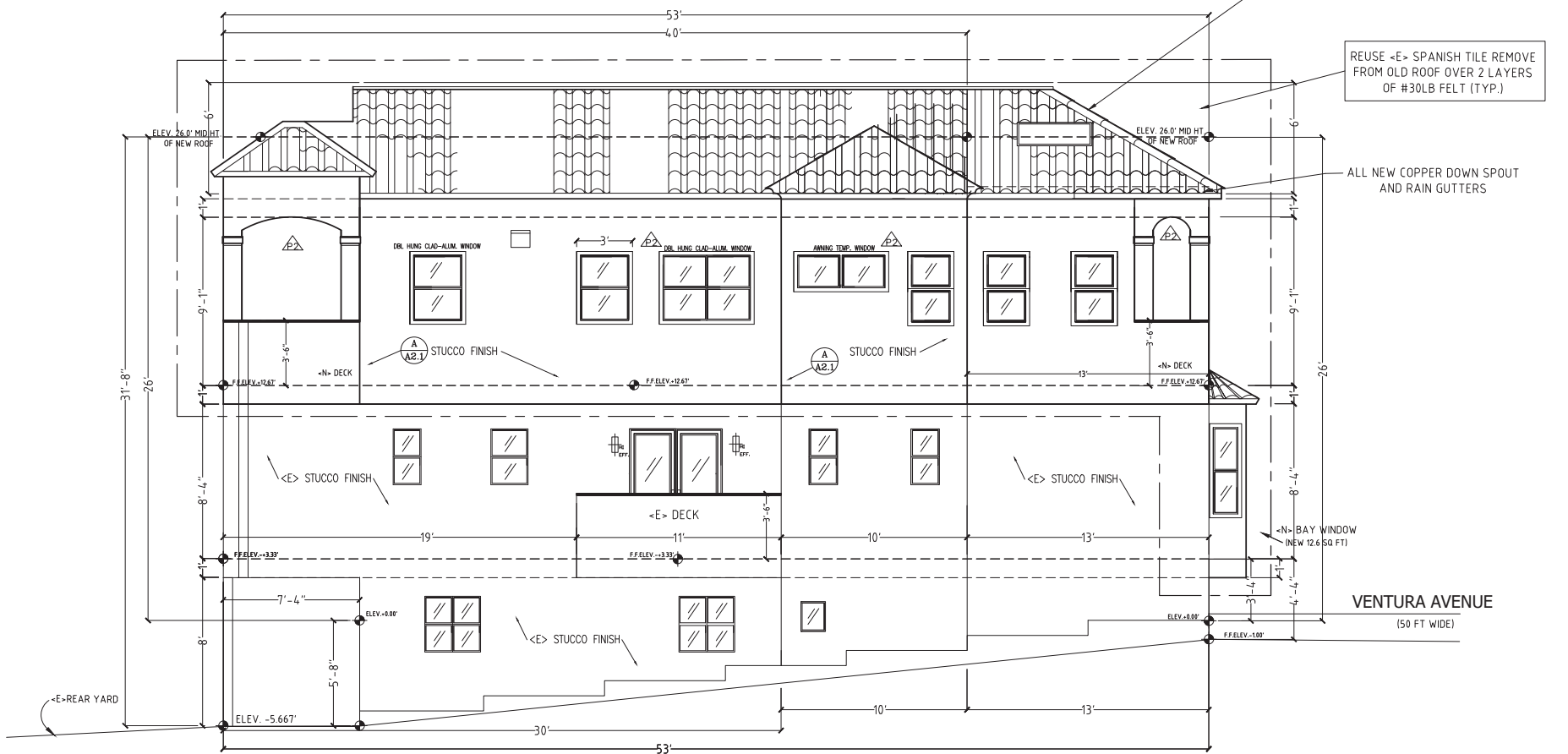
**B** SIDING DETAIL (SECTION)  
NEW 1X RUSTIC "V" GROOVED REDWOOD SIDING OR EQUAL



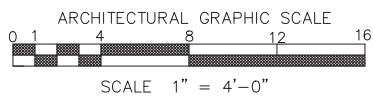
**C** 1HR WALL ASSEMBLY  
( 1/4" = 1'-0" )

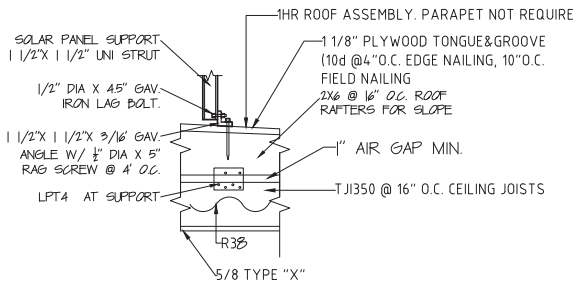


EXISTING WEST ELEVATION  
( 1/4" = 1'-0" )

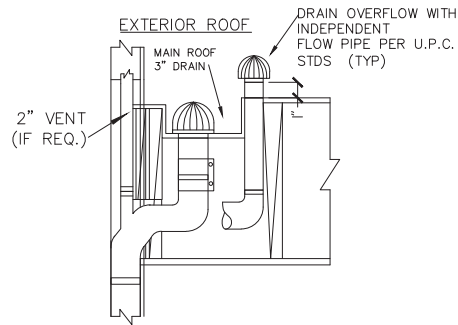


PROPOSED WEST ELEVATION  
( 1/4" = 1'-0" )

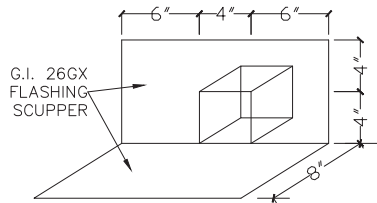




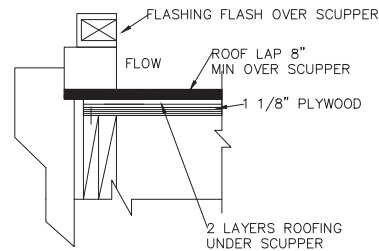
**E SOLAR ROOF ATTACHMENT DETAIL**  
Scale: 1"=1'-0"



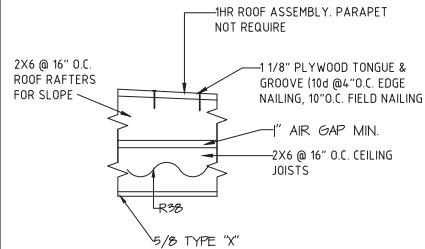
**D ROOF DRAIN**



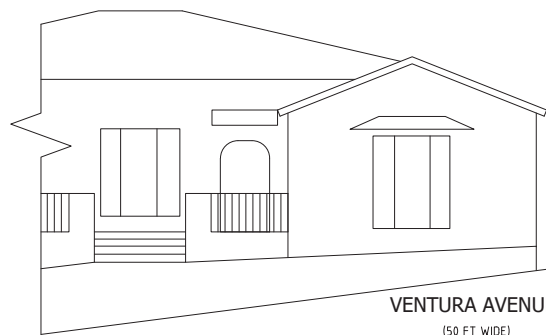
**C SCUPPER DETAIL**



**B SCUPPER DETAIL**

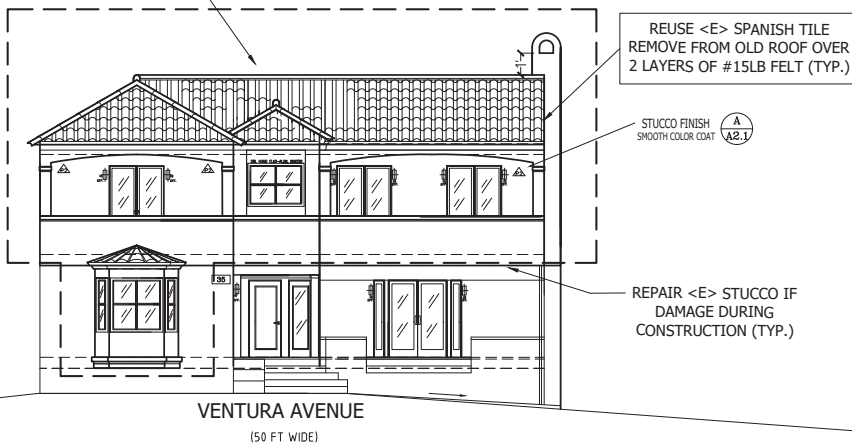


**A 1 HR ROOF ASSEMBLY**

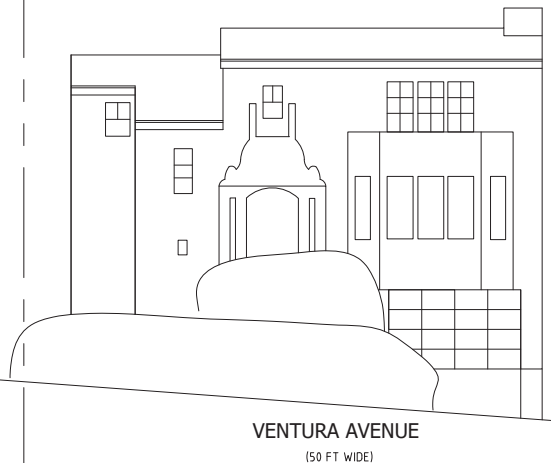
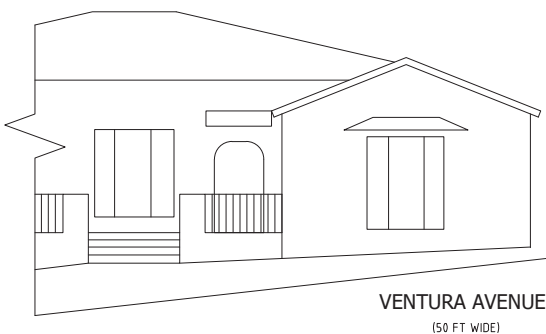


**EXISTING REAR ELEVATION ADJACENT BUILDING**  
( 1/8" = 1'-0" )

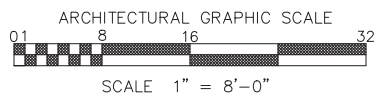
**AREA OF WORK**  
-N> 2ND FLOOR VERTICAL ADDITION



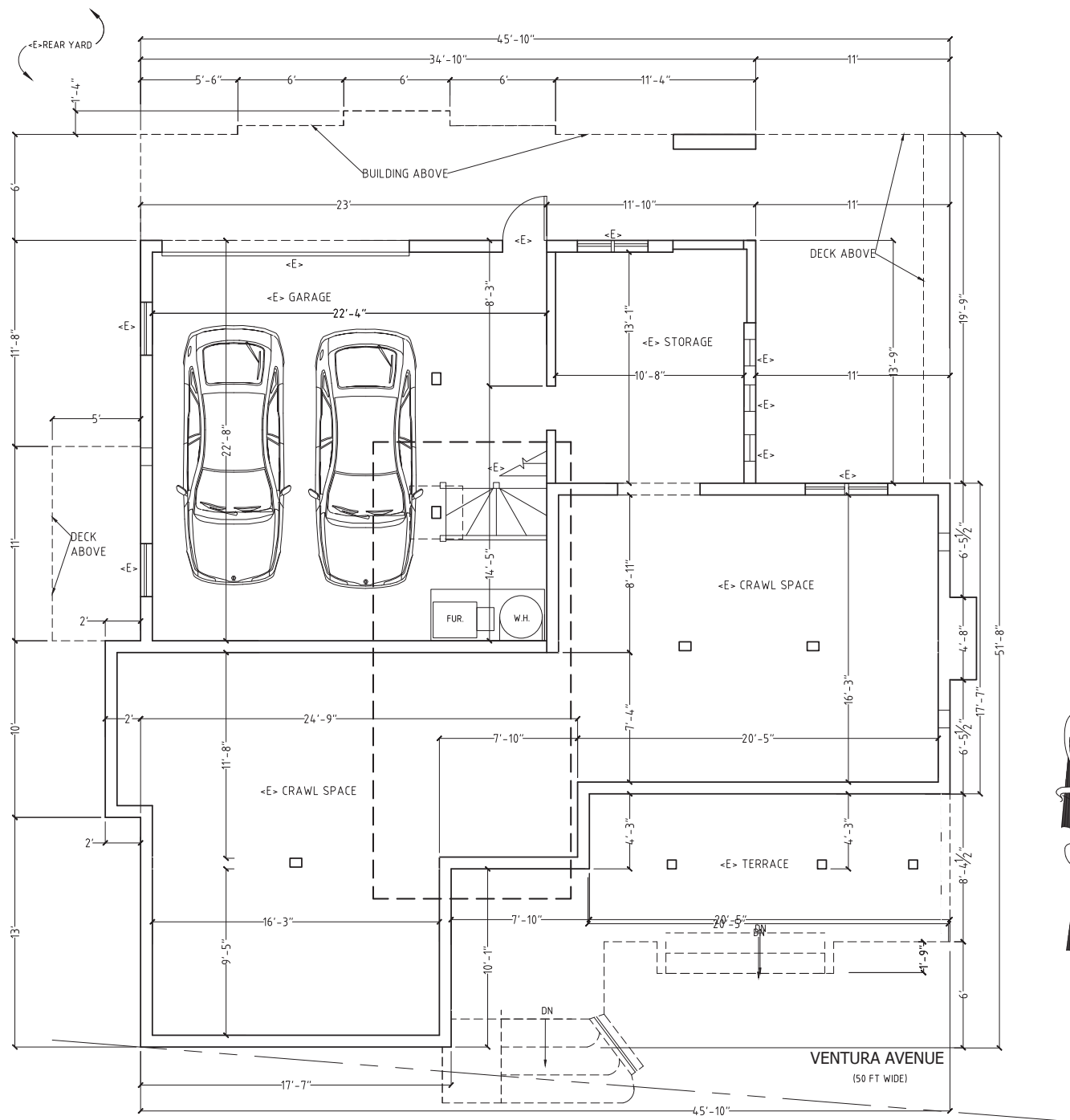
**PROPOSED REAR ELEVATION ADJACENT BUILDING**  
( 1/8" = 1'-0" )



2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

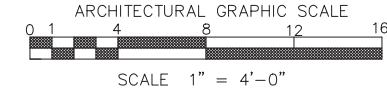


REVISIONS	BY
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5-7-19	HL
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2-18-21	HL
HAWK N. LEE, P. E. Consulting Engineer 1609 Noriega Street San Francisco, California 94122 (415) 681-6325 fax (415) 681-1012	
BLOCK 2816 LOT 008 35 VENTURA AVENUE SAN FRANCISCO, CALIFORNIA	
SECOND FLOOR VERTICAL ADDITION TO RESIDENCE	
Date: 03-05-15	
Scale: AS SHOWN	
Drawn: H. LEE	
Job: 35V/V	
Sheet 7 A3.0 Of 25 Sheet	



EXISTING BASEMENT FLOOR PLAN  
(1/4" = 1'-0" )

<E> LIVABLE AREA = -0- SQ FT  
<E> STORAGE AREA = 156.0 SQ FT  
<E> GARAGE AREA = 553 SQ FT  
<E> CRAWL SPACE AREA=806.0 SQ FT



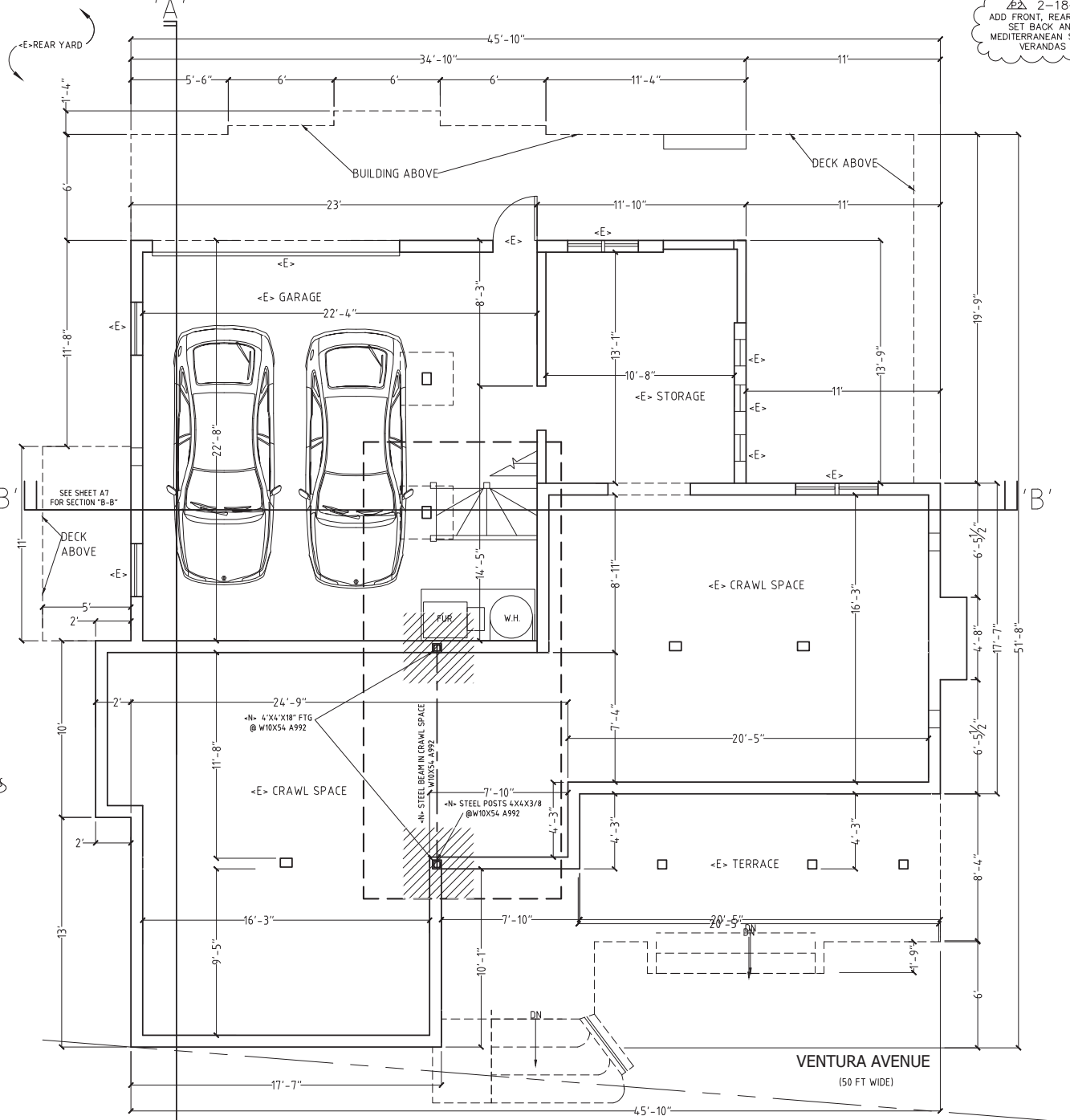
**LEGEND**

WALL <N>&<E> WALLS TO BE ONE HOUR RATED (TYPICAL)

- EXISTING WALLS TO REMAIN-ALL 1 HR WALL
- NEW 1HR WALLS
- DEMO WALL
- 1HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET

**\* NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30**

- MECHANICAL VENT
- SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP
- CARBON MONOXIDE AND SMOKE DETECTOR COMBO110V W/10 YEAR BATTERY BACKUP
- HEATING REGISTER
- LED LIGHT (HI EFF.)



PROPOSED BASEMENT FLOOR PLAN  
(1/4" = 1'-0" )

<E> LIVABLE AREA = -0- SQ FT  
<E> STORAGE AREA = 156.0 SQ FT  
<E> GARAGE AREA = 553 SQ FT  
<E> CRAWL SPACE AREA=806.0 SQ FT

2-18-21  
ADD FRONT, REAR SIDE  
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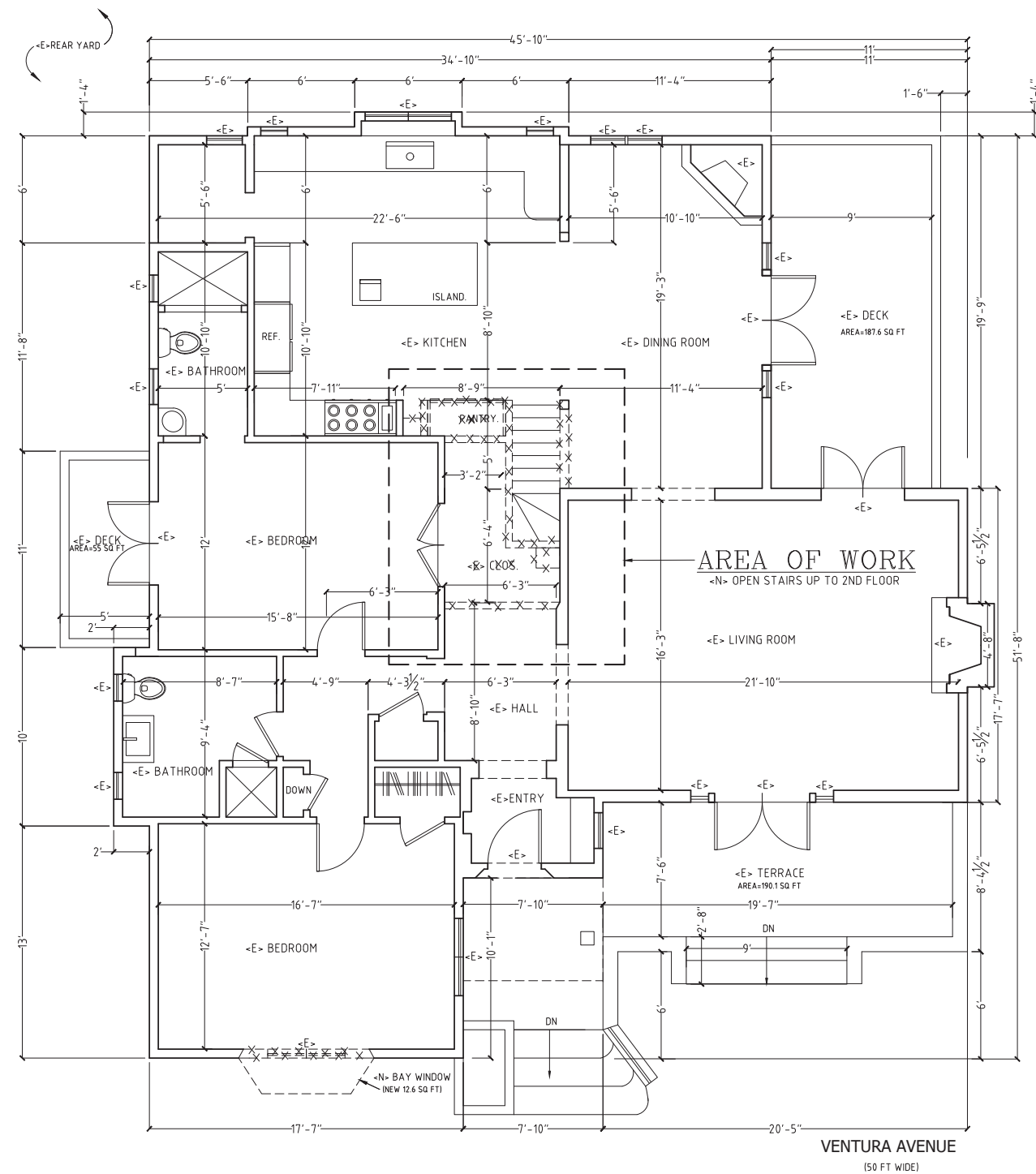
BLOCK 2816 LOT 008  
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SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date:03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
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A4  
Sheet

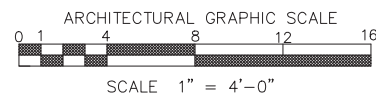






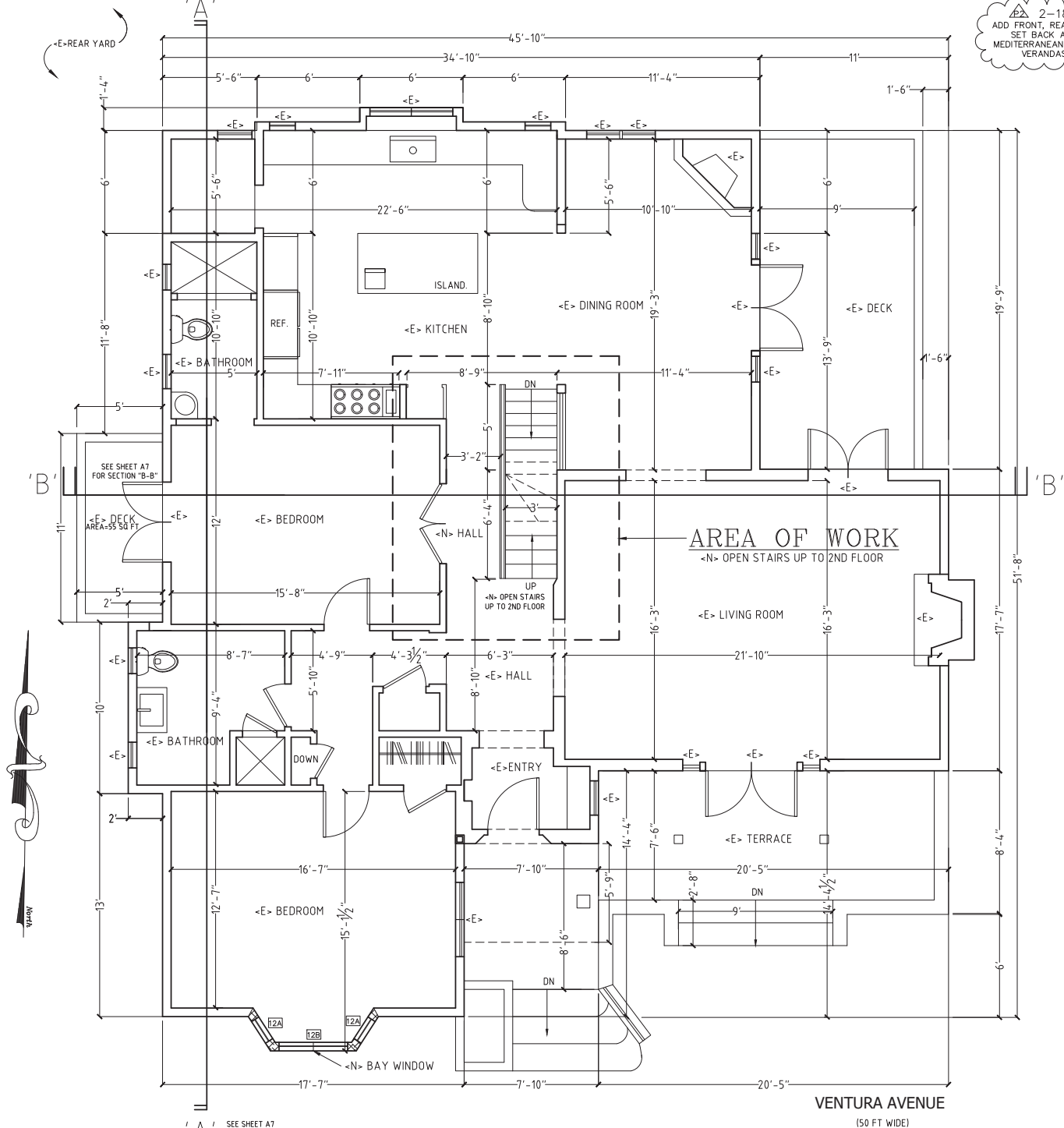
EXISTING GROUND FLOOR PLAN  
(1/4" = 1'-0" )

<E> LIVABLE AREA=1818 SQ FT  
<E> ENTRY AREA=65.0 SQ FT  
<E> DECK AREA=190.1+55+187.6=432.7 SQ FT



LEGEND	
*WALL <N><E> WALLS TO BE ONE HOUR RATED (TYPICAL)	
	EXISTING WALLS TO REMAIN-ALL 1 HR WALL
	NEW 1HR WALLS
	DEMO WALL
	1HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET

* NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30	
	MECHANICAL VENT
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP
	CARBON MONOXIDE AND SMOKE DETECTOR COMBO110V W/10 YEAR BATTERY BACKUP
	HEATING REGISTER
	LED LIGHT (HI EFF.)



PROPOSED GROUND FLOOR PLAN  
(1/4" = 1'-0" )

(<N>+<E>) LIVABLE AREA=12+1818=1830 SQ FT  
<E> ENTRY AREA=65.0 SQ FT  
<E> DECK AREA=190.1+55+187.6=432.7 SQ FT

2-18-21  
ADD FRONT, REAR SIDE  
SET BACK AND  
MEDITERRANEAN STYLE  
VERANDAS

REVISIONS	BY
02-28-16	
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5-7-19	HL
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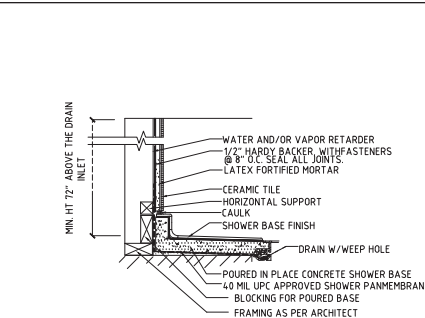
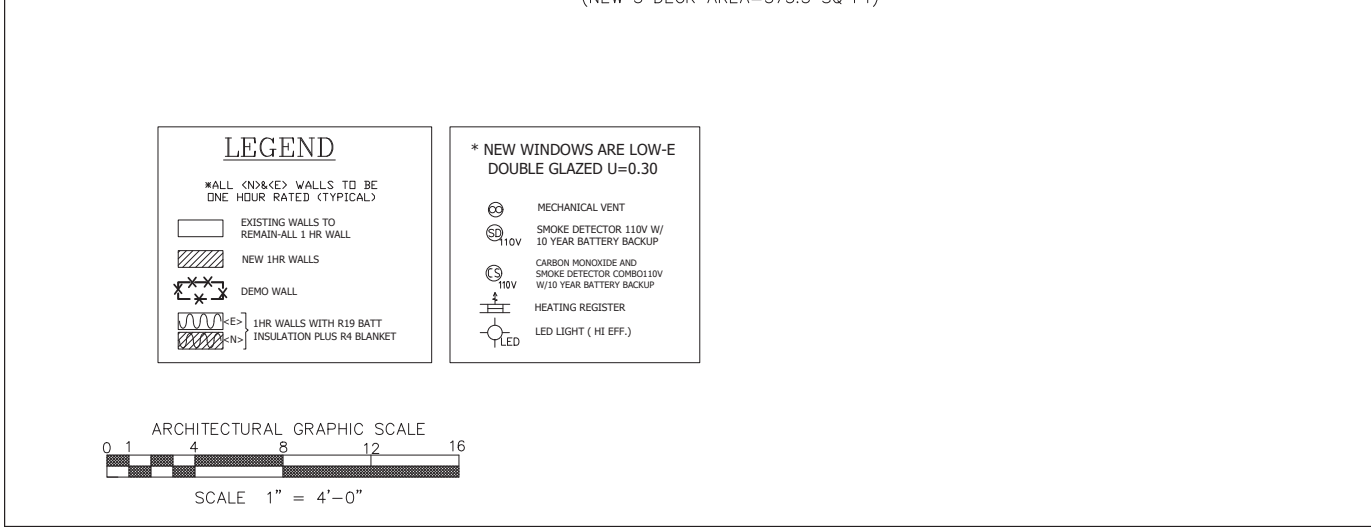
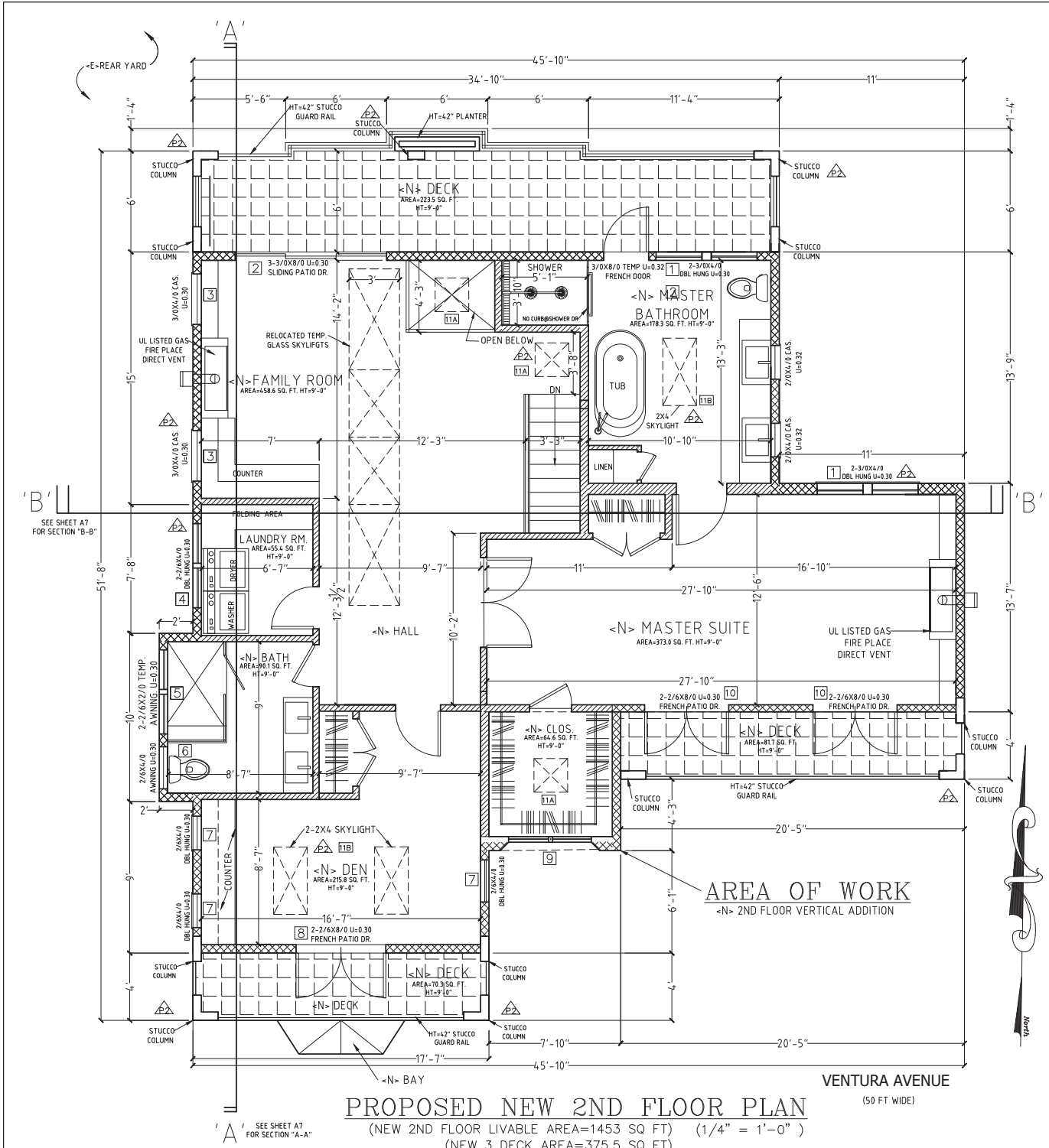
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BLOCK 2816 LOT 008  
35 VENTURA AVENUE  
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date:03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
Sheet  
9 A4.1  
Of 25 Sheet





D SHOWER SECTION

STAIRWAY REQUIREMENT:

- \* PROVIDE A MINIMUM 36" INCH WIDTH STAIRWAY (CBC 12003.3.3.2)
- \* PROVIDE A MINIMUM 36" INCHES LANDING FOR THE STAIRWAY (CBC 1003.3.3.5)
- \* PROVIDE HANDRAILS FOR STAIRWAY. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS DIMENSION AND SHALL HAVE SMOOTH SURFACE WITH NO SHARP CORNERS (CBC 1003.3.3.6)
- \* PROVIDE A 1 HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR STAIRWAY (CBC 1003.3.3.9)

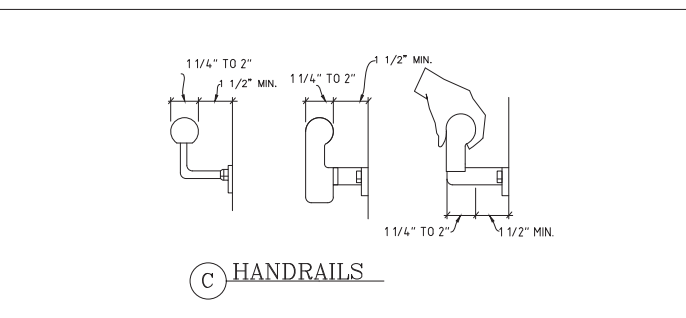
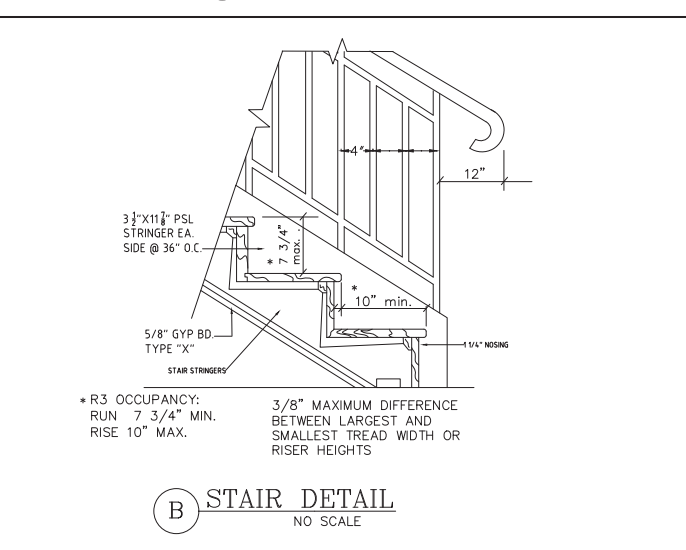
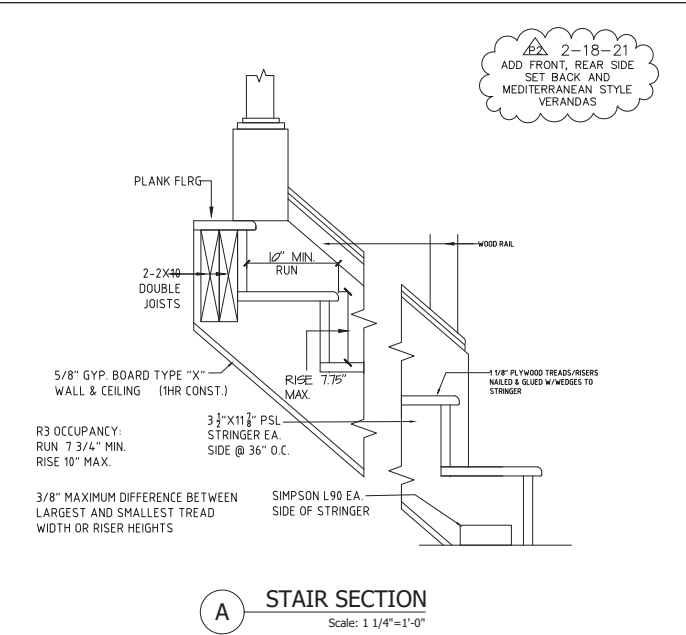
EMERGENCY ESCAPE OR RESCUE WINDOWS:

IN EVERY SLEEPING ROOM IN EVERY DWELLING UNIT SHALL HAVE AT LEAST A WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS AND RESCUE WHICH SHALL OPEN INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERATED FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING PER CBC WITHOUT THE USE OF SPECIAL TOOLS, MINIMUM NET CLEAR AREA OF 5.7 SQ. FT. DIMENSIONS: HT. 24" MINIMUM, 20" MINIMUM WIDTH, SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISH FLOOR.

INTERIOR FINISH SCHEDULE ALL FLOORS				
ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM WALL BOARDS
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM WALL BOARDS
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WALL BOARDS WATERPROOF (TYP.)

GENERAL NOTES:

- A. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- B. PROVIDE 30" WIDE CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT OF THE WATER CLOSET.



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REVISIONS

BY

02-28-16

05-8-16

5-7-19

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2-18-21

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BLOCK 2816 LOT 008

35 VENTURA AVENUE

SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL

ADDITION TO RESIDENCE

Date:03-05-15

Scale: AS SHOWN

Drawn: H. LEE

Job: 35V/V

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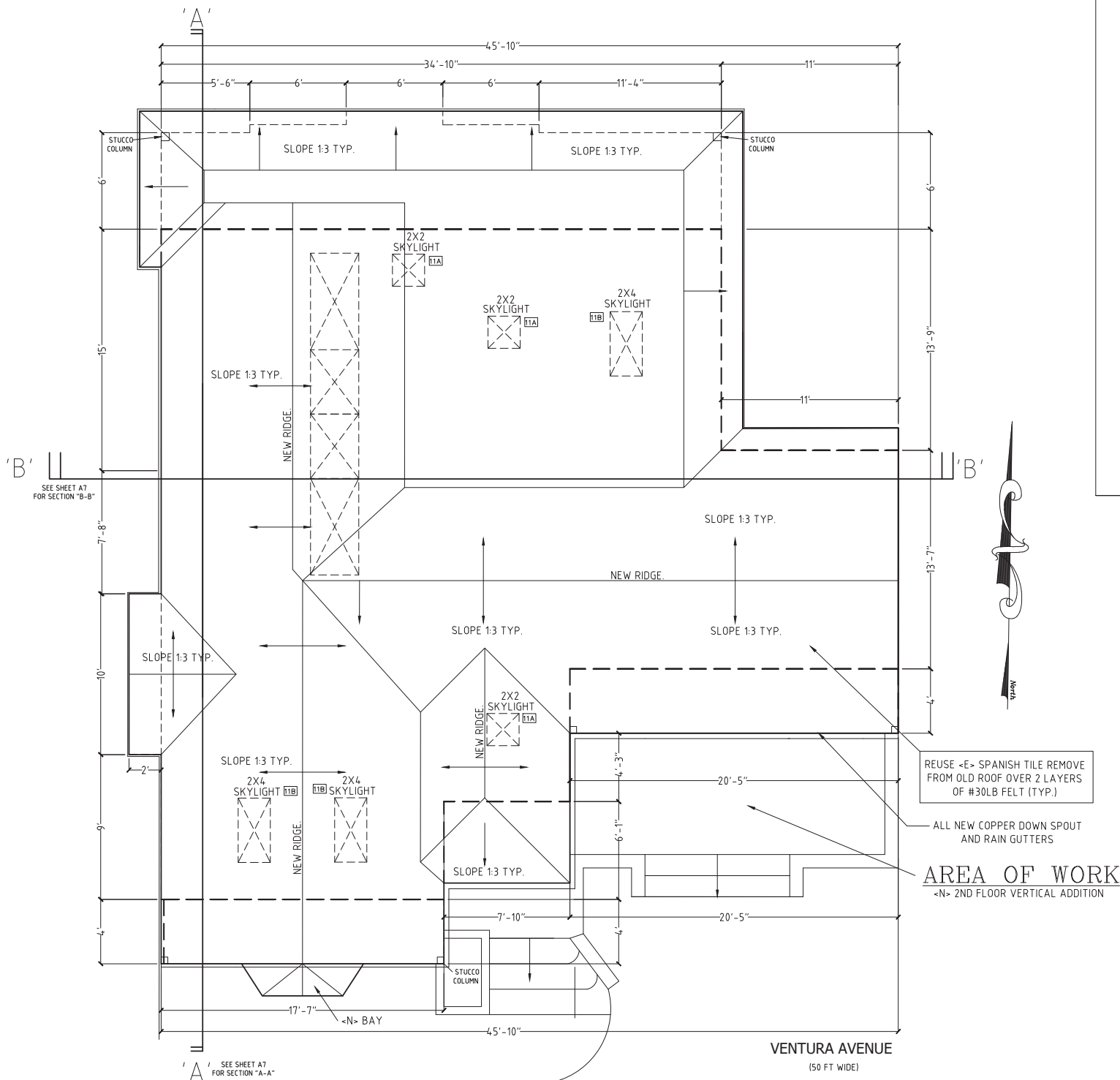
REGISTERED PROFESSIONAL ENGINEER

HAWK N. LEE

C 28526

EXP. 03/31/22

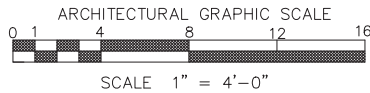
STATE OF CALIFORNIA



PROPOSED <N> ROOF PLAN  
(1/4" = 1'-0" )

LEGEND	
WALL <N>&<E> WALLS TO BE ONE HOUR RATED (TYPICAL)	
	EXISTING WALLS TO REMAIN-ALL 1 HR WALL
	NEW 1HR WALLS
	DEMO WALL
	1HR WALLS WITH R19 BATT INSULATION PLUS R4 BLANKET

* NEW WINDOWS ARE LOW-E DOUBLE GLAZED U=0.30	
	MECHANICAL VENT
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACKUP
	CARBON MONOXIDE AND SMOKE DETECTOR COMBO110V W/10 YEAR BATTERY BACKUP
	HEATING REGISTER
	LED LIGHT ( HI EFF.)



PAINTING SPECIFICATION:

PRODUCTS SPECIFIED ARE AS MANUFACTURED BY SINCLAIR PAINT CO., UNLESS OTHERWISE INDICATED. EQUIVALENT PRODUCTS MANUFACTURED BY SHERWIN-WILLIAMS, DUNN-EDWARDS, FULLER-O'BRIEN, OR GLIDDEN IN CONFORMANCE WITH MATERIALS LIST ARE ACCEPTABLE.

MATERIALS SELECTED FOR COATING SYSTEMS FOR EACH TYPE SURFACE SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.

INTERIOR PAINTING:

FLAT FINISH ON GYPSUM WALLBOARD	SEMIGLOSS FINISH ON GYPSUM WALLBOARD
1 COAT #7	1 COAT #7
1 COAT #6	1 COAT #4
	1 COAT #9

EXTERIOR PAINTING:

FLAT FINISH ON CEMENT PLASTER AND CONCRETE 2 COATS #5	
MATERIALS LIST:	
1. RED OXIDE PRIMER	6. FLAT LATEX WALL FINISH
2. ZINC DUST PRIMER	7. PVA SEALER
3. SASH AND TRIM PRIMER	8. LATEX ENAMEL UNDERCOATER
4. ENAMEL UNDERCOATER	9. ALKYD EGGSHELL ENAMEL
5. ACRYLIC MASONRY PAINT	

NOTES:

- MINIMUM CEILING HEIGHT OF PROPOSED BATHROOM COMPARTMENTS THAT SHALL NOT BE LESS THAN 7'-0".
- INTERIOR FINISH MATERIALS SHALL HAVE SMOOTH, HARD NON-ABSORBMENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS THAT EXTEND TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
- NO PLASTIC PLUMBING PIPES ARE ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM.
- WATER CLOSET SHALL HAVE A MAXIMUM 1.28 GALLONS PER FLUSH.
- SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.0 GALLONS PER MINUTE.
- SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE.
- PROVIDE A 30-INCH MINIMUM CLEAR WIDTH WHERE THE WATER CLOSET IS LOCATED.
- STRAP WATER HEATER WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. STRAP AT THE LOWER POINT SHALL BE INSTALLED 4 INCHES ABOVE WATER HEATER CONTROLS. RAISE THE WATER HEATER TO 18" FROM THE GARAGE FLOOR TO THE FLAME. ANY WATER HEATER W/ AN ENERGY FACTOR LESS THAN 0.59 MUST BE EXTERNALLY WRAPPED W/ INSULATION. HAVING A THERMAL RESISTANCE OF R-12 OR GREATER. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE W/ THE FIRST HOUR RATING LISTED IN TABLE 5-1. THE FIRST HOUR RECOVERY RATE SHALL BE 8- GALLONS.
- BATHROOM OUTLET SHALL BE ON A DEDICATED 20-AMPERE CIRCUIT.
- PROVIDE AT LEAST ONE GFCI PROTECTED OUTDOOR OUTLET.
- PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET OR A LIGHT IN EACH PROPOSED ROOM.
- PROVIDE A LIGHTING OUTLET AT THE STAIRWAY CONTROLLED BY A WALL SWITCH AT EACH LEVEL.
- PROVIDE ONE SWITCH-CONTROLLED OUTDOOR LIGHT OUTLET AT THE EXTERIOR SIDE OF THE OUTDOOR ENTRANCE OR EXIT AT THE MASTER BEDROOM.
- UPGRADE THE EXISTING ELECTRICAL SERVICE TO AT LEAST 100 AMPERES DUE TO ADDITIONAL LOAD CREATED BY THE ADDITION.
- PROVIDE AT LEAST ONE FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICIENCY LAMPS OF 40 LUMENS PER WATT OR GREATER FOR THE BATHROOM.
- ELECTRICAL OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
- DUCT CONNECTION AND OPENING SHALL BE SEALED WITH PRESSURE SENSITIVE DUCT TAPE TESTED AND LABELED UL 181, UL 181 A OR UL 181 B.
- PROVIDE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL HEATING SUPPLY DUCTS BETWEEN (E) MECHANICAL AND (N) BEDROOMS.
- EXHAUST DUCT DISCHARGE TO THE OUTSIDE OF THE BUILDING LOCATED AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
- DOMESTIC CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE OUTSIDE OF THE BUILDING AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
- THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING USED IN TABLE 5-1.
- KITCHEN FAUCET MAXIMUM 1.8 GALLONS PER MINUTE.
- DISHWASHER SHALL BE ENERGY STAR QUALIFIED.

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Δ 2-18-21	HL

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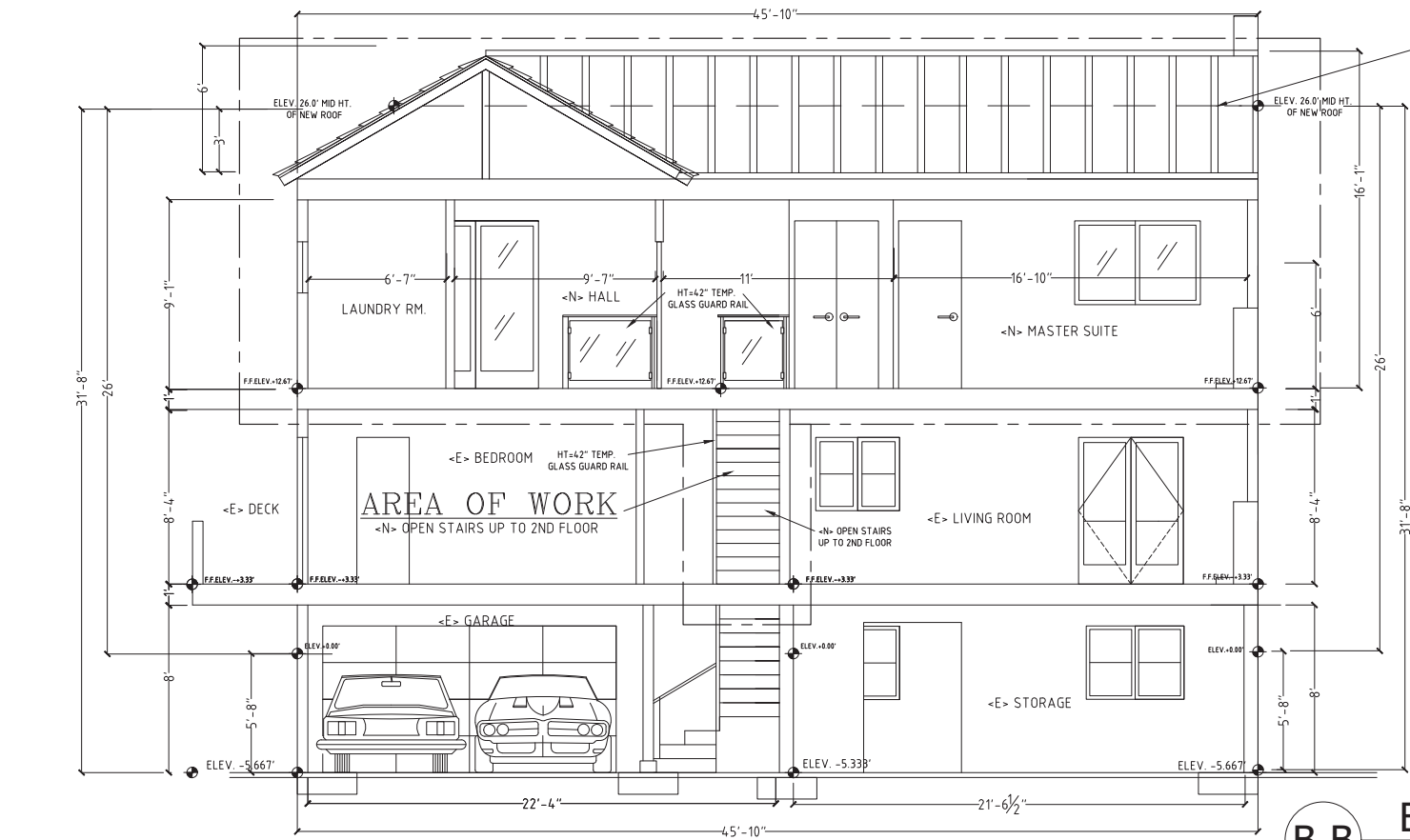
SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

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Sheet 11 Of 25

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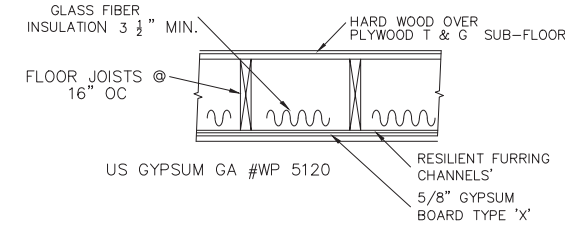






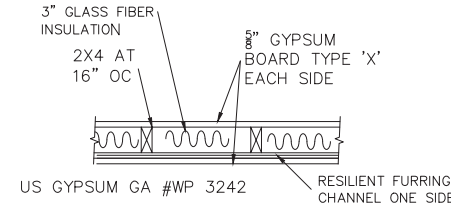
### AREA OF WORK

<N> 2ND FLOOR VERTICAL ADDITION



### A 1HR FLOOR SOUND ASSEMBLY

STC50 (BETWEEN FLOORS) ( 3/4" = 1'-0" )

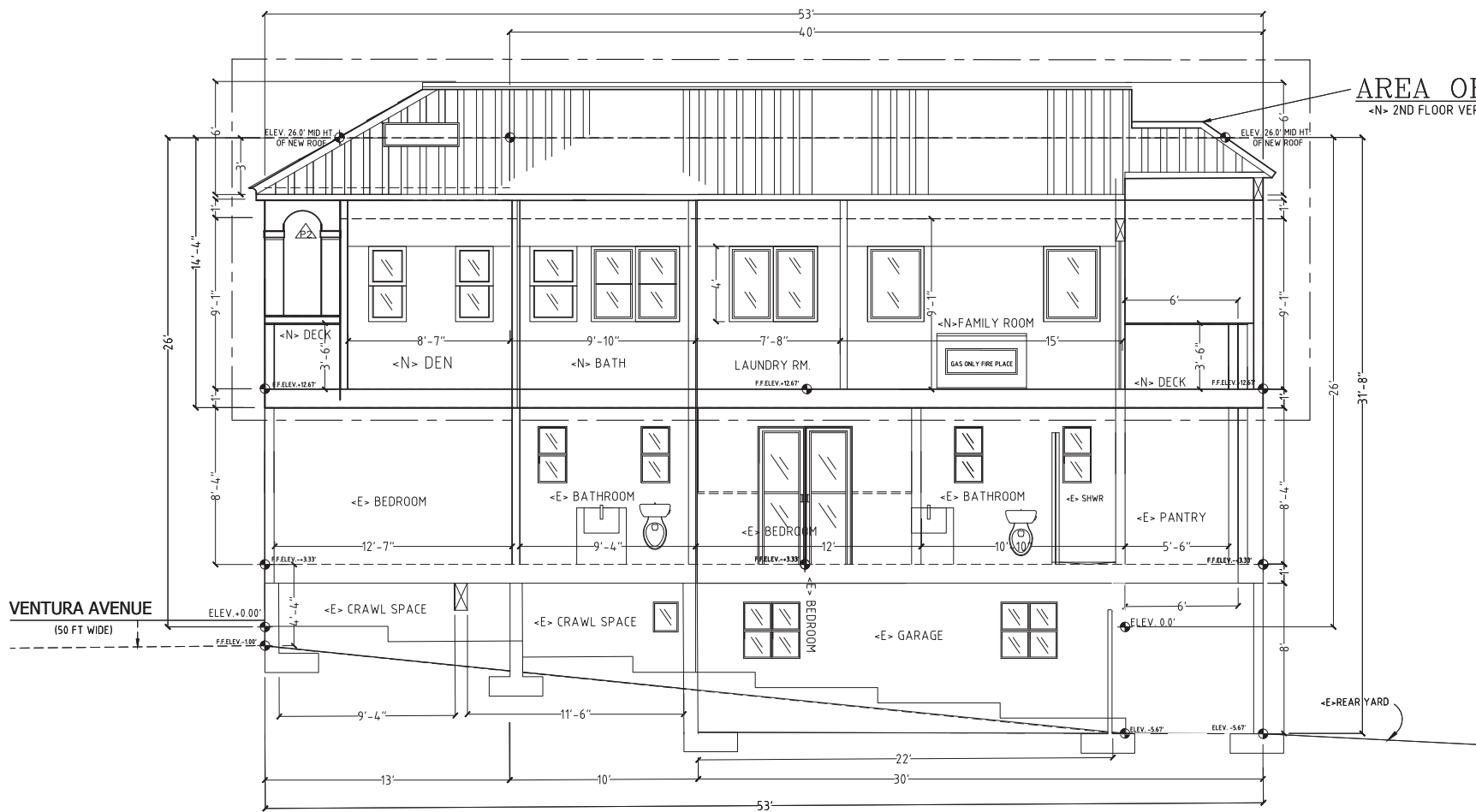


### B 1HR SOUND WALL ASSEMBLY

STC50 (BETWEEN BEDROOMS) ( 3/4" = 1'-0" )

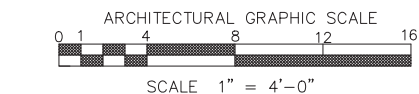
### B-B BUILDING SECTION "B-B"

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



### AREA OF WORK

<N> 2ND FLOOR VERTICAL ADDITION



### A-A BUILDING SECTION "A-A"

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

### MECHANICAL SPECIFICATIONS:

- ALL WORK SHALL BE PERFORMED BY MECHANICAL CONTRACTOR IN CONFORMANCE WITH THE SERIES 2019 CALIFORNIA MECHANICAL CODE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED MECHANICAL PERMITS.
- PROVIDE A MIN 200 SQUARE INCHES VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.7.
- PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS AT 1 SQUARE INCHES PER 1,000 B.T.U. OF THE RATED CAPACITY OF THE UNITS.
- INSTALL THERMOSTAT W/ NIGHT SET BACK CONTROLLER AT EACH UNIT.
- PROVIDE 18 INCH HIGH PLATFORM FOR ALL WATER HEATERS INSTALLED IN THE GARAGE PER CMC 802.6 & SFMC 802.62.
- PROVIDE SEISMIC STRAPS TIE TO THE WALL FOR THE WATER HEATERS AT 4" FROM THE TOP AND BOTTOMS OF THE WATER HEATER.
- ALL OUTLET REGISTER TO BE H & C OR EQUAL UNITS CONNECTED TO THE FURNACE.
- ALL NEW DUCTS IN THE GARAGE SHALL BE 22 GAUGE RIDGED SHEET METAL PIPES.
- DIRECT VENT. APPLIANCES PER CMC 802.2.4. (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS) AND SFMC 802.2.4.
- STEEL DUCTS NOT LESS THAN 0.019 in. DUCT IN THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3.
- ALL JOINTS SHALL BE SEALED WITH AN APPROVED SEALER TO KEEP ALL DUCTS AIR TIGHT. THE DUCT WORK WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. THE DUCTS WILL BE INSTALLED IN CONCEALED SPACE HANGING FROM THE CEILING.
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPERATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
- FIRE AND SMOKE DAMPERS SHALL BE INSTALLED WHERE DUCT WORK PENETRATES RATED WALL ASSEMBLIES.
- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2. THROUGH WALL VENT TERMINATION.PER SFMC 802.8
- COMBUSTION AIR SHALL MEET THE REQUIREMENT OF CMC CHAPTER 7.
- TERMINATE GAS VENTS MIN. 4'-0" FROM THE PROPERTY LINE AND 3'-0" ABOVE ANY OPENINGS.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST OUTLETS SHALL TERMINATE OUTSIDE AND 3'-0" MIN. AWAY FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.1.1. EXHHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS. SHALL NOT EXCEED 14'-0" WITHOUT BOOSTER PUMPS. PROVIDE DRYER BOOSTER PUMP WHEN THE LENGTH OF THE DRYER VENT EXCEEDS 14'-0".
- THE CONTRACTOR SHALL REQUEST CLARIFICATION IF CONFLICTS ARISE FROM THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR MAY SUBSTITUTE MATERIALS THAT ARE EQUIVALENT TO SPECIFIED ITEMS ON THESE PLANS FOR THIS CONSTRUCTION PROJECT.
- DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.3 AND COMPLY WITH CMC TABLE 403.7.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
- LIGHTING PER CEC 150.0(k) CEC TABLE 150.0-A.
- PROVIDE MECHANICAL VENTILATION SYSTEM FOR BATHROOMS CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR PER SFBC 1203.3. MECHANICAL VENTILATION SHALL ALSO PROVIDE CONTINUOUS VENTILATION AT 30 CFM.

REVISIONS	BY
02-28-16	
05-8-16	
A5-7-19	HL
A10-2-20	HL
A2-18-21	HL

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SAN FRANCISCO, CALIFORNIA

SECOND FLOOR VERTICAL  
ADDITION TO RESIDENCE

Date:03-05-15  
Scale: AS SHOWN  
Drawn: H. LEE  
Job: 35V/V  
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A7  
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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.

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

adds any amount of conditioned area, volume, or size

if applicable

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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

35 VENTURA AVENUE

PROJECT NAME 2816/008

BLOCK/LOT 35 VENTURA AVENUE

ADDRESS R3-SFR

PRIMARY OCCUPANCY GROSS AREA= 3271 SQ. FT.,

GROSS BUILDING AREA NEW AREA= 1453 SQ. FT.,

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.

HAWK N. LEE 5-7-19

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.

HAWK N. LEE (415) 681-6325

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

HAWK N. LEE (415) 681-6325

FIRM

☐ I am a LEED Accredited Professional

☒ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

HAWK N. LEE 5-7-2019

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.

TITLE SOURCE OF REQUIREMENT 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.

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads <sup>2</sup>	2 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 80 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)  
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush  
2. Any urinal manufactured to use more than 1 gallon/flush  
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm  
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

REVISIONS	BY
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S. F. GREEN BUILDING REQUIREMENTS

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