



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 19, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 6, 2019
Case No.: 2017-009203DRP-02
Project Addresses: 2880 Vallejo
Permit Applications: 2017.0711.1550
Zoning: RH-1(D) [Residential House, One-Family- Detached]
40-X Height and Bulk District
Block/Lot: 0955 / 0126
Project Sponsor: Stephen Sutro
Sutro Architects
1055 Post St.
San Francisco, CA 94109
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project consists of construction of a horizontal rear addition to an existing 2-story, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The site is a 37' wide x 125' deep down sloping lot with an existing 2-story 3,080 s.f. single family-house built in 1902. The building is classified as a category 'A' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This building is adjacent to a corner lot, which has a deeper building, and next to a very consistent alignment of 3-story buildings on the interior lots to the east that create a consistent mid-block open space pattern.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 17, 2019 – May 17, 2019	5.17. 2019	9.19.2019	95 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 31, 2019	August 31, 2019	20 days
Mailed Notice	20 days	August 31, 2019	August 31, 2019	20 days
Online notice	20 days	August 31, 2019	August 31, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	0	0	0
Other neighbors	0	0	0
Neighborhood groups	0	0	0

DR REQUESTORS

DR requestor 1: Lorraine Fulmer of 2878 Vallejo Street, a neighbor the East.

DR requestor 2: Daniel Alegre of 2898 Vallejo Street, a neighbor to the West

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:

1. The proposed addition would create impacts to light and privacy;
2. The scale of the proposed addition is incompatible with the scale of the surrounding buildings;
3. The addition would alter the functionality of a longstanding shared easement along the side property lines.

Alternatives:

1. Reduce the depth of the rear of the building to conform to established pattern of mid-block open space.
2. Provide demolition calculations.

See attached *Discretionary Review Application*, dated May 17, 2019

DR requestor 2:

1. The proposed addition would impact the mid-block open space and;
2. The proposed addition would create light and air impacts to adjacent neighbor to the East;

Alternatives:

1. Reduce the depth of the building at the rear to conform to established pattern of mid-block open space.

2. See attached *Discretionary Review Application*, dated May 17, 2019

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has complied with the Code and the Residential Design Guidelines by maintaining setbacks that preserve access to midblock open space, light and air.

See attached *Response to Discretionary Review*, dated September 6, 2019.

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).

RESIDENTIAL DESIGN TEAM REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this project per the Residential Design Guidelines and found that the design complies with the guidelines related to building massing and scale at the and rear, access to mid-block open space. Specifically:

1. The proposed second and third floors extend approximately 13' beyond the rear wall of the adjacent building to the east (DR requestor #1) and maintains the existing 4' -01" side setback\ which does not unduly impede access to midblock open space. The lower floors extend further but are below the habitable space of the adjacent neighbors due to the down slope of the lot.
2. The massing and extension of the proposed floors that correspond to the inhabited floors of the neighboring buildings transition between the two adjoining neighbors.
3. Impacts by the proposed addition to light and air of adjacent properties were deemed to be neither exceptional nor extraordinary.

RDAT did not see any exceptional or extraordinary circumstances and deemed the proposal meets the Planning Code and the Residential Design Guidelines, and therefore recommends not taking Discretionary Review.

RECOMMENDATION:	Do Not Take DR and Approve
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Attachments:

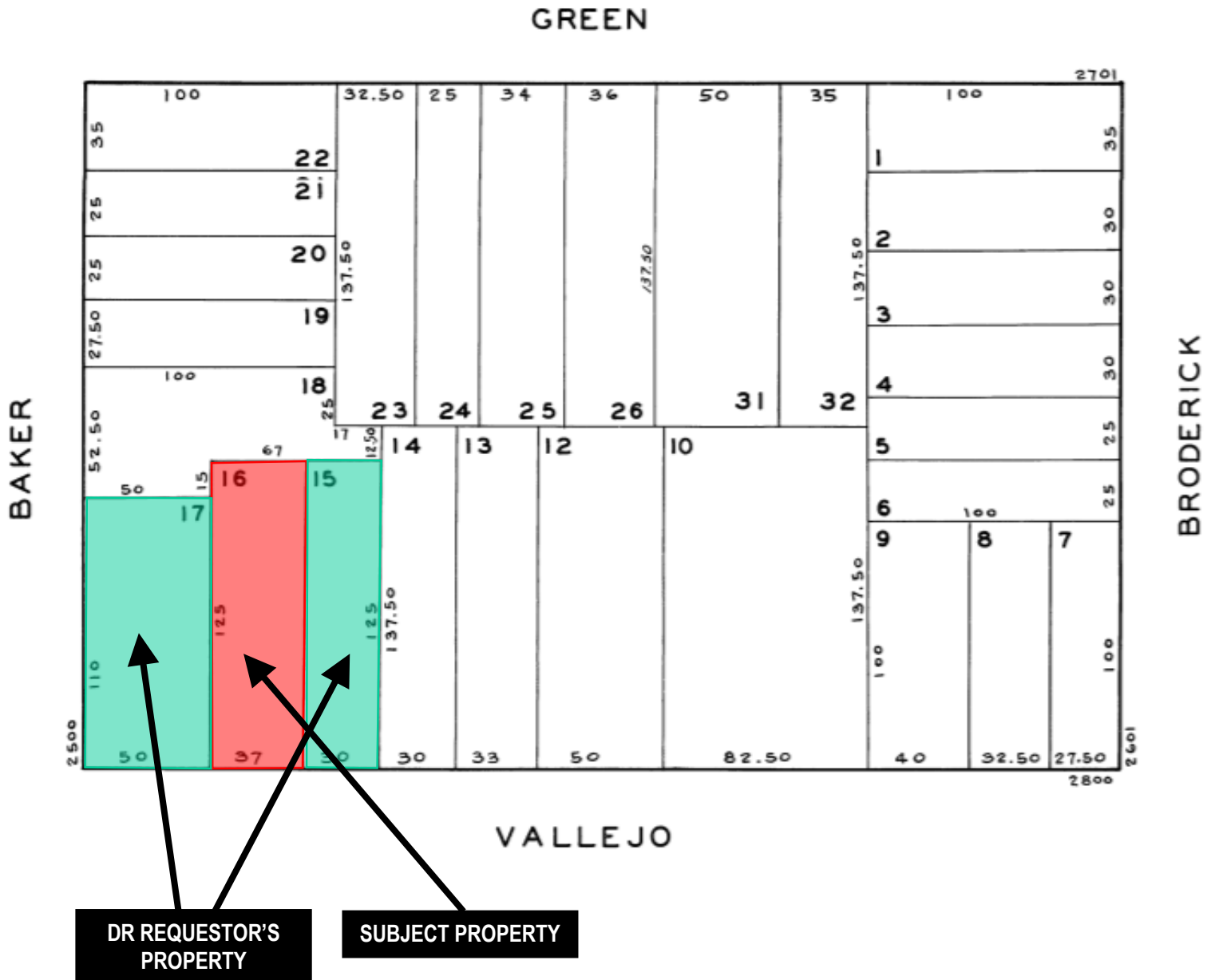
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Slope map
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application dated September 6, 2019
Reduced Plans, dated 3.21.19
3- dimensional analysis

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
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Slope map
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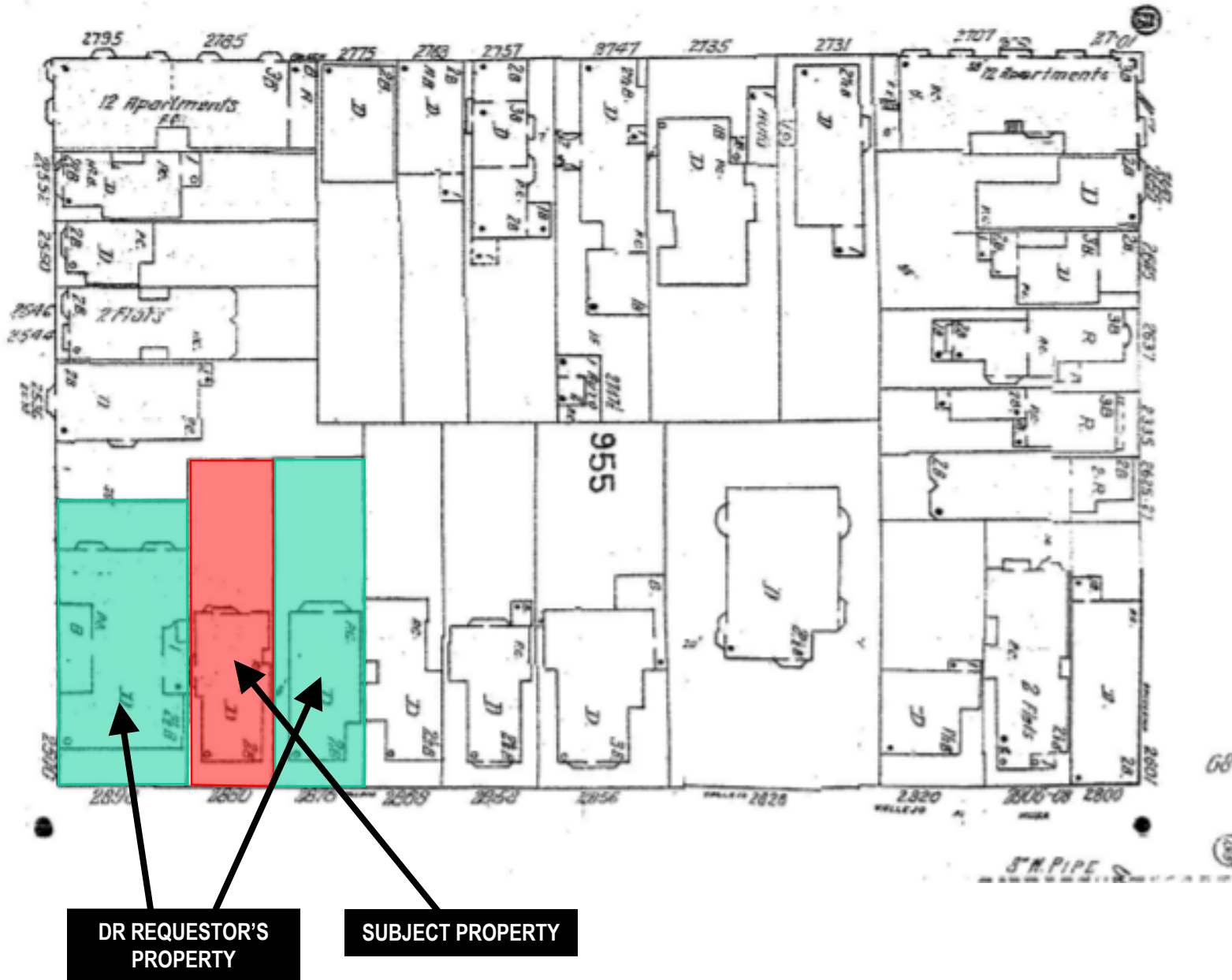
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street

Sanborn Map*



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



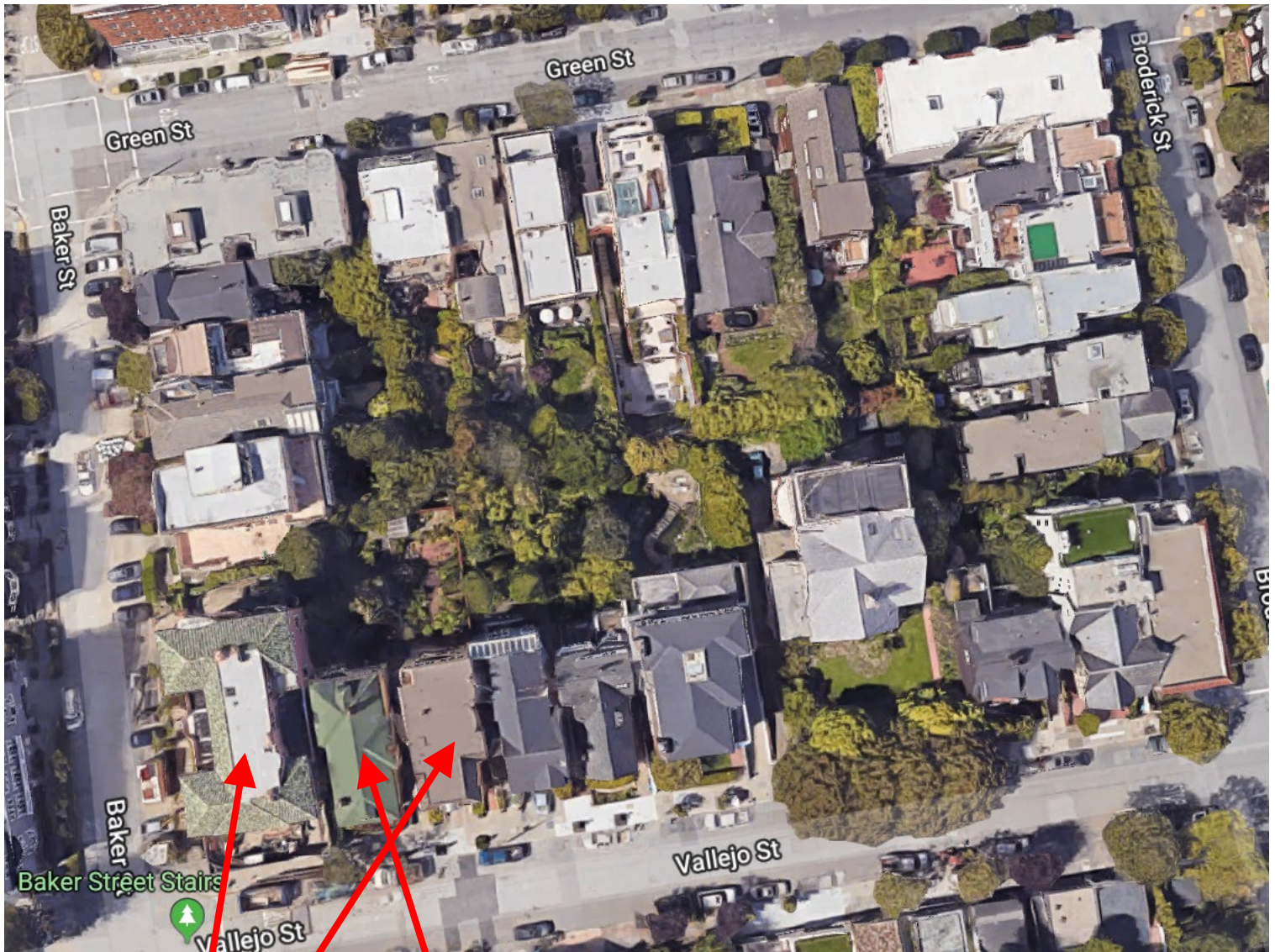
Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-009203DRP-02
2880 Vallejo Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On 7/11/17, Building Permit Application No. **201707111550** was filed for work at the Project Address below.

Notice Date: 4/17/2019

Expiration Date: 5/17/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2880 Vallejo Street	Applicant:	Stephen Sutro, Sutro Architects
Cross Street(s):	Baker and Broderick Streets	Address:	1055 Post Street
Block/Lot No.:	0955/016	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-1(D)/40-X	Telephone:	(415)956-3445
Record Number:	2017-009203PRJ	Email:	mkim@sutroarchitects.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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	± 9'-1"	No Change
Side Setbacks	± 3'-0" and 4'-11"	No Change
Building Depth	± 55'-5"	± 83'-2"
Rear Yard	± 60'-11"	± 32'-6"
Building Height	± 31'-6"	No Change
Number of Stories	3	3 over garage and basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
<p>The project includes the alteration of an existing single family residence by constructing a rear horizontal addition on all floors. The project also proposes extensive remodeling of the interior including excavation to create a two-car garage and additional habitable space below. Additionally, the proposal includes the creation of a curb cut along Vallejo Street as well as rear decks with glass railing. See attached plans.</p> <p>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:

Sylvia Jimenez, Senior Planner I (415) 575-9187 | sylvia.jimenez@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 2880 Vallejo St.		BLOCK/LOT(S) 0555 / 416
CASE NO. 2012.0228E	PERMIT NO.	PLANS DATED 04/10/09

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

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?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

CONTINUED ON PAGE 2

Slope > 20%: Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

Landslide Zone: Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

Seismic, Flooding, and Liquefaction Zones: Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zones?

Consult with EP

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

Consult with EP to determine the applicable level of CEQA analysis

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

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STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' 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.

☐ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**
- _____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- _____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- _____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- _____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- _____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- _____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

* AB 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated. 3/15/13

* Attach Historic Resource Evaluation Report

b. Other, please specify: _____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner **MUST** review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

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

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Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- ☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*. _____

- ☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

3/15/13

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.0228E
Project Address: 2880 Vallejo Street
Zoning: RH-1(D) (Residential, House, One-Family (Detached Dwelling))
Zoning District
40-X Height and Bulk District
Block/Lot: 0955/016
Date of Review: March 18, 2013 (Part 1)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1902, 2880 Vallejo Street is a two-and-a-half-story-over-basement, single-family, wood-frame residence located in the Cow Hollow neighborhood. Designed in a First Bay Tradition/American Foursquare architectural style by builder, C. P. Moore, this residence features a hip roof, wood shingle siding, and double-hung wood-sash windows. Other notable building features include the projecting hip-roof dormer, brick chimney, and deep projecting cornice line with modillion blocks.

The subject property is located on a rectangular lot measuring approximately 37 ft x 125 ft on the north side of Vallejo Street between Baker and Broderick Streets. The property is located within RH-1(D) (Residential, House, One-Family (Detached Dwelling)) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1902).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Vallejo Street has a relatively cohesive neighborhood character composed largely of two- and three-story single-family residences largely constructed between 1900 and 1920. The surrounding area features a varied mix of architectural styles with examples of Tudor Revival, Spanish Colonial Revival, Classical Revival, French Provincial, First Bay Region Tradition, Mid-Century Modern.

and Contemporary. No other designated or surveyed historic districts are located within the vicinity of the subject property.

As noted within the consultant report, the surrounding neighborhood does not appear to be a historic district, as based upon an abbreviated reconnaissance survey of the surrounding properties along Vallejo Street between Lyon and Divisadero Streets. While it is clear that a number of residences were designed by well-known and highly prolific architects, as a collection, these residences do not share enough of a shared history to be defined as a historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 2880 Vallejo Street is not eligible for inclusion in the California Register of Historical Resources (California Register).

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Page & Turnbull, *Historical Resource Evaluation: 2880 Vallejo Street, San Francisco, California* (September 14, 2010; Prepared for Thayer Hopkins Architects).
- Page & Turnbull, *Historic Resource Evaluation Addendum: 2880 Vallejo Street, San Francisco, California* (December 19, 2012)

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Period of Significance: n/a	Period of Significance: n/a <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor
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Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1904 by builder C.P. Moore, 2880 Vallejo Street was designed as a single-family residence in the Cow Hollow neighborhood for the original owner, Frederick A. Gardner, who was a chief engineer at the Union Iron Works. For its entire history, the subject property has been used as a single-family residence. Little change has occurred to the property over its lifetime.

Incorporated into San Francisco in 1850, the Pacific Heights/Cow Hollow area was originally part of the Western Addition Annexation. One of the distinctive features of this area was a lagoon that was affectionately known as Spring Valley, and later Washerwoman's Lagoon in the 1850s. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with a few wealthy vacation homes scattered throughout, largely in the eastern portion of the neighborhood. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area. In 1882, Washerwoman's Lagoon had been infilled due to the large amount of waste, chemicals, and sewage. During this time, the Cow Hollow neighborhood began to coalesce into a residential neighborhood with the boundaries defined by Lombard Street, Van Ness Avenue, Broadway Street, and Presidio Avenue. By the late 1880's, the Pacific Heights/Cow Hollow neighborhood was well known as one of the City's most fashionable neighborhoods. In 1895, a trolley line opened on Fillmore Street, thus connecting Cow Hollow to the neighboring Pacific Heights neighborhood. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' had homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 Earthquake and Fire, and has continued to be residential in character with notable smaller commercial areas along Union, Fillmore, and Lombard Streets.

Although, the subject property is one of the earlier properties within the surrounding neighborhood, it does not appear to have associations with any significant events or early development. Based upon this history and the consultant reports, 2880 Vallejo Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Subsequent to Frederick A. Gardner, 2880 Vallejo Street was owned by several different individuals and families, including: Elise Duncan (1922); Ruth Loupe (1922 to 1949); Leslie Loupe Stephens and William G. H. Stephens (1949 to 2004); Michael and Mary Sangiacomo (2004 to Present). None of these individuals appear to be important to local, regional or national history.

Based on the consultant reports and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 2880 Vallejo Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1904, 2880 Vallejo Street is a two-and-a-half-story-over-basement, single-family, wood-frame residence designed in a First Bay Tradition/American Foursquare architectural style by builder, C. P. Moore.

Arriving in San Francisco in 1877, Charles P. Moore was a carpenter and builder in San Francisco from 1877 to 1914, as noted by San Francisco City Directories. From the 1880s to 1890s, C.P. Moore was associated with the carpentry firm, Moore Brothers, which was a partnership with his brother, George H. Moore. By the early 1900s, C.P. Moore had established the C.P. Moore Building Company, who were general contractors that frequently moved office locations around San Francisco. Little information was uncovered on the history and work of this firm. None of their work appears in architectural periodicals or publications from the time period. Therefore, C.P. Moore does not appear to be a master architect or builder.

The First Bay Tradition is a Bay Area iteration of the East Coast Shingle style, and was popular between 1895 and 1917. The four key elements of the First Bay Tradition included: utilization of natural materials (such as cedar, redwood, oak, brick or stone); combination of traditional craftsmanship and historic motifs (such as Doric columns and Gothic arches) with modern building materials and construction techniques (such as plate glass windows, reinforced concrete and asbestos siding); integration with surrounding through site-sensitive designs and natural materials and by "bringing the outdoors indoors" through usage of large expanses of glass, balconies, and decks; and, creating each building as a unique design unto itself that meets the needs of the client and nearby community. 2880 Vallejo Street possesses some of these characteristics, but not all of them. As noted by the consultant, the interior of the subject property appears to emphasize the First Bay Tradition in its craftsmanship, while the exterior appears to relate better to the American Foursquare architectural style, as evidenced by the overall asymmetrical organization, painted shingles, and boxy massing. 2880 Vallejo Street is an example of a First Bay Tradition/American Foursquare single-family residence, but is not particularly distinguished or exemplary within the context of other First Bay Tradition or American Foursquare residences in San Francisco.

As noted above, the subject property does not appear to contribute to any collection of properties that could be found eligible for listing as a historic district. 2880 Vallejo Street is located in a residential

neighborhood consisting of large single-family homes. Based upon an abbreviated reconnaissance survey of the area between Divisadero, Lyon, Green and Vallejo Streets, the neighborhood is varied in architectural style with examples of Tudor Revival, Spanish Colonial Revival, Classical Revival, French Provincial, First Bay Region Tradition, Mid-Century Modern, and Contemporary. Of the 78 properties examined, the dates of construction include: (1) from the 1890s; (23) from the 1900s; (22) from the 1910s; (14) from the 1920s; (3) from the 1930s; (1) from the 1940s; (6) from the 1950s; (1) from the 1960s; (1) from the 1970s; one from the 1990s; and, one vacant lot. While the neighborhood possesses a number of individually distinguished architectural resources, the immediate neighborhood does not have sufficient cohesion to constitute an eligible historic district, since it does not appear to relate to an important development period, consistent architectural vocabulary or a distinct group of architects.

Based on the information provided in consultant reports and Planning Department records, 2880 Vallejo Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family residence, the subject property is certainly interesting in terms of its style and character, but it does not appear to warrant individual recognition for listing in the California Register, since it does not possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a single-family residence, and does not embody any notable characteristics, which distinguish the building as historically significant. C.P. Moore does not appear to be a master architect or builder.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 2880 Vallejo Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks

Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks

Since 2880 Vallejo Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Since its initial construction as a single-family residence, the subject property has had only a few documented alterations, including: kitchen remodel and replacement of two windows (1965); and, replacement of wood shingle siding on front façade (1993).

Step C: Character-Defining Features


If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2880 Vallejo Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3/18/2013

cc: Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2012.0228

RS: G:\Documents\Environmental\2012.0228E 2880 Vallejo St\HRER_2880 Vallejo St_2013-03-18.doc



Discretionary Review Requestor's Information

Telephone: (415) 922-9344

Telephone: 415-956-3445

Building Permit Application No(s): 2017.0711.1550

V. 02.07.2019 SAN FRANCISCO PLANNING DEPARTMENT

DISCRETIONARY REVIEW REQUEST

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

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

See attached

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

See attached

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

See attached

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

x Loraine Fulmer

Signature

Loraine Fulmer

Name (Printed)

myself

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

(415) 922-9344

Phone

lorainefulmer@me.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2880 VALLEJO STREET

ATTACHMENT TO LORAIN FULMER DISCRETIONARY REVIEW APPLICATION

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

My home is located at 2878 Vallejo Street, which is the neighboring property to the immediate east of the project site.

The existing home at 2880 Vallejo Street is approximately the same depth as my home, but the project proposes a rear addition of almost 30 feet, which would will reduce the existing rear yard of the property by almost 50%, and also raise its current grade by almost 20 feet.

This would be inconsistent with the following section of the Residential Design Guidelines (RDG):

- RDG, Section III, Pages 16-17: "Rear Yard Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties."
- RDG, Section IV, Pages 25-26: "Building Scale at the Mid-Block Open Space Guideline: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space."

- 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 would have an unreasonable impact to light exposure to my home, and privacy due to the extreme depth and elevated grade of the proposed rear expansion. This depth and added height at the rear of project are not compatible with the Vallejo Street buildings facing the interior open corridor. Thus, the project would minimize the light access to my home and my rear deck, which is the open space that I use daily.

In addition, the proposed driveway for the project would interfere with the current access rights to my rear yard under the reciprocal easement recorded against both properties.

2880 VALLEJO STREET

ATTACHMENT TO LORAIN FULMER DISCRETIONARY REVIEW APPLICATION

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?**

Reduce the depth of the rear addition to reduce loss of light and privacy and impacts to the mid-block open space.

The plans provided with the notice include a demolition calculation that is a summary. The plans should be revised to include a floor-by-floor demolition information, including the roof.



DISCRETIONARY REVIEW REQUEST

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

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

See attached

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

See attached

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

See attached

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

DANIEL ALEGRE

Name (Printed)

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

415696205

Phone

DALEGRE@GMAIL.COM

Email

For Department Use Only

Application received by Planning Department:

By: JJB

Date: 5/17/19

2880 VALLEJO STREET

ATTACHMENT TO ALEGRE DISCRETIONARY REVIEW APPLICATION

- 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.**

Our home is located to the immediate west of the subject property and is on a corner lot. Thus, our home continues the block face down Baker Street and define the western end of the mid-block open space pattern for the block.

The project proposes an extensive remodeling and rear addition to the existing home on the property that will reduce the existing rear yard of the property by almost 50%, as well as raise its current grade, thereby reducing the size of the interior open corridor of this block. This would be inconsistent with and unnecessarily affect the mid-block open space created by the other properties on the block, contrary to Residential Design Guidelines (RDG) "Building Scale at the Mid-Block Open Space" (RDG, Section 1V, Pages 25-26). The 30' extension into the current interior open corridor will affect the light and air to the rear windows of the neighbor to the east.

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

As noted above, the project would cause an unreasonable and unnecessary impact to the pattern of mid-block open space.

While the project's rear expansion will not have a major impact on light and privacy for us, because our home is a corner building and it extends further downhill, the proposed project will affect light and air access to some of our windows facing the interior open corridor.

However, the project would have unreasonable impacts on the neighboring property to the east of the project site. The additional building depth of 30 feet will significantly affect the sunlight access to the rear windows on the building and the rear usable open space. The addition would also impact privacy.

- 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?**

Reduce the proposed depth of the rear addition above the garage level and the depth of the basement level, and the depth of the garage level and above.

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 2880 Vallejo Street

Zip Code: 94123

Building Permit Application(s): 2017.07.11.1550

Record Number:

Assigned Planner: Sylvia Jimenez

Project Sponsor

Name: Stephen Sutro/ Melissa Kim

Phone: (415) 766-4079

Email: ssutro@sutroarchitects.com/ mkim@sutroarchitects.com

Required Questions

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

See attached.

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

See attached.

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

See attached.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	2	2
Parking Spaces (Off-Street)	2	2
Bedrooms	4	6
Height	28'-3"	28'-3"
Building Depth	55'-5"	83'-5"
Rental Value (monthly)	n/a	n/a
Property Value	n/a	n/a

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

Signature:



Printed Name:

Stephen Sutro

Date:

4/14/19



Property Owner



Authorized Agent

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

Response to DRP (2880 Vallejo – 2017.07.11.1550)

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

The proposed addition is sensitive to the light and privacy to the Fulmer residence at 2878 Vallejo. The home maintains greater than a 6-foot setback (varying from 7'-3" to 10'-10") between 2880 Vallejo & 2878 Vallejo. The proposed addition adds no additional height to an already sloped form roof, which allows for western light to reach 2878 Vallejo. Privacy is maintained along our West façade as the proposed window fenestration facing 2878 Vallejo is minimized and sited as to not align to those of 2878 Vallejo. Additionally, the floor plates of 2878 Vallejo are a couple feet higher than that of 2880 Vallejo, affording additional privacy measures.

The home conforms to the Residential Design Guidelines by 1) providing setbacks on the upper floors of the building to provide larger rear yard setbacks and preserve the mid-block open space (RDG p.26) , 2) including a sloped roof form in the design for the building's form to stay compatible with the surrounding buildings (RDG p.28), 3) providing a shared light corridor to provide more light to both properties, 4) Incorporating open railings on decks and stairs, and 5) developing window configurations that break the line of sight between houses.

The design as proposed conforms to the Mid-Block Open Space as described in the Residential Design Guidelines. The neighbor to the West of the subject property, located at 2898 Vallejo, is very large, long, and tall. The mid-block open space terminates against the East wall of 2898 Vallejo. (See Exhibit A) The lower part of the building at 2898 Vallejo and that of the subject property are well below the living and bedroom levels of the houses along Vallejo Street. The grade is unusually steep at this part of the block, and the lowest level is well below the viewshed of the neighbors. For these reasons, the rear addition at the garage and basement levels extending beyond the average of the two neighbors is contextually appropriate. The Residential Design Advisory Team (RDAT) reviewed this and concluded that given the context provided, the depth of the proposed rear expansion (basement and garage level) matching the depth of the adjacent property at 2898 Vallejo Street is appropriate. (See Exhibit B)

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

In response to DRP-02: The project has been modified to the current proposal prior to filing the building permit application to address the concerns expressed by the neighbors. Meetings with the Owners of 2878 Vallejo were held in 2017 on January 6, January 30, February 7, March 13, and April 28. Between each meeting, additional study of the plans and modifications were made to address the concerns of the Owners, which were views to the Northwest from the bay window at the living room, privacy, and safety measures at the driveway. The views to the Northwest were preserved by pulling the first level floor plan back to the line of the neighborhood average (consistent with Residential

Design Guidelines) to maintain existing sight lines already impeded by the southeast corner of the home at 2898 Vallejo Street, which is significantly deeper at all stories than 2880 Vallejo Street. (See Exhibit C) Privacy is maintained by minimizing fenestration along the façade facing 2878 Vallejo Street and ensuring that the fenestration that is present does not align to that of 2878 Vallejo. Additionally, the floor plates of the two homes do not align, which provides for increased privacy. This was most recently presented to Owner of 2878 Vallejo at a meeting held on May 13, 2019 prior to the filing of the Discretionary Review, and the owner expressed satisfaction with the design's privacy measure.

In response to DRP-01: The Owner at 2898 Vallejo Street only recently expressed concerns about the rear addition in relation to his newly expanded property line windows. Back in 2016, when the Owner of 2898 Vallejo Street was seeking support for a proposed variance, they were informed about the plans for expansion in front of those windows, while maintaining the Code-required 3-foot setback from the property line. (See Exhibit D) Furthermore per the planning code, property line windows are not protected.

The homes at 2878 & 2898 Vallejo Street are both existing, non-conforming structures under current Planning Code. The lot at 2898 Vallejo Street is a 50-foot-wide lot that is developed to the extents of the property lines (Current code would require 5-foot setbacks on both property lines). The lot at 2878 Vallejo Street is 30 feet wide with a 1.5-foot property line setback at the west and no setback at the east (Current code would require a side setback of 5-foot setback at one property line or setbacks at both sides which sum to 5 feet). Additionally, both homes violate the height limits under current Code, which is limited to 30 feet due to the greater than 20% slope of the lots. The proposal for 2880 Vallejo Street conforms entirely to Planning Code. The concerns raised by the DR requestors are created and exaggerated by the developed nature of their own properties.

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

The rear addition was designed in sensitivity to the concerns of the neighbors and pulled back at the stories that would be most impactful to the Owners of 2878 Vallejo Street. The large, side setback between the homes is maintained and no height is added to the structure, which preserves the existing western/evening light. The rear addition leaves a 3-foot setback from the property line along the shared lot line to 2898 Vallejo Street, which is built to the property line.

All of the other homes on the block have garages. The home at 2880 Vallejo Street is one of the oldest remaining structures on the block and does not have a garage. In 1925, an easement was granted between the then owners of 2878 and 2880 Vallejo for vehicular access and light and air.

Electively choosing to not utilize the easement, we went through years of study on how to fit a garage underneath the house with a driveway centered on the property. We explored demolition, after conducting an Historic Resource Evaluation Report that concluded the house was not individually an historic resource. Later, a neighborhood survey was conducted by the Planning that determined the house as a contributor to an historic district, prohibiting demolition. At a Project Review Meeting (April 4, 2017) with the

Planning Department, we explored raising the house to the average of the adjacent houses (See Exhibit E) under Planning Code Section 261. The Zoning Administrator confirmed that this code section does not permit utilizing the average height over the entire depth of the building, rather only the front portion. Thus, raising the house to accommodate a garage was confirmed not permissible.

Having exhausted all options, we moved forward with our proposed garage and driveway location, utilizing our rights under the easement dated August 11, 1925. (The easement grants the right to construct concrete runways and such other improvements as necessary to complete an automobile entrance and driveway over a strip of land 6.5 feet wide, 125 feet deep, immediately to the west of 2880 Vallejo. Five feet of the easement is on the property owned by 2880 Vallejo Street and the remaining one and a half feet of the easement is on the property owned by 2878 Vallejo. In addition to these rights, the Conveyance Deed also creates reciprocal easements in favor of the owners of 2880 & 2878 Vallejo for light and air over and above the Strip Parcel.) The access to the rear yard of 2878 will be maintained across the driveway easement, and the existing fire escape and garbage chute, which encroach onto the property of 2880 Vallejo Street, would be allowed remain. No written amendments to the easement exist permitting these encroachments over the property line. Safety measures will be installed to prevent any vehicular damage 2878 Vallejo and allow safe travel down the driveway and proposed stairs.

Great measures have been taken to arrive at the current proposal that both achieves the desired architectural program and respects the built environment of the neighbors. Many design professionals have been engaged to solve for the challenges created by Planning Code as it relates to the existing structure. There has been continuous outreach to Neighbors, both former and current, throughout the design development. We have always been sensitive to their concerns. The proposed project is the result of several years of these efforts. The project is compliant with the Planning Code and the Department's Residential Design Guidelines and should be approved as proposed.

Exhibit A: Aerial view depicting Mid-Block Open Space terminating at 2898 Vallejo Street.



Exhibit B: Email correspondence with City Planning confirming RDAT position that the rear expansion on the basement and garage levels could match the depth of the home at 2898 Vallejo Street.

Melissa Kim

From: Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>
Sent: Thursday, November 1, 2018 4:36 PM
To: Stephen Sutro
Cc: Melissa Kim
Subject: RE: 2880 Vallejo Street - NOPDR

Follow Up Flag: Follow up
Flag Status: Completed

Categories: 2016.016 2880 Vallejo_Sangiacomo

Hi Stephen,

I met with RDAT and Preservation staff today and upon reviewing your last response (with attachments), we determined the following:

- Given the context provided, the depth of the garage level may extend to the 25% rear yard line (to match the basement level). Further, please revise the plans to show the outline of the existing side property line fencing on the submitted elevations to show the expansion's minimal visibility from adjacent properties.
- Please revise the proposed rear expansion (basement and garage level) to match the depth of the adjacent property at 2898 Vallejo Street. Currently, the proposed project appears to extend beyond said neighbor's property by approximately 12".
- The window comments previously issued in NOPDR #1 do not appear to have been addressed. Please comply with all comments in order to deem the application in compliance with the City's Residential Design Guidelines. Most notably, the removal of various windows on the parts of the building visible from the street are concerning. For questions regarding this please contact Michelle Taylor, preservationist reviewing your application, at (415) 575-9197.

Additionally, please incorporate the following revisions on the next submittal:

- Please revise the proposed site plan to provide an east side yard dimension in accordance with PC sec. 133(a)(3).
- Please revise the landscape/permeable calculations table to correct the permeable requirement from 20% to 50% for accuracy.
- Please note that a geotechnical report is required for the amount of excavation proposed as the project proposes more than 50 cubic yards of soil or more outside of the existing building footprint on a site with a slope greater than 20%.

Feel free to let me know if you have any questions.

Best,

Sylvia Jimenez, Senior Planner
Northwest Team | Current Planning Division

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9187 **Fax:** 415-558-6409
Email: sylvia.jimenez@sfgov.org
Web: www.sfplanning.org

Melissa Kim

From: Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>
Sent: Monday, February 11, 2019 5:13 PM
To: Melissa Kim; Jimenez, Sylvia (CPC)
Subject: RE: 2880 Vallejo Street - NOPDR

Categories: 2016.016 2880 Vallejo_Sangiacomo

Hi Melissa,

Thanks for sending this over and updating the plans as discussed. Everything looks good for preservation so I'll begin the close out for my portion of the review.

Best,

Michelle Taylor
Senior Preservation Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9197
Email: Michelle.Taylor@sfgov.org
Web: www.sfplanning.org

From: Melissa Kim <mkim@sutroarchitects.com>
Sent: Monday, February 11, 2019 2:00 PM
To: Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>
Subject: RE: 2880 Vallejo Street - NOPDR

Hi Michelle,
See attached revisions on A3.0 showing notes referring to the replaced shingles only in areas of dryrot or new/ moved windows. Let me know if you have any other changes/ thoughts before proceeding.

Thank you!
Melissa

Melissa Kim | **SUTRO ARCHITECTS** | 1055 Post Street | San Francisco CA 94109 | T 415 956 3445 | D 415 766 4079 | F 415 956 3456

From: Melissa Kim
Sent: Friday, February 8, 2019 2:55 PM
To: 'Taylor, Michelle (CPC)' <michelle.taylor@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>
Subject: RE: 2880 Vallejo Street - NOPDR

Hi Michelle,

I've attached the revised drawings showing correct door and window schedules and material callouts in the schedule and Window notes. I've also attached a sample set of shop drawings from a local custom door and window manufacturer who we would use to make the custom wood (interior & exterior) windows and doors. Let me know if you need anything else for your review and hopefully approval to 311 notification pending general Planning.

Thank you- have a great weekend!

Exhibit C: View from the bay window in the living room of 2878 Vallejo Street facing west, depicting the depth of 2898 Vallejo Street.



Exhibit D: Email dated May 24, 2016 to the owners of 2898 Vallejo Street informing them of our expansion plans as it relates to their property line windows.

6/4/2019

Gmail - Letter of Support



Gmail

John Sangiacomo <jesangiacomo@gmail.com>

Letter of Support

Mike Sangiacomo

Tue, May 24, 2016 at 1:45 PM

<msangiacomo@recology.com>

To: "dalegre@gmail.com" <dalegre@gmail.com>

Cc: "marysangiacomo@gmail.com" <marysangiacomo@gmail.com>, John Sangiacomo <jesangiacomo@gmail.com>, "ssutro@sutroarchitects.com" <ssutro@sutroarchitects.com>

Dear Daniel and Gina,

Thank you for sharing with us your plans for your property, including the portion that requires the variance. We are looking forward to having you and your family as neighbors.

We would like to support your project and would be happy to write letter of support this evening for you to present to Scott Sanchez tomorrow in your hearing presentation.

Before we draft the letter, we would like to make you aware of plans that we are developing for our property. We want to make sure that our properties will work well together. Attached please find a sketch with outline details of the envelope we think we will be designing. We do not think that the changes will affect you and the use of your property. We do want to make sure you are aware of the proposed expansion at the rear, particularly because you plan on property line windows in your kitchen that will face east across our property. We are comfortable with the windows you have illustrated, and we plan to leave a side yard of 3 feet- this would allow for light to those property line windows. Your view from those windows however would not remain unobstructed across our property. On the sketch, the number of stories is in reference to leaving our living and bedroom levels at the same elevation. So the four story addition noted would be to the top of the existing bedroom level. The attic level would have an altered roof form, but would not be expanded in the northern direction.

If you are in support of the building envelope that we describe in this sketch we would be happy to send you a PDF letter of support tonight.

Please let us know if you have any questions.

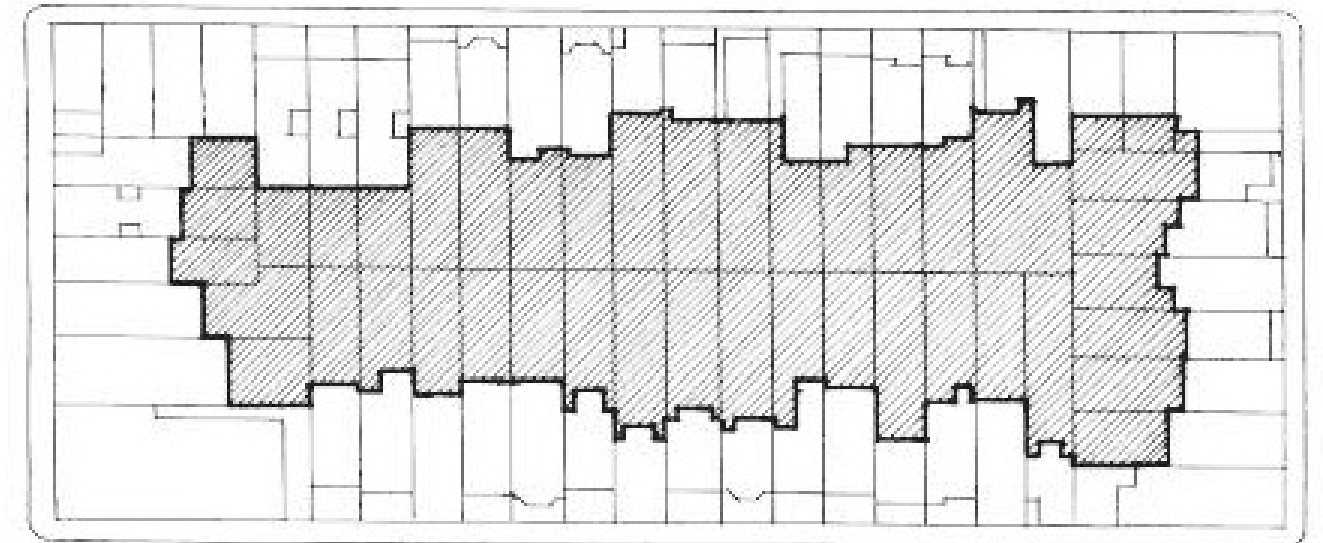
Thank you

Exhibit E: Photograph illustrating roof heights of subject property and adjacent structures.





AERIAL VIEW OF VALLEJO STREET BLOCK
(BETWEEN BAKER ST & BRODERICK ST)



Blocks with a strong mid-block open space pattern.

MID-BLOCK OPEN SPACE DIAGRAMS FROM P.26 OF RESIDENTIAL
DESIGN GUIDELINES, DECEMBER 2003

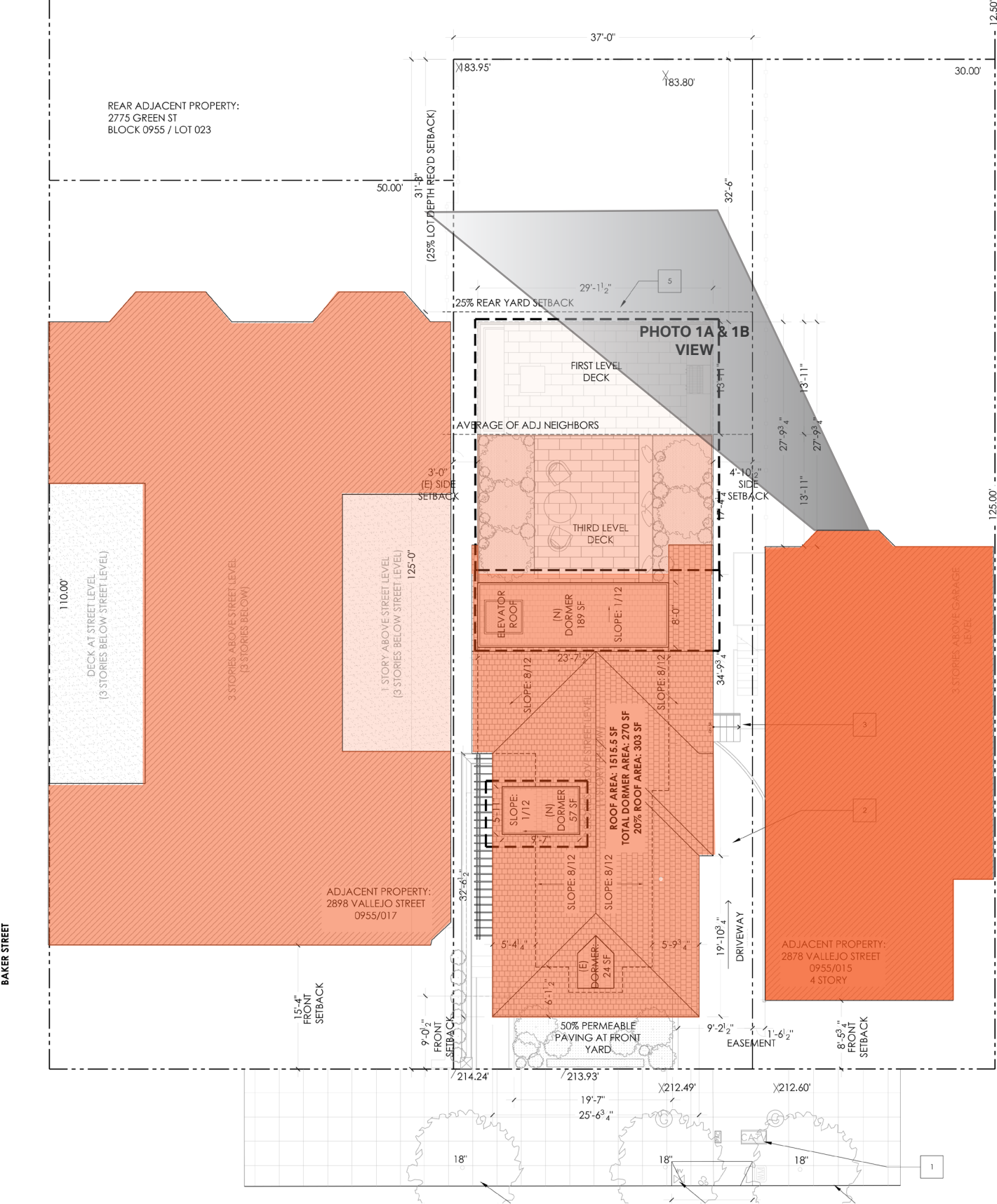




PHOTO 1A - EXISTING VIEW FROM 2878 VALLEJO FIRST LEVEL REAR BAY WINDOW

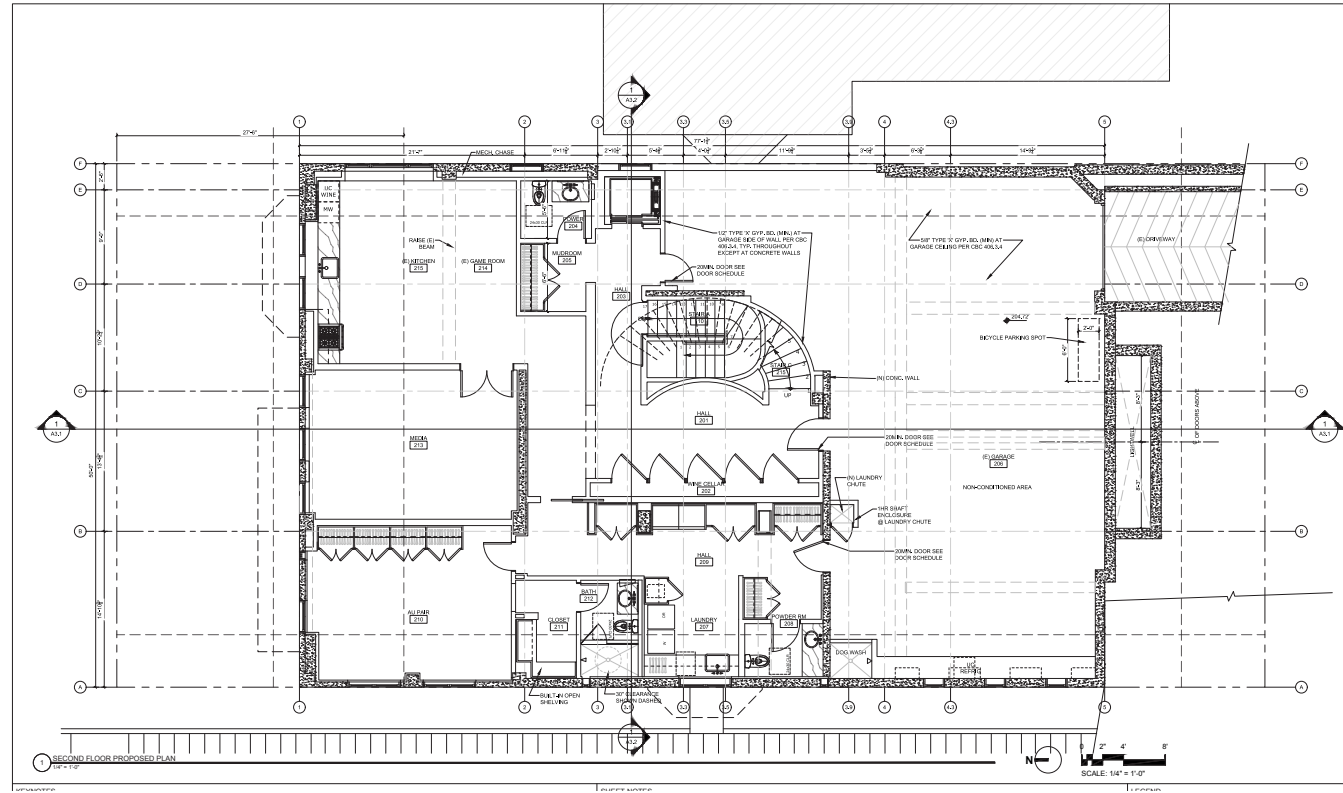


PHOTO 1B - PROPOSED VIEW FROM 2878 VALLEJO FIRST LEVEL REAR BAY WINDOW

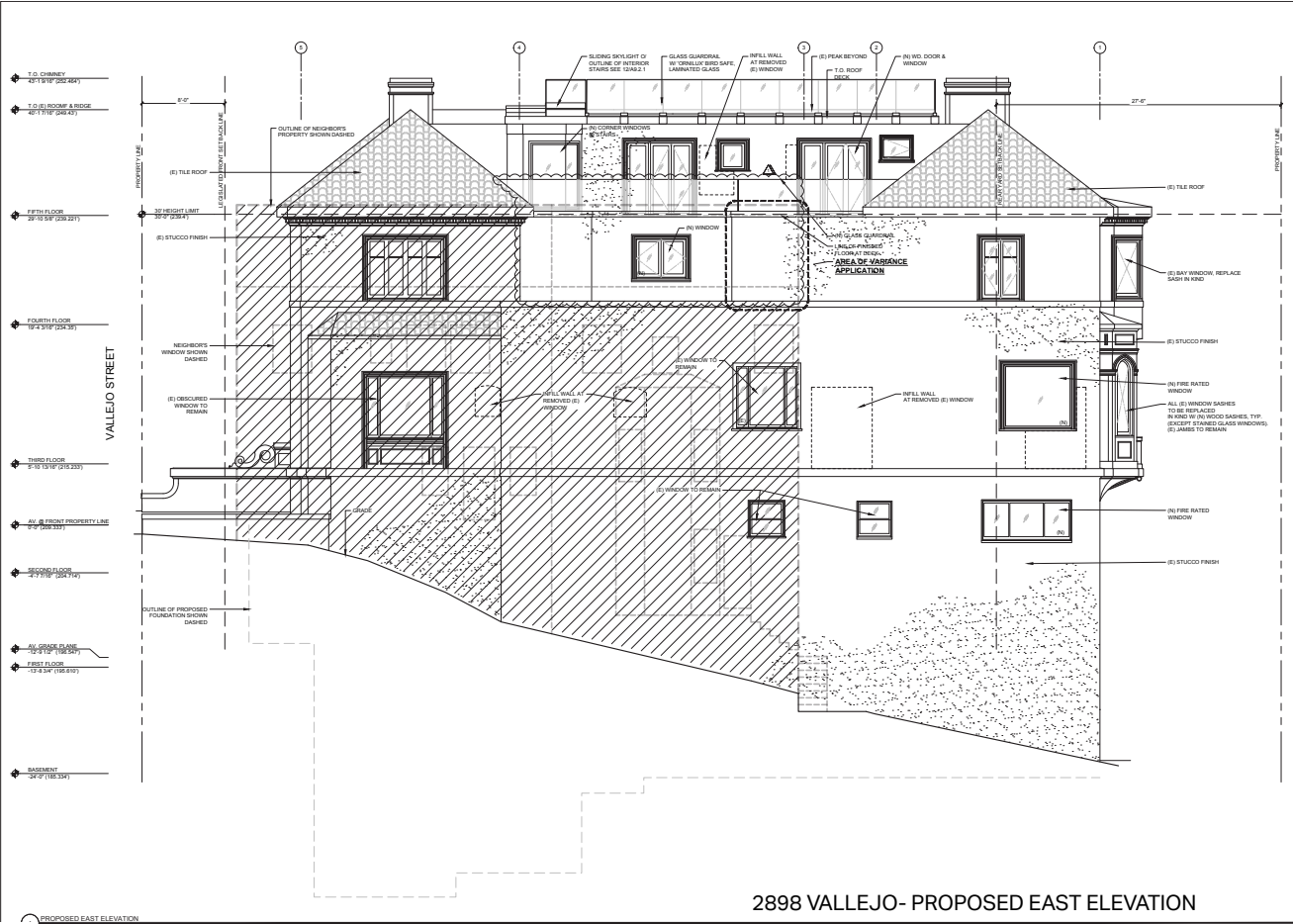




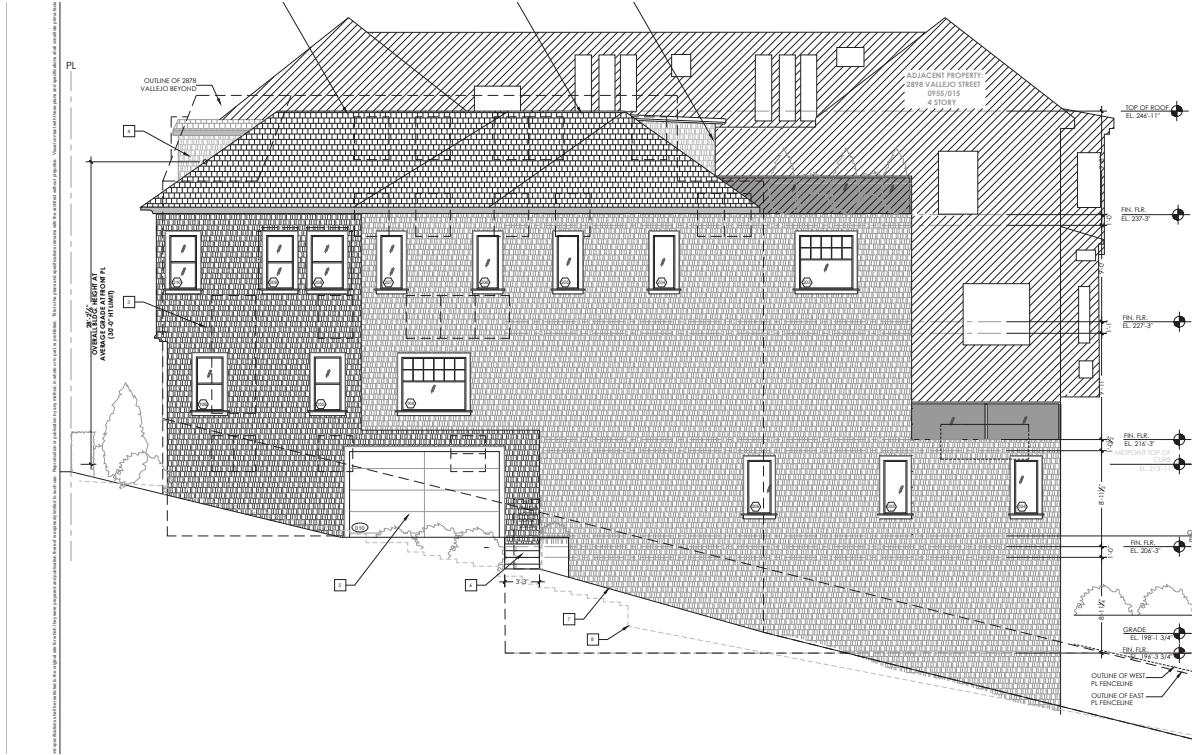
VIEW FROM 2891 VALLEJO (ACROSS STREET ON SOUTH SIDE OF VALLEJO)



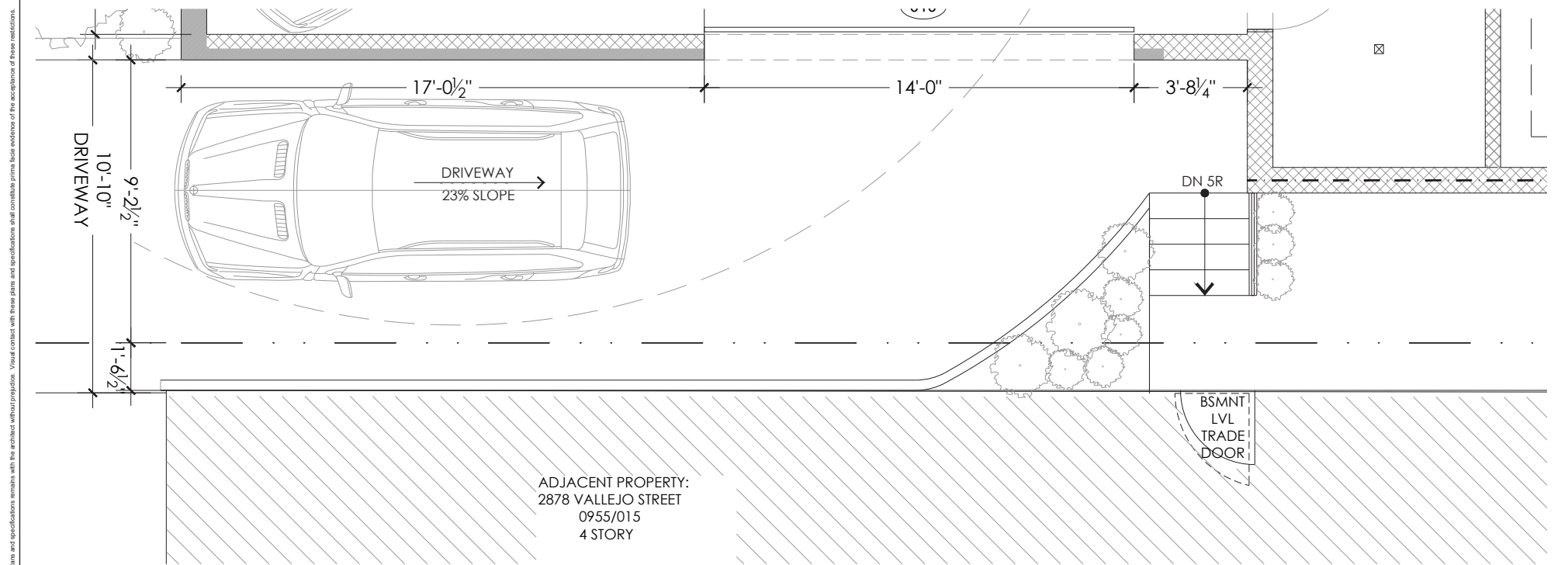
2898 VALLEJO- PROPOSED SECOND FLOOR PLAN



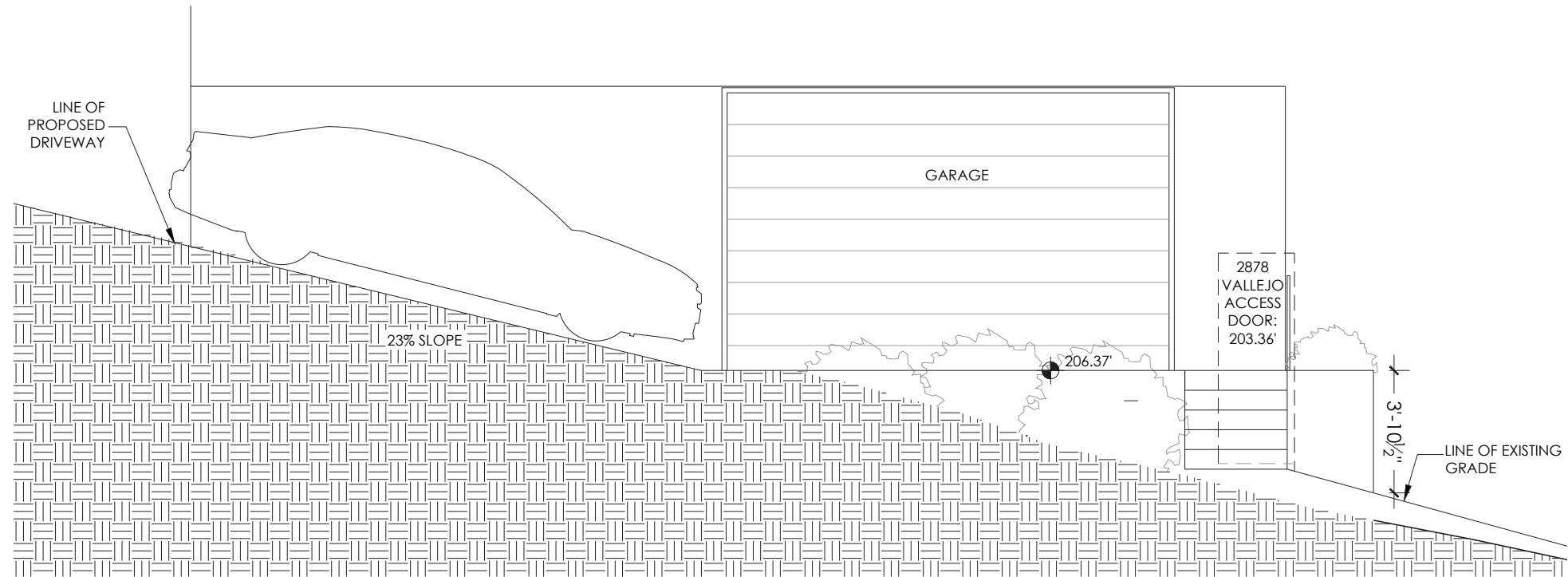
2898 VALLEJO- PROPOSED EAST ELEVATION



2880 VALLEJO PROPOSED EAST ELEVATION (WITH 2898 VALLEJO OUTLINE BEYOND)



1 ENLARGED SITE PLAN (A)
1/2" = 1'-0"



2 ENLARGED SITE SECTION
1/2" = 1'-0"

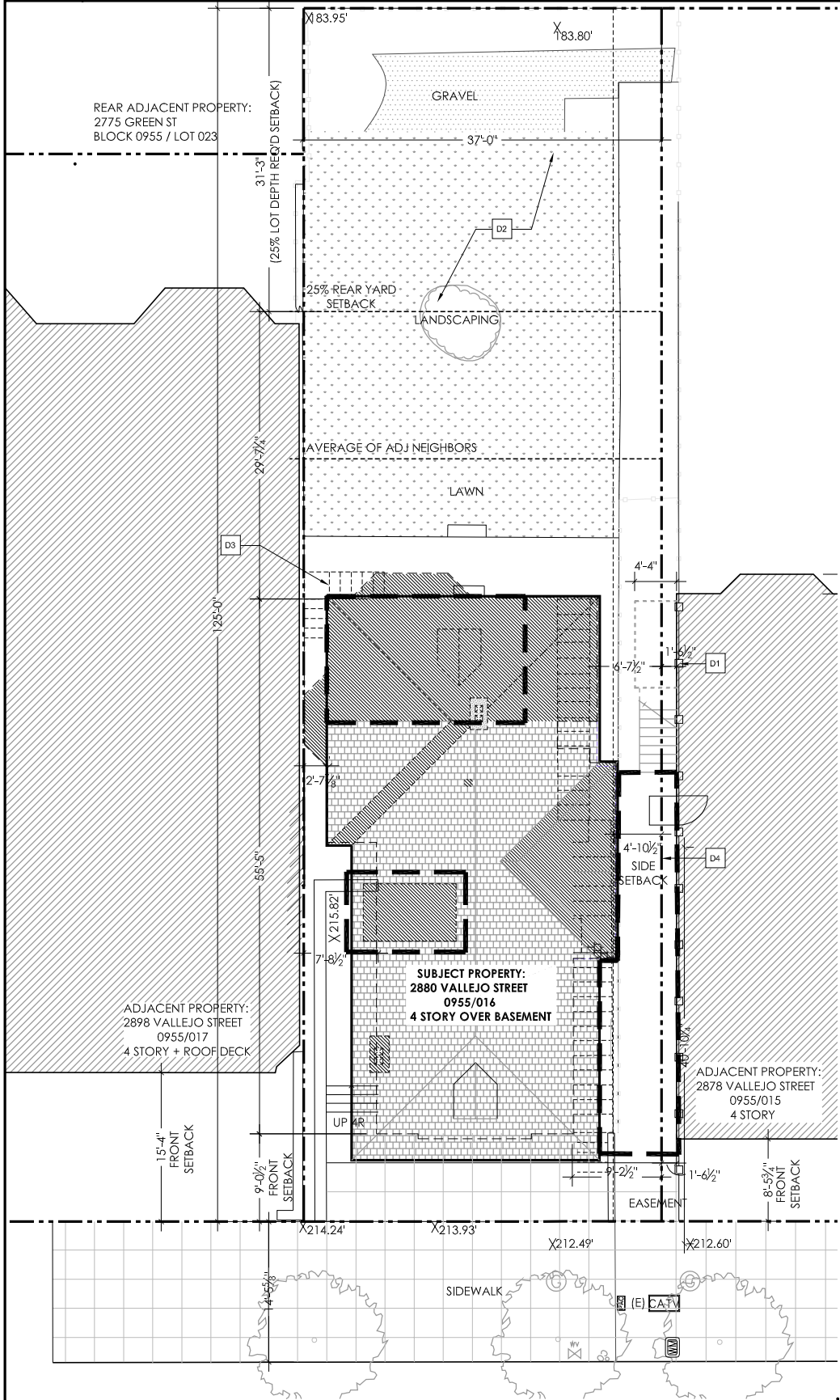
0 1' 2' 5'



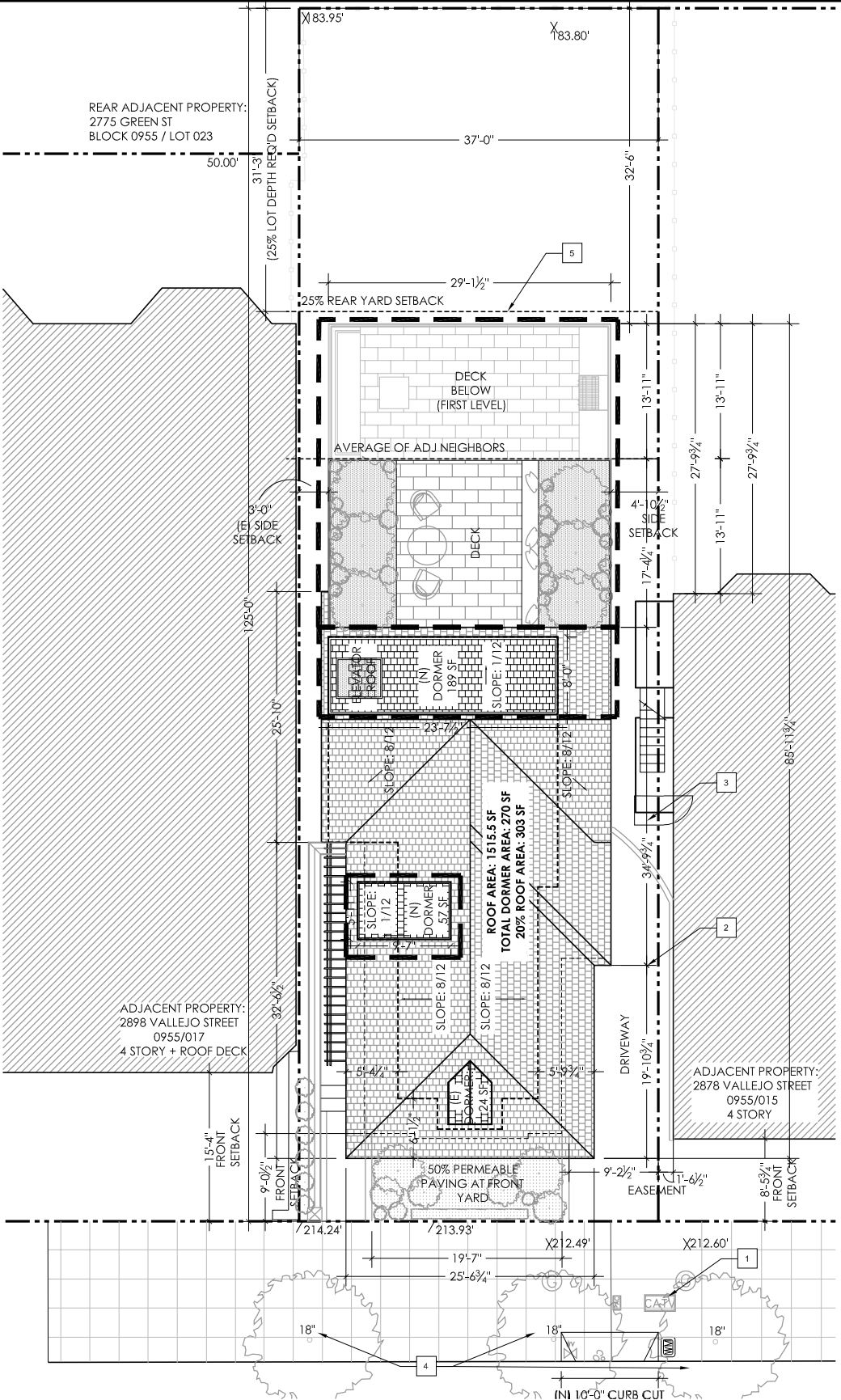
ENLARGED SITE PLAN & SECTION AT DRIVEWAY



DRIVEWAY ANIMATION AT SIDE EASEMENT/ PROPERTY



1 DEMO/EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES:

1. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARD ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.

DEMO KEY NOTES:

- D1 (E) FENCE TO BE REMOVED AT AREA OF NEW DRIVEWAY.
- D2 (E) LANDSCAPE/ PATIO TO BE REMOVED.
- D3 REMOVE (E) STEPS & WALL AT SIDE & REAR YARD.
- D4 AREA OF CONCRETE TO BE REMOVED AT EASEMENT.

KEY NOTES:











- 1 (E) UTILITIES TO REMAIN.
- 2 (N) DRIVEWAY.
- 3 (N) STEPS AT SIDE TRADE ENTRANCE OF 2878 VALLEJO.
- 4 (E) STREET TREES TO REMAIN.
- 5 DASHED LINE AROUND AREA OF ADDITION.

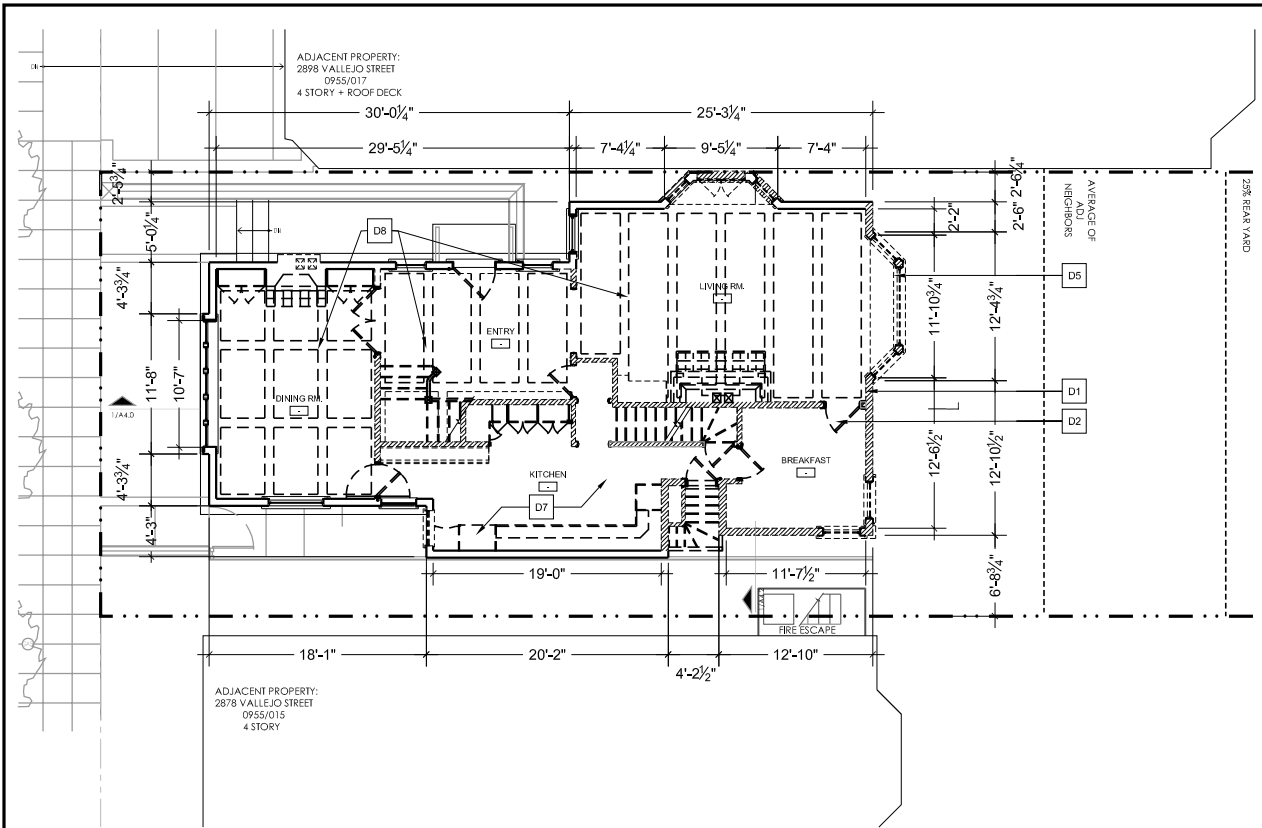
SITE PLAN LEGEND:

- PROPERTY LINE
- AREA OF WORK
- (E) NEIGHBOR'S PROPERTIES
- AREA OF (E) ROOF TO BE REMOVED
- (E) FENCE TO REMAIN
- AREA OF (N) DECK
- AREA OF (N) ROOF
- AREA OF PERMEABLE LANDSCAPING

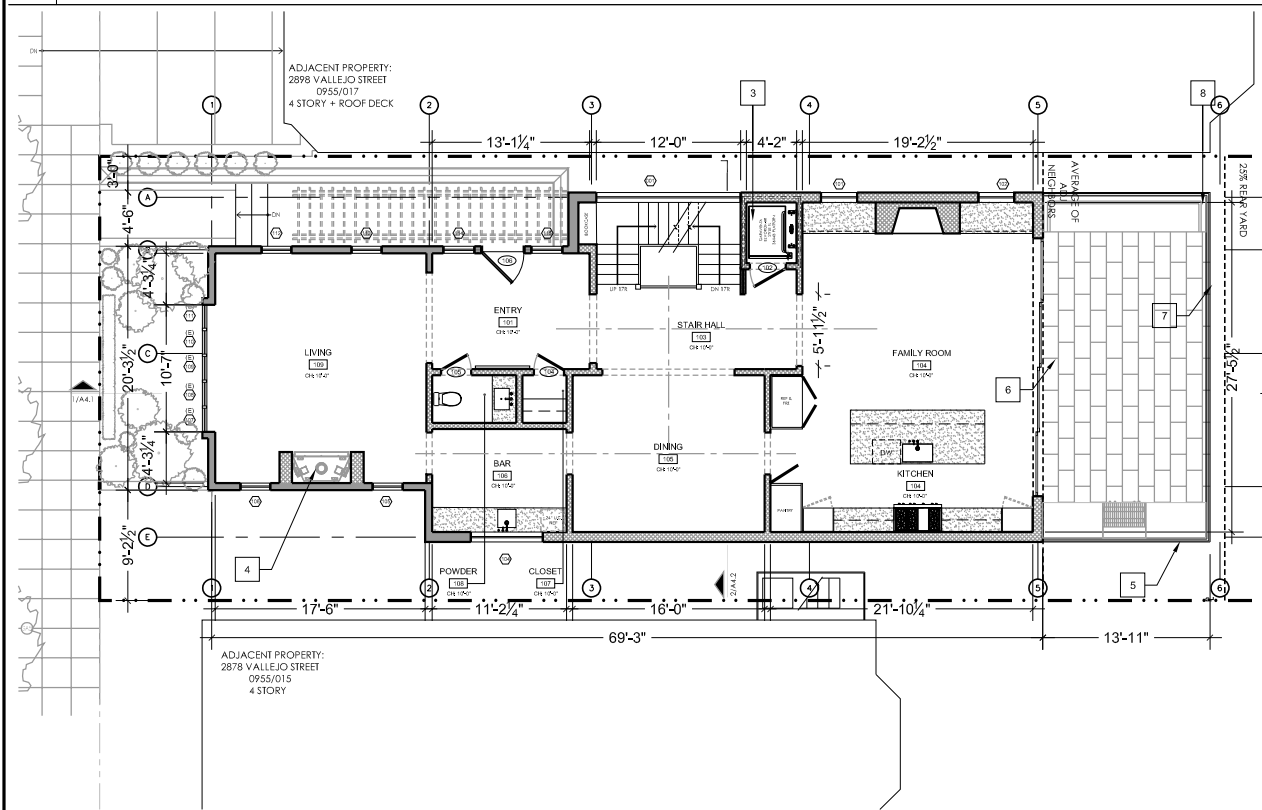


- 1 (N) HANDRAIL TO MEET 2013 CBC SEC 1012. 36" ABOVE NOSING AT
HANDRAILS. (N) STAIR TREADS TO BE 42" A.F.F.
- 2 (N) STAIR TREADS & RISERS. RISE <30" NO GUARDRAIL REQ
PER CBC SEC 1012.
- 3 (N) 1 HR FIRE RATED WALLS AT ELEVATOR CORE. DOORS AT
ELEVATOR TO BE 90 MIN. FIRE RATED PER SEC. 713.7 & 716.5.
SHALL PROVIDE SMOKE & DRAFT CONTROL PER SEC 716.5.3.1 AND
BE SELF OR AUTOMATIC CLOSING PER SEC 716.5.9.
- 4 (N) 20 MIN RATED DOOR ON SELF CLOSING
HARDWARE.
- 5 (N) 1/2 THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR.
- 6 (N) STAIR RISER NO HANDRAIL REQUIRED PER CBC SEC 1012.
- 7 (N) WASHER: ELECTROLUX EFLS617TT (WIDTH: 27" DEPTH: 38" HEIGHT:
53") AT (N) LOCATION. GC TO SUPPLY (N) WATER SUPPLY AND DRAIN.
PROVIDE SMITTY PAN W/ DRAIN AND AUTO SHUT OFF VALVE.
- 8 (N) DRYER: ELECTROLUX MODEL: EFMG617STT (WIDTH:27" DEPTH: 38"
HEIGHT: 53") (N) LOCATION GC TO PROVIDE (N) GAS LINE. VENT MUST
CONNECT DIRECTLY TO OUTSIDE AND PROVIDE MIN OF 5 AIR
EXCHANGES PER HOUSE. EXHAUST VENTS MUST TERMINATE MIN. OF 3 FT
FROM ANY OPENINGS INTO A BUILDING AND 3FT FROM A PROPERTY
LINE PER CMC SEC 504.5 AND BE PROVIDED WITH BACK DRAFT
DAMPERS. LENGTH OF THE VENT TO BE 14FT LONG MIN. & 4" MAX DIA.
W/ NO MORE THAN 2 ELBOWS. ALSO PROVIDE 100 SQUARE INCHES MIN
AIR INTAKE.
- 9 FLOOR DRAIN.
- 10 (N) WATER HEATER AND FURNACE: PROVIDE COMBUSTION
AIR PER 2013 CMC. VENT THROUGH WALL ABOVE GRADE AND
3'-0" MIN. AWAY FROM ANY OPERABLE WINDOW/DOOR AND
3'-0" AWAY FROM ANY PROPERTY LINE PER CMC SEC 504.5
INSTALL PER MFR'S INSTRUCTIONS AND MEET 2013 CM
SECTIONS 504.505.701.
- 11 CAR TURNABLE SPEC. TBD.
- 12 CLASS ONE BICYCLE LOCKER. MIN. 6'-0" DEPTH, 2'-0" WIDE
DOOR. MAINTAIN 6'-0" WIDE CLEAR ACCESS AISLE TO LOCKER.

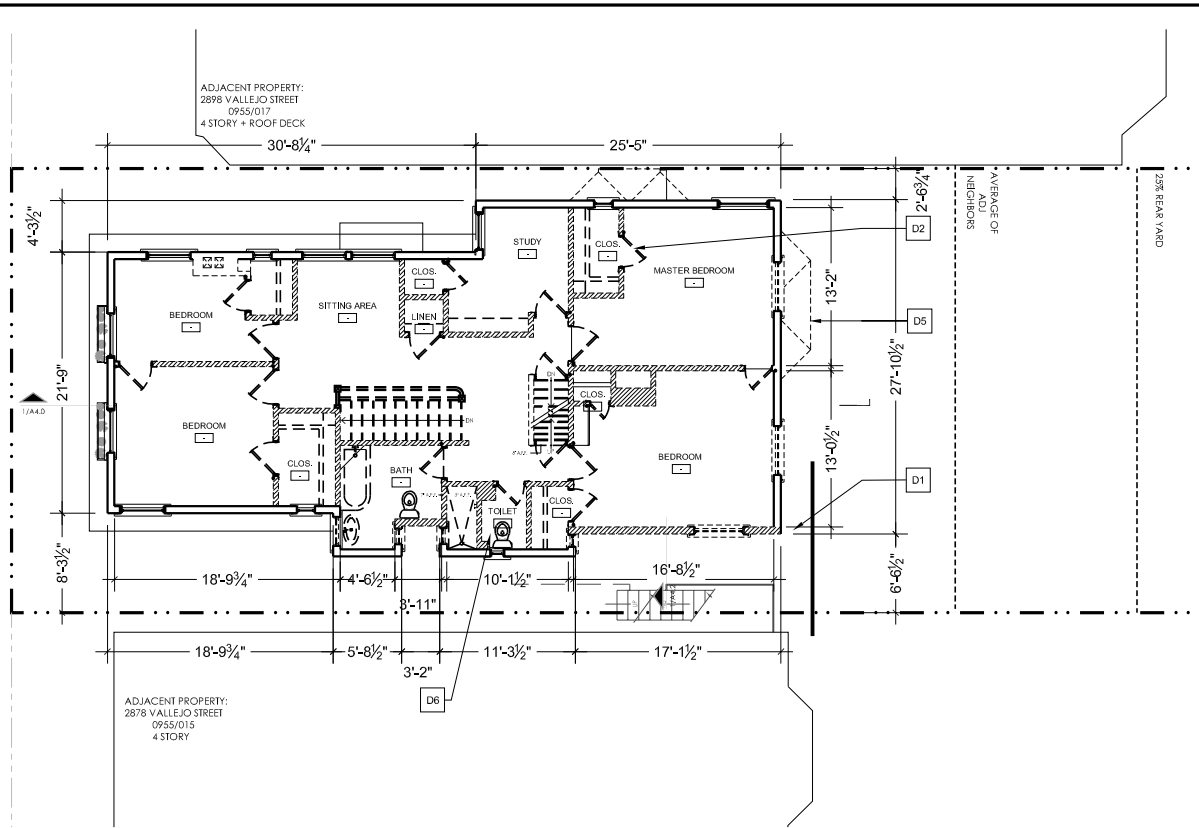
- ## FLOOR PLAN LEGEND:
- | | | | |
|---|---|---|--------------------------|
|  | PROPERTY LINE |  | (N) 1-HR FIRE RATED WALL |
|  | (E) WALLS TO REMAIN.
UPGRADE TO MIN. 5/8" THK. FIRE
CODE TYPE X FINISH IF WALL IS
REMOVED AND REPLACED |  | (N) 2-HR FIRE RATED WALL |
|  | (E) WALLS TO BE REMOVED |  | (E) FENCE |
|  | (E) ELEMENTS TO BE REMOVED |  | (N) FIRE RATED WALL |
|  | (N) WALLS |  | SCOPE OF WORK |



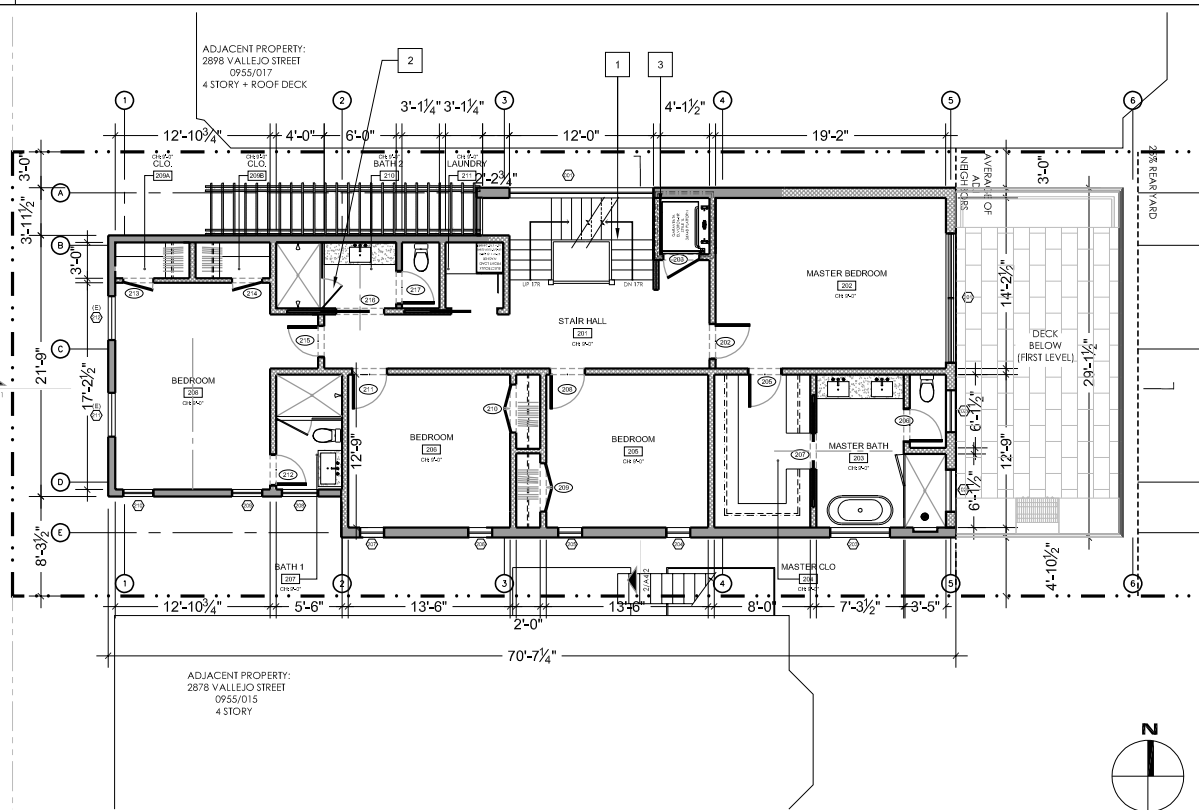
1 DEMO FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



3 DEMO SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

GENERAL DEMO NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

FIRST & SECOND FLOOR PLAN DEMO KEY NOTES:

D1	(E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
D2	(E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
D3	(E) STAIRS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
D4	(E) WATER HEATER & FURNACE TO BE RELOCATED.
D5	(E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
D6	(E) PLUMBING FIXTURES, CABINETRY, AND FINISHES TO BE REMOVED, TYP. IN ALL BATHS.
D7	(E) FIXTURES, CABINETRY, AND FINISHES TO BE REMOVED, TYP. IN ALL KITCHENS.
D8	(E) REMOVE CEILING TREATMENT AT ENTRY.

GENERAL PROPOSED FLOOR PLAN NOTES:

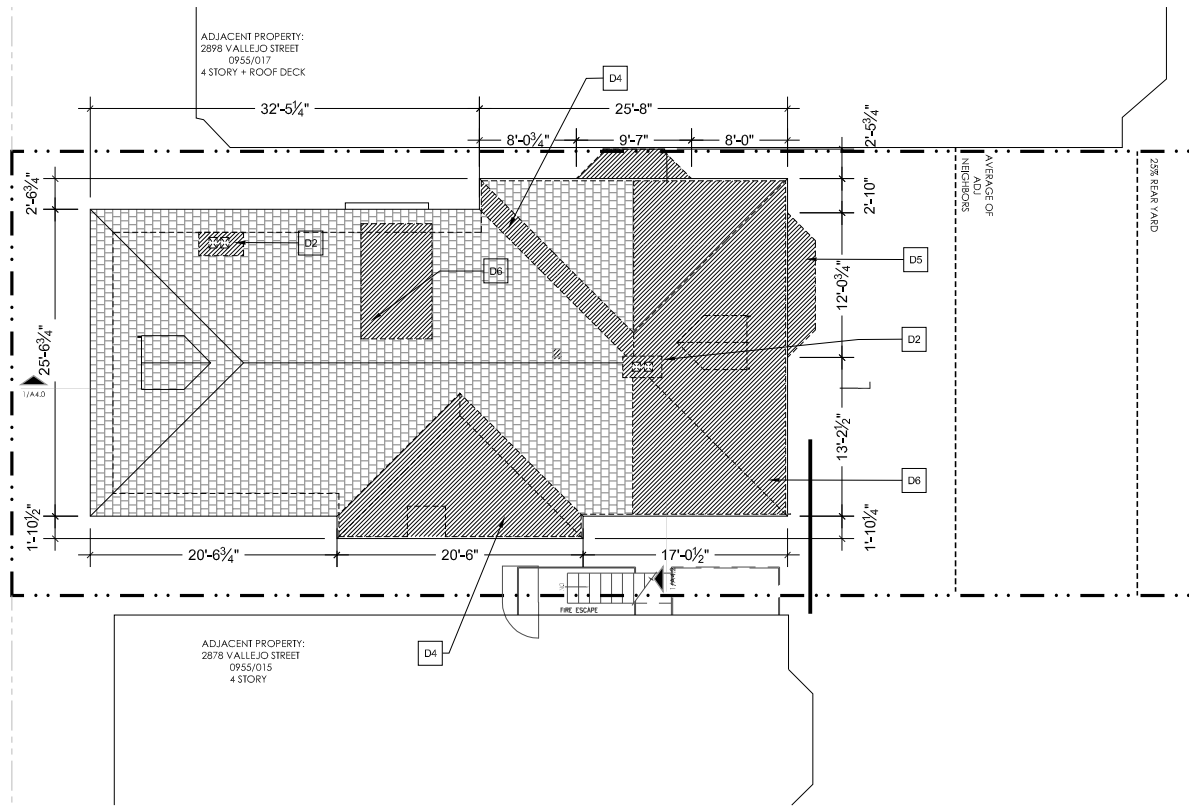
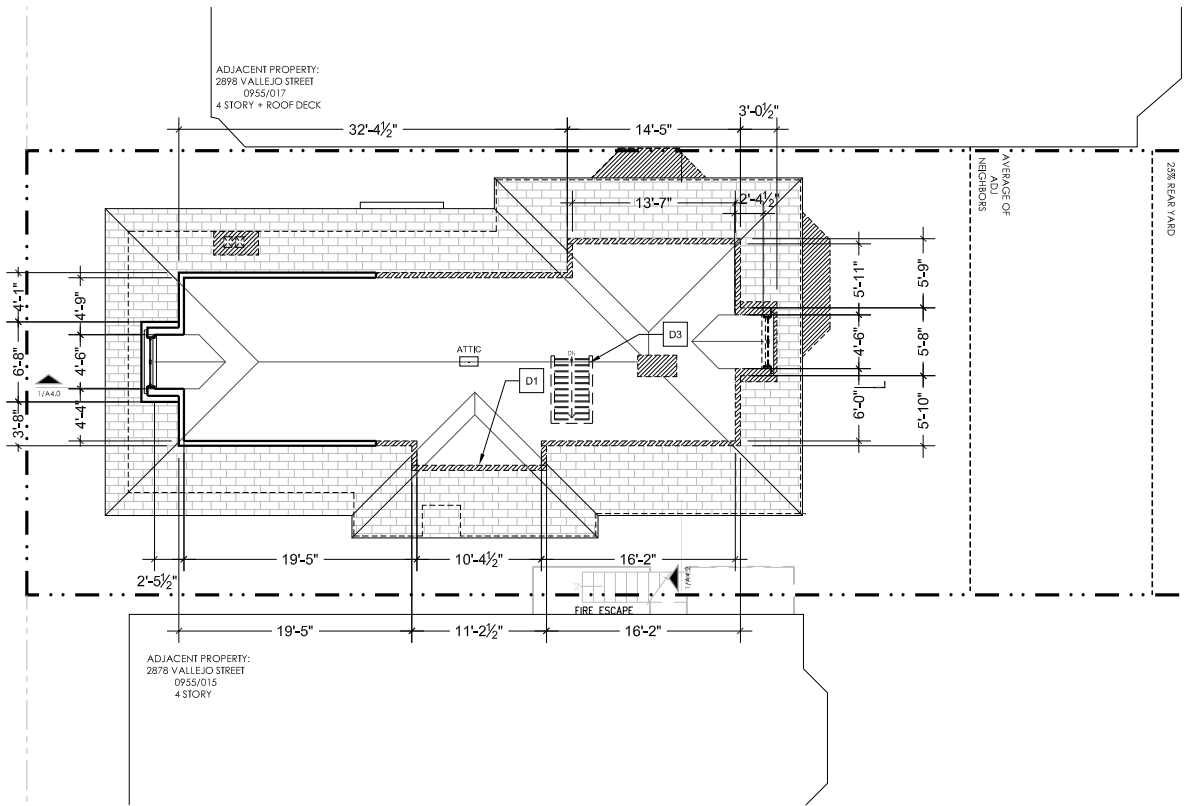
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- ALL DIMENSIONS ARE TO FACE OF SHEATHING U.O.N.

FIRST & SECOND FLOOR PLAN KEY NOTES:

1	(N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F.
2	(N) 1/2 THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR.
3	(N) 1 HR FIRE RATED WALLS AT ELEVATOR CORE, DOORS AT ELEVATOR TO BE 90 MIN. FIRE RATED PER SEC. 713.7 & 716.5, SHALL PROVIDE SMOKE & DRAFT CONTROL PER SEC 716.5.3.1 AND BE SELF OR AUTOMATIC CLOSING PER SEC 716.5.9.
4	(N) DIRECT VENT GAS FIRE PLACE, GAS VENT TERMINATION PER CMC 802.64. INSTALL PER MFR'S INSTRUCTIONS. SPECS. TBD.
5	STONE COUNTER W/ BUILT-IN STAINLESS STEEL BBQ. PROVIDE GAS LINE.
6	(N) DECK PAVERS ON PEDESTAL SYSTEM.
7	(N) GLASS GUARDRAIL W/ PTD. MTL CAP. TO BE 42" AFF.
8	(N) BUILT WOOD BENCH.

FLOOR PLAN LEGEND:

---	PROPERTY LINE	---	(N) 1-HR FIRE RATED WALL
---	(E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED	---	(N) 2-HR FIRE RATED WALL
---	(E) WALLS TO BE REMOVED	---	(E) FENCE
---	(E) ELEMENTS TO BE REMOVED	---	(N) FIRE RATED WALL
---	(N) WALLS	---	SCOPE OF WORK

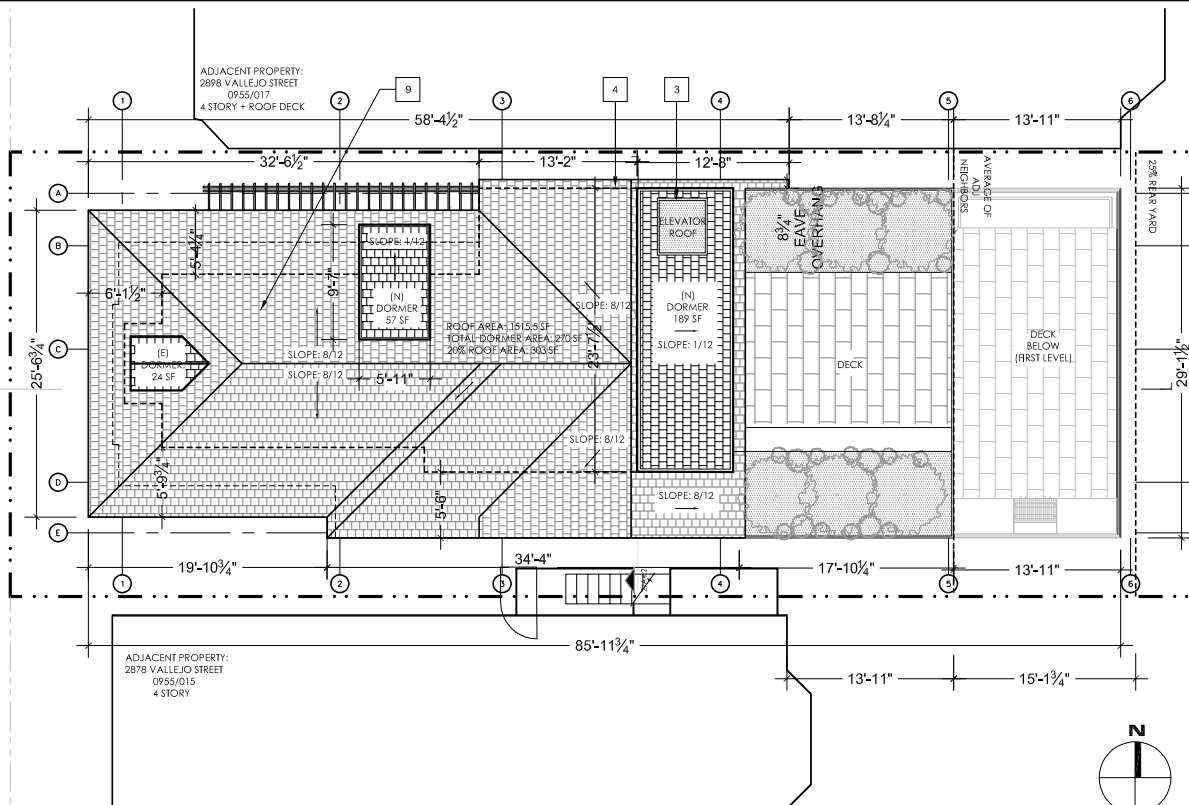
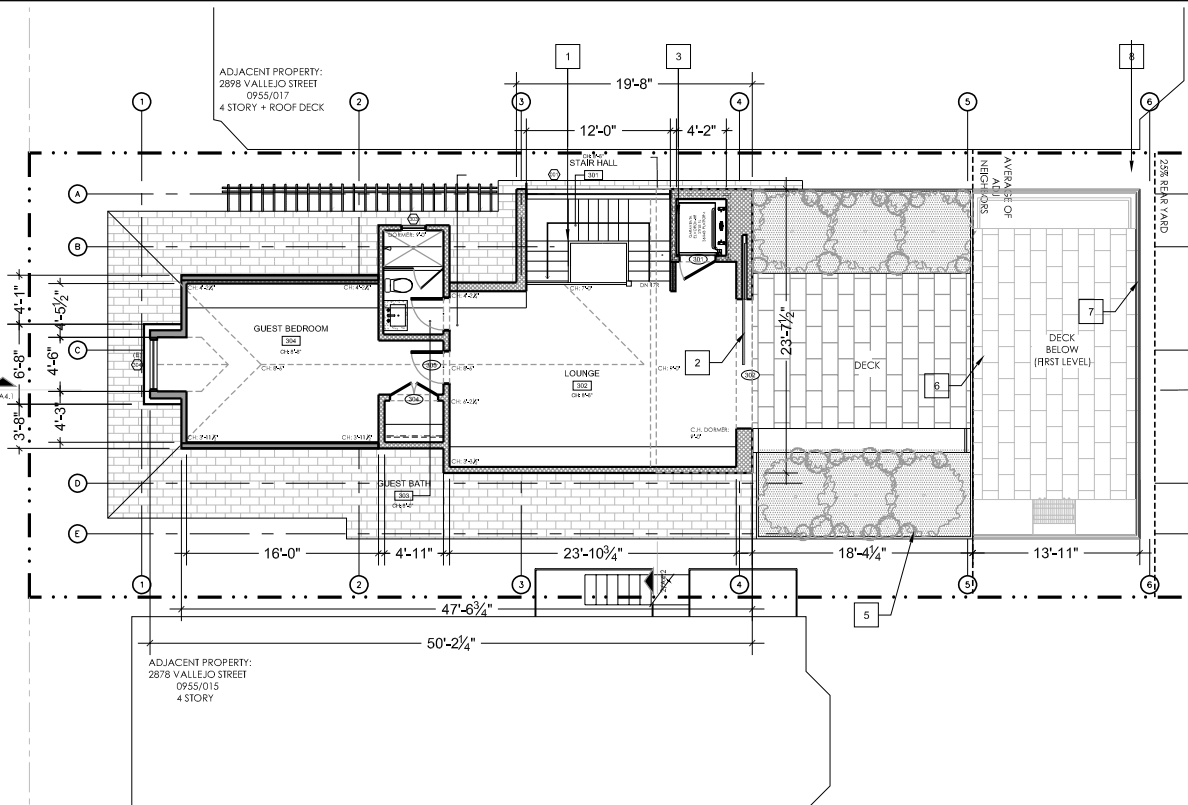


- GENERAL DEMO NOTES:**
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
 - REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
 - DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

- THIRD FLOOR & ROOF PLAN DEMO KEY NOTES:**
- | | | |
|----|-----|---|
| D1 | (E) | WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D2 | (E) | CHIMNEY TO BE REMOVED WHERE INDICATED AS DASH LINE TYP. |
| D3 | (E) | STAIRS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP. |
| D4 | (E) | ROOF TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D5 | (E) | BAY TO BE REMOVED. |
| D6 | (E) | ROOF TO BE REMOVED FOR (N) DORMER. |

- GENERAL PROPOSED FLOOR PLAN NOTES:**
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 - ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
 - NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - ALL DIMENSIONS ARE TO FACE OF SHEATHING U.O.N.

- THIRD FLOOR & ROOF PLAN KEY NOTES:**
- | | | |
|---|-----|--|
| 1 | (N) | HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. |
| 2 | | MULTISLIDE POCKET DOORS. |
| 3 | (N) | 1 HR FIRE RATED WALLS AT ELEVATOR CORE. DOORS AT ELEVATOR TO BE 90 MIN. FIRE RATED PER SEC. 713.7 & 716.5. SHALL PROVIDE SMOKE & DRAFT CONTROL PER SEC 716.5.3.1 AND BE SELF OR AUTOMATIC CLOSING PER SEC 716.5.9. |
| 4 | | DASHED LINE INDICATES EXTERIOR WALL OF BUILDING BELOW, TYP. |
| 5 | | PLANTERS W/ DRAIN AND OVERVIEW TO SCUPPER & GUTTER AT SIDE. |
| 6 | (N) | DECK PAVERS ON PEDESTAL SYSTEM. |
| 7 | (N) | GLASS GUARDRAIL W/ PTD. MTL CAP. TO BE 42" AFF. |
| 8 | (N) | BUILT WOOD BENCH W/ STORAGE BELOW. |
| 9 | | COMPOSITE SHINGLE ROOF, TYP. |



- FLOOR PLAN LEGEND:**
- | | | | |
|-------|--|-------|--------------------------|
| --- | PROPERTY LINE | ===== | (N) 1-HR FIRE RATED WALL |
| ===== | (E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED | ===== | (N) 2-HR FIRE RATED WALL |
| ===== | (E) WALLS TO BE REMOVED | ===== | (E) FENCE |
| ----- | (E) ELEMENTS TO BE REMOVED | ----- | (N) FIRE RATED WALL |
| ===== | (N) WALLS | ----- | SCOPE OF WORK |

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

SANGIACOMO RESIDENCE

2880 VALLEJO ST, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 016 | PROJECT NO. 2016.016

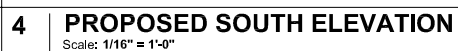
DATE: 03.21.2019
FLR & ROOF PLANS

1/16" = 1'-0"




SHEET 4

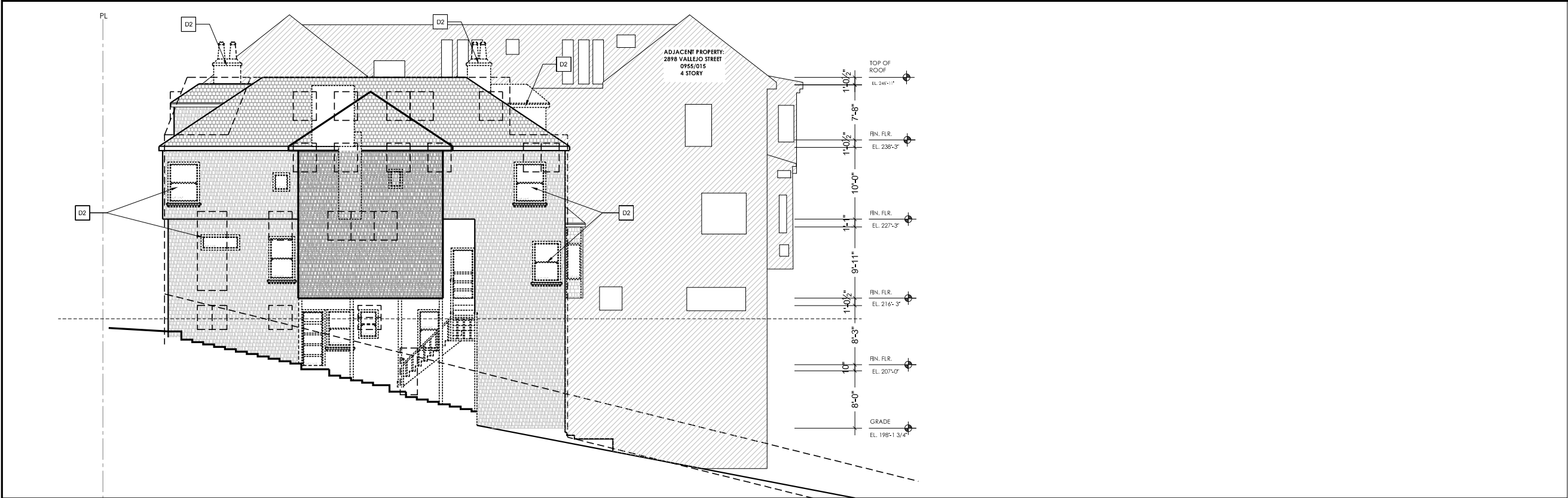


- 1 (N) DOOR AND WINDOW GLAZING AND GLASS RAILS TO BE BIRD SAFE GLAZING ON NORTH FACING FACADE.
- 2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3 (N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED EXTERIOR WALLS, WHERE VISIBLE.
- 4 (N) WOOD SHINGLE SIDING TO REPLACE (E).



- 1 (E) COMPOSITE SHINGLE ROOF TO REMAIN.
- 2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3 (N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED WALLS, WHERE VISIBLE.
- 4 (N) WOOD SHINGLE SIDING TO REPLACE (E) IN AREAS OF DRYROT OR AREAS OF (N)/ MOVED WINDOWS.
- 5 (E) DORMER TO REMAIN.
- 6 (N) TRELLIS FOR ENTRY WAY.

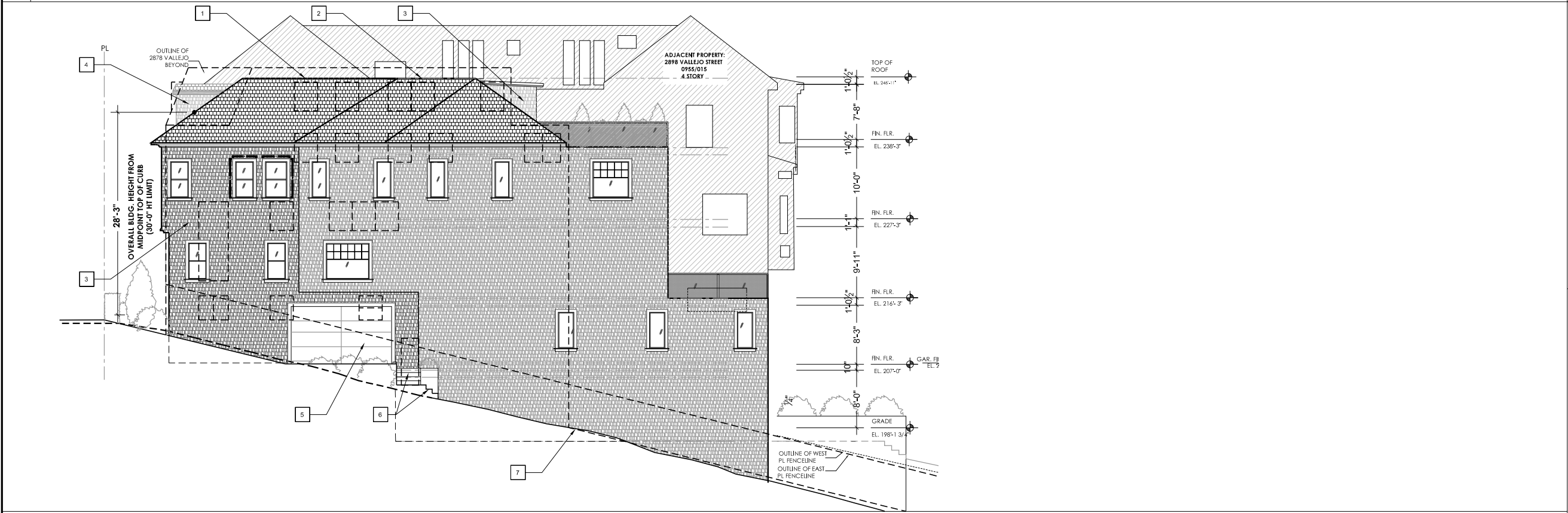
 PROPERTY LINE
 (E) WALLS TO BE REMOVED
 (E) ELEMENTS TO BE REMOVED



1 DEMO EAST ELEVATION
Scale: 1/16" = 1'-0"

EAST ELEVATION DEMO KEY NOTES:

- D1 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
- D2 (E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.



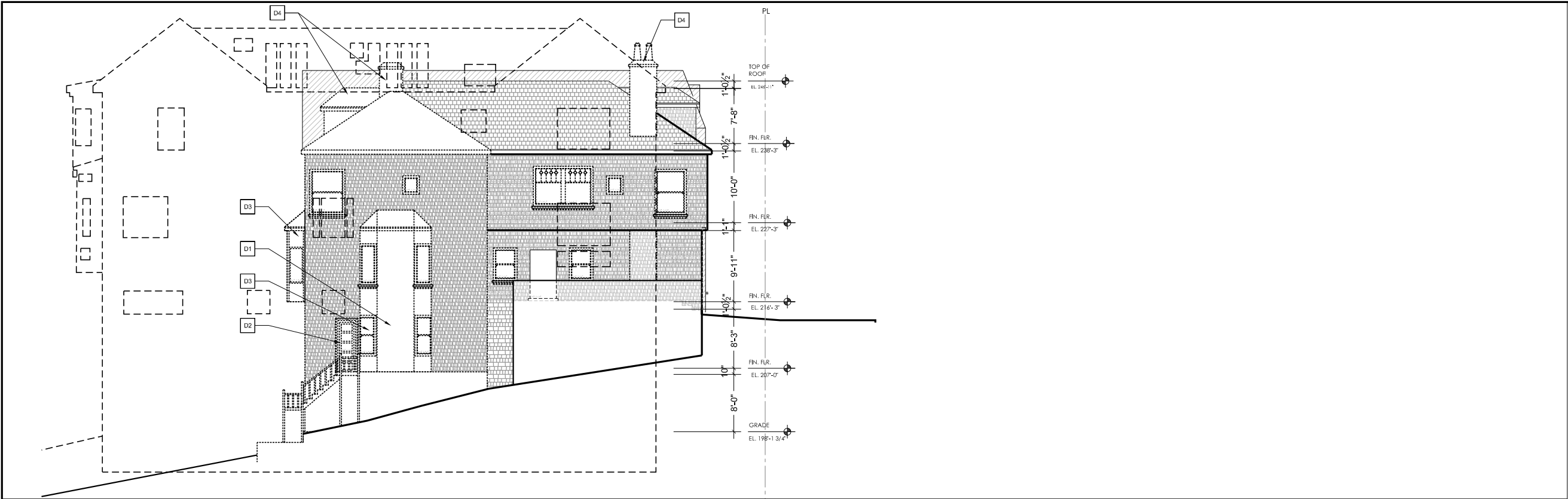
2 PROPOSED EAST ELEVATION
Scale: 1/16" = 1'-0"

EAST ELEVATION KEY NOTES:

- 1 (E) COMPOSITE SHINGLE ROOF TO REMAIN.
- 2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3 (N) WOOD SHINGLE SIDING TO REPLACE (E).
- 4 (E) DORMER TO REMAIN.
- 5 (N) WOOD ROLL UP GARAGE DOOR.
- 6 (N) GRADING AT SIDE DRIVEWAY AND FLAT LANDING.
- 7 (N) STAIR AT SIDE YARD SEE SITE PLAN.

ELEVATION LEGEND:

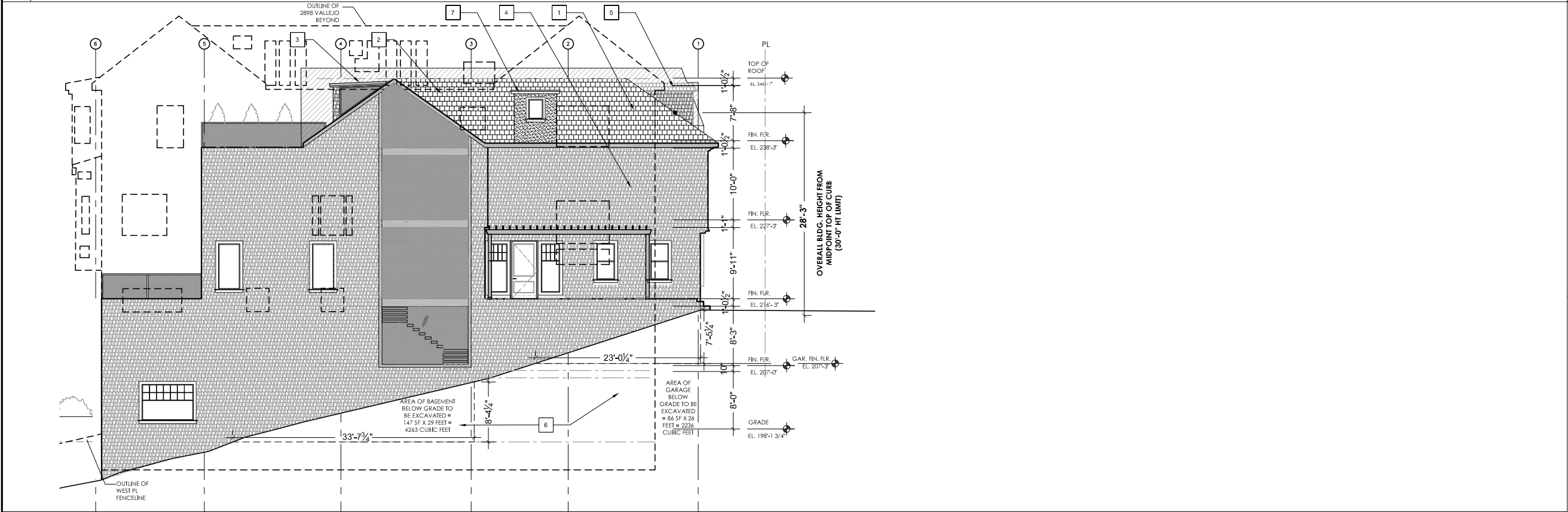
- PROPERTY LINE
- /// (E) WALLS TO BE REMOVED
- - - - (E) ELEMENTS TO BE REMOVED



1 DEMO WEST ELEVATION
Scale: 1/16" = 1'-0"

WEST ELEVATION DEMO KEY NOTES:

- D1** (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2** (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3** (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
- D4** (E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.



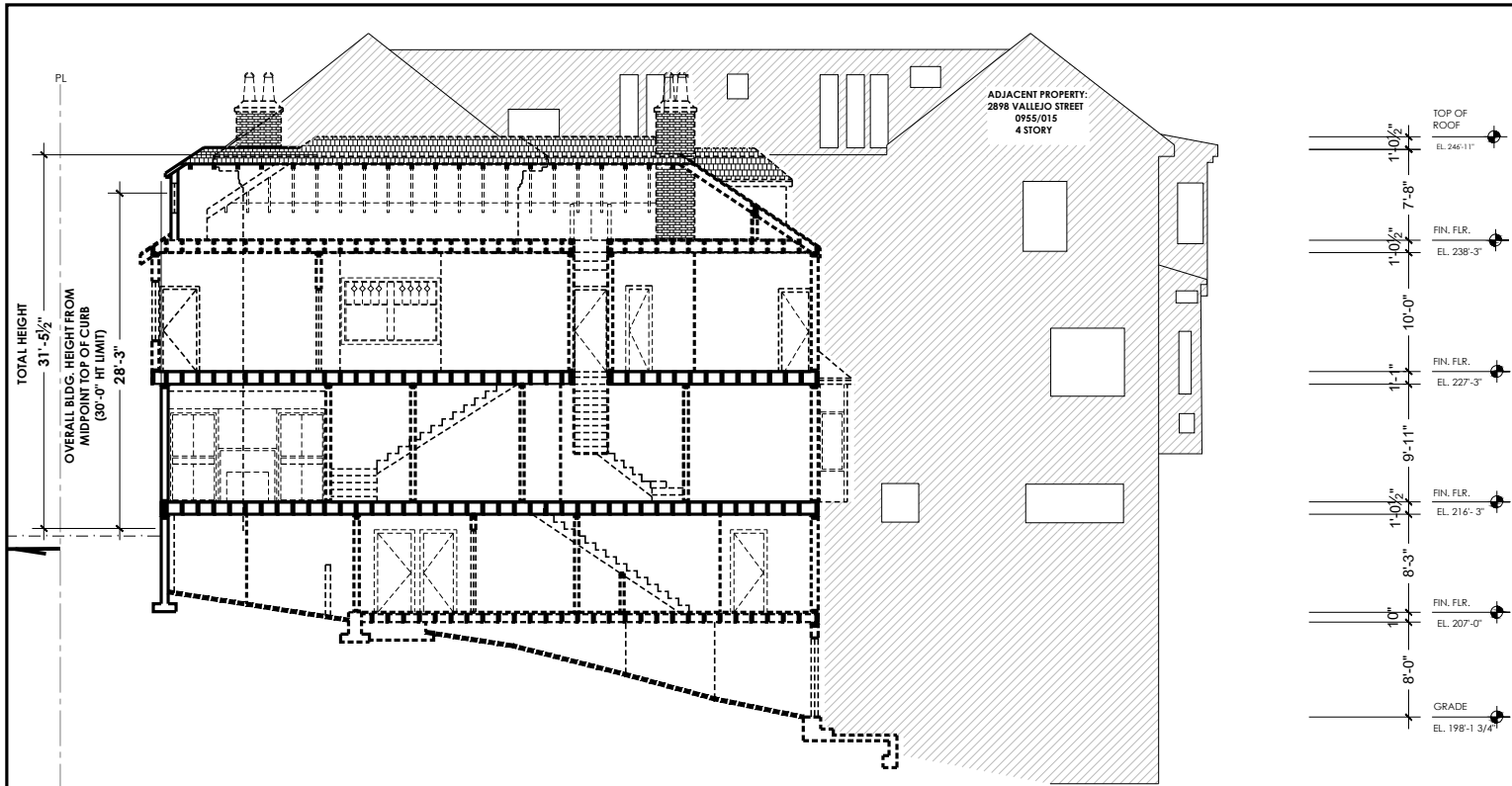
2 PROPOSED WEST ELEVATION
Scale: 1/16" = 1'-0"

WEST ELEVATION KEY NOTES:

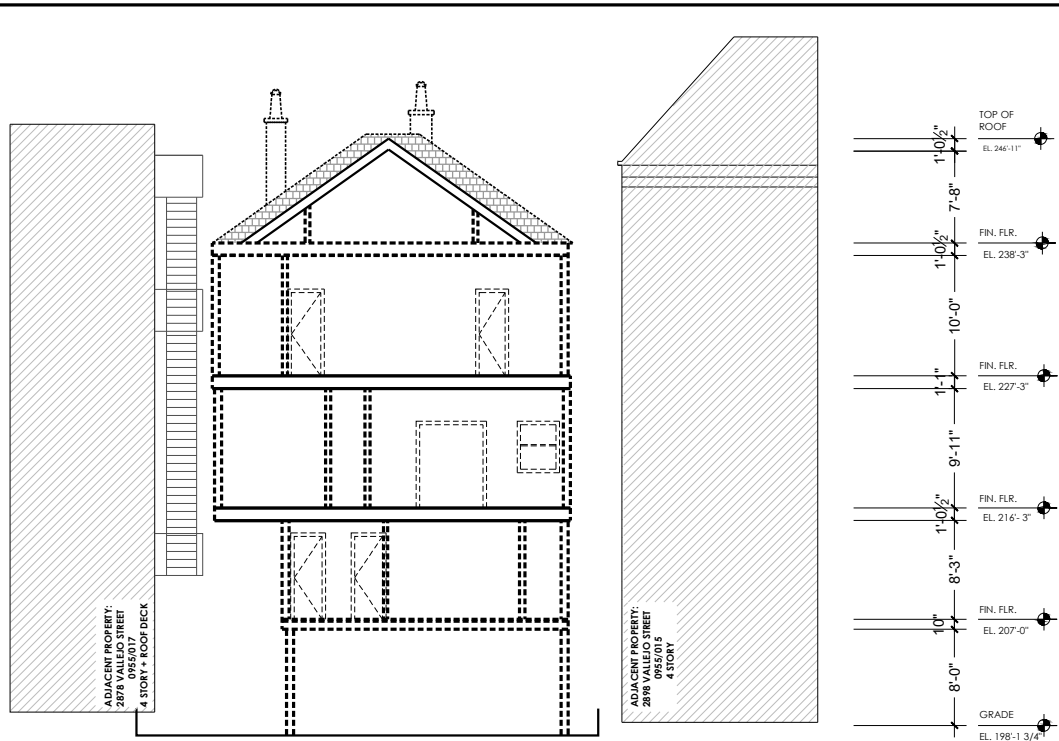
- 1** (E) COMPOSITE SHINGLE ROOF TO REMAIN.
- 2** (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3** (N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED WALLS, WHERE VISIBLE
- 4** (N) WOOD SHINGLE SIDING TO REPLACE (E).
- 5** (E) DORMER TO REMAIN.
- 6** TOTAL VOLUME TO BE EXCAVATED = 6,499 CUBIC FEET (241 CUBIC YARDS).
- 7** (N) DORMER.

ELEVATION LEGEND:

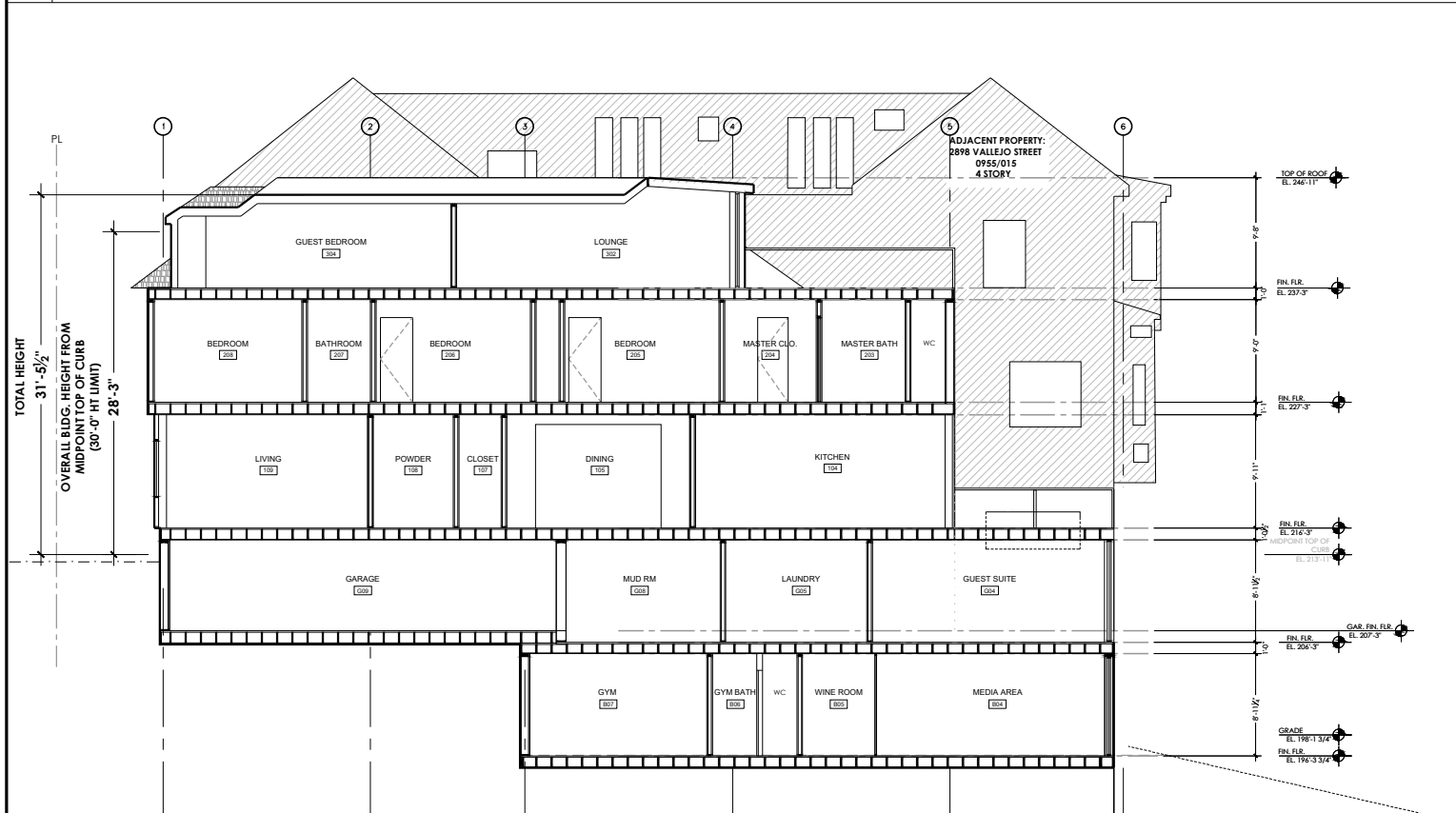
- PROPERTY LINE
- /// (E) WALLS TO BE REMOVED
- - - - (E) ELEMENTS TO BE REMOVED



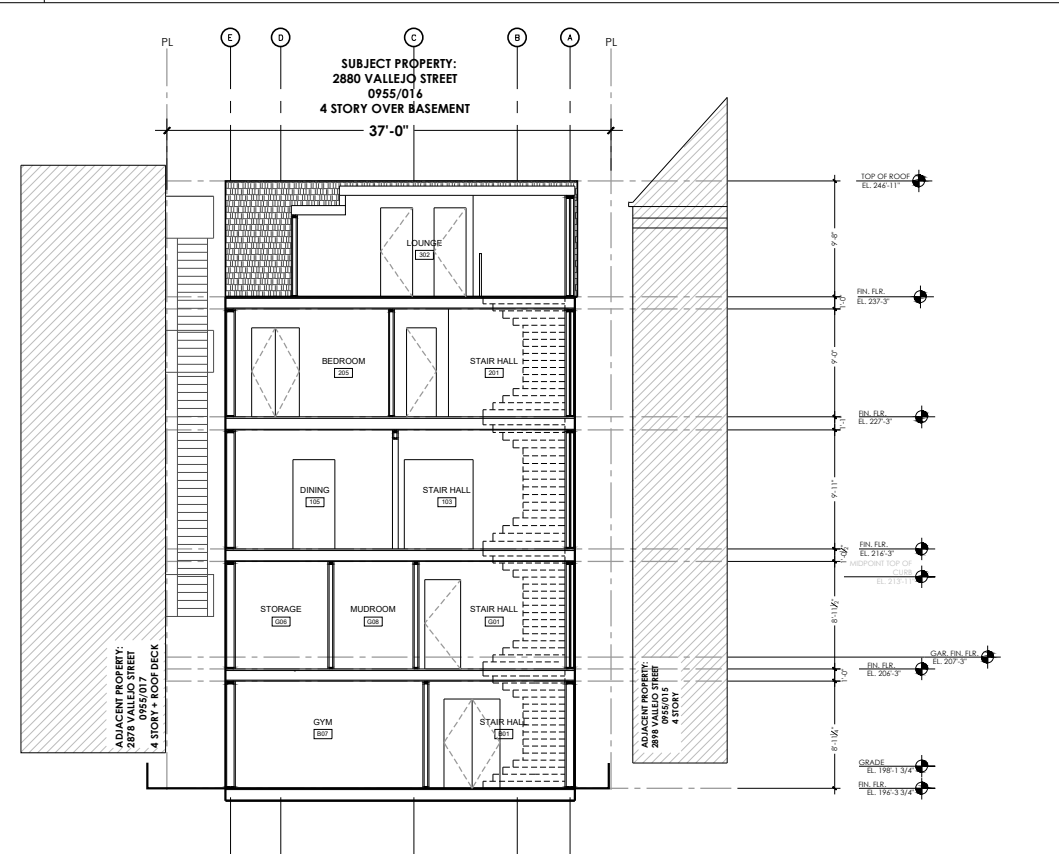
1 DEMO NORTH-SOUTH LONGITUDINAL SECTION
Scale: 1/16" = 1'-0"



3 DEMO EAST-WEST CROSS SECTION
Scale: 1/16" = 1'-0"



2 PROPOSED NORTH-SOUTH LONGITUDINAL SECTION
Scale: 1/16" = 1'-0"



4 PROPOSED EAST-WEST CROSS SECTION
Scale: 1/16" = 1'-0"

- ELEVATION LEGEND:**
- — — — — PROPERTY LINE
 - /// (E) WALLS TO BE REMOVED
 - □ □ □ (E) ELEMENTS TO BE REMOVED

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

SANGIACOMO RESIDENCE

2880 VALLEJO ST, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 016 | PROJECT NO. 2016.016

DATE: 03.21.2019
DEMO & PROPOSED
SECTIONS
1/16" = 1'-0"

SHEET 8