



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 27, 2020

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* August 20, 2020  
*Case No.:* **2016-014777DRP-02**  
*Project Address:* **357 Cumberland Street**  
*Permit Applications:* 2020.0311.6722 & 2020.0311.6723  
*Zoning:* RH-1 [Residential House, One-Family]  
Dolores Heights Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 3601 / 037  
*Project Sponsor:* John Maniscalco  
Maniscalco Architects  
442 Grove St.  
San Francisco, CA 94102  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Take DR and Approve**

### PROJECT DESCRIPTION

The project proposes to demolish an existing 3 -story over garage, 3,469 gross sq. ft. single family house and to construct a new three-story over garage, 5,026 gross sq. ft. single-family dwelling. The proposed building will be approximately 35 feet in height and contains two off-street parking spaces.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 114' deep lateral and steep up sloping lot with an existing 3-story home built in 1910 and is categorized as a 'C' – No Historic Resource present.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Cumberland Street have a fairly consistent scale of 3- to 4-stories at the street face set back from the street to accommodate the steep up slope and present a mix of architectural eras and forms ranging from contemporary to early 20<sup>th</sup> century traditional. The height and depth of adjacent buildings create a moderately consistent mid-block open space.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 27, 2020 – June 26, 2020	6.25. 2020	8.27. 2020	63 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 7, 2020	August 7, 2020	20 days
Mailed Notice	20 days	August 7, 2020	August 7, 2020	20 days
Online Notice	20 days	August 7, 2020	August 7, 2020	20 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	17	0
Neighborhood groups	0	0	0

## ENVIRONMENTAL REVIEW

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

## DR REQUESTORS

### DR requestor 1:

Roland Trego of 349 Cumberland Street, resident of the property to the east of the proposed project.

### DR requestor 2:

Bruce Bowen on behalf of the Dolores Heights Improvement Club.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

### DR requestor 1:

Is concerned that the proposed project:

1. Does not comply with the Residential Design Guidelines related to building scale at mid-block open space; articulation of buildings to minimize impact on light and privacy; and design of roof top features;
2. The 311 plans are not Code compliant in that they fail to accurately reflect the adjacent building' conditions and therefore minimize the true impact of the proposal to the neighboring building;
3. The project has evaded the requirement to obtain a Conditional Use Authorization for a residential demolition;
4. The CEQA review is flawed because it relied on an unstable project description and;
5. The roof deck presents a significant loss of privacy.

Proposed alternatives:

1. Limit the new building to the footprint of the existing building and;
2. Remove the roof deck.

See attached *Discretionary Review Application*, dated June 25, 2020

DR requestor 2:

Is concerned that:

1. The demolition is inconsistent with San Francisco’s General Plan to preserve affordable housing stock and preserve the outstanding and unique area of Dolores Height as identified in the Urban Design element; and violates the requirement that all projects proposing demolition after February 11, 2020 seek a Conditional Use Authorization and;
2. The decks create unusual impacts to privacy and noise to neighboring buildings.

Proposed alternatives:

1. Deny the demolition and remove the roof deck.

See attached *Discretionary Review Application*, dated June 25, 2020.

## **PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

The design has been modified to minimize impacts to neighbors. It complies with the Planning Code, the General Plan and the Residential Design Guidelines. The proposed design responds to and meets the growing need of the project sponsor. The DR requestors have not identified any exceptional or extraordinary circumstances.

See attached *Response to Discretionary Review*, dated August 19, 2020

## **DEPARTMENT REVIEW**

The Department’s Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to scale and is articulated to preserve access to mid-block open space.

Furthermore:

1. A single-family house may be demolished without a Conditional Use Authorization if it is shown by appraisal to be demonstrably unaffordable, and if the Department received a complete project application prior to February 11, 2020. The existing house was appraised above the threshold for demonstrable affordability (\$2,200,000) and the application was submitted and complete well before the legislation requiring Conditional Use Authorization change on February 11, 2020.
2. The accuracy of the adjacent properties on the 311 drawings are the responsibility of the project sponsor to provide and verify. The intent is to provide an informed understanding of the impact of the project to the neighbors.

3. The CEQA review reflects the proposed project.
4. The height and depth of the proposed house respects the scale of the existing buildings the rear: the two-story massing extends 12 feet beyond the shallow portion of the adjacent building, which combined with the neighbor's side setback, south facing orientation and 50 wide lot was deemed to adequately preserve light and air and access to mid-block open space to the DR requestor's property.
5. The location of the 237 sq. ft. roof deck is set back from the adjacent neighbors - buffered on the east by its own roof stair hatch and by existing building features of the adjacent neighbors. In addition, the project sponsor has offered to add 16" of height to the top of the parapet in order to screen the roof deck from the DR requestor's front windows.

The building has been designed to respect the scale, massing, open space of it context. The proposed modest increase in parapet height effectively screens the deck from the adjacent building and ameliorates privacy impacts in a sensible manner. To accept this change requires taking Discretionary Review.

<b>RECOMMENDATION:</b> <b>Take DR and Approve with Modifications</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Applications
- Letters
- Response to DR Applications, dated August 19, 2020
- Property Appraisal
- Project Application
- Reduced Plans, sun and view diagrams, and 3-D renderings

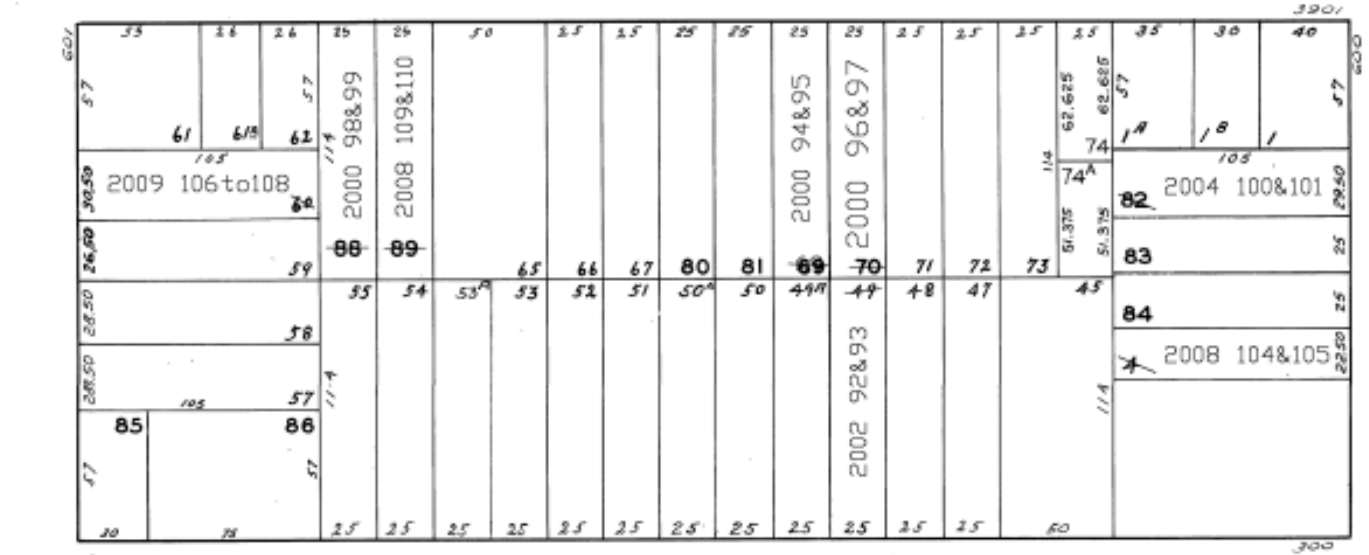
# Exhibits

Discretionary Review Hearing  
Case Number 2016-014777DRP-02  
357 Cumberland Street

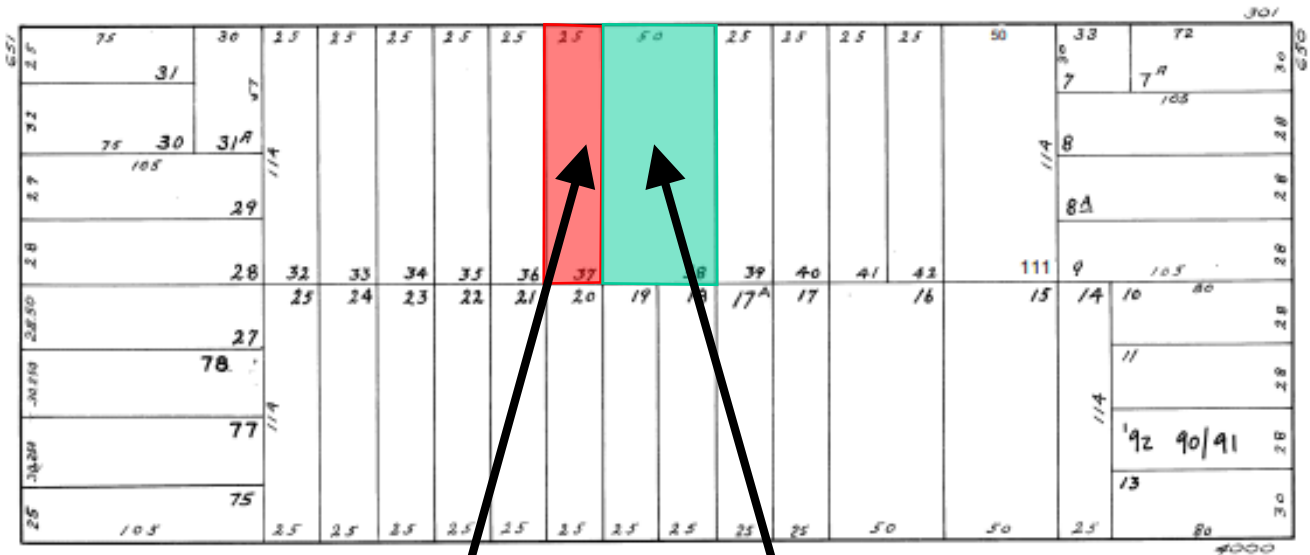
# Parcel Map

19 TH

Revised 2008  
Revised 2009



CUMBERLAND



3927-3979 19TH ST.  
A CONDOMINIUM  
LOT UNIT 3 COMM AREA

3939-3941 19TH ST.  
A CONDOMINIUM  
LOT UNIT COMM AREA

20 TH

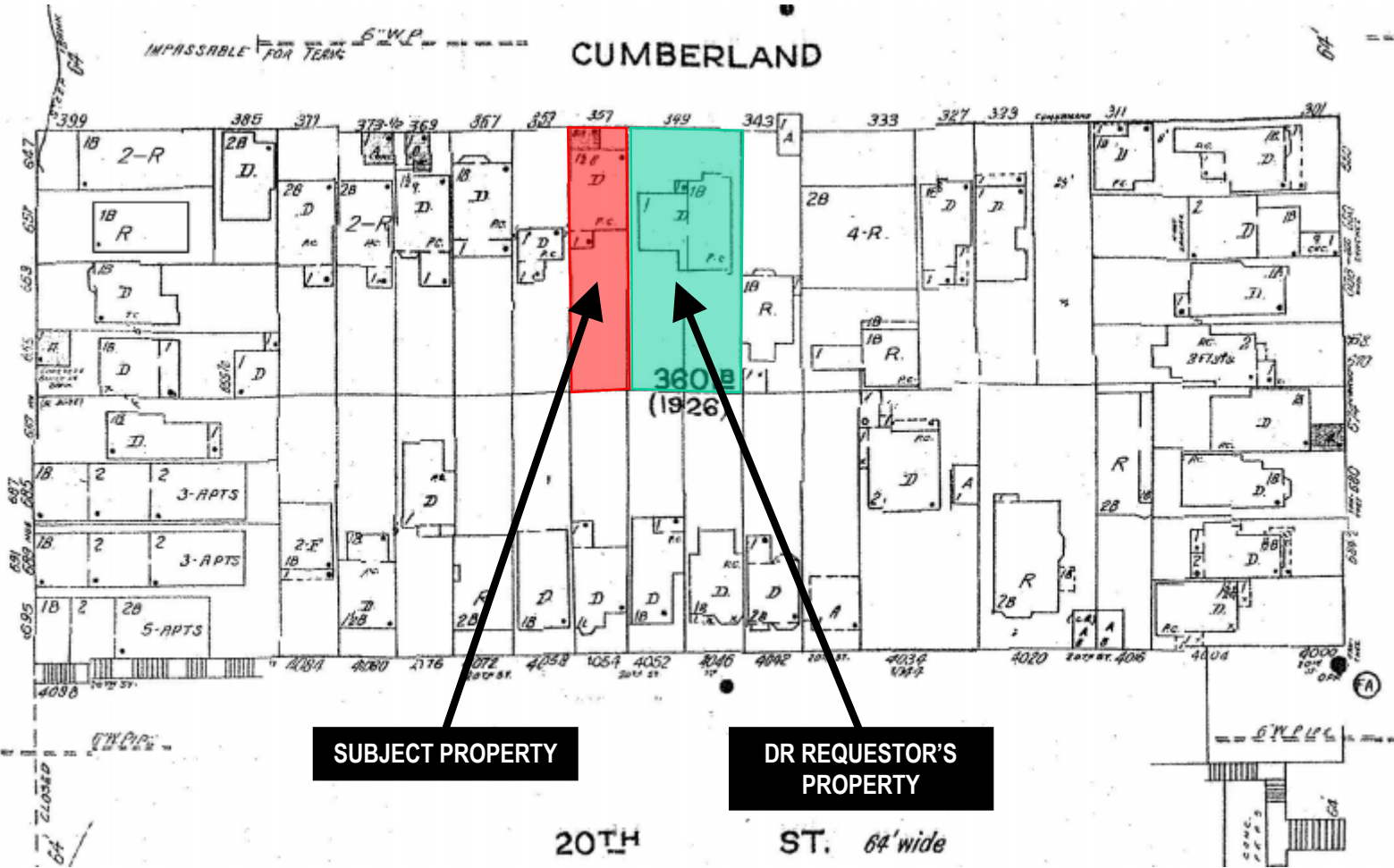
**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2016-014777DRP-02  
357 Cumberland Street

# Sanborn Map\*

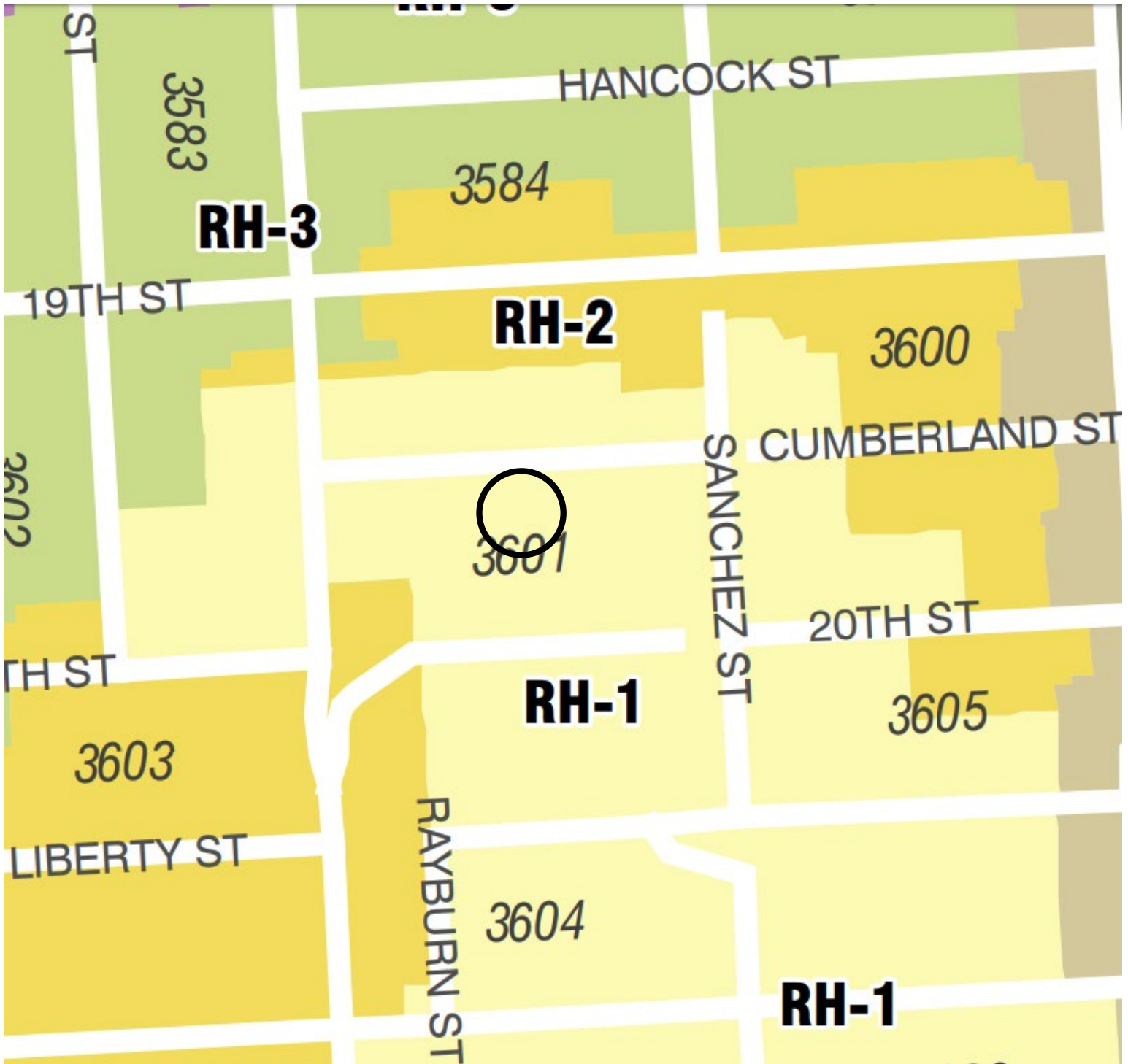


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
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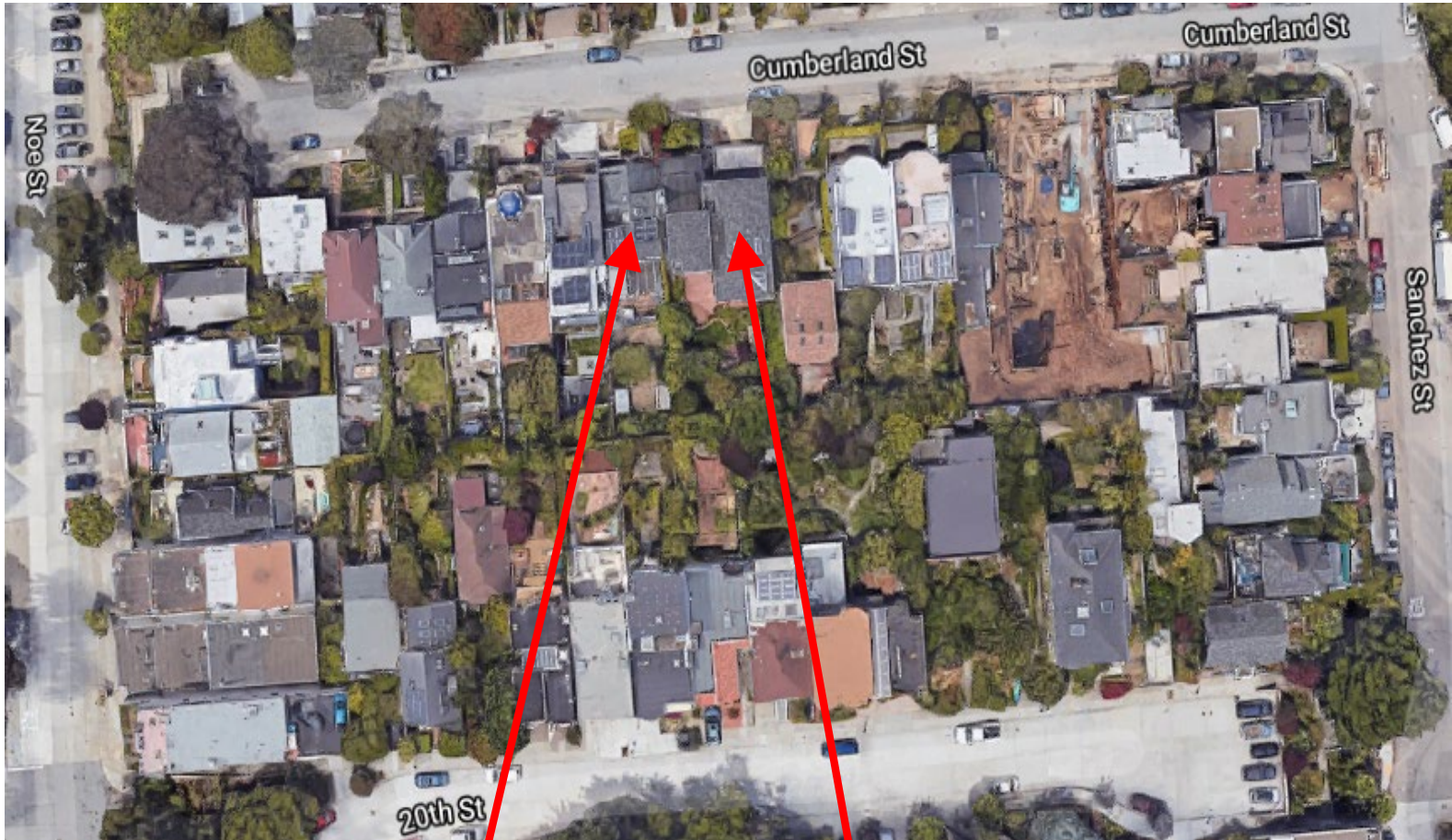
# Zoning Map



Discretionary Review Hearing  
Case Number 2016-014777DRP-02  
357 Cumberland Street



# Aerial Photo



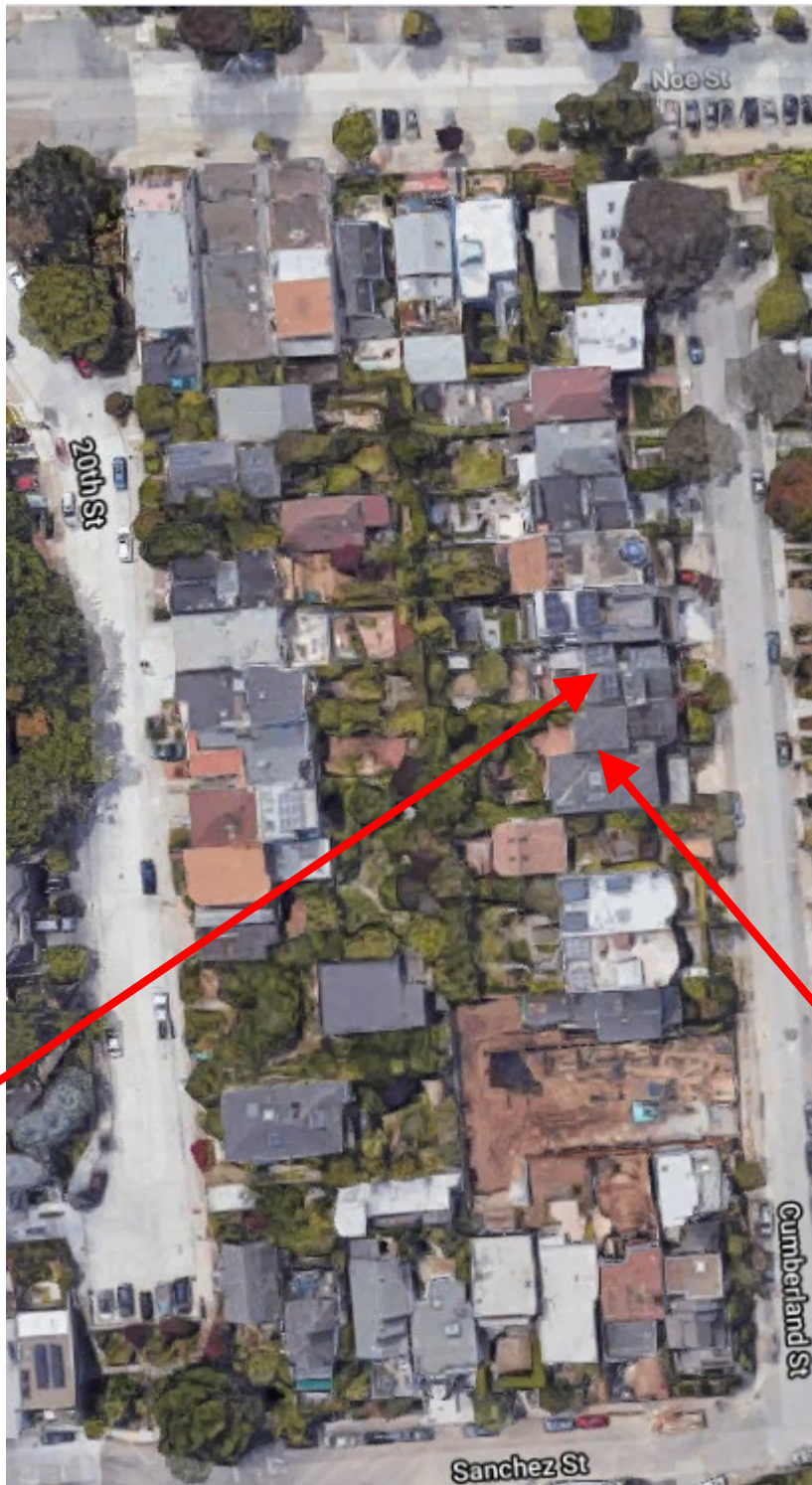
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2016-014777DRP-02  
357 Cumberland Street

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



# Aerial Photo



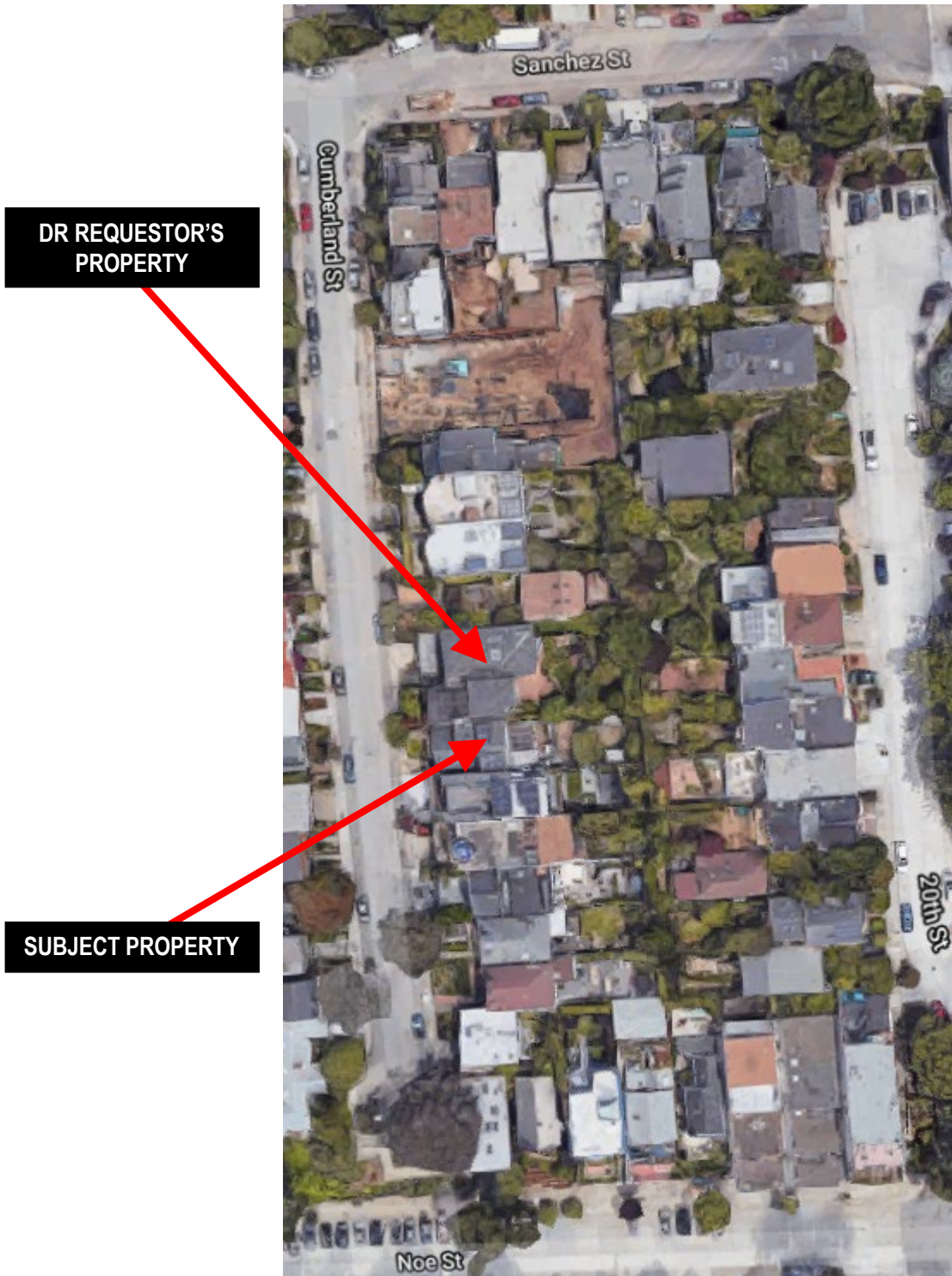
DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-014777DRP-02  
357 Cumberland Street

# Aerial Photo



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2016-014777DRP-02  
357 Cumberland Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## REVISED NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 11, 2020** Building Permit Application Nos. **202003116722 & 202003116723** was filed for work at the Project Address below.

**Notice Date: May 27, 2020**

**Expiration Date: June 26, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>357 Cumberland Street</b>	Applicant:	<b>John Maniscalco Architecture</b>
Cross Street(s):	<b>Sanchez Street</b>	Address:	<b>442 Grove St.</b>
Block/Lot No.:	<b>3601/037</b>	City, State:	<b>San Francisco, CA 94102</b>
Zoning District(s):	<b>RH-1 &amp; Dolores Heights SUD /40-X</b>	Telephone:	<b>(415) 864-9900</b>
Record Number:	<b>2016-014777PRJ</b>	Email:	<a href="mailto:john@m-architecture.com">john@m-architecture.com</a>

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

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Home	No Change
Front Setback	7'8 1/2"	4'3 1/8"
Side Setbacks	None	No Change
Building Depth	49'10"	58' 5 1/2"
Rear Yard	56'10"	51' 3 5/8"
Building Height	34' 11 3/8"	35'
Number of Stories	3 over garage	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

**PROJECT DESCRIPTION**

The proposal is for the demolition of an existing 3,469 gross square-foot three-story-over-garage single-family home and the construction of a new 5,026 gross-square-foot three-story-over-garage single-family home. The project includes 4,049 square foot of conditioned living space and a 977 square foot garage and storage area. Please see the attached plans.

Please note that a notice was mailed on 5/12/20 with an expiration date of 6/11/20; however, this notice did not include the correct project plans. This notice is being resent with the correct plans and a new notice expiration date. No changes have been made to the scope of work. Please contact the project architect or staff planner with any questions.

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

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

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

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

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at [pic@sfgov.org](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://accsf.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 (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](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>
357 Cumberland Street		3601037
<b>Case No.</b>		<b>Permit No.</b>
2016-014777ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project involves the demolition of the existing 35-foot-tall, three-story over garage, 3,469-gross-square-foot, single-family dwelling with one off-street parking space for the construction of a new 35-foot-tall, 5,026-gross-square-foot, three-story over garage, single-family residence with one off-street parking space. The project would require approximately 689 cubic yards of excavation. The building would be supported by a continuous spread footing foundation.</p> <p>The building permit numbers are 2020.03.11.6723.S and 2020.03.11.6722.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</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"/>	<p><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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>



**STEP 2: CEQA IMPACTS**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><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?  <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><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? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>A geotechnical investigation was prepared by Rockridge Geotechnical Consultants dated 5/28/2019.</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	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 checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated 02/21/2017  b. Other (specify): </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</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>	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer	

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

<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	<b>Signature:</b> Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/19/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|-------------------------------------------------------------------------|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## 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> 2/6/2017	<b>Date of Form Completion:</b> 2/6/2017
-------------------------------------------------	------------------------------------------

PROJECT INFORMATION:		
<b>Planner:</b> Elizabeth Jonckheer	<b>Address:</b> 357 Cumberland Street	
<b>Block/Lot:</b> 3601/037	<b>Cross Streets:</b> Noe and Sanchez Streets	
<b>CEQA Category:</b> B	<b>Art. 10/11:</b> n/a	<b>BPA/Case No.:</b> 2016-014777ENV

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> November 21, 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:	
Submitted Supplemental Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated October 7, 2016).	
Proposed Project: One-story vertical addition, facade modifications, excavation at rear of garage level to add one vehicle parking space and create habitable space.	


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

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

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated October 7, 2016), and information found in the Planning Department files, the one-and-a-half story over basement, wood-frame, single-family dwelling at 357 Cumberland Street contains a Classical Revival-style rowhouse constructed in 1909 by a Swedish-born carpenter named John W. Backman (Spring Valley Water Tap records). The subject property occupies a rectangular lot on the south side of the subject block. The house has a rectangular footprint and is perched about 10 feet above-grade due to the steeply sloping terrain. The house is set back approximately 10 feet from the front lot line, and the area in front of the house includes a shallow paved driveway at right; a terraced planting bed at center, which contains low bushes and is enclosed by concrete and wood retaining walls; and a staircase at left, which rises to the main entrance. The subject building is capped by a front-facing gable roof with two shed-roofed dormers on the sides. The building is clad in rustic siding at the basement level, and flush wood siding at the first and second floor levels. The building retains its original fixed and double-hung wood-sash windows at the basement level. All upper-level windows have been replaced with contemporary fixed or casement-sash windows. The primary façade contains a straight concrete stair at left with paneled newel posts and wood handrails with turned wood balusters and a center bay with concrete retaining wall finished in scored stucco. At the right side, there is a single-car garage which dates to 1917. The landing at the basement level is screened by a wooden balustrade with paneled newel posts and a wood stair rises to a landing at the first floor level. The stair has wood handrails and a balustrade composed of turned wood balusters. At the first floor level, a shallow ceramic-tiled landing screened by a wood balustrade spans the left and center bays. The primary entrance is located in the center bay, and it contains a paneled wood door with a transom panel embellished with square button moldings. Above it is a crown molding embellished with an egg-and-dart molding. To the right of the entrance is a canted bay window. The bay window has paneled spandrels embellished with button moldings. The windows are flanked by Classical Revival pilasters and surmounted by a crown molding matching the one above the primary entrance. Left of the entrance is a tripartite window, with a large center casement sash flanked by fixed sashes. Below the window is a panel embellished with square button moldings. The windows are flanked by engaged pilasters and capped by a crown molding resembling the one above the primary entrance. The

- continued -

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-21-2017

gabled second story overhangs the first floor level by approximately two feet, and a low-relief floral patterned frieze marks its lower edge. Above the frieze is a prominent entablature. Above this is the main body of the second floor level, which is clad in flush wood siding and with a tripartite window composed of a central fixed sash flanked by operable casements. The window is capped by a molded crown molding similar to the one above the primary entrance. Above the window is a plaster cartouche. The second floor level terminates with a dentil molding and a raking cornice that terminates at its lower ends with a broken entablature supported by two pairs of modillions. The south (rear) façade faces the rear yard and it has been heavily altered in recent years. The south façade is clad in rustic siding. A portion of the south facade terminates with a flat roof, suggesting that the gable roof modified at some point. The south façade terminates with a dentil molding and a narrow raking cornice that is supported at center and the left by wood brackets. The entire cornice appears to be of recent origin and is not an original feature of the dwelling. A shed-roofed dormer is visible to the right of the cornice. Also visible is a sheet metal chimney flue and a roof-mounted solar panel.

The first known owner of the subject lot was Mary E. Roberts, wife and later widow of Captain M. R. Roberts, a prominent wharfman who managed the Pacific Street wharf through the 1850s. According to the 1894 San Francisco Block Book, Mary E. Roberts owned the lot, as part of a larger double lot she owned until 1909. The 1905 Sanborn Map shows no structures at the site. Mary E. Roberts died on November 15, 1909, but sold the property before her death. On October 28, 1909, a John W. Backman applied for water service from the Spring Valley Water Company for a dwelling that he had built on the property. John W. Backman emigrated from Sweden with his younger brother Helmer, and the two worked as carpenters. There is no original building permit for 357 Cumberland Street, however, it is likely that it was built in 1909 because water service began in October 1909, and the 1910 U.S. Census, which was recorded in April of that year, listed a "John W. Bachman" living at 357 Cumberland Street, along with his wife, their son, and John's two brothers, Ernst and Helmer. Because he was a carpenter, it is probable that Backman built 357 Cumberland Street with the help of his brothers. The 1914 Sanborn Map indicates that 357 Cumberland Street may have been constructed without the bay window that it has today, although this may have been an error, because the house at 369 Cumberland Street, which also has a bay window, was also drawn in 1914 with a flat front. The 1914 Sanborn Map also does not show the two rear additions that exist today. On the map, it is depicted as a one-and-a-half-story dwelling, set back from the street, with a rectangular footprint and a one-story laundry porch at the rear of the building. The 1914 Sanborn Map also shows increased development on the subject block, with more than half the lots on the south side of the street developed. In 1912, John's brother, Ernst, married Anna Olson, and the couple lived at 357 Cumberland Street for several years afterward. In 1916, Backman sold 357 Cumberland Street to Irish descendants John E. and Catherine T. McCauley. John was a marine engineer on a passenger steamer (and at times an engineer with the San Francisco Department of Public Works.) In 1917, Cumberland Street was graded and paved and the front of 357 Cumberland Street was moved down to official street grade, and a concrete retaining wall had to be built between the sidewalk and the house. The McCauleys sold 357 Cumberland Street in 1925 Peter and Marie Rizzi, however, their son John was listed in the 1927 and 1928 City Directories at 357 Cumberland Street. The McCauleys made only one permitted alteration to 357 Cumberland Street while they owned it; in 1917, they constructed a garage and retaining wall in front of the house after Cumberland Street was graded. Peter and Marie Rizzi do not appear to have immediately moved in, as records show in 1925, they lived on Pearl Street. In 1930, the U.S. Census recorded the Rizzis at 357 Cumberland Street, as well as an unemployed boarder named Charles Smith. The Rizzis made no permitted alterations during the time that they owned 357 Cumberland Street. An aerial photograph taken in 1938 shows 357 Cumberland Street with the same general footprint that was illustrated in the 1914 Sanborn Map, with the addition of the garage, as well as the two undated rear additions that exist today. A dormer is visible on the east slope of the roof of the house. Marie Rizzi sold 357 Cumberland Street to Edwin V.

and Lula S. Porter on January 24, 1942. Edwin Porter worked as a crane operator and purchased a gas station in 1944. The Porters appear to have taken in boarders, as a wedding announcement published in the San Francisco Chronicle in 1948 described a young woman named Phyllis Sawker as being a resident of 357 Cumberland Street. The Porters made no permitted alterations to the building while they lived there. On February 2, 1949, the Porters sold 357 Cumberland Street to Italian born Felix M. Torrano who worked as a shoemaker and later served as commander of the American Legion's Welkin Post in San Rafael. Torrano owned the subject property for slightly less than a year and it is not known if he lived there. He made no permitted alterations to the house while he owned it. In 1950, Felix M. Torrano sold 357 Cumberland Street to Edward J. and Catherine Sucher. The Suchers made no permitted alterations to the site during the time that they owned it. The 1950 Sanborn Map shows the footprint of 357 Cumberland Street as being unchanged from the 1914 Sanborn Map, other than the addition of the garage at the front of the house. The Suchers sold the property to Rudolph G. and Louise D. Langsather. Rudolph was working as a night manager at N. Gray & Company, a funeral parlor. In 1955, the Langsathers divorced and Rudolph married Marguerite O'Brien. Rudolph Langsather applied for a permit to make several alterations to 357 Cumberland Avenue in August 1954, shortly after he purchased the house. Exterior work included repairs to the front stair, relocation of the main entrance, and the installation of a new garage door. In 1964, Langsather sold the property to Ronald I. and Rosemary J. Lyons. Ronald Lyons was the real estate director for the Kaiser Chemical Company. In October of 1965, they received a second permit to fix several leaky front windows and repair dry rot on the front stair. In 1971, Ronald I. and Rosemary J. Lyons sold 357 Cumberland Street to Joel M. and Barbara E. Klompus. Joel Klompus was a medical examiner. The Klompuses made no permitted alterations to the house, and sold the house to Victoria A. Sackville in 1983. In December 1985, Sackville received a permit to remodel two bathrooms and build a rear deck. In July 1986, she received a permit for unspecified interior alterations and the construction of two dormers on the roof. Sackville sold 357 Cumberland Street to Michael P. Richman, vice president of Wyse Technology, an early maker of personal computers. Richman left the company in 1988 and went on to serve as vice-president of sales at Pixar starting in 1990. In August 1989, Richman received a permit to repair dry rot at several locations, including the rear of the first floor level, along the property line walls, and at several points at the front and rear of the building. Richman sold 357 Cumberland Street to Brett R. Heller. Heller received five permits between 1989 and 1990 for continued dry rot repair, reroofing, and interior renovations. Heller transferred ownership of 357 Cumberland Street to a trust in his name in 1990. In 1992 the trust sold the property to Thomas J. Morris, a doctor. Morris applied for only one building permit during the time that he owned 357 Cumberland Street, a permit to repair water-damaged decking and front stair in 1990. This permit expired and it is not clear if the work was completed. 1990 Sanborn Maps updated by the San Francisco Planning Department show no changes to the footprint of 357 Cumberland Street since the 1950 map was drawn. However, the 1990 Sanborn Maps are inaccurate in depicting conditions at the rear of the dwelling, which by this time had received two one-story additions. The 1990 Sanborn Maps also do not show the bay window at the front of the dwelling. Morris sold 357 Cumberland Street to the current owner, Cyril Meurillon, on March 8, 2011. Since purchasing the property, Meurillon has made only interior renovations.

As outlined above, 357 Cumberland Street has undergone a series of alterations since it was built in 1909. The primary (north) façade retains its historic massing, portions of its historic cladding, and the historic location of most of its fenestration and the garage and retaining wall at the front of the lot from 1917. However, there are front alterations, including addition of the garage in 1917, the relocation of the primary entrance in 1954, and the replacement of all original windows at the first and second floor levels in approximately 1989. Although it is not specifically named in any building permit, the front exterior stair is not original and was incrementally rebuilt during the 1980s and the 1990s. Additionally, the rear (south) façade has also undergone extensive alterations. There were at least two rear additions between 1914 and 1938, the construction of a first-floor level solarium,



construction of a deck at the second floor level, new fenestration, and construction of two dormers in 1989. The rear retains no visible historic fabric.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). John W. Backman is not a builder of historical significance. 357 Cumberland Street is a modest Classical Revival dwelling. While the Classical Revival-style rowhouse generally retains its historic appearance, it has undergone a series of alterations, including the construction of a garage and a retaining wall, at least two rear additions, the relocation of the primary entrance, replacement of all original windows at the first and second floor levels, the addition of dormers on the roof, and the incremental replacement of the front stair. As a result, the building is an unremarkable and not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is located in the Dolores Heights neighborhood, but at present, is not located within the boundaries of any formally identified historic district. Built circa 1909, 357 Cumberland Street was part of the first wave of development on the subject block, which took place in the first decade following the 1906 Earthquake and Fire. The subject block was not graded or paved until 1917. The oldest houses on the subject block are two vernacular cottages at 380 Cumberland Street and 650 Sanchez Street, which were both constructed in 1906. In addition to these two properties, 12 other houses on this block date to the post-1906 Earthquake reconstruction period of 1906-1916. Dwellings constructed during this era are typically one, one-and-a-half, or two stories in height, and those located on the south side of Cumberland Street are significantly above the street because they were built before the street was graded in 1917. While most dwellings appear to have been built individually rather than as parts of larger tracts, the Classical Revival-style dwelling at 368 Cumberland Street, which was built in 1908, bears enough resemblance to the subject property to suggest that it may have been constructed by the same builder. Two dwellings on the subject block were built in the 1920s: 311 Cumberland Street is a Craftsman-style house constructed 1921, and 328 Cumberland Street is a Mediterranean-style house built in 1928. Four dwellings on the subject were built block in the 1930s – all are on the north side of the block. Architectural styles of these houses include Mediterranean, Norman Revival, and Ranch. Two dwellings on the subject block were built in the 1940s, including a large Modernist house at 349 Cumberland Street, which was constructed in 1940 and later rated in the Department of City Planning's Architectural Quality Survey. Three houses on the subject block were constructed in the 1960s, including a "Contractor Modern"-style building at 360 Cumberland Street, constructed 1964; a Modernist dwelling at 391-93 Cumberland Street, constructed in 1966; and a non-descript dwelling at 385 Cumberland Street, constructed in 1968. Four buildings on the subject block were constructed or substantially reconstructed within the last few decades, including 333 Cumberland Street, a Postmodern-style dwelling constructed on a double lot in 1988; 378 Cumberland Street, a contemporary shingled house constructed in 2001; 362 Cumberland Street, a heavily remodeled/reconstructed older dwelling; and 359 Cumberland Street, a stucco-clad contemporary house constructed in 2012. Finally, the subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district and is not a historic resource under CEQA.

# SUPPLEMENTAL INFORMATION FORM

**357 Cumberland Street**  
San Francisco, California



**October 7, 2016**

Prepared by



**Ver** Planck

**HISTORIC PRESERVATION CONSULTING**

San Francisco, California

## HISTORICAL LIST

UPDATED 7/30/2019

(Do not send EIRs unless specified by  
Contact person – SF PUBLIC LIBRARY  
SHOULD RECEIVE 3 COPIES)

Gerald D. Adams  
San Francisco Towers  
1661 Pine Street, #1028  
San Francisco, CA 94109

Nancy Shanahan  
Telegraph Hill Dwellers  
470 Columbus Avenue, #211  
San Francisco, CA 94133

Mary Miles  
Coalition for Adequate Review  
364 Page Street, #36  
San Francisco, CA 94102

Lucinda Woodward  
State Office of Historic Preservation  
Local Government Unit  
1725 – 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816

Sue Hestor  
870 Market Street, #1128  
San Francisco, CA 94102

The Art Deco Society of California  
525 Bellevue Ave, Suite 311  
Oakland, CA 94610

Karin Flood  
Union Square Busi. Improvement Dist. (BID)  
323 Geary Street, Suite 203  
San Francisco, CA 94102

Courtney Damkroger  
2626 Hyde Street  
San Francisco, CA 94109

Courtney S. Clarkson  
3109 Sacramento Street  
San Francisco, CA 94115

Eugene T. Flannery  
Environmental Compliance Manager  
Mayor's Office of Housing and Comm. Dev.  
One South Van Ness Avenue, 5<sup>th</sup> Floor  
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San Francisco, CA 94103

Kevin Johnston  
2288 Buena Vista Avenue  
Livermore, CA 94550

Andrew Wolfram  
1420 Sutter Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94109

Anthony Veer Kamp  
National Trust for Historic Preservation  
25 Taylor Street  
San Francisco, CA 94102

Diane Matsuda  
John Burton Foundation  
235 Montgomery Street, Suite 1142  
San Francisco, CA 94104

Kate Black, Commissioner  
SEAT 6 Real Estate Professional  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Ms. Gigi Platt  
362 Ewing Terrace  
San Francisco, CA 94118



## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at [pic@sfgov.org](mailto:pic@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. 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415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

#### WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

### ENTITLEMENTS

#### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

#### WHAT TO SUBMIT:

- One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- Current or historic photograph(s) of the property.
- All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- A digital copy (CD or USB drive) of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



# San Francisco Planning

## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

---

Project Address: 357 Cumberland St.

Block/Lot(s): 3601/037

#### Property Owner's Information

---

Name: Cyril Meurillon & Angelika Joast

Address: 357 Cumberland St.  
San Francisco CA 94114

Email Address: cyril.meurillon@gmail.com

Telephone: 415.864.9900

#### Applicant Information

---

Same as above

Name: John Maniscalco

Company/Organization: John Maniscalco Architecture

Address: 442 Grove St.  
San Francisco CA 94102

Email Address: john@m-architecture.com

Telephone: 415.864.9900

#### Please Select Billing Contact:

Owner       Applicant      Other (see below for details)

Name: John Maniscalco      Email: john@m-architecture.com      Phone: 415.864.9900

#### Please Select Primary Project Contact:

Owner       Applicant      Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

---

N/A

Building Permit Applications No(s):

#### Related Preliminary Project Assessments (PPA)

---

N/A

PPA Application No(s):

PPA Letter Date:

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

DEMOLITION OF (E) SINGLE FAMILY DWELLING AT 357 CUMBERLAND ST., SAN FRANCISCO, CA

CONSTRUCTION OF (N) SINGLE FAMILY DWELLING

### Project Details:

Change of Use     New Construction     Demolition    Facade Alterations    ROW Improvements  
Additions    Legislative/Zoning Changes    Lot Line Adjustment-Subdivision    Other \_\_\_\_\_

**Residential:**    Senior Housing    100% Affordable    Student Housing    Dwelling Unit Legalization  
Inclusionary Housing Required    State Density Bonus    Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:    Rental Units     Ownership Units    Don't Know

**Non-Residential:**    Formula Retail    Medical Cannabis Dispensary    Tobacco Paraphernalia Establishment  
Financial Service    Massage Establishment    Other: \_\_\_\_\_

**Estimated Construction Cost:** \$1,750,000.00

## PROJECT AND LAND USE TABLES


	Existing	Proposed	
<b>General Land Use</b>	Parking GSF	-	-
	Residential GSF	3,248 SF	4,049 SF
	Retail/Commercial GSF	-	-
	Office GSF	-	-
	Industrial-PDR	-	-
	Medical GSF	-	-
	Visitor GSF	-	-
	CIE (Cultural, Institutional, Educational)	-	-
	Useable Open Space GSF	-	-
	Public Open Space GSF	-	-
<b>Project Features</b>	Dwelling Units - Affordable	-	-
	Dwelling Units - Market Rate	1	1
	Dwelling Units - Total	1	1
	Hotel Rooms	-	-
	Number of Building(s)	1	1
	Number of Stories	3 STORIES O/ GARAGE	3 STORIES O/ GARAGE
	Parking Spaces	1	2
	Loading Spaces	-	-
	Bicycle Spaces	0	2
	Car Share Spaces	-	-
Other: _____			
<b>Land Use - Residential</b>	Studio Units	-	-
	One Bedroom Units	-	-
	Two Bedroom Units	-	-
	Three Bedroom (or +) Units	-	-
	Group Housing - Rooms	-	-
	Group Housing - Beds	-	-
	SRO Units	-	-
	Micro Units	-	-
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	-	-


## ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.





If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A	18
<b>1b. General</b>	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	✓ Yes No	mat slab foundation
<b>2. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes ✓ No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
<b>3. Shadow</b>	Would the project result in any construction over 40 feet in height?	Yes ✓ No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
<b>4. Biological Resources</b>	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	Yes ✓ No	If yes:  Number of existing trees on, over, or adjacent to the project site:  _____  Number of existing trees on, over, or adjacent to the project site that would be removed by the project:  _____  Number of trees on, over, or adjacent to the project site that would be added by the project:  _____
<b>5a. Historic Preservation</b> 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes ✓ No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>5b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	✓ Yes No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.



Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
<b>6. Archeology</b> 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
<b>7. Geology and Soils</b> 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  ----- Area of excavation/disturbance (in square feet): <u>1,423 SF</u> Amount of excavation (in cubic yards): <u>689 cubic yards</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves:               <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
<b>8. 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 Pollutant Exposure Zone?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
<b>9a. Hazardous Materials</b>	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
<b>9b. Hazardous Materials</b> 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

## PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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

N/A

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 SINGLE FAMILY DWELLING UNIT CONFORMS TO THE RESIDENTIAL DESIGN GUIDELINES AND IS INTEGRATED INTO THE NEIGHBORHOOD CONTEXT/URBAN FABRIC OF THE STREET.**

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

**THE EXISTING SINGLE FAMILY DWELLING IS NOT WITHIN THE THRESHOLD OF THE CITY'S AFFORDABLE HOUSING LIMITS AND WOULD NOT REMOVE NOR ADD AFFORDABLE HOUSING STOCK .**

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

**(2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR THE SINGLE FAMILY DWELLING UNIT. NEIGHBORHOOD STREET PARKING IS NOT TO BE AFFECTED.**

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

N/A

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

**THE PROPOSED DWELLING UNIT WILL BE DESIGNED AND ENGINEERED BY ALL REQUIRED PARTIES FOR GEOTECHNICAL, SHORING, CIVIL AND STRUCTURAL ENGINEERING.**

7. That landmarks and historic buildings be preserved; and

**BASED ON THE VERPLANK PREPARED HISTORICAL REPORT THE (E) SINGLE FAMILY DWELLING IS NOT OF HISTORICAL IMPORTANCE OR STATUS.**

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

**PROPOSED DWELLING DOES NOT OBSCURE MID-BLOCK OPEN SPACE NOR LIGHT AND AIR TO THE ADJACENT AND NEIGHBORING PROPERTIES**

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

  
\_\_\_\_\_

Signature

Architect

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

415.864.9900

Phone

John Maniscalco


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

john@m-architecture.com

\_\_\_\_\_  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

  
\_\_\_\_\_

Signature

01.28.2019

\_\_\_\_\_  
Date

John Maniscalco

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

***Lands End Appraisals***



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

357 Cumberland St  
BLK 107 LOT 37  
San Francisco, CA 94114

**FOR:**

Cyril Meurillon

**AS OF:**

10/31/2019

**BY:**

Scott Willis  
4425 Balboa #3  
San Francisco, CA 94121

Client	Cyril Meurillon	File No.	357.Cumberland.94114
Property Address	357 Cumberland St		
City	San Francisco	County	San Francisco
		State	CA
		Zip Code	94114
Appraiser	Scott Willis		

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# RESIDENTIAL APPRAISAL REPORT

File No.: 357.Cumberland.94114

Property Address: 357 Cumberland St	City: San Francisco	State: CA	Zip Code: 94114
County: San Francisco		Legal Description: BLK 107 LOT 37	
Assessor's Parcel #: 026-0784-004			
Tax Year: 2018	R.E. Taxes: \$ 23,829	Special Assessments: \$ 0	Borrower (if applicable): -
Current Owner of Record: Cyril Meurillon		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) SFR-Exterior Only		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: Eureka Valley/Dolores Heights		Map Reference: 41884 Census Tract: 0206.00	

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The purpose of this assignment is to determine Market Value of the Subject Property as of 10/31/2019.			
Intended User(s) (by name or type): Cyril Meurillon			
Client: Cyril Meurillon		Address: 357 Cumberland St, San Francisco, CA 94114	
Appraiser: Scott Willis		Address: 4425 Balboa St #3, San Francisco, CA 94121	

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Predominant Occupancy</b>	<b>One-Unit Housing</b>	<b>Present Land Use</b>
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE	AGE
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		\$(000)	(yrs)
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		1,225 Low 15	2-4 Unit 5%
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		8,700 High 134	Multi-Unit 5%
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		2,800 Pred 100	Comm'l 5%
Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To: _____			

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Neighborhood boundaries are Market St to the North and West, Church St/20th St/Valencia St to the East, and 22nd St to the South.

Subject neighborhood appears to be typical to San Francisco. There were no apparent adverse factors within the subject neighborhood which affect the subject's marketability. Access to freeways, bus lines, schools, hospitals, parks, shopping and all other residential support facilities are considered average for this area.

The subject neighborhood market conditions appear to be stable. This information was derived from evaluating the entire neighborhood's market sales over the last 12 months. Please see the Market Conditions Addendum.

Dimensions: 25' x 114'	Site Area: 2,850 sf		
Zoning Classification: RH-1	Description: House, One-Family		
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Ground Rent (if applicable) \$ NA/	
The current use, Single Family Residential, is the highest and best use and is consistent with the surrounding properties.			
Actual Use as of Effective Date: Single Family Residential		Use as appraised in this report: Single Family Residential	
Summary of Highest & Best Use: The Highest & Best Use requires that a use be 1) Physically Possible; 2) Legally Permissible; 3) Economically Feasible; and 4) Return the Highest Value to the Land. The Subject Improvements meet those criteria.			

<b>Utilities</b>	<b>Off-site Improvements</b>	<b>Topography</b>	<b>Right slope</b>
Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other PG&E/Public Utility	Street Asphalt <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size Average	
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other PG&E/Public Utility	Curb/Gutter Concrete <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Shape Regular/Rectangular	
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Public	Sidewalk Concrete <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Drainage Appears Inadequate	
Sanitary Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Public	Street Lights Poles <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View City/Skyline	
Storm Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Public	Alley None <input type="checkbox"/> Public <input type="checkbox"/> Private		
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)			
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone None FEMA Map # Not Mapped in SF FEMA Map Date			
Site Comments: The subject site appears to be typical. See Supplemental Addendum.			

<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b>	<b>Basement</b>	<b>Heating</b>
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab N/A	Area Sq. Ft. 792	Type Forced Air
# of Stories 2	Exterior Walls Wood	Crawl Space Conc Perim	% Finished 0	Fuel Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Comp	Basement Full	Ceiling	
Design (Style) Edwardian	Gutters & Dwnspts. Metal	Sump Pump <input type="checkbox"/>	Walls	<b>Cooling</b> None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Wood	Dampness <input type="checkbox"/>	Floor	Central
Actual Age (Yrs.) 109	Storm/Screens No/Yes	Settlement	Outside Entry	Other
Effective Age (Yrs.) 45		Infestation		
<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input type="checkbox"/> None	<b>Amenities</b>	<b>Car Storage</b> <input type="checkbox"/> None
Floors Exterior Only	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 2	Garage # of cars ( 1 Tot.)
Walls Exterior Only	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) # 0	Attach. _____
Trim/Finish Exterior Only	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Brick _____	Detach. _____
Bath Floor Exterior Only	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Wood _____	Blt.-In 1
Bath Wainscot Exterior Only	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Wood _____	Carport _____
Doors Exterior Only	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool _____	Driveway _____
	Washer/Dryer <input checked="" type="checkbox"/>	Finished <input type="checkbox"/>	Balcony Concrete	Surface Conc

Finished area above grade contains: 7 Rooms 3 Bedrooms 3.0 Bath(s) 1,900 Square Feet of Gross Living Area Above Grade			
Additional features: The subject features are typical for this area. All systems appear to be in working order.			
Describe the condition of the property (including physical, functional and external obsolescence): The condition of the subject property appears to be Average.			
Details taken from tax record, the owner, MLS 380068, and visual exterior inspection. The interior was not verified through a physical inspection. Primary data source is the the owner. Appraiser uses the extraordinary assumption that the subject property is in average condition and good working order, features 3 bedrooms, 3.0 bathrooms with 1,900 sf of Gross Living Area (GLA), a patio, a balcony, a one car garage, and heating and typical amenities for the market. If any of this information is found to be inaccurate the appraiser reserves the right to amend this appraisal.			



# RESIDENTIAL APPRAISAL REPORT

File No.: 357.Cumberland.94114

<b>TRANSFER HISTORY</b>	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): (SFARMLS/County Records)	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: 4135 21st St recorded a quit claim deed on 5/21/19 for a nominal amount per Doc K769559, a grant deed on the same date for a nominal amount per Doc #K769585, an interspousal transfer for a nominal amount on 8/30/19 per Doc K821469, and a grant deed for a nominal amount on the same date per Doc #K821470. 246 Eureka St recorded an interspousal transfer for a nominal amount on 5/8/19 per Doc #K764428. There have been no other sales or transfer history for the subject property within the past 36 months from the time of inspection.
	Date:	
	Price:	
Source(s): (SFARMLS/Tax)		
2nd Prior Subject Sale/Transfer	There have been no other prior sales or transfer history for comparables within the past 12 months from the time of inspection.	
Date:		
Price:		
Source(s): (SFARMLS/Tax)		

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	357 Cumberland St San Francisco, CA 94114	4135 21st St San Francisco, CA 94114		246 Eureka St San Francisco, CA 94114		24 Romain St San Francisco, CA 94114	
Proximity to Subject		0.37 miles SW		0.37 miles W		0.45 miles W	
Sale Price	\$	\$ 2,600,000		\$ 2,625,000		\$ 2,800,000	
Sale Price/GLA	\$ /sq.ft.	\$ 1,426.22 /sq.ft.		\$ 1,488.10 /sq.ft.		\$ 1,230.77 /sq.ft.	
Data Source(s)	DriveByInspect/Owner	SFARMLS #483238; DOM 3		SFARMLS #483970; DOM 11		SFARMLS #486541; DOM 13	
Verification Source(s)	SFARMLS/Tax	DOC #: K756428		DOC #: K764427		DOC #: K801741	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		ArmLth: Cash None Noted		ArmLth: Cash None Noted		ArmLth: Conv None Noted	
Date of Sale/Time		04/19/2019		05/08/2019		07/29/2019	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Average		Average		Average	
Site	2,850 sf	2609 sf	0	3040 sf	0	2495 sf	0
View	City/Skyline	City/Skyline		City/Skyline		City/Skyline	
Design (Style)	Edwardian	Mid Cent	0	Edwardian		Marina	
Quality of Construction	Average	Average		Average		Average	
Age	109	59	0	114	0	88	0
Condition	Average	Average		Average		Superior	-140,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 3.0	7 3 3.0		6 3 1.1	+45,000	7 4 3.0	
Gross Living Area	1,900 sq.ft.	1,823 sq.ft.		1,764 sq.ft.	+23,800	2,275 sq.ft.	-65,600
Basement & Finished Rooms Below Grade	792sf un-finished 0	400sf un-finished 0	0	800sf un-finished 0	0	400sf un-finished 0	0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Forced Air/None	Forced Air/None		Forced Air/None		Forced Air/None	
Energy Efficient Items	Insulation	Insulation		Insulation		Insulation	
Garage/Carport	1 Garage	2 Garage	-30,000	2 Garage	-30,000	1 Garage	
Porch/Patio/Deck	Prch/Patio/Balc	Prch/Patio/Balc		Prch/Patio/Deck	0	Prch/Deck/Balc	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -30,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 38,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -205,600
Adjusted Sale Price of Comparables			\$ 2,570,000		\$ 2,663,800		\$ 2,594,400

Summary of Sales Comparison Approach Comps were found by using SFARMLS and verified by Realist Tax Records. Best, most comparable properties have been used in report for analysis.

It was necessary to expand the search beyond 90 days in order to bracket all amenities. Market conditions support this approach.

Subject and comparable basement information is estimated based on MLS comments, photos and exterior drive by.

Comps are weighted in order of appearance; Comp1 is similar in size and function, and has one more garage space. Comp2 is smaller with one and a half less bathrooms and has one more garage space. Comp3 is larger with one more bedroom, has been remodeled throughout and is assumed to be in superior condition. Comp4 is smaller with one less bedroom, one less bathroom, does not have parking, and shows dated updates in the kitchen and bathrooms and is assumed to be in inferior condition.

Subject is below the predominant value due to size, condition and amenities. Sufficient comparables exist to ascertain fair market value. No negative affect to marketability noted. Subject is not an under-improvement.

Age adjustments are considered in overall condition adjustments to account for updates and remodels.

Adjustments are based on paired analysis, discussions with local agents, market reaction, and the appraiser's knowledge of the area.

Indicated Value by Sales Comparison Approach \$	2,600,000
-------------------------------------------------	-----------







# RESIDENTIAL APPRAISAL REPORT

File No.: 357.Cumberland.94114

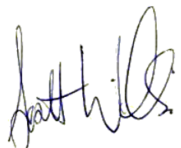
COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE _____ = \$	
	Source of cost data:		DWELLING Sq.Ft. @ \$ _____ = \$	
	Quality rating from cost service: _____ Effective date of cost data: _____		Basement Sq.Ft. @ \$ _____ = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Sq.Ft. @ \$ _____ = \$	
			Garage/Carport Sq.Ft. @ \$ _____ = \$	
			Total Estimate of Cost-New _____ = \$	
		Less Physical Functional External _____ = \$( _____ )		
		Depreciated Cost of Improvements _____ = \$		
		"As-is" Value of Site Improvements _____ = \$		
		_____ = \$		
		_____ = \$		
Estimated Remaining Economic Life (if required): _____ Years		<b>INDICATED VALUE BY COST APPROACH</b> _____ = \$		

INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		
	Estimated Monthly Market Rent \$ _____	X Gross Rent Multiplier _____	= \$ _____ <b>Indicated Value by Income Approach</b>
	Summary of Income Approach (including support for market rent and GRM):		

PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
	Describe common elements and recreational facilities: _____	

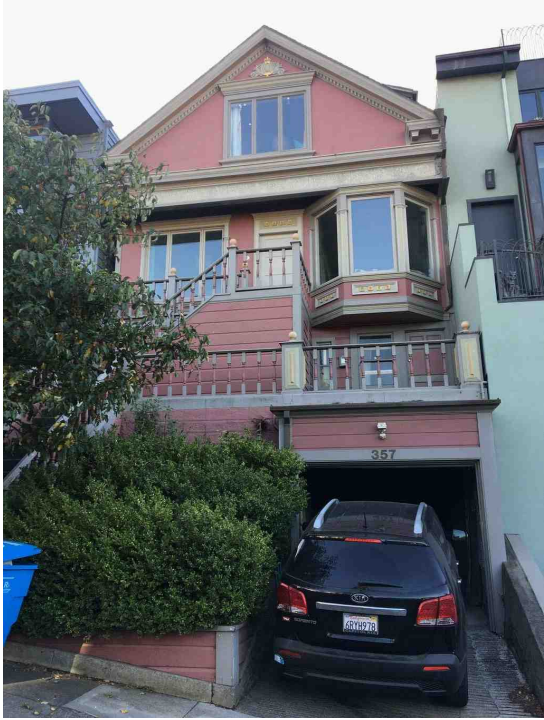
RECONCILIATION	<b>Indicated Value by: Sales Comparison Approach \$ 2,600,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____</b>		
	Final Reconciliation <u>The estimation for the subject's market value was determined by the analysis of collected data throughout the course of this appraisal, as of the date of inspection. The Sales Comparison Approach best represents the actions of typical buyers and sellers in the market. The Income Approach and Cost Approach were not relevant for this appraisal. Comps are listed in order of importance and most like the Subject</u>		
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____		
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.		
	<b>Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 2,600,000, as of: 10/31/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.</b>		

ATTACHMENTS	A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.				
	Attached Exhibits:				
	<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Supplemental Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum	
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input checked="" type="checkbox"/> Market Conditions Addendum	<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> _____	

SIGNATURES	Client Contact: <u>Cyril Meurillon</u> Client Name: <u>Cyril Meurillon</u>	
	E-Mail: <u>cyril@pobox.com</u> Address: <u>357 Cumberland St, San Francisco, CA 94114</u>	
	<b>APPRAISER</b>	
		
	Appraiser Name: <u>Scott Willis</u>	
	Company: <u>Lands End Appraisals</u>	
	Phone: <u>(415) 890-3219</u> Fax: _____	
	E-Mail: <u>scott@landsendappraisals.com</u>	
	Date of Report (Signature): <u>11/04/2019</u>	
	License or Certification #: <u>3004078</u> State: <u>CA</u>	
Designation: <u>Certified Residential Appraiser</u>		
Expiration Date of License or Certification: <u>10/06/2020</u>		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>10/31/2019</u>		
<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>		
Supervisory or Co-Appraiser Name: _____		
Company: _____		
Phone: _____ Fax: _____		
E-Mail: _____		
Date of Report (Signature): _____		
License or Certification #: _____ State: _____		
Designation: _____		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: _____		

## Subject Photos

Client	Cyril Meurillon						
Property Address	357 Cumberland St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94114
Appraiser	Scott Willis						

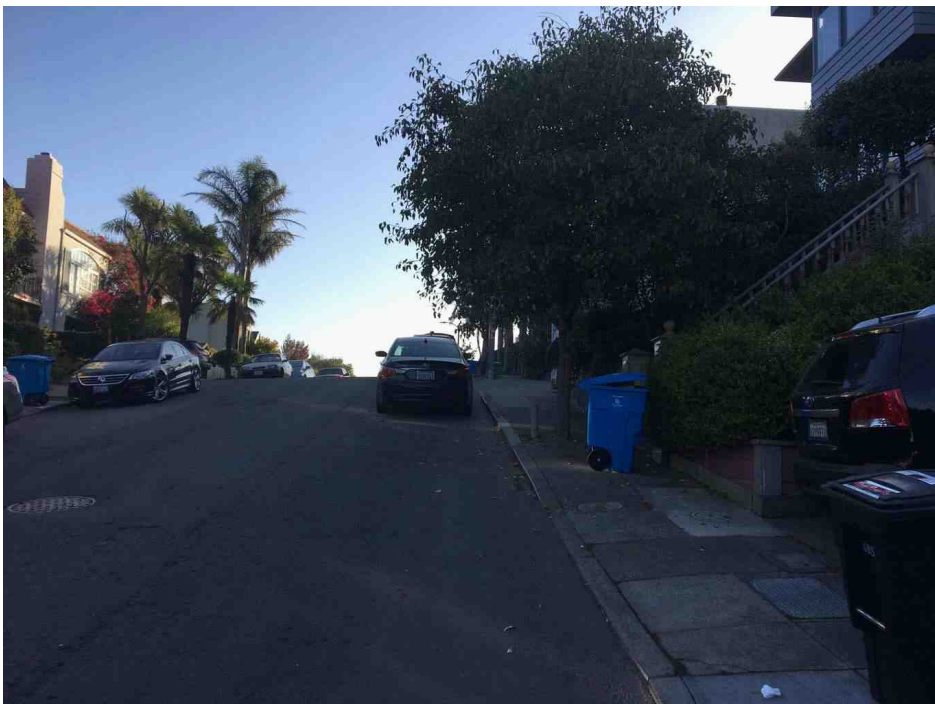


### Subject Front

357 Cumberland St  
Sales Price  
Gross Living Area 1,900  
Total Rooms 7  
Total Bedrooms 3  
Total Bathrooms 3.0  
Location Average  
View City/Skyline  
Site 2,850 sf  
Quality Average  
Age 109



### Subject Side



### Subject Street

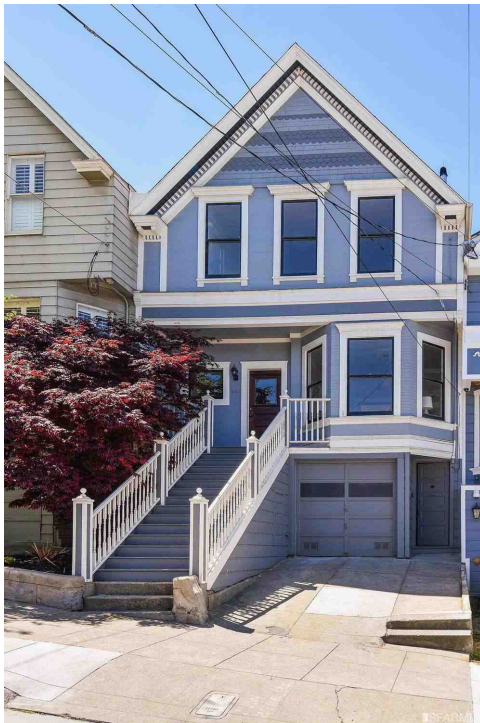
## Comparable Photos 1-3

Client	Cyril Meurillon			
Property Address	357 Cumberland St			
City	San Francisco	County	San Francisco	State CA      Zip Code 94114
Appraiser	Scott Willis			



### Comparable 1

4135 21st St	
Prox. to Subject	0.37 miles SW
Sale Price	2,600,000
Gross Living Area	1,823
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Average
View	City/Skyline
Site	2609 sf
Quality	Average
Age	59



### Comparable 2

246 Eureka St	
Prox. to Subject	0.37 miles W
Sale Price	2,625,000
Gross Living Area	1,764
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.1
Location	Average
View	City/Skyline
Site	3040 sf
Quality	Average
Age	114



### Comparable 3

24 Romain St	
Prox. to Subject	0.45 miles W
Sale Price	2,800,000
Gross Living Area	2,275
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	Average
View	City/Skyline
Site	2495 sf
Quality	Average
Age	88

## Comparable Photo Page

Client	Cyril Meurillon			
Property Address	357 Cumberland St			
City	San Francisco	County San Francisco	State CA	Zip Code 94114
Appraiser	Scott Willis			



### Comparable 4

3757 21st St  
 Prox. to Subject 0.17 miles S  
 Sale Price 2,300,000  
 Gross Living Area 1,585  
 Total Rooms 6  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location Average  
 View City/Skyline  
 Site 2848 sf  
 Quality Average  
 Age 111

### Comparable 5

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

### Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

# Market Conditions Addendum to the Appraisal Report

File No. 357.Cumberland.94114

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **357 Cumberland St** City **San Francisco** State **CA** ZIP Code **94114**

Borrower -

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	4	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	1.33	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	2	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.0	1.5	6.1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$2,512,500	\$2,712,500	\$2,300,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	12	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$2,440,000	\$2,324,000	\$2,950,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	14	14	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	107.52%	115.48%	115.29%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are not typical to the area and market.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

**NOTE:** The subject market area does not have a significant amount of REO's.

Cite data sources for above information. **Data sources used to complete the 1004mc report includes; SFARMLS, County Records and the Appraiser's knowledge of the local market area.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The above information was transferred from the 1004mc spread sheet provided by SFARMLS. This spread sheet works calculating all of the comparable; pending sales, closed sales, active listing's MLS information. These are all comparable properties, from the subject market area, that have been listed within one year of the effective date of this appraisal. This information is transferred into the spreadsheet and calculated into the statistics found above. These statistics are said to reflect the current "overall trends" for the subject market area's comparables. The conclusions regarding the market conditions throughout this form, as well as the entire report, are based on the information above, and the data used to acquire these figures are supported by every available resource as of this appraisals's effective date.

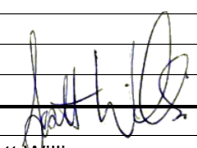
**If the subject is a unit in a condominium or cooperative project, complete the following:**

**Project Name:**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature   
 Appraiser Name **Scott Willis**  
 Company Name **Lands End Appraisals**  
 Company Address **4425 Balboa St #3, San Francisco, CA 94121**  
 State License/Certification # **3004078** State **CA**  
 Email Address **scott@landsendappraisals.com**

Signature \_\_\_\_\_  
 Supervisory Appraiser Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

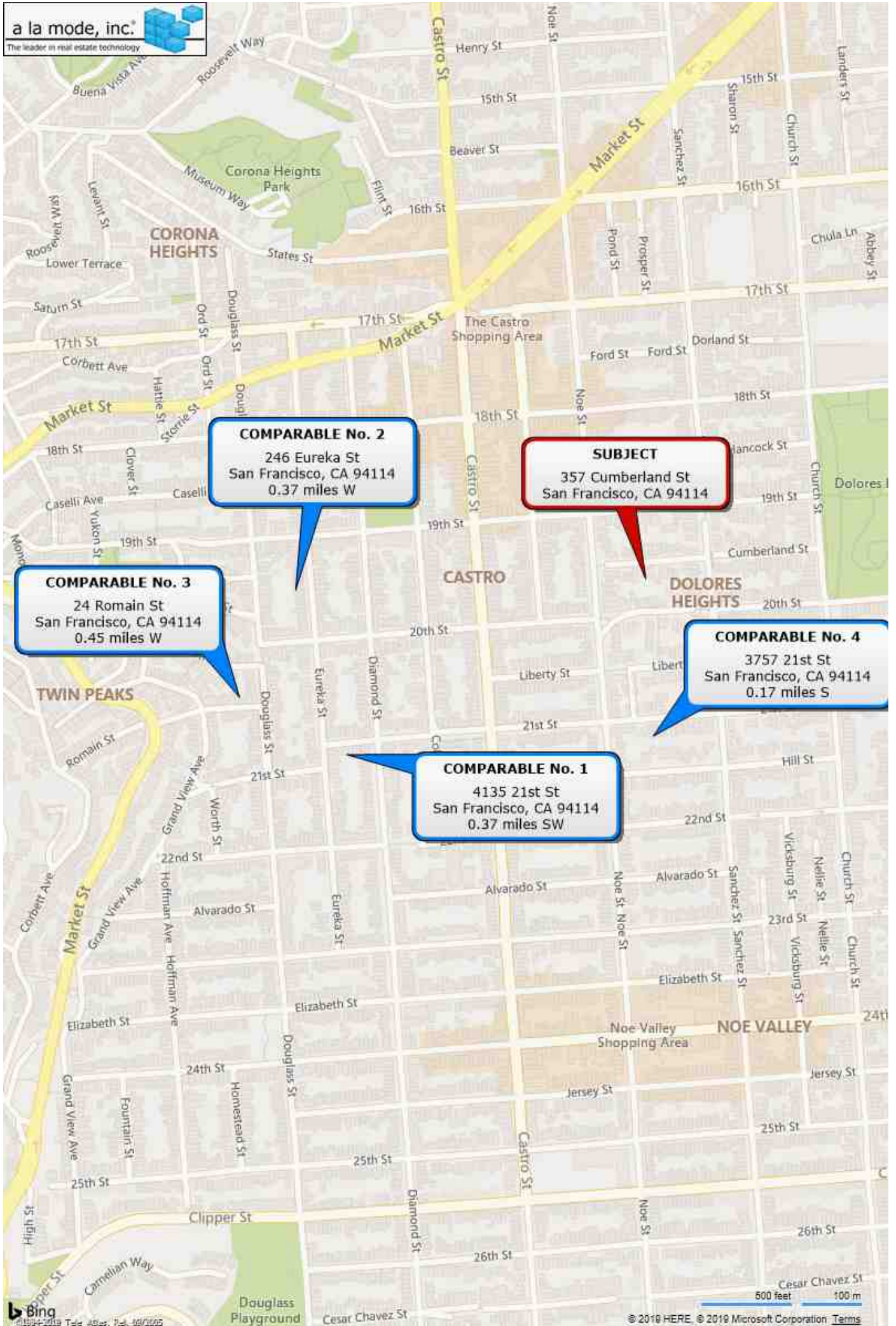
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

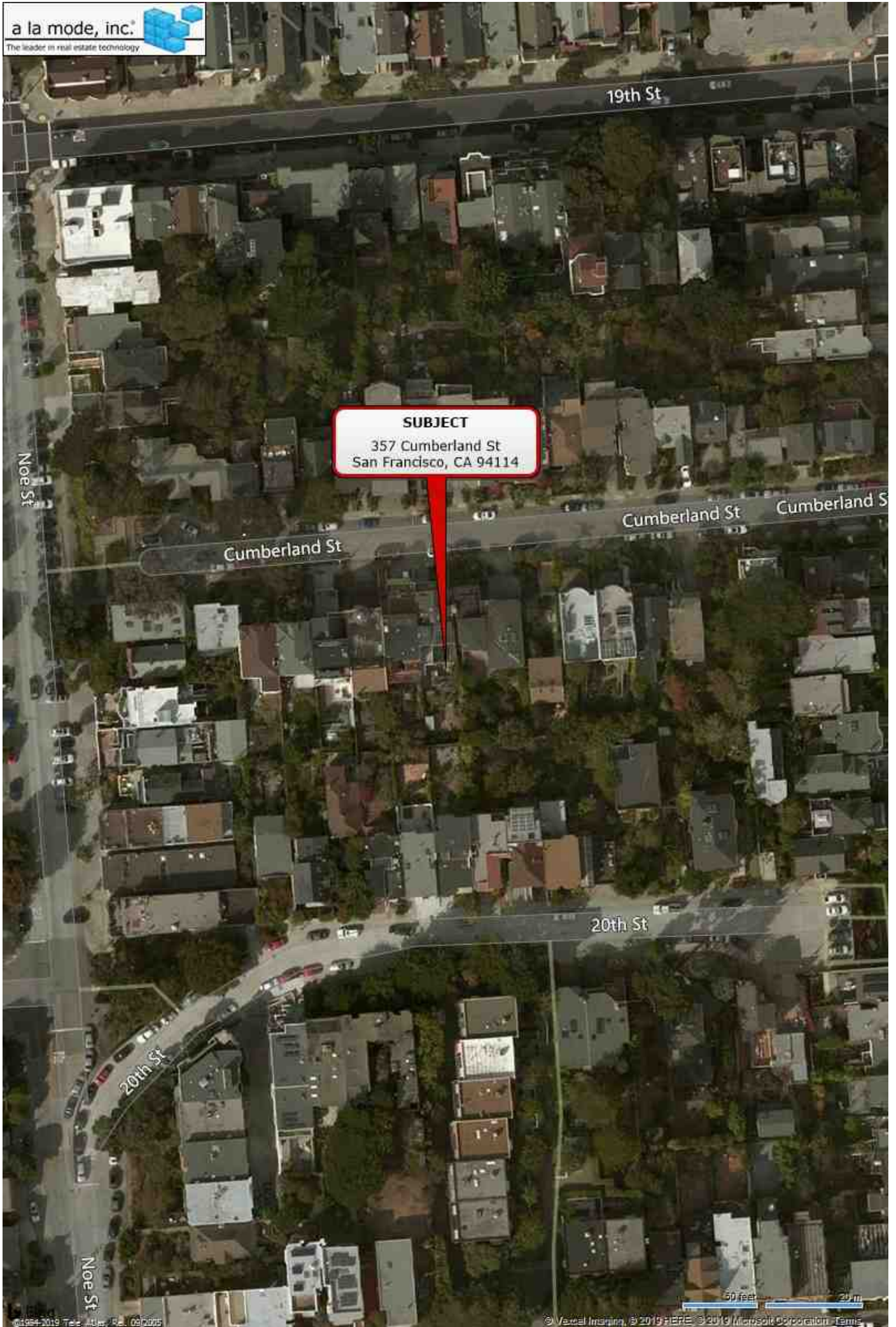
## Location Map

Client	Cyril Meurillon			
Property Address	357 Cumberland St			
City	San Francisco	County San Francisco	State CA	Zip Code 94114
Appraiser	Scott Willis			



# Aerial Map

Client	Cyril Meurillon				
Property Address	357 Cumberland St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Appraiser	Scott Willis				



# Plat Map

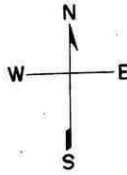
© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

## 3601 <sup>24</sup>

MISSION BLK. 107

**LOTS MERGED**  
LOT 46 INTO LOT 45 - 1954

lot 70 into lots 96&97 for 2000 roll  
lot 69 into lots 94&95 for 2000 roll  
lot 88 into lots 98&99 for 2000 roll  
lot 49 into lots 92&93 for 2002 roll  
lot 82 into lots 100&101 for 2004 roll  
lot 4 into lots 104&105 for 2008 roll  
lot 89 into lots 109&110 for 2008 roll  
lot 60 into lots 106&108 for 2009 roll

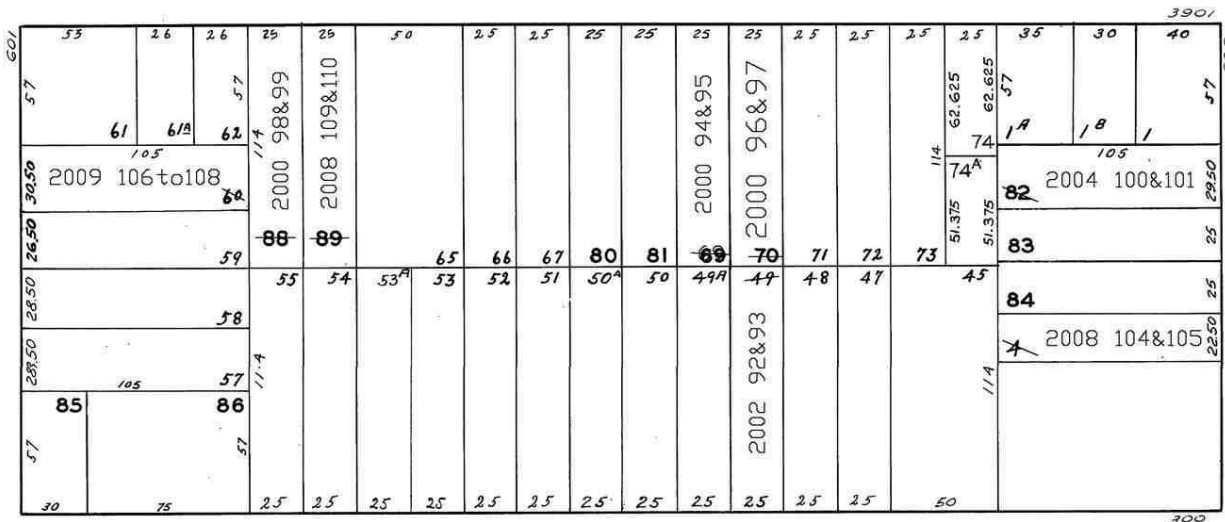


REVISED 1958  
REVISED '64  
REVISED '65  
" '66  
" '67  
" '69  
" '81  
" '90  
" '92

Revised 2000  
Revised 2002  
Revised 2004  
Revised 2008  
Revised 2009

19 TH

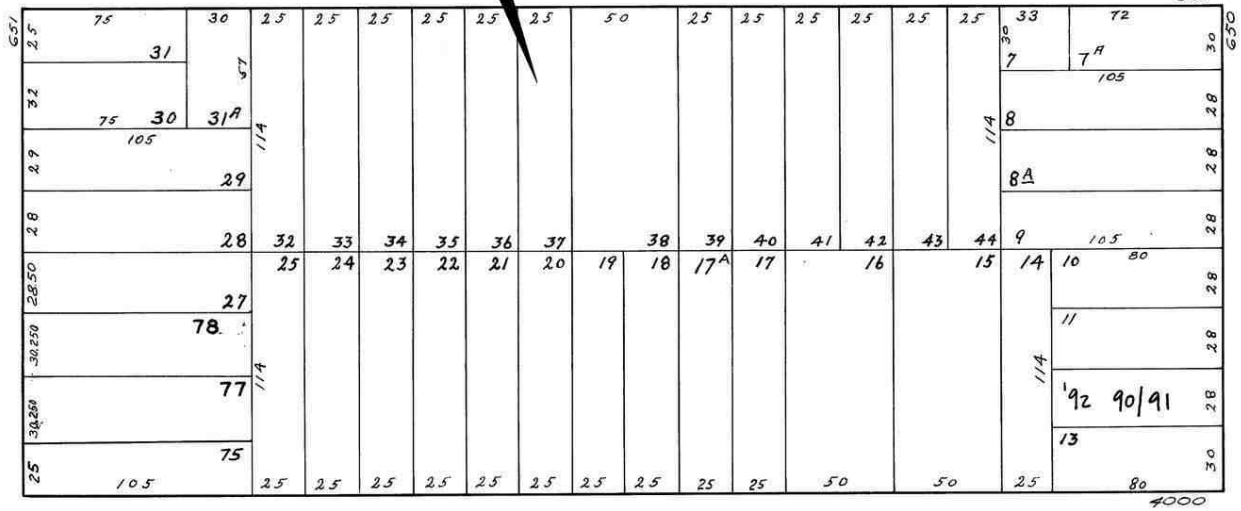
NOE



**Subject**  
357 Cumberland St

CUMBERLAND

SANCHEZ



3977-3979 19TH ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
98	1	43.44
99	2	56.56

3939-3941 19TH ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
96	3939	44.95
97	3941	55.05

20 TH

3943-3945 19TH ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
94	3943	44.93
95	3945	55.07

336-338 CUMBERLAND ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
92	336	67
93	338	33

606-608 SANCHEZ ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
100	606	33
101	608	67

684-684A SANCHEZ ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
90	684A	25.79
91	684	74.21

618-620 SANCHEZ ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
104	618	43
105	620	57



# Assumptions, Limiting Conditions & Scope of Work

File No.: 357.Cumberland.94114

Property Address: 357 Cumberland St

City: San Francisco

State: CA

Zip Code: 94114

Client: Cyril Meurillon

Address:

Appraiser: Scott Willis

Address: 4425 Balboa St #3, San Francisco, CA 94121

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): None

# Certifications

File No.: 357.Cumberland.94114

Property Address: 357 Cumberland St City: San Francisco State: CA Zip Code: 94114  
 Client: Cyril Meurillon Address:  
 Appraiser: Scott Willis Address: 4425 Balboa St #3, San Francisco, CA 94121

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### Additional Certifications:

- This appraiser has performed a prior appraisal for the the client, as a Trainee with a Supervisory Appraiser, in May of 2018.


### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Cyril Meurillon Client Name: Cyril Meurillon  
 E-Mail: cyril@pobox.com Address:

<p>APPRAISER</p>  <p>Appraiser Name: <u>Scott Willis</u>                  Company: <u>Lands End Appraisals</u>                  Phone: <u>(415) 890-3219</u> Fax: _____                  E-Mail: <u>scott@landsendappraisals.com</u>                  Date Report Signed: <u>11/04/2019</u>                  License or Certification #: <u>3004078</u> State: <u>CA</u>                  Designation: <u>Certified Residential Appraiser</u>                  Expiration Date of License or Certification: <u>10/06/2020</u>                  Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None                  Date of Inspection: <u>10/31/2019</u></p>	<p>SUPERVISORY APPRAISER (if required)                  or CO-APPRAISER (if applicable)</p> <p>Supervisory or                  Co-Appraiser Name: _____                  Company: _____                  Phone: _____ Fax: _____                  E-Mail: _____                  Date Report Signed: _____                  License or Certification #: _____ State: _____                  Designation: _____                  Expiration Date of License or Certification: _____                  Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None                  Date of Inspection: _____</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SIGNATURES

# Supplemental Addendum

File No. 357.Cumberland.94114

Client	Cyril Meurillon						
Property Address	357 Cumberland St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94114
Appraiser	Scott Willis						

#### ELECTRONIC SIGNATURE:

All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal without the exception of the original signing appraiser(s).

#### COMMENTS ON SUBJECT:

The subject neighborhood appears to be typical. There were no apparent adverse factors within the subject neighborhood which would affect the subject's marketability. Access to freeways, bus lines, schools, hospitals, parks, shopping and all other residential support facilities are considered average for this area. The subject market conditions appear to be typical. These conclusions are supported by a physical inspection of the area, as well as data collected from the local MLS and County Records. The condition of the subject property appears to be average. Unless noted, there were no apparent physical, function, or external deficiencies noted at the time of inspection. However, if the actual condition of the subject property wishes to be known, it is recommended that a home inspector be used. Real Estate Appraisers are not qualified home inspectors and can not be held responsible for the condition of the subject property. This report is strictly intended to determine a fair market value for the subject property based on its apparent condition.

#### COMMENTS ON COMPARABLE PROPERTIES:

The Sales Comparison Approach was developed by using the best comparables sales available at the time of inspection. The "best comparable sales" are defined as a reasonable number of comparable properties, within the subject market area, that "bracket" the most important value determining features of the subject. This bracketing allows the appraiser to add value to inferior property characteristics and subtract value from superior property characteristics in order to find a supportable estimation for the subject's market value.

#### COMMENTS ON COST APPROACH TO VALUE:

The "Cost Approach to Value" is not required and may have been completed at the request of the client. However, it is the Appraiser's opinion that the most accurate way to develop an estimation of value for the marketing of the Subject property is the Comparable Sales Approach. If developed the Cost Approach is intended to help support the estimation of market value ONLY. The Cost Approach is NOT intended for any other use, including insurance purposes.

#### ADDITIONAL DISCLOSURES:

\* The appraiser's analysis, opinions, and conclusions were developed and this report has been prepared in conformity with the USPAP, FNMA Guidelines, and The Office of the Comptroller of the Currency's (OCC's) minimum appraisal standards, as well as in conformity with the appraisal policy of the lender, if any, and/or client.

#### HIGHEST & BEST USE:

\* The existing use supports the four functions of Highest and Best use both as vacant and as improved. The current use is physically possible, legally permissible, financially feasible, and is the most productive use of the site.

\* The scope of this appraisal has been to perform a detailed analysis and inspection of the subject property within the limits of the kind of appraisal assignment, collect and analyze comparable data, form a value conclusion, and write a report conveying this value conclusion to the client. In the collection of data, all available sources including MLS, the appraiser's own files, lenders, brokers, other appraisers, owners, buyers, sellers, and County Records, were utilized. It is presumed that the information from these sources is correct. All comparables have been verified as closed through at least two of the data sources utilized and cited unless indicated to the contrary in the body of the report.

\* The purpose of this appraisal is to estimate the MARKET VALUE of the subject property as defined in the attached report. The function of this appraisal is to assist the client in evaluating the subject property for the purpose indicated below and is not intended for any other use:

- Loan security for a new first loan
- Loan security for a refinanced first loan
- Loan security for a junior loan or an equity line of credit
- Loan security for a combined loan product stated by the lender to be a \_\_\_\_\_
- Dissolution of mutual property interests
- Estate or trust valuation
- Other:  Fair Market Value \_\_\_\_\_

\* This appraisal was performed at the request of the Lender and/or Client cited above. An interior inspection of the property was  or was not  made based on the scope of the assignment and the instructions given to this appraiser. If Retrospective is checked in the Assignment section the following applies: Inspection was made on  which is after the effective date of this report. Therefore the Market Value concluded is retrospective. The appraiser was informed that there had been no significant changes to the property between the two dates nor was there any observational evidence to contradict this at the time of her inspection.

\* In accordance with the Competency Rule of the Uniform Standards of Professional Appraisal Practice (USPAP), this appraiser certifies that his/her education, experience, and knowledge are sufficient to appraise the type of property being valued herein.

\* "Exposure Time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." \*\*\*NOTE: THIS REPORT'S OPINION OF A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY AT ITS APPRAISED VALUE IS APPROXIMATELY 30 DAYS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL.\*\*\* This of course largely depends on the Real Estate Agent selling the property as well as if the subject was "properly exposed" to the market. Properly exposing the subject property has to do with cleaning the property and prepping it for a sale, as well as listing it on the local MLS and hosting open houses, etc.

# License



Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**Scott P. Willis**

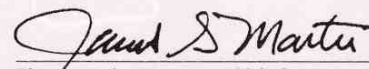
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3004078

Effective Date: August 8, 2019  
Date Expires: October 6, 2020

  
Jim Martin, Bureau Chief, BREA

3048483

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"



**LIA Administrators & Insurance Services**

**APPRAISAL AND VALUATION  
PROFESSIONAL LIABILITY INSURANCE POLICY**



**DECLARATIONS**

**ASPEN AMERICAN INSURANCE COMPANY**  
(A stock insurance company herein called the "Company")  
175 Capitol Blvd. Suite 100  
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
08/16/2019	AAI009860-01	

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

<b>1. Customer ID:</b> 170303 <b>Named Insured:</b> LANDS END APPRAISALS Scott Willis 4425 Balboa #3 San Francisco, CA 94121	
<b>2. Policy Period:</b> From: 08/15/2019 To: 08/15/2020 12:01 A.M. Standard Time at the address stated in 1 above.	
<b>3. Deductible:</b> \$1,000 Each Claim	
<b>4. Retroactive Date:</b> 08/15/2019	
<b>5. Inception Date:</b> 08/15/2019	
<b>6. Limits of Liability:</b> A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate	
<b>7. Mail all notices, including notice of Claim, to:</b> LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
<b>8. Annual Premium:</b> \$1,020.00	
<b>9. Forms attached at issue:</b> LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA018 (10/14) LIA122 (10/14)	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

08/16/2019  
 \_\_\_\_\_  
 Date  
 LIA-001 (12/14)

By   
 \_\_\_\_\_  
 Authorized Signature  
 Aspen American Insurance Company

**Appraisal and Valuation  
Professional Liability Insurance Policy**



**Named Insured:** LANDS END APPRAISALS  
Scott Willis

**Policy Number:** AA1009860-01  
**Effective Date:** 08/15/2019  
**Customer ID:** 170303

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL COVERED APPRAISERS ENDORSEMENT**

In consideration of the premium charged, it is agreed that Section IV, **DEFINITIONS (I) "Insured"** is amended to include:

**"Insured"** means:

The persons identified below, but only while acting on behalf of the Named **Insured**:

Name	Coverage Effective Date	Principal/Owner, Appraiser or Trainee
Scott Willis	08/15/2019	Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Roland Trego, c/o Ryan Patterson, Zacks, Freedman & Patterson, PC  
 Address: 349 Cumberland Ave, San Francisco  
 Email Address: ryan@zfplaw.com  
 Telephone: 415 956 8100

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

Name: Cyril Meurillon  
 Company/Organization: John Maniscalco Architecture  
 Address: 442 Grove St, San Francisco  
 Email Address: john@m-architecture.com  
 Telephone: 415 865 9900

### Property Information and Related Applications

Project Address: 357 Cumberland Ave  
 Block/Lot(s): 3601/037  
 Building Permit Application No(s): 202003116722, 202003116723

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

See Attachment.

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

See Attachment.

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

See Attachment.



# 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

\_\_\_\_\_  
Attorney

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

\_\_\_\_\_  
415 956 8100

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Sarah M. K. Hoffman

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

\_\_\_\_\_  
sarah@zfplaw.com

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

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

**a. The Project Does Not Comply With Applicable Design Guidelines.**

The Project proposes to demolish the existing, sound, 110-year-old building at 357 Cumberland Street, San Francisco (the "Property") and construct a new building that would extend significantly beyond the existing building footprint (the "Project"). The second floor of the new building would be extended by ten feet (relative to the existing structure), and the third floor would be extended by 18.5 feet, with significant additional massing. The DR requester lives adjacent to the Property, at 349 Cumberland Street.

The Project is located in the Dolores Heights Special Use District, which was created to, among other things, "conserve existing buildings, . . . prevent unreasonable obstruction of . . . light by buildings or plant materials, and to encourage development in context and scale with established character and landscape." (Planning Code, § 241.) The Project does not achieve these goals because it proposes the demolition of an existing building, and the construction of a much larger building that will block light and air to adjacent properties.

The Project fails to comply with multiple Residential Design Guidelines, including:

- **Section IV – Building Scale at the Mid-Block Open Space: "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space."**

The Project violates the Mid-Block Open Space guideline by disrupting the existing mid-block open space corridor pattern. The "Mid-Block Open Space" RDG notes that an "out-of-scale rear yard addition can leave surrounding residents feeling 'boxed in' and cut-off-from the mid-block open space." This is precisely what will occur here. The addition proposed by the Project would extend significantly beyond the neighboring property and box in the DR Requester's home and rear yard.

- **Section III – Site Design; Rear Yard: "Articulate the building to minimize impacts on light and privacy to adjacent properties."**

The RDGs require that "the impact of that expansion on light and privacy for abutting structures must be considered" for any expansion of a building into the rear yard. Similarly, the RDGs note that:

... even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall ... An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.

The RDGs suggest design modifications to minimize the impacts of rear yard expansions, including notching the building or reducing its footprint. Here, the new building proposed by the Project would significantly increase the mass of the structure at the Property. The second floor of the new building would be extended by ten feet (relative to the existing structure), and the third floor would be extended by 18.5 feet. No notching has been proposed to preserve light or privacy to the DR requester’s Property. The Project would result in a significant reduction in the light to the DR requester’s property. Moreover, the large roof deck would look directly into bedrooms and a bathroom at the DR requester’s property, creating unacceptable privacy impacts

- **Section V – Rooftop Architectural Features: “Sensitively locate and screen rooftop features.”**

The Residential Design Guidelines require rooftop features to be sensitively located and designed “with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes.” Similarly, the Planning Department has recognized that roof decks “can negatively impact the quality of life of adjacent residents” and that “potential adverse impacts such as noise, diminishment of privacy, and reduction of light to adjacent properties should be mitigated.”<sup>1</sup> The Planning Department has therefore recommended that all roof decks be set back at least 5’ from lot lines. (*Id.*)

The Project does not comply with these principles because the roof deck is not set back five feet from all lot lines. The deck would overlook the DR requestor’s property, directly into bedrooms and a bathroom, creating noise transference and interfering with the DR requester’s privacy.

**b. The 311 Plans Are Not Code-Compliant**

Planning Code § 311(d) requires detailed information to be provided in the 311 Notification Package and plans, including the full profiles of adjacent buildings, which must depict the “adjacent windows, lightwells and general massing” (Planning Code, § 311(d)(7)(H)). It is crucial that correct plans be provided so that the City and members of the public are informed about the true scope of the Project and its impacts on adjacent properties.

Here, the 311 plans for the Project are inaccurate in a number of respects. First, they misrepresent the depth of the DR requester’s property at 349 Cumberland, showing it as extending further back than it actually does (adjacent to the Property). The 311 plans also

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<sup>1</sup> Residential Roof Decks Policy Informational Briefing, August 30, 2018.

misrepresent the location of, or completely omit, multiple windows at the DR requester's property, including side- and front-facing windows that will be impacted by the Project. To wit, light to the side windows (that are not shown on the plans) will be obstructed. The proposed roof deck will look down into the front-facing windows at the upper floor of the DR requester's property, creating privacy impacts. The Project Sponsor also claims that the DR requester's property is a 3-story-over-basement building, when it is actually 2-stories-over-basement.

These misrepresentations are material because they minimize the true impact of the Project on the DR requester's property. The Project Sponsor must be required to produce correct plans and re-notice the Project.

**c. The Project Has Improperly Evaded The Requirement To Obtain Conditional Use Authorization For A Residential Demolition.**

The Project proposes the demolition of a sound, single-family home, for which Conditional Use Authorization is required. (Planning Code, § 317.) Until recently, projects proposing the demolition of "demonstrably unaffordable" housing were exempted from this requirement. However, the Planning Code was amended to remove this exemption, so that *all* residential demolitions must now obtain Conditional Use Authorization (Ord. 081-20, the "Ordinance"). Although the Ordinance grandfathered certain demonstrably unaffordable demolitions, the Project is not eligible for grandfathering.

The Ordinance only exempts demolition applications for which a complete development application was submitted prior to February 11, 2020. Here, the subject Building Permit Applications (BPA Nos. 202003116723 and 202003116722) were submitted on *March* 11, 2020, one month after the grandfathering cut-off date. Although there is an earlier BPA on file related to the Property (BPA No. 201707061131), this application was for a completely different project. It proposed a "horizontal extension" and "vertical addition" to the existing building, as opposed to a demolition and new construction. At the request of the Project Sponsor, this earlier application was cancelled on November 1, 2019. Therefore, at the time the Ordinance was enacted, the Project Sponsor had not submitted a complete building permit application for the proposed demolition.

Even if the Project Sponsor could seek to invoke the "demonstrably unaffordable" exemption, the Project Sponsor has not provided a "credible appraisal" to support this exemption. A property only qualifies for this exemption if a credible appraisal values it at more than \$2.2 million. Here, the Project Sponsor produced an appraisal purporting to value the Property at \$2,500,000. According to the appraisal report, the appraiser did not inspect the interior of the Property, but relied on data provided by the Project Sponsor. This appraisal is not credible because it is based on an inaccurate and possibly inflated square footage. The appraisal lists the "gross living area" at the Property as 2,000 sq. ft. City records confirm that the square footage is 1,500 sq. ft. Because the habitable square footage of the Property may have been

inflated for the purposes of the appraisal, the credibility of the appraisal is highly questionable, particularly given the appraiser did not view or and measure the interior of the Property. Therefore, even if the Project were within time to apply for the “demonstrably affordable” exemption, there is no credible evidence that it qualifies.

**d. The Environmental Review Is Flawed Because It Is Based On An Unstable Project Description**

The “Environmental Review” case number for the Project (2016-014777ENV) lists the status as “Closed – CEQA Clearance Issued.” However, the “Preservation Team Review Form,” which is part of the CEQA documentation, is *based on a different project description*. To wit, on the Preservation Team Review described as a “one-story vertical addition, façade modifications, excavation at rear of garage level to add one vehicle parking space and created habitable space.” This is inconsistent with how the Project is described on the Categorical Exemption document

The central purpose of CEQA is to ensure that all potential environmental impacts of a project are disclosed and analyzed. A project description, including the baseline conditions, must be sufficient to allow an adequate evaluation and review of its environmental impacts. An “accurate, stable and finite project description is the sine qua non of an informative and legally sufficient” CEQA document. (County of Inyo v. City of Los Angeles (1977) 71 Cal.App.3d 185, 199.) For a project description to be stable, it must be consistent: “incessant shifts among different project descriptions . . . vitiate the city’s [environmental review] process as a vehicle for intelligent public participation.” (*Id.*)

Here, the CEQA documentation is internally inconsistent because it includes two different project descriptions. The demolition of a 110-year-old building is clearly different from a vertical addition. The environmental review for the Project is flawed because there is no stable project description.

Moreover, the Project proposes 689 cubic yards of excavation on a slope greater than 25%, adjacent to the DR requester’s property. Indeed, the geotechnical report notes that lateral support of the excavation is needed “to limit the movement of improvements on adjacent properties,” including underpinning. However, the Project Sponsor has not produced shoring or underpinning plans, or asked the DR requestor to agree to underpinning of his property. This significant excavation work raises “unusual circumstances” that could “have a significant effect on the environment,” including on neighboring properties. (14 CCR § 15300.2.) Accordingly, a categorical exemption is not appropriate for the Project.

*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.*

As discussed above, the Project violates multiple residential design guidelines, creating unreasonable impacts on the DR requester's property. The significant increase in massing at the rear of the Property will result in significant loss of light provided to the living areas of the DR requester's property, including windows that provide the natural light to the DR requester's dining area. The DR requester's property would also lose almost all of the winter light to these living areas. Similarly, the proposed parapet wall on the top level of the Project will obstruct the light provided to bedrooms at the DR requester's property.

Further, the roof deck will lead to a significant loss of privacy and noise impacts for the DR requester's property. In particular, the roof deck will look directly down into two bedrooms and a bathroom at the DR requester's property. Groups gathering on the roof deck will create substantial noise, adjacent to the DR requester's bedrooms.

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

The application is not approvable in its current form. If the demolition application is approved, the roof deck should be deleted and the replacement building should not be allowed to expand beyond the existing building footprint.

August 19, 2020

**VIA EMAIL ONLY**

President Joel Koppel  
c/o David Winslow  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 357 Cumberland Street – Case No. 2016-014777DRP-02

Dear President Koppel and Members of the Planning Commission:

The Project Sponsor proposes to demolish a sound home at 357 Cumberland Street (the “Property”) and build a large, boxy structure that will extend approximately 10 feet beyond the existing building’s footprint, with significant additional massing (the “Project”). The DR requester lives next door to the Property, at 349 Cumberland Street. The Project will obstruct light and air to the DR requester’s home, and the roof deck will create significant privacy impacts. This letter responds to the assertions in the Project Sponsor’s Response to Discretionary Review and provides further analysis regarding the impacts of the Project on the DR requester.

**1. The Project Does Not Comply With The Residential Design Guidelines, And Will Have An Unreasonable Impact On The DR Requester’s Property**

**a. The Rear Extension Does Not Comply With The RDGs**

The Project proposes to demolish an existing, sound, 110-year-old building (approximately 1,504 square feet per City records) and construct a new, 4049 square foot habitable + 977 square foot garage (total 5,026 square feet) building that would extend approximately 10 feet beyond the existing building footprint to the maximum rear yard line, and would replace a small, one-story solarium room with a horizontal extension that is 19’ long and 15’ high. The bulk of the new house is a large, blank rectangular mass with 10’ ceilings compared to the formerly gabled-roofed Victorian-era home that sloped away from the DR requester’s home.

The Project fails to comply with multiple Residential Design Guidelines, including:

- **Section III, Site Design, Side Spacing: “Respect the existing pattern of side spacing.**

The Residential Design Guidelines (RDGs) for “Side Spacing Between Buildings” state that projects *must respect the existing pattern of side spacing and also minimize impacts to light*. Here, the DR requester’s property has approximately a 4-foot set back running along the shared property line. When the DR requester redeveloped *his* property, he reduced his proposed rear

extension and provided this setback out of consideration for his neighbors. However, the Project provides *no* setback and would extend 10 feet beyond the existing building footprint. This lack of setback is exacerbated by the massing of the proposed building at the rear. The Project would be approximately 15' tall at the rear, which is close to the height of a two-story building. (As set out in John Lum's report, attached hereto as Exhibit A.) The Project therefore does *not* respect the existing pattern of side spacing.

The lack of a setback would significantly diminish the light to the living area at the rear of the DR requester's home and his outdoor patio. This is the only area of the DR requester's backyard that is level and paved, and he spends the majority of his time outside in this area:



The rear windows are the *only* natural light source for this room in the DR requester's home. According to the Project Sponsor's own shadow study, it is these rooms that will be most impacted by the Project. The Project Sponsor claims that his shadow study shows there will be no "exceptional: impact. However, this study cuts off at 5:00 pm and does not show the shadowing effects later in the day. Given that sunset occurs in the summer months at 8:00–8:30 pm, the shadow study fails to capture the Project's most significant impacts, as the DR requester most often uses his rear living area and patio in the summer evenings.



- **Section III – Site Design; Rear Yard: “Articulate the building to minimize impacts on light and privacy to adjacent properties.”**

The RDGs require that “the impact of that expansion on light and privacy for abutting structures must be considered” for any expansion of a building into the rear yard. Here, the Project is not articulated so as to minimize impacts on light, as is clear from the diagram prepared by John Lum:



Existing condition showing patio and outlook to 357 Cumberland



Approximation of 15' high wall extending 19' further than original house.

The RDGs suggest design modifications to minimize the impacts of rear yard expansions, including notching the building or reducing its footprint. Here, no notching has been proposed to preserve light or privacy to the DR requester's property. A 4 x 12 foot setback at the rear, matching the DR requester's property, would address this issue and involve a reduction of only 48 square feet – 1% of the total 4,049 square feet proposed for the Project.

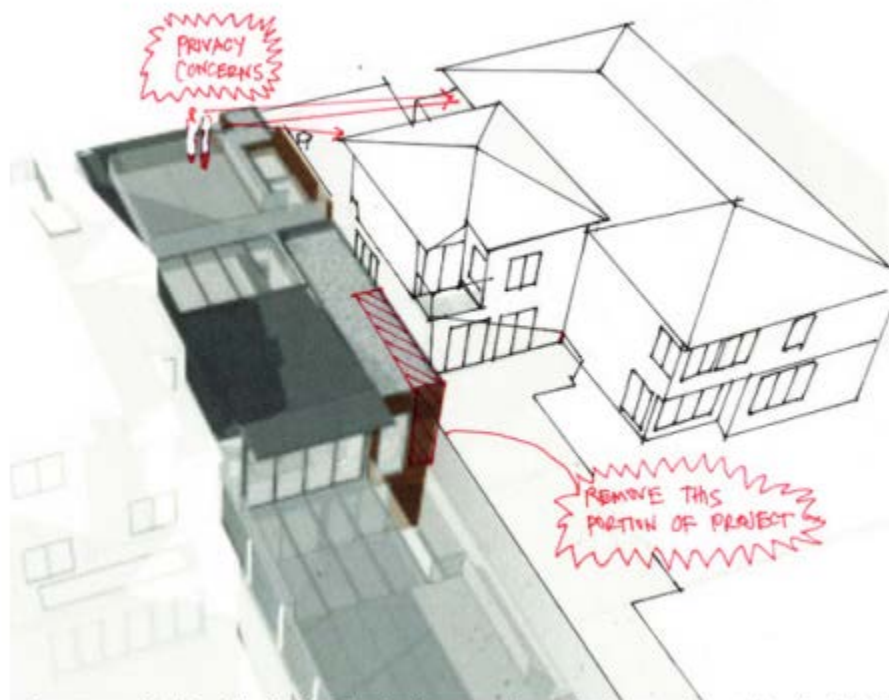


Image provided by John Maniscalco Architecture via email to Trego. Annotations by John Lum

The Project Sponsor has suggested a setback is not possible because the Subject Property is 25 feet wide. But this is the standard lot width in San Francisco, and the RDGs apply to require side setbacks, regardless of the width of the lot.

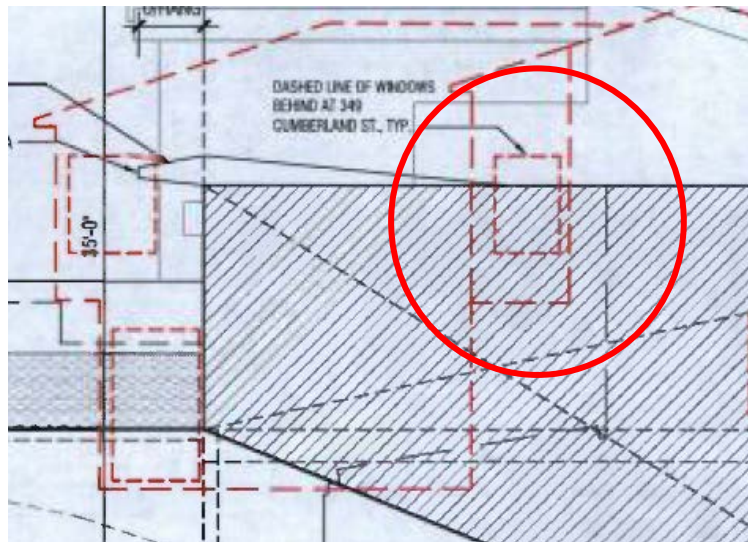
- **Section IV – Building Scale at the Mid-Block Open Space: “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.”**

Similarly, the Building Scale at the Mid-block Open Space Guideline states that:

The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall . . . An out-of-scale rear yard addition can

leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.

The out of scale rear section of the Project does not comply with these RDGs because it would “box in” the DR requester’s property and impede light and air flow, as shown on the p. 3 diagram above. Much of the Project Sponsor’s response focuses on how much larger the Project *could* have been at the rear, arguing that the massing reasonable because it is only one story. This is misleading and inaccurate. At 15 feet high, the massing of the Project is closer to two stories, and would reach the height of the second-story windows at the DR requester’s property:



In any event, a hypothetical larger Project is simply not relevant to whether the Project, as proposed, complies with the RDGs or would have unreasonable impacts on the DR requester’s property. It *will* have such impacts, and the argument that the Project could have been worse does not negate this. The Project Sponsor also claims – inaccurately – that it is the DR requester’s house that is out of scale with the neighborhood because it is on a double-wide lot. In fact, the DR requester’s home is 3,190 sq. ft., whereas the Project would be *over 4,000 sq. ft.* on a lot that is approximately half the size of the DR requester’s property.

In short, the Project will box in the DR requester’s property and significantly impact light and air to his home. It does not comply with the RDGs, or with the purpose of the Dolores Heights Special Use District, which was created to, among other things, “prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape.” (Planning Code, § 241.) Accordingly, the massing of the rear addition should be reduced in size.

### b. The Roof Deck Will Create Significant Privacy Impacts

The RDGs require rooftop features to be sensitively located and designed “with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes.” The Planning Department has recognized that roof decks “can negatively impact the quality of life of adjacent residents” and that “potential adverse impacts such as noise, diminishment of privacy, and reduction of light to adjacent properties should be mitigated.” Accordingly, the Planning Department has recommended that all roof decks be set back at least 5’ from the lot lines.

The Project violates these requirements, proposing a large roof deck at the front of the Property. Although the roof deck is slightly set back from the DR requester’s lot line, it would have direct visibility down into the master bedroom, the guest bedroom and the bathroom windows at 349 Cumberland, particularly from the front part of the deck. There is a distance of only 11 feet between the deck and the closest windows at the DR requester’s property, which would allow people standing on the deck to look down into the DR requester’s home. Noise would also easily travel from the deck, disturbing the occupants of the bedrooms at the DR requester’s property.

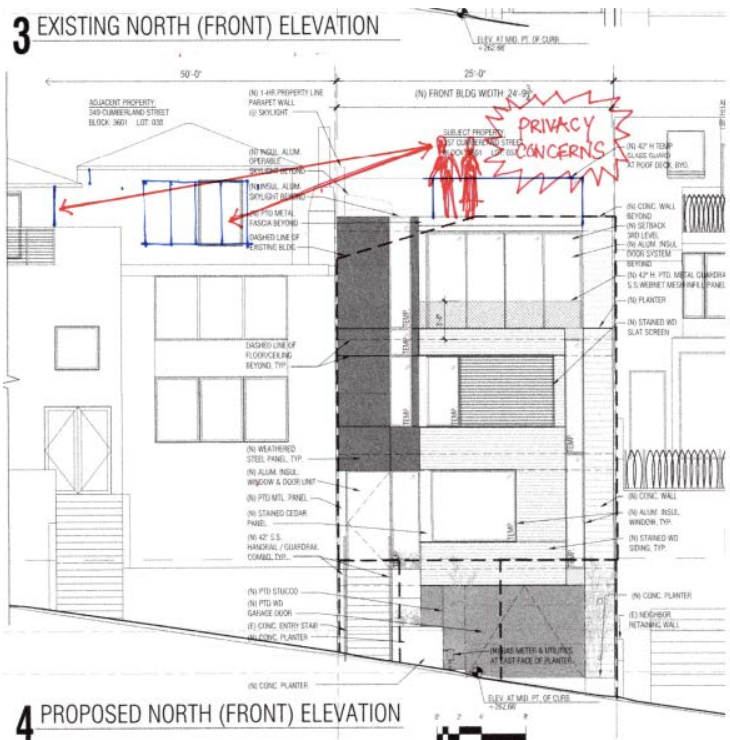


Image downloaded from SF Planning Website: John Maniscalco Architecture. Annotations by John Lum

Importantly, the Project Sponsor misrepresented the windows at the DR requester's property, depicting the guest bedroom windows as smaller than they are and omitting other windows entirely. Indeed, the Project Sponsor has acknowledged that the plans were incorrect in this respect. Because RDAT was provided with incorrect plans, the impact of the roof deck on the DR requester's property was not able to be accurately analyzed.

The Project Sponsor claims that the DR requester did not previously mention impacts on his windows from the roof deck in their discussions. That is incorrect. At the pre-application meeting, the DR requester directly raised his concerns and was informed that they would be addressed. However, no changes to the roof deck were made.

Finally, the Project Sponsor has falsely asserted that the roof deck is consistent with the neighborhood because other properties in the vicinity of the Project have roof decks. Namely, the Project Sponsor states there are roof decks at 323, 333, 339, 359 and 352 Cumberland. This is incorrect. First, the Project Sponsor has conflated *roof* decks that sit on the roof of a building, at its top floor, with decks that extend out from an occupied floor. A balcony or deck that is attached to a bedroom or living area is not a "roof" deck, but the Project Sponsor has included this type of deck when listing "roof" decks in the vicinity of the Project. And, as the Dolores Heights Improvement Club has noted (attached as Exh. B.), the other decks identified are non-existent or unpermitted. To wit:

- 323 and 359 Cumberland have decks on the same levels as the interior space, not roof decks. This type of deck is less likely to have large gatherings that would disturb neighbors.
- 333 and 339 Cumberland do not have roof decks. The image shown in Figure 8 of the Sponsor's response is from the time the property was last sold several years ago when staging was placed on the roof. The only access to the roof is via a ladder, and no roof deck exists.
- There is no roof deck at 352 Cumberland and the roof is accessible only via a ladder. If a deck has been installed, this occurred without a permit.

The proposed roof deck is gratuitous and not needed to provide usable open space for the Project. The Project already includes a rear yard, a front deck with downtown views, and a large southern glass deck opening to the rear yard, off the large entertainment room. The roof deck could be deleted without significantly impacting the Project.

## **2. Conditional Use Authorization Should Have Been Required For The Demolition Of The Existing Home**

The Project proposes the demolition of a sound, single-family home, for which Conditional Use Authorization is required. (Planning Code, § 317.) Until recently, projects proposing the demolition of “demonstrably unaffordable” housing were exempted from this requirement. However, the Planning Code was amended to remove this exemption, so that *all* residential demolitions must now obtain Conditional Use Authorization (Ord. 081-20, the “Ordinance”). Although the Ordinance grandfathered certain demonstrably unaffordable demolitions, the Project is not eligible for grandfathering.

The Ordinance only allows Projects to circumvent the CUA requirement if a “complete Development Application” was submitted prior to February 11, 2020. Section 102 of the Planning Code defines “Development Application” as:

. . . any application for a building permit, site permit, Conditional Use, Variance, Large Project Authorization, HOME-SF Project Authorization, authorization pursuant to Planning Code Sections 305.1, 309, 309.1, or 322, or for any other authorization of a development project required to be approved by the Zoning Administrator or Planning Commission.

For a project sponsor to submit a complete Development Application for the purposes of the Ordinance, it would arguably be necessary for all required applications for a project to be submitted prior to February 11, 2020.

The Project Sponsor asserts that the Project is eligible for grandfathering under the Ordinance because a project application was submitted to the Planning Department prior to February 11, 2020. However, the building permit applications were submitted on *March* 11, 2020, one month after the grandfathering cut-off date. At the time the Ordinance was enacted, the Project Sponsor had not submitted a *complete* “Development Application” for the proposed demolition, and Conditional Use Authorization should be required.

## **3. Suggested Compromise**

The DR requester understands the Project Sponsor’s desire for more space, and is not opposed to *any* expansion at the Property. However, the Project should be built in a way that is respectful of the adjacent neighbors and consistent with the RDGs. The suggested compromise is as follows:

- Delete the roof deck.
- Provide a 4 x 12 foot setback from the shared property line at the rear of the Property.

Planning Commission  
August 19, 2020  
Page 9

These revisions would mitigate the impacts on the DR requester's property, while allowing the Project to move forward.

**Conclusion**

The Project violates multiple RDGs, and it cannot be lawfully approved. Importantly, the Project Sponsor has several alternative options to the proposed Project that would not adversely impact his neighbors to the same extent. The DR Requestor respectfully asks the Planning Commission to take discretionary review.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

/s/ Sarah M. K. Hoffman  
Sarah M. K. Hoffman

# **EXHIBIT A**



August 19, 2020

SF Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 357 Cumberland Street  
Discretionary Review **2016-014777DRP-02**



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 558 9550 FAX 415 558 0554

Dear President Koppel and Commissioners:

The Proposed Project (357 Cumberland Street) demolishes an existing, sound, 110-year-old building (approximately 1,504 square feet per City records) and replaces it with a new, 4,049 square foot habitable + 977 square foot garage (total 5,026 square feet) single family dwelling. The Proposed Project grows approximately 10'-0" (per the 311 notification) beyond the existing building's rear footprint to the maximum rear yard line (45%, Dolores Heights Special Use District requirements). The existing gable-roof Victorian-era home with side setbacks will be replaced with a new home that is uncompromising in its rectangular form with maximal site coverage.

The DR requestors, Roland Trego and his husband, who reside at 349 Cumberland to the east of the Proposed project, have no objection to the building being razed and rebuilt. They do, however, object to two aspects of the project, mainly the lack of building setback along the east property line that extends beyond their house, and the deck (fourth floor) proposed on the roof of the third floor.

Although the Proposed Project complies with the Planning Code, it does not comply with the San Francisco **Residential Design Guidelines** (RDGs) that were established *to articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character.*

The Project does not comply with these **Guidelines** in the following ways:

**Lack of setback along East property line:**

- 1) **Side Spacing Between Buildings** (Page 15) state that *projects must respect the existing pattern of side spacing and also minimize impacts to light.* The Trego residence has an approximate 4-foot setback running along a majority of the shared east property line whereas the Proposed Project has no set back. The lack of setback is exacerbated by the new massing at the rear which will replace a one-story section of the former house (not visible above the current fence line) with an approximately 15'-tall mass, appearing as a two-story volume as shown in the following photographs:



Existing condition showing patio and outlook to 357 Cumberland



Approximation of 15' high wall extending 19' further than original house.

A setback was not requested by the Residential Design Advisory Team (RDAT) per David Winslow, Staff Architect, due to the Planning Code allowing up to a 10' high garden fence on property lines. However, the Proposed Project is 15' tall, 5' taller than this standard, and closer in height to a two-story building. Note that the current garden fence is 6'-6" tall.

2) **Building Scale at the Mid-block Open Space** (page 25) states that the *height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.*

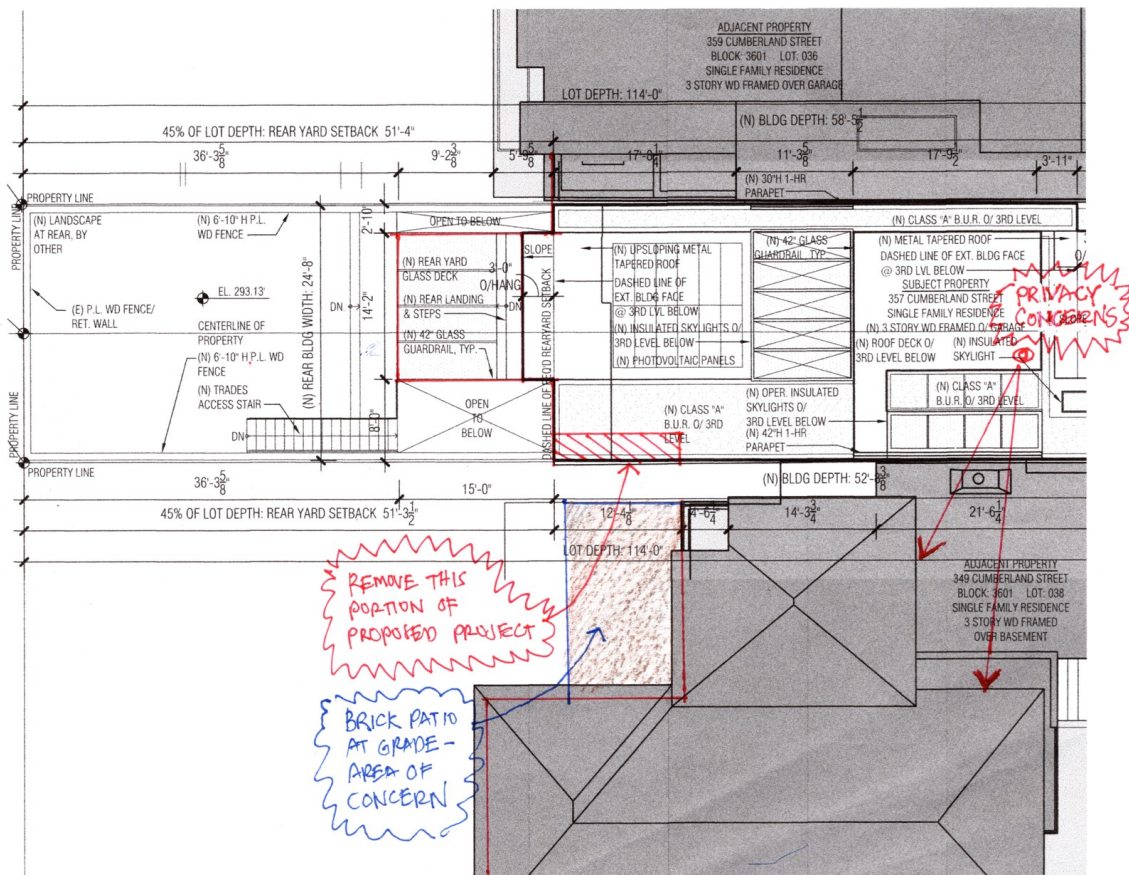


Image downloaded from SF Planning Website: John Maniscalco Architecture. Annotations by John Lum

The proposed horizontal extension definitely “boxes in” this area at the rear of the Tregos’ home along the shared property line. This specific corner is where they spend a majority of their outdoor time due to its location directly off their dining room, being paved and accessible. The remainder of the garden is not accessible due to the steep grade and is mostly terraced.

The Project Sponsor was not willing to setback the Proposed Project, stating that since their lot is only 25’ wide and the Tregos’ lot is 50’ wide, it is inequitable to require a setback. I note that most lots in San Francisco are a standard 25’ and 3’ to 5’ setbacks are commonly asked for by the RDAT to recognize existing situations regardless of the width of the lot. The RDGs recommends that one should *notch the building at the rear or provide setbacks from the side property lines* and does not reference width of lot.



This photo shows the affected patio directly off the dining room.

Matching the Tregos' house with a corresponding setback of 4' x 12' would result in a reduction of 48 square feet, or 1% of the total 4,049 habitable square feet proposed.

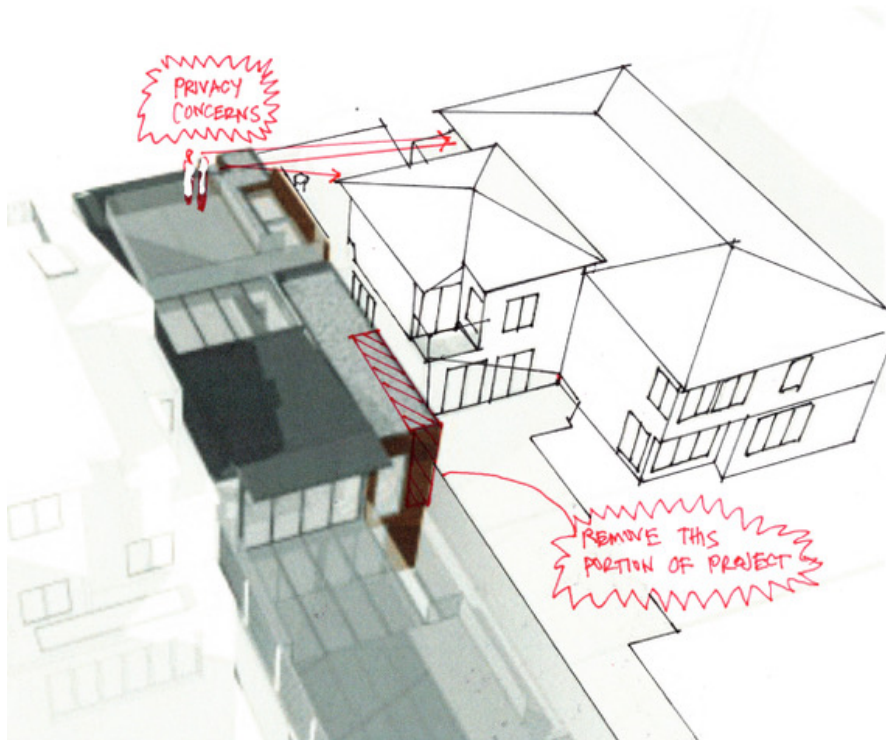


Image provided by John Maniscalco Architecture via email to Trego. Annotations by John Lum

## Roof Deck

The RDGs require rooftop features to be sensitively located and designed *with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes* (Page 38). Similarly, the Planning Department has recognized that roof decks *can negatively impact the quality of life of adjacent residents and that potential adverse impacts such as noise, diminishment of privacy, and reduction of light to adjacent properties should be mitigated.*<sup>1</sup>

The Proposed Project roof deck is 237 square feet and is the type of deck the Residential Roof Decks Policy was trying to restrict. This policy was introduced to the Commission due to the numerous DRs filed regarding privacy concerns (visual and noise) due to increased activity formerly unoccupied spaces, and light and noise pollution. Below is an illustration that succinctly states the concern:

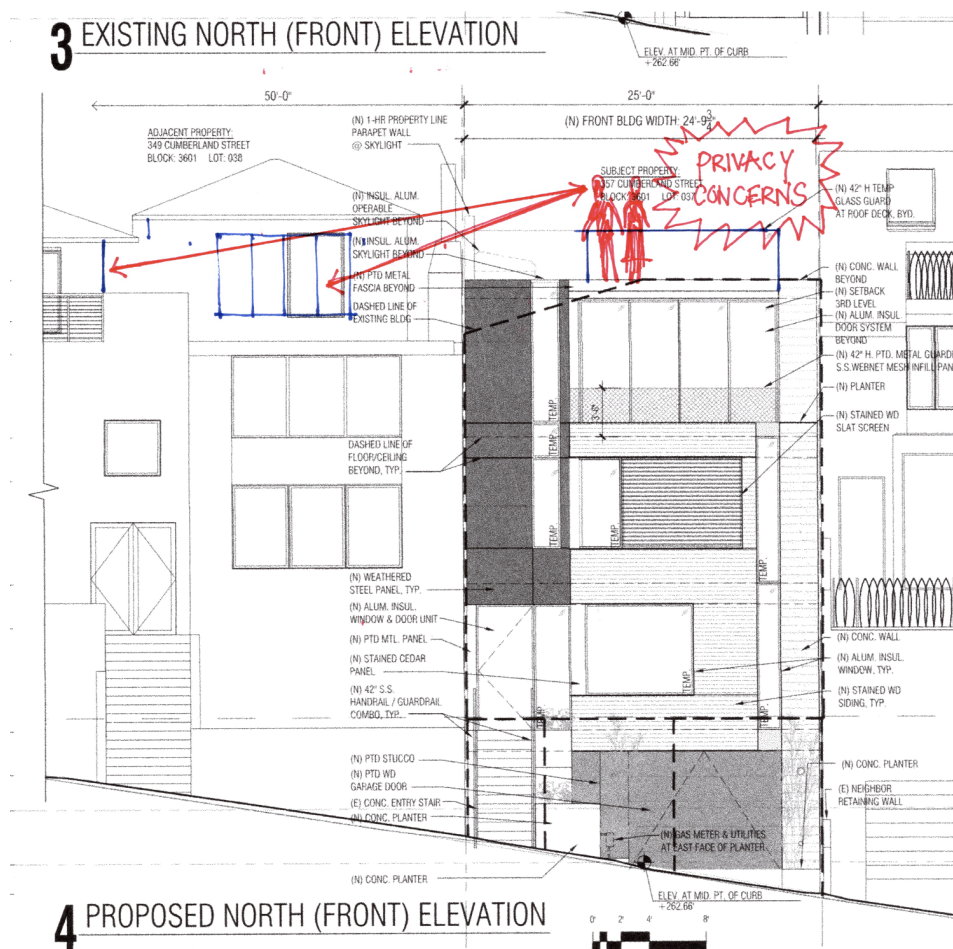


Image downloaded from SF Planning Website: John Maniscalco Architecture. Annotations by John Lum

<sup>1</sup> Residential Roof Decks Policy Informational Briefing, August 30, 2018.



Existing roof condition from Primary Bedroom balcony showing secondary bedroom windows.

The roof deck is the third deck that the Project Sponsors will have access to for entertaining as the Proposed Project already includes 1) a front deck with Downtown views and 2) a generous south-facing glass deck opening to a level back yard, both directly accessible off of a large entertainment level. This roof deck is not required for outdoor space requirements imposed by code, nor does the project lack in high quality, sunny outdoor space for family living that would justify the roof deck. Understandably, this roof deck will provide a very enviable perch to look at Downtown views but certainly is not a necessity.

The Project Sponsors state that many houses in the neighborhood have roof decks, but the precedence of roof decks in the neighborhood is not what is being objected to. In any event, none of the addresses noted by the Project Sponsors have a permitted roof deck that sits on top of the building.)

The concern is how to mitigate the effect of allowing 1) a direct line of sight into the Tregos' master bedroom and secondary bedroom, 2) changing what was formerly a quiet and unoccupied outlook into an active family area, and 3) allowing gatherings that could/can be disruptive from a light and noise pollution standpoint, especially at night.

The Tregos do have a small deck off their master bedroom (not a roof deck) that is limited in size for one or two people, thus preventing larger gatherings. They also are not wanting to have to regulate their neighbors' behavior on the roof deck (as these agreements tend to be unenforceable) nor do they want to create an adversarial relationship with their neighbor.

Elimination of the roof deck would resolve the issues that have been raised.

Designing a new home that fits into an existing neighborhood is challenging and requires the ability to respond to adjacent neighbors' concerns. The options I have outlined here would satisfy the concerns raised by the Trego family, align with the goals of the RDG, and are reasonable in their request.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Lum', written in a cursive style.

John Lum, AIA,  
Founding Principal  
John Lum Architecture, Inc.

# **EXHIBIT B**



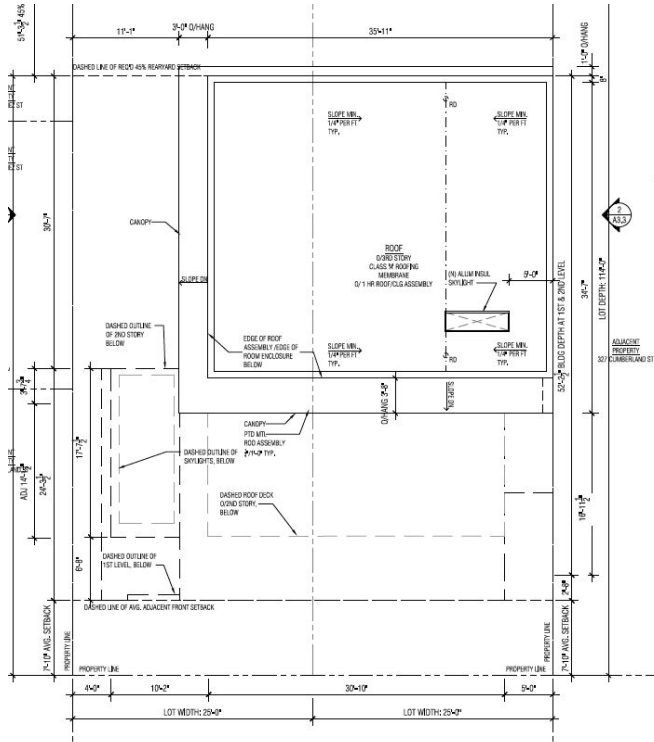
**357 Cumberland**  
**Dolores Heights Improvement Club's Reply**  
**To Sponsor's Discretionary Review Response**

The Sponsor's Discretionary Review Response Attachment A (the "Response") to DHIC's DR application asserts that DHIC's statement that there are no roof decks is "simply false" because there are roof decks on 323, 333, 339, 359 and 352 Cumberland. This incorrect and misleading statement about these properties calls for a correction.

To clarify terms before discussing the individual properties, "roof deck" describes a permitted, purpose-built deck structure on the highest roof of a house, above any living floor. "Roof deck" and "deck" are not interchangeable terms.

**323 Cumberland**

This project, as designed by John Maniscalco and approved by the Planning Commission in 2016 with a Conditional Use Authorization, includes a deck but no roof deck. Below is part of the plan for the roof as submitted and approved under 2013.1213CUA. There is no roof deck (there is a deck on the 2nd floor below).



JOHN MANISCALCO  
ARCHITECTURE

442 GROVE STREET  
SAN FRANCISCO, CA 94109  
415.264.0900  
415.264.0880



1. SEE APPLICATION
2. SITE PERMIT -JOSF 311 08/14/13
3. SITE PERMIT -JOSF 311 REVISION 1 08/16/14
4. SITE PERMIT -JOSF 311 REVISION 2 03/16/15
5. SITE PERMIT -JOSF 311 REVISION 3 12/22/15
6. CONDITIONAL USE PERMIT 12/16/15

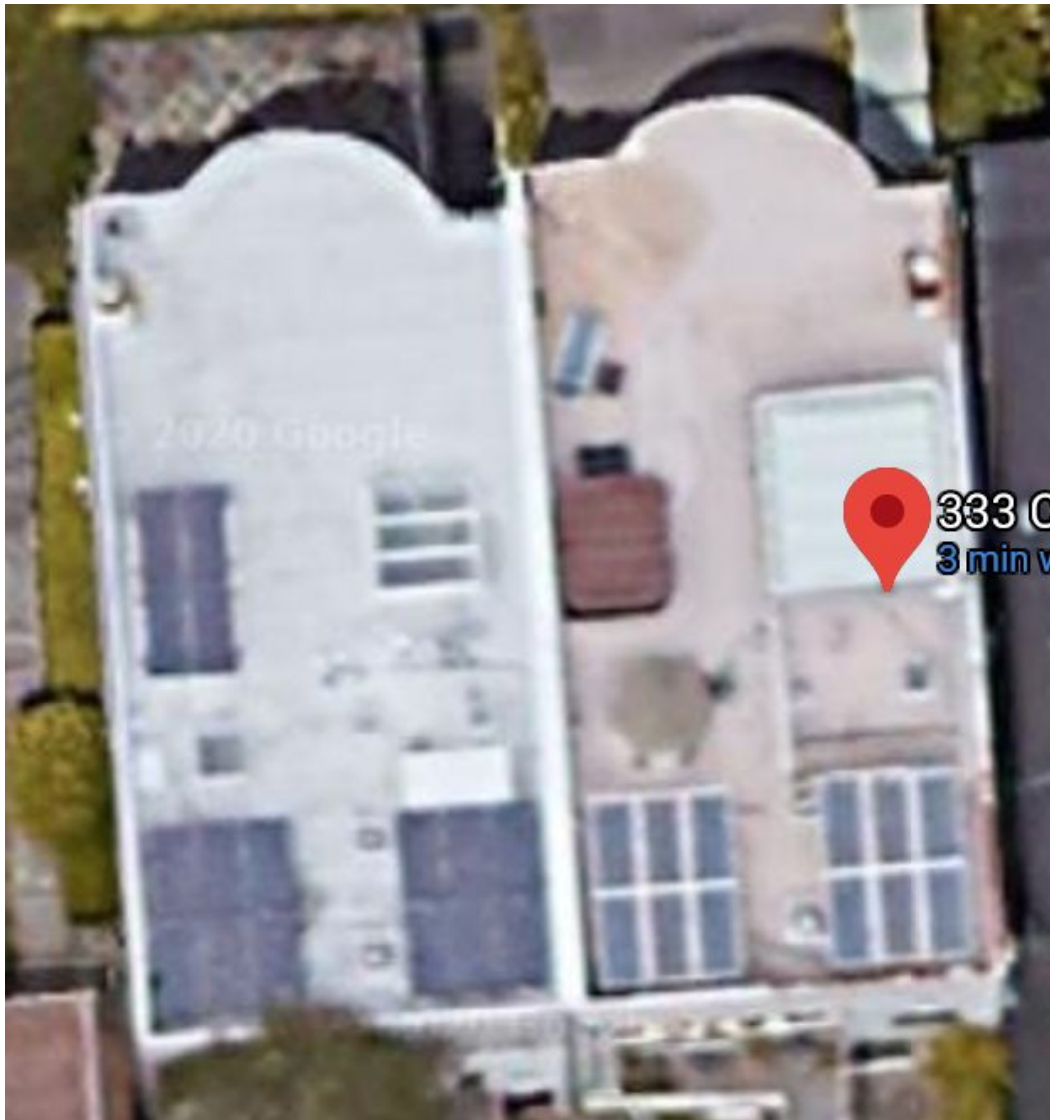
This project is still under construction. This photograph below shows the roof as of August 2020. There are solar panels (not yet installed in this photo), large mechanical equipment and a skylight. Unless a roof deck was added through addenda or some other opaque process, without public notice, after approval by the Commission (and subsequent appeal to the Board of Supervisors), there is no roof deck on 323 Cumberland.



### 333 Cumberland

333 Cumberland has a retractable skylight and a walkable roofing surface, but no decking material.

Here is a photo from Google Maps, of 333 Cumberland (on the right) and 339 Cumberland (on the left).

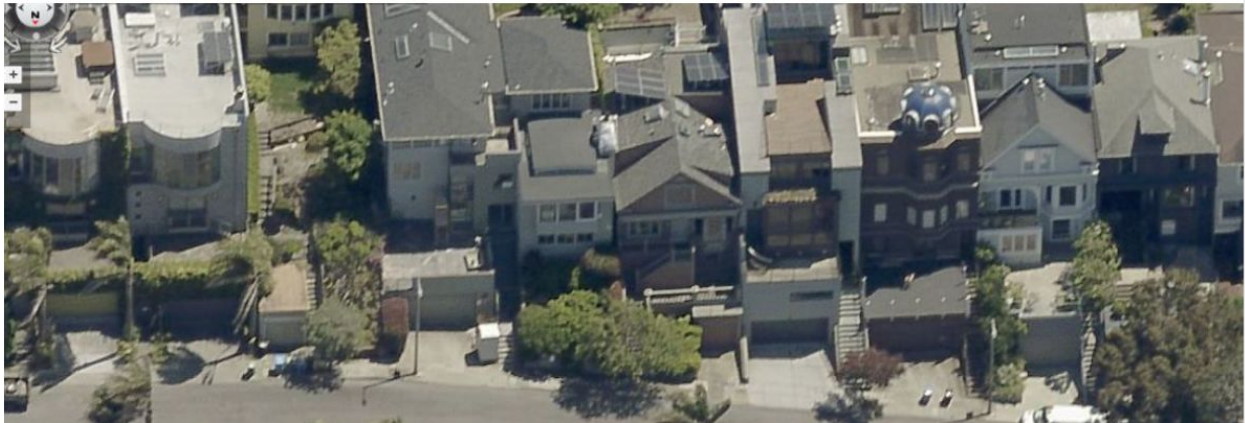


And another photo of the roof of 333 Cumberland.



Finally, here is the photo of the roofs of 333 and 339 Cumberland, from the Sponsor's own DR Response.

333      339  
↓        ↓



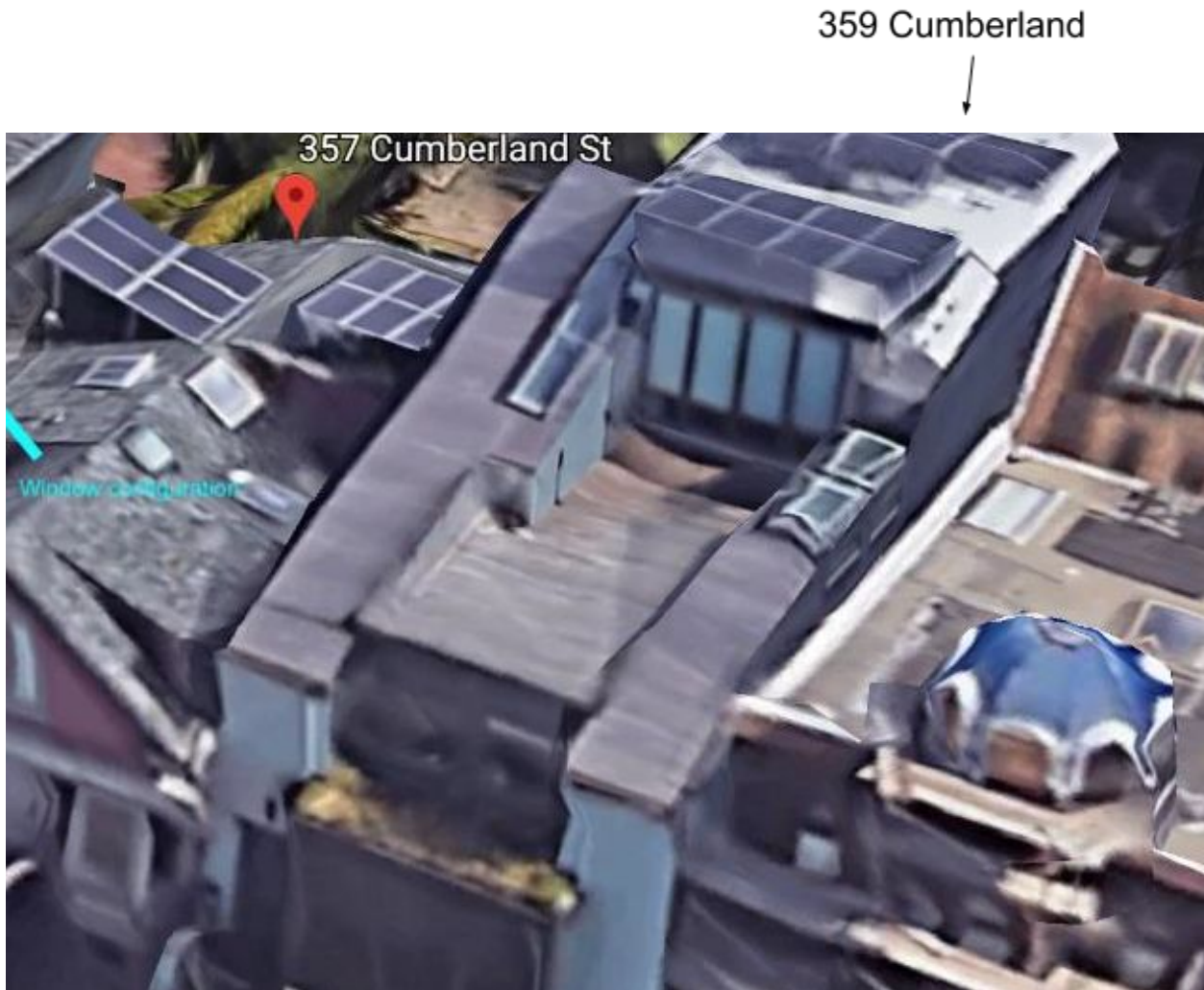
**339 Cumberland**

This property also does not have a roof deck - see Google maps and Response photo above. The photo provided by the Sponsor is a staged shot from a real estate site, stage for a sale of the property in 2014. It is, in fact, a misrepresentation scraped from the internet. Only in 2010 was a hatch (see photo below) added to this house. The hatch is accessible only via an alternating tread device, not a traditional stairway. No deck has been built since then.



**359 Cumberland**

This house does not have a roof deck. It does have a deck, as seen below in the photo from the Sponsor's own response.



**352 Cumberland**

The assertion that 352 Cumberland has a roof deck also comes from a real estate listing. Below is the photo of the 352 Cumberland, once again from the Sponsor's own Response - no roof deck is apparent on this:



Below is a photo of the rear of 352 Cumberland. If there is a roof deck or anything else on top of this house it is not permitted and only accessible via what appears to be a ladder attached to the exterior of the rear of the house





# San Francisco Planning

## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Dolores Heights Improvement Club

Address: PO Box 14426 San Francisco CA 94114

Email Address: bruce.r.bowen@gmail.com

Telephone: 415-533-0586

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

Name: Cyril Meurillon & Angelika Joast

Company/Organization: c/o John Maniscalco Architecture

Address: 442 Grove Street San Francisco CA 94102

Email Address: john@m-architecture.com

Telephone: 415-864-9900

#### Property Information and Related Applications

Project Address: 357 Cumberland Street San Francisco CA 94114

Block/Lot(s): 3601/037

Building Permit Application No(s): 202003116722, 202003116723

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.		
None		



## DISCRETIONARY REVIEW REQUEST

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

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

See attached

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

See Attached

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

See Attached

# 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

Chair, Planning and Land Use  
Committee

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

415-533-0586

Phone

Bruce Bowen

Name (Printed)

bruce.r.bowen@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**DOLORES HEIGHTS IMPROVEMENT CLUB**

P.O. Box 14426, San Francisco, CA 94114

June 22, 2020

Planning Information Center  
San Francisco Planning Department  
1660 Mission Street  
San Francisco, California 94103

**SUBJECT: Fee Waiver Request for Discretionary Review Application - Subject Property 357 Cumberland Street. Building Permit Nos. 202003116722, 202003116723, Planning Record No. 2016-014777PRJ**

To Whom It May Concern:

This letter is being written in order to qualify for a fee waiver for the above-referenced Discretionary Review application. I am the Chair of the Dolores Heights Improvement Club (DHIC). I state that:

- Our organization has been in existence since 1949
- We are on the Planning Department's list of neighborhood associations
- Bruce Bowen is the named appellant filing on behalf of DHIC
- He is a member in good standing and the Chair of our Planning and Land Use Committee
- He has been authorized by our organization to file this discretionary review application on behalf of DHIC.

Please contact me if you have any other questions.

Sincerely,

Carolyn Kenady  
Chair  
Dolores Heights Improvement Club  
P.O. Box 14426  
San Francisco, CA 94114  
info@doloresheights.org

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

- a) **The Proposed Demolition is inconsistent with San Francisco's General Plan and should not be allowed.**



- i) **The Proposal:** The proposal is to demolish a sound 3,469 square foot single family residence, built in approximately 1910, and replace it with a 5,026 square foot single family residence - a 45% increase in size. The current owners have lived in the house since 2011 and extensively remodeled the interior in 2012. As recently as 2017 - 2019, the owners spent almost two years planning to renovate the existing house, a project that did not involve demolition.

- ii) **San Francisco General Plan - Housing Element:** Much of the General Plan is dedicated to conserving and preserving the City’s existing housing stock. Issue 2, Objectives 2 and 3 contain multiple policies with the express purpose of preserving and maintaining housing stock. Relatively affordable existing housing is to be preserved, and demolition of sound existing housing is to be discouraged, unless a project can deliver a net increase in affordable housing. This project satisfies none of the General Plan’s stated policies (Policy 2.1, 2.4, 3.4). The project expands the area of an existing house by almost 50% without adding a second unit. Not only does this proposed project not provide additional housing, it renders a relatively affordable house more unaffordable by design.
  
- iii) **San Francisco General Plan - Urban Design Element:** Dolores Heights is one of five areas named as an “outstanding and unique area” in the Urban Design Element of the General Plan (see Appendix 1), which describes what makes Dolores Heights unique: “a uniform scale of buildings, mixed with abundant landscaping in yards and steep street areas. Rows of houses built from nearly identical plans that form complete or partial block frontages, arranged on hillside streets as a stepped-down series of flat or gabled roofs. Building setbacks with gardens set before Victorian facades and interesting entryways.” [Policy 2.7](#) of the Urban Design Element recommends that the City “[r]ecognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.” This Discretionary Review application asks that the demolition be denied because the demolition as proposed violates the intent and purpose of this element of the City’s Plan.
  
- iv) **Current Standards for Approval of Demolition:** On May 29, 2020, the Mayor approved a change to Planning Code Section 317, to now require Conditional Use Authorization (CUA) for demolition of all sound single family homes. The project sponsor claims that this demolition can be administratively approved because the project application was filed before February 11, 2020, the “grandfathering” date in the Planning Code. The new Code says that only projects for which “...a complete Development application was submitted prior to February 11, 2020” qualify for the prior administrative approval (Planning Code Section 317(c)(6)). However, the building permit and demolition permit applications for this project were filed on March 11, 2020, after the grandfathering date. It is imperative that

the Commission determine whether or not a CUA is in fact required for this project, by deciding whether the complete Development application was submitted by the statutory grandfathering date. Further, the Commission must decide whether the March permit applications were sufficiently similar to any project applications filed in 2019 to qualify this project for grandfathering. In any event, the demolition of the current house should be evaluated by the current requirements for a Conditional Use Authorization and be demonstrated to be Necessary and Desirable. It is neither.

- v) **Alternatives exist to Demolition.** A prior project plan, presented to the neighbors at a Pre-Application Meeting in May 2017, would have renovated the existing building without demolition. At the Pre-App Meeting the owners stated that the renovation was necessary in order to use the existing space more effectively. Following the owners' presentation to neighbors, this project was thoroughly reviewed by Planning staff. Instead of proceeding with this remodel, the owners abandoned the renovation project and instead are now proposing a demolition that is neither necessary nor desirable on this deadend street, with the result of the permanent loss of the contribution to the neighborhood provided by this 100 year old Classical Revival-style rowhouse.
  
- b) **Privacy.** The sponsor proposes to build a roof deck on the top floor, in addition to two other decks and one on-grade patio. The roof deck invades the privacy of the residents of adjacent homes. In addition, parties on the roof deck will increase the noise level of the neighborhood. As the Planning Department has said, roof decks can be "...susceptible to an intensity of use that creates negative impacts that spill over to adjacent properties." No buildings on the 300 block of Cumberland Street nor the 4000 block of 20th Street (behind) have roof decks. The roof deck is exceptional and extraordinary; it will be a burden on the neighborhood.

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

- a) **The neighborhood, and Dolores Heights, will be adversely affected by the demolition because it will move the neighborhood one step closer to loss of character, affordability and housing type.** DHIC represents the interests of the neighborhood, in part through efforts to ensure that projects adhere to the letter and the spirit of Planning Code Section 241, which defines the Dolores Heights Special Use District (DHSUD). The DHSUD was established to "...preserve and provide for an established area with a unique character and balance of built and natural environment...and to encourage development in context and scale with established character and landscape...". There is a cumulative impact from loss of diversity in building type and size, affordability and neighborhood character related to demolitions, which is one of the reasons DHIC welcomed the recent change to Section 317 to require Conditional Use Authorization for all residential demolitions. Approval of the demolition of the existing house will have an irreversible adverse impact on the diversity of housing types in the DHSUD.
  
- b) **Loss of privacy and quiet due to the unnecessary roof deck.** The proposed roof deck in particular will invade the privacy of the residents of adjacent homes. It will also create a noise nuisance for the neighborhood. The roof deck is excessive and a burden on the neighborhood. It is unnecessary for a house (as proposed) with two decks, a patio and a large back yard to impose a roof deck on the neighbors.

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

a) **Alternatives that maintain “special characteristics of outstanding and unique areas” and that adhere to the spirit of the Dolores Heights Special Use District:**

We ask for a proposal that adheres to General Plan policies and retains and renovates the existing sound building. Planning Code and Residential Design Guidelines allow for a thoughtful remodel and expansion, as had been previously proposed for this home. The application for demolition should be denied.

b) **Remove the roof deck.** If the existing home is to be demolished, the new home should have no roof deck, in order to protect the neighbors from the intensity of use that can adversely affect them. This also respects the character of the 300 block of Cumberland Street, which has no roof decks. The remaining two decks, patio and terraced backyard in the new proposed house will provide ample outdoor space, if the demolition and new construction are approved.

c) **In summary.** Other alternatives exist to provide the sponsor with a livable home while maintaining the character and scale of the neighborhood. The General Plan’s [Urban Design Element - Policy 2.7](#) - “[r]ecognize and protect outstanding and unique areas that contribute to an extraordinary degree to San Francisco's visual form and character” - is an important element in San Francisco’s overall plan for the future that must be upheld.



APPENDIX 1

*from*

San Francisco General Plan

Urban Design Element

Policy 2.7

***Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.***

beyond the scope of public regulation, is essential to the long-term image of the areas and the city.

## Special Characteristics Of Outstanding And Unique Areas

### TELEGRAPH HILL

A hilltop park with the highly visible green of trees from which Coit Tower rises above all else.

Low, small-scale buildings having predominantly flat roofs and light pastel colors, hugging the topography in a highly articulated form which contrasts with the power of downtown construction.

Cliffs and complex stairs and walkways on the east side above the waterfront, with buildings perched precariously along the slope and trees interspersed.

Intimate pedestrian scale and texture of streets and housing, with sudden and dramatic views of the Bay and downtown through narrow openings.

### RUSSIAN HILL

A harmonious, balanced relationship of low, small-scale older buildings and tall, slender towers. Increasing height of buildings toward the top that emphasizes the hill form and sets Russian Hill apart from other high areas to the south and west.

Varied and well-tended landscaping in parks, yards and streets that provides a rich background for the buildings and a cascading effect on the slopes.

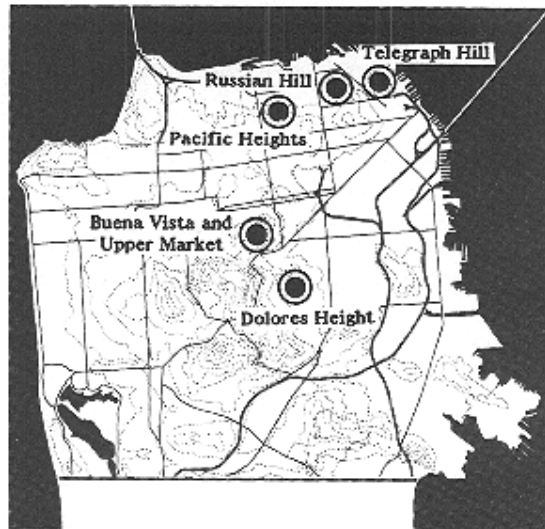
Highly detailed buildings and many retaining walls that articulate the hill and provide warmth of color.

### PACIFIC HEIGHTS

A sequence of building heights rising steadily up the north slope to the top of the ridge. Emphasis of this sequence, and of the contrasts of low and high buildings, by the dark colors of trees and houses at the base of lighter apartment towers.

Outstanding Bay views down streets and across the formally landscaped grounds of detached houses. Spacious and distinguished residences with richness of detail and materials, including works of outstanding architects and excellent examples of the Victorian period.

Well-landscaped and well-proportioned street areas, with building setbacks and fine details in stairways, fences and paving patterns.



OUTSTANDING AND UNIQUE AREAS

### BUENA VISTA AND UPPER MARKET

Exceptional variety produced by differences in street patterns across an uneven chain of hills, and a diverse mixture of building styles and roof types.

A finely scaled building pattern of small wall surfaces and pastel colors, with highly visible planting on steep slopes.

Hilltop parks easily seen from below, with excellent views of the city from a central location.

Houses of varied sizes and individual forms having interesting setbacks, cornices and bay windows, many of notable architectural quality.

### DOLORES HEIGHTS

A uniform scale of buildings, mixed with abundant landscaping in yards and steep street areas.

Rows of houses built from nearly identical plans that form complete or partial block frontages, arranged on hillside streets as a stepped-down series of flat or gabled roofs.

Building setbacks with gardens set before Victorian facades and interesting entryways.

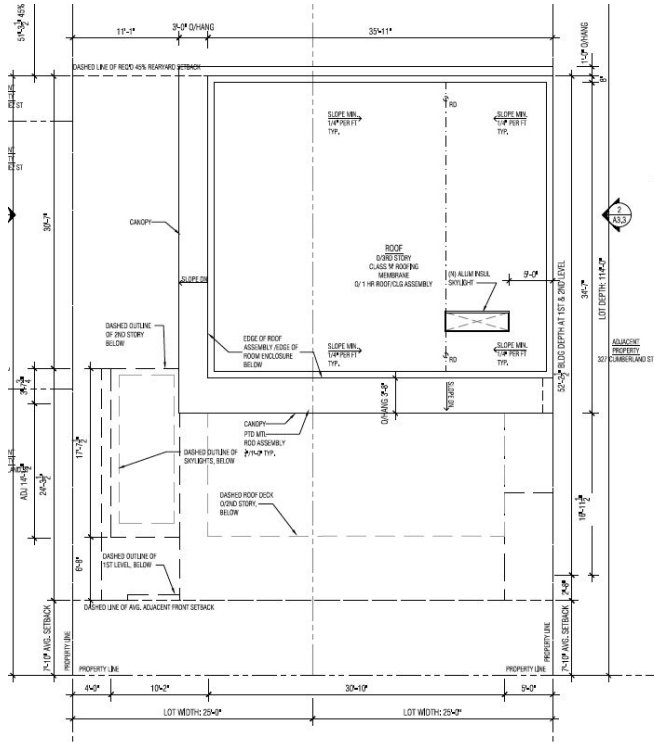
**357 Cumberland**  
**Dolores Heights Improvement Club's Reply**  
**To Sponsor's Discretionary Review Response**

The Sponsor's Discretionary Review Response Attachment A (the "Response") to DHIC's DR application asserts that DHIC's statement that there are no roof decks is "simply false" because there are roof decks on 323, 333, 339, 359 and 352 Cumberland. This incorrect and misleading statement about these properties calls for a correction.

To clarify terms before discussing the individual properties, "roof deck" describes a permitted, purpose-built deck structure on the highest roof of a house, above any living floor. "Roof deck" and "deck" are not interchangeable terms.

**323 Cumberland**

This project, as designed by John Maniscalco and approved by the Planning Commission in 2016 with a Conditional Use Authorization, includes a deck but no roof deck. Below is part of the plan for the roof as submitted and approved under 2013.1213CUA. There is no roof deck (there is a deck on the 2nd floor below).



JOHN MANISCALCO  
ARCHITECTURE

442 GROVE STREET  
SAN FRANCISCO, CA 94109  
415.264.0900  
415.264.0880



1. SEE APPLICATION
2. SITE PERMIT -JOSP 311 08/14/13
3. SITE PERMIT -JOSP 311 REVISION 1 08/16/14
4. SITE PERMIT -JOSP 311 REVISION 2 03/16/15
5. SITE PERMIT -JOSP 311 REVISION 3 12/22/15
6. CONDITIONAL USE PERMIT 12/16/15

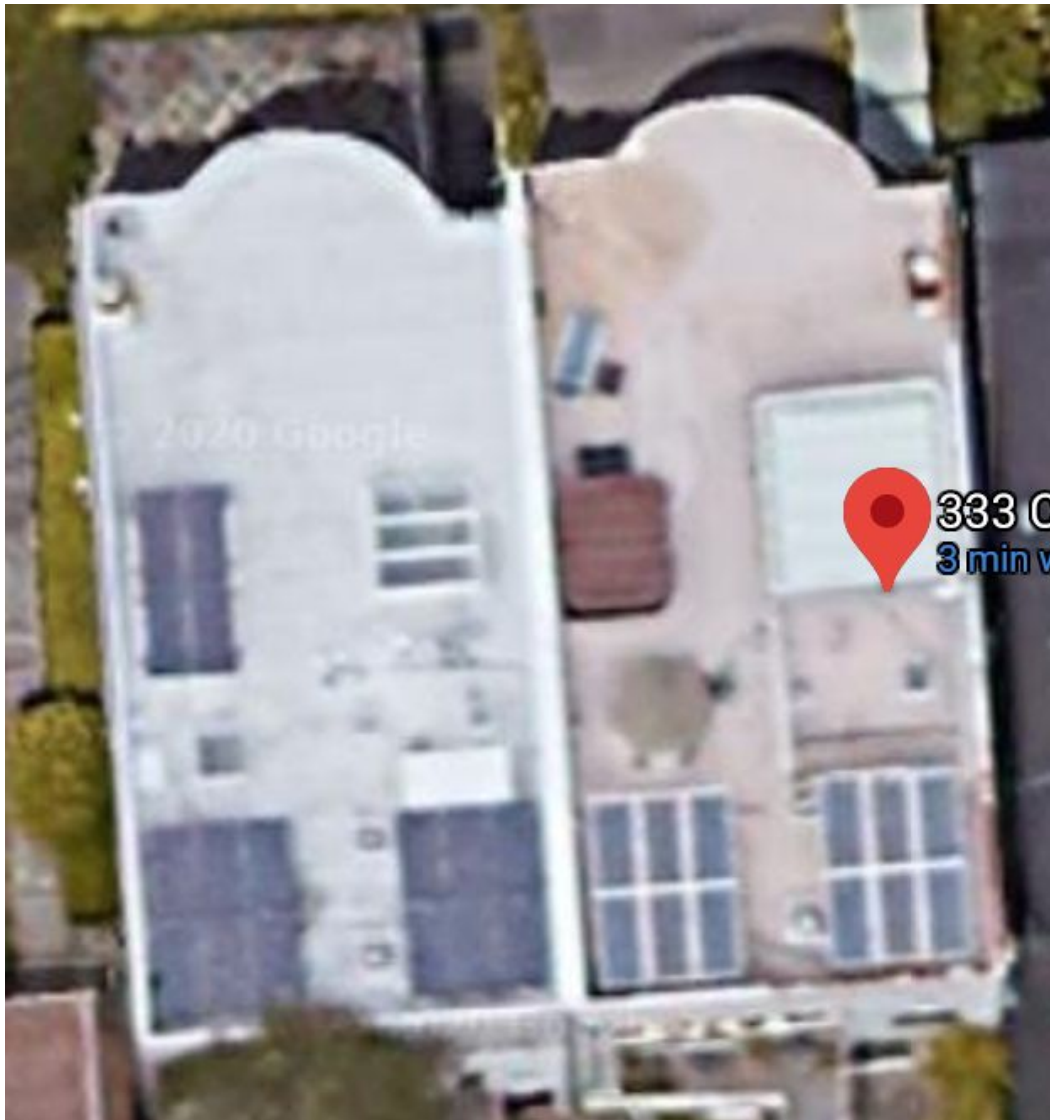
This project is still under construction. This photograph below shows the roof as of August 2020. There are solar panels (not yet installed in this photo), large mechanical equipment and a skylight. Unless a roof deck was added through addenda or some other opaque process, without public notice, after approval by the Commission (and subsequent appeal to the Board of Supervisors), there is no roof deck on 323 Cumberland.



### 333 Cumberland

333 Cumberland has a retractable skylight and a walkable roofing surface, but no decking material.

Here is a photo from Google Maps, of 333 Cumberland (on the right) and 339 Cumberland (on the left).

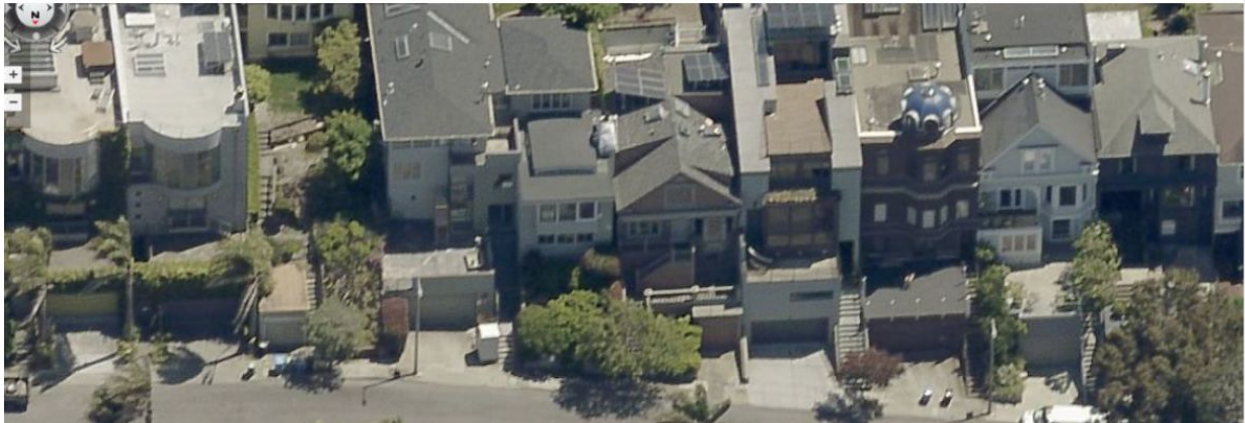


And another photo of the roof of 333 Cumberland.



Finally, here is the photo of the roofs of 333 and 339 Cumberland, from the Sponsor's own DR Response.

333      339  
↓        ↓



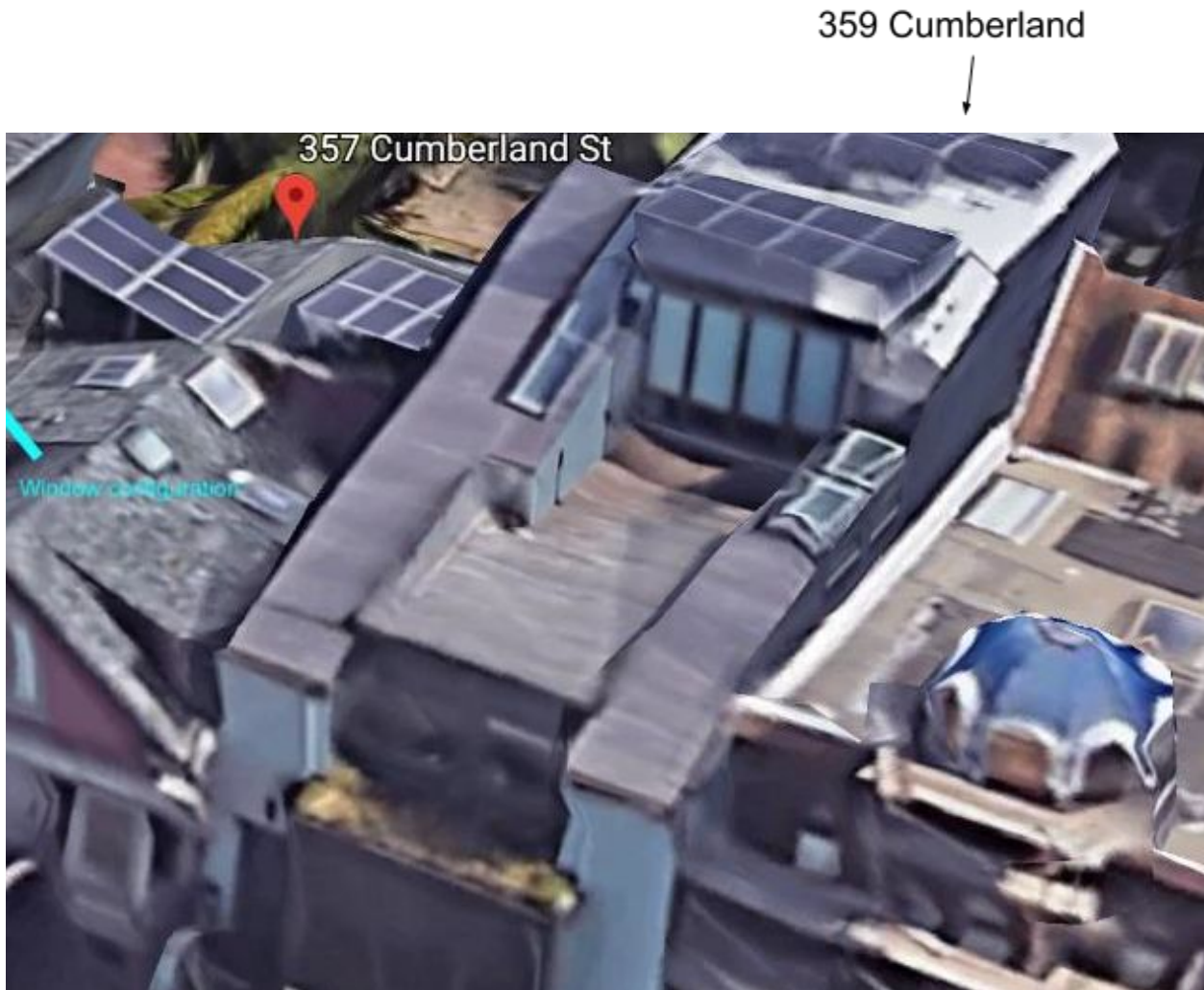
**339 Cumberland**

This property also does not have a roof deck - see Google maps and Response photo above. The photo provided by the Sponsor is a staged shot from a real estate site, stage for a sale of the property in 2014. It is, in fact, a misrepresentation scraped from the internet. Only in 2010 was a hatch (see photo below) added to this house. The hatch is accessible only via an alternating tread device, not a traditional stairway. No deck has been built since then.



**359 Cumberland**

This house does not have a roof deck. It does have a deck, as seen below in the photo from the Sponsor's own response.



**352 Cumberland**

The assertion that 352 Cumberland has a roof deck also comes from a real estate listing. Below is the photo of the 352 Cumberland, once again from the Sponsor's own Response - no roof deck is apparent on this:





Below is a photo of the rear of 352 Cumberland. If there is a roof deck or anything else on top of this house it is not permitted and only accessible via what appears to be a ladder attached to the exterior of the rear of the house



**357 Cumberland Street (Building Permit Application No. 202003116722,  
202003116723.**

President Koppel,  
Members of the Planning Commission

I live at 655 Sanchez St at Cumberland, which is around the corner from **357  
Cumberland Street.**

I oppose this project because the scope and scale is out of character for our residential street and the Dolores Heights neighborhood. Please consider the following:

- Precedent of the negative effect on neighbors resulting from not considering how the proposed project impacts:
  - The light of adjacent properties resulting from the length and bulk of the rear extension and
  - The privacy of the adjacent neighbors with views directly into bedrooms and bathrooms of the homes.
  - The potential noise and light impact of a large scale roof deck.
- Demolition of a Victorian home on a block with other similar homes as well as the detrimental impact on our street and the existing character of Dolores Heights.

Please consider the following:

- Do not allow the demolition.
- Redesign to minimize impact to neighbors.
- Reduce the amount of glass in the exterior design to minimize the exposure of the interior to adjacent neighbors and vice versa.
- If new construction is allowed, remove the roof deck.

In general, I'm in favor of people being able to upgrade their homes and I view maintenance and improvements as valuable to our neighborhood, but only when these keep in mind the environment. As a neighbor who competed a remodel on my home without changing its external character and even losing square footage to accommodate the needs of others, I know this is possible and can allow homeowners to get what they desire for their dream home while keeping out neighborhood the "dream neighborhood" that drew us here in the first place.

Sincerely,



Beth Rogozinski  
655 Sanchez Street

President Koppel,  
Members of the Planning Commission

RE: Opposition to 357 Cumberland St.

I live at 324 Cumberland St., which is across the street and east several houses from **357 Cumberland Street (Building Permit Application No. 202003116722, 202003116723)**.

I oppose this project because of the ***violation of privacy*** and the creation of a ***neighborhood noise nuisance***, a giant deck. The scope and scale is out of character for our residential street and the Dolores Heights neighborhood.

Remodels are less disturbing to the neighbors. Frankly, I am also sick of all the construction. The house across the street from me was a demolition/rebuild and it has been under active and noisy construction for almost 3 years. The rebuild (no demo) of the house next door to me, is only expected to take 1 year. 4 years of construction, oh boy!

Here is why you should NOT approve this project as is:

- Privacy: THIS PROJECT DOES NOT RESPECT THE NEIGHBORS PRIVACY AT ALL. The roof deck on top of the fourth floor can create a nuisance. The roof deck (as well as the windows) of the proposed design will have lines of sight into bedrooms, bathrooms, and living rooms on both sides of Cumberland Street and also across the back yards of the 20<sup>th</sup> Street homes. In addition, the presence of the roof deck on which large groups can gather may also create noise issues for neighbors on both side of Cumberland Street. I'm not sure that any other house in the whole neighborhood, or on Cumberland Street has a roof deck, and certainly not one like this – over 400 square feet! This is unfair and a burden on the nearby neighbors.

- It is a HORRIBLE precedent of the negative effect on neighbors resulting from not considering how the proposed project impacts the light and privacy of the neighbors. A veritable Wall of Glass facing their neighbors.
- They are demolishing a gorgeous Victorian home that is not a tear down on a block with other similar homes. It is not dilapidated and has not been in bad shape.
- There will be a detrimental impact on our street and the existing character of Dolores Heights.

Please consider these options of what you should do:

- Do not allow the demolition.
- If demo/new construction is allowed, remove the roof deck.
- Redesign to minimize impact to neighbors.
- Reduce the amount of glass in the exterior design to minimize the exposure of the interior to adjacent neighbors and vice versa.

Very Truly Yours,

A handwritten signature in black ink that reads "Rhett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rhett Currier  
324 Cumberland St.

350 Cumberland St  
San Francisco, CA 94114

August 2, 2020

**RE: 357 Cumberland Street (Building Permit Application No. 202003116722,  
202003116723.**

President Koppel,  
Members of the Planning Commission

We live at 350 Cumberland Street which is directly across from **357 Cumberland Street.**

We are deeply concerned about this project because the roof deck of the proposed design will have lines of sight into our two bedrooms since we are directly across the street.

The issue is compounded by the height of the roof deck above street level. While partially drawn shades provide privacy from the street level, the roof deck and top floor windows would look directly into our bedrooms even with our shades almost fully shut.

If this project proceeds, please remove the roof deck to preserve the privacy of the adjacent neighbors.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Holden & Peter Philipp". The signature is written in a cursive, flowing style.

Rick Holden & Peter Philipp  
350 Cumberland Street

**July 20, 2020**

**To the San Francisco Planning Commissioners**

**RE: 357 Cumberland Street, San Francisco, CA 94114**

I trust you and your family are safe & healthy.

We live at 359 Cumberland Street, immediately adjacent to 357 Cumberland street (Permit Application No. 202003116722, 202003116723).

The proposed design is for demolition of a Victorian home. This will alter the historic nature of our unique neighborhood. It is rare now to have any Victorian houses left on such a prominent location.

I oppose this project because demolishing a Victorian property would be an appalling waste of structurally sound building. The site calls for a much less destructive solution. The exterior shell of the home can be restored and used in a new way that benefits and enriches our street and the community.

Also, the proposed plan shows a roof deck on top of the 4<sup>th</sup> floor that can create a noise nuisance. The roof deck will invade our privacy and will look into our bedroom level. Please note that no other residence on Cumberland street has a roof deck.

Please consider the following:

- Do not allow the demolition
- Do not allow the roof deck
- Redesign to minimize impact to neighbors
- Reduce the amount of glass in the front and rear exterior design to be consistent with the integrity and character of neighborhood homes.

Please note, there is been a lack of responsiveness and cooperation from the property owners. As I requested, I never received a shadow study to the latest changes to see the impact on my property.

Kindly,

Maryam Monsef

373 Cumberland Street,  
San Francisco, CA 94114  
July 27, 2020

President Koppel,  
Members of the Planning Commission

Re: 357 Cumberland Street proposed demolition and new construction

Dear President Koppel and Members of the Commission,

I am a neighbor and property owner a few houses to the west of 357 Cumberland Street. I was surprised to learn that the owners of this home plan to demolish the house and replace it with a new home. While I am a fan of contemporary architecture, tearing down a home such as this makes no sense. I too live in a Victorian, one of only a few left on our block, and which has a modern interior. Not long ago, the architect for 357 Cumberland Street remodeled a home adjacent to mine. The façade of that home was very similar to the 357 Cumberland house. They retained the façade with some contemporary touches on the exterior, and created a stunning modern interior. I fail to understand why 357 Cumberland Street cannot be remodeled in a similar way.

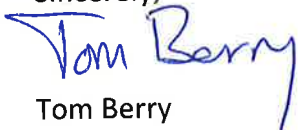
The proposed new construction also fails to address the potential privacy and light issues created by the planned new construction. In speaking with the owners of the properties on either side of 357 Cumberland Street, I understand that planned roof deck would allow direct and easy visibility into the master bedroom of 359 Cumberland and into two bedrooms (including the master bedroom) and a bathroom at 349 Cumberland Street. Given that the plans for 357 Cumberland show a large front deck off the living room just below the proposed roof deck, and the fact that the house also would have easy access to a very deep, mostly level rear yard, it seems as if a roof deck, with the associated privacy and noise issues, is not essential.

There would also be loss of light at the rear of at least one the adjacent homes. My understanding is that the owners of that home had requested that the part of the new construction at 357 Cumberland immediately adjacent to the affected area be set back, but that suggestion was rejected by the owners of 357 Cumberland Street.

This project is widely opposed by many our neighbors and I would hope that you reject the proposed demolition. If you decide that the demolition is indeed warranted, we hope that the light and privacy issues will be addressed by removing the roof deck and requiring an adequate setback at the rear to help maintain the light of the homes immediately adjacent to the proposed new construction.

Thank you for your consideration.

Sincerely,

  
Tom Berry

336 Cumberland St.  
San Francisco, CA 94114  
August 5, 2020

President Koppel,  
Members of the Planning Commission  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103

Re: Proposed demolition and construction at 357 Cumberland Street

Dear Mr. Koppel and Members of the Commission,

I live at 336 Cumberland Street, a neighbor to the proposed project across the street at 357 Cumberland Street.

I oppose this demolition and also the large roof deck aspect of the construction.

### **Demolition**

The current house is habitable and is affordable so demolition would not honor the City's General Plan of preserving existing housing stock and the 45% larger replacement house would not be providing any additional or replacement affordable housing.

Also, the demolition permit for this project was filed 3/11/20, after the grandfathering filing submission deadline prior to 2/11/2020 in Planning Code Section 317, calling for Conditional Use Authorization which evidentially has not been granted.

### **Roof Deck**

There are no roof decks on the 300 block of Cumberland. The plan for 357 Cumberland includes two lower decks, a patio, and large backyard. Adding a roof deck would be at the detriment of loss of privacy to adjoining neighbors as well as imposing a potential noise nuisance on neighbors.

Sincerely,



Bruce Muncil  
bruc58@yahoo.com



July 26, 2020

From: Diane Moran, owner 300 and 322 Cumberland Street

To: President Koppel and Members of the Planning Commission

Re: Building Permit Application 357 Cumberland Street, San Francisco  
(202003116722 and 202003116723)

I am the owner of 2 properties across the street and a few homes down from 357 Cumberland Street.

I am opposed to this project. With so few Victorian-style homes remaining on the 300 block of Cumberland Street, demolishing this house and replacing it with another blocky property will continue the destruction of the character of our street and neighborhood. Most of our neighbors are opposed to this project as it ignores the intent and purpose of the Dolores Heights Special Use District.

The proposed new home does not consider the existing adjacent homes, which will be losing light and privacy in their homes. The design of a new home or a major remodel in a neighborhood with narrow lots and adjoining homes should take into account the effects of the design on the light and privacy of immediate neighbors, and how the planned design affects the livability of those homes.

I am asking that you consider the concerns of our neighbors and make a decision based on these concerns.

Thank you.

A handwritten signature in black ink, appearing to read "Diane Moran". The signature is written in a cursive, flowing style with a large initial "D".

Diane Moran

**357 Cumberland Street (Building Permit Application No. 202003116722, 202003116723)**

President Koppel,  
Members of the Planning Commission

I live at 385 Cumberland Street, which is a few houses down the street from **357 Cumberland Street**.


I am concerned about this project because the scope and scale is out of character for our residential street and the Dolores Heights neighborhood. Please consider the following:

- Demolition of a Victorian home on a block with other similar homes as well as the detrimental impact on our street and the existing character of Dolores Heights.
- Privacy: The roof deck planned on top of the fourth floor can create a significant nuisance. The roof deck (as well as the windows) of the proposed design will have lines of sight into bedrooms, bathrooms, and living rooms on both sides of Cumberland Street and also across the back yards of the 20<sup>th</sup> Street homes. In addition, the presence of the roof deck on which large groups can gather may also create noise issues for neighbors on both side of Cumberland Street. No other residence on the 300 block of Cumberland Street has a roof deck, which is unfair as well as a burden on the nearby neighbors.
- Precedent of the negative effect on neighbors resulting from not considering how the proposed project impacts:
  1. The light of adjacent properties resulting from the length and bulk of the rear extension and
  2. The privacy of the adjacent neighbors with views directly into bedrooms and bathrooms of the homes.

Please consider the following:

- Do not allow the demolition of one of the remaining Victorian homes on this block.
- If new construction is permitted, do not allow the roof deck due to the points noted above.
- Redesign to minimize impact to neighbors.
- Reduce the amount of glass in the exterior design to minimize the exposure of the interior to adjacent neighbors and vice versa.

Sincerely,



San Tran  
385 Cumberland Street, San Francisco, CA 94114

**Elizabeth Kantor**  
**348 Cumberland Street**  
**San Francisco, CA 94114**

August 2, 2020

Re: 357 Cumberland Street  
(Building Permit Application No. 202003116722, 202003116723.

President Koppel,  
Members of the Planning Commission

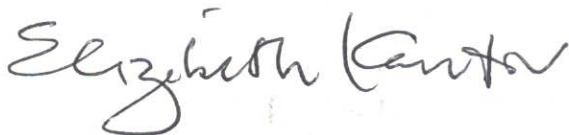
I live across the street from 357 Cumberland Street.

I oppose this project because the scope and scale is out of character for our residential street and the Dolores Heights neighborhood. The classic victorian home that is targeted for demolition is a beautiful part of our neighborhood, and contributes to the local charm, character and history.

The replacement of this grand beauty with a huge box will block views, obstruct, darken and intrude upon neighbors' homes. The giant stark new structure will violate the delightful distinctive nature of the street for which we chose to move to this small and lovely dead-end haven, unique in San Francisco.

Please do not allow the demolition, and the eradication of our lovely neighborhood and community.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Kantor". The signature is written in dark ink and is positioned below the typed name "Elizabeth Kantor".

**Re: Building Permit Applications No. 202003116722, 202003116723.**

President Koppel,  
Members of the Planning Commission

We live at 650 Sanchez Street, which is on the corner of Cumberland Street and Sanchez Street, one half block from 357 Cumberland Street


We oppose this project because the scope and scale is out of character for our residential street and the Dolores Heights neighborhood.

1. 357 Cumberland is a Victorian home which is one of the last remaining Victorians on our block. Demolishing this home will permanently change the character of our block into a monotonous string of similar blocky homes. This is especially important, given that the Dolores Heights Special Use District was created to maintain the character of a very special San Francisco neighborhood.
2. The planned unimaginative façade results in a loss of character of what is now a distinctive home.
3. The submitted design for the new construction home does not take into account Planning Guidelines with respect to the shape of the rear of the property with its mass and without suitable notching and setbacks from property lines. This, together with the proposed roof deck, results in a loss of privacy and light for the adjacent properties. It establishes a precedent for the negative effects on neighbors resulting from not evaluating how a proposed project impacts the light and privacy of the neighbors.

Please consider the following:

1. Do not allow the demolition.
2. If new construction is allowed, redesign to minimize impact to neighbors and remove the roof deck.

Sincerely,

Handwritten signatures of Lillian Johnson and Judith M. Hedgpeth in blue ink.

Lillian Johnson and Judith Hedgpeth

President Koppel  
Members of the Planning Commission  
City and County of San Francisco

To whom it may concern,

I live at 367 Cumberland St., two doors west of the proposed demolition and massive construction at 357 Cumberland. This has been my home since 1992. I may now be one of the oldest-tenured residents on the block!

I have now come to the reluctant conclusion that Building Permit Applications #202223116722 and ..723, for 357 Cumberland, should be completely denied.

Our once-quiet block has now had to endure one giant demolition and ever-larger home construction almost non-stop for the last 15-20 years. Enough is enough.

This one is particularly sad, now that plans are even further expanded to include the total demolition of a very nice - and unique - Victorian front, that really deserves to be preserved. As I understand it, this was not proposed as a full demolition, including the front, until now.

As it stands, the proposed design, and its huge size and overall character are exactly what our block does not need any more of. 357 Cumberland has already been gutted and remodeled into a comfy spacious luxury home, that most San Francisco residents would very much enjoy living in. I have been inside twice, once seeing it all during an open house. Already large or not (3,500sq.feet) it is really quite homey. As I have said to the owners, I would really hate to see such a fine solid building be destroyed, and can't understand for the life of me why anyone would want to. Especially after seeing what they want to replace it with.

Worst of all, there are already TWO very disruptive demolition into large home projects, at 323 Cumberland, and just around the corner at 660 Sanchez. Both are already as much as FIVE YEARS behind schedule, with no end in sight.

I am sure Cyril and Angelika at 357 mean well, and have all the best intentions. I am sure they expect their own demolition and 5,000+ square feet expansion to go smoothly, and be completed in a reasonable amount of time. But I am also sure the parties responsible for what has happened at 323 Cumberland and 660 Sanchez meant well too. It is no secret in our neighborhood that both projects have undergone multiple delays and redesigns as they've gone along; allegedly due in part to being caught playing fast and loose with city building regulations.

This has meant year after year of endless construction noise, cement trucks, dirt piles, BobCats and cranes blocking the middle of the street, when folks like me are urgently trying to get somewhere; and on and on...

The bottom line is our neighborhood and especially our block needs a long-overdue break. Our block needs a moratorium.

So I urge you, in the strongest possible terms, to PLEASE deny this application.

At the very least, please please Please reject this application until the years overdue projects at 323 Cumberland and 660 Sanchez have finally been COMPLETED IN FULL.

Sincerely,  
Eric R. Boucher  
367 Cumberland

**357 Cumberland Street (Building Permit Application No. 202003116722,  
202003116723.**

President Koppel,  
Members of the Planning Commission

I live at 655 Sanchez St which is on the corner of Cumberland and Sanchez, just down the street from **357 Cumberland Street.**

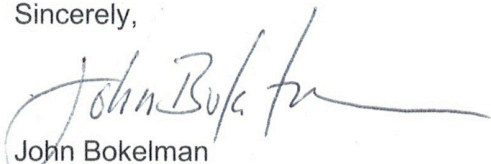
I oppose this project because the scope and scale is out of character for our residential street and the Dolores Heights neighborhood and it will impact the privacy and light of adjacent neighbors. Please consider the following:

- Demolition of a Victorian home on a block with other similar homes as well as the detrimental impact on our street and the existing character of Dolores Heights.
- Privacy: The roof deck on top of the fourth floor can create a nuisance. The roof deck (as well as the windows) of the proposed design will have lines of sight into bedrooms, bathrooms, and living rooms on both sides of Cumberland Street and also across the back yards of the 20<sup>th</sup> Street homes. In addition, the presence of the roof deck on which large groups can gather may also create noise issues for neighbors on both sides of Cumberland Street. No other residence on Cumberland Street has a roof deck. This is unfair and a burden on the nearby neighbors.
- Precedent of the negative effect on neighbors resulting from not considering how the proposed project impacts:
  1. The light of adjacent properties resulting from the length and bulk of the rear extension and
  2. The privacy of the adjacent neighbors with views directly into bedrooms and bathrooms of the homes.

Please consider the following:

- Do not allow the demolition.
- If new construction is allowed, remove the roof deck.
- Redesign to minimize impact to neighbors.
- Reduce the amount of glass in the exterior design to minimize the exposure of the interior to adjacent neighbors and vice versa.

Sincerely,



John Bokelman  
655 Sanchez St

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**357 Cumberland street - Neighbore comment**

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Diede van Lamoen &lt;diede@lamoen.com&gt;

Wed, Jul 29, 2020 at 8:46 AM

To: "bruce.r.bowen@gmail.com" &lt;bruce.r.bowen@gmail.com&gt;

President Koppel  
Members of the Planning Commission

I live at 369 Cumberland street which is 3 doors down from **357 Cumberland Street (Building Permit Application No. 202003116722, 202003116723)**

In 2012 the same architect (John Maniscalco) who is currently heading up the project at 357 Cumberland completed an extensive remodel of our house at 369 Cumberland. At the time we were required to preserve the facade as well as the exterior envelope, as it appeared from Cumberland street, since the house was one of the very few remaining classic Victorians on the block.

357 Cumberland is one of the other remaining Victorians. The original proposal called for a similar remodel, in which the front facade would be left in tact. The more recent project proposal calls for a full demolition, including the facade.

I am generally in support of construction and development in San Francisco. I am also supportive of this project, with the caveat that I would ask they be held to a similar standard to preserve the front facade of the Victorian. It would be a true loss to the neighborhood as its these type of structures which make San Francisco so very special.

John Maniscalco is an exceptional architect and he is absolutely the right person to modernize this particular property. Please consider allowing the project with a requirement to preserve the facade.

Sincerely,

Diede van Lamoen  
369 Cumberland Street

Vendrolini  
337 Liberty Street,  
San Francisco, Ca, 94114

August 3rd, 2020

To SF department of Planning,

My name is Philippe Vendrolini, I am a resident of Dolores Heights neighborhood since 2005. I am writing to the commission to express our opposition to the demolition and the proposed building at 357 Cumberland. The current home at 357 Cumberland is a sound structure, of good size, and looks very much like a typical San Francisco home with many historical details, and ornate facade. It would really be a shame to demolish it, and replace it with one more modern stark glass box, as it is proposed. I also find the roof deck to be an unnecessary burden on neighbors. The 5,026sqft proposed home would also create one more completely un-affordable home on the hill, something the city should not be encouraging. Thank you for your time and protecting the fabric of our neighborhood.

Philippe & Shari Vendrolini



Friday, August 14, 2020

To: The San Francisco Planning Commissioners

Re: 357 Cumberland Street

Building Permit Application No. 202003116722 & 202003116723

Dear Planning Commissioners and Planning Staff,

My name is Liz Clark and I have lived in the Dolores Heights neighborhood since 1990.

Our neighborhood has undergone many changes over the years, but the current **“Mansion-ization” of Cumberland Street is outrageous.** Therefore, I am writing to you to take DR on this project and to oppose the demolition and new construction at 357 Cumberland Street.

The current home at 357 Cumberland is a 3,000 square foot classic looking San Francisco home with many charming historical details and an attractive, colorful façade in good condition. The City’s Housing Element stresses “protecting” sound structures, so why are they demolishing this building?

The roof deck is an unnecessary burden on neighbors, as it creates noise and privacy issues; plus, the project proposes two additional decks and an outdoor patio space, so there is no compelling need for a roof deck.

The proposed 5,026 square foot house would also create one more completely unaffordable home on the hill. This is something the City should not be encouraging.

Thank you for reading my concerns and for protecting the fabric of our neighborhood.

Sincerely,

Liz Clark  
721 Sanchez Street  
SF, CA 94114

12-Aug-2020

To the San Francisco Planning Commissioners

RE: 357 Cumberland Street (Building Permit Application No. 202003116722 & 202003116723.)

Dear Planning Commissioners and Planning Staff,

My name is John O'Duinn. I have lived in the Dolores Heights neighborhood since 2002. I am writing to you to take DR and oppose the demolition and the proposed building at 357 Cumberland Street.

The current home at 357 Cumberland is a sound structure, of good size, and looks very much like a typical San Francisco home with many historical details and an attractive facade. The City's Housing Element stresses "protecting" sound structures. Why are we demolishing this building?

Further, this project proposes to demolish a good size, good condition home to build a 5,026 sq ft proposed house would create yet another completely unaffordable home on our hill. This is being done over the concerns of multiple neighbors and out of character with other buildings in the neighborhood. When developers have done this elsewhere, despite multiple efforts by neighbors to reconcile, it has usually been to maximize profit on resale – regardless of impact to the neighbors or neighborhood. This is something the City should not be encouraging – especially in these times.

Lastly, the roof deck is an unnecessary intrusion on neighbors - creating noise and privacy issues for adjacent neighbors in the neighborhood. This demolition and rebuild project proposes creating two decks and outdoor patio space so I see no compelling need for an additional roof deck.

Thank you for reading my concerns and for helping protect the fabric of our neighborhood.

Sincerely,

John O'Duinn  
384 Liberty Street,  
San Francisco, CA 94114.

August 10th, 2020

To the San Francisco Planning Commissioners

RE: 357 Cumberland Street (Building Permit Application No. 202003116722 & 202003116723.)

Dear Planning Commissioners and Planning Staff,

My name is Jennifer Bury and I have lived in the Dolores Heights neighborhood since 2010.

I am writing to you to take DR and oppose the demolition and the proposed building at 357 Cumberland.

The current home at 357 Cumberland is a sound structure, of good size, and looks very much like a typical San Francisco home with many historical details and an attractive facade. The City's Housing Element stresses "protecting" sound structures. Why are we demolishing this building?

The roof deck is an unnecessary burden on neighbors - creating noise and reducing privacy in the neighborhood. The project already proposes two decks plus an outdoor patio space so there is no compelling need for a roof deck.

The 5,026 sq ft proposed house would also create yet another completely unaffordable home on the hill. This is something the City should not be encouraging.

Thank you for reading my concerns and for protecting the fabric of our neighborhood.

Sincerely,

Jennifer Bury

384 Liberty Street

San Francisco, CA 94114

# Moscone Emblidge & Rubens

220 Montgomery St, Suite 2100, San Francisco, California 94104  
Phone: (415) 362-3599 | Fax: (415) 362-2006 | www.mosconelaw.com

Scott Emblidge  
Partner  
emblidge@mosconelaw.com  
Direct: (415) 362-3591

August 19, 20

*Via Email*

Joel Koppel, President  
San Francisco Planning Commission  
49 South Van Ness Avenue  
San Francisco, CA 94103

Re: **357 Cumberland Street Discretionary Review**  
August 27, 2020 Planning Commission Hearing

Dear President Koppel and Members of the Commission:

Our firm represents Angelica Joast and Cyril Meurillon who, along with their two young daughters, live at 357 Cumberland Avenue. The family has run out of space and propose to modestly increase the size of their home (“the Project”). The girls currently share a room and the Project would allow them to have their own rooms. Both Angelica and Cyril work from home and need functional office space.

Before proposing the Project, which involves demolishing and replacing their existing home of nine years, the family worked on a plan to remodel the home. They spent two years and almost \$100,000 in architectural fees trying to come up with a viable remodeling plan. They discussed their plans with their neighbors and tried to accommodate their concerns, primarily their neighbors’ opposition to a vertical addition. Additionally, the Planning Department took issue with aspects of the remodel design and never reached an acceptable solution. Angelica and Cyril eventually realized that it was not possible to achieve their objectives through a remodel, so they changed course to pursue the plan before you, a Project that has the support of your staff but opposition from a next-door neighbor.

The Project entails the demolition of an existing 3,469 gross square-foot three-story-over-garage single-family home and the construction of a new 5,026 gross-square-foot three-story-over garage single-family home. The proposed increase in conditioned living space is only 801 square feet (3,438 existing and 4,049 proposed).

Having listened to their neighbors’ concerns about massing and opposition to a vertical addition, Angelica and Cyril are proposing a substantially smaller building envelope and far less square footage than the maximum permitted under the Planning Code. By adding garage and office space essentially underground, they are able to create a workable home for their family by adding less than **two inches** to the building height. The rear of the home is one story lower than permitted by Code because the neighbors made it clear they did not want Angelica and Cyril to add a floor (even though that is exactly what one set of neighbors had done in their own renovation plan).

There is currently a one-car garage, which does not have direct access to the home. Angelica's and Cyril's plan would maintain a one-car garage, but its size would increase from 220 square feet to 977 square feet (an increase of 757 square feet) in order to provide space for mechanical equipment and storage as well as the car.

**Figure 1** shows from two perspectives the existing and proposed home in the context of the neighboring properties.



**Figure 1.** Street views of project site, DR requestor's home, and other neighboring properties

The Discretionary Review (DR) requests have no merit. As detailed in our DR response dated July 31, 2020 (**Attachment A**), the project should be approved as proposed for the following reasons:

1. The project complies with the San Francisco Planning Code, including the requirements for the Dolores Heights Special Use District, as your staff has confirmed.
2. The project complies with the General Plan and the San Francisco Residential Design Guidelines, as your staff has confirmed.
3. The project meets the growing needs of the Meurillon/Joast family.
4. The project has been designed to minimize impacts on adjacent neighbors.
5. As discussed, below, the DR requestors have not identified any exceptional or extraordinary circumstances that would justify Discretionary Review.

The first DR request was filed by Bruce Bowen representing the Dolores Heights Improvement Club (DHIC). Mr. Bowen makes the following claims:

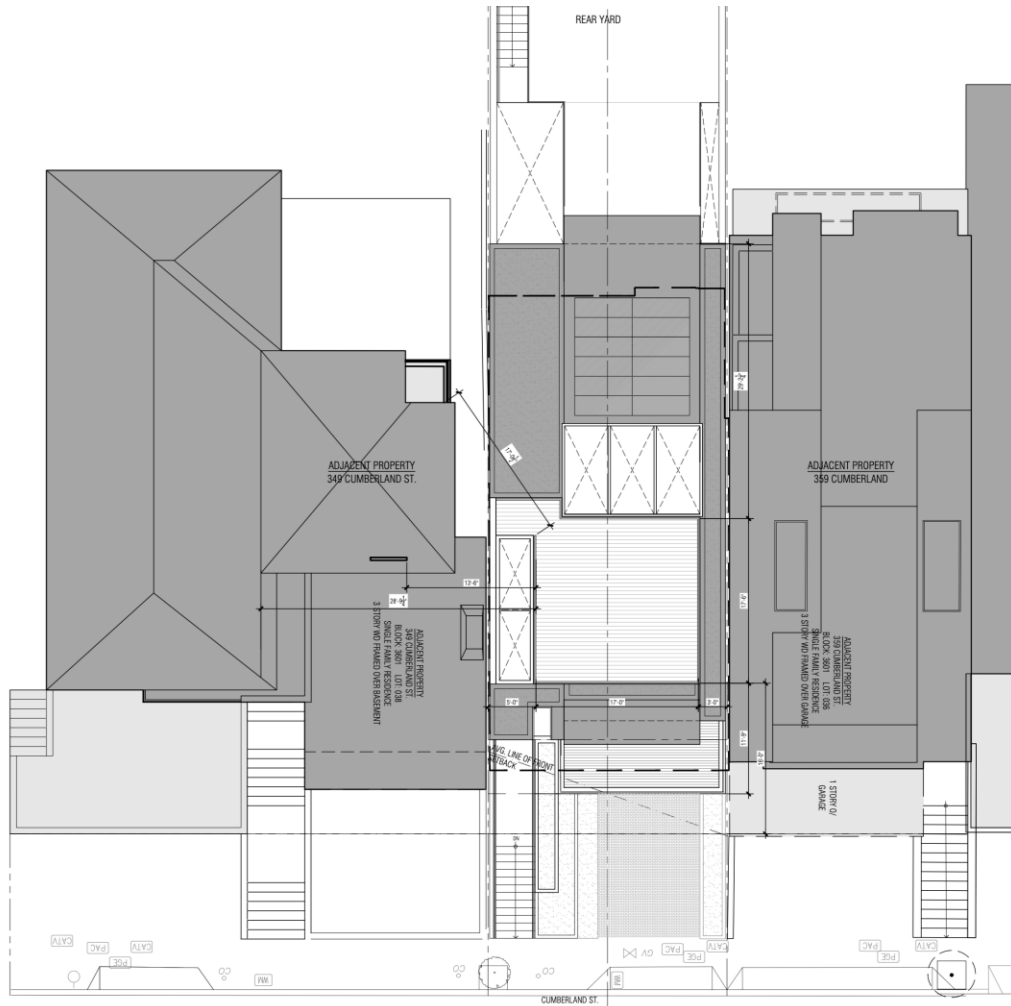
1. The proposed demolition is inconsistent with the San Francisco General Plan and should not be allowed. This is not correct, as your staff has confirmed.
2. The project requires Conditional Use Authorization Under Section 317. Again, Mr. Bowen is mistaken as several members of your staff have informed him.
3. The proposed roof deck will create privacy and noise impacts and there are no other roof decks on the block.

The second DR request was filed by Bernard Katzmann and Roland Trego, the residents of 347 Cumberland Street. Mr. Katzmann and Mr. Trego make the following additional claims:

1. The Project is inconsistent with the Residential Design Guidelines because the Project's roof deck infringes on their privacy and because the rear, horizontal expansion, has a substantial privacy, shadow, and light impacts.
2. The 311 Plans do not meet the 311 plan set requirements, which your staff has confirmed is incorrect.
3. The City's CEQA Determination is flawed, which your staff has also confirmed is incorrect.

Let me explain why the privacy and light and air issues asserted by the next-door DR requestor associated with the roof deck and rear extension do not merit taking DR.

**The Roof Deck.** As shown in **Figure 2** below, the roof deck is modest, only 297 square feet. It is set back 16 feet from the front property line, 29 feet from the rear of the building (south), five feet from the east property line and three feet from the west property line. The roof deck covers just under 23 percent ( $297 \text{ sf}/1309 \text{ sf} = 22.7$ ) of the roof area.



**Figure 2. Roof Deck Plan**

Regarding the alleged privacy impacts, the deck is located approximately 30 feet from the DR requestors' closest west-facing window, more that width of Angelika and Cyril's entire lot. (The DR requestors are blessed with a double-wide lot.) Despite this insubstantial privacy impact, as a neighborly gesture Angelika and Cyril offered to add a screen that will completely eliminate any possible privacy impact. **Figure 3** shows that adding 16" to the

proposed parapet will prevent the neighbors from being able to see each other from their respective decks. **Attachment B** includes six additional images of the effectiveness of the privacy screen from additional vantage points. Their neighbors have rejected this proposal without explanation.



**Figure 3. Line of Sight with Proposed Privacy Screen**

**The Rear Addition.** The DR requestors at 349 Cumberland claim that their privacy and light would be impacted at the rear of their property and that the project should be modified to include a side setback at the east in the rear. The east elevation of the proposed building would be just three feet over the height of the existing fence between 357 and 349 Cumberland and there would be no privacy impacts because, as shown in **Figure 4**, there would be no direct sight lines between the homes. Moreover, the shadow study included as **Attachment C** shows that the project would have almost no shadow impact whatsoever – only a minor change in the sunlight to the rear windows adjacent to 357 at 5:00 p.m. during the winter solstice (December 21) and the fall and spring equinox (September and March 21). In addition, the vegetation growing above the fence line today on the DR requestors' own property shown in the photographs in **Attachment D** likely casts at least the same amount of shadow that the Project would cast. Despite repeated requests, the DR requestors have failed to explain why the studies Angelika and Cyril have commissioned do not establish to their satisfaction that no substantial privacy, shadow or light impacts are caused by the Project.





**Figure 4. Line of Sight at Rear of Property (Project on left, 349 Cumberland on right)**

Please do not take DR and allow this family to expand their home so that they continue to live in a neighborhood they have grown to love.

Sincerely,

G. Scott Emblidge

cc: Members of the Planning Commission  
David Winslow  
Jonas Ionin

Attachments

**ATTACHMENT A**  
**DISCRETIONARY REVIEW RESPONSE DOCUMENT**  
**JULY 31, 2020**

## 357 CUMBERLAND STREET

### DISCRETIONARY REVIEW RESPONSE ATTACHMENT A

#### INTRODUCTION

Anjelica Joast, Cyril Meurillon, and their two young daughters live at 357 Cumberland Street. They spent two years working with an architect on plans to remodel their existing house but determined that it would not be feasible. Instead, they propose to replace the existing house with a new house that suits the family's needs, including providing an additional bedroom so that their daughters can each have a bedroom (they currently share a bedroom).

The project entails the demolition of an existing 3,469 gross square-foot three-story-over-garage single-family home and the construction of a new 5,026 gross-square-foot three-story-over-garage single-family home. The project includes 4,049 square feet of conditioned living space and a 977-square-foot garage and storage area. Having listened to their neighbors' concerns about massing, they are proposing a substantially smaller building envelope and less square footage than the maximum permitted under the Planning Code and they are adding less than two inches to the building height.

#### ANSWERS TO DR RESPONSE FORM 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.)"*

Our project should be approved as proposed for the following reasons:

1. The project complies with the San Francisco Planning Code, including the requirements for the Dolores Heights Special Use District.
2. The project complies with the General Plan and the San Francisco Residential Design Guidelines.
3. The project meets the growing needs of the Meurillon/Joast family.
4. The project has been designed to minimize impacts on adjacent neighbors.
5. The DR requestors have not identified any exceptional or extraordinary circumstances that would justify Discretionary Review.

There are two DR requestors: (1) Bruce Bowen for the Dolores Heights Improvement Club and (2) the next-door neighbor to the east at 349 Cumberland (See **Figures 1** and **2** below).

The claims of the DR requestors are summarized and responded to below.



**Figure 1. Aerial photograph showing location of project site and DR Requestor #2 349 Cumberland Street**



Figure 2. Street views showing project site and DR requestor next door

**DR REQUESTOR 1 – BRUCE BOWEN, DOLORES HEIGHTS IMPROVEMENT CLUB**

The following claims have been made by Bruce Bowen representing the Dolores Heights Improvement Club (DHIC). For the reasons given below, none of these claims are valid and there is no basis for the Planning Commission to find that there are exceptional and extraordinary circumstances that justify Discretionary Review of the project. Therefore, Discretionary Review should not be taken, and the project should be approved as proposed.

**Claim 1. “The proposed demolition is inconsistent with the San Francisco General Plan and should not be allowed.** Mr. Bowen says that the project is inconsistent with the General Plan because it does not preserve a “relatively affordable housing unit.” The appraised value of this home is \$2,600,000, which is not considered affordable under the City’s threshold. The Meurillon/Joast family worked on plans to try remodel the home prior to developing plans to replace the structure with a new home, but found that it was not feasible to do so given the needs of the family and the weatherproofing and other challenges of remodeling the existing home.

Mr. Bowen also claims that the project would not be consistent with the Urban Design Element because it would violate the Policy 2.7 to “[r]ecognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.” Mr. Bowen asserts that because it would replace the existing Victorian style house with a modern design, that it would deviate from what makes Dolores Heights unique: “a uniform scale of buildings mixed with abundant landscaping in yards and steep street areas. Rows of houses built from nearly identical plans that form complete or partial block frontages, arranged on hillside streets as a stepped-down series of flat or gabled roofs. Building setbacks with gardens set before Victorian facades with interesting entryways.”

While “...rows of houses built from nearly identical plans” may describe some blocks in Dolores Heights, as shown in Figure 2 above and **Figures 3 and 4** below, it most certainly does not describe the homes on the 300 block of Cumberland Street which vary significantly in architectural style and character. Therefore, this claim is invalid.



**Figure 3. North side of 300 block of Cumberland Street**



**Figure 4. South side of 300 block of Cumberland Street**

**Claim 2. The project requires Conditional Use Authorization Under Section 317.** Mr. Bowen claims that the Planning Department incorrectly determined that the project application was filed before February 11, 2020 and is therefore eligible to be grandfathered under new requirements for all residential demolitions to require Conditional Use Authorization.

Because the PRJ application was filed on March 27, 2019, and the project has been under active Planning review since that date, Planning correctly determined that the project is not required to obtain Conditional Use Authorization. Mr. Bowen is simply wrong and therefore this claim is not valid.

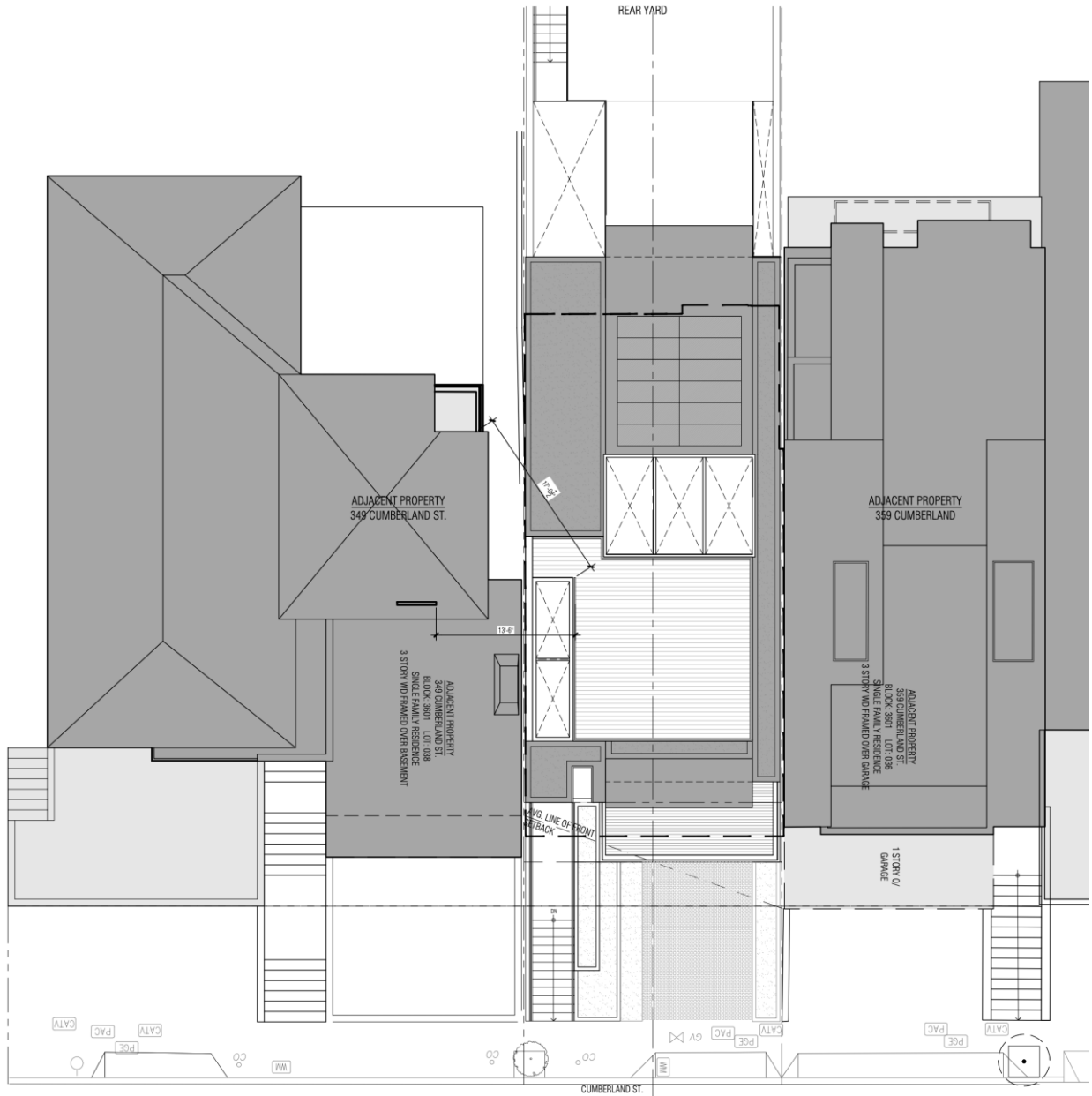
**Claim 3. Alternatives to demolition exist.** As Mr. Bowen notes, the family worked on plans to try remodel the home prior to developing plans to replace the structure with a new home. They found that it was not feasible nor economically sound to do so given the needs of the family and the condition of the existing home, particularly the foundation and waterproofing. Ultimately, renovating the existing structure would prove to be significantly more costly, more time intensive, and less efficient given the need for foundation replacement, seismic upgrade, and waterproofing. Moreover, just because alternatives to demolition theoretically exist, demolition on its face does not constitute an exceptional or extraordinary circumstance.

**Claim 4. The proposed roof deck will create privacy and noise impacts and there are no other roof decks on the block.** Mr. Bowen states that " The roof deck invades the privacy of the residents of adjacent homes. In addition, parties on the roof deck will increase the noise level of the neighborhood." He also claims that "No buildings on the 300 block of Cumberland Street nor the 4000 block of 20th Street (behind) have roof decks."

As shown in the roof plan in **Figure 5** below, the modest, 324 square-foot roof deck is set back 11'-8" from the front of the building(north), approximately 29' from the rear of the building (south), 4'-9" from the east property line and 2'-10" from the west property line. The roof deck covers just under **25 percent** (324 sf/1309 sf =24.8) of the roof area.

The deck is located approximately 30' away from the closest west-facing window of the neighbor to the east at 349 Cumberland. We met with the owners of 349 Cumberland twice and they did not mention a concern about impacts on this window.

As shown on **Figure 6**, there are windows on 349 Cumberland at the same level, but it is approximately **13'-6"** feet away from the deck and face north and therefore, would not be subject to privacy impacts.



**Figure 5. Roof deck**



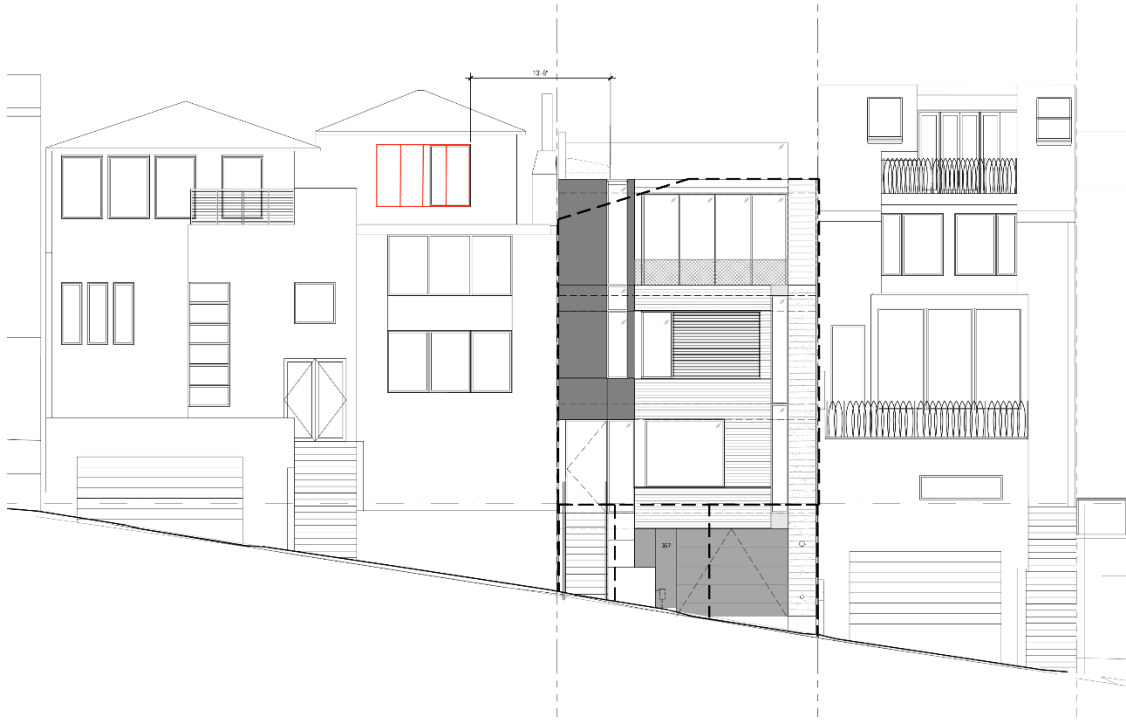


Figure 6. Distance from roof deck to north-facing front windows at 349 Cumberland

As shown in **Figure 7**, there are no windows on the adjacent building to the west at 359 Cumberland that would be impacted by the roof deck.



**Figure 7. East façade of 359 Cumberland**

Mr. Bowen’s assertion that there are no roof decks on the 300 block of Cumberland Street or the 4000 block of 20<sup>th</sup> Street is simply false. The homes at 323, 333, 339, 352, 359 Cumberland Street have roof decks. **Figure 8** is a photograph of the roof decks at 333 and 339 Cumberland. Please also see the photos and the link to the property description for 352 Cumberland provided below. There may be additional decks as well; these were the most obvious on the block.



**Figure 8. 339 Cumberland roof deck with 333 Cumberland roof deck next door to the east 352 Cumberland, across the street has a roof deck. See the description in this link: <http://www.sfproperties.com/properties/352-cumberland-street>**

## **DR REQUESTOR 2 -- 347 CUMBERLAND STREET**

**Claim 1. The Project is inconsistent with the Residential Design Guidelines.** The DR requestor claims that the project would be inconsistent with Section IV of the Residential Design Guidelines to “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.”

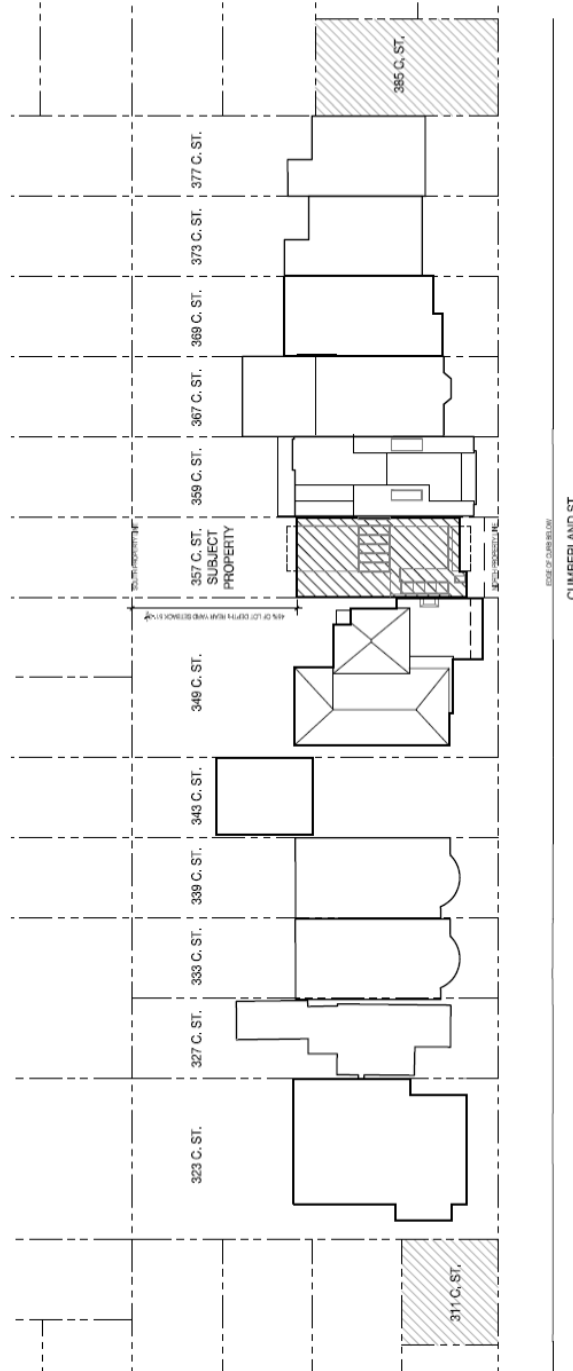
The project was designed to be compatible with the existing building scale at the mid-block open space. **Figure 9 below** demonstrates that the project provides a 45 percent rear yard setback and preserves the existing mid-block open space pattern. As shown in **Figure 10**, the height of the project would be consistent with and the height of the adjacent homes. In fact, the project would be just 1 5/8 inches higher than the existing house onsite and nine feet lower in height than the downhill neighbor at 359 Cumberland. And **Figure 11** illustrates that the building envelope of the proposed project is smaller than the maximum allowed under the Planning Code.

**jma**  
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 Architecture  
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 San Francisco, CA 94102  
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 Prescription Act of 1990.

Project Address:  
**357 Cumberland St.**  
**San Francisco,**  
**CA 94114**  
 Block/Lot:  
**3601/037**

VICINITY PLAN -  
 ROOF LEVEL

**A-1**



**1** VICINITY PLAN - ROOF LEVEL ONLY  
 SCALE: 1" = 30'-0"

**Figure 9. Project provides a 45% rear yard setback and preserves the existing mid-block open space pattern**

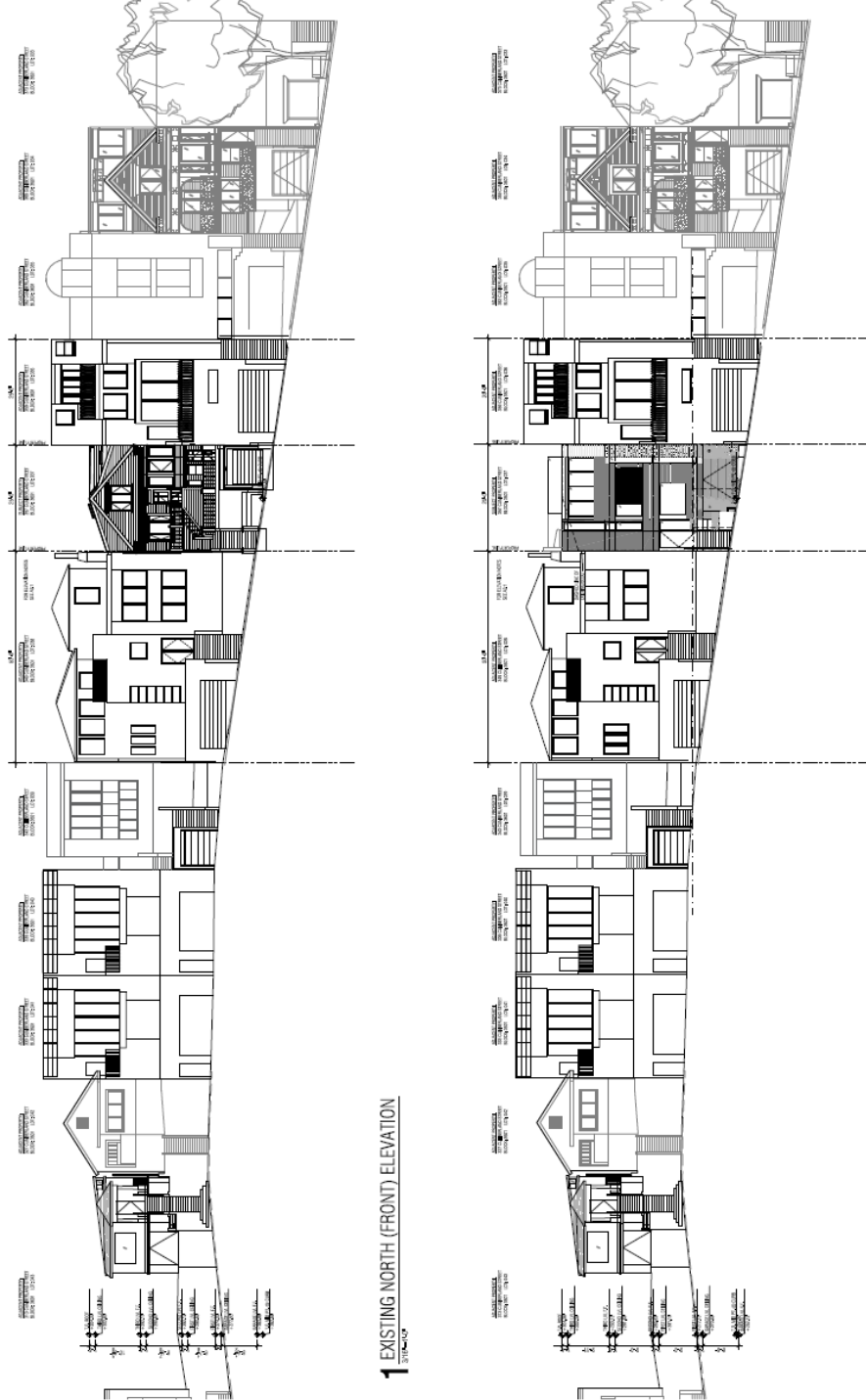


Figure 10. Existing and proposed front (north) elevation

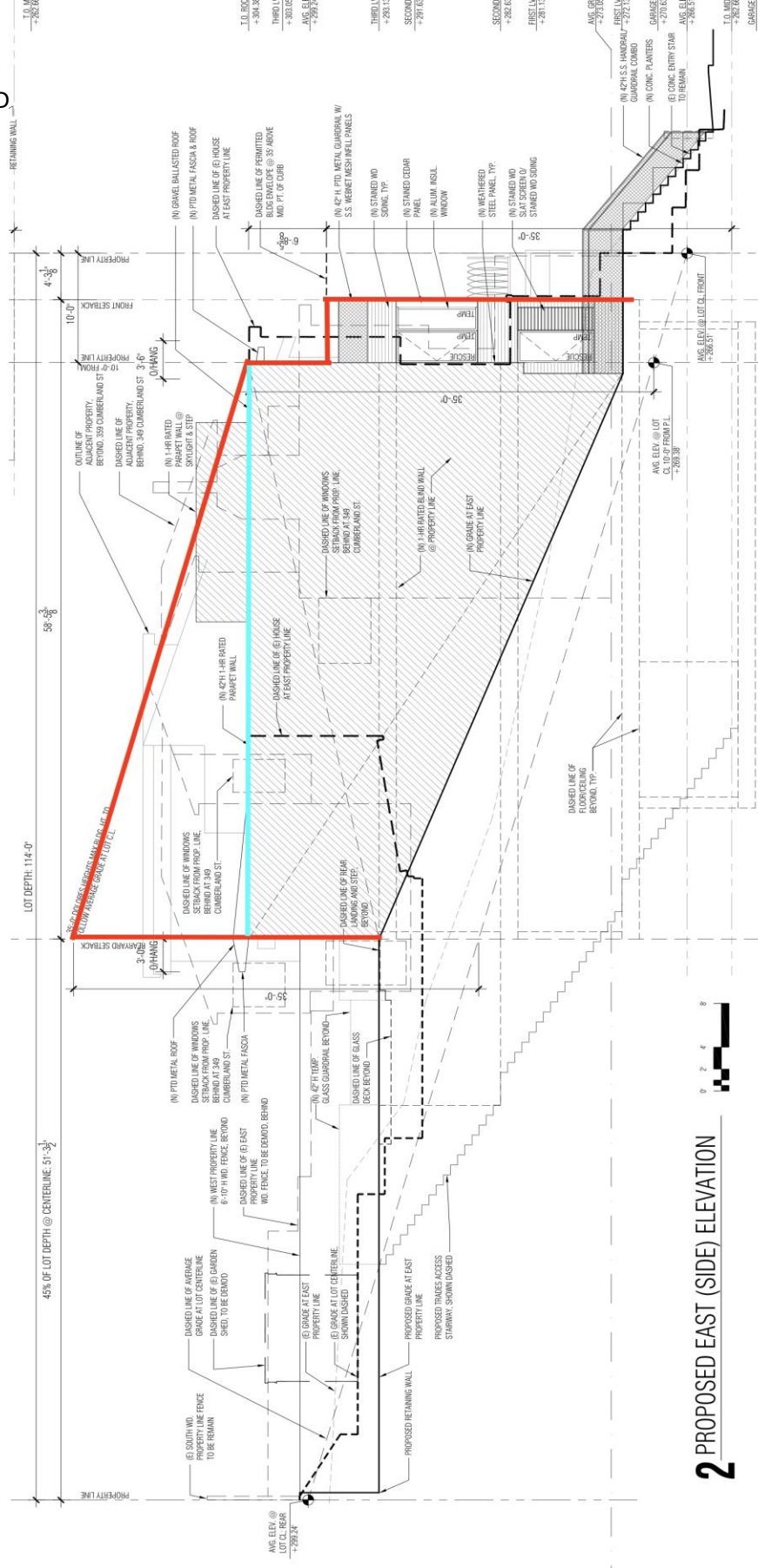


Figure 11. Proposed East Elevation showing allowable building envelope in red and proposed in blue

Moreover, the DR requestor has a double lot (5,700 sq ft) and the home at 349 Cumberland is twice the width as the proposed project, so any complaints about massing compatibility with the neighborhood would be more appropriately directed at the DR requestor's own home.

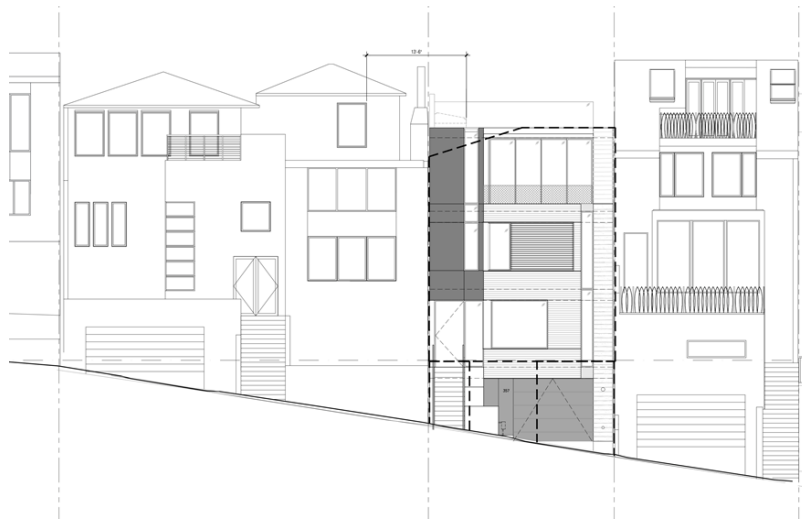
The DR requestor claims that the project would be inconsistent with Section III of the Residential Design Guidelines regarding site design and rear yards which states: "Articulate the building to minimize impacts on light and privacy to adjacent properties." The DR requestor states that "No notching has been proposed to preserve light or privacy to the DR requestor's Property. The Project would result in a significant reduction in the light to the DR requestor's property. Moreover, the large roof deck would look directly into bedrooms and a bathroom at the DR requestor's property, creating unacceptable privacy impacts." The DR requestor is asking that the roof deck be set back five feet from all property lines. As shown in **Figure 5**, the roof deck is set back approximately 30' from the only window with sight lines from the roof deck. **Figures 5 and 6** show that the roof deck is located approximately 13'-6" from the closest windows but these windows faces the street with no direct sight lines to the deck.

While the DR requestor's home is double-wide and affords the opportunity to notch an offset from the property line - which it does, offset by nearly 5', the Project Sponsor's home is on a 25' wide lot, making side setbacks challenging. The Project Sponsor has elected to significantly limit the height of the proposed structure, extending just 3' over the height of the existing fence, topping out at a level that approximately matches the DR requestor's railing. In doing so, they are giving up the opportunity for another floor of occupancy in this location, which, as shown in **Figure 10**, would be permitted based on the allowable buildable envelope. However, because this would have had much more severe impact on the DR requestor's property, we are not proposing the additional story, specifically to avoid impacting the DR requestor's light and view from his small rear deck. This was a concern that was known and respected at the start of the redesign.

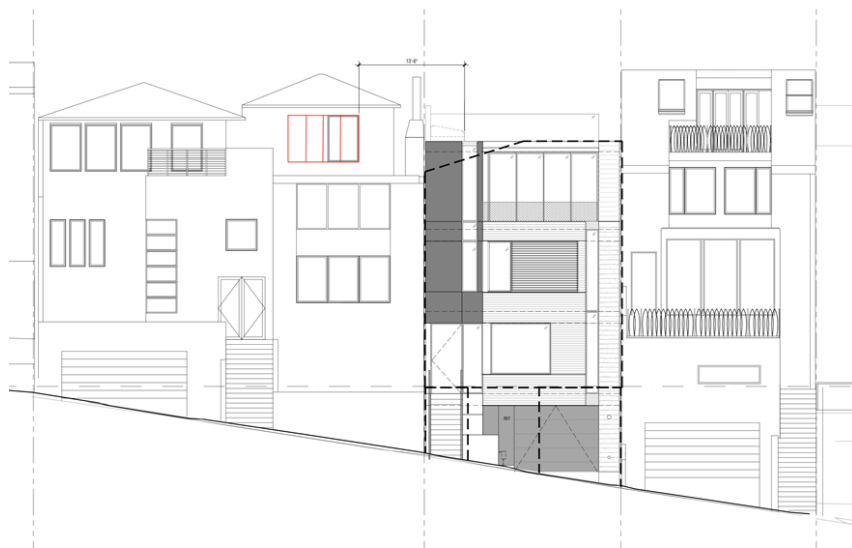
The increase in the massing at the rear of the property will reduce the light to the living areas at 349 Cumberland. Loss of light to living room, dining room (from the rear addition), and bedrooms (from the parapet) is a concern. The east elevation of the proposed building would be just 3' over the height of the existing fence between 357 and 349 Cumberland. The shadow study included as Attachment 1 to this document shows that the project would result in a minor change in the sunlight to the rear windows adjacent to 357 at 5:00 PM during the winter solstice (December 21) which is just around, if not prior to sunset, and the fall and spring equinox (September and March 21). ***This is a minor impact that would not be considered exceptional or extraordinary and is not a reason to take DR.***

**Claim 2. The 311 Plans do not meet the 311 plan set requirements.** The Planning Department determined that the 311 plan set met the 311 Plan set requirements which is standard procedure for the Department prior to issuing the 311 Notice. The DR requestor claims that the plans showing his home at 349 Cumberland are inaccurate. These plans are based on the as-built drawings that were prepared under the direction of the previous architect. While, we have identified one difference between the as-built drawings and photographs of the home, this difference is inconsequential, and this was never raised in the two meetings with the DR requestor. The difference – four divided windows facing the street on the upper floor should have been shown instead of one, is shown below in **Figure 12**.

As submitted based on as-built drawings with one upper window at the northwest:



As corrected showing the accurate upper windows:



**Figure 12. 349 Cumberland top floor north-facing windows**



**Claim 3. The project requires Conditional Use Authorization Under Section 317.** This is the same claim made by Mr. Bowen. As stated above, because the PRJ application was filed on March 27, 2019, and the project has been under active Planning review since that date, Planning correctly determined that the project is not required to obtain Conditional Use Authorization. The DR requestor also challenges the appraisal that exempted the project from the former CUA requirement based on the existing home being demonstrably unaffordable (over \$2.2 million). The \$2.6 million appraisal was prepared by a certified appraiser has been accepted by the Zoning Administrator. *The DR requestor is wrong and therefore this claim is not valid.*

**Claim 4. The City's CEQA Determination is flawed.** The DR requestor claims that “the CEQA documentation is internally inconsistent because it includes two different project descriptions.” The demolition of a 110-year-old building is clearly different from a vertical addition. The environmental review for the Project is flawed because there is no stable project description.” While this is a comment regarding the City's CEQA determination and not the design of the project or a reason to take DR, we are responding below for informational purposes.

The Historic Resources Evaluation (HRE) on which the CatEx was partially based is valid for any project, alteration or demolition because it evaluated the significance of the existing structure and determined that the structure is not a significant historic resource under CEQA. Had the HRE determined that the house is a historic resource under CEQA, then the impacts of alteration versus demolition would be relevant. The CatEx is therefore appropriate and the findings would be no different for an alteration or demolition. The CatEx was based on a stable project description. The HRE simply informed the CatEx. The CatEx was revised and reissued on March 26, 2020 based on the current project description. (Please see Attachment 2.)

The DR requestor also claims that the proposed excavation “...raises ‘unusual circumstances’ that could have a ‘significant effect on the environment,’ including neighboring properties. However, a geotechnical investigation was prepared by Rockridge Geotechnical Consultants (5/28/2019). Based on the report the City found that the project would not result in a significant geologic or geotechnical impact and properly issued the CatEx.

***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.”***

Having had the benefit of the previous renovation design and associated neighbors' comments, we entered into the design process addressing the concerns of light and privacy from the start. The comments from Planning and RDAT to the submitted scheme were very minor. The only

noticeable requested change was to “redesign proposed third floor deck from glass to metal railing to match the character of the adjacent properties. We revised the plans accordingly.

The DR requestor’s have asked that the roof deck be deleted and that the new building stay within the existing building footprint. They claim that the roof deck would “...lead to a significant loss of privacy and noise impacts.” They say specifically that the roof deck will look into two bedrooms and a bathroom of their home at 349 Cumberland. As detailed above, this is not the case.

***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.”***

As explained above, the proposed project is modest, was designed from the start to address the issues raised by neighbors in early meetings, meets the needs of the family, has no significant impacts on the adjacent neighbors or larger Dolores Heights neighborhood, and should be approved as proposed.

**ATTACHMENT 1**  
**SUN STUDIES**

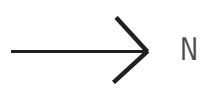
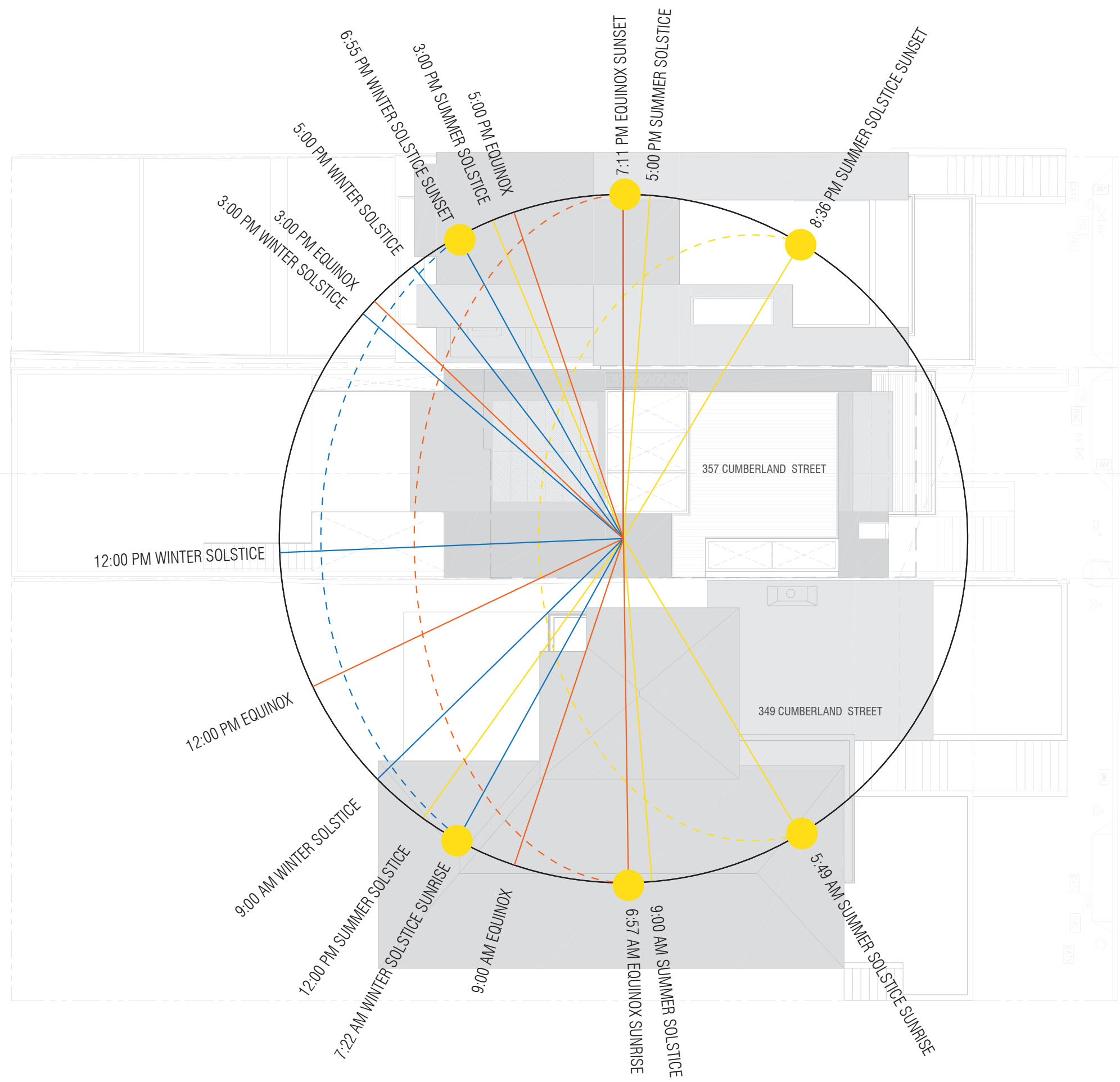
## **Dolores Heights Residence**

357 Cumberland Street, San Francisco, CA

**Sun Studies**

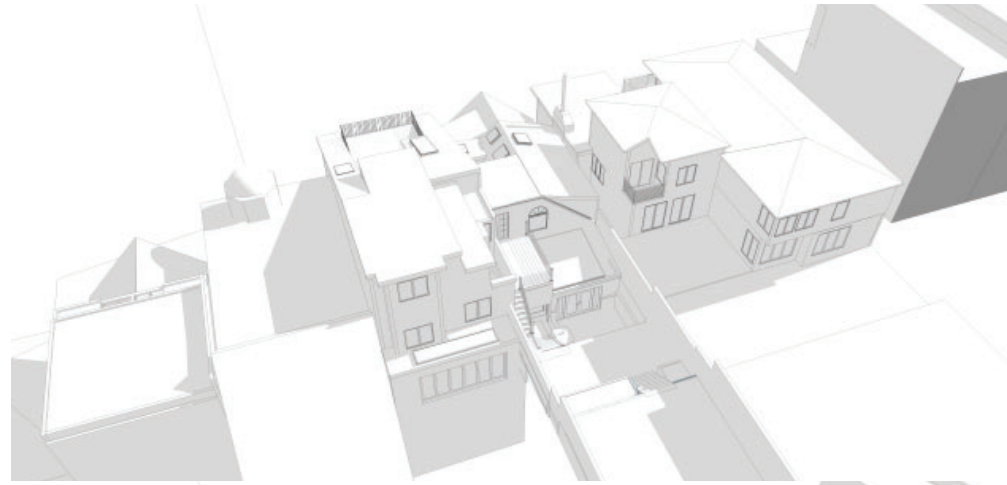
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**jma** John Maniscalco Architecture



CUMBERLAND STREET

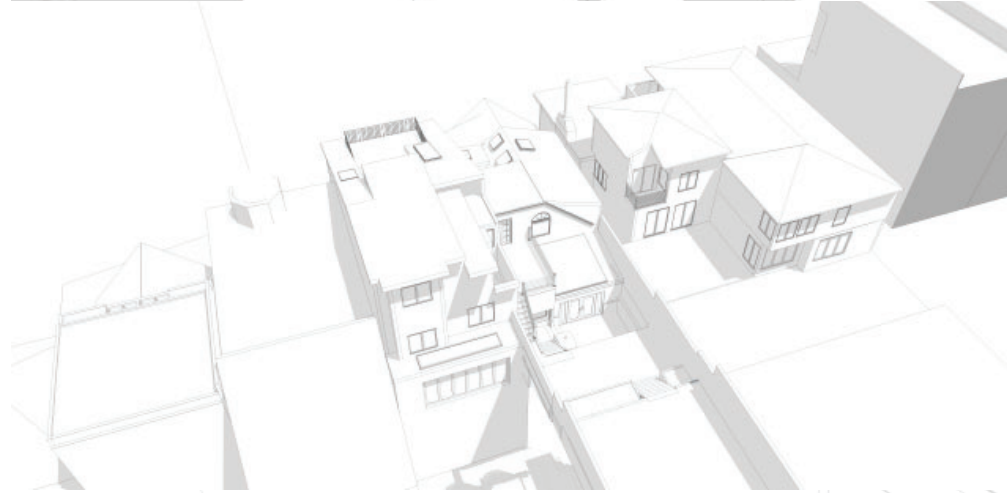
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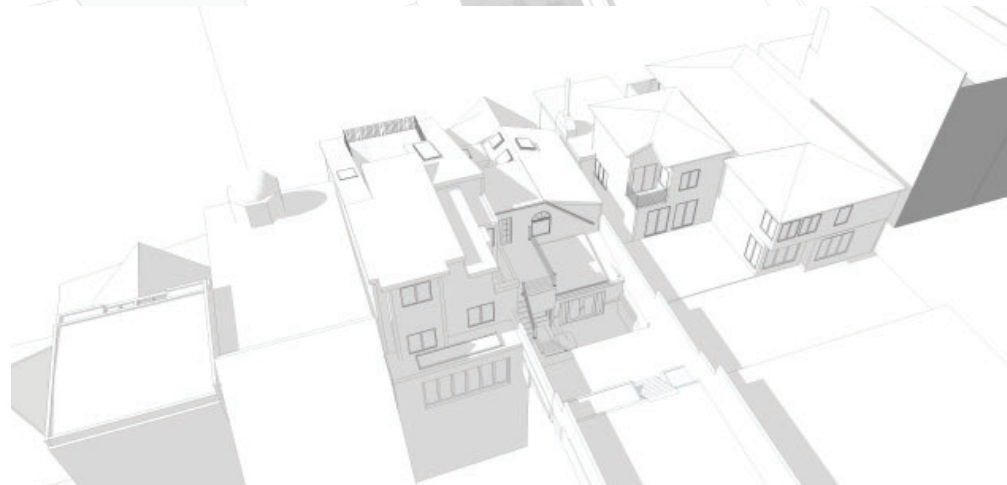
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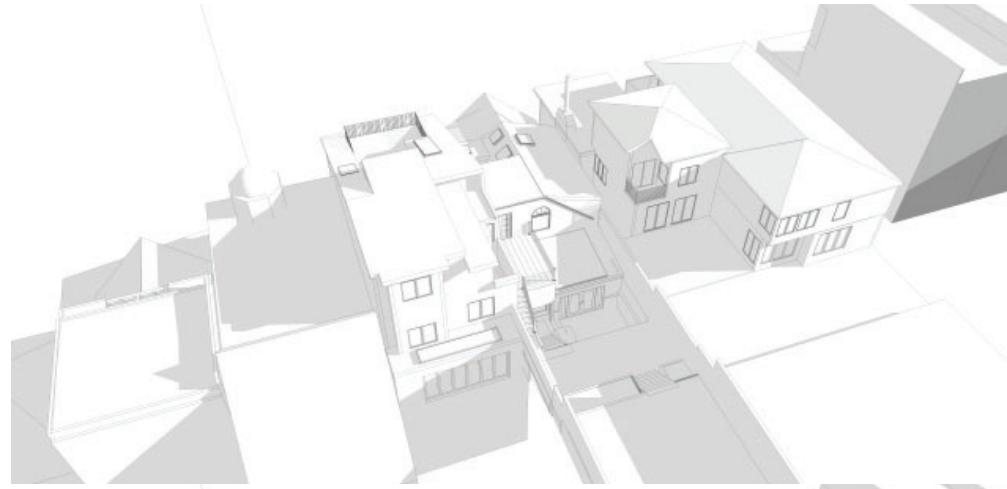
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**Dolores Heights Residence**  
357 Cumberland Street, San Francisco, CA

**Sun Studies**  
10.18.2018



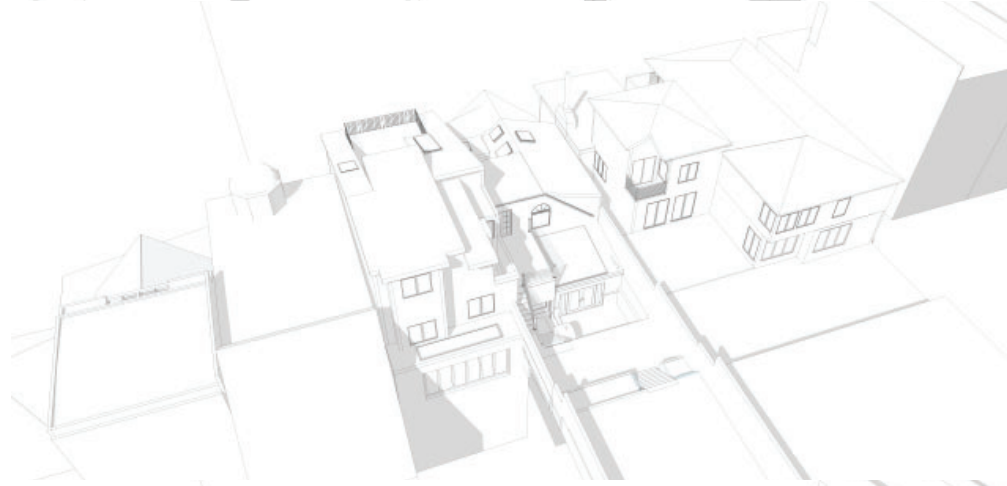
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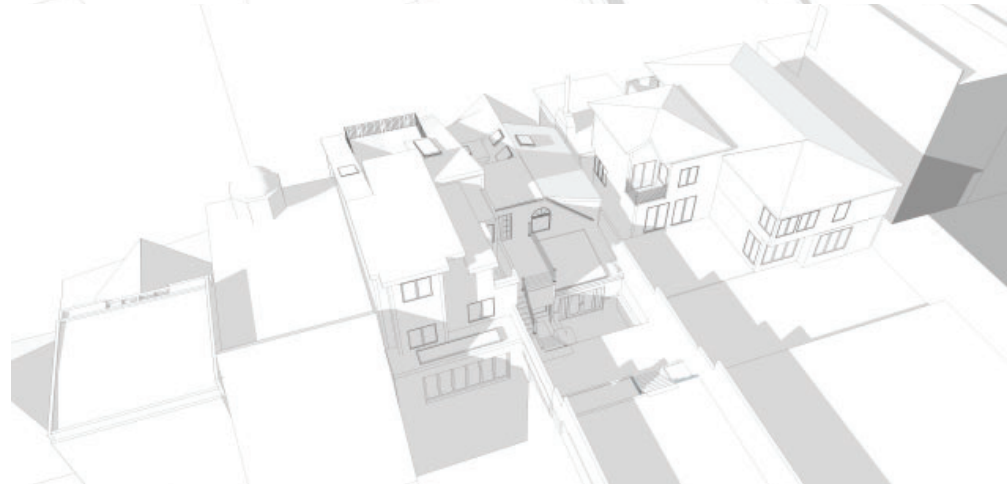
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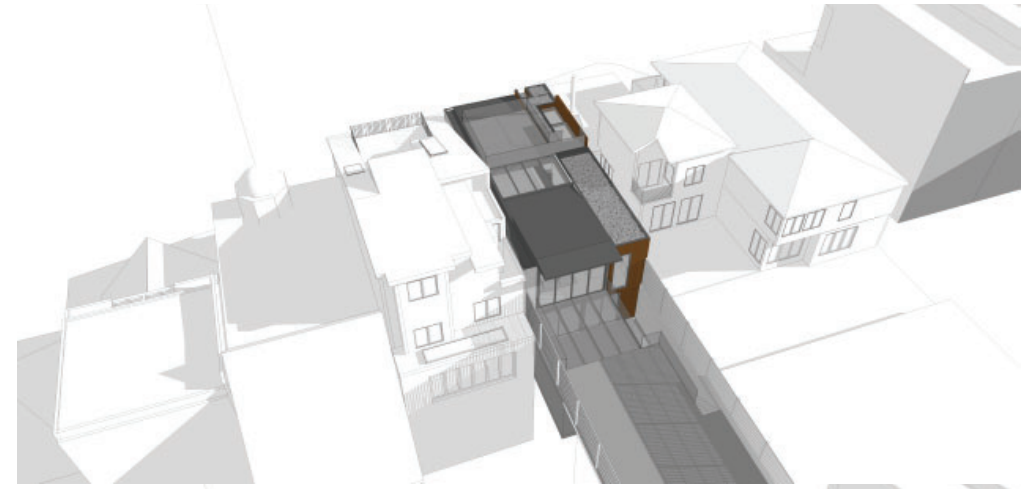
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5:00 PM  
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9:00 AM  
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12:00 PM  
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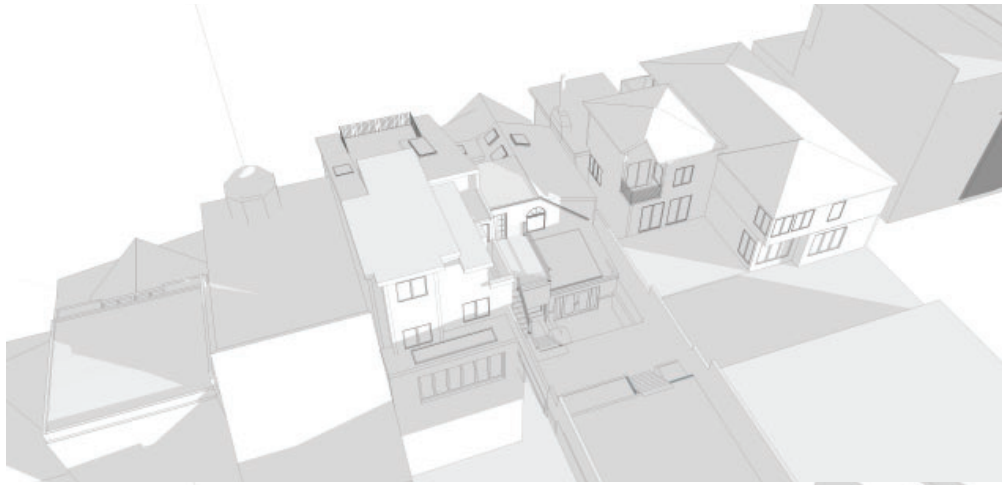
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09.21.2018  
03.21.2018

**Dolores Heights Residence**  
357 Cumberland Street, San Francisco, CA

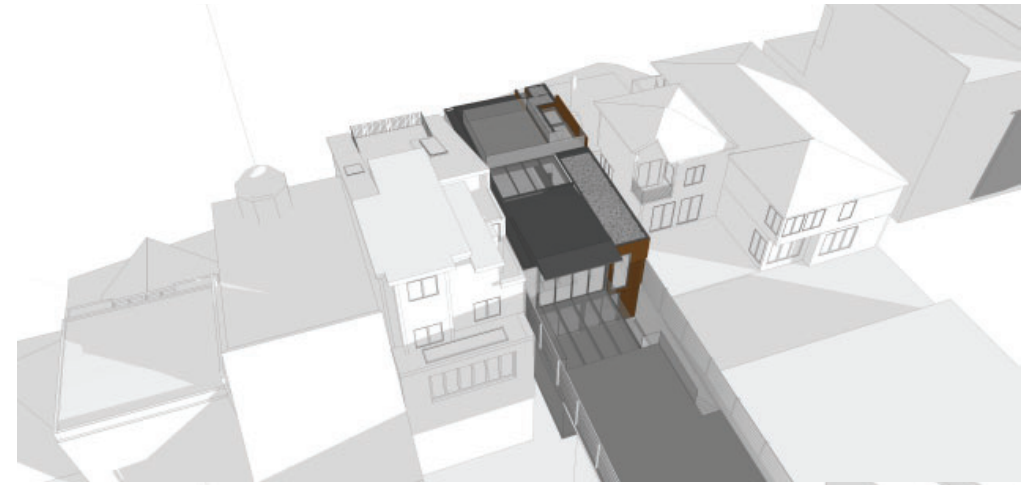
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10.18.2018



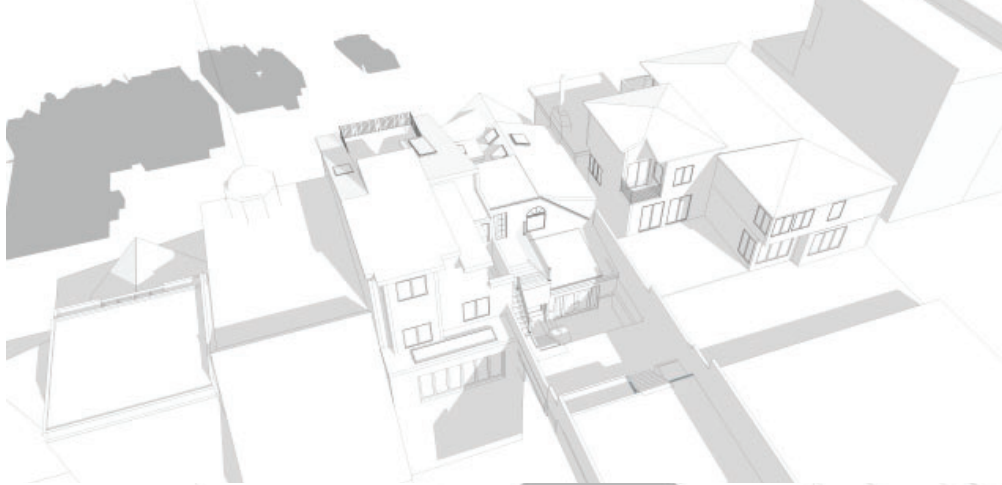
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9:00 AM  
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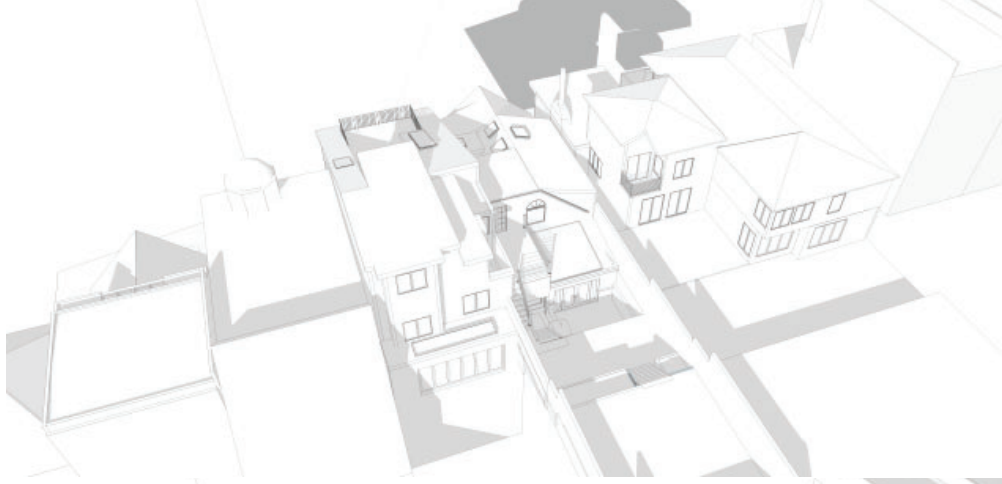
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12:00 PM  
PROPOSED



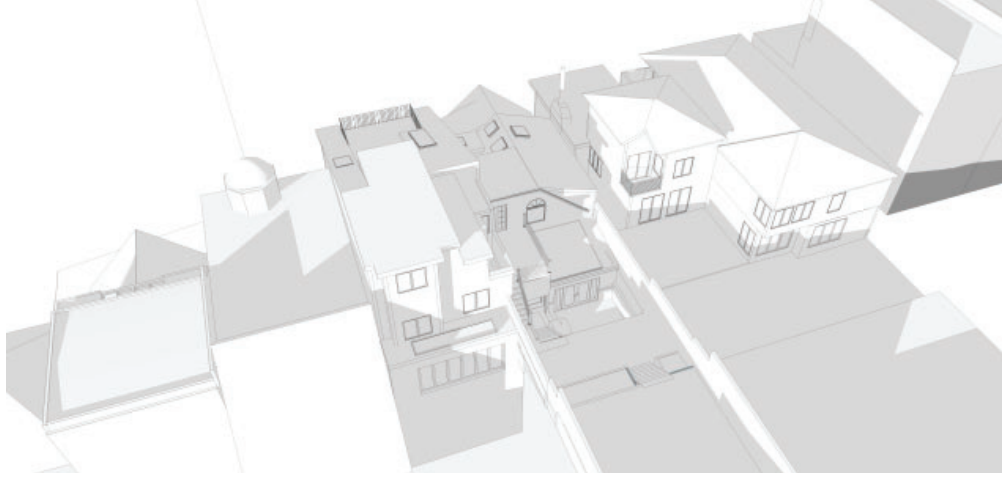
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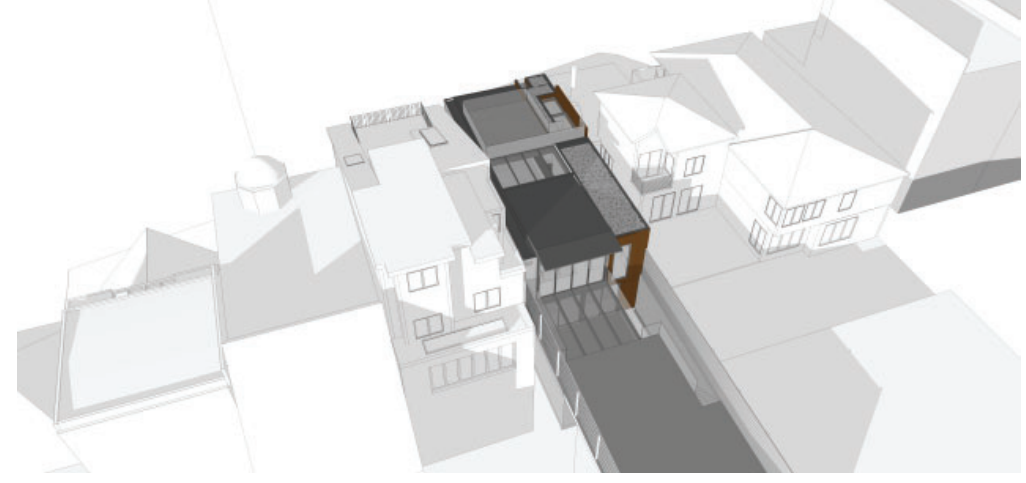
3:00 PM  
PROPOSED



5:00 PM  
EXISTING



5:00 PM  
PROPOSED



WINTER SOLSTICE  
12.21.2018

Dolores Heights Residence  
357 Cumberland Street, San Francisco, CA

Sun Studies  
10.18.2018





**ATTACHMENT 2**  
**CATEGORICAL EXEMPTION FOR 359 CUMBERLAND**  
**STREET MARCH 26, 2020**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
357 Cumberland Street		3601037
<b>Case No.</b>		<b>Permit No.</b>
2016-014777ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project involves the demolition of the existing 35-foot-tall, three-story over garage, 3,248-square-foot, single-family dwelling with one off-street parking space for the construction of a new 35-foot-tall, 4,049-square-foot, three-story over garage, single-family residence with two off-street parking spaces. The project would require 689 cubic yards of excavation. The building would be supported by a continuous spread footing foundation.</p> <p>The building permit numbers are 2020.03.11.6723.S and 2020.03.11.6722.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</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"/>	<p><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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><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?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><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? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>A geotechnical investigation was prepared by Rockridge Geotechnical Consultants dated 5/28/2019.</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	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 checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 02/21/2017 b. Other (specify): <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</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>	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer	

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

<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> Planning Commission Hearing	<b>Signature:</b> Don Lewis 03/26/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|-------------------------------------------------------------------------|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## 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> 2/6/2017	<b>Date of Form Completion</b> 2/6/2017
-------------------------------------------------	-----------------------------------------

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Elizabeth Jonckheer	357 Cumberland Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
3601/037	Noe and Sanchez Streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	n/a	2016-014777ENV

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> November 21, 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:	
Submitted Supplemental Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated October 7, 2016).	
Proposed Project: One-story vertical addition, facade modifications, excavation at rear of garage level to add one vehicle parking space and create habitable space.	

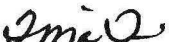
PRESERVATION TEAM REVIEW:				
<b>Category:</b>		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is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

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

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated October 7, 2016), and information found in the Planning Department files, the one-and-a-half story over basement, wood-frame, single-family dwelling at 357 Cumberland Street contains a Classical Revival-style rowhouse constructed in 1909 by a Swedish-born carpenter named John W. Backman (Spring Valley Water Tap records). The subject property occupies a rectangular lot on the south side of the subject block. The house has a rectangular footprint and is perched about 10 feet above-grade due to the steeply sloping terrain. The house is set back approximately 10 feet from the front lot line, and the area in front of the house includes a shallow paved driveway at right; a terraced planting bed at center, which contains low bushes and is enclosed by concrete and wood retaining walls; and a staircase at left, which rises to the main entrance. The subject building is capped by a front-facing gable roof with two shed-roofed dormers on the sides. The building is clad in rustic siding at the basement level, and flush wood siding at the first and second floor levels. The building retains its original fixed and double-hung wood-sash windows at the basement level. All upper-level windows have been replaced with contemporary fixed or casement-sash windows. The primary façade contains a straight concrete stair at left with paneled newel posts and wood handrails with turned wood balusters and a center bay with concrete retaining wall finished in scored stucco. At the right side, there is a single-car garage which dates to 1917. The landing at the basement level is screened by a wooden balustrade with paneled newel posts and a wood stair rises to a landing at the first floor level. The stair has wood handrails and a balustrade composed of turned wood balusters. At the first floor level, a shallow ceramic-tiled landing screened by a wood balustrade spans the left and center bays. The primary entrance is located in the center bay, and it contains a paneled wood door with a transom panel embellished with square button moldings. Above it is a crown molding embellished with an egg-and-dart molding. To the right of the entrance is a canted bay window. The bay window has paneled spandrels embellished with button moldings. The windows are flanked by Classical Revival pilasters and surmounted by a crown molding matching the one above the primary entrance. Left of the entrance is a tripartite window, with a large center casement sash flanked by fixed sashes. Below the window is a panel embellished with square button moldings. The windows are flanked by engaged pilasters and capped by a crown molding resembling the one above the primary entrance. The

- continued -

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-21-2017



gabled second story overhangs the first floor level by approximately two feet, and a low-relief floral patterned frieze marks its lower edge. Above the frieze is a prominent entablature. Above this is the main body of the second floor level, which is clad in flush wood siding and with a tripartite window composed of a central fixed sash flanked by operable casements. The window is capped by a molded crown molding similar to the one above the primary entrance. Above the window is a plaster cartouche. The second floor level terminates with a dentil molding and a raking cornice that terminates at its lower ends with a broken entablature supported by two pairs of modillions. The south (rear) façade faces the rear yard and it has been heavily altered in recent years. The south façade is clad in rustic siding. A portion of the south facade terminates with a flat roof, suggesting that the gable roof modified at some point. The south façade terminates with a dentil molding and a narrow raking cornice that is supported at center and the left by wood brackets. The entire cornice appears to be of recent origin and is not an original feature of the dwelling. A shed-roofed dormer is visible to the right of the cornice. Also visible is a sheet metal chimney flue and a roof-mounted solar panel.

The first known owner of the subject lot was Mary E. Roberts, wife and later widow of Captain M. R. Roberts, a prominent wharfman who managed the Pacific Street wharf through the 1850s. According to the 1894 San Francisco Block Book, Mary E. Roberts owned the lot, as part of a larger double lot she owned until 1909. The 1905 Sanborn Map shows no structures at the site. Mary E. Roberts died on November 15, 1909, but sold the property before her death. On October 28, 1909, a John W. Backman applied for water service from the Spring Valley Water Company for a dwelling that he had built on the property. John W. Backman emigrated from Sweden with his younger brother Helmer, and the two worked as carpenters. There is no original building permit for 357 Cumberland Street, however, it is likely that it was built in 1909 because water service began in October 1909, and the 1910 U.S. Census, which was recorded in April of that year, listed a "John W. Bachman" living at 357 Cumberland Street, along with his wife, their son, and John's two brothers, Ernst and Helmer. Because he was a carpenter, it is probable that Backman built 357 Cumberland Street with the help of his brothers. The 1914 Sanborn Map indicates that 357 Cumberland Street may have been constructed without the bay window that it has today, although this may have been an error, because the house at 369 Cumberland Street, which also has a bay window, was also drawn in 1914 with a flat front. The 1914 Sanborn Map also does not show the two rear additions that exist today. On the map, it is depicted as a one-and-a-half-story dwelling, set back from the street, with a rectangular footprint and a one-story laundry porch at the rear of the building. The 1914 Sanborn Map also shows increased development on the subject block, with more than half the lots on the south side of the street developed. In 1912, John's brother, Ernst, married Anna Olson, and the couple lived at 357 Cumberland Street for several years afterward. In 1916, Backman sold 357 Cumberland Street to Irish descendants John E. and Catherine T. McCauley. John was a marine engineer on a passenger steamer (and at times an engineer with the San Francisco Department of Public Works.) In 1917, Cumberland Street was graded and paved and the front of 357 Cumberland Street was moved down to official street grade, and a concrete retaining wall had to be built between the sidewalk and the house. The McCauleys sold 357 Cumberland Street in 1925 Peter and Marie Rizzi, however, their son John was listed in the 1927 and 1928 City Directories at 357 Cumberland Street. The McCauleys made only one permitted alteration to 357 Cumberland Street while they owned it; in 1917, they constructed a garage and retaining wall in front of the house after Cumberland Street was graded. Peter and Marie Rizzi do not appear to have immediately moved in, as records show in 1925, they lived on Pearl Street. In 1930, the U.S. Census recorded the Rizzis at 357 Cumberland Street, as well as an unemployed boarder named Charles Smith. The Rizzis made no permitted alterations during the time that they owned 357 Cumberland Street. An aerial photograph taken in 1938 shows 357 Cumberland Street with the same general footprint that was illustrated in the 1914 Sanborn Map, with the addition of the garage, as well as the two undated rear additions that exist today. A dormer is visible on the east slope of the roof of the house. Marie Rizzi sold 357 Cumberland Street to Edwin V.

and Lula S. Porter on January 24, 1942. Edwin Porter worked as a crane operator and purchased a gas station in 1944. The Porters appear to have taken in boarders, as a wedding announcement published in the San Francisco Chronicle in 1948 described a young woman named Phyllis Sawker as being a resident of 357 Cumberland Street. The Porters made no permitted alterations to the building while they lived there. On February 2, 1949, the Porters sold 357 Cumberland Street to Italian born Felix M. Torrano who worked as a shoemaker and later served as commander of the American Legion's Welkin Post in San Rafael. Torrano owned the subject property for slightly less than a year and it is not known if he lived there. He made no permitted alterations to the house while he owned it. In 1950, Felix M. Torrano sold 357 Cumberland Street to Edward J. and Catherine Sucher. The Suchers made no permitted alterations to the site during the time that they owned it. The 1950 Sanborn Map shows the footprint of 357 Cumberland Street as being unchanged from the 1914 Sanborn Map, other than the addition of the garage at the front of the house. The Suchers sold the property to Rudolph G. and Louise D. Langsather. Rudolph was working as a night manager at N. Gray & Company, a funeral parlor. In 1955, the Langsathers divorced and Rudolph married Marguerite O'Brien. Rudolph Langsather applied for a permit to make several alterations to 357 Cumberland Avenue in August 1954, shortly after he purchased the house. Exterior work included repairs to the front stair, relocation of the main entrance, and the installation of a new garage door. In 1964, Langsather sold the property to Ronald I. and Rosemary J. Lyons. Ronald Lyons was the real estate director for the Kaiser Chemical Company. In October of 1965, they received a second permit to fix several leaky front windows and repair dry rot on the front stair. In 1971, Ronald I. and Rosemary J. Lyons sold 357 Cumberland Street to Joel M. and Barbara E. Klompus. Joel Klompus was a medical examiner. The Klompuses made no permitted alterations to the house, and sold the house to Victoria A. Sackville in 1983. In December 1985, Sackville received a permit to remodel two bathrooms and build a rear deck. In July 1986, she received a permit for unspecified interior alterations and the construction of two dormers on the roof. Sackville sold 357 Cumberland Street to Michael P. Richman, vice president of Wyse Technology, an early maker of personal computers. Richman left the company in 1988 and went on to serve as vice-president of sales at Pixar starting in 1990. In August 1989, Richman received a permit to repair dry rot at several locations, including the rear of the first floor level, along the property line walls, and at several points at the front and rear of the building. Richman sold 357 Cumberland Street to Brett R. Heller. Heller received five permits between 1989 and 1990 for continued dry rot repair, reroofing, and interior renovations. Heller transferred ownership of 357 Cumberland Street to a trust in his name in 1990. In 1992 the trust sold the property to Thomas J. Morris, a doctor. Morris applied for only one building permit during the time that he owned 357 Cumberland Street, a permit to repair water-damaged decking and front stair in 1990. This permit expired and it is not clear if the work was completed. 1990 Sanborn Maps updated by the San Francisco Planning Department show no changes to the footprint of 357 Cumberland Street since the 1950 map was drawn. However, the 1990 Sanborn Maps are inaccurate in depicting conditions at the rear of the dwelling, which by this time had received two one-story additions. The 1990 Sanborn Maps also do not show the bay window at the front of the dwelling. Morris sold 357 Cumberland Street to the current owner, Cyril Meurillon, on March 8, 2011. Since purchasing the property, Meurillon has made only interior renovations.

As outlined above, 357 Cumberland Street has undergone a series of alterations since it was built in 1909. The primary (north) façade retains its historic massing, portions of its historic cladding, and the historic location of most of its fenestration and the garage and retaining wall at the front of the lot from 1917. However, there are front alterations, including addition of the garage in 1917, the relocation of the primary entrance in 1954, and the replacement of all original windows at the first and second floor levels in approximately 1989. Although it is not specifically named in any building permit, the front exterior stair is not original and was incrementally rebuilt during the 1980s and the 1990s. Additionally, the rear (south) façade has also undergone extensive alterations. There were at least two rear additions between 1914 and 1938, the construction of a first-floor level solarium,

construction of a deck at the second floor level, new fenestration, and construction of two dormers in 1989. The rear retains no visible historic fabric.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). John W. Backman is not a builder of historical significance. 357 Cumberland Street is a modest Classical Revival dwelling. While the Classical Revival-style rowhouse generally retains its historic appearance, it has undergone a series of alterations, including the construction of a garage and a retaining wall, at least two rear additions, the relocation of the primary entrance, replacement of all original windows at the first and second floor levels, the addition of dormers on the roof, and the incremental replacement of the front stair. As a result, the building is an unremarkable and not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is located in the Dolores Heights neighborhood, but at present, is not located within the boundaries of any formally identified historic district. Built circa 1909, 357 Cumberland Street was part of the first wave of development on the subject block, which took place in the first decade following the 1906 Earthquake and Fire. The subject block was not graded or paved until 1917. The oldest houses on the subject block are two vernacular cottages at 380 Cumberland Street and 650 Sanchez Street, which were both constructed in 1906. In addition to these two properties, 12 other houses on this block date to the post-1906 Earthquake reconstruction period of 1906-1916. Dwellings constructed during this era are typically one, one-and-a-half, or two stories in height, and those located on the south side of Cumberland Street are significantly above the street because they were built before the street was graded in 1917. While most dwellings appear to have been built individually rather than as parts of larger tracts, the Classical Revival-style dwelling at 368 Cumberland Street, which was built in 1908, bears enough resemblance to the subject property to suggest that it may have been constructed by the same builder. Two dwellings on the subject block were built in the 1920s: 311 Cumberland Street is a Craftsman-style house constructed 1921, and 328 Cumberland Street is a Mediterranean-style house built in 1928. Four dwellings on the subject were built block in the 1930s – all are on the north side of the block. Architectural styles of these houses include Mediterranean, Norman Revival, and Ranch. Two dwellings on the subject block were built in the 1940s, including a large Modernist house at 349 Cumberland Street, which was constructed in 1940 and later rated in the Department of City Planning's Architectural Quality Survey. Three houses on the subject block were constructed in the 1960s, including a "Contractor Modern"-style building at 360 Cumberland Street, constructed 1964; a Modernist dwelling at 391-93 Cumberland Street, constructed in 1966; and a non-descript dwelling at 385 Cumberland Street, constructed in 1968. Four buildings on the subject block were constructed or substantially reconstructed within the last few decades, including 333 Cumberland Street, a Postmodern-style dwelling constructed on a double lot in 1988; 378 Cumberland Street, a contemporary shingled house constructed in 2001; 362 Cumberland Street, a heavily remodeled/reconstructed older dwelling; and 359 Cumberland Street, a stucco-clad contemporary house constructed in 2012. Finally, the subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district and is not a historic resource under CEQA.

## HISTORICAL LIST

UPDATED 7/30/2019

(Do not send EIRs unless specified by  
Contact person – SF PUBLIC LIBRARY  
SHOULD RECEIVE 3 COPIES)

Gerald D. Adams  
San Francisco Towers  
1661 Pine Street, #1028  
San Francisco, CA 94109

Nancy Shanahan  
Telegraph Hill Dwellers  
470 Columbus Avenue, #211  
San Francisco, CA 94133

Mary Miles  
Coalition for Adequate Review  
364 Page Street, #36  
San Francisco, CA 94102

Lucinda Woodward  
State Office of Historic Preservation  
Local Government Unit  
1725 – 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816

Sue Hestor  
870 Market Street, #1128  
San Francisco, CA 94102

The Art Deco Society of California  
525 Bellevue Ave, Suite 311  
Oakland, CA 94610

Karin Flood  
Union Square Busi. Improvement Dist. (BID)  
323 Geary Street, Suite 203  
San Francisco, CA 94102

Courtney Damkroger  
2626 Hyde Street  
San Francisco, CA 94109

Courtney S. Clarkson  
3109 Sacramento Street  
San Francisco, CA 94115

Eugene T. Flannery  
Environmental Compliance Manager  
Mayor's Office of Housing and Comm. Dev.  
One South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Matthew Davis  
San Francisco Documents Librarian  
Government Information Center  
SF Public Library  
INTEROFFICE #41

Aaron Jon Hyland  
Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Richard S.E. Johns  
174 9th Avenue  
San Francisco, CA 94118

Hisashi Sugaya  
900 Bush Street, #419  
San Francisco, CA 94109

Ellen Joslin Johnck, RPA  
101 Lombard Street, #217E  
San Francisco, CA 94103

Kevin Johnston  
2288 Buena Vista Avenue  
Livermore, CA 94550

Andrew Wolfram  
1420 Sutter Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94109

Anthony Veer Kamp  
National Trust for Historic Preservation  
25 Taylor Street  
San Francisco, CA 94102

Diane Matsuda  
John Burton Foundation  
235 Montgomery Street, Suite 1142  
San Francisco, CA 94104

Kate Black, Commissioner  
SEAT 6 Real Estate Professional  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Ms. Gigi Platt  
362 Ewing Terrace  
San Francisco, CA 94118

**ATTACHMENT B  
PRIVACY SCREEN IMAGES**



Cumberland Street  
Residence

357 Cumberland  
California, CA

Discretionary Review  
Response

08.07.2020

Roof Deck  
Parapet Screen  
Eastern Edge



Cumberland Street  
Residence

357 Cumberland  
California, CA

Discretionary Review  
Response

08.07.2020

Roof Deck  
Parapet Screen  
Central



Cumberland Street  
Residence

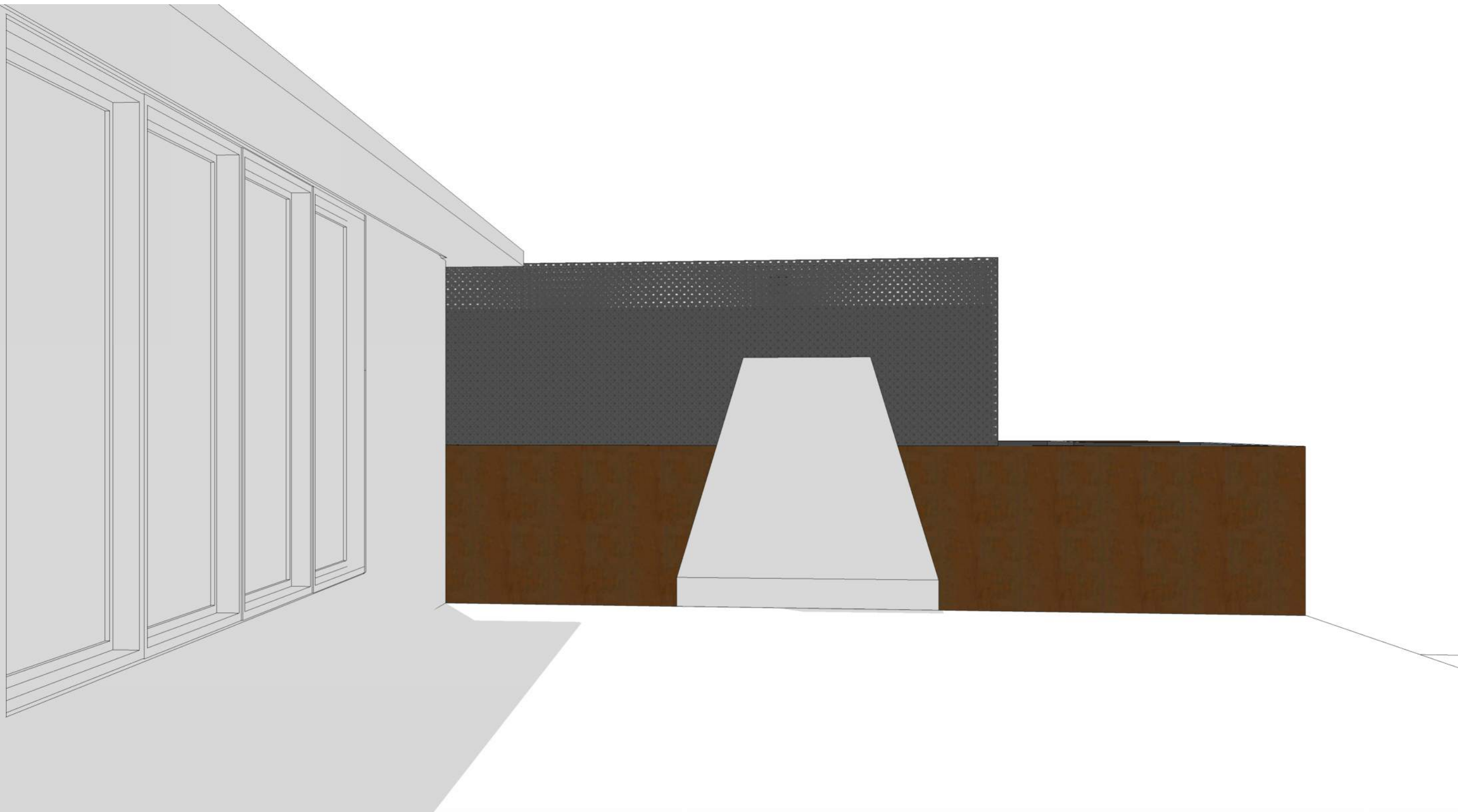
357 Cumberland  
California, CA

Discretionary Review  
Response

08.07.2020

Roof Deck  
Parapet Screen  
Western Edge





VIEW FROM 349 CUMBERLAND BALCONY TO 357 CUMBERLAND

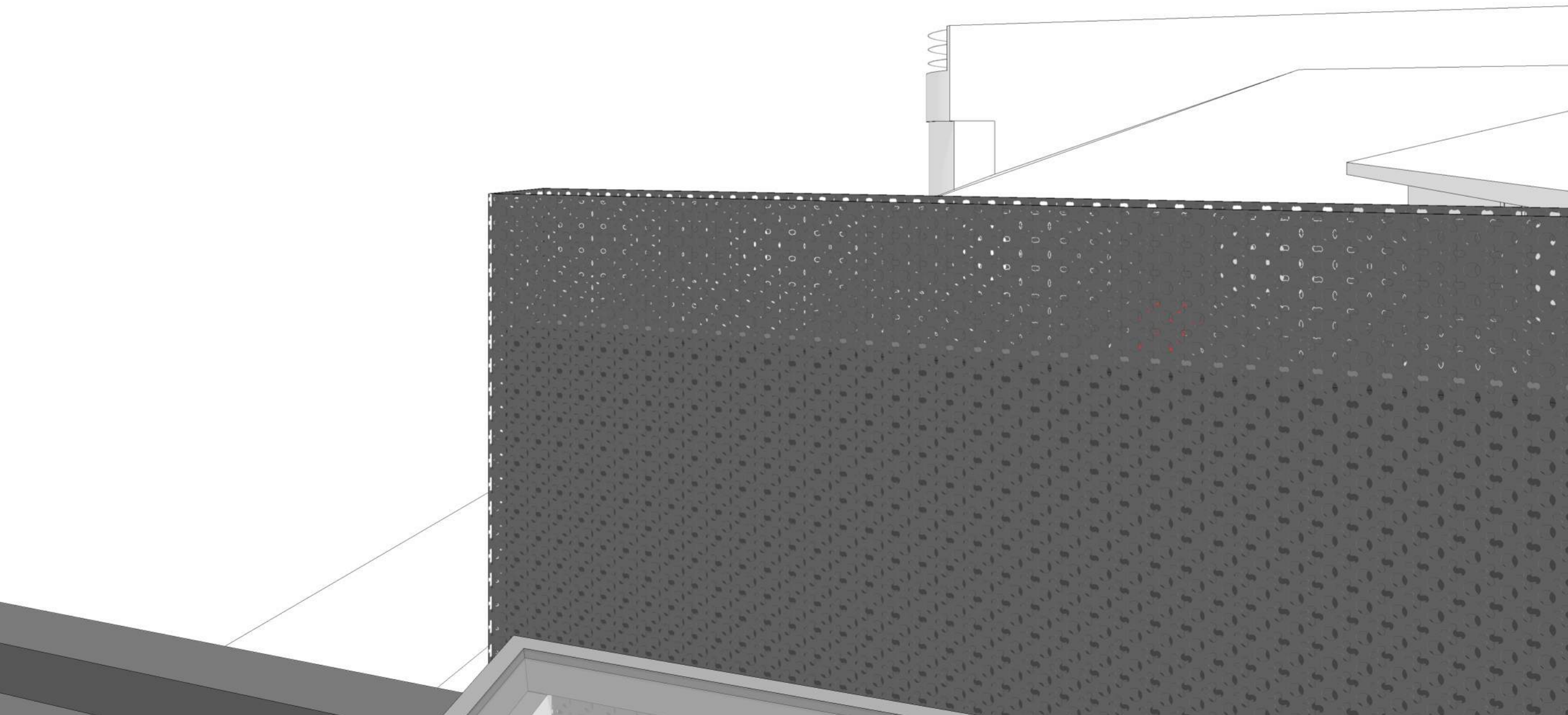
Cumberland Street  
Residence

357 Cumberland  
California, CA

Discretionary Review  
Response

08.07.2020

Roof Deck  
Parapet Screen  
From 349 C. Deck

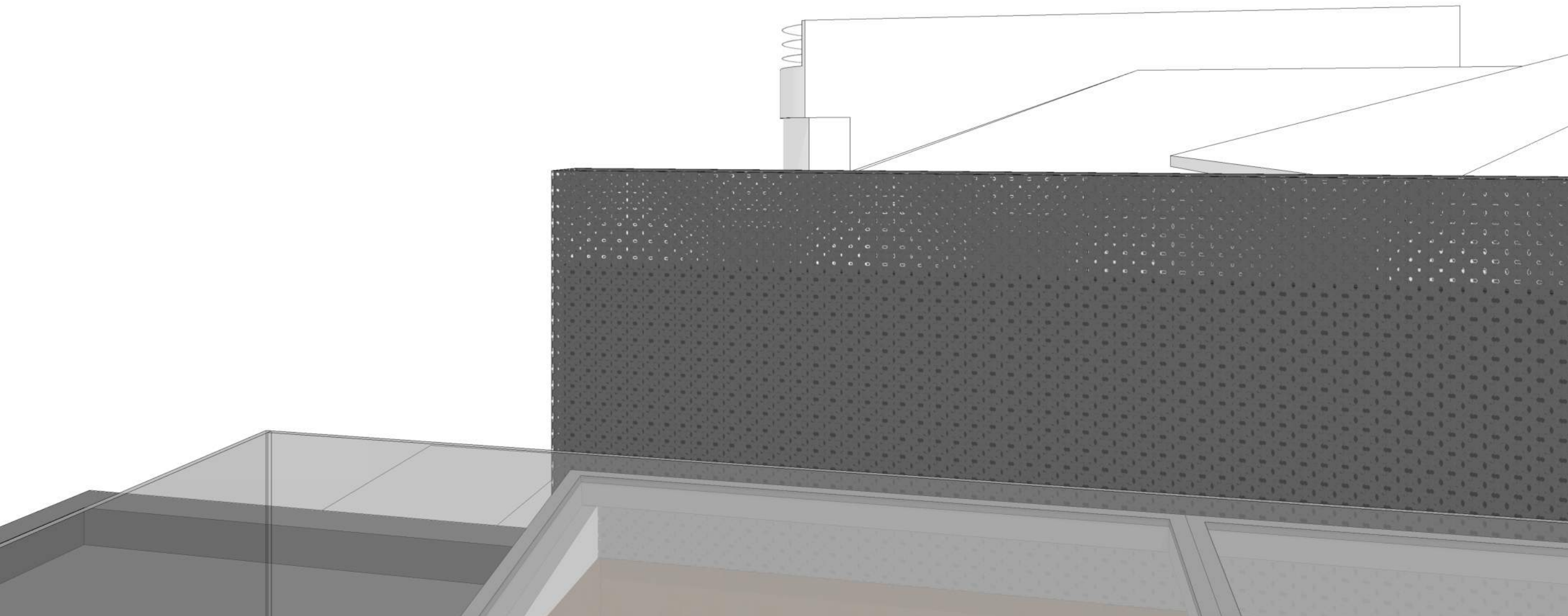


VIEW FROM 357 CUMBERLAND BALCONY TO 349 CUMBERLAND - CLOSE POSITION

Cumberland Street  
Residence  
357 Cumberland  
California, CA

Discretionary Review  
Response  
08.07.2020

Roof Deck  
Parapet Screen  
357 C. Deck Close



VIEW FROM 357 CUMBERLAND BALCONY TO 349 CUMBERLAND - MIDDLE POSITION

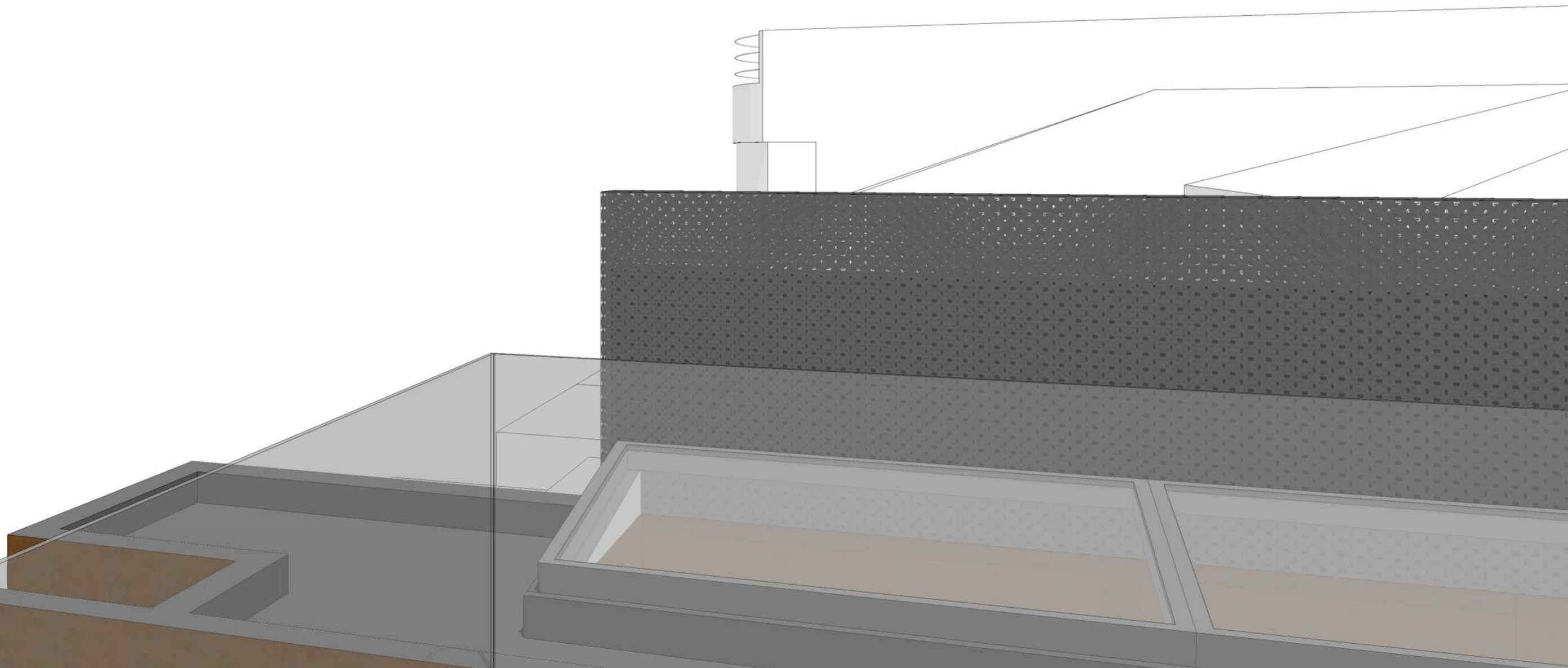
Cumberland Street  
Residence

357 Cumberland  
California, CA

Discretionary Review  
Response

08.07.2020

Roof Deck  
Parapet Screen  
357 C. Deck Mid



VIEW FROM 357 CUMBERLAND BALCONY TO 349 CUMBERLAND - FAR POSITION

Cumberland Street  
Residence  
357 Cumberland  
California, CA

Discretionary Review  
Response  
08.07.2020

Roof Deck  
Parapet Screen  
357 C. Deck Far

**ATTACHMENT C SOLAR  
STUDY SUMMARY**

# ATTACHMENT C



John Maniscalco  
Architecture

**Spring Equinox - Existing House**  
03.21 at 5:00PM (UTC/GMT -7 Hours)



**Autumn Equinox - Existing House**  
09.21 at 5:00PM (UTC/GMT -7 Hours)



**Winter Equinox - Existing House**  
12.21 at 5:00PM (UTC/GMT -7 Hours)



**Spring Equinox - Proposed House**  
03.21 at 5:00PM (UTC/GMT -7 Hours)



**Autumn Equinox - Proposed House**  
09.21 at 5:00PM (UTC/GMT -7 Hours)



**Winter Equinox - Proposed House**  
12.21 at 5:00PM (UTC/GMT -7 Hours)



Cumberland Street  
Residence  
357 Cumberland  
California, CA

Discretionary Review  
Response  
08.07.2020

Solar Study

**ATTACHMENT D  
PHOTOS SHOWING VEGETATION ATOP AND  
ADJACENT TO FENCE**

**ATTACHMENT D PHOTOS SHOWING VEGETATION ATOP FENCE**



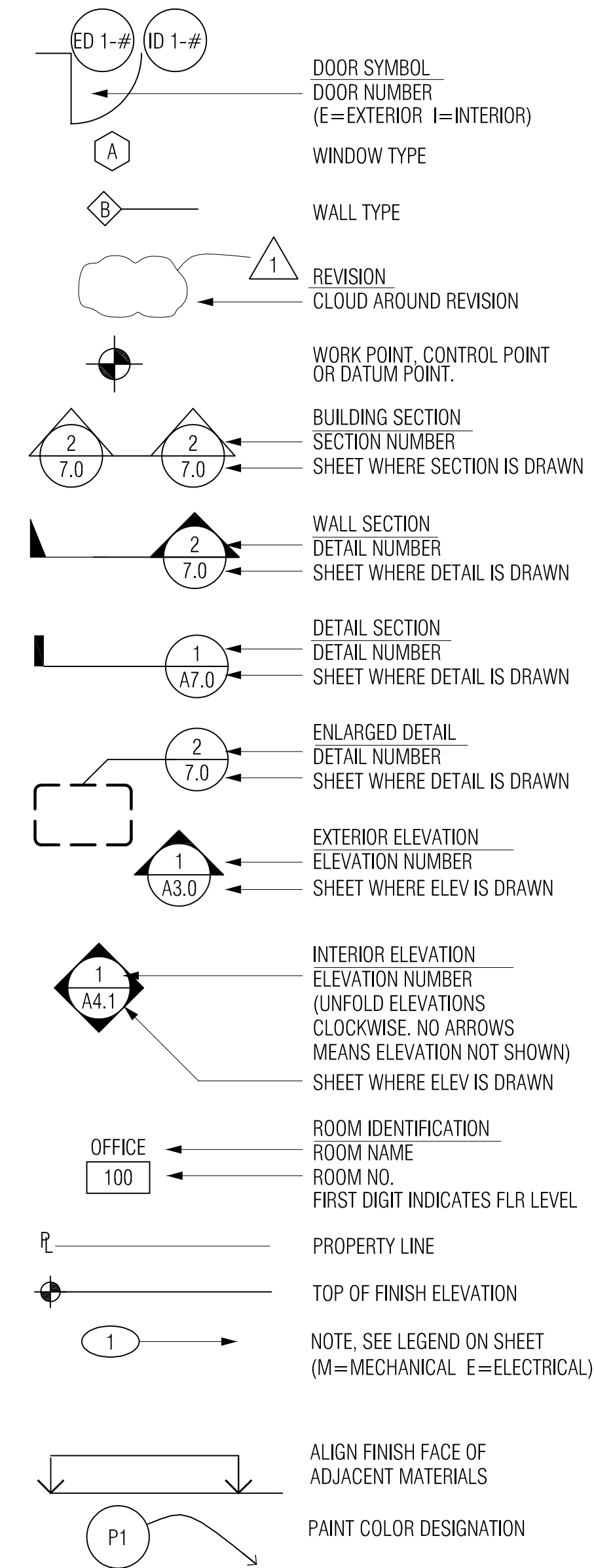




# GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
  - 2016 SAN FRANCISCO BUILDING CODE
  - 2016 SAN FRANCISCO ELECTRICAL CODE
  - 2016 SAN FRANCISCO ENERGY CODE
  - 2016 SAN FRANCISCO MECHANICAL CODE
  - 2016 SAN FRANCISCO PLUMBING CODE
  - 2016 CALIFORNIA FIRE CODE
 COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:
  - (E) = EXISTING, (N) = NEW/PROPOSED
  - (P.A.) = PREVIOUSLY APPROVED
  - GWB = GYP. BD. = GYPSUM WALLBOARD,
  - MTL = METAL, S.S. = STAINLESS STEEL,
  - GSM = GALVANIZED SHEET METAL
  - GM = GALVANIZED METAL
  - SSD = SEE STRUCTURAL DRAWINGS,
  - AFF = ABOVE FINISHED FLOOR,
  - BUR = BUILT-UP ROOFING

# LEGEND



# CODE NOTES

- PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ).
- PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS.
- PROVIDE SHORING UNDER SEPARATE PERMIT.
- PROVIDE NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT PER CBC SEC. 903.3.1.2

# PROJECT DESCRIPTION

- DEMOLITION OF (E) SINGLE FAMILY DWELLING AT 357 CUMBERLAND ST., SAN FRANCISCO CA  
 - CONSTRUCTION OF NEW SINGLE FAMILY DWELLING

# PROJECT DIRECTORY

OWNER: CYRIL MEURILLON & ANGELIKA JOAST 357 CUMBERLAND STREET, S.F., CA 94114  
 ARCHITECT: JOHN MANISCALCO ARCHITECTURE 442 GROVE STREET, S.F., CA 94102  
 T. 415.864.9900 F. 415.864.0830

# PROJECT DATA

ADDRESS: 357 CUMBERLAND STREET SAN FRANCISCO, CA 94114

BLOCK: 3601  
 LOT: 037  
 ZONING: RH-1  
 CONSTR. TYPE: TYPE V-B  
 OCCUPANCY: R-3  
 LOT SIZE: 2,850 SF

BUILDING HEIGHT:	EXISTING	PROPOSED
T.O. ROOF:	34'-11 3/8"	35'-0"
NO. OF STORIES:	3 O/GARAGE 3 O/GARAGE	

SETBACKS:	EXISTING	PROPOSED
REAR:	56'-10"	51'-3 5/8" @ 45% OF LOT
SIDE:	0'-0"	0'-0"
FRONT:	7'-8 1/2"	4'-3 1/8" (AVG. ADJACENT)

GROSS BUILDING AREA:	CONDITIONED:	UNCONDITIONED:	DELTA COND.:
(E) GROUND LEVEL	0 SF	+ 221 SF GARAGE	
(E) FIRST LEVEL	1,222 SF		
(E) SECOND LEVEL	1,184 SF		
(E) THIRD LEVEL	842 SF		
TOTAL (E) AREA:	3,248 SF	+ 221 SF GARAGE	
TOTAL (E) AREA ABOVE GRADE	2,026 SF		

(N) GROUND LEVEL	+977 SF GARAGE/STORAGE	+83 SF
(N) FIRST LEVEL	1,303 SF	+81 SF
(N) SECOND LEVEL	1,400 SF	+216 SF
(N) THIRD LEVEL	1,263 SF	+421 SF
TOTAL PROPOSED AREA:	4,049 SF	+977 SF GARAGE/STORAGE +801 SF

TOTAL PROPOSED AREA ABOVE GRADE: 2,663 SF

# CODE COMPLIANCE



SAN FRANCISCO FIRE DEPARTMENT  
 BUREAU OF FIRE PREVENTION  
 PLAN CHECK DIVISION / WATER FLOW  
 1660 MISSION STREET, 4TH FLOOR  
 SAN FRANCISCO, CA 94103  
 Email: WaterflowSFFD@sffpd.org  
 Phone: 415-558-6361  
 Payment (VISA/MC): 415-558-6177 (M-F) 8am-4pm

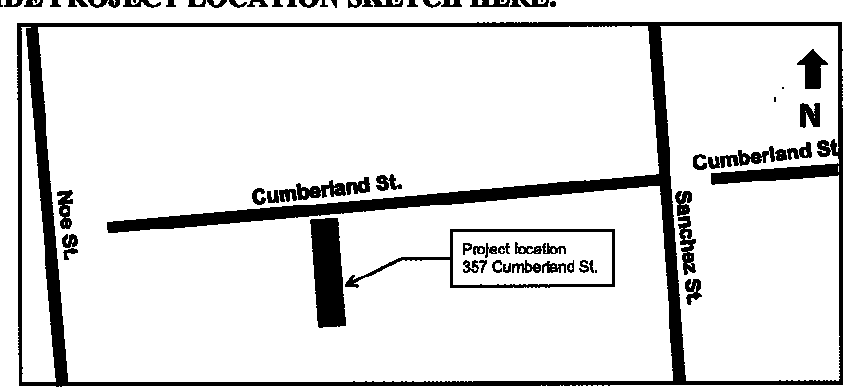
## REQUEST FOR WATER FLOW INFORMATION

(For additional information, see Water Flow FAQs at: <https://sf-fire.org/plan-check/water/>)

REQUEST IS FOR: FIRE FLOW- YES  NO  SPRINKLER DESIGN- YES  NO   
 DATE: 01.02.2020  
 CONTACT PERSON: John Maniscalco ADDRESS: 442 Grove St  
 PHONE #: 415.864.9900 EMAIL: john@m-architecture.com  
 OWNER'S NAME: Cyril Meurillon PHONE #: 415.864.9900

ADDRESS FOR WATER FLOW INFORMATION: 357 Cumberland St., San Francisco, CA 94114

CROSS STREETS (BOTH ARE REQUIRED): Cumberland St. & Sanchez St. / Noe  
 SPECIFY STREET FOR WATER DEPT CONNECTION: Cumberland St.  
 PROVIDE PROJECT LOCATION SKETCH HERE:

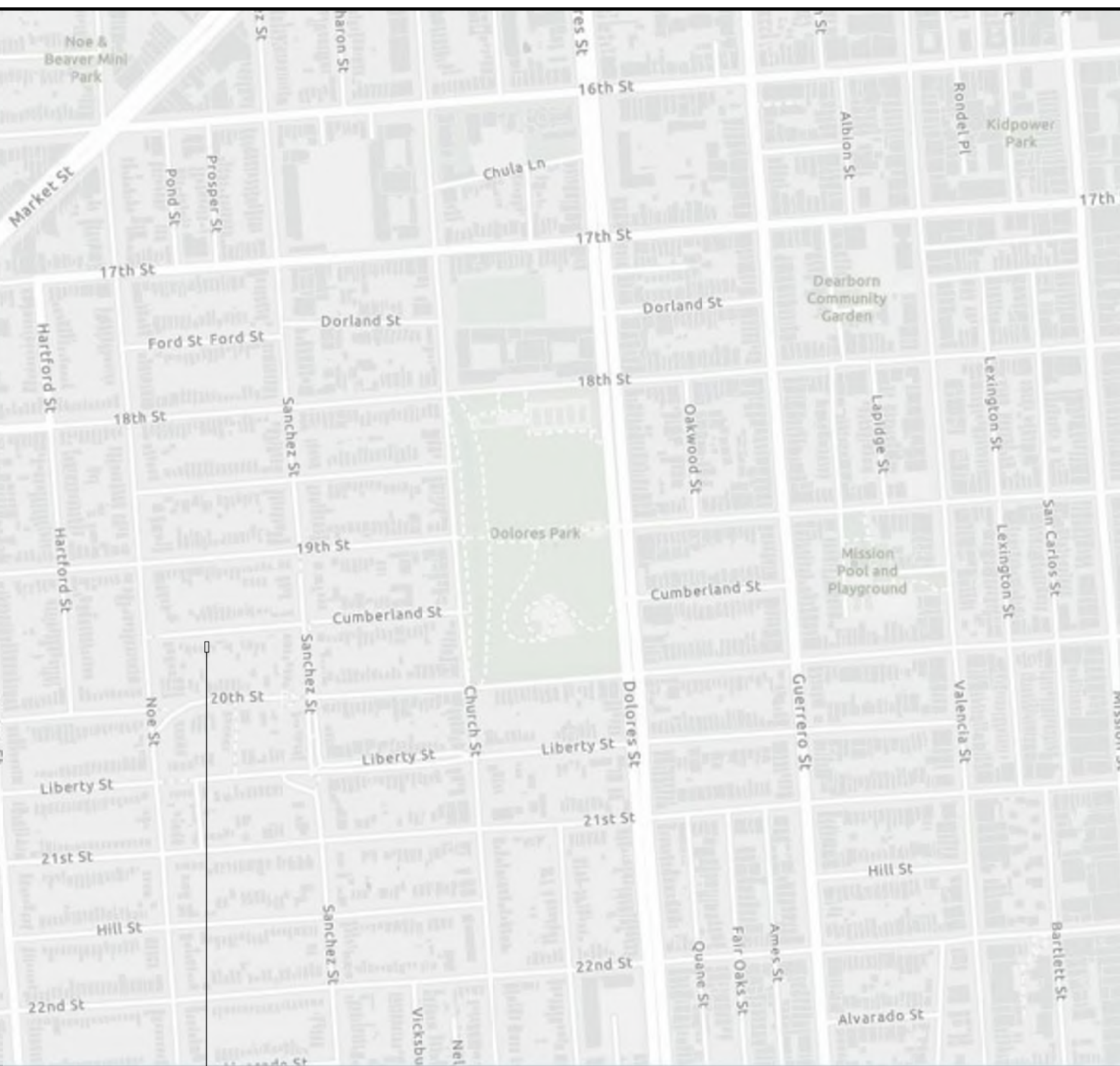


OCCUPANCY TYPE (CIRCLE ONE):  R2 LIVE/WORK COMMERCIAL OTHER \_\_\_\_\_  
 HAZARD CLASSIFICATION:  L  ORD 1  ORD 2  EXT 1  EXT 2 OTHER \_\_\_\_\_  
 CAR-STACKER: YES  NO   
 NUMBER OF STORIES: 3 stories over basement HEIGHT OF BLDG (FT): 35'-0"

- SUBMIT FORM WITH A \$130.00 CHECK (PAYABLE TO "SFFD") OR PAY BY CREDIT CARD (PHONE # ABOVE)
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY EMAIL AND AN ADDITIONAL FEE OF \$250.00 WILL BE REQUIRED
- WATER FLOW INFORMATION WILL BE RETURNED BY EMAIL
- INCOMPLETE FORMS WILL NOT BE PROCESSED
- PLEASE ALLOW FOR A MINIMUM OF 7 TO 14 BUSINESS DAYS FOR PROCESSING

Flow data provided by: LAU Date forwarded: 1/17/20  
 Flow data:  
 FIELD FLOW TEST  
 RECORDS ANALYSIS  
 Gate Page 1798  
 STATIC 39 PSI  
 RESIDUAL 31 PSI  
 FLOW 846 GPM  
 6 INCH MAIN on Cumberland  
 Rev. 09/08/2019

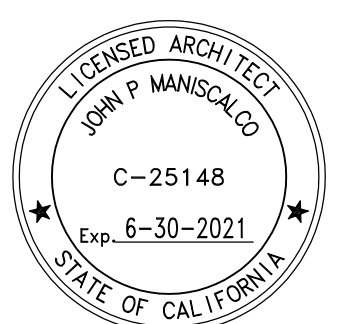
# VICINITY MAP



# AERIAL MAP



John Maniscalco  
 Architecture  
 415.864.9900  
 442 Grove Street  
 San Francisco, CA 94102



Project Address  
**357 Cumberland St.**  
**San Francisco, CA**

Issuance  
**PRJ Submittal Rev. 1**

Date  
**03.06.2020**

Revision History

No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

PROJECT DATA,  
 GENERAL NOTES & MAP

# A0.00

# INDEX OF DRAWINGS

1. PRE-APPLICATION MEETING 11.07.18  
 2. PRJ SUBMITTAL 03.27.19  
 3. PRJ SUBMITTAL - REV 1 03.06.20

## PROJECT AND SITE DATA

A0.00	PROJECT DATA, VICINITY MAP, GENERAL NOTES, AERIAL PHOTOS	☒ ☒ ☒
A0.10	DRAWING INDEX	☒ ☒ ☒
A0.20	CODE COMPLIANCE DIAGRAMS	☐ ☐ ☒
A0.30	LANDSCAPING & PERMEABILITY CALCS	☐ ☒ ☒
A0.40	SITE CONTEXT IMAGERY	☒ ☒ ☒
A0.50	PROPOSED DESIGN RENDERINGS	☒ ☒ ☒
GS1	GREEN BUILDING SITE PERMIT SUBMITTAL FORM	☐ ☒ ☒
A1.00	TOPOGRAPHIC & BOUNDARY SURVEY (FORESIGHT)	☒ ☒ ☒
A1.10	EXISTING SITE PLAN	☒ ☒ ☒
A1.20	PROPOSED SITE PLAN	☒ ☒ ☒

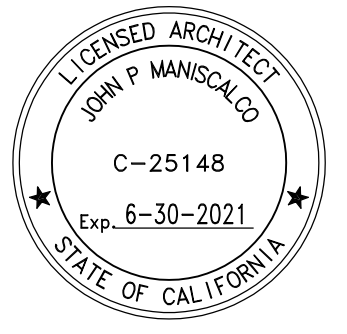
## ARCHITECTURAL

A2.00	EXISTING & PROPOSED BASEMENT LEVEL PLAN	☒ ☒ ☒
A2.10	EXISTING & PROPOSED FIRST LEVEL PLAN	☒ ☒ ☒
A2.20	EXISTING & PROPOSED SECOND LEVEL PLAN	☒ ☒ ☒
A2.30	EXISTING & PROPOSED THIRD LEVEL PLAN	☒ ☒ ☒
A2.40	EXISTING & PROPOSED ROOF PLAN	☒ ☒ ☒
A3.00	EXISTING & PROPOSED NORTH STREET ELEVATION (FRONT)	☒ ☒ ☒
A3.01	EXISTING & PROPOSED NORTH ELEVATION (FRONT)	☒ ☒ ☒
A3.02	EXISTING EAST ELEVATION (SIDE)	☒ ☒ ☒
A3.03	PROPOSED EAST ELEVATION (SIDE)	☒ ☒ ☒
A3.04	EXISTING SOUTH ELEVATION (REAR)	☒ ☒ ☒
A3.05	PROPOSED SOUTH ELEVATION (REAR)	☒ ☒ ☒
A3.06	EXISTING WEST ELEVATION (SIDE)	☒ ☒ ☒
A3.07	PROPOSED WEST ELEVATION (SIDE)	☒ ☒ ☒
A3.10	EXISTING LONGITUDINAL SECTION	☒ ☒ ☒
A3.11	PROPOSED LONGITUDINAL SECTION	☒ ☒ ☒
A3.12	EXISTING LATERAL SECTION	☒ ☒ ☒
A3.13	PROPOSED LATERAL SECTION	☒ ☒ ☒



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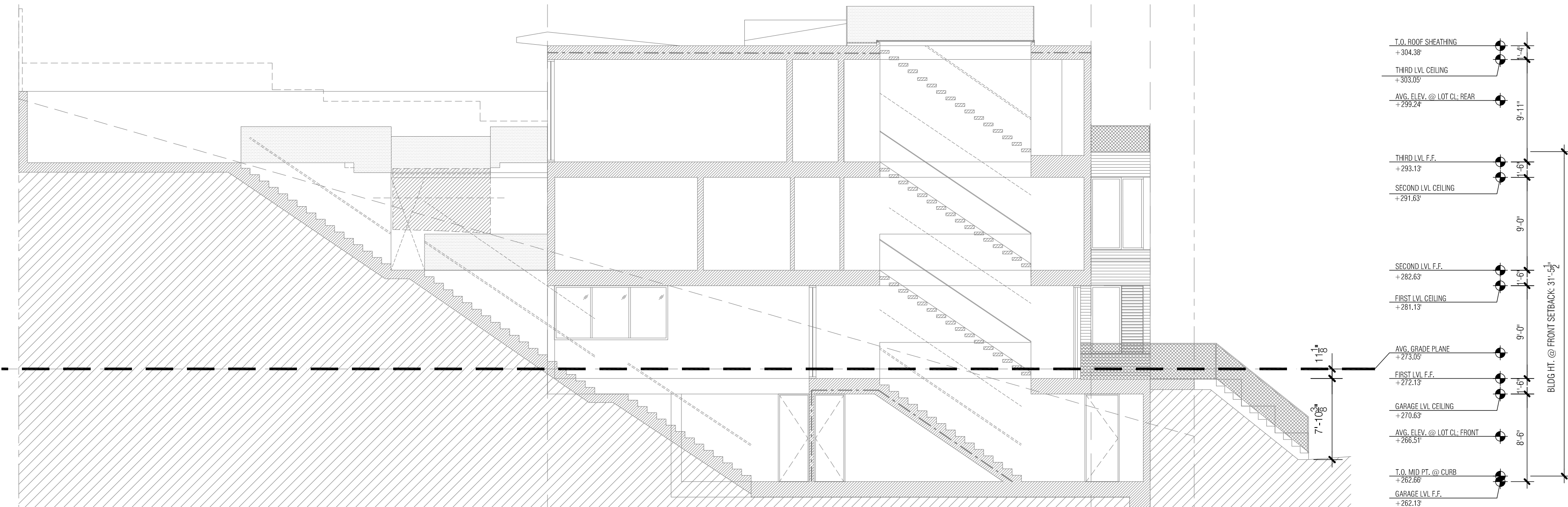
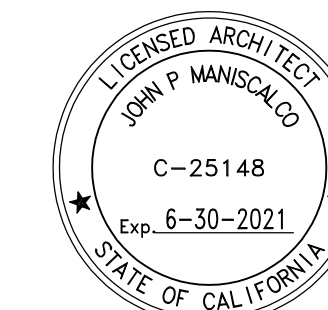
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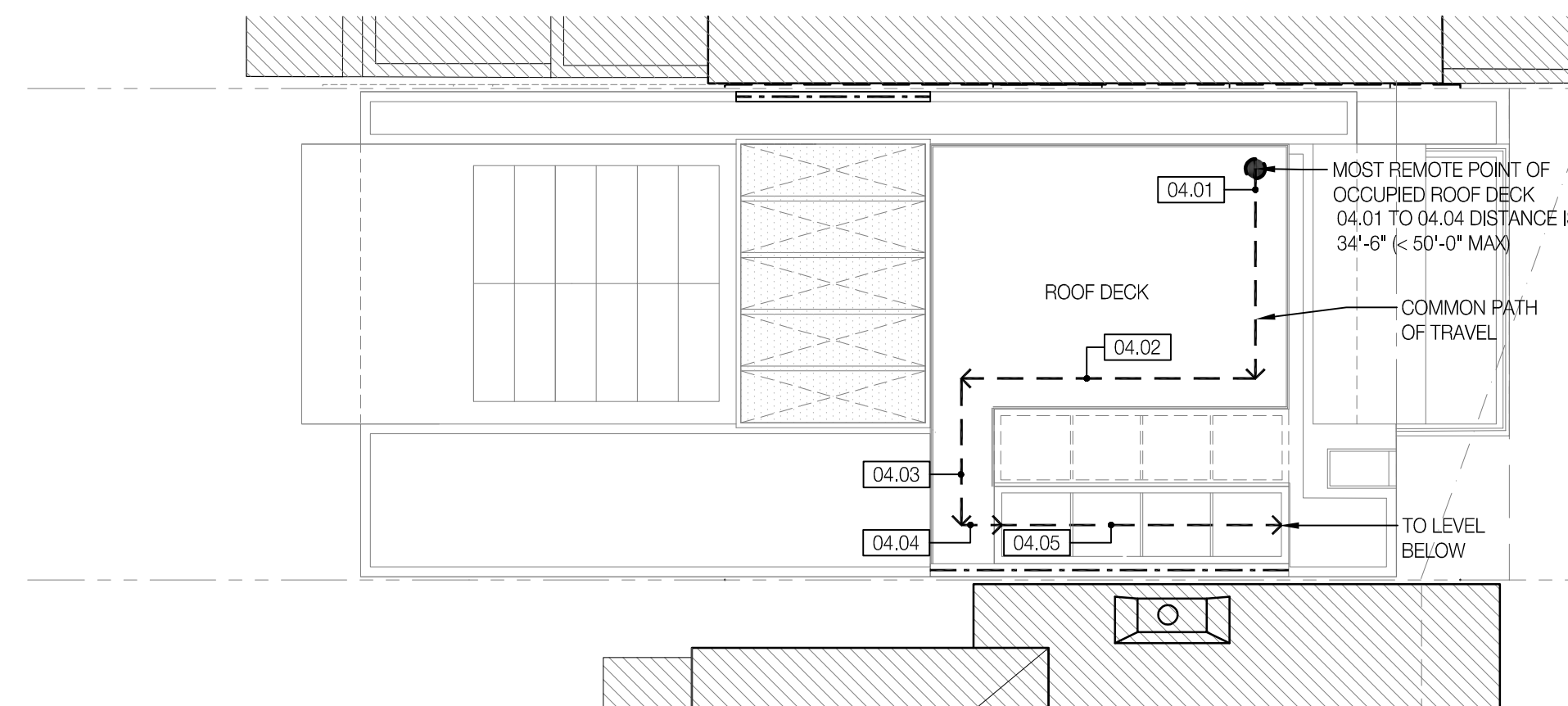
DRAWING INDEX

# A0.10



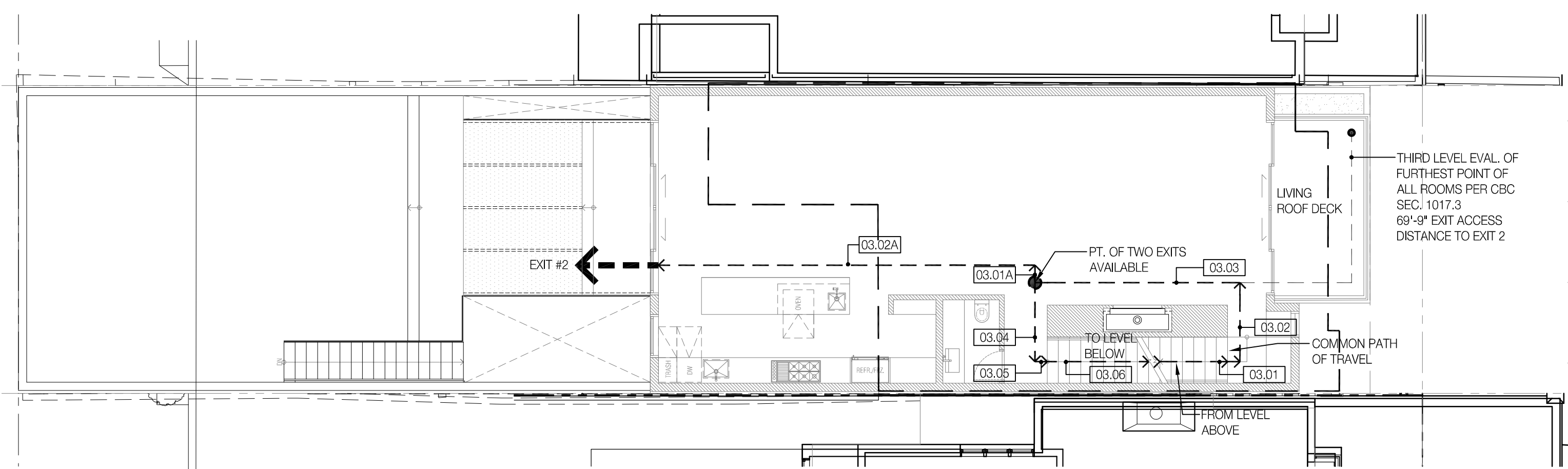
**6** LONGITUDINAL SECTION DIAGRAM - GRADE PLANE

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



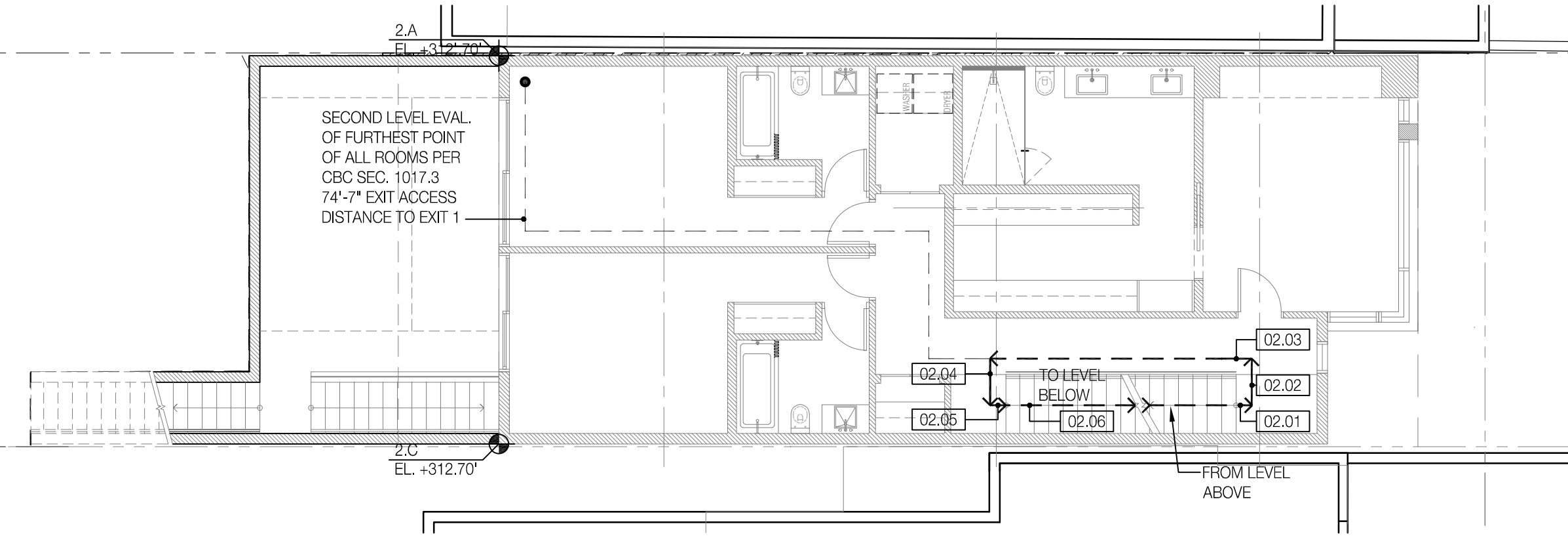
**5** PROPOSED ROOF DECK EXITING DIAGRAM

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



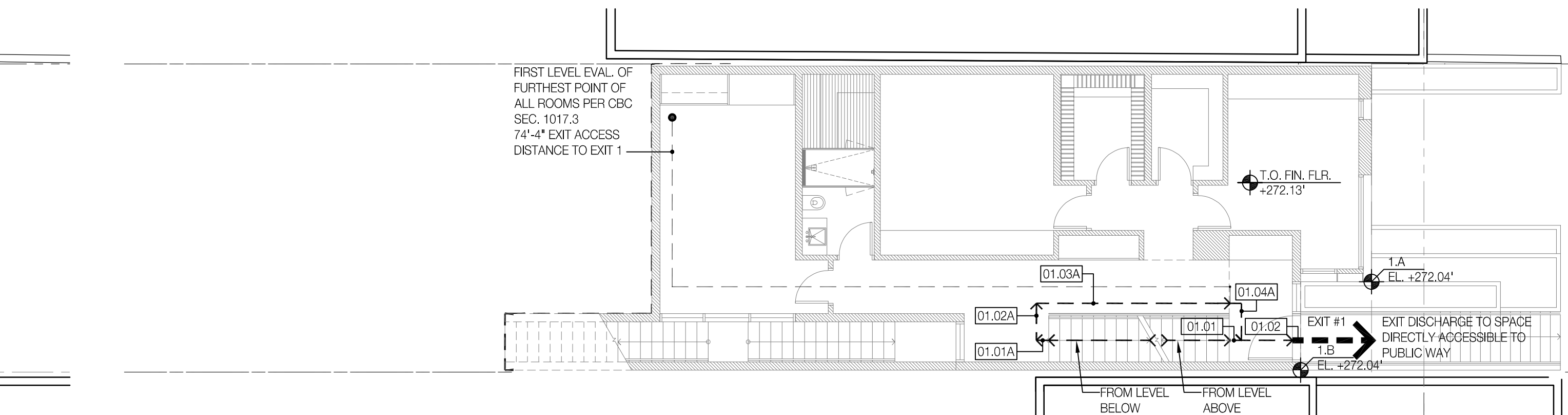
**4** PROPOSED LEVEL 3 EXITING DIAGRAM

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



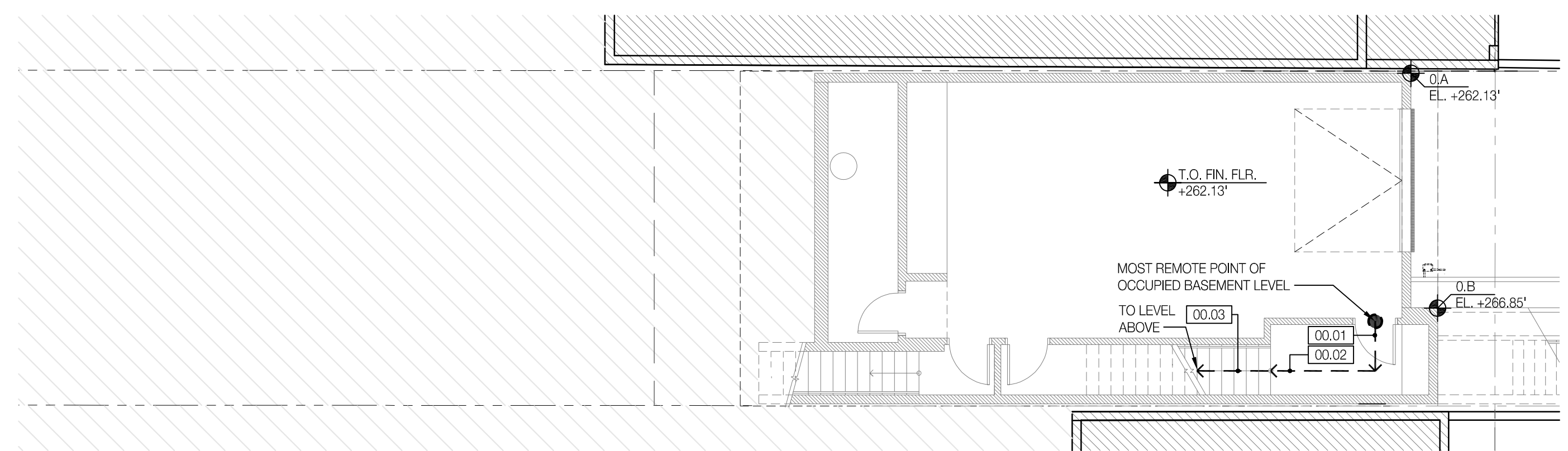
**3** PROPOSED LEVEL 2 EXITING DIAGRAM

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



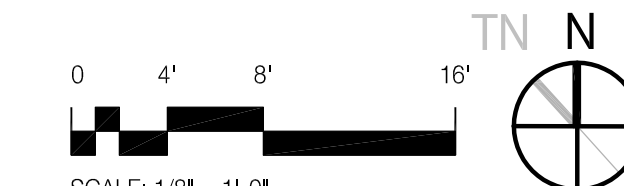
**2** PROPOSED LEVEL 1 EXITING DIAGRAM

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



**1** PROPOSED BASEMENT EXITING DIAGRAM

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



**GRADE PLANE**

PER CBC §202  
BASEMENT, A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE 'STORY ABOVE GRADE PLANE'), THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.

STORY ABOVE GRADE PLANE:  
ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:  
• MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR  
• MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

FINISHED GRADE POINTS AT EXTERIOR WALLS AT GRADE FOR AVERAGE GRADE PLAN CALCULATIONS

GRADE PLANE:  
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS.

GRADE PLANE CALCULATIONS (PER CBC §202)  
SEE "1 - PROPOSED BASEMENT", "2 - PROPOSED FIRST LEVEL" & "2 - PROPOSED LEVEL 2" FOR SPOT ELEVATIONS. FINISHED GRADE POINTS AT EXTERIOR WALLS AT GRADE FOR AVERAGE GRADE PLAN CALCULATIONS.

ELEVATION #	ELEV.
0.A	262.13'
0.B	262.13'
1.A	272.04'
1.B	272.04'
2.A	282.63'
2.B	282.63'
TOTAL ELEV.	1638.31'
AVG. GRADE PLANE	273.05' (1638.31'/6 TOTAL POINTS)

PROPOSED LEVEL 1 IS 272.13', LESS THAN 6'-0" ABOVE HORIZONTAL GRADE PLAN (273.05') AND IS LESS THAN 12'-0" ABOVE ADJACENT GRADE THEREFORE, LEVEL 0 IS NOT CONSIDERED A STORY ABOVE GRADE PLANE = BASEMENT

**DESIGN OCCUPANT LOADS**

RESIDENTIAL OCCUPANT LOAD (PER CBC §1004.1.2 2009.F./OCG)

LEVEL	AREA	OCCUP. LOAD	EXITS REQ'D	EXIT PROVIDED
BASEMENT	83 S.F.	1	1	1
LEVEL 1	1,303 S.F.	6	1	1
LEVEL 2	1,400 S.F.	7	1	1
LEVEL 3	1,263 S.F.	6	1	1

PER CBC §1006.2.1 EXC. 1: INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. (1) EXIT REQUIRED PER LEVEL

**TRAVEL DISTANCE TO STAIR**

EXIT TRACE DISTANCE CALC (PER SBC §1016.3)

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL 3	04.01	14'-10"	HORIZONTAL	-
	04.02	15'-6"	HORIZONTAL	-
	04.03	3'-2"	HORIZONTAL	-
	04.04	1'-0"	HORIZONTAL	-
	04.05	19'-0"	-	DIAGONAL
	TOTAL LEVEL 3	53'-6"	-	-
	TRAVEL TO STAIR	34'-6"	-	-

44'-2" < 50'-0" ALLOWABLE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY

**TRAVEL DISTANCE**

EXIT TRACE DISTANCE CALC (PER CBC §1017)

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL R	04.01	14'-10"	HORIZONTAL	-
	04.02	15'-6"	HORIZONTAL	-
	04.03	3'-2"	HORIZONTAL	-
	04.04	1'-0"	HORIZONTAL	-
	04.05	19'-0"	-	DIAGONAL
	TOTAL LEVEL R	53'-6"	-	-
LEVEL 3	03.01	1'-0"	HORIZONTAL	-
	03.02	6'-5"	HORIZONTAL	-
	03.03	15'-8"	HORIZONTAL	-
	03.04	6'-5"	HORIZONTAL	-
	03.05	1'-0"	HORIZONTAL	-
	03.06	17'-8"	-	DIAGONAL
	TOTAL LEVEL 3	48'-2"	-	-
LEVEL 2	02.01	1'-0"	HORIZONTAL	-
	02.02	2'-11"	HORIZONTAL	-
	02.03	15'-7"	HORIZONTAL	-
	02.04	2'-11"	HORIZONTAL	-
	02.05	1'-0"	HORIZONTAL	-
	02.06	17'-8"	-	DIAGONAL
	TOTAL LEVEL 2	41'-1"	-	-
LEVEL 1	01.01	1'-0"	HORIZONTAL	-
	01.02	5'-0"	HORIZONTAL	-
	TOTAL LEVEL 1	6'-0"	-	-
TOTAL TRAVEL DISTANCE TO EXIT #1		148'-9"		

MAXIMUM COMMON PATH OF TRAVEL DISTANCE TO POINT OF 2 EXITS FROM PROPOSED LEVEL R = 76'-7" (76'-7" < 125'-0" ALLOWABLE TRAVEL FOR COMMON PATH OF EGRESS FOR (2) BUILDING EXITS AND AN ALLOWABLE TRAVEL DISTANCE OF 250'-0". EXITS PROVIDED AT LEVEL 3 AND AT LEVEL 1

EXIT TRACE DISTANCE CALC (PER CBC §1017)

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL R	04.01	14'-10"	HORIZONTAL	-
	04.02	15'-6"	HORIZONTAL	-
	04.03	3'-2"	HORIZONTAL	-
	04.04	1'-0"	HORIZONTAL	-
	04.05	19'-0"	-	DIAGONAL
	TOTAL LEVEL R	53'-6"	-	-
LEVEL 3	03.01	1'-0"	HORIZONTAL	-
	03.02	6'-5"	HORIZONTAL	-
	03.03	15'-8"	HORIZONTAL	-
	03.04	6'-5"	HORIZONTAL	-
	03.05	1'-0"	HORIZONTAL	-
	03.06	17'-8"	-	DIAGONAL
	TOTAL LEVEL 3	48'-2"	-	-
LEVEL 2	02.01	1'-0"	HORIZONTAL	-
	02.02	2'-11"	HORIZONTAL	-
	02.03	15'-7"	HORIZONTAL	-
	02.04	2'-11"	HORIZONTAL	-
	02.05	1'-0"	HORIZONTAL	-
	02.06	17'-8"	-	DIAGONAL
	TOTAL LEVEL 2	41'-1"	-	-
LEVEL 1	01.01	1'-0"	HORIZONTAL	-
	01.02	5'-0"	HORIZONTAL	-
	TOTAL LEVEL 1	6'-0"	-	-
TOTAL TRAVEL DISTANCE TO EXIT #1		148'-9"		

EXIT TRACE DISTANCE CALC (PER CBC §1017)

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL R	04.01	14'-10"	HORIZONTAL	-
	04.02	15'-6"	HORIZONTAL	-
	04.03	3'-2"	HORIZONTAL	-
	04.04	1'-0"	HORIZONTAL	-
	04.05	19'-0"	-	DIAGONAL
	TOTAL LEVEL R	53'-6"	-	-
LEVEL 3	03.01	1'-0"	HORIZONTAL	-
	03.02	6'-5"	HORIZONTAL	-
	03.03	15'-8"	HORIZONTAL	-
	03.04	6'-5"	HORIZONTAL	-
	03.01A	1'-5"	HORIZONTAL	-
	03.01B	30'-6"	HORIZONTAL	-
	TOTAL LEVEL 3	55'-0"	-	-
TOTAL TRAVEL DISTANCE TO EXIT #2		108'-6"		

MAXIMUM PATH OF TRAVEL DISTANCE TO EXIT 2 FROM PROPOSED LEVEL R = 108'-6" (108'-6" < 250'-0" ALLOWABLE TRAVEL FOR COMMON PATH OF EGRESS FOR (2) BUILDING EXITS AND AN ALLOWABLE TRAVEL DISTANCE OF 250'-0".

EXIT TRACE DISTANCE CALC (PER CBC §1017)

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
BASEMENT	00.01	3'-8"	HORIZONTAL	-
	00.02	8'-8"	HORIZONTAL	-
	00.03	16'-7"	-	DIAGONAL
	TOTAL LEVEL 0	28'-11"	-	-
LEVEL 1	01.01A	1'-0"	HORIZONTAL	-
	01.02A	3'-0"	HORIZONTAL	-
	01.03A	15'-8"	-	DIAGONAL
	01.04A	3'-0"	HORIZONTAL	-
	01.05A	5'-0"	HORIZONTAL	-
	01.01	1'-0"	HORIZONTAL	-
	01.02	5'-0"	HORIZONTAL	-
	TOTAL LEVEL 1	27'-8"	-	-
TOTAL TRAVEL DISTANCE TO EXIT #1		56'-7"		

MAXIMUM PATH OF TRAVEL DISTANCE TO EXIT 1 FROM PROPOSED LEVEL R = 56'-7" (56'-7" < 250'-0" ALLOWABLE TRAVEL FOR COMMON PATH OF EGRESS FOR (2) BUILDING EXITS AND AN ALLOWABLE TRAVEL DISTANCE OF 250'-0".

EGRESS FROM SPACES (PER CBC §1006.2)  
IN GROUP R-3 OCCUPANCIES, WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, TWO MEANS OF EGRESS ARE PERMITTED. THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET AND EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 250 FEET.

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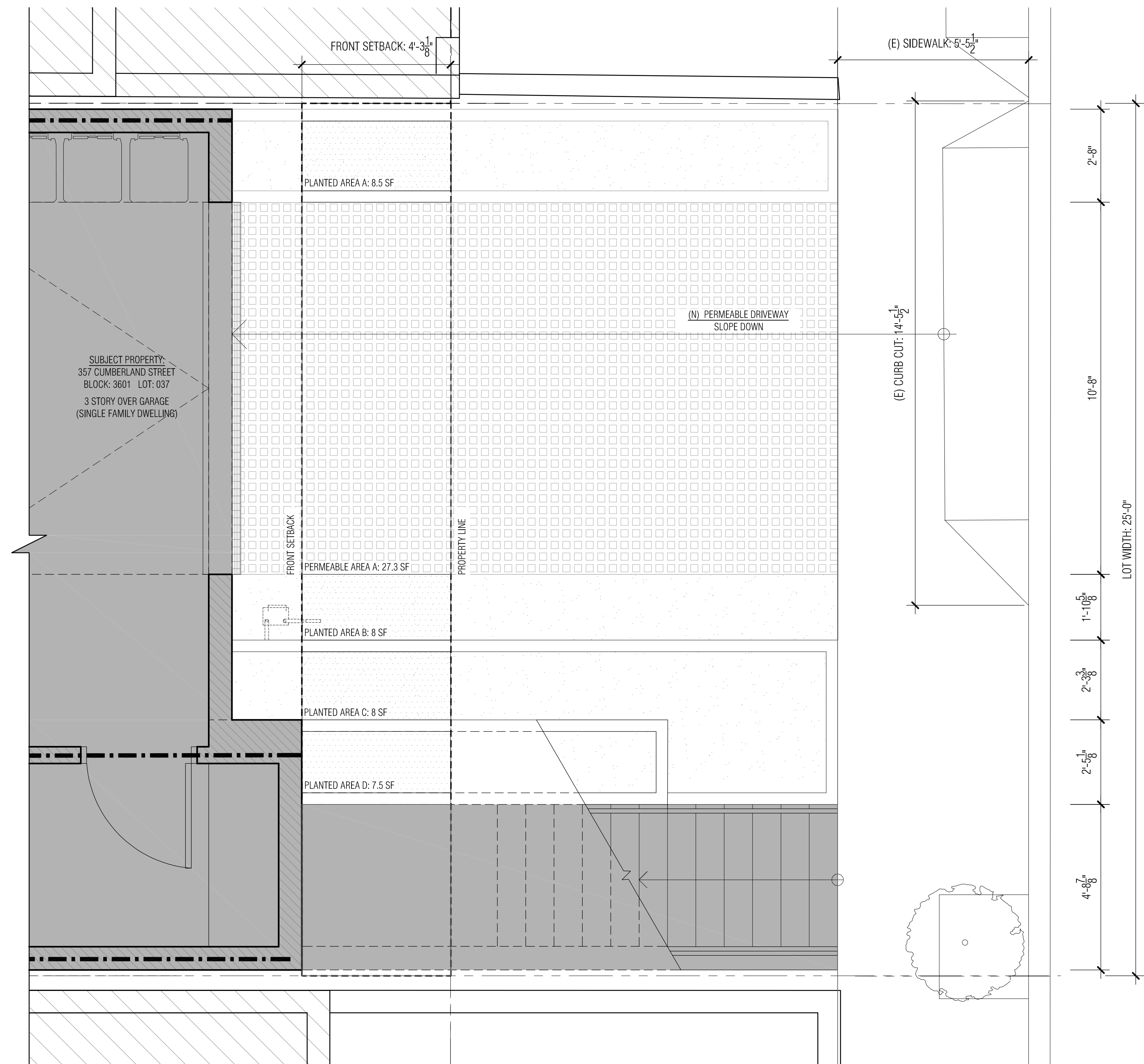
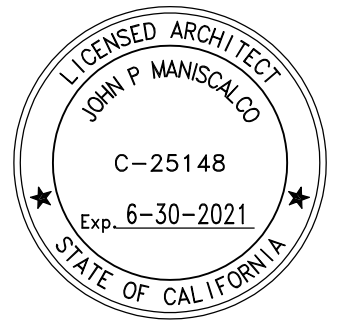
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**CODE COMPLIANCE - GRADE PLANE & EXITING DISTANCE DIAGRAMS**

**A0.20**



**LANDSCAPING AREA CALCULATIONS**  
PLANNING CODE SEC. 132(G); UNPAVED PLANTING MATERIALS

FRONT SETBACK TOTAL AREA: 86 SF (106 S.F. TOTAL W/ 20 S.F. STAIR)  
REQUIRED LANDSCAPE 20%: 17 SF

PLANTED AREA A: 8.5 SF  
PLANTED AREA B: 8 SF  
PLANTED AREA C: 8 SF  
PLANTED AREA D: 7.5 SF  
TOTAL PLANTED AREA: 32 SF  
37% PLANTED AREA

**PERMEABLE AREA CALCULATIONS**  
PLANNING CODE SEC. 132(H); PERMEABLE SURFACES

FRONT SETBACK TOTAL AREA: 86 SF (106 S.F. TOTAL W/ 20 S.F. STAIR)  
REQUIRED 50% PERMEABILITY: 43 SF

PERMEABLE AREA A: 27.3 SF  
PLANTED AREA A: 8.5 SF  
PLANTED AREA B: 8 SF  
PLANTED AREA C: 8 SF  
PLANTED AREA D: 7.5 SF  
TOTAL PLANTED AREA: 59.3 SF  
72.5% PERMEABLE AREA

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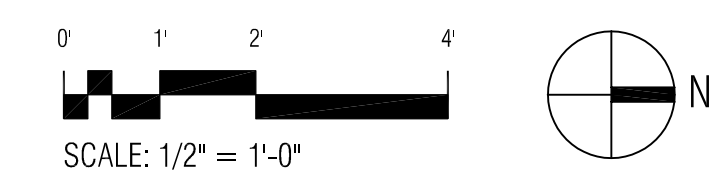
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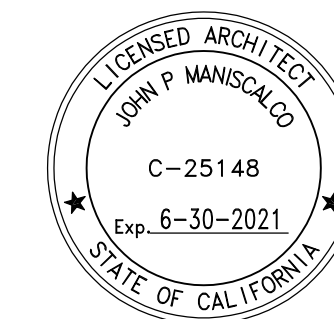
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**1 FRONT SETBACK LANDSCAPING & PERMEABILITY CALCS**  
1/2" = 1'-0"



**LANDSCAPING & PERMEABILITY CALCS**

**A0.30**



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**SITE CONTEXT  
IMAGERY**

**A0.40**



**11** AERIAL FRONT SETBACK  
N.T.S.



**5** REAR OF NEIGH. BLDG (359 CUMBERLAND)  
N.T.S.



**1** FRONT OF SUBJECT LOT (357 CUMBERLAND)  
N.T.S.



**6** REAR OF SUBJECT BLDG (357 CUMBERLAND)  
N.T.S.



**2** FRONT OF ADJ. BLDG (349 CUMBERLAND)  
N.T.S.



**10** FRONT OF NEIGH. BLDG (369 CUMBERLAND)  
N.T.S.



**7** REAR OF NEIGH. BLDG (349 CUMBERLAND)  
N.T.S.



**3** FRONT OF ADJ. BLDG (359 CUMBERLAND)  
N.T.S.



**9** FRONT OF FACING STREET (362 CUMBERLAND)  
N.T.S.



**8** FRONT OF FACING STREET (350 CUMBERLAND)  
N.T.S.



**4** FRONT OF NEIGH. BLDG (367 CUMBERLAND)  
N.T.S.



**12** PANORAMIC - CUMBERLAND ST. (SOUTH MOVING DIRECTION)  
N.T.S.



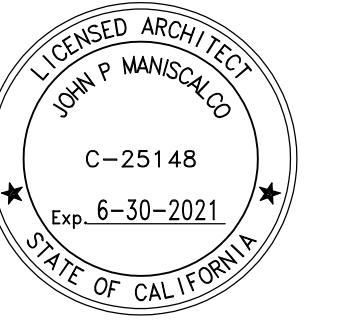
**3** PERSPECTIVE, STREET - PROPOSED LOOKING SOUTHEAST  
N.T.S.



**2** PERSPECTIVE, STREET - PROPOSED LOOKING SOUTH  
N.T.S.



**1** PERSPECTIVE, STREET - PROPOSED LOOKING SOUTHWEST  
N.T.S.



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Permit Number  
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**PROPOSED DESIGN  
RENDERINGS**

**A0.50**

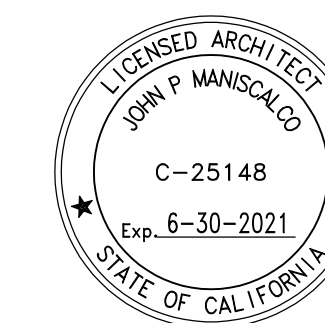
# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

<b>INSTRUCTIONS:</b> 1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". <i>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</i>				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT				NEW CONSTRUCTION					ALTERATIONS + ADDITIONS					PROJECT INFO
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROJECT NAME			
				R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	BLOCK/LOT					
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	ADDRESS					
				n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	PRIMARY OCCUPANCY						
				4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	GROSS BUILDING AREA					
				•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)					
				n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r						
				•	•	•	•	•	•	•	•	•						
				•	•	•	•	•	•	•	•	•						
				n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•						
				SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added						
				n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added						
				•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r						
				•	•	•	•	•	•	•	•	•						
				•	75% diversion	75% diversion	•	•	•	•	75% diversion	•						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						
				n/r	n/r	•	•	n/r	n/r	•	•	•						
				•	•	•	•	•	•	•	•	•						
				•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope						
				if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope						
				•	•	•	•	n/r	n/r	•	•	•						
				•	•	•	•	•	•	•	•	•						
				if applicable	if applicable	•	•	if applicable	n/r	•	•	•						
				n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r						
				•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						
				•	•	n/r	n/r	•	•	n/r	n/r	n/r						







Project Address  
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**San Francisco, CA**

Issuance  
**PRJ Submittal Rev. 1**

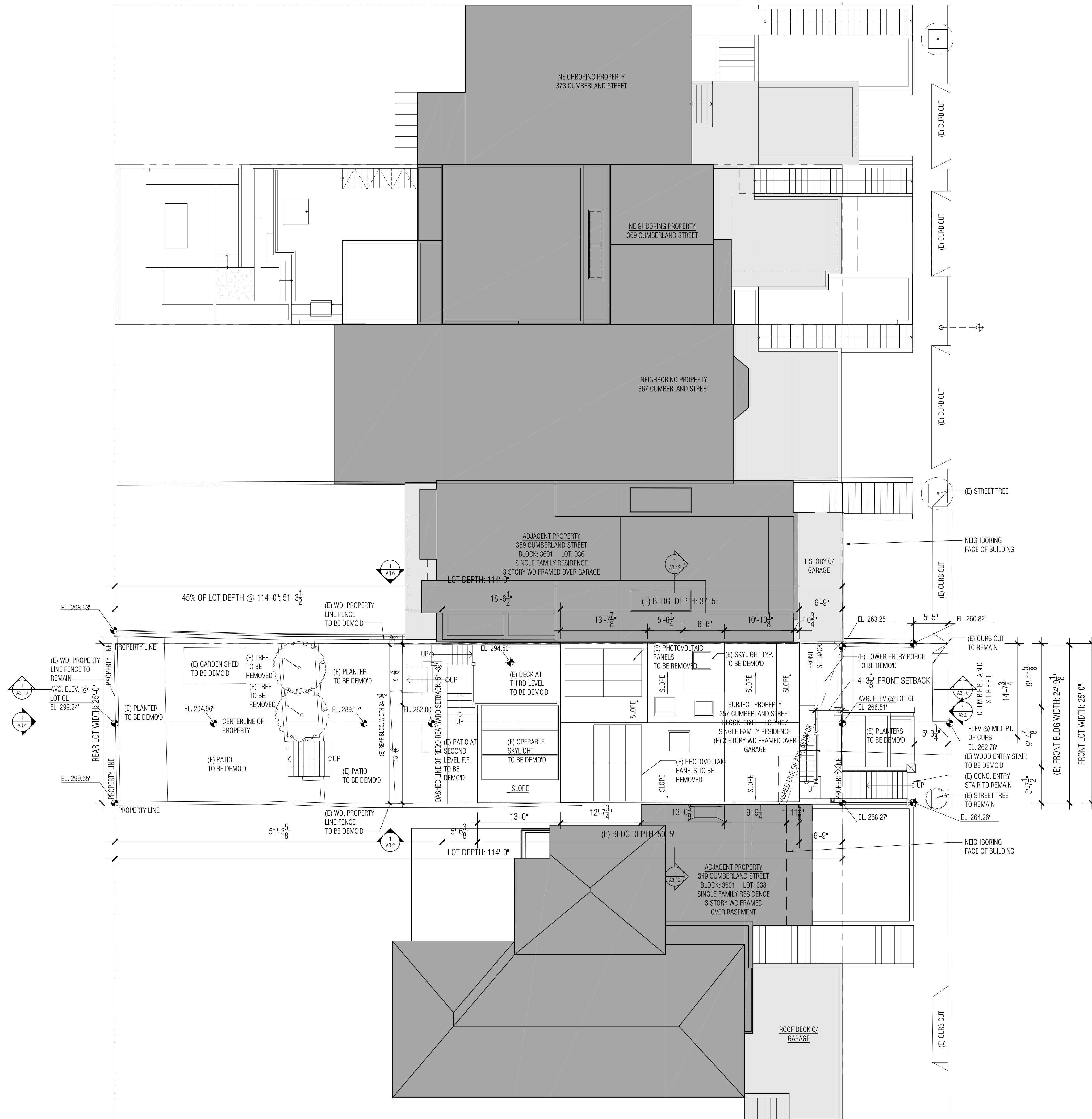
Date  
**03.06.2020**

Revision History

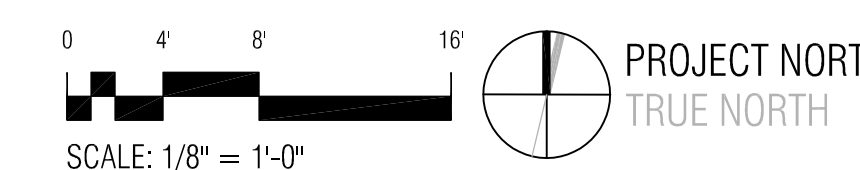
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

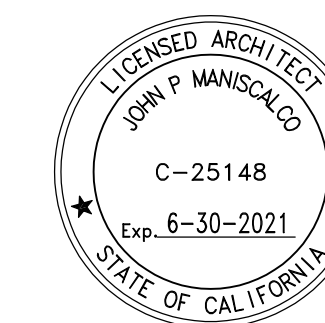
EXISTING SITE PLAN

**A1.10**



**1** EXISTING SITE PLAN  
1/8" = 1'-0"





Project Address  
**357 Cumberland St.**  
San Francisco, CA

Issuance  
**PRJ Submittal Rev. 1**

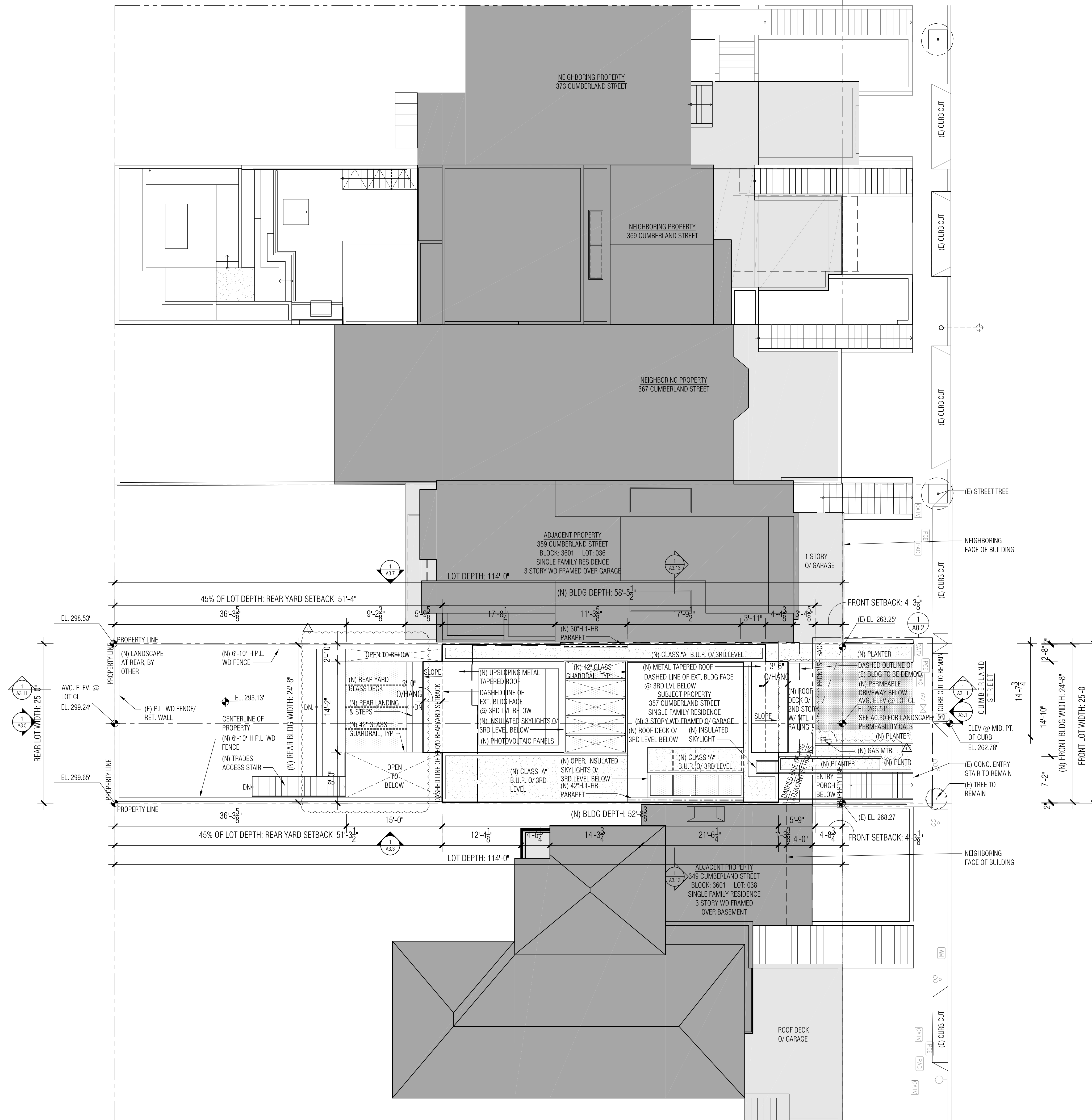
Date  
**03.06.2020**

Revision History

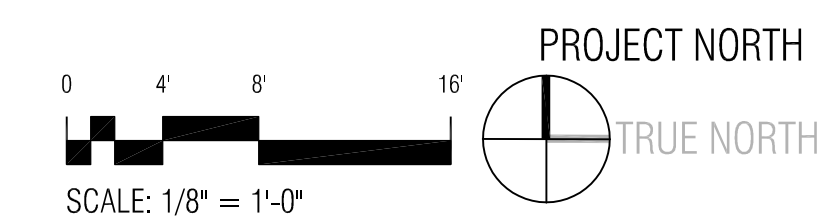
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

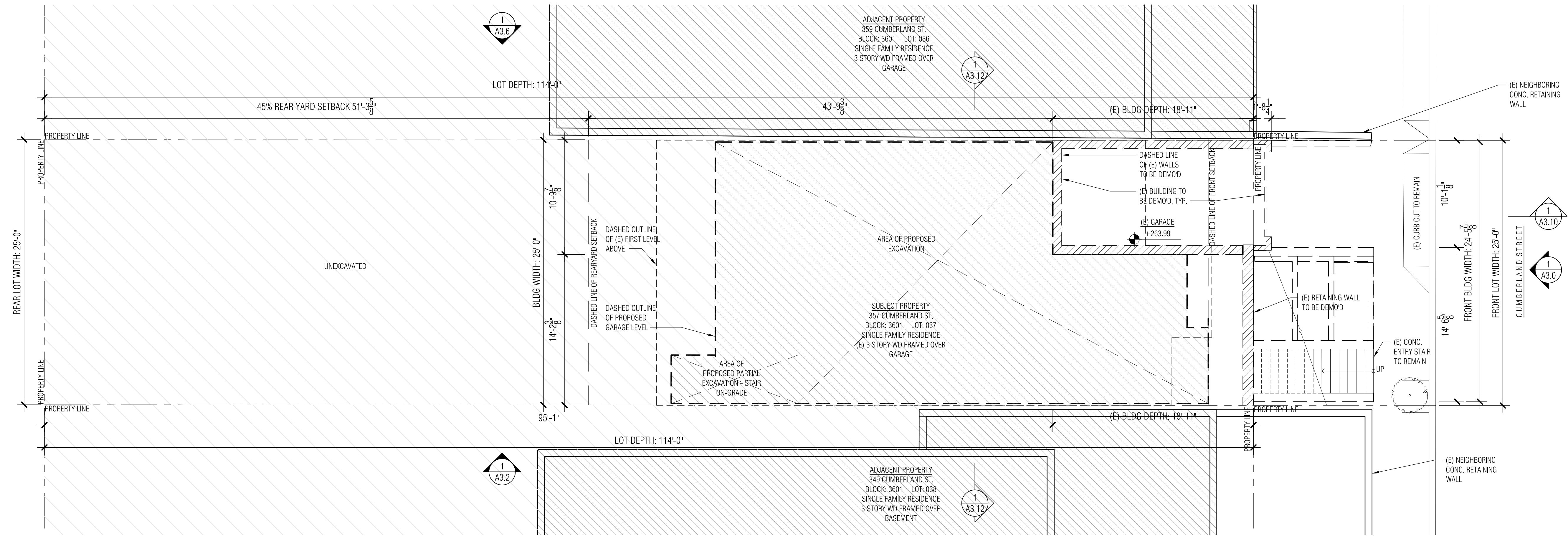
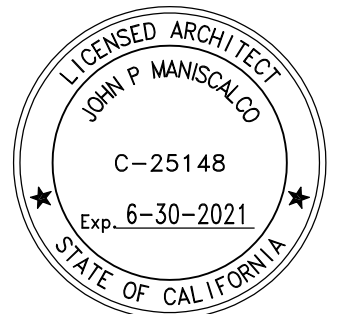
PROPOSED SITE PLAN

**A1.20**



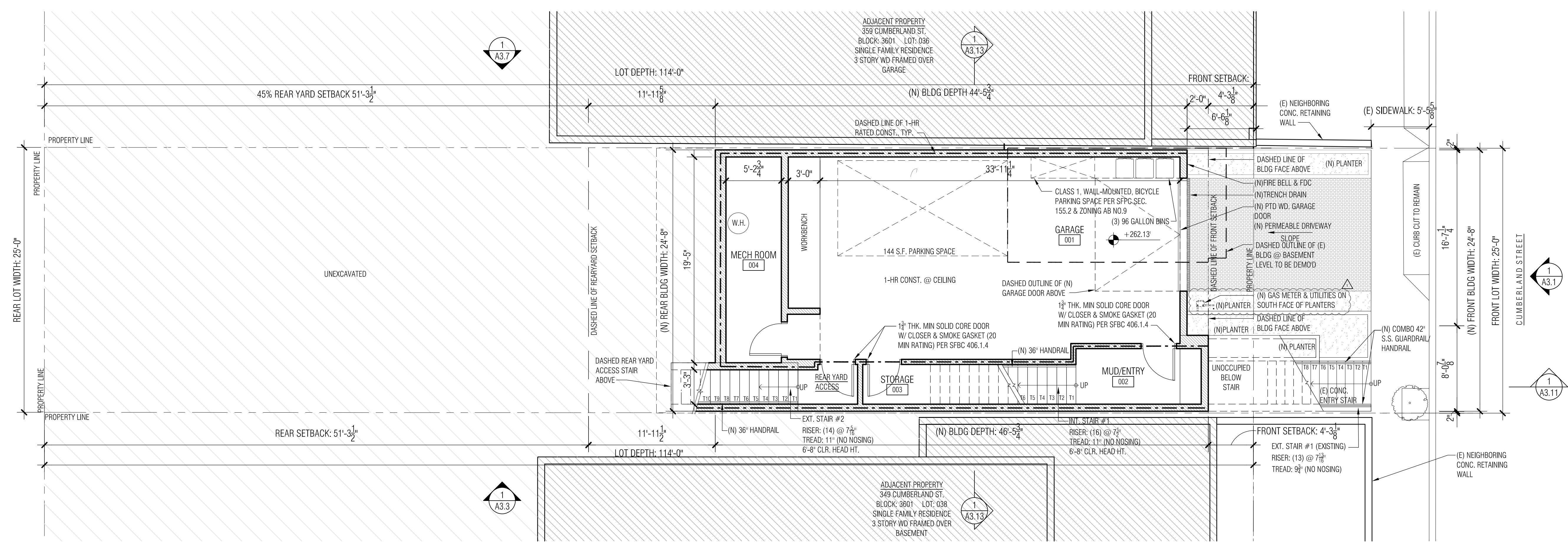
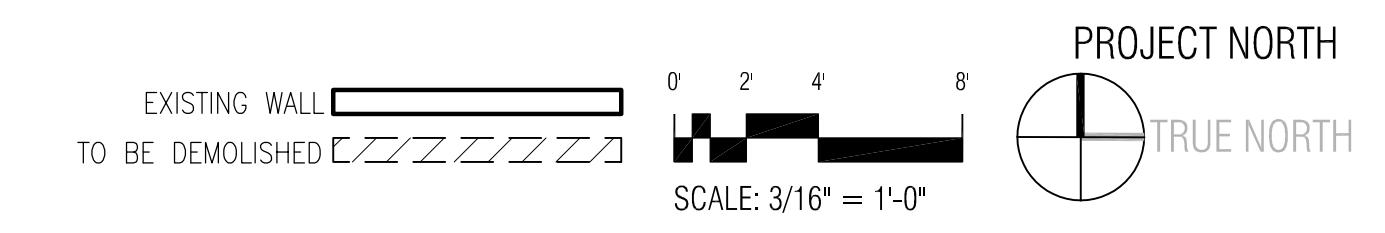
**1** PROPOSED SITE PLAN  
1/8" = 1'-0"





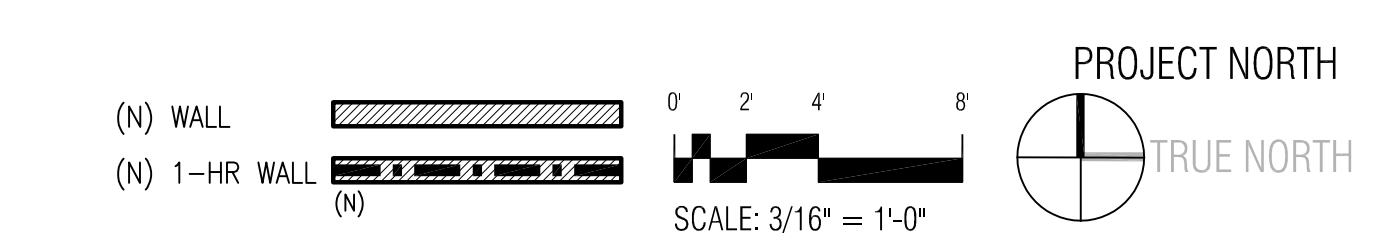
**1** EXISTING BASEMENT (GARAGE) FLOOR PLAN

3/16" = 1'-0"



**2** PROPOSED BASEMENT (GARAGE) FLOOR PLAN

3/16" = 1'-0"



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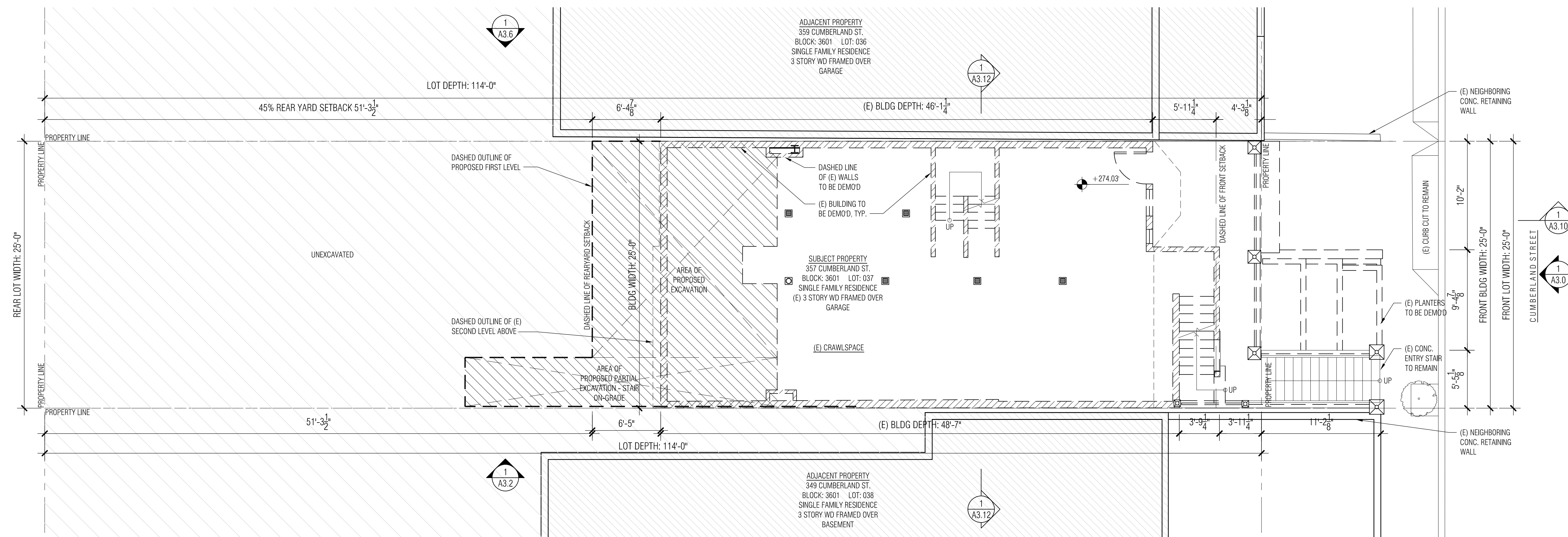
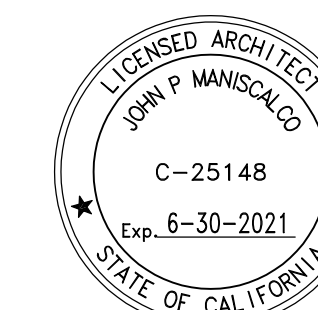
Date  
**03.06.2020**

Revision History

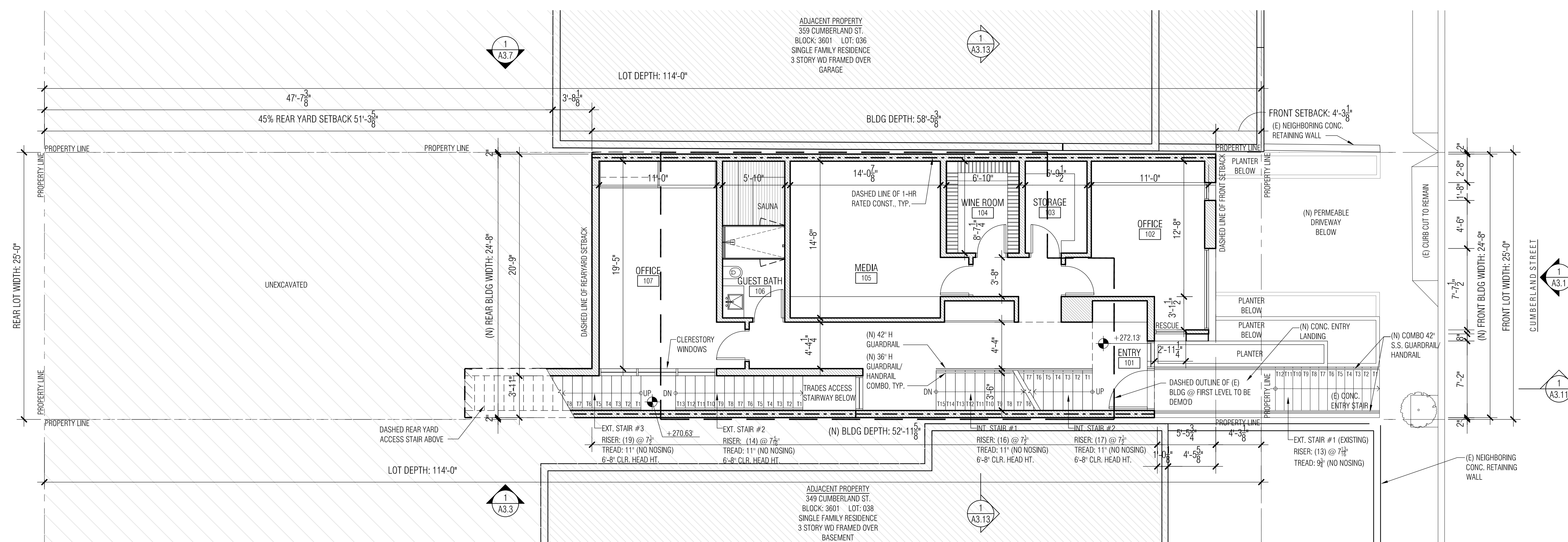
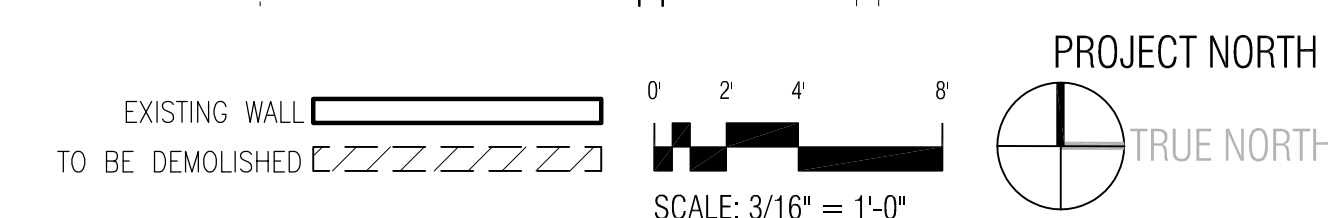
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**EXISTING & PROPOSED  
BASEMENT LEVEL  
FLOOR PLANS**

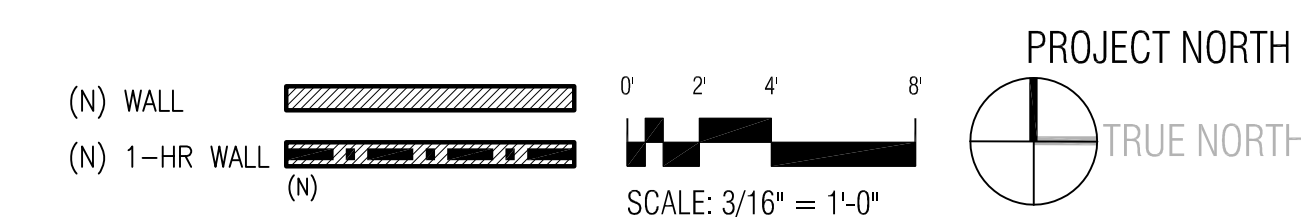
**A2.00**



**1** EXISTING FIRST LEVEL FLOOR PLAN  
3/16" = 1'-0"



**2** PROPOSED FIRST LEVEL FLOOR PLAN  
3/16" = 1'-0"



Project Address  
**357 Cumberland St.**  
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Issuance  
**PRJ Submittal Rev. 1**

Date  
**03.06.2020**

Revision History

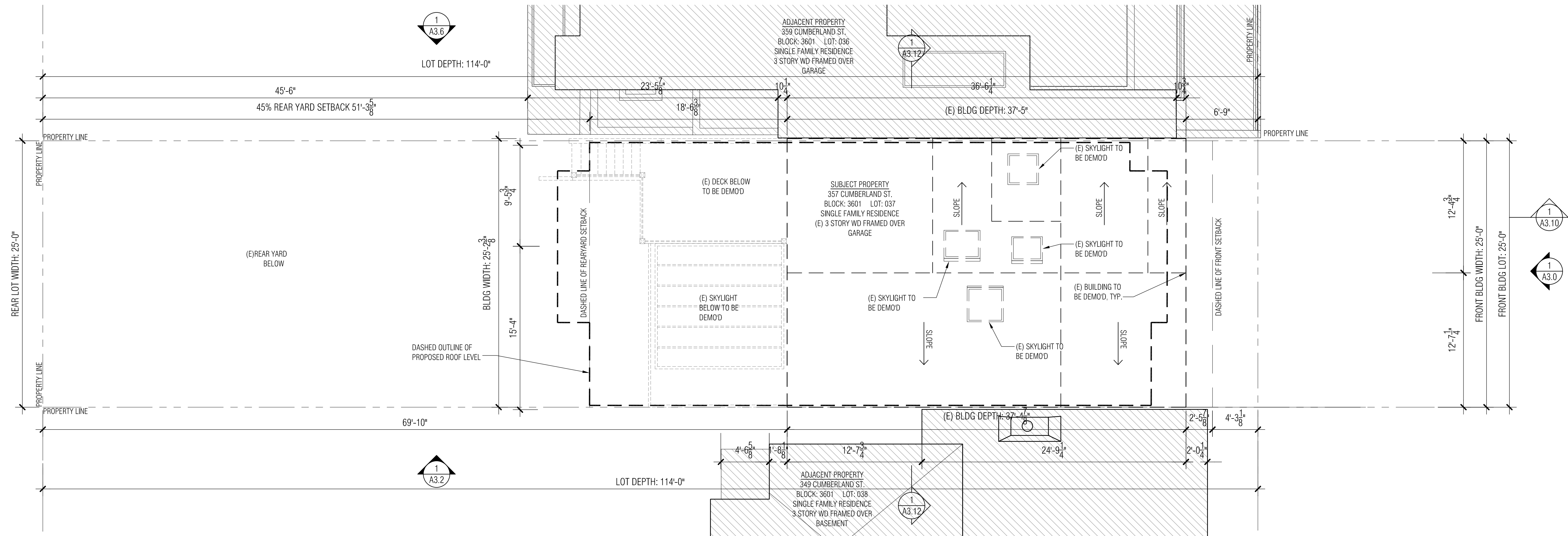
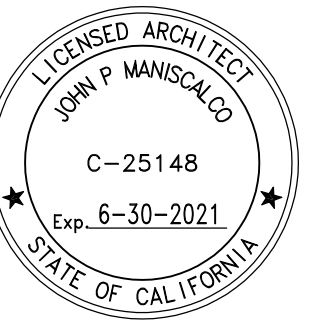
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**EXISTING & PROPOSED  
FIRST LEVEL FLOOR  
PLAN**

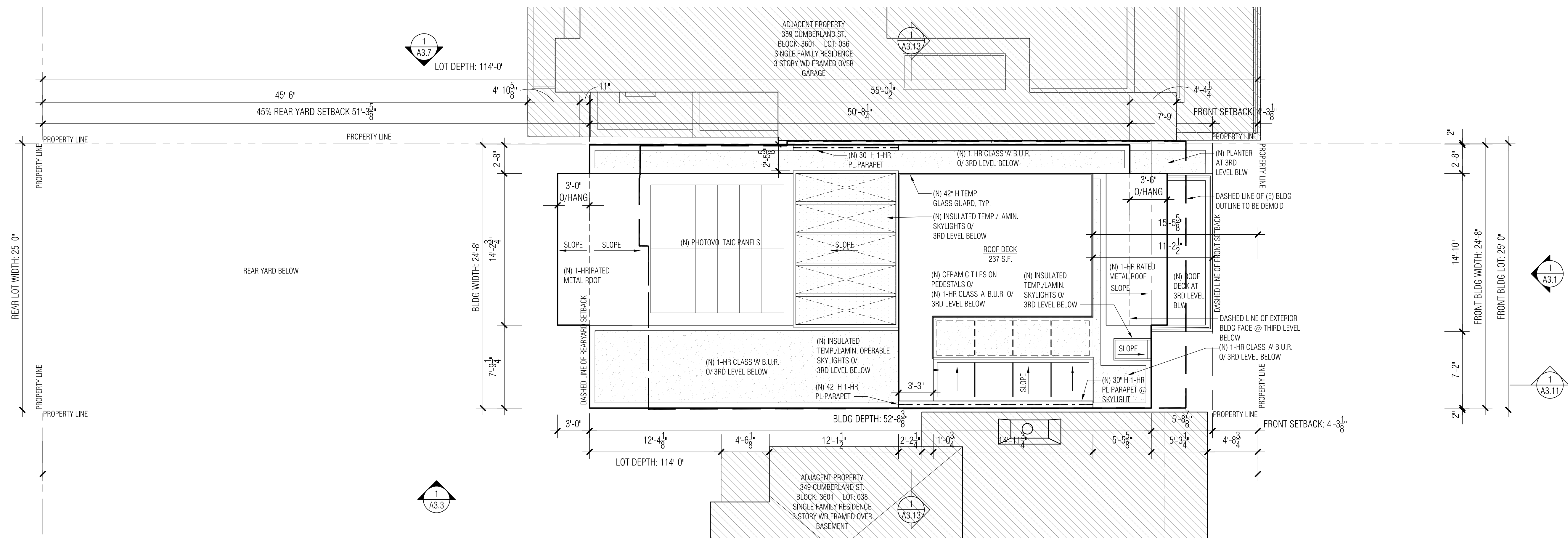
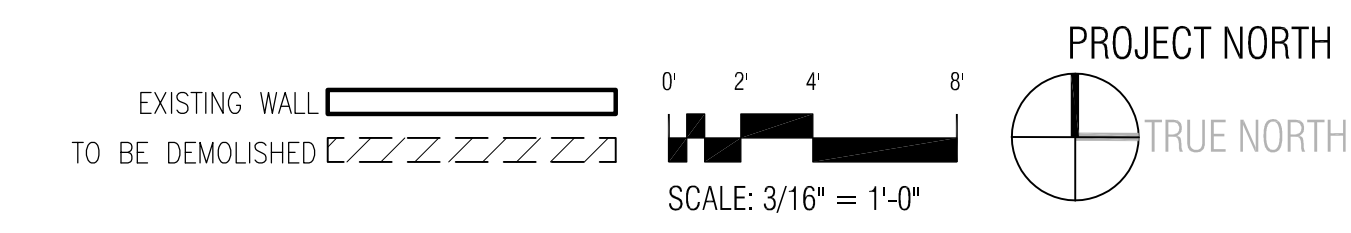
**A2.10**



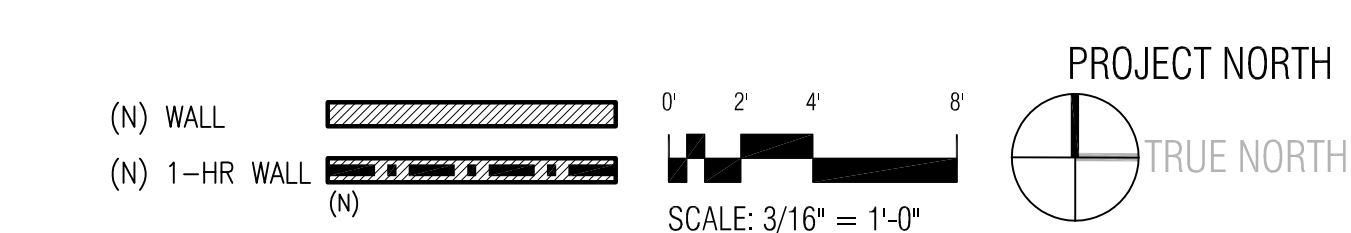




**1** EXISTING ROOF PLAN  
3/16" = 1'-0"



**2** PROPOSED ROOF PLAN  
3/16" = 1'-0"



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**03.06.2020**

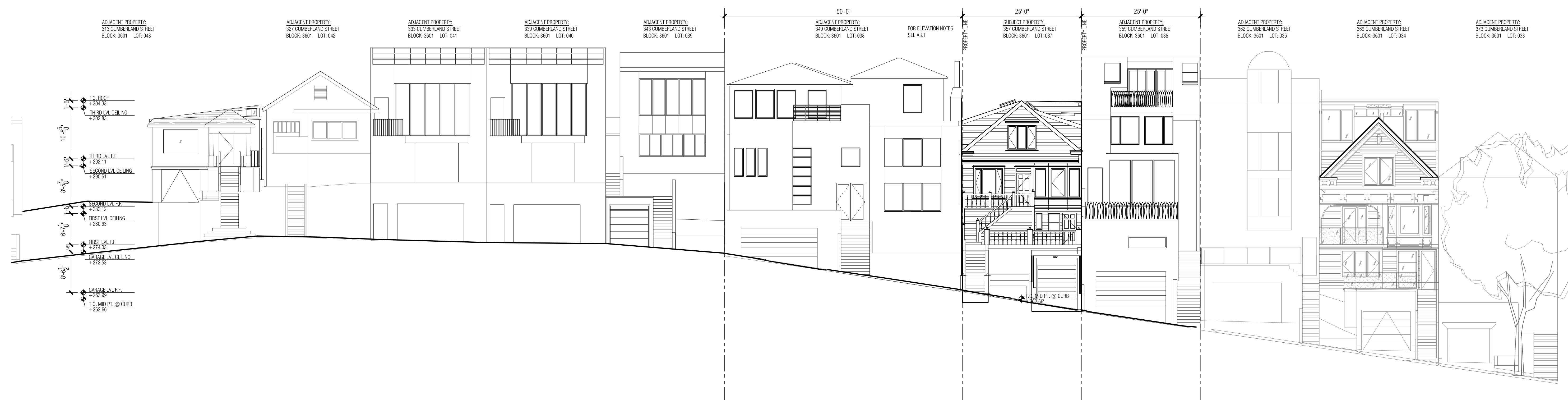
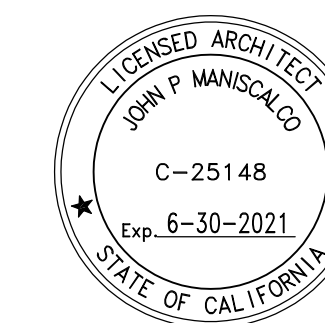
Revision History

No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**EXISTING & PROPOSED  
ROOF FLOOR PLAN**

**A2.40**





**1** EXISTING NORTH (FRONT) ELEVATION  
3/16"=1'-0"

Project Address  
**357 Cumberland St.**  
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Permit Number  
**PA#**



**2** PROPOSED NORTH (FRONT) ELEVATION  
3/16"=1'-0"

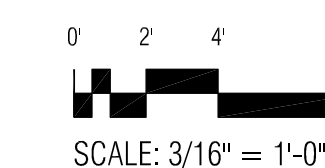
Issuance  
**PRJ Submittal Rev. 1**

Date  
**03.06.2020**

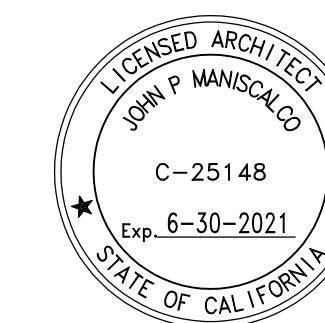
Revision History

No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

EXISTING & PROPOSED  
NORTH (FRONT) STREET  
ELEVATIONS



**A3.00**



Project Address  
**357 Cumberland St.**  
**San Francisco, CA**

Issuance  
**PRJ Submittal Rev. 1**

Date  
**03.06.2020**

Revision History

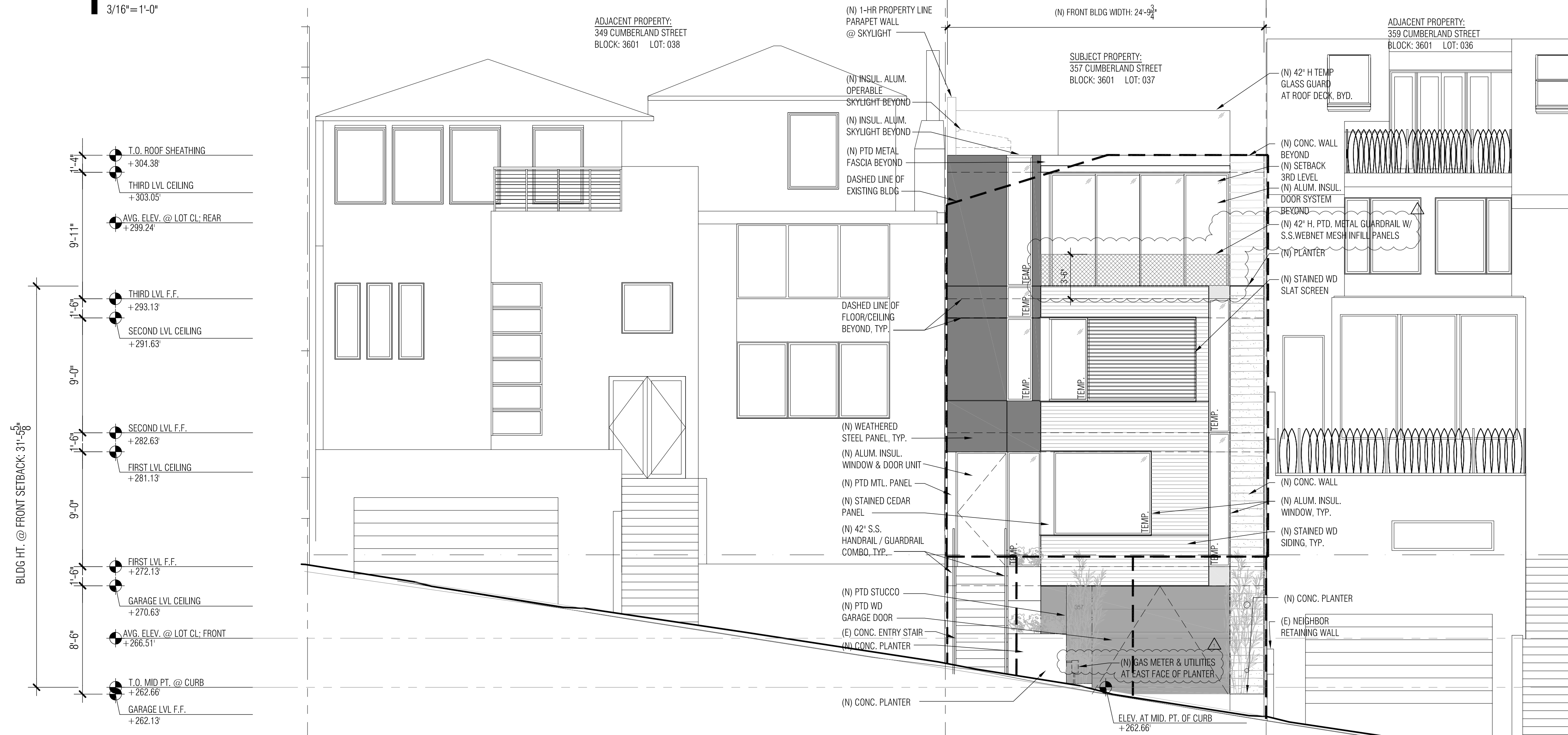
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**EXISTING & PROPOSED  
NORTH (FRONT)  
ELEVATIONS**

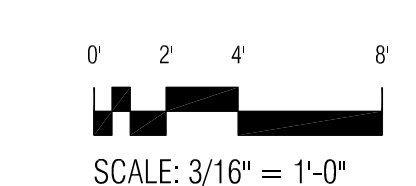
**A3.01**

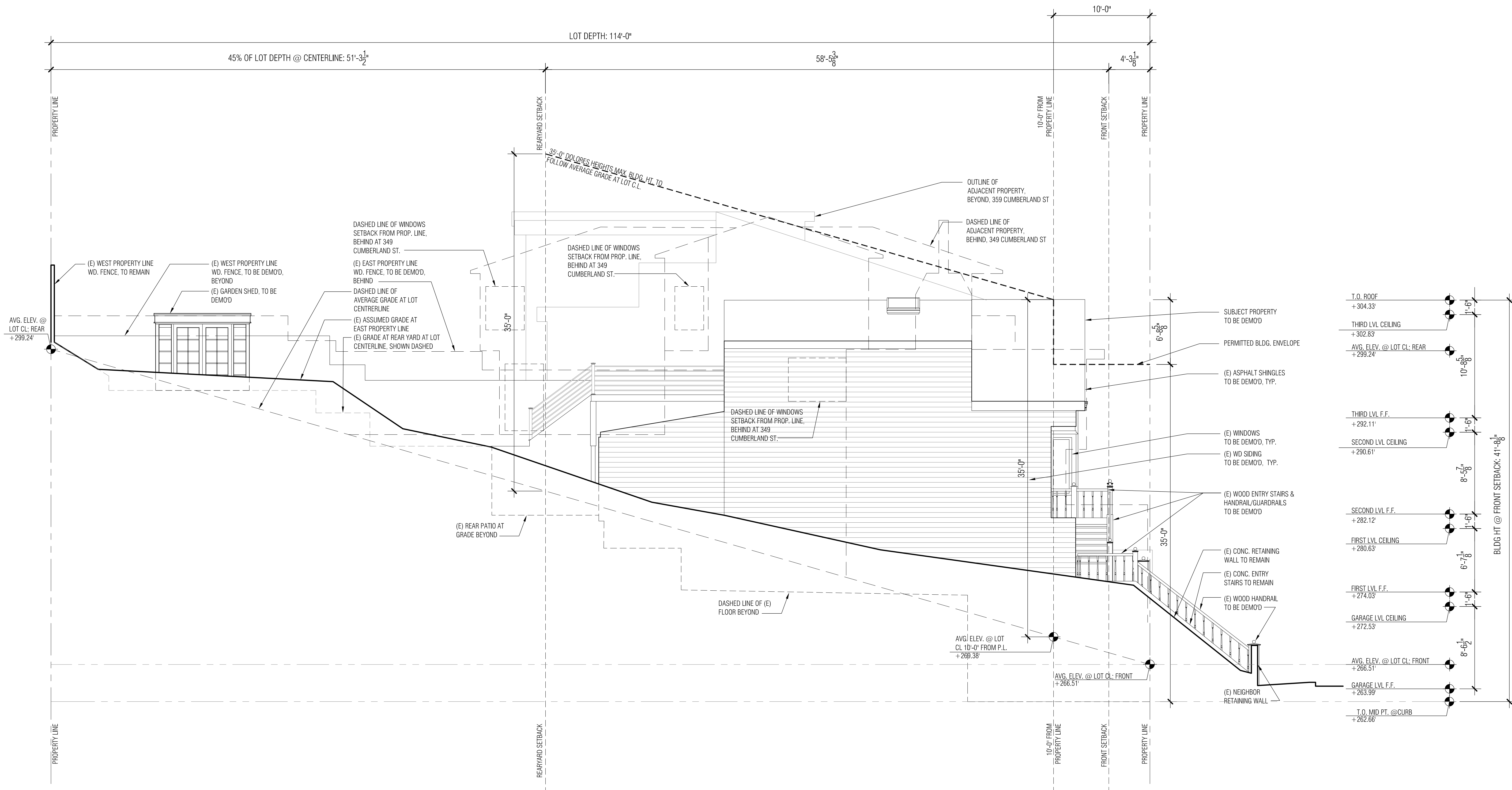
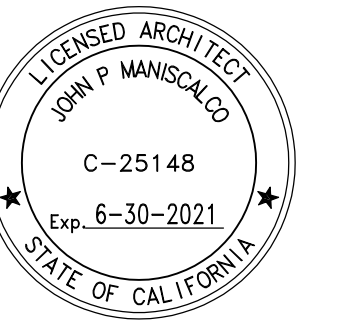


**1 EXISTING NORTH (FRONT) ELEVATION**



**2 PROPOSED NORTH (FRONT) ELEVATION**





Project Address  
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Permit Number  
**PA#**

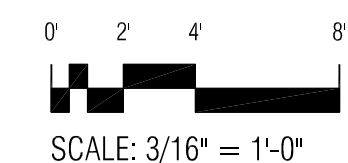
Issuance  
**PRJ Submittal Rev. 1**

Date  
**03.06.2020**

Revision History

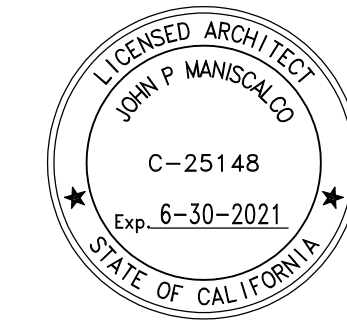
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**1** EXISTING EAST (SIDE) ELEVATION  
3/16" = 1'-0"



EXISTING EAST (SIDE)  
ELEVATION

**A3.02**



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**PRJ Submittal Rev. 1**

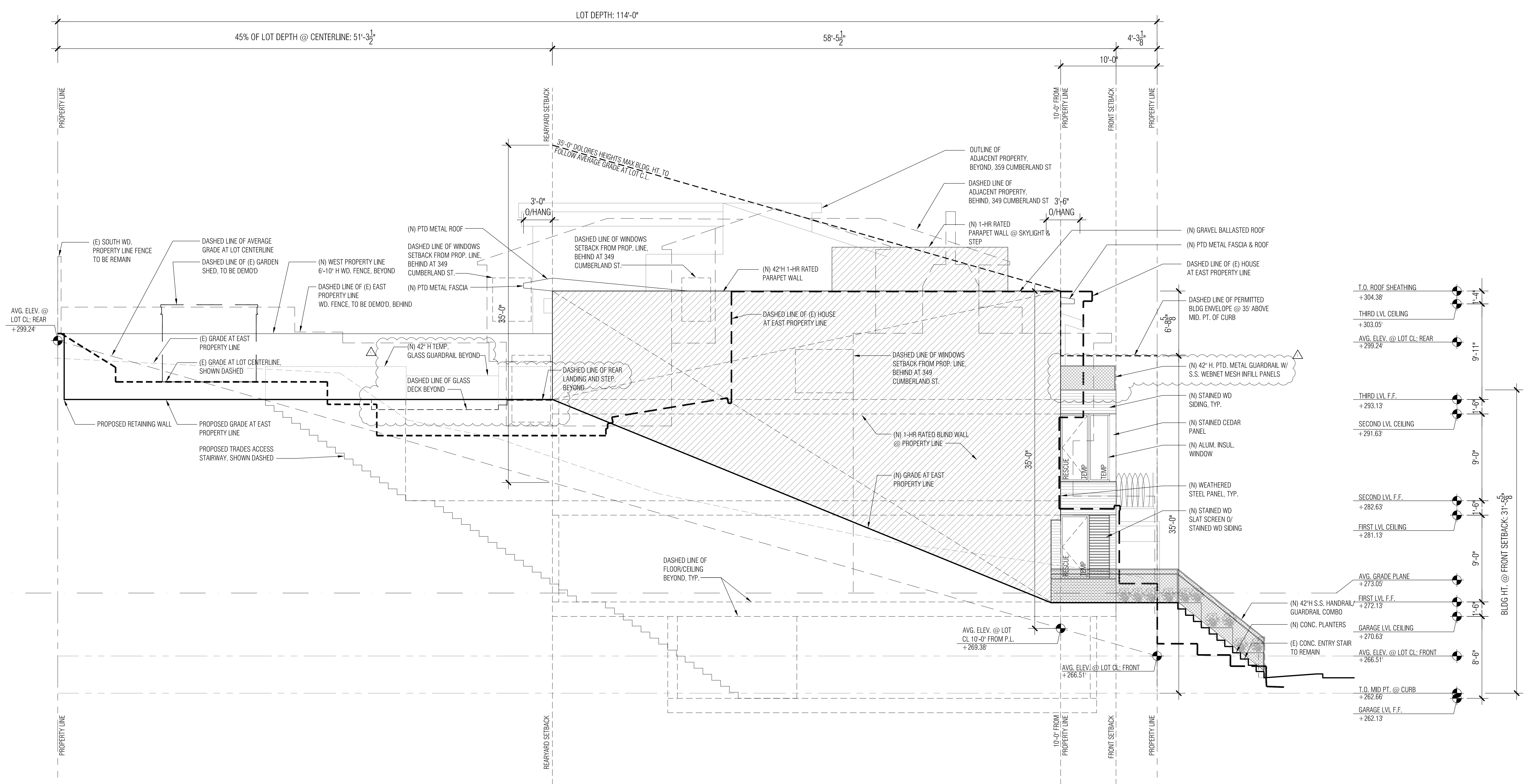
Date  
**03.06.2020**

Revision History

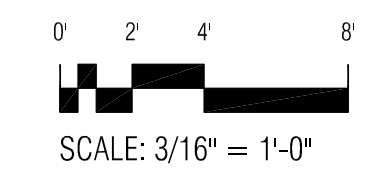
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

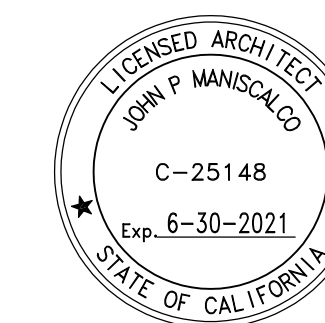
**PROPOSED EAST (SIDE)  
ELEVATIONS**

**A3.03**



**1** PROPOSED EAST (SIDE) ELEVATION  
3/16" = 1'-0"





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**PRJ Submittal Rev. 1**

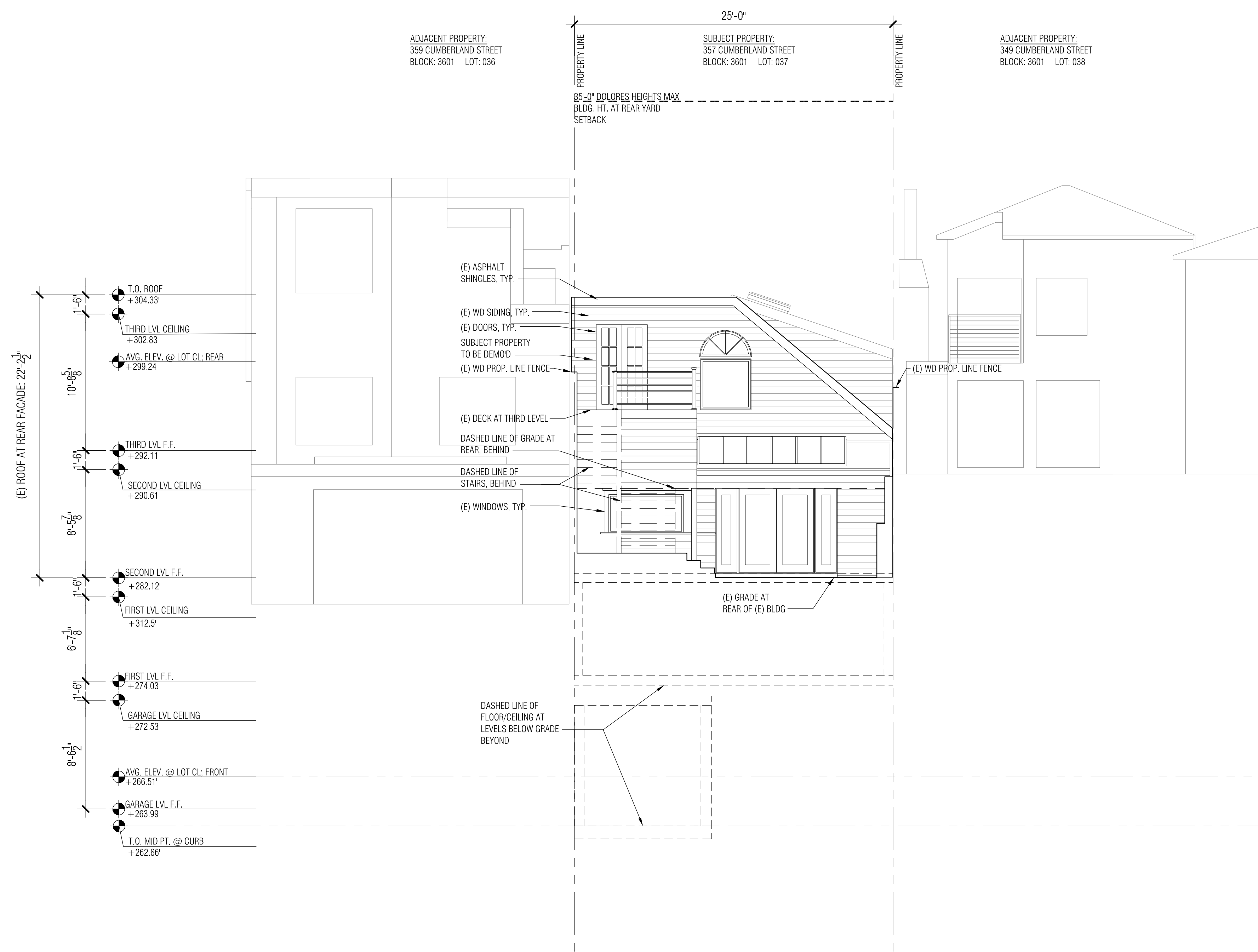
Date  
**03.06.2020**

Revision History

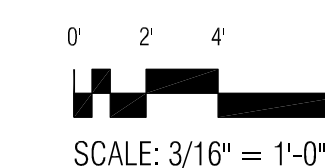
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**EXISTING SOUTH (REAR)  
ELEVATION**

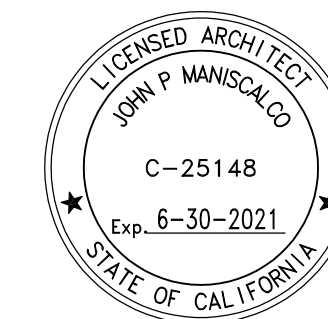
**A3.04**



**1** EXISTING SOUTH (REAR) ELEVATION  
3/16" = 1'-0"







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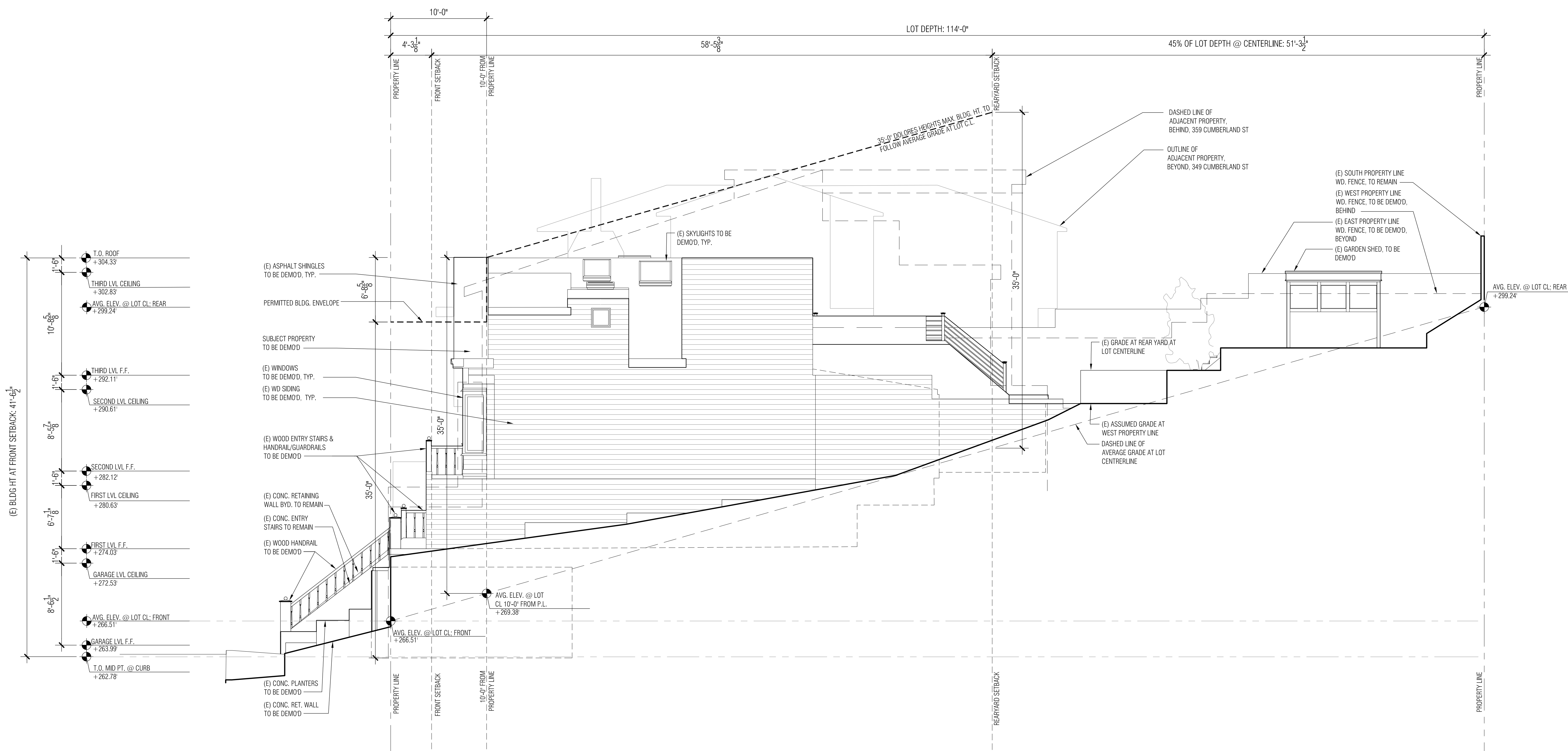
Date  
**03.06.2020**

Revision History

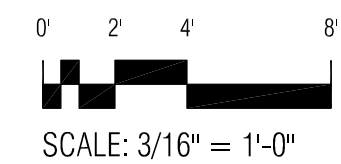
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

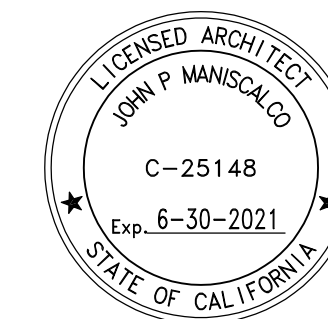
**EXISTING WEST (SIDE)  
ELEVATION**

**A3.06**



**1 EXISTING WEST (SIDE) ELEVATION**  
3/16" = 1'-0"





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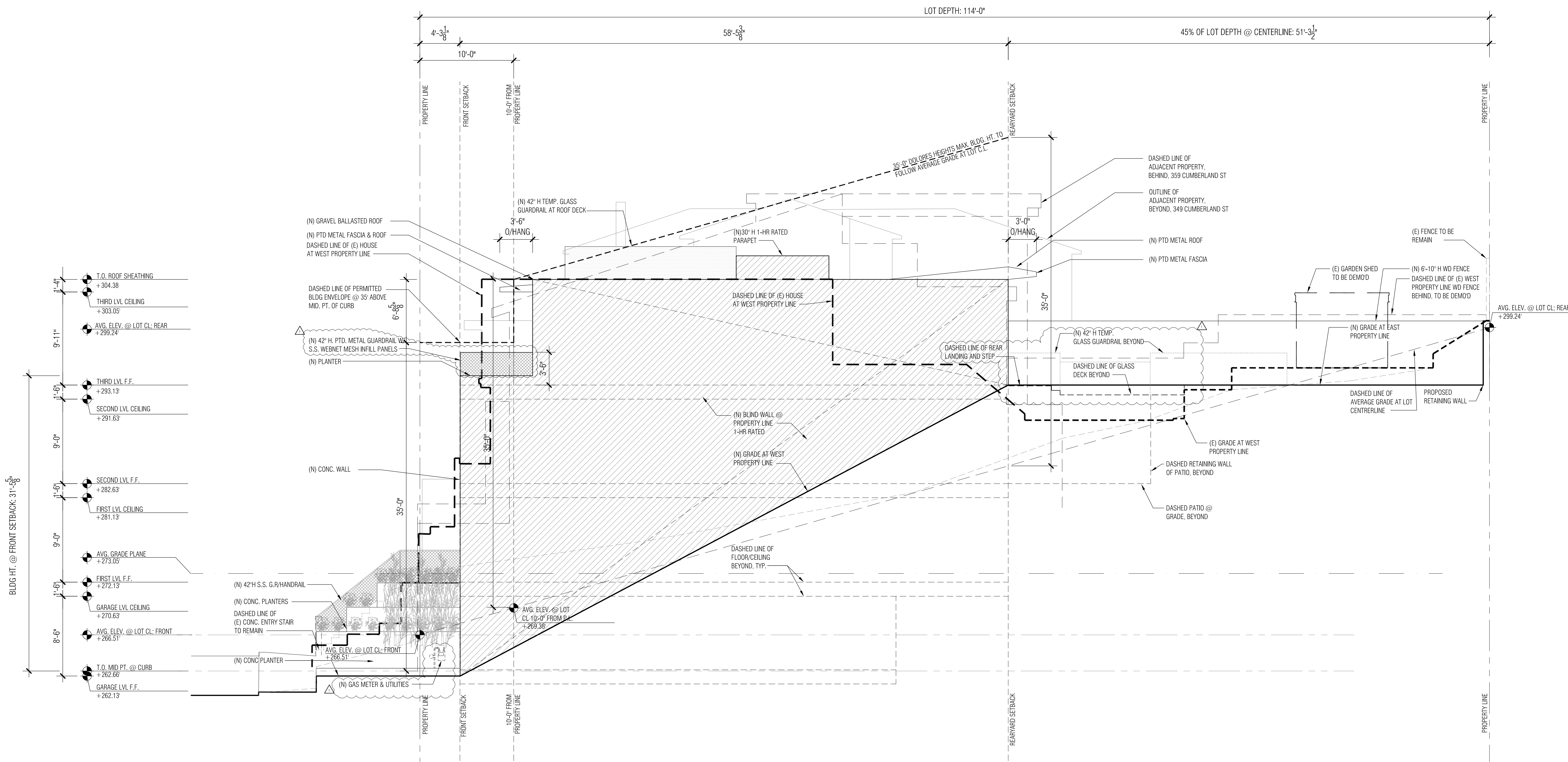
Date  
**03.06.2020**

Revision History

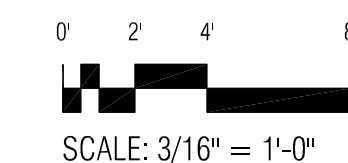
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
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**PROPOSED WEST (SIDE)  
ELEVATION**

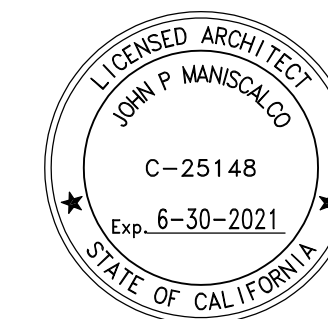
**A3.07**



**1 PROPOSED WEST (SIDE) ELEVATION**  
3/16" = 1'-0"







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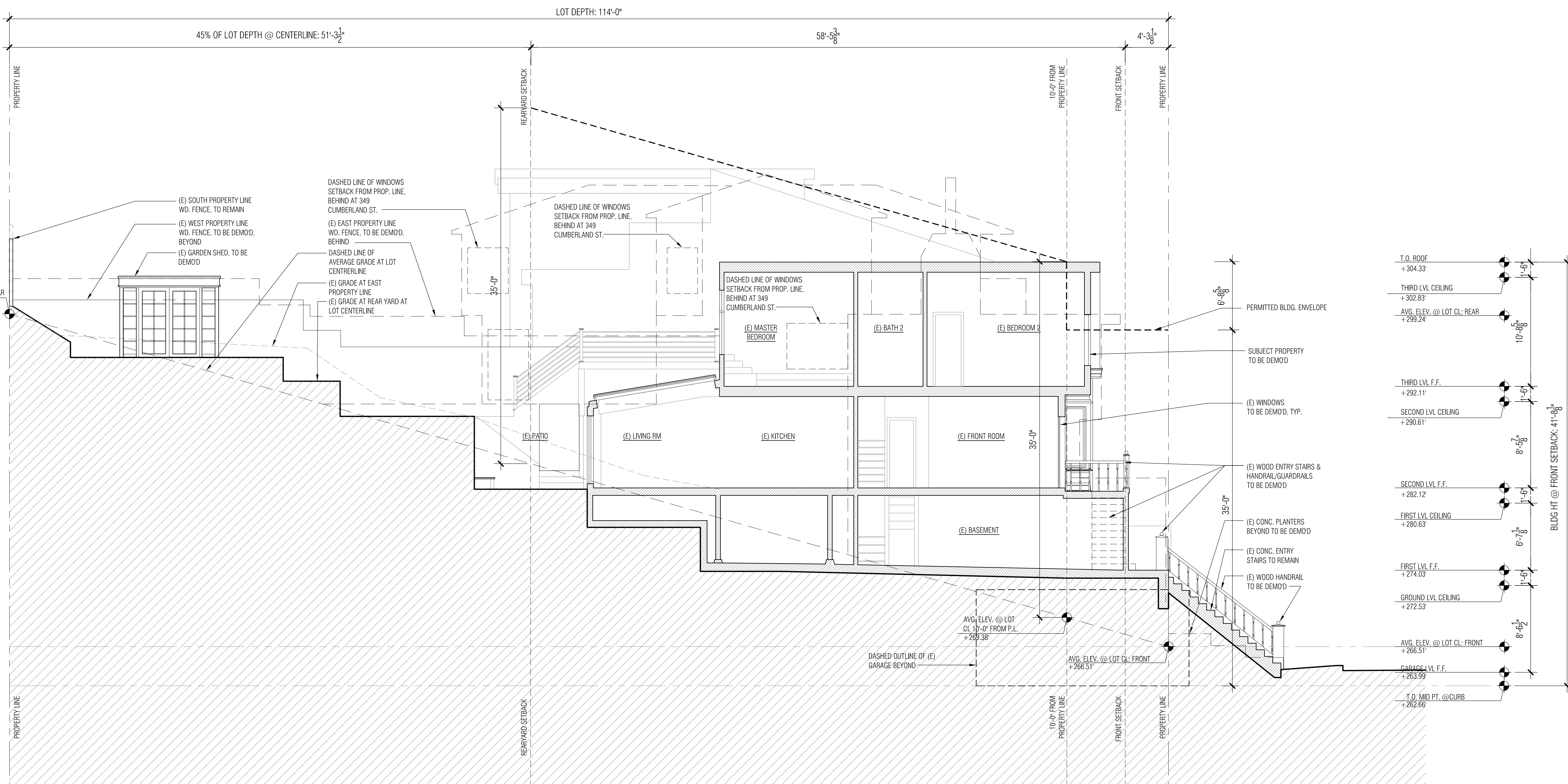
Date  
**03.06.2020**

Revision History

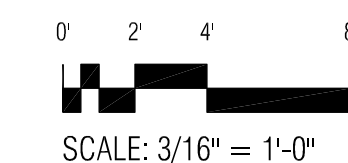
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

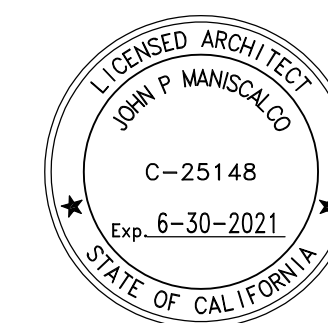
EXISTING  
LONGITUDINAL  
SECTION

**A3.10**



**1** EXISTING LONGITUDINAL SECTION  
3/16" = 1'-0"





Project Address  
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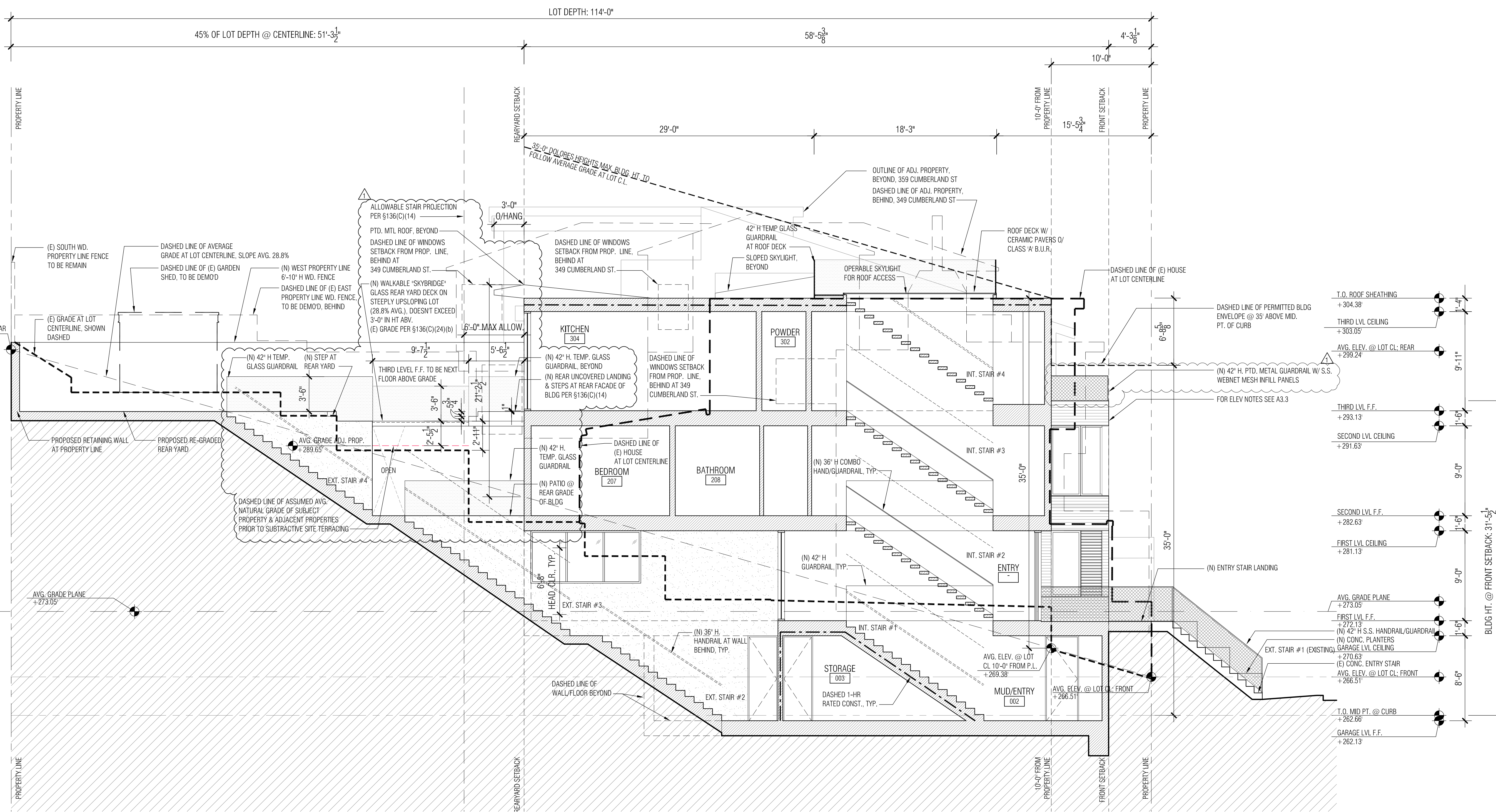
Date  
**03.06.2020**

Revision History

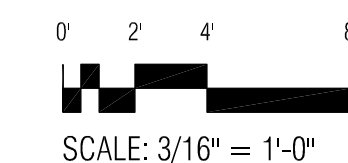
No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

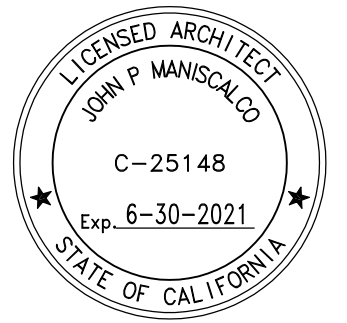
**PROPOSED  
LONGITUDINAL  
SECTION**

**A3.11**



**1 PROPOSED LONGITUDINAL SECTION**  
3/16" = 1'-0"





Project Address  
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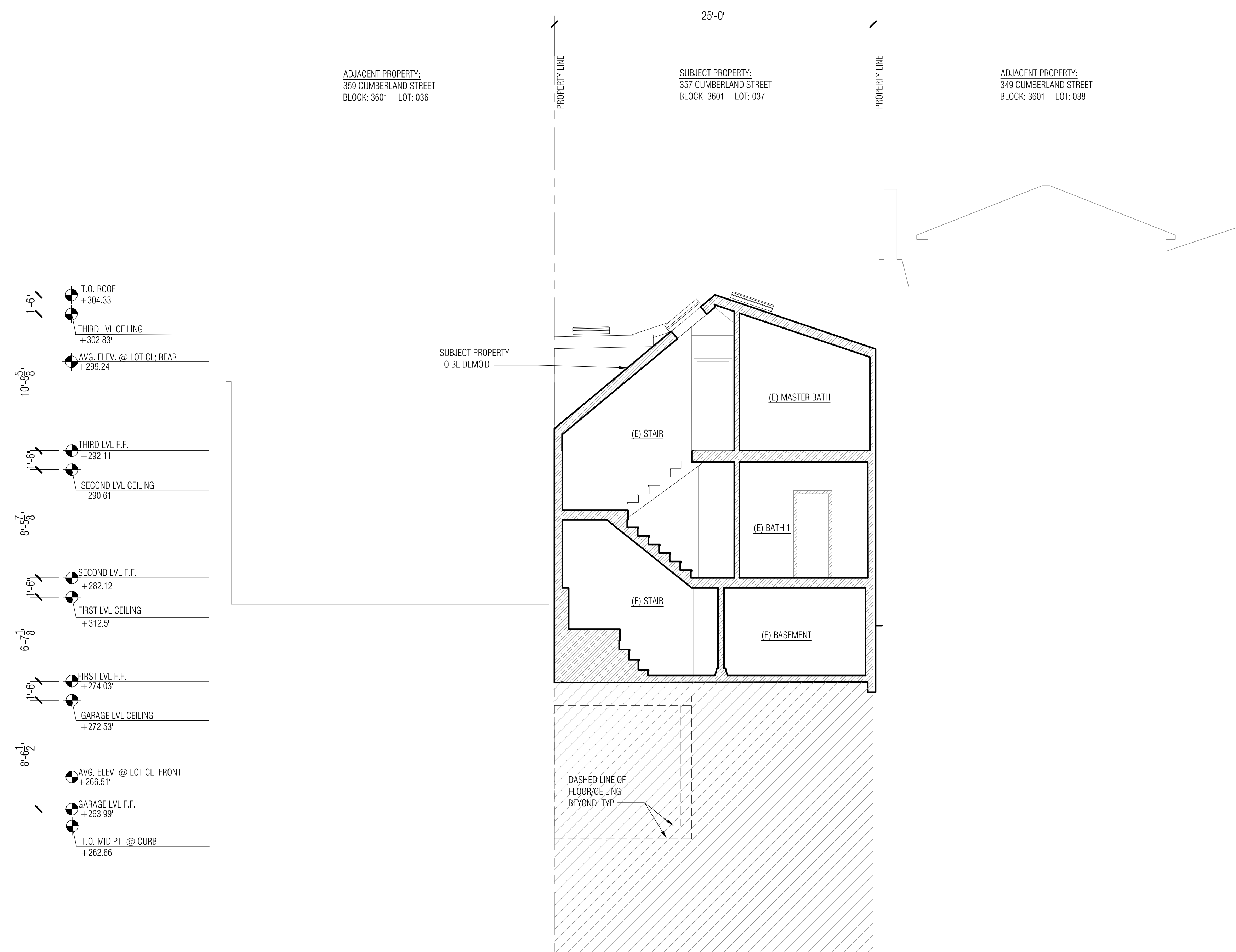
Issuance  
**PRJ Submittal Rev. 1**

Date  
**03.06.2020**

No.	Issuance	Date
01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

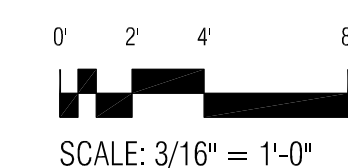
**EXISTING LATERAL SECTION**

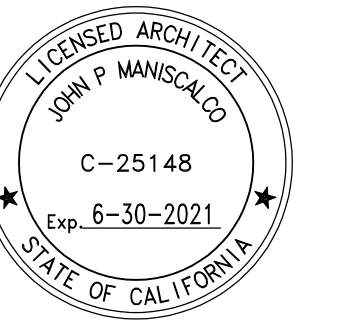
**A3.12**



1'-6"	T.O. ROOF +304.33'
	THIRD LVL CEILING +302.83'
	AVG. ELEV. @ LOT CL: REAR +299.24'
10'-6 5/8"	
1'-6"	THIRD LVL F.F. +292.11'
	SECOND LVL CEILING +290.61'
8'-5 7/8"	
1'-6"	SECOND LVL F.F. +282.12'
	FIRST LVL CEILING +312.5'
6'-7 7/8"	
1'-6"	FIRST LVL F.F. +274.03'
	GARAGE LVL CEILING +272.53'
8'-6 1/2"	
	AVG. ELEV. @ LOT CL: FRONT +266.51'
	GARAGE LVL F.F. +263.99'
	T.O. MID PT. @ CURB +262.66'

**1** EXISTING LATERAL SECTION  
3/16" = 1'-0"





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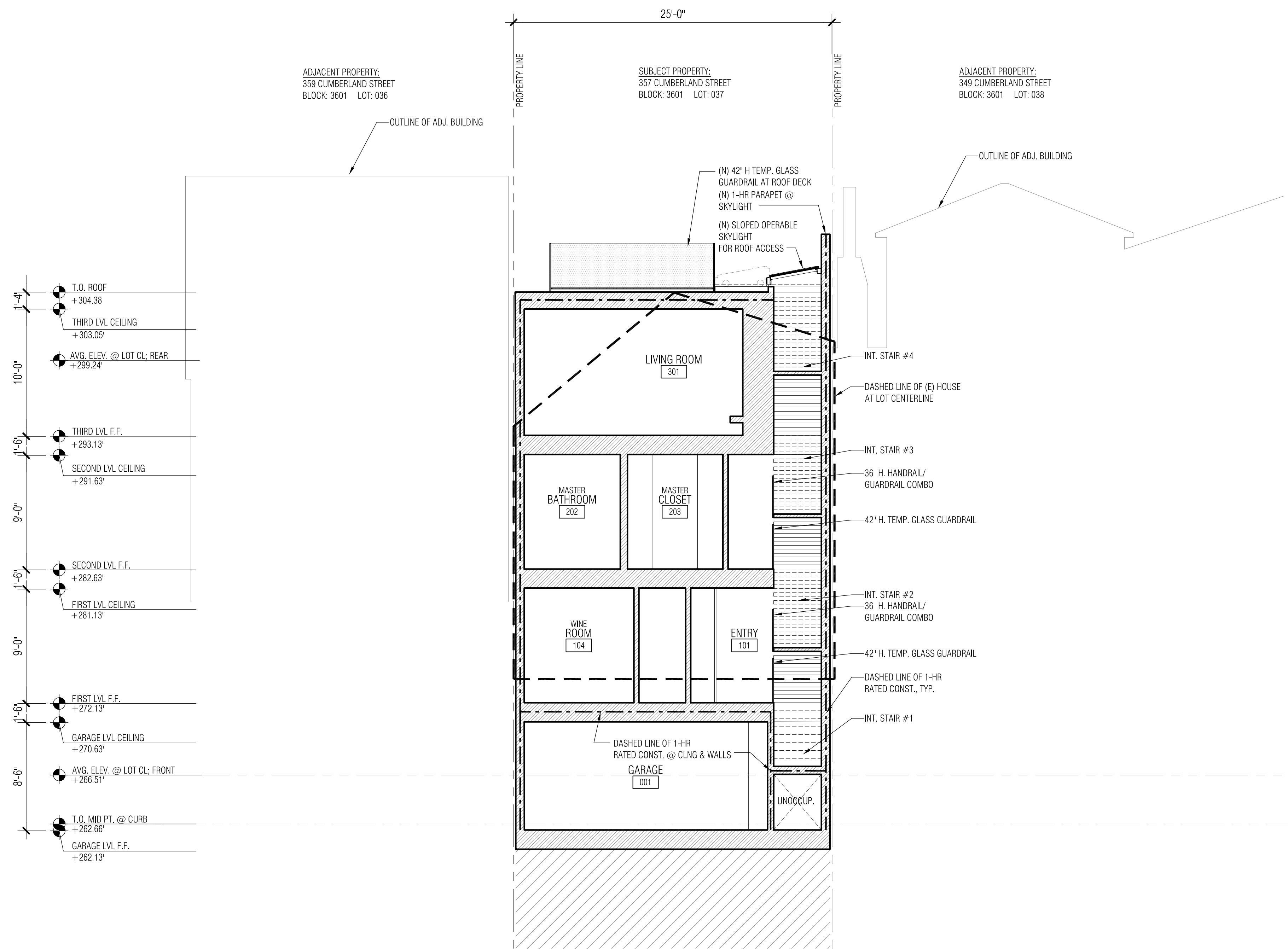
Date  
**03.06.2020**

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01.	Pre-Application Meeting	11.07.18
02.	PRJ Submittal	03.27.19
03.	PRJ Submittal Rev. 1	03.06.20

**PROPOSED LATERAL SECTION**

**A3.13**



**1** PROPOSED LATERAL SECTION  
3/16" = 1'-0"

