



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 8, 2018

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* February 1, 2018  
*Case No.:* **2017-010311DRP**  
*Project Address:* **217 Montana Street**  
*Permit Application:* 2017.08.07.4055  
*Zoning:* RH-1[Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 7069/042  
*Project Sponsor:* Kelly Zhou  
217 Montana Street  
San Francisco, CA 94112  
*Staff Contact:* Nancy Tran – (415) 575-9174  
[nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The proposal is to construct horizontal and vertical additions at the rear of an existing two-story, single-family dwelling. The project includes interior renovation and additional habitable space at the ground floor. No changes are proposed to the front façade along Montana Street.

### SITE DESCRIPTION AND PRESENT USE

The project site is on the south side of Montana Street, between Faxon and Capitol Avenues, Lot 042 in Assessor's Block 7069 and is located within the RH-1 (Residential House, One-Family) Zoning District with a 40-X Height and Bulk designation. The approximately 3,125 square foot lot has 25 feet of frontage and a depth of 125 feet.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in Ocean View, District 11 and within the RH-1 Zoning District. Ocean View Playground is within 600 feet and the closest non-RH-1 parcels are located approximately 1000 feet southwest of the subject property. Parcels within the immediate vicinity primarily consist of residential single-family dwellings of varied design and construction dates.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Nov 7, 2017 – Dec 7, 2017	Dec 4, 2017	Feb 8, 2018	66 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 29, 2018	January 29, 2018	10 days
Mailed Notice	10 days	January 29, 2018	January 29, 2018	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1 (DR Requestor)	-
Other neighbors	-	-	-
Neighborhood groups	-	-	-

- The Project Sponsor held a pre-application meeting and has reached out to neighbors who have expressed concern regarding the project.

## DR REQUESTOR

Hai C Yuan, 219 Montana Street, San Francisco, CA 94112 (adjacent neighbor, west of subject property).

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 4, 2017.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 9, 2018.

## 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 Residential Design Advisory Team (RDAT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project is compatible with the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

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

**Attachments:**

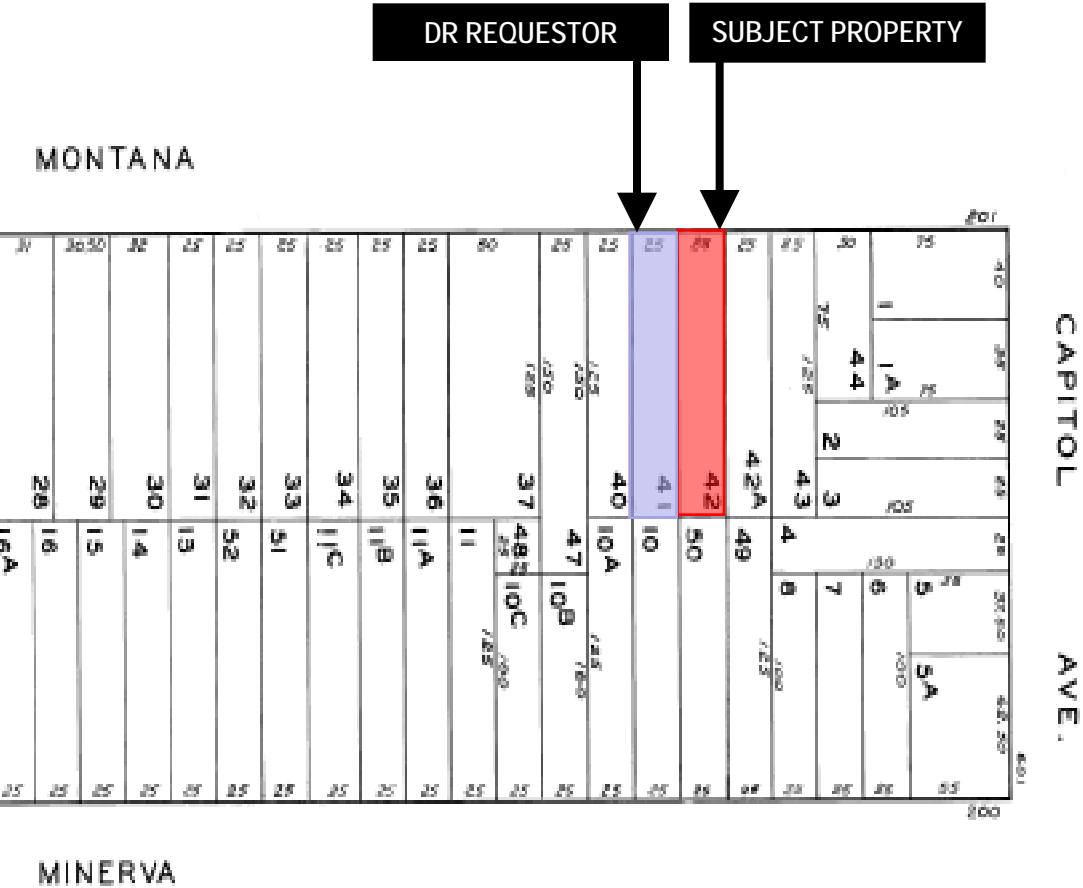
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Section 311 Notice & Plans  
Categorical Exemption  
DR Notice  
DR Application  
Response to DR Application dated January 9, 2018  
Reduced Plans

*NHT: M:\Planning Production\ID2V4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\972000-972999\972390\IL\DR - Abbreviated Analysis (ID 972390).docx*



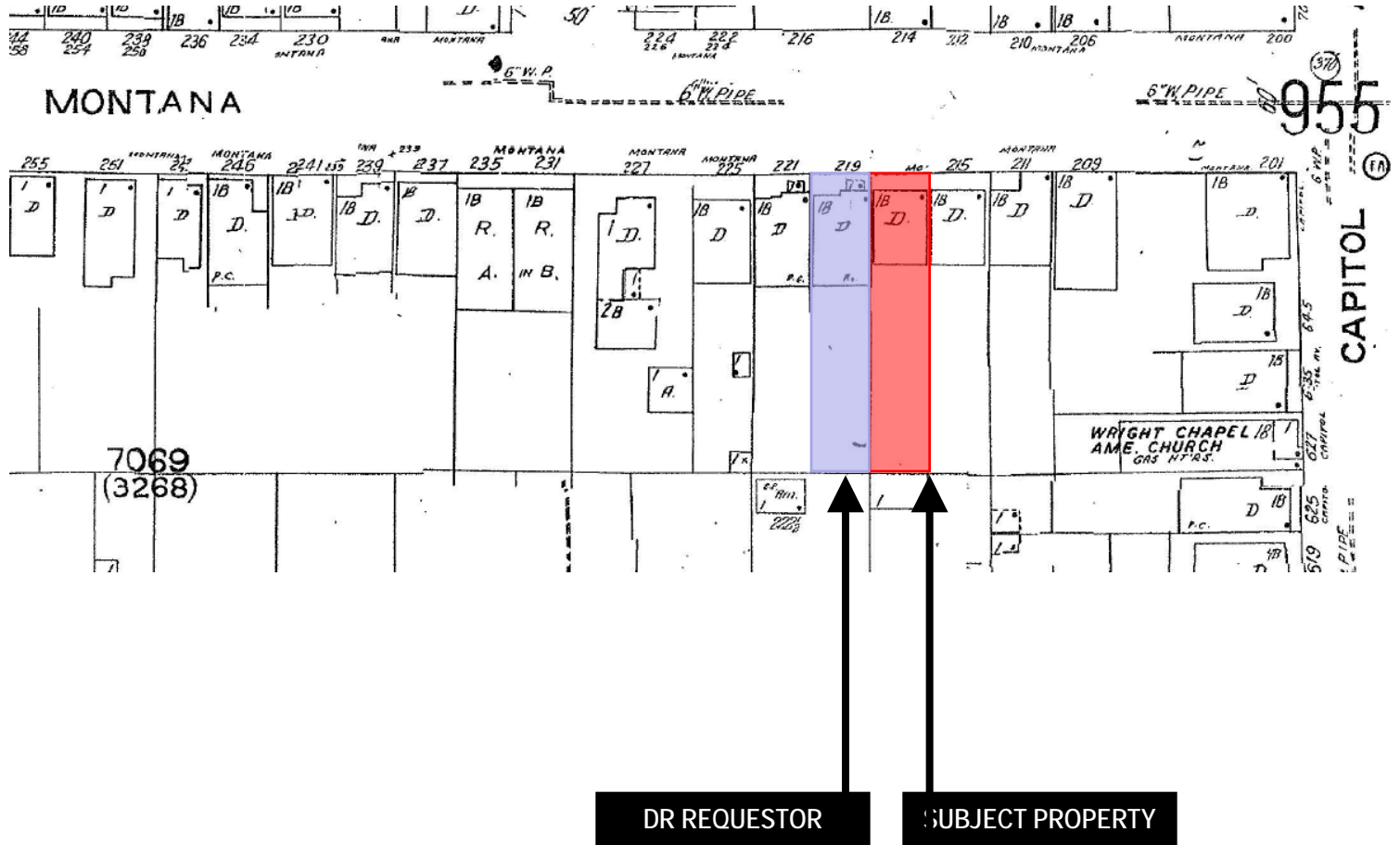


# Block Book Map



Discretionary Review Hearing  
Case Number 2017-010311DRP  
217 Montana Street

# Sanborn Map\*

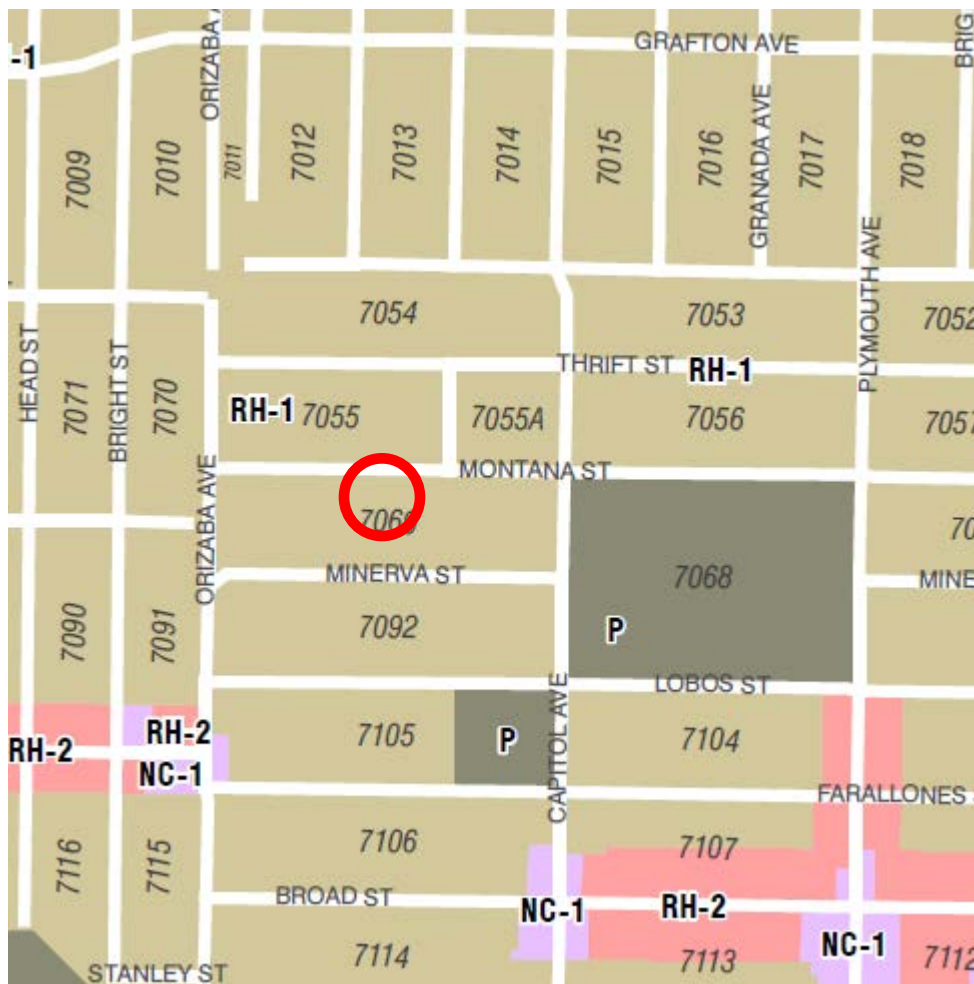


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2017-010311DRP  
217 Montana Street

# Zoning Map



Discretionary Review Hearing  
**Case Number 2017-010311DRP**  
 217 Montana Street

# Aerial Photo



DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2017-010311DRP  
217 Montana Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 7, 2017**, the Applicant named below filed Building Permit Application No. **2017.08.07.4055** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>217 Montana Street</b>	Applicant:	<b>Kelly Zhou</b>
Cross Street(s):	<b>Faxon &amp; Capitol Avenues</b>	Address:	<b>217 Montana Street</b>
Block/Lot No.:	<b>7069/042</b>	City, State:	<b>San Francisco, CA 94112</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(510) 318-0008</b>
Record No.:	<b>2017-010311PRJ</b>	Email:	<a href="mailto:jk88sf@gmail.com">jk88sf@gmail.com</a>

You are receiving this notice as a property owner or resident 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 the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, 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 checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	6 feet	No Change
Side Setbacks	None	No Change
Building Depth	31 feet – 5 inches	71 feet – 6 inches (including stairs)
Rear Yard	87 feet – 7 inches	47 feet – 6 inches (to stairs)
Building Height	18 feet 3 inches	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct a horizontal and vertical addition at the rear of an existing two-story, single-family dwelling. The project includes interior renovation and additional habitable space at the ground floor. No changes are proposed to the front façade along Montana Street. See attached plans.</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>		

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

Planner: Nancy Tran  
Telephone: (415) 575-9174  
E-mail: [nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)

Notice Date: 11/7/17  
Expiration Date: 12/7/17



# 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, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. 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](http://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](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, 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](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

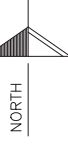
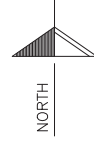
This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can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

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

## A-1.0

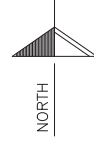
#	Date	Issue

--	--



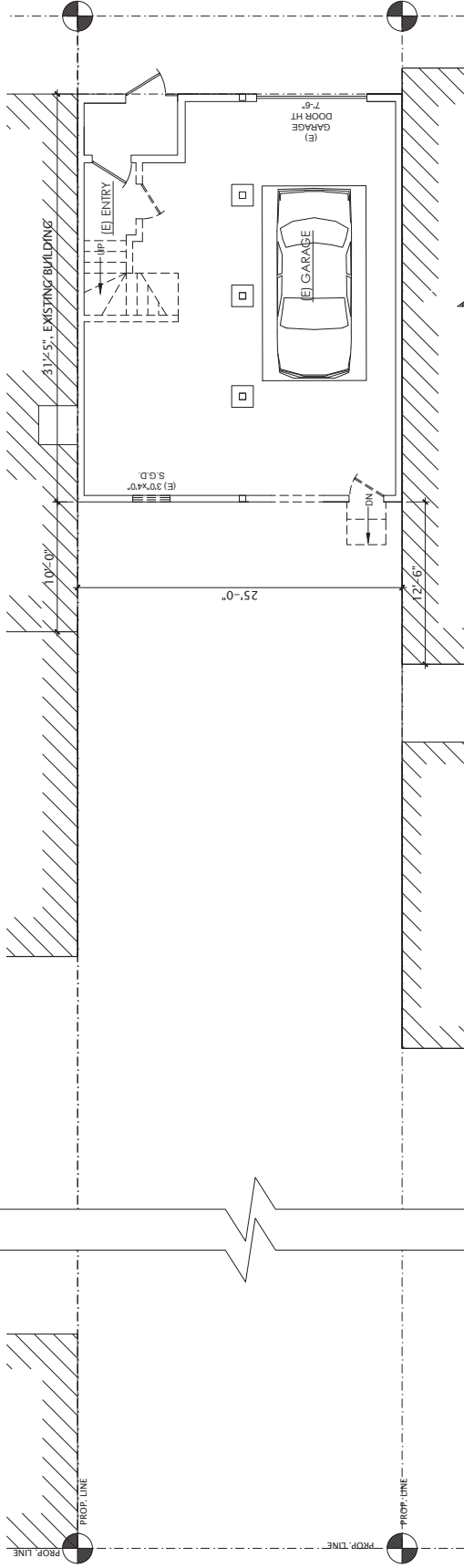
# EXISTING SITE PLAN

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



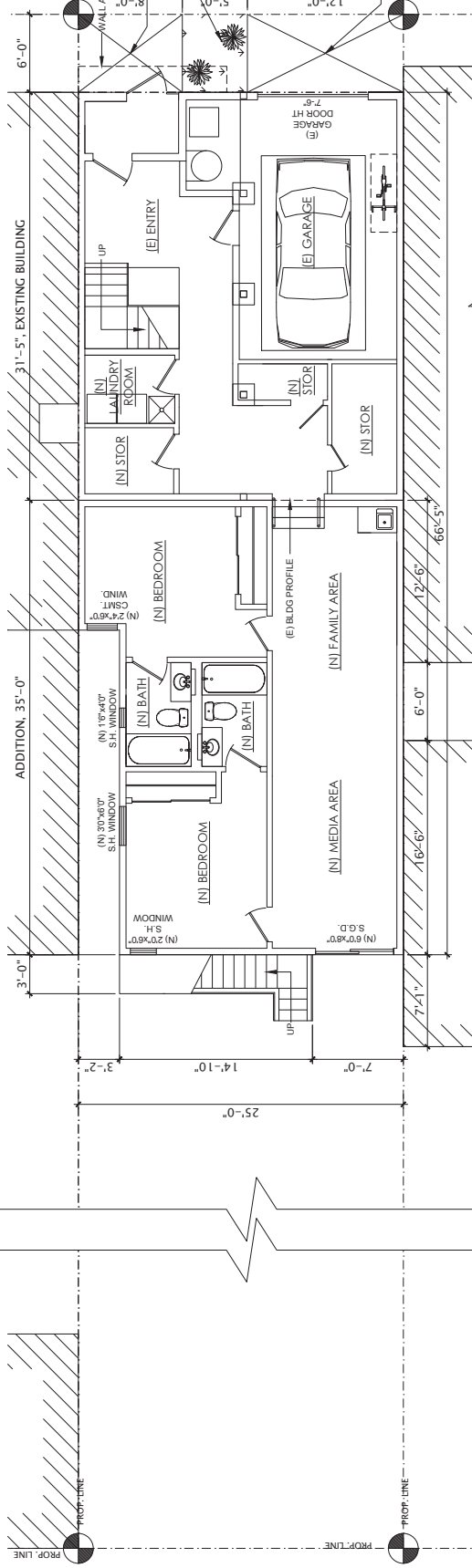
# PROPOSED SITE PLAN

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



EXISTING GROUND FLOOR / DEMOLITION PLAN

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



PROPOSED GROUND FLOOR PLAN

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

# HORIZONTAL REAR ADDITION - RESIDENTIAL

217 MONTANA ST  
SAN FRANCISCO , CA 94112

#	Date	Issue
0	10/23/17	311 NOTICE

DRAWING INFORMATION	
Sheet Title	EXIST. & PROPOSED GROUND FLOOR
Scale	AS NOTED
Date	Summer 2017
Drawn by	RLZ

A-2.0

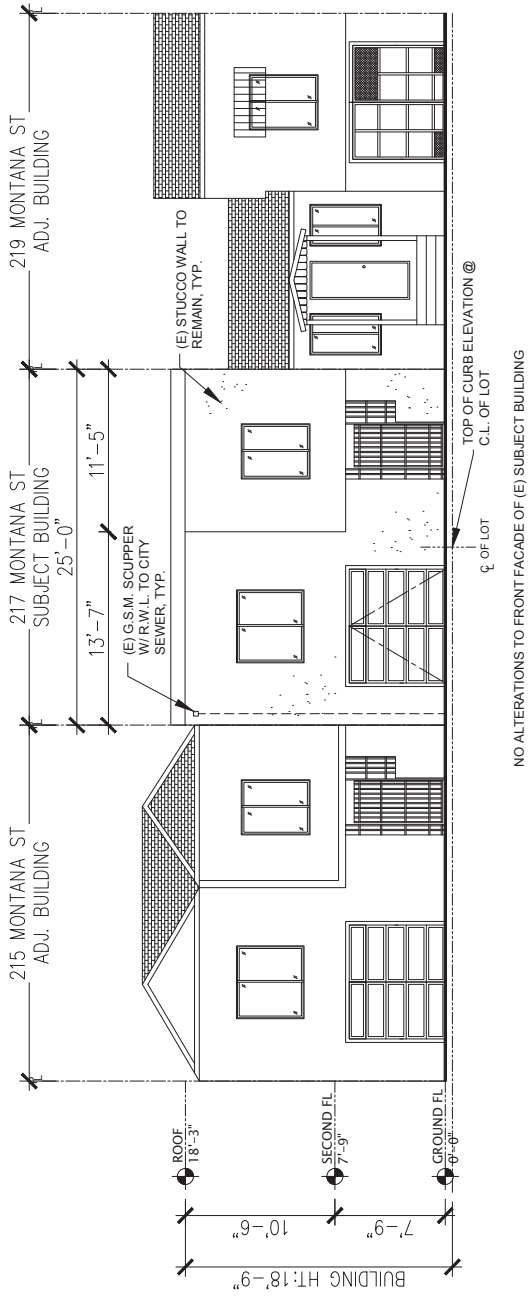




217 MONTANA ST  
SAN FRANCISCO , CA 94112

Sheet Title: **EXIST. & PROPOSED  
SECOND FLOOR**





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

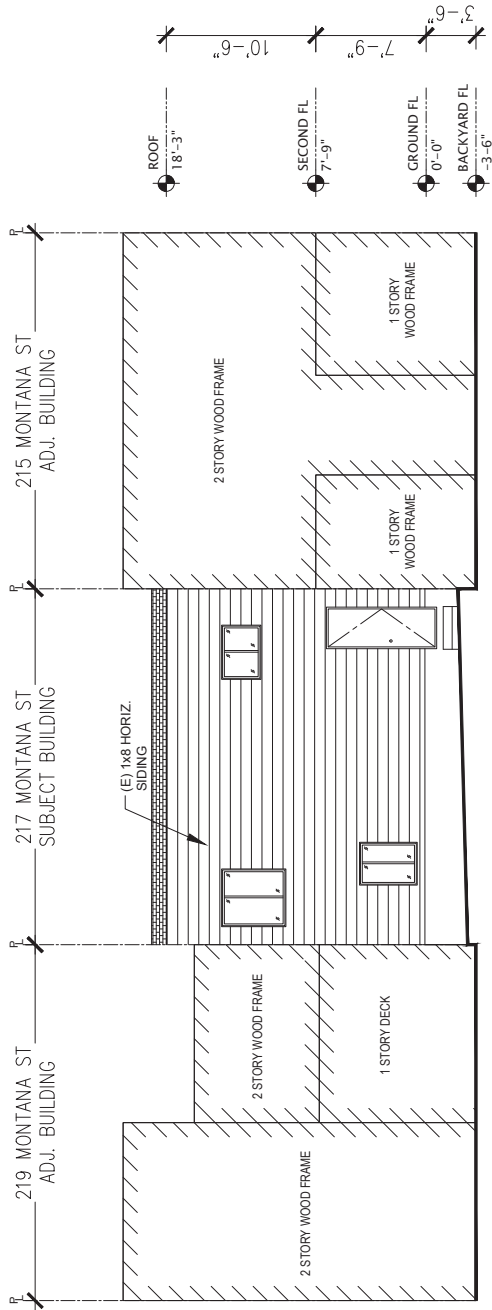


DRAWING INFORMATION			
Sheet Title	FRONT ELEVATION	#	Date
Scale	AS NOTED		Issue
Date	October 25, 2017		
Drawn by	MM		

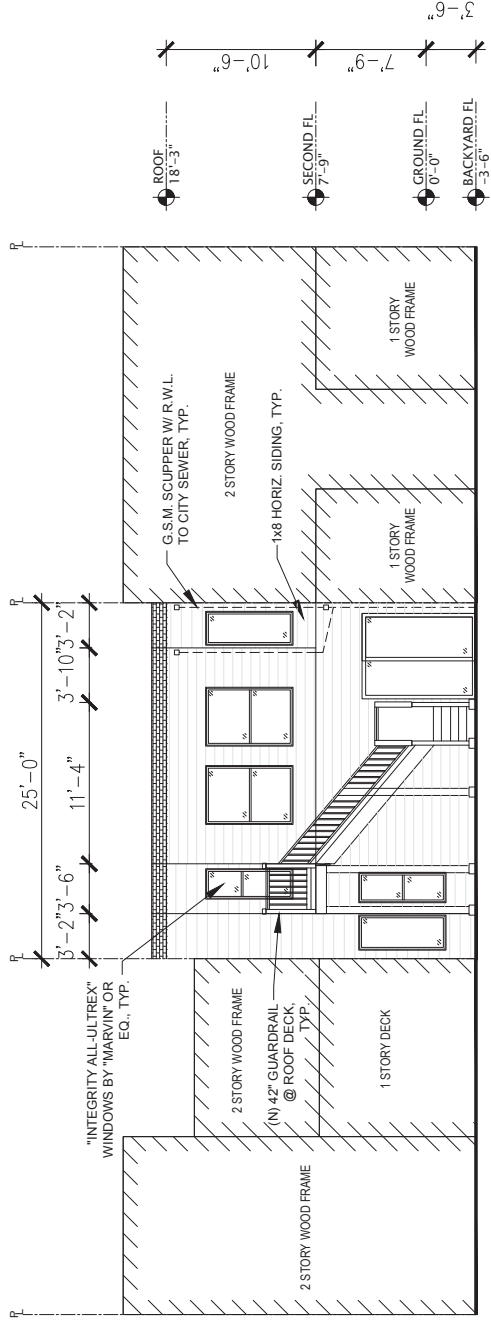
217 MONTANA ST  
SAN FRANCISCO, CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

A-4.0



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



2 PROPOSED REAR ELEVATION (SOUTH)  
SCALE: 1/4"=1'-0"

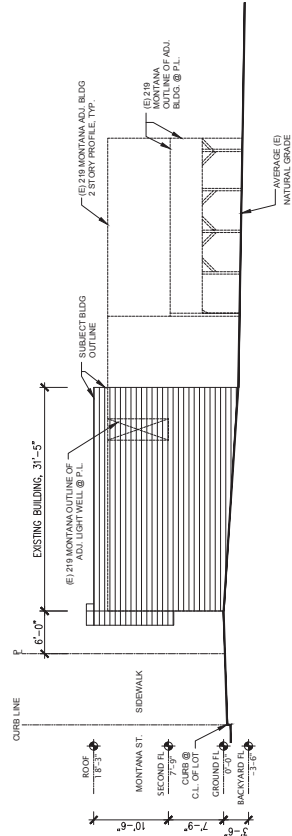


217 MONTANA ST  
SAN FRANCISCO, CA 94112

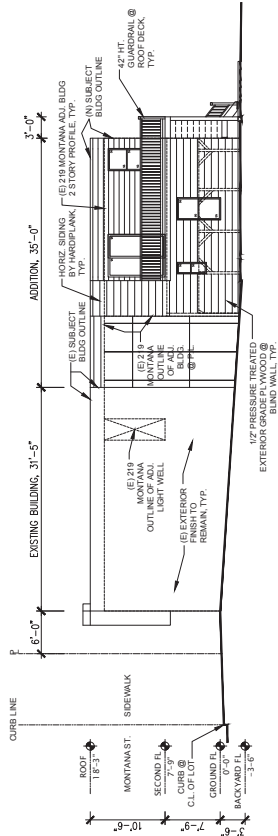
HORIZONTAL REAR  
ADDITION - RESIDENTIAL

DRAWING INFORMATION			
Sheet Title	EXIST. & PROPOSED REAR ELEV.	#	Date
Scale	AS NOTED		Issue
Date	June 25, 2017		
Drawn by	AS NOTED		

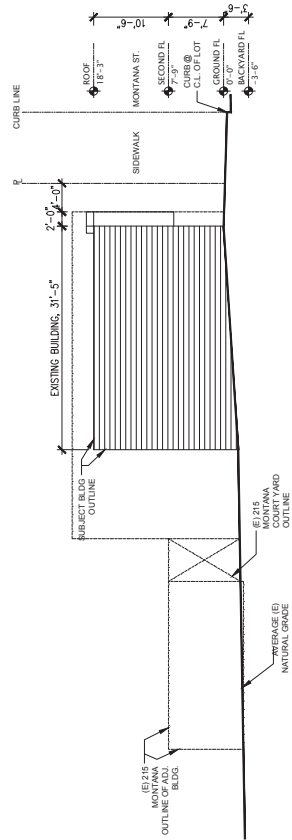
A-5.0



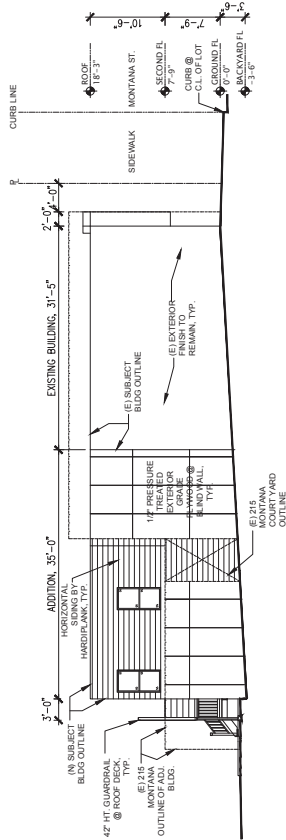
1 EXISTING RIGHT ELEVATION (WEST)  
SCALE: 1/8"=1'-0"



3 PROPOSED RIGHT ELEVATION (WEST)  
SCALE: 1/8"=1'-0"



2 EXISTING LEFT ELEVATION (EAST)  
SCALE: 1/8"=1'-0"



4 PROPOSED LEFT ELEVATION (EAST)  
SCALE: 1/8"=1'-0"



217 MONTANA ST  
SAN FRANCISCO , CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

DRAWING INFORMATION			
Sheet Title	EXIST. & PROPOSED SIDE ELEV.	Scale	AS NOTED
Date	Summer 25, 2017	Drawn by	RL
#	Date	Issue	
0	10/23/17	311 NOTICE	

A-6.0



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
217 MONTANA ST		7069/042
<b>Case No.</b>		<b>Permit No.</b>
		201708074055
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Construct a horizontal and vertical addition at the rear of an existing two-story, single-family dwelling. The project includes interior renovation and additional habitable space at the ground floor. No changes are proposed to the front façade along Montana Street		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional): Nancy Tran

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Nancy Tran 01/22/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
217 MONTANA ST		7069/042
Case No.	Previous Building Permit No.	New Building Permit No.
2017-010311PRJ	201708074055	
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:





# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 8, 2018**

Time: **Not before 1:00 PM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Discretionary Review**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>217 Montana Street</b>	Case No.:	<b>2017-010311DRP</b>
Cross Street(s):	<b>Faxon &amp; Capitol Aves</b>	Building Permit:	<b>2017.08.07.4055</b>
Block /Lot No.:	<b>7069/042</b>	Applicant:	<b>Kelly Zhou</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(510) 318-0008</b>
Area Plan:	<b>N/A</b>	E-Mail:	<a href="mailto:jk88sf@gmail.com">jk88sf@gmail.com</a>
PROJECT DESCRIPTION			
<p>The Request is for a Discretionary Review of Building Permit Application No. 2017.08.07.4055 proposing to construct a horizontal and vertical addition at the rear of an existing two-story, single-family dwelling. The project includes interior renovation and additional habitable space at the ground floor. No changes are proposed to the front façade along Montana Street.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a></p> <p>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.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>Nancy Tran</b> Telephone: <b>(415) 575-9174</b> E-Mail: <a href="mailto:nancy.h.tran@sfgov.org">nancy.h.tran@sfgov.org</a></p>			

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

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

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

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

## APPEAL INFORMATION

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

## ENVIRONMENTAL REVIEW

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

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

RECEIVED

DEC 04 2017

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	2017-010311DRP

# APPLICATION FOR Discretionary Review

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: HAI C YUAN		
DR APPLICANT'S ADDRESS: 219 MONTANA STREET, SAN FRANCISCO	ZIP CODE: 94112	TELEPHONE: (415 ) 586-4263
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: JIAYI ZHOU		
ADDRESS: 217 MONTANA STREET, SAN FRANCISCO	ZIP CODE: 94112	TELEPHONE: (510 ) 318-0008
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> JANE YUAN		
ADDRESS: 219 MONTANA STREET, SAN FRANCISCO	ZIP CODE: 94112	TELEPHONE: (415 ) 513-2070
E-MAIL ADDRESS: yuanjane@hotmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 217 MONTANA STREET, SAN FRANCISCO		ZIP CODE: 94112
CROSS STREETS: FAXON & CAPITOL AVE.		
ASSESSORS BLOCK/LOT: 7069 /042	LOT DIMENSIONS: 25 x 125	LOT AREA (SQ.FT.): 3,123
ZONING DISTRICT: RH-1 / 40-X		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

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

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

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2017.08.07.4055

Date Filed: August 7, 2017

#### 4. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. 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 there were made to the proposed project.

We met with the project sponsor two times. The first time was in July 2017. That was the Pre-application meeting. The second time was in October 2017. Two changes were made to the proposed plan as the result of the two meetings: setback of 3'-2" of rear extension from the shared property line; and removal of 3' x 5' portion next to our deck. Please see Attachment #1 with highlight representing the changes made.

## Discretionary Review Request

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

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

Please see the separate paper for our answer 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 adversely affected, please state who would be affected, and how:

Please see the separate paper for our answer 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?

Please see the separate paper for our answer to this question.

---

---

---

---

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

We understand that although the project meets the minimum standards of the Planning Code, the adverse impacts to our property and our daily lives are exceptional and extraordinary. Our property is abutting to the project property. Please see Attachment #2 which shows the two properties are abutting and we share the same property line. According to the "Notice of Building Permit Application" from the Planning Department, their existing building depth is 31 feet, but after the rear addition, their building depth will increase to 71 feet. This is more than double of what they have currently. Such large scale of rear addition casts shadow to our deck, blocks lights to our kitchen, blocks view to the neighborhood, and their 2<sup>nd</sup> floor window design imposes threats to our privacy. Please see Attachment #3 which shows the current layout of both properties from the rear view.

The "Rear Yard" section of the San Francisco Residential Design Guidelines states: "When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered". And the Guideline to expanding building into the rear yard says: "GUIDELINE: Articulate the building to minimize impact on light and privacy to adjacent properties".



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

We understand that we should expect some impacts as part of their proposed rear addition plan, however given the large scale of their rear addition plan, the adverse impact on our property and our daily lives are unreasonable. Our main concerns are: Light, Privacy, and the "boxed-in" feeling.

**Light:** Their existing building height is 18'-9". Their building is taller than ours. Please see Attachment #4 which shows their building height comparing to ours. Their proposed rear addition plan retains the same height, and extend at that height 40 feet into the rear yard. Their building depth will increase from the current 31 feet to the proposed 71 feet. Their proposed rear building wall will be the same length as our rear deck wall, which means our entire deck will be under shadow. Given this height and depth of rear addition, it will significantly block the light to our kitchen. We currently get sunlight since morning time, but with their building extension, it casts shadow to our deck, our kitchen will become much darker, and we won't get sunlight until around 11am or noon time. This adverse impact to our lives is daily.

**Privacy:** Their current 2<sup>nd</sup> floor window design imposes threats to our privacy. Please see Attachment #5 which shows their window design. They have two windows directly facing our deck. Given that their building is taller than ours (around 10 feet above our deck/kitchen floor), our kitchen is easily seen from these two windows. We lose our privacy with this type of design.

**Boxed-in Feeling:** Their proposed design leaves 3'-2" space between their building/deck wall to our deck wall. Given the fact that their building is taller than ours (around 10 feet above our deck/kitchen floor), their proposed rear building wall goes all the way that aligns to our rear deck wall, we feel the 3'-2" space is not sufficient. This out-of-scale rear yard addition leaves the surrounding residents and us, their adjacent neighbor, feeling "boxed-in". The Residential Design Guideline does provide that "Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall".

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 would greatly appreciate the project sponsor to consider the following modifications:

- a. Remove the two windows on the 2<sup>nd</sup> floor which directly facing our deck/kitchen. According to the proposed design, there are a total of six windows on the 2<sup>nd</sup> floor for the Living Room and Dining Room, therefore we think this request is reasonable to make. Please see Attachment #6 where the two windows in concern are circled.
- b. Setback additional 5' x 3'-6" on the 2<sup>nd</sup> floor. This modification will help to ease the boxed-in feeling and provide lights to our kitchen. Please see Attachment #6 for the mark referring to this setback request.
- c. Scale back on the depth of the rear addition (height if possible). Current proposed plan extends 40 feet into the rear yard, and the proposed rear building wall goes all the way to the same length as our rear deck wall. With this scale of extension, our entire deck will be under shadow, and when we look up, we will only see a huge tall building wall right next to us.

## 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: The other information or applications may be required.

Signature: \_\_\_\_\_



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

12-4-17

Print name, and indicate whether owner, or authorized agent:

Zhen Yuan (Jane)

Owner / Authorized Agent (circle one)

Authorized Agent

Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

# Discretionary Review Application Submittal Checklist

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

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

NOTES:

- ☐ Required Material.
- ☒ Optional Material.

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

RECEIVED

DEC 04 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
ETC

For Department Use Only

Application received by Planning Department:

By: Kurt Bohn

Date: 12/4/17



# RESPONSE TO DISCRETIONARY REVIEW (DRP)



## DR Response

**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: **217 Montana Street**

Zip Code: **94112**

Building Permit Application(s): **2017.0807.4055**

Record Number: **2017-010311DRP**

Assigned Planner: **Nancy Tran**

### Project Sponsor

Name: **Kelly Zhou**

Phone: **(510) 318-0008**

Email: **jk88sf@gmail.com**

### Required Questions

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

**Please see attached.**

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

**Please see attached.**

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

**Please see attached.**




## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	One	One
Occupied Stories (all levels with habitable rooms)	One	Two
Basement Levels (may include garage or windowless storage rooms)	One	None
Parking Spaces (Off-Street)	One	One
Bedrooms	Two	Five
Height	18'-9"	18'-9"
Building Depth	31'-5"	66'-5"
Rental Value (monthly)	Owner Occupied	Owner Occupied
Property Value	\$845,000	Unknown

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

<b>Signature:</b> 	<b>Date:</b>
<b>Printed Name:</b> Kelly Zhou	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> 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 DISCRETIONARY REVIEW (drp) – 217 Montana Street

Building Permit Application: 2017.0807.4055

Record Number 2017-010311DRP

Assigned Planner: Nancy Tran

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 should be approved because it has been modified multiple times to accommodate the DR requester's concern of light and to comply with the Residential Design Guideline per Planning Review Comments.

With all of the modifications, our proposed rear addition is now 15' in width on the second floor.

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.*

Below is a summary of meetings and modifications made:

- **Pre-Application Meeting:** Only the DR requester's family showed up. Discussions of their concerns on view & shadow issues are documented on Attachment 1- Summary with DR requester's initial under each concern and her own note which stated "Extension length-wise instead of width-wise." Attachment 2 is the Original proposed plans presented during the meeting on 7/17/2017.
- **Redesign to Reduce Width per DR Requesters Pre-Application Meeting Notes:** Provide Setbacks of 3'-2" first story & 6'-8" second story. Building extension to match DR requester's home, 219 Montana's rear wall. (Attachment 3 -Building Permit Submittal set dated 8/15/2017)
- **Redesign to Reduce Width per Planning Comments:** Provide 3'-0" on second floor adjacent to 215 Montana (Attachment 4 - Revision#1 dated 9/27/2017)
- **10/5/2017 Follow-Up Meeting with DR Requester's Family:** During the meeting, the parents requested that we further setback 5'x3'-2" area per story adjacent to their deck to align with the rear kitchen wall, they said if we promised to that, they would not mind windows facing their deck. And we also discussed that use of window covering will protect each other's privacy. It was a pleasant meeting ending up with a compromise.
- **Revision per Follow-up Meeting:** Provided additional 5' x 3'-2" setback per agreement. (Attachment 5 – Revision #2 dated 10/9/17)



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.*
- **We purchased this 700-square-foot home last year to raise our family here. The proposed addition is significantly below what is permitted by planning code.**
  - **The DR requester's primary concern is on the shadow impact towards their kitchen window. However, the impacts are not as described by the DR requester because their kitchen window and deck are south facing while our property is on their east side. The major shadow impacts are from the DR requester's own window awnings, including the one right above their kitchen window.**
  - **Our proposed addition is modest and we have provided multiple concession in setbacks resulting in an addition of only 15' in width and with the same building depth as the DR requested. Their request for us to further cutback our addition is entirely unreasonable.**
  - **As for privacy concerns, we are as concerned if not more so than the DR requester since the DR requester has full access view into our home from their deck. We would value an evenly lighted house and will have proper window coverings installed for each other's protection.**
  - **Attachment 6 are renderings of the before and after of our home addition along with the DR Requester's. It clearly demonstrates that our proposed addition is more than appropriate in terms of size and scale.**

Based on the above mentioned, we respectfully requested that the Planning Commission do not take DR and approve our project as modified multiple times. Thank you for your time and consideration.

Sincerely Yours,

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

Kelly Zhou, Owner 217 Montana

Attachment 1- Summary with DR requester's initial under each concern and her own note

Attachment 2 - the Original proposed plans presented during the meeting on 7/17/2017.

Attachment 3 -Building Permit Submittal set dated 8/15/2017

Attachment 4 - Revision#1 dated 9/27/2017

Attachment 5 – Revision #2 dated 10/9/17

Attachment 6 - Renderings of the before and after of our home addition



## Summary of discussion from the Pre-Application Meeting

Meeting Date: July 17, 2017

Meeting Time: 6 PM

Meeting Address: Minni & Lovie Ward Recreational Center Benches at North-West of Park Playground

Project Address: 217 Montana Street

Property Owner Name: Jiayi Zhou

Project Sponsor/Representative: Jiayi Zhou

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): HAI REQUESTED THAT WE ARE BLOCKING THE VIEW & MAJORITY OF THE DECK. THEY ALSO SAID IT WILL PUT SHADOW ON THE DECK.

Project Sponsor Response: \_\_\_\_\_

Question/Concern #2: HAI REQUESTING ABOUT BLOCKING LIGHT & Request what is our maximum that we can extend for our project. THEY gave a number that we extend only 12.5 ft for extension to their deck profile.

Project Sponsor Response: \_\_\_\_\_

Question/Concern #3: The light is more critical than any view & view is the second consideration. Blocking our kitchen light is our major concern. Your extension of 25 feet is blocking 2/3 of our deck which blocks lights to our kitchen.

Project Sponsor Response: \_\_\_\_\_

Question/Concern #4: HAI & US DISCUSSED THAT IF WE DO A 10' WIDTH deck to the extension of their building deck & extend @ 215 Montana profile for living space, they can accommodate that. THEY CARE ABOUT LIGHT AND VIEW less significant. We try to work out a plan that can

Project Sponsor Response: \_\_\_\_\_

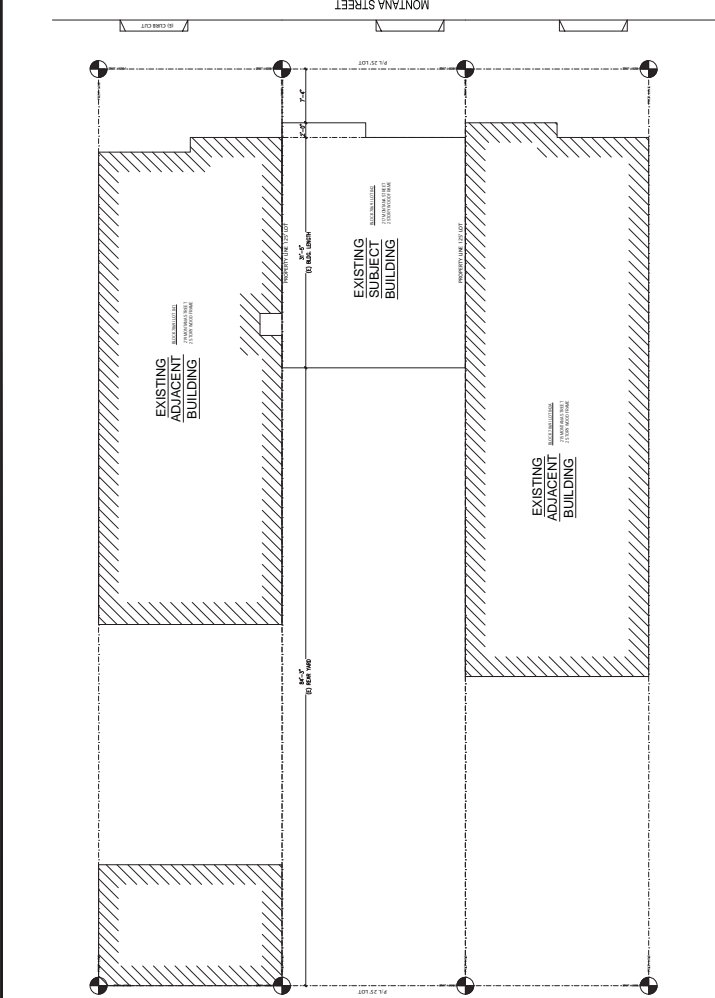
accommodate both families. Extension length-wise instead of width-wise.

## Pre-Application Meeting Sign-in Sheet

Meeting Date: July 17, 2017Meeting Time: 6 PMMeeting Address: Minni & Lovie Ward Recreational Center Benches at North-West of Park PlaygroundProject Address: 217 Montana StreetProperty Owner Name: Jiayi ZhouProject Sponsor/Representative: Jiayi Zhou

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

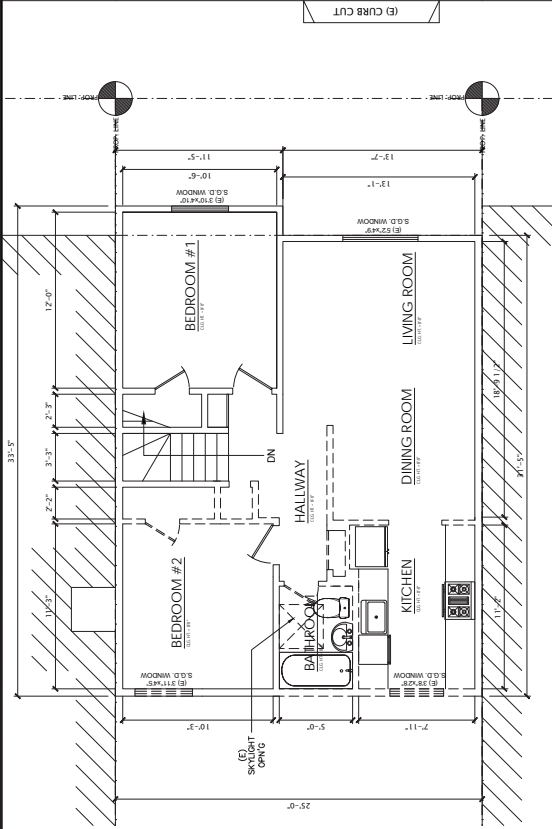
	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Hai Yuan	219 Montana	45-513-2070	guanjane@hotmail.com	<input checked="" type="checkbox"/>
2.	Chan Gu	"	"	"	<input checked="" type="checkbox"/>
3.	Zhen Yuan	"	"	"	<input checked="" type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>



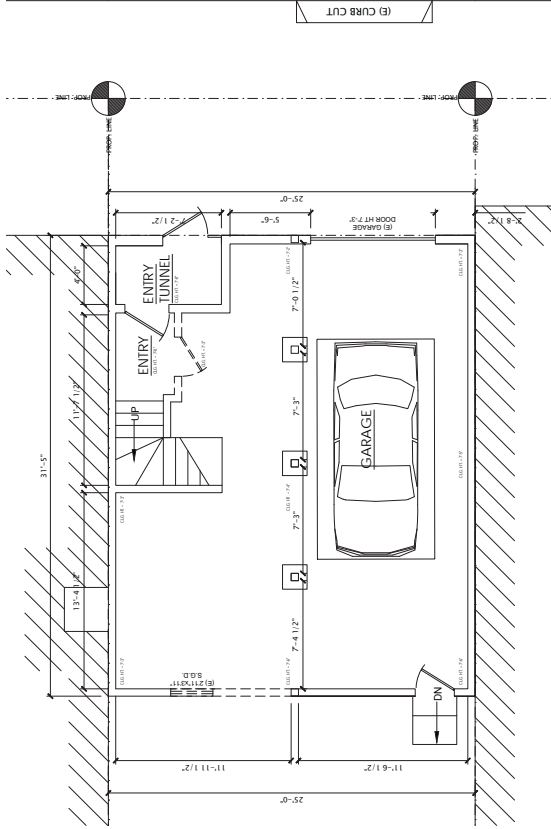
EXISTING SITE / ROOF PLAN  
SCALE: 1/8"=1'-0"

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



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



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

PRE-APP DWG  
07/17/17

217 MONTANA ST  
SAN FRANCISCO, CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

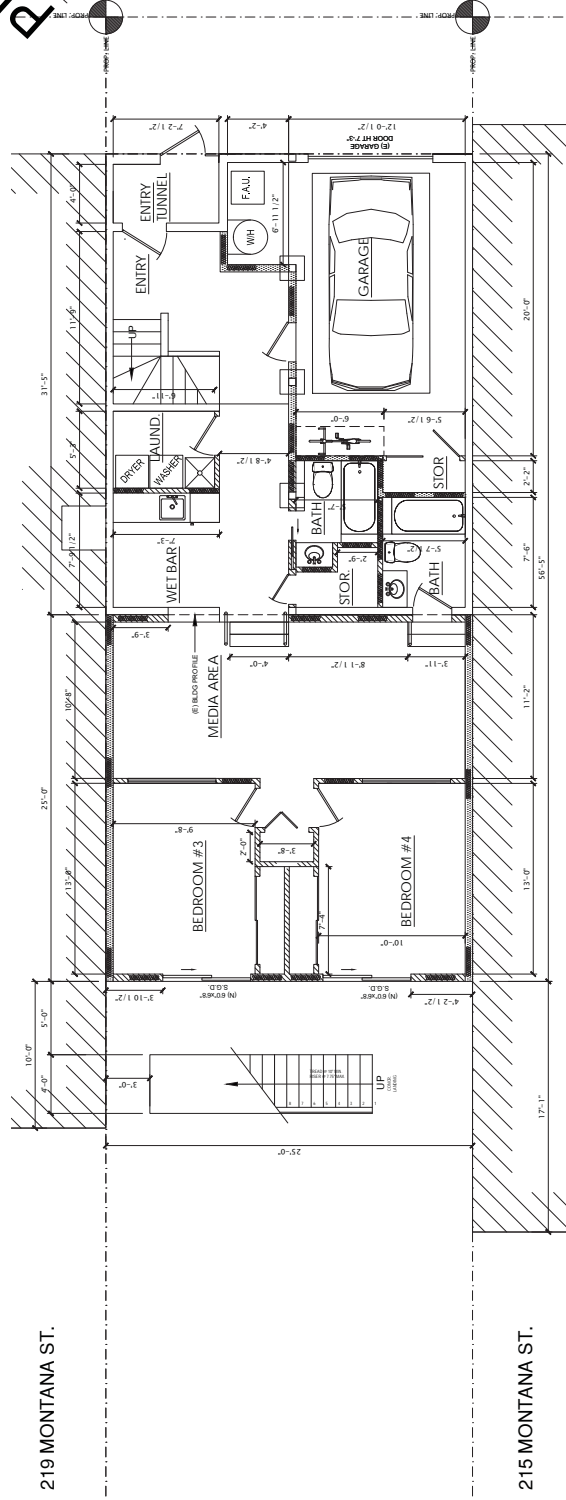
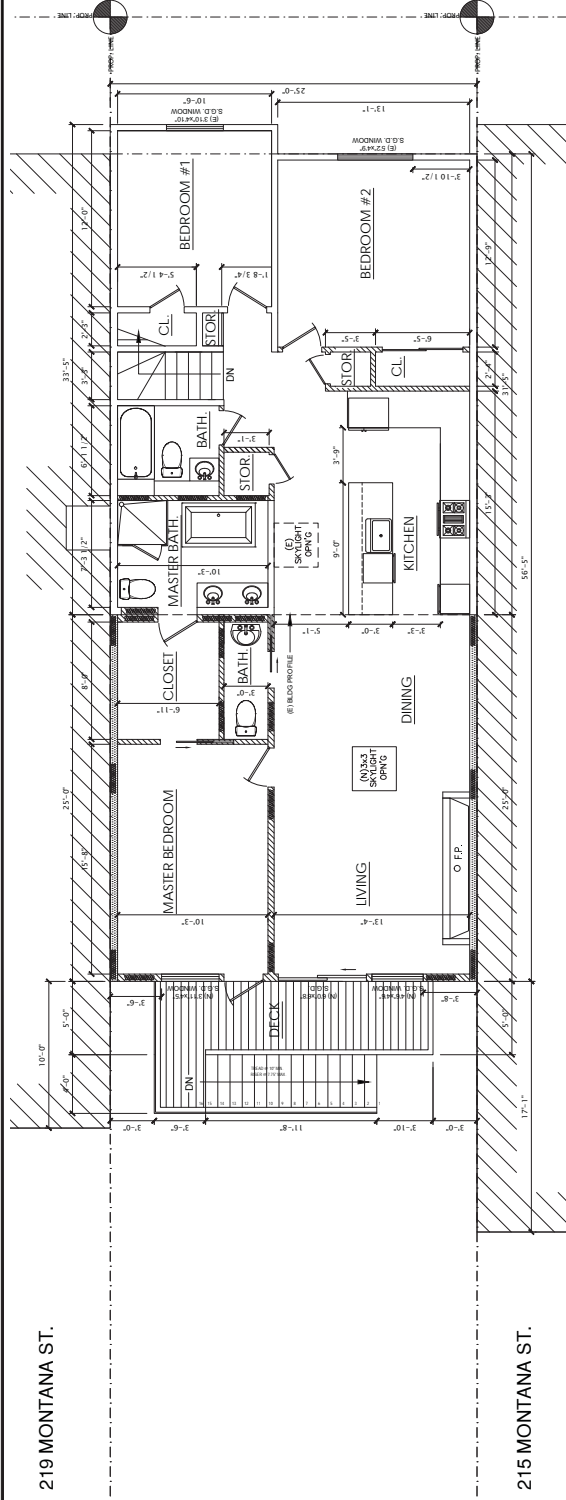
DRAWING INFORMATION			
Sheet Title	EXISTING PLANS & AREA CALC	Date	
Scale	AS SHOWN	Issue	
Drawn	7/11/17	Pre-App	
Check			
Rev			

PROJECT # - 508

PROJECT ADDRESS  
217 MONTANA ST  
SAN FRANCISCO, CA

A-1.1





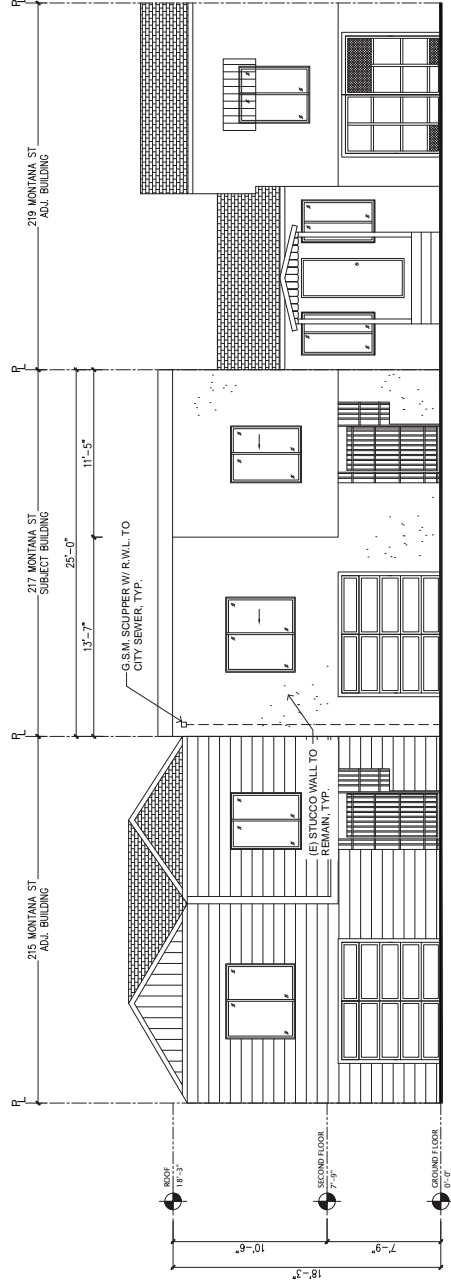
217 MONTANA ST  
SAN FRANCISCO , CA 94112

## HORIZONTAL REAR ADDITION - RESIDENTIAL

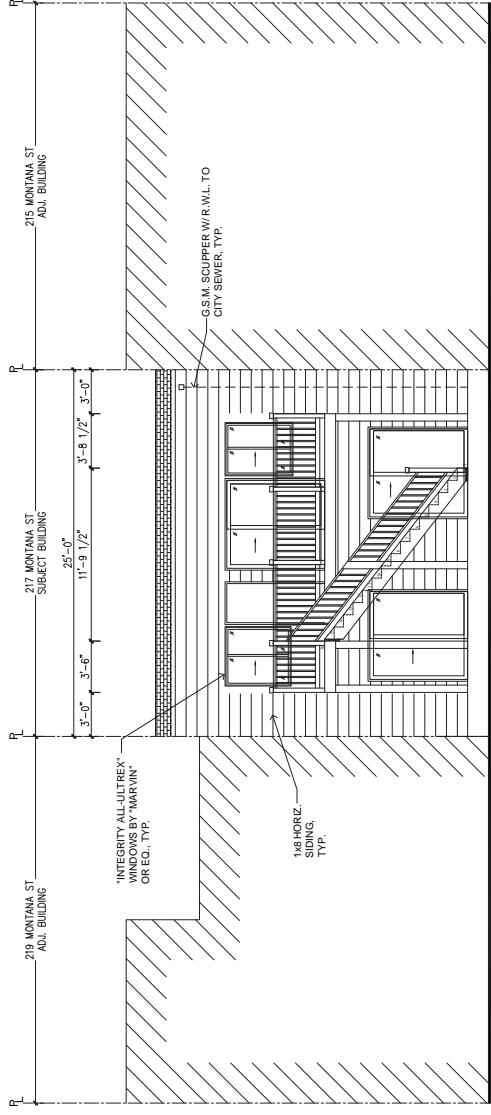
PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA  
PROJECT # : 5068

[illegible]

A-2.0



1 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

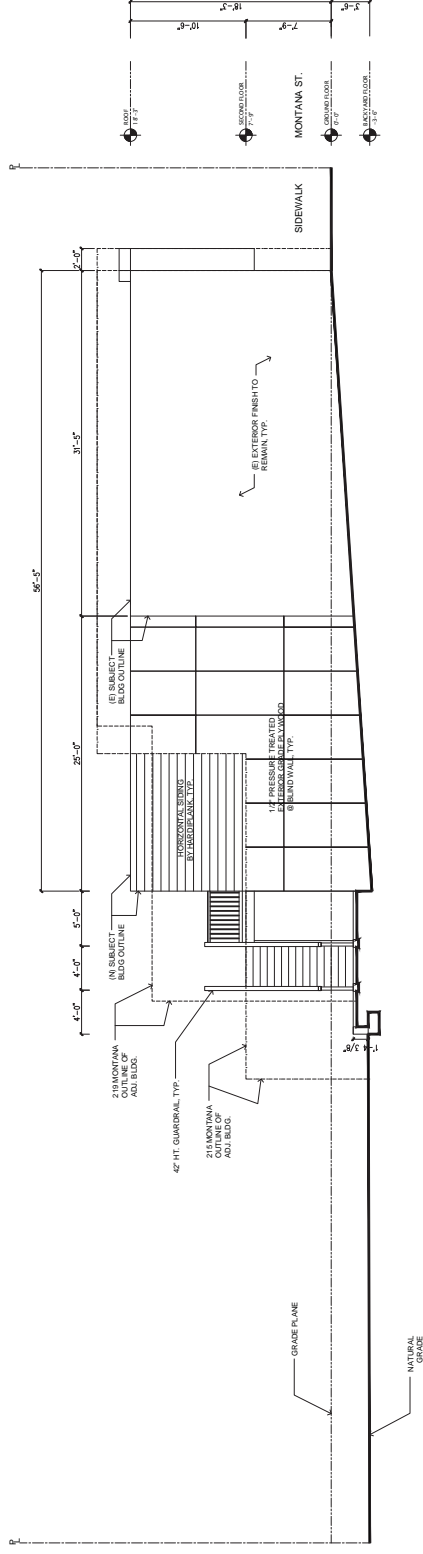
217 MONTANA ST SAN FRANCISCO , CA 94112		HORIZONTAL REAR ADDITION - RESIDENTIAL		PROJECT OWNER 217 MONTANA ST SAN FRANCISCO, CA PROJECT # : 5068		Stamp	DRAWING INFORMATION	
							Sheet Title: PROPOSED ELEVATIONS	
							Scale: AS SHOWN	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	
							Issue: Pre-App	
							Date: 07/17/17	



[illegible]

## 7 PROPOSED RIGHT ELEVATION

SCALE: 3/16"=1'-0"



217 MONTANA ST  
SAN FRANCISCO ,

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

PROJECT # : 5068

DRAWING INFORMATION	Sheet Title: <b>PROPOSED ELEVATIONS</b> AS NOTED Scale: Date: <b>APRIL --, 2017</b> Sheet No.
---------------------	--

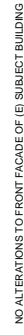
### A-3.1

[illegible]





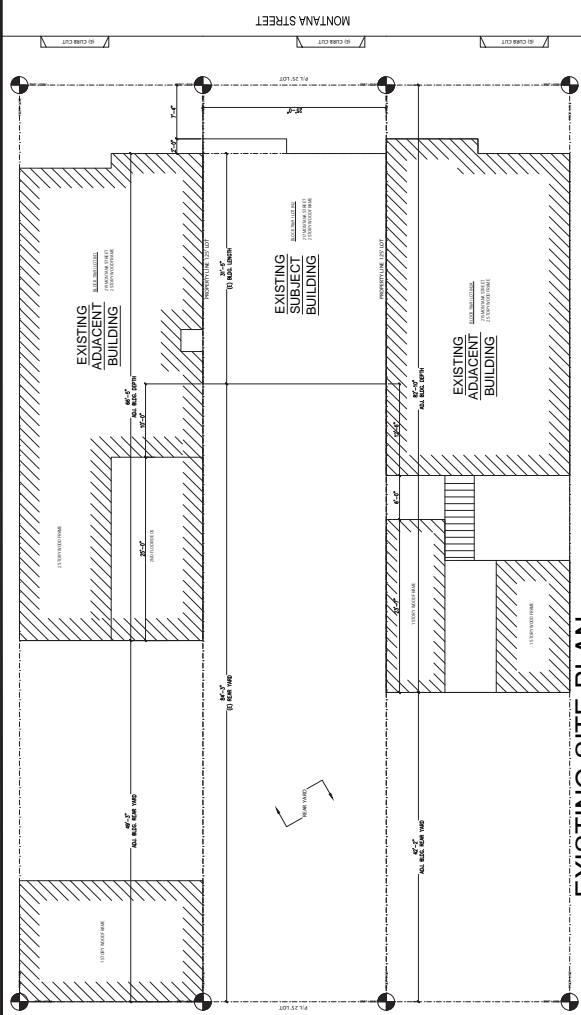
3 REAR VIEW OF ADJACENT BLDG (215 MONTANA ST)  
SCALE: NTS



#### 4 EXISTING FRONT ELEVATION

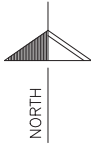
## HORIZONTAL REAR ADDITION - RESIDENTIAL

A-0.1



EXISTING SITE PLAN

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



EXISTING AREA CALCULATION (IN SQUARE FEET):

	HABITABLE*	GARAGE	TOTAL
2ND FLOOR	781	0	781
1ST FLOOR	0	781	781
TOTAL	781	781	1,562

TOTAL EXISTING LIVING AREA = 781 S.F.  
TOTAL EXISTING GARAGE = 781 S.F.  
TOTAL EXISTING GROSS AREA = 1,562 S.F.

EXISTING + NEW AREA CALCULATION (IN SQUARE FEET):

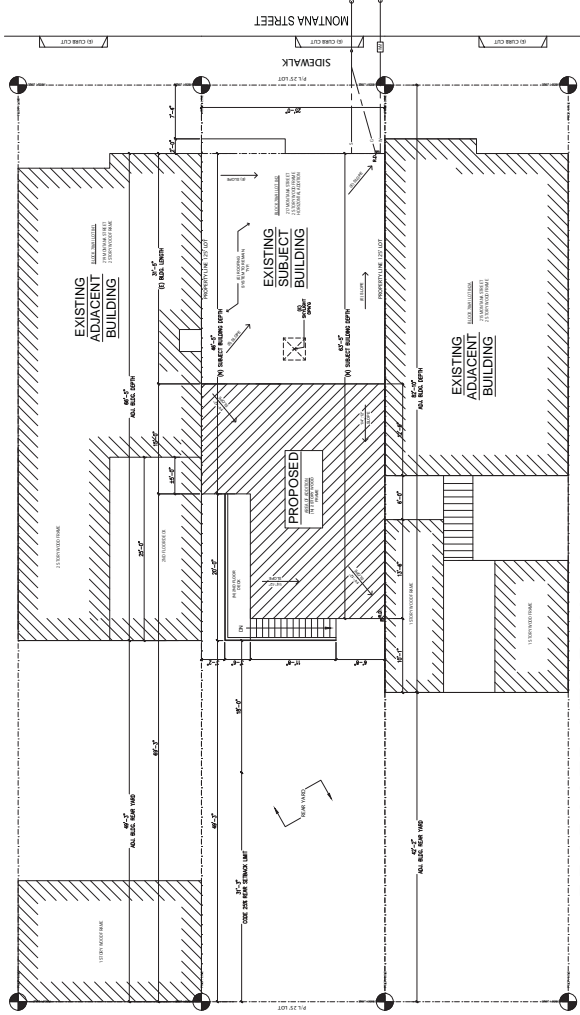
	HABITABLE*	GARAGE	UNHABITABLE**	TOTAL
2ND FLOOR	1,030	0	295	1,325
1ST FLOOR	590	270	445	1,305
TOTAL	1,620	270	740	2,630

TOTAL EXISTING HABITABLE AREA = 781 S.F.  
ADDED HABITABLE AREA = 839 S.F.  
TOTAL (E+N) HABITABLE AREA = 1,620 S.F.

TOTAL EXISTING GARAGE AREA = 781 S.F.  
REMOVED GARAGE AREA = -511 S.F.  
TOTAL (E+N) GARAGE AREA = 270 S.F.

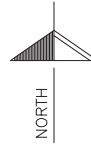
TOTAL EXISTING GROSS AREA = 1,562 S.F.  
ADDED GROSS AREA = 1,068 S.F.  
TOTAL (E+N) GROSS AREA = 2,630 S.F.

NOTE: CALCULATED AREAS ARE BASED ON THE EXISTING AREAS AND DO NOT INCLUDE ANY AREAS THAT ARE USED FOR DECKING OR LEADING PORCHES. FINAL SQUARE FOOTAGE AND FINISHED DRAWINGS MAY VARY. \*HABITABLE AREAS INCLUDE ALL AREAS WITH FINISHED FLOORS AND CEILINGS. \*\*UNHABITABLE AREAS INCLUDE ALL AREAS WITH FINISHED FLOORS AND CEILINGS, BUT NOT FINISHED WALLS OR EXTERIOR WALLS. EXTERIOR WALLS, STORAGE, BATHROOM, CLOSET, UTILITY, PANTRY, ETC.



PROPOSED SITE PLAN

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



217 MONTANA ST  
SAN FRANCISCO, CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

PROJECT NUMBER:  
217 MONTANA ST  
SAN FRANCISCO, CA  
PROJECT # : 5068

Stamp

# 0

Date 09/15/17

Issue Site Permit

#

Date

Issue

Sheet Title

EXIST. & PROPOSED  
SITE PLAN

Scale:

AS NOTED

Date:

August 15, 2017

Drawn By:

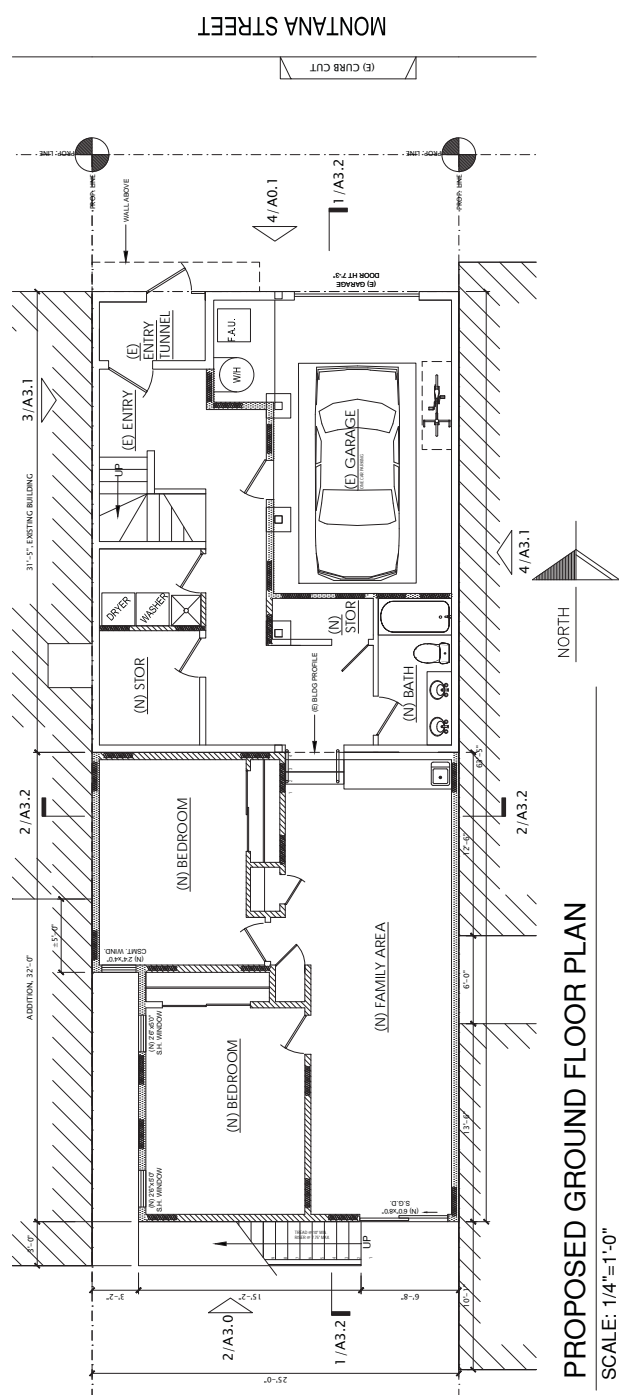
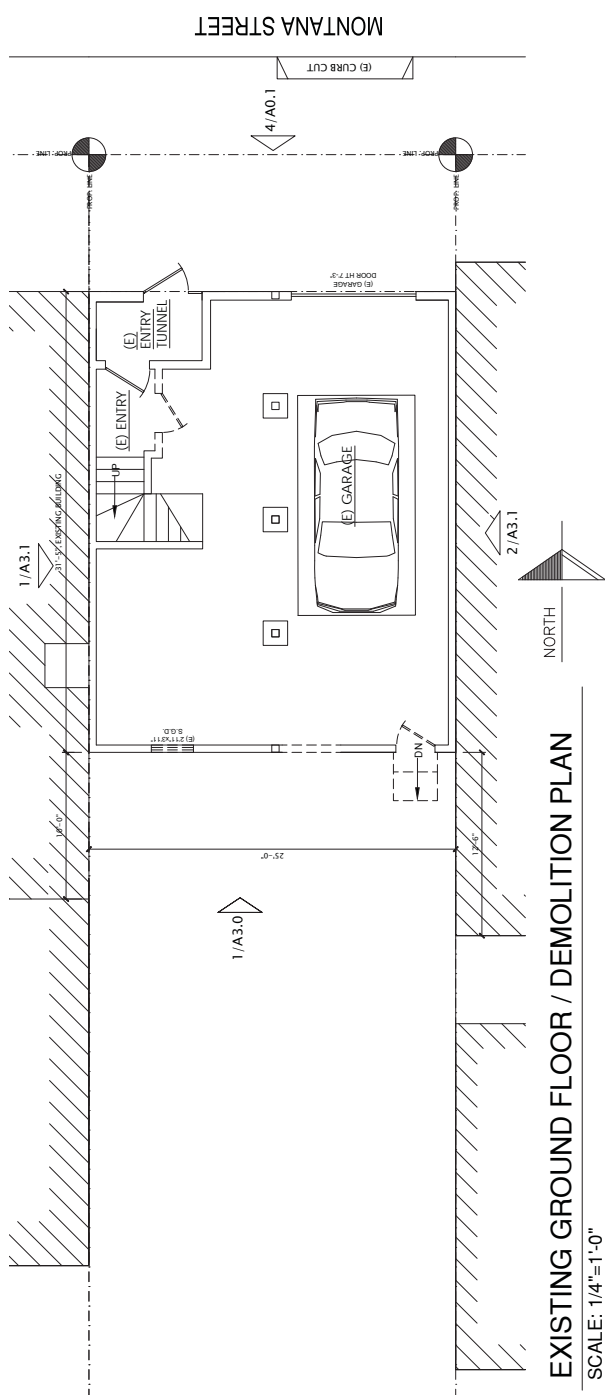
AW

Check By:

AW

DRAWING INFORMATION

A-1.0



217 MONTANA ST  
SAN FRANCISCO , CA 94112

## HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068

PROJECT # : 5068

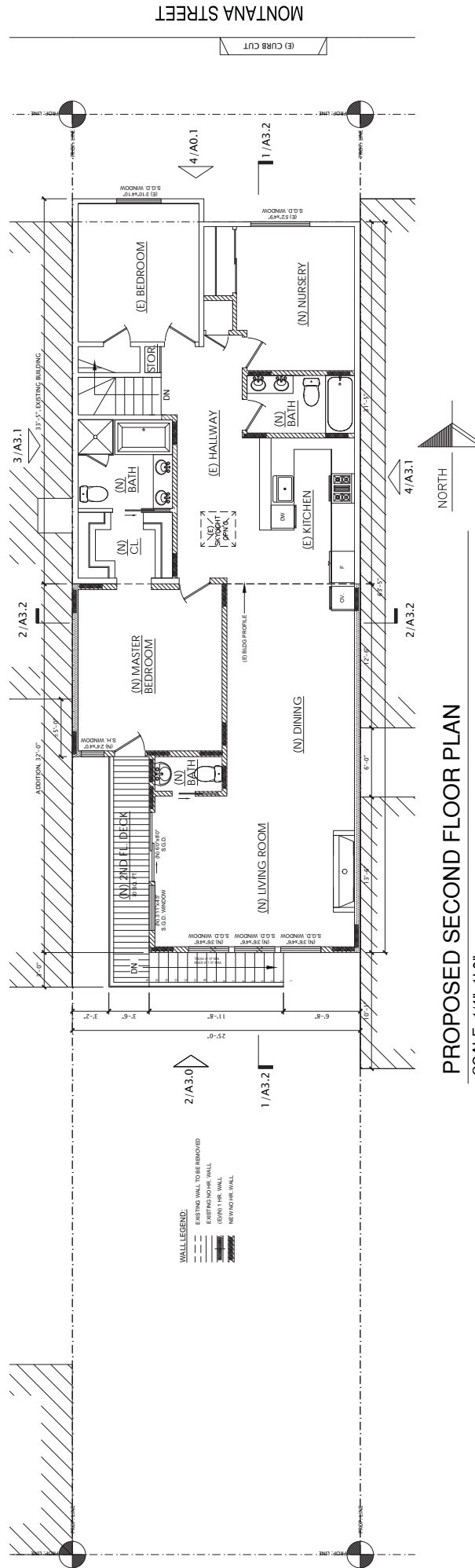
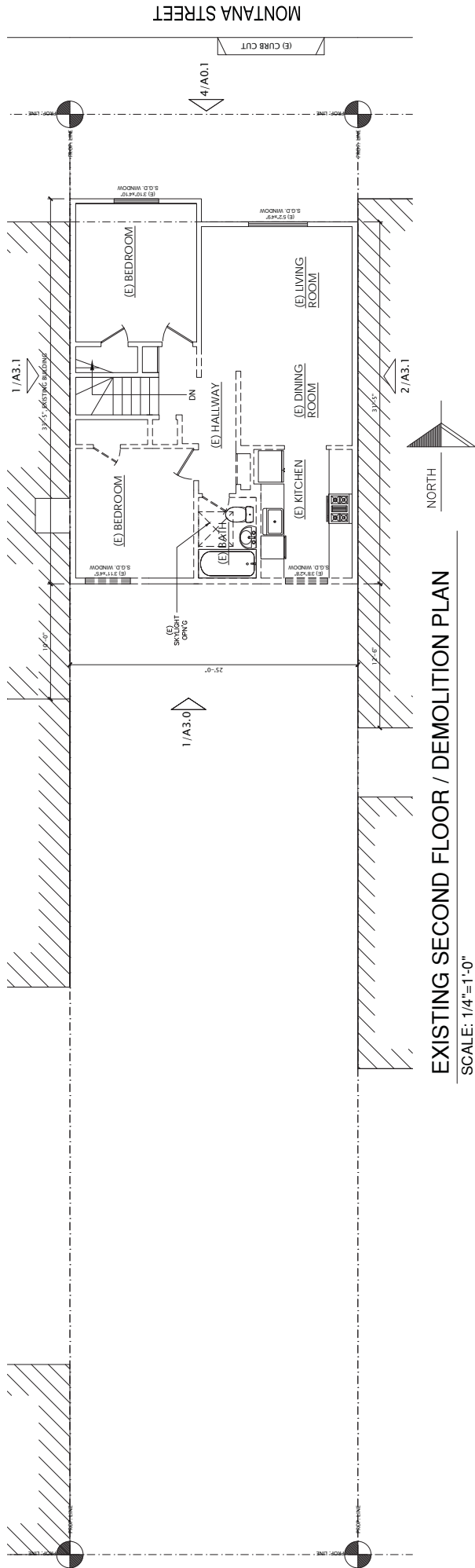
Stamp: \_\_\_\_\_

#	Date	Issue
0	08/15/17	Site Permit

#	Date	Issue

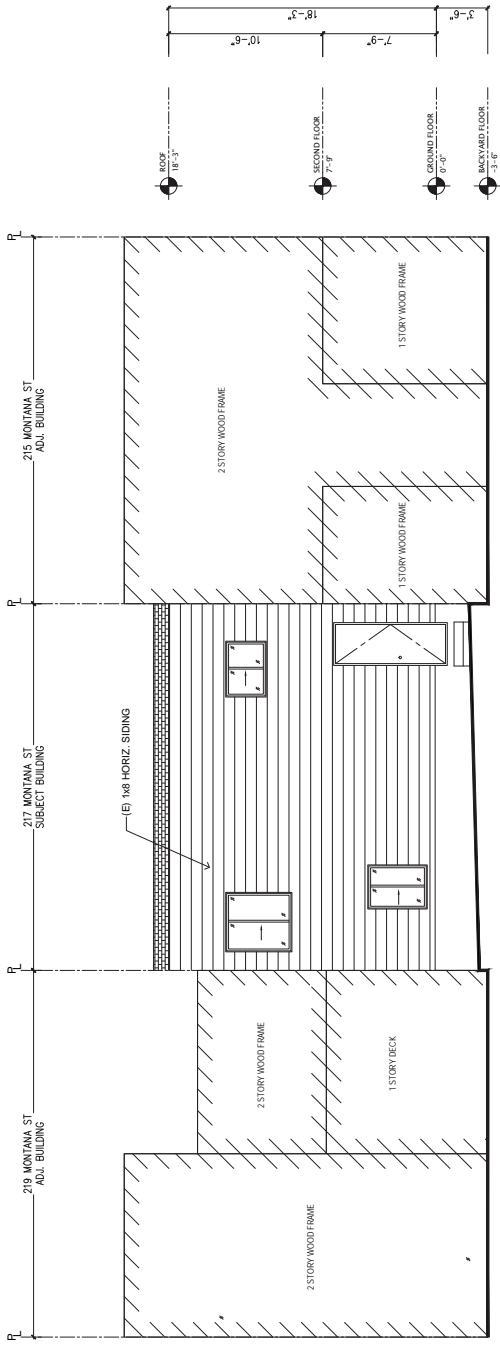
DRAWING INFORMATION
Sheet Title: <b>EXIST. &amp; PROPOSED GROUND FLOOR</b>

# A-2.0

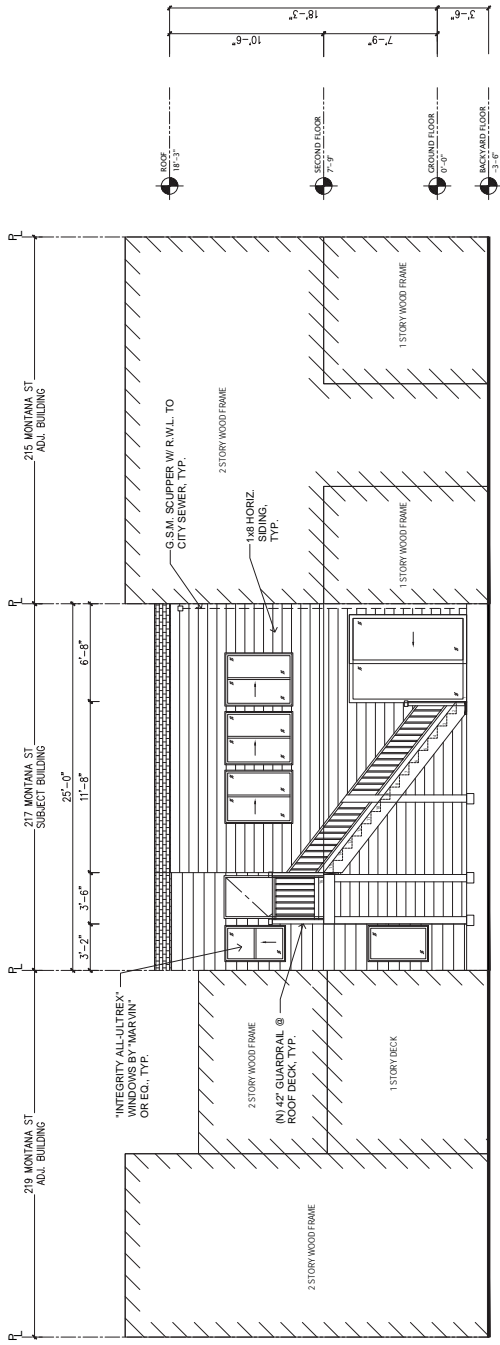


- WALL LEGEND:**
- EXISTING WALL TO BE REMOVED
  - - - EXISTING NO IR. WALL
  - ===== EXISTING 1 HR. WALL
  - ===== NEW NO IR. WALL

<p>217 MONTANA ST SAN FRANCISCO, CA 94112</p>	<p>PROJECT # 5068</p>	<p>PROJECT LOCATION 217 MONTANA ST SAN FRANCISCO, CA</p>	<p>Stamp</p>	<p>DATE: 09/15/17 SHEET: 02 SHEET TOTAL: 02</p>	<p>DRAWING INFORMATION SHEET TITLE: EXIST. &amp; PROPOSED SECOND FLOOR SCALE: AS NOTED DATE: August 15, 2017 DRAWN BY: [Signature] CHECKED BY: [Signature]</p>
---	-----------------------	--	--------------	---	--



**1** EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



**2** PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

217 MONTANA ST  
SAN FRANCISCO, CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

PROJECT OWNER  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # 5088

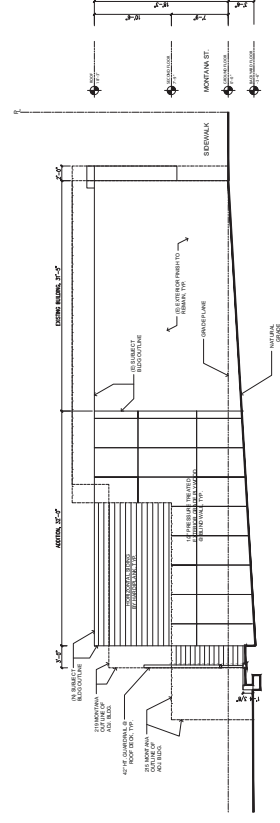
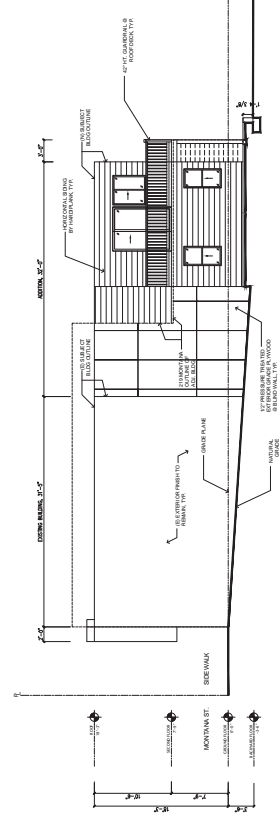
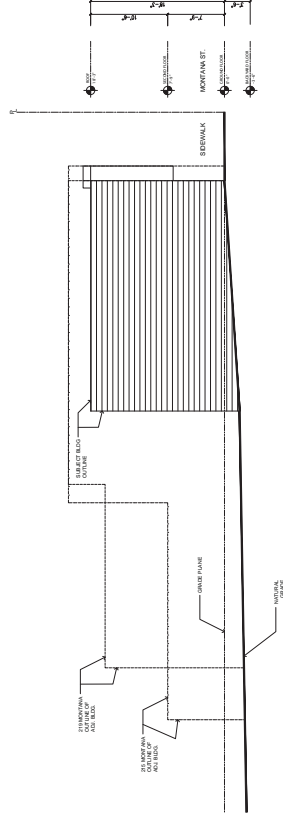
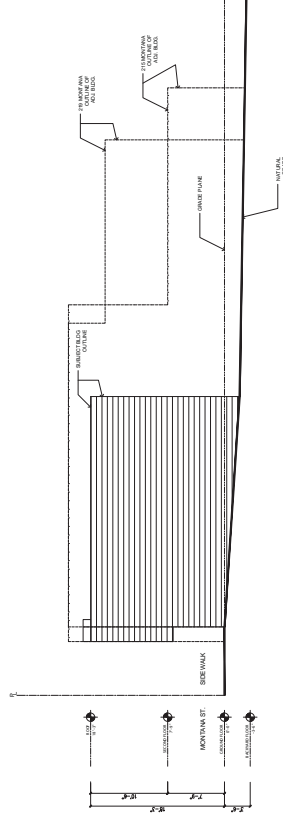
Stamp

# Date Issue

# Date Issue

DRAWING INFORMATION  
Sheet Title: EXIST. & PROPOSED  
REAR ELEV.  
Scale: AS NOTED  
Date: August 15, 2017  
Author: [Redacted]  
Reviewer: [Redacted]

A-3.0



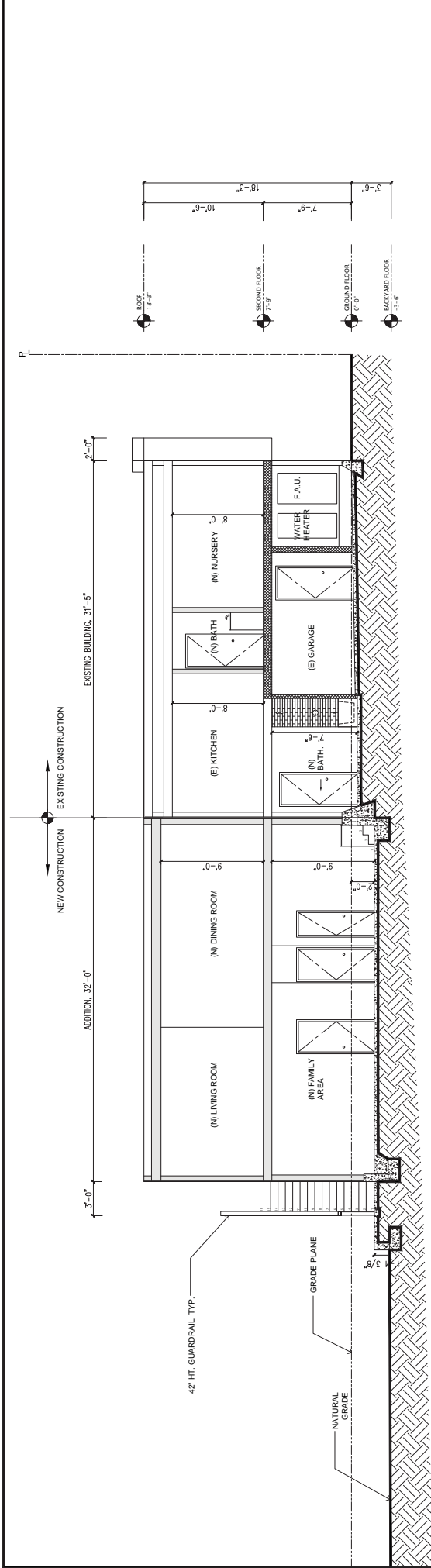
217 MONTANA ST  
SAN FRANCISCO , CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

DRAWING INFORMATION	Sheet Title: <b>EXIST. &amp; PROPOSED SIDE ELEV.</b> AS NOTED Date: August 15, 2017 Sheet No.:
---------------------	---

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068



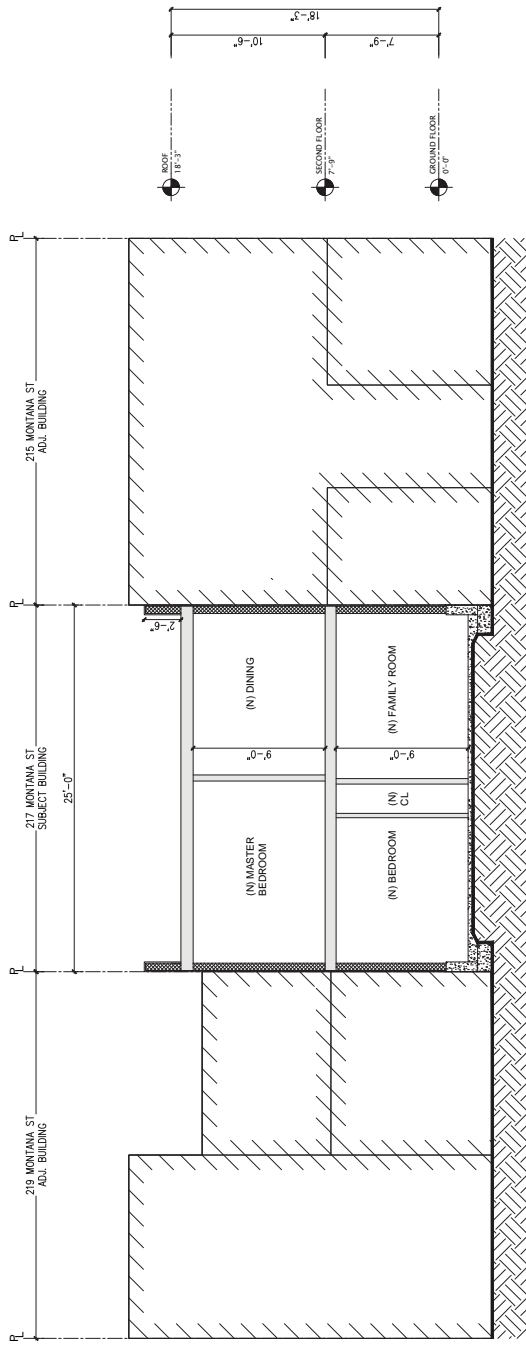
1 LONGITUDINAL BUILDING SECTION CUT  
SCALE: 1/4"=1'-0"

WALL LEGEND:

EXISTING 10" HIB. WALL

NEW 10" HIB. WALL

EXISTING 1 HIB. WALL



2 CROSS BUILDING SECTION CUT  
SCALE: 1/4"=1'-0"

<p>217 MONTANA ST SAN FRANCISCO, CA 94112</p>	<p>PROJECT OWNER: HAYWARD GARAGE 217 MONTANA ST SAN FRANCISCO, CA</p>	<p>Stamp</p>	<p># 0 Date 09/15/17 Issue 0</p>	<p>09/15/17 Site Permit</p>	<p>DRAWING INFORMATION</p> <p>Sheet Title: BUILDING SECTIONS</p> <p>Scale: AS NOTED</p> <p>Date: August 15, 2017</p> <p>Project No: A-3.2</p>
---	---	--------------	----------------------------------	-----------------------------	---







&	AND	JT.	JOINT
@	AT		
¢	CENTER LINE	LAM.	LAMINATE
Ø	DIAMETER	LAV.	LAVATORY
#	POUND OR NUMBER	LB.	POUND
ℓ	PROPERTY LINE	LOUV	LOUVER
		LT.	LIGHT
A.D.	AREA DRAIN	LWC.	LIGHT WEIGHT
A.B.	ANCHOR BOLT		CONCRETE
A.BJ.	ADJACENT		
ALUM.	ALUMINUM	MATL.	MATERIAL
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
AWN.	AWNING WINDOW	MEMB.	MEMBRANE
ASPH.	ASPHALT	MET.	METAL
		MFR.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
BITUM.	BITUMINOUS	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MUL	MULLION
BOT.	BOTTOM		
BTW.	BETWEEN	N.	NORTH
		(N)	NEW
C.B.	CATCH BASIN	N.A.	NOT APPLICABLE
C.C.	CENTER TO CENTER	N.I.C.	NOT IN
C.O.	CLEANOUT		CONTRACT
CAB.	CABINET	N.T.S.	NOT TO SCALE
CLKG.	CAULKING	NO./#	NUMBER
CEM.	CEMENT	NOM.	NOMINAL
CEN.	CENTER		
CLG.	CEILING	O.C.	ON CENTER
CLO.	CLOSET	O.F.D.	OVERFLOW
CLR.	CLEAR		DRAIN
COL.	COLUMN	O.H.	OVERHANG
CONC.	CONCRETE	OBS.	OBSCURED
COND.	CONDITION	OPNG.	OPENING
CONN.	CONNECTION		
CONST.	CONSTRUCTION	PERF.	PERFORATED
CONT.	CONTINUOUS	P/L	PROPERTY LINE
CORR.	CORRIDOR	PL.	PLATE
CNTR.	COUNTER	PLBG.	PLUMBING
		PLYWD.	PLYWOOD
D.H.	DOUBLE HUNG	PREFAB.	PREFABRICATED
	WINDOW	PRELIM.	PRELIMINARY
DBL.	DOUBLE	PSF	POUNDS PER
DEPT.	DEPARTMENT		SQ. FT
DET.	DETAIL	PSI	POUNDS PER
DIA.	DIAMETER		SQ. IN.
DIM.	DIMENSION	PT.	POINT
DN.	DOWN	PTD.	PAINTED
DR.	DOOR	PTN.	PARTITION
D/W	DISHWASHER		
DWG.	DRAWING	QTY.	QUANTITY
			QUARRY TILE
E.	EAST		
(E)	EXISTING	R.	RISER
EA.	EACH	R.D.	ROOF DRAIN
EL.	ELEVATION	R.W.	REDWOOD
ELEC.	ELECTRICAL	R.W.L	RAIN WATER LEADER
ELEV.	ELEVATOR	RAD.	RADIUS
EMER.	EMERGENCY	REF.	REFERENCE
ENCL.	ENCLOSE	REFR.	REFRIGERATOR
ENGR.	ENGINEER	REINF.	REINFORCED
EQ.	EQUAL	REQ.	REQUIRED
EQUIP.	EQUIPMENT	RET.	RETAINING
EXP.	EXPANSION	RM.	ROOM
EXPO.	EXPOSED		
EXT.	EXTERIOR	S.	SOUTH
		S.C.	SOLID CORE
F.A.	FIRE ALARM	S.D.	SMOKE DETECTOR
F.A.U	FORCED AIR UNIT	S.G.D.	SLIDING GLASS DOOR
F.D.	FLOOR DRAIN	S.H.	SINGLE HUNG
F.D.C.	FIRE DEPT.		WINDOW
	CONNECTION	SCHED.	SCHEDULE
F.E.	FIRE EXTINGUISHER	SECT.	SECTION
F.G.	FIXED GLASS	SHT.	SHEET
	WINDOW	SIML.	SIMILAR
F.O.	FACE OF	SKYL.T.	SKYLIGHT
F.P.	FIRE PLACE	SL.	SLIDER WINDOW
FPFR.	FIREPROOF	SPEC.	SPECIFICATION
FDN.	FOUNDATION	SQ.	SQUARE
FIN.	FINISH	S.S.T.	STAINLESS STEEL
FLR.	FLOOR	STD.	STANDARD
FLOUR.	FLUORESCENT	STL.	STEEL
FT.	FOOT OR FEET	STOR.	STORAGE
FTG.	FOOTING	STRL	STRUCTURAL
F.R.	FIRE RATED	SUSP.	SUSPENDED
FRMG.	FRAMING	SUMM.	SUMMARY
		SYM.	SYMMETRICAL
G.F.I	GROUND FAULT		
	INTERRUPTER	T&G	TONGUE & GROOVE
G.S.M.	GALVANIZED SHEET	T.O.	TOP OF
	METAL	THK.	THICK
GALV.	GALVINIZED	TYP.	TYPICAL
GA.	GAUGE	T.G.	TEMPERED GLASS
G.B.	GRAB BAR		
GL.	GLASS		
GND.	GROUND	U.O.N.	UNLESS OTHERWISE
GYP.	GYPSPUM	UTIL.	NOTED
			UTILITY
H.B.	HOSE BIBB	VERT.	VERTICAL
HDWD.	HARDWOOD	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL		
HR.	HOUR	W.	WEST
HT.	HEIGHT	W/	WITH
HW.	HOT WATER	W.C.	WATER CLOSET
	HEATER	WD.	WOOD
		W/O	WITHOUT
IN.	INCH	WP.	WATERPROOF
INSUL.	INSULATION	WT.	WEIGHT
INT.	INTERIOR		

**HORIZONTAL ADDITION**  
**217 MONTANA STREET**  
**SAN FRANCISCO, CA 94112**

# GENERAL NOTE

1. PLEASE TAKE NOTICE THAT THE DRAWINGS ARE PREPARED FOR THE PROJECT LISTED AND ARE LIMITED TO AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, PLUMBING, MECHANICAL, FIRE SPRINKLER, ELECTRICAL SYSTEMS; AND ALL FIRE PROOFING STANDARDS.
3. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING DEPARTMENT AGENCY AND INTERNATIONAL BUILDING CODE, AS WELL AS APPLICABLE FEDERAL, STATE AND CITY ORDINANCES, AMENDMENTS AND RULINGS.
4. THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON DRAWINGS PROVIDED BY THE ARCHITECT/ENGINEER, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE, AND ADJACENT PROPERTIES. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK.
5. THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S WARRANTY OF THE BUILDABILITY OF THE PROJECT AND DRAWING ACCURACY AS SHOWN IN THE LIGHT OF SITE CONDITIONS. IF CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN AND CONSTRUCT AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODES AND ORDINANCES.
6. CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATIONS TO THE PLAN.
7. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND WINDOW LOCATIONS OR DISCREPANCY, NOTIFY THE ARCHITECT/ENGINEER.
8. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
9. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION AND MAINTENANCE OF THE PROJECT AND ADJACENT PROPERTIES. THE ARCHITECT/ENGINEER SHALL NOT REVIEW THE ADEQUACY OF THE CONSTRUCTION.
10. THE ARCHITECT/ENGINEER SHALL NOT CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE CONSTRUCTION WITH THE PLANS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB EXECUTION; PREVENT DUST AND DEBRIS FROM THE PROJECT BY BARRIERS AS MAY BE REQUIRED BY THE SCOPE OF WORK.
12. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS GENERATED DURING CONSTRUCTION IN A CLEAN AND ORDERLY MANNER.
13. THE CONTRACTOR SHALL PATCH & REPAIR ALL FIRE PROOFING DAMAGE INCURRED DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT AS DESCRIBED.
15. ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE FURNISHED. THE ARCHITECT/ENGINEER'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE CONTRACTOR FOR THE PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
16. ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED, AND DATED BY THE BUILDING DEPARTMENT SHALL NOT BE USED FOR CONSTRUCTION.

# SHEET INDEX

A-0	-	TITLE SHEET AND GENERAL NOTES
A-0.1	-	EXISTING PHOTOS & FRONT ELEVATION
A-1.0	-	EXISTING & PROPOSED SITE PLANS
A-2.0	-	EXISTING & PROPOSED GROUND FLOOR PLANS
A-2.1	-	EXISTING & PROPOSED SECOND FLOOR PLANS
A-3.0	-	EXISTING & PROPOSED REAR ELEVATIONS
A-3.1	-	EXISTING & PROPOSED SIDE ELEVATIONS
A-3.2	-	EXISTING BUILDING SECTIONS
A-3.3	-	PROPOSED BUILDING SECTIONS
A-4.0	-	GREEN BUILDING SUBMITTAL

1

PROJECT INFO	
BUILDING INFO: INGLESIDE - DISTRICT 13 OCEANVIEW YEAR BUILT - 1946	2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS 2016 CALIFORNIA PLANNING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE
BLOCK/LOT: 7069/042 HEIGHT LIMIT: 40-X ZONING: RH-1 BUILDING USE: RESIDENTIAL TYPE OF CONSTRUCTION: LIGHT FRAME CONSTRUCTION	
NUMBER OF STORIES: 2 USE & OCCUPANCY CLASS: R-3 NUMBER OF DWELLING UNITS: 1 - EXISTING	

HORIZONTAL REAR ADDITION OF EXISTING 2-STORY RESIDENTIAL SINGLE FAMILY DWELLING.

Response, Attachment 4 / Reduced Plans

# VICINITY VIEW

The vicinity map shows the proposed station location in the center, with major roads like Ocean Ave, Highway 101, and local streets like 1st St, 2nd St, and 3rd St. The map also shows the location of the proposed station and the existing station.

# LOCATION MAP

The map displays a street grid. The vertical streets from left to right are PACIFIC AVE, CAPITOL AVE, and BACON ST. The horizontal streets from top to bottom are MONTANA ST and MINERVA ST. A blue rectangle highlights a property on Montana St, between Capitol Ave and Bacon St. A black dot on this rectangle indicates the subject property address. A line points from the text "SUBJECT PROPERTY ADDRESS" to this dot. A north arrow is located in the bottom right corner of the map area.

217 MONTANA ST  
SAN FRANCISCO , CA 94

## HORIZONTAL REAR ADDITION - RESIDENTIAL

<p>PROJECT OWNER: ZHOU RESIDENCE 217 MONTANA ST SAN FRANCISCO, CA</p> <p>PROJECT # : 5068</p>	<p>Stamp:</p>
---	---------------

#	Date	Issue
0	08/15/17	Site Permit
1	09/27/17	Site Rev 1

[illegible]

**A-0**



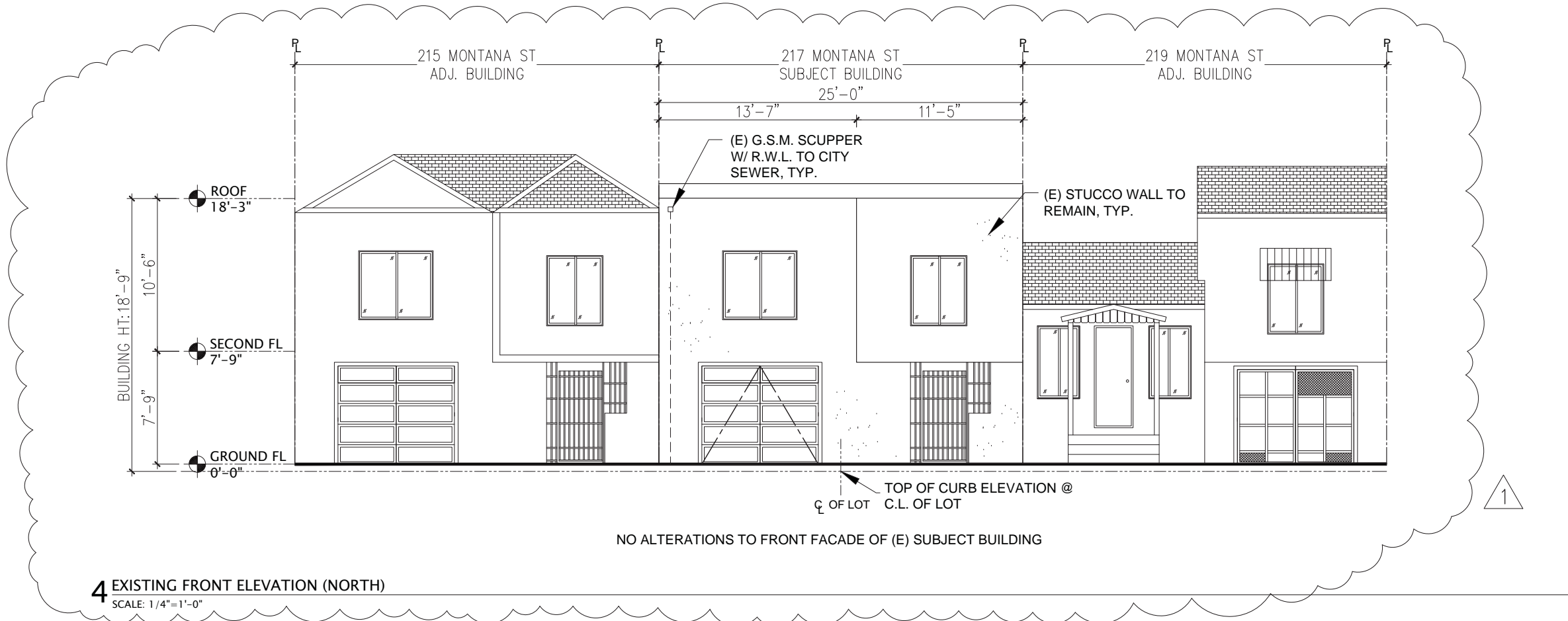
1 REAR FACADE OF SUBJECT BUILDING  
SCALE: NTS



2 REAR VIEW OF ADJACENT BLDG (219 MONTANA ST)  
SCALE: NTS



3 REAR VIEW OF ADJACENT BLDG (215 MONTANA ST)  
SCALE: NTS



217 MONTANA ST  
SAN FRANCISCO , CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA  
  
PROJECT # : 5068

Stamp:

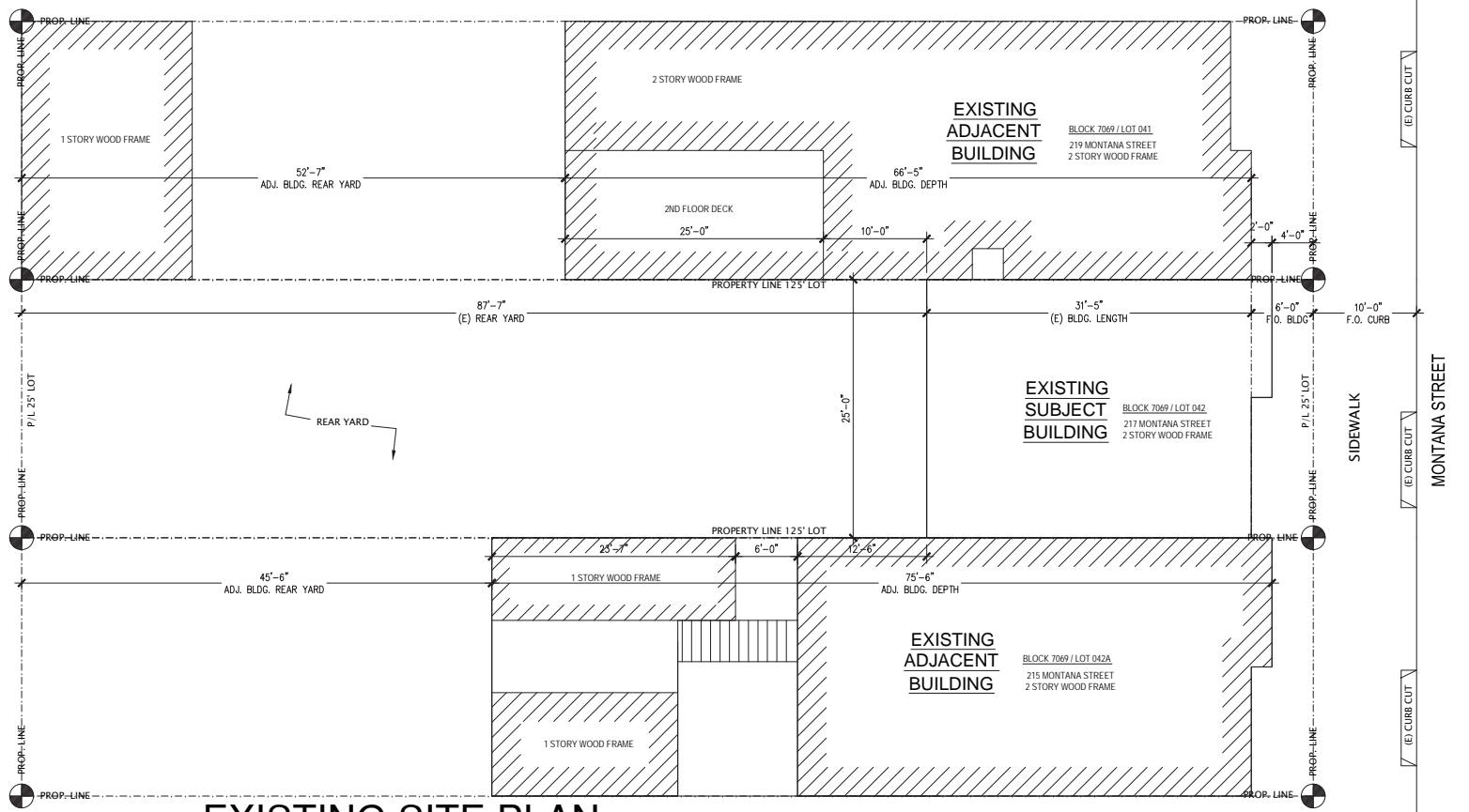
#	Date	Issue
0	08/15/17	Site Permit
1	09/27/17	Site Rev 1

#	Date	Issue

DRAWING INFORMATION

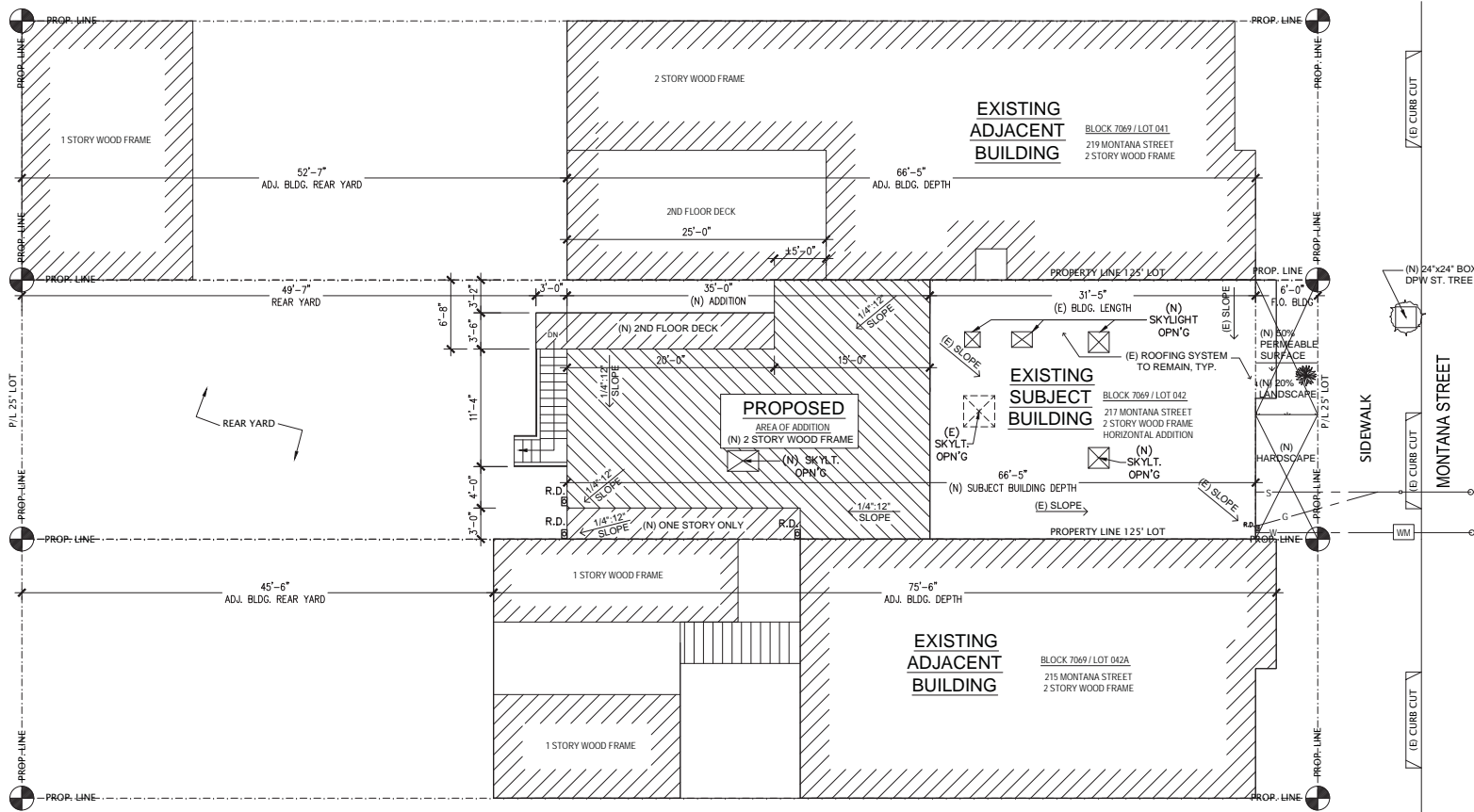
Sheet Title: **EXIST. PHOTOS & FRONT ELEVATION**  
Scale: AS NOTED  
Date: September 27, 2017  
Sheet No: **A-0.1**





EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

LANDSCAPE FRONTAGE AREA CALCULATION (IN SQUARE FEET):

	EXISTING	REQUIRED	PROVIDED
PERMEABLE	0	75 (50%)	78
LANDSCAPE	0	30 (20%)	30
HARDSCAPE	150	75 (REMAINDER)	72
TOTAL	150	150	150

EXISTING AREA CALCULATION (IN SQUARE FEET):

	HABITABLE*	GARAGE	TOTAL
2ND FLOOR	781	0	781
1ST FLOOR	0	781	781
TOTAL	781	781	1,562

TOTAL EXISTING LIVING AREA =	781 S.F.
TOTAL EXISTING GARAGE =	781 S.F.
TOTAL EXISTING GROSS AREA =	1,562 S.F.

EXISTING + NEW AREA CALCULATION (IN SQUARE FEET):

	HABITABLE*	GARAGE	UNHABITABLE**	TOTAL
2ND FLOOR	1,000	0	295	1,295
1ST FLOOR	640	270	445	1,355
TOTAL	1,640	270	740	2,650

TOTAL EXISTING HABITABLE AREA =	781 S.F.
ADDED HABITABLE AREA =	859 S.F.
TOTAL (E)+(N) HABITABLE AREA =	1,640 S.F.

TOTAL EXISTING GARAGE AREA =	781 S.F.
REMOVED GARAGE AREA =	- 511 S.F.
TOTAL (E)+(N) GARAGE AREA =	270 S.F.

TOTAL EXISTING GROSS AREA =	1,562 S.F.
ADDED GROSS AREA =	1,088 S.F.
TOTAL (E)+(N) GROSS AREA =	2,650 S.F.

NOTE:  
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.  
\*UNIT AREA INCLUDES NET AREA INSIDE OF EXTERIOR WALLS ONLY  
\*\*UNHABITABLE AREA INCLUDES ALL AREAS OUTSIDE OF THE HABITABLE DEFINITION (COMMON STAIR/HALLWAY, EXTERIOR WALLS, STORAGE, BATHROOM, CLOSETS, UTILITY SPACES, ETC.)

217 MONTANA ST  
SAN FRANCISCO , CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068

Stamp:

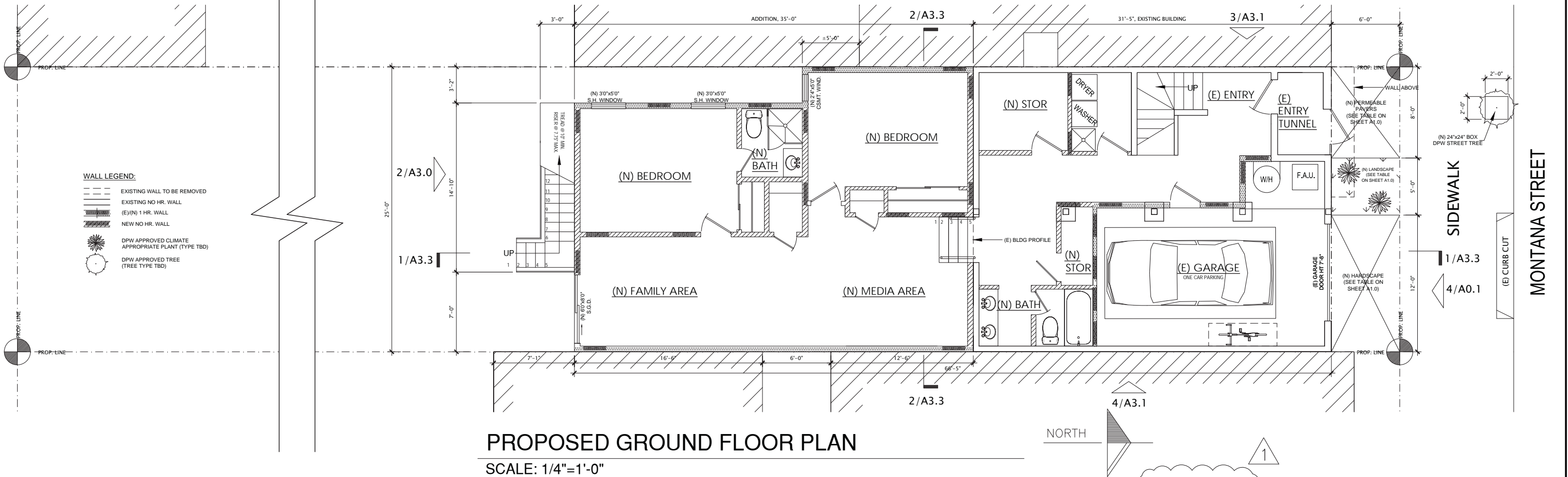
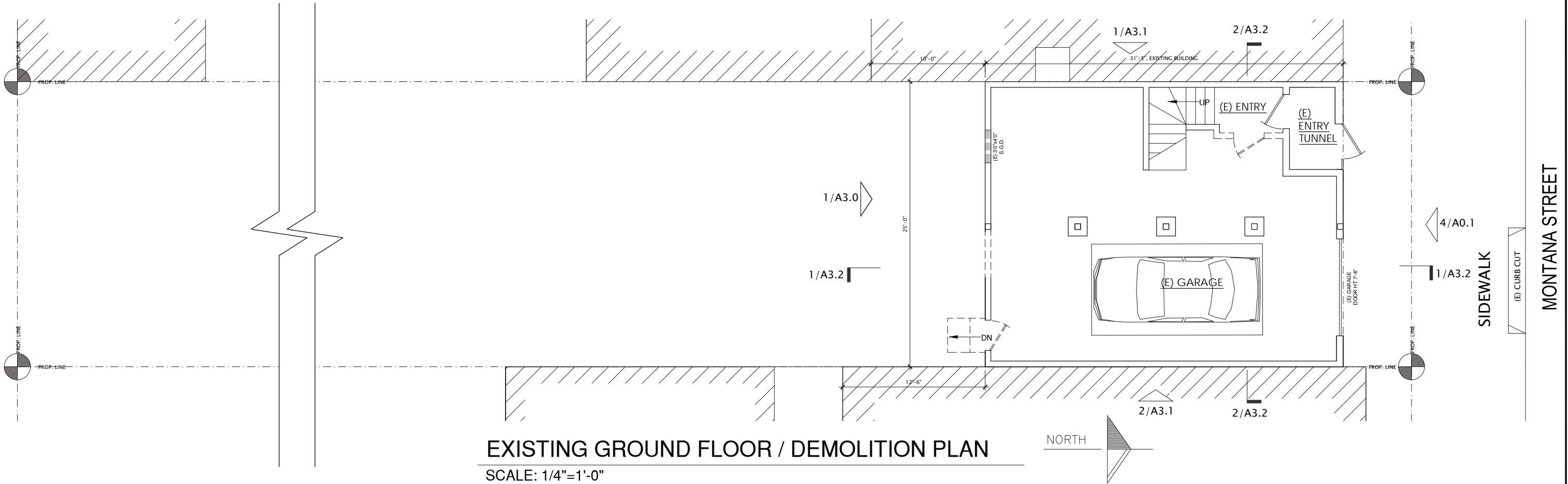
# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

# Date Issue

DRAWING INFORMATION

Sheet Title: **EXIST. & PROPOSED SITE PLAN**  
Scale: AS NOTED  
Date: September 27, 2017  
Sheet No:

A-1.0



217 MONTANA ST  
SAN FRANCISCO , CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068

Stamp:

# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

# Date Issue

## DRAWING INFORMATION

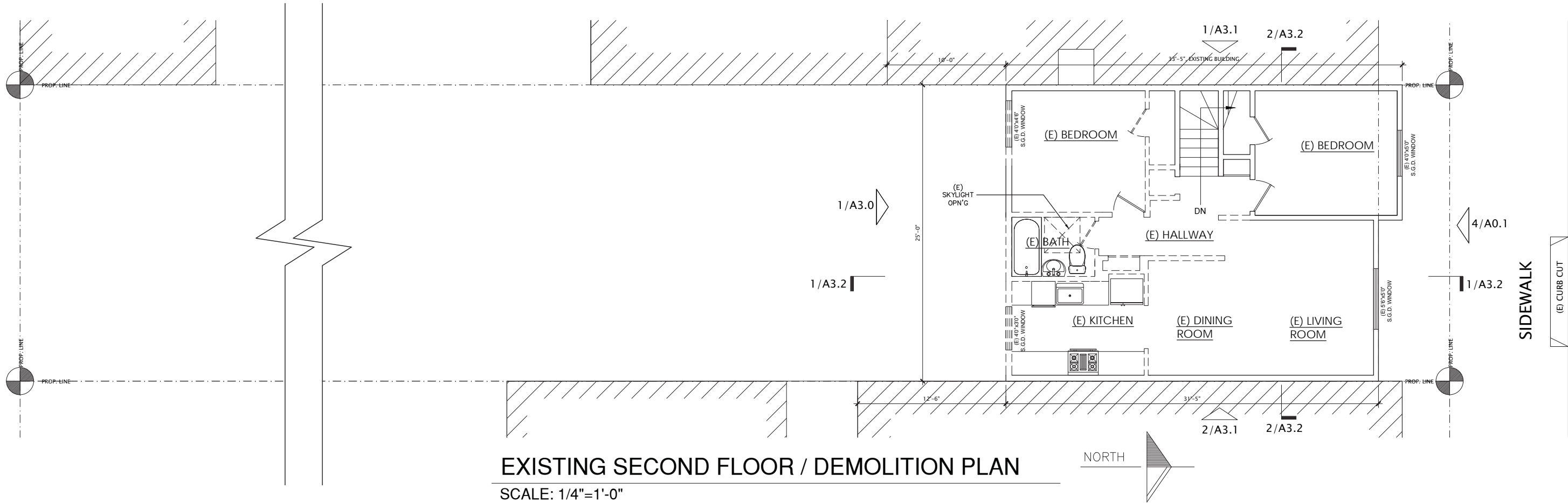
Sheet Title: **EXIST. & PROPOSED  
GROUND FLOOR**

Scale: AS NOTED

Date: September 27, 2017

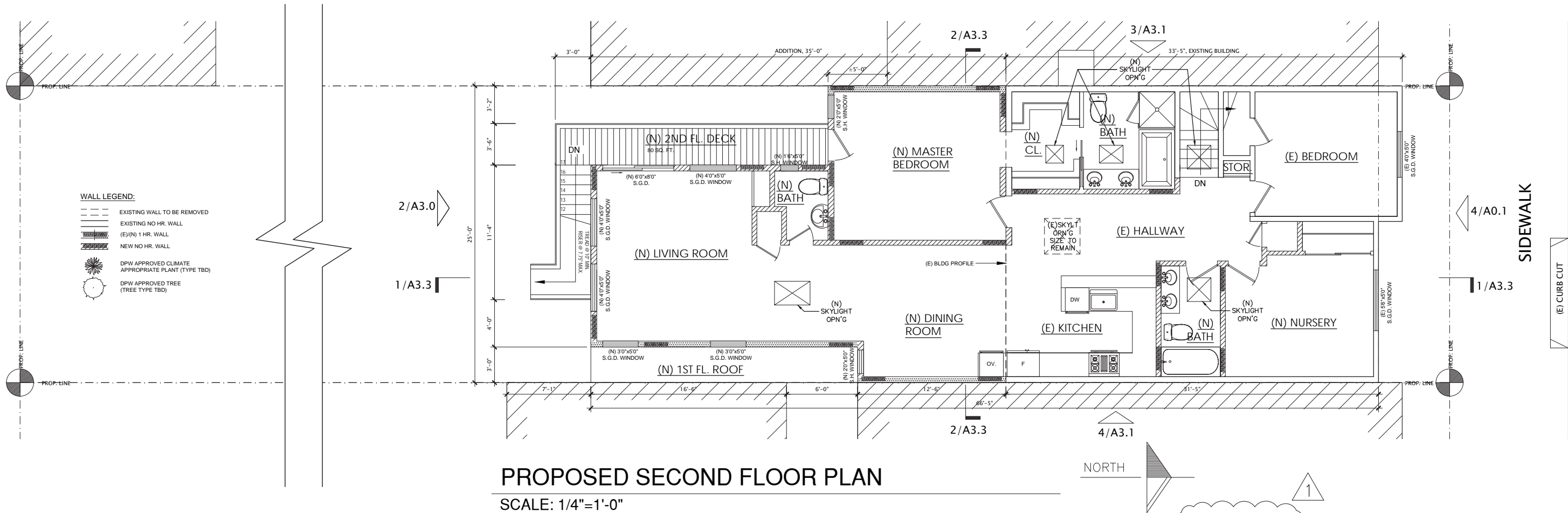
Sheet  
No:

**A-2.0**



EXISTING SECOND FLOOR / DEMOLITION PLAN

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



PROPOSED SECOND FLOOR PLAN

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

217 MONTANA ST  
SAN FRANCISCO, CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER:  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT #: 5068

Stamp:

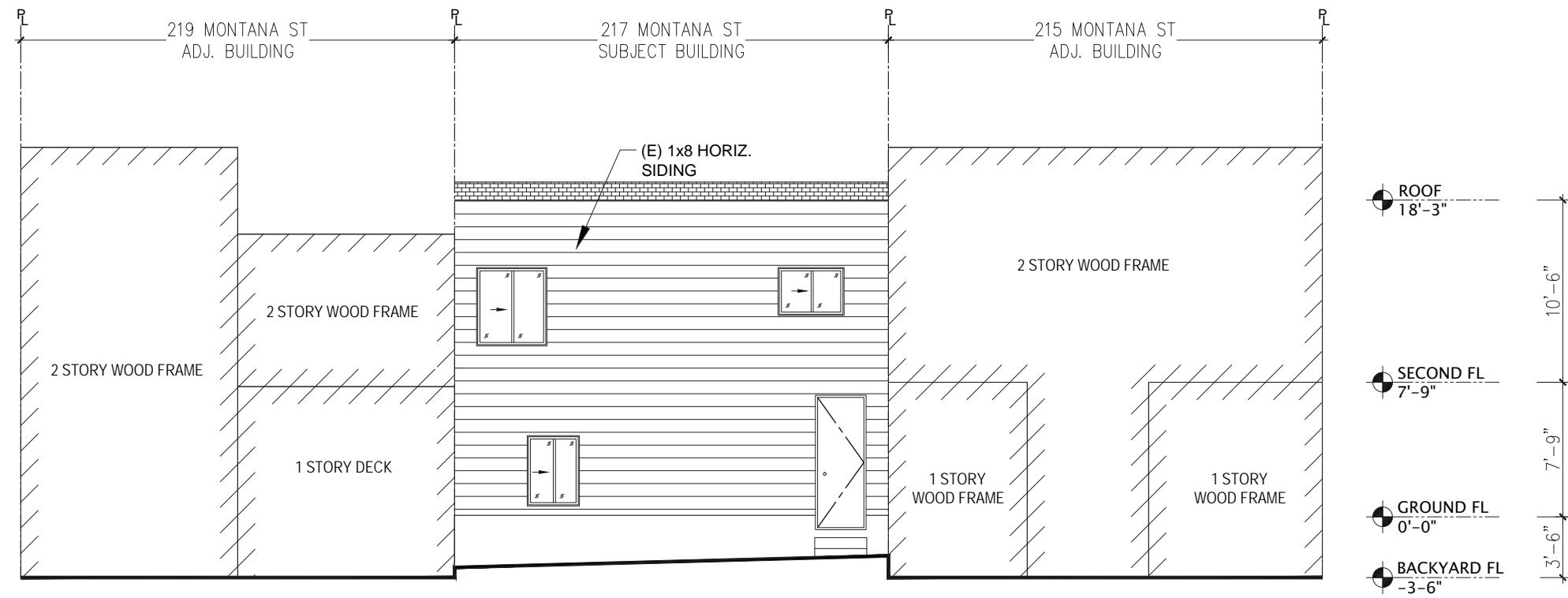
# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

# Date Issue

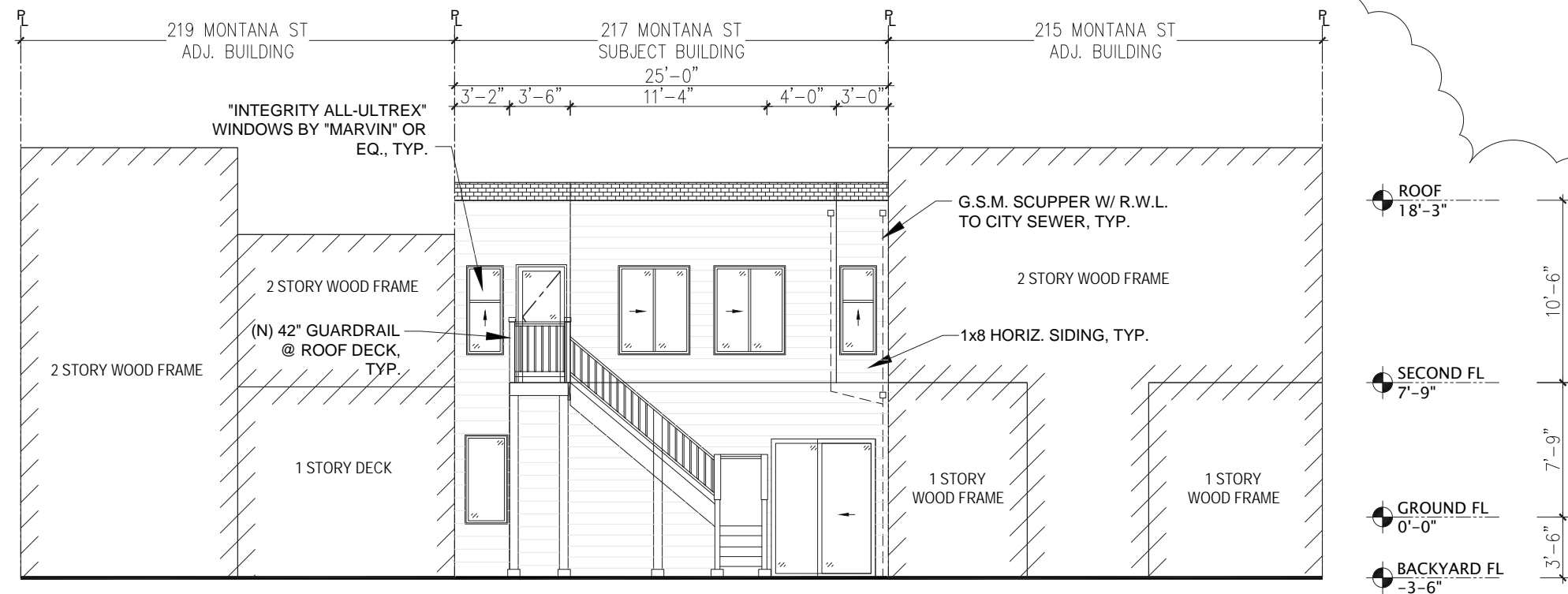
DRAWING INFORMATION

Sheet Title: **EXIST. & PROPOSED  
SECOND FLOOR**  
Scale: AS NOTED  
Date: September 27, 2017  
Sheet No:

A-2.1



**1 EXISTING REAR ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"



**2 PROPOSED REAR ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"

217 MONTANA ST  
SAN FRANCISCO , CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER:  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068

Stamp:

# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

# Date Issue

DRAWING INFORMATION

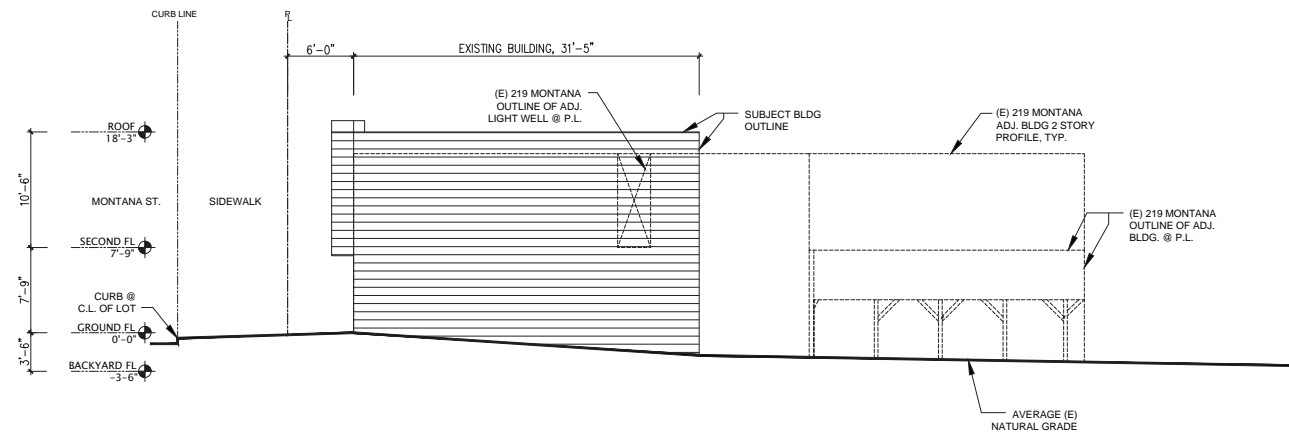
Sheet Title: **EXIST. & PROPOSED  
REAR ELEV.**

Scale: AS NOTED

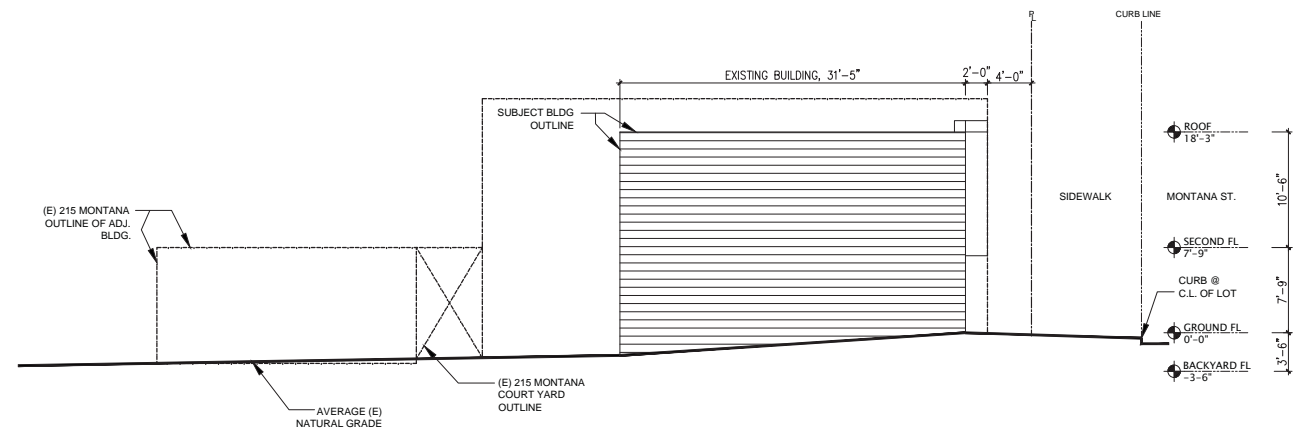
Date: September 27, 2017

Sheet  
No:

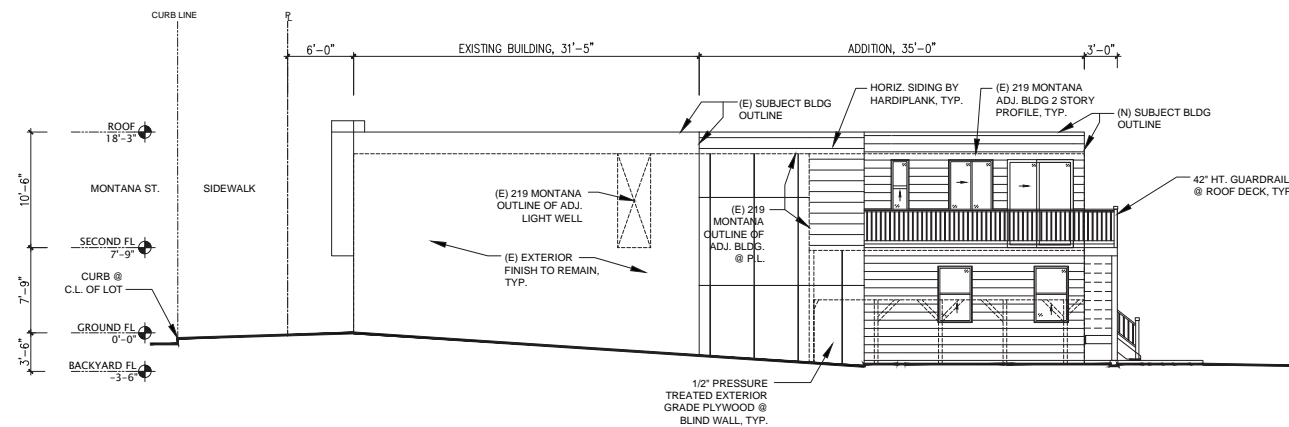
**A-3.0**



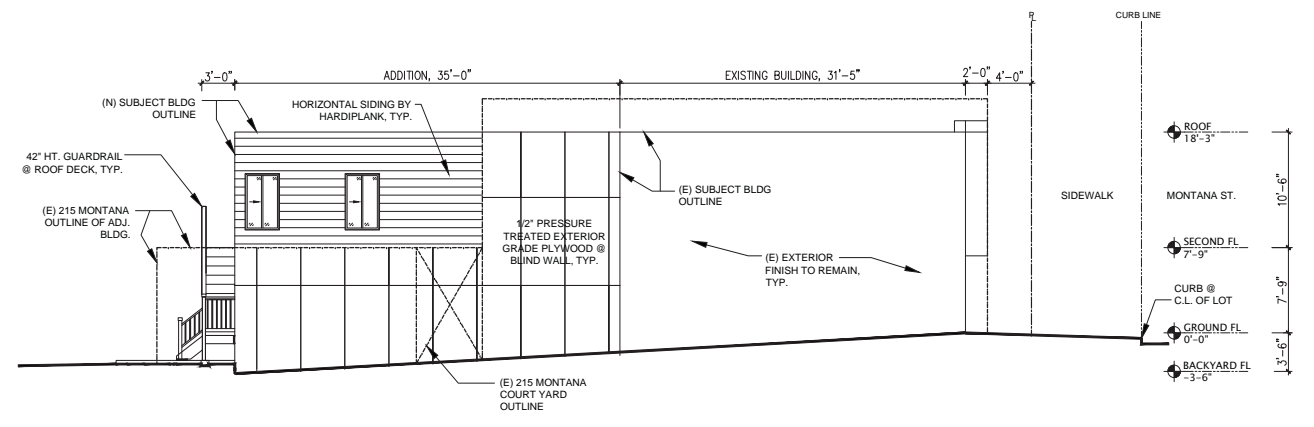
**1** EXISTING RIGHT ELEVATION (WEST)  
SCALE: 1/8"=1'-0"



**2** EXISTING LEFT ELEVATION (EAST)  
SCALE: 1/8"=1'-0"



**3** PROPOSED RIGHT ELEVATION (WEST)  
SCALE: 1/8"=1'-0"



**4** PROPOSED LEFT ELEVATION (EAST)  
SCALE: 1/8"=1'-0"

217 MONTANA ST  
SAN FRANCISCO , CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

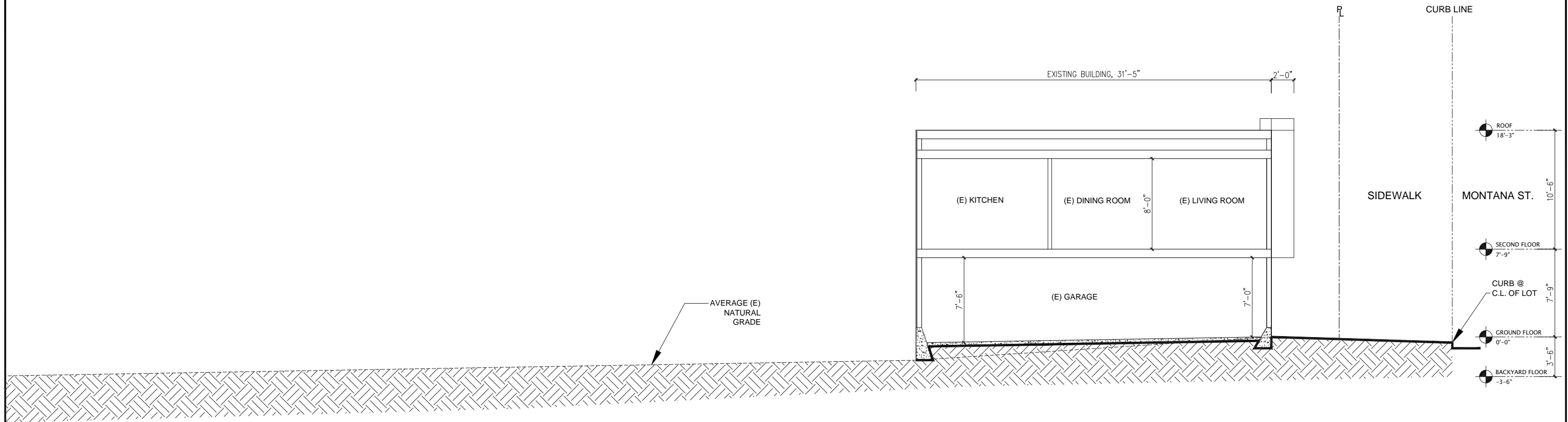
PROJECT # : 5068

Stamp:

# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

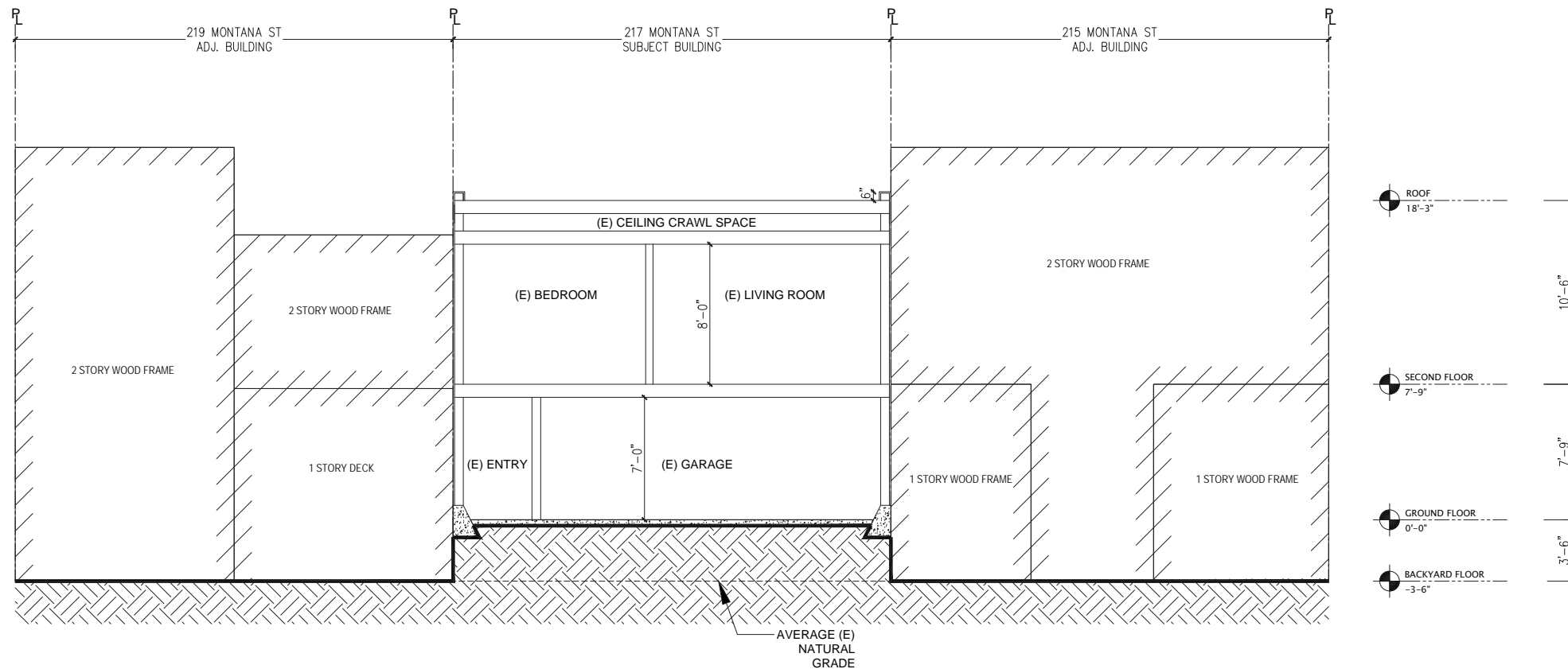
# Date Issue  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DRAWING INFORMATION**  
Sheet Title: **EXIST. & PROPOSED  
SIDE ELEV.**  
Scale: AS NOTED  
Date: September 27, 2017  
Sheet No: **A-3.1**



1 EXISTING LONGITUDINAL BUILDING SECTION CUT  
SCALE: 1/4"=1'-0"

WALL LEGEND:  
EXISTING NO HR. WALL  
NEW NO HR. WALL  
(E)/(N) 1 HR. WALL



2 EXISTING CROSS BUILDING SECTION CUT  
SCALE: 1/4"=1'-0"

217 MONTANA ST  
SAN FRANCISCO , CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER:  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068

Stamp:

# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

# Date Issue

## DRAWING INFORMATION

Sheet Title: EXISTING BUILDING  
SECTIONS

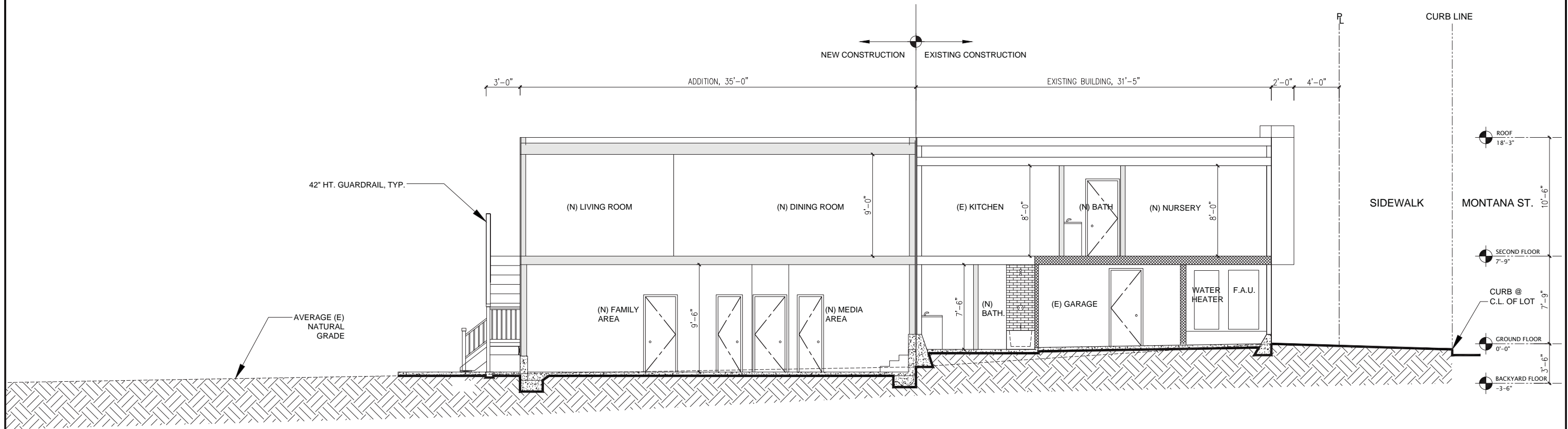
Scale: AS NOTED

Date: September 27, 2017

Sheet  
No:

A-3.2

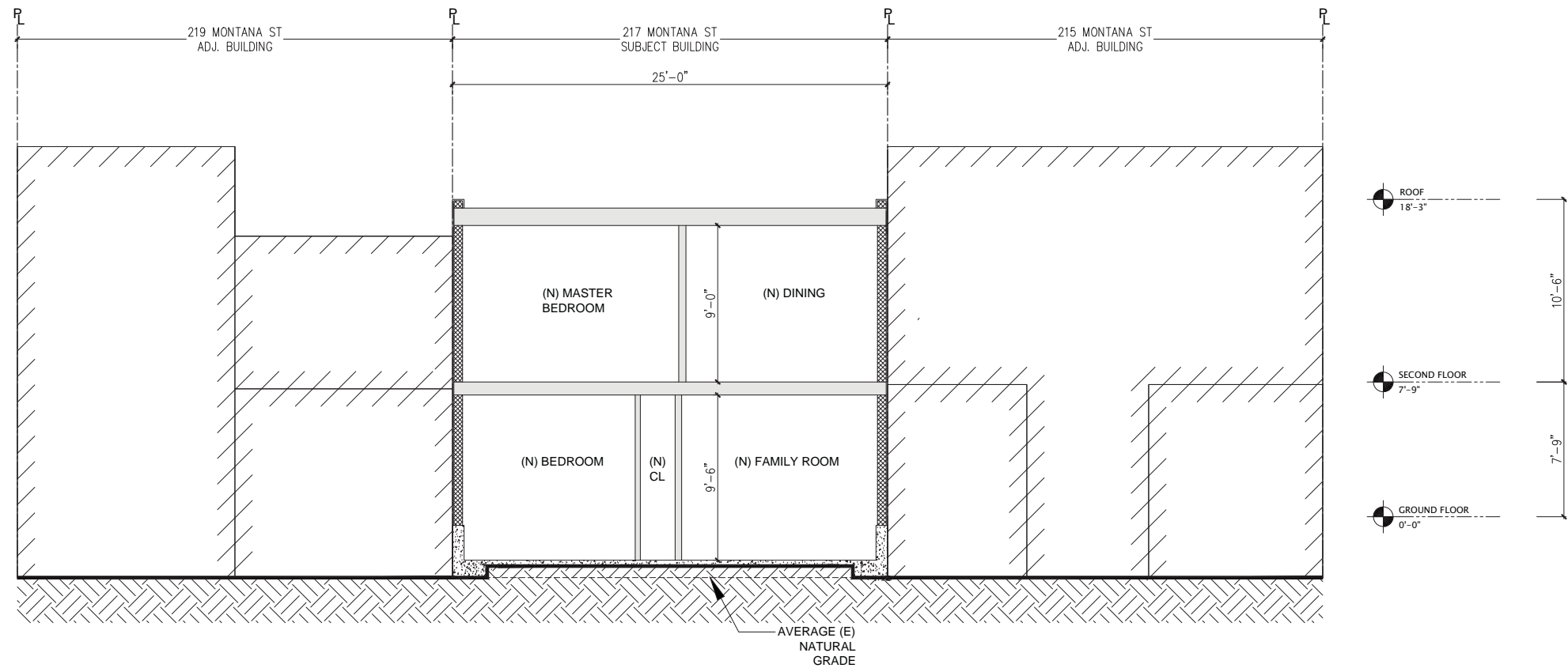




1 PROPOSED LONGITUDINAL BUILDING SECTION CUT  
SCALE: 1/4"=1'-0"

WALL LEGEND:

- EXISTING NO HR. WALL
- NEW NO HR. WALL
- (E)/(N) 1 HR. WALL



2 PROPOSED CROSS BUILDING SECTION CUT  
SCALE: 1/4"=1'-0"

217 MONTANA ST  
SAN FRANCISCO, CA 94112

# HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT OWNER:  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT #: 5068

Stamp:

# Date Issue  
0 08/15/17 Site Permit  
1 09/27/17 Site Rev 1

# Date Issue

DRAWING INFORMATION  
Sheet Title: PROPOSED BUILDING SECTIONS  
Scale: AS NOTED  
Date: September 27, 2017  
Sheet No: A-3.3



City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. Requirements apply only to areas and systems within the scope of addition and alteration, with the exception of "Existing Noncompliant Plumbing Fixtures" (below). An abbreviated summary of each requirement is included for reference. To determine if this form is appropriate for a project, see Administrative Bulletin 93 Attachment A, Table 1. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

**Construction and Demolition Debris:** 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)

**Recycling by Occupants:** Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.

**Water Efficient Irrigation:** Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)

**Stormwater Control Plan:** Projects disturbing ≥5,000 square feet 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/sdg)

**Grading and paving:** Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)

**Smart Irrigation Controller:** Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller. (CalGreen 4.304.1)

**Indoor Water Efficiency:** Install water-efficient fixtures and fittings as summarized in CalGreen 4.303.1. Replace all noncompliant fixtures in project area (San Francisco Housing Code 12A)

**Energy Efficiency:** Comply with California Energy Code (Title 24, Part 6 2016)

**Rodent Proofing:** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)

**Moisture content:** Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3)  
1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.  
2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.  
3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure

**Capillary break for concrete slab on grade:** Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2)  
1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.  
2) A slab design specified by a licensed design professional.

**Fireplaces and woodstoves:** Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)

**Design and Install HVAC System to ACCA Manual J, D, and S** (CalGreen 4.507.2)

**HVAC Installer Qualifications:** HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)

**Covering duct openings and protecting mechanical equipment during construction:** Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)

**ENERGY STAR Compliant Bathroom exhaust fans:** Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.506.1)

**Carpet:** All carpet must meet one of the following: (CalGreen 4.504.3)  
1. Carpet and Rug Institute Green Label Plus Program,  
2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),  
3. NSF/ANSI 140 at the Gold level,  
4. Scientific Certifications Systems Sustainable Choice, OR  
5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database  
AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.

**Resilient flooring systems:** For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4):  
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,  
2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,  
3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR  
4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.

**Composite wood products:** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.

**Interior paints and coatings:** Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.

**Low-VOC aerosol paints and coatings:** Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)

**Low VOC Caulks, Construction adhesives, and Sealants:** Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

WATER EFFICIENCY

Fixture Type	Maximum Prescriptive Flow Rate
Showerheads²	2.0 gpm @ 80 psi per valve and per showerhead²
Lavatory faucets - residential	1.5 gpm @ 60 psi
Lavatory faucets - common and public use areas	0.5 gpm @ 60 psi
Metering faucets	.25 gallons/cycle
Kitchen faucets	1.8 gpm @ 60 psi default, allowed to temporarily increase to 2.2 gpm
Tank-type water closets	1.28 gallons/flush¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons/flush¹
Urinals	Wall mount: 0.125 gallons/flush Floor mount: 0.5 gallons/flush

1) For dual flush toilets, effective flush volume is defined as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8 L).  
2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time. (CalGreen 4.303.1.3)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFDBI.org, and also see the "Residential Water Conservation" section of the SFPUC website - SFWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

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

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. **Projects that increase total conditioned floor area by ≥1,000 square feet are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93.** For projects that increase total conditioned floor area by <1,000 square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

**FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.**

**HORIZONTAL REAR ADDITION - RESIDENTIAL**

Project Name  
7069/042

Block/Lot  
217 MONTANA ST.

Address  
RESIDENTIAL

Primary Occupancy  
2,650 SQ. FT (FINAL GROSS BUILDING AREA)

Gross Building Area  
859 SQ. FT.

Increase In Conditioned Floor Area

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Licensed Professional: Sign & Date  
(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:

**Projects that increase total conditioned floor area by ≥1,000 square feet:**

**The Green Building Compliance Professional of Record for this project is:**

Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

☐ I am a LEED Accredited Professional  
☐ I am a GreenPoint Rater  
☐ I am an ICC Certified CalGreen Inspector

Green Building Compliance Professional - Sign & Date

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green requirements are met.

217 MONTANA ST  
SAN FRANCISCO , CA 94112

HORIZONTAL REAR  
ADDITION - RESIDENTIAL

PROJECT OWNER  
ZHOU RESIDENCE  
217 MONTANA ST  
SAN FRANCISCO, CA

PROJECT # : 5068

Stamp:

#1

#

Date

08/15/17

Issue

Site Permit

#

Date

09/27/17

Issue

Site Rev 1

#	Date	Issue
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**DRAWING INFORMATION**

Sheet Title: **GREEN BUILDING SUBMITTAL**

Scale: **AS NOTED**

Date: **September 27, 2017**

Sheet No: \_\_\_\_\_

A-4.0