



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission Discretionary Review

Hearing Date: September 12, 2019
CONTINUED FROM: June 6, 2019; July 18, 2019,
August 29, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-006245DRP-03
Project Address: 50 Seward St
Permit Application: 2017.0419.4301
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2701/024A
Project Sponsor: Khoan Duong
John Lum Architecture
3246 17th Street
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

BACKGROUND

At the June 6, 2019 Planning Commission hearing, the Planning Commission continued the Discretionary Review Hearing for the proposed project consisting of a 7' reduction at the rear of the second story, a horizontal front addition, and a third story vertical addition to an existing 2-story (at the street) two-family residence. The proposal also includes relocating the garage and curb cut. A motion for continuance by the commission was granted to allow the project sponsor to determine a possible location of an Accessory Dwelling Unit (ADU). Since the June 6, 2019 hearing, the sponsor has conducted a meeting with the DR applicants to discuss concerns regarding the relocation of the garage and potential shadows on Carson St. Modifications have been proposed to the project design to include an ADU.

ANALYSIS

The proposed changes from the design presented at the June 6, 2019 hearing include a horizontal reduction to the existing first and second floors at the rear and the addition of an Accessory Dwelling Unit. The proposed ADU has been reviewed for code compliance. Both the Zoning Administrator and the Department support the location and design of the ADU. The staff report from the June 6, 2018 hearing has been updated to include the addition of the ADU. Additionally, the project sponsor has provided a letter regarding the project, which is attached.

ATTACHMENTS:

Discretionary Review Abbreviated Analysis
Block Book Map

Executive Summary
Hearing Date: September 12, 2019

RECORD NO. 2017-006245DRP-03
50 Seward St.

Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, drawings dated September 4, 2019
Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 12, 2019
CONTINUED FROM: JUNE 6, 2019; JULY 18, 2019,
AUGUST 29, 2019

1650 Mission St.
Suite 400
San Francisco,
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Date: September 5, 2019
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PROJECT DESCRIPTION

The project consists of a 7' reduction at the rear of the second story, a horizontal front addition, and a third story vertical addition to an existing 2-story (at the street) two-family residence. The proposal also includes relocating the garage and curb cut and the addition of an Accessory Dwelling Unit.

SITE DESCRIPTION AND PRESENT USE

The site is an approximately 28'-9" wide x 65'-6" deep down sloping lot with an existing 2-story at street, two-family house built in 1928. The building is a category 'C' historical resource. Seward is a 45'-6" wide right-of-way.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This property on Seward Street is set between a group of 2-story stucco single-family houses set back from at an angle from the street to the North, and multistory, multi-family apartment buildings across the street and immediately adjacent to the South. The existing mid-block open space is constrained.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 13, 2019 – March 15, 2019	2.25. 2019	6.6. 2019	101 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 18,2019	May 18,2019	20 days
Mailed Notice	20 days	May 18,2019	May 18,2019	20 days
Online Notice	20 days	May 18,2019	May 18,2019	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	0	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

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

DR REQUESTORS

DR requestor #1:

James Pincow of 49 Seward, the across the street neighbor to the Southwest of the proposed project.

DR requestor #2:

Alissa Fitzgerald and Alexander Mitelman of 49 Seward #2, the across the street neighbors to the Southwest of the proposed project.

DR requestor #3:

Kenneth Hillan of 64 Seward Street, neighbor three lots to the North.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor #1:

1. The proposed building massing is not compatible with height and scale of existing nearby buildings.

2. Proposed roof line is not compatible with those found on surrounding buildings.
3. Proposed project is out of architectural character with the existing Mediterranean style houses on the block.
4. Proposed entrance does not respect the existing pattern of building entrances.

See attached *Discretionary Review Application*, dated February 25, 2019.

DR requestor #2:

1. The proposed building massing will block light and cast shadows onto DR requestors' property.
2. The proposed addition will create privacy impacts.
3. Limited on-site parking will impact available street parking for neighbors.

See attached *Discretionary Review Application*, dated March 15, 2019.

DR requestor #3:

1. The proposed building massing impact light and cast shadows onto adjacent properties.
2. Traffic and pedestrian impacts due to construction.

See attached *Discretionary Review Application*, dated March 15, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guidelines (RDGs) in relation to the DR requestor's issues related to scale and height, neighborhood character, light and privacy.

See attached *Response to Discretionary Review*, dated April 15, 2019.

RESIDENTIAL DESIGN TEAM REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this addition does not present an exceptional or extraordinary circumstance with respect to height, scale, neighborhood character, light, privacy, and parking.

Specifically:

1. The street is a mix of buildings that range in height from 2- 4 stories. The high roof parapets of the adjacent existing 2-story buildings along with the modest height of the proposed 3rd story addition result in a building half a story higher than its lower neighbors. This range is typically considered compatible with the scale of the buildings at the street. It is also worth noting that horizontally expanding the building to the front and reducing massing at the rear improves the condition at the rear.
2. The proposed addition is compatible with the architectural character of the street through the use of material (stucco) and use of window scale, pattern, and proportion that keeps with the surrounding character.

3. The roof lines of shaped parapets and tile mansard roofs over angled bays of the Mediterranean style houses are one of several roof forms found in this block. The proposed roof form of the project is defined with a slightly projecting horizontal band and is thus not out of character with the surrounding buildings.
4. Though the location of the entrance and garage has changed the essential scale and pattern of a recessed entrance is retained.
5. The vertical addition combined with a horizontal expansion toward the front will change light to some effect, but most of the shading will fall on the roof of the adjacent building to the north and to the street. The additional shading was deemed to be de minimis.
6. The impacts to privacy are also considered to be minimal and normal with buildings that are setback and face each other across a street 45'-6" right-of-way.
7. On-site parking is not required by the Planning Code. The project is proximate to transit rich options. On-street parking is not regulated by the Planning Department, nor is it known how the construction of this project will temporarily impact on-street parking or pedestrian safety. DBI and DPT regulate street use and construction hours. It is assumed the project sponsor will follow all applicable normal rules and regulations during construction.

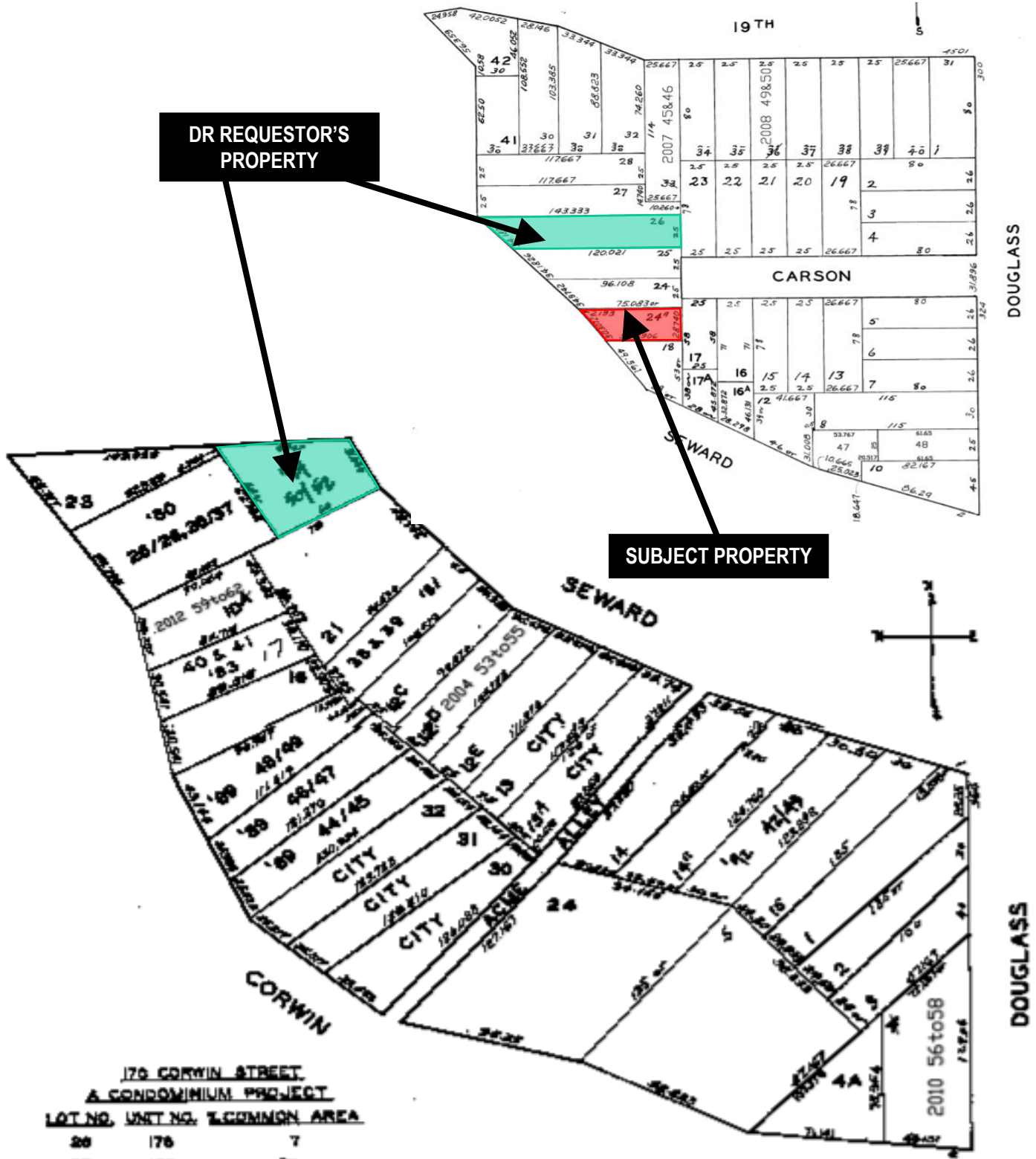
RECOMMENDATION:	Do not take DR and approve project
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, drawings dated April 15, 2019
Reduced Plans
Solar diagram analysis

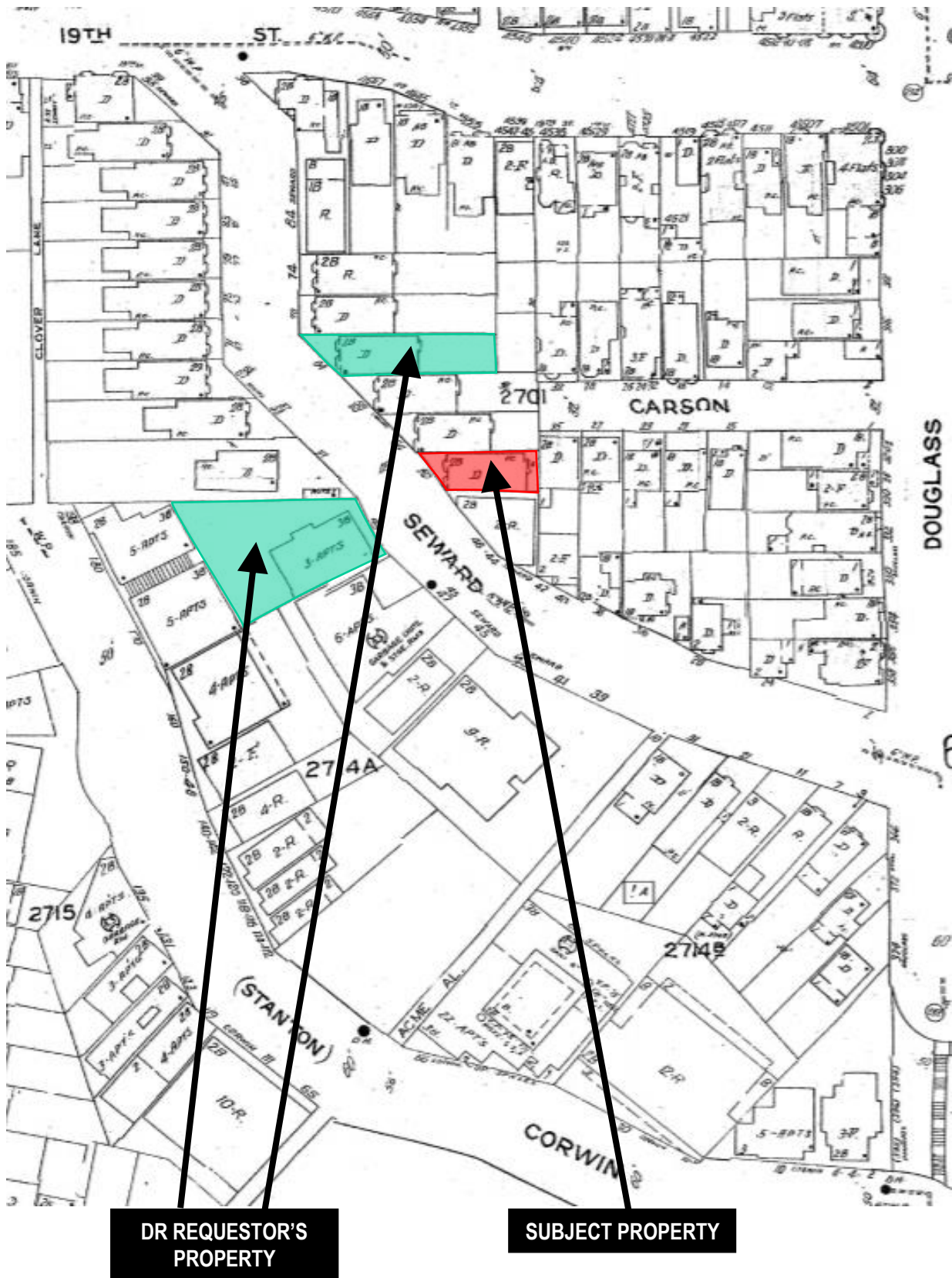
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2017-006245DRP
 50 Seward Street

Sanborn Map*

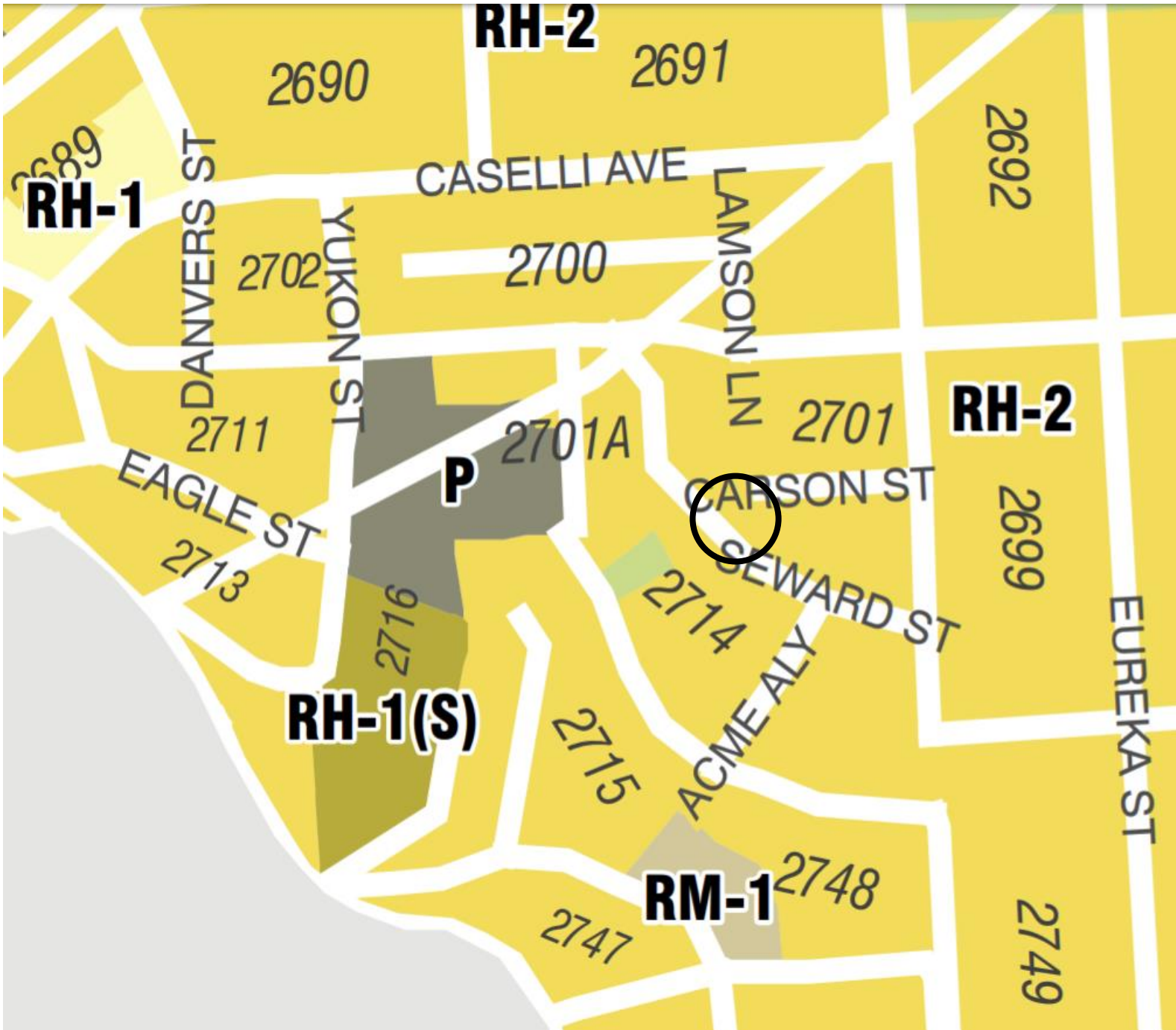


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2017-006245DRP
50 Seward Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-006245DRP
50 Seward Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-006245DRP
50 Seward Street

Aerial Photo



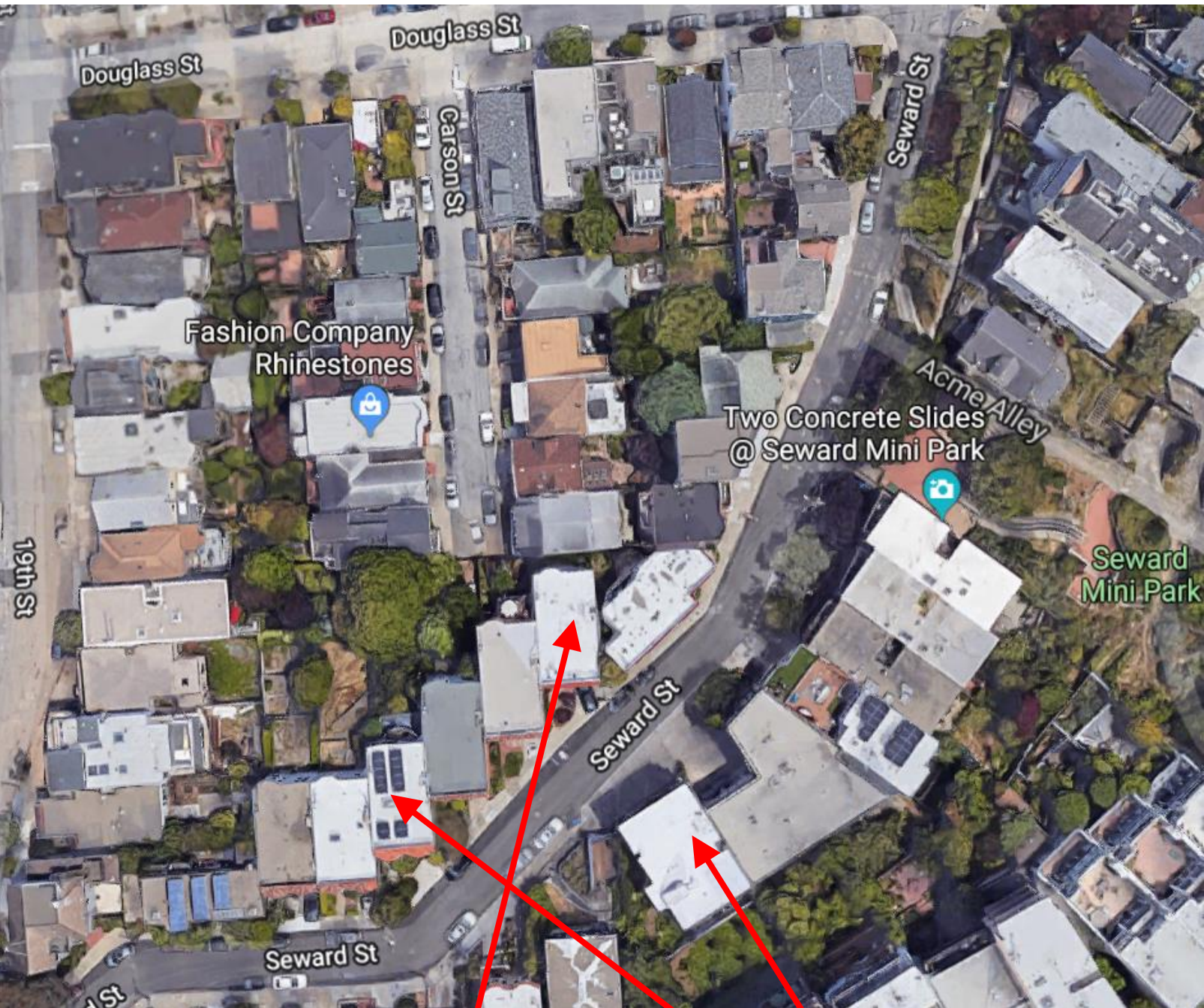
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-006245DRP
50 Seward Street

Aerial Photo



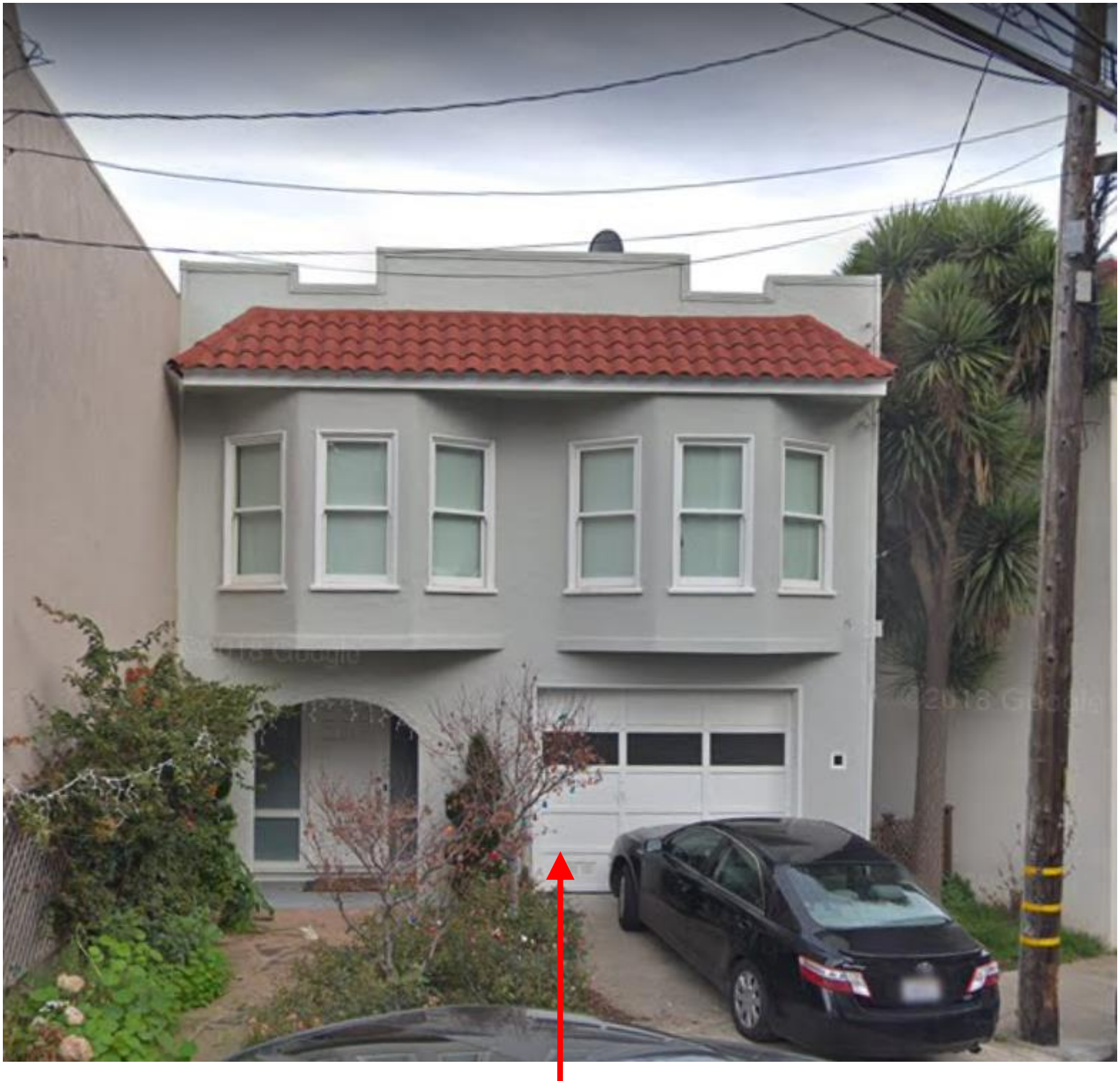
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-006245DRP
50 Seward Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-006245DRP
50 Seward Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 19, 2017**, Building Permit Application No. 201704194301 was filed for work at the Project Address below.

Notice Date: February 13, 2019

Expiration Date: March 15, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	50 SEWARD ST	Applicant:	Khoan Duong
Cross Street(s):	19 th Street and Douglass Street	Address:	3246 17th Street
Block/Lot No.:	2701 / 024A	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 /40-X	Telephone:	415-558-9550 x0013
Record Number:	2017-006245PRJ	Email:	khoan@johnlumarchitecture.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input 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	Residential	Residential
Front Setback	2'5" to 21' 5"	1'2" to 11'6"
Side Setbacks	N/A	N/A
Building Depth	45'10"	55'9"
Rear Yard	7'10"	No Change
Building Height	20'2"	30'3"
Number of Stories	3-story over basement	4-story over basement
Number of Dwelling Units	2	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project includes a street visible front and single story vertical addition to an existing two-family dwelling. It includes extensive remodeling of the interior, the relocation of the garage and curb cut, and reduction of the building to the rear for the addition of roof decks with glass guardrails. The proposal also includes excavation to the first floor and basement to reestablish and redefine the legally authorized 2nd unit.</p> <p>Please note that a previous notice and plan set was mailed on 2/4/19 with an expiration date of 3/6/19. Due to a typographical error in the number of existing units, this notice is being resent. No further changes have been made to the original scope of work.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

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

For more information, please contact Planning Department staff:

Cathleen Campbell, 415-575-8732, Cathleen.Campbell@sfgov.org

中文詢問請電 | PARA INFORMACIÓN EN ESPAÑOL LLAMAR AL | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA | 415.575.9010

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
50 SEWARD ST		2701024A
Case No.		Permit No.
2017-006245ENV		201704194301
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Renovation and addition to SFH. New 4th floor addition and new 3-story addition to front of building, totally 2,043-sf of added space. Addition will add approx. 4.5 ft of height to the existing building for a total height of 28 feet, 7 inches. Convert existing basement and first floor to habitable space and create new unit with 2 new bedrooms and 1 new bathroom. Includes approx. 159 cubic yards of excavation to a depth of no greater than 6.5 ft at basement level and 8 feet at 1st floor. Foundation work to address addition and added story. Sprinkler under separate permit.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional): Justin Horner

Project sponsor to follow recommendations included in geotechnical report: Romig Engineering, Geotechnical Investigation Johnson-Friedgen residence addition 50 Seward Street San Francisco California 94116," July 2017: a) the at-grade addition should be supported on a drilled piers extending through the fill and into native soil; b) the basement retaining walls and lower basement levels be supported on a mat foundation; and c) the construction of temporary shoring systems to underpin adjacent structures and the existing residence.

Hazardous Materials: Sponsor received a Maher Ordinance waiver Aug 18, 2017. (see "SMED
CONTINUED ON ADDITIONAL PAGE

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 01/25/2018 b. Other (specify): Per PTR signed 1/15/18. </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): The subject property is representative of a second wave of residential development in Clover Heights (different developer and in a different architectural style), and for this reason does not appear to contribute to a cohesive,	
Preservation Planner Signature: Elizabeth Gordon Jonckheer	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Horner 03/02/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

CEQA Impacts Continued

Project sponsor to follow recommendations included in geotechnical report: Romig Engineering, Geotechnical Investigation Johnson-Friedgen residence addition 50 Seward Street San Francisco California 94116," July 2017: a) the at-grade addition should be supported on a drilled piers extending through the fill and into native soil; b) the basement retaining walls and lower basement levels be supported on a mat foundation; and c) the construction of temporary shoring systems to underpin adjacent structures and the existing residence.

Hazardous Materials: Sponsor received a Maher Ordinance waiver Aug 18, 2017. (see "SMED 1623" pdf in Documents tab).

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)
50 SEWARD ST		2701/024A
Case No.	Previous Building Permit No.	New Building Permit No.
2017-006245PRJ	201704194301	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

**RECEIVED**

FEB 25 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: James Pincow

Address: 49 Seward Street, Unit 1, San Francisco, CA 94114

Email Address: james.pincow@gmail.com

Telephone: 917-825-9410

Information on the Owner of the Property Being Developed

Name: Kyle C. Johnson and Kelley Friedgen

Company/Organization:

Address: 50 Seward Street, San Francisco, CA 94114

Email Address: kj8375@yahoo.com

Telephone: Do not know

Property Information and Related Applications

Project Address: 50 Seward Street, San Francisco, CA 94114

Block/Lot(s): 2701 / 024A

Building Permit Application No(s): 201704194301

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.

* I e-mailed with the owner of the property being developed. I also discussed the project with the Planning Department permit review planner by e-mail, telephone, and in person.

To my knowledge, no changes have been made to the proposed project as a result of my e-mail to the owner of the property nor as a result of my discussions with the Planning Department permit review planner. However, on April 13, 2018, RDAT proposed changes to the proposed project which do not appear to have been made in accordance with RDAT's comments, as discussed further in Exhibit B attached to this DRP Application, notwithstanding any current insistence by the permit review planner to the contrary that the RDAT comments were made to the revised plans.

DISCRETIONARY REVIEW REQUEST

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

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

I do not believe that the project meets the standards of the Residential Design Guidelines for the reasons set forth in Exhibit B attached to this DRP Application as a continuation of my response to this 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 unreasonably affected, please state who would be affected, and how.

I believe that the project would cause unreasonable impacts, and that my property, the property of others and the neighborhood would be unreasonably affected for the reasons set forth in Exhibit B attached to this DRP Application as a continuation of my response to this 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?

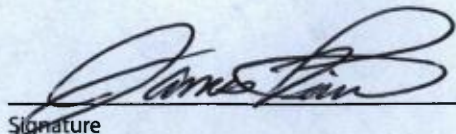
First, the proposed 4th Floor addition should not be permitted or, in the alternative, the height of the building should be sufficiently reduced from the proposed increased height such that the resulting building does not have an elevation higher than any adjacent building.

Second, the facade of the building should maintain its current Mediterranean look in order to remain in conformity with the rows of similar looking homes on the street, including those immediately west of the building. Please see Exhibit B attached to this DRP Application as a continuation of my response to this question.

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

James Pincow

Name (Printed)

Self

917-825-9410

james.pincow@gmail.com

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

Phone

Email

RECEIVED

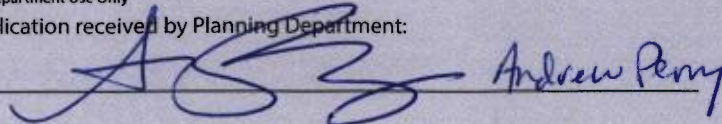
FEB 25 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By:


Andrew Perry

Date:

EXHIBIT B

(continuation of answers to questions 1, 2 and 3)

ANSWER TO QUESTION 1 CONTINUED:

The proposed alterations, renovations, additions, and expansions at 50 Seward Street, San Francisco, California (collectively, the “Project”), which are the subject of this request for Discretionary Review by me, a member of the public (this “DRP”), are to an existing residential building located in an R district. Section 311(c)(1) of the Planning Code states that the “alteration of existing residential buildings in R districts shall be consistent with the design policies and guidelines of the General Plan and with the ‘Residential Design Guidelines’...” “Projects must comply with the design principles as stated in the [Residential Design Guidelines (the “RDG”)]” (see RDG at page 6).

I do not believe that the Project meets the standards of the Residential Design Guidelines for the reasons set forth below.

- (a) The Project is Not Compatible with Height and Scale of Nearby Buildings: The RDG states that, “In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings” (see RDG at page 3). The current plans for the Project (the “Plans”), however, do not appear to be compatible with nearby buildings for the following reasons:

- (i) Proposed Project Height is Disruptive to and Incompatible with Surrounding Buildings: “In evaluating a project’s compatibility with neighborhood character, the buildings on the same block face are analyzed” (see RDG at page 7). The resulting height of the Project would be higher (at least in appearance, if not also in real height above sea level / elevation) than any building on the north side of Seward Street and many buildings on the south side of Seward Street. The Project is part of a row of six similar looking two-story residential buildings which starts with the Project and run

west on the north side of Seward Street toward 19th Street (see Exhibit C attached to this DRP). If completed according to the Plans, the Project would be an anomaly in height—taller than all of the homes in the row of six similar looking buildings immediately to the west of the Project on the north side of Seward Street and taller than even the adjacent tall multifamily residential building directly to the east of the Project (see Exhibit D attached to this DRP). The Project would result in a “sudden change in the building pattern,” which would be disruptive—something that the RDG expressly seeks to avoid (see RDG at page 7). An important design guideline under the RDG is to “ensure that the building’s scale is compatible with surrounding buildings” (see RDG at page 5). As discussed above, the Project’s scale would not be compatible with surrounding buildings because it would be significantly taller than its surrounding and adjacent buildings. I believe that the Plans would result in a “poorly scaled building” that “will seem incompatible...and inharmonious with [its] surroundings” (see RDG at page 23).

- (ii) Proposed Project Roofline is Not Compatible with Those Found on Surrounding Buildings: Another important design guideline under the RDG is to “design rooflines to be compatible with those found on surrounding buildings” (see RDG at page 30). The Plans show a tall, flat roof even though the Project and its surrounding buildings currently have parapets and roof appearances that are lower in elevation and not flat. The Project appears to be precisely the type of alteration the RDG says to avoid: “Within a block... if most buildings have front gables [as an example provided in the RDG], adding a building with a flat roof may not be consistent with the neighborhood pattern” (see RDG at page 30). In fact, the Project is like the situation called out by the RDG: “In some situations, there may be groups of buildings that have common rooflines, providing clues to what type of roofline will help tie the composition of the streetscape together” (see RDG at page 30). The Project is part of a row of homes

having a common roofline but the Plans appear to wholly avoid the “clues” provided by the Project’s adjacent homes. The Project would destroy the composition of the existing streetscape and have a roofline that is uncommon for the buildings that the Project is in a group of.

- (b) The Project Defies the Character of Surrounding Buildings: The RDG focuses “on whether a building’s design contributes to the architectural and visual qualities of the neighborhood” and a stated design principle is that “architectural features that enhance the neighborhood’s character” should be provided (see RDG at page 5). Moreover, the RDG says that buildings should be designed “to be compatible with the patterns and architectural features of surrounding buildings” (see RDG at page 9). The Project, however, appears to be a wholesale departure from the patterns and architectural features of surrounding buildings. As mentioned above, the Project is part of a row of distinct looking, two-story Mediterranean-style homes. Another row of similar looking Mediterranean-style homes exists on the south side of Seward Street, diagonally across the street from the Project. When traversing Seward Street, members of the public and neighbors of the Project are surrounded by two distinct rows of Mediterranean-style homes, one on each side of Seward Street. These rows of similar looking homes enhance the neighborhood’s character. The Project, however, would distract from surrounding buildings to the detriment of the neighborhood’s character. Even if the area surrounding the Project is considered to have “mixed visual character” when taking the two rows of Mediterranean-style homes discussed above in a wider context, the RDG says that building design should “help define, unify, and contribute positively to the existing visual context” (see RDG at page 10). The Project would be an outlier in the existing visual context. It would be a modern, flat-roofed two-family home that does not appear to “draw on the best features of surrounding buildings” as the RDG says to do (see RDG at page 10). In fact, the RDG even says that “Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development” (see RDG at page 10).

(c) The RDG says that “proposed projects must respect the existing pattern of building entrances” (see RDG at page 10). Whereas the row of six Mediterranean-style homes of which the Project is currently a part of all have a door on the left side of the front of each such building and a garage on each such building’s right side (including the Project, currently) (see Exhibit C attached to this DRP), the Plans show a garage on the left side of the Project and a door on the right side, in direct contravention of the RDG) (see Exhibit D attached to this DRP).

I wholeheartedly agree with what the RDG says at page 3, which is that “many neighborhoods are made up of buildings with common rhythms and cohesive elements of architectural expression” and that “these neighborhoods are in large part what make San Francisco an attractive place to live...” The RDG says that “In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings” (see RDG at page 3) and that in “considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings (see RDG at page 8). It is difficult to understand how the Project could be approved in light of the valid concerns that would be raised by a straightforward reading of the RDG given that the Project would relate poorly in both height and design to its adjacent buildings and would be a total anomaly on Seward Street.

The Plans appear to willfully ignore the RDG and would result in a building that is an outlier among its neighbors. The Plans do not appear to show a design that takes into consideration the height or visual characteristics of adjacent buildings or the area in general. Instead, the Plans appear to be designed to amass space through height, depth, roofline and facade and squeeze out every possible inch of buildable space at the expense of any cohesive neighborhood characteristics, in spite of RDG guidelines. If permitted and built as currently planned, I believe that any reasonable person would look at the Project upon completion and conclude that it stands out among all of the homes on Seward Street—not because of its interesting design but because it would be the tallest appearing and only visually uninteresting home among a row of historic looking Mediterranean-style two-story homes that are characteristic of Seward Street and other parts of San Francisco. Indeed, the Plans appear to call for a dense, simple, modern rectangular building

befitting a contemporary development, not an existing neighborhood containing rows of Mediterranean-style homes.

Moreover, if permitted to proceed as currently planned, one has to wonder when the next owner of a home in the either of the rows of Mediterranean-style homes on Seward Street will decide to make their home a plain, modern cube in order to have more space. Surely, the owners of such homes will wonder if they too should build their homes out to maximize on space if the Project proceeds. A future denial of such applications in light of the Project continuing could be viewed as arbitrary and capricious. Suddenly, the Project would no longer be a singular modernization or simple alteration but the key that unlocks a flurry of unmitigated development and expansion—exactly what Section 311(c)(1) of the Planning Code was passed to curb.

ANSWER TO QUESTION 2 CONTINUED:

I believe that the Project would cause unreasonable impacts and that my property, and the property of others and the neighborhood, would be unreasonably affected for the following reasons:

- (a) The Project would result in the tallest building (in appearance at least) on the north side of Seward Street, with an additional floor that would look into the windows of homes on the south side of Seward Street, whereas currently such homes on the south side of Seward Street enjoy relative privacy due to most of the homes on the north side of Seward Street only having two stories above grade.
- (b) Seward Street is a very narrow street with parked cars on both sides of the street. There is often traffic congestion when a delivery truck or repair truck traverses the street. I imagine that the scope and scale of the Project would make Seward Street a nightmare to traverse for many months if not years until it is completed.

ANSWER TO QUESTION 3 CONTINUED:

The adverse effects noted above in my answer to Question 1 could be mitigated by following the RDG. Indeed, the RDG notes (at page 23), that “a building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area” with “facade articulations and through setbacks to upper floors.” I do not believe that a setback fourth story would fully alleviate the adverse effects noted above, and in such situations the RDG says that “it may be necessary to reduce the height or depth of the building” (see RDG at page 23). The RDG says that “If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade” (see RDG at page 24). “The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design” (see RDG at page 24). The RDG states that “The recommended setback for additions is 15 feet from the front building wall” (see RDG at page 25). If such setback would not alleviate the adverse effects of projects such as the Project, then the RDG suggests eliminating the upper story (see RDG at page 25). The RDG plainly and correctly guides situations like the Project and what to do to mitigate its adverse effects.

As noted above, the Plans appear to willfully ignore the RDG and would result in a building that is an outlier among its neighbors. Perhaps that is why at the RDAT meeting held on April 13, 2018, RDAT said that in order to comply with the RDG, one should “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space” (quoting the RDG at pages 25-26), and “reduce the proposed 4th Floor addition to align with the primary rear wall of the adjacent building to the north” (see Exhibit E attached to this DRP). RDAT also said to “Minimize the height of the roof” (see Exhibit E attached to this DRP). The planner assigned to the Project told me that the RDAT comments were made and that the changes to the Plans since the RDAT meeting address RDAT’s comments. I disagree. Looking at the right side of page 10/15 of the prior plans for the Project (see Exhibit F attached to this DRP), the vertical red lines show the then proposed new height as 28’7” plus 3’2” more to reach the roof ridge of the

old winged roof in those old plans, so a total height of 31'9", whereas the Plans now (see Exhibit D attached to this DRP) show the proposed new height as 30'3" plus another 8" to parapet, so a total height of 30'11". So, the new roof height is 1'8" taller than the prior plans (30'3" vs. 28'7") but the zenith of the roof ridge in the old plans (31'9") vs. the zenith of the new flat roof (30'11") is a difference of 10 inches. Is a 10 inch reduction in roof ridge to flat roof truly a minimization of the height of the roof, even if the roofline itself increased 1 foot 8 inches? And regardless of any prior revisions to the Plans, the current Plans do not appear to adhere to the requirements of the RDG, which is likely why the RDAT said to "minimize the roof" in the first place.

Also, in order to mitigate the adverse effect of the facade shown in the Plans, the Plans could be revised to provide architectural features similar to the adjacent Mediterranean-style homes. This may require a reduction in the roofline in order to allow for aesthetically similar features like Mediterranean-style shingles, or no change to the current roofline and facade. Finally, the entrance door should remain on the left side of the facade and the garage door on the right.

EXHIBIT C

(North side of Seward Street)

The Project is the last home all the way on the right in both photos below.



← Project



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C
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EXHIBIT E

SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

DATE: 4/13/18 RDAT MEETING DATE: 4/13/18

PROJECT INFORMATION:

Planner:	<u>Elizabeth Jonckheer</u>
Address:	<u>50 Seward Street</u>
Cross Streets:	<u>Douglass Street</u>
Block/Lot:	<u>2701/024A</u>
Zoning/Height Districts:	<u>RH-2/40-X (Cat. C reclass building)</u>
BPA/Case No.	<u>201704194301/2017-006245PRJ</u>
Project Status	<input checked="" type="checkbox"/> Initial Review <input type="checkbox"/> Post NOPDR <input type="checkbox"/> DR Filed
Amount of Time Req.	<input checked="" type="checkbox"/> 15 minutes <input type="checkbox"/> 30 minutes (required for new const.)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RDAT Members in Attendance:

David Lindsay, Luiz Barata, Allison Albericci (notes)

Project Description:

Renovation and addition to a single family residence. New 4th floor addition and new 3-story addition to the front of building, totaling 2,043-sf of added space. Addition will add approx. 4.5 ft of height to the existing building for a total height of 28 feet, 7 inches. Conversion of the existing basement and first floor to habitable space and creation of a new unit with 2 new bedrooms and 1 new bathroom.

Project Concerns (If DR is filed, list each concern.):

- Massing
- Design
- Midblock open space

RDAT Comments:

To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), setback proposed 3rd and 4th floor roof decks a minimum of 5'-0" from side property lines.

To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), reduce the proposed 4th Floor addition to align with the primary rear wall of the adjacent building to the north. Minimize the height of the roof.

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 538 9550 FAX 415 558 0854



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

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

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

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

WHAT TO SUBMIT:

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

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

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.



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Alissa Fitzgerald and Alexander Mitelman

Address: 49 Seward St. #2 San Francisco, CA 94114

Email Address: alissa_fitzgerald@yahoo.com

Telephone: 650 520 4438

Information on the Owner of the Property Being Developed

Name: Kelley Friedgen and Kyle C. Johnson

Company/Organization:

Address: 50 Seward St. San Francisco, CA 94114

Email Address: kelley.friedgen@gmail.com, kj8375@yahoo.com

Telephone: not available

Property Information and Related Applications

Project Address: 50 Seward Street, San Francisco, CA 94114

Block/Lot(s): 2701 / 024A

Building Permit Application No(s): 201704194301

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.		

The project was discussed with a representative from John Lum Architecture and the 50 Seward owners during an in-person meeting on March 30, 2017 and via email on April 5, 2017 and March 4, 2019.

The project was discussed with Elizabeth Gordon-Jonckheer of the SF Planning Department via email on July 22 and July 24, 2017, and with Cathleen Campbell of the SF Planning Department via email on March 4, 2019.

No changes were made as a result of those discussions.

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.

We request a Discretionary Review because the proposed plans are not consistent with the RDAT Review of April 13, 2018. That document states requirements to "minimize impacts on light and privacy to adjacent properties" and to "design the height and depth of the building to be compatible with the existing building scale at the mid-block open space". The proposed plans do not comply with the total building height stated in the RDAT Review. (Answer continued on Attachment A...)

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

We outline three impacts which would unreasonably affect our property and our neighbors' properties:

Impact 1) The height (including parapets) and the bulk of the proposed building will block natural light and cast shadows to our property, our neighbors' properties at 54, 58, and 64 Seward, and to those on Carson St. The neighborhood will be particularly affected during summer mornings when the sun rises closer to the east direction, directly behind 50 Seward. (Continued on Attachment A...)

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


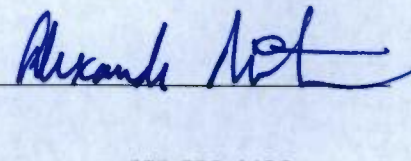
We request four changes which would reduce adverse effects:

Change 1) As stated in the April 13, 2018 RDAT review, the proposed building should be "compatible with the existing building scale at the mid-block open space." The total height (including any parapets) of 50 Seward should be approximately 25-26 feet, in order to be consistent with the adjacent building 44 Seward St. (Continued on Attachment A...)

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature

Alissa M. Fitzgerald and Alexander M. Mitelman

Name (Printed)

Self/Owners

650 520 4438

alissa_fitzgerald@yahoo.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: 

Date: 

ATTACHMENT A

Continuation of answer to question #1:

The RDAT review from April 13, 2018 (see attached) contains a vague definition of the total building height. The Applicant leveraged this ambiguity to their benefit when revising the building design. No matter how one interprets "total height," however, the proposed plans exceed the total height limit described in the RDAT review.

The RDAT review describes that the project will "add approx. 4.5 feet of height to the existing building for a total height of 28 feet, 7 inches."

According to the drawings (see attached) provided with the permit application, the existing building at 50 Seward is 20 feet 2 inches in height to the roof, and on its street-side facade, has an additional 4 ft. 7 in. height due to an ornamental parapet, so the highest point of the existing building is 24 ft. 9 in.

The proposed project plans show a 30 ft. 3 in. roof height with an 8 in. ornamental parapet on the street-side facade, or a height of 30 ft. 11 in. on the street-side. However, the plans also include a 30 in. (or 2ft. 6 in.) tall parapet on the north wall which is required for fire safety due to the design choice of placing skylights adjacent to the building edge. Considering the fire safety parapet, the height of the proposed building, including any parapet, is 32 ft. 9 in.

Not including parapets, the proposed project plans increase the building height by 10 ft. 1 in. over the existing building.

If parapets are included in the definition of total height, the proposed project plans increase the building height by 8 ft. over the existing building.

No matter which interpretation may be used, the proposed plans increase the building height significantly more than the stated "approx. 4.5 feet".

Furthermore, the RDAT review did not clearly define how the "total height" of the building is measured, nor what roof features are included in the "total height" measurement.

If the existing facade parapet is included in calculation of "total height", then the existing building's "total height" is 24 ft. 9 in. After adding "approx. 4.5 feet", or 4 ft. 6 in., the new building height should have a total height of only 29 ft 3 in., including parapets. It appears that the stated total height in the RDAT review of "28 feet, 7 inches" is either a math error or the definition of "total height" is not obvious.

No matter how one interprets the definition of "total height", the proposed building is at least 5 ft. 7 in. taller than allowed/claimed (when total height measurement does not include parapets), or 3 ft. 6 in. taller than allowed/claimed (when total height measurement includes parapets). Please see the table below for a summary of the relevant measurements.

	Highest point on building, not including any parapets	Highest point on building, including any parapet
Proposed Building Plan	30 ft. 3 in.	32 ft. 9 in.
Existing Building	20 ft. 2 in.	24 ft. 9 in.
Difference	10 ft. 1 in.	8 ft. 0 in.
Proposed Building Plan	30 ft. 3 in.	32 ft. 9 in.
Height if complying with RDAT review: "add approx. 4.5 ft of height to the existing building"	24 ft. 8 in.	29 ft. 3 in.
Discrepancy	5 ft. 7 in.	3 ft. 6 in.

Continuation of answer to question #2:

Our east-facing living room windows are the primary source of natural light into our property. Because our windows currently face unobstructed sky, we have an abundance of natural light. Please see Figure 1 which shows the compass bearing between the properties.

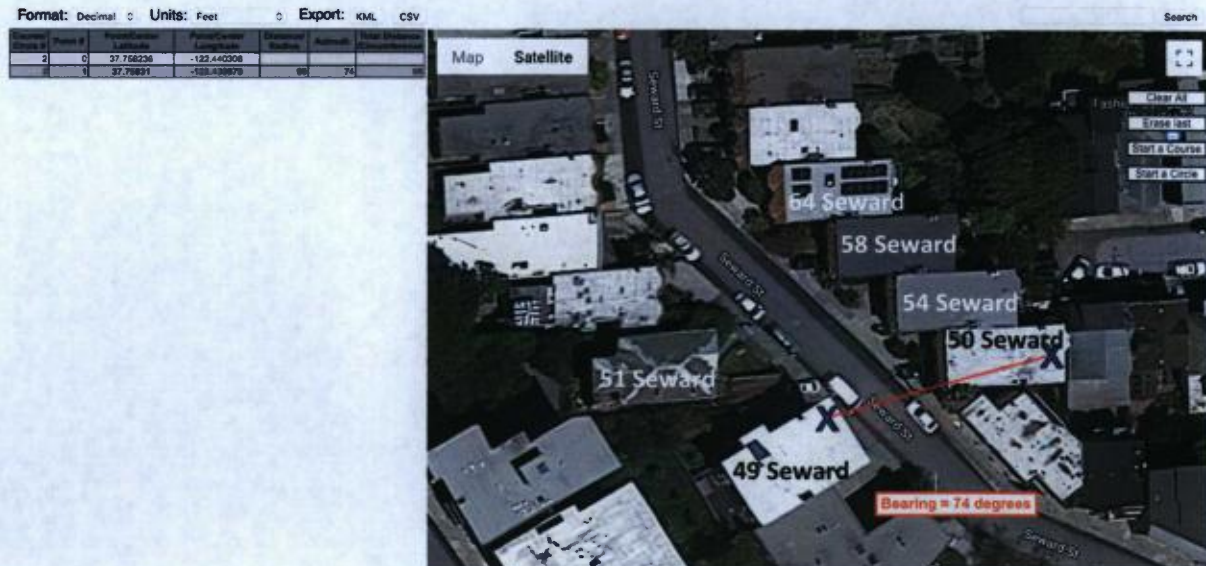


Fig. 1. Aerial photograph of 49 Seward and 50 Seward buildings, and neighbors, with bearing determined using GPS coordinates.

Fitzgerald/Mitelman DRP Application
Regarding 50 SEWARD ST.
2017-006245PRJ

During the summer months, the proposed building at 50 Seward will directly block sunlight into our building, 49 Seward, in the early morning until approximately 7:00 am and will block light to the downhill buildings, 54, 58 and 64 Seward until approximately 11:00 am. The buildings on Carson St. will be in shadow from approximately 2:00 pm onward due to the sun's location west of 50 Seward.

Figure 2 illustrates the sun's motion with respect to our property location.

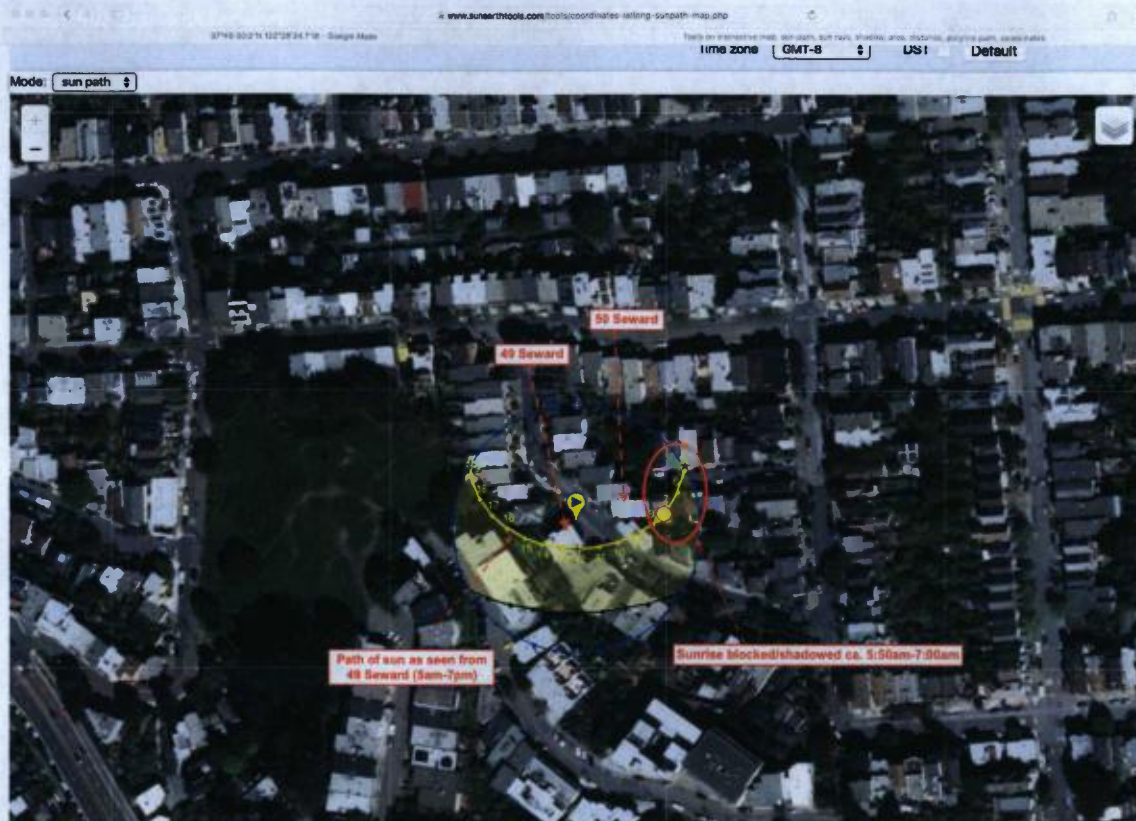


Fig. 2. Using the calculator available at www.sunearthtools.com, we calculated the location of the sun over our property during the summer months. The yellow line indicates the path of the sun. The yellow numbers indicate the sun's location at the specific hour of the day.

Figure 3 shows a picture taken on June 1, 2016 of the sun's location behind 50 Seward (on a very foggy day).



Fig. 3. Photograph of the morning sun on June 1, 2016.

Impact 2) Our privacy will also be severely impacted by the proposed design. Currently, none of our windows look into 50 Seward, and we see the top of its roof (Figure 4). The proposed plans include adding a story and expanding the building footprint to bring it 10 feet closer to our building. This means our living room windows will look directly into 50 Seward's new story, eliminating our current level of privacy. The proposed building will also be 10 feet closer to our building and significantly larger than it is now. Its forward position relative to neighboring buildings will create a disproportionate sense of looming into our front windows (Figure 5).



Fig. 4. Photo taken 10 ft. from the living room window. The existing 50 Seward building is directly centered in our living room window.



Fig. 5. Photo taken 10 ft. from the living room window. The black box illustrates the approximate size of proposed building. We expect it to block 30-40% of the light coming into our living room window.

Impact 3) The design choice to remove the existing driveway (see Figure 6) in order to enable expansion of the building's footprint means that the 50 Seward owners will only be able to store one vehicle on their property. The owners of 50 Seward St. own two vehicles. After construction, their second vehicle would therefore need to be parked on the street. Since the proposed plans include the addition of a second housing unit having 2 bedrooms, it is reasonable to assume that the occupants of that second unit may also own two or more vehicles. The proposed plans would likely result in at least three more vehicles being parked on Seward St. and environs. Considering the narrowness of Seward St. (Figure 7) and the limited parking available in the neighborhood, the proposed plans will impact the neighbors' ability to park vehicles.

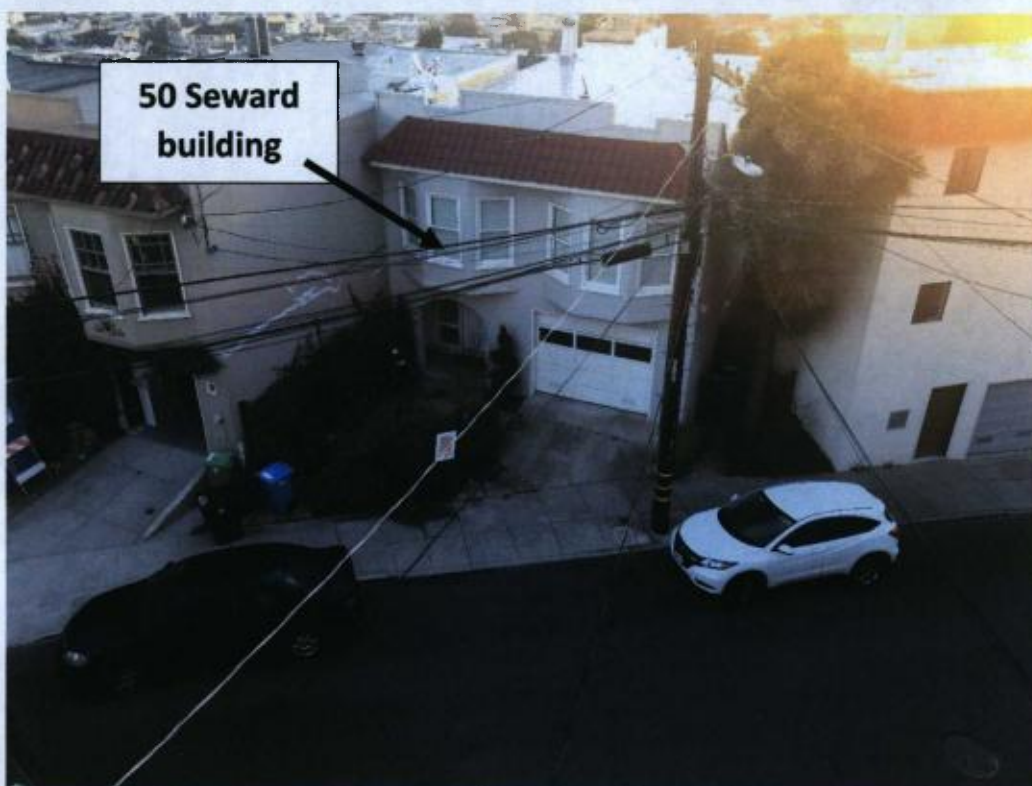


Fig. 6. Photograph of existing building at 50 Seward and its driveway, which is large enough for parking a vehicle.

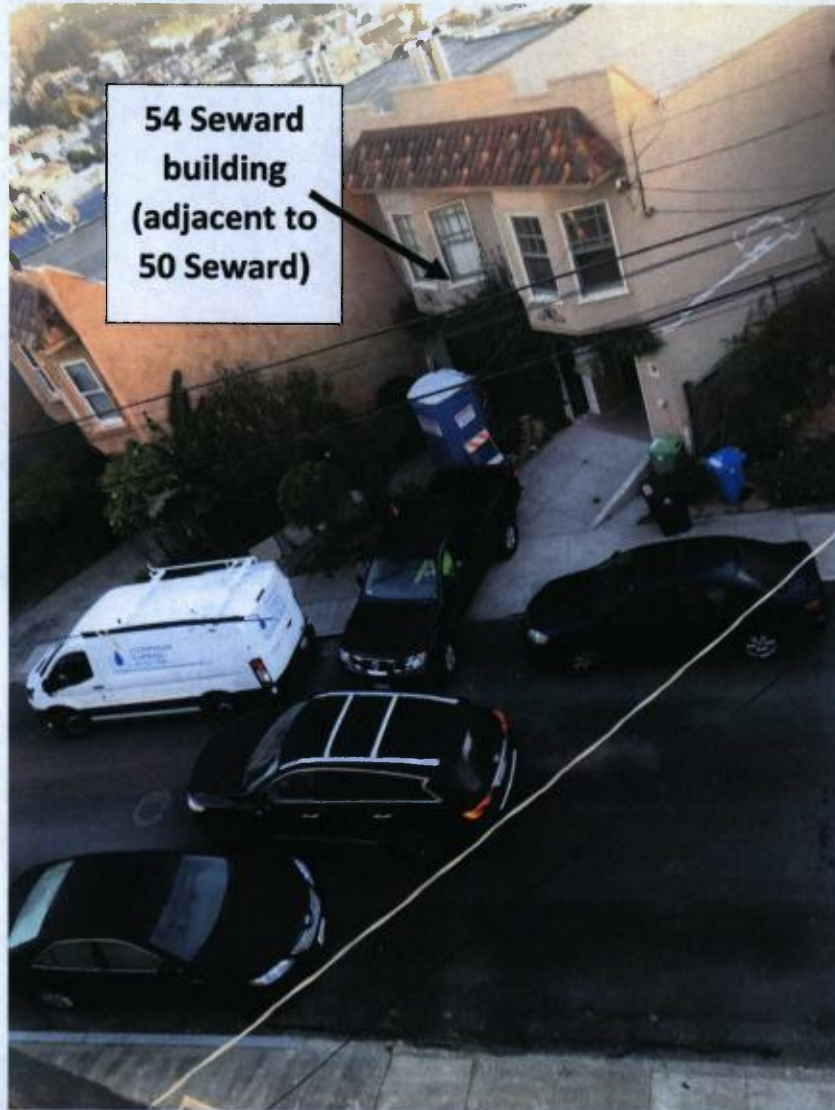


Fig. 7. Photograph to show the narrowness of Seward St. Only one vehicle can pass through the street at a time. In this photo, all cars on the curb are legally parked.

Continuation of answer to question #3:

Change 2) On the Seward street-side, the wall of 50 Seward should remain in the same location as it is now; do not allow the proposed building to come 10 feet closer to the street. This would reduce the bulk of the building, reduce duration and size of shadows cast on adjacent properties, and better maintain our property's existing level of privacy.

Change 3) Preserve the existing driveway to maintain the owner's ability to park two vehicles on the property and to not increase congestion on Seward St, a narrow street with already limited parking.

Change 4) Re-position the proposed roof skylights so that a 30 inch tall fire parapet is no longer required. Eliminating the fire parapet will minimize obstruction of natural light and casting of shadows onto neighboring buildings.



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

DATE: 4/13/18

RDAT MEETING DATE: 4/13/18

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:

Planner:	Elizabeth Jonckheer
Address:	50 Seward Street
Cross Streets:	Douglass Street
Block/Lot:	2701/024A
Zoning/Height Districts:	RH-2/40-X (Cat. C reclass building)
BPA/Case No.	201704194301/2017-006245PRJ
Project Status	<input checked="" type="checkbox"/> Initial Review <input type="checkbox"/> Post NOPDR <input type="checkbox"/> DR Filed
Amount of Time Req.	<input checked="" type="checkbox"/> 15 minutes <input type="checkbox"/> 30 minutes (required for new const.)

RDAT Members in Attendance:

David Lindsay, Luiz Barata, Allison Albericci (notes)

Project Description:

Renovation and addition to a single family residence. New 4th floor addition and new 3-story addition to the front of building, totaling 2,043-sf of added space. Addition will add approx. 4.5 ft of height to the existing building for a total height of 28 feet, 7 inches. Conversion of the existing basement and first floor to habitable space and creation of a new unit with 2 new bedrooms and 1 new bathroom.

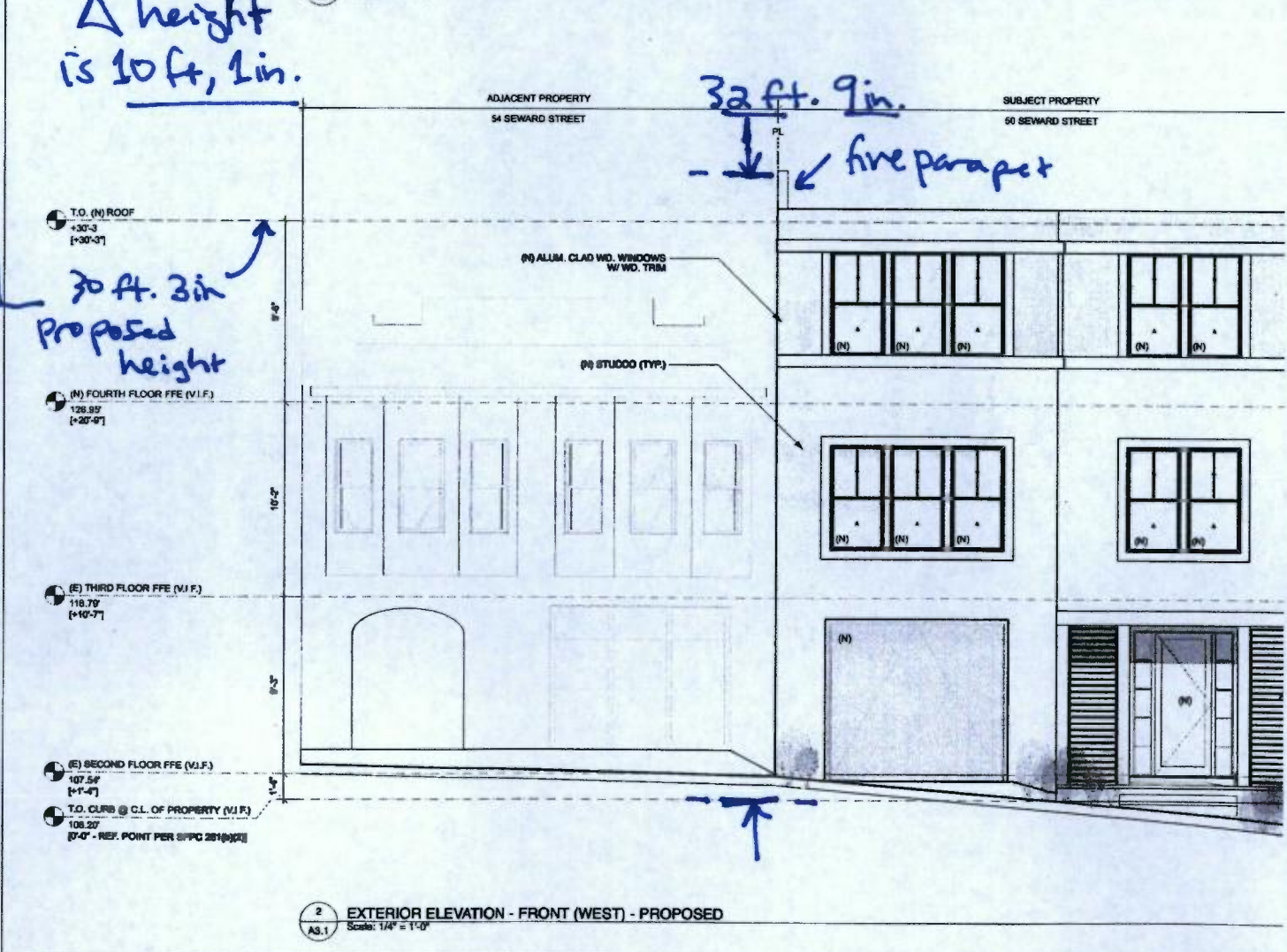
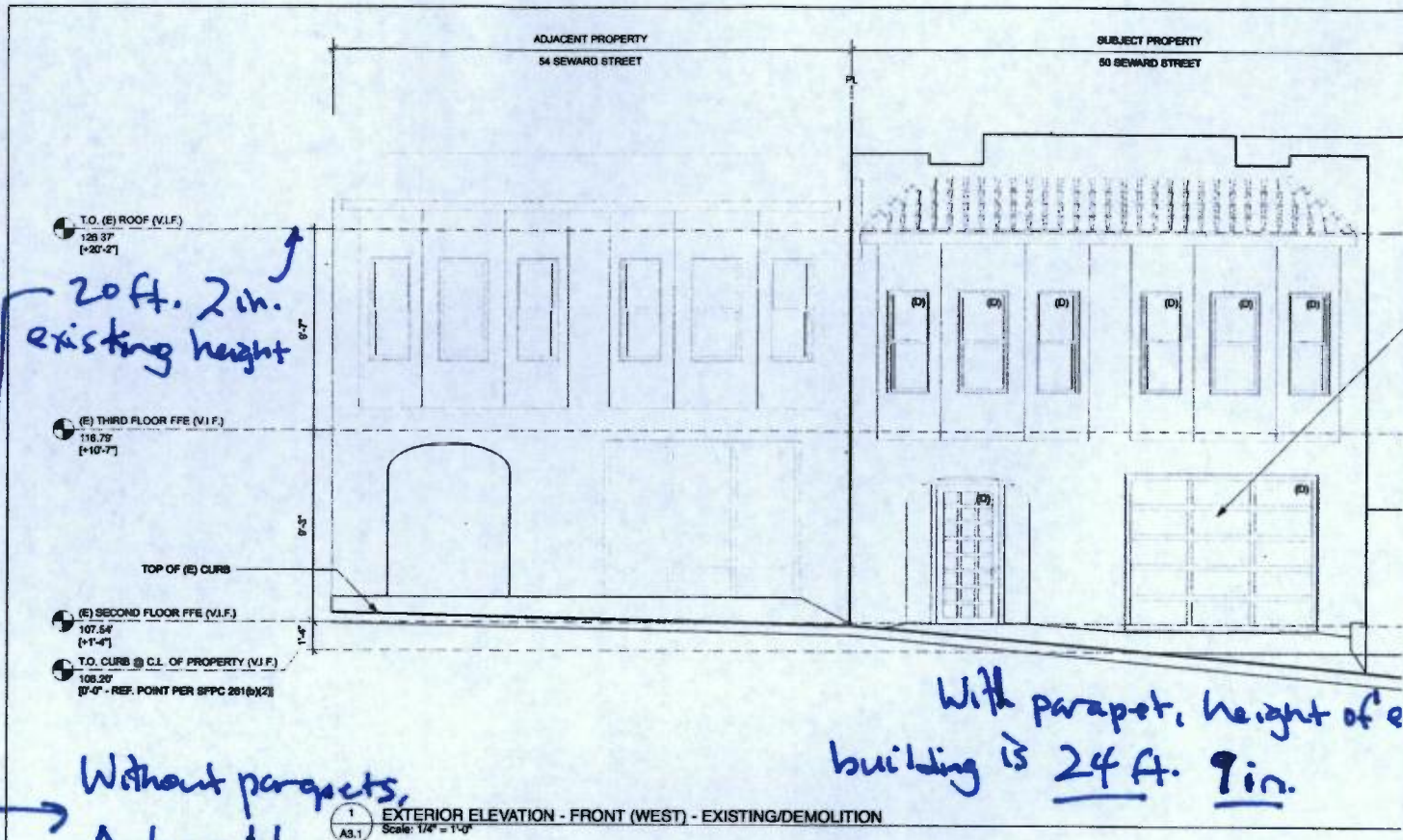
Project Concerns (If DR is filed, list each concern.):

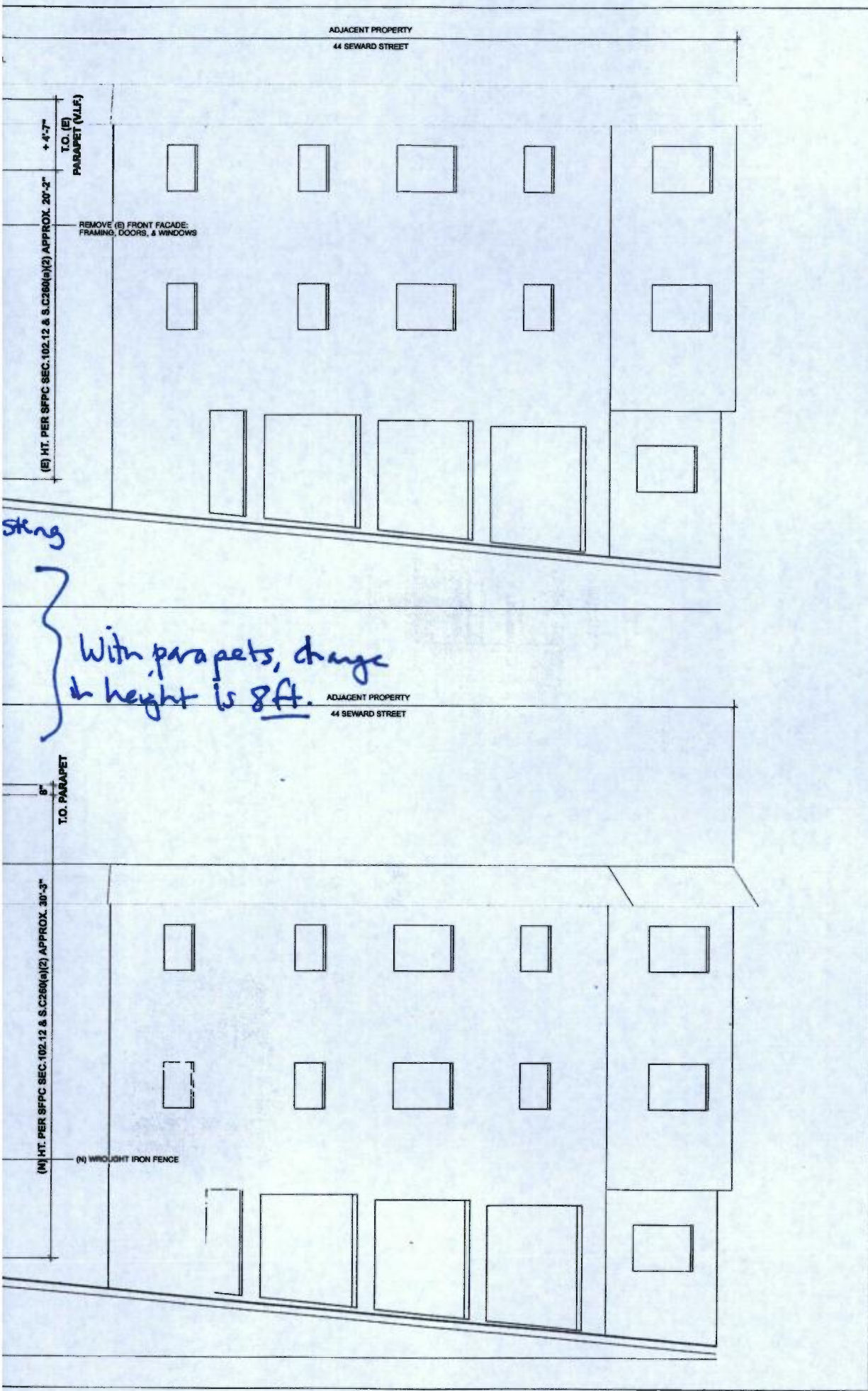
- Massing
- Design
- Midblock open space

RDAT Comments:

To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), setback proposed 3rd and 4th floor roof decks a minimum of 5'-0" from side property lines.

To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), reduce the proposed 4th Floor addition to align with the primary rear wall of the adjacent building to the north. Minimize the height of the roof.





LUUM

JOHN LUUM ARCHITECTURE INC.
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 8650 FAX 415 558 0554

**NOT FOR
CONSTRUCTION**

**FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION**
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 0244

client : kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115

REDUCED SET SCALE = 45%

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.26.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (PDAT)	rk
01.15.19	Site Permit Rev 3	rk
01.16.19	311 Notification Plg	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

EXT. ELEVATIONS (WEST)

A3.1

CARSON STREET

ADJACENT PROPERTY
35 CARSON STREET
BLOCK/L OT. 3625/005

(E) LOT 25'-0"

(E) LOT 28'-0"

(N) REAR YARD PATIO,
PAVING, STAIRS AND
DRAINAGE IN (E) REAR
YARD & SIDE
PASSAGEWAY

LINE AT (N) WALL 4TH
FLOOR UNDER ROOF AT
REQUIRED REAR YARD
SETBACK

(N) APPROX. 15'-3"
EXT. WALL 4TH FLOOR

(N) ROOF DECK
OVER 3RD FLOOR

(E) APPROX. 3'-9"

ALL (N) REAR & SIDE
ELEVATION WOOD ALUM.
CLAD WINDOWS

(N) CONC. STAIR

(N) 1-HR FIRE-RATED
PROPERTY LINE
PARAPETS AT (N) ROOF
+32" ABV. ROOF SURFACE

ROOF DECK

(E) LOT 78'-1"

18'-5 1/8"

4'-11 1/8"

9'-0"

(N) CURB MOUNTED
SKYLIGHT

(N) CURB MOUNTED
SKYLIGHTS

LINE AT (N) WALL 4TH
FLOOR UNDER ROOF AT
REQUIRED FRONT
SETBACK

ADJACENT PROPERTY
54 SEWARD STREET
BLOCK/L OT. 2701/024

(N) APPROX. 8'-11"

EXT. WALL

(N) APPROX. 11'-6"

EXT. WALL

(N) FLAT ROOF
OVER 4TH FLOOR

SUBJECT PROPERTY
50 SEWARD STREET
BLOCK/L OT. 2701/024A

(N) FLAT ROOF
OVER 4TH FLOOR

(N) APPROX. 48'-5"

EXT. WALL

(E) LOT 56'-1"

ADJACENT PROPERTY
44 & 46 SEWARD STREET
BLOCK/L OT. 2701/018

(N) STREET TREE IN (N)
SIDEWALK PLANTER
SEPARATE D.P.W. PERMIT

(N) CURB CUT (TYP.)

SEWARD STREET

AVE. SETBACK OF ADJ. PROPERTY 12'-3"

Chosen skylight location
forces need for fire
parapet.

SITE & ROOF PLAN - PROPOSED
Scale: 1/8" = 1'-0"

0 5 10 15 20 FT

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 558 0650 FAX 415 558 0554

NOT FOR
CONSTRUCTION

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK/L OT. 2701 - LOT 024A

client :
kelly friedgen & jake johnson
50 Seward Street
San Francisco, CA 94115

REDUCED SET SCALE = 45%

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (PDAT)	rk
01.15.19	Site Permit Rev 3	rk
01.16.19	311 Notification Plg	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

SITE & ROOF PLANS

A1.1



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: **Kenneth Hillan**

Address: **64 Seward Street, San Francisco, CA 94114**

Email Address: **khillan@yahoo.com**

Telephone: **415-269-3591**

Applicant Information (if applicable)

Name: **Kyle C Johnson and Kelley Friedgen**

Same as above ☐

Company/Organization:

Address: **50 Seward Street, San Francisco, CA 94114**

Email Address: **kj8375@yahoo.com**

Telephone: **N/A**

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: **Kenneth Hillan**

Email: **khillan@yahoo.com**

Phone: **415-269-3591**

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

Property Information

Project Address: **50 Seward Street**

Block/Lot(s): **2701/024A**

Plan Area: **Unsure what this means**

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

Remodel proposal changing building envelope and building height

Project Details:

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

Estimated Construction Cost: _____

Residential: ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
 ☐ Inclusionary Housing Required ☐ State Density Bonus ☒ Accessory Dwelling Unit

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
 ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 201704194301

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		✓
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

Kathleen Campbell

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 attach a summary of the result, including any changes that were made to the proposed project.

no changes made. KM

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.

The project extends beyond the existing building envelope and includes a vertical addition that will have a negative impact on light exposure for adjacent properties (e.g. Carson Street), especially during the winter months. Seward Street is a narrow, winding two-way street used as a thoroughfare by Lyft and Uber. The proposed remodel narrows the distance between buildings on either side of the street and is immediately adjacent to the children's slide Seward Minipark.

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

The project causes unreasonable impacts and would be precedent setting in this neighborhood. For example, when we submitted plans to remodel our home, which was built at the same time and in the same style as 50 Seward, the Planning Department would not allow even minor cosmetic changes to the facade. Potential unnecessary risk to children, given the extreme (change to the envelope) nature of the remodel that will impact traffic flow & pedestrian visibility throughout the construction period.

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 4th floor addition should not be permitted and the building height should be reduced so that it does not negatively impact light for adjacent properties.

The current proposal significantly narrows the distance between buildings on either side of the street. The current building envelope on the Seward street side of the property should be preserved, not least for the sake of everyone that lives on and uses the street.

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.

Kenneth Hillan
Signature
owner
Resident at 64 Seward Street
Relationship to Project
(i.e. Owner, Architect, etc.)
415-269-3591
Phone

Kenneth Hillan
Name (Printed)
khillan@yahoo.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.

Kenneth Hillan
Signature
3/15/19
Date

Kenneth Hillan
Name (Printed)

For Department Use Only

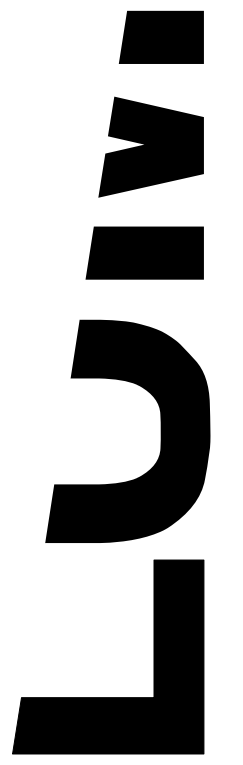
Application received by Planning Department:

By: Elizabeth White

Date: March 15, 2019

FRIEDGEN - JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A



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

ABBREVIATIONS:

& @ #	AND ANGLE AT NUMBER
C L (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. CLG. CNTL. CONT. CTR. CLR. CL. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA EL OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDN. F.F. FIN. F.O.C. F.O.S. F.O.P. FURN. GA. GALV. GND. GYP BD. H.C. HDR. HDWD. H.V.A.C. ID. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N N.I.C. NO. O O.C. OFCI OPNG. O.D. P.C. PL PLYWD. PT. PT. PTD. R RET. AIR RM RDWD R.W.L. S S.S.D. SQ. FT. SHT. SHTG. SIM. S.P. SQ. S.T. STD. SUPP. AIR T&G TBD THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W W. WD WP W.H.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUIP EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW RATED WALL	
DEMO WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO: FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLF" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF/CEILING INSULATION: R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS: R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES: R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

50 SEWARD STREET
SAN FRANCISCO, CA 94114

PROJECT DESCRIPTION:

RENOVATION AND ADDITION TO (E) 2 UNIT DWELLING

VERTICAL ADDITION SHALL BE A (N) 4TH FLOOR, AND HORIZONTAL ADDITION SHALL BE ON THE FRONT ON ALL 3 STORIES. EXCAVATE AND EXPAND (E) BASEMENT AND 1ST FLOOR TO RE-ESTABLISH AND REDEFINE THE UNKNOWN 2ND UNIT. THE INTERIOR WILL BE REMODELED THROUGHOUT.

THE BUILDING WILL BE FULLY SPRINKLERED UNDER A SEPARATE PERMIT

ZONING INFORMATION:

BLOCK / LOT: 2701 / 024A
ZONING DISTRICT: RH-2
LOT SIZE: 1,885 SQ. FT.
BUILDING HEIGHT: (40'-X)
NO. OF STORIES: (E) 3 OVER BASEMENT
(N) 4 OVER BASEMENT

SETBACKS / YARD REQ'MENTS:

FRONT: (AVG OF ADJ. BLDGS - 15' MAX)

REAR: (AVG OF ADJ. BLDGS - 45% LOT DEPTH MAX)

GROSS FLOOR AREA:

EXISTING BASEMENT:	0 SQ. FT.	(CONDITIONED)
EXISTING 1ST FLR:	541 SQ. FT.	(UNCONDITIONED)
EXISTING 2ND FLR:	537 SQ. FT.	(CONDITIONED)
EXISTING 3RD FLR:	119 SQ. FT.	(UNCONDITIONED)
EXISTING 4TH FLR:	781 SQ. FT.	(CONDITIONED)
EXISTING 5TH FLR:	329 SQ. FT.	(UNCONDITIONED)
EXISTING 6TH FLR:	1,182 SQ. FT.	(CONDITIONED)
TOTAL EXISTING:	2,500 SQ. FT.	(CONDITIONED)
	989 SQ. FT.	(UNCONDITIONED)
PROPOSED BASEMENT:	594 SQ. FT.	(CONDITIONED)
PROPOSED 1ST FLR:	723 SQ. FT.	(CONDITIONED)
PROPOSED 2ND FLR:	423 SQ. FT.	(UNCONDITIONED)
PROPOSED 3RD FLR:	827 SQ. FT.	(CONDITIONED)
PROPOSED 4TH FLR:	344 SQ. FT.	(UNCONDITIONED)
PROPOSED 5TH FLR:	1,208 SQ. FT.	(CONDITIONED)
PROPOSED 6TH FLR:	24 SQ. FT.	(UNCONDITIONED)
PROPOSED 7TH FLR:	973 SQ. FT.	(CONDITIONED)
PROPOSED 8TH FLR:	24 SQ. FT.	(UNCONDITIONED)

TOTAL PROPOSED:	4,323 SQ. FT.	(CONDITIONED)
	815 SQ. FT.	(UNCONDITIONED)
NET CHANGE:	+1,823 SQ. FT.	(CONDITIONED)
	-174 SQ. FT.	(UNCONDITIONED)

GFA BY UNIT:

EXISTING UNIT 1 & 2:	2,500 SQ. FT.*	(CONDITIONED)
	989 SQ. FT.	(UNCONDITIONED)
PROPOSED UNIT 1:	2,843 SQ. FT.	(CONDITIONED)
	815 SQ. FT.	(UNCONDITIONED)
PROPOSED UNIT 2:	1,199 SQ. FT.	(CONDITIONED)
PROPOSED ADU:	281 SQ. FT.	(CONDITIONED)

*EXISTING PROPERTY IS RECORDED AS A 2 UNIT BUILDING PER 3-R REPORT NO. 201507021139. THE SECOND UNIT WAS REMOVED AT A DATE PRIOR TO CURRENT OWNERSHIP AND THE EXTENTS OF THE "SECOND UNIT" ARE UNKNOWN. AS SUCH, "BY UNIT" CALCULATIONS FOR THE EXISTING PROPERTY ARE GIVEN AS A COMBINED BUILDING TOTAL.

HABITABLE SPACE

EXISTING 1ST FLOOR:	222 SQ. FT.
EXISTING 2ND FLOOR:	358 SQ. FT.
EXISTING 3RD FLOOR:	793 SQ. FT.
TOTAL EXISTING:	1,373 SQ. FT.
PROPOSED BASEMENT:	396 SQ. FT.
PROPOSED 1ST FLOOR:	243 SQ. FT.
PROPOSED 2ND FLOOR:	352 SQ. FT.
PROPOSED 3RD FLOOR:	932 SQ. FT.
PROPOSED 4TH FLOOR:	448 SQ. FT.
TOTAL PROPOSED:	2,371 SQ. FT.
NET CHANGE:	+ 998 SQ. FT.

BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5B
OCCUPANCY	GROUP R, DIVISION 3
MINIMUM ROOF CLASS	CLASS B ROOF

DRAWING INDEX:

ARCHITECTURAL

- A0.00 TITLE SHEET
- A0.01 SITE PHOTOS
- A0.02 SITE & ROOF PLANS
- A0.03 PERSPECTIVES
- A0.04 PERSPECTIVES
- A0.05 PERSPECTIVES
- A0.06 PERSPECTIVES
- A0.07 DEMO CALCS
- A0.08 DEMO CALCS
- A0.09 DEMO CALCS
- A1.01 BASEMENT FLOOR PLANS
- A1.02 FIRST FLOOR PLANS
- A1.03 SECOND FLOOR PLANS
- A1.04 THIRD FLOOR PLANS
- A1.05 ROOF/FOURTH FLOOR PLANS
- A3.01 EXT. ELEVATIONS (WEST)
- A3.02 EXT. ELEVATIONS (EAST)
- A3.03 EXT. ELEVATIONS (SOUTH)
- A3.04 EXT. ELEVATIONS (NORTH)
- A3.05 EXT. ELEVATIONS (NORTH)
- A3.06 EXT. ELEVATIONS (NORTH)
- A3.07 (E) BUILDING SECTION
- A3.08 (P) BUILDING SECTION
- A9.10 GREEN BUILDING

PROJECT PARTICIPANTS:

OWNER:
KELLEY FRIEDGEN & KYLE JOHNSON
50 SEWARD STREET
SAN FRANCISCO, CA 94114

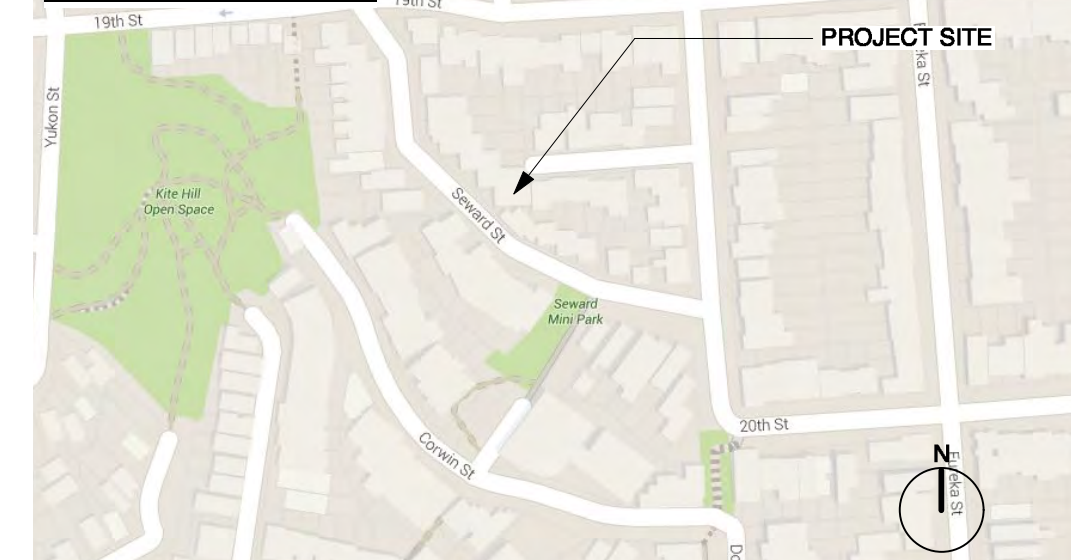
ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

PROJECT MANAGER:
KHOAN DUONG
t. 415 - 558 - 9550 x0013
f. 415 - 558 - 0554

GENERAL CONTRACTOR
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.

VICINITY MAP:



FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

client : kelley /friedgen & kyle johnson
50 seward st
san francisco, ca 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (PDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk
08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

TITLE SHEET

A0.00



ADJACENT PROPERTY: 54 SEWARD ST.: FRONT



SUBJECT PROPERTY: 50 SEWARD ST.: FRONT



ADJACENT PROPERTY: 44 & 46 SEWARD ST.: FRONT



ADJACENT PROPERTY: ACROSS SEWARD ST



ADJACENT PROPERTY: ACROSS SEWARD ST



ADJACENT PROPERTY: ACROSS SEWARD ST



ADJACENT PROPERTY: 54 SEWARD STREET: REAR



SUBJECT PROPERTY: 50 SEWARD ST.: REAR



SUBJECT PROPERTY: 35 CARSON ST.: SIDE & REAR



ADJACENT PROPERTY: 998 SANCHEZ STREET: REAR

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

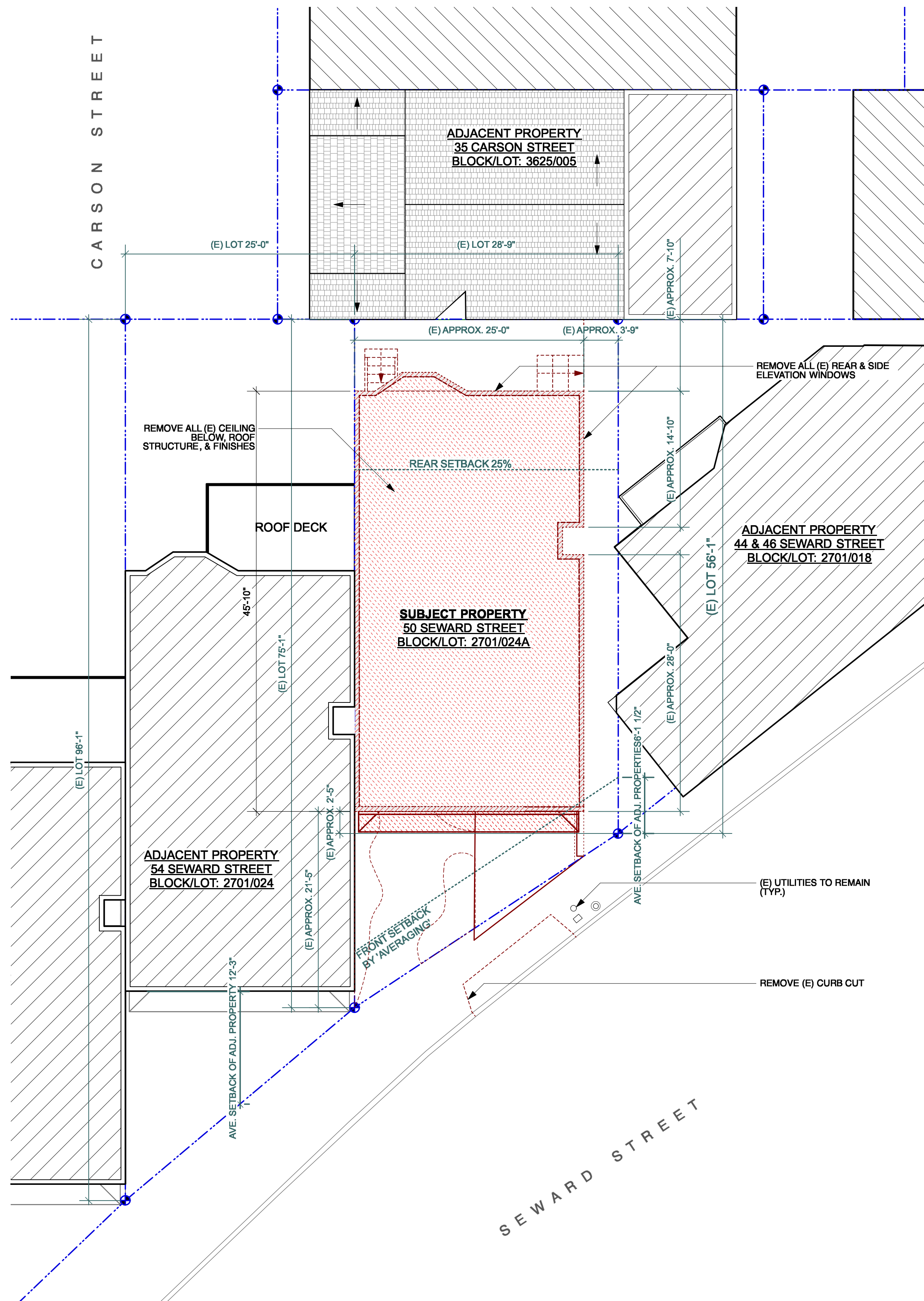
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

client : Kelley / Friedgen & Kyle Johnson
50 Seward St
San Francisco, CA 94115

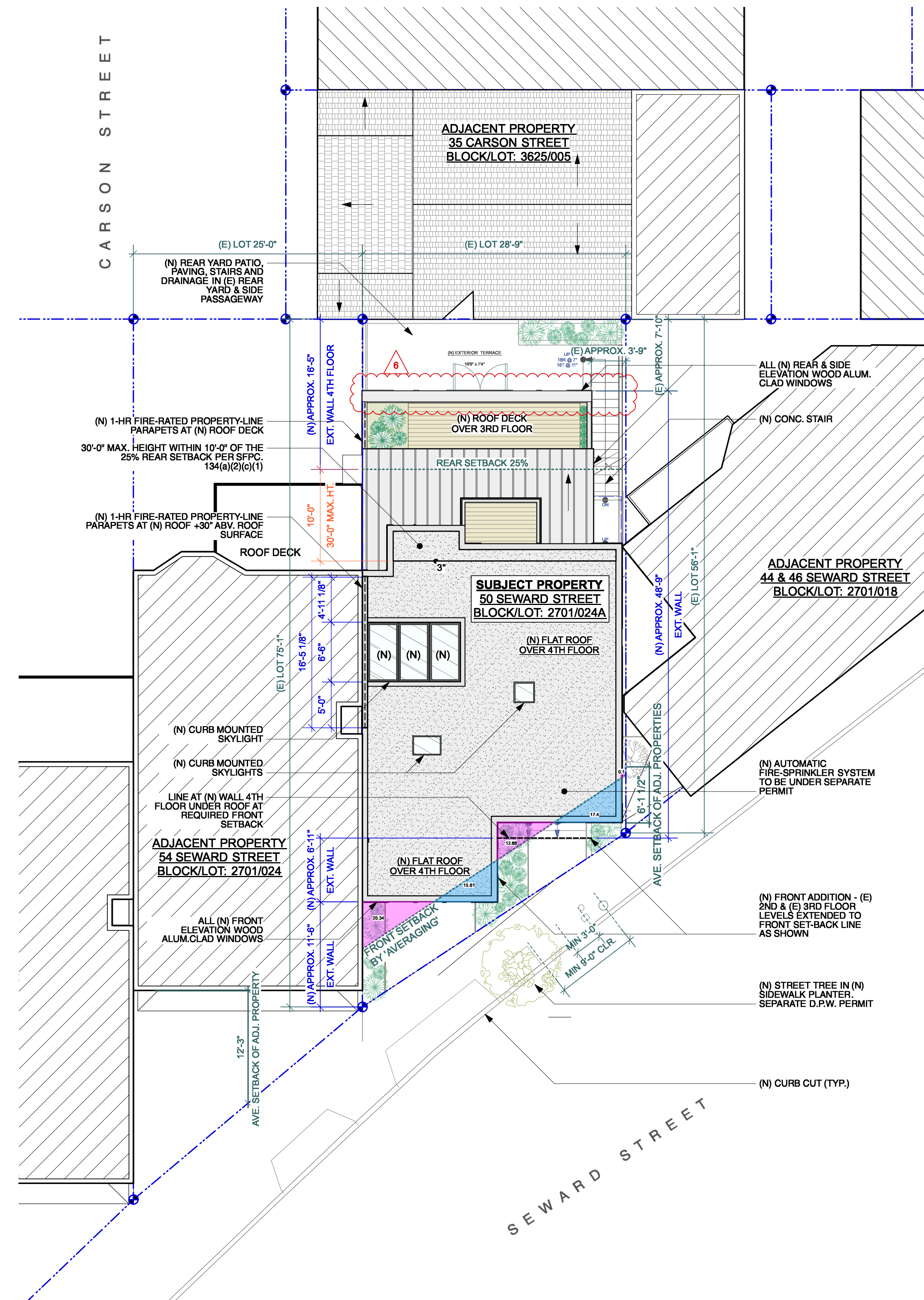
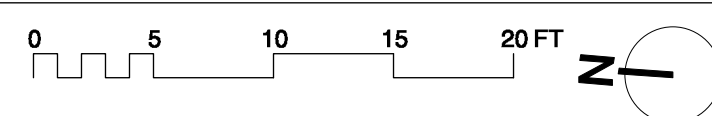
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project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

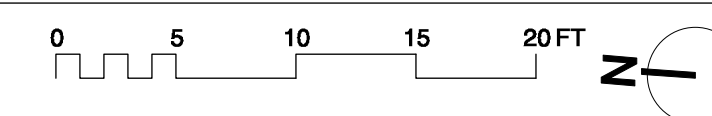
SITE PHOTOS



1 SITE & ROOF PLAN - EXISTING
A0.02 Scale: 1/8" = 1'-0"



2 SITE & ROOF PLAN - PROPOSED
A0.02 Scale: 1/8" = 1'-0"



FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

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project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

SITE & ROOF PLANS

A0.02



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

client :
kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115



1 PROPOSED FRONT PERSPECTIVE #1
A0.03

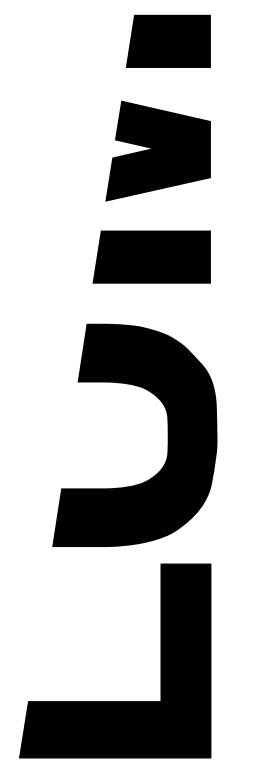


2 PROPOSED FRONT PERSPECTIVE #2
A0.03



NO EFFECT TO (E) SIDEWALK

3 PROPOSED FRONT PERSPECTIVE #3
A0.03



JOHN LUM ARCHITECTURE, INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 559 8550 FAX 415 559 0554

10.31.19

FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

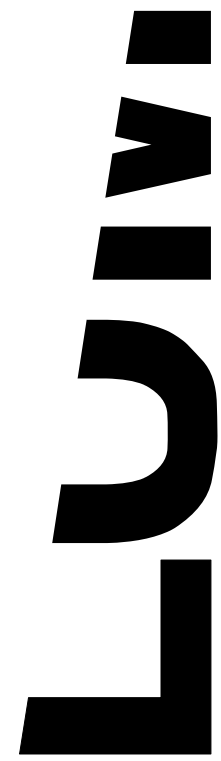
client : kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115

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03.23.17	Neighborhood Outreach	ch
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project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

PERSPECTIVES

A0.03



JOHN LUM ARCHITECTURE, INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 559 8550 FAX 415 559 0554

10.31.19

FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

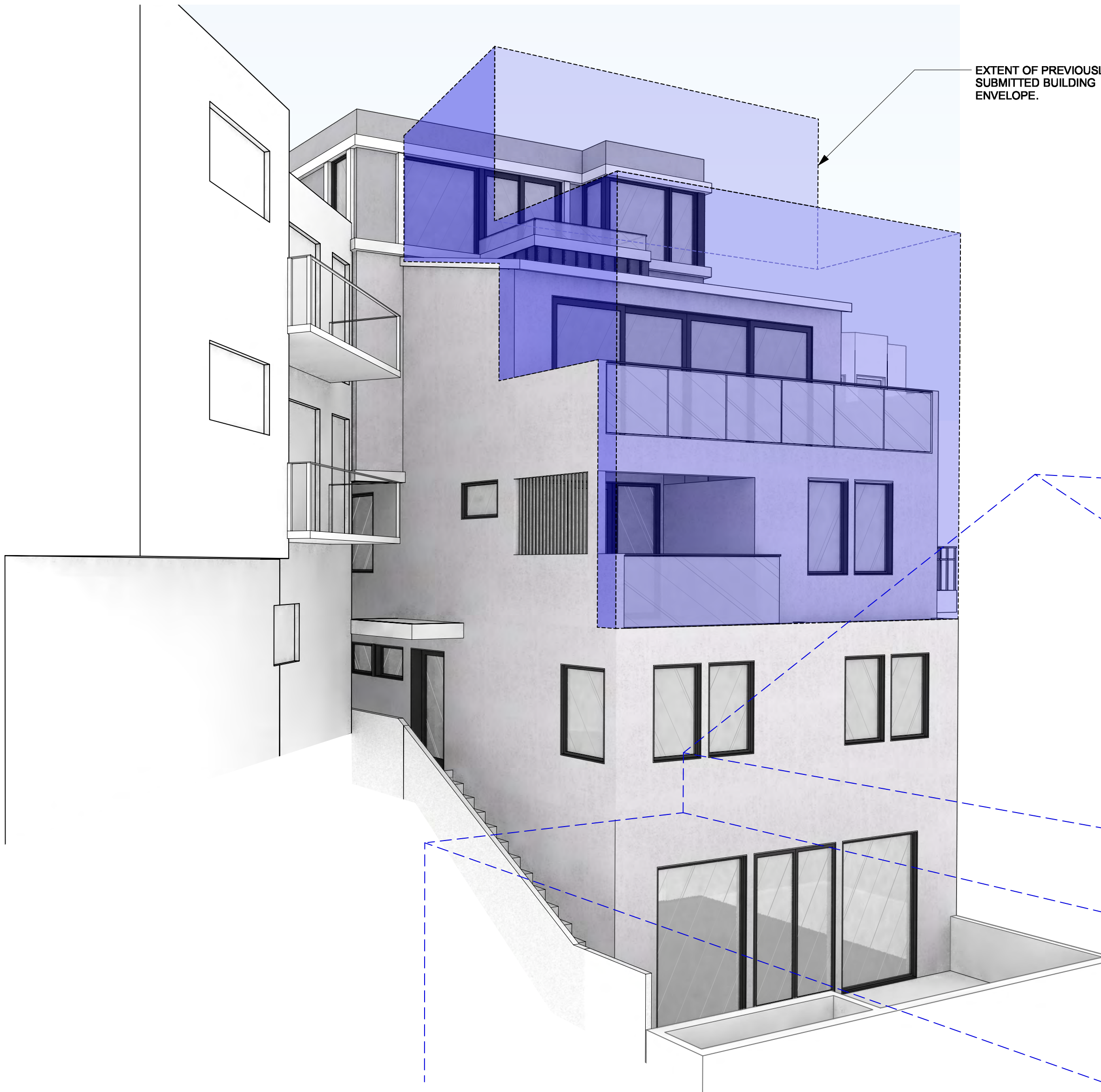
client : kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115

date :	issues/ revisions :	by :
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08.29.19	DR Continuance R6	rk

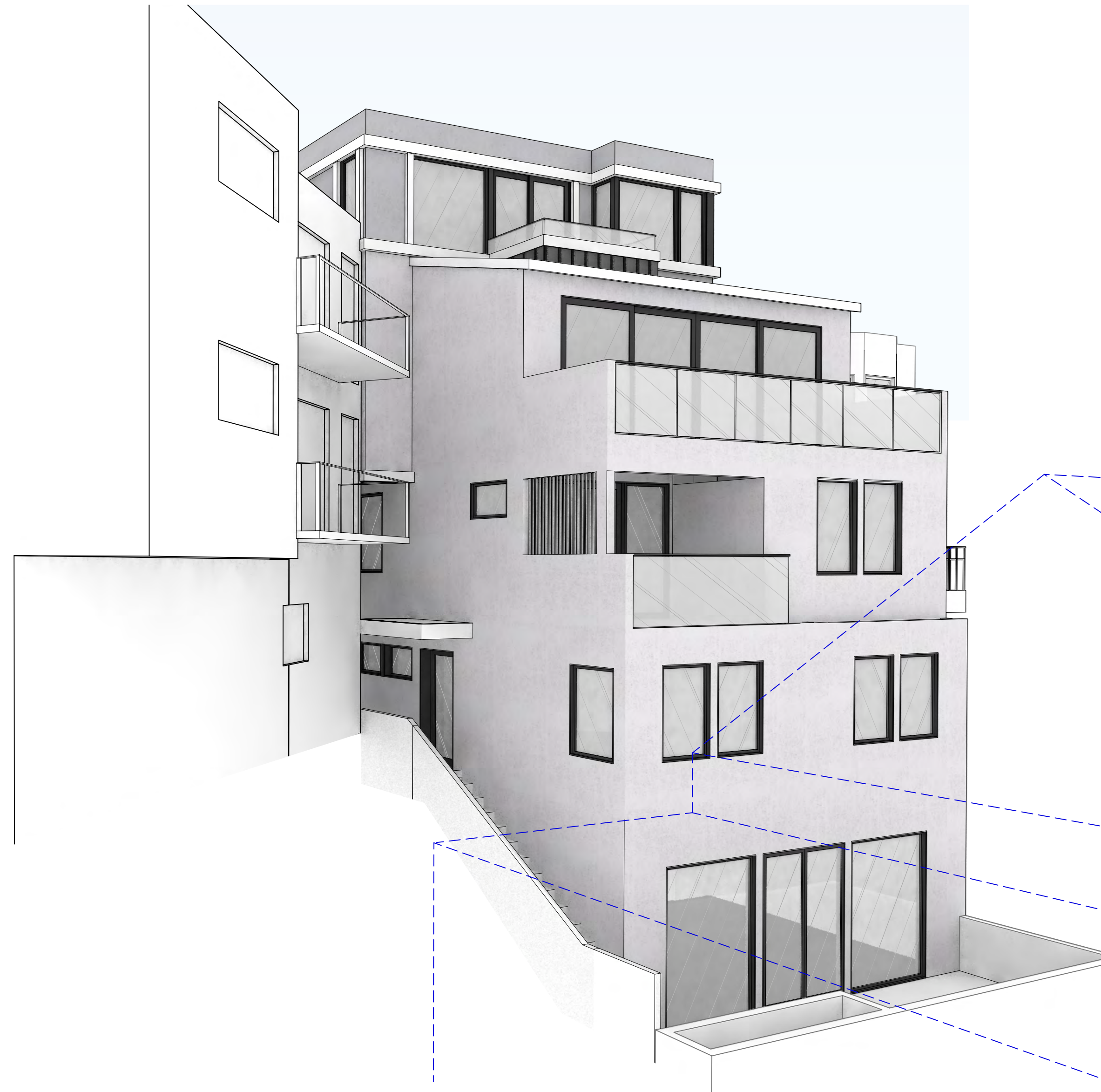
project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

PERSPECTIVES

A0.04



1 REAR PERSPECTIVE #1 - CURRENT PROPOSAL
A0.05



2 REAR PERSPECTIVE #1 - CURRENT PROPOSAL
A0.05

**FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION**
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

client : kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115

date :	issues/ revisions :	by :
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08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION



1 REAR PERSPECTIVE #2 - CURRENT PROPOSAL
A0.06



2 REAR PERSPECTIVE #2 - CURRENT PROPOSAL
A0.06

10.31.19

**FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION**
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

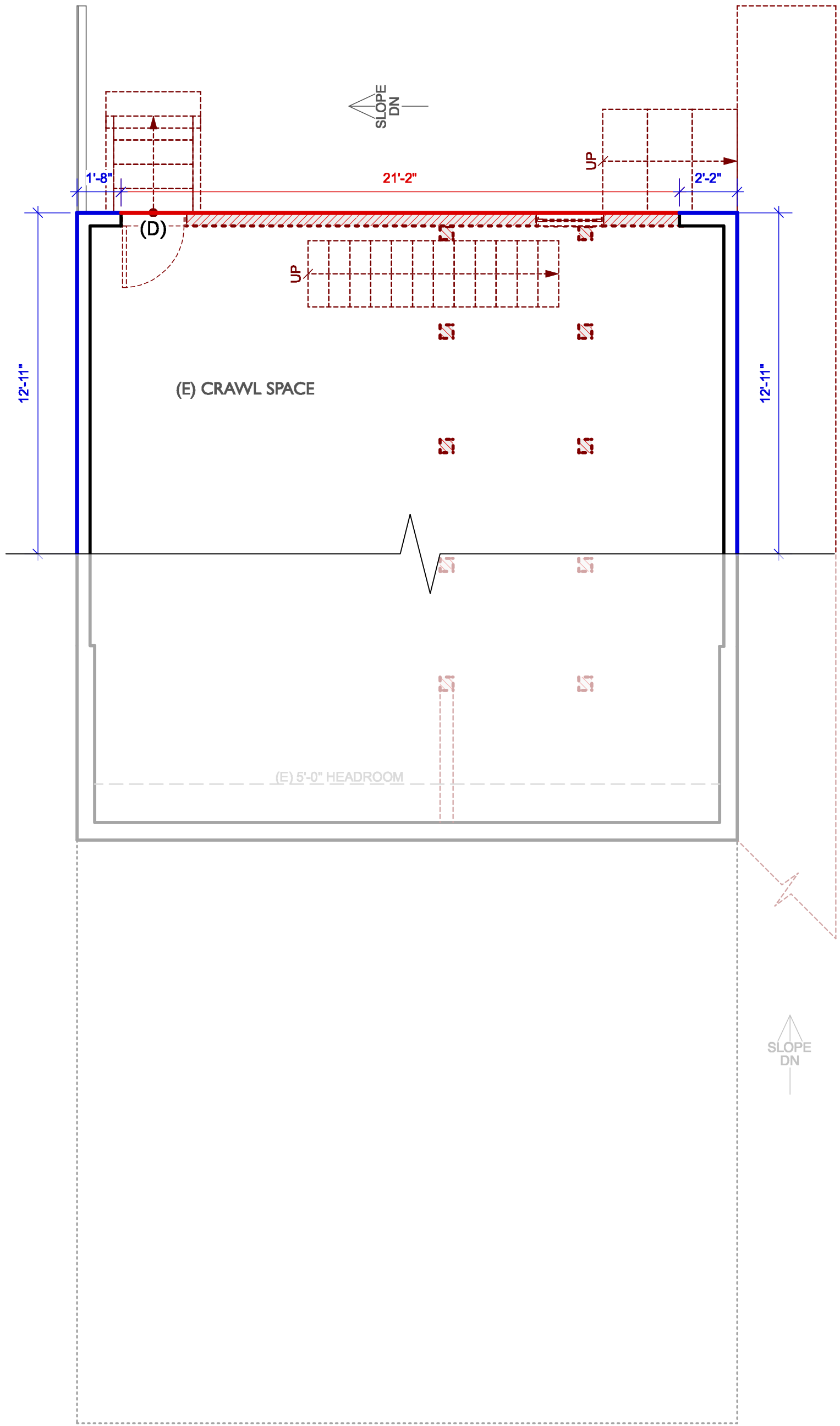
client : kelly /friedgen & kyle johnson
50 seward st
san francisco, ca 94115

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03.23.17	Neighborhood Outreach	ch
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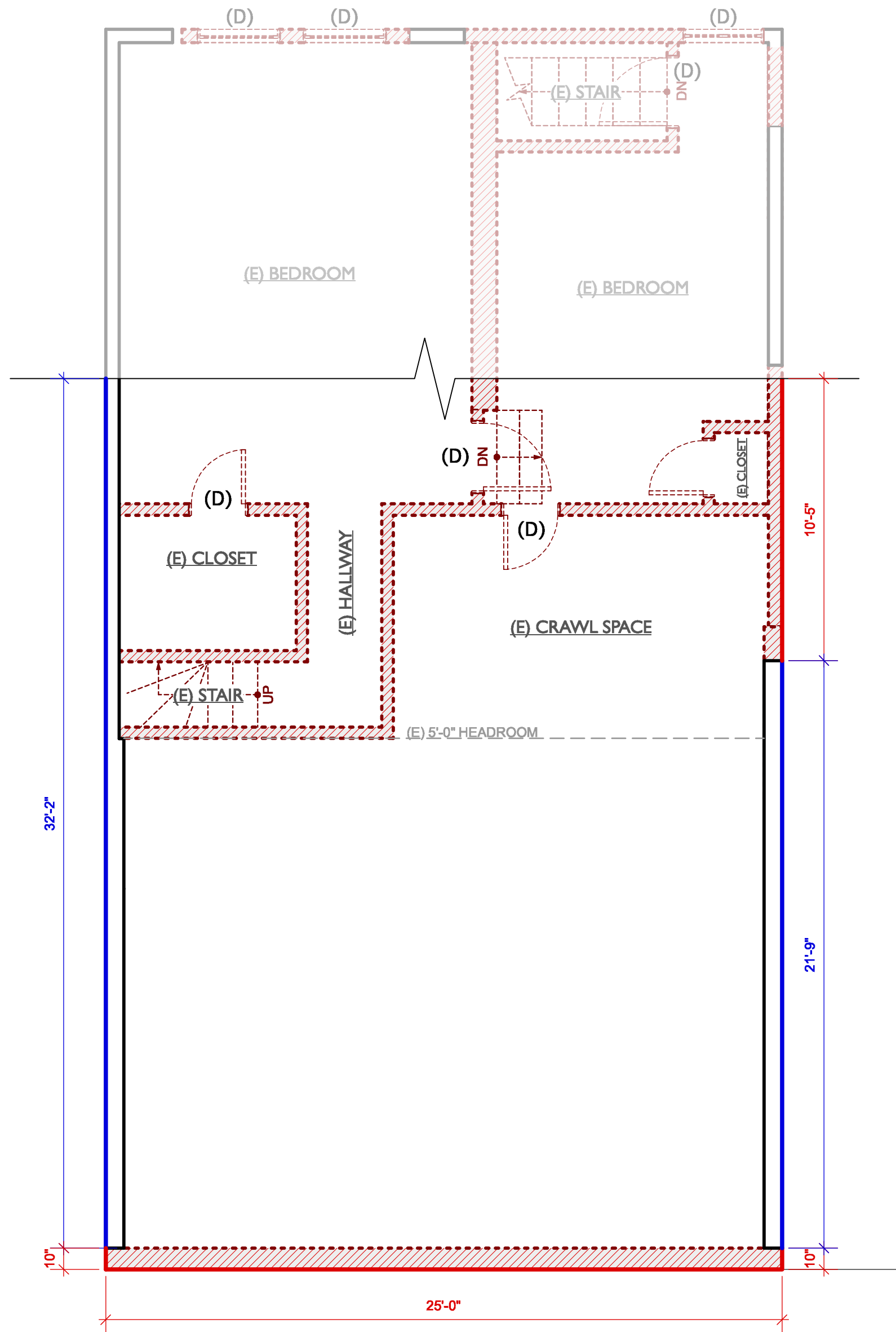
project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

PERSPECTIVES

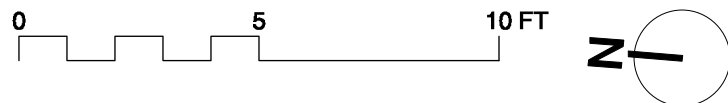
A0.06



1 BASEMENT FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



SYMBOLS	
TO BE RETAINED	—
TO BE REMOVED	—

SEC. 317 (2) (B)
REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT AND REAR FACADE MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

SUM OF FRONT AND REAR FACADE					
ELEMENT	(E) LENGTH (FT.)	TO BE REMOVED (FT.)	TO BE REMOVED (%)	TO BE RETAINED (FT.)	TO BE RETAINED (%)
FRONT (WEST) FACADE	25'-0"	25'-0"	100%	0'-0"	0%
REAR (EAST) FACADE	25'-0"	21'-2"	84.7%	3'-10"	15.3%
TOTALS	50'-0"	46'-2"	92.3%	3'-10"	7.7%

SEC. 317 (2) (B)
REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

LINEAR FOOTAGE MEASUREMENT: 1ST FLOOR					
ELEMENT	(E) LENGTH (FT.)	TO BE REMOVED (FT.)	TO BE REMOVED (%)	TO BE RETAINED (FT.)	TO BE RETAINED (%)
FRONT (WEST) FACADE	25'-0"	25'-0"	100%	0'-0"	0%
REAR (EAST) FACADE	25'-0"	21'-2"	84.7%	3'-10"	15.3%
LEFT (NORTH) FACADE	45'-11"	10"	1.8%	45'-1"	98.2%
RIGHT (SOUTH) FACADE	45'-11"	11'-3"	24.5%	34'-8"	75.5%
TOTALS	141'-10"	58'-3"	41%	83'-7"	59%

DETERMINATION:

PASSED SEC. 317 (2) (B)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

PROPOSED SUM OF FRONT AND REAR FACADE TO BE REMOVED IS > 50%

PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

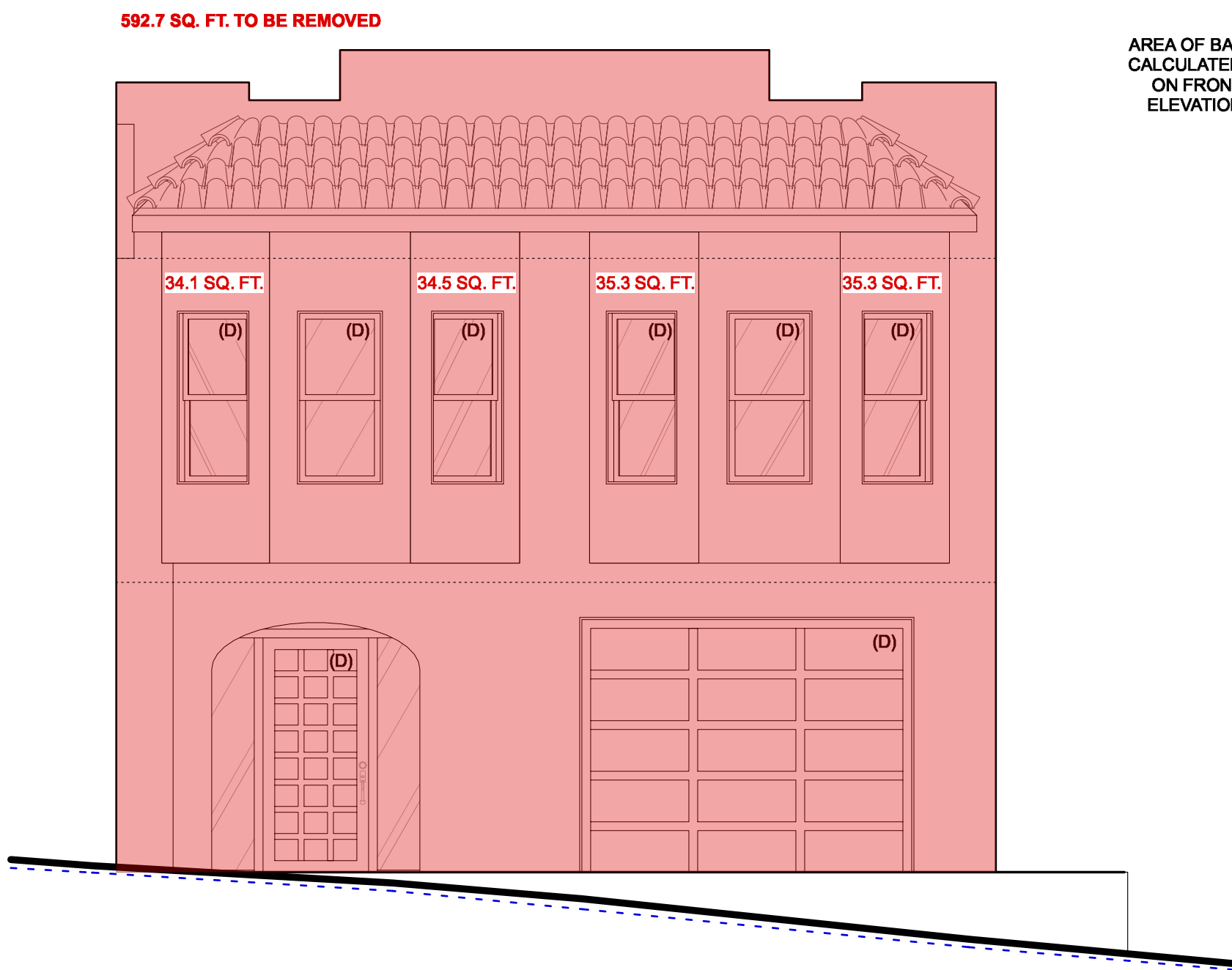
client : kelly / friedgen & kyle johnson
50 seward st
san francisco, ca 94115

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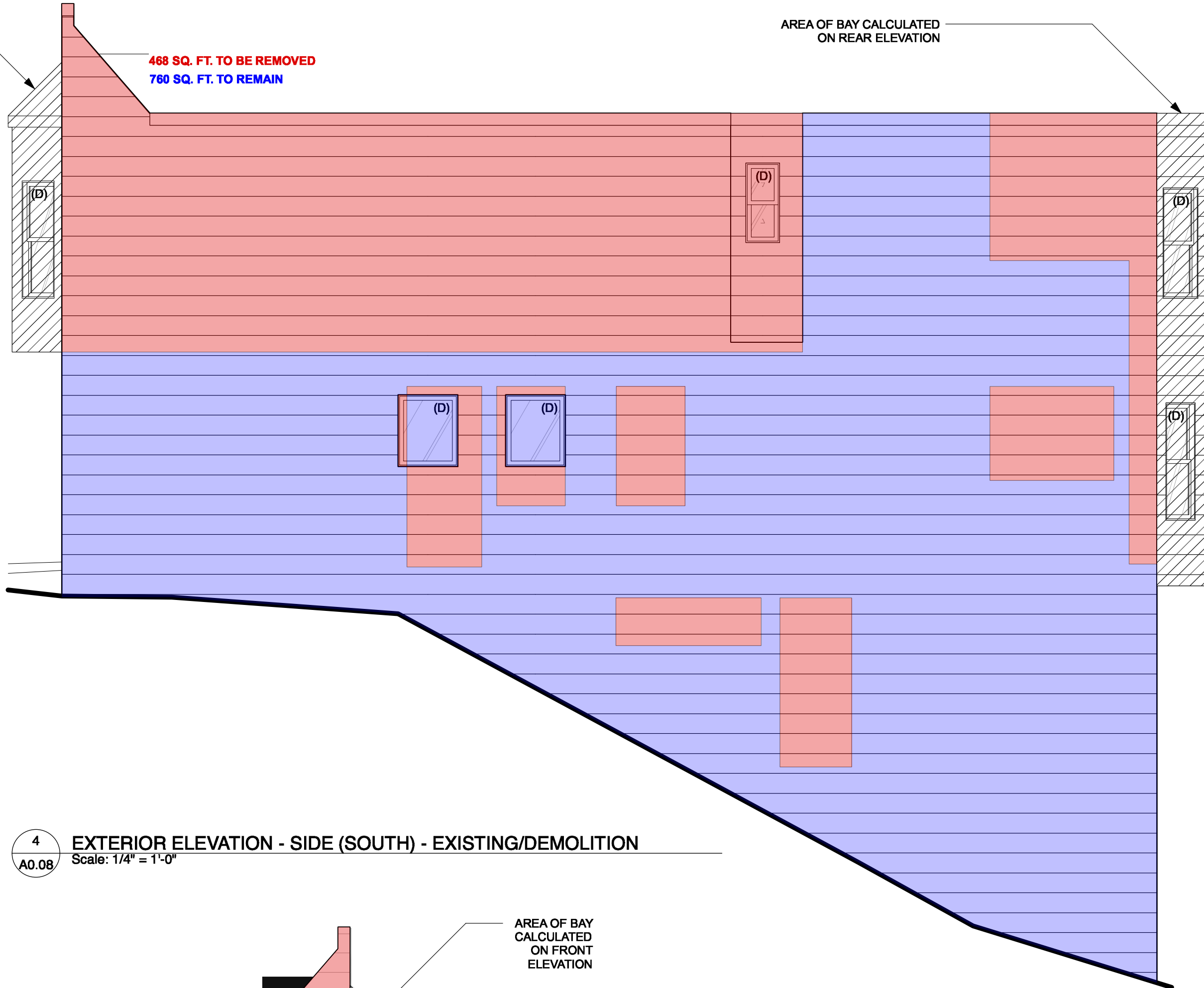
project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

DEMO CALCS

A0.07



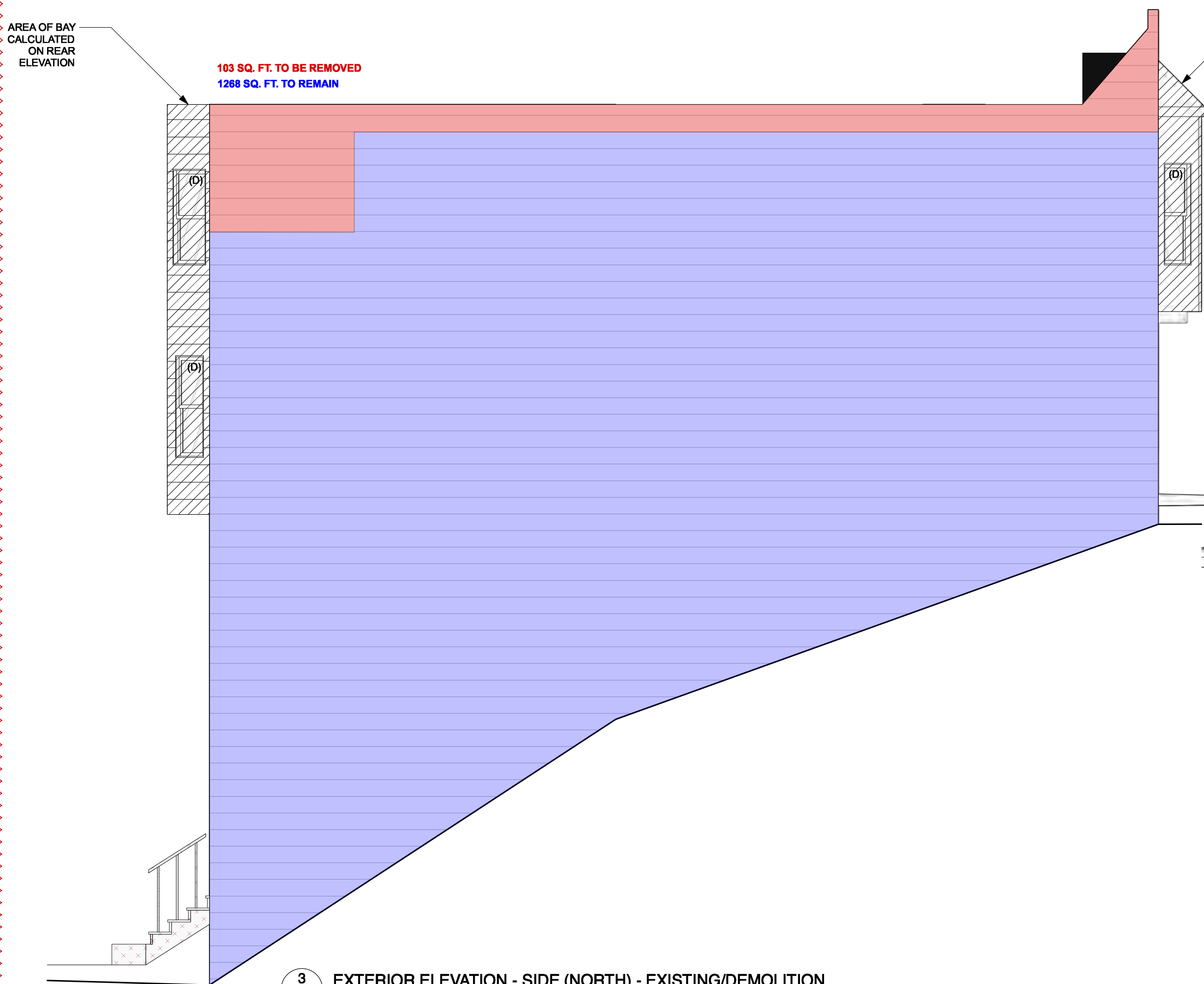
1
A0.08
EXTERIOR ELEVATION - FRONT (WEST) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



4
A0.08
EXTERIOR ELEVATION - SIDE (SOUTH) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2
A0.08
EXTERIOR ELEVATION - REAR (EAST) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



3
A0.08
EXTERIOR ELEVATION - SIDE (NORTH) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"

SEC. 317 (2) (C)
REMOVAL OF MORE THAN 50% OF THE VERTICAL
ENVELOPE ELEMENTS MEASURED IN SQUARE FEET OF
ACTUAL SURFACE AREA.

SYMBOLS	
TO BE RETAINED	
TO BE REMOVED	

DETERMINATION:

PASSED SEC. 317 (2) (C)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE
REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS
AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING
BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)

EXISTING & DEMO AREAS PER FACADE					
ELEMENT	(E) AREA (SQ. FT.)	TO BE REMOVED (SQ. FT.)	TO BE REMOVED (%)	TO BE RETAINED (SQ. FT.)	TO BE RETAINED (%)
FRONT (WEST) FACADE	593 SQ. FT.	593 SQ. FT.	100.0%	0 SQ. FT.	0.0%
REAR (EAST) FACADE	983 SQ. FT.	720 SQ. FT.	73.2%	263 SQ. FT.	26.8%
RIGHT (SOUTH) FACADE	1,228 SQ. FT.	488 SQ. FT.	38.1%	780 SQ. FT.	61.9%
LEFT (NORTH) FACADE	1,371 SQ. FT.	103 SQ. FT.	7.5%	1,268 SQ. FT.	92.5%
TOTALS	4,175 SQ. FT.	1,884 SQ. FT.	45.1%	2,291 SQ. FT.	54.9%

FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

client : keller / friedgen & kyle johnson
san francisco, ca 94115

date :	issues/ revisions :	by :
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04.09.19	Site Permit Rev 5	rk
08.29.19	DR Continuance R6	rk



project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

DEMO CALCS

A0.08

LUM

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

SEC. 317 (2) (C)	
REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE BUILDING MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.	
SYMBOLS	
TO BE RETAINED	
TO BE REMOVED	

AREA MEASUREMENT					
ELEMENT	(E) AREA (SQ. FT.)	TO BE REMOVED (SQ. FT.)	TO BE REMOVED (%)	TO BE RETAINED (SQ. FT.)	TO BE RETAINED (%)
1ST FLOOR	537 SQ. FT.	232 SQ. FT.	43.2%	305 SQ. FT.	66.8%
2ND FLOOR	1,095 SQ. FT.	43 SQ. FT.	3.9%	1,052 SQ. FT.	96.1%
3RD FLOOR	1,182 SQ. FT.	151 SQ. FT.	12.8%	1,031 SQ. FT.	87.2%
ROOF	1,153 SQ. FT.	1,153 SQ. FT.	100%	0 SQ. FT.	0%
TOTALS	3,967 SQ. FT.	1,579 SQ. FT.	39.8%	2,388 SQ. FT.	60.2%

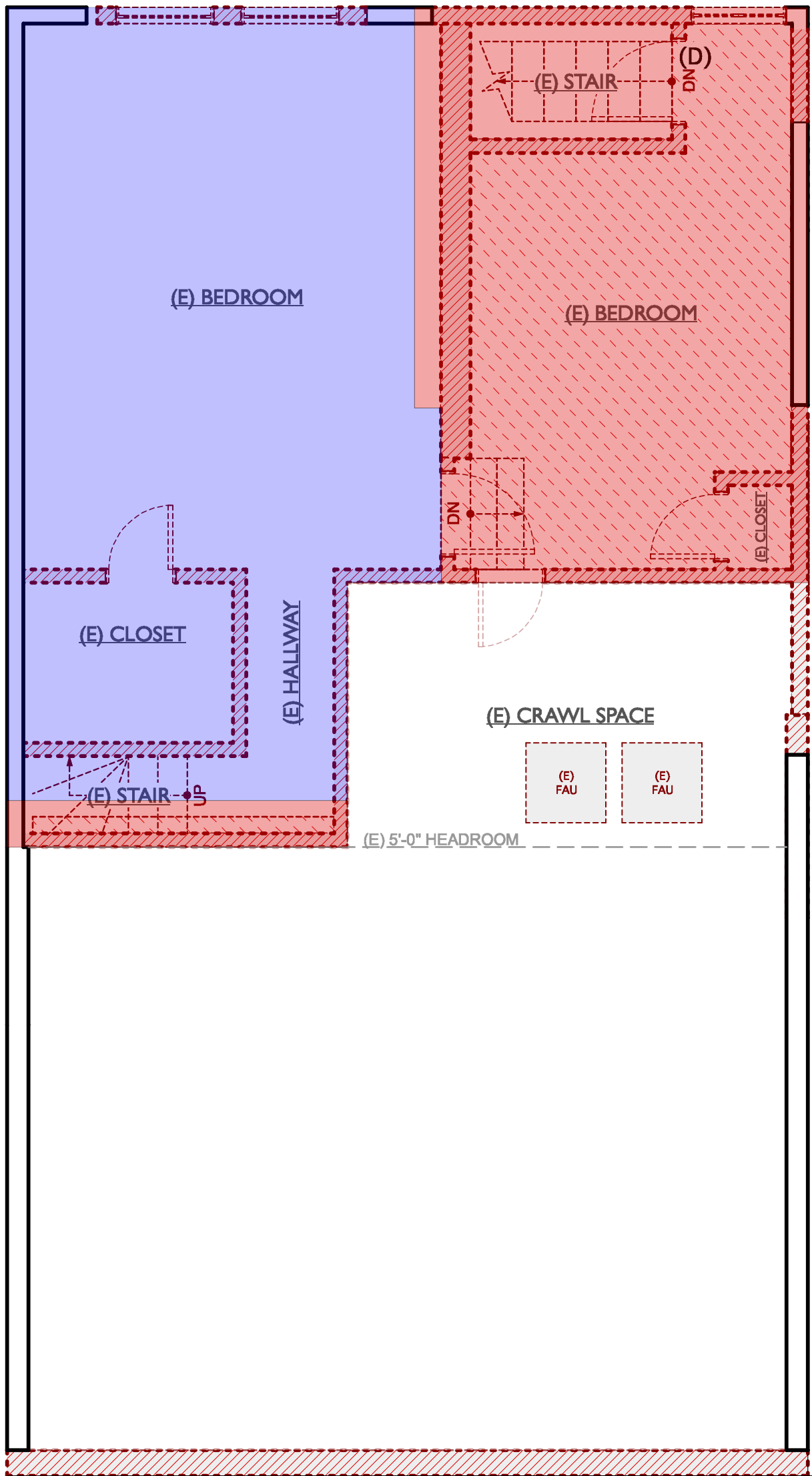
DETERMINATION:

PASSED SEC. 317 (2) (C)

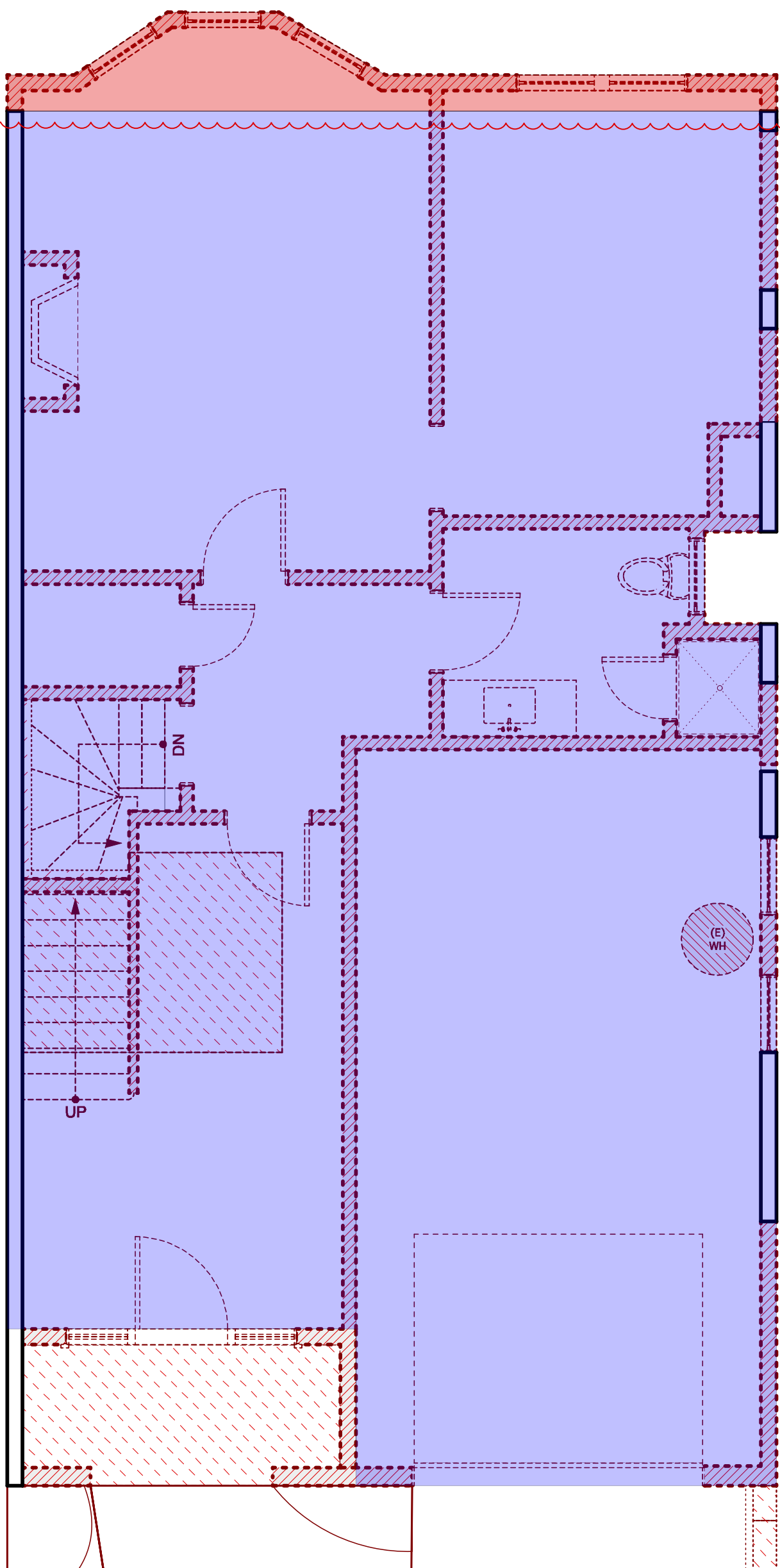
MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND** MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

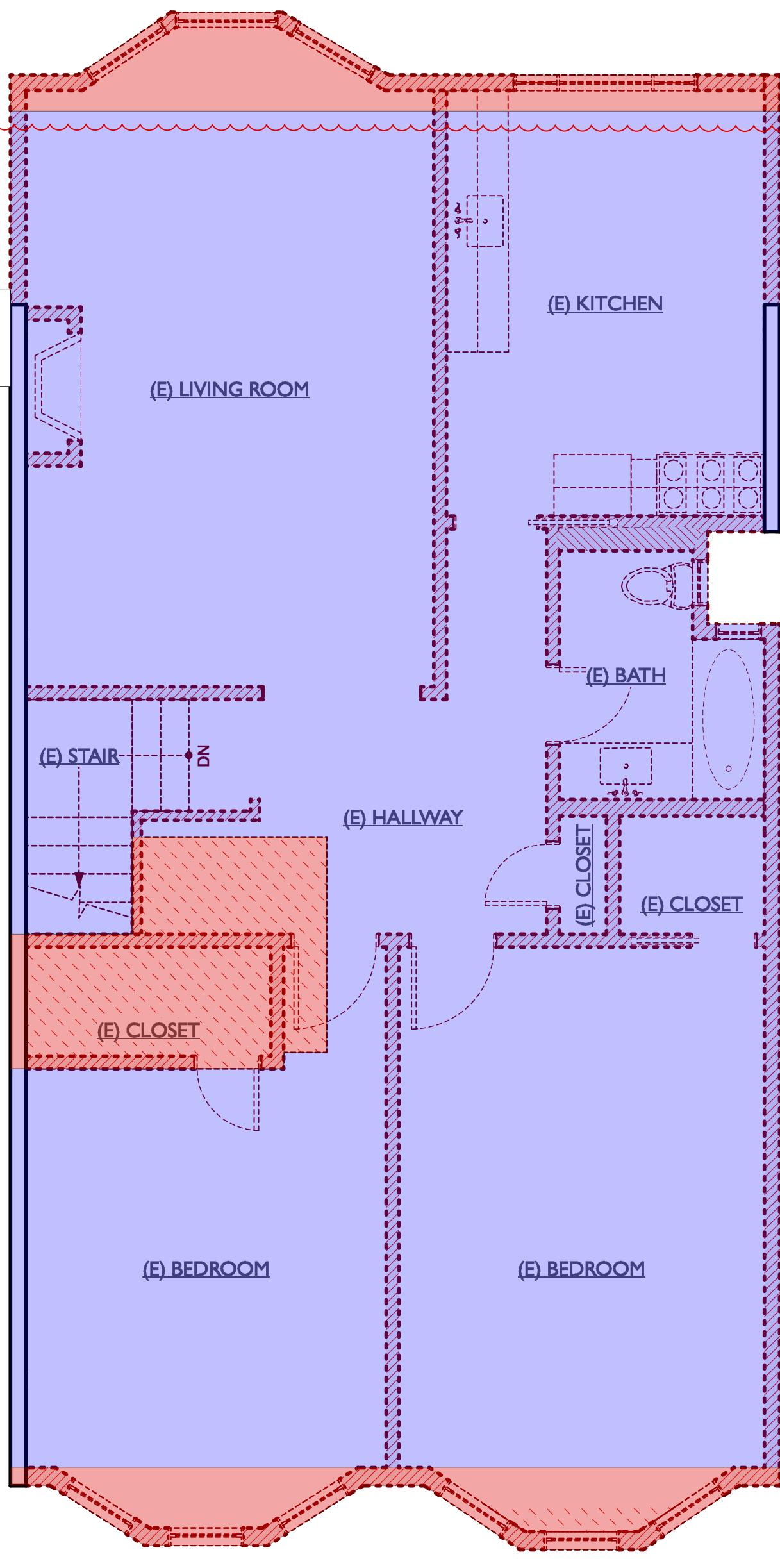
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



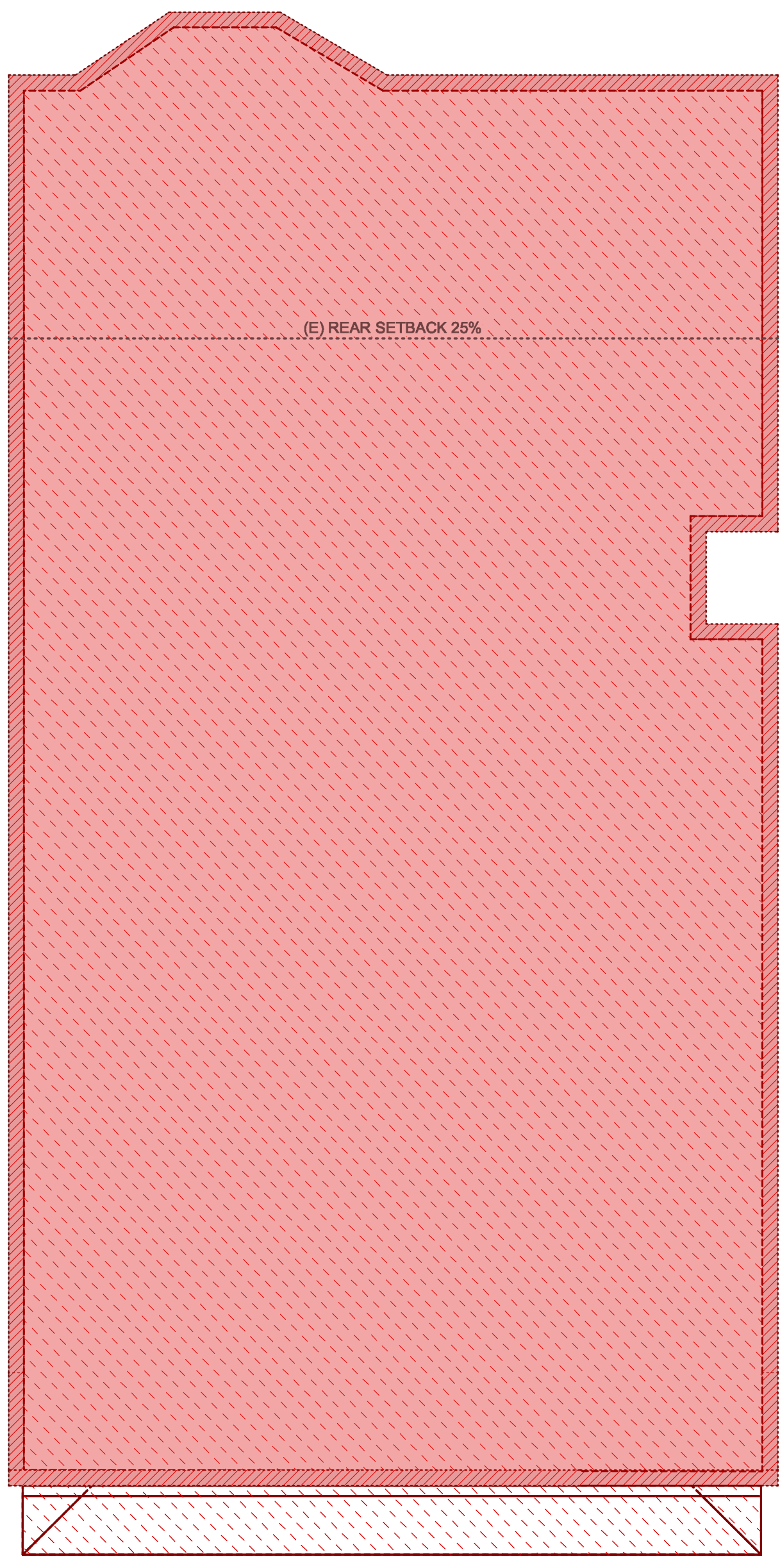
1 FIRST FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



4 ROOF PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"

FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (PDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk
08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

DEMO CALCS

A0.09

10.31.19

client : keller / friedgen & kyle johnson
50 seward st
san francisco, ca 94115

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 559 8650 FAX 415 559 0554

 DEMOLISHED AREA / OBJECT

EXISTING WALL

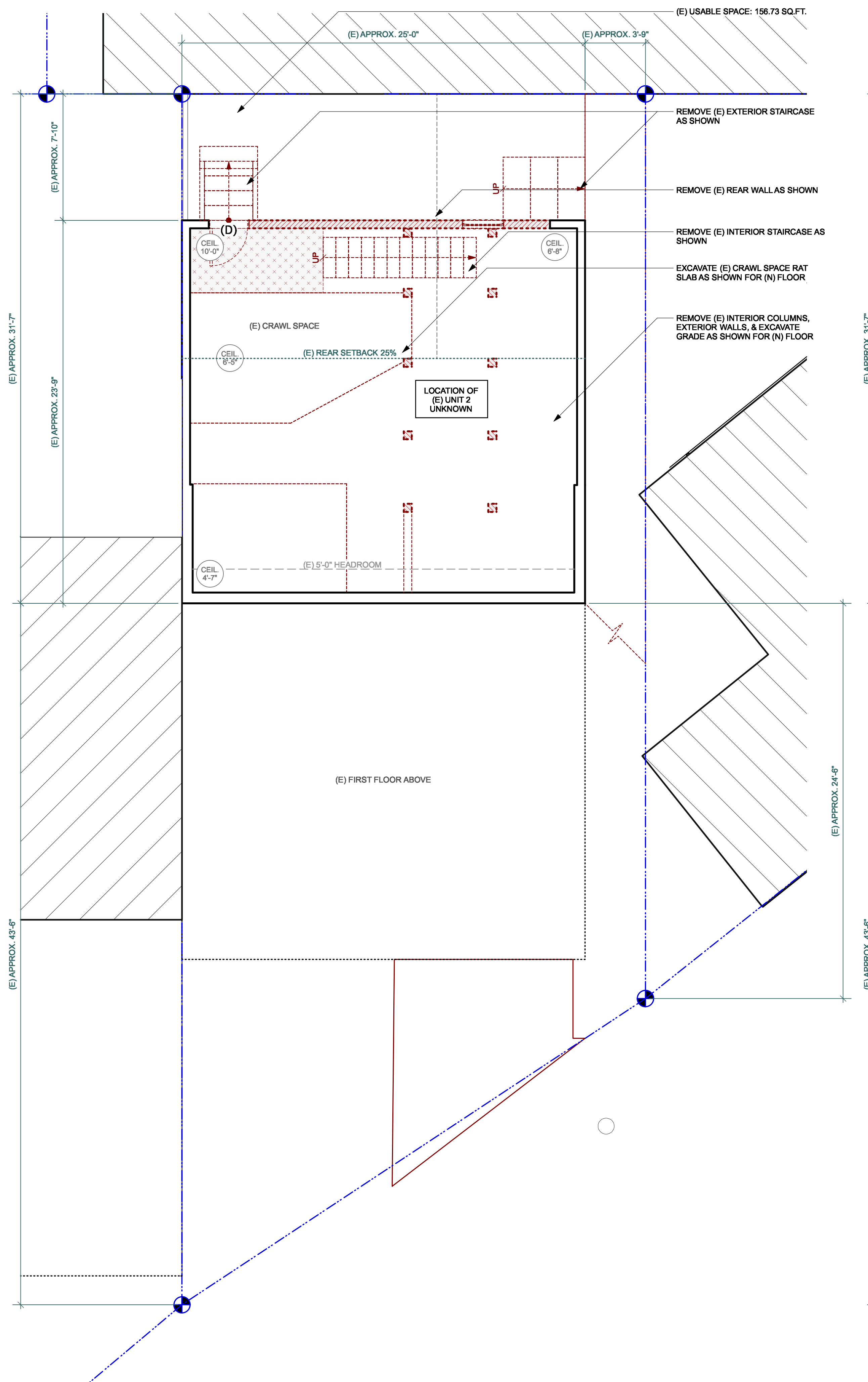
NEW EXTERIOR WALL (NON-RATED):
 (N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
 O/ 2 LAYERS GRADE D' BUILDING PAPER,
 O/ EXTERIOR GRADE PLYWOOD,
 O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
 O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL:
 5/8" GYPSUM BOARD,
 O/ 2X4 WD. STUDS,
 O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
 O/ 5/8" GYPSUM BOARD

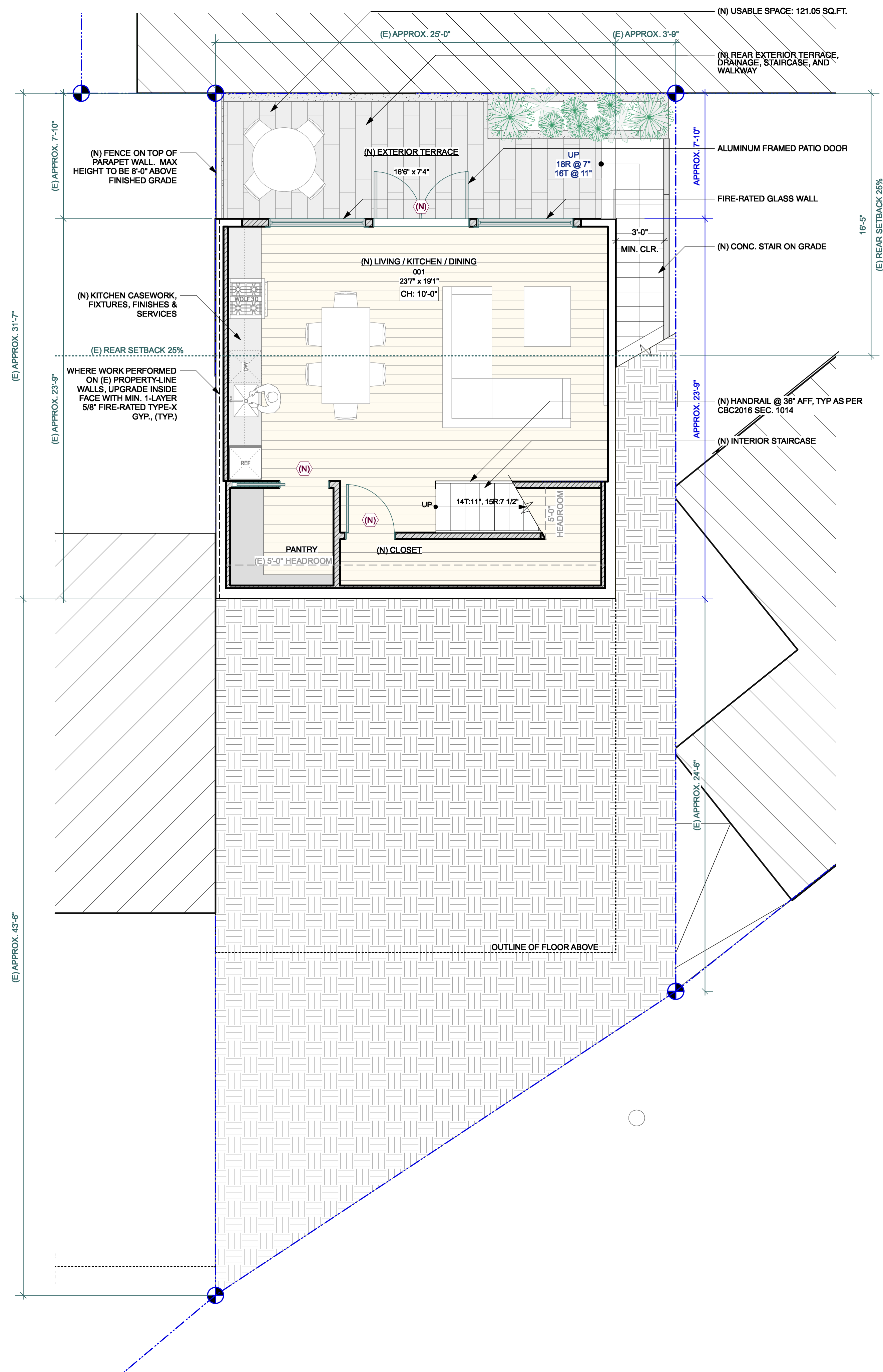
NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.S.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS,
S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL
INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

NOTES, CONSTRUCTION

- 01 CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- 02 CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- 03 CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- 04 ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- 05 ALL BLOCKS & FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- 06 ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- 07 ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- 08 ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- 09 ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- 10 CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1
A1.01 **BASEMENT FLOOR PLAN - EXISTING/DEMOLITION**
Scale: 1/4" = 1'-0"



2 BASEMENT FLOOR PLAN - PROPOSED
A1.01 Scale: 1/4" = 1'-0"

**FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION**
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

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04.09.19	Site Permit Rev 5	rk
08.09.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

client : kelley friedgen & kyle johnson
50 seaward st
san francisco, ca 94115

JOHN LUM ARCHITECTURE INC.
33246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

BASEMENT FLOOR PLANS

A1.01

LEGEND, DEMOLITION

EXISTING WALL TO REMIAN

DEMOLISH WALL

DEMOLISHED AREA / OBJECT

LEGEND, NEW WALLS

EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

NOTES, CONSTRUCTION

01 CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

02 CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.

03 CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.

04 ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.

05 ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE

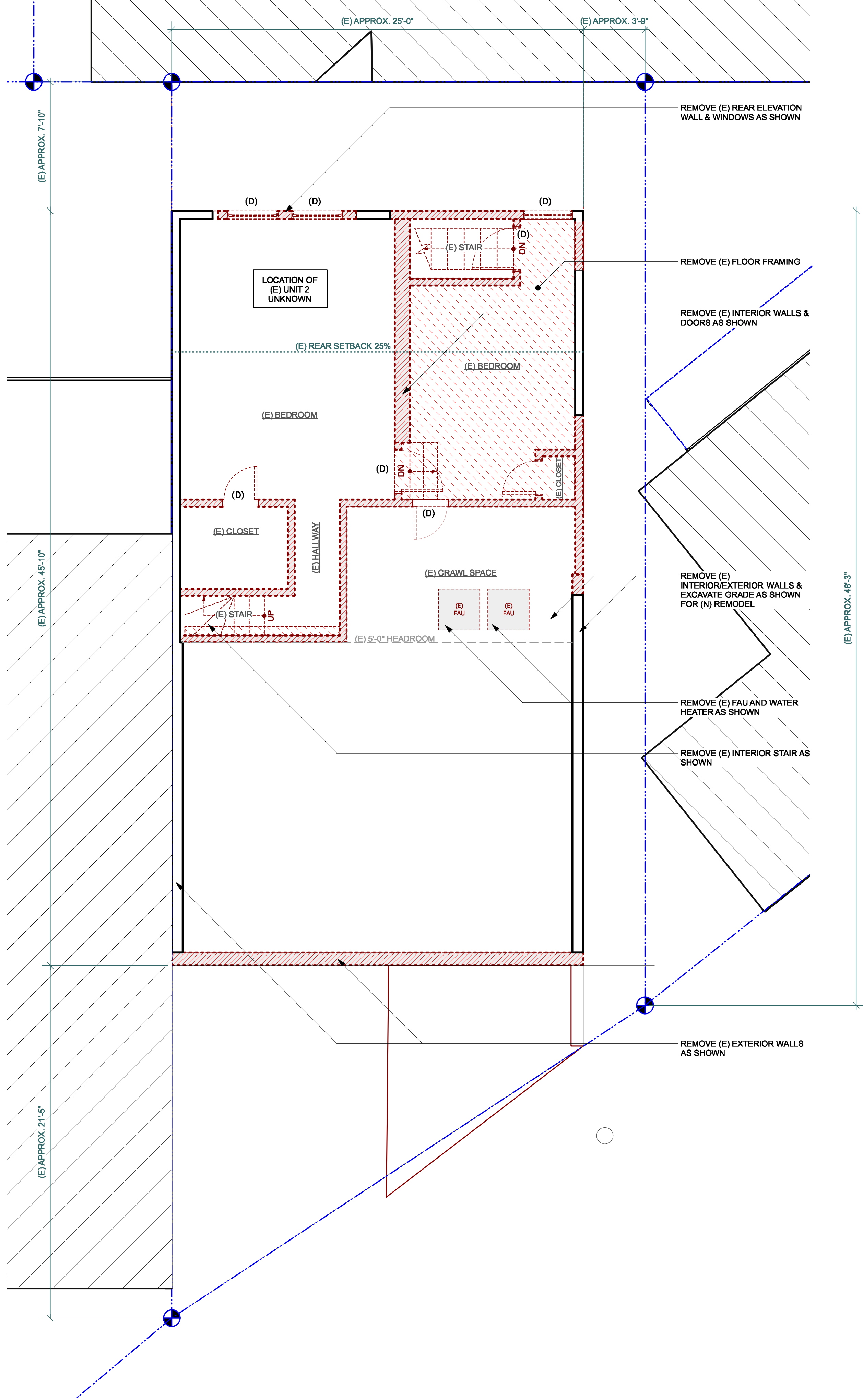
06 ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.

07 ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE

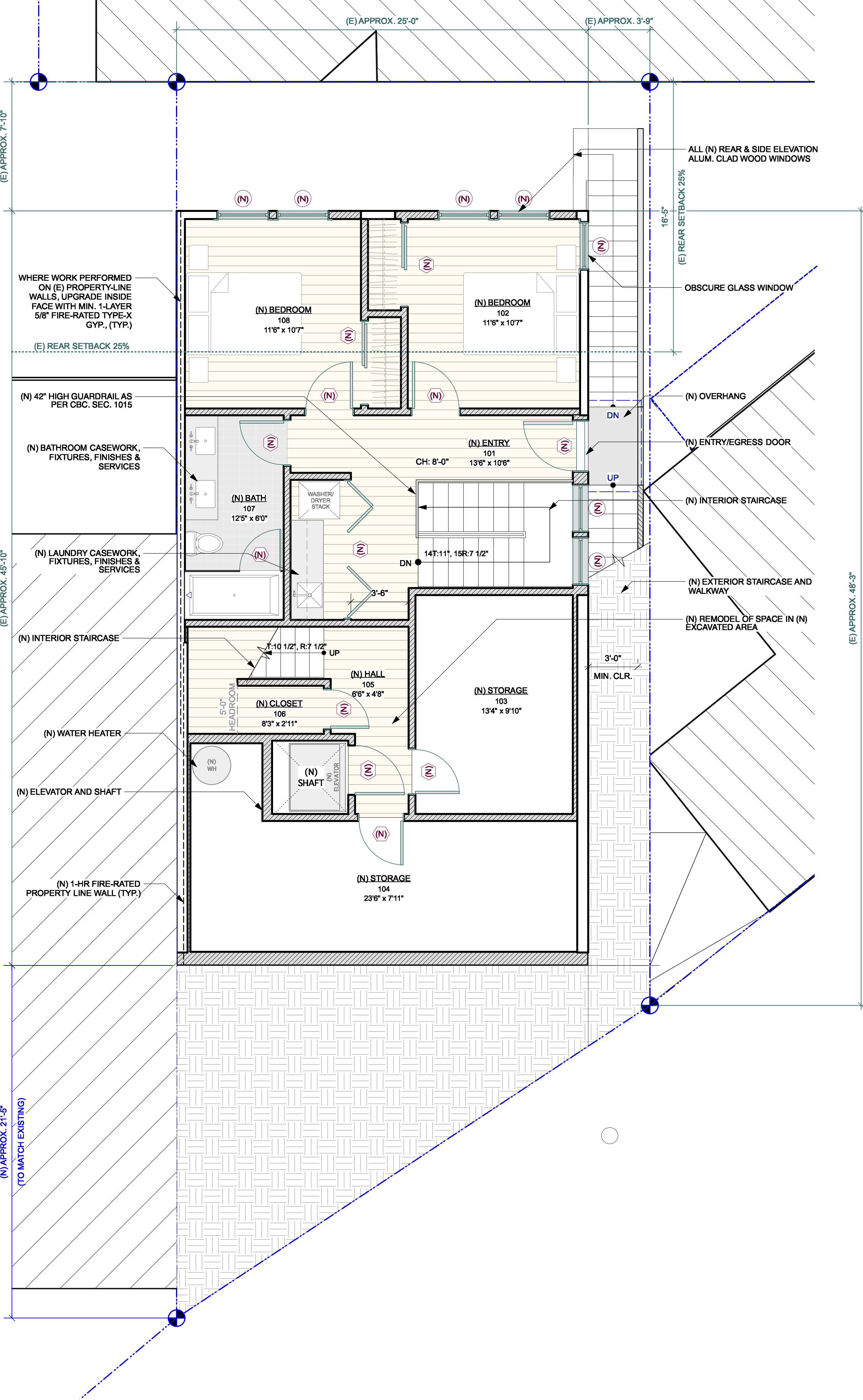
08 ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"

09 ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT

10 CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 FIRST FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

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08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

FIRST FLOOR PLANS

LEGEND, DEMOLITION

EXISTING WALL TO REMIAN

DEMOLISH WALL

DEMOLISHED AREA / OBJECT

LEGEND, NEW WALLS

EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

NOTES, CONSTRUCTION

01 CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

02 CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.

03 CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.

04 ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.

05 ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE

06 ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.

07 ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE

08 ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"

09 ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT

10 CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

1 SECOND FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"

2 SECOND FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

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08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

SECOND FLOOR PLANS

A1.03

LEGEND, DEMOLITION

EXISTING WALL TO REMIAN

DEMOLISH WALL

DEMOLISHED AREA / OBJECT

LEGEND, NEW WALLS

EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

NOTES, CONSTRUCTION

01 CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

02 CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.

03 CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.

04 ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.

05 ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE

06 ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.

07 ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE

08 ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"

09 ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT

10 CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

1
A1.04
THIRD FLOOR PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"

2
A1.04
THIRD FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

date :	issues/ revisions :	by :
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01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk
08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

THIRD FLOOR PLANS

A1.04

client :
kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115

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

LEGEND, DEMOLITION

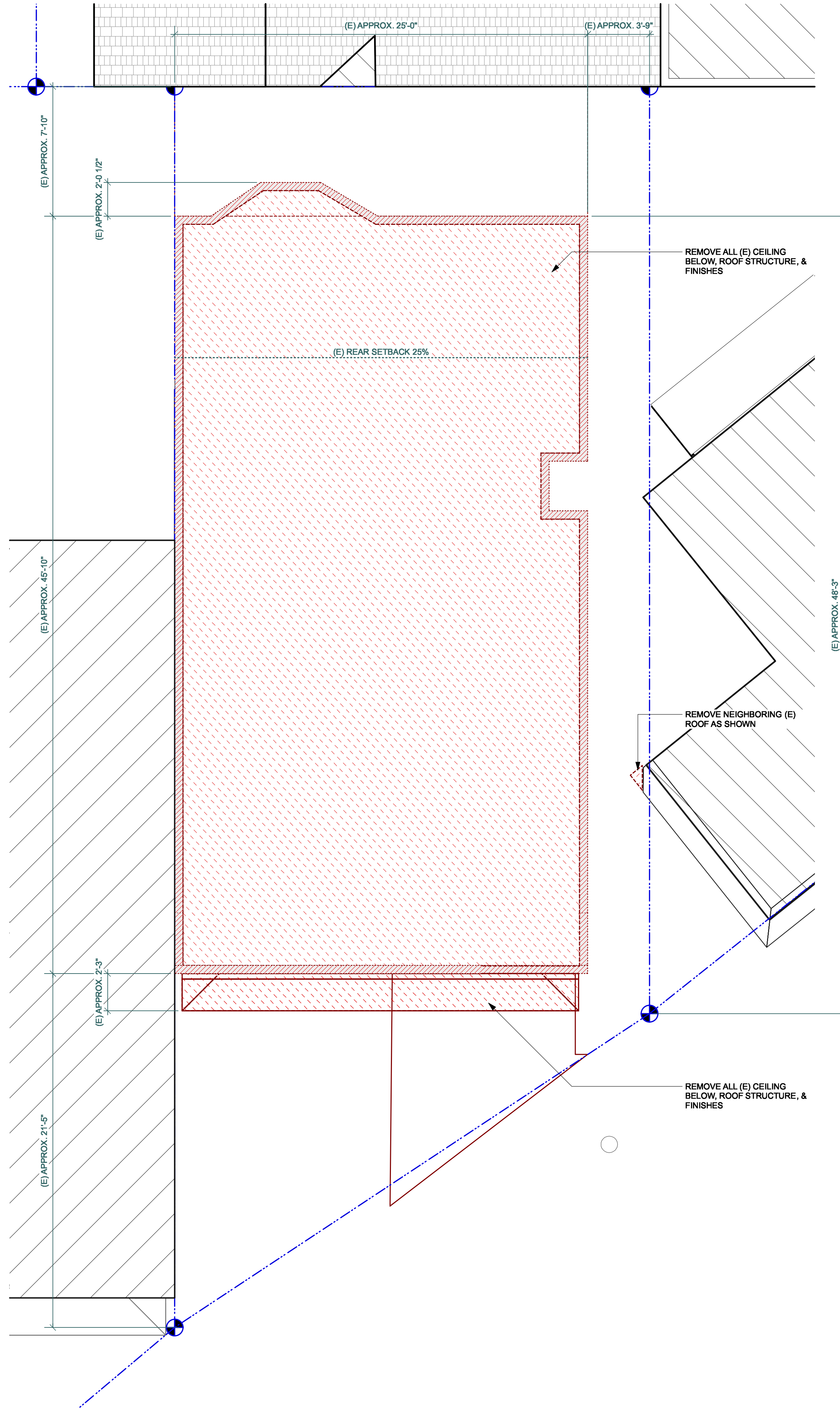
- EXISTING WALL TO REMIAN
- DEMOLISH WALL
- DEMOLISHED AREA / OBJECT

LEGEND, NEW WALLS

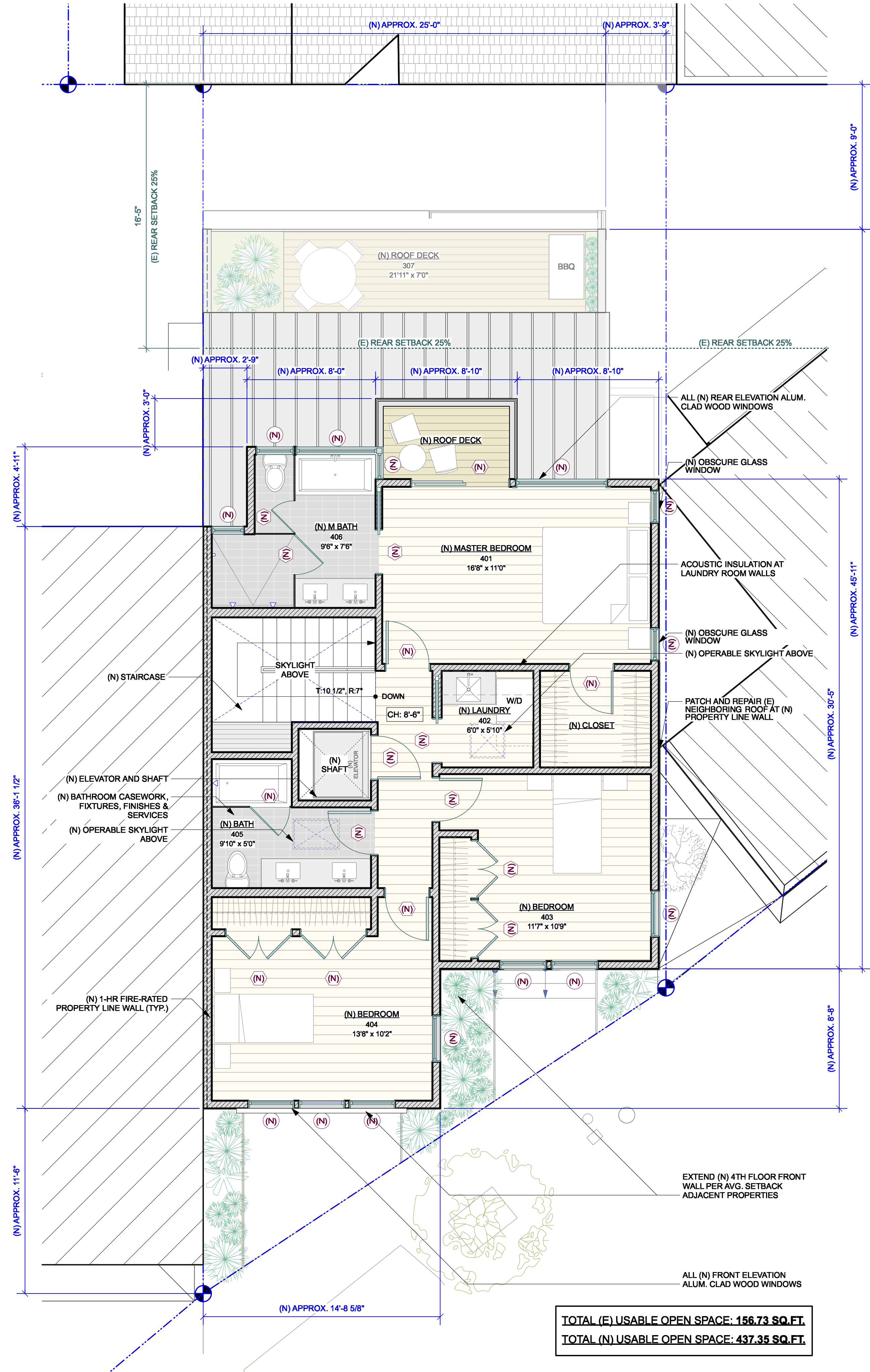
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2X4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

NOTES, CONSTRUCTION

- 01 CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- 02 CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- 03 CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
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- 07 ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- 08 ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- 09 ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- 10 CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



3 ROOF PLAN - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2 FOURTH FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

TOTAL (E) USABLE OPEN SPACE: 156.73 SQ.FT.
TOTAL (N) USABLE OPEN SPACE: 437.35 SQ.FT.

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

50 SEWARD ST., SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

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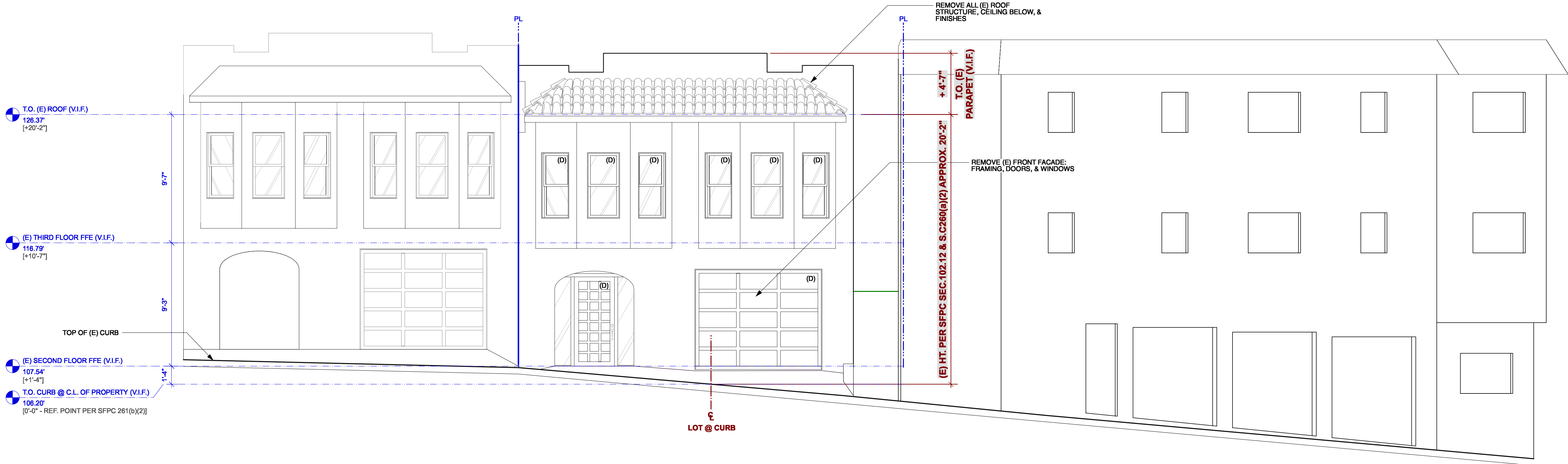
project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

ROOF/FOURTH FLOOR PLANS

A1.05

JOHN LIM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 559 8550 FAX 415 559 0554

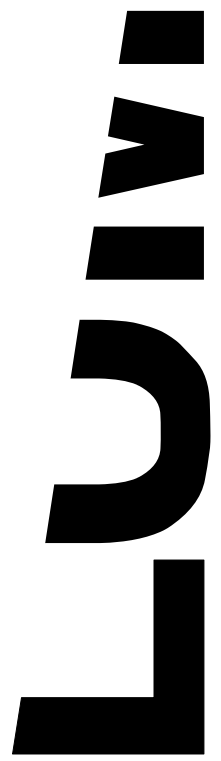
client :
kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115



1
A3.01
EXTERIOR ELEVATION - FRONT (WEST) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2
A3.01
EXTERIOR ELEVATION - FRONT (WEST) - PROPOSED
Scale: 1/4" = 1'-0"



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

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

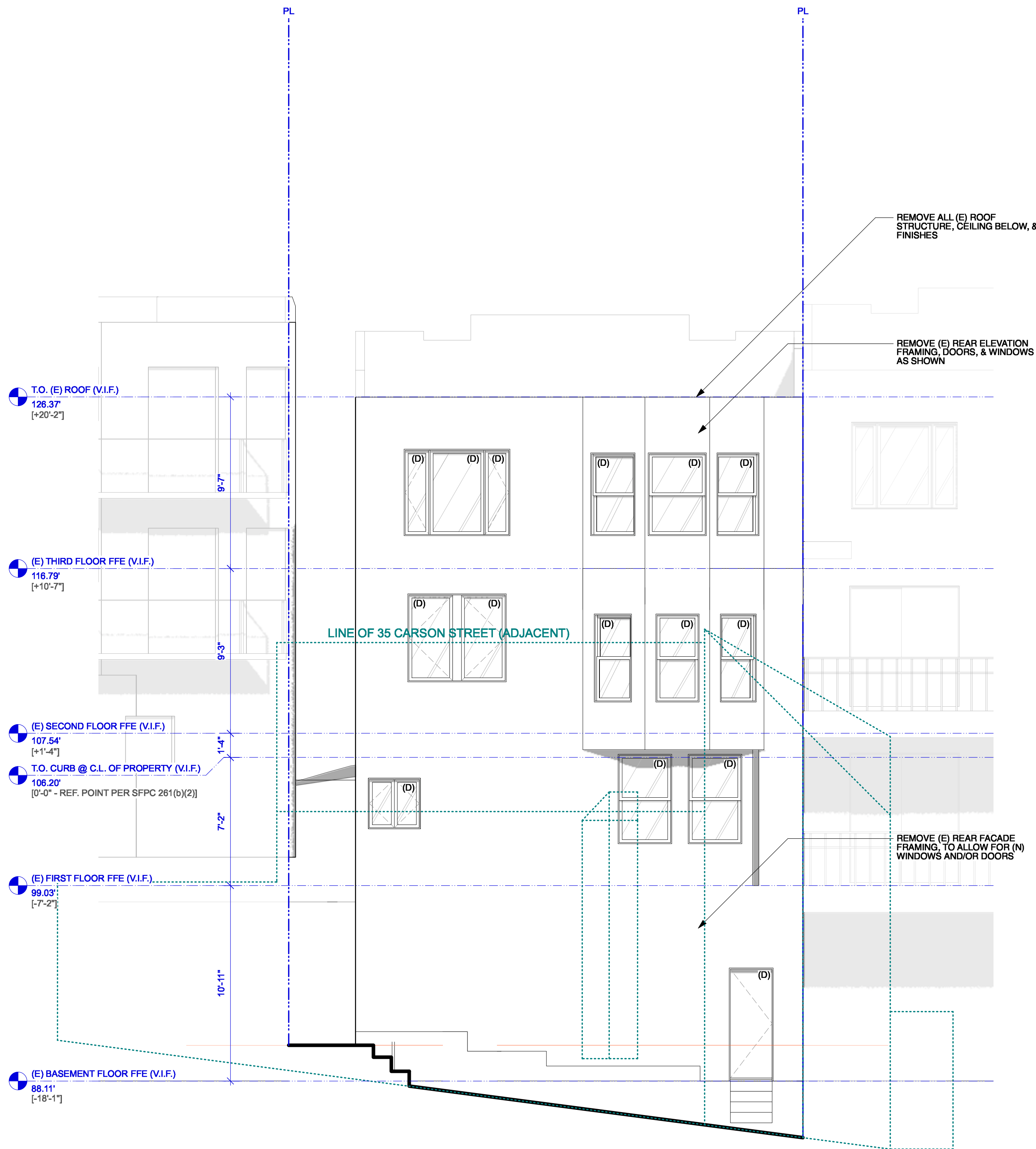
client : kelly /riedgen & kyle johnson
50 seward st
san francisco, ca 94115

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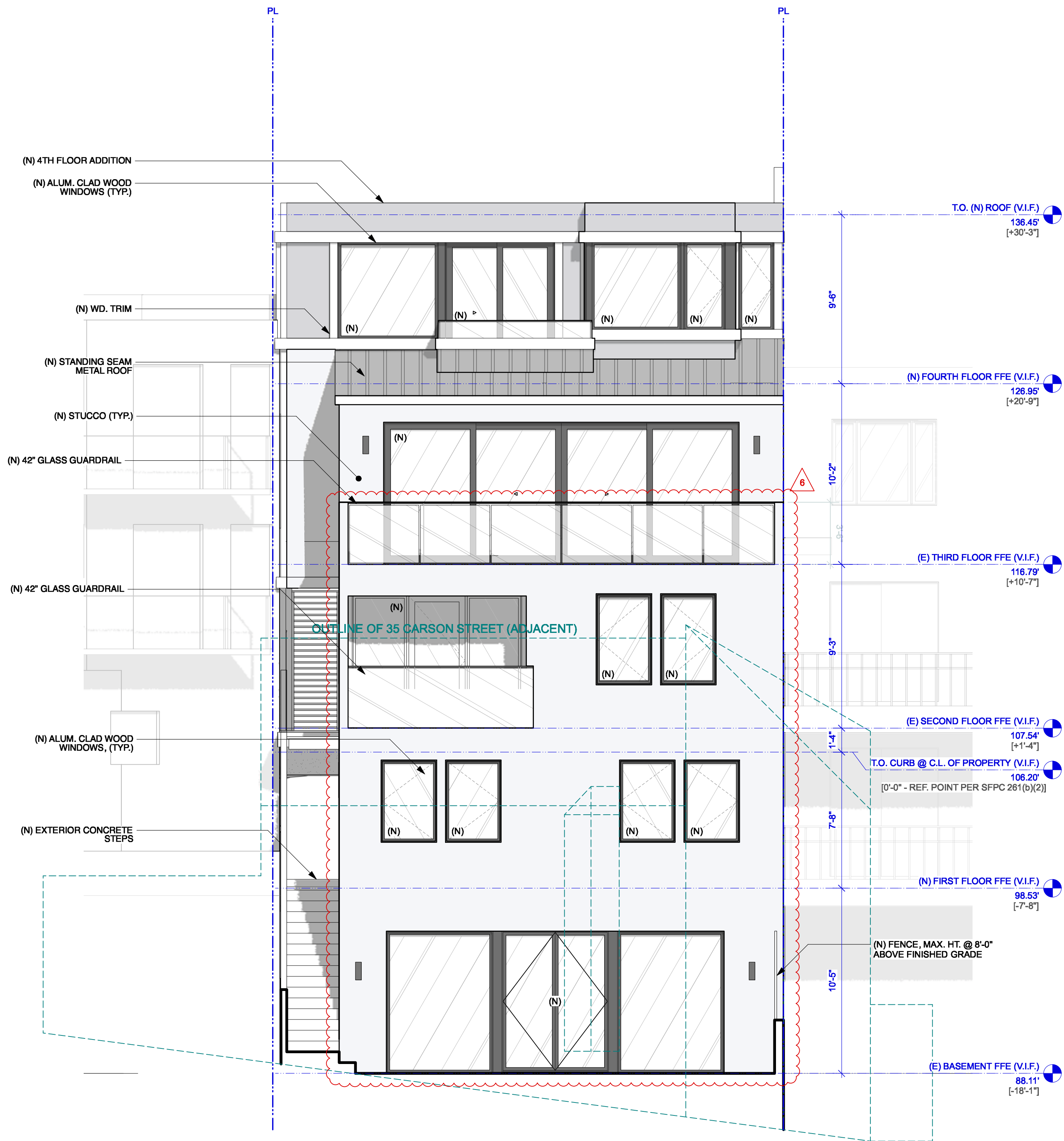
project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

EXT. ELEVATIONS (WEST)

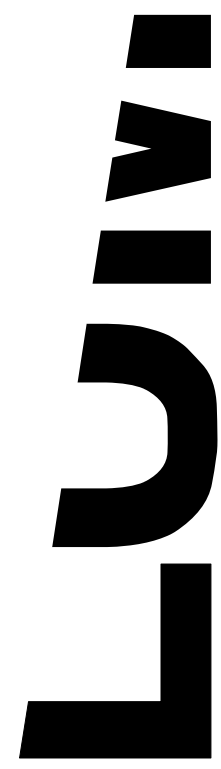
A3.01



1
A3.02
EXTERIOR ELEVATION - REAR (EAST) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



2
A3.02
EXTERIOR ELEVATION - REAR (EAST) - PROPOSED
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE, INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
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FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

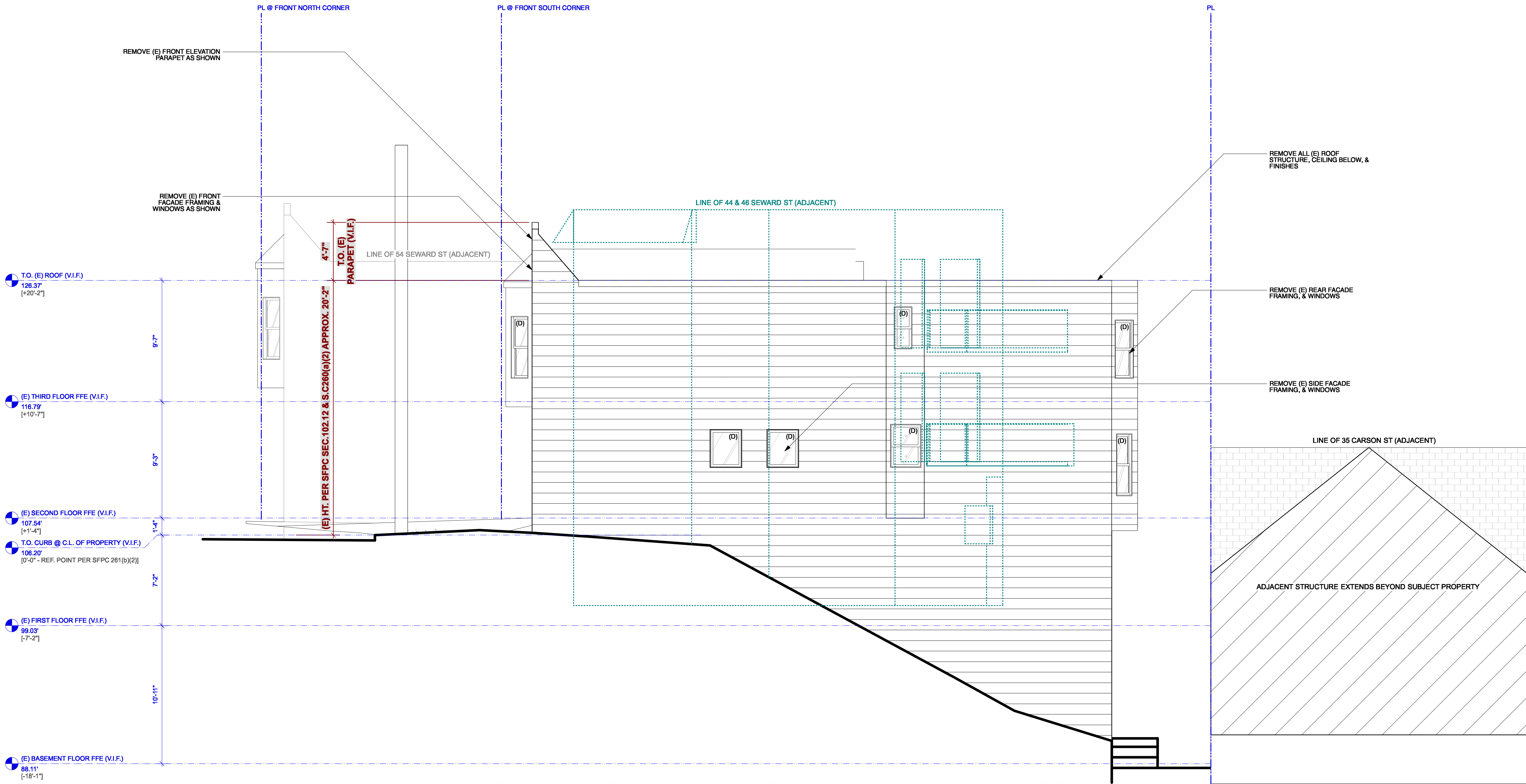
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50 seward st
san francisco, ca 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
07.25.17	Site Permit Rev 1	al
11.01.18	Site Permit Rev 2 (PDAT)	rk
01.15.19	Site Permit Rev 3	rk
02.07.19	Site Permit Rev 4	rk
04.09.19	Site Permit Rev 5	rk
08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

EXT. ELEVATIONS (EAST)

A3.02



1
A3.03
EXTERIOR ELEVATION - SIDE (SOUTH) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



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FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

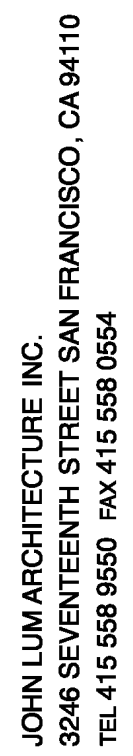
client : keller /friedgen & kyle johnson
50 seward st
san francisco, ca 94115

date :	issues/ revisions :	by :
03.23.17	Neighborhood Outreach	ch
04.18.17	Site Permit Submission	ch
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project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

EXT. ELEVATIONS (SOUTH)

A3.03

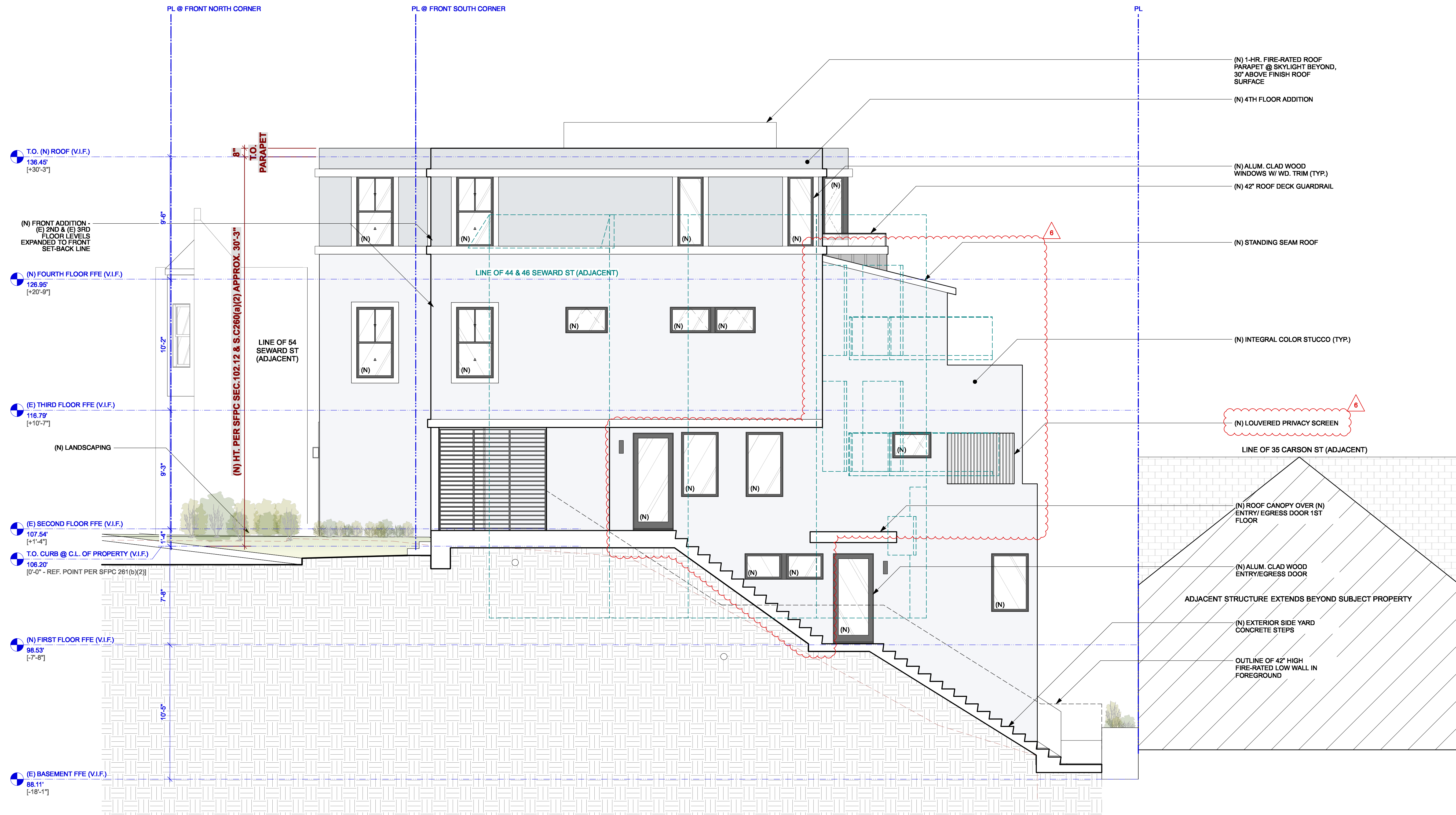


client : kelley friedgen & kyle johnson
50 seward st
san francisco, ca 94115

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REMODEL & ADDITION

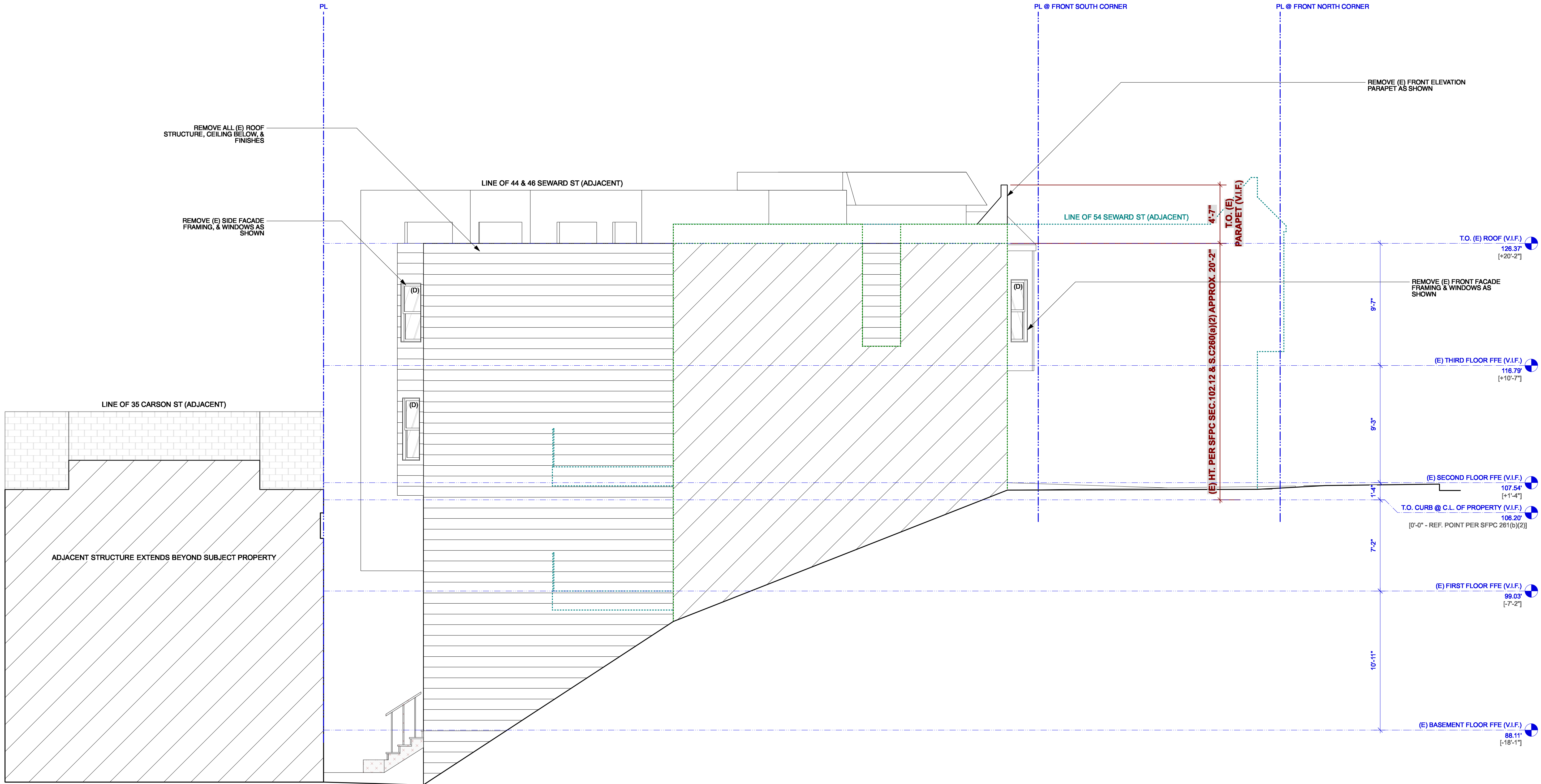
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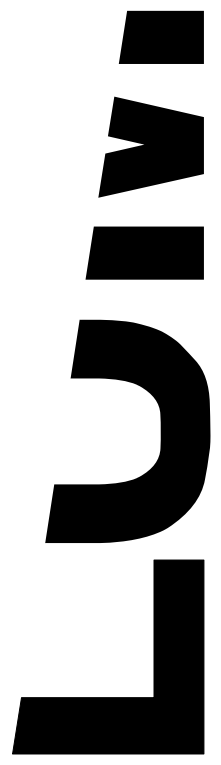
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A3.04

EXTERIOR ELEVATION - SIDE (SOUTH) - PROPOSED

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



1
A3.05
EXTERIOR ELEVATION - SIDE (NORTH) - EXISTING/DEMOLITION
Scale: 1/4" = 1'-0"



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10.31.19

FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

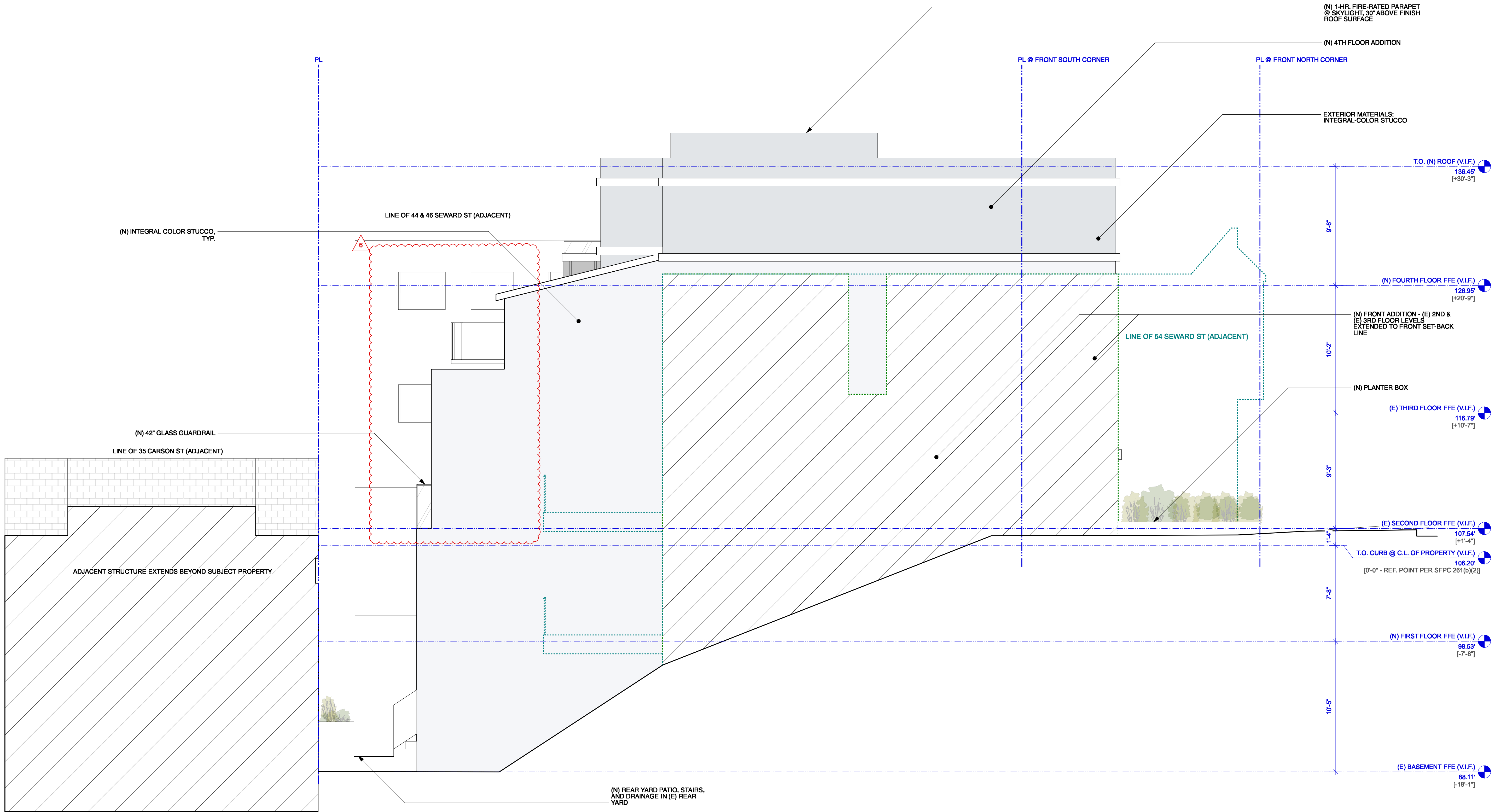
client : kelly friedgen & kyle johnson
50 seward st
san francisco, ca 94115

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project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

EXT. ELEVATIONS (NORTH)

A3.05



1
A3.06
EXTERIOR ELEVATION - SIDE (NORTH) - PROPOSED
Scale: 1/4" = 1'-0"

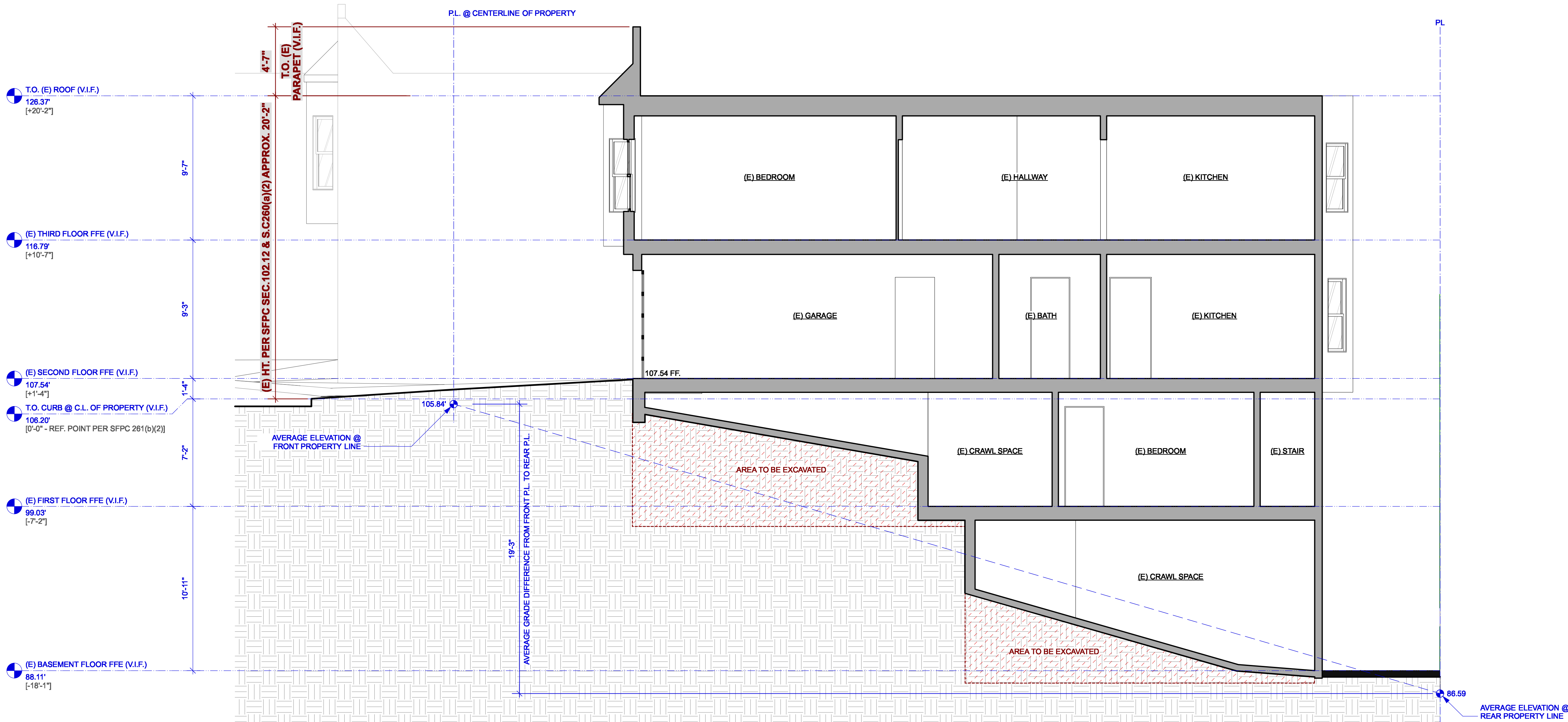
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION
50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

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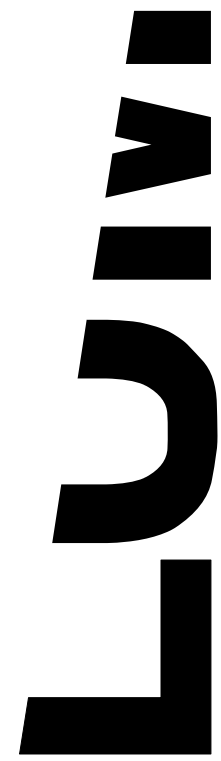
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08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

EXT. ELEVATIONS (NORTH)



1 BUILDING SECTION: EXISTING / DEMO
A3.07 Scale: 1/4" = 1'-0"



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FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

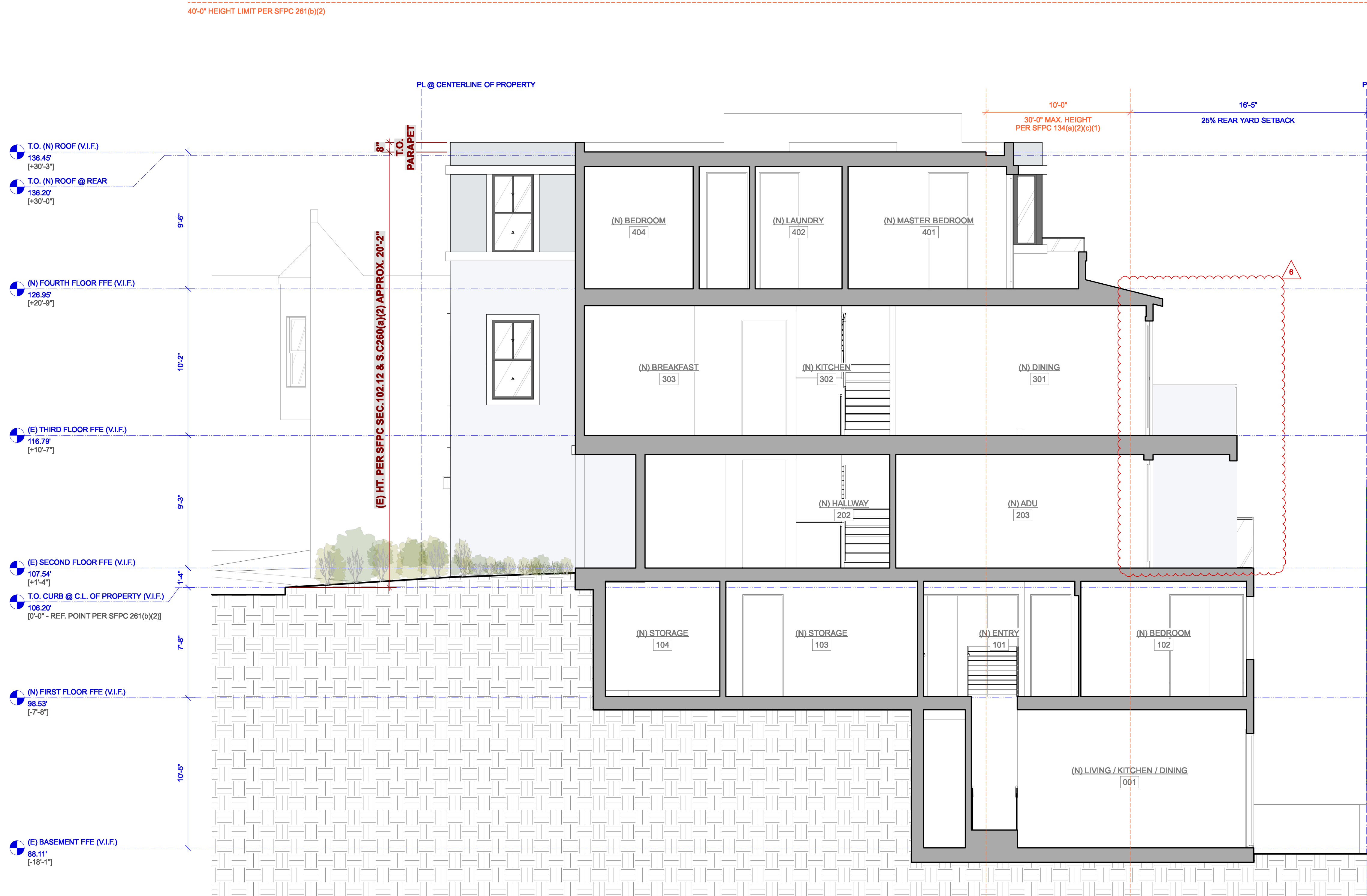
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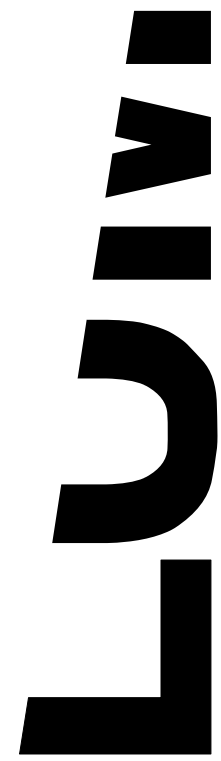
project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

(E) BUILDING SECTION

A3.07



1 BUILDING SECTION - PROPOSED
A3.08 Scale: 1/4" = 1'-0"



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FRIEDGEN JOHNSON RESIDENCE REMODEL & ADDITION

50 SEWARD ST. SAN FRANCISCO, CA 94114
BLOCK 2701 - LOT 024A

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08.29.19	DR Continuance R6	rk

project name :
FRIEDGEN JOHNSON RESIDENCE
REMODEL & ADDITION

(P) BUILDING SECTION

A3.08

GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			
<div>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.</div> <div>2. Provide the Project Information in the box at the right.</div> <div>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.</div> <div>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</div> <div>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.</div>			
TITLE			
SOURCE OF REQUIREMENT			
DESCRIPTION OF REQUIREMENT			
LEED/GPR	Required LEED or GPR Certification Leve	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See ww .sfwater.org for details.
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated E AF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-086	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on H AC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on H AC.
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all H AC.
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).

September 4, 2019

President Myrna Melgar and Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, Room 400
San Francisco, CA 94103

Re: 50 Seward Street Continuance Hearing on September 12, 2019
Building Permit Application No.: 201704194301



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

Dear Commissioners:

At the last hearing (with Commissioners Hillis and Fung absent) you requested my clients Kelley Friedgen and Kyle Johnson to **(1) meet with the neighbors to review the sun study we presented to you during the hearing, (2) consider adding an ADU to this two-unit project; and (3) reduce the upper unit for the Johnson family from about 3100 square feet to approximately 2400 square feet (by adding an ADU).** Separately, Commissioner Moore at the end of the hearing, asked us to reconsider the southern windows facing the neighbors' rear yard to address privacy concerns to the adjacent building to the south. None of the occupants of the affected building to date, nor the DR requestors, at the time of the last hearing, had raised such concerns.

Purpose of the project: The Johnson family consists of a husband and wife, and two young children (aged 2 and 4). Both sets of grandparents are still living, with the youngest grandparent turning 69 later this fall. The home the family bought in 2015 was listed and sold to them as a single-family home and was also documented in the City's Property Information Map (PIM) as a single-family home. However, upon permit submittal, it was disclosed in the 3R report that a second unit existed in the past, presumably removed by a former owner.

The Johnson family's goal would be to restore (and define) this second unit, while enlarging the upper unit to have three bedrooms on one level so that the young children can be on the same level as the parents, and an additional bedroom for long-term, visiting grandparents. Due to the request of the Commission at the last hearing, our clients have added an additional unit of housing, an ADU.

Regarding Item (1), Meeting with Neighbors: On August 14, 2019, I, along with Kelley Friedgen met with all of the DR Requestors, Alissa Fitzgerald/Alexander Mitelman and Kenneth Hillan at my office, with James Pincow and Kyle Johnson joining us by conference call. In our meeting we shared the sun study we showed at our June 6, 2019 hearing. We compared the existing site conditions with the Proposed Project, side by side during the equinoxes/solstices. These studies were videos that showed every minute of the subject day, versus the fixed images we showed at the last hearing. The

studies demonstrate that there is no additional shadow to any of the adjacent properties caused by the Proposed Project, and only minimal additional shadowing to the 2 units across the street where DR Requestors Alissa Fitzgerald/Alexander Mitelman and James Pincow reside, which are most pronounced during the Summer Solstice. On this day, there is shadowing from 5:48 am to 6:08 am in the morning for the Ms. Fitzgerald & Mr. Mitelman's unit (Exhibit 1); and from 6:18 am until 6:58 am in the morning for Mr. Pincow's unit (Exhibit 2). As you are aware, the sun rises at its sharpest angle and shines for the longest duration at the Summer Solstice; therefore, the effects to the Fitzgerald-Mitelman and Pincow units are lessened to nonexistent every other day of the year.

For the neighbors on Carson Street there is minimal to no effect. For the directly adjacent neighbor below at 34 Carson St., there is no effect to the sunlight in her yard. This is due to the fact the building adjacent and south of the Proposed Project site (44/46 Seward St.) already blocks the sunlight to her yard. For Mr. Chris Screnci at 50 Carson St. (who testified for DR Requestor Hillan at the June 6, 2019 DR hearing), his sunlight exposure slightly increases as the Proposed Project's original design removed seven (7) feet from the rear of our client's existing top floor. Note that after our presentation at the June 6, 2019 DR hearing, the proposed second floor (street level) was reduced an additional 1'-2", and the second floor bay window was removed from the rear of the building to accommodate exposure requirements for the new ADU, further improving the sunlight to Carson St. (Exhibit 3).

We have made the sun study available to anyone who is interested via a Citrix Sharefile link. During the meeting we had with the DR Requestors, we shared with them our conclusion that, based on sun study, the shadow effects to the neighborhood are minimal. They did not object to this statement in that meeting.

Regarding Item (2) Addition of an ADU: At the last hearing, due to two Commissioners speculating that at 3100 square feet, the "social space" within the upper unit was too much for a family of four with aging grandparents, we proposed and have now added an ADU at the street level floor, which shares the same breezeway that provides access to the newly restored, two-bedroom second unit located below street level.

There are some restrictions to installing an ADU into an existing space, and also some specific site conditions; therefore, I list these factors for you to consider when you review our proposed ADU plan:

- 1) An ADU inserted into existing habitable space can only use 25% of that space on a floor without requiring a waiver from the Zoning Administration (ZA). This provision of the code was incorporated due to concerns that existing living units would be harmed by devoting too much square footage to gain a new ADU.
- 2) Our project is unusual in that there is currently no unit where the planned ADU is being proposed, as the second unit, as noted above, was removed prior to the purchase of the home by my clients.

- 3) The “newly defined” second unit is being placed below the street level, and thus no square footage from this unit is being “taken” to add this new ADU.
- 4) An ADU may have a minimum unit exposure (yard) that is 9’-0” in width and exceeds 225 square feet, but such a minimum exposure requires a waiver from the ZA.

After the hearing, we proposed that the ADU would take the place of the proposed guest suite at street level, and thus become a 568-square-foot, one-bedroom unit, and we hoped the ZA would grant a waiver for exceeding the 25% floor area restriction.

However, upon reviewing the ADU floor plan with the Department's ADU Manager, the ZA determined that a waiver could not be granted for an ADU of this size. The ZA was willing to grant a waiver for an ADU that exceeds the 25% restriction, but limited it to 281 square feet, which is only large enough to create a studio unit.

The ZA was willing to grant a second waiver for unit exposure. To achieve this width, 1’-2” was removed from the rear of the existing building including the bay window. Due to granting these two waivers, the new ADU studio automatically falls under rent control and cannot be used for short-term rental or be sold off separately.

Regarding Item (3), Reduce the Upper Unit for the Johnson Family from ~ 3100 square feet by adding an ADU. With the creation of the studio ADU, the Johnson family’s unit is now 2843 square feet, a reduction of 299 square feet from the original 3142 proposed square footage. Again, we proposed a larger, one-bedroom ADU which would have reduced their unit to ~2500 square feet, but this was not possible due to the waiver not being granted to this extent. The remaining ground floor bedroom will be utilized by the Johnson family as a guest room with an adaptive bathroom, which would accommodate their visiting grandparents. We have also modified the room adjacent to the kitchen on the second floor of the upper unit to create a home office for Kyle Johnson, who works from home, which allows him the ability to work and tend to childcare conveniently. (See attached floor plan comparing initially proposed plan to currently proposed plan with ADU) (Exhibit 4). Taken together, these changes reduce the previously proposed “social space” by 594 square feet.

Addressing Commissioner Moore’s Concerns regarding the South Windows: Due to concerns regarding privacy and night light for the adjacent rental property (44 Seward St.), Commissioner Moore requested that our clients remove all of the south-facing windows that look out onto the rear façade of the next door neighbor at 44/46 Seward St. Because the suggestion to remove these four windows came after all testimony had closed, we would like to clarify several points and then propose some alternatives to complete removal:

- 1) While all of the proposed south-facing windows are located 3’-9” from the property line and do not require notification for installation, the majority of the Proposed Project windows do not face onto the rear facade of 44/46 Seward St., but rather face

onto a blank, north-facing windowless court wall, so these windows should present neither privacy or night light concerns for the adjacent property.

- 2) Currently, there are already three windows that face the lightwell at 44/46 Seward St., so it is inaccurate to conclude that keeping south facing windows in these locations results in an additional loss of privacy or increase in night light into the neighbors' units (Exhibit 5).
- 3) Of the four south-facing windows that face onto the rear façade of 44/46 Seward St., one provides southern light for the studio ADU and another provides southern light for the two-bedroom unit below.
 - a) Eliminating these windows would mean that these two units will have poor natural light and be darker as their only exposure would be limited to the east-facing windows that look out onto a nearby blank wall of 35 Carson St.;
 - b) The east-facing window for the ADU is limited to the covered terrace attached to the ADU. As a result, the south-facing window exposure is this unit's best source of natural light, and;
 - c) The south-facing window in the proposed two-bedroom unit is located well below the adjacent 44/46 Seward St.'s living space; consequently, it poses no additional privacy concerns.
- 4) The adjacent neighbors at 44/46 Seward St. have not objected to those south-facing windows; and, furthermore, the prior tenants of 44 Seward St., Will McDonald & Robin Shostack, actually wrote a letter of support for this project (Exhibit 6).

Therefore, our clients propose the following alternatives (see attached plans and perspectives [Exhibit 7]):

- 1) In the upper Johnson family unit, remove the two proposed windows at the third floor dining room. The windows at the kitchen and bedrooms facing the windowless north court/lightwell or blank walls of 44/46 Seward St. will remain;
- 2) Change the proposed south-facing window at the ADU into a window that starts above eye level (and make glass obscure, if needed);
- 3) Keep the lower two-story unit's proposed window and;
- 4) Add a permanent (fixed) louvered privacy screen at the ADU's small terrace, so the tenant can get southern light while not being able to look directly at 44/46 Seward St. or its yard.

Lastly, during the June 6, 2019 DR hearing there was discussion about the relocation of the garage. The original reason the garage was relocated to the north property line is to minimize the impact that the steep and uneven slope of the current driveway has on cars

pulling in/out of the garage. The drive also presents a safety hazard as its oblique angle to the sidewalk makes it difficult to see pedestrians on the sidewalk when backing out.

Now, with the addition of the proposed ADU and the application of the legal requirements to the ADU layout, moving the garage to the north property line permits an external entrance point for both the ADU and the lower two-story unit.

In summary, besides allowing the Johnson family to raise their children and care for their aging family members while staying in the neighborhood they have enjoyed since 2015, this project accomplishes several benefits to the City:

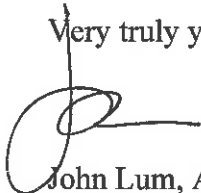
- 1) It restores a unit previously taken away by a prior owner without permits;
- 2) It adds a studio ADU; and
- 3) The new ADU unit is subject to rent control and cannot have a short-term rental or condominium status due to the fact that the Project has been given waivers by the ZA.

We believe the modifications we are proposing not only adequately address the concerns raised by Commissioners during the June 6, 2019 DR hearing, but also result in a net increase in housing units, which is an understandable priority for the City.

Please see our attached plans that show the new ADU location, the further reduction in the rear at the street level floor, and the proposed alterations to the windows.

We look forward to presenting this to you at our continuance hearing on September 12, 2019.

Very truly yours,



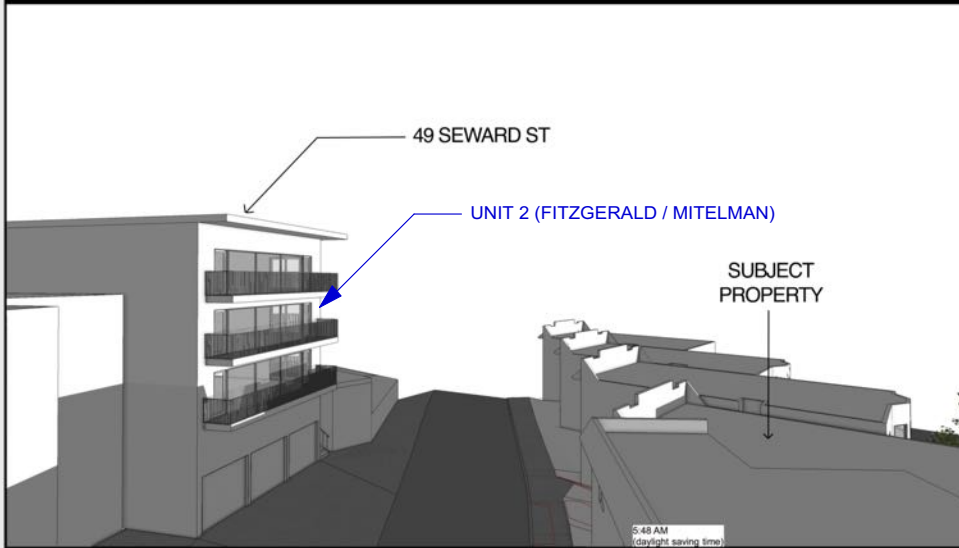
John Lum, AIA
John Lum Architecture, Inc.

CC: Kyle Johnson and Kelley Friedgen, Homeowners

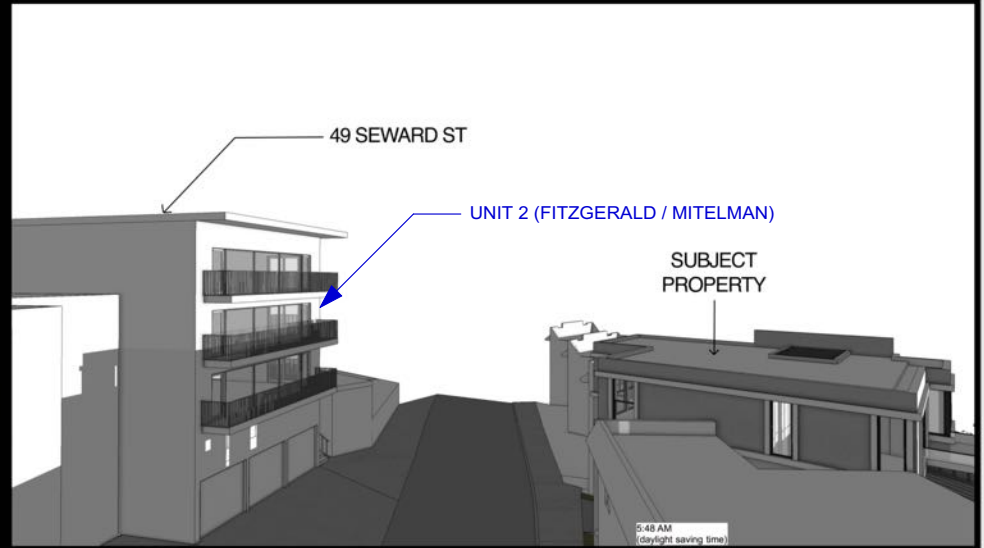
DR Requestors

Corey Teague, Zoning Administrator
Cathleen Campbell, Planner

SUMMER SOLSTICE (JUN 21) 5:48 AM

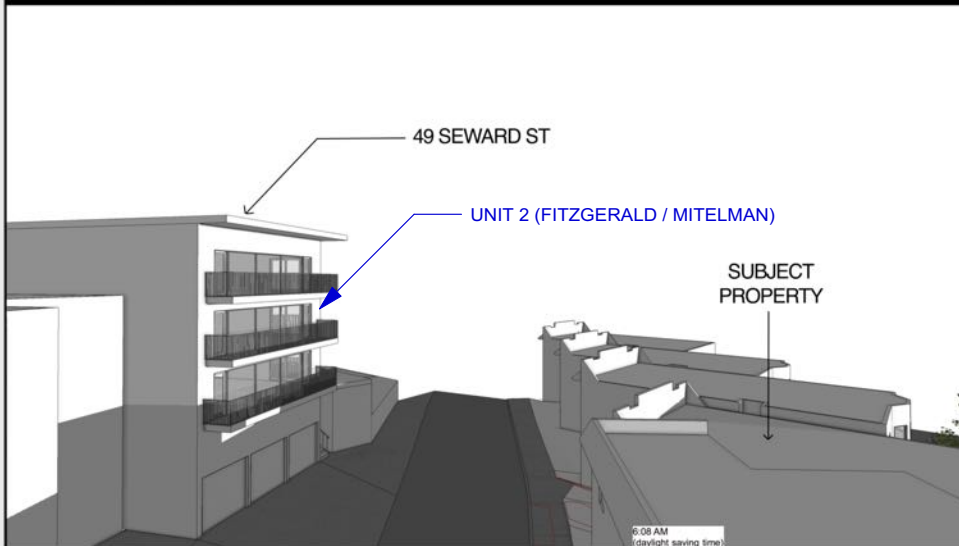


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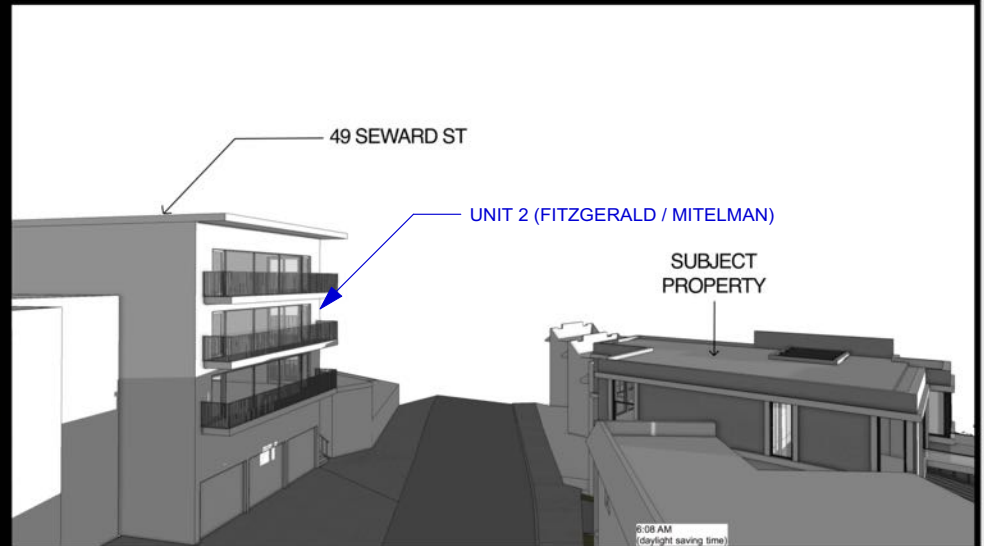


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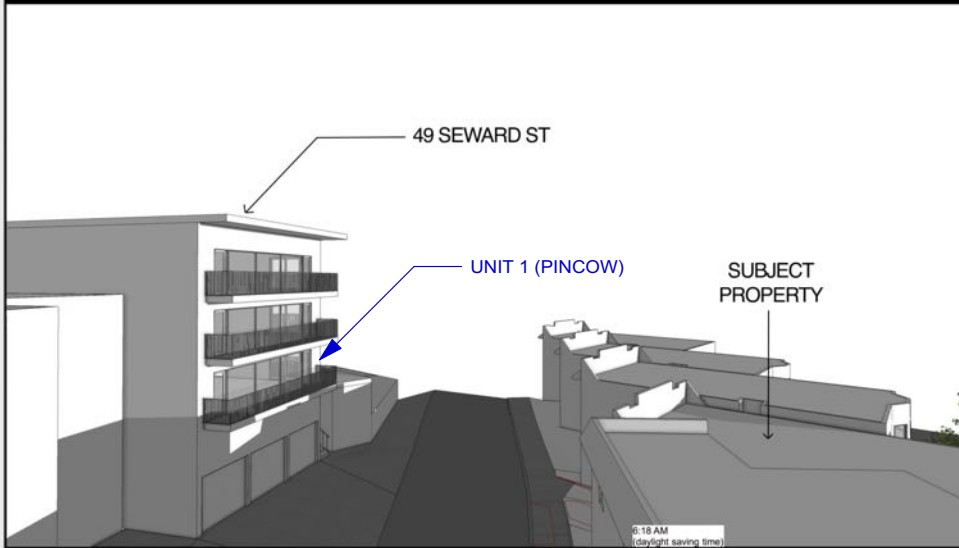


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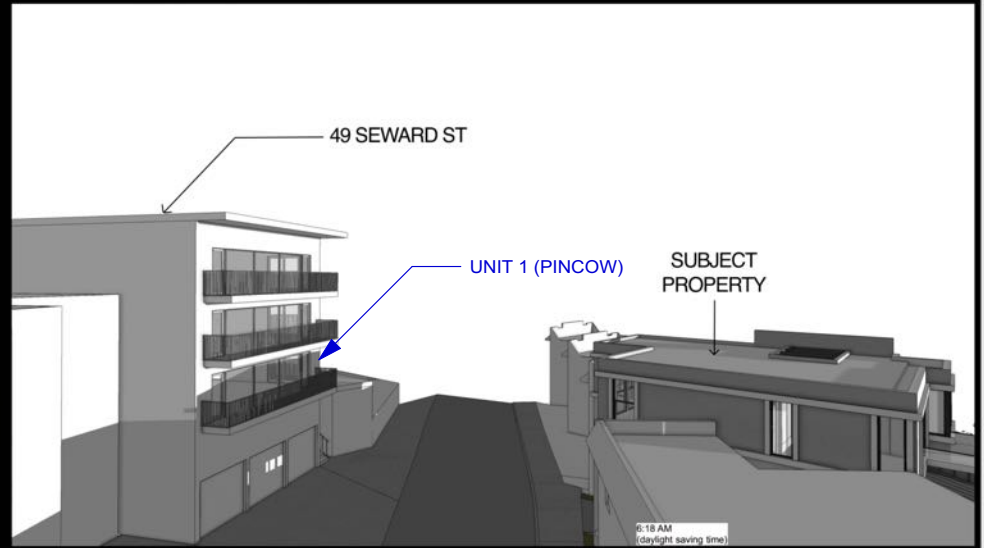


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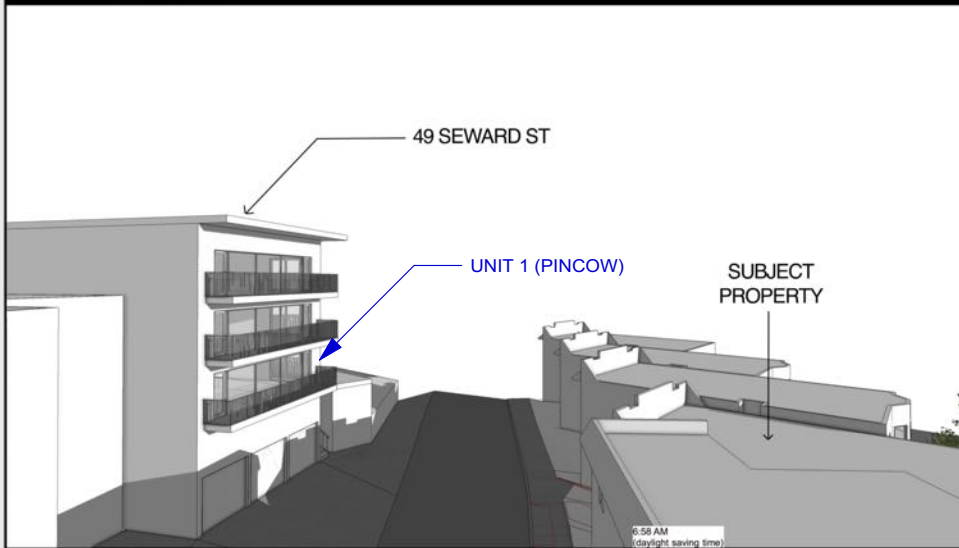


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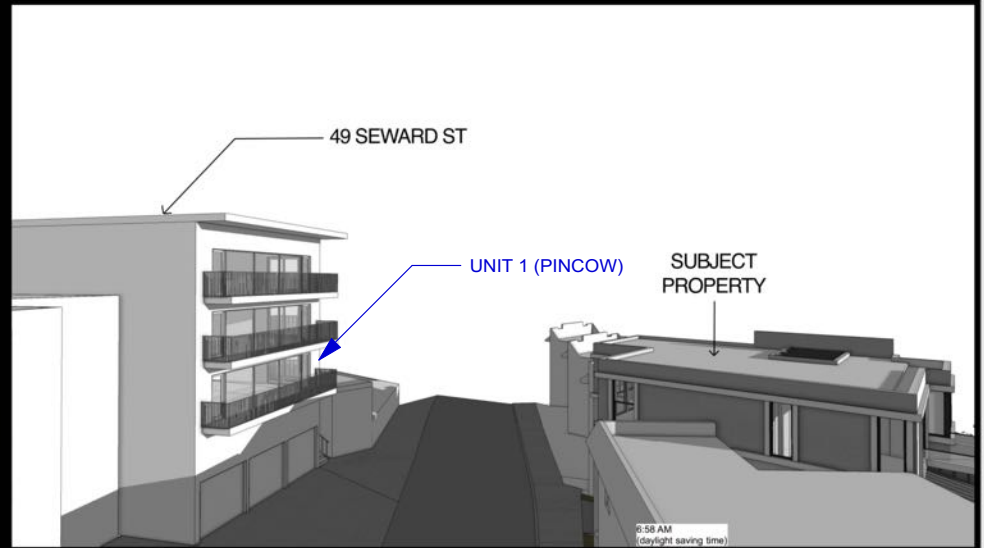


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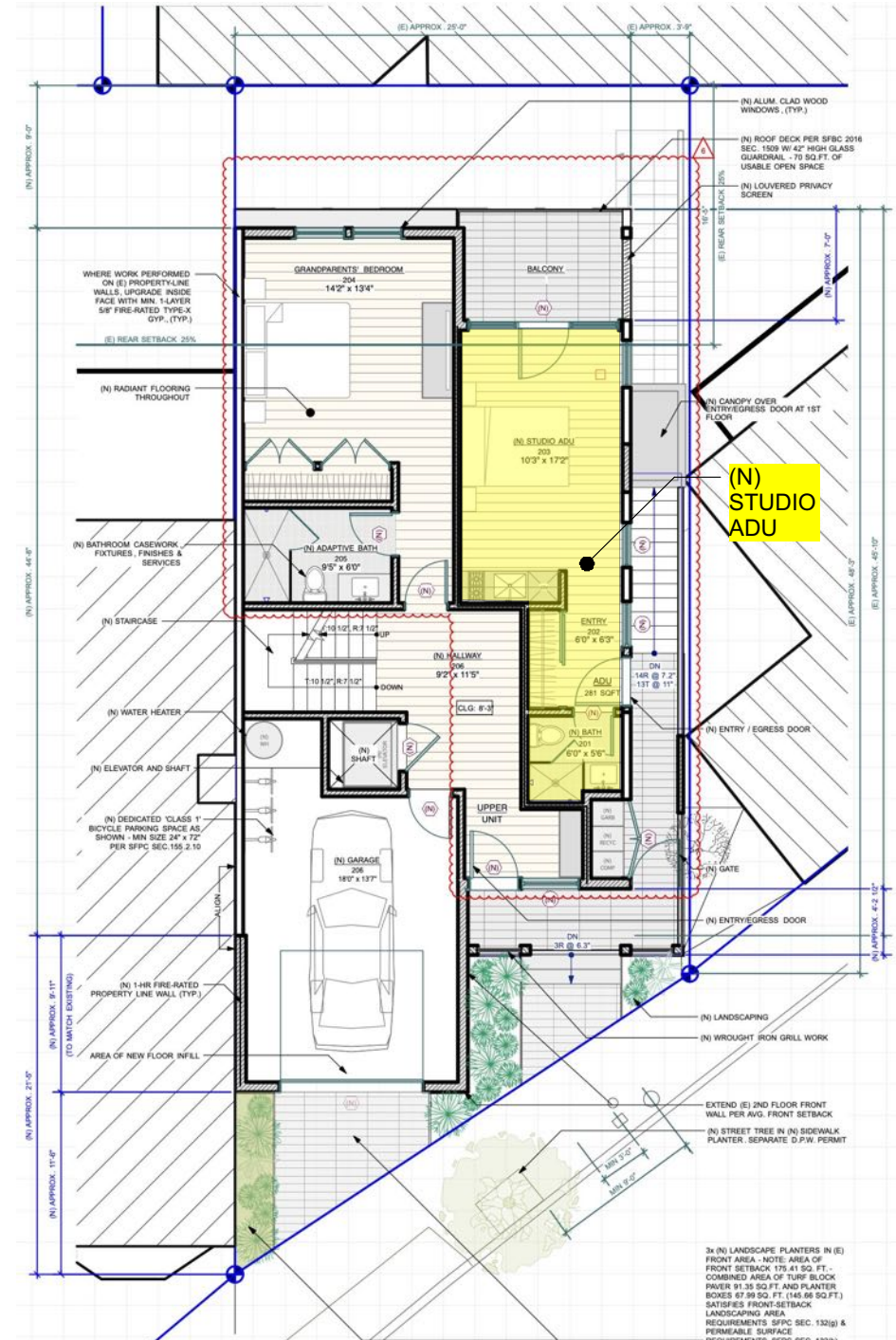
PROPOSED



EXISTING



PROPOSED





SECOND FLOOR BATHROOM WINDOWS



FIRST FLOOR BATHROOM WINDOW

From: **Robin Shostack** <shostack@gmail.com>

Date: Wed, May 29, 2019 at 12:00 PM

Subject: In support of renovation project at 50 Seward Street

To: <david.winslow@sfgov.org>, Will McDonald <wemcdonald@gmail.com>, Kelley Friedgen <kelley.friedgen@gmail.com>, Kyle C. Johnson <kj8375@yahoo.com>

Ms. Cathleen Campbell & Mr. David Winslow
Planning Department
1650 Mission Street
San Francisco, CA 94102
david.winslow@sfgov.org

Dear Ms. Campbell and Mr. Winslow,

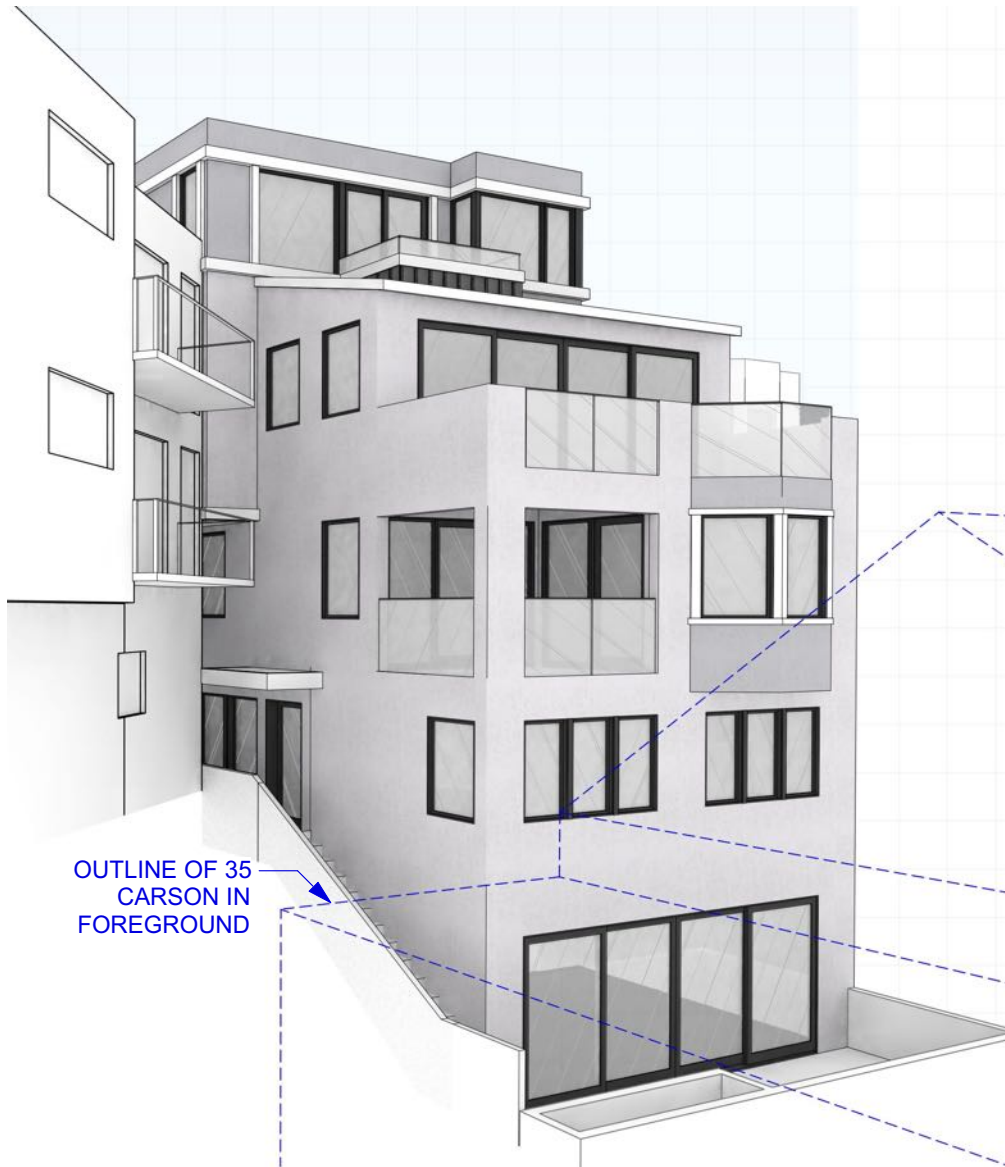
We lived at 44 Seward Street until May 2019 when we bought our own home in Miraloma Park. We are writing in support of the Friedgen-Johnson Residence renovation project at 50 Seward Street.

Kelley and Kyle have shown a concerted effort in engaging with the neighbors from the beginning of the design process and the resulting design of their house reflects a sensitivity to our neighborhood. They have also consistently demonstrated a willingness to address our concerns and are conscientious about potential construction impacts to our street. We were particularly interested in the weekly construction schedule, as we have a young son who still naps during the day.

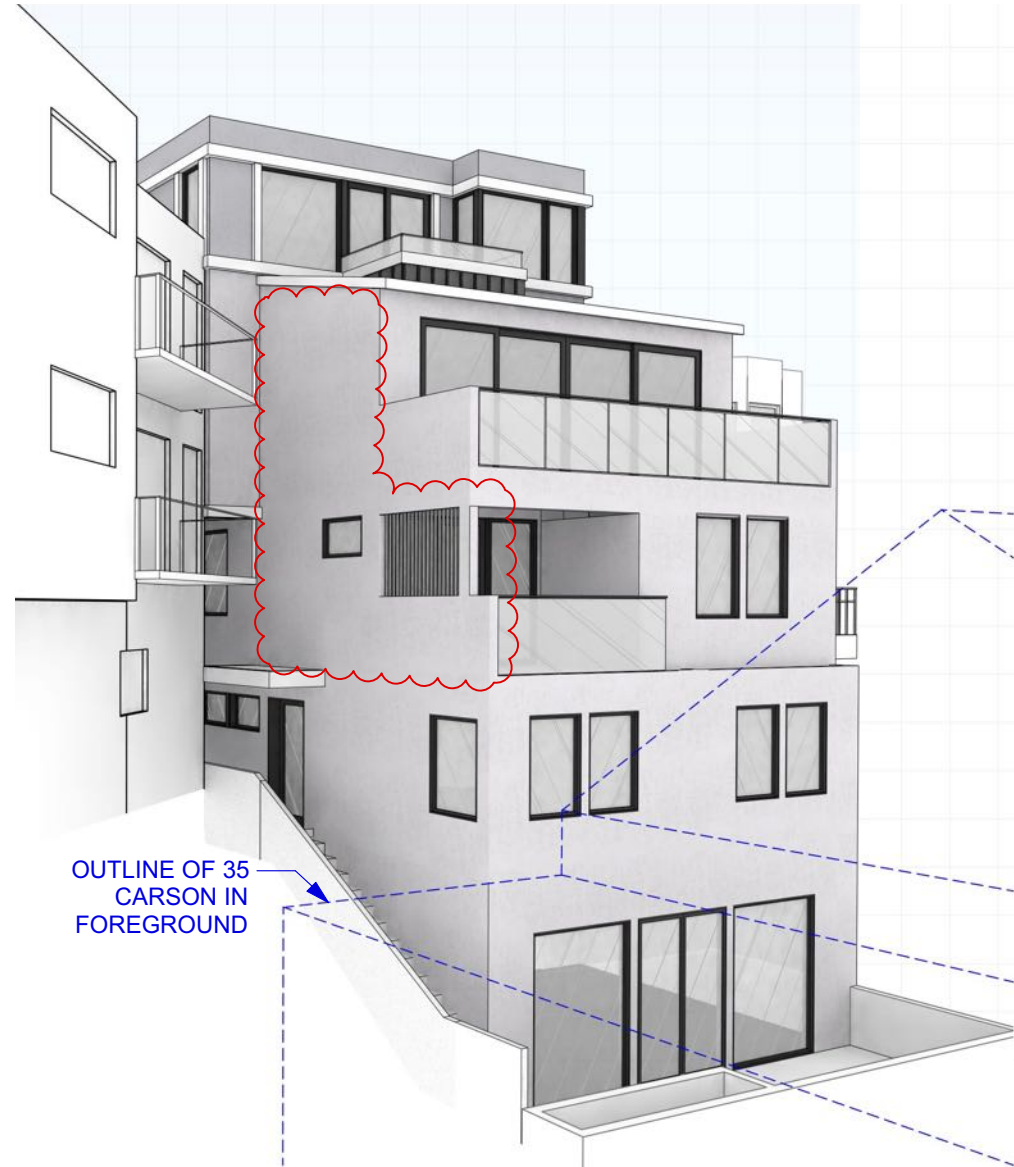
The proposed house fits into our neighborhood, which is composed of a mixture of single-family homes and condo/apartment buildings. We look forward to having Kelley and Kyle move-in to their fully renovated home with their lovely children.

Please do not hesitate to reach out if you have any questions.


Sincerely,
Will McDonald & Robin Shostack



PREVIOUS PROPOSAL



CURRENT PROPOSAL

From: Kelley Friedgen kelly.friedgen@gmail.com 
Subject: Friedgen-Johnson Response to DR Requestor Hillan's PPT
Date: September 4, 2019 at 2:18 PM

KF

To: Kenneth Hillan khillan@yahoo.com

Cc: James Pincow james.pincow@gmail.com, Alissa M. Fitzgerald alissa_fitzgerald@yahoo.com, Kyle Johnson kj8375@yahoo.com, John Lum john@johnlumarchitecture.com, Khoan Duong khoan@johnlumarchitecture.com, Cathleen Campbell cathleen.campbell@sfgov.org

Good afternoon, Mr. Hillan,

As part of our preparations for next week's hearing, we have reviewed with our architect the issues that you raised in the powerpoint you sent to us. Attached please find our responses to the concerns and comments you have raised. For clarity, we have copied your statements in black and provided our responses in green.

Please let us know if you have any questions.

Kelley Friedgen & Kyle Johnson



Friedgen-
Johnso...9.docx

This proposal of extreme scale (see page 3) would increase a 3,489 SQ.FT. 2-unit property in to a 5087 SQ.FT. property, that would dominate the character of this small narrow street. It fails to respect the strong existing neighborhood design (see page 2).

We respectfully disagree with this characterization of the project. The current house was sold to us as a single family home, not a multi-family unit. Our original plan was always to increase the number of units in the home. Since the Commission meeting, the project has been changed from a two-unit proposal to a three-unit proposal, with an upper unit of 4 bedrooms, 3.5 bathrooms, at 2864 square feet, an ADU studio of 281 square feet, and a lower unit with 2 bedrooms, 1 bathroom, at 1200 square feet. The RDAT reviewed the project and concluded that it conforms to the Residential Design Guidelines (RDGs).

The design does not comply with Planning Code Section 132 regulations on Front Setbacks, "Where the two adjacent structures have different depths relative to the subject lot one can extend a structure on the subject lot into the required setback so long as the building extension is adjacent to the structure projecting further forward on the lot and an open area laterally faces the lot whose wall does not extend as far forward. "Any extension of the building structure into the Front Setback would need to be on the side adjacent to 44/46 Seward, which is not what is being proposed (see architects SITE AND ROOF PLANS A0.02).

We believe this statement fails to take into account that front setbacks may be applied consistent with a code-compliant averaging methodology. The plans have been reviewed and approved by the RDAT and the Planning Department, which included assessment of the application of the averaging methodology.

The design switches the existing pattern of building entrances which contravenes the SF Residential Design Guideline (RDG) that "proposed projects must respect the existing pattern of building entrances" (see page 2).

We agree with the Planner and the RDAT that the neighborhood is of a mixed character. Furthermore, at our location of the street, there is no consistent pattern of entrances, unlike where the DR requestor lives. To better demonstrate our position, please find below photos of the immediately surrounding buildings.

Panorama taken from the driveway of 50 Seward St:



Photo of 46/44 Seward St, the adjacent neighboring building to the south of 50 Seward St:



Photo from driveway of 50 Seward St, of 54 Seward St, adjacent neighboring building to the north:



Photos of the buildings directly across the street from 50 Seward St:



The reduction to the front setback on a narrow street is inconsistent with the RDG guideline that the setback should “provide a pedestrian scale and enhance the street”.

The proposed project does provide a pedestrian scale with a front porch, trim that relates but does not mimic the neighbors and meets the code requirement for permeability and landscaping. The RDAT reviewed the project and concluded that it conforms to the RDGs. To illustrate our viewpoint, please see below the renderings that were shared with the DR Requestors following the August 14, 2019 meeting, at their request.



The height of the building at the front of the house is higher than the allowable 30' by code in an RH2 zone with a down-sloping lot and should be reduced to comply with code.

The height limit in the neighborhood is 40' and the Proposed Project is 30'-3" tall.

As highlighted at the Planning Commission DR review, all windows on the north facing property line, including those on Seward Street, should be removed for fire safety and neighborhood privacy.

There are no windows on the north facing property line. With respect to the windows that face the southern side of the property, the windows that are within three feet of the property line will be fixed and fire-rated. Of the four windows that actually face onto the neighbor's property towards the south at the rear, two will be removed, one will be reduced in size, and one will be retained.

The proposed rear exterior wall openings do not comply with California building code requirements (Table 705.8, see page 5) when there is a fire separation distance of between 5 than 10 feet between the property line (50 Seward and 35 Carson).

The project complied when it was proposed as a two-unit building. Now that is a three-unit building, the window apertures facing east will become slightly smaller to comply.

Expanded window first floor bedroom 108, to the property rear, is directly opposite the property line window of 35 Carson and only 7'4" from the property line. It should be reduced to original size to maintain privacy for the resident at 35 Carson Street.

The current bedroom at this level had similar sized windows; therefore, there is no increase in privacy concerns.

Existing window on first floor bedroom, 102, to the property rear, has been expanded and looks on to south-west facing property line window of 35 Carson. Window size and scope in bedroom 102 should be reduced to maintain privacy.

The current bedroom at this level has windows; therefore, there is no increase in privacy concerns.

Rear deck additions result in significant loss of privacy for neighbors on Carson and Seward Streets (see page 4)

The second floor deck is approximately level with the apartment windows of 44/46 Seward Street and should, as per written RDAT guidance, be brought in 5' from the property line.

We are proposing a fixed louvered screen that will prevent the tenant from looking directly towards the south.

The deck on the third floor affects privacy for 54 Seward Street and for 44/46 Seward Street and should, as per written RDAT guidance, be brought in 5' from the property line.

Consistent with RDAT guidance, the new deck (which is being created out of the existing third floor) includes 5' setbacks from the side property lines.

The proposed project will result in significant shading on adjacent properties and a formal light impact assessment needs to be incorporated as part of the Planning Department / Commission review

We respectfully disagree with this assertion. It is our belief that with the sun studies that were shared with the DR Requestors on August 14, 2019, we have demonstrated that any shadowing due to this project is minimal to nonexistent depending on the day of the year for DR Requestors Fitzgerald & Mitelman and DR Requestor Pincow, and that there is no effect at any time of the year to DR Requestor Hillan. Additionally, the sun studies demonstrate a slight increase in sunlight to Carson Street due to the removal of parts of the rear of the existing structure.

The front tree at 44/46 Seward Street should be classified as a "significant tree" under the Tree Protection Legislation (https://sfdbi.org/ftp/uploadedfiles/dbi/Key_Information/TreeProtectionLegislation.pdf) and should be preserved. The property owners and architects documented this inaccurately in their Environmental Evaluation application.

There was no inaccurate documentation. The tree is not located on the Subject Property and is not being contemplated for removal.