



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 27, 2017

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* April 20, 2017  
*Case No.:* **2016-015248DRP**  
*Project Address:* **407A 30<sup>th</sup> STREET**  
*Permit Application:* 2016.11.15.2813  
*Zoning:* RH-2 [Residential House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6653/038  
*Project Sponsor:* Alex M. Shvartsman  
1699 Van Ness Ave  
San Francisco, CA 94109  
*Staff Contact:* Natalia Kwiatkowska – (415) 575-9185  
[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The proposal includes a renovation of an existing two-story, single-family dwelling. The project consists of replacement of siding on three elevations and the installation of posts to support the previously approved deck per Building Permit Application #2015.05.11.5997. The overall height and building depth will not increase as part of this project.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of 30<sup>th</sup> Street between Harper and Sanchez Streets in the Glen Park neighborhood. The subject parcel is an irregular shape located behind parcel 038 with a narrow access to 30<sup>th</sup> Street. The parcel measures 25 feet wide by 61 feet deep with an area 3.50 feet wide by 64 feet deep providing access to the street, resulting with an area of approximately 1,749 square feet. The property is developed with a two-story, single-family dwelling constructed circa 1900.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Glen Park neighborhood is characterized by two- to three-story, single- and multi-family residential buildings. The adjacent properties are also located within the RH-2 Zoning District.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
10-Day Notice	10 days	December 5, 2016 – December 15, 2016	December 12, 2016	April 27, 2017	136 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 17, 2017	April 17, 2017	10 days
Mailed Notice	10 days	April 17, 2017	April 17, 2017	10 days

## PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

## DR REQUESTOR

Patrick Buscovich, 235 Montgomery Street, Suite 1140, San Francisco, CA 94104

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 12, 2016.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 9, 2017.

## ENVIRONMENTAL REVIEW

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

## DEPARTMENT REVIEW

The subject property was renovated under Building Permit Application #2015.05.11.5997 which consisted of excavation to increase the ceiling height of the ground floor, interior renovation of the first and second floors, and exterior alterations including repair and replacement of existing shiplap siding in-kind where necessary, replacement and modification of existing windows, and addition of a cantilevered deck. The abovementioned Building Permit Application did not require neighborhood notification and was approved over the counter on May 11, 2015.

A subsequent Building Permit Application #2016.05.05.6703 was issued by the Department of Building Inspection on May 5, 2016 which consisted of replacement of existing siding and windows as a revision of Building Permit Application #2015.05.11.5997. On August 25, 2016, the Department received a complaint alleging that the subject building had been effectively demolished per Section 317 of the Planning Code. It was requested that Building Permit Application number 2016.05.05.6703 be suspended as it had been issued in error without Planning review or plans detailing the scope of removal of exterior cladding. On September 26, 2016, a Notice of Enforcement was issued, requiring that a revised plan set with clear details of all removal of interior and exterior walls be submitted for Planning review. On September 28, 2016, Department Staff visited the site to confirm the conditions of the property; at that stage most exterior cladding and dry wall had been installed. On November 15, 2016, the subject permit (2016.11.15.2813) was submitted to address these concerns. The subject permit was mailed for a required 10-day Block Book Notification at which point the Discretionary Review Application was filed.

The Department reviewed the proposal to ensure that the project is not tantamount to demolition based on a staff site visit and photographic documentation. The project includes removal of 13.4% of the front and rear facades and removal of 7.1% of all exterior walls measured in lineal feet at the foundation level, and removal of 3% of the vertical envelope elements and removal of 3.9% of the horizontal elements of the existing building as measured in square feet of actual surface area; and therefore does not meet the definition of demolition in Planning Code Section 317.

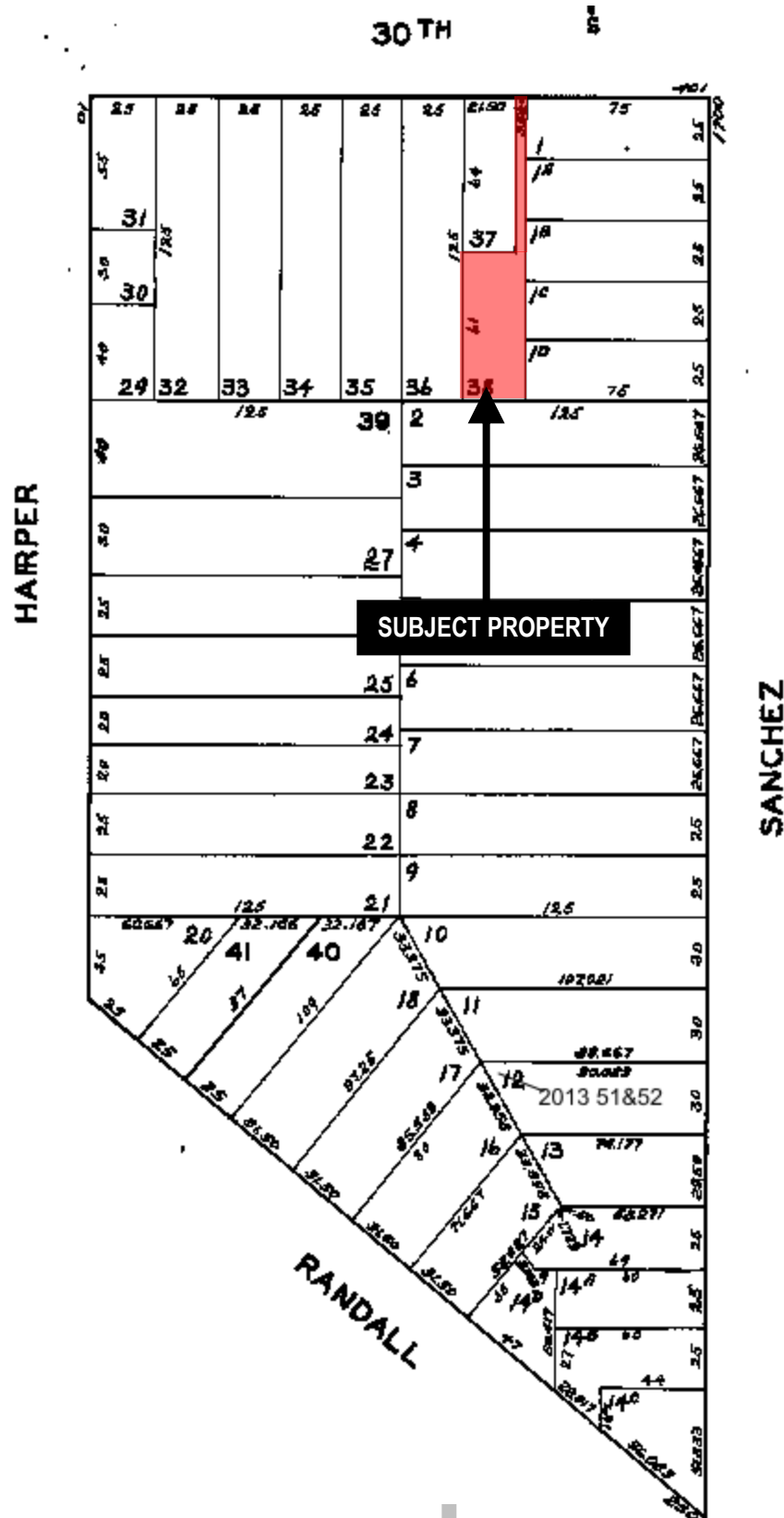
<b>RECOMMENDATION:</b>	<b>Do not take DR and approve project as proposed</b>
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**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
CEQA Determination  
10-Day Notice  
DR Notice  
DR Application  
Response to DR Application dated February 9, 2017  
Project Sponsor Submittal, including:

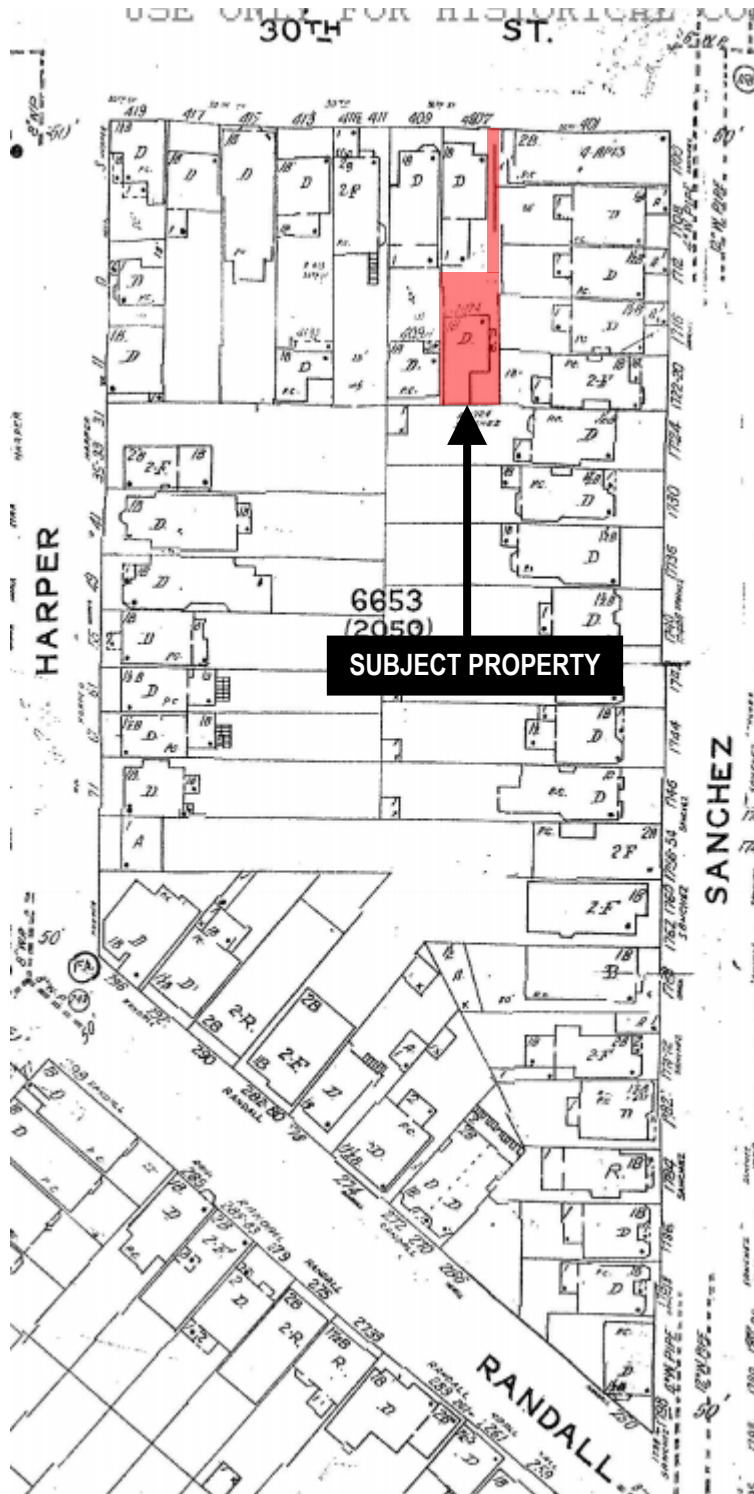
- Photos of the Subject Property
- Letters of Support
- Reduced Plans

# Parcel Map





# Sanborn Map\*



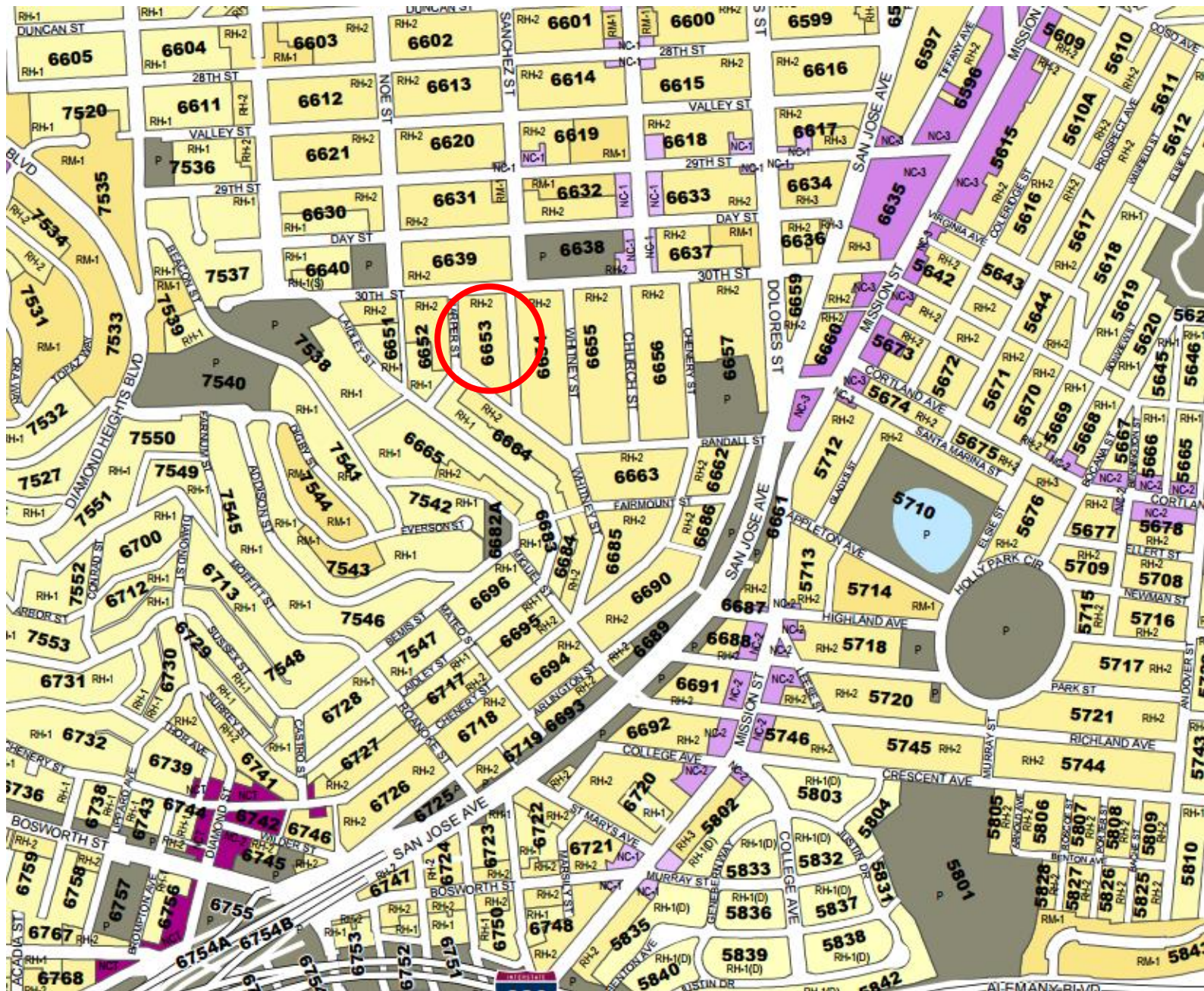
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2016-015248DRP  
407A 30<sup>th</sup> Street



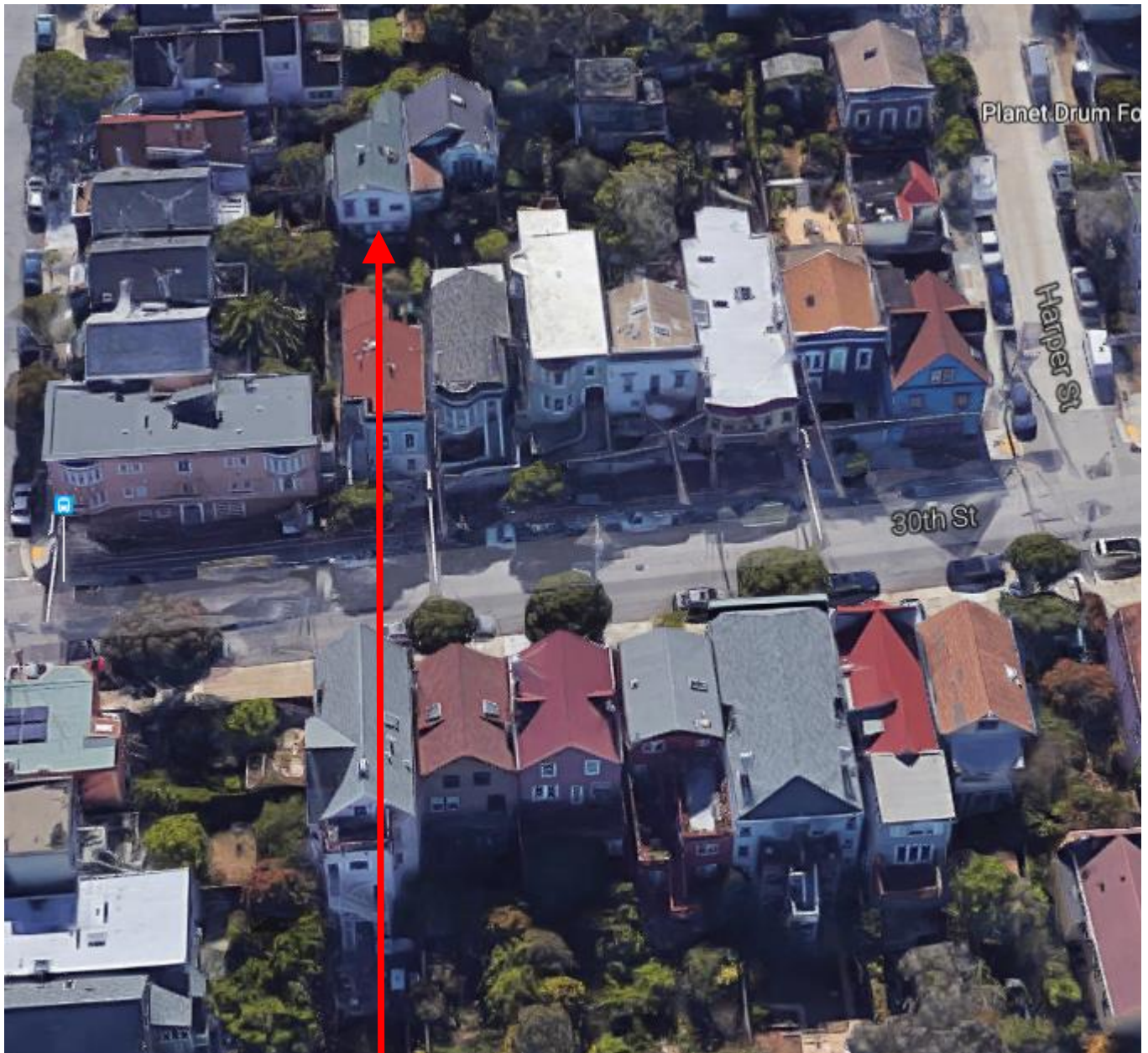
# Zoning Map



Discretionary Review Hearing  
Case Number 2016-015248DRP  
407A 30<sup>th</sup> Street



# Aerial Photo



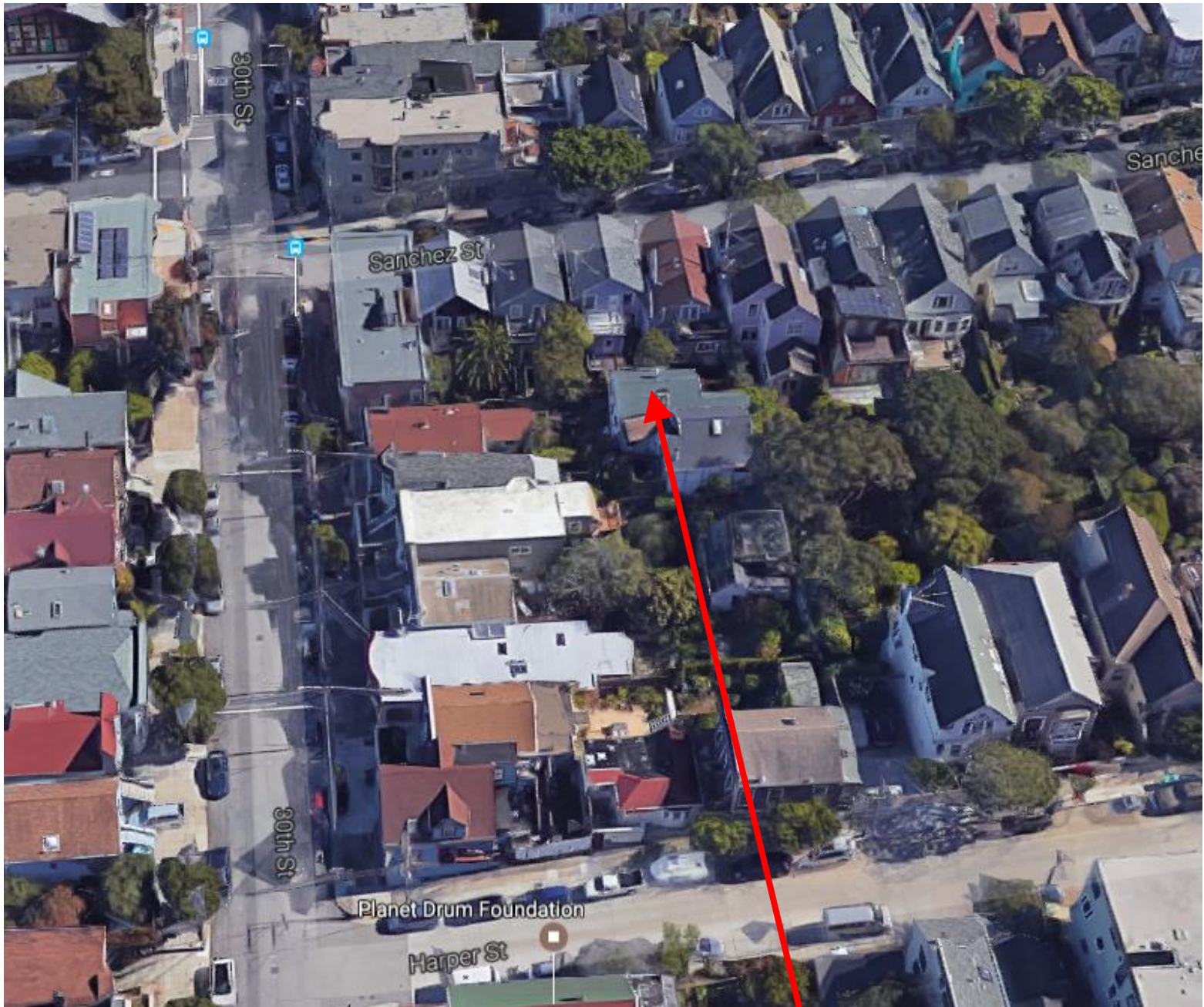
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-015248DRP  
407A 30<sup>th</sup> Street



# Aerial Photo



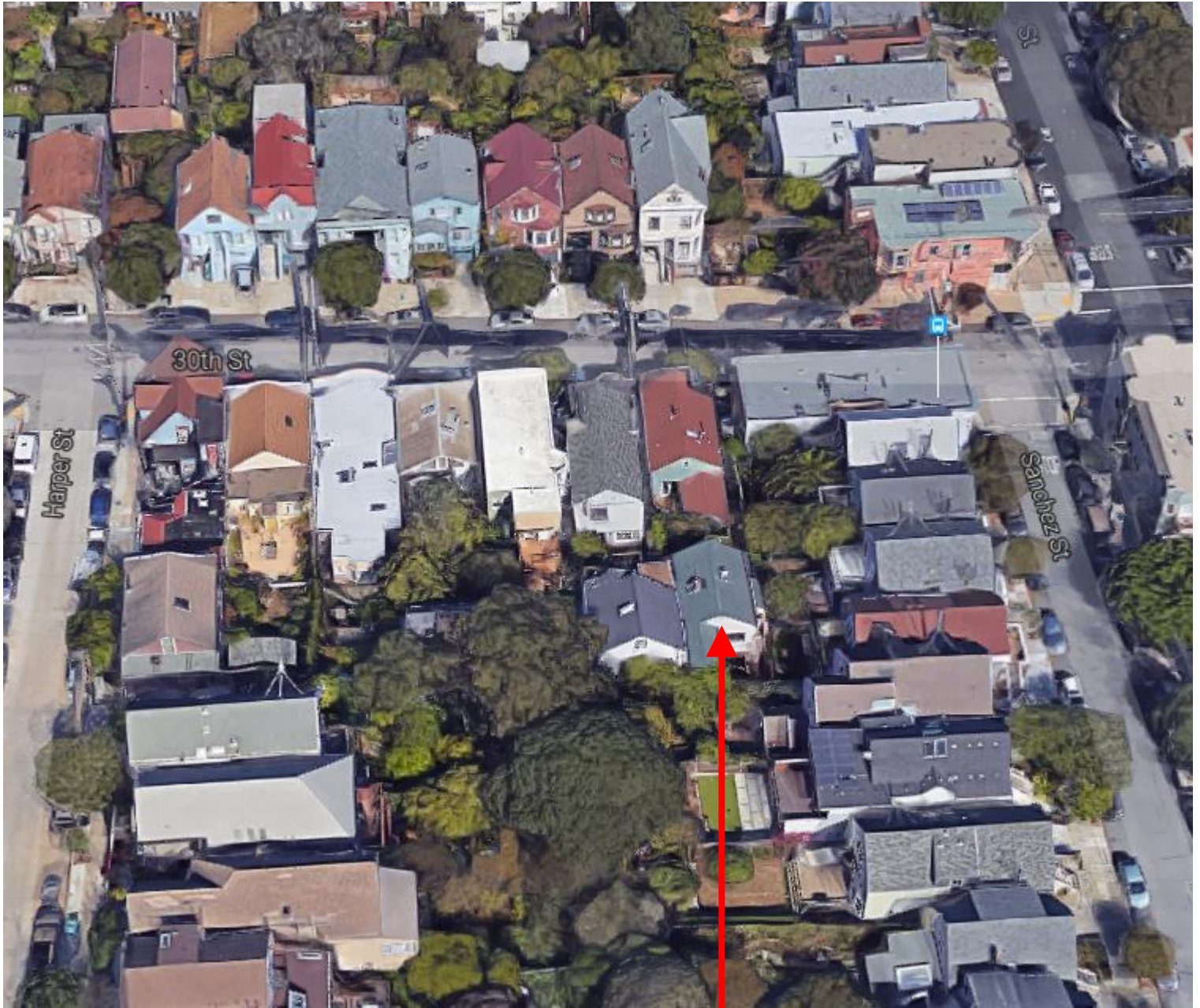
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-015248DRP  
407A 30<sup>th</sup> Street



# Aerial Photo



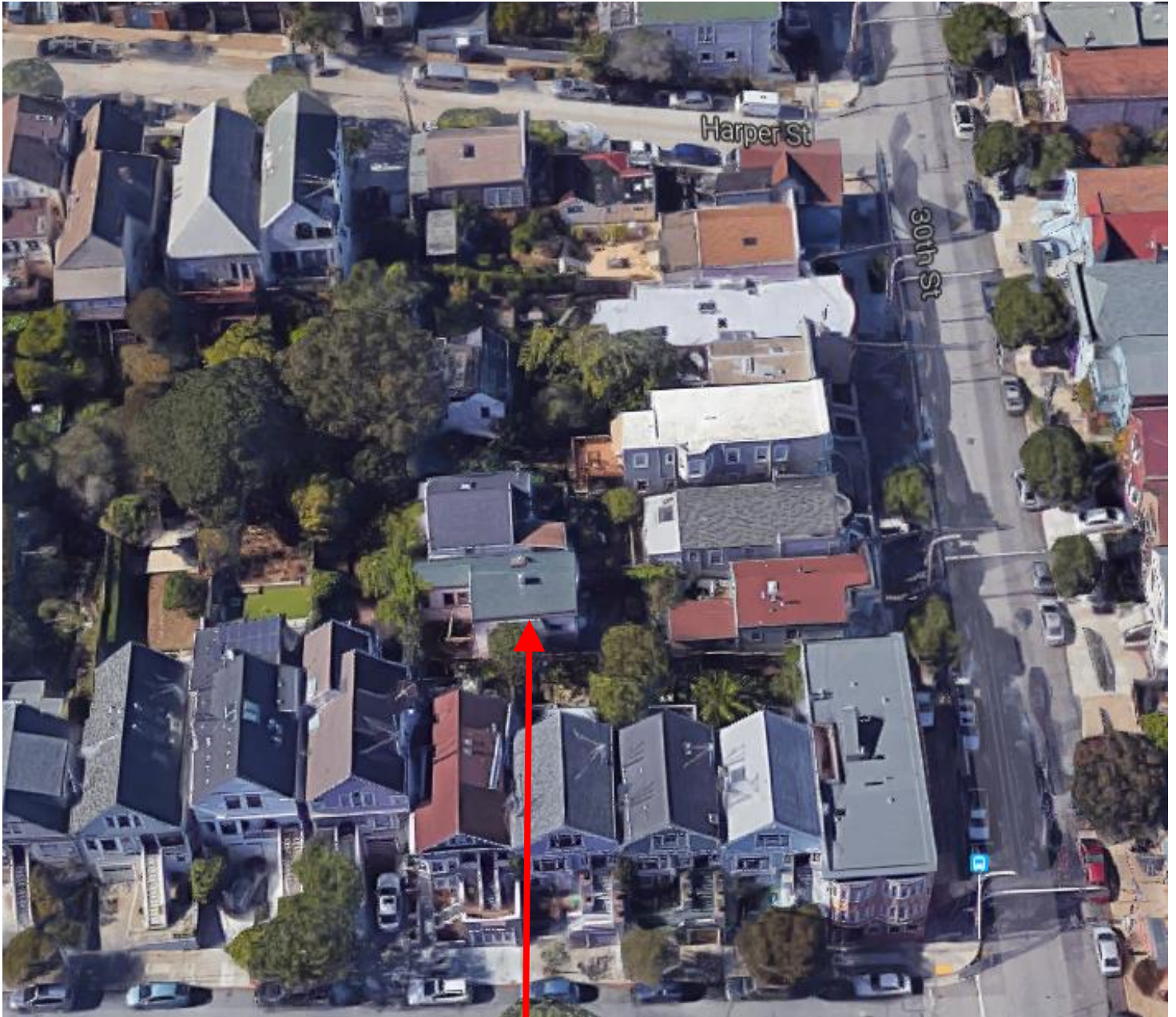
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-015248DRP  
407A 30<sup>th</sup> Street



# Aerial Photo



**SUBJECT PROPERTY**





# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
**Case Number 2016-015248DRP**  
407A 30<sup>th</sup> Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
407A 30th Street		6653/038	
Case No.	Permit No.	Plans Dated	
	2016.11.15.2813	11/11/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replacement of all siding with horizontal wood cladding to match historic design. Addition of deck support posts.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

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

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



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

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

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

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


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

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

<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 checked="" type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="margin-left: 40px;">b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b> Alexandra Kirby</p> <div style="text-align: right; font-size: small;">       Digitally signed by Alexandra Kirby        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org        Date: 2017.04.06 14:47:07 -07'00'     </div>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> A. Kirby</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="margin-left: 20px;">Building Permit</p> <p style="margin-left: 20px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <div style="text-align: center;">  <p style="font-size: 2em; font-weight: bold;">Alexandra Kirby</p> </div> <div style="font-size: small; text-align: right;">       Digitally signed by Alexandra Kirby        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org        Date: 2017.04.06 14:47:45 -07'00'     </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

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

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Notice of Proposed Approval Block Book Notification

December 5, 2016

Patrick Buscovich  
235 Montgomery Street, Suite 1140  
San Francisco, Ca, 94104

To Whom It May Concern:

**RE: 407A 30th Street** (Address of Permit Work)  
**6653/038** (Assessor's Block/Lot)  
**2016.11.15.2813** (Building Permit Application Number)

This letter is to inform you that the Planning Department received a Building Permit Application to legalize the replacement of the siding on the property at 407A 30<sup>th</sup> Street in-kind. This letter serves as the required 10-day notice as requested on August 23, 2016.

The proposed scope of work is to re-clad the subject building with historically appropriate wood siding. It was determined by the Zoning Administrator that the scope of work previously completed does not reflect a *de facto* demolition per Section 317 of the Planning Code, and demolition calculations were provided by the sponsor. The project includes the addition of support posts to the previously approved deck. The deck does not trigger neighborhood notification as it is located within the buildable area of the subject property and less than 10' above grade.

If you would like to review the associated plans or have any questions about this application, please contact the assigned planner for this project, Alexandra Kirby, at (415) 575-9133 or [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org) within 10 days from the date of this letter. This project will be approved by the Planning Department if no request for Discretionary Review is filed by the end of the 10-day noticing period, December 15, 2016.

Sincerely,

Alexandra Kirby, Planner  
Zoning and Compliance Team

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 27, 2017**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Discretionary Review**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>407A 30<sup>th</sup> Street</b>	Case No.:	<b>2016-015248DRP</b>
Cross Street(s):	<b>Harper &amp; Sanchez Street</b>	Building Permit:	<b>2016.11.15.2813</b>
Block /Lot No.:	<b>6653 / 038</b>	Applicant:	<b>Alex Shvartsman</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 730-0296</b>
Area Plan:	<b>N/A</b>	E-Mail:	<a href="mailto:alex@sfhomesource.com">alex@sfhomesource.com</a>

### PROJECT DESCRIPTION

The Request is a for a Discretionary Review of Building Permit Application No. 2016.11.15.2813 proposing replacement of siding on the three elevations of the existing building and the installation of posts to support the previously permitted deck to a two-story, single-family dwelling.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Natalia Kwiatkowska** Telephone: **(415) 575-9185** E-Mail: [natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)



# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## APPEAL INFORMATION

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

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](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 Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

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

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>PATRICK BUSCOVICH</b>		
DR APPLICANT'S ADDRESS: <b>235 MONTGOMERY</b>	ZIP CODE: <b>94104</b>	TELEPHONE: <b>415 760 0636</b>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>ALEX SAVATSMAN</b>		
ADDRESS: <b>70 STAPLES S.F. CA</b>	ZIP CODE: <b>94131</b>	TELEPHONE: <b>( )</b>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: <b></b>	ZIP CODE: <b></b>	TELEPHONE: <b>( )</b>
E-MAIL ADDRESS: <b>PATRICK@BUSCOVICH.COM</b>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>407A 30TH ST</b>		ZIP CODE: <b></b>
CROSS STREETS: <b>SANCHEZ</b>		
ASSESSORS BLOCK/LOT: <b>66531038</b>	LOT DIMENSIONS: <b></b>	LOT AREA (SQ FT): <b>1746</b>
ZONING DISTRICT: <b>RH-2</b>		HEIGHT/BULK DISTRICT: <b>40-X</b>

SEE PLAN - ODD SHAPE DOG LEG LOT

## 3. Project Description

Please check all that apply

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

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: **SINGLE FAMILY DWELLING**

Proposed Use: **SINGLE FAMILY DWELLING**

Building Permit Application No. **2016/11/15/2813**

Date Filed: **TO DCP**

**FRI NOV 25, 2016**



## Discretionary Review Request

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

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

THE ORIGINAL PERMIT WAS FOR A REMODEL OF A TWO STORY HOUSE PLUS A NEW ROOF (INCLUDING FRAMING) AND NEW FOUNDATION. A SECOND PERMIT WAS LIMITED SIDING. IN FACT, ALL THE SIDING WAS REMOVED SHOWING MOST OF THE FIRST + SECOND FLOOR WALLS WERE SISTERED W/ FULL SIZE STUD AND THE SECOND FLOOR JOIST WERE ALSO FULL SIZE SISTER. THIS IS BASICALLY A NEW BUILDING. THE DCP COMMISSION NEEDS TO DECIDE IF THIS IS A

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

DEFACTO  
DEMO.

I BELIEVE THIS PROJECT IS IN FACT A DEFACTO DEMO SINCE MOST OF THE BUILDING HAS BEEN REBUILT, THIS BUILDING HAS NON-CONFORMING PORTION OF THE BUILDING IN AN IRREGULAR LOT. THE NEW BUILDING SHOULD COMPLY WITH THE PLANNING CODE FOR A NEW BUILDING

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?

FILE A BUILDING PERMIT FOR A DEMOLITION AND A BUILDING PERMIT FOR A NEW CODE (DCP) COMPLYING BUILDING

# Discretionary Review Application Submittal Checklist

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

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

## NOTES:

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

RECEIVED

JAN 2 2016

For Department Use Only

Application received by Planning Department:

By: M. Corrette

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

COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

RESPONSE TO

# DISCRETIONARY REVIEW (DRP)



**San Francisco  
Planning**

SAN FRANCISCO PLANNING DEPARTMENT  
1890 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

## Project Information

Property Address: 407A 30th St

Zip Code: 94131

Building Permit Application(s): 2016/11/15/2813

Record Number:

Assigned Planner: Alexandra Kirby

## Project Sponsor

Name: Alex Shvartsman, Michael Kramer, Michael Lustbader

Phone: (415) 730-0296

Email: alex@sfhomesource.com

## Required Questions

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

The DR requestor's stated reasons for the DR are not related to the specific permit being contested. All interior framing and structural work has been completed and signed off by DBI. We had a siding permit (PA# 2015/05/11/5997) originally issued by DBI in May 2016 but were told in September that it should have been routed through planning at which time we were told to resubmit with plans which we did. At this point most of the siding is already up.

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.

The siding permit is pending approval subject to this DR hearing. The siding is an in kind replacement.

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.

There are no structural changes to the building. This permit is simply for an in kind siding replacement, most of which is already up.

## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	No change	No change
Occupied Stories (all levels with habitable rooms)	No change	No change
Basement Levels (may include garage or windowless storage rooms)	No change	No change
Parking Spaces (Off-Street)	No change	No change
Bedrooms	No change	No change
Height	No change	No change
Building Depth	No change	No change
Rental Value (monthly)		
Property Value		

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

Signature:

Date:

2/9/17

Printed Name: Alex M. Shvartsman

☒ Property Owner  
☐ Authorized Agent

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

## Photos of 407A 30<sup>th</sup> St.

Photos of the property prior to any work:

Front view:



Rear view:



Side View:





Photos of the property mid-construction showing existing elements retained:

New foundation with existing wall above.



New ridge beam and joists per plans and original roof and joists still in place:



New ridge beam with original roof, wall and studs visible:





New plumbing inside of new foundation and original wall and framing:



New plumbing and some new framing within existing wall and ceiling:



New framing with original studs in place. You can also see the original roof framing intact.





New foundation with existing studs, beam and ceiling joists in place:



Drywall being installed on north wall with existing studs visible:



New drywall going in over new framing and original studs on south wall:





New window framing going in with original framing still intact:



Insulation going between original ceiling joists with original framing visible:



Insulation going between original ceiling joists with original framing visible:





Insulation going between original ceiling joists:



Insulation going between original ceiling joists:





Photos of the property in it's current state:

Exterior:



Living room:





Kitchen:



Bathroom:



Bedroom:



Back of house:





Samantha Sevenau

409 30th Street  
San Francisco, CA, 94131  
triplebrigid@comcast.net

April 14, 2017

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

Dear Members of the Planning Department,

We are writing to express our complete satisfaction with and gratitude toward the parties involved with the remodeling project underway at 407A 30th Street. I, Samantha, have been a resident of 409A 30th Street for almost 20 years, and as such, I've witnessed many construction projects in my immediate surroundings.

My husband Gerry and I support the project including the replacement of the old, rotted siding of the structure. As to the question regarding the demolishing of the original structure, we have witnessed the construction from the beginning and can state that the original building was not demoed. Indeed, only new framing was added to replace the worn out, rotting frame.

From the outset of their construction project, Alex Shvartsman and his partners have been open, straightforward, honest, and accommodating whenever we've had concerns or questions regarding their project. Because our house sits a mere 9 inches from 407A, we were initially concerned about foundation work they were undertaking. They allayed our fears by inviting us to attend any and all inspections; they invited us to speak with their excavation team, their engineer, and their builders. They went over plans with us. They gave us tours of the property at various stages of construction to show us how it was evolving. They informed us in writing when they were planning to do loud or potentially disruptive construction.

A few months ago when we were getting ready to replace our roof, we asked Alex if when it came time for them to do repair work on the roof of 407A, he might consider using our roofer so both roofs could be done all at once. (As I mentioned, we are 9 inches apart, our rooflines share a gutter line.) We hoped he would consider having a roofer install a new gutter system between our houses that worked for both of us and also alleviated a long-standing water drainage problem that existed before Alex and his partners purchased 407A. Alex ended up using our roofers even though the cost was greater to him than what he had originally planned for, and they fixed the gutters and drainage at their own cost. After the wettest season I've ever seen living in this home, we did not experience any leakage problems (as we have in the past), thanks to the new roof and the new gutter systems.

When a new fence was to be erected between their property and ours, Alex got in touch with us to consult about our design ideas for a mutual fence. He was open to discussing

what we wanted aesthetically, and was also very flexible about the timeline for constructing it so as to make as minimal an interference for us as possible.

Most recently, when we asked Alex that when it eventually came time to paint the exterior of 407A, if he wouldn't mind having his workers paint a small portion of the side of his house that is only visible to us (at 409A) because the existing paint is peeling and unsightly. He did not hesitate to say yes.

For all of these reasons, we have been very pleased with the level of commitment Alex and his partners have had towards addressing our questions and concerns, accommodating them whenever possible, going beyond what was "required" in order to ensure our happiness and satisfaction, and always doing so in a pleasant and timely manner. Again, we support the completion of this project 100% and hope that it can be finished as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samantha and Gerry Sevenau', with a stylized flourish at the end.

Samantha and Gerry Sevenau  
Residents of 409A 30th Street



SITE LOCATION

407A 30TH ST.  
SAN FRANCISCO, CA 94131

BLOCK: 6653 LOT: 038  
ZONING: RH-2 Residential-House, 2 Family  
HEIGHT: 40-X  
YEAR BUILT: 1900  
LOT: 1746 SQ. FT.  
BUILDING AREA: 656 SQ. FT.

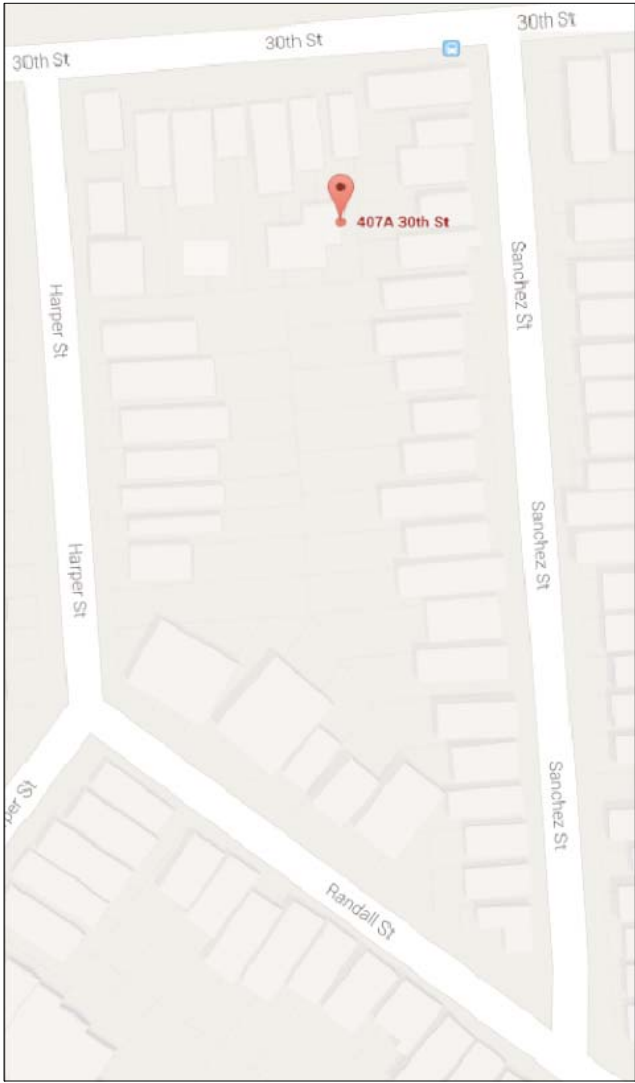
EXISTING BUILDING DESCRIPTION

R-3 SINGLE FAMILY DWELLING - 1261 SQ. FT. OF CONDITIONED SPACE  
GROUND STORY HAS A MASTER SUITE, BEDROOM, BATH AND LAUNDRY  
2ND STORY HAS A LIVING ROOM, DINING ROOM, KITCHEN AND 1/2 BATH

OWNERS

ALEX SHVARTSMAN  
MICHAEL LUSTBADER  
MICHAEL KRAMER

VICINITY MAP



PROJECT DESCRIPTION

REVISION PERMIT TO 2015.05.11.5997 TO CORRECT  
PLANNING VIOLATION 2016-010978ENF & DBI VIOLATION 201634743

- THIS PROJECT IS FOR APPROVAL ON THE FOLLOWING:
- NEW SIDING ON 3 SIDES OF BUILDING (NO CHANGE TO EAST FACING SIDE)
  - POSTS TO SUPPORT DECK THAT WERE DEEMED STRUCTURALLY NECESSARY

POTENTIAL HISTORIC RESOURCE DEMOLITION CALCULATIONS

NO CHANGE FROM ORIGINAL SUBMITTED FOR PERMIT 2015.05.11.5997

TOTAL EXTERIOR WALL AREA = 2131 SQ. FT. REMOVED FENESTRATION = 158 SQ. FT. = 7% REMOVED WALL = 23 SQ. FT. = 1%
TOTAL FLOOR AREA = 656 SQ. FT. REMOVED FLOORING = 55 SQ. FT. = 8%
TOTAL STRUCTURAL WALLS = 41 FT. REMOVED STRUCTURAL WALLS = 29' 9" = 63%

Demolition Calculations Table				
Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
<b>Vertical Envelope Elements</b> (s.f. of surface area) [ <i>front, side, back exterior walls</i> ] Total s.f. = 2131 sq. ft.	50% or more [ <i>function as external walls</i> ]  OR	7 % 12 exterior windows; 2 exterior doors	7 %	Yes
<b>External walls</b> (used for external <u>or</u> internal wall functions)	25% or more  OR	1 % 1 ground story wall 3' x 6' 10"	1 %	Yes
<b>Horizontal Elements</b> <sup>5</sup> [ <i>roof area, floor plates except at/below grade</i> ]	75% or more ( <i>combined internal structural frame work or floor plates</i> )	8 % Floor Plate	71 %	Yes
<b>Internal Structural Framework</b> [ <i>interior partitions, etc.</i> ]		63 % Interior Partition		
<u>NOTE:</u> If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalls and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.				

NOTE: THE EXISTING FRAMING OF THE BUILDING WAS RETAINED AND IMPROVED.  
ONLY THE SHEATHING WAS REPLACED.

SHEET INDEX

SHEET NO.	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0	COVER SHEET
A1	PLOT PLANS
A2	ORIGINAL ELEVATIONS PRIOR TO APPROVAL OF PERMIT 2015.05.11.5997
A3	EXISTING ELEVATIONS APPROVED PER PERMIT 2015.05.11.5997
A4	PROPOSED ELEVATIONS W/SIDING DETAILS
A5	SECTION 317 DEMOLITION CALCULATIONS



10 Goltra Dr.  
Basking Ridge, NJ 07920

Client:  
**Michael Kramer**  
1828 Fell St.  
San Francisco, CA 94117

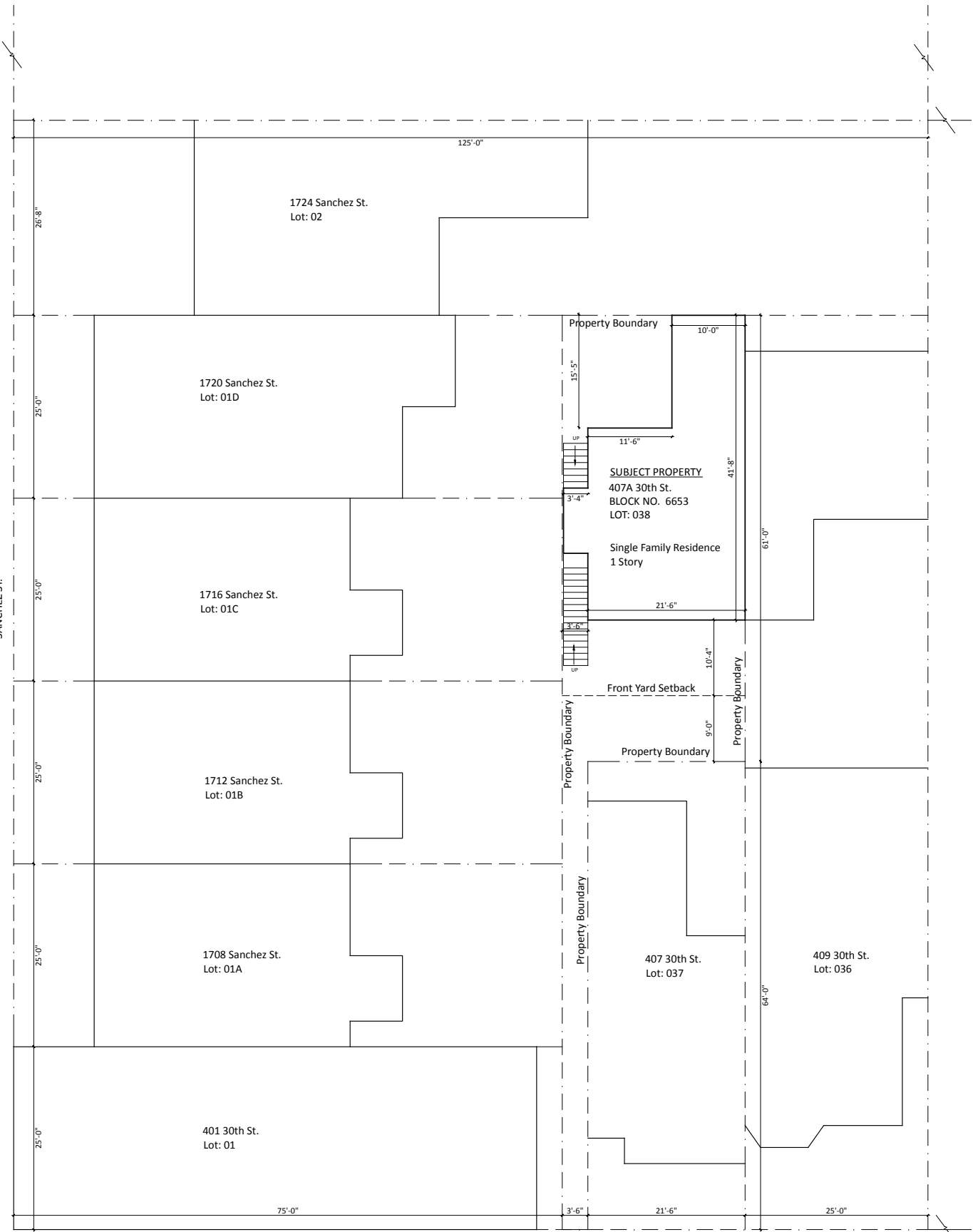
Revisions:

407A 30TH ST.  
San Francisco, CA

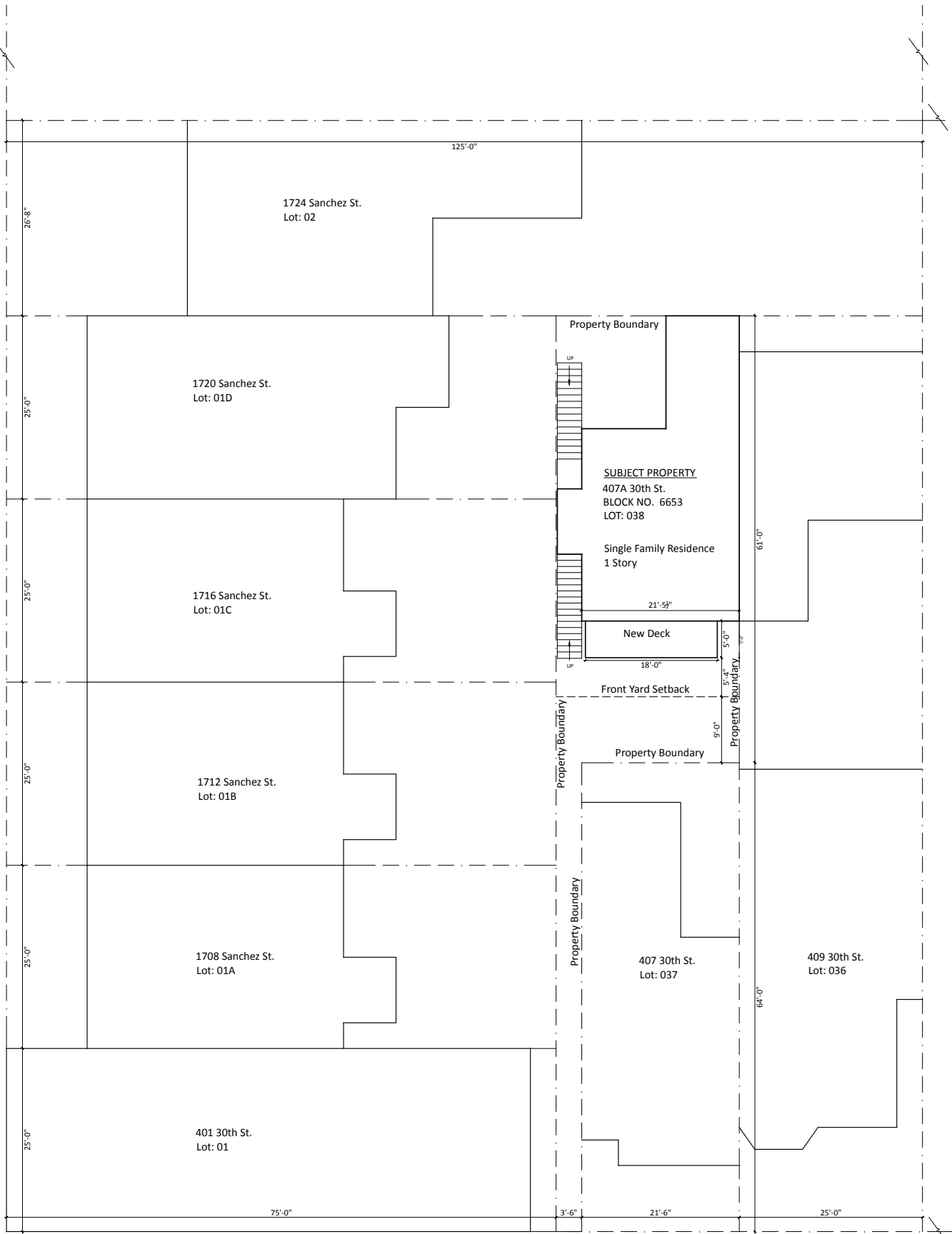
FEB. 17, 2017

Description:  
  
COVER SHEET

A0



ORIGINAL PLOT PLAN PRIOR TO PERMIT 2015.05.11.5997



EXISTING PLOT PLAN APPROVED PER PERMIT 2015.05.11.5997  
&  
PROPOSED PLOT PLAN (NO CHANGE FROM APPROVED)

Scale 1/8" = 1'



10 Goltra Dr.  
Basking Ridge, NJ 07920

Client:  
**Michael Kramer**  
1828 Fell St.  
San Francisco, CA 94117

Revisions:

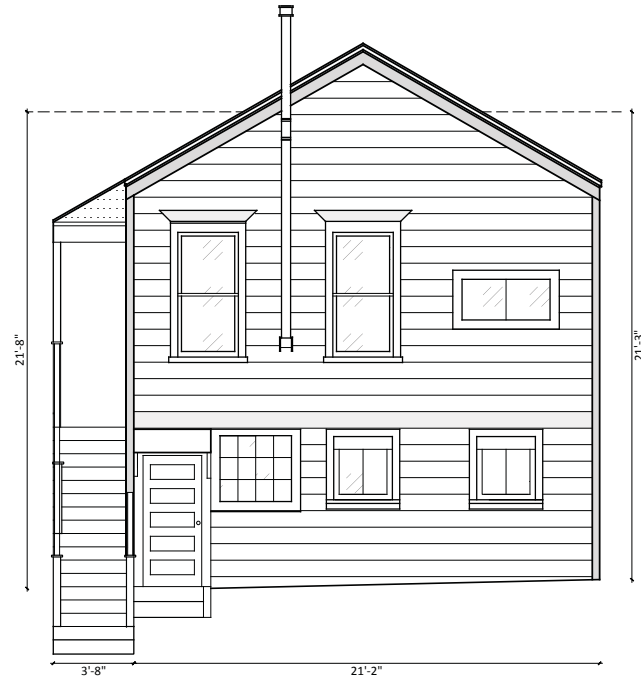
**407A 30TH ST.**  
San Francisco, CA

Feb. 17, 2017

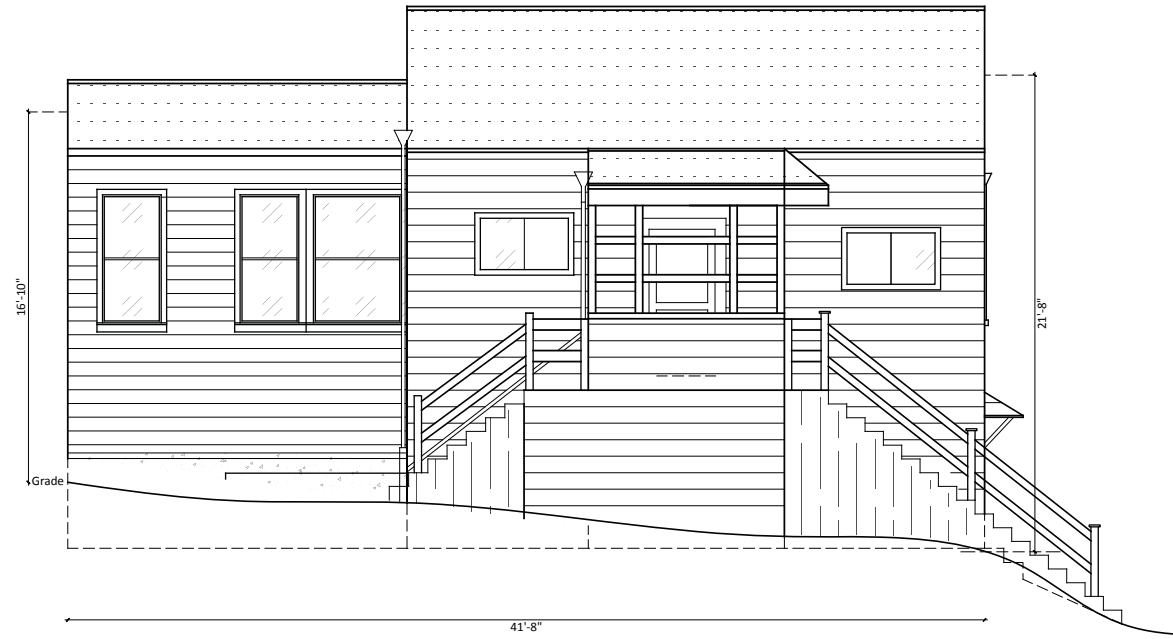
Description:  
**PLOT PLANS**

**A1**

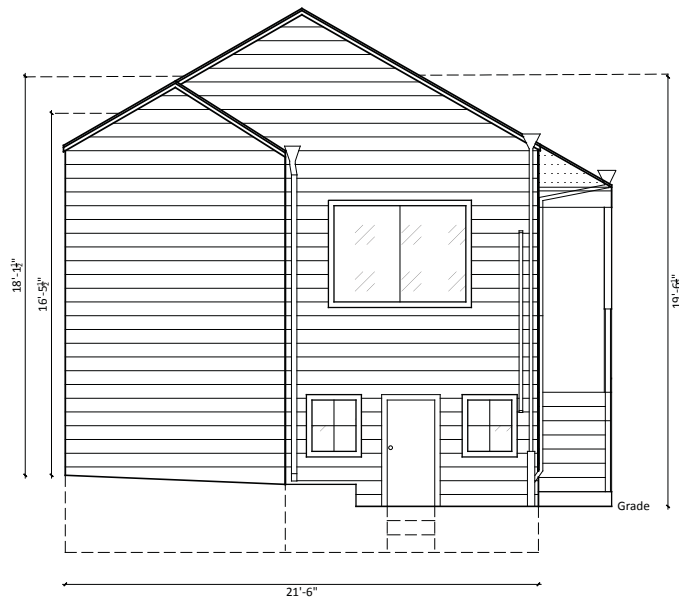




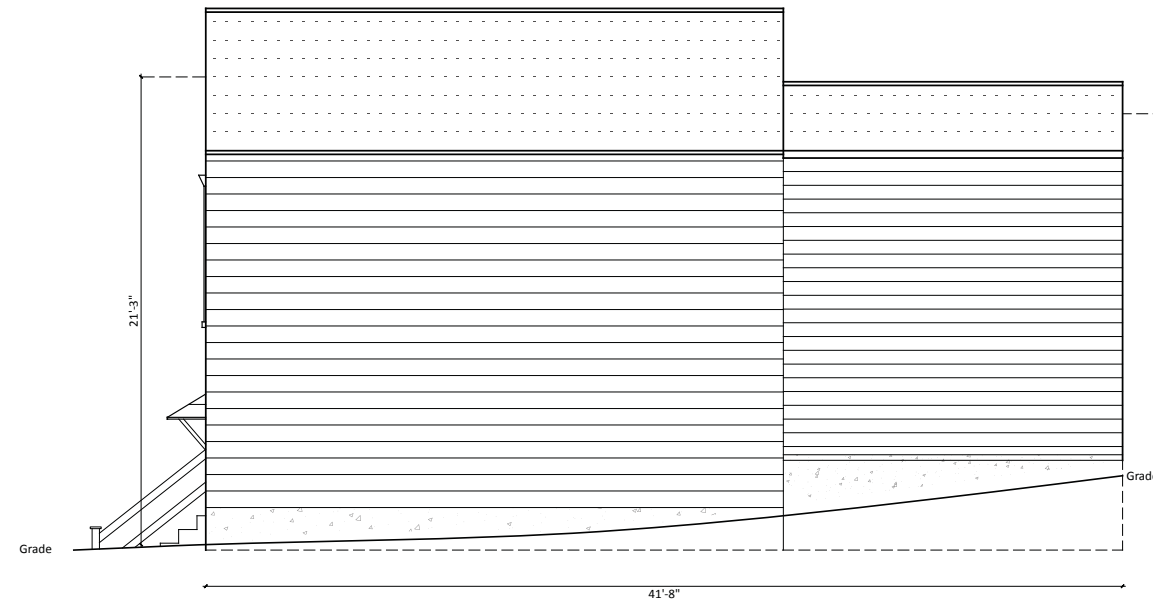
NORTH



EAST



SOUTH



WEST

ORIGINAL ELEVATIONS PRIOR TO APPROVAL OF PERMIT 2015.05.11.5997

Scale 1/4" = 1'

**KCK**  
DESIGN

10 Goltra Dr.  
Basking Ridge, NJ 07920

Client:

Michael Kramer  
1828 Fell St.  
San Francisco, CA 94117

Revisions:

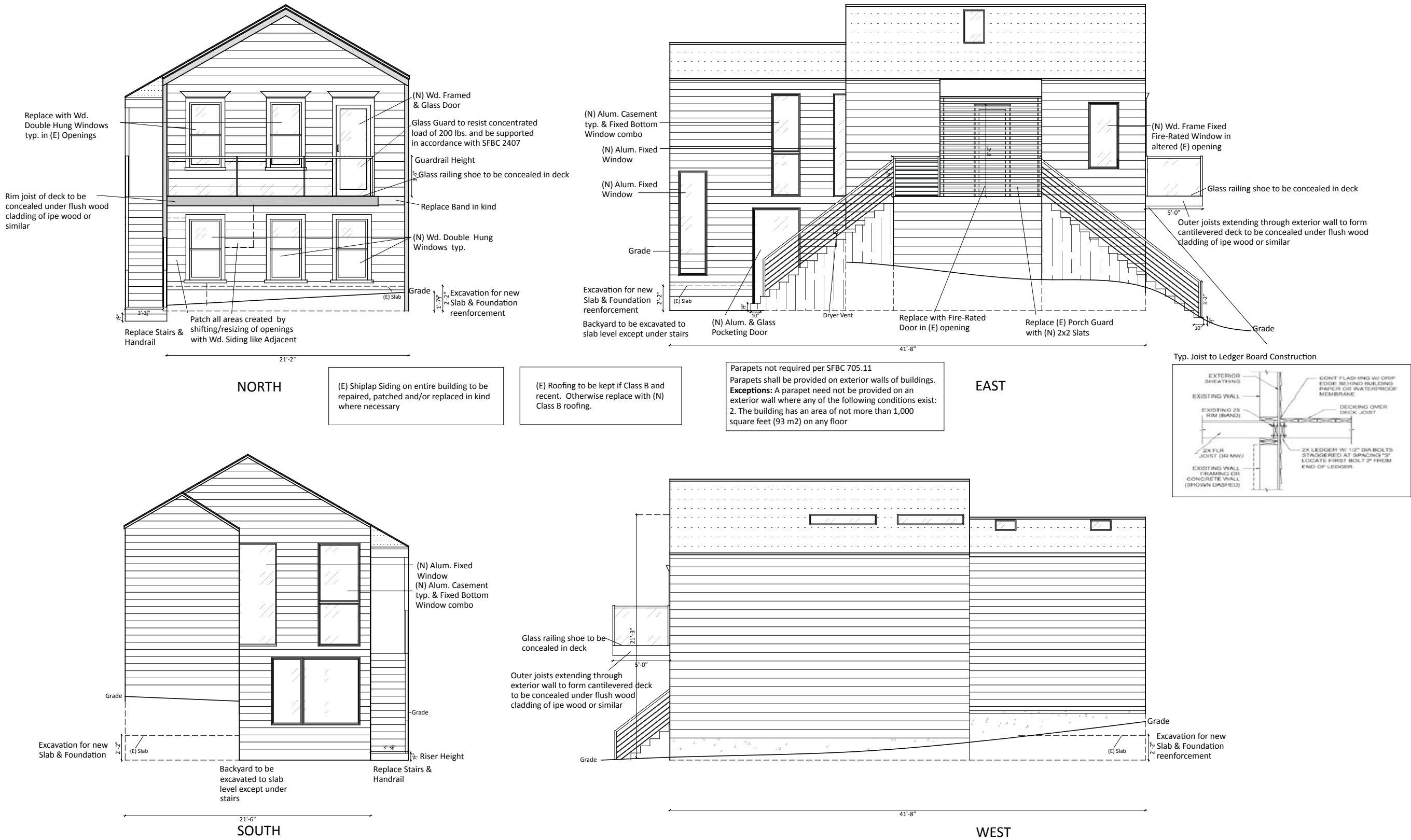
407A 30TH ST.  
San Francisco, CA

May 11, 2015

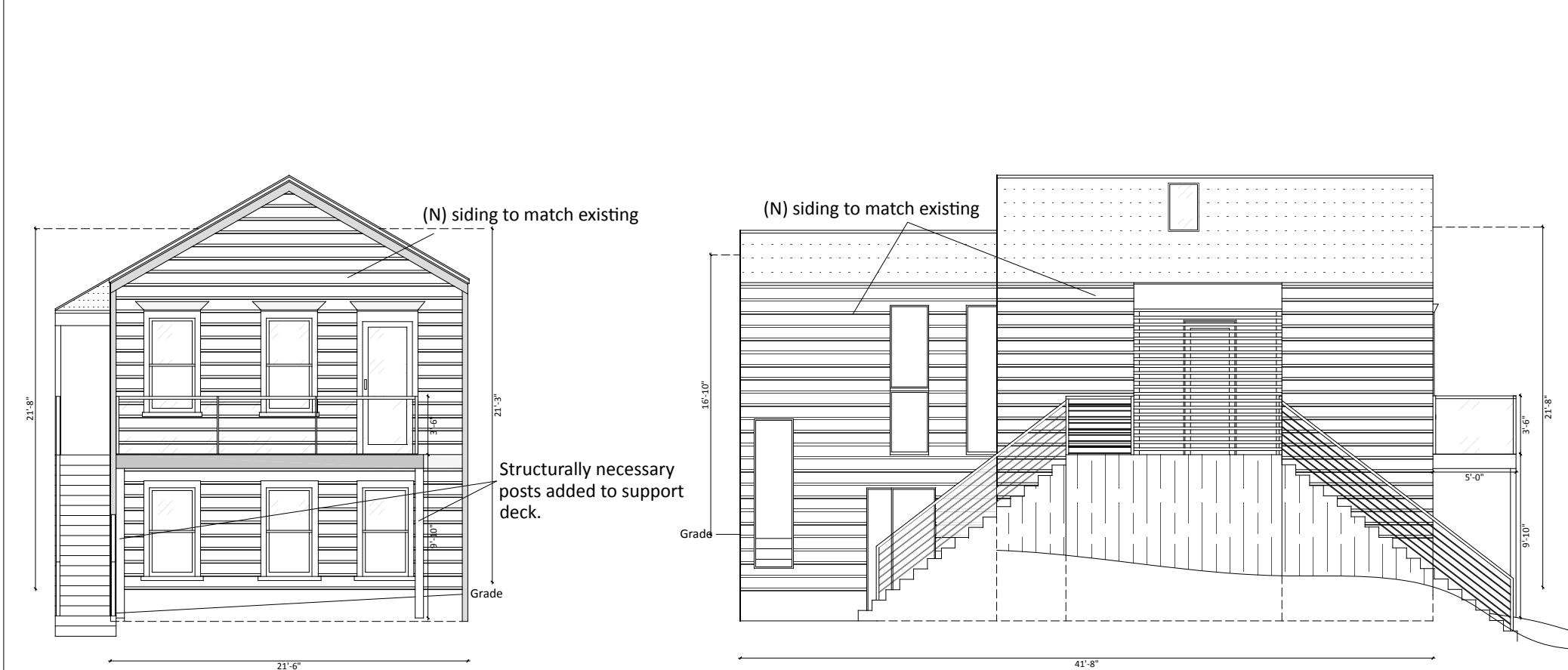
Description:

ORIGINAL  
ELEVATIONS

A2

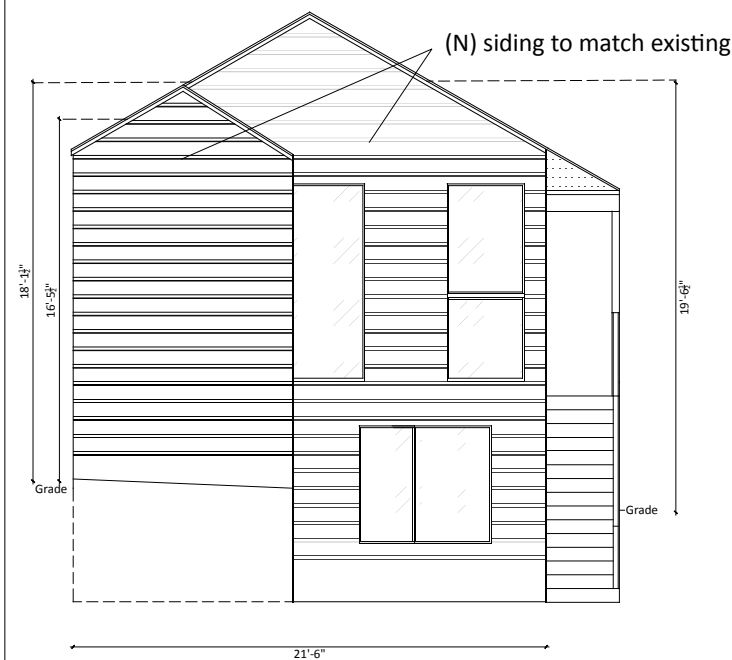


EXISTING ELEVATIONS APPROVED PER PERMIT 2015.05.11.5997

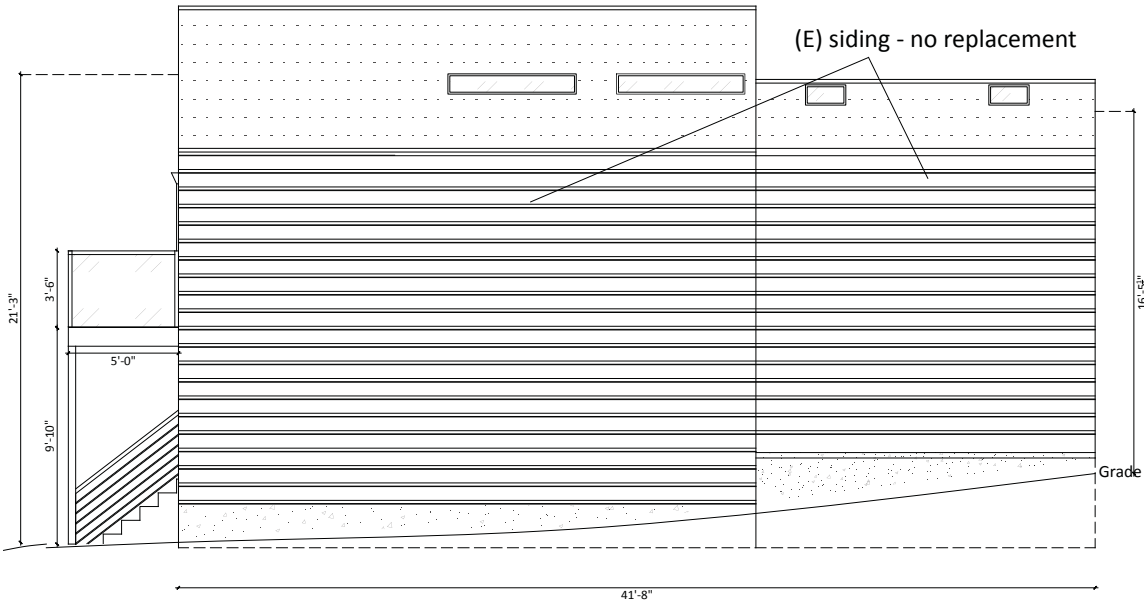


NORTH

EAST

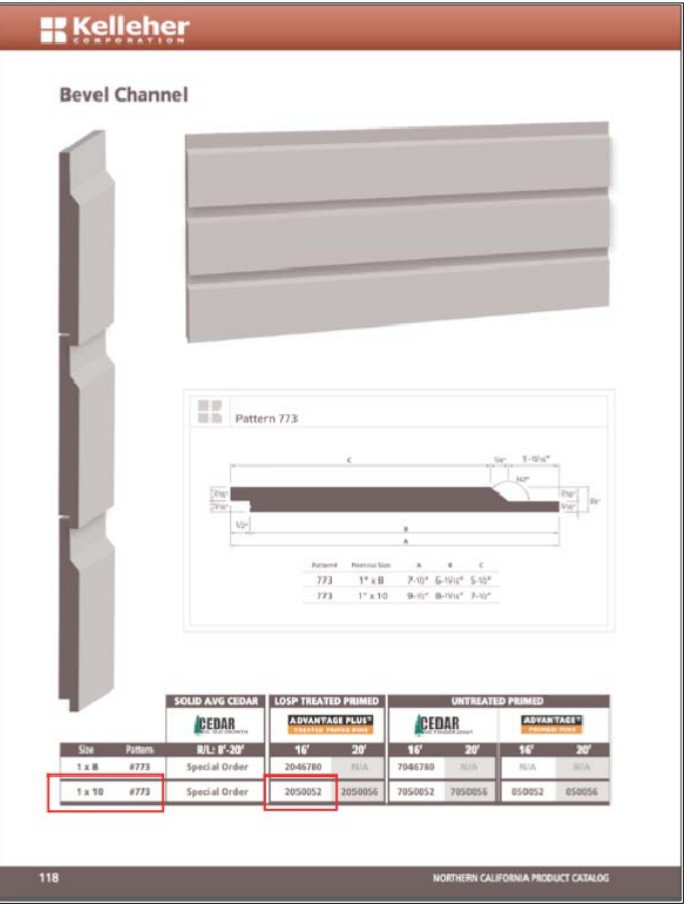
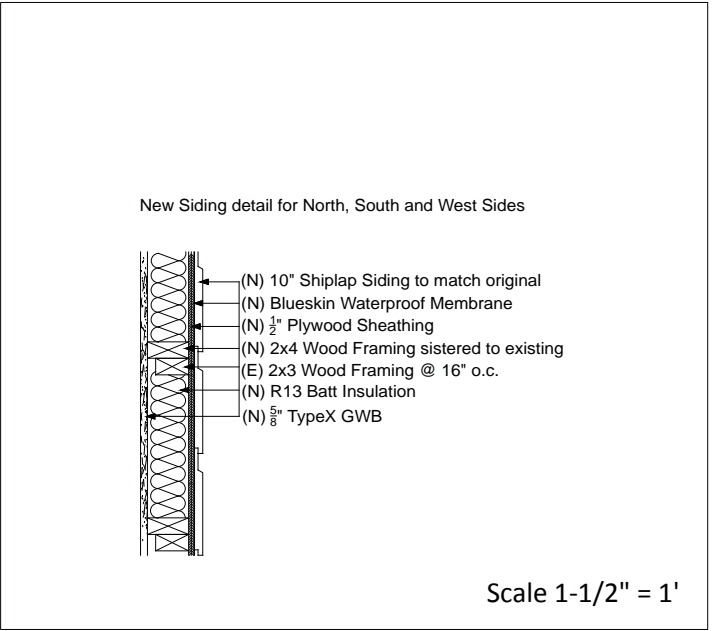


SOUTH



WEST

Scale 1/4" = 1'



PROPOSED ELEVATIONS (NEW SIDING AND DECK POSTS - NO OTHER CHANGES FROM APPROVED)

Client:  
**Michael Kramer**  
1828 Fell St.  
San Francisco, CA 94117

Revisions:

**407A 30TH ST.**  
San Francisco, CA

Feb. 17, 2017

Description:  
**PROPOSED  
ELEVATIONS  
W/SIDING DETAILS**

**A4**

Date 14-Apr-17  
PROJECT 407A 30th St. Renovation  
DESIGN ARCHITECT Karen Kramer

RESIDENTIAL DEMOLITION AREA CALCULATIONS					Total % Removed
FRONT & REAR WALLS LINEAL FOUNDATION MEASUREMENTS					
B1	ELEMENT	(E) LENGTH	REMOVED	% REMOVED	
	A: FRONT FAÇADE	24.7	3.3	13.4%	
	B: REAR FAÇADE	24.7	3.3	13.4%	
	FRONT / REAR TOTAL (A-E)	49.4	6.6	13.4%	
				<= 50%	
EXTERIOR WALLS LINEAL FOUNDATION MEASUREMENTS					
B2	ELEMENT	(E) LENGTH	REMOVED	% REMOVED	
	J: FRONT (NORTH) FAÇADE	24.7	3.3	13.4%	
	K: REAR (SOUTH) FAÇADE	24.7	3.3	13.4%	
	L: EAST FAÇADE	41.8	2.9	6.9%	
	M: WEST FAÇADE	41.8	0.0	0.0%	
LINEAL TOTAL (J-M)	133.0	9.5	7.1%	<= 65%	
VERTICAL ELEMENTS					
C1	(E) AREA	REMOVED	% REMOVED		
	C: FRONT (NORTH) FAÇADE	497.3	29.4	5.9%	
	D: REAR (SOUTH) FAÇADE	418.1	17.3	4.1%	
	E: EAST FAÇADE	633.2	17.8	2.8%	
	F: WEST FAÇADE	629.1	0.0	0.0%	
VERT. TOTAL (C-F)	2177.7	64.5	3.0%	<= 50%	
HORIZONTAL ELEMENTS					
C2	(E) AREA	REMOVED	% REMOVED		
	G: LOWER LEVEL (Basement)			#DIV/0!	
	H: UPPER LEVEL	656.4	55.0	8.4%	
	I: ROOF	748.2	0.0	0.0%	
HORIZ. TOTAL (G-I)	1404.6	55.0	3.9%	<= 50%	

S.F.P.C. SEC. 317(b)(2) Definition "Demolition of Residential Buildings"

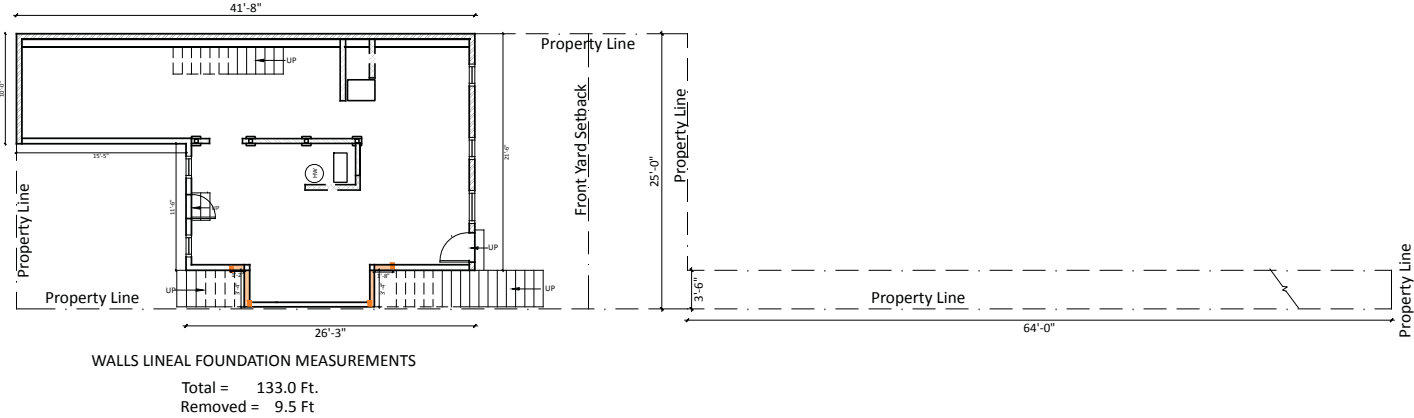
(2) "Demolition of Residential Buildings" shall mean any of the following:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or

(B1) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Front Façade and Rear Façade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

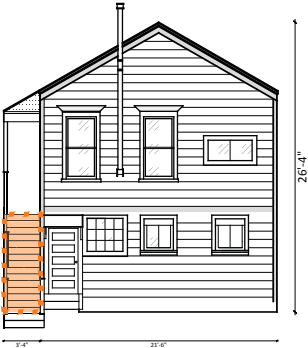
(C1) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and (C2) more than 50% of the Horizontal elements of the existing building, as measured in

(9) "Removal" shall mean, with reference to a wall, roof or floor structure, its dismantling, its relocation or its alteration of the exterior function by construction of a new building element exterior to it. Where a portion of an exterior wall is removed, any remaining wall with a height less than the Building Code requirement for legal head room shall be considered demolished. Where exterior elements of a building are removed and replaced for repair or maintenance, in like materials, with no increase in the extent of the element or volume of the building, such replacement shall not be considered Removal for the purposes of this Section. The foregoing does not supersede any requirements for or restrictions on noncomplying structures and their reconstruction as governed by Article 1.7 of this Code.



SEC. 317 DEMOLITION CALCULATIONS FOR REMODEL DONE UNDER PERMIT 2015.05.11.5997

THERE HAS BEEN NO FURTHER DEMOLITION



NORTH FAÇADE

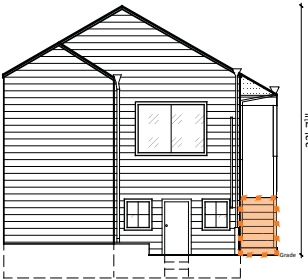
Total (including section under stairs) = 497.3 Sq. Ft.  
Removed from under stairs = 29.4 Sq. Ft.

Note: Framing was removed from lower level of front façade because it was in a state of severe disrepair. It was replaced with like materials in same location.



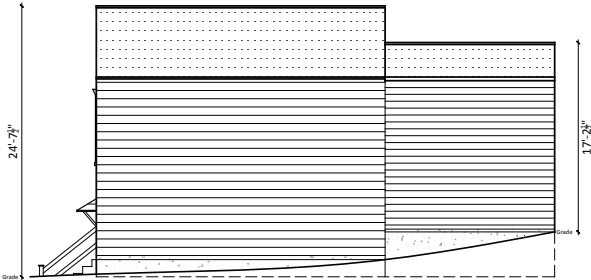
EAST FAÇADE

Total = 633.2 Sq. Ft.  
Removed = 17.8 Sq. Ft.



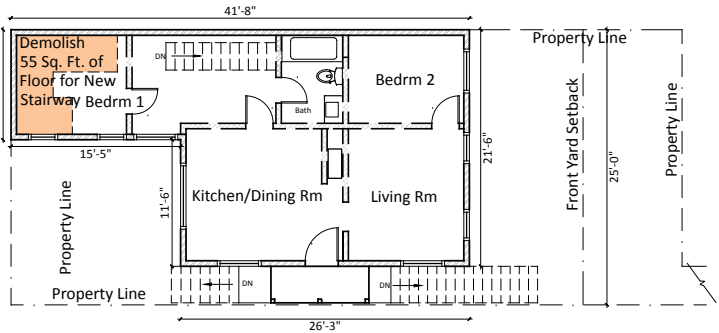
SOUTH FACING FAÇADE

Total (including section under stairs) = 418.1 Sq. Ft.  
Removed (from under stairs) = 17.3 Sq. Ft.



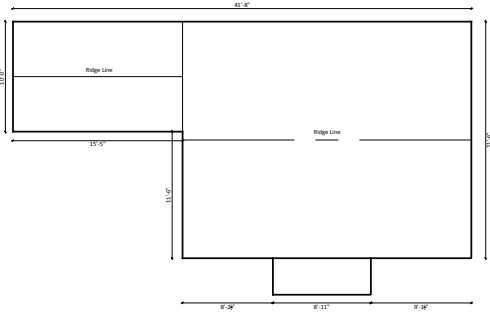
WEST FAÇADE

Total = 629.1 Sq. Ft.  
Removed = 0.0 Sq. Ft.



FLOOR PLATES

Total = 656.4 Sq. Ft.  
Removed = 55 Sq. Ft.



ROOF

Total = 748.2 Sq. Ft.  
Removed = 0 Sq. Ft.

Scale 1/8" = 1'