



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 19, 2018
Continued from the February 22, 2018 Hearing

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CA 94103-2479

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Date: April 9, 2018
Case No.: **2017-014841CUA**
Project Address: **655 Alvarado Street**
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2803/028C
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: Approval with Modification and Conditions

BACKGROUND

On February 22, 2018, after conducting a duly noticed public hearing, the Planning Commission continued the item to April 19, 2018.

STAFF RECCOMENDATION

Staff recommends that the project incorporate a second unit into the proposed building volume to maximize the density allowed with the RH-2 Zoning District.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization and approve the project with modifications to legalize the tantamount to demolition of an single-family residence and to create a five-story, 2-unit building within an RH-2 (Residential-House, Two Family), pursuant to Planning Code Sections 303 and 317.

RECOMMENDATION: Approval with Modifications and Conditions
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Attachments:

Staff Report Packet to Commission from the February 22, 2018 Hearing

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SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: FEBRUARY 22, 2018

Date: February 15, 2018
Case No.: 2017-014841CUA
Project Address: 655 Alvarado Street
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2803/028C
Project Sponsor: John Kevlin
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PROJECT DESCRIPTION

The project proposes to legalize the tantamount to demolition of an existing 2,737 gross square foot, two-story-over-basement single-family home and the permit an expanded 5,096 gross square foot, three-story-over-two-basement-levels single-family home within a Residential House - Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District.

The project requires Conditional Use Authorization pursuant to Planning Code Section 303 and 317 for the de facto demolition of a residential unit. Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements."

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	0 Proposed, 1 (with Staff Modifications)
Parking Spaces	1	Parking Spaces	1
Number Of Bedrooms	3	Number Of Bedrooms	3
Building Area	± 2,737 Sq. Ft.	New Building Area	±5,096 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The property at 655 Alvarado Street is located midblock between Diamond and Castro Streets within the Noe Valley neighborhood. The subject property is 114 feet in depth and slopes downward (in excess of 20%) from the Alvarado Street frontage. The subject property is developed with an almost completely demolished two-story single-family dwelling of approximately 2,737 square feet, built in 1925. Large amounts of excavation have occurred at the site and new foundations and retaining walls for the proposed project have been constructed. The parcel totals approximately 2,850 square feet in size and is in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

In December 2009, the Project Sponsor submitted a Building Permit Application (2009.12.11.3061) to construct a two-story over basement-level horizontal rear extension, and add a new third story with a setback of 15 feet. The project was publically noticed in December 2010 and in January 2011, the adjacent neighbor to the east, 651 Alvarado Street, filed a Discretionary Review of the Building Permit. The Planning Commission conducted a Discretionary Review Hearing on September 8, 2011 and the Commission did not take Discretionary Review and approved the project but also “urged the Project Sponsor to have dialog with the DR Requestor and concerned neighbors on outstanding issues.” (Attached DRA-0225). The Project Sponsor did not move forward with Planning approval of the Site Permit at this time

On July 11, 2015, the Project Sponsor contacted the Planning Department to resume processing of the Building Permit Application. Due to the three (3) gap in time since the Planning Commission’s decision, the Zoning Administrator determined the project would need complete a new Section 311 public notification. The Sponsor decided to increase the scope of the project, including reducing the proposed third floor’s front setback to less than 15 feet, which resulted in the need for a Historic Resource Determination (2015-008472ENV). The revised project was publically noticed in January 2016 and the Building Permit was Issued by the Department of Building Inspection in September 2016. In March 2017, the property was issued a Building Permit (201703161580) to increase the floor area of the basement level (through additional excavation) by 200 square feet.

In August of 2017, after construction of the Project began, a violation was issued by DBI (Complaint No. 201799932) stating that construction and excavation work had undermined the adjacent building’s foundation (651 Alvarado Street). Upon review of the project plans, it was determined by Planning that the total amount of horizontal and vertical building elements removed on the existing structure had exceeded the totals described and permitted on the Project’s approved permits and plans and the percentages allowed with Planning Code Section 317, therefore several violations were issued by DBI (Complaint No. 201710001, 201709991, 201710531 and 201837511) for work being done beyond the scope of permit, and all permits were Suspended. On October 2, 2017, a Planning Enforcement case was opened for demolition of a structure without Approval per Planning Code Section 317. (2017-012680ENF).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The site is in the RH-2 Zoning District, which permits the development of one- and two-dwelling unit structures. The neighborhood is characterized as a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height. The

structure is designed to be compatible in height and façade design with the character of the block face. The architecture is varied mixed-character along Alvarado Street.

REPLACEMENT STRUCTURE

The demolished one-family residence will be replaced by a one-family residence that proposes to be three-stories in height at the block-face. The structure would be a 5,096 square-foot one-family dwelling, constructed within the lot's buildable area, to a depth up to the required rear 45% setback line. However, a 12'-deep two-story pop out (permitted obstruction per Planning Code Section 136), with 5-foot setbacks from both property lines will encroach into the required rear yard. The structure reaches a height of 5-stories at the rear building, but the floors at the rear are terraced and step downwards to follow the downward slope of the lot. The proposed design, proportions and materials are consistent with the existing structures on the block.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e)(2).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 2, 2018	February 2, 2018	20 days
Posted Notice	20 days	February 2, 2018	February 2, 2018	20 days
Mailed Notice	20 days	February 2, 2018	February 2, 2018	20 days

PUBLIC COMMENT

As of February 15, 2018, the Department received one packages of materials in opposition to the project from the adjacent neighbor at 651 Alvarado Street.

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	0
Other neighbors	0	0	0
Neighborhood groups	0	0	0

ISSUES AND OTHER CONSIDERATIONS

- Department of Building Inspection (DBI) has reviewed this project and determined it is not an "Unlawful Demolition" per City Administrative Code Section 103A.3.1, Demolition without a Permit. Because the property has an issues permit, DBI considers the Violations to be categorized as "Work Exceeding Scope of Permit."

STAFF RECCOMENDATION

Staff recommends that the project incorporate a second unit into the proposed building volume to maximize the density allowed with the RH-2 Zoning District.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization and approve the project with modifications to legalize the tantamount to demolition of an single-family residence and to create a five-story, 2-unit building within an RH-2 (Residential-House, Two Family), pursuant to Planning Code Sections 303 and 317.

BASIS FOR RECOMMENDATION

- The Project will result in no net loss of dwelling-units on the property.
- The project is owner-occupied. No tenants will be displaced as a result of this Project.
- The Project, with modifications, will increase number of bedrooms on the property.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Project, with modifications, will increase number of units on the property from one (1) to two (2), the maximum density allowed in the RH-2 Zoning District.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This surrounding neighborhood is a mix of single and multi-family homes; therefore, the density and scale of the development is in-keeping with the neighborhood pattern.
- Although the structure was more than 50-years old, a Historic Resource Evaluation resulted in a determination that the existing buildings are not historic resources.
- The project is residential and has no impact on neighborhood-serving retail uses.
- The proposed project meets all applicable requirements of the Planning Code

RECOMMENDATION:	Approval with Modifications and Conditions
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Attachments:

1. Draft Motion
2. Block Book Map
3. Sanborn Map
4. Zoning Map
5. Aerial Photographs
6. Context Photos
7. Residential Demolition Application
8. Prop M findings
9. Neighbor Submitted Materials

10. Environmental Evaluation / Historic Resources Information
11. 2010 311 Notice and Plans
12. Discretionary Review Action Memo-0225
13. 2015 311 Notice and Plans
14. Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Context Photos | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |

Exhibits above marked with an "X" are included in this packet

_____ JH _____

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 22, 2018

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Case No.: **2017-014841CUA**
Project Address: **655 Alvarado Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE LEGALIZATION OF TANTAMOUNT TO DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE.

PREAMBLE

On November 17, 2017, John Kevlin (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization under Planning Code Sections 303 and 317 to legalize the demolition of an existing 2,737 gross square foot, two-story-over-basement single-family home and the permit a new 5,096 gross square foot, three-story-over-two-basement-levels single-family home. (hereinafter “Project”), within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On February 22, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-014841CUA.

On December 14, 2015, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2015-008472ENV.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-014841CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The property at 655 Alvarado Street is located midblock between Diamond and Castro Streets within the Noe Valley neighborhood. The subject property is 114 feet in depth and slopes downward (in excess of 20%) from the Alvarado Street frontage. The subject property is developed with an almost completely demolished two-story single-family dwelling of approximately 2,737 square feet built in 1925. Large amounts of excavation has occurred at the site and the new foundations and retaining walls for the proposed project have been constructed. The parcel total approximately 2,850 square feet in size and is in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The use and size of the proposed Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two dwelling units on the lot. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height. The Project, with modifications, would include the legalization of tantamount to demolition of the existing one-family home and approve its replacement with a two-family home. The structure is designed to be compatible in height and façade design with the character of the block face. The architecture is varied mixed-character along Alvarado Street.
4. **Project Description.** The project proposes to legalize tantamount to demolition of on an of an existing 2,737 gross square foot, two-story-over-basement single-family home and the permit an expanded 5,096 gross square foot, three-story-over-two-basement-levels single-family home within a Residential House - Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District.

Staff recommends that the project be modified to include a second unit. This may result in design changes to ensure both units meet minimum code requirements for usable open space, exposure and all other Code Sections.

5. **Public Comment/Community Outreach.** As of February 22, 2018, the Department received one packages of materials in opposition to the project from the adjacent neighbor at 651 Alvarado Street.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 for residential demolition and merger have been incorporated as findings a part of this Motion. See Item 7 , “Additional Findings pursuant to Section 317,” below.

- B. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth.

The Project proposes an approximately 51-foot and 4-inch-deep rear yard for the replacement structure on the 114-foot deep lot. The project also proposes a 12-foot deep obstruction permitted under Planning Code Section 136. The rear yard, excluding the obstruction is equal to 45 percent of the lot depth.

- C. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The Project proposes an additional floor and total height of 30 feet, 3 inches. The height at the front of the building is 18 feet, 5 ¾ inches.

- D. **Open Space.** Planning Code Section 135 requires the project to provide 125 square feet of useable open space per unit if privately accessible (including minimum dimensions), and 166 square feet of useable open space per unit if commonly accessible (including minimum dimensions).

The project provides a rear yard equal to the required 45% and two roof decks at the rear. The modified project is required to provide at least 125 square feet of private open space per unit or 166 square feet if common open space per unit per Section 209.1.

- E. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The Project proposes a new garage with a parking space for the existing dwelling unit. The modified project would need to provide two (2) vehicle parking spaces. As stated in Planning Code Section 150(e), off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d).

- F. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project provides space for one (1) Class 1 bicycle parking space. The modified project would be required to provide two (2) Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two dwelling units on the lot. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height. The Project, with modifications, would include the legalization of tantamount to demolition of the existing one-family home and approve its replacement with a two-family home. The structure is designed to be compatible in height and façade design with the character of the block face.

- B. The proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project is designed to be compatible with the surrounding neighborhood; the replacement building is three stories in height at the street face and similar in massing. At the rear the building is 5-stories in height, but terraced to follow the contours of the descending slope of the subject property. The replacement buildings would maintain a 45% rear yard, thus contributing to the mid-block open space and preserving the amount of open space on the site.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Planning Code requires one off-street parking space per dwelling unit. The Project proposes to retain the existing garage with a parking space for one dwelling unit. The modified project would need to provide two (2) vehicle parking spaces. As stated in Planning Code Section 150(e) off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d). parking.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project is residential in nature, which is a use that typically is not considered to have the potential to produce noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project proposes landscape in the front setback and generally maintains the existing configuration of open space on the site. The driveways and garage doors have been minimized in width and are visually subordinate to the pedestrian entries to the residences.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project substantially complies with relevant requirements and standards of the Planning Code as detailed above and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed Project is consistent with the stated purpose of the RH-2 Districts to provide one-family and two-family houses. The Project creates two one-family houses on a single lot.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish residential buildings and to merge dwelling units.

- a. **Residential Demolition Criteria.** On balance, the Project complies with said criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

A review of the Department of Building Inspection and the Planning Department databases showed that the property is not free of serious, continuous code violations. In August of 2017, after construction of the Project began, a violation was issued by DBI (Complaint No. 201799932) stating that construction and excavation work undermined the adjacent building's foundation (651 Alvarado Street). Upon review of the project plans, it was determined that the total amount of horizontal and vertical building elements removed that

had occurred on the existing structure exceeded the totals described and permitted on the Project's approved permits and plans, therefore several violations were issued by DBI (Complaint No. 201710001, 201709991, 201710531 and 201837511) for work being done beyond the scope of permit and all permits were Suspended. On October 2, 2017 a Planning Enforcement case was opened for demolition of a structure without Approval per Planning Code Section 317. (2017-012680ENF).

Approval of this Conditional Use would allow the Violations and Enforcement Case to be abated.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The structure appeared to have been in decent condition, with no deficiencies documented prior to the demolition.

- iii. Whether the property is an "historic resource" under CEQA;

Although the existing structures are more than 50 years old, a review of the supplemental information resulted in a determination that the property is not a historical resource.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The structure is not historical resource.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

The existing single-family building was owner occupied and not subject to the Rent Stabilization and Arbitration Ordinance. There are no restrictions on whether the two new one-family units will be rental or ownership.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The project would remove no rent controlled units.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes to legalize the tantamount to demolition of a single-family building, the number of units would increase at the project site with modifications per staff recommendations. The Project, with modifications, could provide two dwelling units of comparable size to the existing single-family home.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project, with modifications, would be consistent with the density and development pattern as it would provide a two-family building on a single lot in a neighborhood that is a mix of one- and two-family buildings. The Project would increase the existing number of dwelling units, and the two units would serve a variety of household sizes and needs.

- ix. Whether the Project protects the relative affordability of existing housing;

The Project does not protect the relative affordability of existing housing, as the Project proposes to legalize the tantamount to demolition and the alteration and enlargement of the existing single-family home, which is generally considered be less affordable. However, if two units are provided per Staff's recommendation, each would individually maintain affordability relative to the original building

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Noe Valley neighborhood is an established residential neighborhood. The Project has been designed to be in-keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the Project increases the number of family-sized units on-site;

The project, with modifications, would create a new unit. Although no proposed design has been submitted or reviewed by staff, the two equitable units would be of comparable size to the existing structures square footage.

- xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed buildings are consistent with the block-face on Alvarado Street, respectively, and compliment the neighborhood character with a contextual design.

- xv. Whether the Project increases the number of on-site dwelling units;

The Project, with modifications, would increase the number of on-site units to two (2).

- xvi. Whether the Project increases the number of on-site bedrooms;

The structure proposes three bedrooms, the same amount as the original structure.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and;

The Project, with modifications per Staff's recommendation would provide two (2) units on the subject lot, which maximizes the principally permitted density allowed within the RH-2 District.

- xviii. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The existing building being replaced is not subject to the Residential Rent Stabilization and Arbitration Ordinance because it is a single-family residence, constructed in 1925. Two units within the proposed 5,098 square foot building could provide units comparable to the original 2,737square foot home.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The existing building (prior to construction activities) appeared to be structurally sound, but has been almost completely demolished. Newer units tend to be less affordable than older units of similar size. The Project, with modifications, does more to protect the relative affordability of existing housing, if two units are provided per Staff's recommendation, each would individually maintain an affordability similar to the natural affordability of the original building.

OBJECTIVE 3

**PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK,
ESPECIALLY RENTAL UNITS.**

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The Project, with modifications, does protect the relative affordability of existing housing. The Project proposes the tantamount to demolition and the alteration and enlargement of the existing single-family home, which is generally considered be less affordable. However, if two units are provided per Staff's recommendation, each would individually maintain an affordability similar to the natural affordability of the original building.

URBAN DESIGN

OBJECTIVE 1:

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS
NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF
ORIENTATION.**

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed replacement buildings reflect the existing neighborhood character and development pattern, by proposing buildings of similar mass, width and height as the existing adjacent structures along the block-face on Alvarado Street.

OBJECTIVE 2:

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE,
CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the proposed alteration has been designed to be compatible with the prevailing proportions of the adjacent buildings and the original structure

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. Ownership of neighborhood-serving retail businesses would not be affected by the Project, and the Project maintains the existing number of dwelling units on the site, which will preserve the customer base for local retail businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The tantamount demolition of the existing one-unit building, and the alteration and addition to create a much larger single-family residence when two comparatively sized units could be accommodated, would not conserve the neighborhood character and would not protect existing housing, which could jeopardize the economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The former, older dwelling or two more modestly sized newer units would generally be considered to be more naturally affordable when compared with an expanded single-family dwelling-unit.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not impede MUNI transit service or significantly affect automobile traffic congestion or create parking problems in the neighborhood. The modified project would provide one vehicle and two bicycle parking spaces, consistent with the parking standards for the RH-2 Zoning District.

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

The Project Site is located in an RH-2 District and is a residential development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain Landmark or historic buildings.

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

The Project will not negatively impact any existing parks and open spaces because the proposed structure does not exceed the 40-foot height limit, and maintains the open rear yard space across the street from the park. The Project is not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission. The Project would not adversely affect impact any existing parks and open spaces, nor their access to sunlight and vistas

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization as modified would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-014841CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 22, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to tantamount to demolish and add an addition and alteration and second unit to the subject building located at 655 Alvarado Street, Block 2803 and Lot 028C, pursuant to Planning Code Sections 303 and 317 within the RH-2 (Residential-House, Two Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated November 16, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-014841CUA and subject to conditions of approval reviewed and approved by the Commission on February 22, 2018 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 22, 2018** under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

8. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

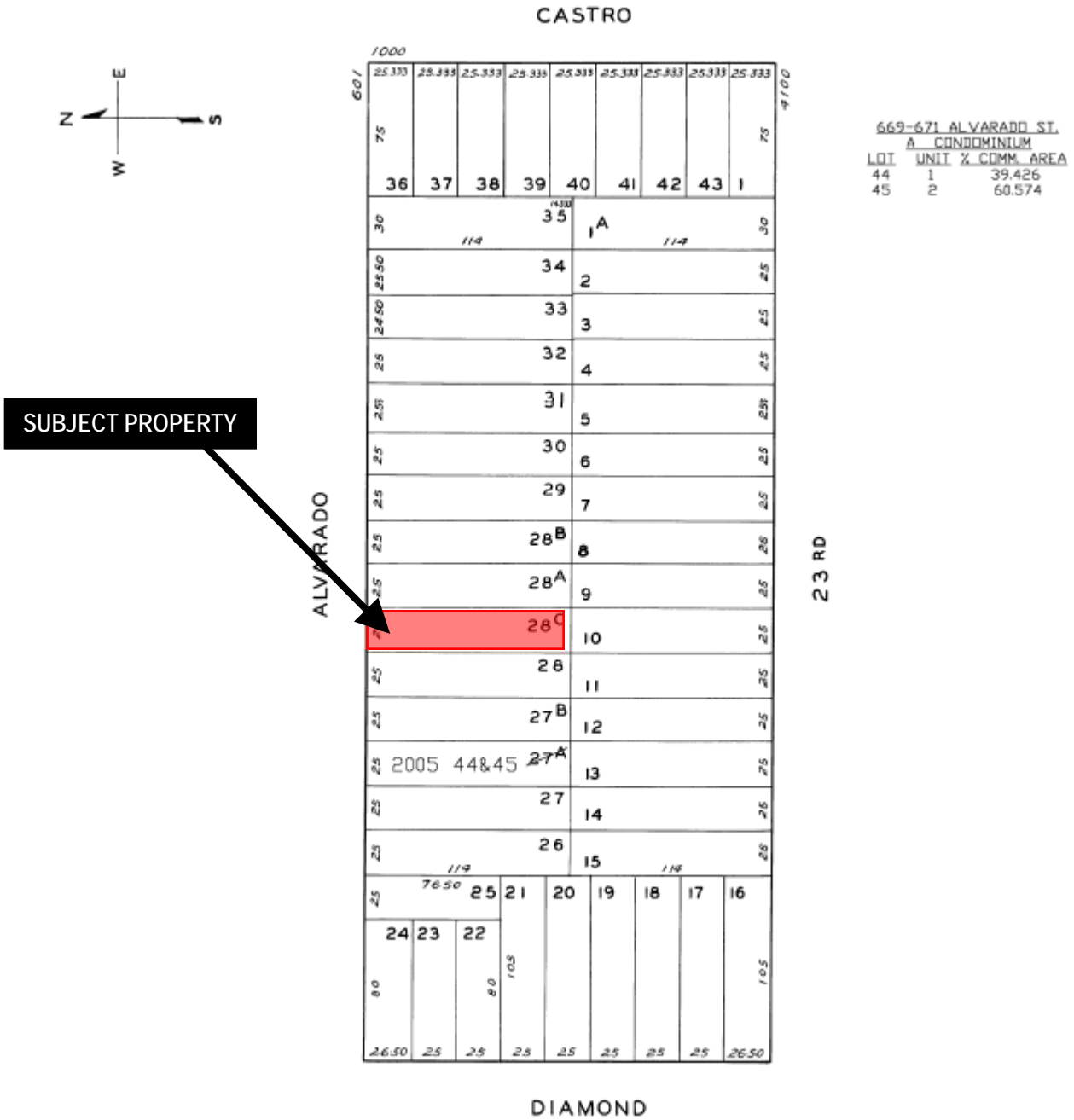
10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
12. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

Parcel Map

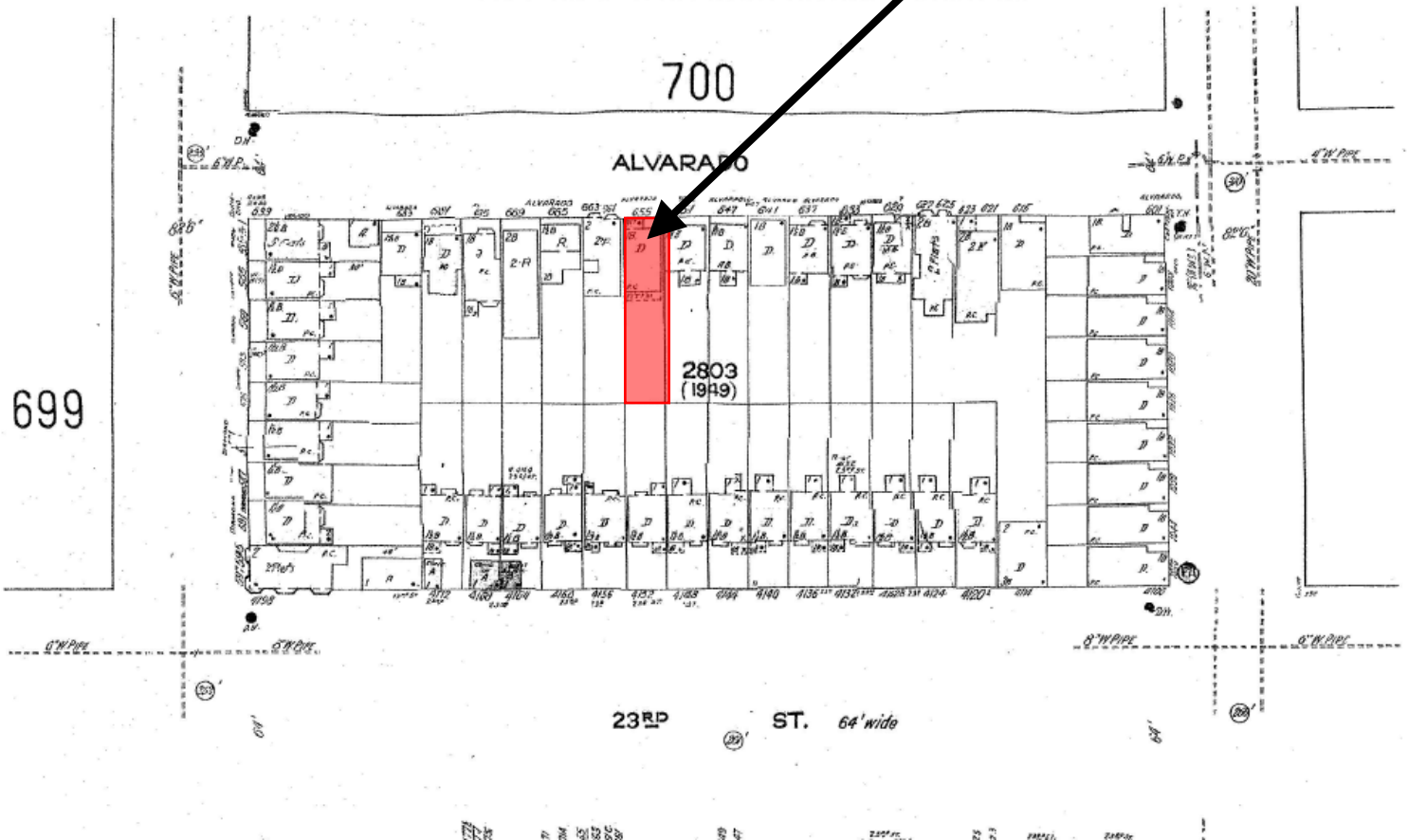


Conditional Use Authorization
Case Number 2017-014841CUA
655 Alvarado Street

Sanborn Map*

SUBJECT PROPERTY

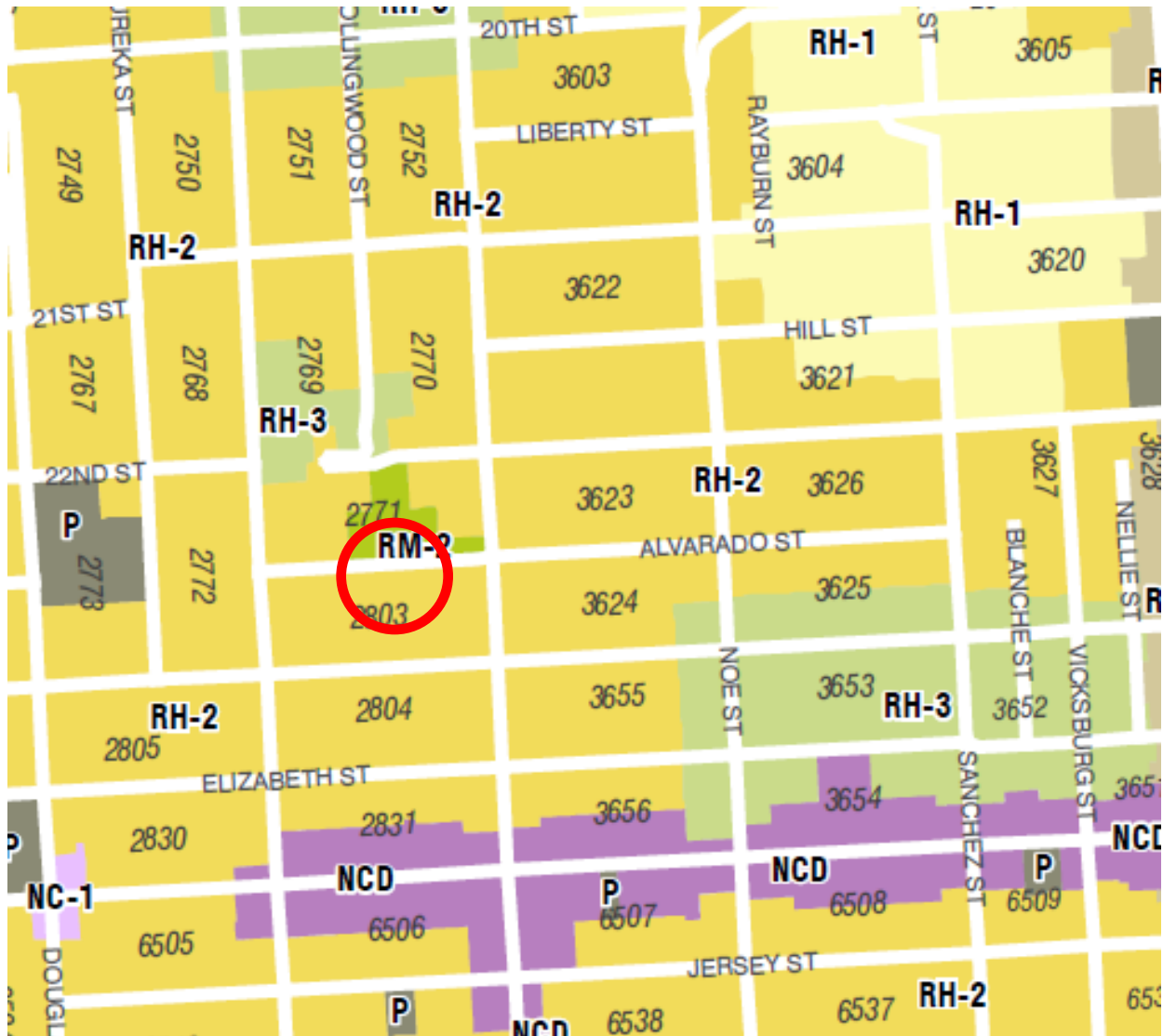
THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT



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



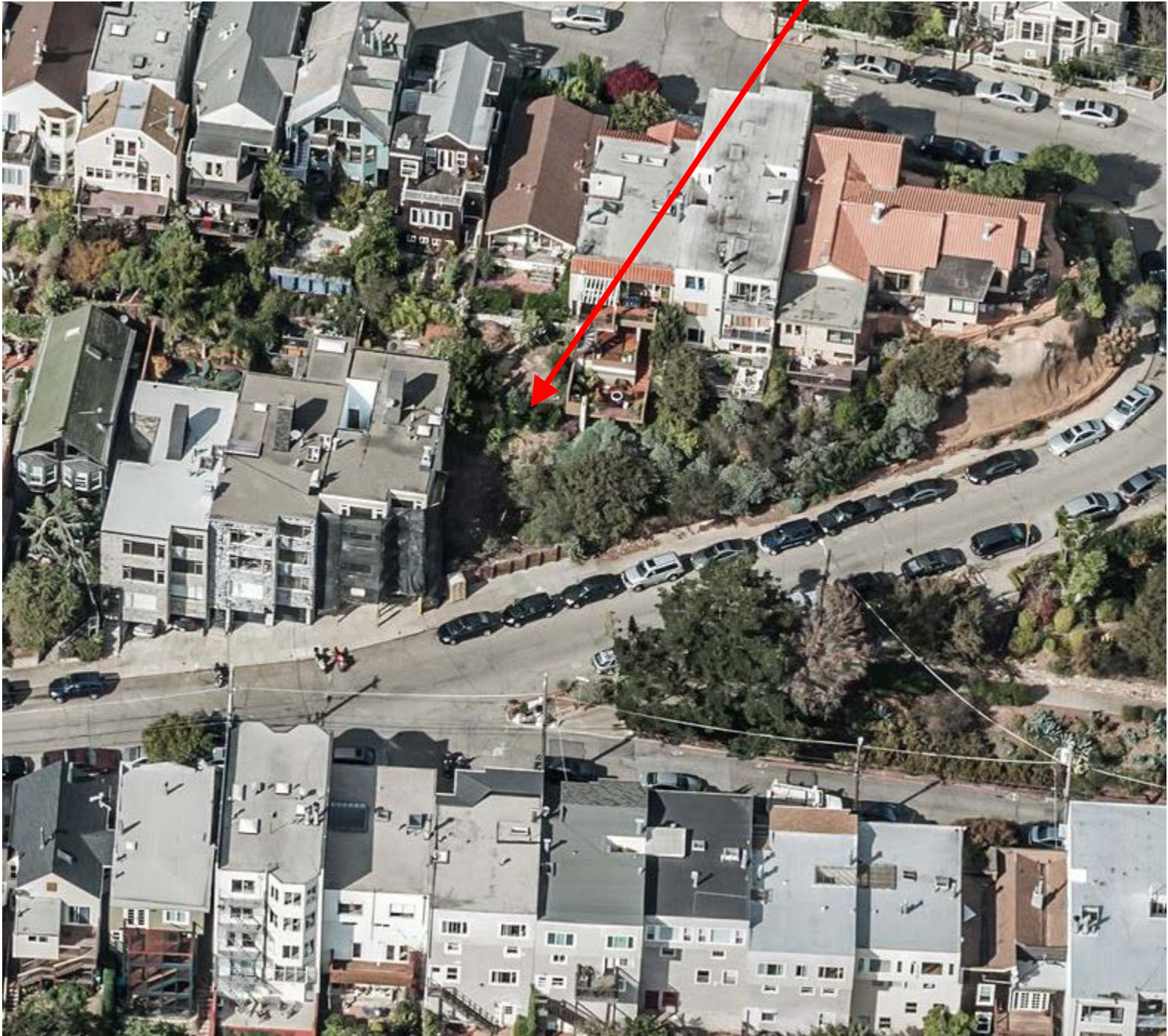
Zoning Map



Conditional Use Authorization
Case Number 2017-014841CUA
655 Alvarado Street

Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-014841CUA
655 Alvarado Street

Site Photo Prior to Demolition



Conditional Use Authorization
Case Number 2017-014841CUA
655 Alvarado Street

Existing Site Photo



Conditional Use Authorization
Case Number 2017-014841CUA
655 Alvarado Street

Existing Rear Conditions Site Photo



Conditional Use Authorization
Case Number 2017-014841CUA
655 Alvarado Street

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Jonathan Kaplan & Marci Glazer	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
655 Alvarado Street	()
San Francisco, CA 94114	EMAIL:
	kaplan@fishsixrc.com

APPLICANT'S NAME:	
John Kevlin	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
Reuben, Junius & Rose, LLP	(415) 567-9000
One Bush Street, Suite 600	EMAIL:
San Francisco, CA 94104	jkevin@reubenlaw.com

CONTACT FOR PROJECT INFORMATION:	
	Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
	Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
655 Alvarado Street	94114
CROSS STREETS:	
Diamond & Castro Streets	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2803 / 028C	114 X 25	2,850	RH-2	40-X

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE:	
		3 story single family home	
		PROPOSED USE:	
		3 story above grade, 2 story below grade single family home	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:
		Multiple	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	0	1
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	19'2.5"	19'2.5"	14'4"	33'6.5"
Number of Stories	3	3	1 story above grade, 1 story below grade	3 above grade, 2 below grade
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	2277	2277	2359	4636
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	460	460	0	460
Other (Specify Use)	0	0	0	0
TOTAL GSF	2737	2737	2359	5096

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Dwelling unit demolition approval pursuant to Section 317 and conditional use authorization pursuant to Section 303 is necessary because the demolition threshold was surpassed during construction.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

See attachment.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See attachment.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

See attachment.

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

See attachment.

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

See attachment.

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

See attachment.

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

See attachment.

7. That landmarks and historic buildings be preserved; and

See attachment.

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

See attachment.

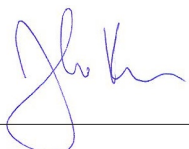
Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use	
OCCUPANCY CLASSIFICATION:	
R	
BUILDING TYPE:	
V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
2359 square feet	Residential
ESTIMATED CONSTRUCTION COST:	
\$700,000	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	
\$6,475.20	

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: 11/16/17

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

John Kevlin

Owner ☒ Authorized Agent ☐ (circle one)

Application Submittal Checklist

Applications listed below 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 and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT TO CU APPLICATION
655 Alvarado Street

A. SECTION 303 CONDITIONAL USE FINDINGS

Under Planning Code Section 303(c), the Planning Commission shall approve the application and authorize a Conditional Use if the facts presented establish the following:

- 1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

The project is necessary and desirable because it will increase the size of a small single family home by adding a family room and storage space. These additions will make for a more livable home in an area where family-sized housing is strongly encouraged by City Planning and Zoning policies. From the street view, the project will only increase the height of this modestly-sized two story home by one story, thus keeping it compatible with the neighborhood character.

The requested conditional use is also necessary as the project is already under construction and requires Planning Commission approval now since the dwelling unit demolition thresholds have been exceeded while construction was ongoing. The project will be in a partially-constructed state until conditional use authorization is granted.

- 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

The proposed home is sensitively designed to minimize impacts on the adjacent residences. In addition, it is of a size, shape, and arrangement similar to other single-family homes in this neighborhood. For these reasons, the project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the neighborhood.

- (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.**

The project will not add any units or bedrooms to the existing building and will retain the same amount of off-street parking that was provided in the existing building. Therefore, the project will not impact traffic patterns in the neighborhood. Furthermore, the property is well-served by public transit. The 24, 35, 48 Muni bus lines are all within a few blocks of the Property, and the Castro Muni station is less than a mile from the Property. As a result, the project will not have a detrimental effect on accessibility and traffic patterns.

- (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.**

ATTACHMENT TO CU APPLICATION
655 Alvarado Street

The proposed single family home will not produce noxious or offensive emissions such as noise, glare, dust and odor. Any noise or dust that may result from construction activities is code-compliant and temporary.

- (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.**

The property will be thoughtfully landscaped and provide usable open space as required by the Planning Code in a variety of forms, including rear yard, balconies, and roof decks. The project will retain the off-street parking space that is currently provided in the existing building.

- 3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.**

Planning Code Section 303(c)(3) requires that facts be established that demonstrate “that such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the master plan.” The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, specifically the Housing Element as follows:

Housing Element

- | | |
|--------------------|---|
| OBJECTIVE 4 | FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES. |
| <i>POLICY 4.1</i> | <i>Develop new housing, and encourage the remodeling of existing housing, for families with children.</i> |
| OBJECTIVE 11 | SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS. |
| <i>POLICY 11.1</i> | <i>Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.</i> |
| <i>POLICY 11.3</i> | <i>Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.</i> |

The project provides a well-designed family-sized home that will help diversify the housing stock while enhancing existing neighborhood character, consistent with these policies.

B. PRIORITY MASTER PLAN POLICIES FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The project is consistent with each of these policies as follows:

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

ATTACHMENT TO CU APPLICATION
655 Alvarado Street

enhanced.

The project is expanding an existing single-family home, and therefore will have no impact on existing neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

From the street view, the proposed project will only increase the height of the existing two-story home by one story. Given that there are other three story single-family homes on this block and in this neighborhood generally, the proposed project is compatible with the neighborhood character.

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

The project will have no effect on affordable housing, as it is expanding an owner occupied single-family home.

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

The project does not expand the number of units or bedrooms in the existing single-family home, and therefore will not create any additional commuter traffic. Additionally, the property is well-served by public transit. The 24, 35, and 48 Muni bus lines, and the Castro MUNI station, all serve the Property.

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

The project is not proposing a commercial office development and will not displace any industrial or service uses.

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

The project will conform to the requirements of the San Francisco Building Code, and thus will protect against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The project is not located in a landmark or historic building, or in a Conservation District or Historic District. The project will have no effect on any historic resource.

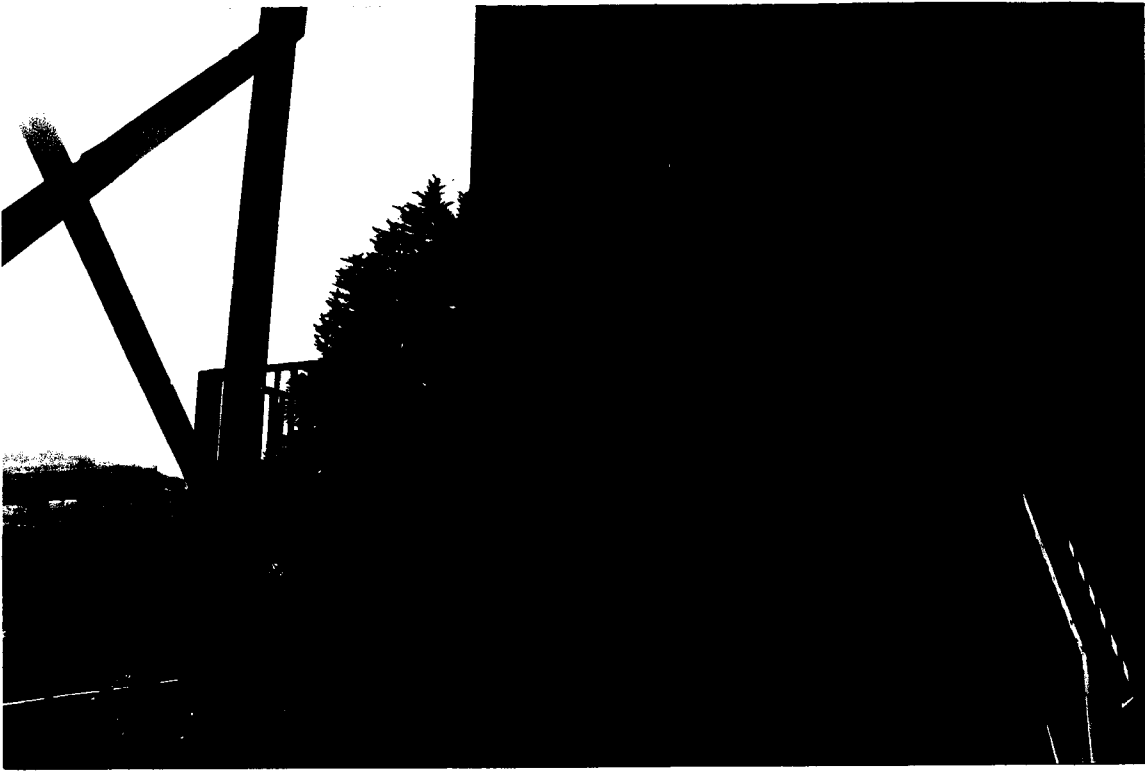
8. That our parks and open space and their access to sunlight and vistas be protected from development.

ATTACHMENT TO CU APPLICATION
655 Alvarado Street

The project is not located near any public parks or open space and will therefore have no effect on such resources.



1-31-11



1-31-11



Zoning Administrator 558-6443

SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

To: *Delvin Washington*
delvin.washington@sfgov.org
plans

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ken Linsteadt	Project Address:	655 Alvarado Street
Address:	3407 Sacramento Street	Cross Streets:	Beaver & Castro Streets
City, State:	San Francisco, CA 94118	Assessor's Block /Lot #:	2803/028C
Telephone:	415.351.1018	Zoning District:	RH-2
		Height-Bulk District:	40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING DEPTH.....	±48 feet, 3 inches	±74 feet, 3 inches
REAR YARD	±65 feet, 9 inches	±39 feet, 9 inches
HEIGHT OF BUILDING (AT FRONT)	±23 feet	±32 feet (from curb to top of parapet)
NUMBER OF STORIES	2 over basement level	3 over basement level
NUMBER OF DWELLING UNITS ON PROPERTY	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

PROJECT DESCRIPTION

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a two-story over basement level horizontal rear extension, and add a new third story that is setback 15 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME: Adrian C. Putra

PHONE NUMBER: (415) 575-9079

EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 12-13-10

EXPIRATION DATE: 1-12-11

High Schooling in Washington, D.C.
 The Washington, D.C. Board of Education is seeking a qualified individual to fill the position of **High Schooling in Washington, D.C.** The successful candidate will be responsible for the development and implementation of the high school curriculum and the supervision of high school teachers. The position is a full-time, permanent position with a salary range of \$10,000 to \$15,000 per year. The position is located in the Washington, D.C. area. For more information, please contact the Washington, D.C. Board of Education at (202) 724-2000.

SUBJECT: PROPERTY FROM EAST

BLACK MARKET
LOT 14700A
LOT 14701A
MORE ALL BLACK RESIDENTS
NEAR 7400 RESIDENTS
USE CORRECT RESULT 1871.

2693
ONE
2694 DO IT.
BASED ON AVERAGE OF KOLCHER BALANCE, UP
TO 5.71 ON ONE OF LOT 14700A
ONE OF LOT 14701A
49.71, 50.71, AT POINT OF PROPERTY

- 2007 CALIFORNIA REGULATING CODE
- 2007 CALIFORNIA FIRE CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA ELECTRICAL CODE

[illegible]

EXISTING RESIDENCE	604.93 sq.ft.
BASMENT / BEDROOM LEVEL	1066.34 sq.ft.
GARAGE/MASTER BEDROOM LEVEL	1033.07 sq.ft.
LIVING/DINING/KITCHEN LEVEL	
TOTAL EXISTING FLOOR AREA	2703.34 sq.ft.

PROPOSED RESIDENCE	524.00 sq.ft.
NEW BASEMENT LEVEL	90.30 sq.ft.
MASTER BEDROOM LEVEL	135.43 sq.ft.
GARAGE/BEDROOM LEVEL	107.70 sq.ft.
LIVING/DINING/KITCHEN LEVEL	434.50 sq.ft.
PENTHOUSE LEVEL	
TOTAL PROPOSED FLOOR AREA	1330.93 sq.ft.

The map shows a street grid with various buildings and a large circular feature in the center. The streets are labeled with numbers and letters. The title 'GLASGOW ST.' is at the bottom.

Row	Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7	Col 8	Col 9	Col 10	Col 11	Col 12	Col 13	Col 14	Col 15	Col 16	Col 17	Col 18	Col 19	Col 20	Col 21	Col 22	Col 23	Col 24	Col 25	Col 26	Col 27	Col 28	Col 29	Col 30	Col 31	Col 32	Col 33	Col 34	Col 35	Col 36	Col 37	Col 38	Col 39	Col 40	Col 41	Col 42	Col 43	Col 44	Col 45	Col 46	Col 47	Col 48	Col 49	Col 50	Col 51	Col 52	Col 53	Col 54	Col 55	Col 56	Col 57	Col 58	Col 59	Col 60	Col 61	Col 62	Col 63	Col 64	Col 65	Col 66	Col 67	Col 68	Col 69	Col 70	Col 71	Col 72	Col 73	Col 74	Col 75	Col 76	Col 77	Col 78	Col 79	Col 80	Col 81	Col 82	Col 83	Col 84	Col 85	Col 86	Col 87	Col 88	Col 89	Col 90	Col 91	Col 92	Col 93	Col 94	Col 95	Col 96	Col 97	Col 98	Col 99	Col 100																																																																																																																																																																																																																																						
1	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	4

[illegible]

CONSTRUCTION WORK SHALL INCLUDE:

- ADDITION OF A STORY ABOVE EXISTING AND ABORTION OF A STORY BELOW EXISTING
- EXTENSION OF THE EXISTING LOWER FLOORS TO ADD FLOOR SPACE AND DECK AREA
- REPAIR OF THE LANDSCAPING AREA AFFECTED BY THE PROPOSED ABORTION

[illegible]

SAN FRANCISCO, CA 94114

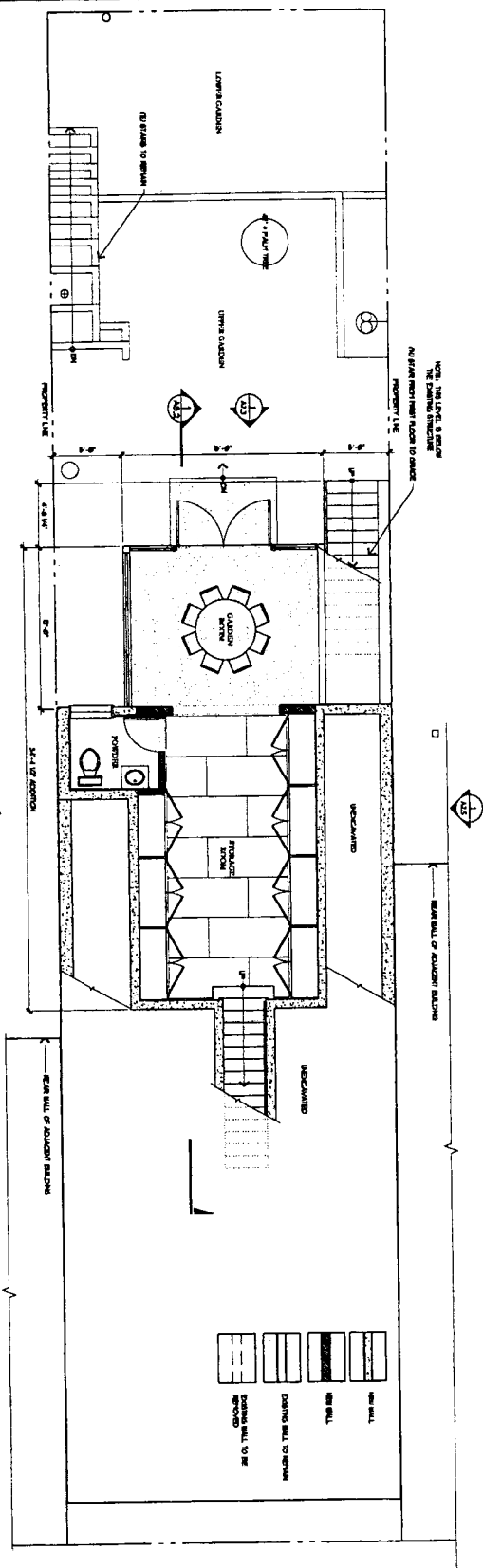
BLOCK 280
LOT 028C

A0.1

Notes

1 PROPOSED BASEMENT FLOOR PLAN

SHEET 1 OF 1



A1.1

655 ALVARADO STREET

SAN FRANCISCO, CA 94114

BLOCK 2803

1077 CORNER

Proposed

Basement

Floor Plan

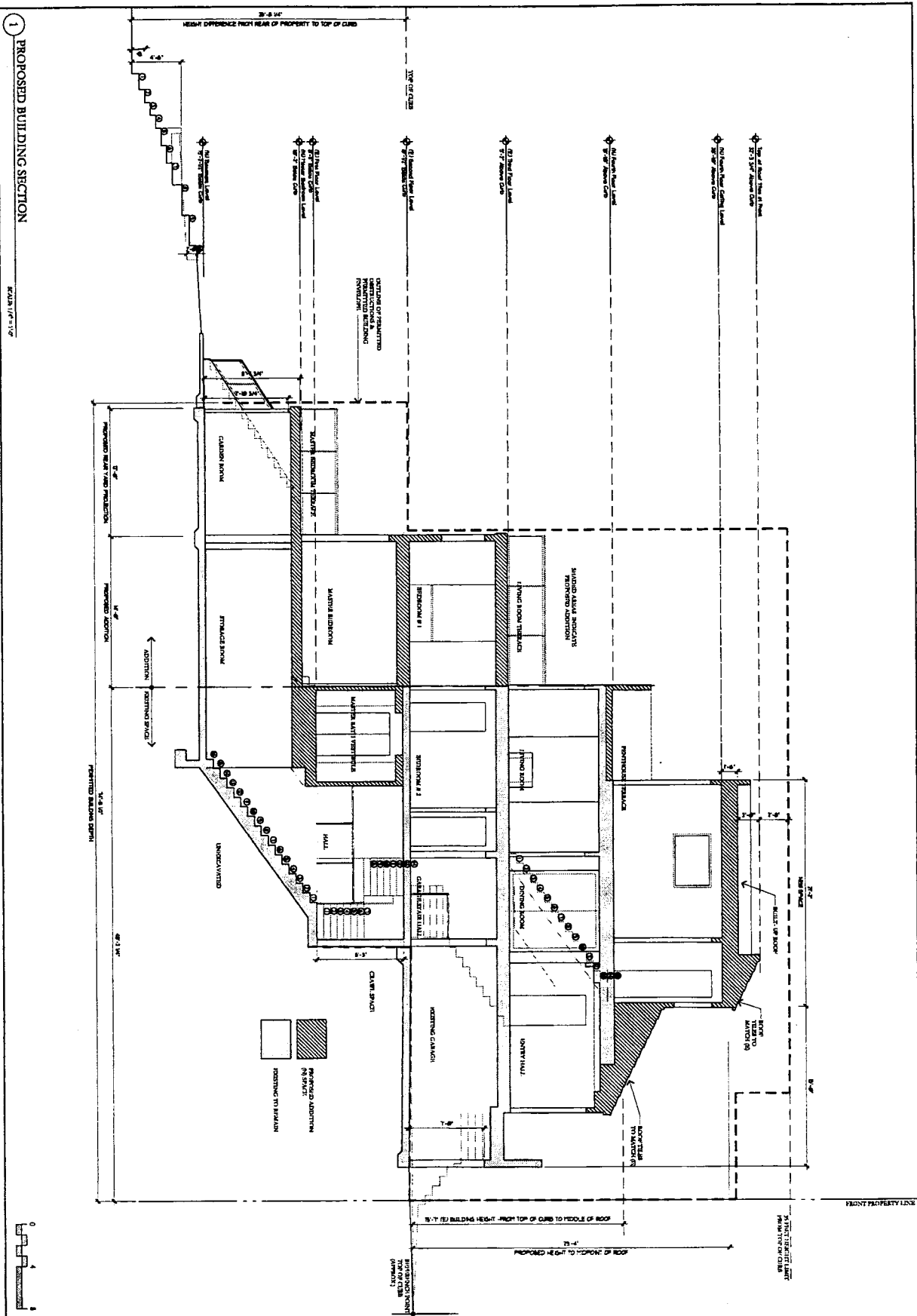
Ken Linstead

Architect

1077 CORNER

1077 CORNER

1077 CORNER



655 ALVARADO STREET SAN FRANCISCO, CA 94114		BLOCK 2883 LOT 709C		Proposed Building Section	
655 ALVARADO STREET SAN FRANCISCO, CA 94114		BLOCK 2883 LOT 709C		Proposed Building Section	



City and County of San Francisco

THURSDAY, SEPTEMBER 08, 2011

9-8-11

>> [Roll call]

commissioners, the first category on the calendar -- items proposed for continuance.

Item

one, proposed for continuance to November 10, 2011.

items 2 a and b proposed for

continuance to September 15, 2011.

Item three,

2011.0523t proposed

for continuance to October 20, 2011.

Item four, Kansas 2011.

0533z, zoning map amendments for the Washington-Broadway special

use district s proposed for

continuance to October 20, 2011.

Commissioners, I am not aware of any other item on calendar being proposed for continuance.

>> is your microphone on?

>> it is, but I was not speaking into it. Thank you.

Commissioner Olague: is there any public comment on items proposed for continuance?

Seeing none, public comment is closed. Commissioners?

Commissioner Miguel?

Commissioner Miguel: on the items on the continuance, -- I move the items on the continuance calendar to the dates specified. >> second.

>> thank you, the commissioners.

the motion before you is to move continuance of all items on the

calendar proposed for continuance to the dates as we have discussed.

Commissioner Antonini: aye.

Commissioner Fong: aye.

Commissioner Moore: aye.

Commissioner Sugaya: aye.

Commissioner Olague: aye.

thank you, commissioners.

Those items have been continued, as discussed.

The next calendar is your consent calendar category.

The items listed on this category constitute the consent calendar. They are considered to be routine and will be acted upon

by a single roll call vote of the commission. There will be no separate

discussion of these items unless a member of this commission, the public, or staff so request. In that event, the matter will

be removed to the calendar and

considered as a special item -- separate item at this or a future hearing.

Again, the items are 5a and b.

mission

for additional screening and
protection for the residents.

vice President Miguel: 50% of the employees are from the
community.

I think that is something

positive about what they are doing. I do not just want to be negative or critical in my tone.

>> the motion as we have stated
with those conditions is before you.

Commissioner antonini: aye.

Commissioner fong: aye.

Commissioner moore: no.

Commissioner sugaya: aye.

Vice President Miguel: aye.

President Olague: aye.

We're taking a 10-minute recess.

>> a request for discretionary review.

>> good afternoon.

This is an abbreviated discretionary review request.

it is a three story proposal for a rare extension.

It will be a rear addition to an
existing -- can you hear? I am sorry.

→ The proposal is to construct a three story horizontal rear extension and a one story vertical extension.

it will be an extension to an existing first floor and
basement level, creating a new basement under the extension.

The rear extension will be set
back 5 feet from the east property line.

The vertical extension will create a new third story that
will be set back 15 feet from the front building wall and 9 feet from the rear building wall.

The will be a steep down slope
and a lateral up slope from the west to east.

It contains a two-story over basement single-family building.

The property is in the nunnelee
valley -- noe valley area.

The majority of parcels measure
114 feet by 25 feet and buildings range between two and four stories.

The residential design team has
reviewed and suggests that a
five-foot side set back along the east side of the rear
addition at the two lowest levels. The project was reviewed by senior management and they
agreed with the design recommendations for the top level.

However, the recommended having
a five-foot side set back on the east property line was only required on the second level of
the newer addition, and the

the loveliness that we have in our block.

Many people look at the front of

the building and frankly, we

have no idea the lovely enjoyment that we have in the

backyard and how much it is as to us living in the what other neighborhoods would be

considered or other cities would be considered small spaces.

We have daughters that are

raising families and spaces that are 1800 square feet.

They'

re raising two kids or three kids.

Part of that is because we have access to backyards and space.

we want to be able to keep the

trees, have gardens, and joy

what we have, and we want to

work with this neighbor and get

along, trying to figure out a compromise.

Without doing what seems to be harm to their adjacent neighbors and their block.

Thank you for the time and consideration.

→ >> my name is john, I work for the city and county.

John Ferrelini - owner 651 ...

I element the address along with my sister.

i am not opposed to accommodate

their growing families, but this project is extreme.

I feel like we were purposefully left out of the loot.

We did not have the opportunity to attend a meeting.

their meetings were conveniently held during the busy holiday

seasons and there is the bogus

application where people attended.

They wanted to push this through with minimal opposition.

→ I am concerned about the

excavation for a second baseman level for their garden room.

Our homes have only one basement or garage.

The homes in our block are three stories.

I believe they want to build a hot tub on the fifth level.

It makes their extension even worse.

all of their levels will be way above my property line fence.

At the end of the building.

I feel sorry for my neighbor.

She is a senior citizen and is not here because she does not

want to cause any problems he is like my mother in 1989.

She feels like she participated by supplying copies of the plan she received because she knew that we were not aware of what was going on.

A total disregard dense of the neighbors, and how well

negatively -- and how it will negatively impact them.

Commission

The only care about their own house.

This fails to maintain like to

adjacent properties by providing adequate setbacks.

Minimizing impact of privacy and the like.

we have sent it open for open space.

To address the immediate

contents, to design a scale of

the building to be compatible with the surrounding buildings at the open space.

Preserve the neighborhood

character, preserve the

community and consider that it can leave residents feeling box

dan or cut off from open space.

If the proposal were to go

through, it means the largest house would be next to the smallest house.

This is not only massive, it fails to comply with the planning code section.

Commissioner

miguel: are there additional speakers in support?

If not, project sponsor?

>> the evening, commissioners.



This project has been through quite of that of reveal at the planning department.

the initial application was close to two years ago.

We have gone through several iterations or we have worked

with planning savate if it steps

down the hill, it is set back so that the appearance of the

building at the front is not altered from the sidewalk.

It is an upper addition that is back from the rear wall of the house.

a 14 foot extension, guidelines.

Thank you for your time.

>> speakers in favor of the project sponsor?



>> my name is jonathan, I am an

entrepreneur in san francisco.

I was not the owner of the building when the 1989

renovation took place, that was

of setting for her the neighbor to my left.

That is the house that I ended up buying.

there are a couple points that I wanted to make.

Why am I doing this renovation?

I can buy a house in san francisco except for the \$100 million house.

We love of ballet and we love all of our neighbors. Where they upset with me?

It's because she doesn't live in the house, she has renters better there.

The nine years that I have lived

there, for the first five years, the house was completely and

totally vacant when her mom passed away which was terrible for all of us.

Jonathan Kaplan - owner of the building

I was friends with the family at the time.

the house became wrapped invested.

Finally, the fighting that went on between the family subsided and decided to rent the house.

They still do not live in the house and they are not my neighbors.

The neighbors are my friends.

The people opposed to the

project just moved in and have

not lived in the neighborhood and want notified because this

project has been ongoing for over two years.

The reason I want to do this is because my neighbor to the right

of me. I understand the neighbor on the left has the smallest house on the block. the neighbor to the right

extends a defeat past my house and if you stand on the deck of

my neighbor, chris, you can see into my bedroom.

When I get out of bed, I wave to my neighbors.

I wanted to come up with a plan that did not ask for any

exceptions, did not ask for

anything other than to extend my house back enough so that my

neighbor can no longer look into my window.

→ There is nothing big in to gigantic or massive about this project.

The house is a 3000 square foot house.

Currently it is a small house and it only has two bedrooms and a master suite.

I have to leave my bedroom to get into the bathroom.

My challenge is that I want my neighbors to be happy.

I am always available. I know the neighbors very well.

The fact that someone hasn't been able to talk to me about this project is ridiculous.

i have been asked by several neighbors, and that of his crazy

for me to say, maybe if I helped them with some of their rent or if I could help their renters or help with some other things, maybe they wouldn't go through this discretionary review.

I think that is ludicrous.

It is why I entered the entire

day off of work today even

though I am one in --

President Olague: the three minutes are up.

Are there additional speakers in support of the project sponsor?

Seeing none, and discretionary review, you have two minutes over a bottle.

i think it is pretty easy to see that. Anyway, thank you.

President Olague: project sponsor, you have two minutes.

>> thank you.

I would like to put of the same

section elevation.

of the

building and is set back from the rear building.

president olague: the public hearing is closed.

Commission

Commissioner antonini: I have a question, a couple of comments first.

A number of issues have been raised.

some of the issues concerned the second basement that is being added and the concern about underground streams or shoring

at the met, but these are

generally felt to be – I will ask is that the question.

These are issues that will be

taken up and have to be dealt

with in the approval process for

permitting and other things.

There was also a privacy issue raised.

Given the setbacks, the distance

between the structures, the

detached homes is fairly significant.

The one thing that I am

concerned about if I am judging

from the map that was given,

maybe I can ask the staff about the yard averaging situation.

the comment was made that they don't have to average of the

adjacent properties because it is within the area that is

allowed and is compliant, it is not asking for a variance.

>> that is correct.

Beyond that line is when the averaging is done to determine

the allowable encroachment beyond that up to 25%.

In this case, the proposed project is not exceeding that

amount of the than the el al

will bond that can be done on the lowest level.

the house is code compliance with the rear yard.

I think what the filings are

referring to is just an average of visual based on the overall death of the house.

The logic of that is based on

the existing footprint, and in this case, the residence is

relatively shallow in comparison to the other residences on this block.

And the overall death.

>> I think this visual is accurate, but we are dealing

with the second basement which

is the part that is going down past the additional amount.

But you are saying that it is not significant enough to be

counted against the the rear yard?

>> it was what they used when they were in evaluating this house.

They felt that because it is a

down sloping parcel, there was
such a differential that this is actually below the primary
living space.

>> I realize the open space, as you're saying, they are within compliance.

This appears that it gets out a lot farther than anything else.

>> I think there would be a stronger impact.

if they were the same elevation
because it is down sloping and
is also a lateral slope on the block as well.

>> theoretically, you could put something green above the top of
that last level and it would look like the rear yard.

Of a, I will see with the other commissioners have this day.

Commissioner moore: it is interesting because what he is
addressing is hard to
understand what the exact Brady and his.

It doesn't really fully reveal how the great falls away.

what is missing is the materiality of this building.

There was no suggestion of its
color for its landscape on any of the (S, etc..

It is very difficult to understand.

I believe there is an omission,
the exact kind of detailed
openings create the facades that are compatible.

this project reminds
me of the
heated discussions we had where

the only names

– you probably remember from a few weeks ago, we did not understand what was going on.

I am not opposed to this

project, but there is something in the presentation that is
missing for me to be really fair to the thing.

The disclosure that I would be
more inclined, it is quite massive.

I am kind of hedging what the other commissioners have to say.

Commissioner antonini: I have to look at rendering of what the appearance of the building will be on the north elevation.
I see a picture here.

It is hard to understand what we are going to see.

It looks as though there is an additional level, a tile roof that will match.

it would be nice if we had a
better image so we could really see.

There are windows, I guess, up on top.

I think the material should
contain something that is a

Commissioner moore: we are very concerned for large glass railings facing public open spaces, because we are concerned that birds have a tendency to confuse glass as being an open space beyond.

Are you thinking of giving any kind of indication peck'

s -- indication? I am not sure where the code is, but I want to remind us that we are using quite a bit of glass over the five stories of your building.

>> I have not thought about that, but we certainly can.

commissioner moore: with the department discussed this, if we move ahead?

>> I think one of the things the commission could do is ask the project sponsor to comply with the new code. The do not think it is in place yet, but they could treat the glass.

commissioner moore: this is a lovely study to understand the study. This lets people take a different look at it. You might appreciate reading what they did to find a way of being creative.

I would discourage you to move ahead.

i think I am getting more comfortable, even if I would like to see more drawings.

That would be a department task to ask for more.

President Olague: would we have

to take dr to include that? >> I can clarify the applicability of the guidelines.

Because the commission adopted the policy, we are implementing it.

It has not gone to the board of supervisors, so changing to the planning code does not happen.

It would apply to the glass railings. We can talk to the project sponsor.

president olague: if we did one that considered and someone makes a motion, there would have to make a motion to take dr?

Or would it be automatic? Great.

Commissioner sugaya: sorry.

It was not important.

is it online?

President Olague: it should be.

40-x the project sponsor --

commissioner sugaya: the project sponsor might want to download. It is interesting.

vice President Miguel: I would move to not take dr and approve the project as submitted.

Commissioner

→ **antonini:** I will second with a friendly amendment that project sponsor work with dr requestors wherever possible to address their concerns and see if we can ameliorate some of their concerns were they do with planning issues.

Commissioner moore: I would also like to ask that the department continues to work with the applicant about disclosure on color, but this building falls within the general tonality of adjoining buildings and becomes a light building, because it is massive, and does something which reflects the collective feeling of the street is on.

>> the motion before you is to approve the project as proposed with the project sponsor urged to continue dialogue with the dr reuestors and to work with stuff on color -- staff on color.

Commissioner moore: and on the bird ordinance.

>> staff already proposes that. >> stuff will make sure the project sponsor -- staff will make sure the project sponsor is compliant with the policy on bird mitigation.

President Olague: it makes me wonder how it is being applied by staff.

Commissioner moore: but if the architect is unaware of it and it has not been brought up in any discussion, I think it needs to be put into the record in order to be accepted by the architect as part of the discussion.

>> on that motion --

commissioner antonini: aye.

Commissioner fong: aye.

Commissioner moore: aye.

Commissioner sugaya: aye.

Vice President Miguel: aye.

president olague: aye.

>> you are not on an 1541456 --

you are now on item

1456 for

chestnut street.

>> the subject property is located between franklin and gough.

The proposal is to demolish an existing building and construction a three story building.

There are concerns about the demolition of the building and proposed changes to open space.

the department recognizes the

proposed building is larger than what exists, but the scale is within character of the neighborhood and does not disrupt the mid blocked open space.

Further, the proposal fully



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	655 Alvarado Street	Applicant:	Holey Associates
Cross Street(s):	Beaver & Castro Streets	Address:	5715 Claremont Avenue
Block/Lot No.:	2803/028C	City, State:	Oakland, CA 94618
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 509-7979

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	±3 feet, 5 inches	No Change
Building Depth	±48 feet, 3 inches	±74 feet, 3 inches
Rear Yard	±65 feet, 9 inches	±39 feet, 9 inches
Building Height	29'-6"	40'-0"
Number of Stories	2 over basement	4 over basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is for a one-story vertical addition, three-story horizontal addition and a two-story permitted rear yard obstruction (Per Planning Code Section 136(c)(25)) to an existing two-story-over-basement single-family residence. The project also includes infill of the front porch and interior remodeling. This permit was originally noticed in accordance with Planning Code Section 311 from 12/13/2010 to 1/12/2011.		
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.		

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: Jeffrey.horn@sfgov.org

Notice Date: 1/6/16
Expiration Date: 2/5/16

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

SFUSD
1800 II

APPROVED
SEUSD
FIRE
BUILDING ENLARGEMENT
DESCRIPTION
☐ VERTICAL
☒ HORIZONTAL

APPROVED FOR ISSUANCE
SEP 28 2016

BUILDING
FORM 318
APPLICATION NUMBER
20091213061(3)

OSHA APPROVAL REC'D
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 12-11-09	FILED 12-11-09 PLNG FEE	(1) STREET ADDRESS OF JOB 655 ALVARADO ST.	BLOCK & LOT 2803-028C
PERMIT NO. 1405206	ISSUED SEP 28 2016	(2A) ESTIMATED COST OF JOB \$700,000	(2B) REVISED COST: \$700,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. VTS	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SINGLE FAMILY DWELLING	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1
(4) TYPE OF CONSTR. V	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELLING	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		

(14) GENERAL CONTRACTOR OWNER	ADDRESS 655 ALVARADO ST.	ZIP 94114	PHONE (FOR CONTACT BY DEPT.) 601-3549 (MARCI)
----------------------------------	-----------------------------	--------------	--

(15) OWNER - LESSEE (CROSS OUT ONE)
KAPLAN GLAZER TRS

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
- ADDITION OF STORY ABOVE EXISTING & ADDITION OF STORY BELOW EXISTING
- EXTENSION OF EXISTING LOWER FLOORS
- REPAIR OF LANDSCAPING AREAS AFFECTED BY PROPOSED ADDITION

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT 32'-3"	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA 1373	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) 2009 MARCINOS W. SAN RAFAEL CA 94401	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)
KEN LINSER ARCHITECTS 3407 SACRAMENTO ST SE 94118 623110

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")
DMARC STUBS 144 FURTH ST. #200B 415-620-0800

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire carrying more than 750 volts See Sec 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☐ OWNER
☐ ARCHITECT
☐ LESSEE
☐ AGENT
☐ CONTRACTOR
☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate term (III), or (IV), or (V), whichever is applicable. If however term (V) is checked term (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

Matthew Ralls, DBI

AUG 23 2016

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

Vertical & horizontal addition approval per
Plans and application.

Jeff Horn 2/9/16
Approved Planning Dept. Jeff Horn
DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

Consult design professional for sprinkler
requirement to determine adequate
water supply for sprinkler demand

Amy Eng

"R3"
Occupancy

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

SFPW/BSM SIGN OFF ON JOB CARD
REQUIRED PRIOR TO DBI FINAL
CALL (415) 334-7149 TO SCHEDULE

By

Rassendy, Dennis, SFPW/BSM

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

SFPUC

Sam Tom

SFPUC Capacity Charges

See attached SFPUC Capacity Charge Invoice for total
amount due. DBI will collect charges.

HOUSING INSPECTION DIVISION

DATE:

REASON:

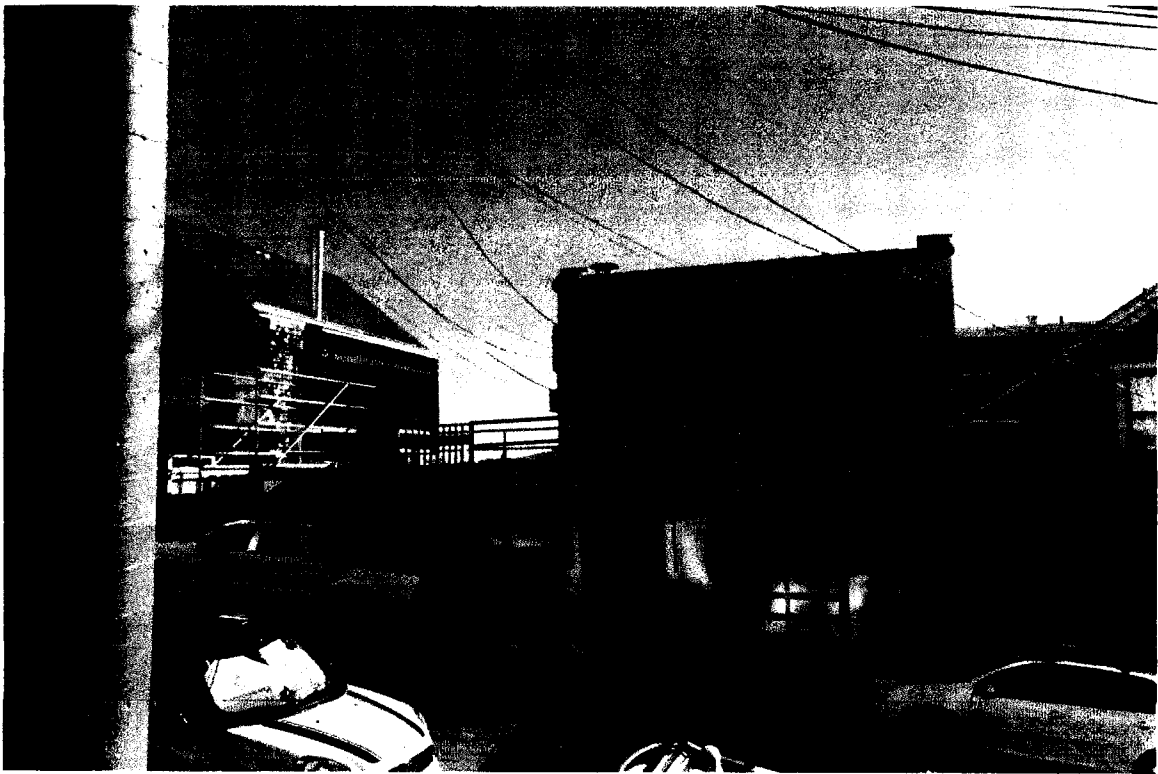
NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached
statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



12-30-16

5



Mary Ferretti-breidinger <mferrettisf@gmail.com>

Noise @ 655 Alvarado

4 messages

Max Blakely <max@thompsonbrooks.com>
To: "aigranuc@gmail.com" <aigranuc@gmail.com>
Cc: "mferrettisf@gmail.com" <mferrettisf@gmail.com>, Patrick Davis <patrick@thompsonbrooks.com>, Judith Thompson <JAT@thompsonbrooks.com>, Greg Hall <greg@thompsonbrooks.com>

Fri, Jan 13, 2017 at 11:56 AM

Hello,

My name is Max Blakely. I'm the jobsite superintendent for Thompson Brooks INC, running the project at 655 Alvarado St.

It has been brought to my attention that a complaint was received about the jobsite noise. I am very sorry about this, but regrettfully, I have to say that the heavy noise, i.e. jackhammers and heavy equipment, will be continuing for the next couple of months. Once demo and excavation are complete the noise will be reduced significantly. Again, I'm very sorry for the noise, but I would ask that you please bear with us as this is a fairly major construction project.

Thank you,

Max

Max Blakely
Superintendent
Thompson Brooks INC
Direct 415-238-5345

Fri, Jan 13, 2017 at 12:54 PM

Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: Adrian Granucci <aigranuc@gmail.com>
Cc: john ferretti <JOHNFREDSF@yahoo.com>

Hi Adrian,
Did you receive the email also?
Thanks, Mary
[Quoted text hidden]

Fri, Jan 13, 2017 at 1:04 PM

Adrian Granucci <aigranuc@gmail.com>
To: Mary Ferretti-breidinger <mferrettisf@gmail.com>
Cc: john ferretti <JOHNFREDSF@yahoo.com>

Yeah I did, I'll probably respond to him a little later. My one concern really is only that they start at around 720in the morning. If they could wait like 30 minutes it would be fantastic.

Thanks

Adrian G

Sent from my iPhone. I apologize for any spelling or grammar errors.
[Quoted text hidden]

Sat, Jan 14, 2017 at 2:19 PM

Adrian Granucci <aigranuc@gmail.com>
To: Max Blakely <max@thompsonbrooks.com>
Cc: "mferrettisf@gmail.com" <mferrettisf@gmail.com>, Patrick Davis <patrick@thompsonbrooks.com>, Judith Thompson <JAT@thompsonbrooks.com>, Greg Hall <greg@thompsonbrooks.com>

Hi Max,

Thanks for reaching out. We know it's a big job. I think the main thing that affects us as of now is the work noise starts about 0720 every morning. I know it's winter with less daylight but of course if there is anything that could be done to start work a little later would be fantastic. I think the noise during the day is fine for us.

Thank you,

Adrian Granucci

[Quoted text hidden]

Bcc:
Date: Sat, 14 Jan 2017 22:19:09 +0000
Subject: Re: Noise @ 655 Alvarado
Hi Max,

Thanks for reaching out. We know it's a big job. I think the main thing that affects us as of now is the work noise starts about 0720 every morning. I know it's winter with less daylight but of course if there is anything that could be done to start work a little later would be fantastic. I think the noise during the day is fine for us.

Thank you,

Adrian Granucci

On Jan 13, 2017, at 11:56 AM, Max Blakely <max@thompsonbrooks.com> wrote:

Hello,

My name is Max Blakely. I'm the jobsite superintendent, for Thompson Brooks INC, running the project at 655 Alvarado St.

It has been brought to my attention that a complaint was received about the jobsite noise. I am very sorry about this, but regrettfully, I have to say that the heavy noise, i.e. jackhammers and heavy equipment, will be continuing for the next couple of months. Once demo and excavation are complete the noise will be reduced significantly. Again, I'm very sorry for the noise, but I would ask that you please bear with us as this is a fairly major construction project.

Thank you,

Max

Max Blakely
Superintendent
Thompson Brooks INC
Direct 415-238-5345

 noimage.eml
12K

Mary Ferretti-breidinger <mferrettis@gmail.com>
To: Adrian Granucci <aigranuc@gmail.com>, Brian Kataoka <byk5000@gmail.com>

FYI- I am forwarding you a copy of the communication I had with the contractors regarding the issues you had with the construction next door.

----- Forwarded message -----

From: **Mary Ferretti-breidinger** <mferrettis@gmail.com>
Date: Wed, Mar 29, 2017 at 3:40 PM
Subject: Construction at 655 Alvarado St.
To: patrick@thompsonbrooks.com
Cc: john ferretti <JOHNFREDSF@yahoo.com>

Mon, Apr 3, 2017 at 3:48 PM

[Quoted text hidden]

Adrian Granucci <aigranuc@gmail.com>
To: Mary Ferretti-breidinger <mferrettis@gmail.com>
Cc: Brian Kataoka <byk5000@gmail.com>

Hi Mary,

We wanted to know that we just noticed the weather stripping on the bathroom window has basically blown away and it's allowed water or a little leakage in when it rains.

Brian cleaned it up but I am noticing it dripping again so it seems when it rains there is a chance for water to leak on the sill and onto the floor of the bathroom.

Thanks

Adrian G

Sent from my iPhone
[Quoted text hidden]

Mary Ferretti-breidinger <mferrettis@gmail.com>
To: Adrian Granucci <aigranuc@gmail.com>

Thanks for letting me know. We will look into it.

Thu, Apr 6, 2017 at 8:36 PM

Mon, Apr 10, 2017 at 9:18 AM

Application No. 2009.12.11.3061 655 Alvarado St. DISAPPROVAL OF PROPERTY LINE WINDOW

5 messages

Mary Ferretti-breidinger <mferrettisf@gmail.com>

Sun, Jan 17, 2016 at 12:43 PM

To: Jeffrey.horn@sfgov.org

Cc: john ferretti <JOHNFREDSF@yahoo.com>

January 17, 2016

Jeff Horn Jeffrey.horn@sfgov.org

Planning Department

RE: 655 Alvarado St

Application No. 2009.12.11.3061

DISAPPROVAL OF PROPERTY LINE WINDOW

Dear Mr. Horn,

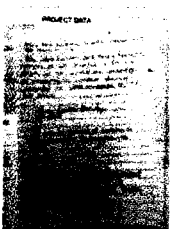
My brother, John Ferretti, and I are the owners of 651 Alvarado St., the property adjacent to the proposed project at 655 Alvarado St. On August 17, 2015, we attended pre-application meeting held at 655 Alvarado St. headed by the architect, Mr. Holey. After reviewing the full set of plans, we voiced our disapproval of the property line window. We had the architect sign a letter (a copy attached), at the meeting, in which we stated our disapproval of the property line window in writing. Last week my brother received a Notice of Building Permit Application, unfortunately, I did not receive a copy, in spite of the fact that Mr. Holey has my San Francisco address. Last week I left a message for Mr. Holey in which requested a of a full set of plans to compare with the plans he presented at the pre-application meeting. On Friday Jan 15, I spoke with Mr. Holey and again requested a full set of plans. I expressed my disapproval of the property line window and hoped that it was addressed in the proposed plans. I hope to receive the plans by Tuesday of next week.

At this point in time, should there be a "property line" window in the proposal. I am requesting, that you, representing the Planning Department, follow the correct procedure. I believe the project needs to obtain clearance from the adjacent property owner that it is ok to build a property line window, before it is built. We do not approve of the property line window. The architect and the project owner need to be aware that the property line window can be completely blocked by a wall, losing their light, if the adjacent property choose to remodel in the future. If the property line window, projected in the proposed plans of 655 Alvarado St. is that important to the project then we recommend the plans be revised to include a 4 foot setback in order to accommodate property line window.

I appreciate your assistance in this matter. I look forward to your response.

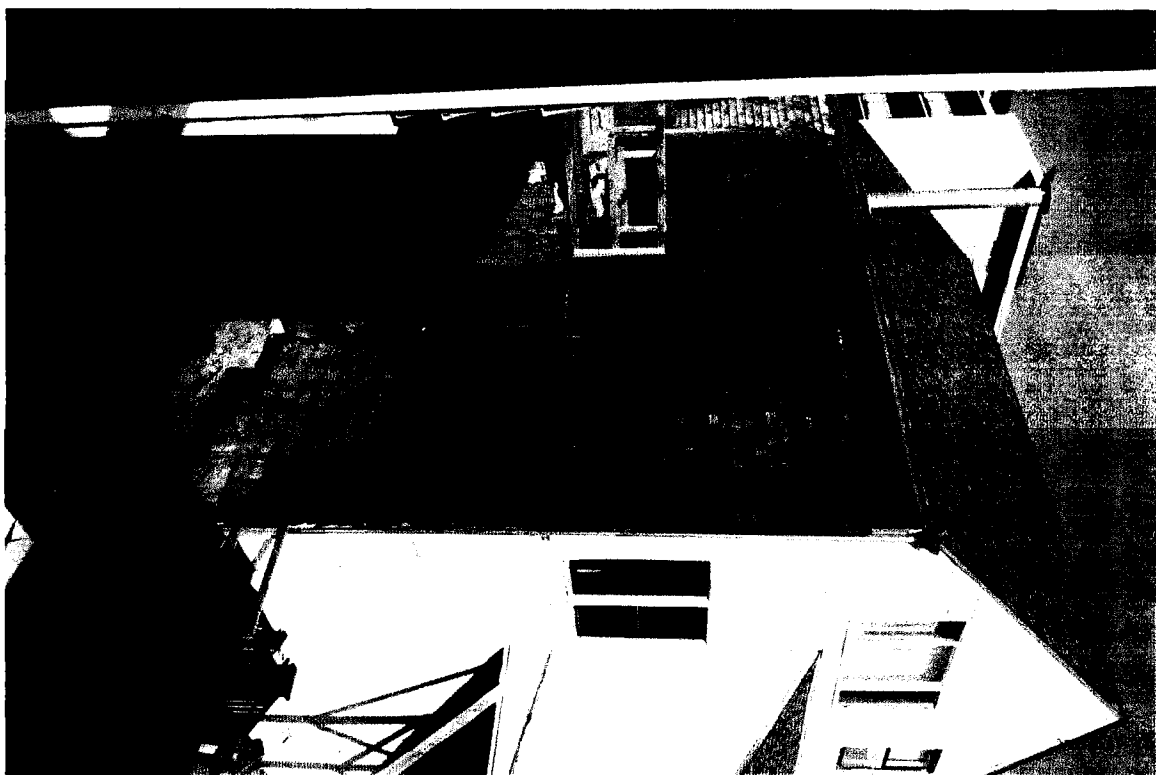
Thank you,

Mary Ferretti



alvarado st project property line window.jpg
101K

1-29-17



Permit Details Report**Report Date:** 9/14/2017 8:05:13 PM

Application Number: 201702068651
 Form Number: 3
 Address(es): 2803 / 028C / o 655 ALVARADO ST
 Description: HANDDUG PITS, SOIL SHORING TIEBACKS. REF APP#2009-1211-3061
 Cost: \$127,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
2/6/2017	TRIAGE	
2/6/2017	FILING	
2/6/2017	FILED	
3/1/2017	APPROVED	
3/1/2017	ISSUED	

Contact Details:**Contractor Details:**

License Number: 315245
 Name: JOHN BARCEWSKI LARS LARSEN
 Company Name: BARCEWSKI INC DBA SUNSHINE CONSTRUCTION
 Address: 4136 REDWOOD HWY, STE 13 * SAN RAFAEL CA 94903
 Phone: 4795566

Addenda Details:**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	2/6/17	2/6/17			2/6/17	SHAWL HAREGGEWAIN	
2	CPB	2/15/17	2/15/17			2/15/17	SECONDEZ GRACE	
3	BLDG	2/15/17	2/24/17			2/24/17	RALLS MATTHEW	
4	DPW-BSM	2/24/17	2/28/17			2/28/17	CHOY CLINTON	Approved. 2/28/17: No alteration or reconstruction of City Right-of-Way under this permit. -CC
5	PPC	2/28/17	2/28/17			2/28/17	CHEUNG DEREK	
6	CPB	2/28/17	3/1/17			3/1/17	CHAN AMARIS	SAFETY PERMIT REQ; 8 PAGES. APPROV BY AMARIS.

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			12	SHOTCRETE	
0			24F	OTHERS	geotech engr & shoring engr
0			21B	UNDERPINNING	NOT affecting adjacent property
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	tie back testing
0			21A	SHORING	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Permit Details Report**Report Date:**

9/14/2017 8:02:04 PM

Application Number: 201703161580

Form Number: 8

Address(es): 2803 / 028C / o 655 ALVARADO

ST

Description:

× REVISION TO 2009.12.11.3061 INCREASE SIZE OF BASEMENT BY 200 SF. MODIFICATION TO WINDOW/DOOR MANUFACTURE (U:SHGC) AND MINOR IMPROVEMENTS TO WINDOW SIZE AND OPERATION. MINOR IMPROVEMENTS TO THERMAL ENVELOPE AND MECHANICAL EQUIP.

Cost: \$33,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
3/16/2017	TRIAGE	
3/16/2017	FILING	
3/16/2017	FILED	
5/4/2017	APPROVED	
5/4/2017	ISSUED	

Contact Details:**Contractor Details:**

License Number: 483119

Name: PATRICK DAVIS

Company Name: THOMPSON BROOKS INC.

Address: 151 VERMONT ST * SAN FRANCISCO CA 94103-0000

Phone: 5812600

Addenda Details:**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	3/16/17	3/16/17			3/16/17	CHAPMAN MARLA	
2	CP-ZOC	3/21/17	3/21/17			3/21/17	FLORES VERONICA	Revision to 2009.12.11.3061. Excavate to increase basement area. Window/door changes on east and west elevations. Interior renovations. Approved OTC 03/21/17 VAF
3	BLDG	3/27/17	3/27/17			3/27/17	RALLS MATTHEW	
4	MECH	5/3/17	5/3/17			5/3/17	ORTEGA REYNALDO	Approved, OTC
5	CPB	5/4/17	5/4/17			5/4/17	YU ZHANG REN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

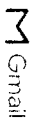
Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
6/15/2017	AM	VS	IVR Scheduled	REINFORCING STEEL	1
5/31/2017	AM	VS	IVR Scheduled	REINFORCING STEEL	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
6/15/2017	Darlene Hartley	REINFORCING STEEL	OK TO POUR
5/31/2017	Chester Chiu	REINFORCING STEEL	REINFORCING STEEL

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			IB53	CF2R-ADD-02-E - PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE HERS FIELD VERIFICATION	
				CF2R-ENV-01-E -	



Mary Ferretti-breidinger <mferrettis@gmail.com>

Construction at 655 Alvarado St.

9 messages

Mary Ferretti-breidinger <mferrettis@gmail.com>

To: patrick@thompsonbrooks.com

Cc: john ferretti <JOHNREDSF@yahoo.com>

Wed, Mar 29, 2017 at 3:40 PM

Hi Patrick,

This email is to follow up our conversation we just had 2 minutes ago. I am the owner of 651 Alvarado St. My renters at 651 Alvarado St. are inquiring about your work hours/noise caused by your construction at 655 Alvarado St. Apparently someone from your company told them it is ok for you to start work at 7AM but can not make noise until 8AM. Is this correct? Also, the renters would like to know if you will be working 6 to 8 days a week? Could you please get back to me with specifics so I can let my renters know. I contacted your company on Jan. 13 and provided you with information to contact my renters, which you did. However, I do not know what you told them. So in order to ensure we are all on the same page, I would like you to address their concerns to me and I will forward them a copy of your email response.

I appreciate your attention to this matter.

Thank you,

Mary Ferretti

CC: John Ferretti

Patrick Davis <patrick@thompsonbrooks.com>

To: Mary Ferretti-breidinger <mferrettis@gmail.com>

Cc: John ferretti <JOHNREDSF@yahoo.com>; Max Blakeley <max@thompsonbrooks.com>; Judith Thompson <JAT@thompsonbrooks.com>

Wed, Mar 29, 2017 at 3:55 PM

Hi Mary,

First, I want to correct something I said to you. After our conversation I spoke with Max Blakeley, the Site Superintendent, and he informed me that our sub did work last Saturday. However, it was to prepare for a pour that took place yesterday, and is not something that will happen very often. Our normal hours of operation are Monday – Friday.

The City allows construction work to take place from 7am – 8pm, every day, including holidays. Please see the weblink below.

<http://sfdbi.org/what-to-expect-during-construction>

I am attaching the email chain from back in January that you were copied on. Work at this job site starts at 7am, and although we do try to keep the noise down for the first 15-30 minutes, we cannot guarantee there will be no noise before a specific time.

Hope this helps

Patrick

Patrick Davis

Executive Vice President

Phone: 415.581.2618

Fax: 415.581.2601

THOMPSON BROOKS, INC

www.thompsonbrooks.com

<http://www.houzz.com/pro/thompsonbrooksinc>

From: Mary Ferretti-breidinger [mailto:mferrettis@gmail.com]

Sent: Wednesday, March 29, 2017 3:40 PM

To: Patrick Davis <patrick@thompsonbrooks.com>

Cc: john ferretti <JOHNREDSF@yahoo.com>

Subject: Construction at 655 Alvarado St.

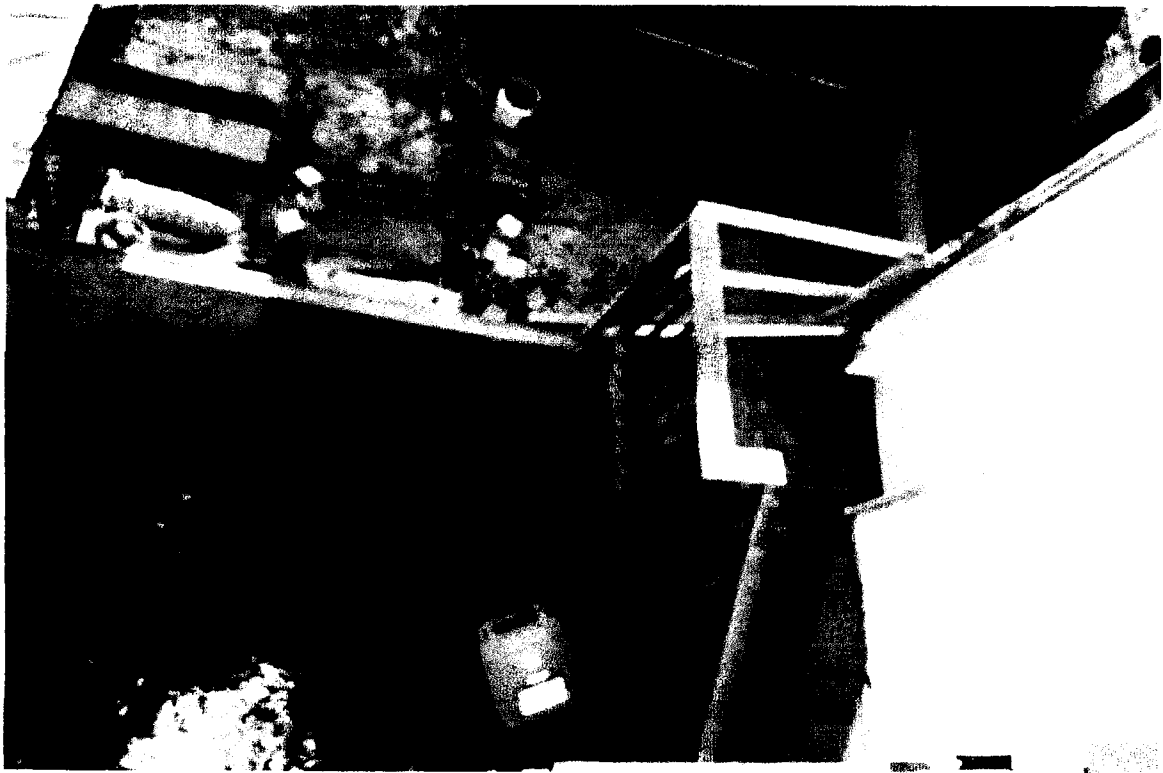
[Quoted text hidden]

----- Forwarded message -----

From: Adrian Granucci <adgranuc@gmail.com>

To: Max Blakeley <max@thompsonbrooks.com>

Cc: mferrettis@gmail.com; mferrettis@gmail.com; Patrick Davis <patrick@thompsonbrooks.com>; Judith Thompson <JAT@thompsonbrooks.com>; Greg Hall <greg@thompsonbrooks.com>



4-10-17

Phone: 415.581.2618

Fax: 415.581.2601

THOMPSON BROOKS, INC

www.thompsonbrooks.com

<http://www.houzz.com/pro/thompsonbrooksinc>

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]

Sent: Tuesday, April 11, 2017 12:54 PM

To: Patrick Davis <patrick@thompsonbrooks.com>

Cc: john ferretti <JOHNFREDSF@yahoo.com>

Subject: 655 Alvarado St Construction

Hi Patrick,

John and I were at our property (651 Alvarado St) yesterday. We have 2 concerns:

1. Our building's foundation is cracked at the property line (a piece of ply wood is setting against it. (I have attached a picture).

2. Water is getting into our basement. Apparently the water issue was noted since you have a piece of plastic placed between the properties. This was an issue when 655 Alvarado St went through a major remodel in 1989 and the brick stairs were added. The builders took care of the problem an repaired the damages. (I have included pictures).

Will you be taking care of these issues?

I have pictures of the interior. I would appreciate it if you would not disturb our tenants.

I look forward to hearing from you.

Mary





Sent from my iPhone

Begin forwarded message:

From: Patrick Davis <patrick@thompsonbrooks.com>
Date: April 12, 2017 at 1:34:44 PM PDT
To: Mary Ferretti-breidinger <mferrettisf@gmail.com>
Cc: john ferretti <JOHNFREDSF@yahoo.com>, Judith Thompson <JAT@thompsonbrooks.com>, Max Blakely <max@thompsonbrooks.com>, Zac Maddry <zac@dmarcstudio.com>, Jon Kaplan <kaplan@fishsixrc.com>
Subject: RE: 655 Alvarado St Construction

Hi Mary,

We noticed the crack at your foundation during our demo phase. We assumed you were aware of it too since it is clearly an existing crack that was patched in the past. The picture you provided shows the two colors of concrete, with the lighter of the two being the patch. The plywood we have in place is to isolate your foundation from our work.

Regarding the water intruding into your basement, we have no knowledge of this. The plastic that we have hanging up is to prevent water entering the existing Garage of our client's property. But, we would be happy to meet you on site to review this further and take a look at your basement to see where the water is entering.

Please let us know if you would like to set up a time to meet on site.

Patrick

Patrick Davis

Executive Vice President

Adrian Granucci <ajgranuc@gmail.com>
To: Mary <mferretisf@gmail.com>

OK I can set something up then during the week before noon hopefully for next week.

I'll let you guys know.

AFG

Sent from my iPhone
[Quoted text hidden]

Adrian Granucci <ajgranuc@gmail.com>
To: Mary <mferretisf@gmail.com>

OK they can do Wednesday 2nd, from 9-11am.

Let me know if they works - it scheduled for now but I can change it.

Adrian G

Sent from my iPhone

On Jul 24, 2017, at 11:32 AM, Mary <mferretisf@gmail.com> wrote:

[Quoted text hidden]

Mary Ferretti-breidinger <mferretisf@gmail.com>
To: Adrian Granucci <ajgranuc@gmail.com>

I checked with John. It is ok with him.

Mary

[Quoted text hidden]

Adrian Granucci <ajgranuc@gmail.com>
To: Mary Ferretti-breidinger <mferretisf@gmail.com>

Hi Mary,

I will drop off the rent after work today.

For the cable I went ahead and cancelled the appointment for today. I left a message with John and haven't heard from him. If I don't hear from him this week I will go ahead and schedule something before noon sometime and let him know I guess.

Thanks.

Adrian G
[Quoted text hidden]

Mary <mferretisf@gmail.com>
To: Adrian Granucci <ajgranuc@gmail.com>

He works evening now so you can probably catch him about 9:30 am. before noon anyways.

Sent from my iPad
[Quoted text hidden]

Adrian Granucci <ajgranuc@gmail.com>
To: Mary <mferretisf@gmail.com>
Cc: Brian Kalaacka <bvk5000@gmail.com>

Hi Mary,

I wanted to you let you know that due to the construction work (I think) the door leading to the backyard has shifted lower and is incredibly hard to close, sometimes it takes me like 2 minutes with all my strength to fit it back in to lock the door. This problem never really happened before but you will notice when you look at the door everything looks fine but it is separated from the opening side enough to make it very difficult to close with lock (like its lower than it should be).

I honestly think its due to a shift in the area with the house next door but maybe that is me jumping to conclusions. I will try to set up time for the cable guy soon, so maybe John can check it out at the same time.

Thanks.

Adrian G

[Quoted text hidden]

Mary Ferretti-breidinger <mferretisf@gmail.com>
To: Adrian Granucci <ajgranuc@gmail.com>
Cc: Brian Kalaacka <bvk5000@gmail.com>

Adrian,

Thanks for letting me know. I will have John look at it while he is there (during the cable set up and follow up with the contractor.

Mon, Jul 24, 2017 at 11:39 AM

Tue, Jul 25, 2017 at 12:40 PM

Wed, Jul 26, 2017 at 8:23 AM

Wed, Aug 2, 2017 at 1:58 PM

Wed, Aug 2, 2017 at 9:28 PM

Fri, Aug 4, 2017 at 9:35 AM

Fri, Aug 4, 2017 at 1:58 PM

8-16-17



Mary
[Quoted text hidden]

Mary Ferretti-breidinger <mferrettis@gmail.com>
To: Patrick Davis <patrick@thompsonbrooks.com>, john ferretti <JOHNFERDSF@yahoo.com>

Hi Patrick,

At our meeting on April 17, 2017, with you, Max and my husband (to discuss the front right side of the foundation which was getting wet due to gaps created between the buildings) you went at lengths to describe what you were doing and you would keep me posted on what was going on. Since our meeting there has been extensive work beyond what we discussed. This is a little concerning since that is not how we discussed things would proceed. Now it has been brought to my attention that you removed my property line fence without my or my renters being notified.

I appreciate your attention to this matter.
Mary Ferretti
cc John Ferretti
[Quoted text hidden]

John Ferretti <johnfredsf@yahoo.com>
To: Mary <mferrettis@gmail.com>

Wed, Aug 23, 2017 at 2:08 PM

Sent from my iPhone
Begin forwarded message:

From: Mary Ferretti-breidinger <mferrettis@gmail.com>
Date: August 23, 2017 at 1:27:28 PM PDT
To: Patrick Davis <patrick@thompsonbrooks.com>, john ferretti <JOHNFERDSF@yahoo.com>
Subject: Re: Construction at 655 Alvarado St.

[Quoted text hidden]

Patrick Davis <patrick@thompsonbrooks.com>
To: Mary Ferretti-breidinger <mferrettis@gmail.com>, john ferretti <JOHNFERDSF@yahoo.com>
Cc: Max Blakey <max@thompsonbrooks.com>

Wed, Aug 23, 2017 at 2:24 PM

Mary,

I am not sure what you are specifically referring to. What TBI committed to during the meeting was to re-install flashing between to the two buildings to help prevent water from traveling into your Garage. The commitment was that this work would take place during the duration of the project. We have not forgotten about this scope and still plan to do it. But, it will be performed in sequence with the rest of the work. No other commitments were discussed or made to you.

In terms of the perimeter fence, it was our understanding that the fence belonged to our client. The permitted work that will be done along the property line will be on his side of the property line, and is being done at his expense. We will be installing a temporary fence between the two properties until the final fencing material is installed. The temp fence will be installed on Monday.

TO DATE: NO FENCE RE-INSTALLED

Patrick Davis
General Manager

Phone: 415.581.2618

Fax: 415.581.2601

THOMPSON BROOKS, INC

www.thompsonbrooks.com

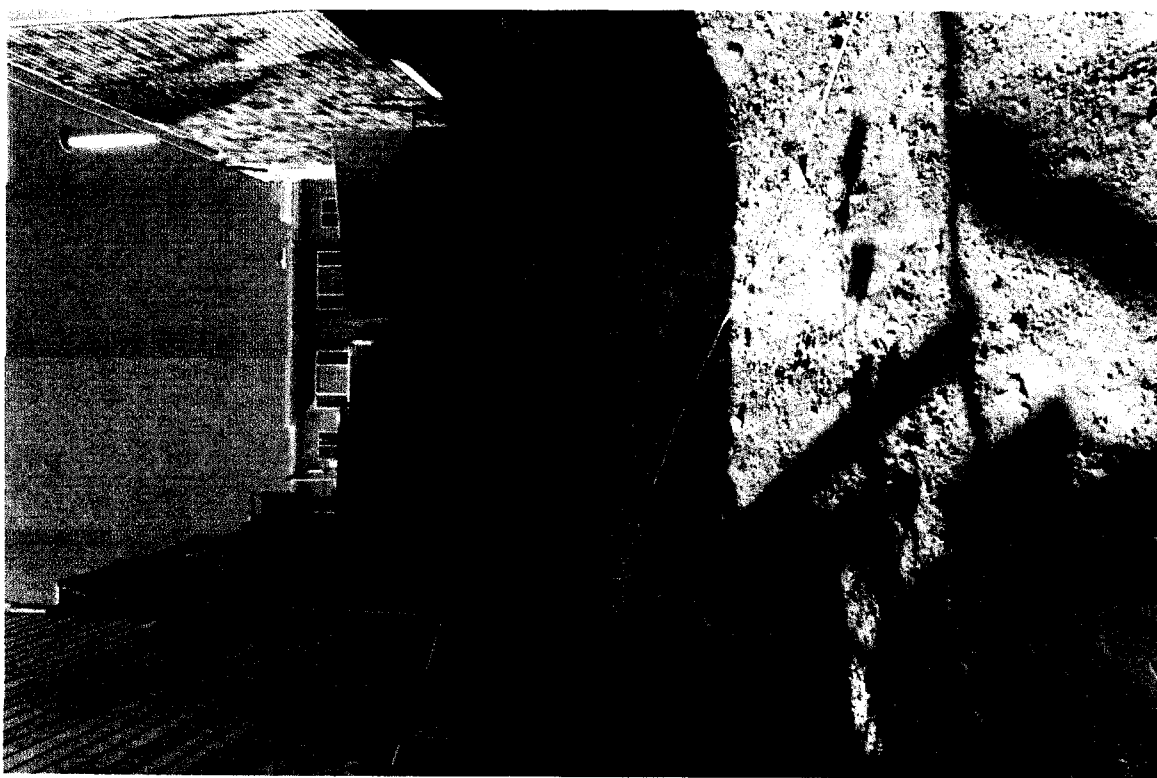
http://www.houzz.com/pro/thompsonbrook/sinc

From: Mary Ferretti-breidinger [mailto:mferrettis@gmail.com]
Sent: Wednesday, August 23, 2017 1:27 PM
To: Patrick Davis <patrick@thompsonbrooks.com>; john ferretti <JOHNFERDSF@yahoo.com>
Subject: Re: Construction at 655 Alvarado St.

Hi Patrick,

[Quoted text hidden]
[Quoted text hidden]

52



8-24-17

651 Alvarado

7 messages

Judith Thompson <JAT@thompsonbrooks.com>

Thu, Aug 31, 2017 at 11:11 AM

To: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Cc: Jon Kaplan <kaplan@fishsixrc.com>, Patrick Davis <patrick@thompsonbrooks.com>, Zac Maddy <zac@dmarcstudio.com>, Max Blakely <max@thompsonbrooks.com>

Dear Mary.

→ We are aware of the foundation issues at your property at 651 Alvarado. Attached are photos we took last December before we started concrete work at 655 Alvarado. In April, after we removed the structure at 655 Alvarado, we met with you and pointed out the condition of your foundation and the previously burned siding on your West wall. As you can clearly see in the photos, your foundation is crumbling at the Southwest Corner and there have been previous unsuccessful attempts to repair it.

We have followed all permitted plans and have passed all building inspections. Our work has been monitored by the San Francisco Building Inspector, the Geotechnical Engineer, our Structural Engineer, Special Inspectors, and the Architect. Your engineer's suggestion that your foundation should have been underpinned as a part of our work is not feasible, as a failed foundation cannot be underpinned. I can only assume that your engineer is suggesting that we replace your foundation, which failed long before we started any work. With a foundation cracked all the way through and crumbling, even the mildest vibrations or a natural event, such as an earthquake, could cause movement of the structure. We have no issues with the property foundation on the west side of our construction, where the house has an intact foundation that can withstand earthquakes and the mild vibration of construction.

At any rate, we are meeting with the San Francisco Building Department to address the violation notice. You will be notified of the outcome of the meeting by the Building Department.

Sincerely,

Judith Thompson, CEO
THOMPSON BROOKS INC.

<http://www.thompsonbrooks.com> <<http://www.thompsonbrooks.com/>>

<http://www.houzz.com/pro/thompsonbrooksinc>



20161229_111147.jpg
1881K

Photos taken in area 651-655
never notified owner and City of San Francisco



20161229_111152.jpg
3289K

Diarmuid MacNeill <diarmuid@dolmen-engineers.net> Thu, Aug 31, 2017 at 1:11 PM
To: Mary Ferretti-breidinger <mferrettisf@gmail.com>, Johnbreidinger@gmail.com, john
ferretti <JOHNFREDSF@yahoo.com>

The foundation of 651 Alvarado Street was aged but functional before the work at 655 Alvarado Street started. These photographs demonstrate the condition of the foundation was known by the Owner and General Contractor of 655 Alvarado Street. Despite the best efforts of a credible design, construction and ownership team the condition of 651 Alvarado Street's foundation has deteriorated as a result of the on-going excavation at 655 Alvarado Street. The tenants were happy, the rear door was operable, the City of San Francisco Department of Building Inspection had not issued any violations. None of that is true now.

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]
Sent: Thursday, August 31, 2017 12:16 PM
To: Diarmuid MacNeill <diarmuid@dolmen-engineers.net>; Johnbreidinger@gmail.com; john ferretti <JOHNFREDSF@yahoo.com>
Subject: Fwd: 651 Alvarado

[Quoted text hidden]

Mary Ferretti-breidinger <mferrettisf@gmail.com>
To: Diarmuid MacNeill <diarmuid@dolmen-engineers.net>

Thu, Aug 31, 2017 at 1:26 PM

Diarmuid,

Thank you for the response. Your response was sent to me, John B and John F. Should I forward it to Judith and Jonathan (owner of 655 Alvarado) from me or from you.

Thanks, Mary

[Quoted text hidden]

Diarmuid MacNeill <diarmuid@dolmen-engineers.net>
To: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Thu, Aug 31, 2017 at 1:29 PM

I would say yes

From: Mary Ferretti-breidinger [mailto:mferrettisf@gmail.com]
Sent: Thursday, August 31, 2017 1:27 PM
To: Diarmuid MacNeill <diarmuid@dolmen-engineers.net>
Subject: Re: 651 Alvarado

[Quoted text hidden]

Mary Ferretti-breidinger <mferrettisf@gmail.com>

Thu, Aug 31, 2017 at 1:58 PM

To: JAT@thompsonbrooks.com

Cc: john ferretti <JOHNFREDSF@yahoo.com>, Kaplan@fishsixrc.com, Diarmuid MacNeill <diarmuid@dolmen-engineers.net>

Dear Judith,

Thank you for your attention to this matter.

The foundation of 651 Alvarado Street was aged but functional before the work at 655 Alvarado Street started. These photographs demonstrate the condition of the foundation was known by the Owner and General Contractor of 655 Alvarado Street. Despite the best efforts of a credible design, construction and ownership team the condition of 651 Alvarado Street's foundation has deteriorated as a result of the on-going excavation at 655 Alvarado Street. The tenants were happy, the rear door was operable, the City of San Francisco Department of Building Inspection had not issued any violations. None of that is true now.

Mary

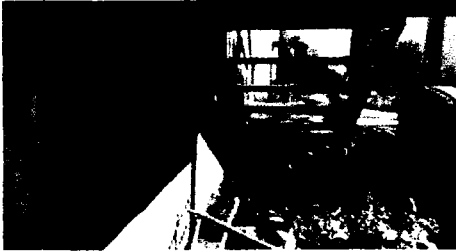
[Quoted text hidden]

Mary Ferretti-breidinger <mferrettisf@gmail.com>

Fri, Jan 5, 2018 at 5:31 PM

415-581-2600

3 attachments



20161229_111409.jpg
3318K



20161229_111147.jpg
1881K



20161229_111152.jpg
3289K

Mary Ferretti-breidinger <mferrettisf@gmail.com> Thu, Aug 31, 2017 at 12:16 PM
To: Diarmuid MacNeill <diarmuid@dolmen-engineers.net>, "Johnbreidinger@gmail.com"
<Johnbreidinger@gmail.com>, john ferretti <JOHNFREDSF@yahoo.com>

Response from Judith
[Quoted text hidden]

3 attachments



20161229_111409.jpg
3318K

To: diarmuid@dolmen-engineers.net

Hi Diarmuid,

FYI....I am not sure if you have these photos. Judith forwarded these to me in August following your initial letter to her.

Sent from my iPhone

Begin forwarded message:

From: "Diarmuid MacNeill" <diarmuid@dolmen-engineers.net>

Date: August 31, 2017 at 1:29:40 PM PDT

To: "'Mary Ferretti-breidinger'" <mferrettisf@gmail.com>

Subject: RE: 651 Alvarado

[Quoted text hidden]

Permit Details Report**Report Date:** 9/14/2017 8:20:52 PM

Application Number: 201708043907
Form Number: 8
Address(es): 2803 / 028C / 0 655 ALVARADO ST
Description: REVISION TO PA #201703161580 (ORIG PA #200912113061) -ADDING LANDSCAPING RETAINING WALLS @ REAR YARD.
Cost: \$100,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/4/2017	TRIAGE	
8/4/2017	FILING	
8/4/2017	FILED	
8/4/2017	APPROVED	
8/4/2017	ISSUED	

Contact Details:**Contractor Details:**

License Number: 483119
Name: PATRICK DAVIS
Company Name: THOMPSON BROOKS INC.
Address: 151 VERMONT ST * SAN FRANCISCO CA 94103-0000
Phone: 5812600

Addenda Details:**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	8/4/17	8/4/17			8/4/17	YIP JANET	
2	CP-ZOC	8/4/17	8/4/17			8/4/17		NA BY CP COUNTER STAFF
3	BLDG	8/4/17	8/4/17			8/4/17	ZEE HOWARD	approved OTC.
4	CPB	8/4/17	8/4/17			8/4/17	PASION MAY	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
9/12/2017	PM	VS	IVR Scheduled	REINFORCING STEEL	1
9/5/2017	PM	VS	IVR Scheduled	REINFORCING STEEL	1
8/15/2017	PM	VS	IVR Scheduled	REINFORCING STEEL	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
9/12/2017	Michael (Yuet) Chan	REINFORCING STEEL	OK TO POUR
9/5/2017	Joseph Duffy	REINFORCING STEEL	REINFORCING STEEL
8/15/2017	Steve Hajnal	REINFORCING STEEL	OK TO POUR, PARTIAL

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

San Francisco

DECODED

building Building Code

33 SAFEGUARDS DURING CONSTRUCTION

§ 3307 PROTECTION OF ADJOINING PROPERTY

§ 3307

PROTECTION OF ADJOINING PROPERTY

3307.1 Insert a note at the end of this section as follows:

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Note: Other requirements for protection of adjacent property of adjacent and depth to which protection is requested are defined by California Civil Code Section 832, and is reprinted herein for convenience.

Section 832. Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.

2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.


3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.

4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.

History

Download

[\(/building/33/3307.txt\)](#)  [\(/building/33/3307.json\)](#)

 [\(/building/33/3307.xml\)](#)

Comments

D O L M E N
CONSULTING ENGINEERS INC.

August 27, 2017

Attention: Mary Ferretti
444 Day Street
San Francisco CA 94131

Re: 651 Alvarado St., San Francisco

Dear Mary:

I visited your property at 651 Alvarado Street in San Francisco with John Breidinger at 2pm on 08/21. Some settlement of the building had been reported by tenants. John walked me through the basement and showed me a door that appeared to have moved recently. It had reportedly been closing and now was significantly far from closing. The rear (South) foundation appears to be rotating and displacing, primarily at the West side. Some newer cracks appear to be opening up in your slab.

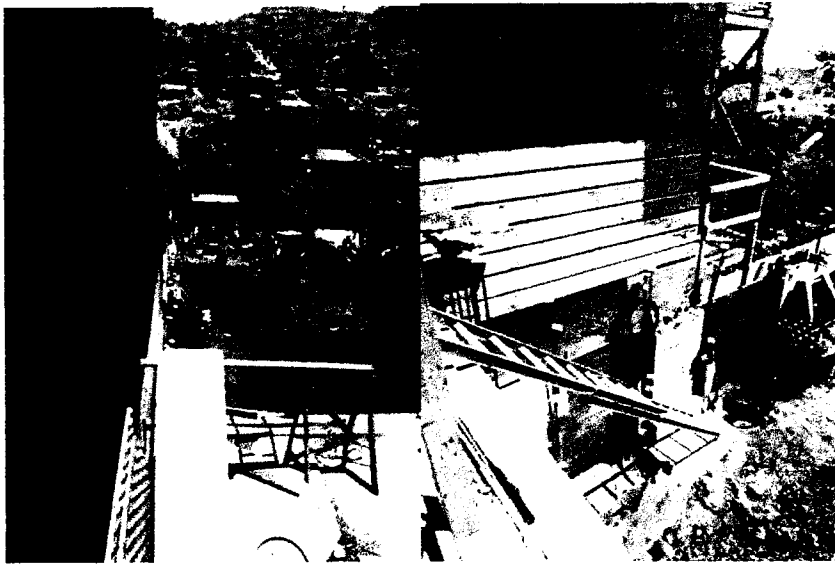
Your neighbor at 655 Alvarado Street has excavated a significant hole directly adjacent to your property. Typically when this occurs the neighbor underpins the adjacent properties. Underpinning is the only way to avoid movement of your foundation once subjacent support is removed. It would also allow damage resulting from any minor settlement to be fixed without the concern that it would recur.

John and I met with Max Blakeley, the Project Superintendent with Thompson Brooks, General Contractors for the remodel and additions to 655 Alvarado Street. Max described the earth retention system that was engineered and constructed. While the work appeared to have been performed professionally there is simply no way that the system can retain the earth under your foundation without movement. The likelihood is that this settlement will continue during the course of construction but diminish as the project is completed. Some photographs of the conditions are added on the second page of this letter.

Sincerely,

Diarmuid Mac Neill
President





View of 651 Alvarado West Elevation showing neighbor's excavation



Large gap at basement door of 651 Alvarado Street



DEPARTMENT OF BUILDING INSPECTION

Inspection Services

City and County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

(415) 558-6570 Website: www.sfdbi.org

DATE: 09/07/2017

PROPERTY ADDRESS:

651 ALVARADO ST

BLOCK: 2803 LOT: 028A

Building Complaint #: 201702562

FERRETTI JR JOHN C
FERRETTI JR JOHN C
444 DAY ST
SAN FRANCISCO CA 94131

--

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 08/29/2017 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (415) 558-6454 if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

42

OFFICIAL COPY

SAN FRANCISCO

Property Information

Address: 655 ALVARADO

ST

Block/Lot: 2803/028C

Building Occupancy: D

New Construction Date: 1925

Other possible addresses for this location:

Applicant Information

First Name MARY ***INTAKE***

Last Name FERRETTI

Company

Phone 4154019438 Ext

Alt. Phone Ext

E-mail

Address 651 ALVARADO

Address2

City SAN FRANCISCO

State CA

Zip Code 94114

Origin

Request Information

Processed By: JPURDY

Date Received: 09/18/2017

Ready Date: 10/16/2017

Until Date: 10/30/2017

Completed date: 10/03/2017

Final Date:

Voided Date:

Turnaround Time: 11

Duplication for Plans
Duplication: ☐ Yes or ☐ No

Mailed date:

Owner:

35MM: \$0.00

Pvision Plans: \$0.00

Design Prof:

View Only

Aperture Cards: 0

Diaz Cards: 0

Rolls: 0

DivApps: 0

Pvision Permits: 0

Pvision Plans: 0

Printed Copies

Aperture Cards: \$0.00

Pvision Permits: \$0.00

16MM: \$0.00

Certification: \$0.00

Additional Comments

Spoke with customer, she requests all permits from 2009-present. All records printed, she will pick up. 10/3 -JP

Payment Amount

Customer Completed Date: 10/03/2017

Total: 0.00

Deposit or adjustment: 0.00

Balance due: 0.00

Total Printed Copy Paid Units

Aperture Cards	Pvision Permits	16MM	Certified	35MM	Pvision Plans
0	30	0	0	0	0

<>

Payments Applied

Receipt	Payment date	Payor	Address	Issued By	Amount
RR030531	10/3/2017	MARY ***INTAKE*** FERRETTI	651 ALVARADO SAN FRANCISCO CA 94114	JKWONG	\$3.00

<>

43 \$17.00

43

September 23, 2017

Dear Judith and Jonathan,

In Judith's last email (response to my request to have a meeting with owner(s) of Thompson and Brooks, the Project owner and engineers) Judith stated you would be meeting with the San Francisco Building Department to address the Violation Notice and would hear back. It has been 3 weeks and I have not received further contact from you.

I was hoping to have the following questions addressed at the meeting, but since that did not come to be, I am addressing them to you.

1. Where have you excavated and are there any plans to further excavate?
2. Did you excavate bedrock?
3. What measures have you done and are planning to do to protect my building?
4. What is the projected time of completion?

In order to move forward, I went to the the San Francisco Building Department to view all Building Permit Application No. 2009-12-11-3061 Permits and Drawings . The drawings I have, provided by your Architect (s) and the San Francisco Building Department do not reflect what you are doing. It is very confusing to me to interpret via their computer screen. The San Francisco Building Department provided me with a Affidavit of Owner form for the owner of building/project to complete and notarize so the Building Department can release copies of the plans of the project to me. I have attached a copy of the form. I would appreciate it if you would please complete it and return to address 444 Day St. S.F. CA 94131.

I appreciate your prompt attention to this matter.

Sincerely,

Mary Ferretti



AFFIDAVIT OF OWNER

I hereby certify that Mary Ferretti has my authorization to obtain copies of
APPLICANT'S NAME (Make sure to indicate an individual's name, NOT a company name)

plans of my building located at 655 Alvarado St. S.F. CA 94114
PROPERTY ADDRESS

Jonathan Kaplan
***PRINT PROPERTY OWNER'S NAME**

601-3549 (Marci)
PROPERTY OWNER'S TELEPHONE NUMBER

***IF THE OWNER IS NOT AN INDIVIDUAL**
(HOMEOWNER'S ASSOCIATION, CORPORATION, LLC,
TRUST, ETC.), PLEASE INCLUDE A SEPARATE LETTER
EXPLAINING THE AUTHORITY OF THE PERSON WHO
SIGNS THIS AFFIDAVIT ON BEHALF OF THE GROUP.

DATE AUTHORIZATION GRANTED

NOTE: This authorization is for a one-time use; only for the
above address, for this request, and valid for 30 days from
the date granted.

PROPERTY OWNER ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

X

PROPERTY OWNER'S Wet Signature Only
No Fax, Email, or Copies Accepted

RR # _____

OFFICE USE ONLY

OFFICIAL COPY

SAN FRANCISCO

RECORDS REQUEST FORM

RECORDS MANAGEMENT DIVISION
BUILDING DEPARTMENT

READY 10/13/2017 until 10/27/2017

1660 Mission St. 4th Floor, San Francisco, CA 94103
Phone: (415) 558-6080 FAX (415) 575-6875 www.sfdbi.orgMonday-Friday, business hours 7:30 AM - 4:00 PM
Request unavailable two weeks after ready date.

Confirmation: RR20170915747

Property Information

Address: 655 ALVARADO ST Block/Lot: 2803/028C
Building Occupancy: D New Construction Date: 1925
Other addresses for this location:

Applicant Information

First Name MARY ***INTAKE*** Address 651 ALVARADO
Last Name FERRETTI Address2
Company City SAN FRANCISCO
Phone 415-401-9438 Ext State CA
Alt. Phone Ext Zip Code 94114
E-mail Origin Customer request

Building Records

Requested documents for ☒ View? OR ☐ Print? All jobs \$100.01-\$199.99 require prior authorization to printing. Initial if you agree to print: All jobs \$200.00 and over require deposit prior to printing. Once the deposit is received, we will call the customer when ready.Original Building Permit (New Construction) ☐ Front & Back ☐ All Sheets ☐ ALL Electrical Permits
ALL Building Permit Applications ☐ Front & Back ☒ All Sheets ☐ ALL Plumbing/Mechanical Permits
☐ ALL Building Permit Job Cards ☐ ALL Advertisement Sign Permit Applications
Certificate of Final Completion and Occupancy ☐ ALL ☐ NC
☐ Latest Notice of Violations/Complaints ☐ All ☐ Active ☐ Inact

Other:

Specific documents by Permit Application

Permit Application 201708043907 Building	<input checked="" type="checkbox"/> Front & Back OF <input type="checkbox"/> All Sheets VALID	<input type="checkbox"/> Job Card	<input type="checkbox"/> CFC	<input checked="" type="checkbox"/> Plans
Permit Application 201706199663 Building	<input checked="" type="checkbox"/> Front & Back OF <input type="checkbox"/> All Sheets VALID	<input type="checkbox"/> Job Card	<input type="checkbox"/> CFC	<input checked="" type="checkbox"/> Plans
Permit Application	<input type="checkbox"/> Front & Back OF <input type="checkbox"/> All Sheets	<input type="checkbox"/> Job Card	<input type="checkbox"/> CFC	<input type="checkbox"/> Plans

Specific documents by Date Range

From Date: Year: To Date: Year:
Building Permit ☐ Front & Back OF ☐ All Sheets ☐ Electrical ☐ Plumbing ☐ Job Card ☐ CFC ☐ Plans

Building Plans

ALL BUILDING PLAN REQUESTS ARE FOR VIEW FIRST ONLY. Duplication requires permission from the property owner and design professional. Do you own the requested property? ☐ YES ☒ NO Once plans are viewed at our office, Duplication of Plans may be requested.

<input type="checkbox"/> Original Building Plans (New Const.)	<input type="checkbox"/> ALL Building Plans	<input type="checkbox"/> Architectural Plans
<input type="checkbox"/> Structural Plans	<input type="checkbox"/> Elevation Plans	<input type="checkbox"/> Mechanical Plans
<input type="checkbox"/> ALL Plumbing Plans	<input type="checkbox"/> ALL Electrical Plans	<input type="checkbox"/> Life Safety
<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> ALL Advertisement Sign Plans	Other:

Additional Comments

pls email vendor, pls call customer when ready to view



Mary Ferretti-breidinger <mferrettisf@gmail.com>

FW: Neighbors struts

3 messages

Judith Thompson <JAT@thompsonbrooks.com>

Wed, Nov 15, 2017 at 12:07 PM

To: Mary Ferretti-breidinger <mferrettisf@gmail.com>

Cc: Patrick Davis <patrick@thompsonbrooks.com>

Mary. Fyi here are some photos of the struts, which were installed today. As you know, Jack from Sunshine will obtain a permit for the further work suggested by Diarmuid. I'm glad we were able to come to some resolution on this matter. We will be in touch once we have the drawings required for the permit.

Sincerely,

Judith Thompson, CEO

THOMPSON BROOKS INC.

<http://www.thompsonbrooks.com>

<http://www.houzz.com/pro/thompsonbrooksinc>

415-581-2600

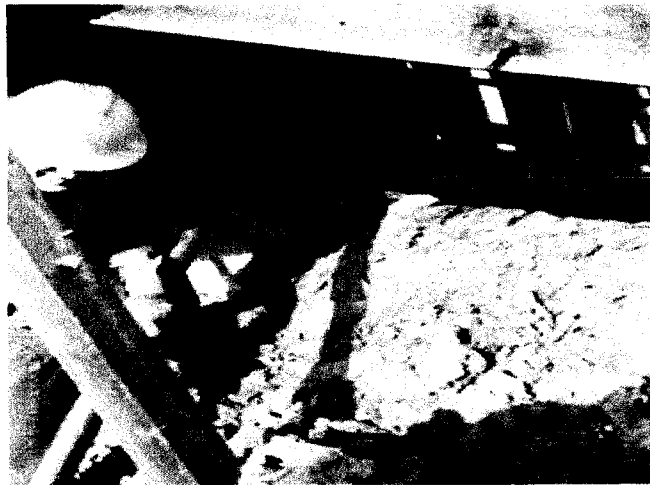
From: miguel jarvis <mjarvisdc1313@yahoo.com>

Date: Wednesday, November 15, 2017 at 11:24 AM

To: Miguel Jarvis <miguel@thompsonbrooks.com>

Subject: Neighbors struts







Sent from my iPhone

Mary Ferretti-breidinger <mferrettisf@gmail.com>

Wed, Nov 15, 2017 at 2:19 PM

To: diarmuid@dolmen-engineers.net, John Breidinger <johnbreidinger@gmail.com>, Johnny Ferretti <johnfredsf@yahoo.com>

Sent from my iPhone

Begin forwarded message:

From: Judith Thompson <JAT@thompsonbrooks.com>

Date: November 15, 2017 at 12:07:40 PM PST

You selected:

Address: **655 ALVARADO ST**

Block/Lot: **2803 / 028C**

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201708043907	2803	028C	655	ALVARADO ST		ISSUED	08/04/2017
201706199663	2803	028C	655	ALVARADO ST		ISSUED	06/19/2017
201706068538	2803	028C	655	ALVARADO ST		ISSUED	06/07/2017
M756167	2803	028C	655	ALVARADO ST		ISSUED	06/02/2017
201705197112	2803	028C	655	ALVARADO ST		ISSUED	05/23/2017
201703161580	2803	028C	655	ALVARADO ST		ISSUED	05/04/2017
201702068651	2803	028C	655	ALVARADO ST		ISSUED	03/01/2017
M743567	2803	028C	655	ALVARADO ST		ISSUED	12/05/2016
200912113061	2803	028C	655	ALVARADO ST		ISSUED	09/29/2016
200302077019	2803	028C	655	ALVARADO ST		COMPLETE	02/28/2003
200011014654	2803	028C	655	ALVARADO ST		COMPLETE	01/31/2003
200210219506	2803	028C	655	ALVARADO ST		COMPLETE	01/23/2003
9305430	2803	028C	655	ALVARADO ST		COMPLETE	10/21/1993
9310595	2803	028C	655	ALVARADO ST		COMPLETE	10/21/1993
8917262	2803	028C	655	ALVARADO ST		COMPLETE	10/10/1990
8920500	2803	028C	655	ALVARADO ST		COMPLETE	10/10/1990
8916806	2803	028C	655	ALVARADO ST		COMPLETE	11/14/1989

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017

No braces installed



San Francisco, California, United States
October 2, 2017, 4:35:59 PM · 7,835 of 9,368



THOMPSON BROOKS INC

Monday, October 02, 2017

Diarmuid Mac Neill, President
Dolmen Consulting Engineers, Inc.
2595 Mission St., Ste. 200
San Francisco, CA 94110

Re: 651/655 Alvarado Street

Dear Diarmuid:

Thompson Brooks is the General Contractor for the project taking place at 655 Alvarado St. We are in receipt of your report dated August 27, 2017 regarding the reported settlement of the property located at 651 Alvarado St. due to our construction activities. We do not agree that our activities have contributed to any alleged settlement taking place at 651 Alvarado St.

To give you some background on the project:

- Thompson Brooks first discovered the crumbling foundation at the rental property at 651 Alvarado St. in late December 2016. Attached are some dated photos showing the existing crumbling foundation.
- In January 2017, we contacted Luk & Associates to install markers and take a baseline survey reading of the neighbor's house before we began any concrete demo.
- In April 2017, per the neighbor's request, our site Superintendent and myself met with the Breidingers to review alleged water infiltration in their Garage. It was discussed that the minor water intrusion was most likely due to the poor condition of their siding, and that flashing between the two properties would be reinstalled as part of the project at 655 Alvarado St. It was also confirmed at that time by the Breidingers that the foundation cracks were existing and that an attempt at repairs had been made at some point in time.
- In August 2017, we received the NOV from the SFDBI and a copy of your report.

Upon receipt of the NOV, we contacted Luk & Associates to conduct another site survey to determine if the adjoining property had moved. The results, which are attached for your use, show that no movement has occurred to 651 Alvarado between January and August 2017.

Our understanding from the SFDBI is that two NOVs were issued, one for 655 Alvarado (201799932) and one for 651 Alvarado (201702562). Due to the NOV issued for 655 Alvarado, the structural portion of the project at 655 Alvarado cannot start again as the SFDBI has stated no work can occur at the property line shared by the two structures. We have attached two letters, one from the Shoring Engineer, DJ Engineers & Associates, and the second from The Structural Engineer of Record, GFDS Engineers. Both letters state the need to continue the structural portion of the project in a timely fashion. The reasons

8-31-2017

sting crumbling foundation
he SE corner of 651
arado.

12-30-17

47

12



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2009, the Applicant named below filed Building Permit Application No. 2009.12.11.3061 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ken Linsteadt	Project Address:	655 Alvarado Street
Address:	3407 Sacramento Street	Cross Streets:	Beaver & Castro Streets
City, State:	San Francisco, CA 94118	Assessor's Block /Lot #:	2803/028C
Telephone:	415.351.1018	Zoning District:	RH-2
		Height-Bulk District:	40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING DEPTH.....	±48 feet, 3 inches	±74 feet, 3 inches
REAR YARD	±65 feet, 9 inches	±39 feet, 9 inches
HEIGHT OF BUILDING (AT FRONT).....	±23 feet	±32 feet (from curb to top of parapet)
NUMBER OF STORIES	2 over basement level	3 over basement level
NUMBER OF DWELLING UNITS ON PROPERTY	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

PROJECT DESCRIPTION

The subject property is a steeply down sloping lot that contains two-story, single-family dwelling with a basement level below. The project is to construct a two-story over basement level horizontal rear extension, and add a new third story that is setback 15 feet from the existing front building wall. Please see attached plans.

PLANNER'S NAME: Adrian C. Putra

PHONE NUMBER: (415) 575-9079

EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 12-13-10

EXPIRATION DATE: 1-12-11

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any **general questions** concerning this **application review process** may be answered by the **Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m.** Please phone the Planner listed on the reverse of this sheet with **questions specific to this project.**

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820.** They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org**). You must submit the application to the **Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check, **for each Discretionary Review request 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 or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi 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 approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form 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 their current fees, **contact the Board of Appeals at (415) 575-6880.**



All drawings and copies thereof are instruments of service and as such remain the property of the Architect. They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to the Architect upon completion of the bidding and upon completion of the project.

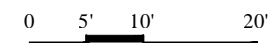
655 Alvarado Street
San Francisco, CA 94114

SITE PLAN
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PROPOSED

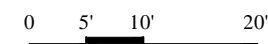
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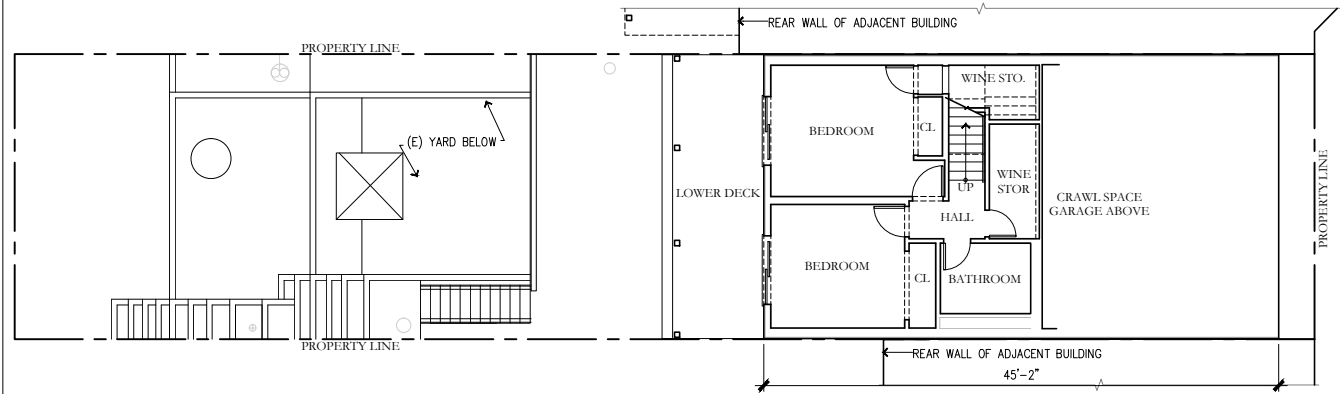


1 EXISTING SITE PLAN

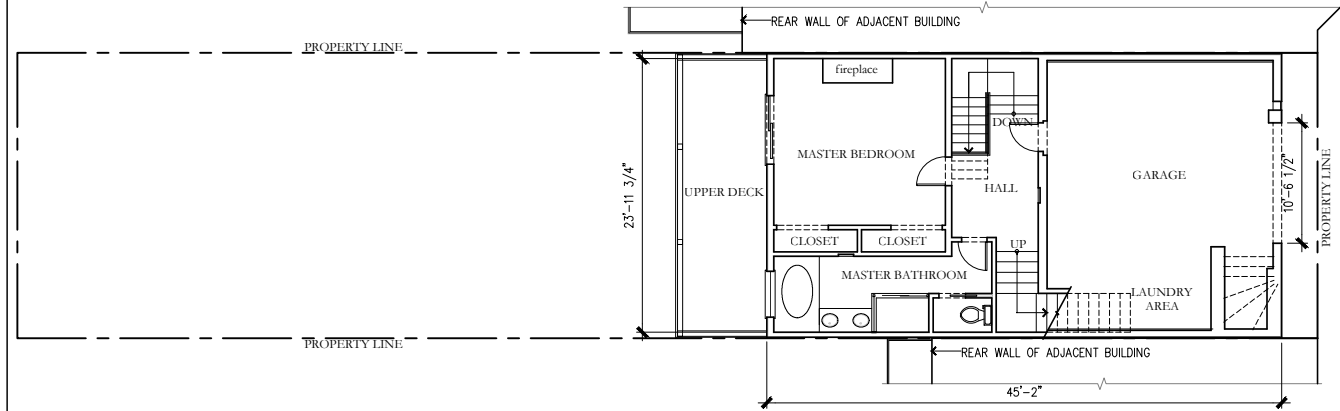


2 PROPOSED SITE PLAN

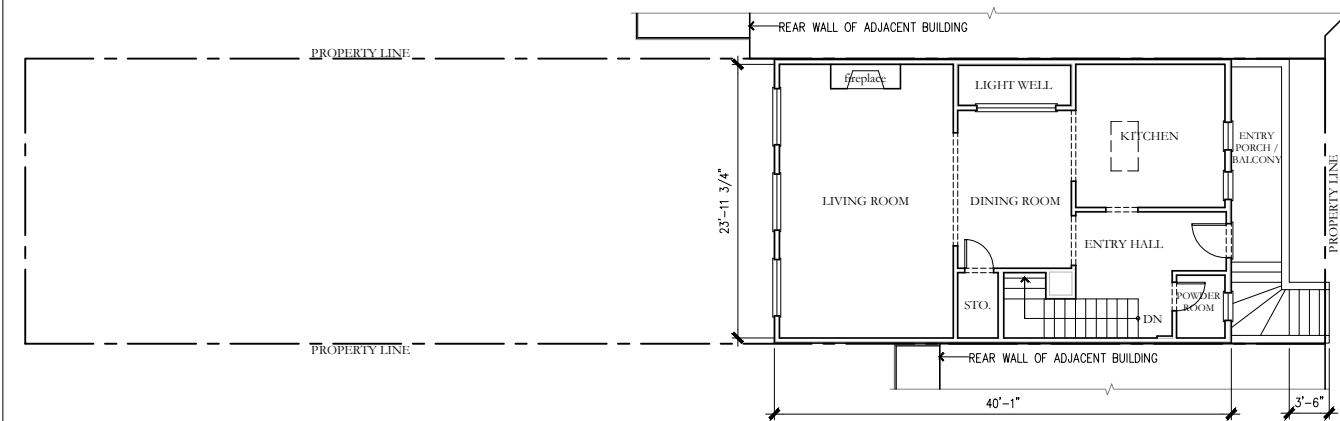
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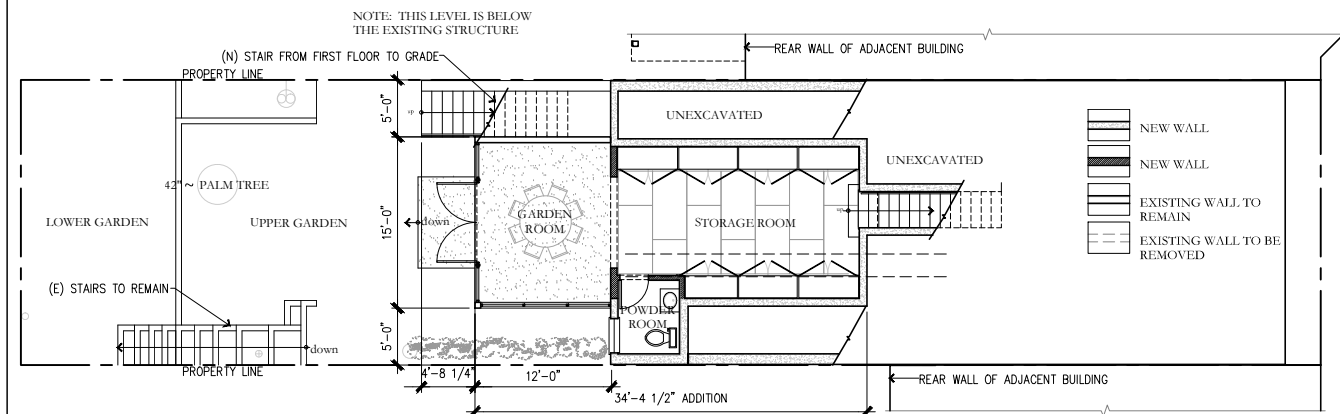
1 EXISTING FIRST FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN



3 EXISTING THIRD FLOOR PLAN



4 PROPOSED BASEMENT PLAN

KAPLAN-GLAZER RESIDENCE

655 Alvarado Street
San Francisco, CA 94114

APN: 2803-028C

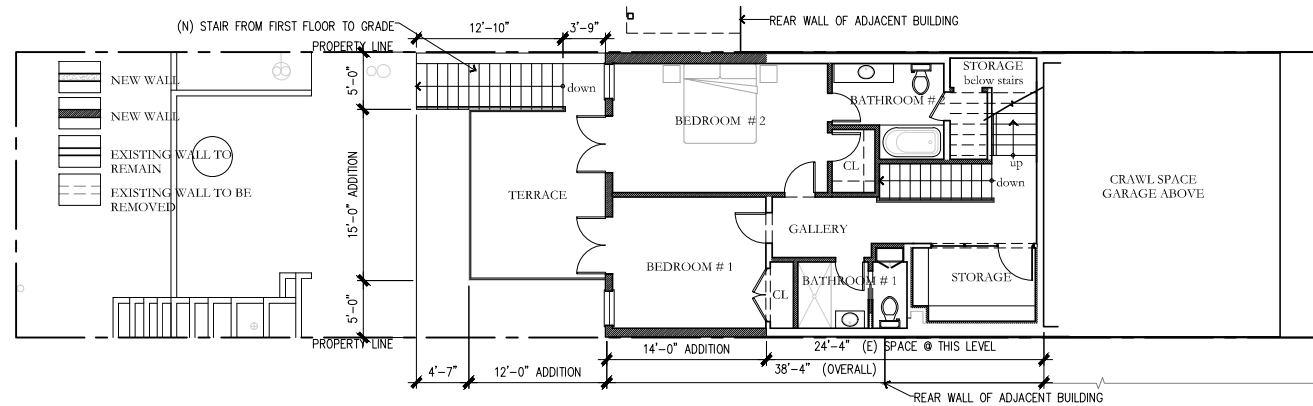
PROPOSED
FLOOR PLANS

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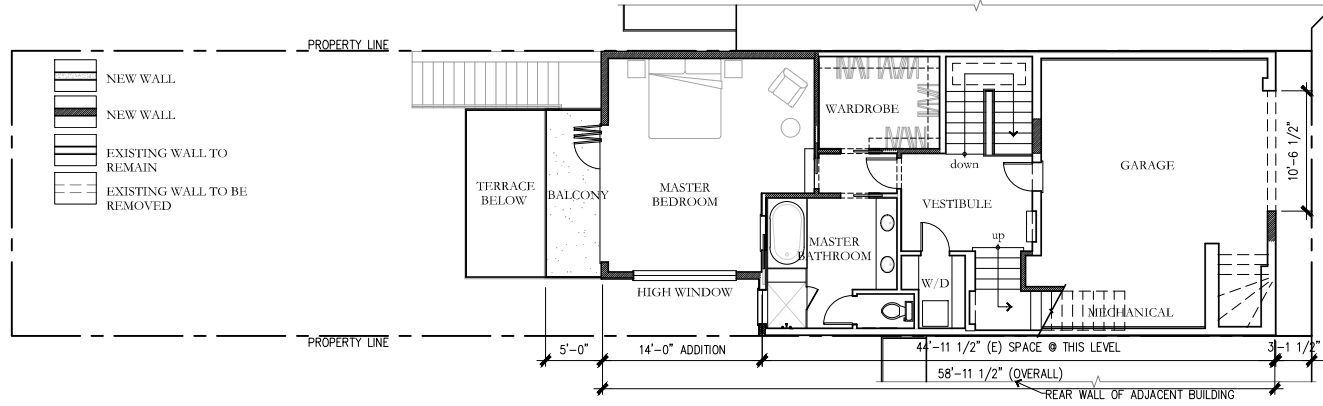
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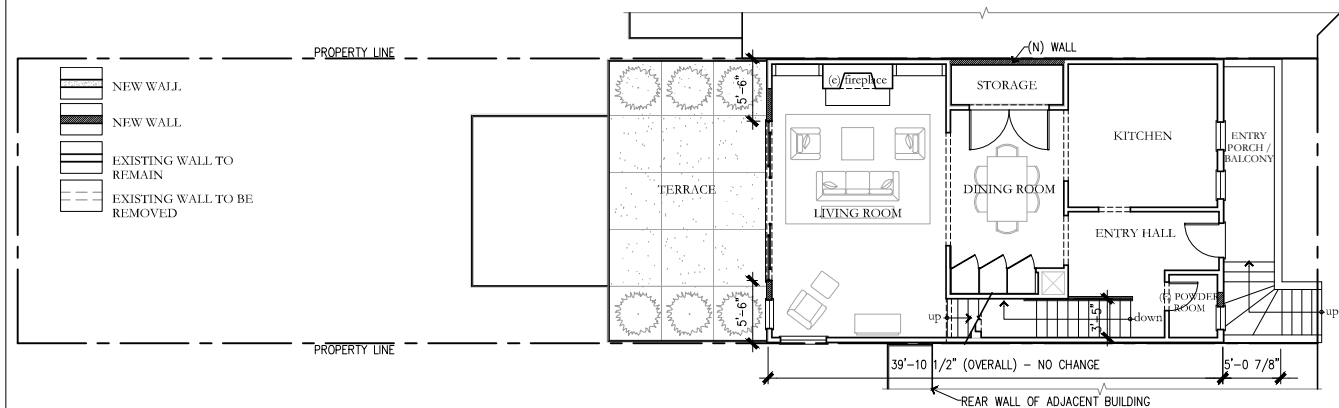
Project Name: 655 Alvarado Street
Project No.: 2010-1641
Drawing No.: 2010-1641



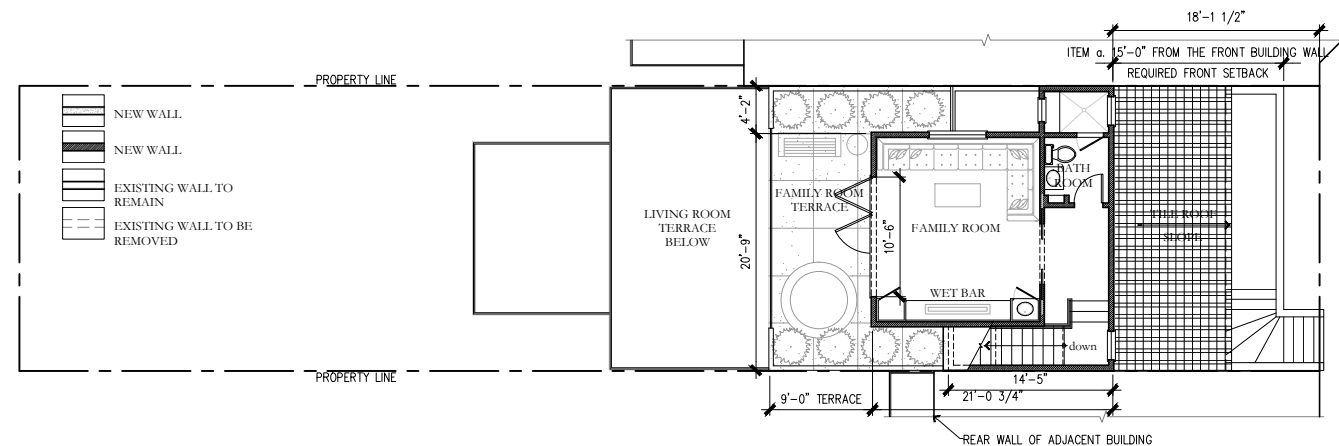
1 PROPOSED FIRST FLOOR PLAN



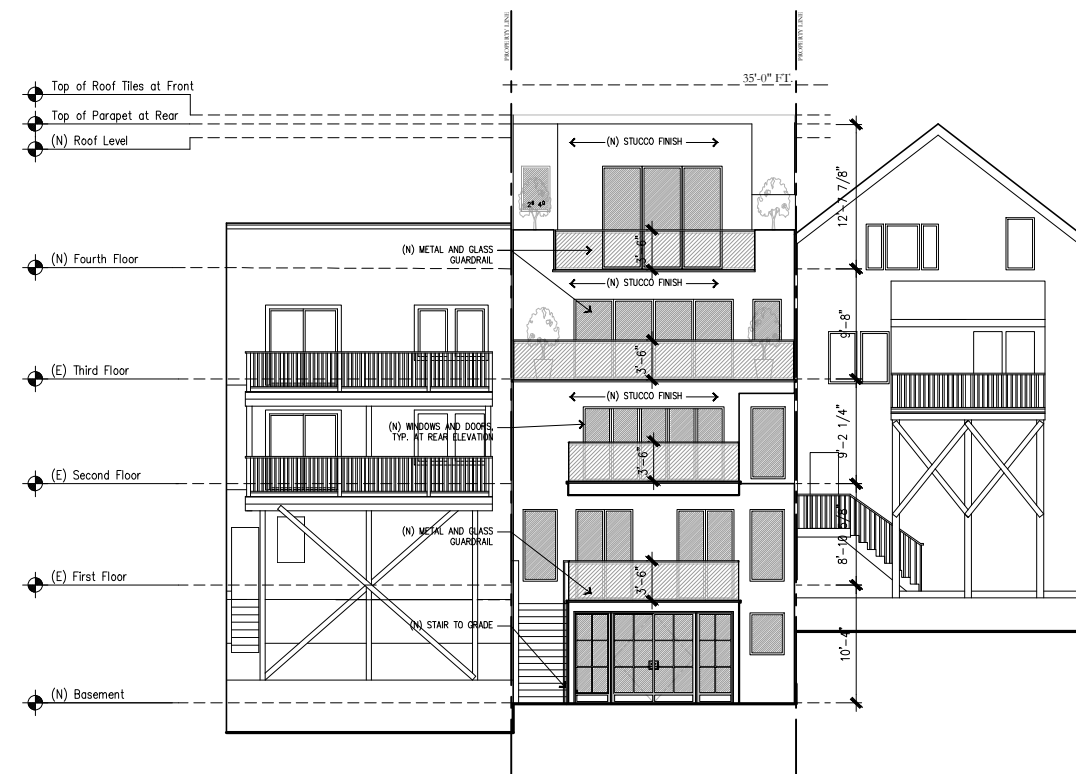
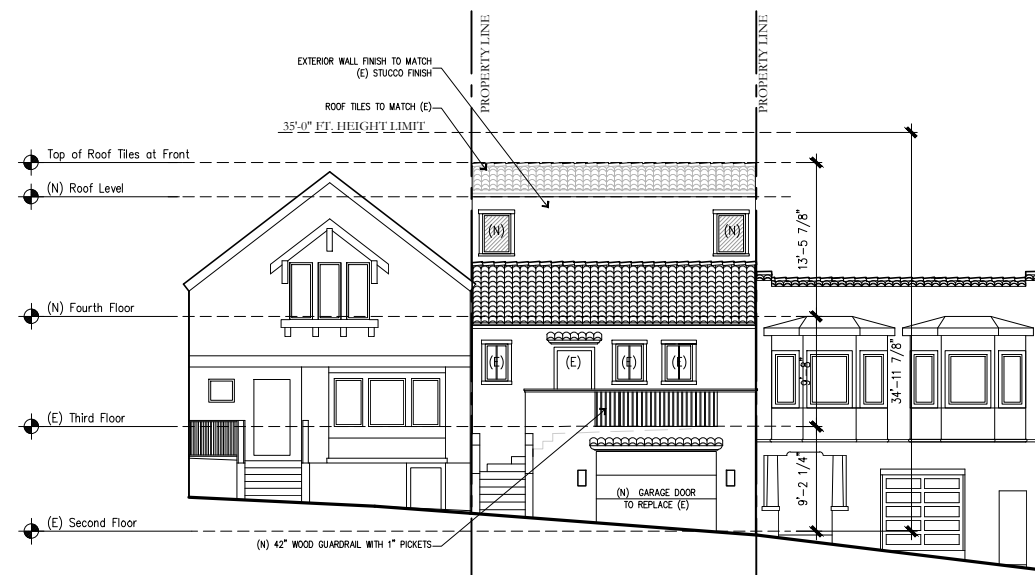
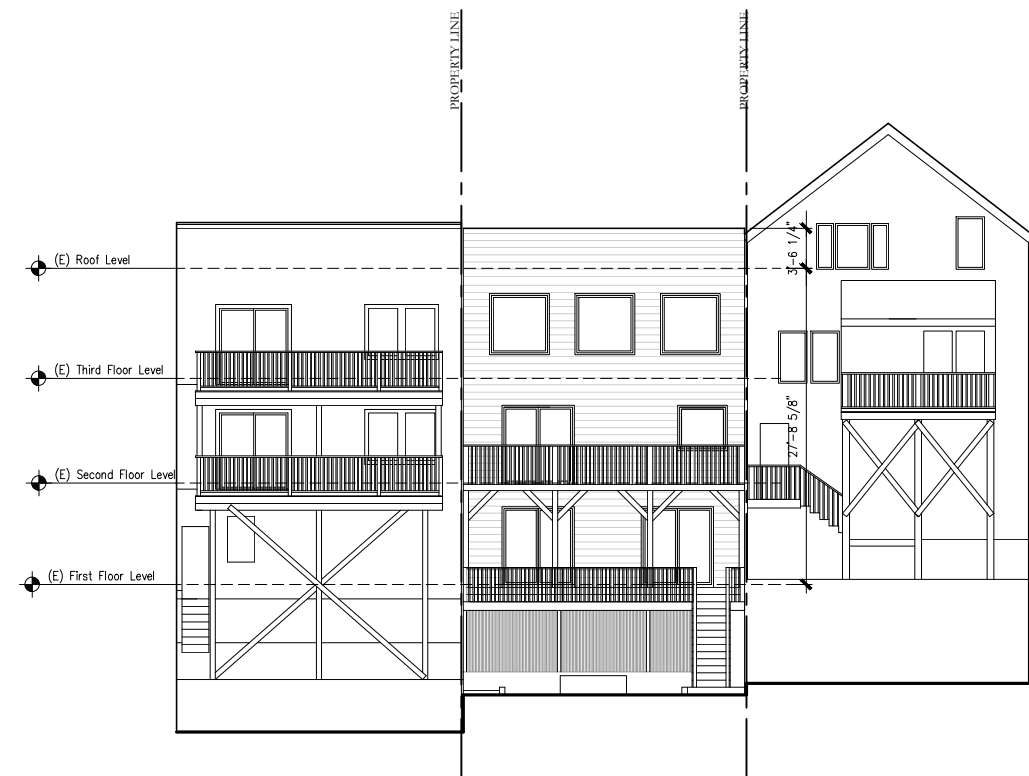
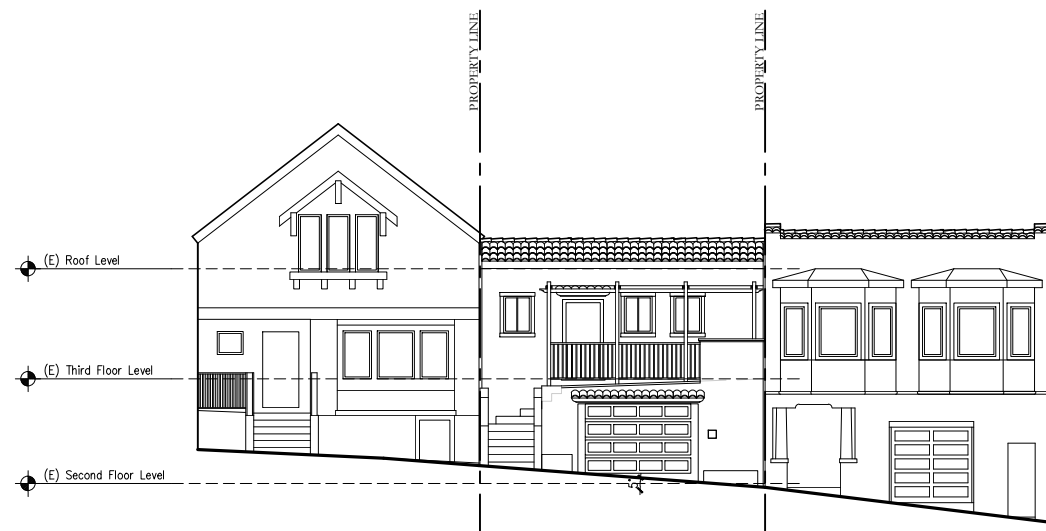
2 PROPOSED SECOND FLOOR PLAN



3 PROPOSED THIRD FLOOR PLAN



4 PROPOSED FOURTH FLOOR PLAN



All drawings and copies thereof are instruments of service and as such remain the property of the Architect. They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to the Architect upon completion of the bidding and upon completion of the project.

KAPLAN-GLAZER RESIDENCE

APN: 2803-028C

EXISTING AND
PROPOSED
EXTERIOR
ELEVATIONS

DRAWN BY: er

DATE: ISSUE:

A4

SHEET OF

2) *Violon* *Marcel* *St* *05* *Paris* *2000* *218* *MAR* *10* *June* *Mass* *70* *0000* *1500*

KAPLAN-GLAZER RESIDENCE

655 Alvarado Street
San Francisco, CA 94114

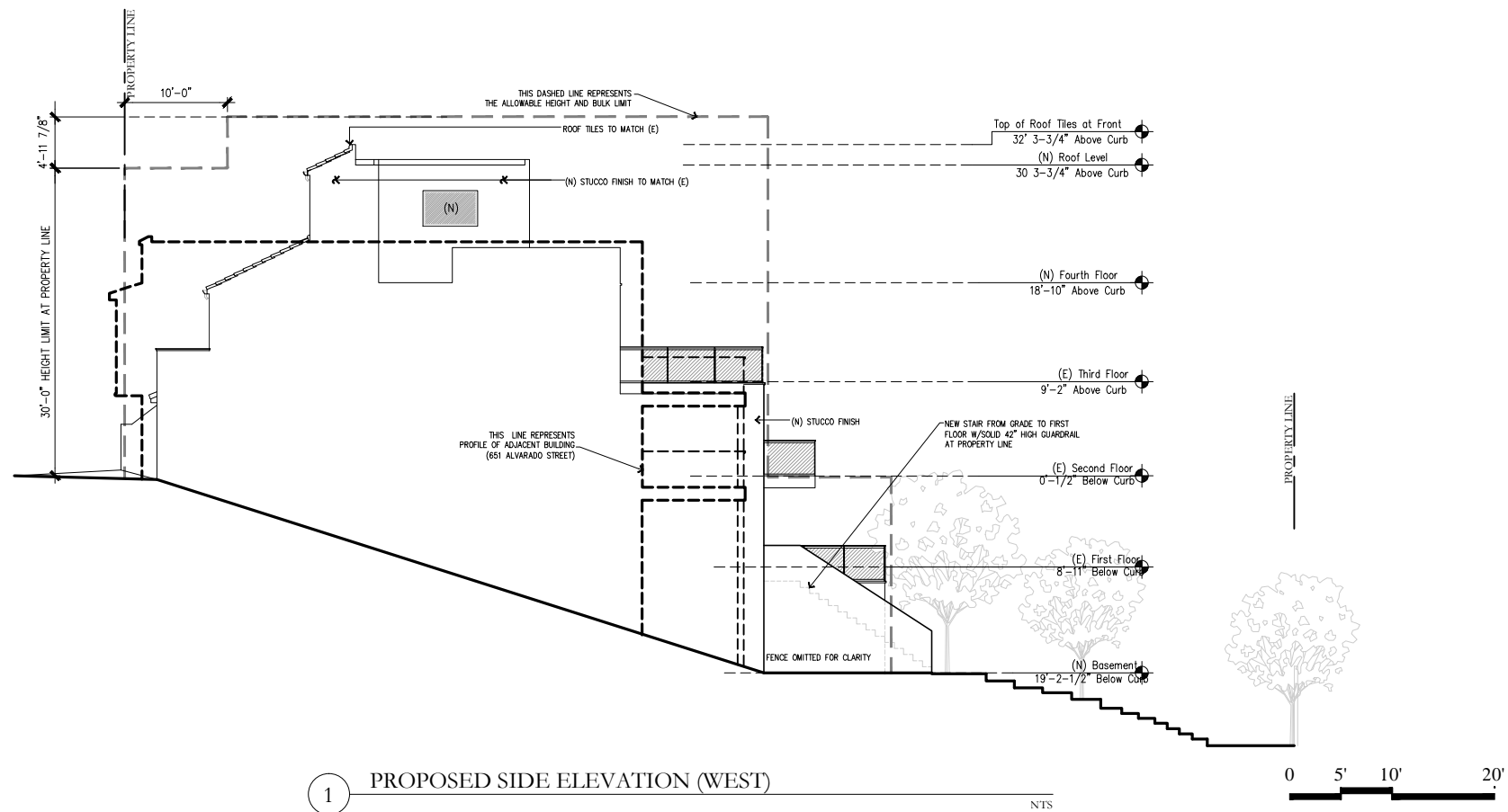
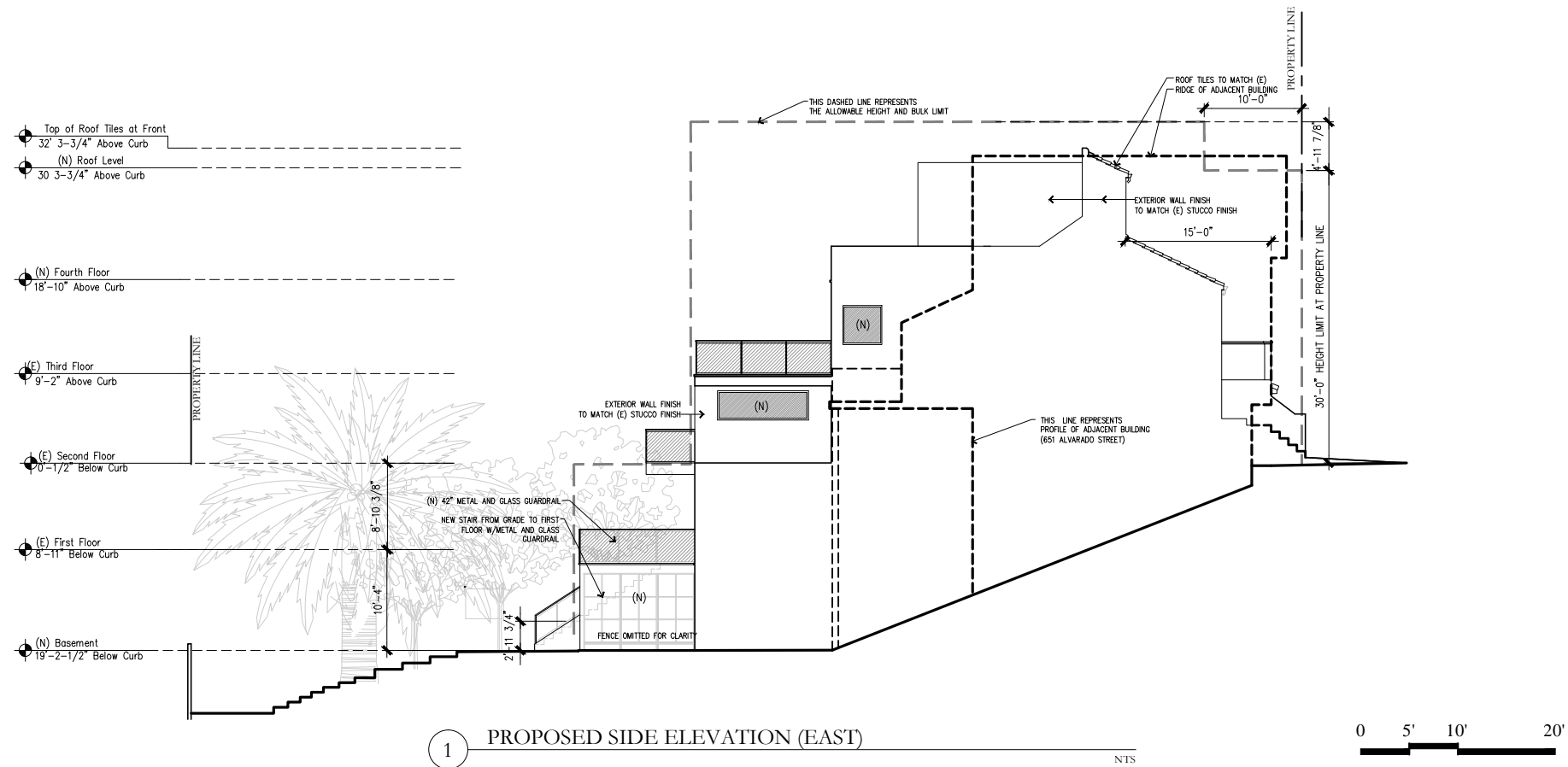
APN: 2803-028C

PROPOSED
EXTERIOR
ELEVATIONS

DRAWN BY: er
DATE: ISSUE:

A5

SHEET OF





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 12, 2011
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA – 0225

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Property Address: 655 Alvarado Street
Building Permit Application No.: 2009.12.11.3061
Discretionary Review Case No.: 2011.0082D

On September 8, 2011, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

655 ALVARADO STREET – south side between Diamond and Castro Streets; Lot 028C in Assessor's Block 2803 – Request for Discretionary Review of Building Permit Application No. 2009.12.11.3061, proposing is to construct a three-story horizontal rear extension that involves adding a rear addition at the existing first floor and basement level, creating a new second basement level (under the proposed basement extension), and constructing a one-story vertical extension to a two-story over basement, single-family dwelling within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

ACTION

The Commission did not take Discretionary Review and approved the project but also urged the Project Sponsor to have dialog with the DR Requestor and concerned neighbors on outstanding issues and with Department staff concerning building color and bird-safety glass

FINDINGS

The reasons the Commission took the action described above include:

There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines. However, the Commission wants to ensure that the Project Sponsor works with staff on building color and complying with bird-safety controls. Additionally, the Commission wants to ensure that the Project Sponsor has continued dialog with DR Requestor and concerned neighbors.

Speakers at the hearing included:

In support of the project	In support of the DR request
Babac Doan	Mary Ferretti

Jonathan Kaplan	Bill Yenne
	Nathaniel Weiner
	Carol Yenne
	John Ferretti

Ayes: Commissioners Olague, Miguel, Antonini, Moore, Sugaya, and Fong.

Nays: None

Absent: Commissioner Borden

Case Planner: Adrian C. Putra, (415) 575-9079

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda D. Avery

G:\DOCUMENTS\DRs\655 Alvarado Street - 2011.0082D\2011.0082D - 655 Alvarado Street DR Action Memo.doc



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **December 11, 2009**, the Applicant named below filed Building Permit Application No. **2009.12.11.3061** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	655 Alvarado Street	Applicant:	Holey Associates
Cross Street(s):	Beaver & Castro Streets	Address:	5715 Claremont Avenue
Block/Lot No.:	2803/028C	City, State:	Oakland, CA 94618
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 509-7979

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	±3 feet, 5 inches	No Change
Building Depth	±48 feet, 3 inches	±74 feet, 3 inches
Rear Yard	±65 feet, 9 inches	±39 feet, 9 inches
Building Height	29'-6"	40'-0"
Number of Stories	2 over basement	4 over basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is for a one-story vertical addition, three-story horizontal addition and a two-story permitted rear yard obstruction (Per Planning Code Section 136(c)(25)) to an existing two-story-over-basement single-family residence. The project also includes infill of the front porch and interior remodeling. This permit was originally noticed in accordance with Planning Code Section 311 from 12/13/2010 to 1/12/2011.		
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.		

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: Jeffrey.horn@sfgov.org

Notice Date: 1/6/16
Expiration Date: 2/5/16

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, 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 for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) 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. 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. 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.



Architecture
+ Interior
Architecture

5715 Claremont Ave.
Oakland, CA 94618
Tel: 510.922.9098
Fax: 510.280.2978

ALVARADO RESIDENCE
655 ALVARADO STREET
SAN FRANCISCO, CA 94114

SF BUILDING PERMIT NO.:
200912113061

SECTION 311
Issue

12.08.15
Date

15011.00.00
Job Number

SPL/JY
Drawn By

JH
Checked By

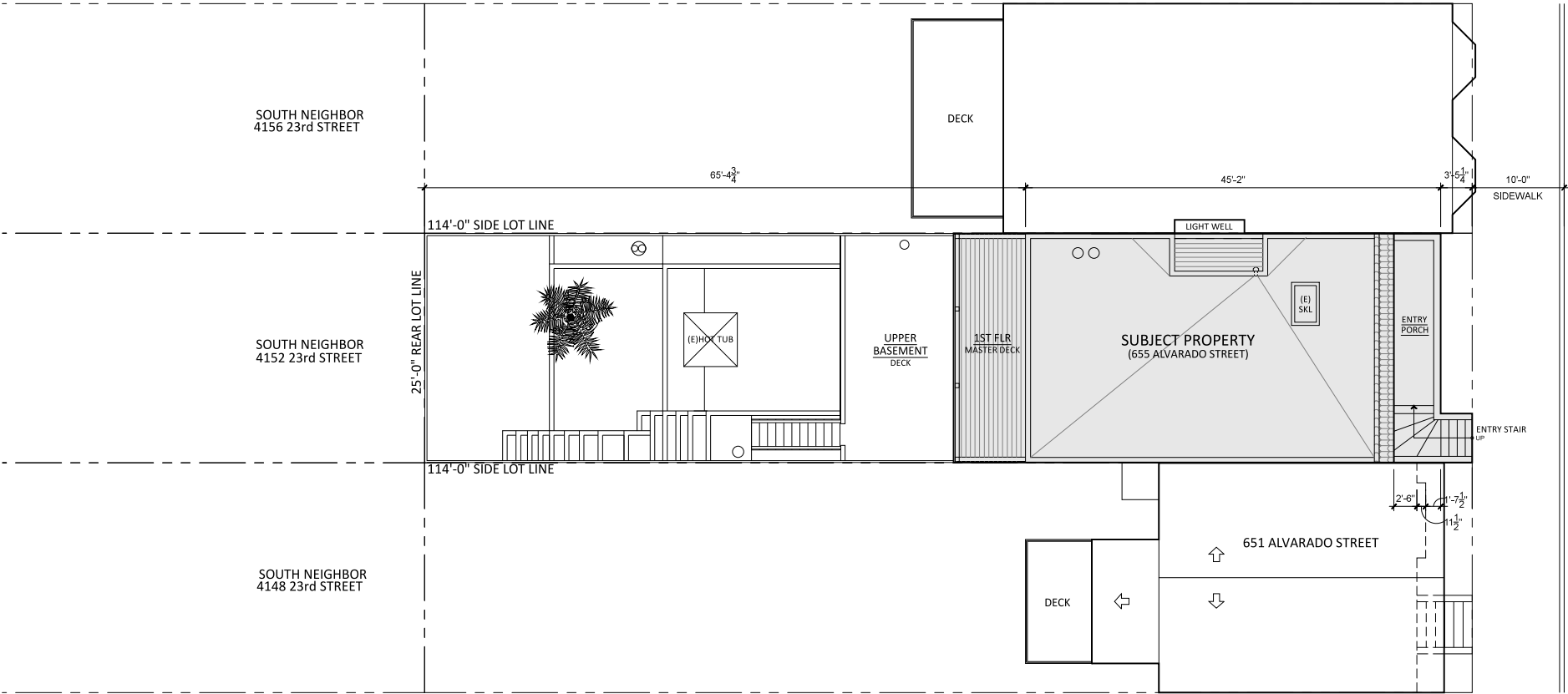
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Date

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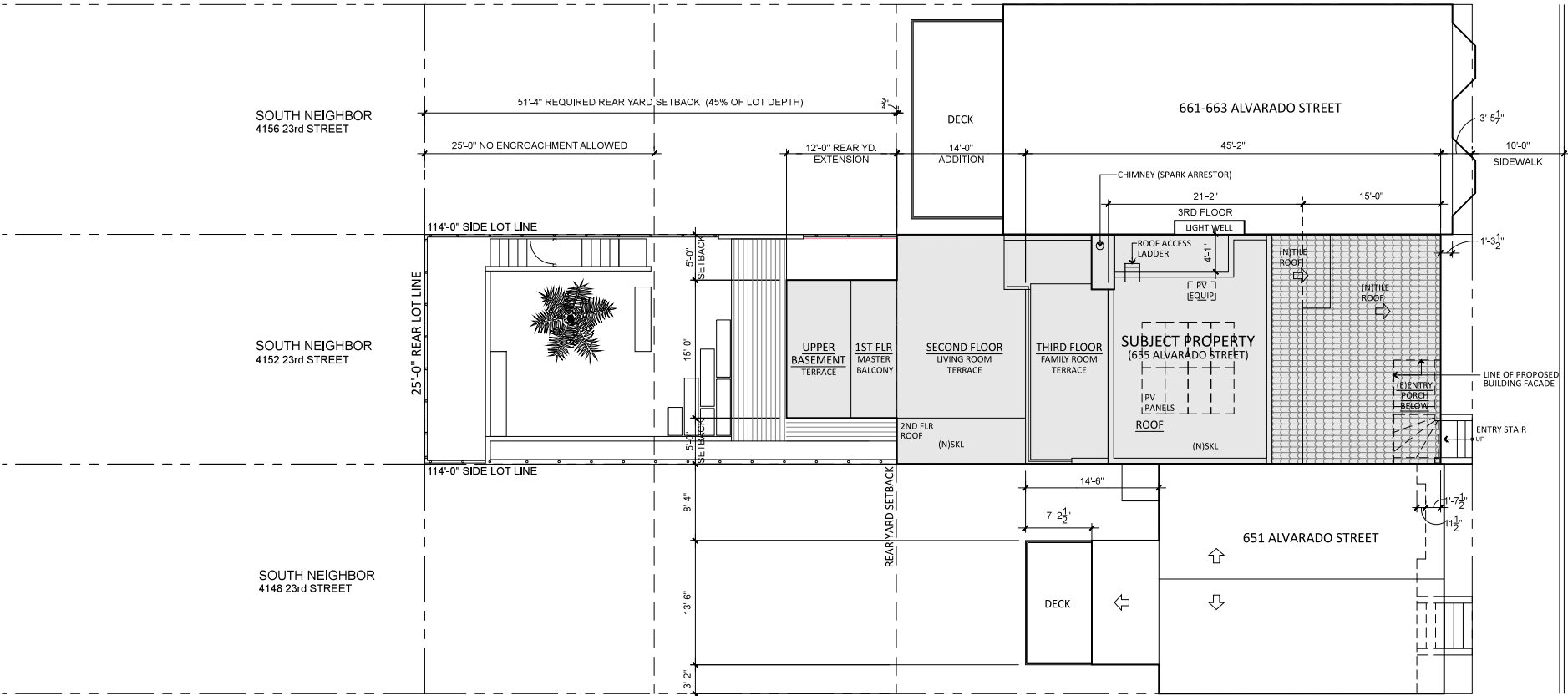
EXISTING & PROPOSED
SITE PLAN W/
ADJACENT LOTS

Drawing Title

A1



EXISTING SITE PLAN



PROPOSED SITE PLAN



Architecture
+ Interior
Architecture

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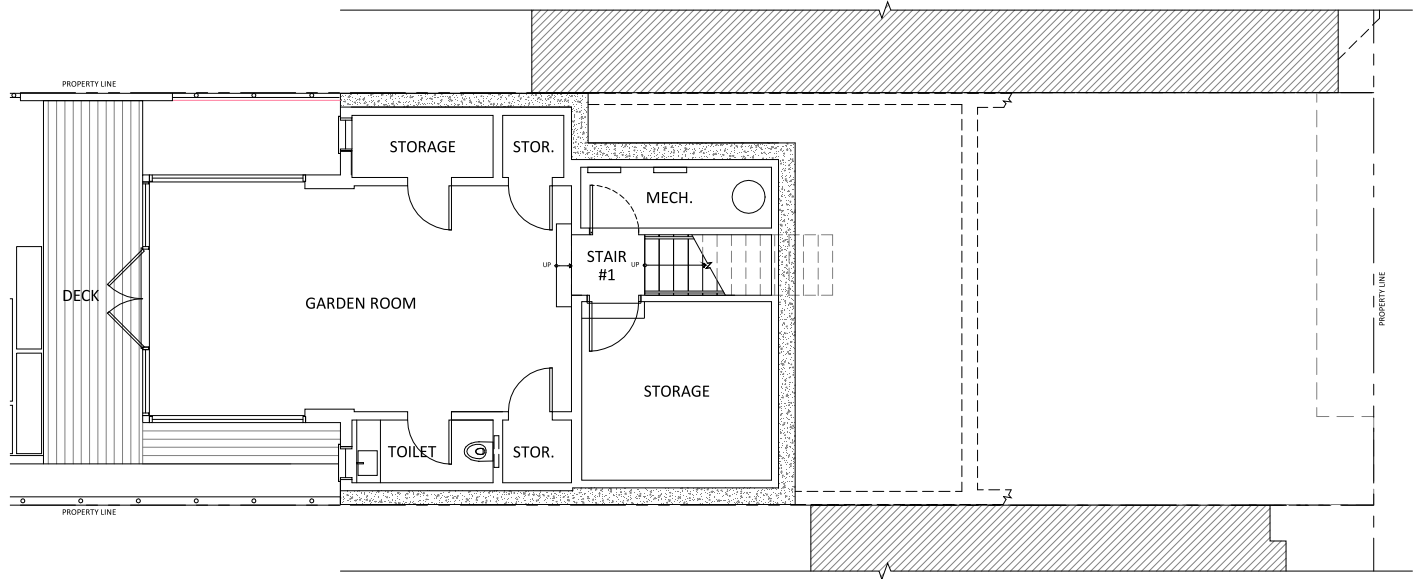
JH
Checked By

07.30.15
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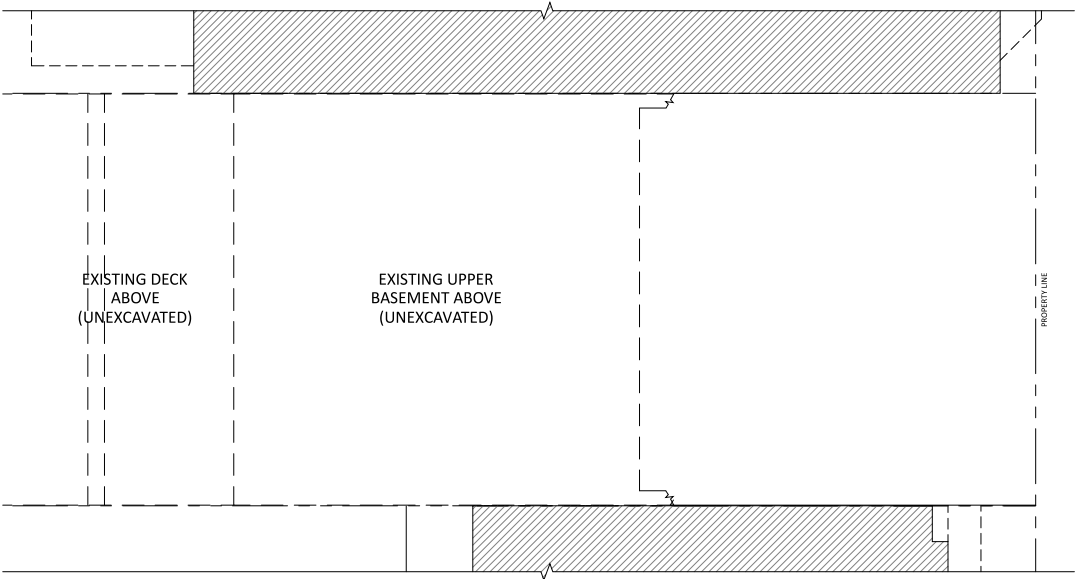
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EXISTING & PROPOSED
LOWER & UPPER BSMT
& THIRD FLOOR PLAN
Drawing Title

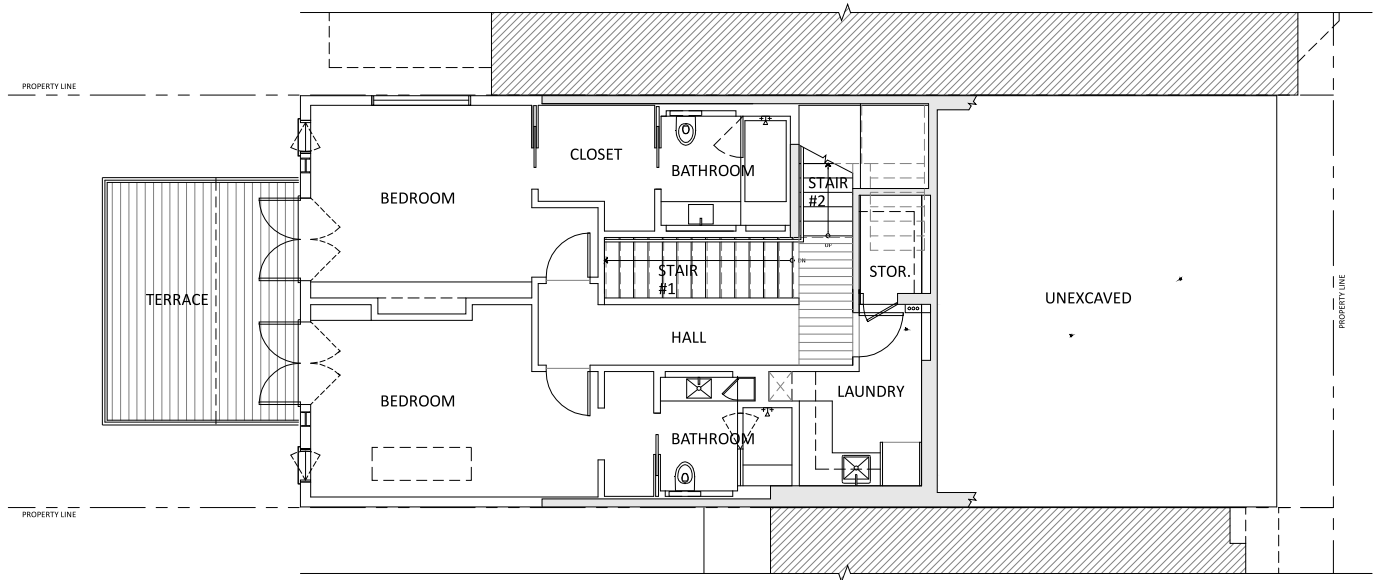
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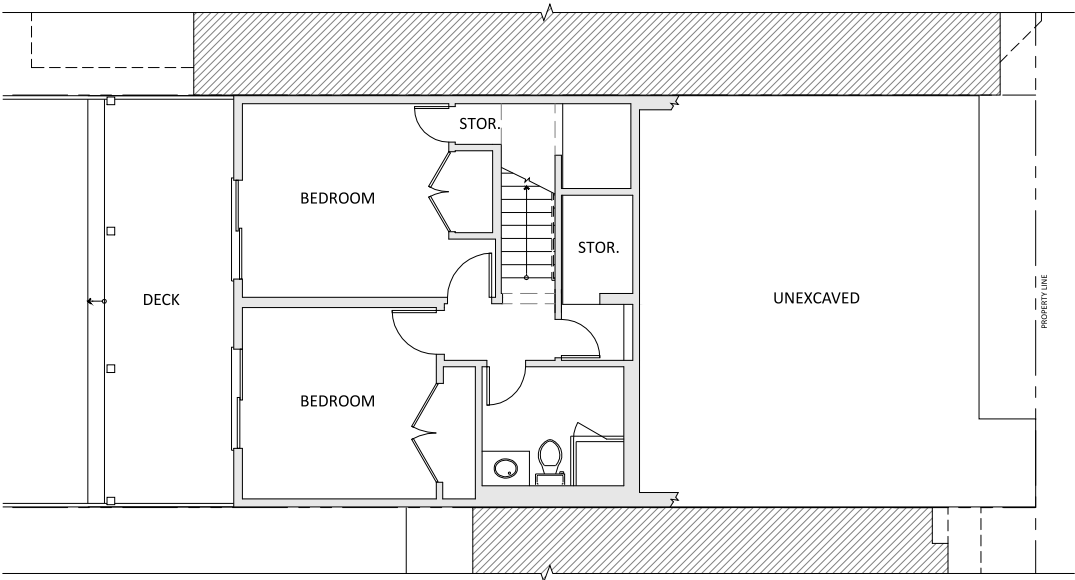
PROPOSED LOWER BASEMENT FLOOR PLAN



EXISTING LOWER BASEMENT FLOOR PLAN



PROPOSED UPPER BASEMENT FLOOR PLAN



EXISTING UPPER BASEMENT FLOOR PLAN



Architecture
+ Interior
Architecture

5715 Claremont Ave.
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ALVARADO RESIDENCE
655 ALVARADO STREET
SAN FRANCISCO, CA 94114

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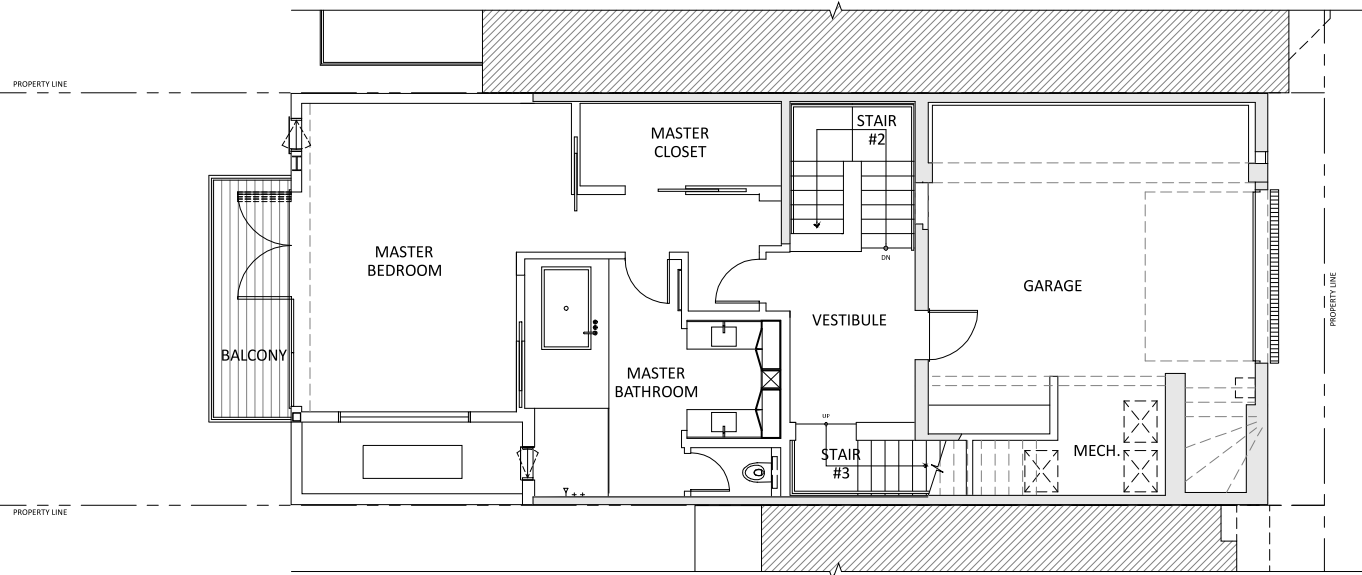
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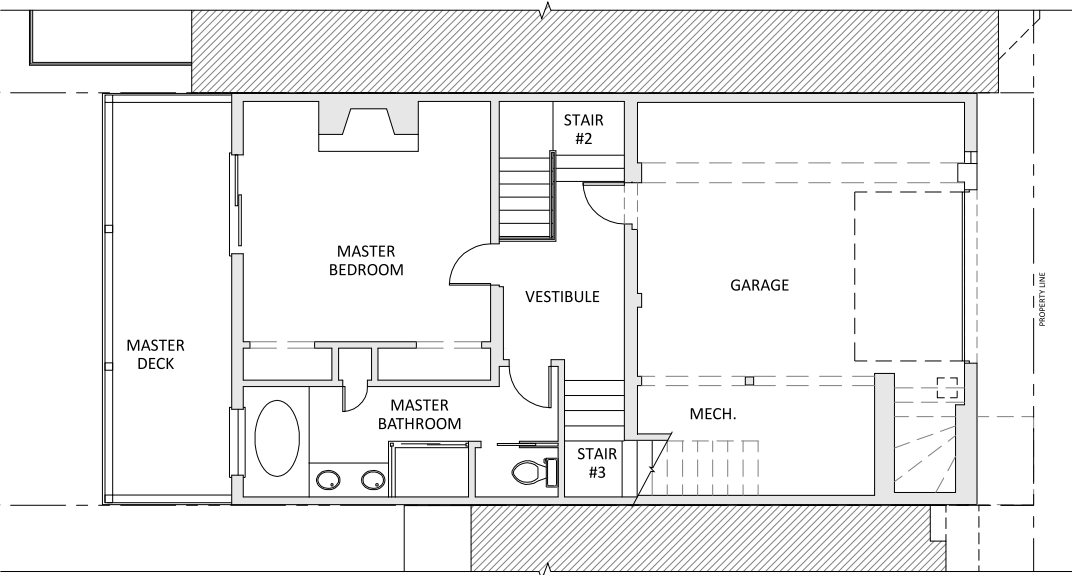
EXISTING & PROPOSED
FIRST & SECOND
FLOOR PLAN

Drawing Title

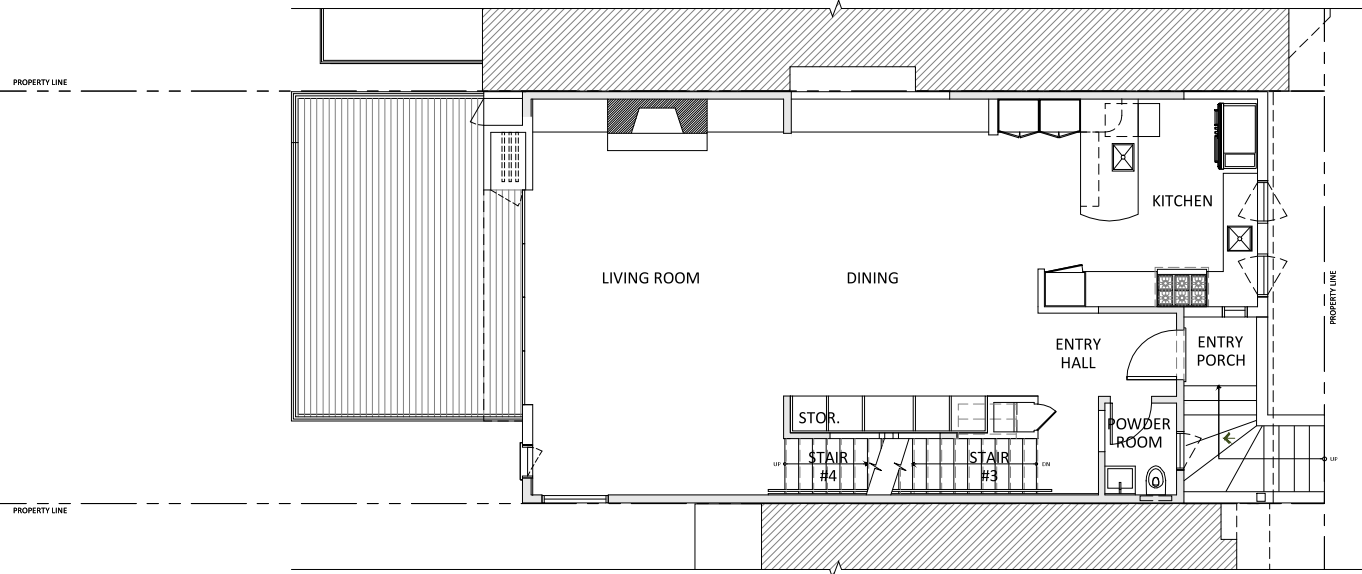
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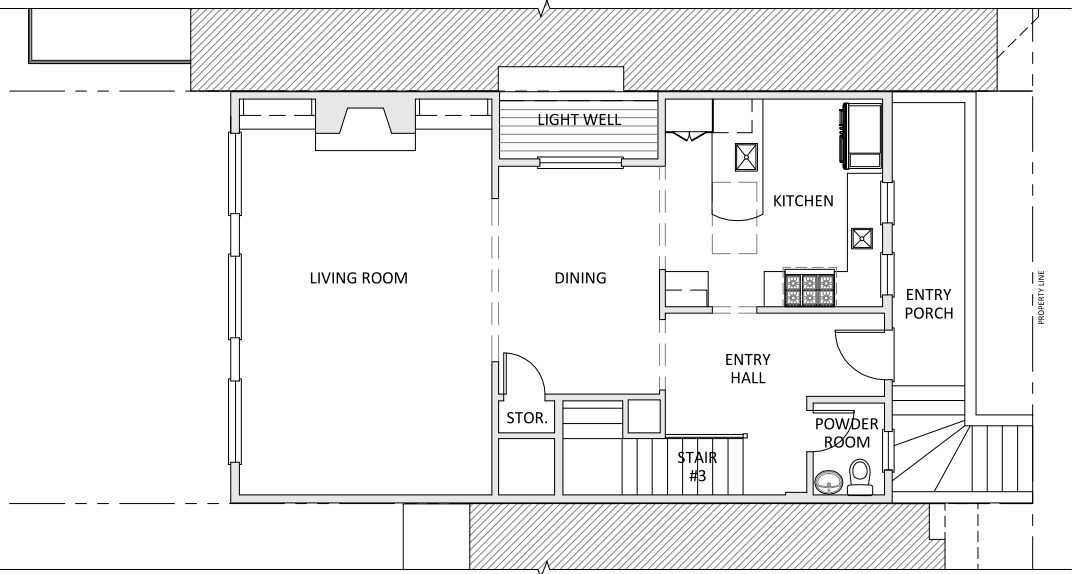
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EXISTING FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



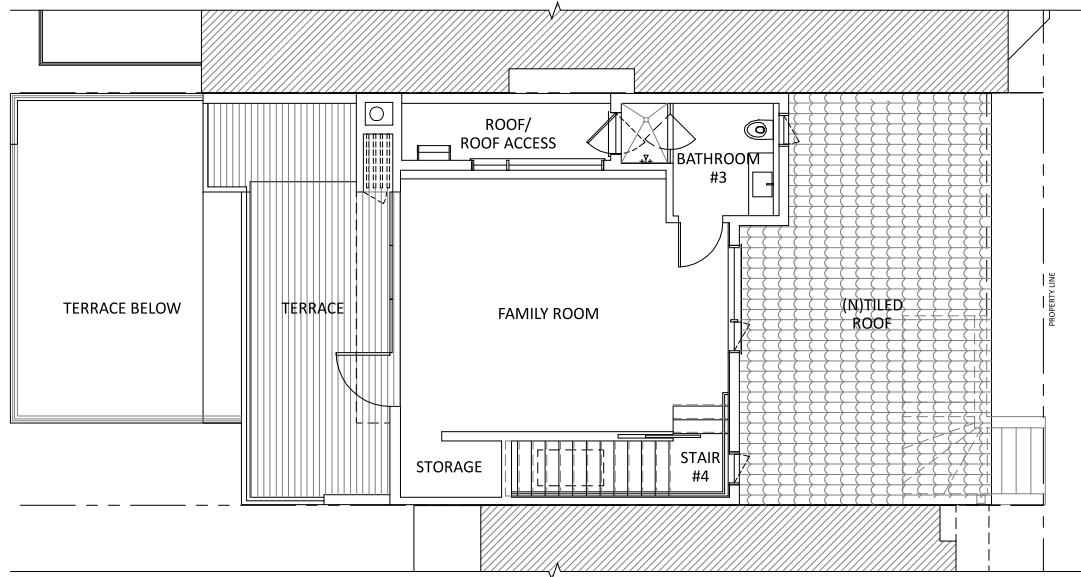
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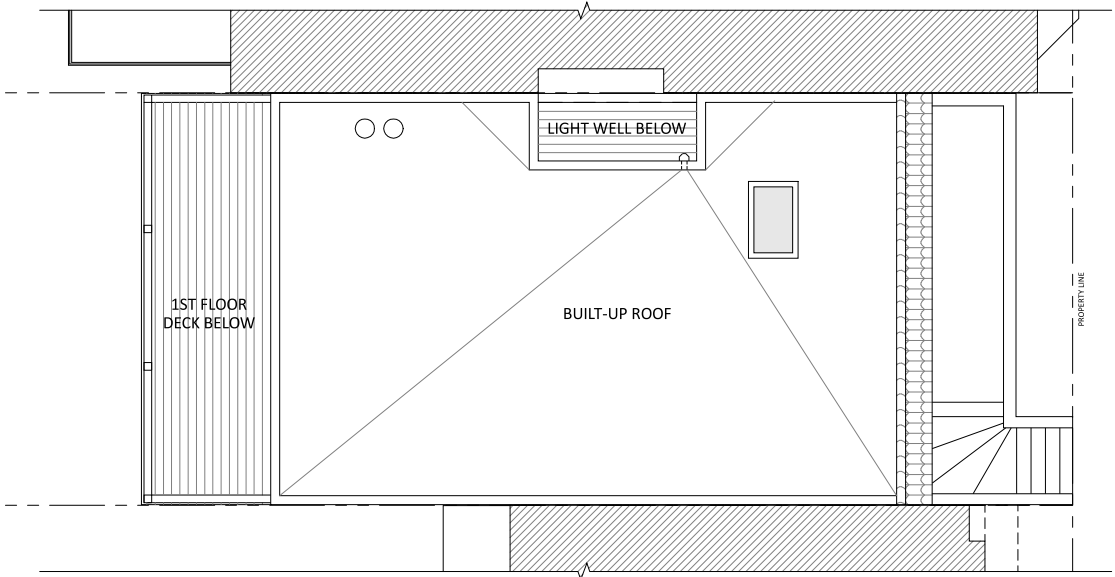
Architecture
+ Interior
Architecture

5715 Claremont Ave.
Oakland, CA 94618
Tel: 510.922.9098
Fax: 510.280.2978

ALVARADO RESIDENCE
655 ALVARADO STREET
SAN FRANCISCO, CA 94114



PROPOSED THIRD FLOOR PLAN



EXISTING THIRD FLOOR PLAN

SF BUILDING PERMIT NO.:
200912113061

SECTION 311 12.08.15
Issue Date

15011.00.00
Job Number

SPL/JY JH
Drawn By Checked By

07.30.15
Date

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EXISTING & PROPOSED
THIRD FLOOR PLAN

Drawing Title

A4



Architecture
+ Interior
Architecture

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Oakland, CA 94618
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ALVARADO RESIDENCE
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SAN FRANCISCO, CA 94114

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JH
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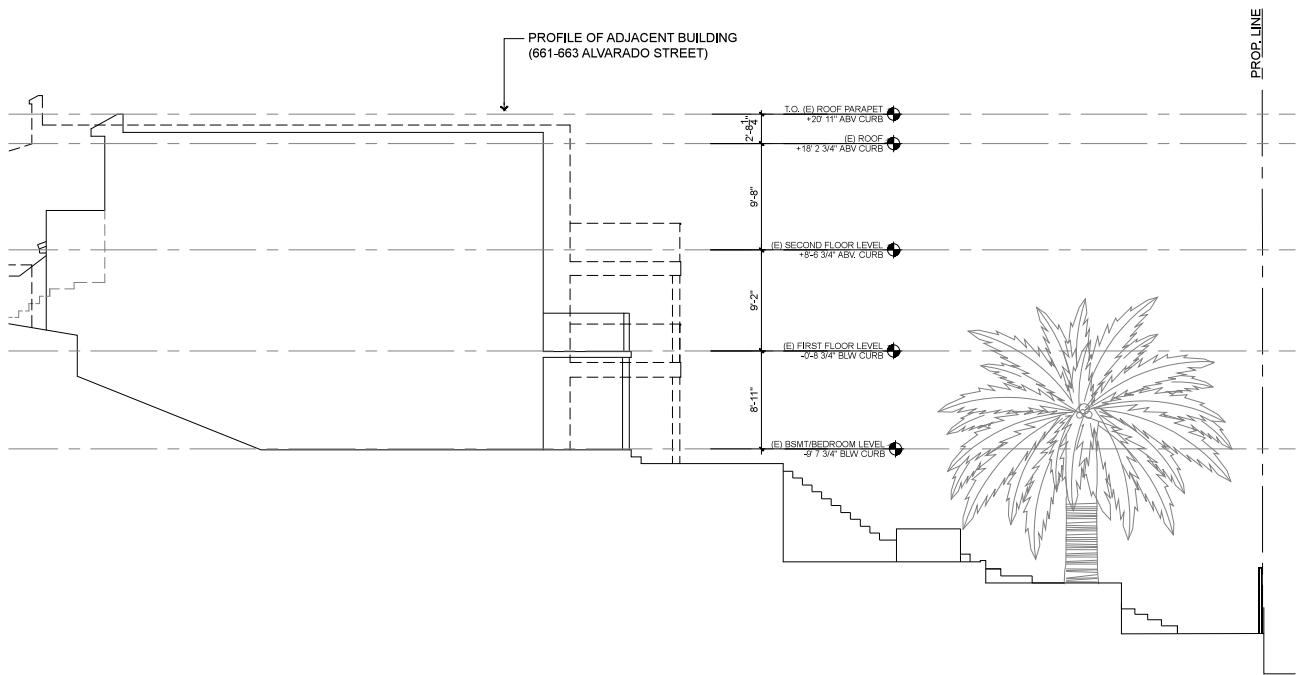
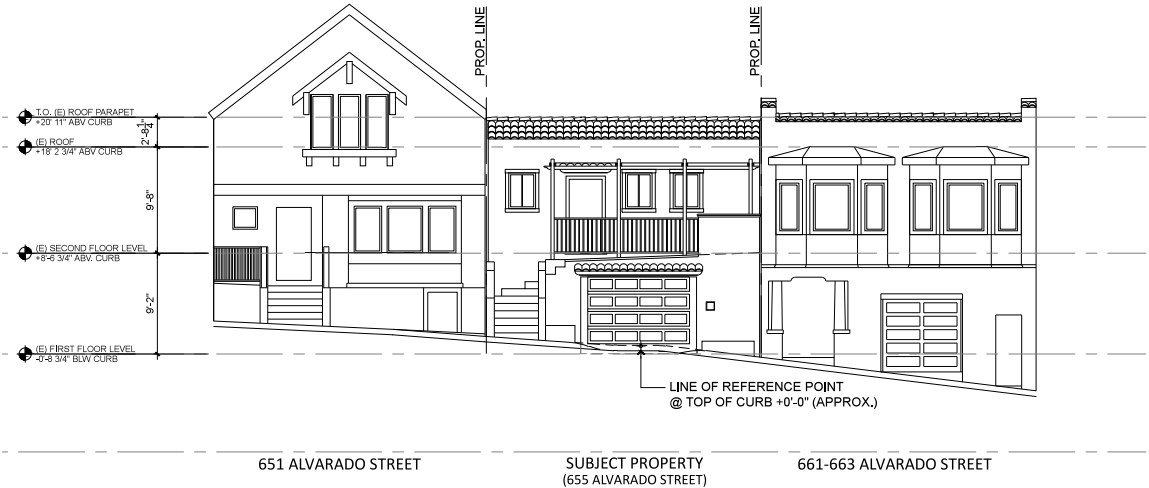
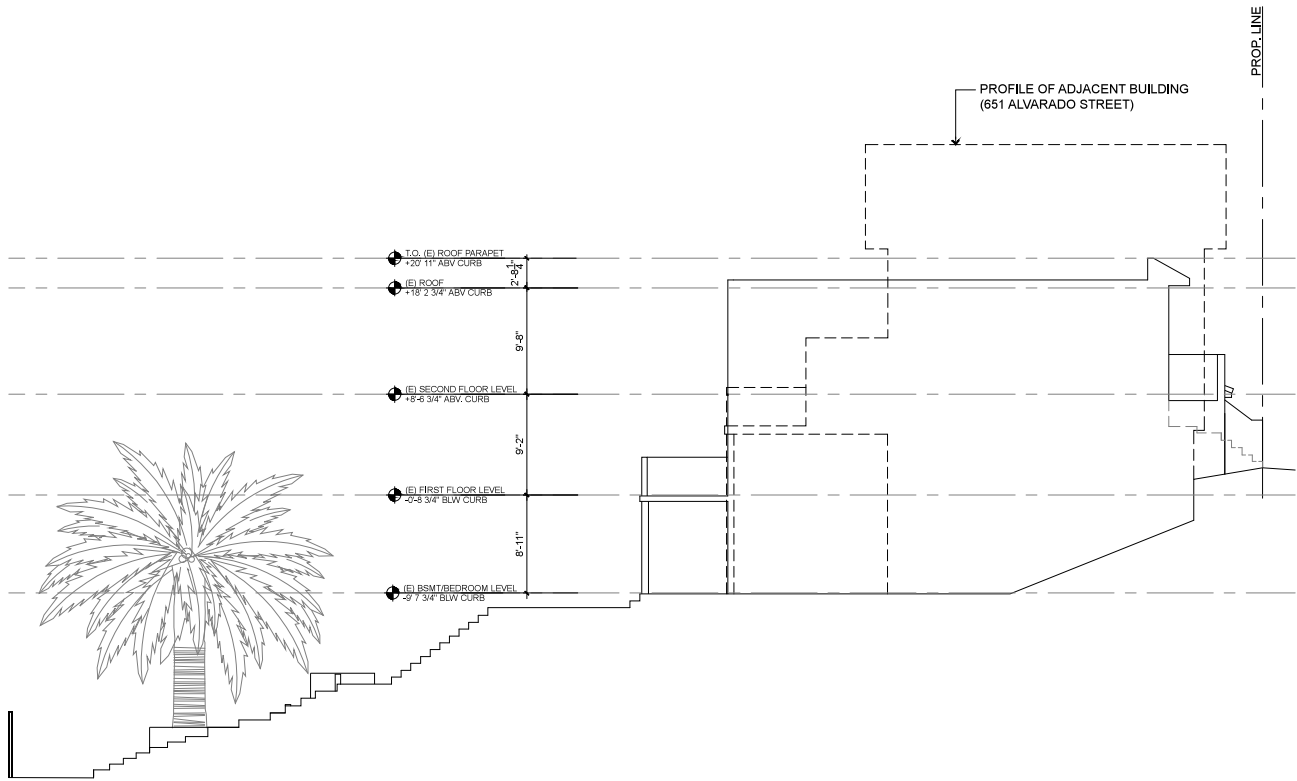
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Date

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EXISTING ELEVATIONS
W/ ADJACENT BLDGS

Drawing Title

A5





Architecture
+ Interior
Architecture

5715 Claremont Ave.
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ALVARADO RESIDENCE
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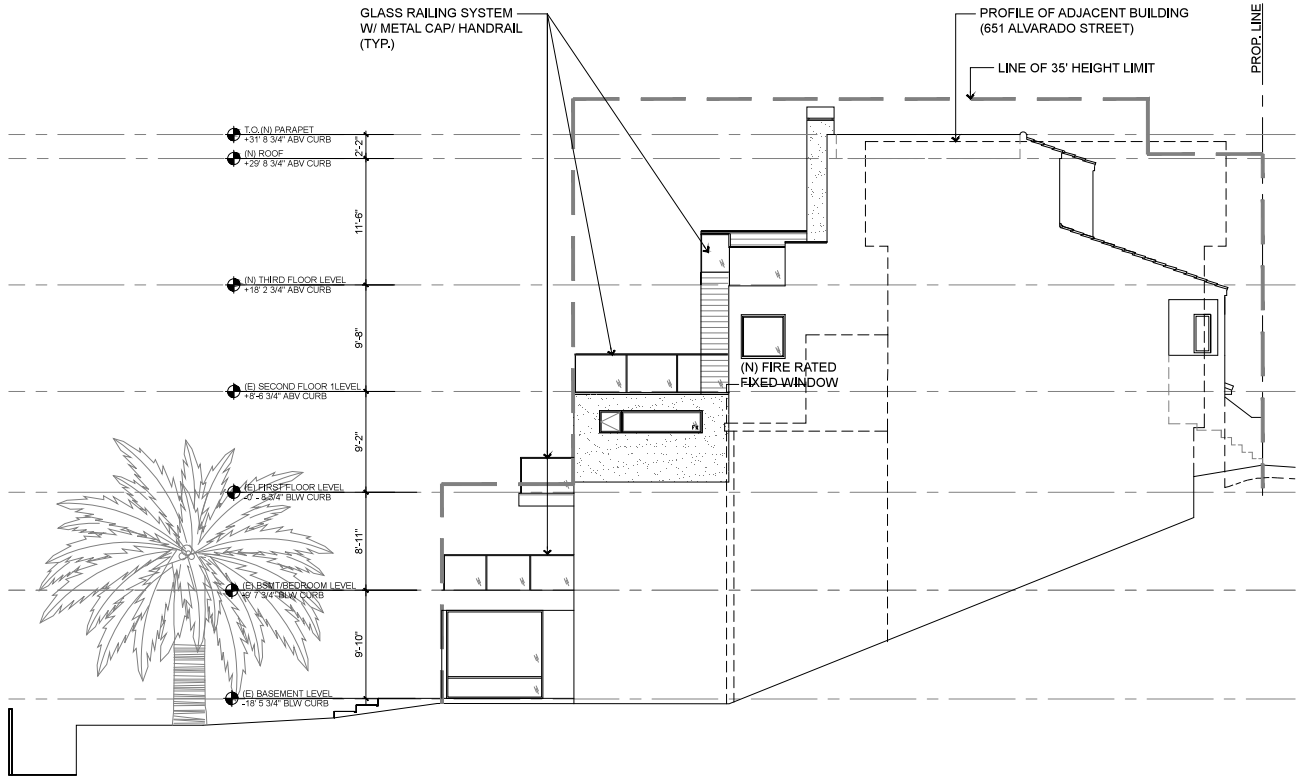
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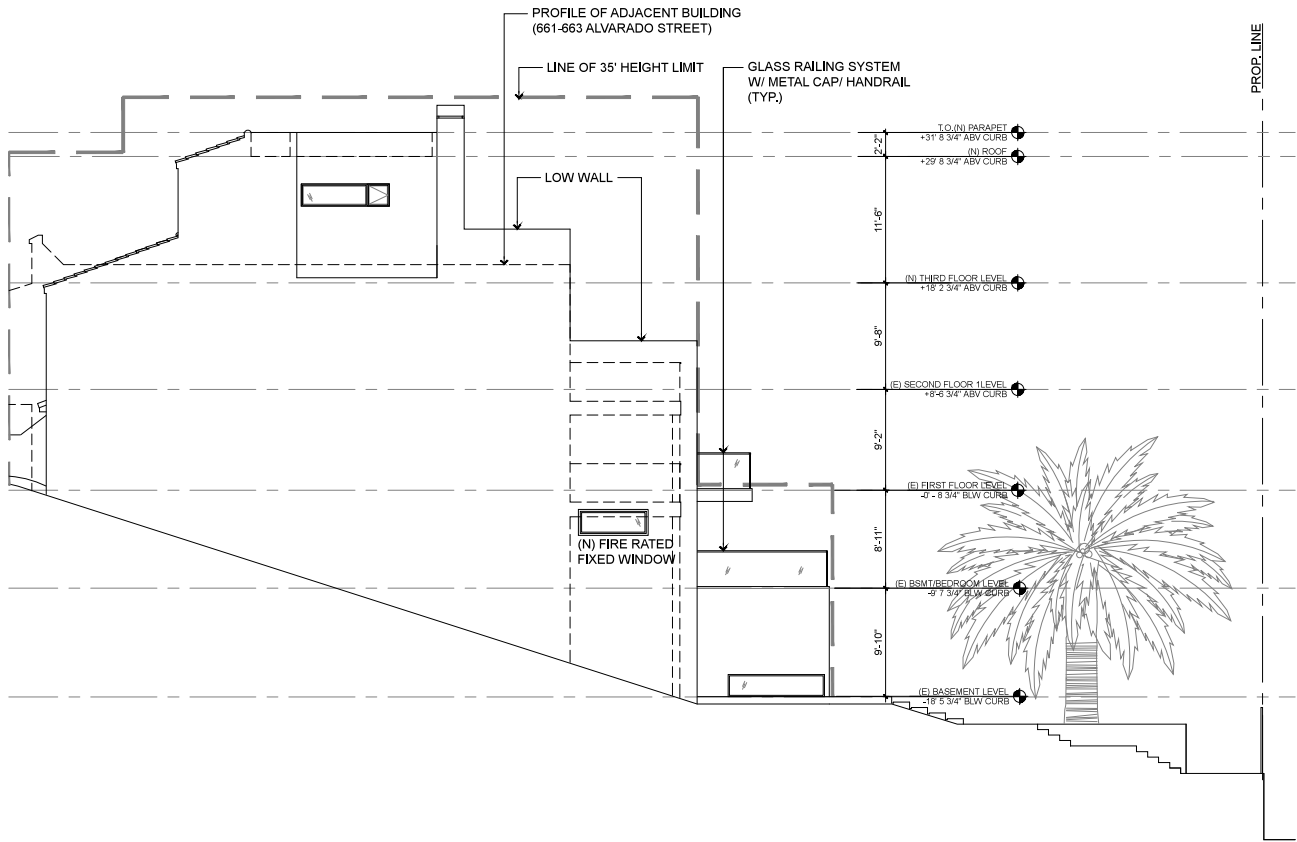
PROPOSED ELEVATIONS
W/ ADJACENT BLDGS

Drawing Title

A6



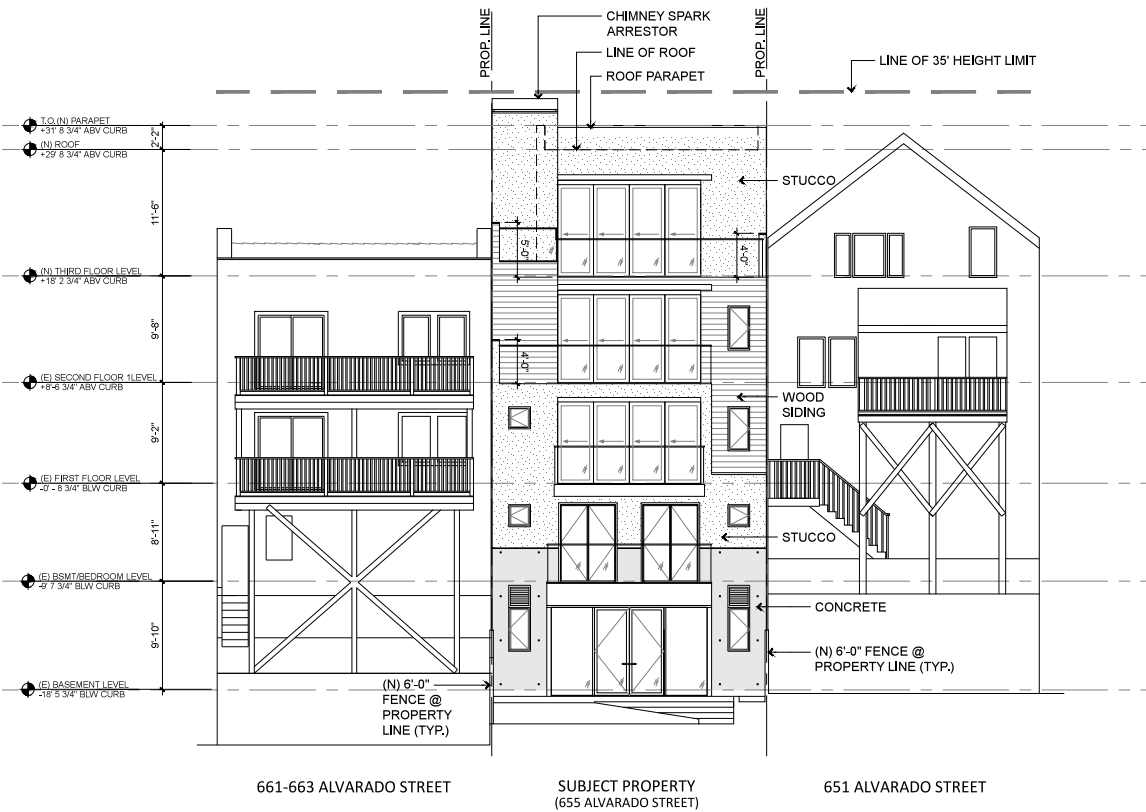
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

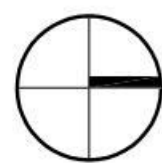
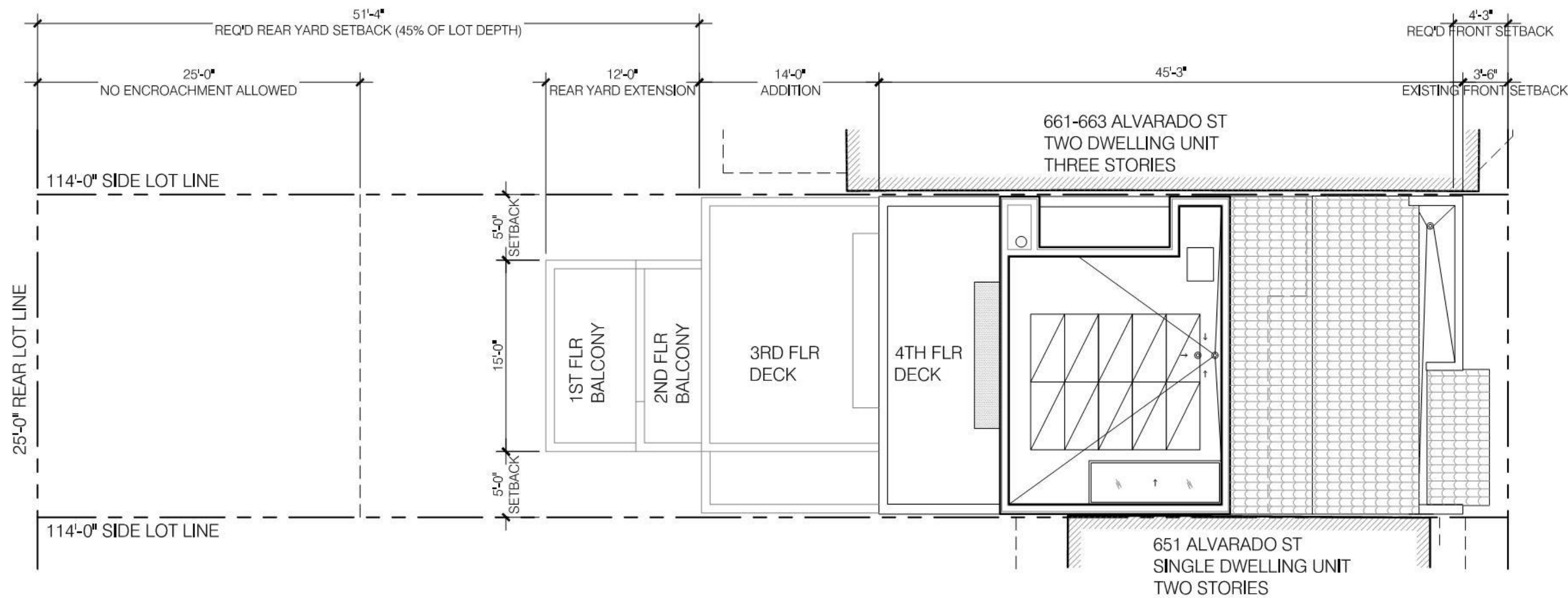


PROPOSED NORTH (FRONT) ELEVATION



PROPOSED SOUTH (REAR) ELEVATION

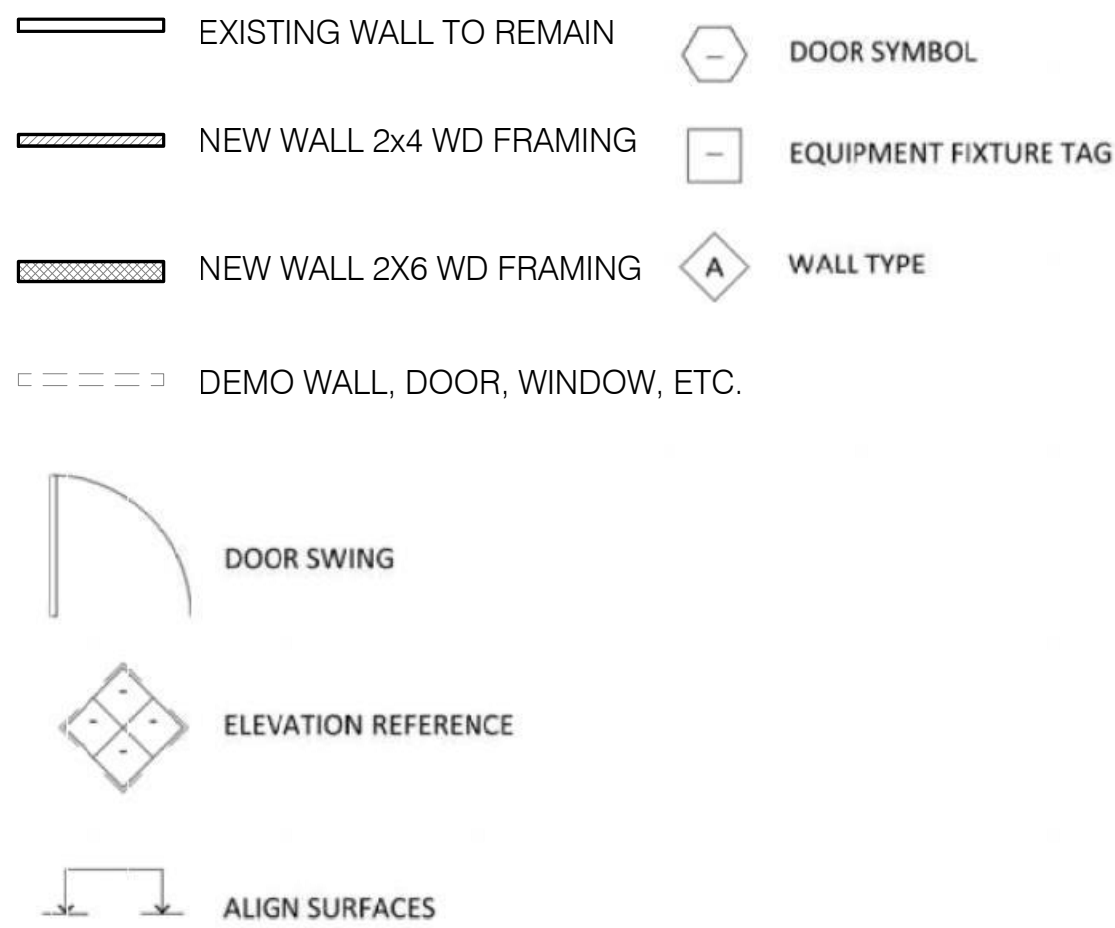
SITE PLAN (SCALE : 1/8" = 1'-0")



STREET PHOTO



CONSTRUCTION PLAN LEGEND



VICINITY MAP



AREA CALCULATIONS

	PROPOSED BASEMENT LEVEL: 1151 SQ. FT.
EXISTING FIRST LEVEL: 613 SQ. FT.	PROPOSED FIRST LEVEL: 961 SQ. FT.
EXISTING SECOND LEVEL: 1125 SQ. FT.	PROPOSED SECOND LEVEL: 1405 SQ. FT.
EXISTING THIRD LEVEL: 999 SQ. FT.	PROPOSED THIRD LEVEL: 1068 SQ. FT.
	PROPOSED FOURTH LEVEL: 511 SQ. FT.
EXISTING TOTAL: 2737 SQ. FT.	PROPOSED TOTAL: 5096 SQ. FT.

PROJECT DATA

PROJECT LOCATION:	655 ALVARADO STREET
BLOCK / LOT NUMBER:	2803 / 028C
ZONING DISTRICT:	RH-2 RESIDENTIAL
LOT DIMENSION:	25'-0" X 114'-0"
LOT AREA:	2850 SQ. FT.
FRONT SETBACK:	BASED UPON AVERAGE OF ADJACENT BUILDINGS UP TO 15 FT. OR 15% OF LOT DEPTH
REAR YARD REQUIREMENT:	45% OF LOT DEPTH
USE DISTRICT HEIGHT LIMIT:	40'/35' MAXIMUM HEIGHT 30'-0" MAXIMUM HEIGHT AT FRONT OF PROPERTY
PARKING:	(1) OFF STREET PARKING SPACE NO CHANGE
CONSTRUCTION TYPE:	V-B

BUILDING CODE DATA

THE WORK MUST CONFORM TO THE FOLLOWING CODES:
2013 CALIFORNIA CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRIC CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 GREEN BUILDING CODE
2013 CALIFORNIA ENERGY CODE
2013 SAN FRANCISCO CODE AMENDMENTS
2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2013 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2013 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2013 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2013 SAN FRANCISCO HOUSING CODE
ALL APPLICABLE LOCAL CITY OF SAN FRANCISCO ZONING REGULATIONS & LOCAL ORDINANCES

INDEX OF DRAWINGS

A0.1	COVER SHEET, SITE PLAN
A0.2	EXISTING SITE PHOTOS
A0.3	SF ZONING CODE BUILDING SETBACK DIAGRAM
A0.4	SF ZONING CODE HEIGHT BULK DIAGRAM
A2.0	PROPOSED BASEMENT LEVEL PLAN
A2.1	EXISTING FIRST LEVEL PLAN
A2.2	PROPOSED FIRST LEVEL PLAN
A2.3	EXISTING SECOND LEVEL PLAN
A2.4	PROPOSED SECOND LEVEL PLAN
A2.5	EXISTING THIRD LEVEL PLAN
A2.6	PROPOSED THIRD LEVEL PLAN
A2.7	EXISTING ROOF PLAN
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A2.9	PROPOSED ROOF PLAN
A3.1	EXISTING NORTH AND SOUTH ELEVATIONS
A3.2	PROPOSED NORTH AND SOUTH ELEVATIONS
A3.3	EXISTING EAST ELEVATION
A3.4	PROPOSED EAST ELEVATION
A3.5	EXISTING WEST ELEVATION
A3.6	PROPOSED WEST ELEVATION
A4.1	LONGITUDINAL BUILDING SECTION
A4.2	TRANSVERSE BUILDING SECTION
A5.1	3D RENDERINGS

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO CONSTRUCT A THREE-LEVEL HORIZONTAL REAR EXTENSION, A ONE-LEVEL FRONT HORIZONTAL EXTENSION AND A ONE-STORY VERTICAL EXTENSION. THE PROPOSED REAR EXTENSION INVOLVES ADDING A REAR HORIZONTAL EXTENSION AT THE EXISTING FIRST FLOOR AND BASEMENT LEVELS; AND CREATING A NEW SECOND BASEMENT LEVEL UNDER THE PROPOSED BASEMENT EXTENSION. THE REAR HORIZONTAL EXTENSION AT THE FIRST FLOOR WILL BE SETBACK FROM THE EAST PROPERTY LINE BY FIVE FEET.

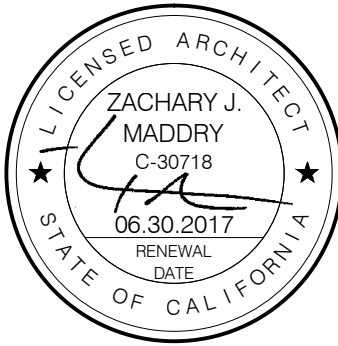
PROJECT DIRECTORY

ARCHITECT / APPLICANT	OWNER
DMARC STUDIO	JONATHAN KAPLAN & MARCI KAPLAN-GLAZER
1414 FOURTH STREET, SUITE 200B	655 ALVARADO STREET
SAN RAFAEL, CA 94901	SAN FRANCISCO, CA 94114
ATTN: ZAC MADDRY	
PHONE: 415.258.9100	
EMAIL: ZAC@DMARCSTUDIO.COM	

DAVIS MADDRY ARCHITECTURE STUDIO

DMARCstudio

1414 fourth st #200b
san rafael, ca 94901
tel: 415.258.9100
www.dmarcstudio.com



PROPERTY OWNER

Jonathan Kaplan & Marci Glazer
655 Alvarado Street
San Francisco, CA 94114

STRUCTURAL ENGINEER



Structural
design for fine
architecture™

543 Howard Street, First Floor
San Francisco, California 94105
415.512.1301

ATTN: Randy Braun

Email: rbraun@gfdseng.com

GEOTECHNICAL ENGINEER

Rockridge Geotechnical
ATTN: Craig Shields
Phone: 510.420.5738
Email: csshields@rockridgegeo.com

ENERGY CONSULTANT

Rick's Energy Solutions
ATTN: Rick Cowperwaite
Phone: 707.578.5380
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ISSUANCES

Revisions

Project

655 ALVARADO ST
SAN FRANCISCO, CA
94114

SCALE: NTS

SHEET

COVER SHEET, SITE
PLAN & PROJECT INFO

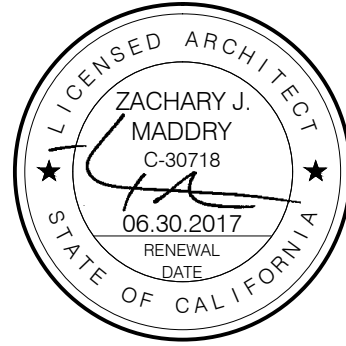
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DATE: 2017.11.16
JOB NUMBER: 1613

EXISTING STREET PHOTOS



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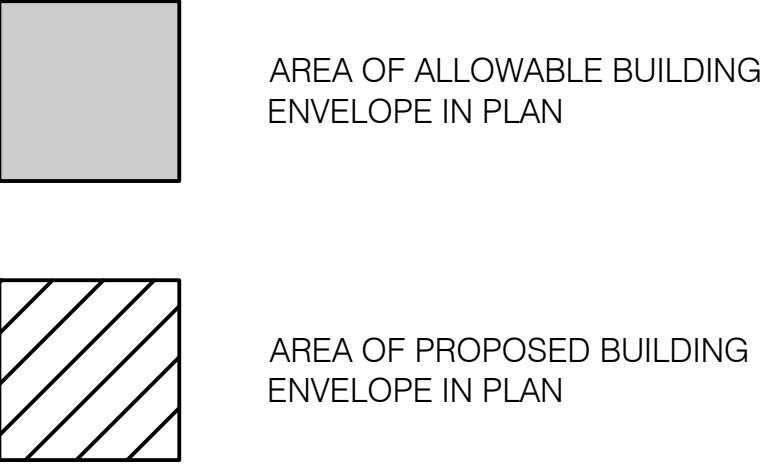
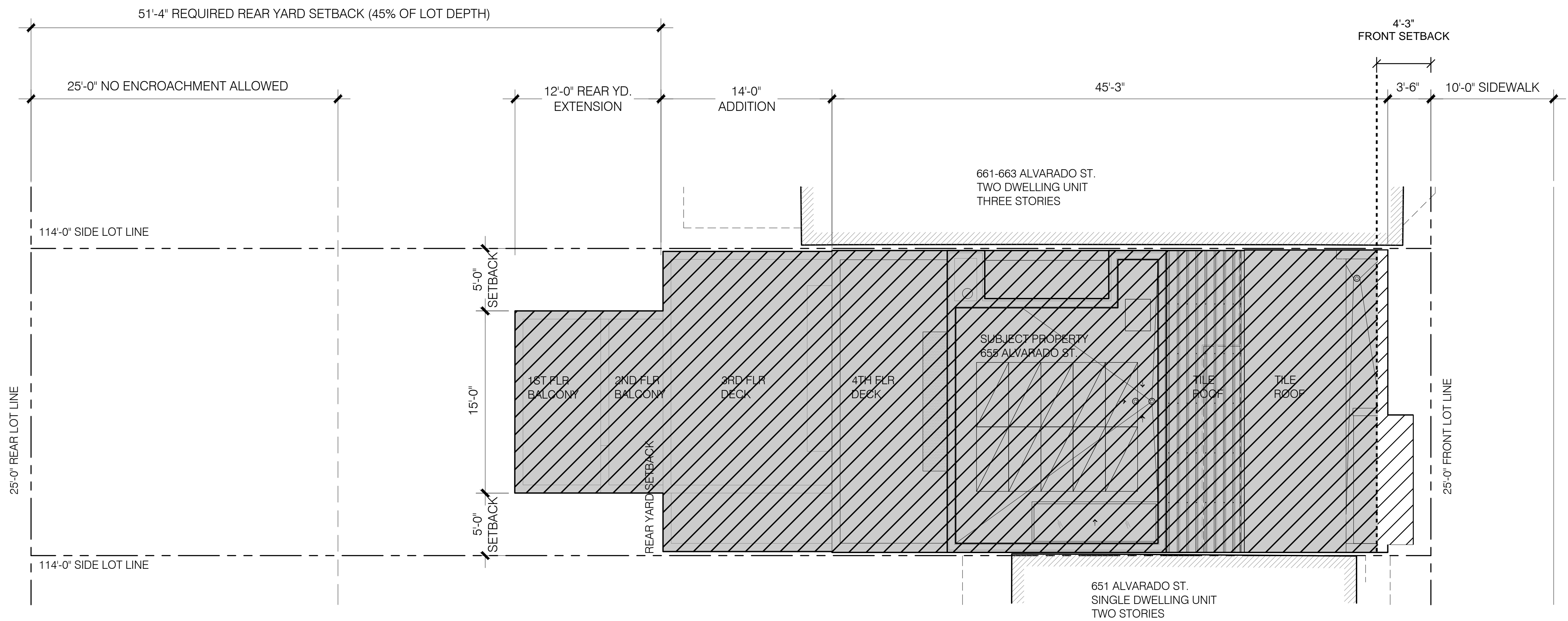
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Revisions
Project
655 ALVARADO ST
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SCALE: NTS SHEET
EXISTING SITE PHOTOS

A0.2

DATE: 2017.11.16
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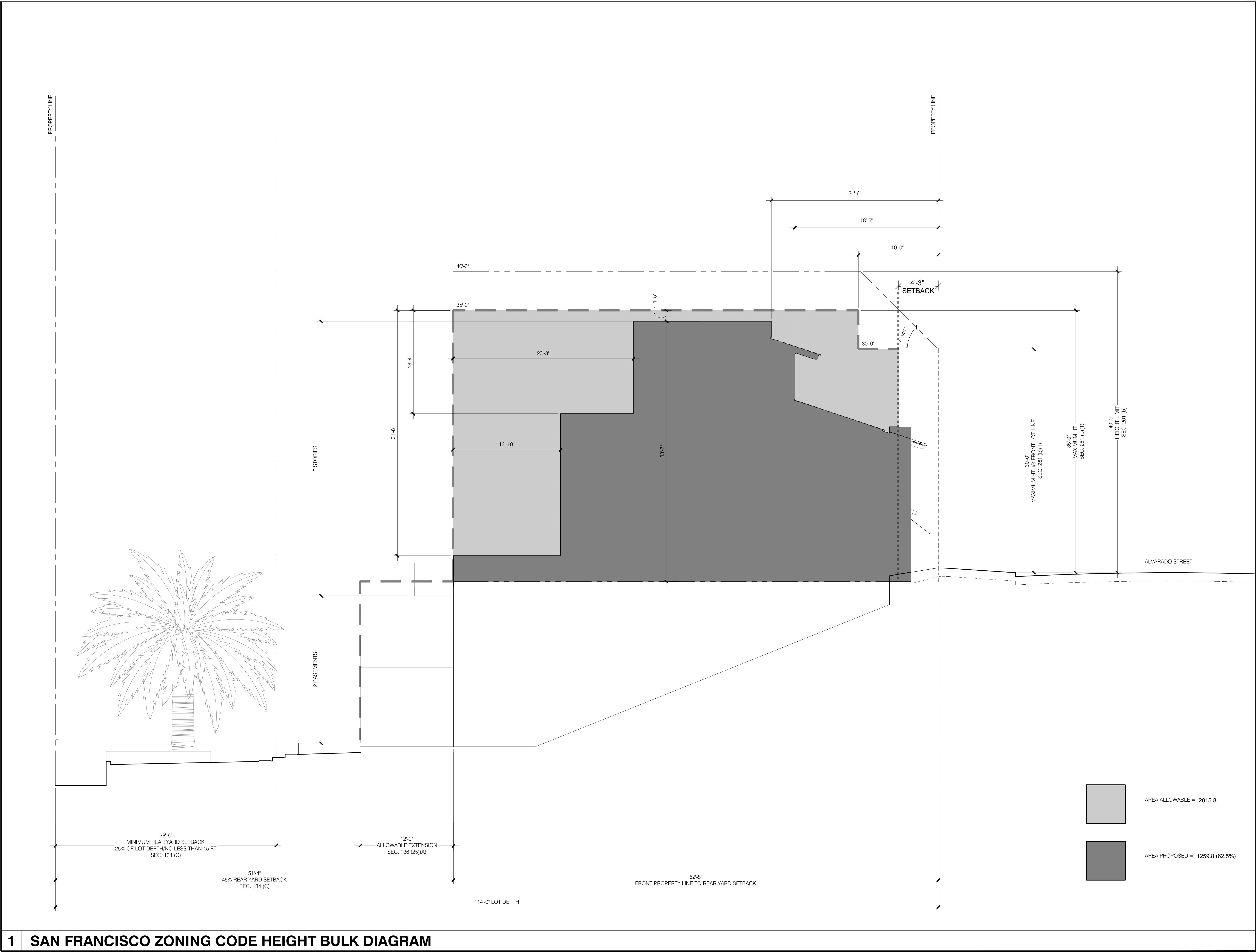
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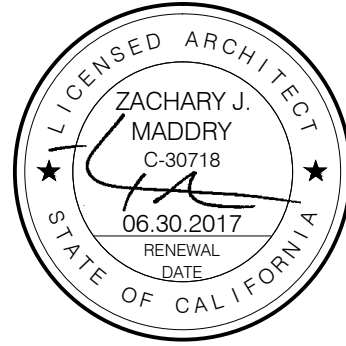
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SF ZONING CODE
BUILDING SETBACK
DIAGRAM
A0.3

DATE: 2017.11.16
JOB NUMBER: 1613



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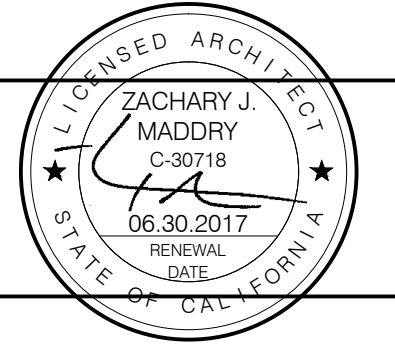
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SCALE: NTS SHEET

SF ZONING CODE
HEIGHT BULK DIAGRAM

A0.4

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ISSUANCES

Revisions

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

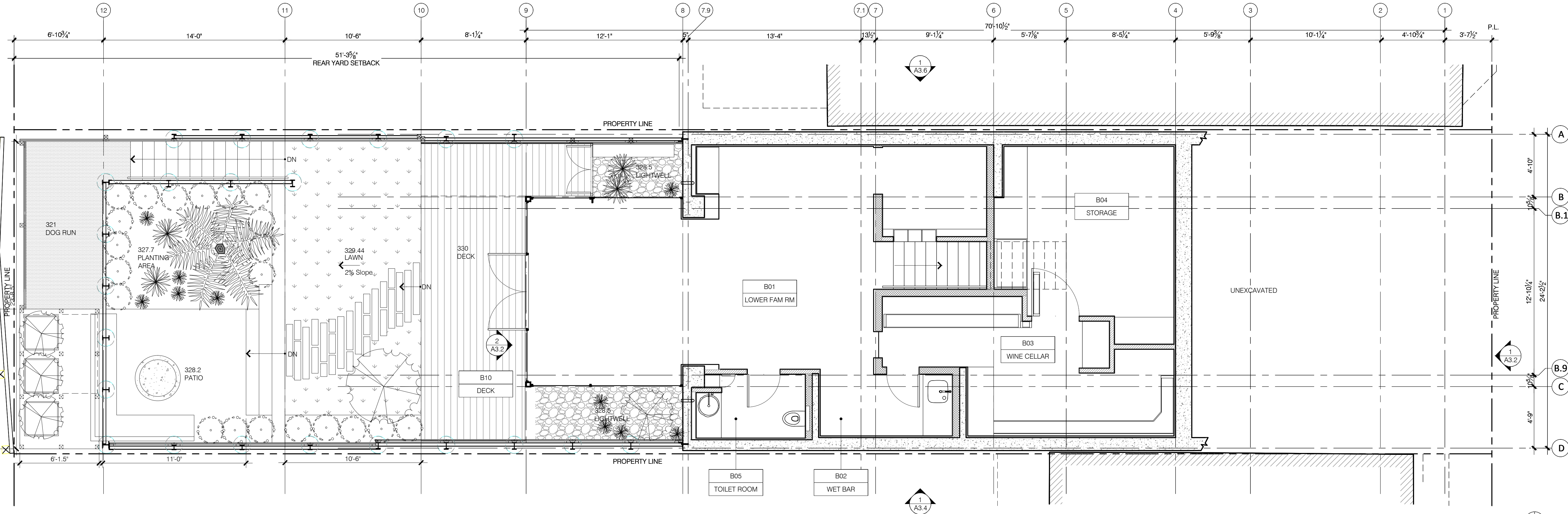
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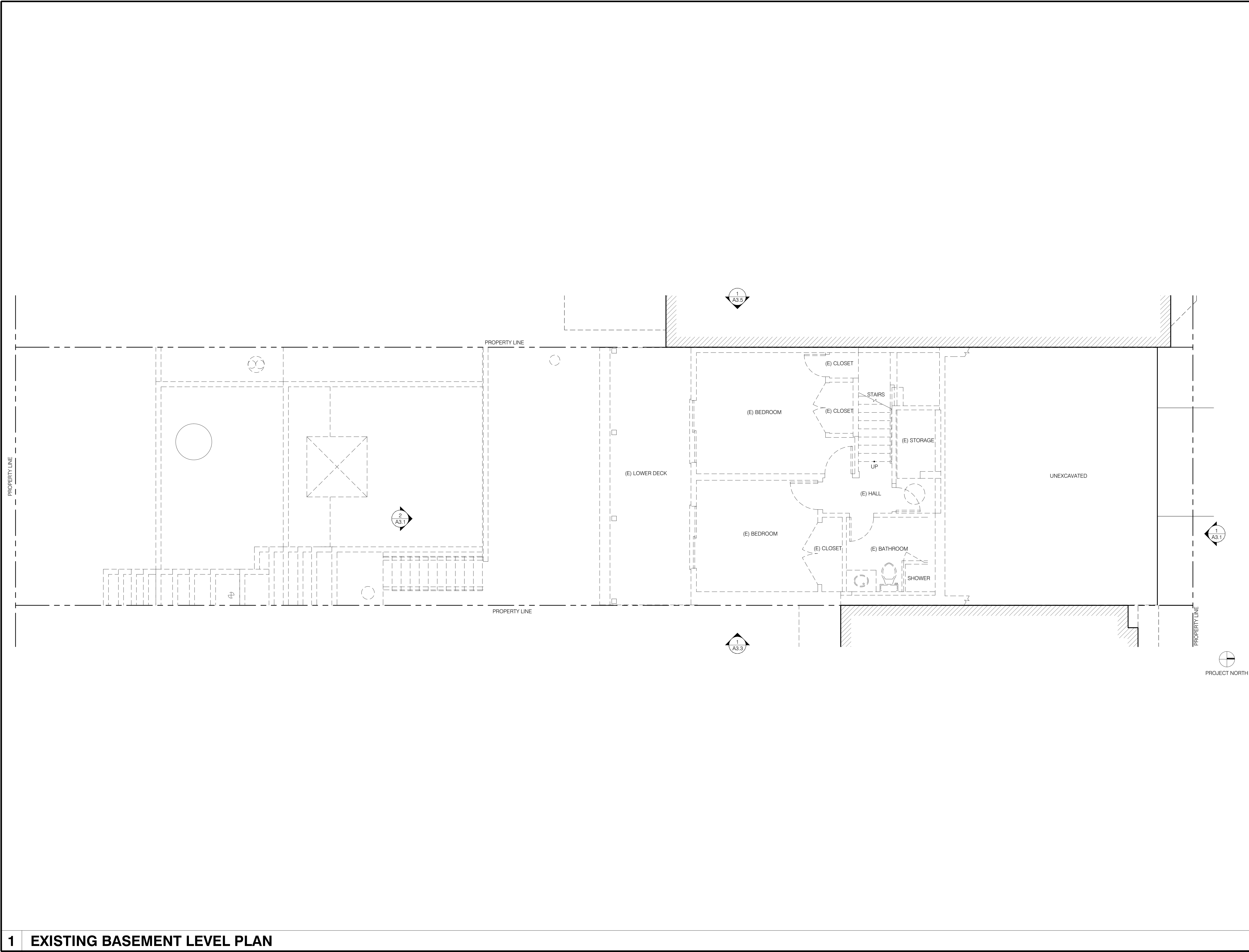
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LEVEL PLAN

A2.0

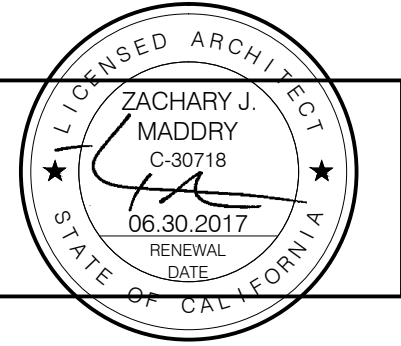
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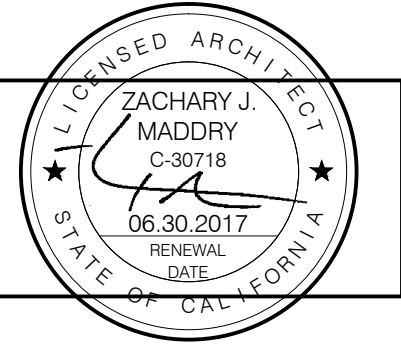
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SCALE: 1/4" = 1'-0" SHEET

**EXISTING FIRST LEVEL
PLAN**

A2.1

DATE: 2017.11.16
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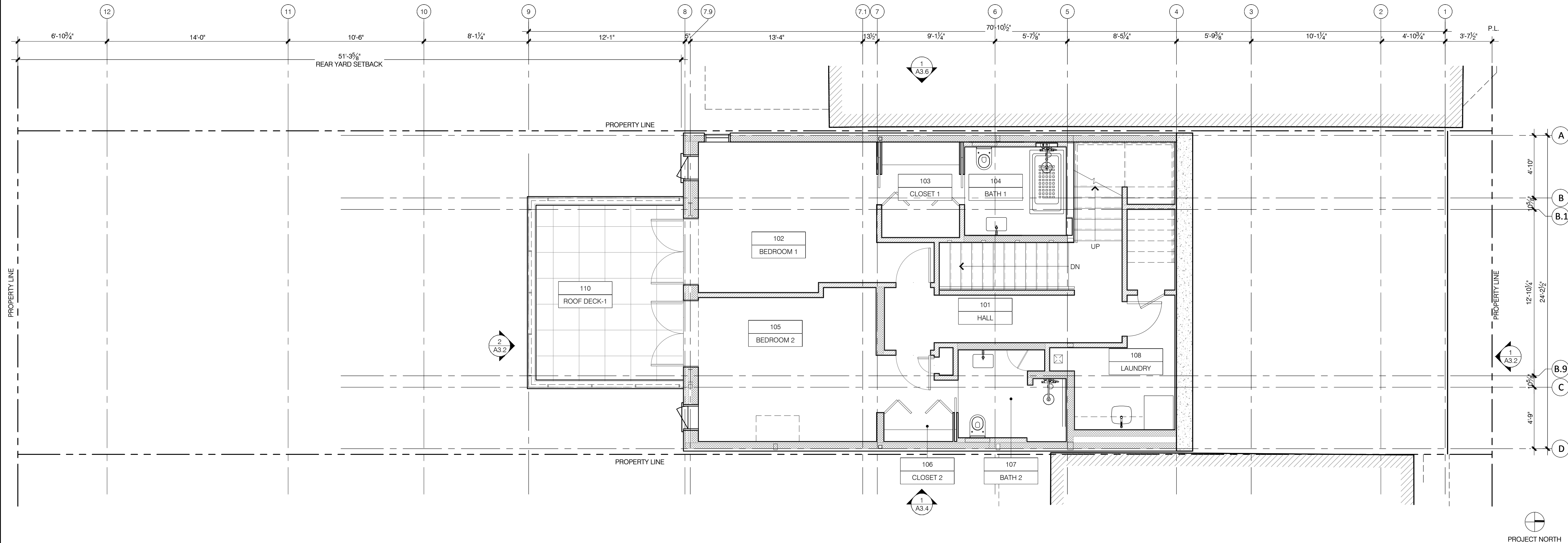
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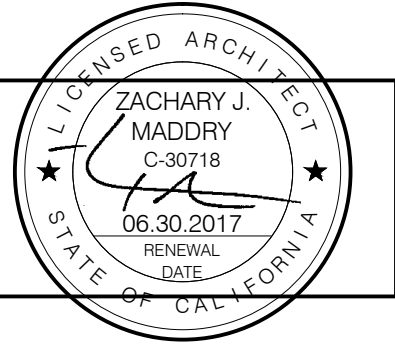
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**PROPOSED FIRST LEVEL
PLAN**

A2.2

DATE: 2017.11.16
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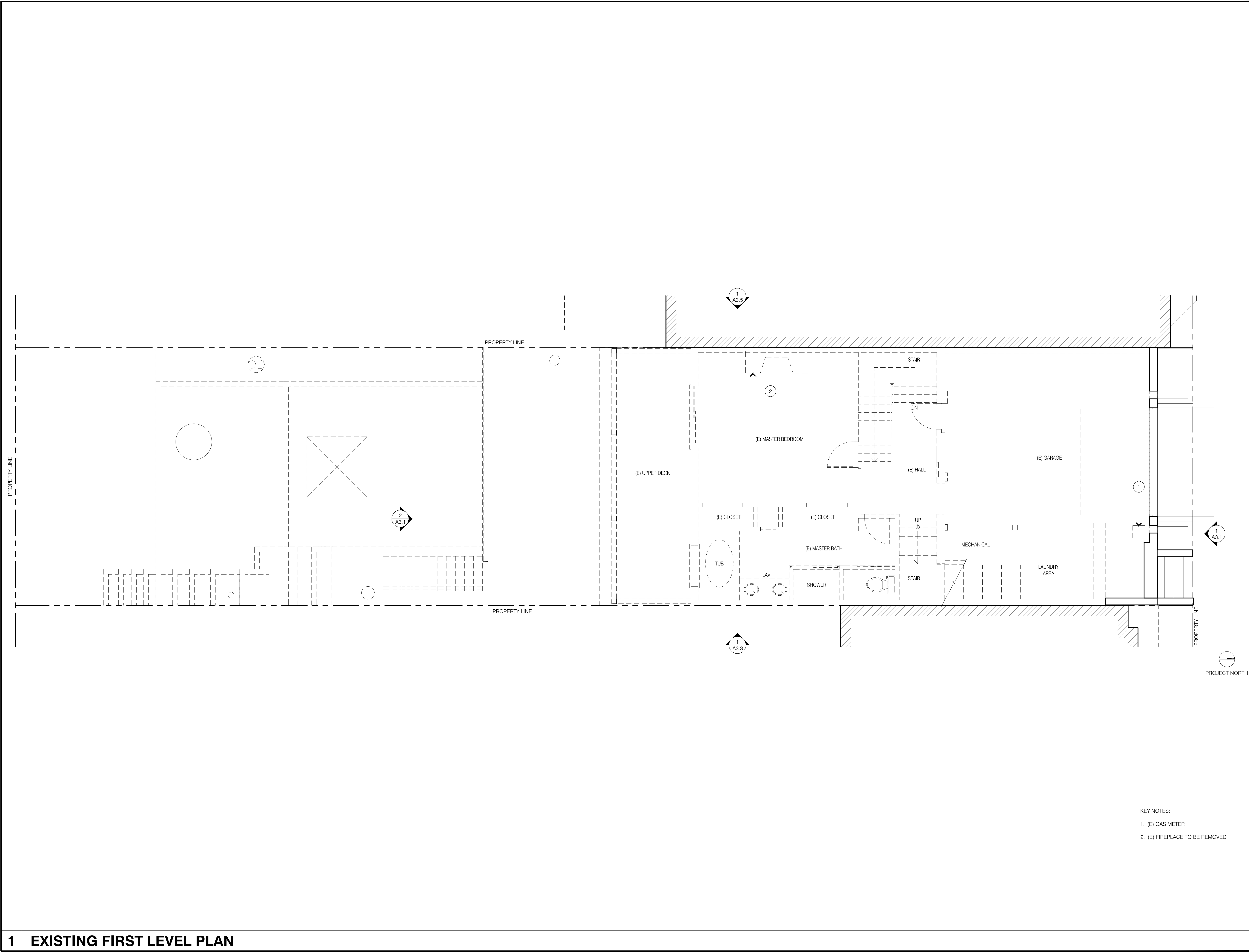
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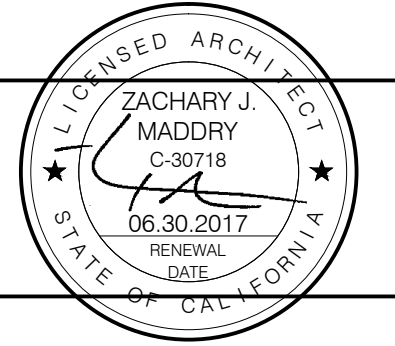
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94114**

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EXISTING SECOND
LEVEL PLAN
A2.3
DATE: 2017.11.16
JOB NUMBER: 1613



KEY NOTES:
1. (E) GAS METER
2. (E) FIREPLACE TO BE REMOVED



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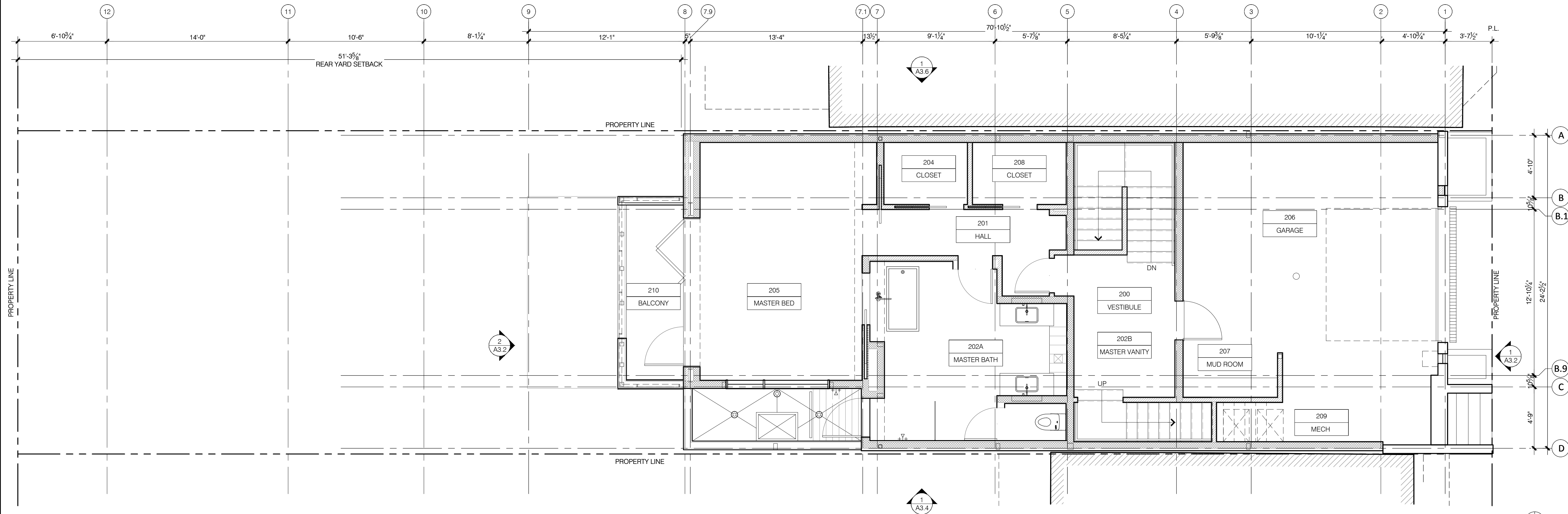
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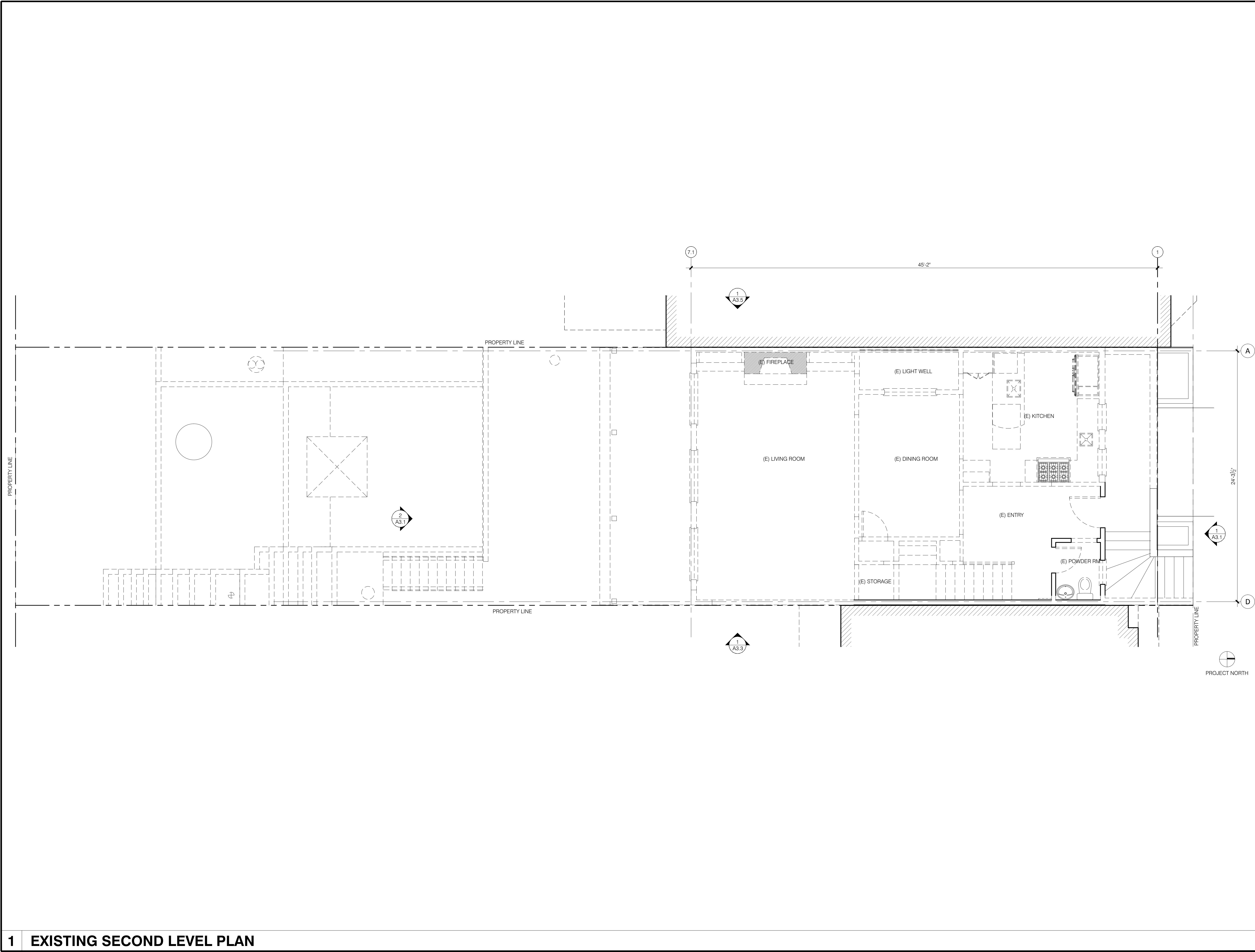
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**PROPOSED SECOND
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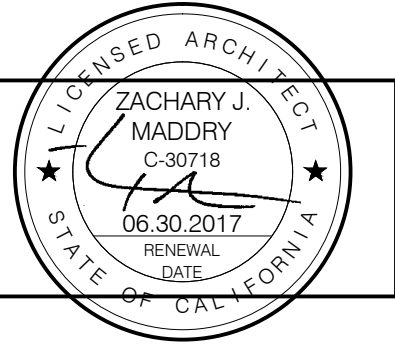
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JOB NUMBER: 1613





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ISSUANCES	
08.12.16	50% DD SET
08.24.16	50% DD - REV 1 SET
09.16.16	100% DD ARCHITECTURAL SET
09.27.16	ARCHITECTURAL ADDENDUM
Δ 11.08.16	PLAN CHECK COMMENTS
02.01.17	02.01.17
Δ 03.15.17	PERMIT REVISION SET
Δ 05.02.17	TITLE 24 ADDENDUM
05.10.17	MILESTONE SET

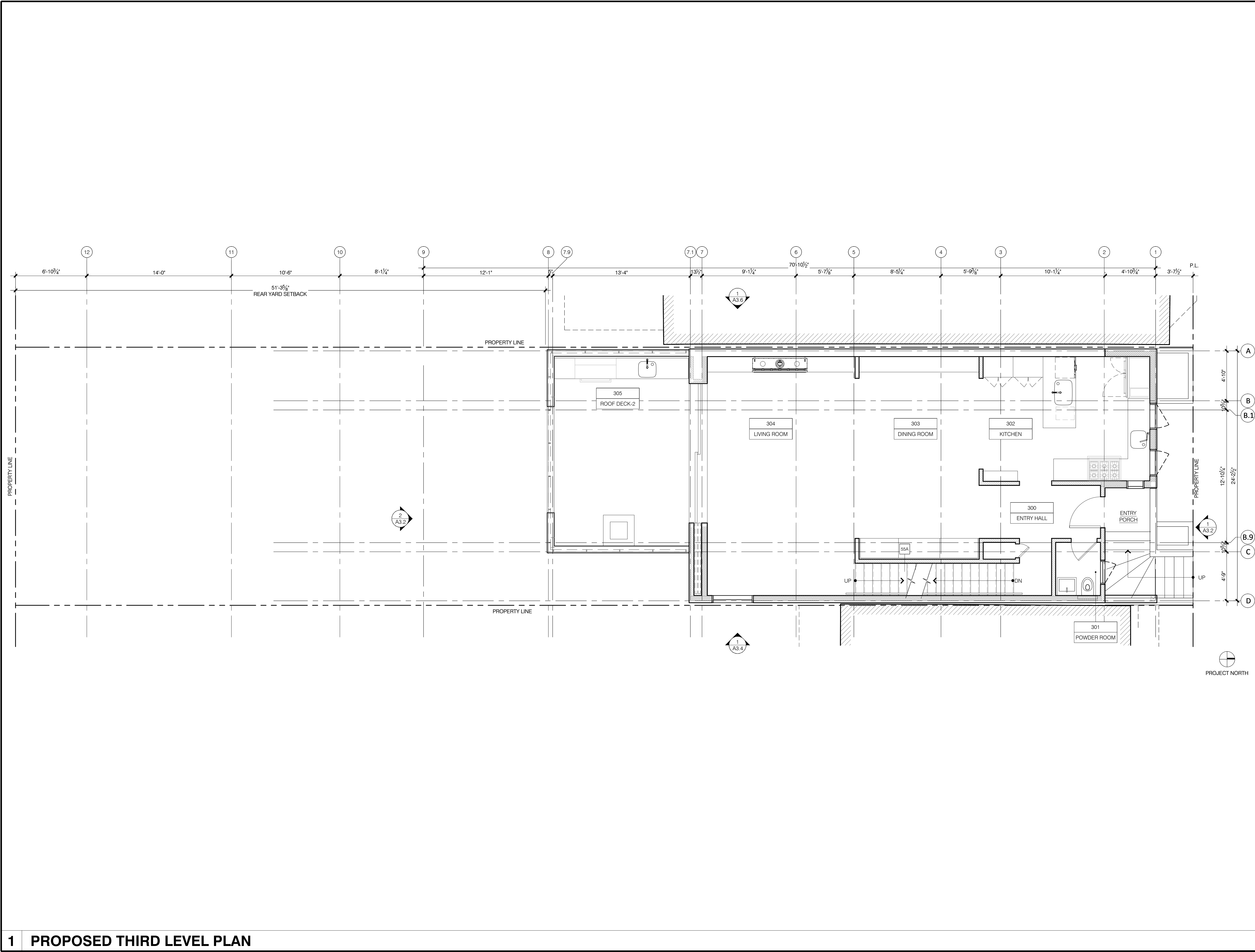
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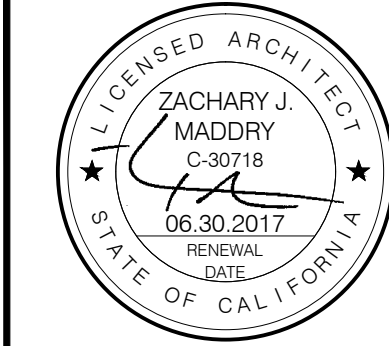
EXISTING THIRD LEVEL
PLAN

A2.5

DATE: 2017.11.16
JOB NUMBER: 1613



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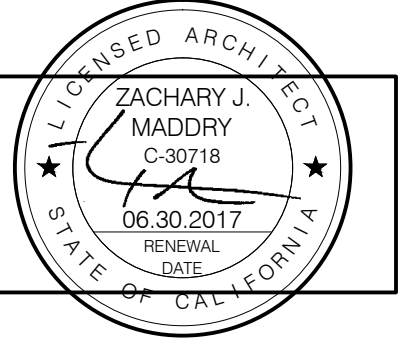
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**PROPOSED THIRD LEVEL
PLAN**

A2.6

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JOB NUMBER: 1613



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1001111052

05.02.17	TITLE 24 ADDENDUM
05.10.17	MILESTONE SET

Project

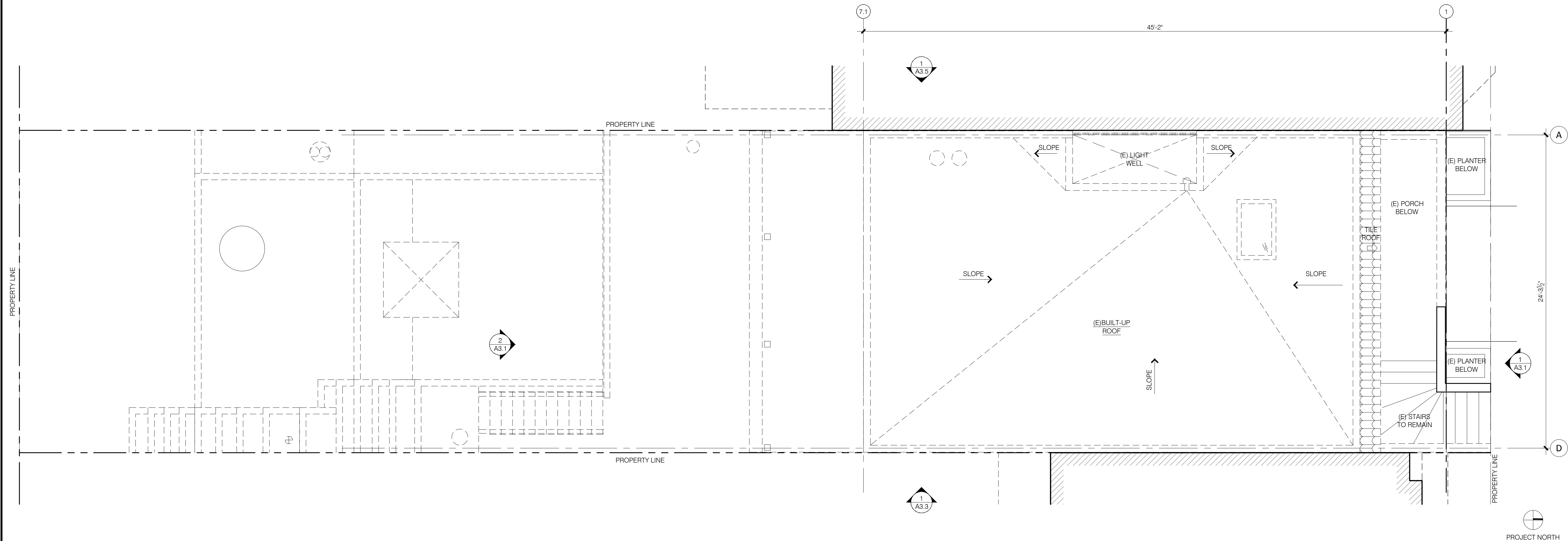
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SHEET

EXISTING ROOF PLAN

A2.7

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ISSUANCES	
08.12.16	50% DD SET
08.24.16	50% DD - REV 1 SET
09.16.16	100% DD ARCHITECTURAL SET
09.27.16	ARCHITECTURAL ADDENDUM
△ 11.08.16	PLAN CHECK COMMENTS
02.01.17	02.01.17
△ 03.15.17	PERMIT REVISION SET
△ 05.02.17	TITLE 24 ADDENDUM
05.10.17	MILESTONE SET

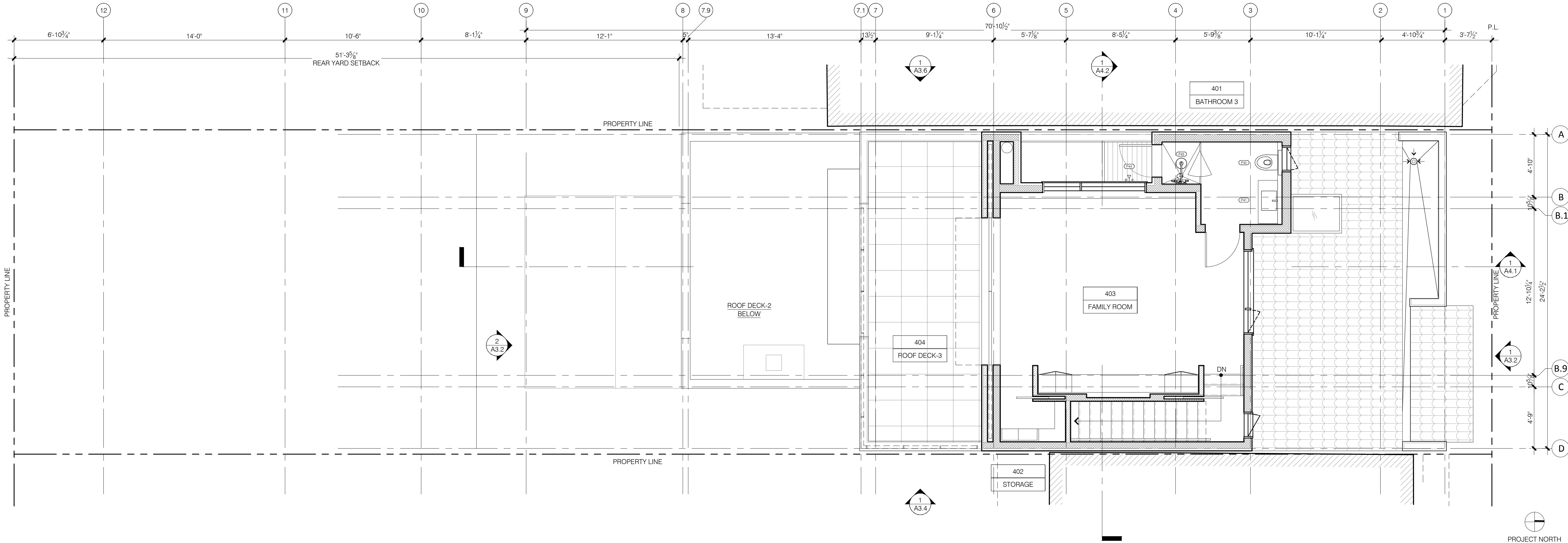
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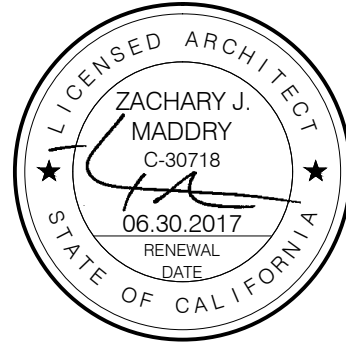
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PROPOSED FOURTH
FLOOR PLAN

A2.8

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05.10.17	MILESTONE SET	

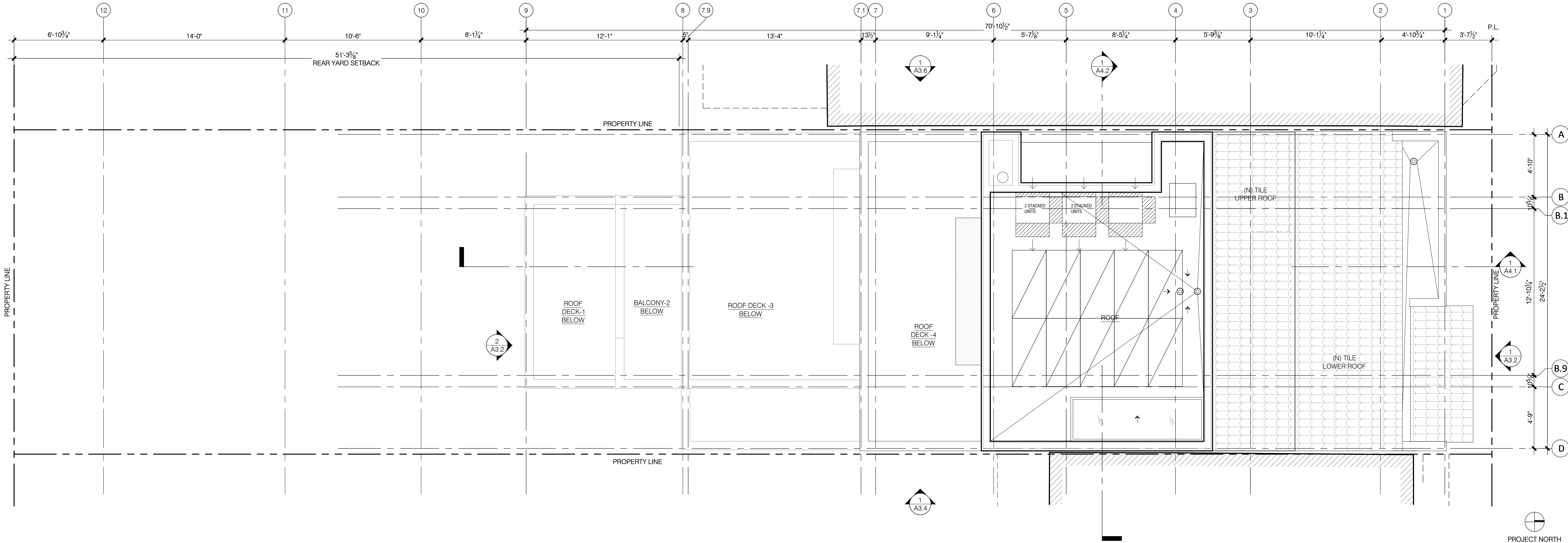
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PROPOSED ROOF PLAN

A2.9

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**EXISTING NORTH AND
SOUTH ELEVATIONS**

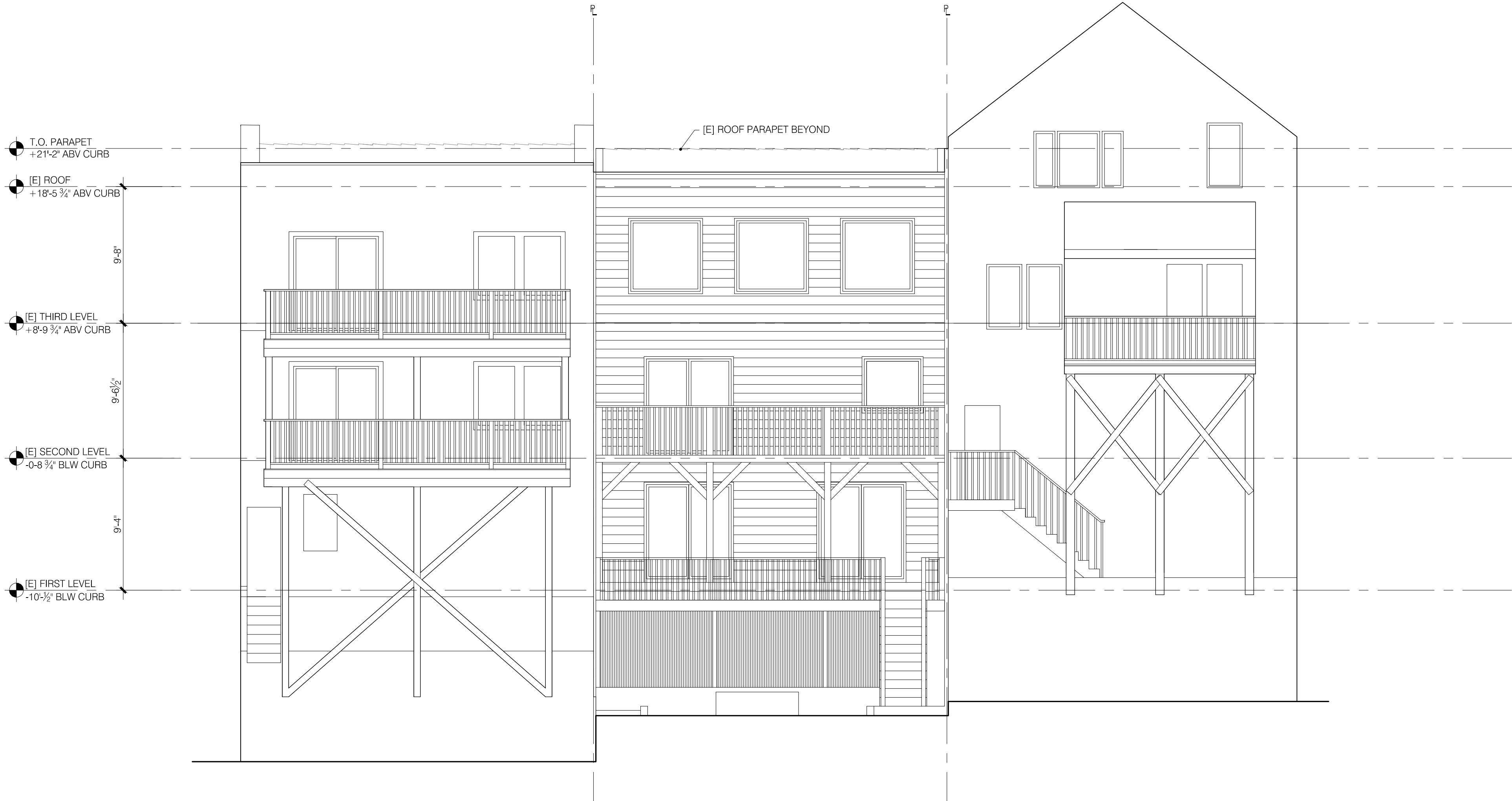
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1 EXISTING NORTH ELEVATION



2 EXISTING SOUTH ELEVATION





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ISSUANCES

Revisions
Project
**655 ALVARADO ST
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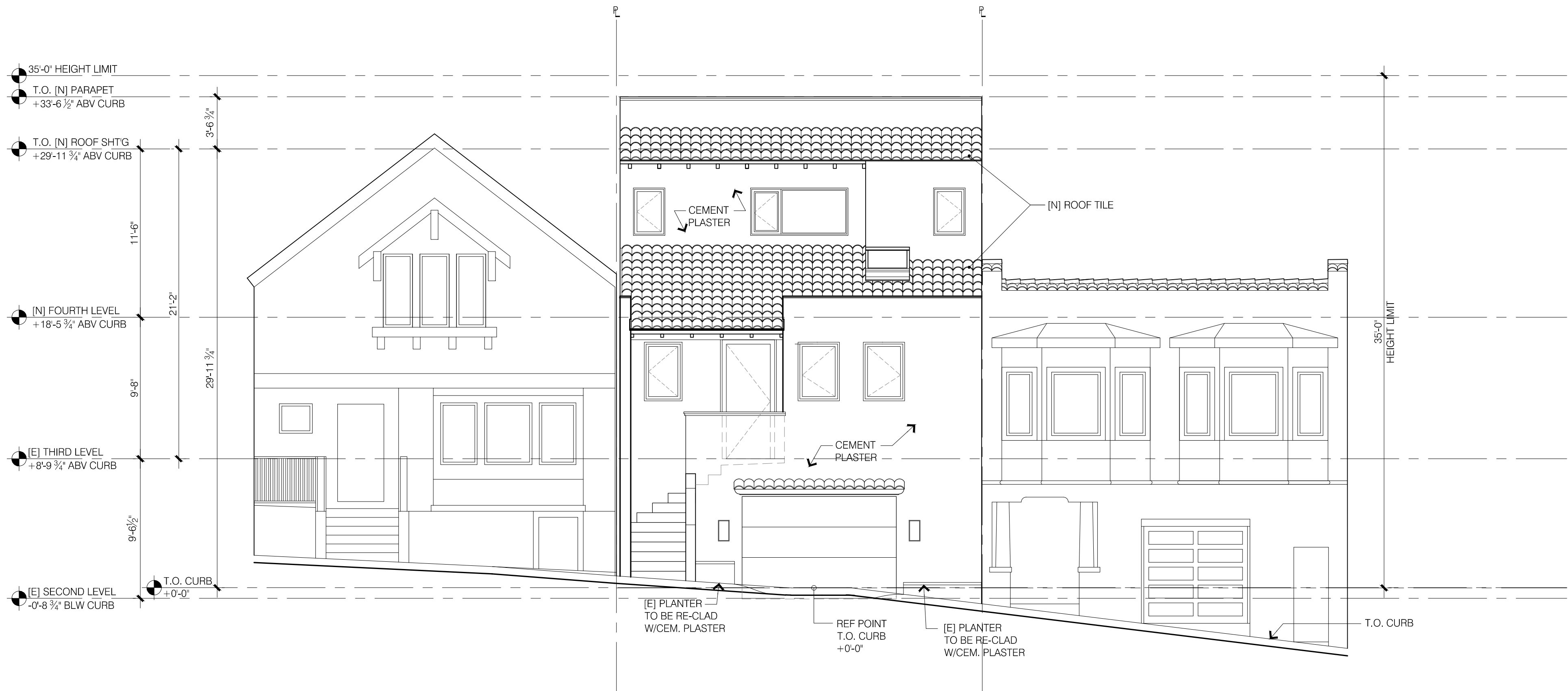
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**PROPOSED NORTH AND
SOUTH ELEVATIONS**

A3.2

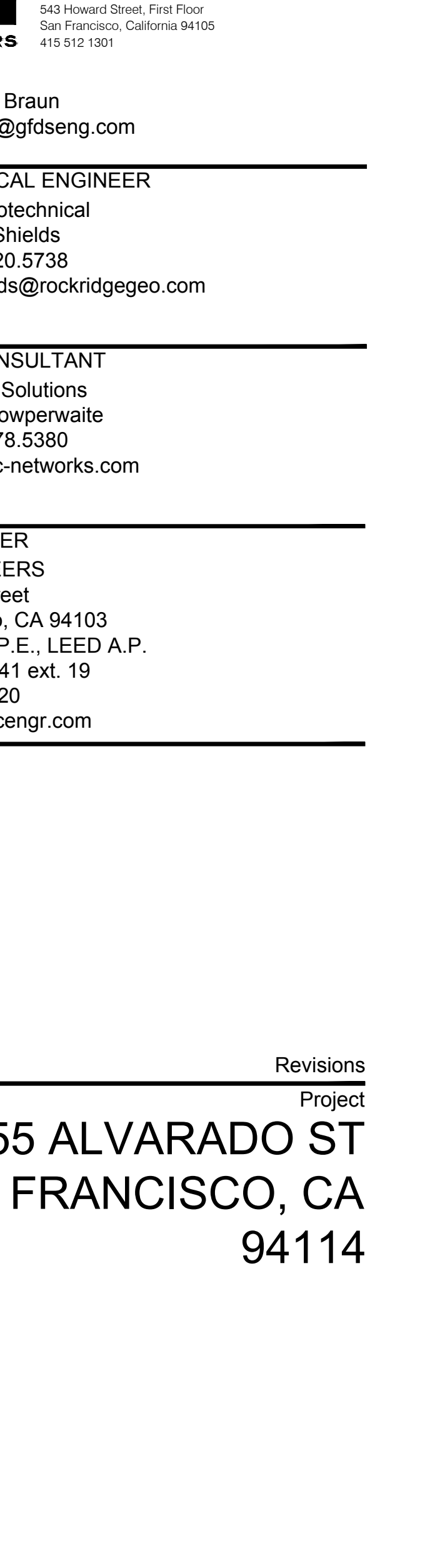
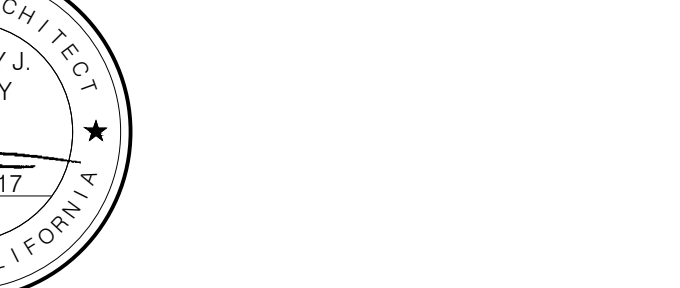
DATE: 2017.11.16
JOB NUMBER: 1613

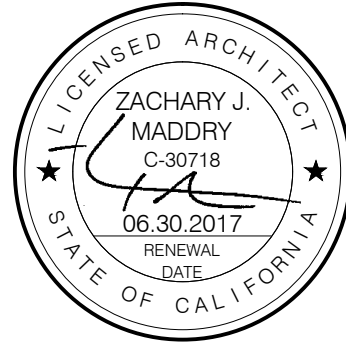
1 PROPOSED NORTH ELEVATION



2 PROPOSED SOUTH ELEVATION







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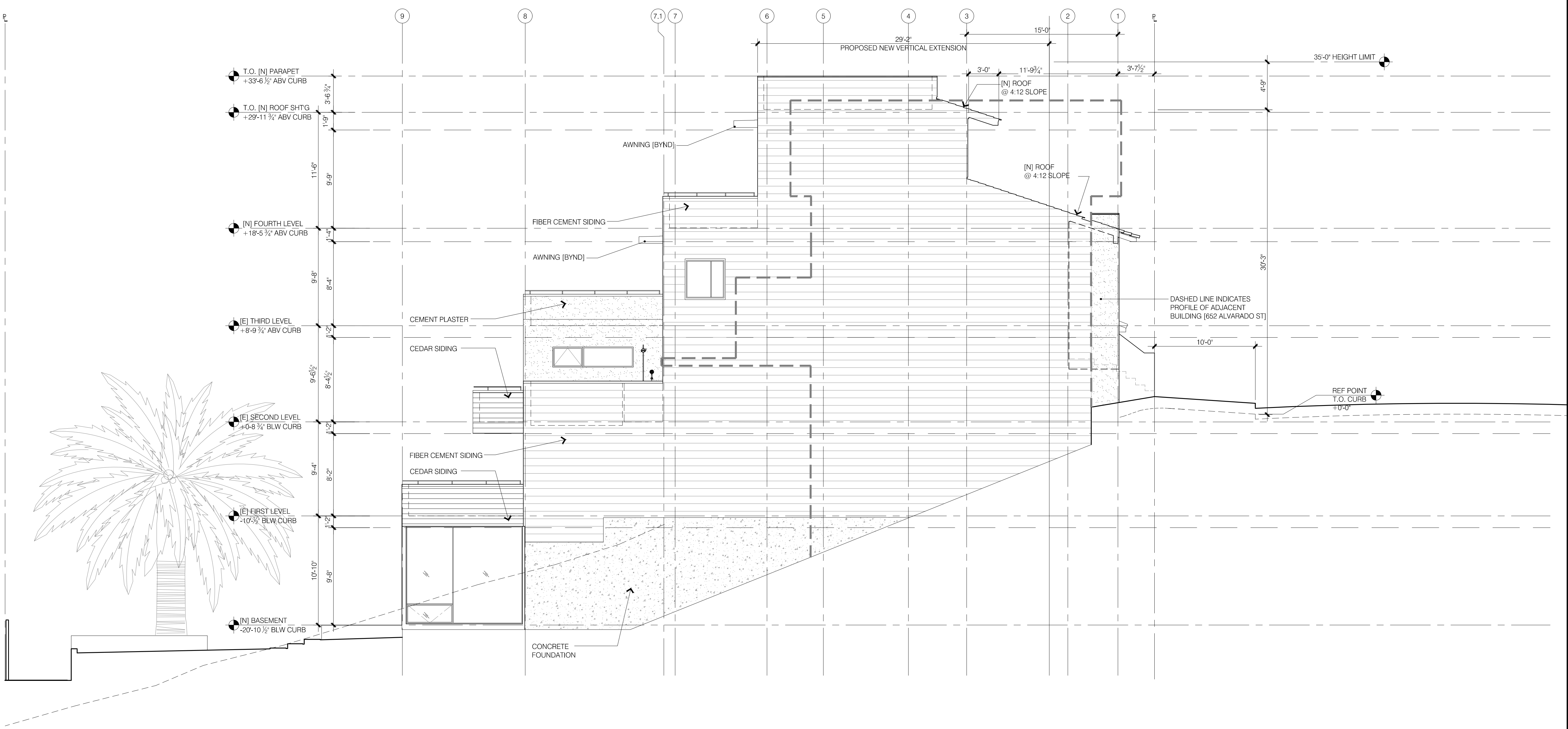
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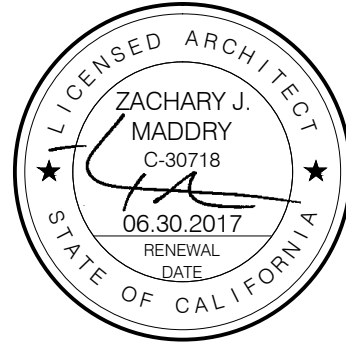
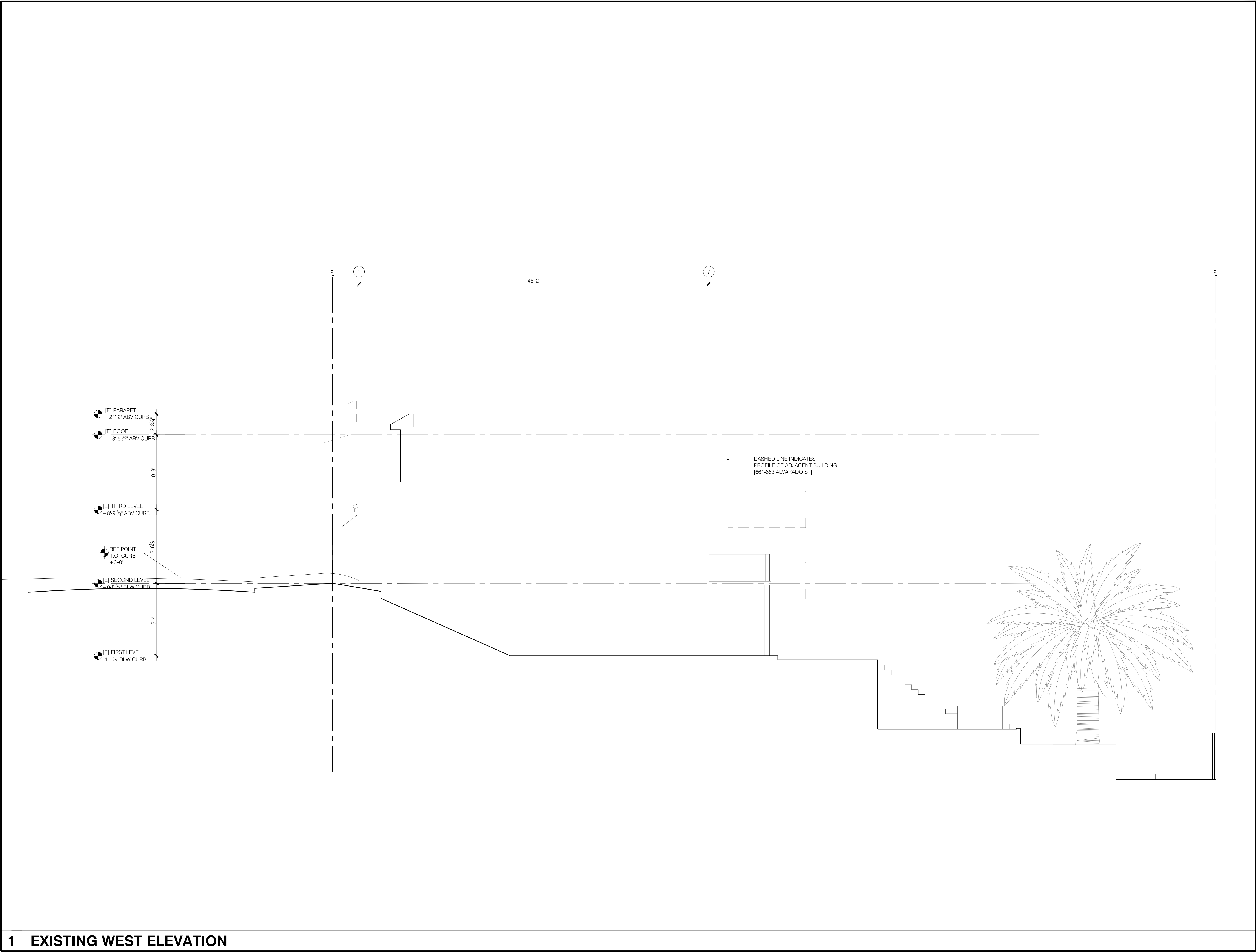
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**PROPOSED EAST
ELEVATION**

A3.4

DATE: 2017.11.16
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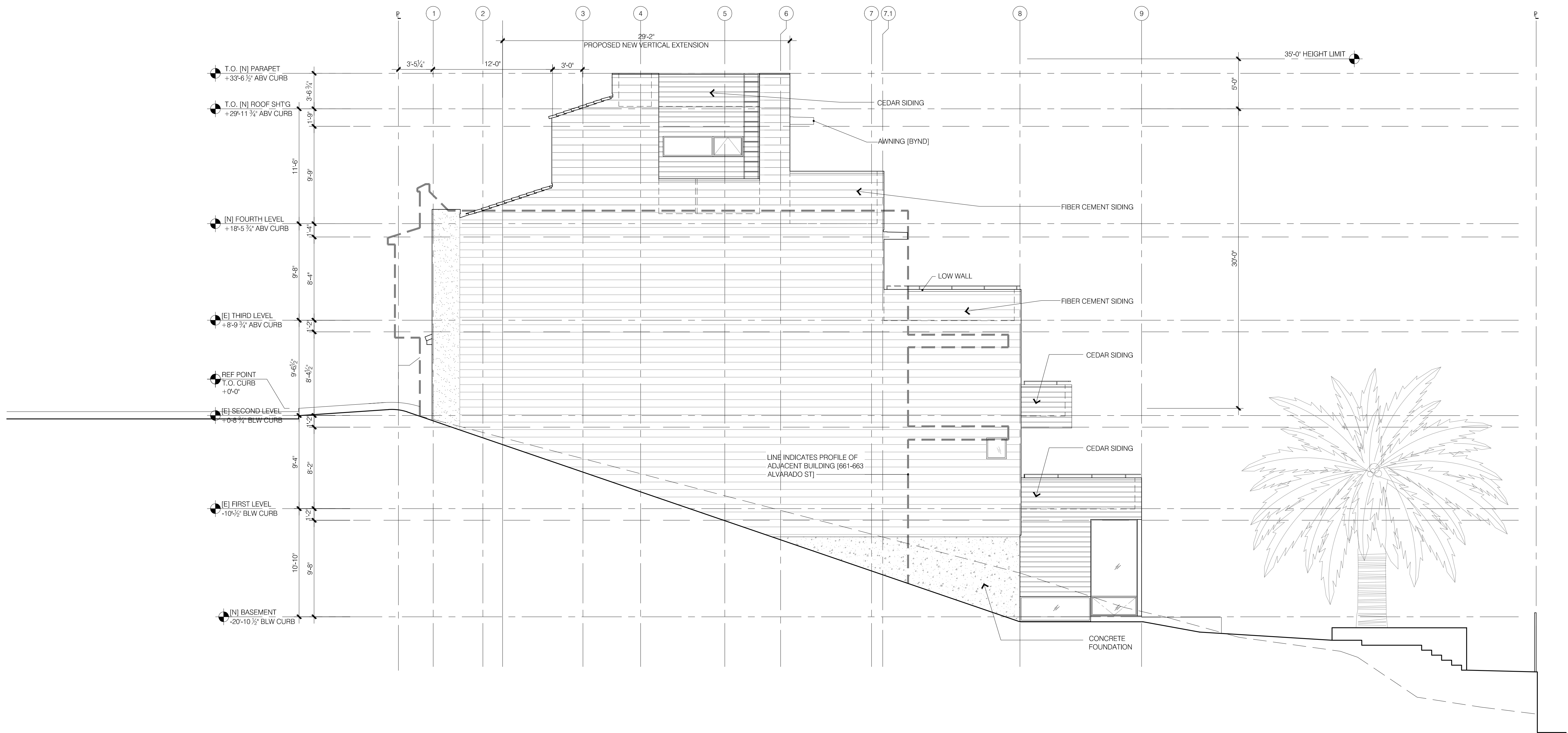
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EXISTING WEST
ELEVATION

A3.5

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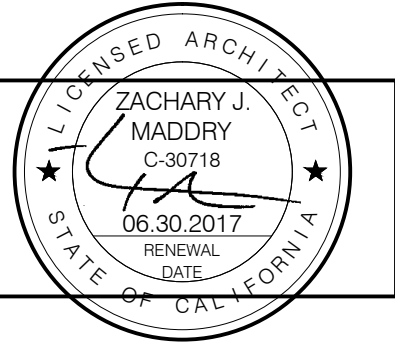
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**PROPOSED WEST
ELEVATION**

A3.6

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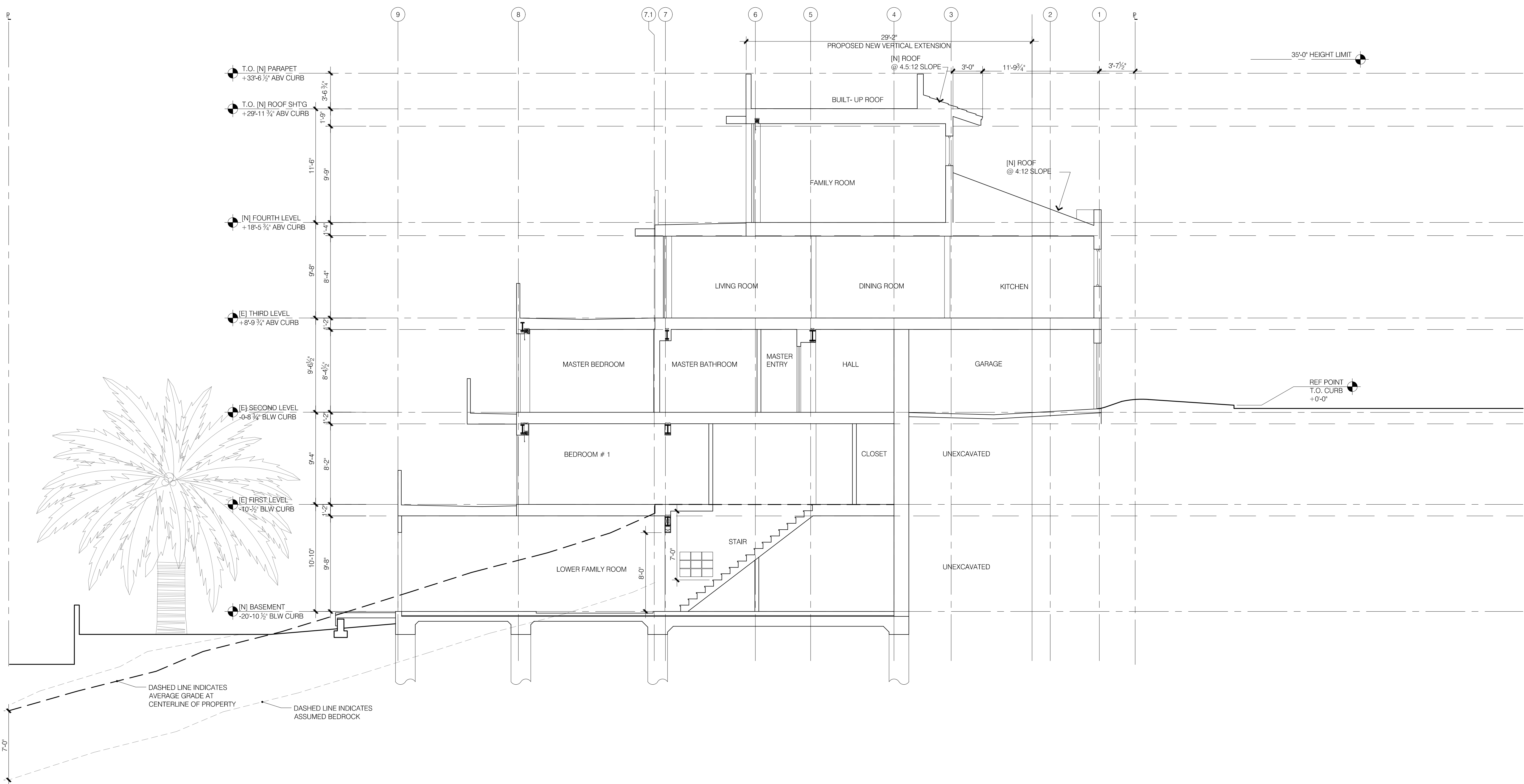
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LONGITUDINAL SECTION

A4.1

DATE: 2017.11.16
JOB NUMBER: 1613

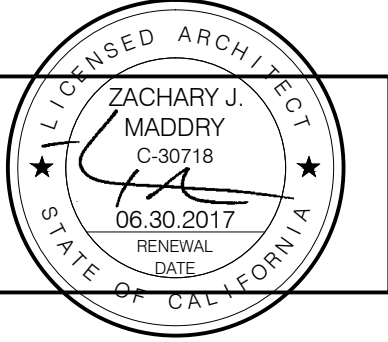




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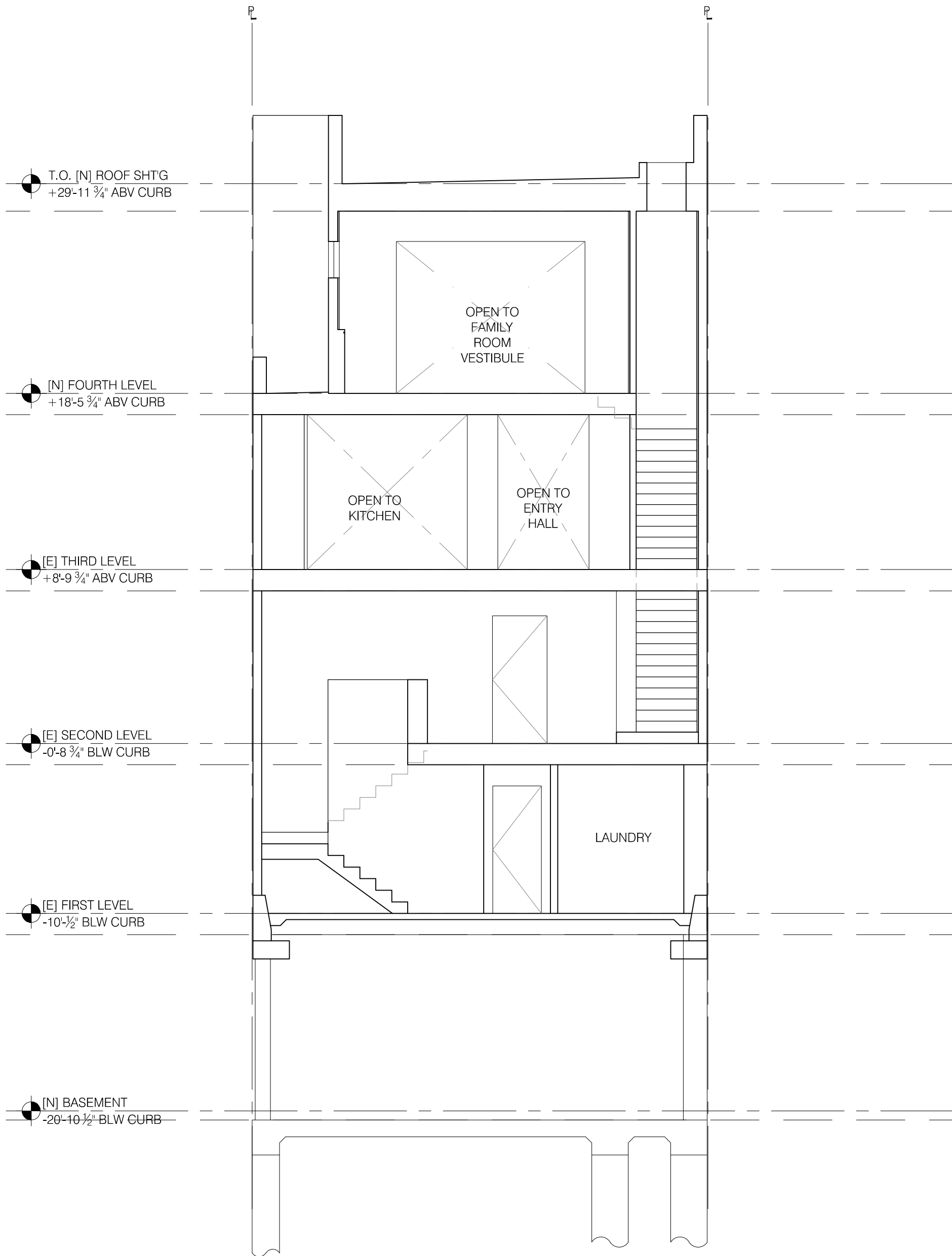
SHEET

TRANSVERSE SECTION

A4.2

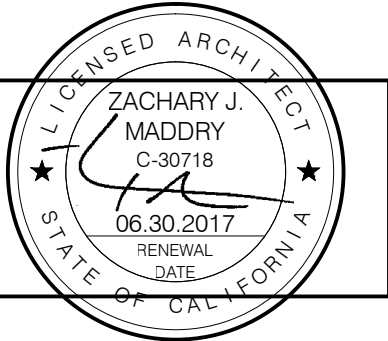
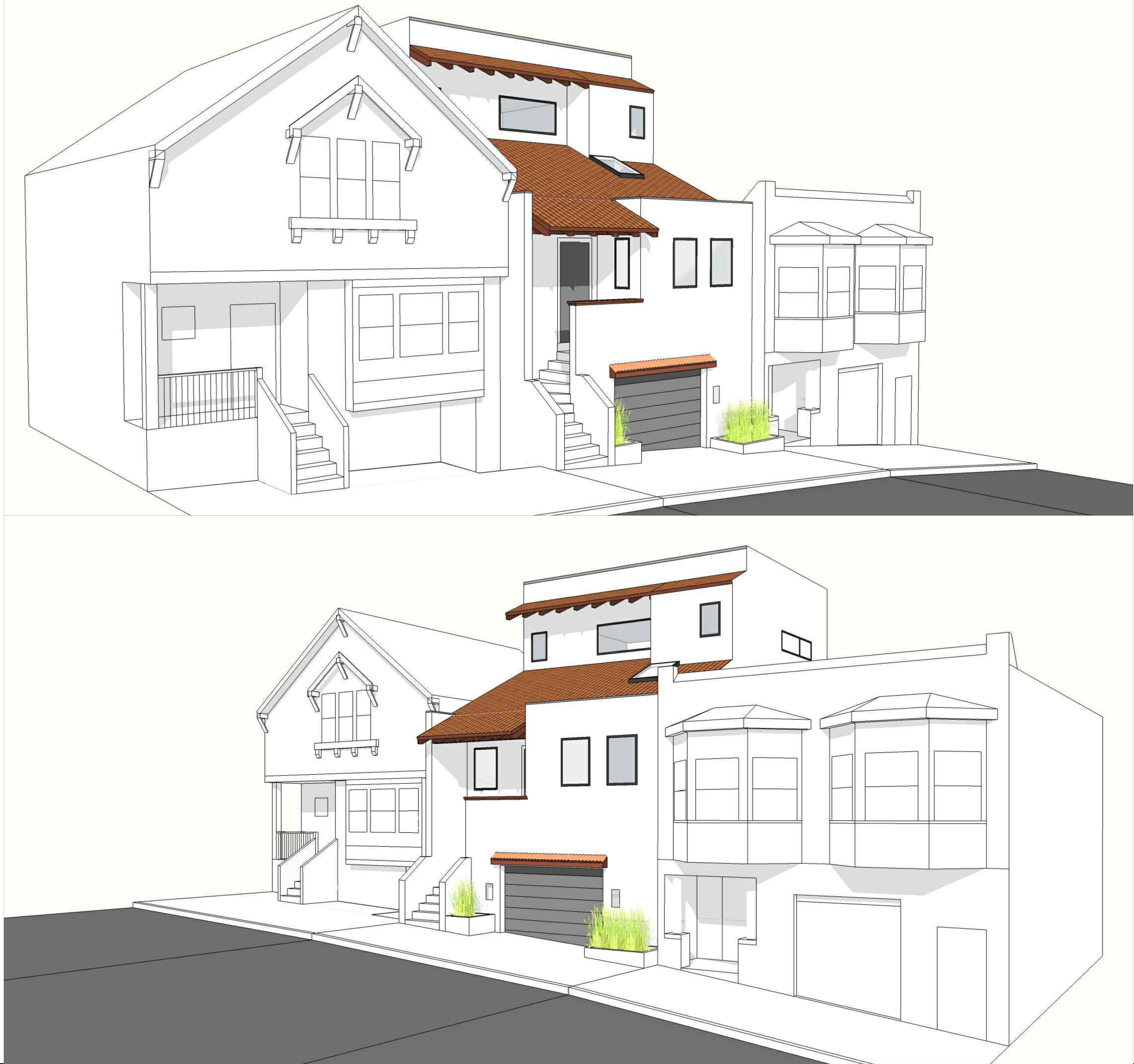
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1

PROPOSED TRANSVERSE SECTION



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ISSUANCES

08.12.16	50% DD SET
08.24.16	50% DD - REV 1 SET
09.16.16	100% DD ARCHITECTURAL SET
09.27.16	ARCHITECTURAL ADDENDUM
△ 11.08.16	PLAN CHECK COMMENTS
02.01.17	02.01.17
△ 03.15.17	PERMIT REVISION SET
△ 05.02.17	TITLE 24 ADDENDUM
05.10.17	MILESTONE SET

Revisions

Project

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SCALE: NTS

SHEET

3D RENDERINGS

A5.1