



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JANUARY 9, 2020

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Date: December 27, 2019
Case No.: **2018-003023DRP-02**
Project Address: **2727 Vallejo Street**
Permit Application: 2018.0214.1303
Zoning: RH-1 (D) [Residential House, One-Family- Detached]
 40-X Height and Bulk District
Block/Lot: 0959/022
Project Sponsor: Lewis Butler
 Butler Armsden Architects
 1420 Sutter Street
 San Francisco, CA 94109
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve with Modification**

PROJECT DESCRIPTION

The project proposes construction a rear horizontal expansion on all levels, excavation of the basement and garage level to add habitable space, and other interior renovations.

SITE DESCRIPTION AND PRESENT USE

The site is a 30'-6" x 137'-6" lateral and down sloping lot with an existing 3-story, one-family house built in 1905. The building is listed as a category 'A' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This property is adjacent to the rear property lines of houses that front Divisadero. The buildings on this block of Vallejo Street create a has an extremely consistent pattern of 3- and 4-story houses fronting the street that due to the steeply sloping down lots are greater height at the rear. The mid-block open space pattern is varied.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 19, 2019– September 18, 2019	9.28. 2019	1.9.2020	104 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	December 20, 2019	December 20, 2019	20 days
Mailed Notice	20 days	December 20, 2019	December 20, 2019	20 days
Newspaper Notice	20 days	December 20, 2019	December 20, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTORS

1. Edward and Lynne Poole of 2737 Vallejo Street, adjacent neighbors to the West of the proposed project.
2. Daniel Alegre of 2623 Divisadero Street, adjacent neighbor to the Southeast of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

DR requestors 1:

Is concerned that the proposed project:

1. Does not provide the required side yard setbacks at the ground floor and requests a variance where there is not exceptional or extraordinary circumstance or unnecessary hardship;
2. Encroaches into the rear yard mid-block open space and fails to meet the Cow Hollow recommended standard of 45% rear yard depth;
3. exceeds the maximum allowed parking and requires excessive excavation to do so;
4. Is out of scale and character with existing neighborhood;
5. Is a de facto demolition;
6. Impacts light, air and privacy.

Proposed alternatives:

1. Include required 3' side yard setbacks.
2. Reduce the horizontal expansion to 8' beyond the Poole home to mitigate privacy light and air impacts and to preserve mid-block open space.
3. Eliminate expansion of existing garage and basement levels to minimize risk of complete demolition.

See attached *Discretionary Review Application*, dated September 18, 2019.

DR requestor 2:

Is concerned that the proposed addition:

1. The project requires extensive excavation that was not represented accurately on the Environmental Review Application;
2. Requires a side yard variance that is inconsistent with the neighborhood pattern and;
3. The additional massing will shade rear yard.

Proposed alternative:

Reduce the amount of excavation and the overall size of project to reduce shading and other impacts. See attached *Discretionary Review Application*, dated September 18, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has attempted to locate the massing at or below grade and provided side setbacks at the upper floors to reduce impacts to the neighbors and complied with RDAT's recommendations.

See attached *Response to Discretionary Review*, dated December 19, 2019.

ENVIRONMENTAL REVIEW

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

DEPARTMENT REVIEW

The current plans indicate space for 2 car parking spaces, which is allowed.

The 45% rear yard guideline in the Cow Hollow Neighborhood Design guidelines is located in the Appendix and not enforced by the Planning Department.

This is not considered a demolition by Planning Code Section 317, and if it were it is assumed that the subject property would easily exceed the affordable threshold of \$2.2 million.

Excavation of this scope requires geotechnical analysis and structural reports that are in the purview of DBI to review for adequacy, not the Planning Department.

RH-1(D) zoning requires side setbacks. While no building on this block has side setbacks, additions that extend well beyond adjacent neighbors should employ side setbacks as a means of preserving access to mid-block open space. Because this property is adjacent to the rear yards of houses that front Divisadero, and the adjacent neighbor to the West is built to the current rear wall of the project, which due to the topography is below the project sponsor, particular care must be taken to balance the access to mid-block open space and preserve light to adjacent properties. The upper setbacks adequately address these issues and because the DR requestor to the East is above the proposed addition at the lower levels, staff deems the lack of side setback at the lower levels would not pose any extraordinary or exceptional circumstances.

However, the proposed second floor is well above and beyond the neighbor to the West. Therefore, Staff recommends providing a 3' side setback at the second level to maintain light and access to mid-block open space.

RECOMMENDATION: Take DR and Approve with Modification

Attachments:

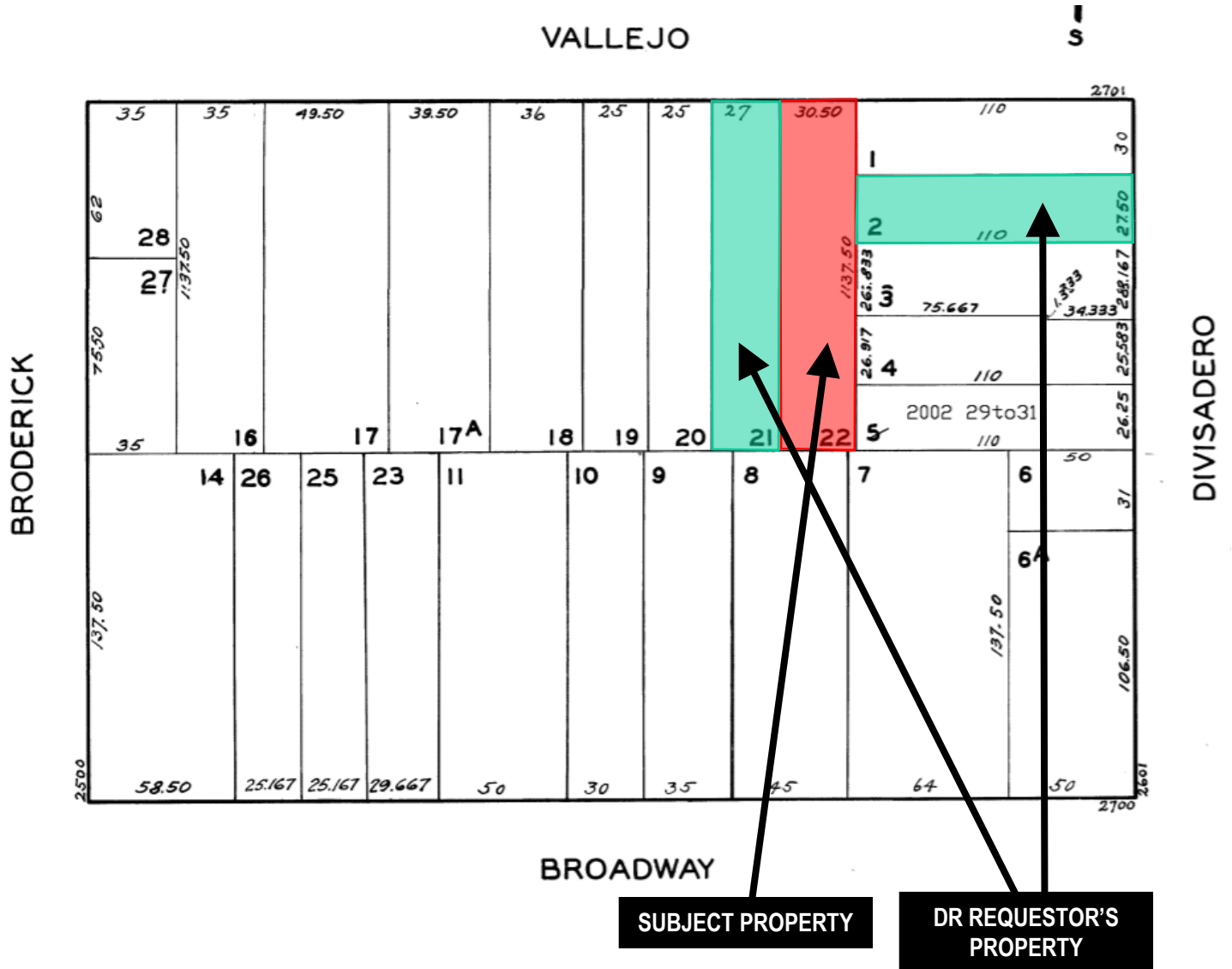
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Applications
- Response to DR Application dated December 19, 2019
- Reduced Plans
- Shadow studies

RESIDENTIAL DESIGN GUIDELINES MATRIX				PR-INI	RDAT				
Project address	2727 VALLEJO ST	REVIEW TYPE							
Application number	2018-003023PRJ	Date of Review / Response	5/24/2019		5/24/2019				
Quadrant	Northwest	Date of Drawings	8/31/2018		4/9/2019				
Assigned Planner	Sylvia Jimenez	Comment author	Sylvia Jimenez		Allison Albericci				
Assigned Design Review staff		Meeting Attendees			David Winslow, Luiz Barata, Trent Greenan, Elizabeth Gordon-Jonckheer, Allison Albericci				
#	Guideline Chapter, Topic	Subtopic	Guideline						
Neighborhood Character									
II 1	WHAT IS THE CHARACTER OF THE NEIGHBORHOOD?	Defined Visual Character	GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
II 2		Mixed Visual Character	GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.	N/A	N/A				
Site Design									
III 1	TOPOGRAPHY		GUIDELINE: Respect the topography of the site and the surrounding area.	MEETS GUIDELINE	MEETS GUIDELINE				
III 2	FRONT SETBACK		GUIDELINE: Treat the front setback so that it provides a pedestrian scale and enhances the street.	MEETS GUIDELINE	MEETS GUIDELINE				
III 3		Varied Front Setbacks	GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.	MEETS GUIDELINE	MEETS GUIDELINE				
III 4		Landscaping	GUIDELINE: Provide landscaping in the front setback.	N/A	N/A				
III 5	SIDE SPACING BETWEEN BUILDINGS		GUIDELINE: Respect the existing pattern of side spacing.	Not code compliant; side yard req. in RH-1(D); one-story addition below fence height to be considered subject to a variance; consult RDAT	Provide a minimum 3'-0" side setback along the east side property line for any horizontal expansion above the first floor (i.e. Second and 3rd Floors). Horizontal expansion along the west side property line (with 3'-0" setback at the 2nd floor and 5'-6" setback at the 3rd Floor) is compatible with the RDGs as proposed.				
III 6	REAR YARD		GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.	Findings made by sponsor to justify depth of addition; rear yard block pattern to be reviewed; Cow Hollow Design Guidelines; consult RDAT	Same comment as above.				
III 7	VIEWS		GUIDELINE: Protect major public views from public spaces.	N/A	N/A				
III 8	SPECIAL BUILDING LOCATIONS	Corner Buildings	GUIDELINE: Provide greater visual emphasis to corner buildings.	N/A	N/A				
III 9		Building Abutting Public Spaces	GUIDELINE: Design building facades to enhance and complement adjacent public spaces.	N/A	N/A				
III 10		Rear Yard	GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.	N/A	N/A				
Building Scale and Form									
IV 1		Building Scale	GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
IV 2		Building Scale at the Street	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.	MEETS GUIDELINE	MEETS GUIDELINE				
IV 3		Building Scale at the Mid-Block Open Space	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.	See comments above	Same comment as above.				
IV 4	BUILDING FORM		GUIDELINE: Design the building's form to be compatible with that of surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
IV 5		Facade Width	GUIDELINE: Design the building's facade width to be compatible with those found on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
IV 6		Proportions	GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
IV 7		Rooflines	GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
Architectural Features									
V 1	BUILDING ENTRANCES		GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.	MEETS GUIDELINE	MEETS GUIDELINE				
V 2		Location of Building Entrances	GUIDELINE: Respect the existing pattern of building entrances.	MEETS GUIDELINE	MEETS GUIDELINE				
V 3		Front Porches	GUIDELINE: Provide front porches that are compatible with existing porches of surrounding buildings.	N/A	N/A				
V 4		Utility Panels	GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk.	N/A	N/A				
V 5	BAY WINDOWS		GUIDELINE: Design the length, height and type of bay windows to be compatible with those on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
V 6	GARAGES	Garage Structures	GUIDELINE: Detail garage structures to create a visually interesting street frontage.	MEETS GUIDELINE	MEETS GUIDELINE				
V 7		Garage Door Design and Placement	GUIDELINE: Design and place garage entrances and doors to be compatible with the building and the surrounding area.	MEETS GUIDELINE	MEETS GUIDELINE				
V 8		Garage Door Widths	GUIDELINE: Minimize the width of garage entrances.	MEETS GUIDELINE	MEETS GUIDELINE				
V 9		Curb Cuts	GUIDELINE: Coordinate the placement of curb cuts.	MEETS GUIDELINE	MEETS GUIDELINE				
V 9	ROOFTOP ARCHITECTURAL FEATURES		GUIDELINE: Sensitive locate and screen rooftop features so they do not dominate the appearance of a building.	MEETS GUIDELINE	MEETS GUIDELINE				
V 10		Stair Penthouses	GUIDELINE: Design stair penthouses to minimize their visibility from the street.	MEETS GUIDELINE	MEETS GUIDELINE				
V 11		Parapets	GUIDELINE: Design parapets to be compatible with overall building proportions and other building elements.	MEETS GUIDELINE	MEETS GUIDELINE				
V 12		Dormers	GUIDELINE: Design dormers to be compatible with the architectural character of surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE				

RESIDENTIAL DESIGN GUIDELINES MATRIX				PR-INI	RDAT				
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Quadrant		Northwest		Date of Drawings		8/31/2018	4/9/2019		
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V 13		Windscreens	GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings.	N/A	N/A				
Building Details									
VI 1	ARCHITECTURAL DETAILS		GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 2	WINDOWS		GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 3		Window Size	GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 4		Window Features	GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 5		Window Material	GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 6	EXTERIOR MATERIALS		GUIDELINE: The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 7		Exposed Building Walls	GUIDELINE: All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings.	MEETS GUIDELINE	MEETS GUIDELINE				
VI 8		Material Detailing	GUIDELINE: Ensure that materials are properly detailed and appropriately applied.	MEETS GUIDELINE	MEETS GUIDELINE				

Exhibits

Parcel Map



Discretionary Review Hearing
 Case Number 2018-003023DRP-02
 2727 Vallejo Street



Zoning Map



Aerial Photo



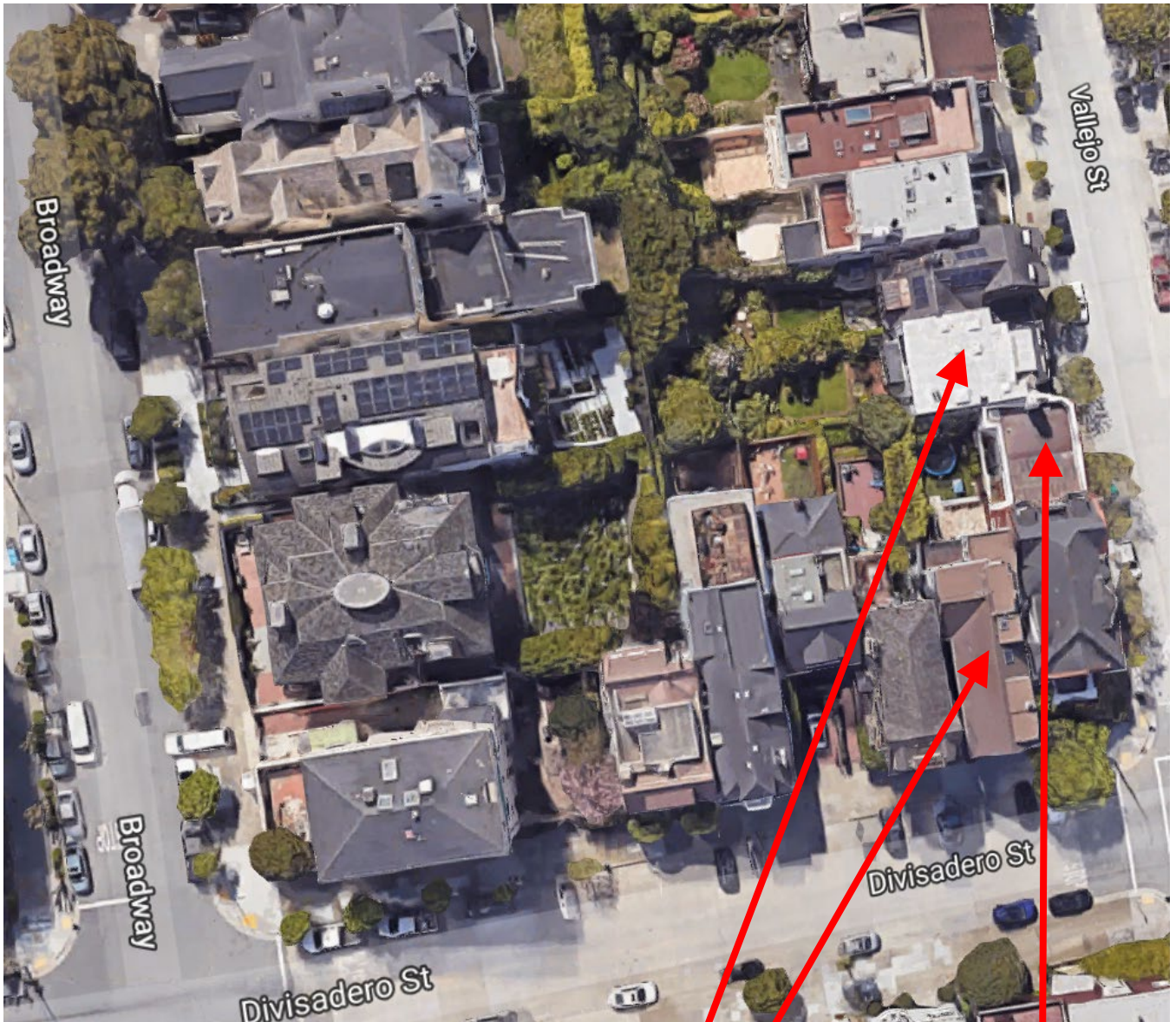
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2018-003023DRP-02
2727 Vallejo Street

Aerial Photo



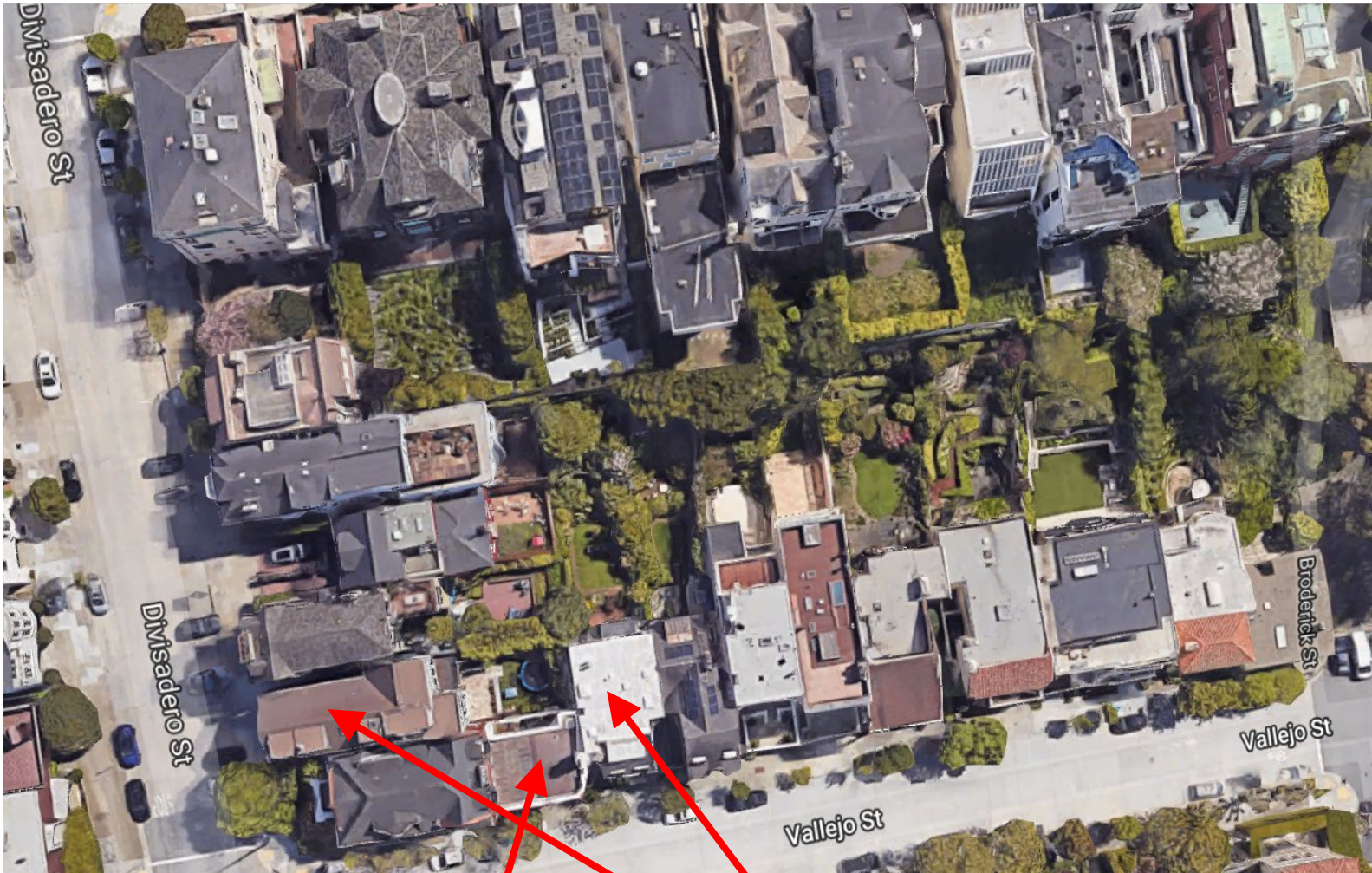
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-003023DRP-02
2727 Vallejo Street

Aerial Photo



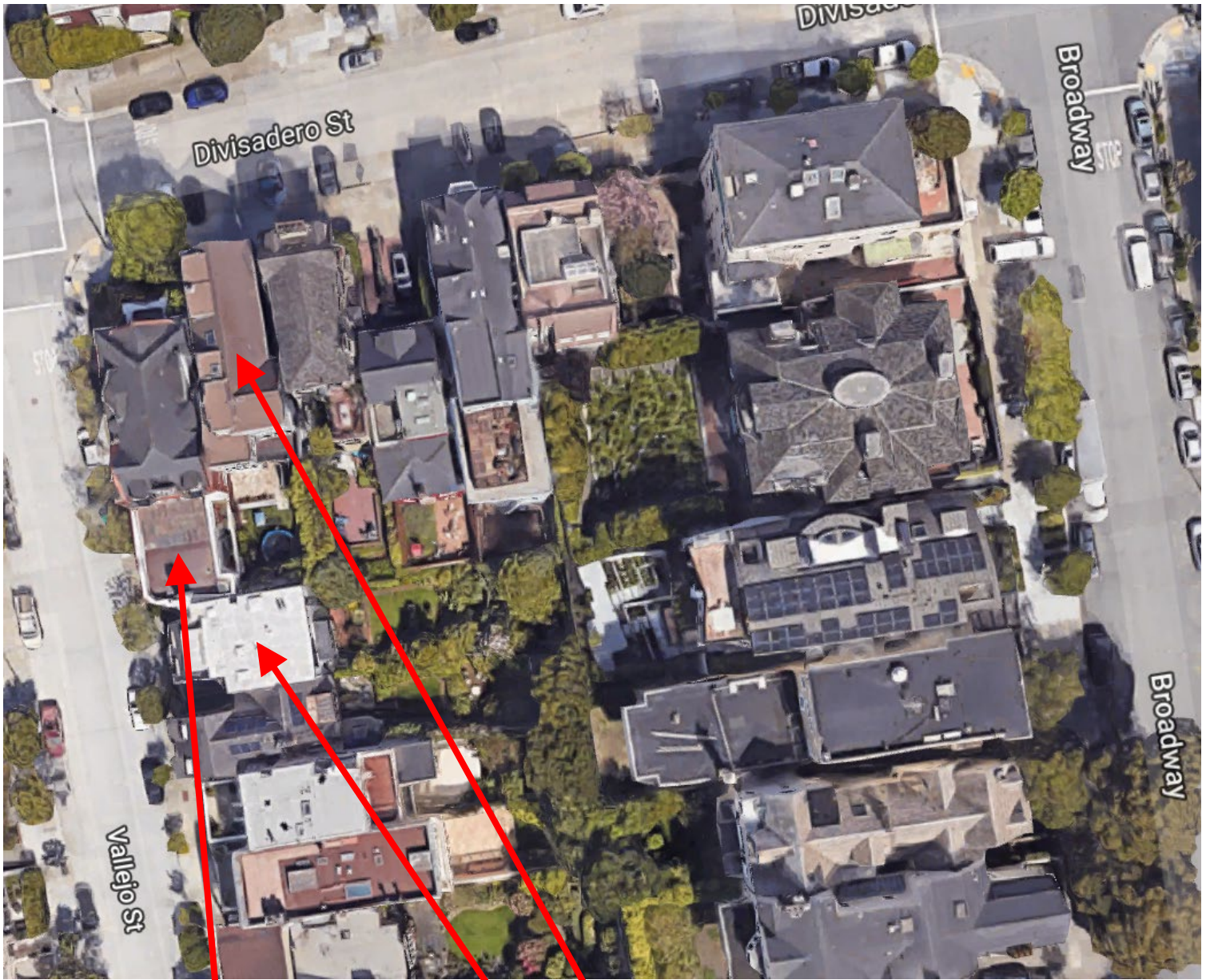
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-003023DRP-02
2727 Vallejo Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-003023DRP-02
2727 Vallejo Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 14, 2018, Building Permit Application No. **201802141303** was filed for work at the Project Address below.

Notice Date: 8/19/2019

Expiration Date: 9/18/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2727 Vallejo Street	Applicant:	Lewis Butler, Butler Armsden Architects
Cross Street(s):	Divisadero Street and Baker Street	Address:	1420 Sutter Street, First Floor
Block/Lot No.:	0959/022	City, State:	San Francisco, CA
Zoning District(s):	RH-1(D)	Telephone:	(415) 674-5554
Record Number:	2018-003023PRJ	Email:	butler@butlerarmsden.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	1 st Floor: None 2 nd and 3 rd floor: ± 3'-0" min. on both sides to proposed horizontal addition
Building Depth	± 46'-0"	± 65'-0"
Rear Yard	± 85'-0"	± 66'-7"
Building Height	± 46'-0"	No Change
Number of Stories	5	No Change
Number of Dwelling Units	1 Single-Family Residential Dwelling	No Change
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
<p>The project proposes to construct a rear horizontal expansion on all levels and excavate the basement and garage level to create additional habitable space. The proposal includes other interior renovations to the existing five-story single family residence. The proposal requires a Variance from side yard requirements pursuant to Planning Code section 133. A public hearing on the Variance has been tentatively scheduled for September 25, 2019. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

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

For more information, please contact Planning Department staff:

Sylvia Jimenez, (415) 575-9187, sylvia.jimenez@sfgov.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2727 VALLEJO ST		0959022
Case No.		Permit No.
2018-003023ENV		201802141303
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Horizontal addition at the rear of the property, including excavation to add habitable space at the ground floor. ** MAHER: DISTURBANCE OF AT LEAST 50 CU. YD OF SOIL. ROUTE TO DPH **</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional): Laura Lynch

Archaeological review complete 3/12/2018.

Project will implement recommendations outlined in Geotechnical Investigation, Rollo and Ridley, February 13, 2018

Maher application filed with DPH 4-27-2018

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

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

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

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

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

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

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

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 10/23/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2727 VALLEJO ST		0959/022
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003023PRJ	201802141303	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Edward and Lynn Poole

Address: 2737 Vallejo Street

Email Address: epoole@adplaw.com

Telephone: (415) 956-6413, ext. 102

Information on the Owner of the Property Being Developed

Name: Donald J. Santel and Kelly L. McGinnis

Company/Organization:

Address: 4362 24th Street

Email Address:

Telephone:

Property Information and Related Applications

Project Address: 2727 Vallejo Street

Block/Lot(s): Block 0959, Lot 022

Building Permit Application No(s): 2018.02.14.1303

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

The proposed horizontal expansion was slightly reduced and side yard setbacks required under the Planning Code were provided on the second and third floors.

DISCRETIONARY REVIEW REQUEST

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

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

Please see attached statement.

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

Please see attached statement.

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

Please see attached statement.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Robia Crisp
Signature

Robia S. Crisp
Name (Printed)

Attorney

(415) 995-5806

rcrip@hansonbridgett.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: [Signature]

Date: 9/18/19

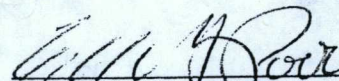
San Francisco Planning Department
City and County of San Francisco
1650 Mission St, Ste. 400
San Francisco, CA 94103

Re: Authorization to File Discretionary Review Application

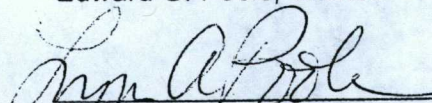
To Whom it May Concern:

We, Edward G. and Lynn A. Poole, as Trustees of the Poole Family Trust under agreement dated May 24, 2005, owner of the property located at 2737 Vallejo, San Francisco, CA 94123, authorize Robia Crisp at the law firm of Hanson Bridgett LLP to file on our behalf, an application for Discretionary Review with the San Francisco Planning Department.

Very truly yours,



Edward G. Poole, Trustee



Lynn A. Poole, Trustee

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET**

Our clients, Edward and Lynn Poole (collectively, the "Pooles") are husband and wife and the owners of the property at 2737 Vallejo Street (the "Poole Property"). The Poole Property is improved with an approximately 3,412 square foot, three-story over garage, single family home (the "Poole Home") and rear yard. The Pooles have resided in their home for nearly 25 years.

The proposed project site is located at 2727 Vallejo Street (the "Project Site"), immediately east of the Poole Property, and is also improved with an approximately 3,955 square foot, three-story over garage, single family home (the "Existing Home"). The Project Site is also improved with a large garden at the rear that significantly contributes to the mid-block open space. Both the Poole Home and the Existing Home are Category A Historic Resources. The Poole Home and Existing Home are complementary to one another, both having been designed by architect Van Trees & Mc Crea and both having been remodeled in 1920 by Albert Farr.

The proposed Project is for a horizontal and below-grade addition to the rear of the Existing Home, to create an approximately 9,297¹ square-foot mansion, including a 1,903 square-foot garage level (the "Project"). The proposed Project, which requires a variance, will roughly double the size of the Existing Home and is generally comprised of the following work:

- Demolition of 100% of the existing below grade garage and basement levels and portions of the first, second, third and roof levels;
- Excavation to depths of up to approximately 37 feet (29,890 cubic feet) to accommodate new garage and basement levels with no side yard setbacks; and
- Horizontal addition to the first, second, and third floors with a fourth floor roof deck, by approximately 19 feet into the rear yard (with a corresponding reduction to the existing rear yard), with no side yard setbacks on the first floor.

The Pooles seek discretionary review because the proposed Project: (1) does not meet minimum side yard setback requirements under the Planning Code; (2) does not meet Cow Hollow Neighborhood Design Guidelines, in part, with respect to mid-block open space; (3) creates a high risk of a de facto demolition and jeopardizes the safety of the foundation beneath the Poole Home; and (4) will create a wall along approximately 15 feet of the eastern perimeter of the Poole Property beyond the rear façade of the Poole Home, severely impacting the Pooles' privacy, eliminating their access to light and air, and creating a tunnel effect when combined with the depth of the home on the property located immediately west of the Poole Property.

In fact, the Planning Department made several requests and recommendations during their review of the Project that the Project sponsor has refused to satisfy. More specifically, the Planning Department had recommended that the Project be presented to the Cow Hollow Association Board at a regular meeting, and this was never done. The Residential Design Advisory Team also requested a three foot side yard setback along the east and west side of the horizontal addition, and requested that the second and third floor additions project no more

¹ The 311 Notice and associated plans do not clearly indicate the existing and proposed total square footage for the Project and the total proposed square footage is taken from the Project sponsor's application for Environmental Evaluation dated March 5, 2018.

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET**

than six feet beyond the Poole Home.² The Project sponsor refused to make these modifications.

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

- a. The Project Does Not Meet Minimum Side Yard Setback Requirements of the Planning Code.

Within the RH-1(D) Zoning District, side yard setbacks are required for lots 28 feet and wider. (Planning Code Sec. 209.1.) For lots with a width of 28 feet or more but less than 31 feet, one side yard equal to the amount by which the lot width exceeds 25 feet, or the same total amount in the form of two side yards, one of which shall be at least three feet is required. (Planning Code Sec. 133(a)(2).) The width of the Project Site is 30.5 feet and exceeds 25 feet by 5.5 feet. Therefore, the Project must provide one side yard equal to 5.5 feet or two side yards of 3 feet and 2.5 feet, including at the ground floor.

The proposed Project does not provide any side yard setbacks at the ground floor where a combined side yard of 5.5 feet is required, and there are no circumstances that justify the approval of a variance.

- b. Special Circumstances Regarding the Project Site Do Not Support Granting the Required Variance.

A party seeking a variance has the burden of showing that because of special circumstances regarding the property, a strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by other property in the vicinity with the identical zoning classification, or otherwise create a hardship for the property owner. There are no such circumstances here, to support the requisite findings for a variance, established in Section 305 of the Planning Code as follows:

- (1) That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
- (2) That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

² A copy of the Notice of Planning Department Requirements #2 dated September 20, 2018 is attached hereto as **Exhibit A**.

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET**

- (3) That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
- (4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
- (5) That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

There is no evidence to support any of the findings required for the granting of a variance.

First, the Project Site is strikingly similar in size, shape, and topography to all of the lots on the same block along Vallejo, as well as those on the northern half of the block along Divisadero Street, which are all subject to the same zoning requirements. (*See Orinda Assn. v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1167 [setting aside variance where there was “no affirmative showing that the subject property differs substantially and in relevant aspects from other parcels in the applicable zone”].)

Second, application of the side yard requirement to the Project creates no hardship to the Project sponsor. The expansion on the first floor is for a large, approximately 30 foot-wide open concept family room and kitchen. A reduction in width by 5.5 feet does not amount to practical difficulty or unnecessary hardship.

Third, a variance is not necessary for the preservation and enjoyment of a property right of the Project Site possessed by other property in the RH-1(D) zoning district. Indeed, a variance is not necessary for any proposed expansion of the Existing Home because there is nothing to prevent the Project to provide side yards totaling 5.5 feet on the ground floor. A mere desire for a larger room is not equivalent to property rights possessed by others in the RH-1(D) zoning district.

Fourth, a variance will be materially detrimental to the properties immediately to the east and west of the Project Site. The side yard setback is required to minimize impacts on adjacent properties and here, as discussed in more detail below, a horizontal expansion to the east property line of the Poole Property will create severe privacy, noise and light impacts.

Fifth, the granting of a variance would not be in harmony with the general purposes of the Code, which include protection of the character and stability of residential areas within the City, and promotion of the orderly and beneficial development of such areas. (SF Planning Code § 101.) To the contrary, granting a variance would improperly grant a special privilege to the Project sponsor and encourage development inconsistent with the Code. (*See Stolman v. City of Los Angeles* (2003) 114 Cal.App.4th 916, 925 [ordering denial of variance, reasoning that the variance procedure is not to be used to grant a special privilege but rather, is a means by which to remedy a disparity of privileges].)

Moreover, the RDAT previously advised that it would only consider a proposal that supports code-complying side yards, and requested that a three-foot side yard setback be provided along the east and west side of the horizontal addition so that a variance from Planning Code Section 133(a)(3) is not required.

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET**

We understand that the Project sponsor has suggested that a variance at the first floor and below grade on both sides is warranted because the first floor of the Project is below the top of the fences located along the east and west side property line, and is shielded from both sides by planting. The Project sponsor suggests that accordingly, no privacy concerns or other measurable impacts would result if the variance is granted. Aside from the fact that the fences and plantings provide minimal to no noise attenuation and the plantings are not permanent, these improvements are not relevant to a determination of whether granting a variance is warranted.

c. The Project Does Not Respect Mid-Block Open Space Requirements of the Cow Hollow Neighborhood Design Guidelines.

The Cow Hollow Neighborhood Design Guidelines establish minimum criteria for neighborhood compatibility, and recognize the mid-block open space in the Cow Hollow neighborhood as contributing to the quality of life for immediate residents. Expansions, "even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings." In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are considered a major and defining element of the neighborhood character. (Cow Hollow Neighborhood Design Guidelines, p. 29.)

Here, the expansive rear yard of the Project Site provides a significant contribution to the mid-block green space.

d. The Proposed Garage Exceeds the Maximum Off-Street Parking Spaces Permitted.

The proposed Project requires extensive excavation to accommodate the construction of a 1,903 square foot subterranean garage level. Under Section 151 of the Planning Code, up to 1.5 parking spaces is permitted for each dwelling unit and none is required. As you are aware, the City eliminated the minimum parking requirement earlier this year as a strategy to reduce traffic congestion and encourage the use of sustainable transportation modes where off-street parking is provided which exceeds 1.5, such parking is to be classified as a conditional use, requiring Planning Commission approval of a conditional use authorization.

As yet another example of the Project sponsor's unwillingness to make reasonable modifications to the Project, in response to the Planning Department's request that the proposed garage be reconfigured to comply with the allowable limit of two spaces, the Project sponsor left the proposed garage intact and removed the depiction of a third vehicle within the garage space shown.³ The existing 547 square-foot garage accommodates one car. The proposed 1,905 square foot garage level can easily accommodate three cars. As initially advised by Planning staff, a request for accessory residential parking in excess of what is principally permitted is required for the Project.

e. The Project is Incompatible with Surrounding Properties.

As stated above, the Existing Home was originally constructed in or around 1903 and the Poole Home was constructed in or around 1905. Both homes were designed by architect Van Trees

³ Copies of the plan set sheets showing the proposed garage level before and after revisions, are attached hereto as **Exhibit B**.

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET**

& Mc Crea and both homes are believed to have been remodeled in 1920 by Albert Farr. The Project Site is an historic resource identified in the City's 1976 Architectural Survey as having particular significance in its relationship with surrounding buildings. (Dept. of City Planning Survey dated January 1, 1976.)

In conducting the 1976 survey, City Planning numerically rated each building on a scale starting at a low level of importance with a rating of -2, to a high level of importance with a rating of 5. The inventory assessed architectural significance, which included design features, the urban design context and overall environmental significance. The Existing Home possesses a rating of 4 for its relationship of setting to building, and a rating of 5 for its importance as contribution to a cluster/streetscape. When completed, the 1976 Architectural Survey was believed to represent the top 10 percent of the City's architecturally significant buildings.

Here Today, the Historic Sites Project of the Junior League of San Francisco, Inc., also describes the Project Site as "Complementing its neighbor at 2727 in this shingle residence." We note that *Here Today* identifies as the most notable feature of the home, the French window surmounted by an unusual pediment. We note that the plan set provided with the 311 Notice provides no Northern Elevation and at a minimum, request that all front façade features remain intact to preserve the historical elements complementary to those of the Poole Home.

The doubling in size of the existing home in a manner that overpowers the Poole Home is architecturally incompatible and incompatible with the size and massing of surrounding homes, including the Poole Home.

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

a. De Facto Demolition of the Existing Home.

The proposed Project creates the risk of a complete demolition of the Existing Home. The Project involves the excavation of approximately 29,890 cubic feet of dirt beneath the over century-old Existing Home, with no side setbacks, to construct two full below grade levels. Together with the complete or partial demolition proposed at every level of the Existing Home, there are serious concerns that a potential impact of the proposed Project is a de facto demolition of the Existing Home.

b. Construction Impacts on the Foundation and the Poole Property.

Relatedly, the extensive excavation required for the proposed Project will weaken the lateral support needed for the foundation beneath the Poole Home, and have an unreasonable impact on its safety. The geotechnical report prepared for the Project and dated February 13, 2018 specifically identifies among its primary concerns, the protection of surrounding improvements, specifically the adjacent residences and property lines. The plans are entirely unclear as to how the construction of the Project will ensure that the adjacent properties and their foundations are adequately protected.

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET**

In addition, because the Poole Home is downslope from the Project Site, it will be unreasonably impacted by construction activities, including noise, vibration, debris, and dust. The Pooles have in their home, fragile personal property that the Pooles will be required to have professionally removed, packed, and stored for the duration of the construction activities associated with the Project.

c. Unreasonable Interference with Light, Air and Privacy.

The Cow Hollow Neighborhood Design Guidelines state that rear additions should “minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.” (Cow Hollow Neighborhood Design Guidelines, p. 29.)

Here, the Project sponsor has given no attention to the light, air and view impacts the Project will have on the Poole Property. Again, without any side yard setback and the elimination of most of the mid-block open space created by the existing rear yard of the Project Site, the Pooles’ views from the rear of their home and its exposure to light and air will considerably and unreasonably impacted. The Project sponsor’s Massing Angle Study illustrates how severely impacted the Poole’s access to light will be on the first floor.

The Project Sponsor prepared a shadow study that purports to show there will be minimal impacts on the Poole Property and yet they appear to confirm that in the mornings in the summer, the first and second floor windows at the rear will be almost entirely cast in shadows.⁴

Immediately west of the Poole Property, the home located at 2741 Vallejo extends beyond the rear façade of the Poole Home by approximately 40 feet. The proposed Project will therefore, not only eliminate much needed mid-block open space, it will result in a tunneling effect at the rear of the Poole Property.⁵

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

- Include required side yard setbacks of three feet at the first floor to comply with Planning Code requirements and eliminate need for variance
- Reduce horizontal expansion to eight feet beyond the Poole Home to mitigate privacy, light and air impacts and preserve mid-block open space
- Eliminate expansion of existing garage and basement levels to minimize risk of complete demolition

⁴ Excerpts from the Project sponsor’s shadow study are attached hereto as **Exhibit C.**

⁵ Photographs, including those taken from inside the Poole Home, are attached hereto as **Exhibit D.**

EXHIBIT A



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #2

September 20, 2018

Lewis Butler
Butler Armsden Architects
1420 Sutter Street
San Francisco, CA 94109
butler@butlerarmsden.com

RE: **Project Site Address:** 2727 Vallejo Street
 Block/Lot: 0959/022
 Building Permit Application Number: 2018.02.14.1303

Your Building Permit Application #2018.02.14.1303 has been received by the Planning Department and has been assigned to planner Sylvia Jimenez. She has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. **Pre-Application Meeting.** The proposed project is subject to the requirements of the Pre-Application Meeting process. Please submit the all related materials including the following: sign-in sheet, list of neighbors and neighborhood organizations invited to the meeting, completed summary and response sheet, affidavit, and plan set used for discussion during the meeting.

Please note that the property is within the boundaries of the Cow Hollow Neighborhood. Further, it is recommended that the project be presented to the Cow Hollow Association Board at a regular meeting, as described in the Cow Hollow Neighborhood Design Guidelines (attached).

2. **Plans.**
 - a. Please revise the proposed site plan and all floor plans to dimension the side yard setback on the west side, measured from the property line to the proposed addition.
 - b. Please revise the proposed site plan and all floor plans to indicate the depth and width dimension of the proposed rear deck.
 - c. Demolition calculations, referenced as Sheet A0.6 on the cover sheet, were not included in the submitted sets. Please submit said sheets to verify this information.
 - d. Please label the property address corresponding to the adjacent building profiles shown on the proposed side elevations

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOPDR #1 sent to:
Lewis Butler
1420 Sutter Street
San Francisco, CA 94109

September 20, 2018
2018.02.14.1303
2727 Vallejo Street

3. **Parking in Excess of the Maximum Permitted (PC Section 151).** Per Planning Code Section 151, the amount of proposed parking spaces exceeds the allowable limit of two spaces. Please reconfigure the proposed garage to comply with the aforementioned code requirement. Alternatively, a request for accessory residential parking in excess of what is principally permitted shall be reviewed by the Planning Commission as a Conditional Use Authorization.
4. **Residential Design Advisory Team (RDAT) Review.** The proposed project was reviewed by the Planning Department's Residential Design Advisory Team (RDAT) on September 20, 2018 to ensure compliance with the Residential Design Guidelines (RDGs). The following revisions are requested:
 - a. RDAT will only consider a proposal that supports code-complying side yards. Thus, a three-foot side yard setback shall be provided along the east and west side of the horizontal addition so that a variance from PC section 133(a)(3) is not required.
 - b. Please revise the second and third floor additions to project no more than six feet beyond the adjacent property to the west of the subject property (line F).
 - c. Please clarify if a height overrun will be required for the proposed elevator and if so, include this information on the proposed site plan, floor plans, cross sections etc.
5. **Child Care Fees.** The project is subject to the Child Care Fee and shall be charged for net new residential unit or additional space in an existing unit of more than 800 gross square feet. The Fee shall be paid before the City issues a first construction document. The fee is currently \$1.02/ gsf but is subject to change.

Please note that further comment may follow review of the requested information.

Please provide the requested information within thirty (30) days. The application will be sent back to the Department of Building Inspection for cancellation if we do not receive the requested information in this time. Please contact the assigned planner if you need more time to prepare the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

All plan revisions must be filed at the Department of Building Inspection, Permit Processing Center, 1660 Mission Street, 2nd Floor. Do not submit plans directly to the Planning Department. Plans will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.

Please respond fully with all requested information and/or plan revisions as described above. You may file any plan revisions responding to this notice at no extra charge. However, please be advised that failure to address all the items listed above, leading to additional requests for revisions beyond those filed in response to this notice, will require a Back-Check Fee for Permit Revisions (\$233 per hour, Planning Code Sections 355(a)2). If you file additional plan revisions in the future, those plan revisions will be subject to the Back-Check Fee.

NOPDR #1 sent to:
Lewis Butler
1420 Sutter Street
San Francisco, CA 94109

September 20, 2018
2018.02.14.1303
2727 Vallejo Street

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

Please direct any questions concerning this notice to the assigned planner, **Sylvia Jimenez at (415) 575-9187** or Sylvia.Jimenez@sfgov.org. Contact the assigned planner to set up any meeting, should one be necessary. Please do not come to the Planning Department to discuss this notice without an appointment.

Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

Attachment: Cow Hollow Design Guidelines

EXHIBIT B

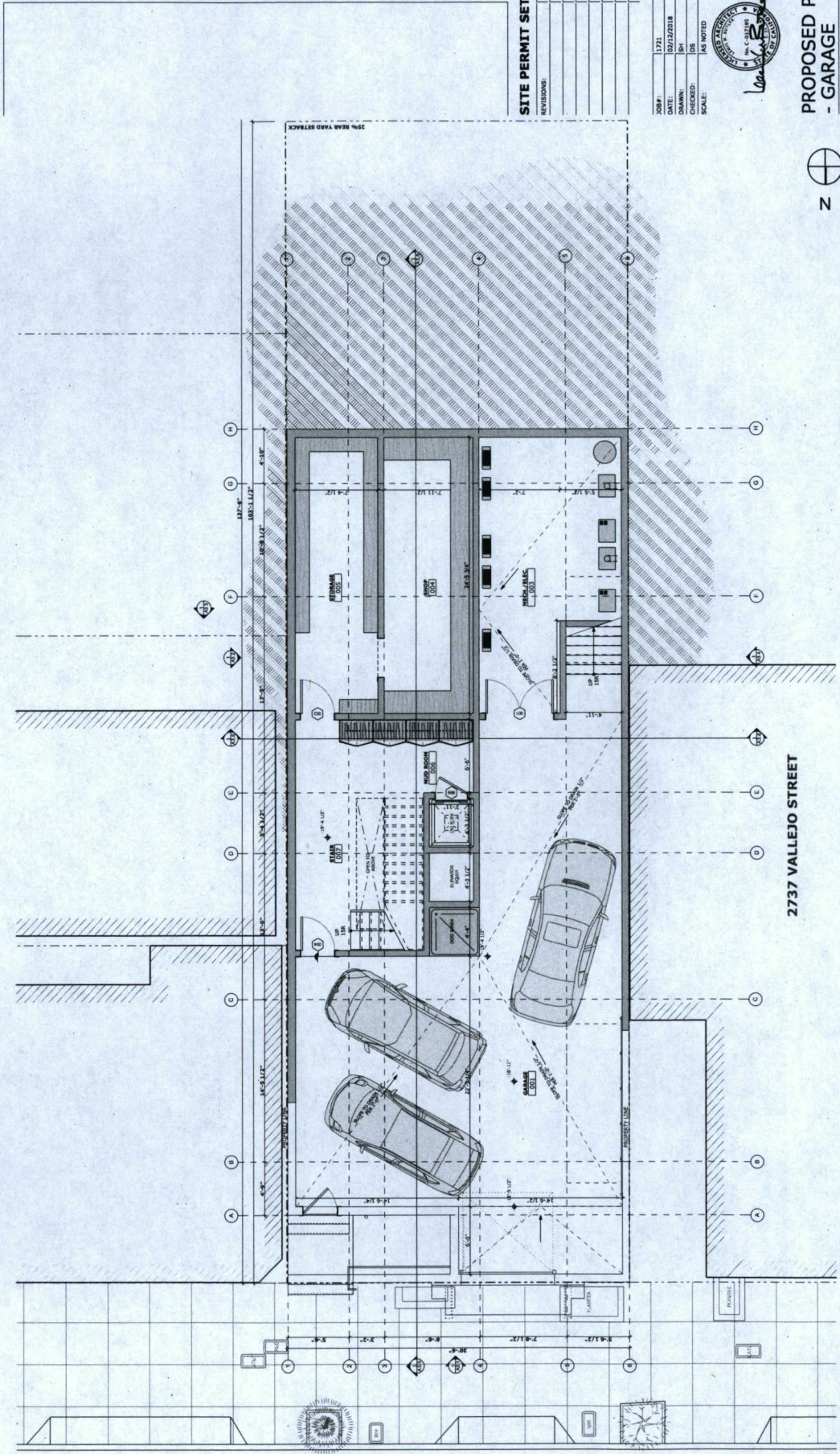
SYMBOLS

	EXISTING WALL
	NEW WALL

BUTLER ARMSDEN
ARCHITECTS

1420 BUTLER STREET, 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
T 415-504-1554
F 415-504-5558

2727 VALLEJO REMODEL
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123



SITE PERMIT SET

REVISIONS:	BY:

DATE: 1/21
 DATE: 10/23/2018
 DRAWN: SK
 CHECKED: DS
 SCALE: AS NOTED

PROPOSED PLAN
- GARAGE

A2.1



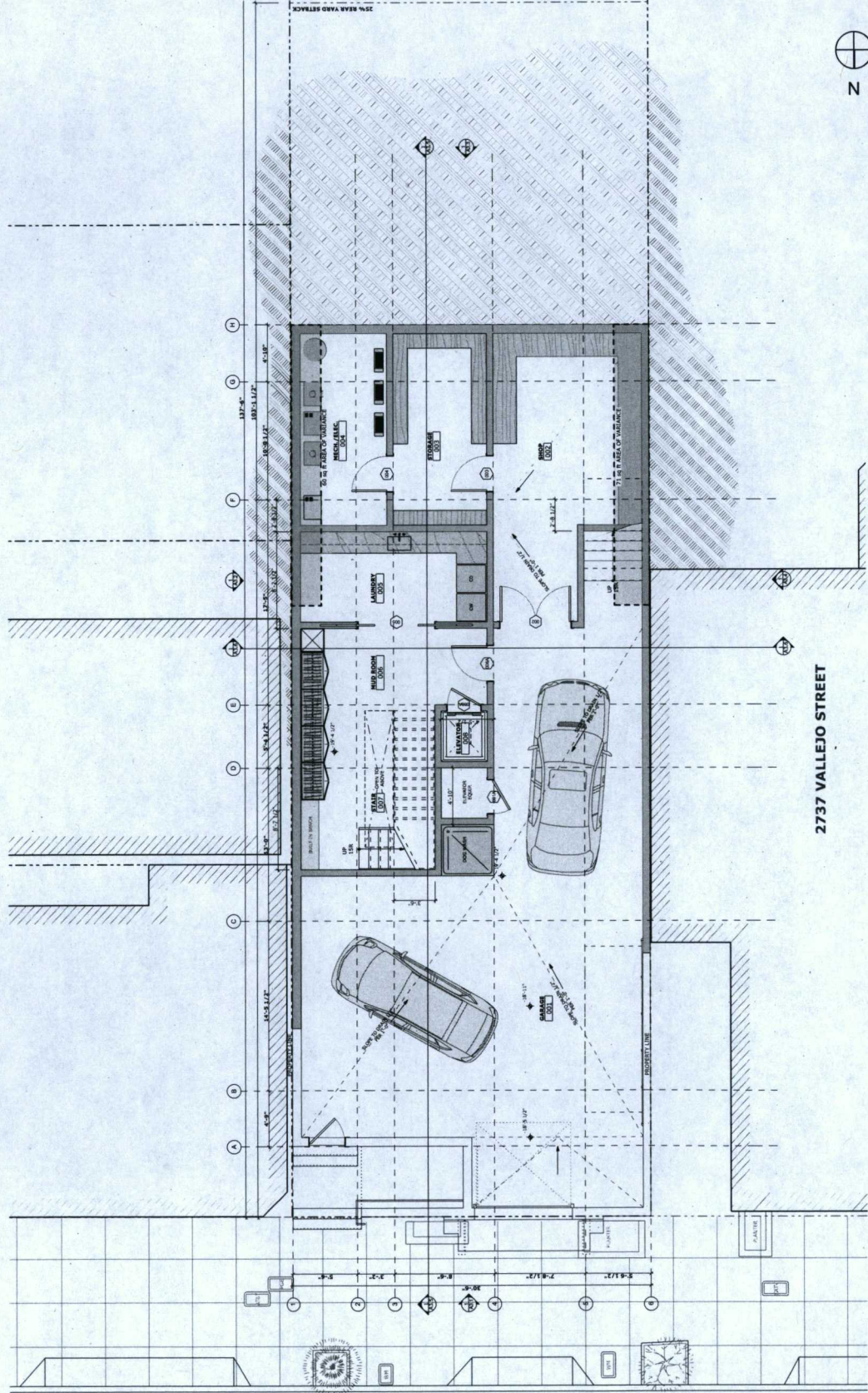
1 PROPOSED GARAGE PLAN
SCALE: 1/8" = 1'-0"

SYMBOLS
 [Line style] EXISTING WALL
 [Line style] NEW WALL

BUTLER ARMSDEN
 ARCHITECTS

1420 BUTTERS STREET, 1ST FLOOR
 SAN FRANCISCO, CA 94109
 BUTLERARMSDEN.COM
 E INFO@BUTLERARMSDEN.COM
 T 415-874-5554
 F 415-874-5558

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123



1 PROPOSED GARAGE PLAN
 SCALE: 1/4" = 1'-0"

2737 VALLEJO STREET



PROPOSED PLAN
 - GARAGE

A2.1

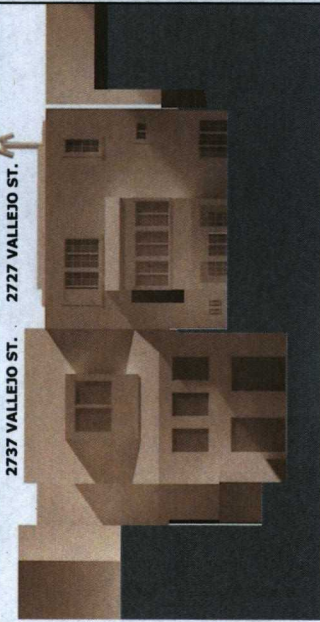
VARIANCE SET

REVISIONS:	DATE:
1. INITIAL SET	1/21/18
2. PER CITY & VARIANCE	2/15/18
BY:	BY:

DATE:	1/21/18
PROJECT:	2727 VALLEJO
DRAWN:	SM
CHECKED:	DS
SCALE:	AS NOTED

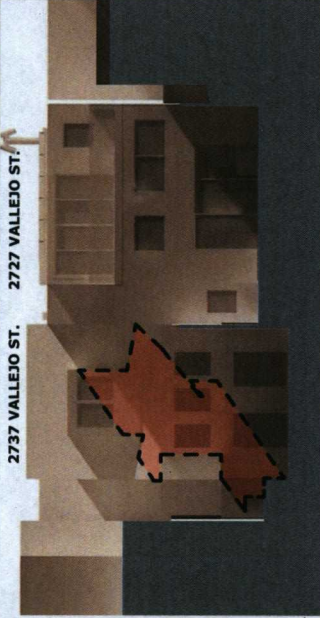
EXHIBIT C

ELEVATIONS



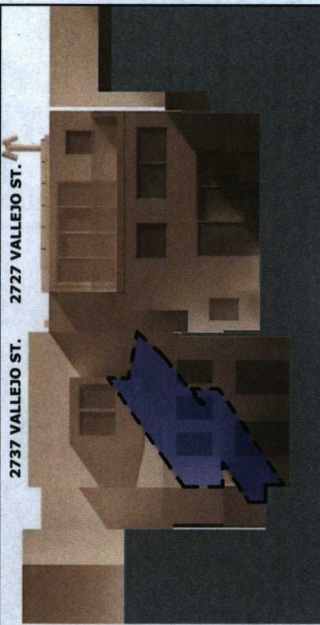
2737 VALLEJO ST. 2727 VALLEJO ST.

OUTREACH PROPOSAL



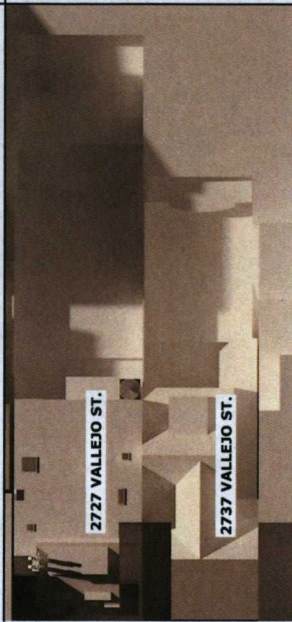
2737 VALLEJO ST. 2727 VALLEJO ST.

CURRENT PROPOSAL



2737 VALLEJO ST. 2727 VALLEJO ST.

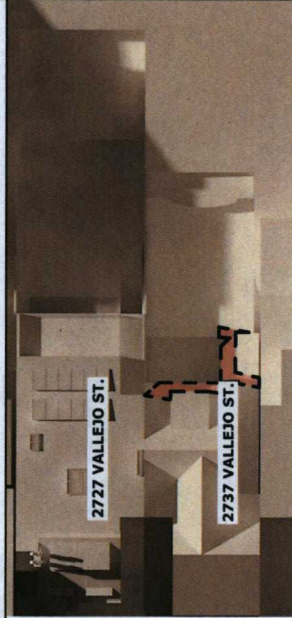
PLANS



2727 VALLEJO ST.

2737 VALLEJO ST.

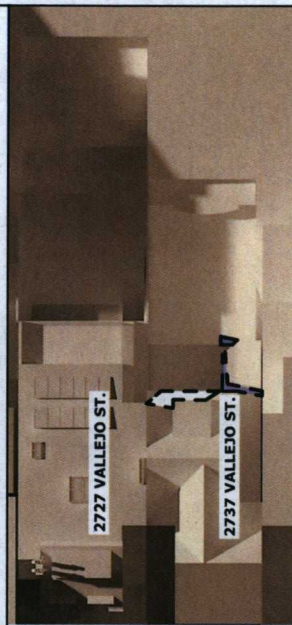
WINDOWS 48% IN SHADOW



2727 VALLEJO ST.

2737 VALLEJO ST.

WINDOWS 86% IN SHADOW

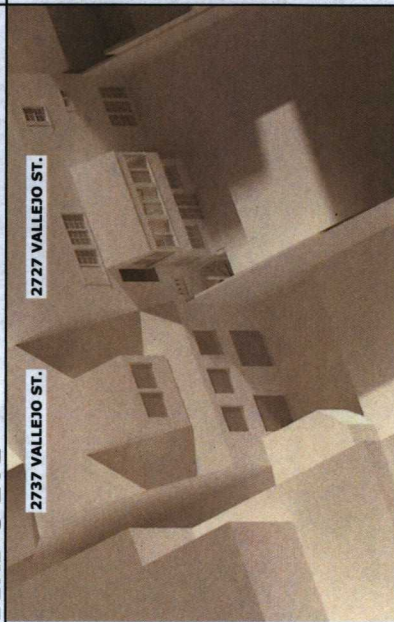


2727 VALLEJO ST.

2737 VALLEJO ST.

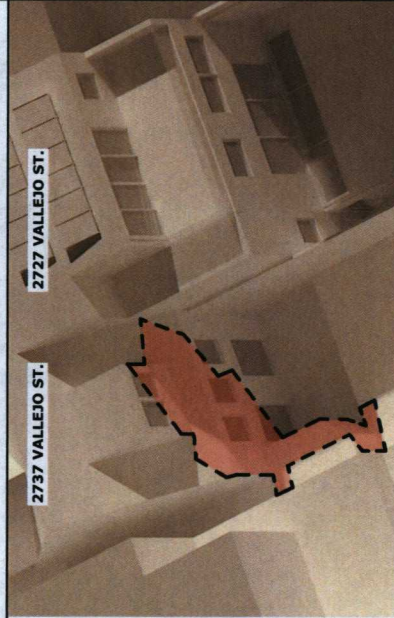
WINDOWS 78% IN SHADOW

BIRD'S EYE



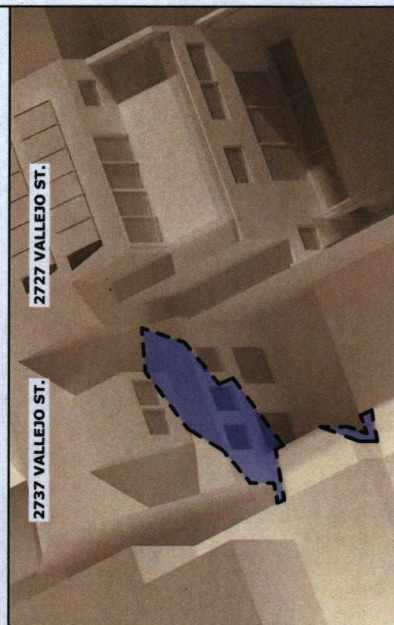
2737 VALLEJO ST.

LOWER PATIO 100% IN SHADOW



2737 VALLEJO ST.

LOWER PATIO 100% IN SHADOW



2737 VALLEJO ST.

LOWER PATIO 100% IN SHADOW

INCREASED SHADE FROM OUTREACH MEETING PROPOSAL

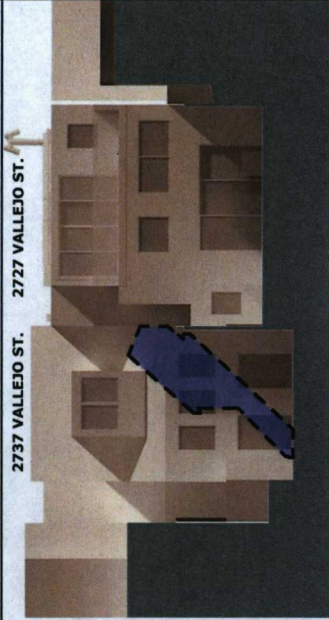
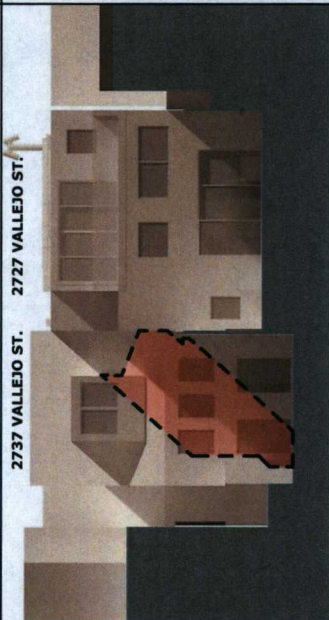
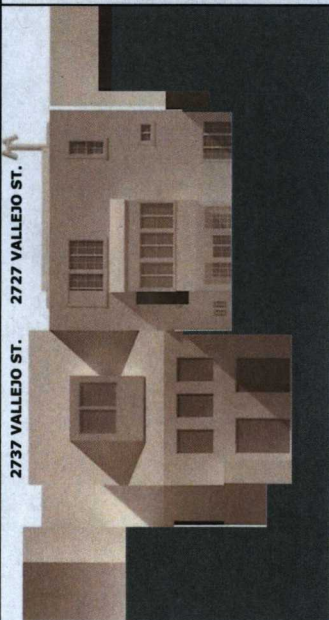
INCREASED SHADE FROM CURRENT PROPOSAL

ELEVATIONS

EXISTING

OUTREACH PROPOSAL

CURRENT PROPOSAL

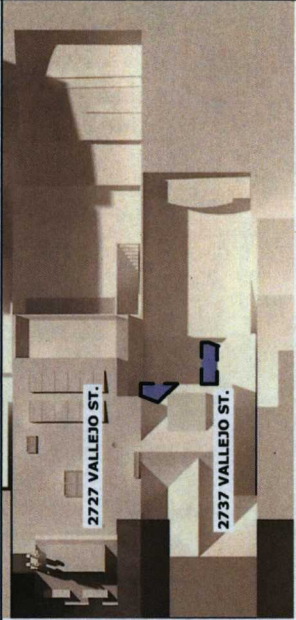
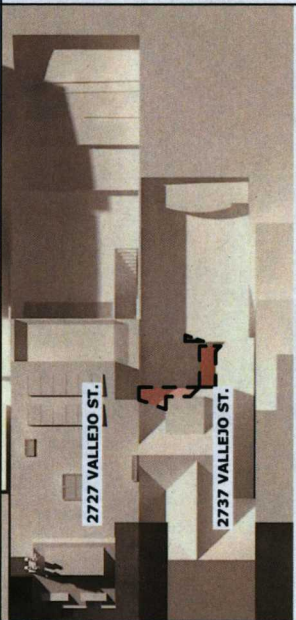
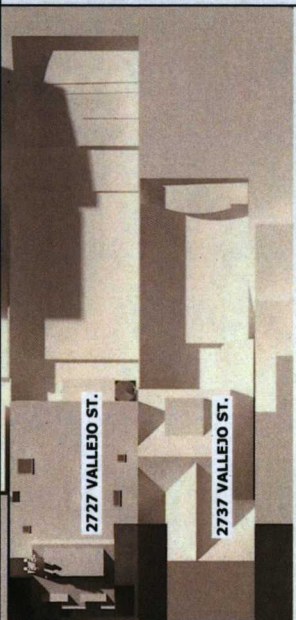


WINDOWS 22% IN SHADOW

WINDOWS 78% IN SHADOW

WINDOWS 55% IN SHADOW

PLANS

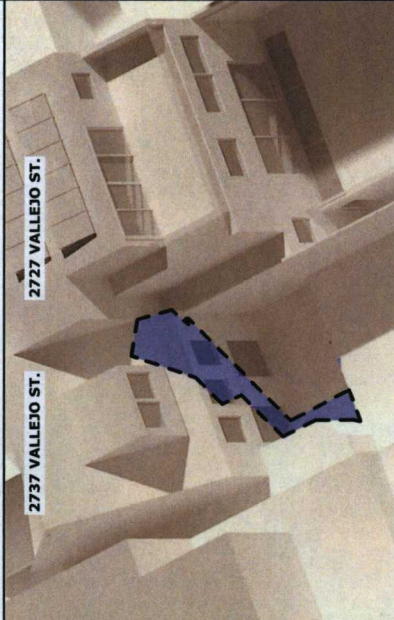
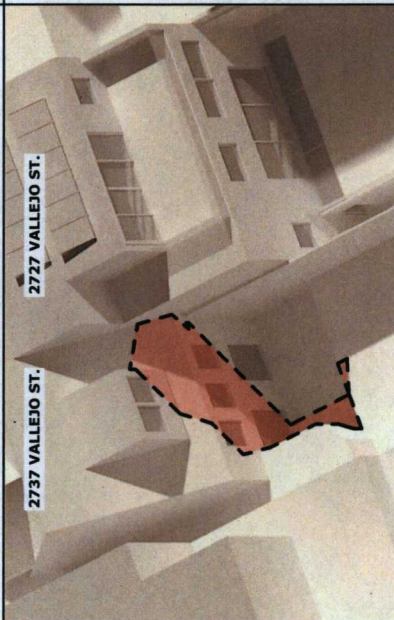
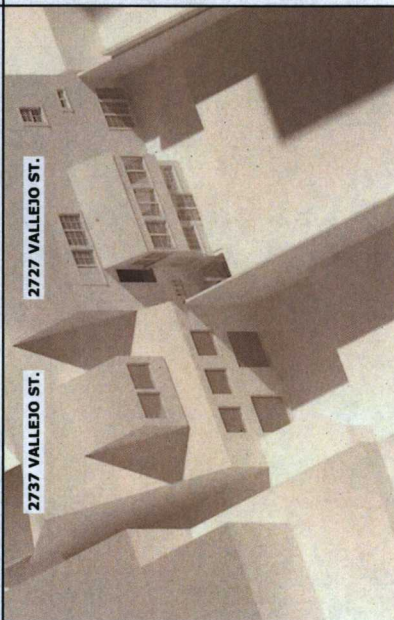


LOWER PATIO 80% IN SHADOW

LOWER PATIO 100% IN SHADOW

LOWER PATIO 99% IN SHADOW

BIRD'S EYE



INCREASED SHADE FROM
OUTREACH MEETING PROPOSAL

INCREASED SHADE FROM
CURRENT PROPOSAL



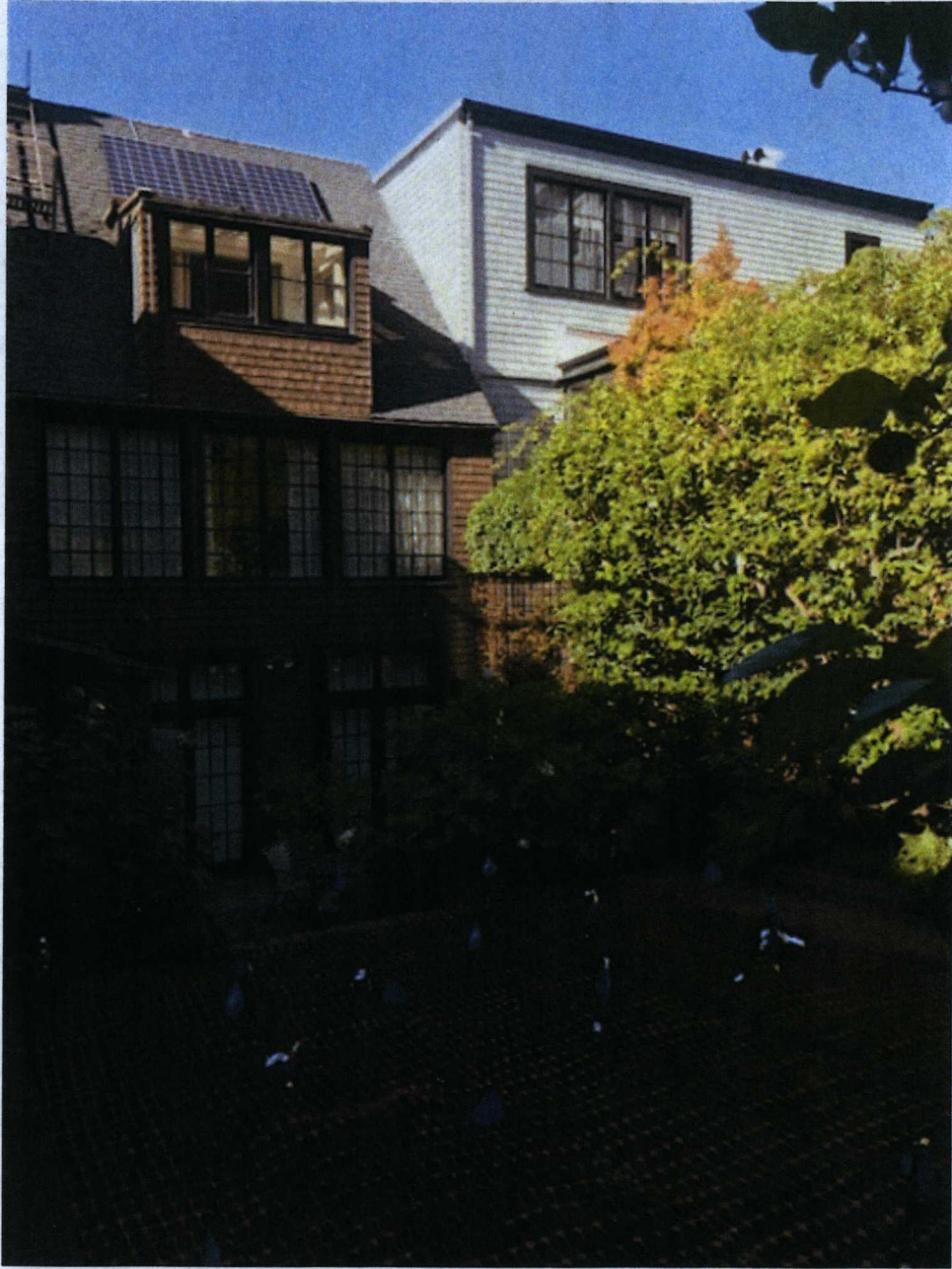
EXHIBIT D



View from second floor at the rear of Poole Home looking southwest



View from third floor at the rear of Poole Home looking southwest



View of the rear of the Poole Home and portion of the Existing Home

ROBIA S. CRISP
SENIOR COUNSEL
DIRECT DIAL (415) 995-5806
DIRECT FAX (415) 995-3455
E-MAIL rcrisp@hansonbridgett.com



December 26, 2019

VIA E-MAIL

President Myrna Meglar
and the Commissioners of the
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2727 Vallejo; Discretionary Review Application, Supplemental Materials

Dear President Meglar and Planning Commissioners:

We write on behalf of Edward and Lynn Poole, the owners of 2737 Vallejo Street (the "Poole Residence"), which is located immediately west of 2727 Vallejo Street (the "Project Site"), the subject of the Pooles' request for discretionary review. The purpose of this correspondence is to supplement the Pooles' request by addressing the Project Sponsors' December 19, 2019 response brief (the "Response Brief").

The Project Sponsors propose to expand an existing 3,955 square foot three-story residence on the Project Site by 19 feet into the rear yard and with no side yard setbacks on the ground floor to create an approximately 9,297 square foot home. The Pooles requested discretionary review due, in large part, to the Project's significant impacts on their light, air and privacy.

First, in the Response Brief, the Project Sponsors do not refute the fact that the Project fails to meet minimum side yard setback requirements. On the contrary, they attempt to justify their proposed approximately 5,342 foot expansion into the side yard – and thus, their need for a side yard variance – by arguing that the Planning Code's side yard controls create a "hardship" in that they should be permitted to have the same building envelope as the other properties in this neighborhood.

That argument misses the point. The Project Sponsors are required to prove that there are exceptional or extraordinary circumstances applying to the Project Site that do not apply generally to other properties or uses in the same class of district, and thus, that variances from the side yard setback requirement at the first floor and below grade are justified. The Project Sponsors have failed to satisfy their burden of proof. A variance that enables the doubling of a single family home to over 9,000 square feet (for the purpose of achieving larger living and kitchen space) to the detriment of the Pooles' quiet enjoyment of their living space is not justified.

Second, in the Response Brief, the Project Sponsors do not address the Project's inconsistency with mid-block open space requirements of the Cow Hollow Neighborhood Design Guidelines. The Guidelines clearly state that, even where a rear yard expansion is permitted by the Planning Code, it "may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings." Such is the case here. Open, adjoining rear yards are considered a major and

defining element of this neighborhood's character and the proposed Project destroys the mid-block open space element at the eastern end of the block.

Third, the Response Brief completely ignores the Pooles' concerns regarding the Project's impacts on light, air and privacy. If the Project is constructed as proposed, sunlight from both the east and west sides of the Poole Residence will be significantly diminished, if not eliminated, during winter months. There will be a direct view into the rear living spaces of the Poole Residence – some of the most private and intimate spaces in the entire home – from the west side railing of the proposed fourth floor roof deck. The Cow Hollow Neighborhood Design Guidelines require rear additions to be designed in a manner that specifically (1) minimizes adverse impacts on adjacent properties, such as significant deprivation of light, air, and views, and (2) avoids overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views. Again, the Project Sponsors have flouted the Guidelines and give little attention to the light, air and view impacts the Project will have on the Poole Residence.

Finally, on November 21, 2019, the parties participated in a meeting facilitated by Principal Architect David Winslow. At the meeting, the Project Sponsors agreed to provide the Pooles with renderings that reflected the Project's massing as viewed from the adjacent residences and that simulated the Project's shadow impacts on adjacent residences. The Project Sponsors subsequently provided us with those renderings, a copy of which is attached to this letter.

At the meeting, the Project Sponsors claimed that their renderings would demonstrate no meaningful difference in impacts if their proposed expansion was pulled back. But the renderings we received clearly show that, if the horizontal expansion is reduced from 19 feet (as proposed) to 13 feet, there would be a manifest and material decrease in the Project's impacts. In light of this fact – and the guidance originally provided by the Residential Design Advisory Team to reduce the horizontal expansion to extend no farther than 9 feet (6 feet beyond the Poole Residence) – the Pooles' reiterate their request for a reduction to no more than 8 feet beyond the Poole Residence.

The Pooles urge the Commission to grant discretionary review of the Project. We appreciate your time and consideration.

Very truly yours,



Robia S. Crisp

cc: Edward and Lynn Poole (Via E-Mail)
Michael F. Donner (Via E-Mail)

Renderings of Perspective from the Poole Residence, looking East

Existing:



As proposed:



Reduced by six feet to 13 feet, with required setbacks:



2727 VALLEJO STREET MASSING STUDIES FROM 2737 VALLEJO STREET

NOTE: Massing studies represent our understanding of existing conditions, including existing and proposed buildings. Per the neighbors' request, diagrams and renderings demonstrate the following scenarios pertaining to the addition at 2727 Vallejo Street:

- 311 notification proposal: includes a 3'-0" setback at the second floor and a 5'-6" setback at the third floor
- 6'-0" projection beyond 2737 Vallejo Street: includes a 3'-0" setback at the second and third floor
- 6'-0" projection beyond 2737 Vallejo Street: no setback
- 10'-0" projection beyond 2737 Vallejo Street: includes a 3'-0" setback at the second and third floor
- 10'-0" projection beyond 2737 Vallejo Street: no setback

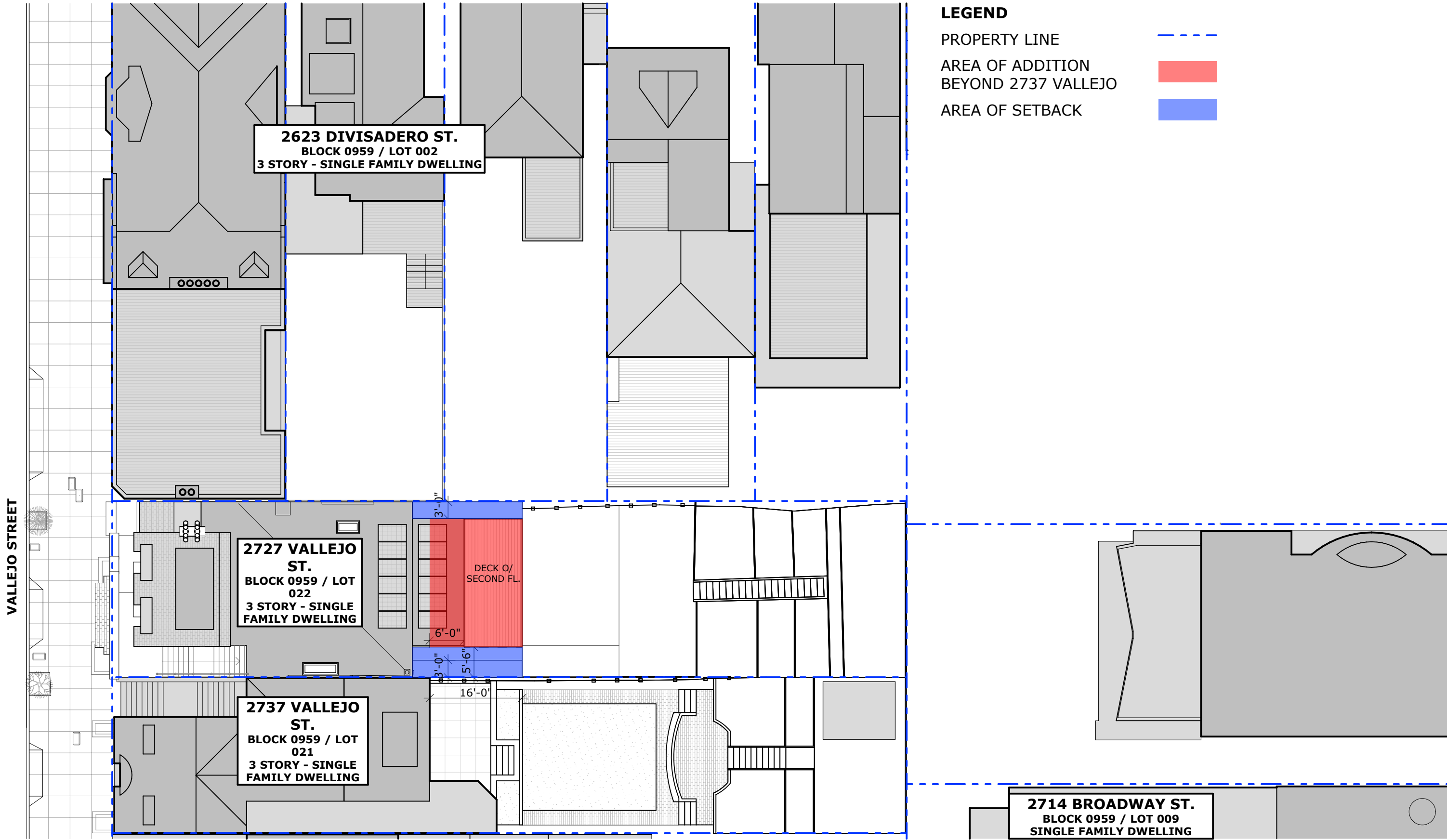
PG SHEET

PG 1	TABLE OF CONTENTS
PG 2	311 PROPOSAL: VIEW FROM 2737 VALLEJO ST.
PG 3	311 PROPOSAL: VIEW FROM 2737 VALLEJO ST.
PG 4	* 6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 5	* 6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 6	* 6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 7	6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 8	6'-0" WITH A SETBACK: OVERALL SITE
PG 9	6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 10	6'-0" WITHOUT A SETBACK: OVERALL SITE
PG 11	6'-0" WITHOUT A SETBACK: VIEW FROM 2737 VALLEJO ST.

TABLE OF CONTENTS

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 1 12/19/19



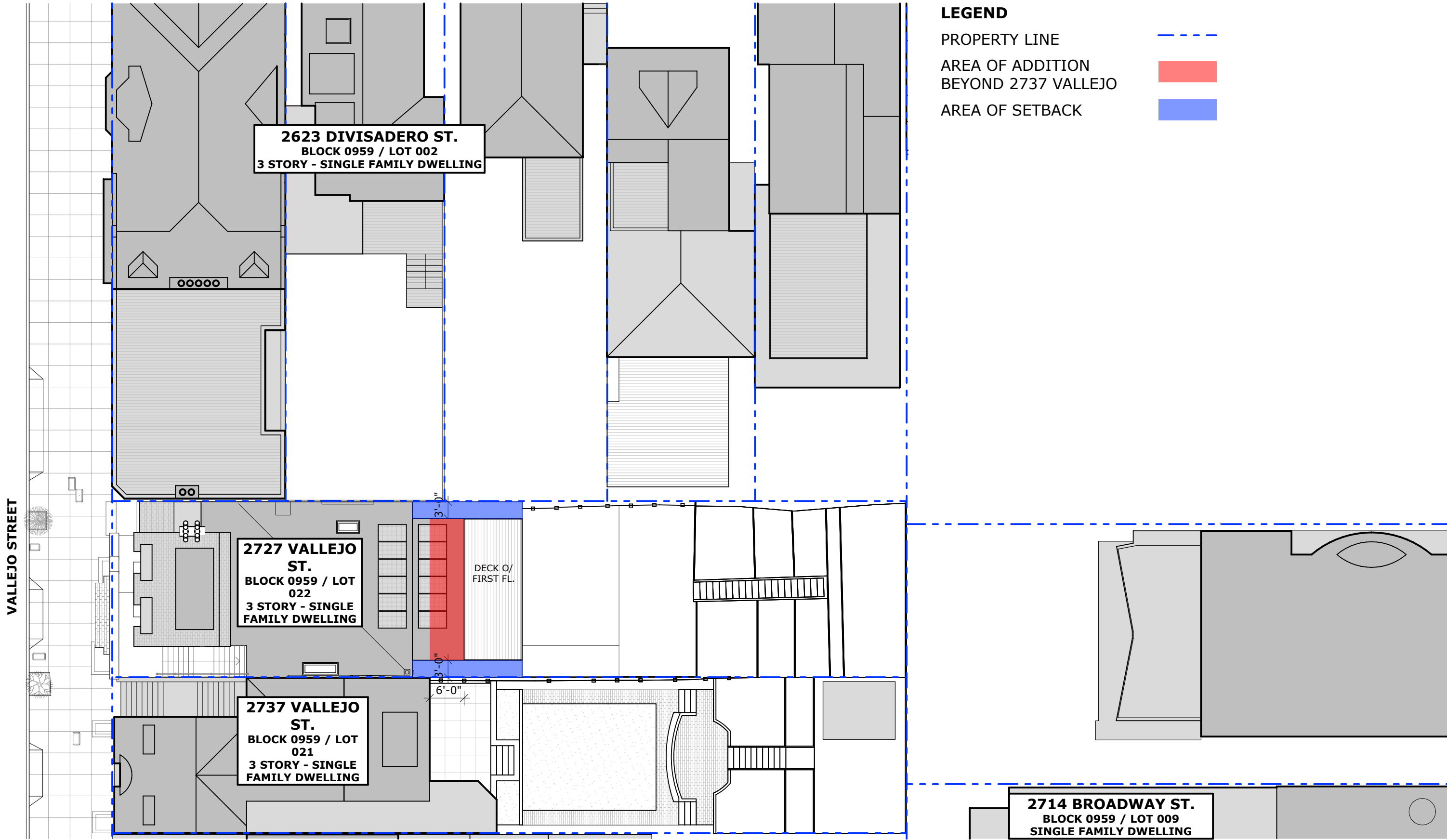
- LEGEND**
- PROPERTY LINE - - - -
 - AREA OF ADDITION BEYOND 2737 VALLEJO █
 - AREA OF SETBACK █



EXISTING CONDITIONS



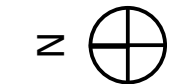
3'-0" SETBACK AT SECOND FLOOR, 5'-6" SETBACK AT THIRD FLOOR



6'-0" WITH A SETBACK: OVERALL SITE

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG (12/19/19





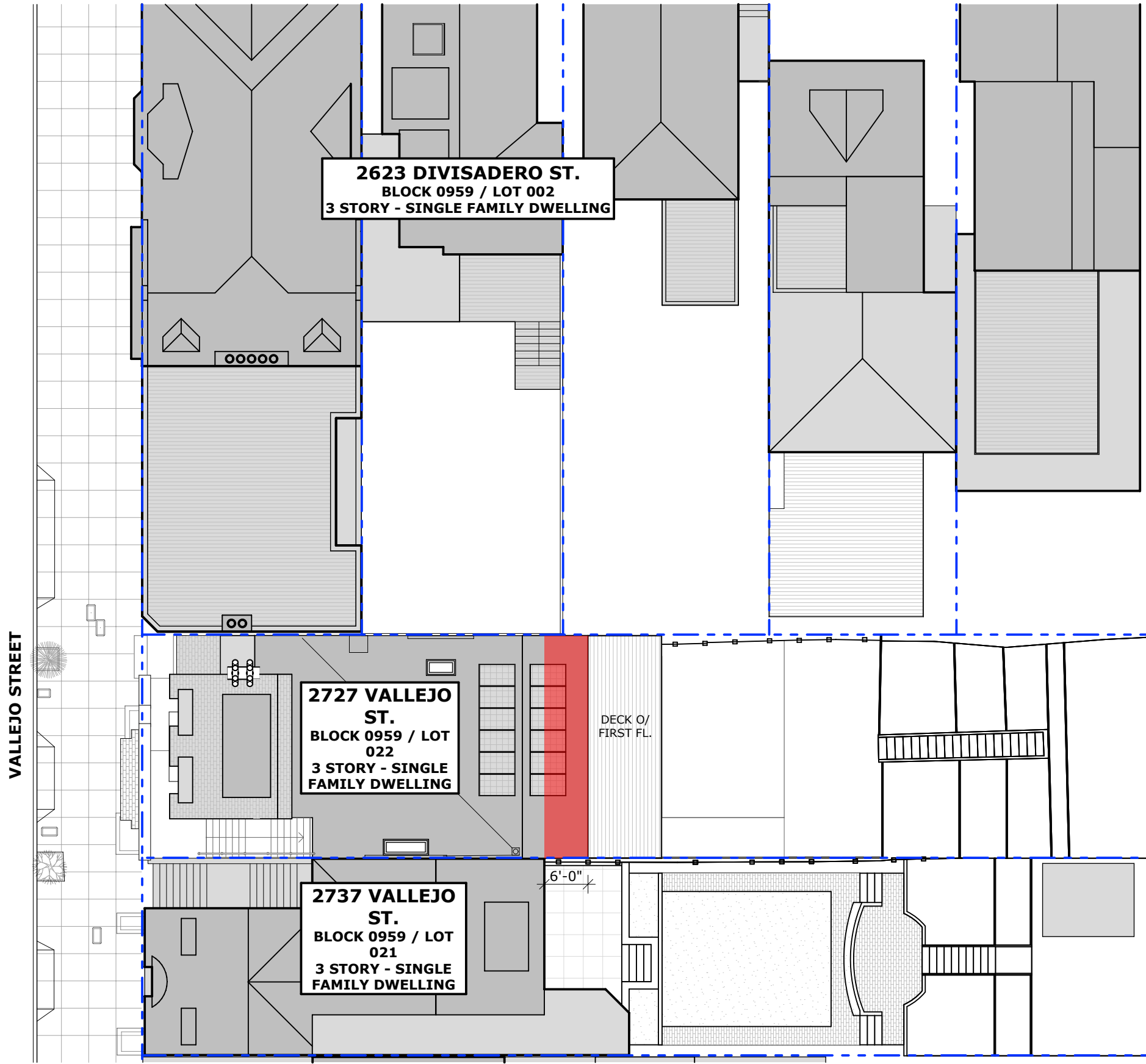
EXISTING CONDITIONS



6'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK

6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG) 12/19/19



LEGEND

- PROPERTY LINE - - - -
- AREA OF ADDITION BEYOND 2737 VALLEJO █
- AREA OF SETBACK █

2623 DIVISADERO ST.
 BLOCK 0959 / LOT 002
 3 STORY - SINGLE FAMILY DWELLING

2727 VALLEJO ST.
 BLOCK 0959 / LOT 022
 3 STORY - SINGLE FAMILY DWELLING

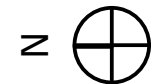
DECK O/
 FIRST FL.

2737 VALLEJO ST.
 BLOCK 0959 / LOT 021
 3 STORY - SINGLE FAMILY DWELLING

6'-0"

2714 BROADWAY ST.
 BLOCK 0959 / LOT 009
 SINGLE FAMILY DWELLING

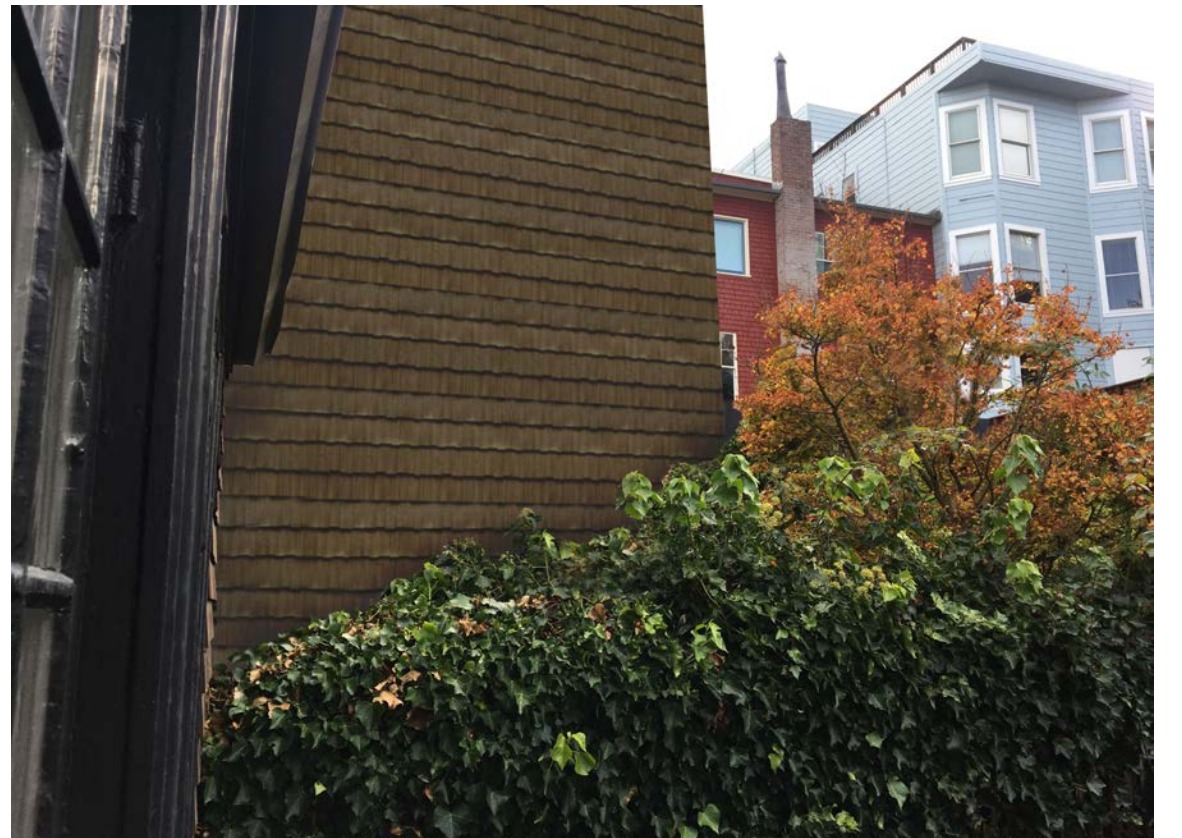
6'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, NO SETBACK



6'-0" WITHOUT A SETBACK: OVERALL SITE



EXISTING CONDITIONS



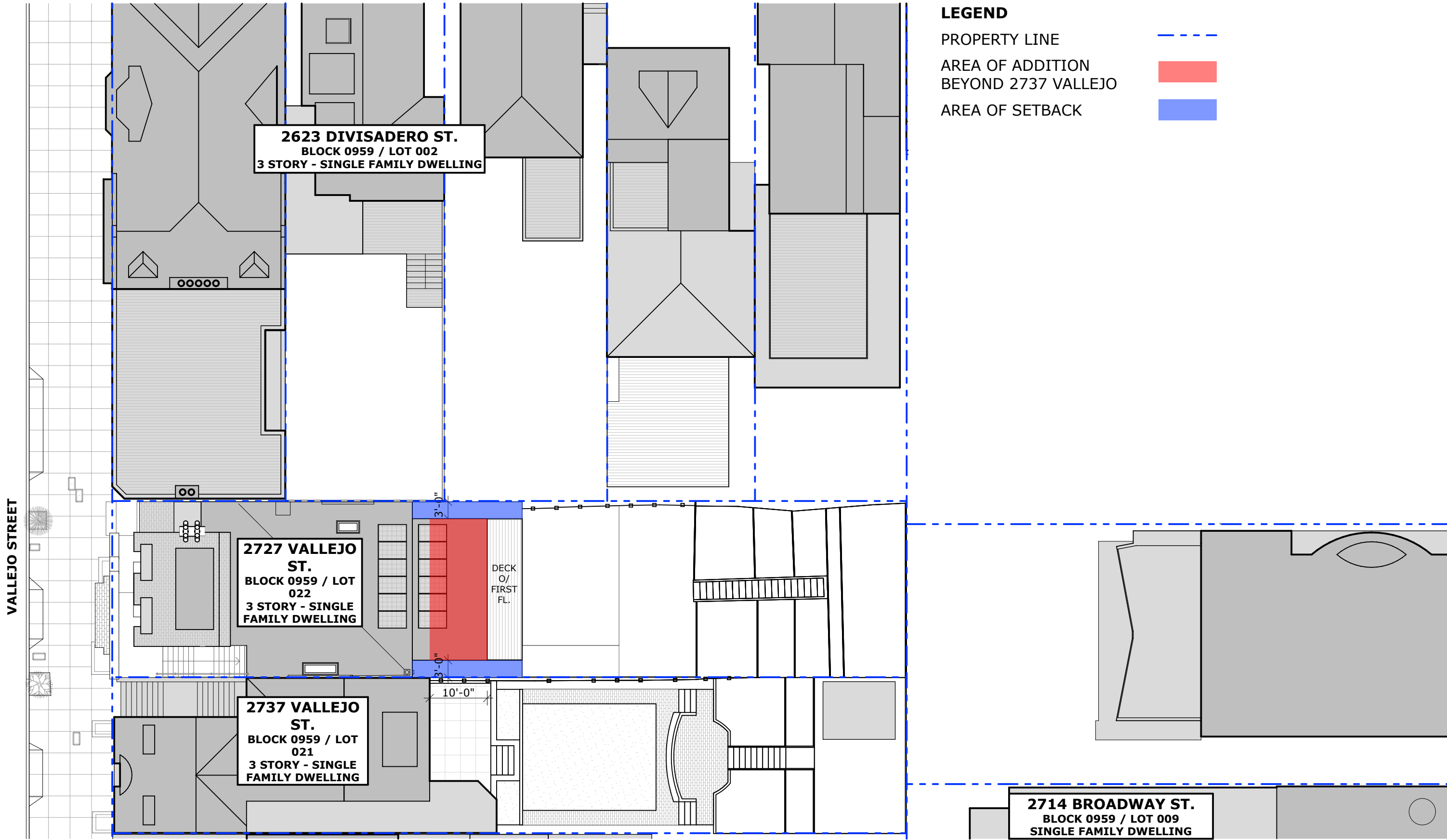
6'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, NO SETBACK

6'-0" WITHOUT A SETBACK: VIEW FROM 2737 VALLEJO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG +

12/19/19



10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK

10'-0" WITH A SETBACK: OVERALL SITE

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG , 12/19/19



EXISTING CONDITIONS

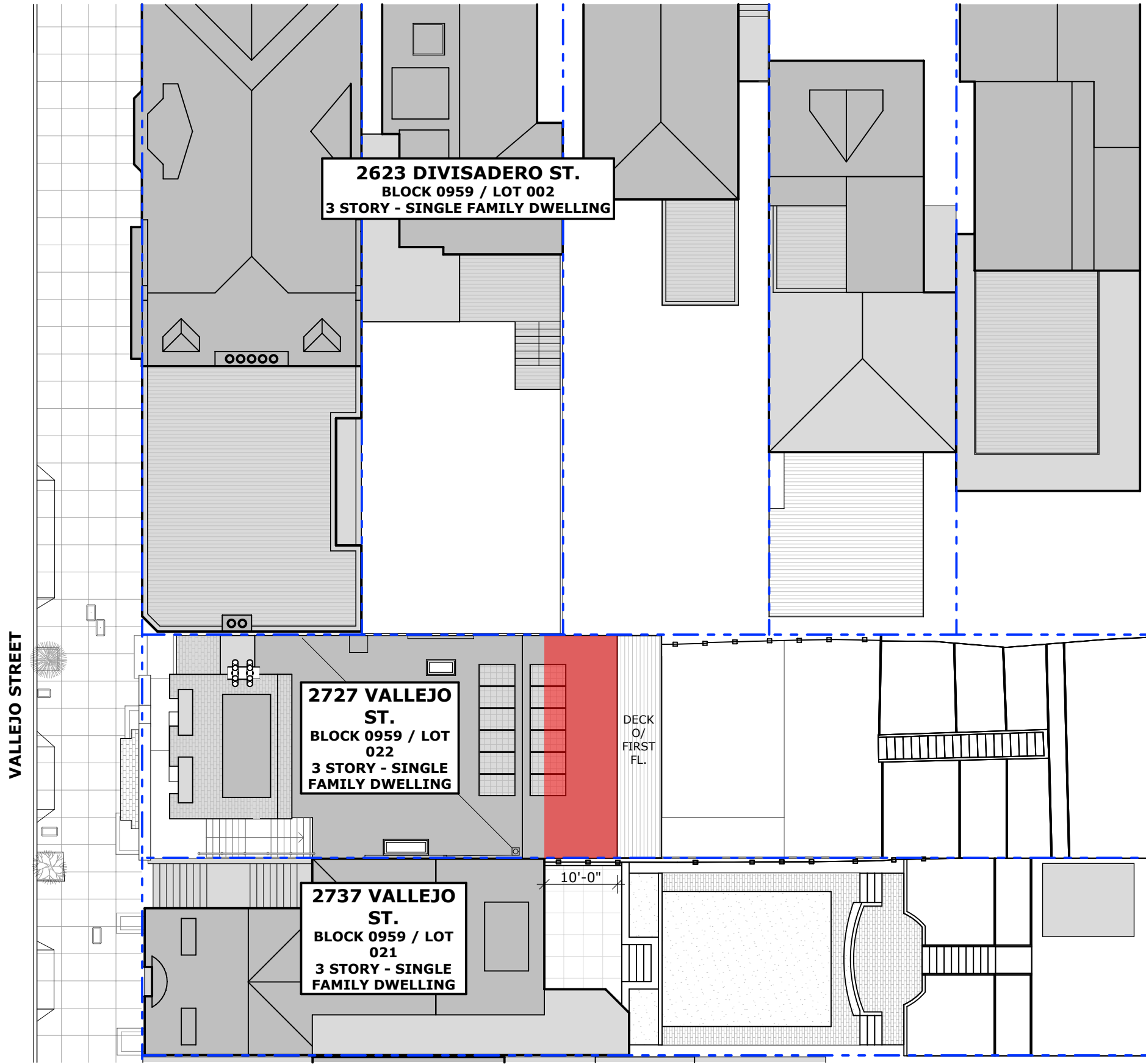


10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK

10'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG - 12/19/19



- LEGEND**
- PROPERTY LINE - - - -
 - AREA OF ADDITION BEYOND 2737 VALLEJO ■
 - AREA OF SETBACK ■

2623 DIVISADERO ST.
 BLOCK 0959 / LOT 002
 3 STORY - SINGLE FAMILY DWELLING

2727 VALLEJO ST.
 BLOCK 0959 / LOT 022
 3 STORY - SINGLE FAMILY DWELLING

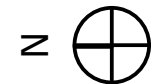
2737 VALLEJO ST.
 BLOCK 0959 / LOT 021
 3 STORY - SINGLE FAMILY DWELLING

DECK
 O/
 FIRST
 FL.

10'-0"

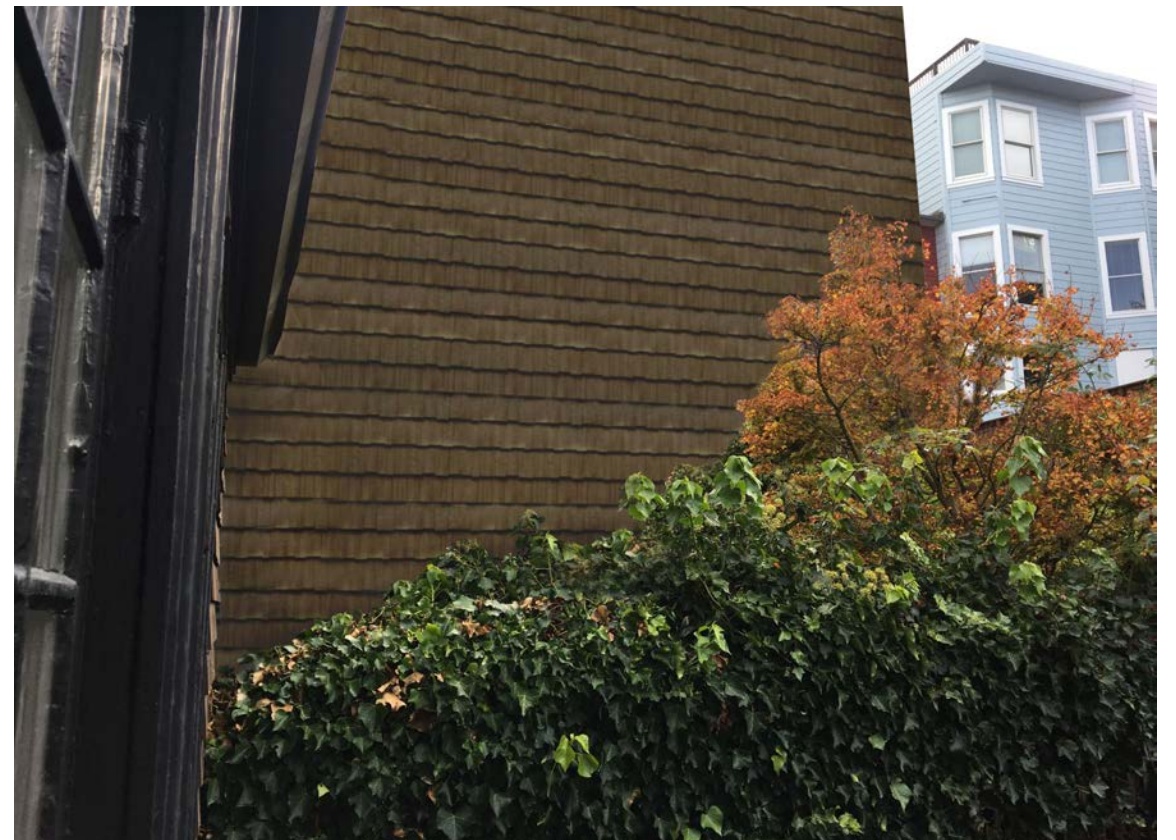
2714 BROADWAY ST.
 BLOCK 0959 / LOT 009
 SINGLE FAMILY DWELLING

10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, NO SETBACK





EXISTING CONDITIONS



10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, NO SETBACK

10'-0" WITHOUT A SETBACK: VIEW FROM 2737 VALLEJO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG %%

12/19/19



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

RECEIVED
 SEP 18 2019
 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 PIG

Discretionary Review Requestor's Information

Name: Daniel Alegre

Address: 2623 Divisadero Street

Email Address: dalegre@gmail.com

Telephone: (415) 690-6305

Information on the Owner of the Property Being Developed

Name: DJ SANTEL AND K. MCGINNIS REVOCABLE LIVING TRUS (Owner)

Company/Organization: BUTLER ARMSDEN ARCHITECTS (Applicant)

Address: 2727 VALLEJO STREET

Email Address: DTS@DTSALAZAR.COM

Telephone: 415-812-8756

Property Information and Related Applications

Project Address: 2727 VALLEJO STREET

Block/Lot(s): 0959/022

Building Permit Application No(s): 2018.0214.1303

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (Including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.</p>		

DISCRETIONARY REVIEW REQUEST

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

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

Potential impacts on the rear yard of our property which abuts the project's rear yard, including additional shading.

Also, the project requires extensive excavation that could have a negative impact on all adjacent properties. Moreover, based on the plans provided, it appears there is more excavation required than indicated on the Project and Environmental Review applications.

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

The project requires a side yard variance that would bring the structure closer to our rear yard and the neighbor's rear yard, inconsistent with the pattern of the neighborhood.

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

Reduction in excavation and/or the overall size of the project, to reduce shading and other impacts.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

DANIEL ALEGRE

Name (Printed)

Authorized Agent

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

415 690 6205

Phone

D.ALEGRE @ GMAIL.COM

Email

For Department Use Only

Application received by Planning Department:

By: 

Date: 9/18/19

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny
ttunny@reubenlaw.com

December 19, 2019

Delivered Via Email

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 2727 Vallejo Street
Brief in Support of the Project
Planning Department Case No. 2018-003023DRP/VAR
Hearing Date: January 9, 2020
Our File No.: 11103.01**

Dear President Melgar and Commissioners:

Our office is working with Kelly McGinnis and Donald Santel, owners of the property located at 2727 Vallejo Street (the “Property”). Ms. McGinnis and Mr. Santel (“Project Sponsor”) are proposing a rear horizontal and below grade addition to their existing home at the Property (the “Project”). The Project sensitively concentrates most of the added floor area at the lower levels, where there is no impact on neighbors. At the upper levels, impacts of the addition are minimized through a series of setbacks on both sides and in the rear. The Project architect, Lewis Butler, worked closely with the Residential Design Advisory Team (“RDAT”) through several iterations to revise the Project and address concerns of the neighbors. Based on this and the Project’s consistency with the Residential Design Guidelines (“RDG”) and the Cow Hollow Neighborhood Design Guidelines (“CHNDG”), the RDAT recommends approval of the Project as proposed.

The adjacent neighbors to the west at 2737 Vallejo Street, Lynn and Edward Poole, have filed a request for discretionary review of the Project. Daniel Alegre, a more distant neighbor at 2623 Divisadero Street, also requested discretionary review. We urge the Planning Commission to deny the discretionary review requests and approve the Project as proposed for the following reasons:

- Though the allowed rear yard is 25 percent under the Planning Code, the proposed addition at its deepest point is more than 36 feet short of this requirement, and is 6 feet short of the 45 percent rear yard line, therefore complying even with the non-binding recommended rear yard depth of the CHNDG. A site plan is attached as EXHIBIT A.

- The Project also fulfills the RDG's and CHNDG's direction that new additions be set back and shaped to reduce impacts on neighbors. The second and third (top) levels are set back 3 feet from both side property lines. The third level is set back an additional 2'-6" from the Pooles' property line, and the depth of the third level is reduced 10 feet, specifically to minimize impacts on the Pooles' property. These setbacks and massing revisions are the result of a significant amount of work and vetting by the Project team with Planning staff and the RDAT. Renderings of the addition are attached as EXHIBIT B.
- The Project seeks a variance to extend the first floor to the side property lines. This level is not visible to neighbors (Exhibit B), and the prevailing neighborhood pattern is of buildings built to the side property line. (EXHIBIT C.) Moreover, the Planning Code's side yard controls create a unique hardship for the Property. Lots with widths of 25-28 feet have no side yard requirement. Hence, a property such as the Pooles', with a lot width of 27 feet, has a buildable width of 27 feet. In contrast, the Property's width is 31½ feet and at that width, a total side yard of 5½ feet (distributed on both sides) is required, thereby lowering the buildable width to 25 feet, or 2 feet less than the Pooles. (See EXHIBIT D.) Another hardship unique to the Property is its Category A Historic Resource status. This status makes any alterations of the front façade, and vertical additions, prohibitive.
- The amount of excavation proposed allows the Project Sponsors to add floor area to their home without impacting neighbors. This amount and type of excavation is not uncommon in this neighborhood on properties similar to the subject Property. The Project Sponsors will employ the City's foremost engineering and construction experts. We have proactively engaged the Pooles on these issues and have agreed in principle to the terms and conditions of a construction agreement drafted by the Pooles to ensure their Property and home receive the highest protections possible.
- Mr. Alegre expresses concern about shadow caused by the Project, but the effects on Mr. Alegre's property are only on small portions of his rear yard (none on the home) in the autumn afternoon, where the yard is already heavily shaded at those times. (Shadow study is attached as EXHIBIT E.)

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project."¹ The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney's advice, it is a "sensitive discretion ... which must be exercised with the utmost restraint." Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

¹ Planning Department publication for the Application Packet for Discretionary Review.

We submit that no exceptional or extraordinary circumstances exist here, and thus respectfully request that the Planning Commission approved the Project as proposed. The Project's site permit plan set is attached as EXHIBIT F.

I. THE DR REQUESTERS DO NOT IDENTIFY ANY EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES

A. The Pooles

The Pooles' stated reasons for requesting discretionary review are set forth below in italics, with our response provided.

(1) The Project does not meet minimum side yard setback requirements under the Planning Code.

The Project has been revised so that a side yard variance is sought only at the ground level. This area of the rear addition will not be visible to the Pooles as it is well below the existing fence and mature plantings that separate the two properties. Hence, the variance causes no impact to the Pooles. The Project Sponsor, at great cost, has concentrated the bulk of the new floor area at lower levels to reduce any impact on neighbors.

Moreover, the proposed width of the ground floor, built to each side property line, simply allows the Project Sponsor the same building envelope as the other properties in this neighborhood. As shown in Exhibit C, the prevailing pattern in this neighborhood is of homes built to the side property lines.

In addition, as described above, the Planning Code's side yard controls create a hardship for this Property. Because of the Property's width, 31½ feet, the Project Sponsor has a narrower buildable envelope, 25 feet, than the Pooles, even though the Pooles' lot is narrower at 27 feet wide. Another hardship unique to the Property is its Category A Historic Resource status. This status makes any alterations of the front façade, and vertical additions, prohibitive.

Finally, the Project Sponsor has set back the upper levels of the addition considerably beyond Planning Code requirements to minimize impacts on the Pooles. The second floor is set back 3 feet from the property line, where 2½ feet is required, and the third floor is set back 5½ feet. (The second and third floors also are set back 3 feet on the side away from the Pooles, adding to the reduced envelope at these levels.) These reductions are on top of the considerable setbacks of the depth of the addition. The second floor is set back more than 36 feet from the 25 percent rear yard line, and 6 feet from the 45 percent line. The third floor is set back an additional 10 feet.

(2) Does not meet Cow Hollow Neighborhood Design Guidelines, in part, with respect to mid-block open space.

Contrary to the Pooles' assertion, the Project does in fact meet the CHNDG. The depth of the rear addition is 6 feet short of the 45 percent rear yard recommended (this control is a non-binding policy) by the CHNDG. (See CHNDG at p. 58 (Appendix A).) The addition is generally shallower than the typical building depth on this block. (See Exhibit C.) In addition, the Project's side setbacks fulfill the policies of the CHNDG calling for accommodations for neighbors. (See CHNDG at pp. 28-31.) For these reasons, the RDAT found that the Project is consistent with the CHNDG.

(3) Creates a high risk of a de facto demolition and jeopardizes the safety of the foundation beneath the Poole Home.

As stated above, the Project has been designed intentionally to concentrate the new floor area at the lower levels, thereby minimizing impacts on neighbors. This necessarily means there will be excavation and foundation work along the property line shared with the Pooles. This excavation and foundation work will be performed by the City's foremost professionals with expertise in this area of the city, and with the utmost care. The Pooles have presented us with a draft construction, excavation, and shoring agreement, which we found largely acceptable, including measures to protect the Pooles' art collection. Finally, we have provided the Pooles with a geotechnical report on the Project from Frank J. Rollo, P.E., G.E. of Rollo & Ridley, Inc.

As to any potential "de facto demolition", no such demolition will occur. The Project's demolition calculations fall well within the limits proscribed by Planning Code Sections 317 and 1005, and have been confirmed by staff.

(4) Will create a wall along approximately 15 feet of the eastern perimeter of the Poole Property beyond the rear facade of the Poole Home.

The measures taken to minimize impacts of the proposed addition on the Pooles' home have been discussed at great length above. The depth of the addition is over 36 feet short of the allowed depth, and even 6 feet short of the 45 percent yard recommended by the CHNDG. The third floor is set back an additional 10 feet. The depth of the addition results in a rear building wall that is consistent with, if not shallower than, the prevailing block pattern.

The ground floor level of the addition will not be visible to the Pooles. At the second level, the addition is set back 3 feet from the property line, where 2½ feet is required, and the third floor is set back 5½ feet. (The second and third floors also are set back 3 feet on the side away from the Pooles, further reducing the massing at these levels.) These reductions are on top of the considerable setbacks of the depth of the addition.

Based on these revisions, the RDAT recommended approval of the Project as proposed, and staff has found that the Project does not result in exceptional or extraordinary circumstances that warrant discretionary review.

B. Alegre

Mr. Alegre makes non-specific claims about the amount of excavation and the overall size of the Project. These issues have been addressed above.

Mr. Alegre also expresses concern about potential increased shadow from the Project. As shown by the shadow study, the effects on Mr. Alegre's property are only on small portions of his rear yard (none on the home) in the autumn afternoon, where the yard is already heavily shaded at those times.

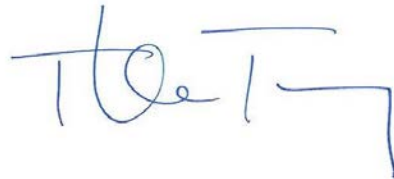
II. CONCLUSION

The proposed Project is thoughtfully designed to incorporate the direction of the Planning Commission on prior projects, minimize impacts on the neighbors, and achieve consistency with the RDG and CHNDG. For these reasons, we submit there are no exceptional or extraordinary circumstances present, and respectfully request the Planning Commission approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Vice President Joel Koppel
Commissioner Sue Diamond
Commissioner Frank Fung
Commissioner Milicent Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com

David Winslow, Planning Department
Kelly McGinnis and Donald Santel
Lewis Butler

LIST OF EXHIBITS

Exhibit A	Site Plan
Exhibit B	Renderings
Exhibit C	Block Map
Exhibit D	Side Yard Controls
Exhibit E	Shadow Study
Exhibit F	Site Permit Plan Set

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Exhibit E

Exhibit F

•SF PLANNING CODE PROVIDES FOR A 5'-6" SIDE YARD SETBACK WHICH CAN BE DISTRIBUTED ON ONE OR BOTH SIDES AS DESIRED

•PROPOSED SIDE YARD SETBACK IS 3' ON THE SECOND FLOOR AND 5'-6" ON THE THIRD FLOOR

•COW HOLLOW RECOMMENDED REAR WALL IS 45% LOT DEPTH, PROPOSED IS 4'-7" LESS

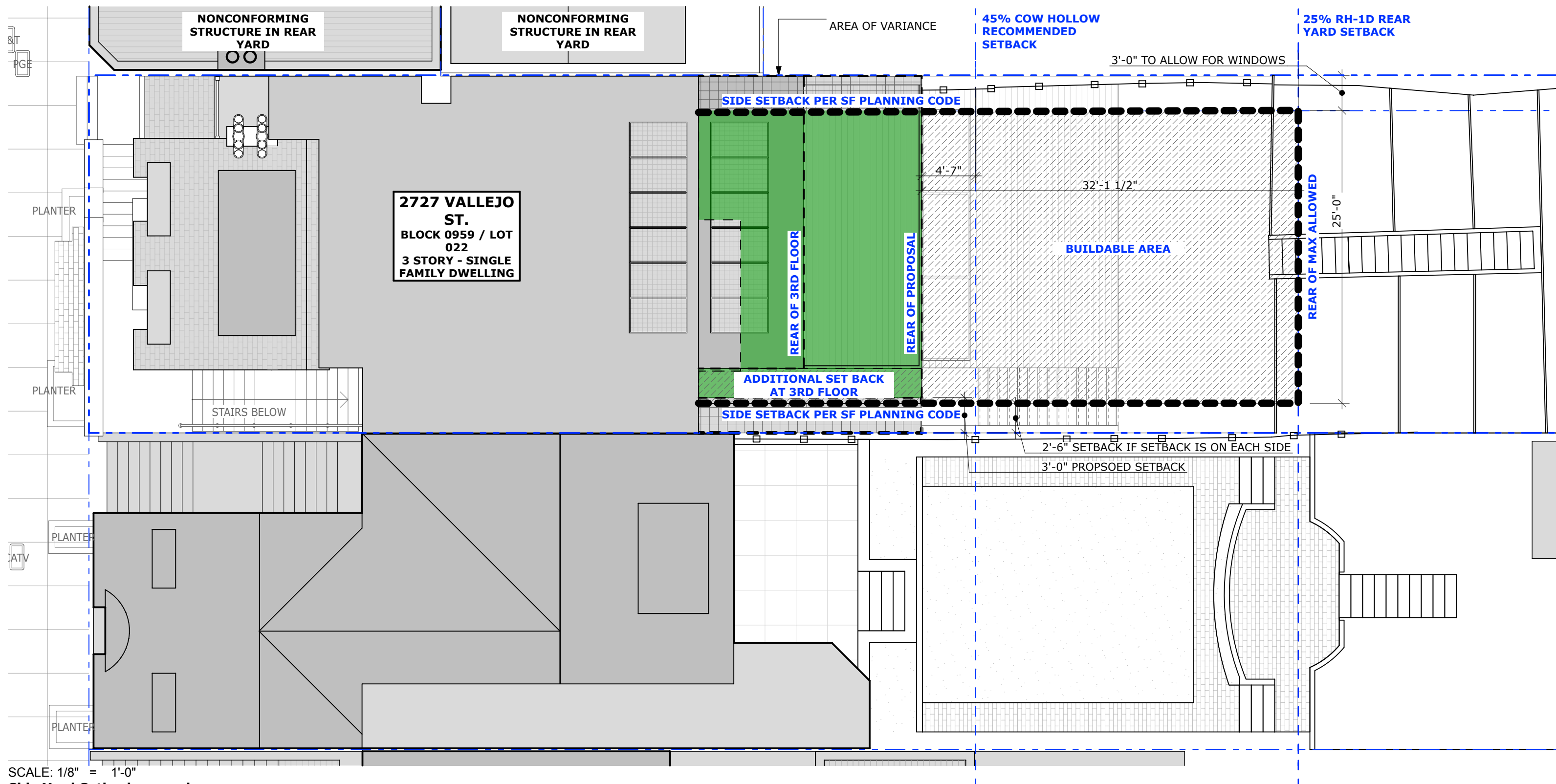
•SF PLANNING REAR YARD REQUIREMENT IS 25%, PROPOSED IS 32'-1 1/2" LESS

ALLOWABLE AREA PER SF PLANNING CODE

SIDE SETBACK AT 3RD FLOOR

AREA OF ADDITION

AREA OF VARIANCE



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

Side Yard Setback encumbrance

The lot width of 2727 Vallejo is 30.5', which is a width that is unfairly penalized by the RH-1 (D) side setback requirements.

Rear Yard/Side Yard Special Condition at the corner of the block

Request to consider the applicability of the 2727 Vallejo Eastern side setback when all the adjacent houses to the east are required to have rear yard setbacks.

MAXIMUM ALLOWED BUILD OUT ANALYSIS PER CODE

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 1 12/19/19



EXISTING CONDITIONS: VIEW FROM 2714 BROADWAY STREET



3'-0" SETBACK AT 2ND FLOOR, 5'-6" SETBACK AT 3RD FLOOR



EXISTING CONDITIONS: VIEW FROM 2737 VALLEJO STREET



EXISTING CONDITIONS: VIEW FROM 2623 DIVISADERO STREET



3'-0" SETBACK AT 2ND FLOOR, 5'-6" SETBACK AT 3RD FLOOR



3'-0" SETBACK AT 2ND FLOOR, 5'-6" SETBACK AT 3RD FLOOR

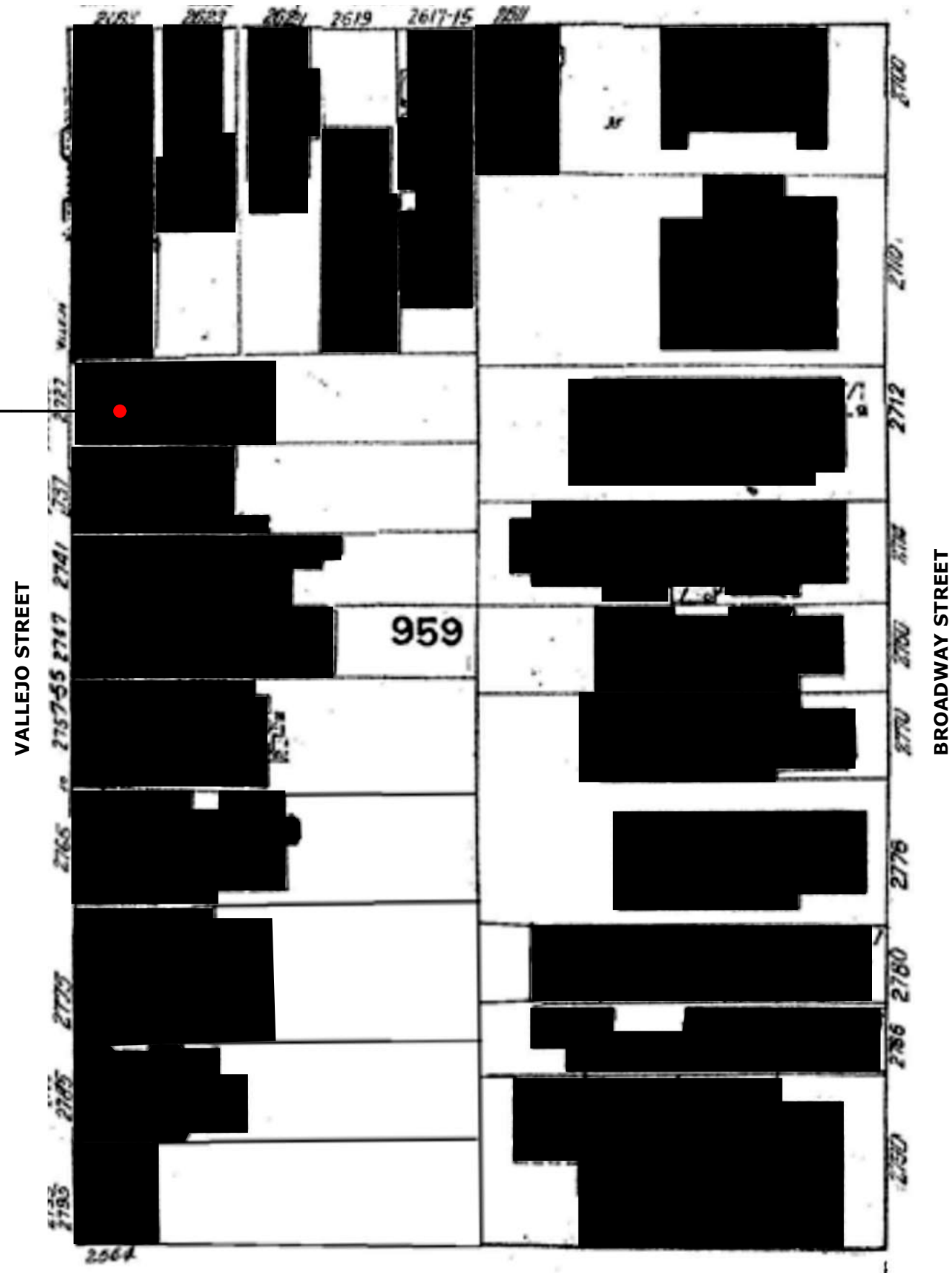
311 PROPOSAL: VIEW FROM 2737 VALLEJO ST. & 2623 DIVISADERO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

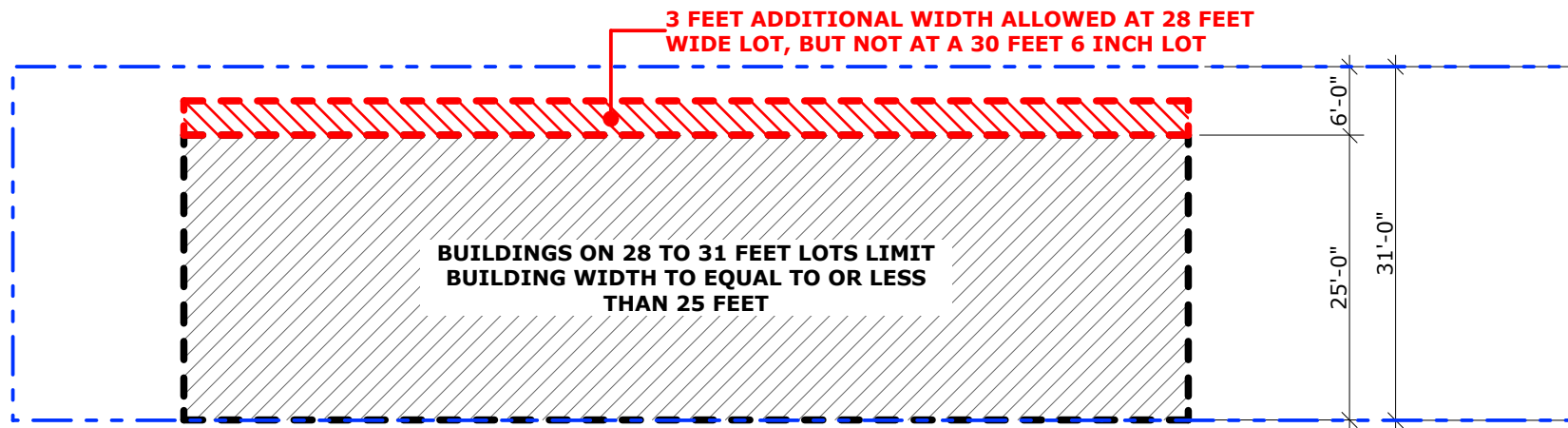
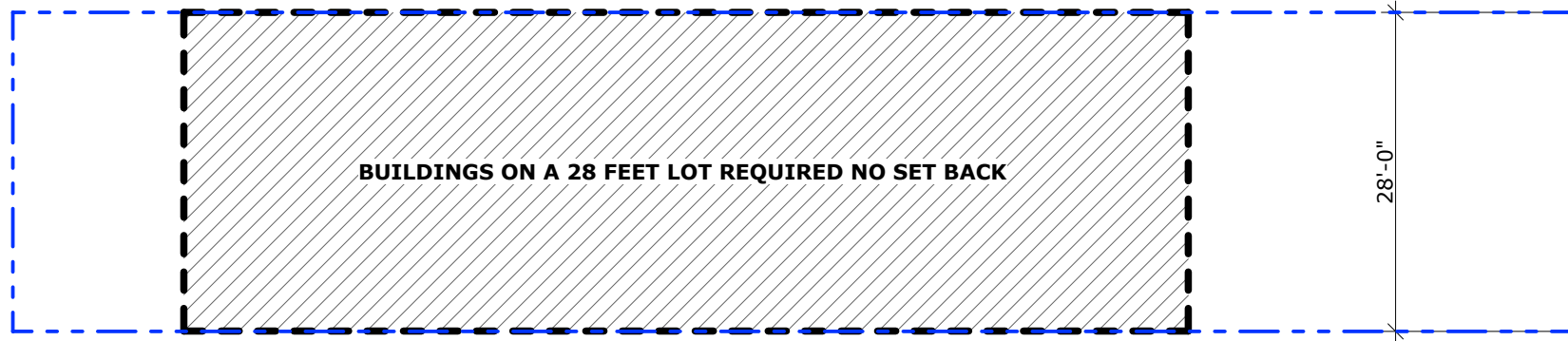
PG 3 12/19/19

DIVISADERO STREET

SUBJECT
PROPERTY WITH
PROPOSED
ADDITION



NOT TO SCALE

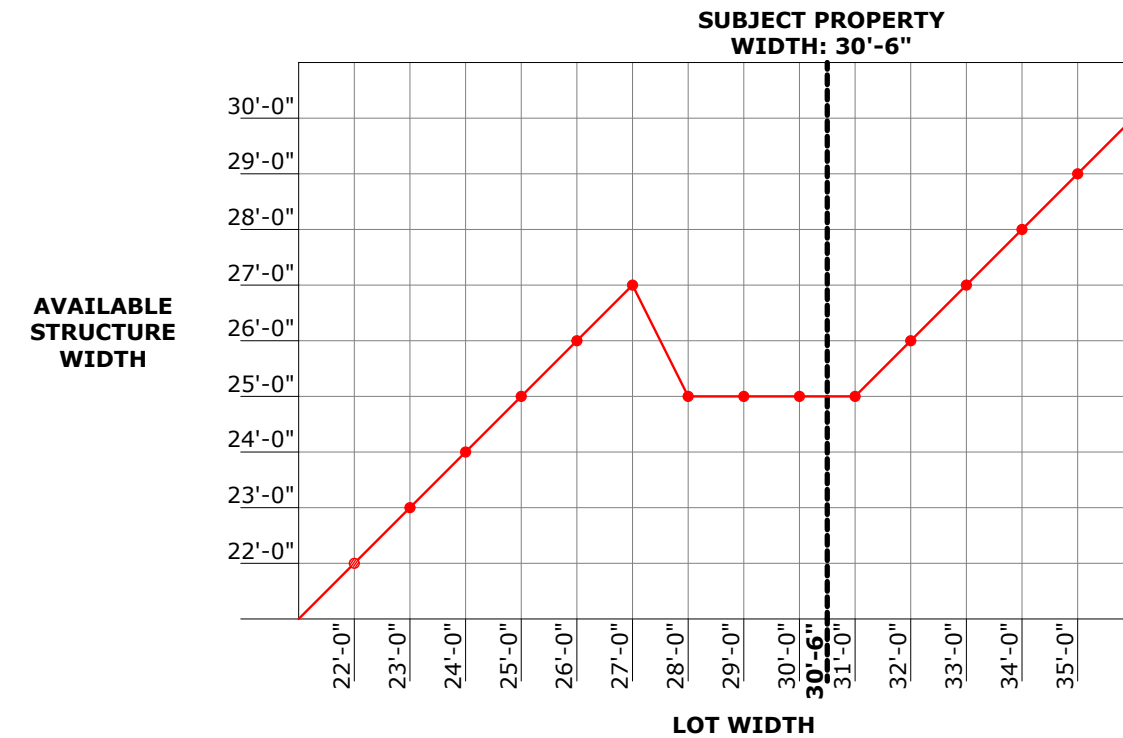


SEC. 133. SIDE YARDS, RH-1(D) DISTRICTS.

The following requirements for side yards shall apply to every building in an RH-1(D) District. Any lot width of less than 33 feet as described herein shall refer only to substandard lots of record as defined in Section 180 of this Code.

- (a) Minimum side yards shall be provided as follows:
 - (1) For lots with a width of less than 28 feet: none;
 - (2) For lots with a width of 28 feet or more but less than 31 feet: one side yard equal to the amount by which the lot width exceeds 25 feet, or the same total amount in the form of two side yards, one of which shall be at least three feet;
 - (3) For lots with a width of 31 feet or more but less than 40 feet: two side yards each of three feet;
 - (4) For lots with a width of 40 feet or more but less than 50 feet: two side yards each of four feet;
 - (5) For lots with a width of 50 feet or more: two side yards each of five feet.
- (b) Where, however, the building does not exceed 25 feet in height, any side yard required by Subsection (a) to be more than three feet in width may be reduced to three feet if the width of the other side yard is increased by the same amount as the first one is reduced.
- (c) Buildings may be built to the common line of two adjoining lots if a side yard having a width of not less than the combined width of the two side yards required above for each lot is provided on each such lot on the opposite side.
- (d) Only those obstructions specified in Section 136 of this Code shall be permitted in a required side yard, and no other obstruction shall be constructed, placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.

SF PLANNING CODE



Side Yard Setback encumbrance

The lot width of 2727 Vallejo is 30.5', which is a width that is unfairly penalized by the RH-1 (D) side setback requirements.

RH-1(D) SIDE SETBACK RULES AND ANALYSIS

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

LEGEND

PROPERTY LINE



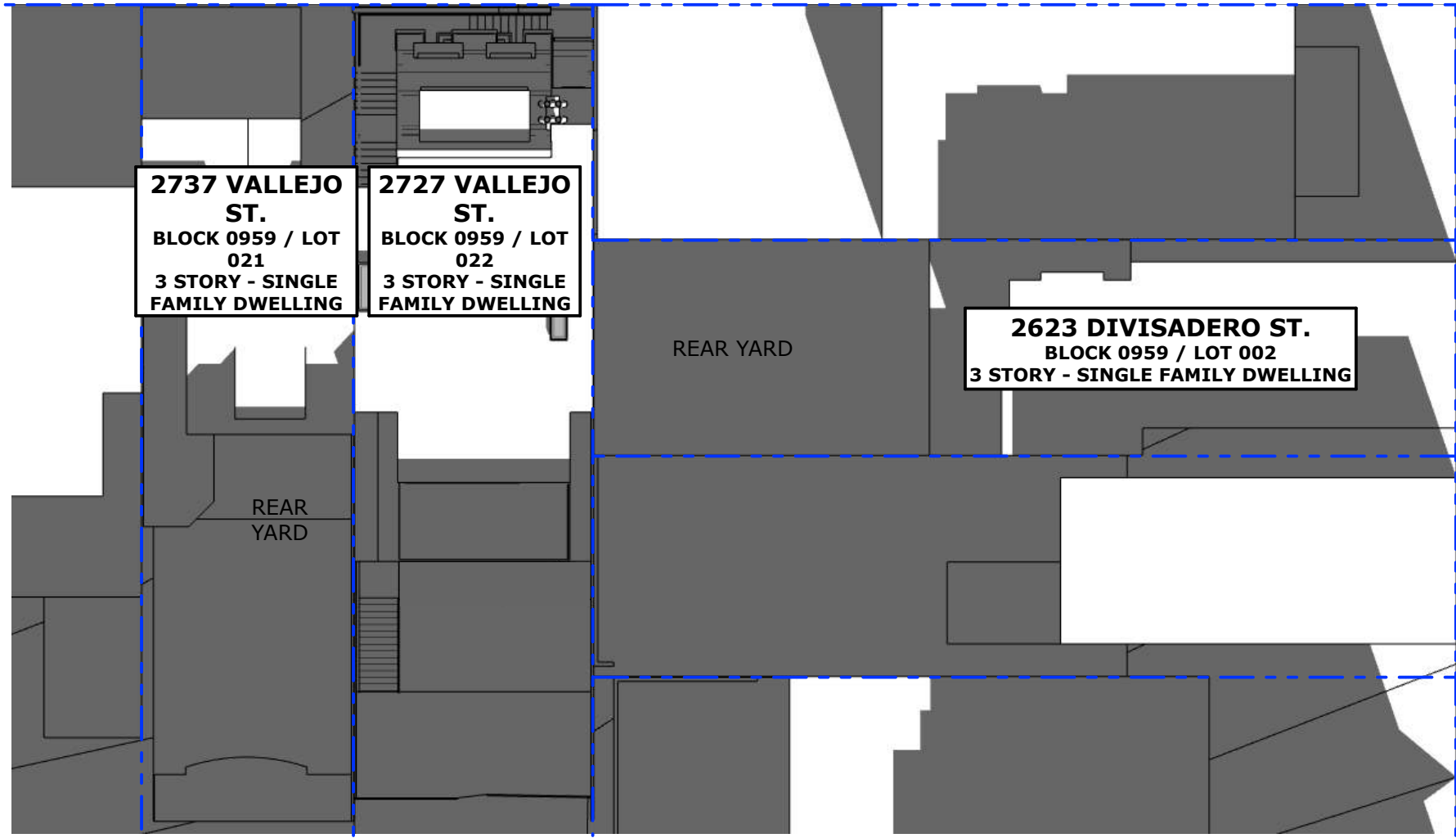
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: DECEMBER 21, 10:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 6

12/19/19

LEGEND

PROPERTY LINE



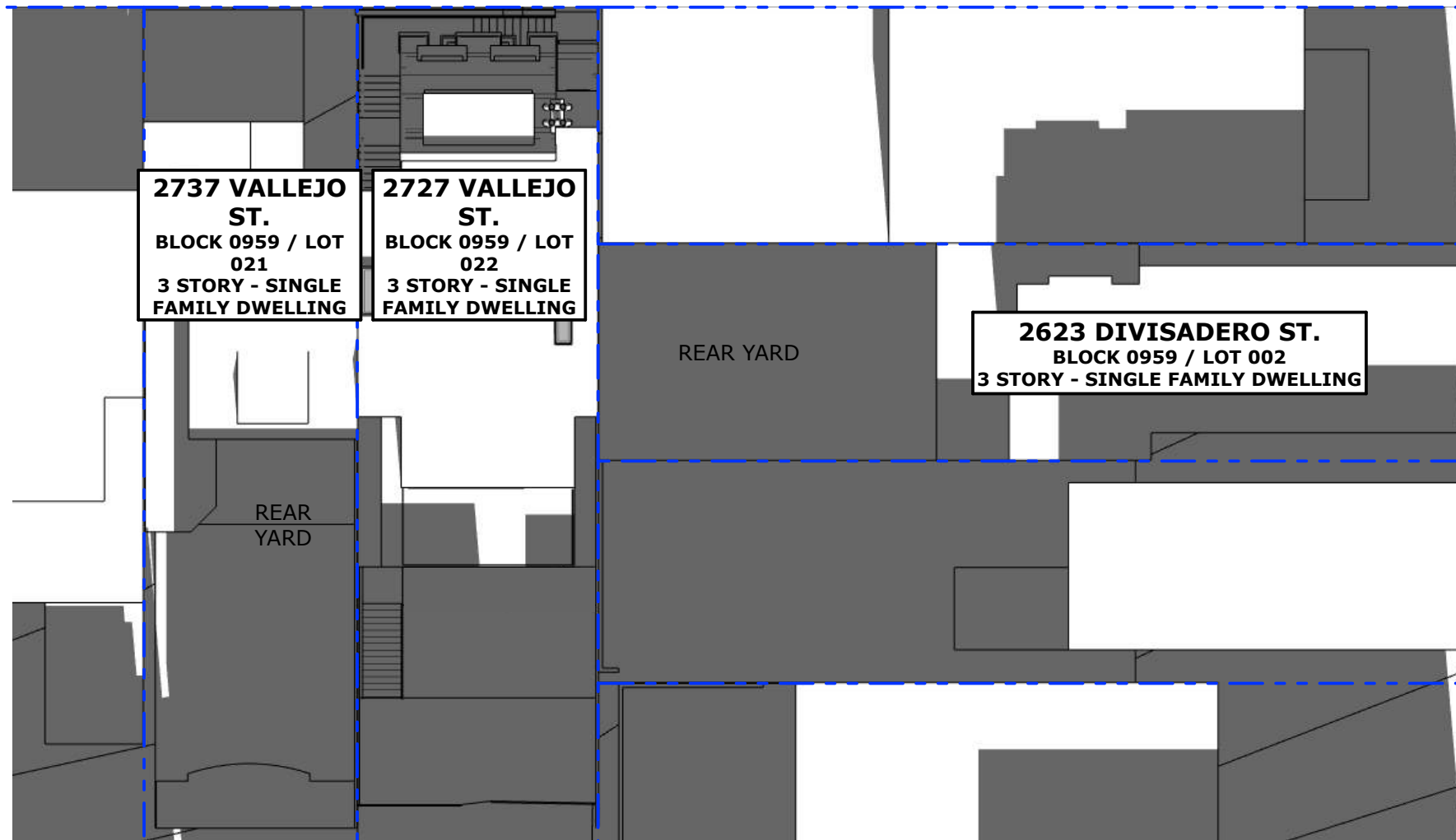
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: DECEMBER 21, 11:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 7

12/19/19



LEGEND

PROPERTY LINE



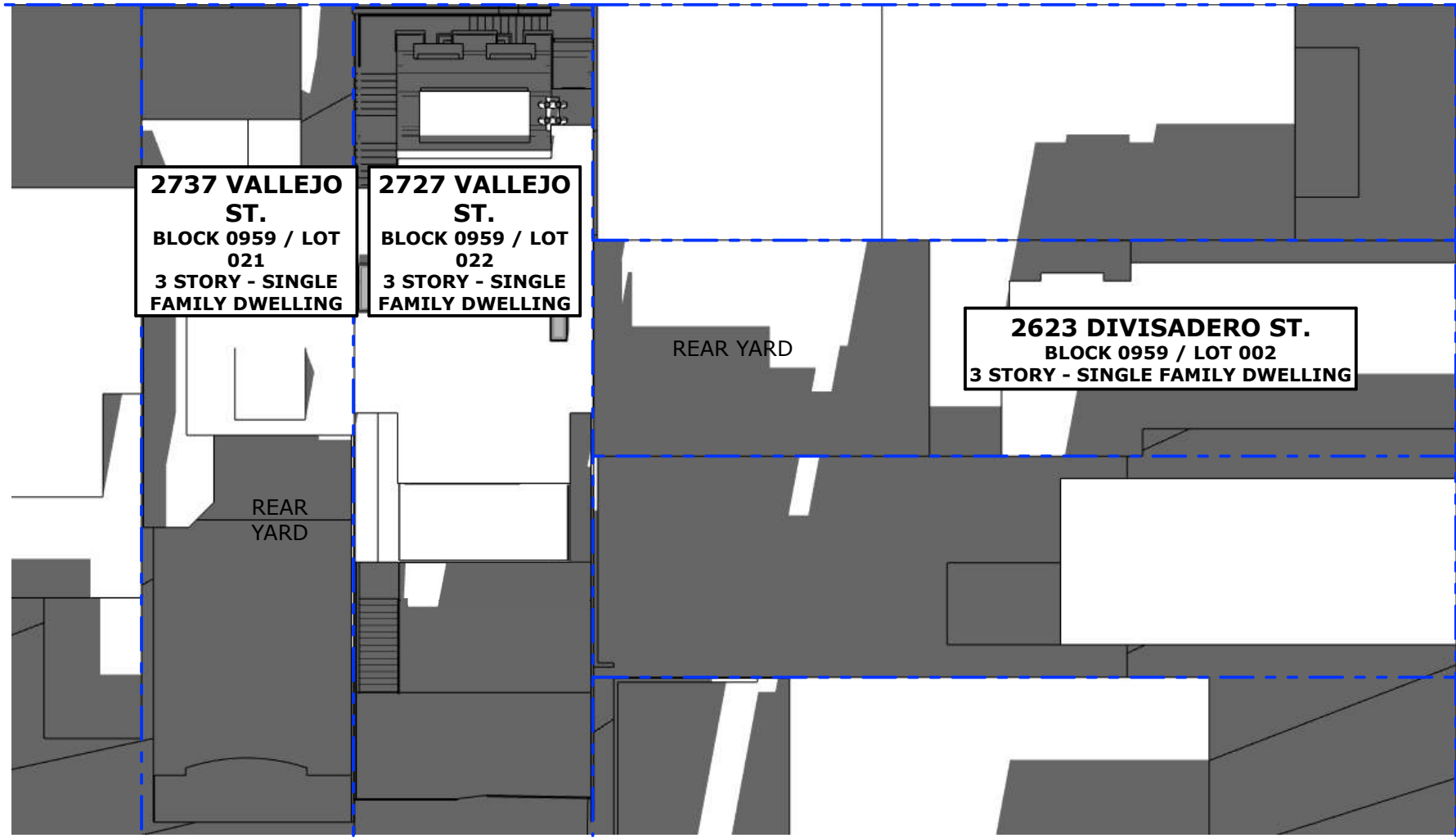
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: DECEMBER 21, 12:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 8

12/19/19



LEGEND

PROPERTY LINE



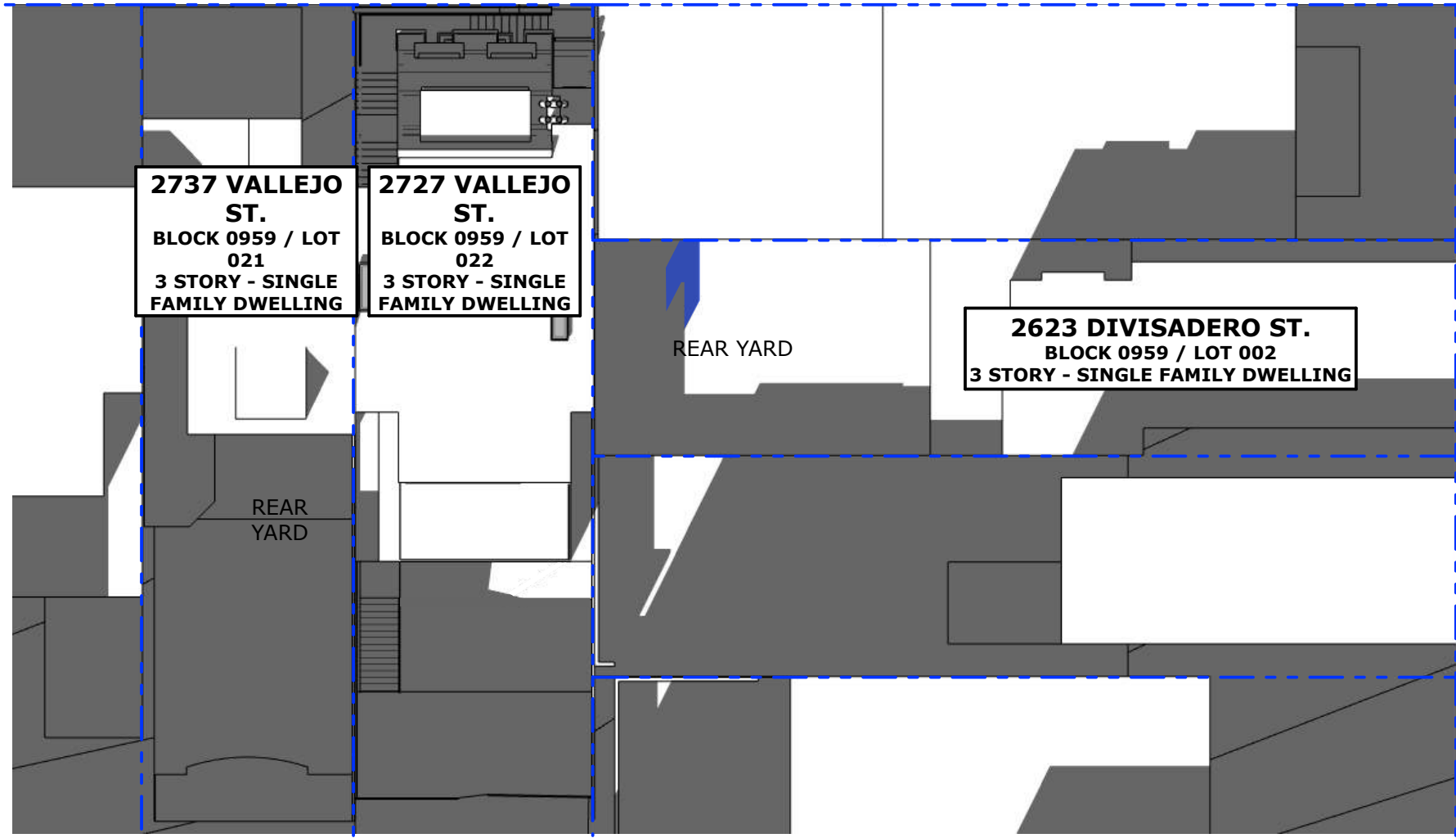
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED

1"=20'

SHADOW STUDY: DECEMBER 21, 13:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 9

12/19/19



BUTLER ARMSDEN
ARCHITECTS

LEGEND

PROPERTY LINE



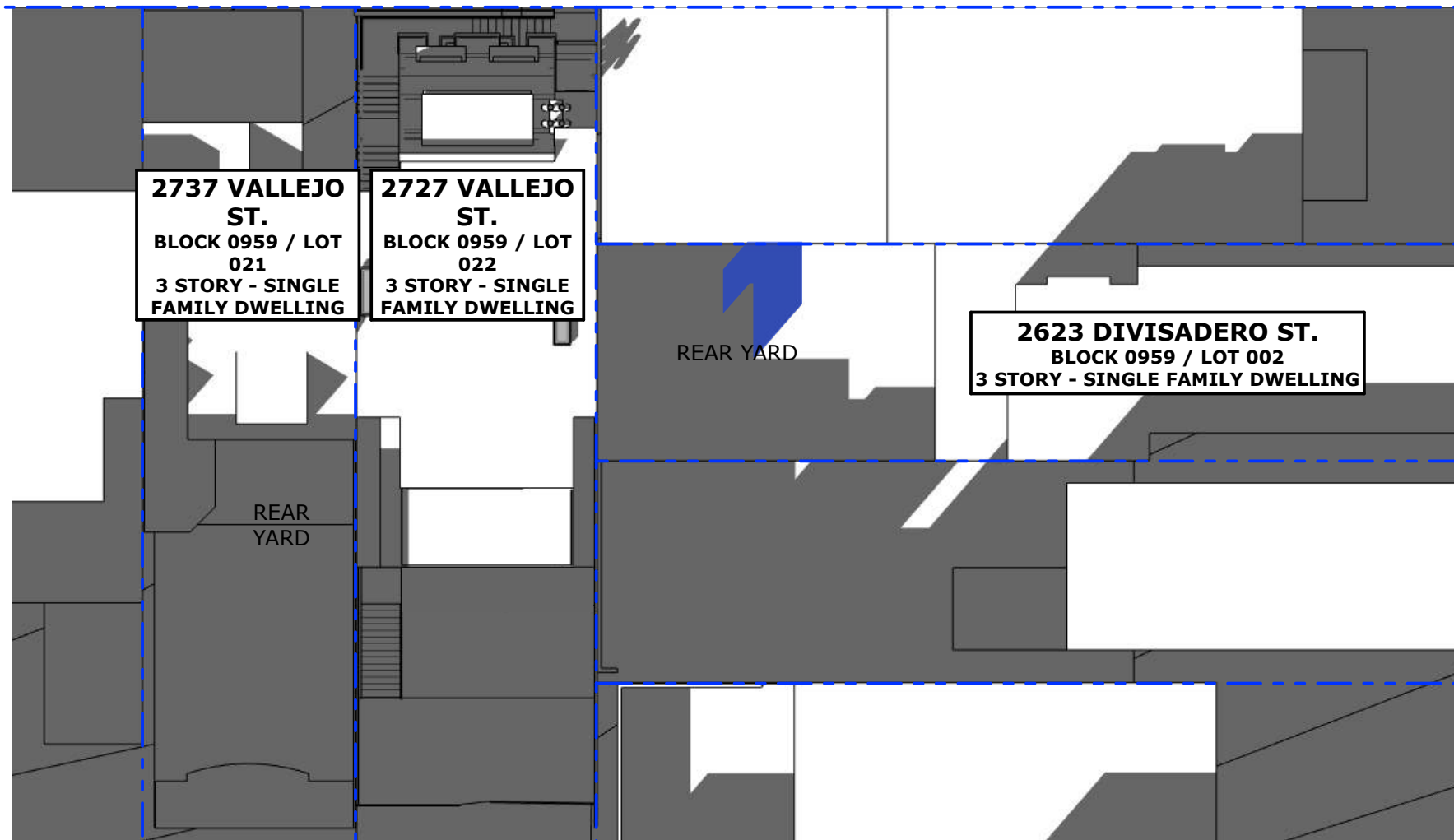
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED

1"=20'

SHADOW STUDY: DECEMBER 21, 14:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 10

12/19/19



LEGEND

PROPERTY LINE



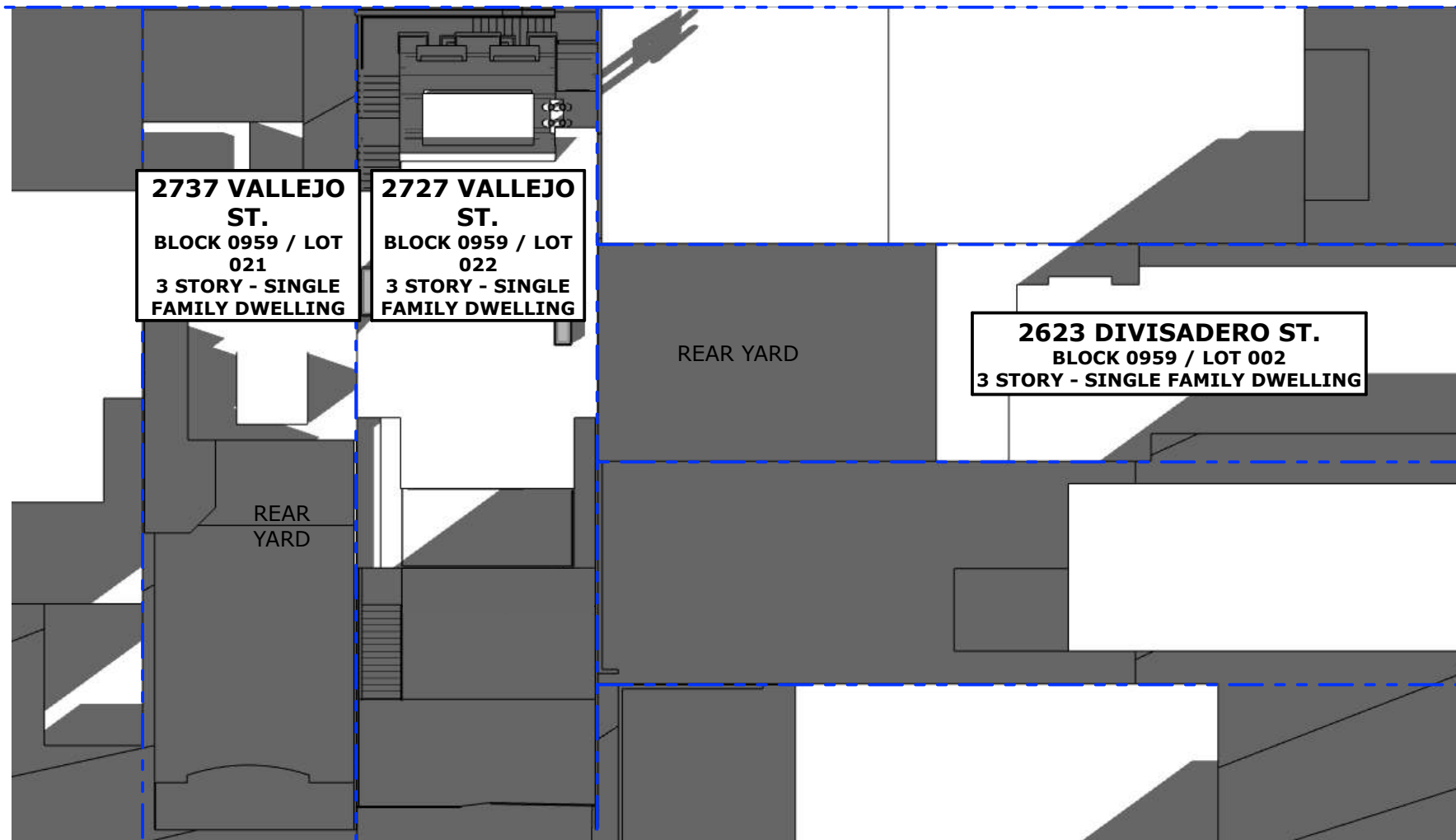
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: DECEMBER 21, 15:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 11

12/19/19



LEGEND

PROPERTY LINE



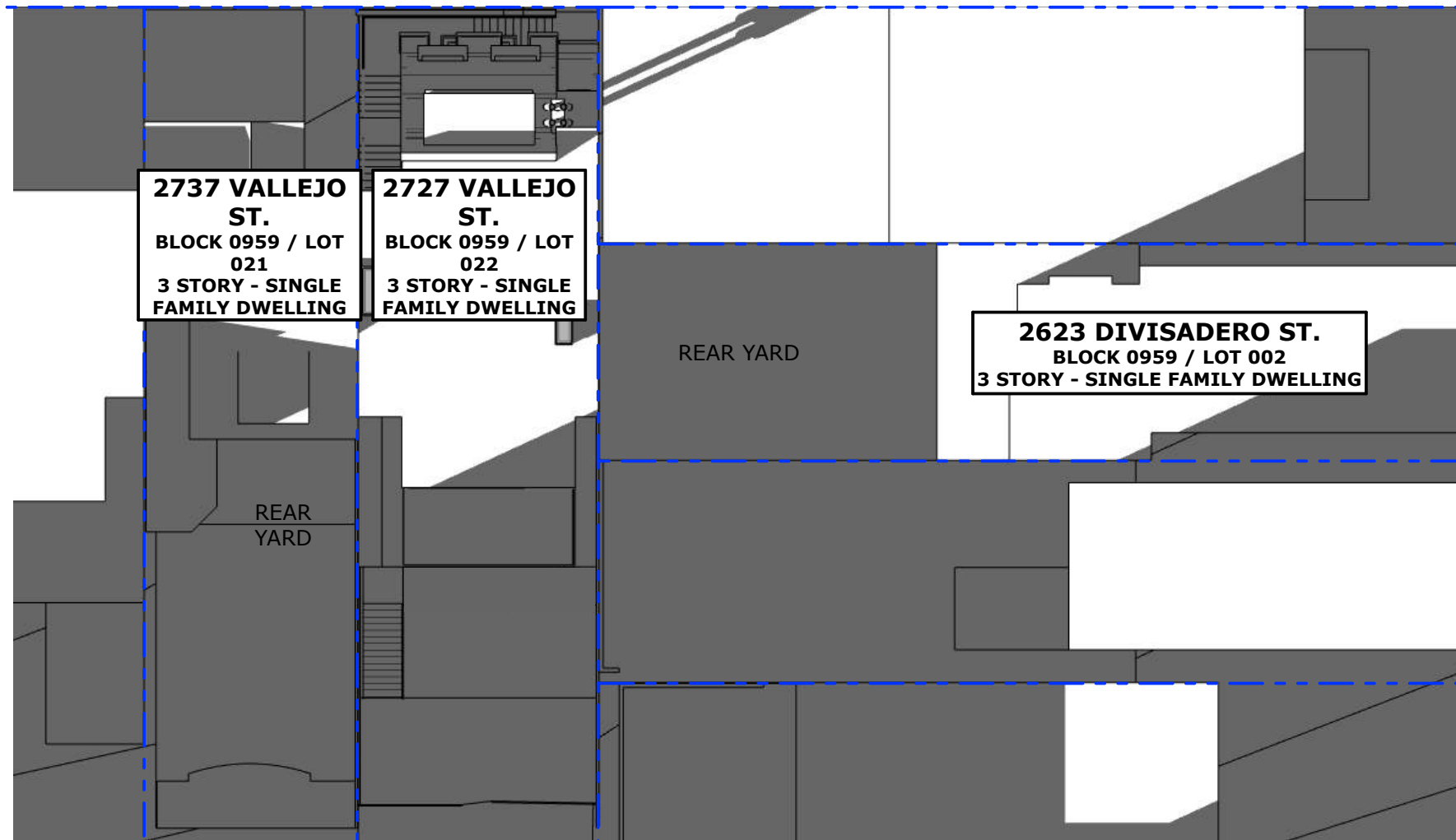
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: DECEMBER 21, 16:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 12

12/19/19

LEGEND

PROPERTY LINE



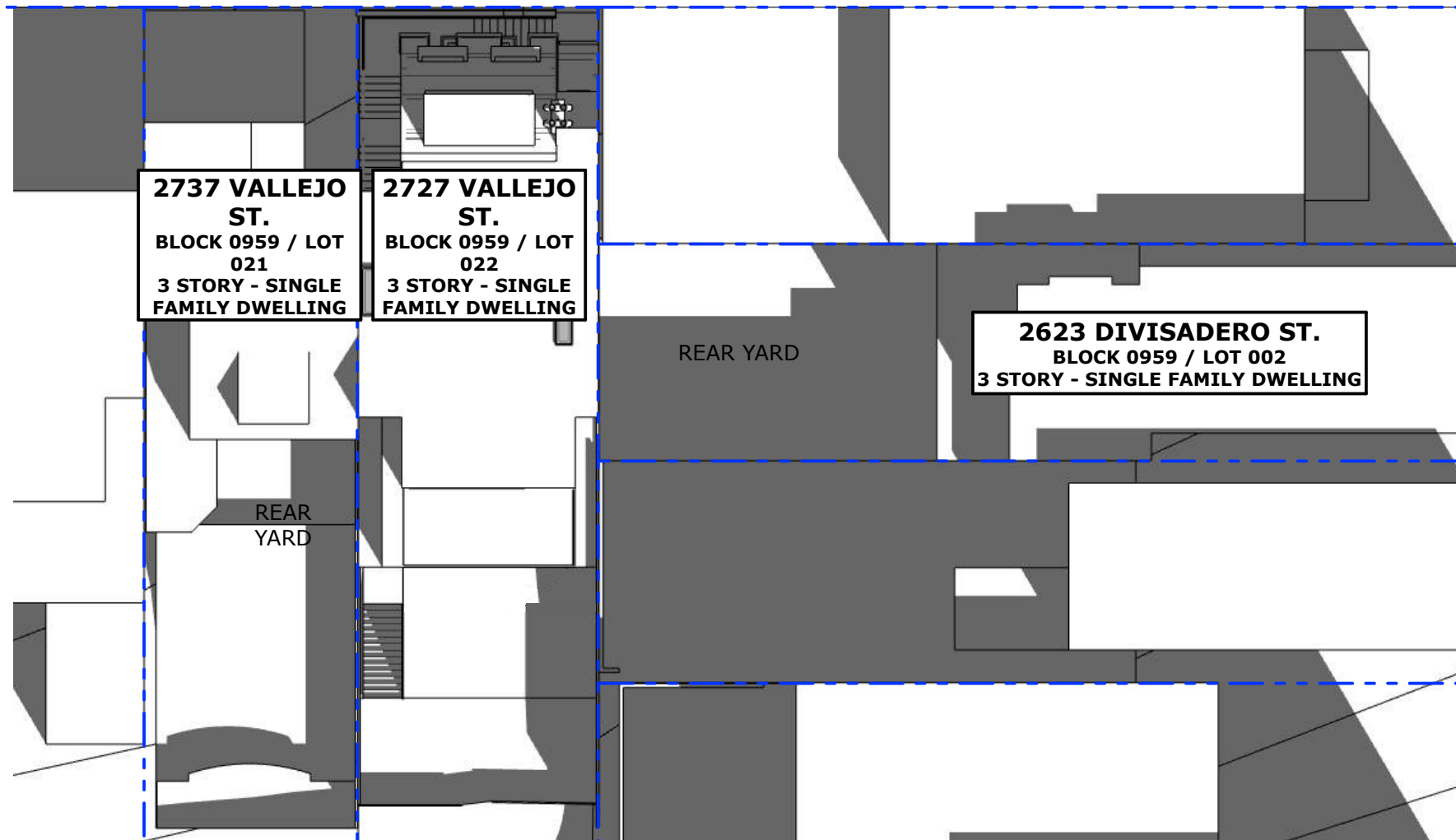
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: SEPTEMBER 21, 10:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 13

12/19/19



LEGEND

PROPERTY LINE



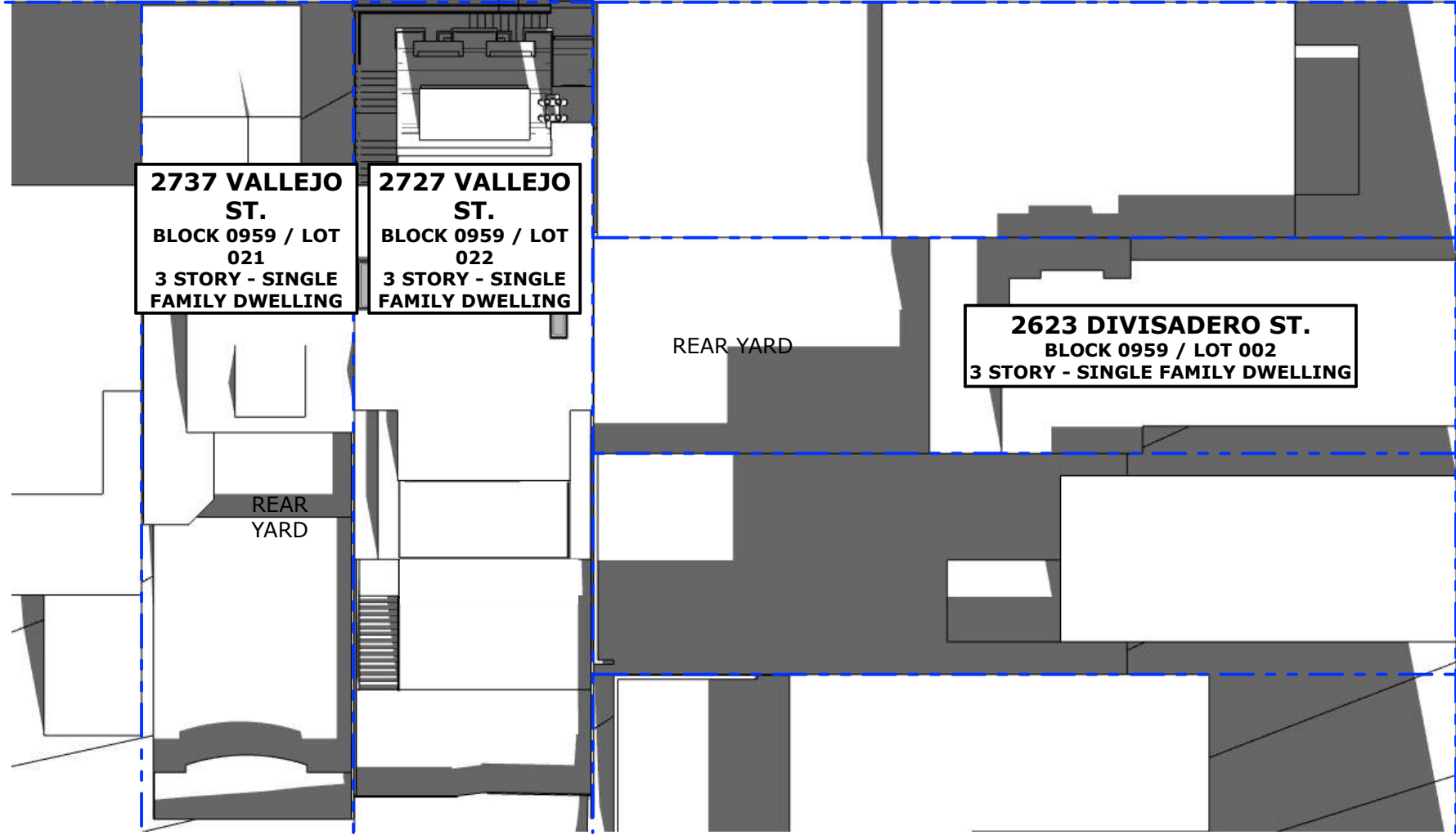
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: SEPTEMBER 21, 11:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 14

12/19/19

LEGEND

PROPERTY LINE



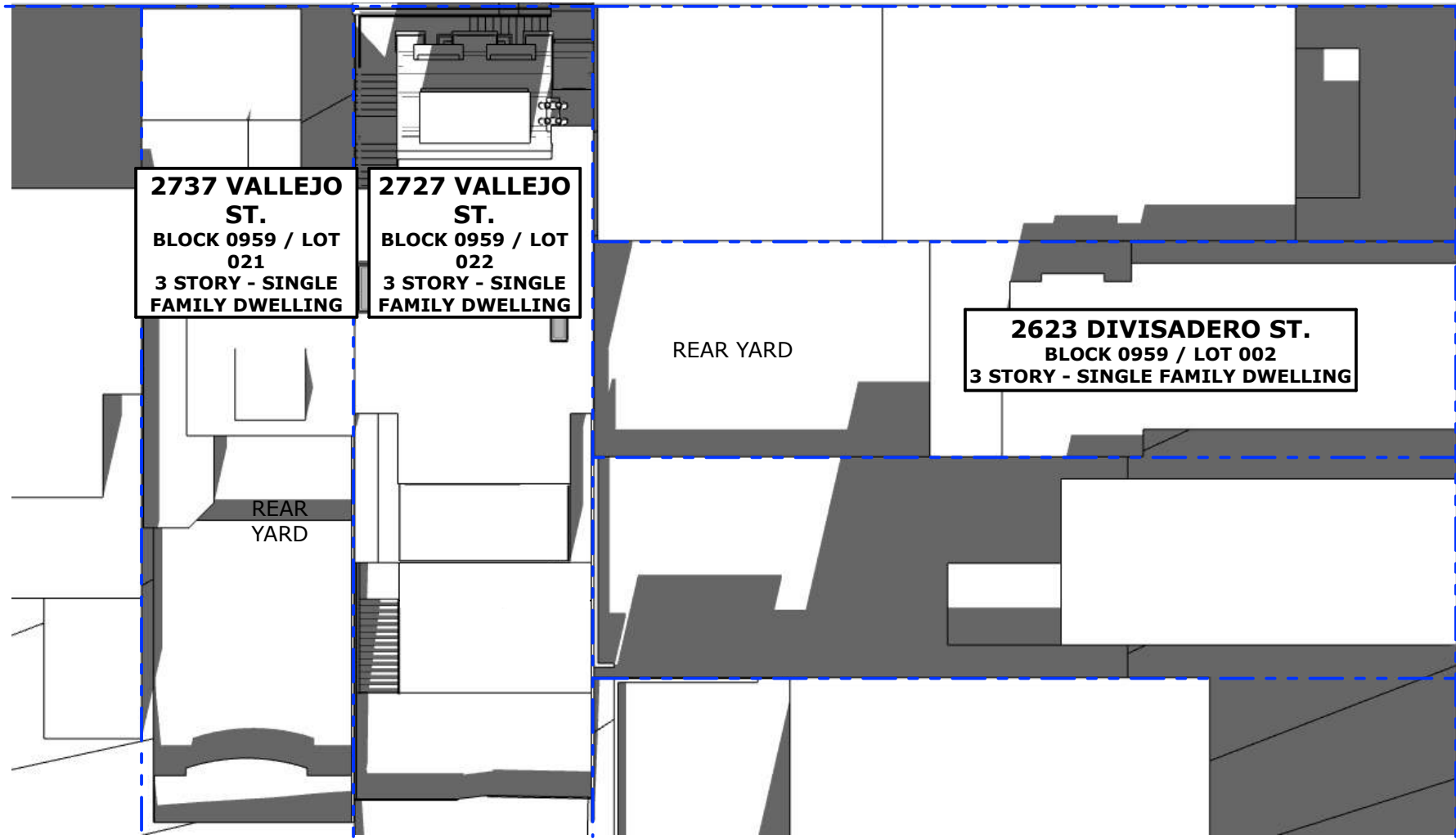
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: SEPTEMBER 21, 12:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 15

12/19/19

LEGEND

PROPERTY LINE



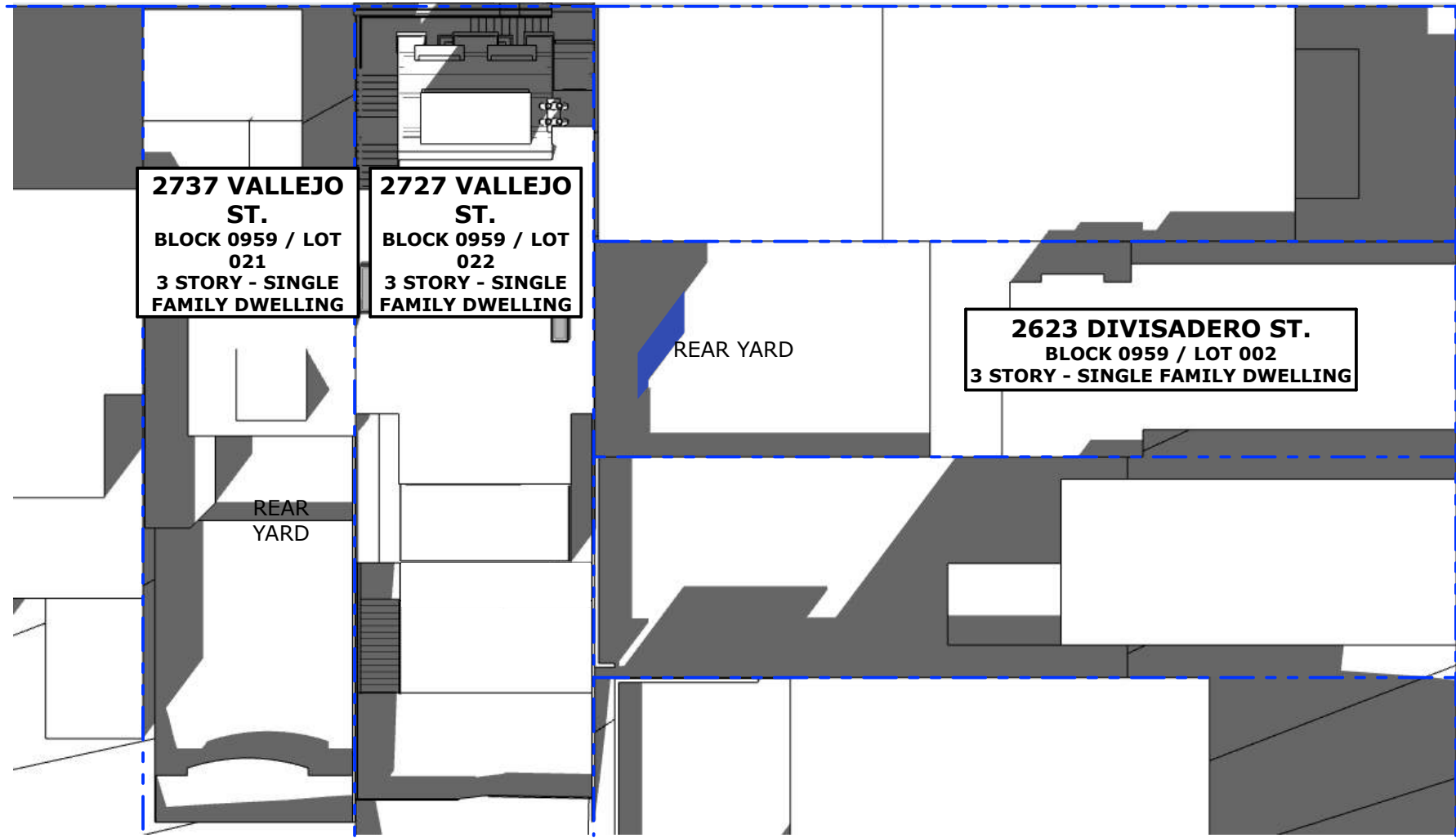
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED

1"=20'

SHADOW STUDY: SEPTEMBER 21, 13:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 16

12/19/19

LEGEND

PROPERTY LINE



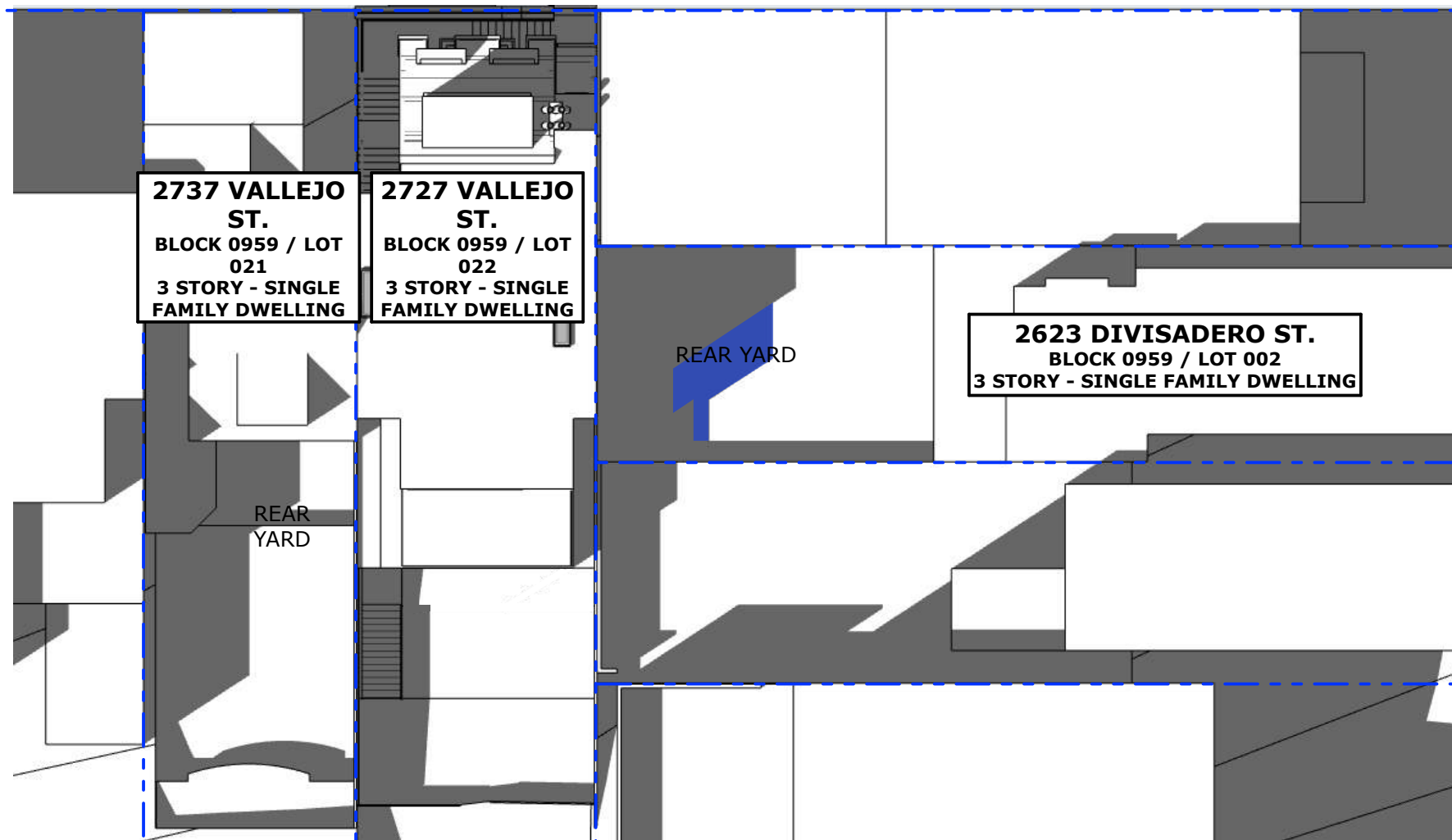
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED

1"=20'

SHADOW STUDY: SEPTEMBER 21, 14:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 17

12/19/19



LEGEND

PROPERTY LINE



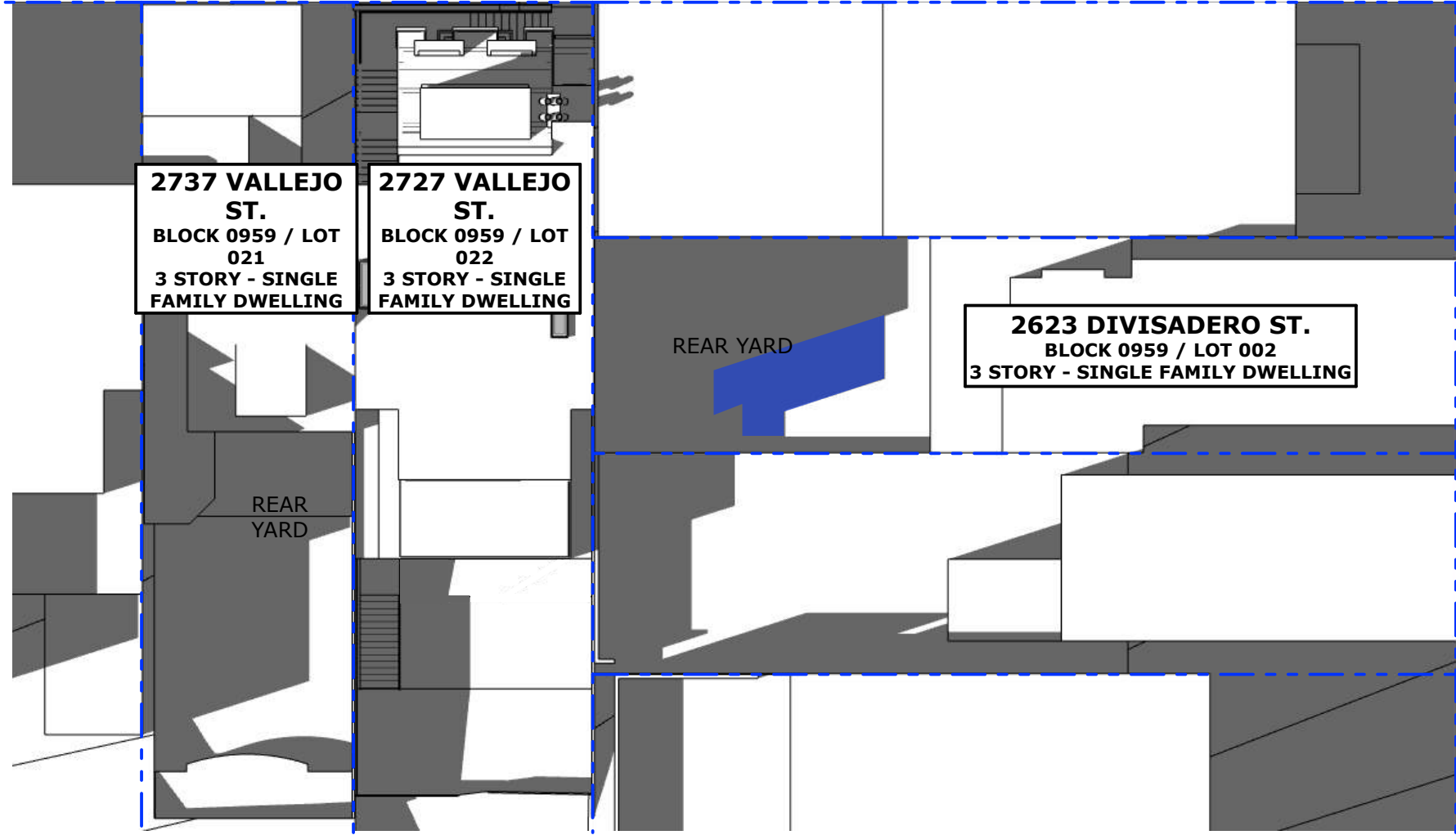
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED

1"=20'

SHADOW STUDY: SEPTEMBER 21, 15:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 18

12/19/19



BUTLER ARMSDEN
ARCHITECTS

LEGEND

PROPERTY LINE



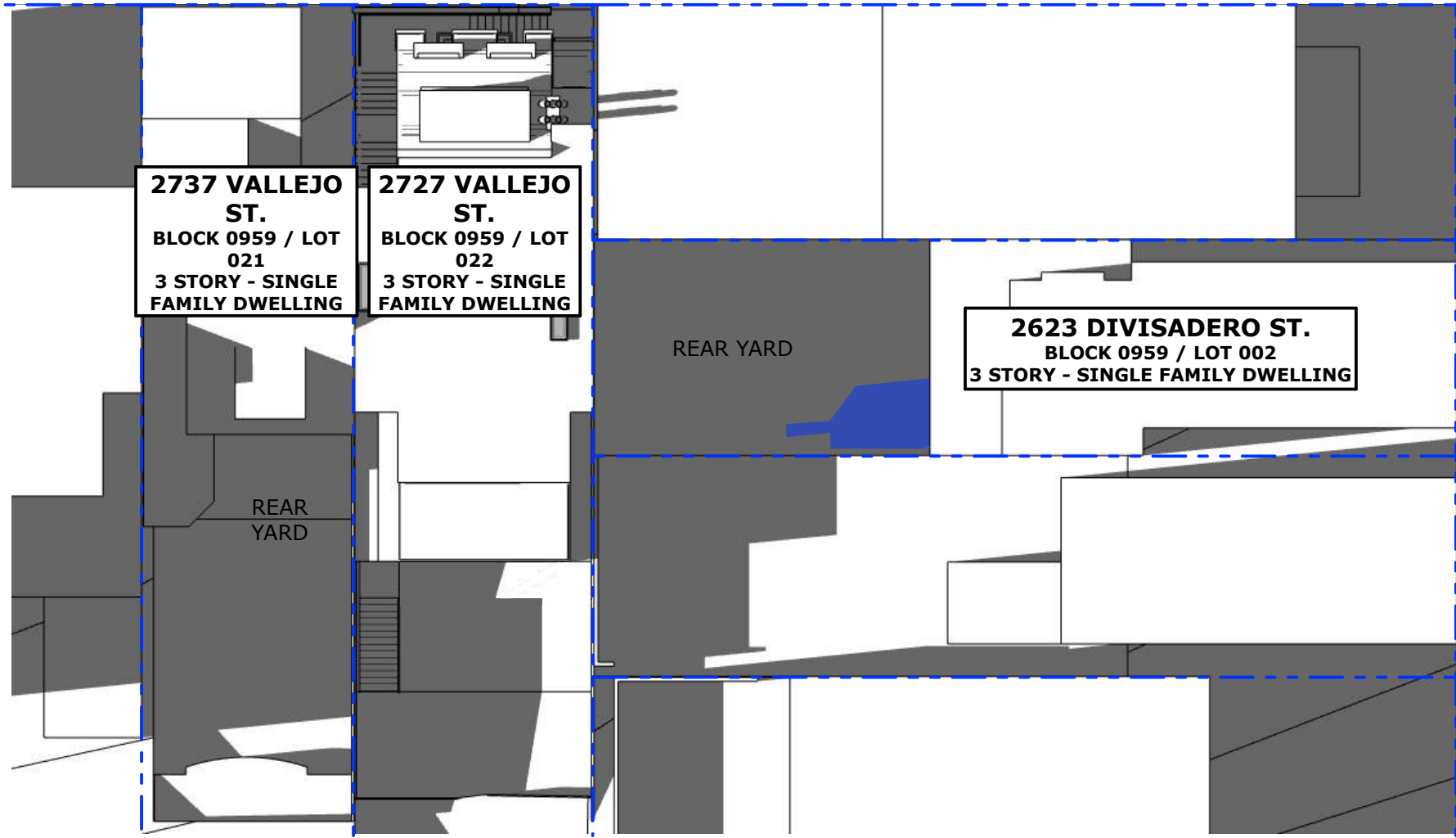
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED

1"=20'

SHADOW STUDY: SEPTEMBER 21, 16:00
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG 19 12/19/19



LEGEND

PROPERTY LINE



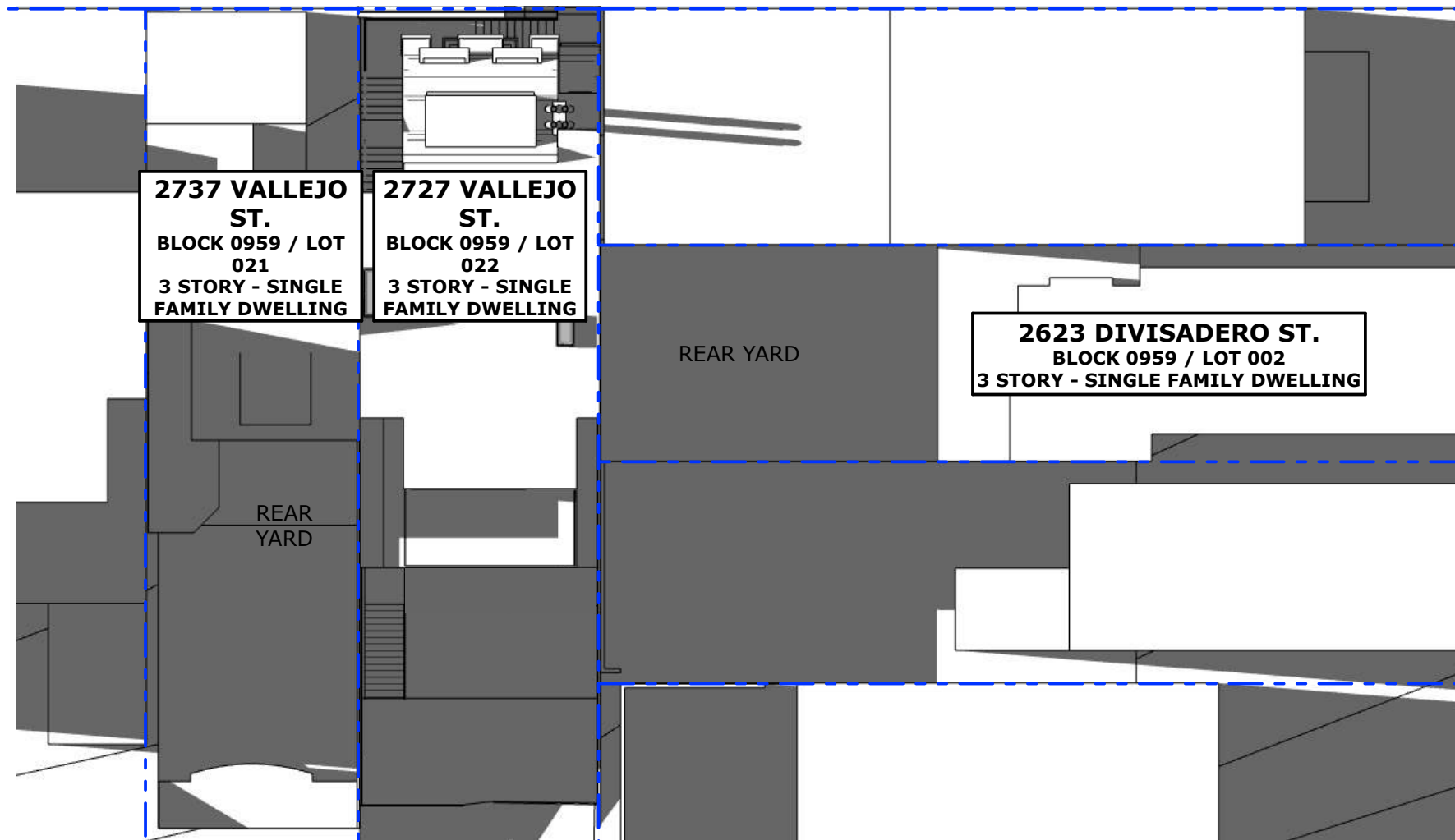
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: SEPTEMBER 21, 17:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 20

12/19/19



LEGEND

PROPERTY LINE



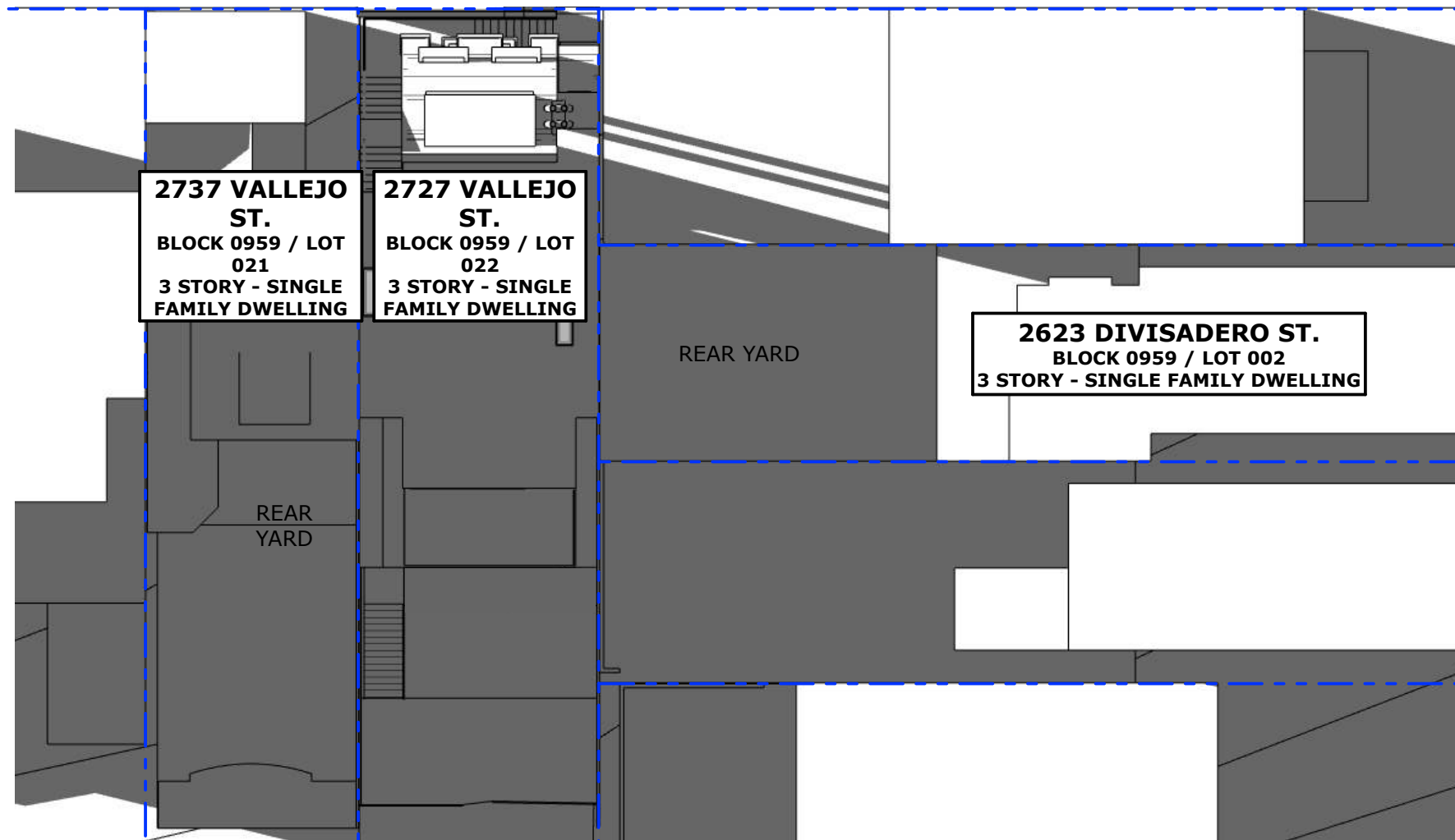
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: SEPTEMBER 21, 18:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 21

12/19/19

LEGEND

PROPERTY LINE



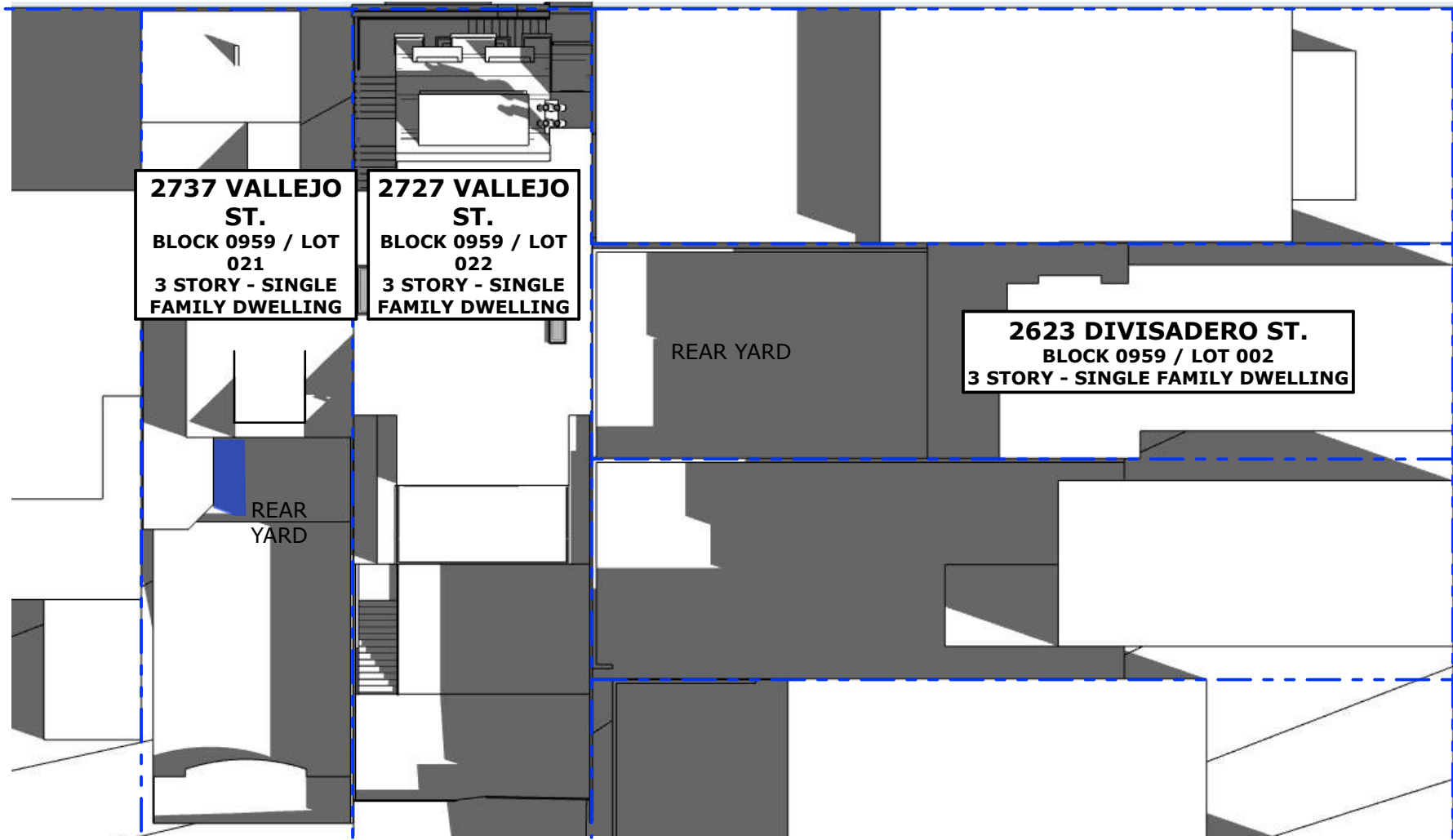
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED

1"=20'

SHADOW STUDY: JUNE 21, 9:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 22

12/19/19

LEGEND

PROPERTY LINE



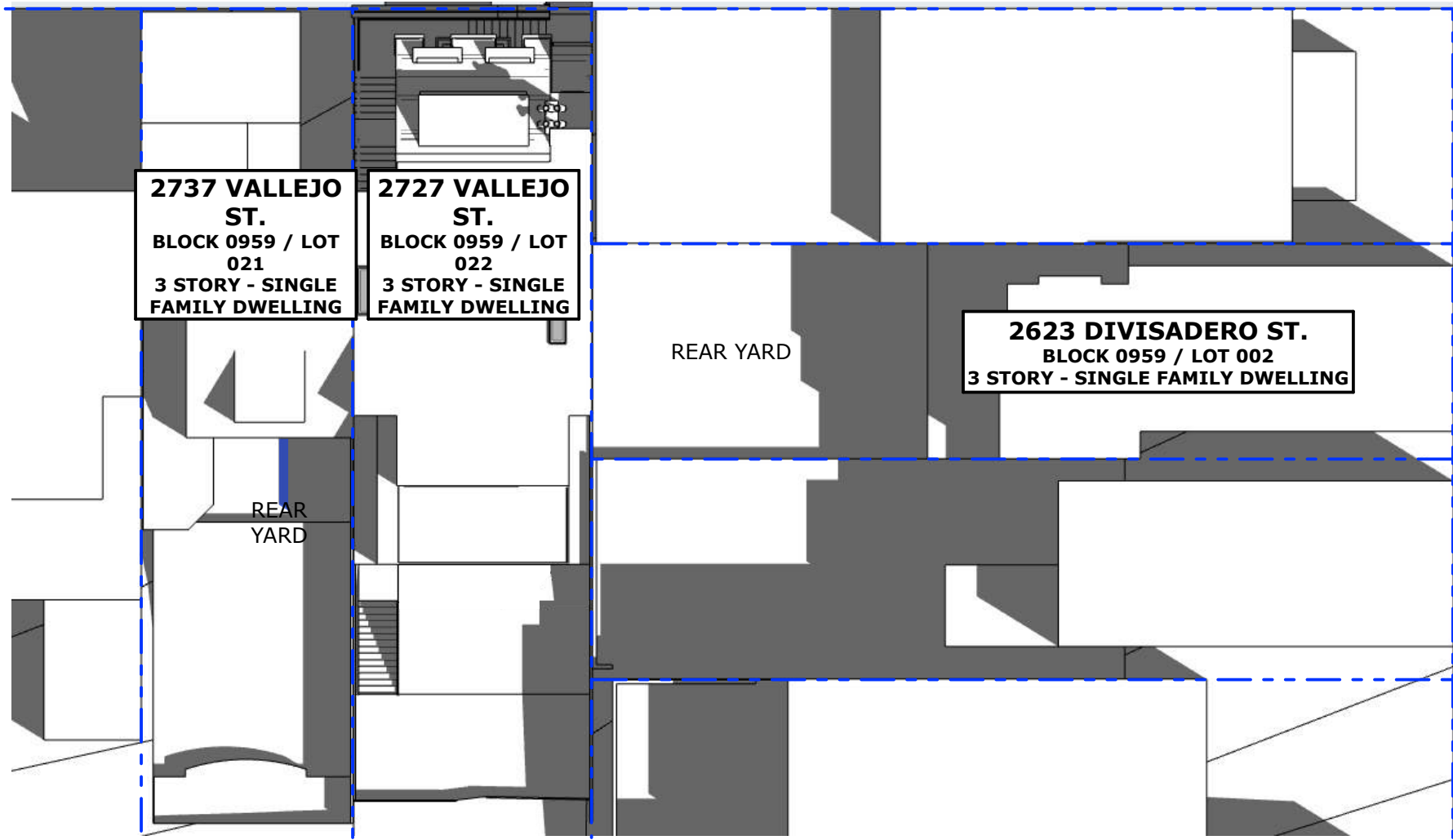
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED

1"=20'

SHADOW STUDY: JUNE 21, 10:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 23

12/19/19



LEGEND

PROPERTY LINE



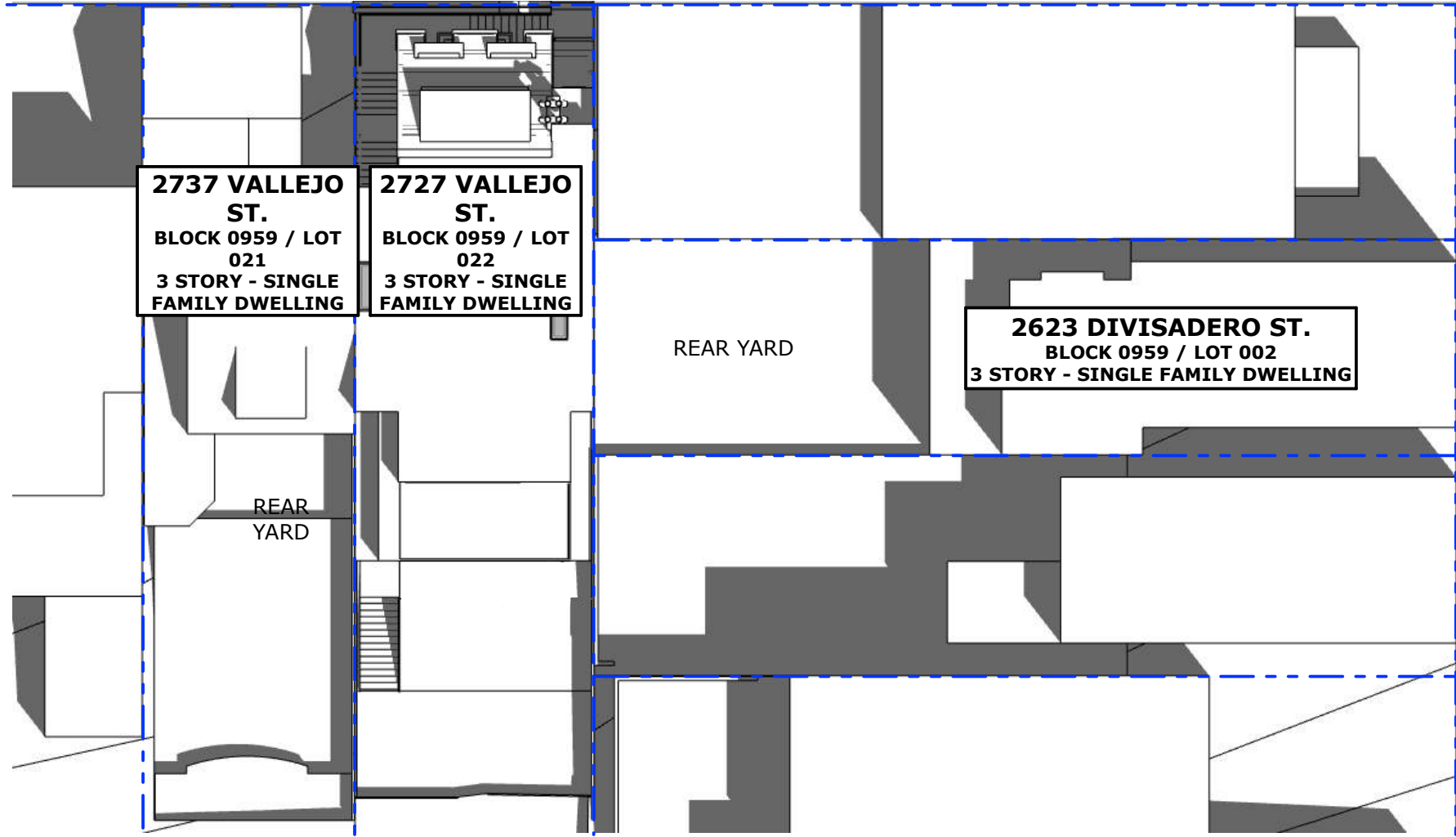
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



2737 VALLEJO ST.
BLOCK 0959 / LOT 021
3 STORY - SINGLE FAMILY DWELLING

2727 VALLEJO ST.
BLOCK 0959 / LOT 022
3 STORY - SINGLE FAMILY DWELLING

2623 DIVISADERO ST.
BLOCK 0959 / LOT 002
3 STORY - SINGLE FAMILY DWELLING

REAR YARD

REAR YARD

DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

LEGEND

PROPERTY LINE



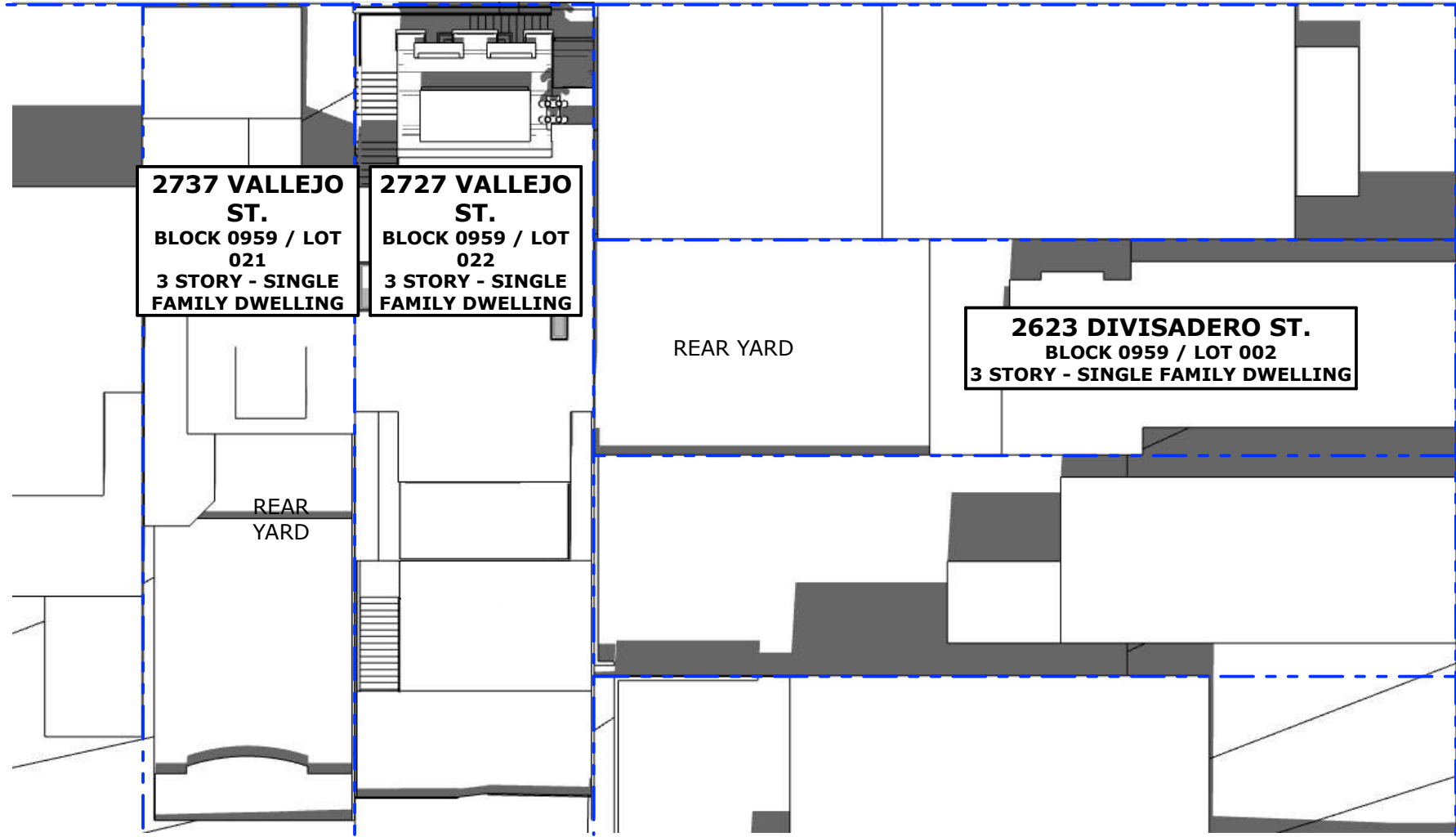
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: JUNE 21, 12:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 25

12/19/19

LEGEND

PROPERTY LINE



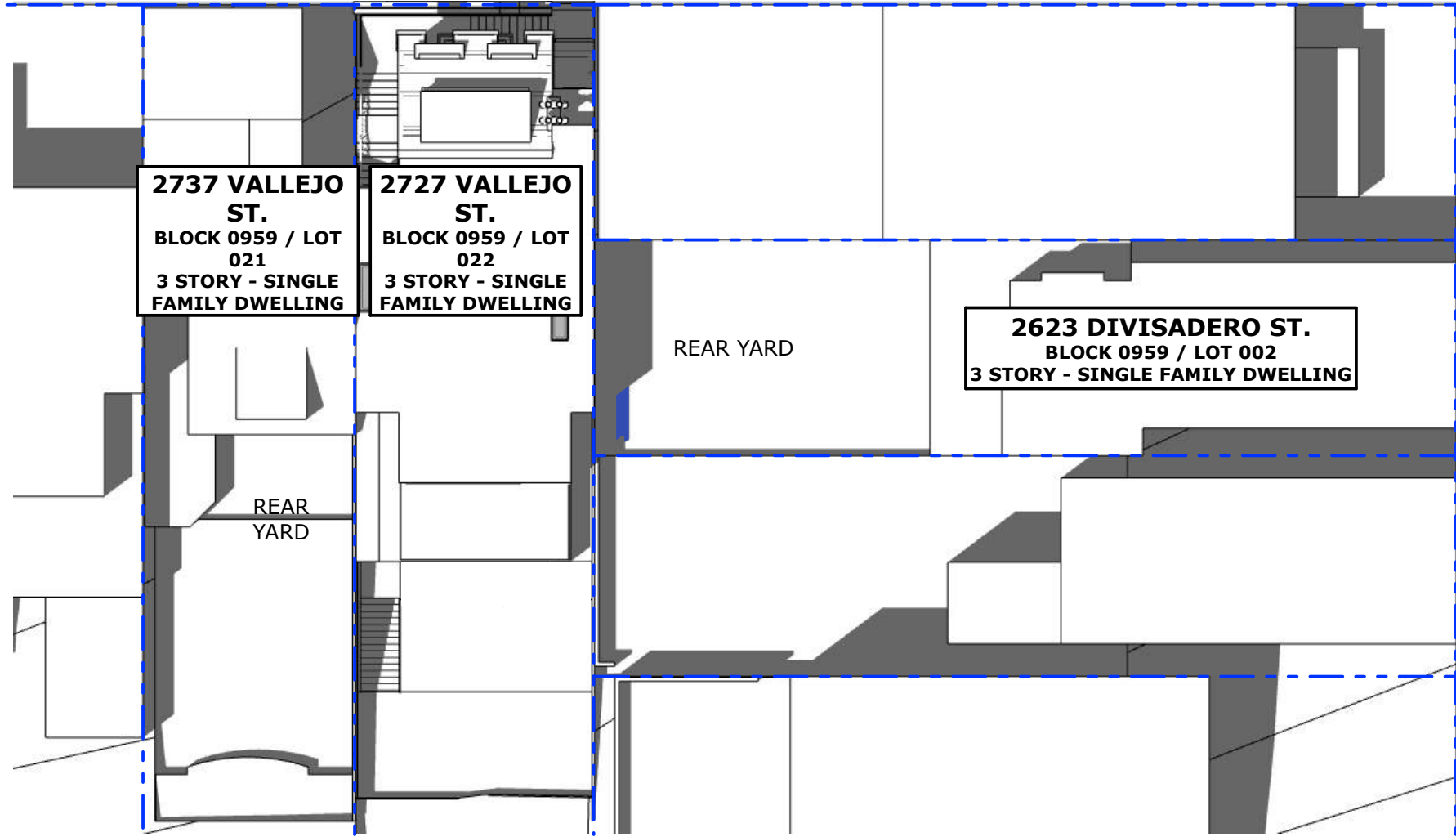
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED

1"=20'

SHADOW STUDY: JUNE 21, 13:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 26

12/19/19

LEGEND

PROPERTY LINE



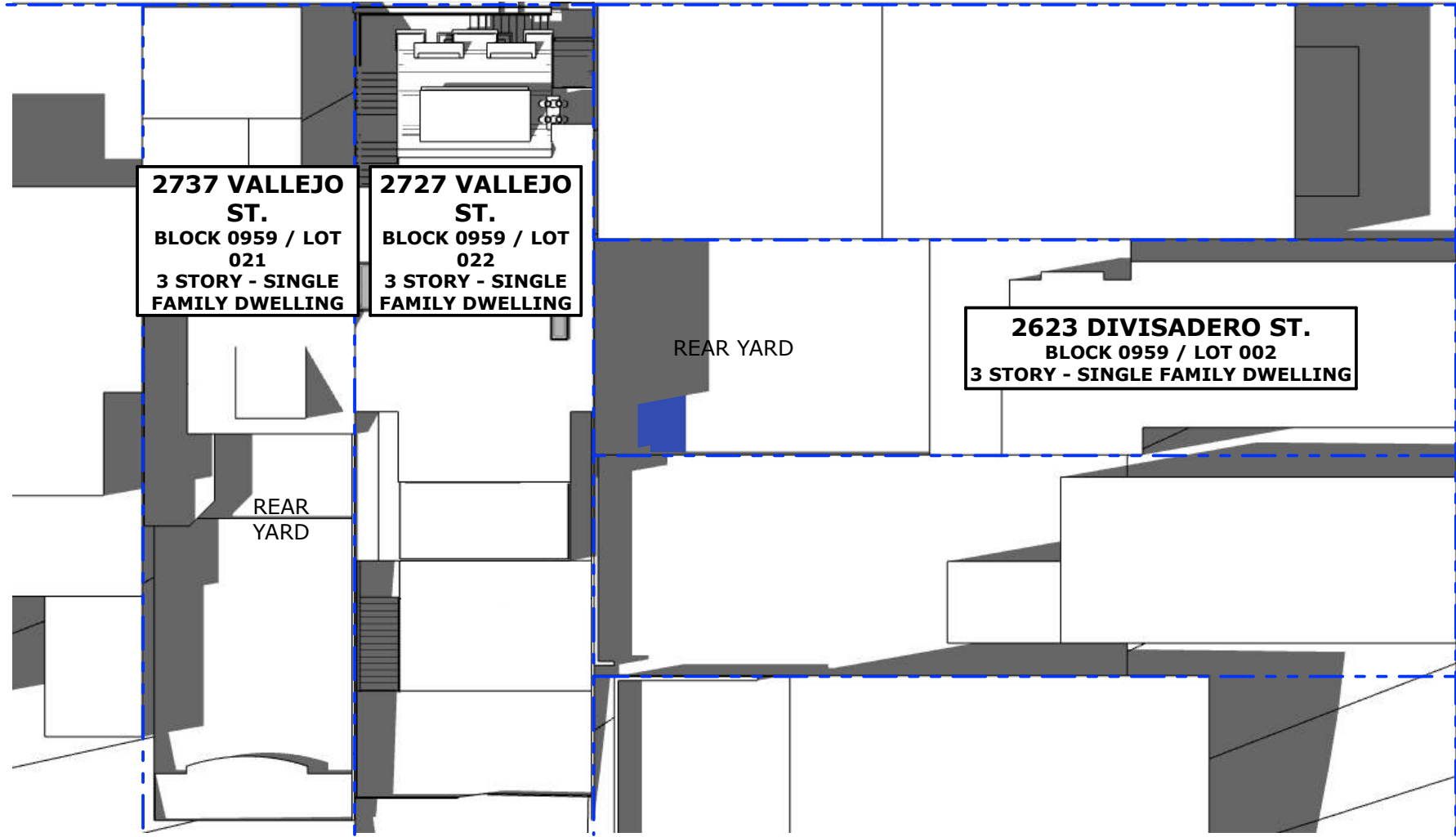
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED

1"=20'

SHADOW STUDY: JUNE 21, 14:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 27

12/19/19

LEGEND

PROPERTY LINE



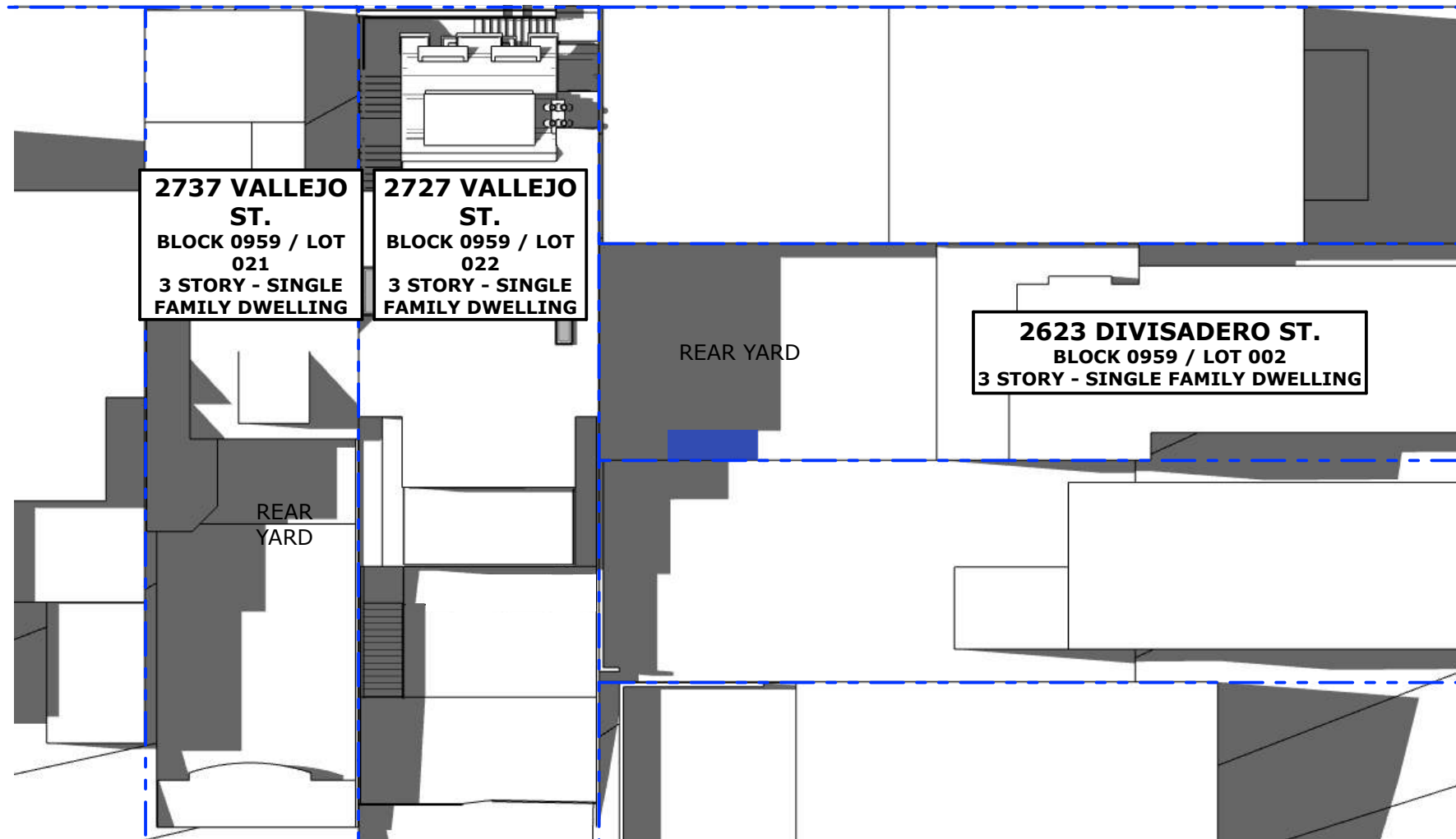
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED

1"=20'

SHADOW STUDY: JUNE 21, 15:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 28

12/19/19



LEGEND

PROPERTY LINE



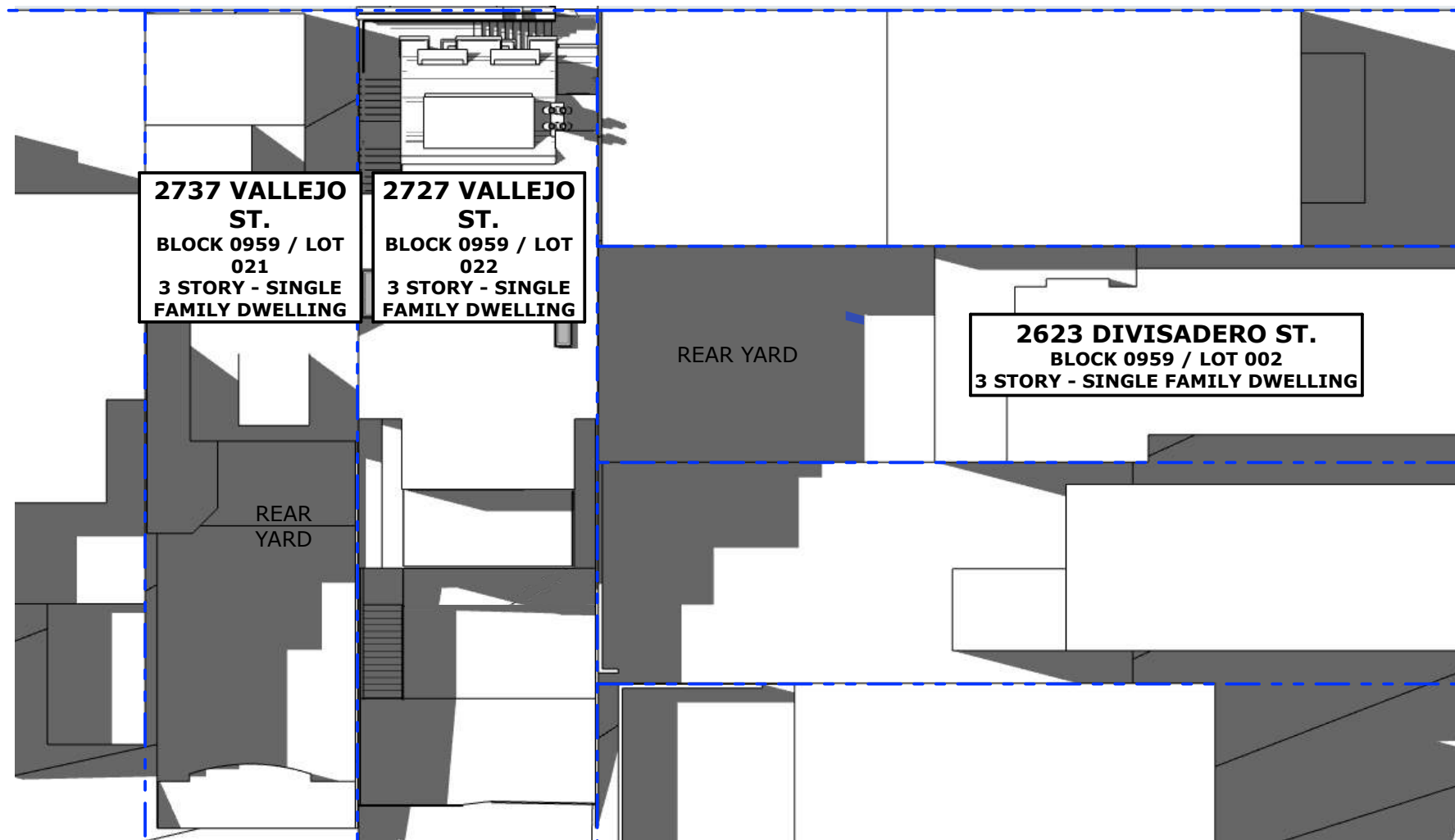
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



PROPOSED

1"=20'

SHADOW STUDY: JUNE 21, 16:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 29

12/19/19

LEGEND

PROPERTY LINE



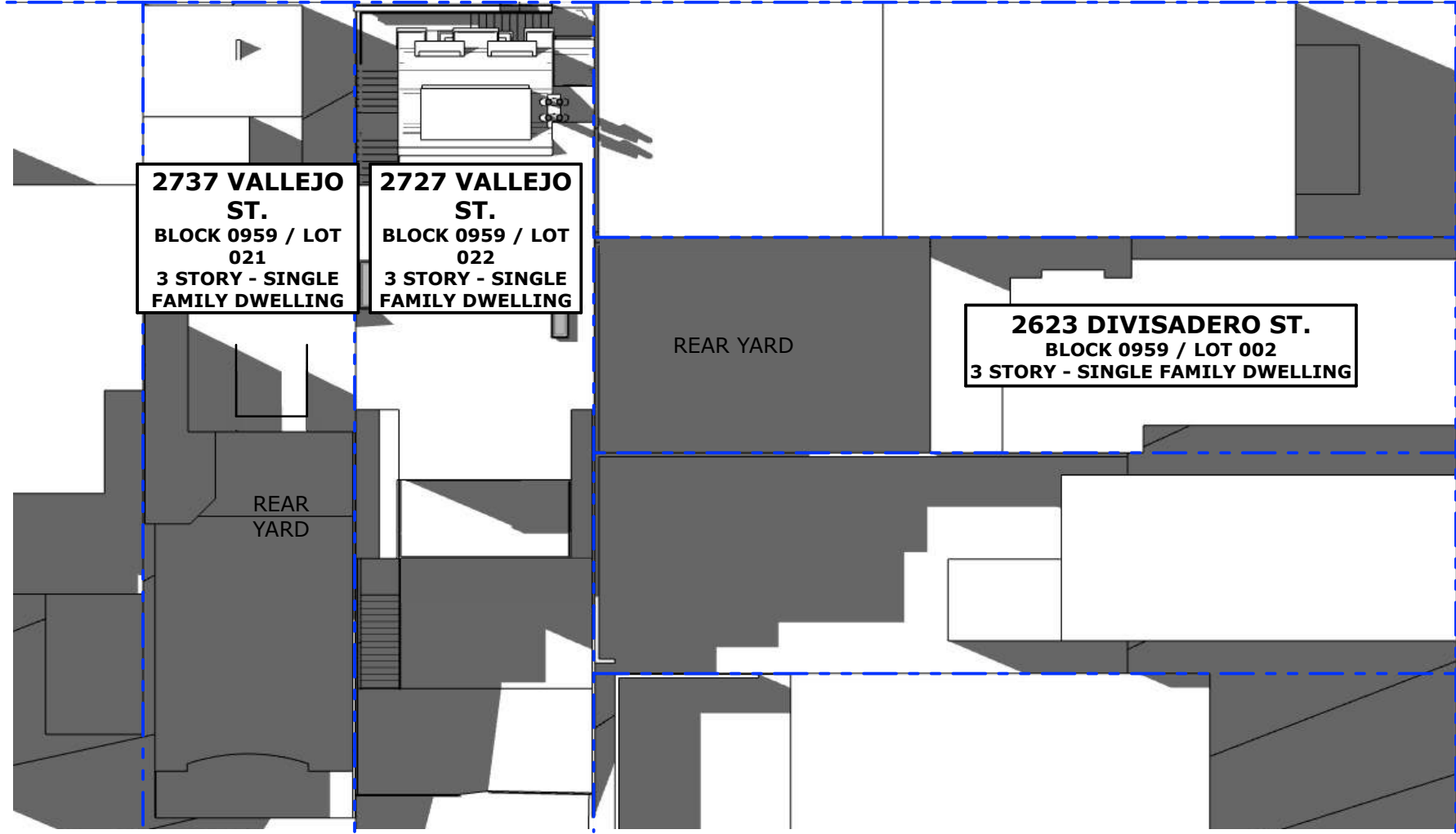
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: JUNE 21, 17:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 30

12/19/19

LEGEND

PROPERTY LINE



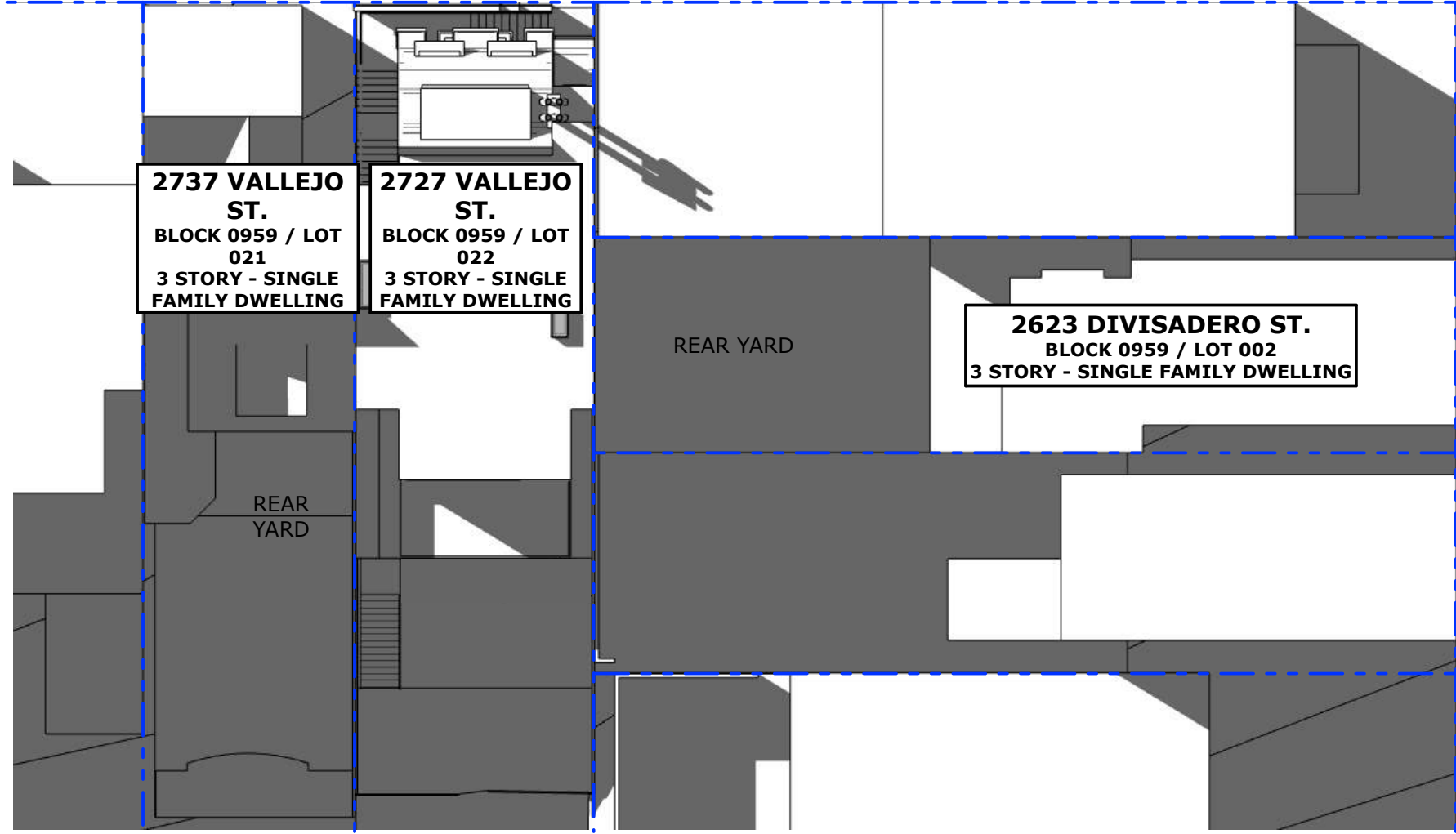
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: JUNE 21, 18:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 31

12/19/19



LEGEND

PROPERTY LINE



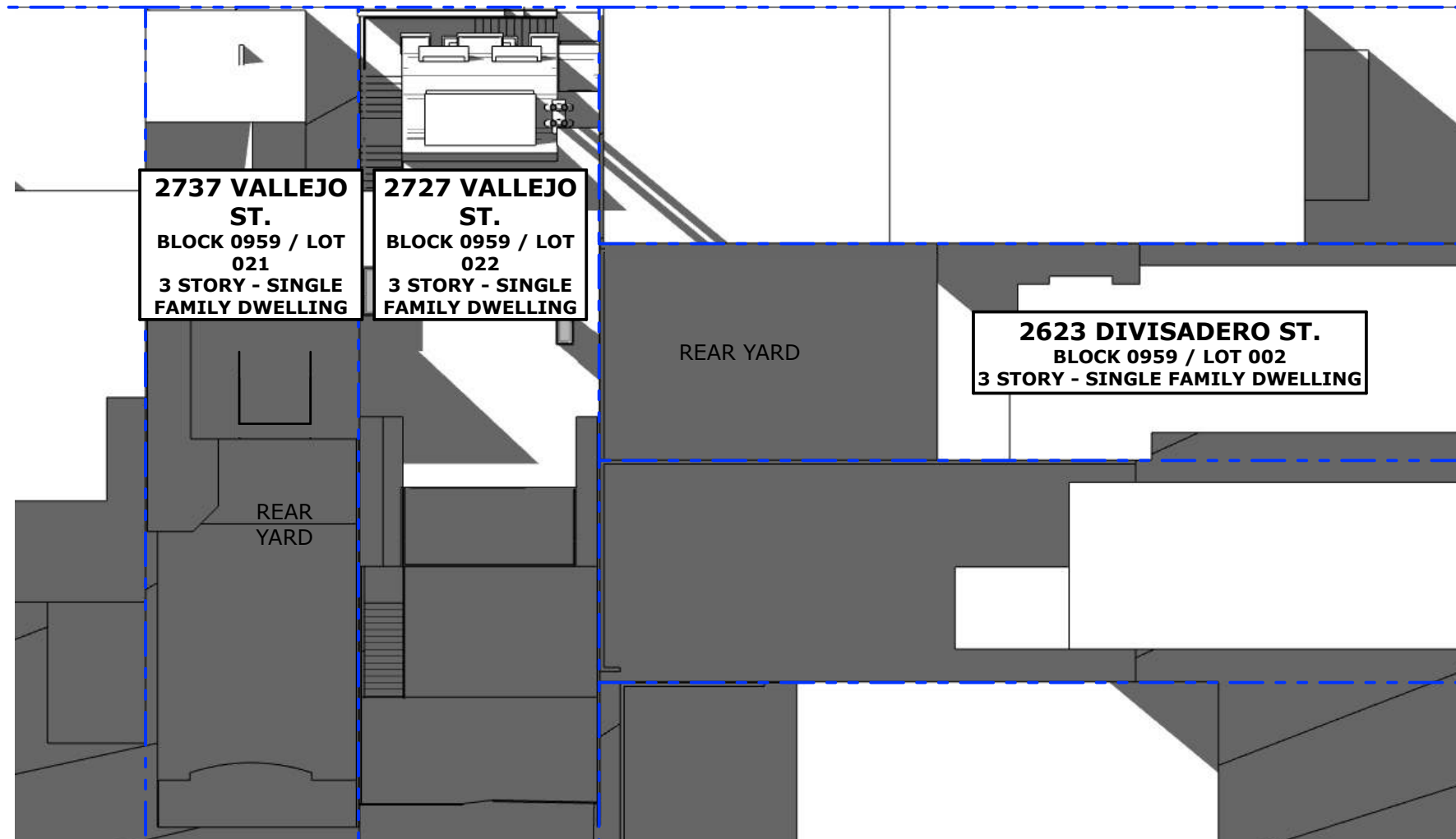
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: JUNE 21, 19:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 32

12/19/19



LEGEND

PROPERTY LINE



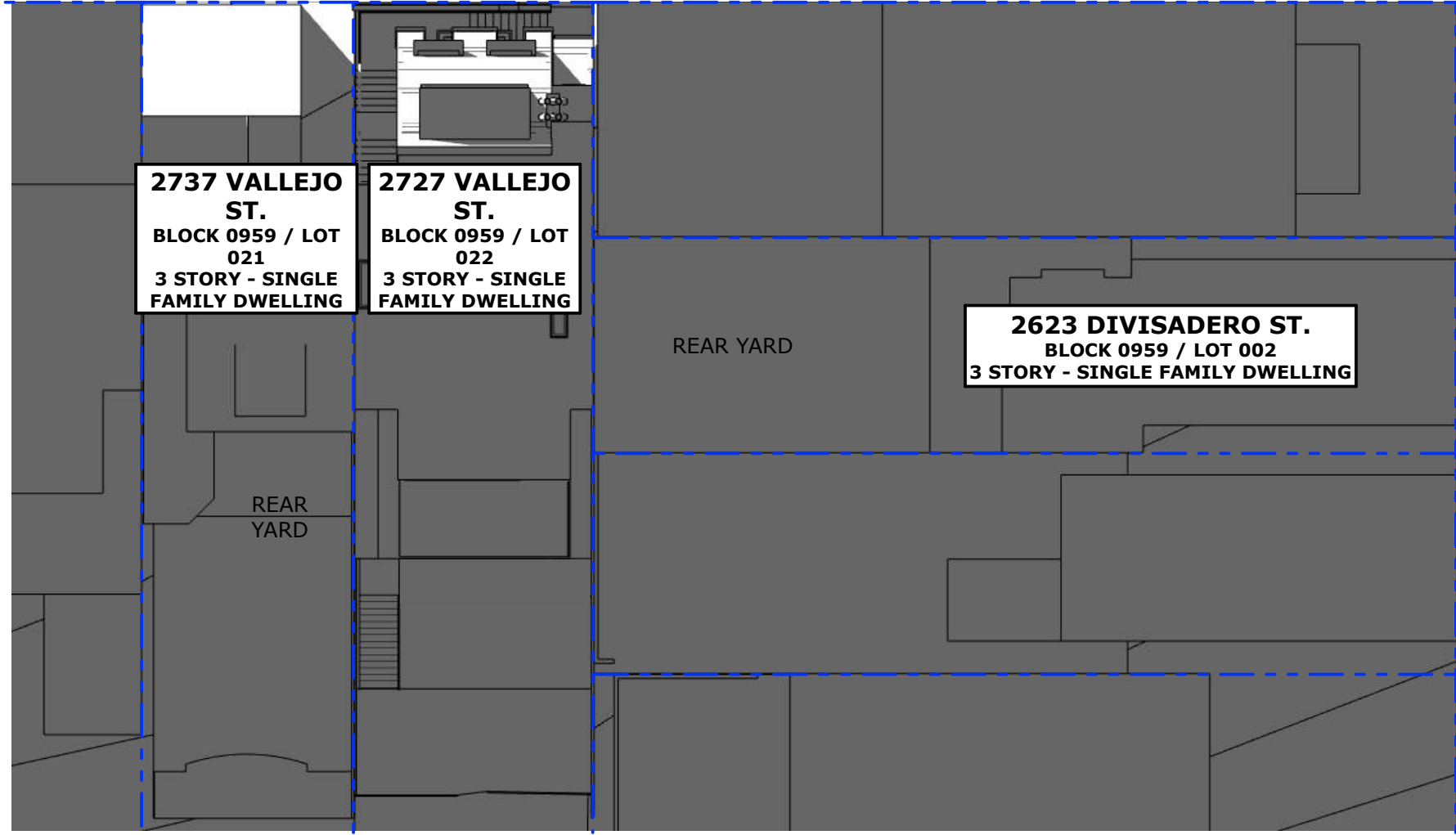
EXISTING SHADOW



ADDITIONAL SHADOW
AT REAR YARD



VALLEJO ST



DIVISADERO ST

PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'

SHADOW STUDY: JUNE 21, 20:00

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 33

12/19/19

PRINTED: 8/16/19 4:18 PM
BIM Server: bim.butlerarmstden.com - BIM Server: 21/1721 - 2727 - VallejoSt/1721 - currentPlans

ABBREVIATIONS

&	AND	F.D.	FLOOR DRAIN	P.G.	PAINT GRADE
∠	ANGLE	F.F. & E.	FURNITURE, FIXTURES & EQUIP.	PL.	PLATE
Ø	DIAMETER	F.F.	FINISH FLOOR	PLAM.	PLASTIC LAMINATE
#	NUMBER	FIN.	FINISH	PLYWD.	PLYWOOD
(D)	DEMOLISH	FLR.	FLOOR	PR.	PAIR
(E)	EXISTING	FLUOR.	FLUORESCENT	PROPLN.	PROPERTY LINE
(N)	NEW	FIXT.	FIXTURE	P.T.	PRESSURE TREATED
(R)	REPLACE IN KIND	F.O.	FACE OF	R.	RISER
A.B.	ANCHOR BOLT	F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
ABV.	ABOVE	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
ADJ.	ADJACENT	F.O.S.	FACE OF STUD	REC.	RECOMMENDATION
A.F.F.	ABOVE FINISHED FLOOR	FNDN.	FOUNDATION	RDWD.	REDWOOD
AGGR.	AGGREGATE	FT.	FOOT OR FEET	REF.	REFERENCE
ALN.	ALIGN	FTG.	FOOTING	REFR.	REFRIGERATOR
ALUM.	ALUMINUM	FURR.	FURRING	REINF.	REINFORCED
APPROX.	APPROXIMATE	GALV.	GALVANIZED	REQ.	REQUIRED
ARCH.	ARCHITECTURAL	GAGE	GAGE	RESIL.	RESILIENT
AV.	AUDIO VISUAL	GA.	GROUND FAULT	R.L.	RAIN LEADER
		G.F.I.C.	GROUND FAULT INTERCEPTOR CIRCUIT	RM.	ROOM
BD.	BOARD	R.O.	ROUGH OPENING		
BLDG.	BUILDING	GL.	GLASS	S.	SOUTH
BLK.	BLOCK	GR.	GRADE	S.C.	SOLID CORE
BLKG.	BLOCKING	GRND.	GROUND	SCHD.	SCHEDULE
BM.	BEAM	GSM.	GALVANIZED SHEET METAL	SD	SMOKE DETECTOR
B.O.	BOTTOM OF	GYP.	GYPSPUM	SECT.	SECTION
B.U.R.	BUILT UP ROOFING	H.B.	HOSE BIB	SHR.	SHOWER
B/W	BETWEEN	H.C.	HOLLOW CORE	SHT.	SHEET
CAB.	CABINET	HDWD.	HARDWOOD	SIM.	SIMILAR
CEM.	CEMENT	HDWR.	HARDWARE	SL	SLOPE
CER.	CERAMIC	HT.	HEIGHT	S.L.D.	SEE LANDSCAPE DRAWINGS
CLG.	CEILING	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CLKG.	CAULKING	HR.	HOUR	SQ.	SQUARE
CLR.	CLEAR	IN.	INCH OR INCHES.	S.S.	SEE STRUCTURAL DRAWINGS
C.M.U.	CONC. MASONRY UNIT	INSUL.	INSULATION	S.S.D.	SEE STRUCTURAL DRAWINGS
C.O.	CENTER OF	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	LAM.	LAMINATE	STL.	STEEL
CONC.	CONCRETE	LAV.	LAVATORY	STOR.	STORAGE
CONT.	CONTINUOUS	L.O.	LINE OF	STRUC.	STRUCTURAL
		LT.	LIGHT	SYM.	SYMMETRICAL
DBL.	DOUBLE			T.	TREAD
DTL.	DETAIL	MAX.	MAXIMUM	T.B.	TOWEL BAR
DIA.	DIAMETER	MED. CAB.	MEDICINE CABINET	TEL.	TELEPHONE
DIM.	DIMENSION	MECH.	MECHANICAL	T.G.	TONGUE AND GROVE
DN	DOWN	MEMB.	MEMBRANE	THK.	THICK
DR.	DOOR	MTL.	METAL	TMPR.	TEMPERED
DNWSPOUT	DOWNSPOUT	MTD.	MOUNTED	T.O.	TOP OF
DWG.	DRAWING	MFR.	MANUFACTURER	T.O.P.	TOP OF PAVEMENT
DWR.	DRAWER	MIN.	MINIMUM	T.O.W.	TOP OF WALL
		MIR.	MIRROR	T.S.	TUBULAR STEEL
E.	EAST	MISC.	MISCELLANEOUS	T.V.	TELEVISION
EA.	EACH			TYP.	TYPICAL
ELEC.	ELECTRICAL	N.	NORTH	U.O.N.	UNLESS OTHERWISE NOTED
ELEV.	ELEVATION	N.I.C.	NOT IN CONTRACT		
ENCL.	ENCLOSURE	NO.	NUMBER	V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	NOM.	NOMINAL	VERT.	VERTICAL
EQUIP.	EQUIPMENT	N.T.S.	NOT TO SCALE	V.I.F.	VERIFY IN FIELD
EXT.	EXTERIOR			W.	WEST
		O/	OVER	W/	WITH
		O.A.	OVERALL	WD.	WOOD
		O.A.E.	OR APPROVED EQUAL	W/O	WITHOUT
		OBS.	OBSCURE	W.P.	WATERPROOFING
		O.C.	ON CENTER	WT.	WEIGHT
		O.D.	OUTSIDE DIAMETER		
		OPNG.	OPENING		
		OPP.	OPPOSITE		
		O.R.B.	OIL RUBBED BRONZE		

SYMBOLS

	DRAWING/DETAIL REFERENCE TAG DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE TAG BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE TAG INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	DOOR TAG
	WINDOW TAG
	APPLIANCE TAG
	REVISION TAG
	WALL TYPE TAG
	WORKPOINT OR DATUM
	THRESHOLD
	MATCHLINE
	ALIGN
	LINE ABOVE
	LINE BELOW
	PROPERTY LINE
	SETBACK
	DOOR/WINDOW OPERATION
	CONCRETE
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSPUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DRAINABLE BATTENS
	DRAIN MAT
	DRAIN BOARD OR WATER PERMEABLE DRAIN LAYER
	SHEET APPLIED WATERPROOFING (SEE INT. FLR. TYPES)
	PRE-APPLIED SHEET MEMBRANE
	FLUID APPLIED WATERPROOFING
	FLUID APPLIED AIR BARRIER
	ROOF UNDERLAYMENT OR SELF ADHERING MEMBRANE

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM. U.O.N.
- ALL GYPSPUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
- ALL GYPSPUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

CODES

NOTE: DESIGN BASED ON THE ADJACENT MENTIONED CODE SECTIONS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES.

2016 CA BLDG. CODE
2016 S.F. BLDG. CODE & AMENDMENTS
2016 CA ENERGY CODE
2016 S.F. ELECTRICAL CODE
2016 S.F. MECHANICAL CODE
2016 S.F. PLUMBING CODE
2016 S.F. FIRE CODE

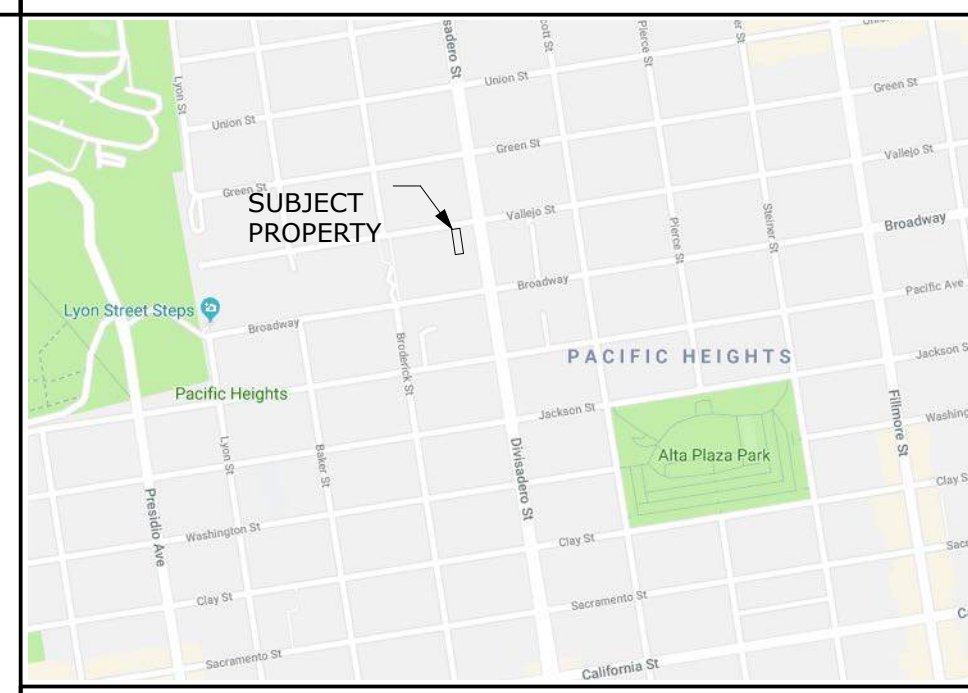
PROJECT TEAM

ARCHITECT:
BUTLER ARMSDEN ARCHITECTS
1420 SUTTER ST., FIRST FLOOR
SAN FRANCISCO, CA 94109
T 415-674-5554
F 415-674-5558

SURVEYOR:
FORESIGHT LAND SURVEYING, INC
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
T 415-735-6180

GEOTECHNICAL ENGINEER:
ROLLO & RIDLEY, INC
989 SUTTER ST., UNIT #4
SAN FRANCISCO, CA 94109
T 415-670-9123

VICINITY MAP



PROJECT DATA

BLOCK:	0959	ZONED:	RH-1(D)			
LOT:	022	HEIGHT LIMIT:	40'-X			
LOT SIZE:	4,193.75 sqft.	OCCUPANCY:	R-3			
SPRINKLERS:	NFPA-13	CONSTRUCTION TYPE:	V-B			
BUILDING SQUARE FEET						
LEVEL	GARAGE	BASEMENT	FIRST	SECOND	THIRD	TOTAL
CONDITIONED						
EXISTING	165	446	1296	1343	1121	4371
NEW	327	1459	528	377	180	2871
SUBTOTAL	492	1905	1824	1720	1301	7242
UNCONDITIONED						
EXISTING	389	971	0	0	0	1360
NEW	1342	-881	0	0	0	461
SUBTOTAL	1731	90	0	0	0	1821
DECK / OUTDOOR						
EXISTING	0	0	21	0	0	21
NEW	0	0	0	0	220	220
SUBTOTAL	0	0	21	0	220	241
TOTALS	2223	1995	1845	1720	1521	9304

SCOPE OF WORK

HORIZONTAL ADDITION TO REAR, EXCAVATION OF BASEMENT, NO CHANGE TO FRONT FACADE

RELATED APPLICATIONS

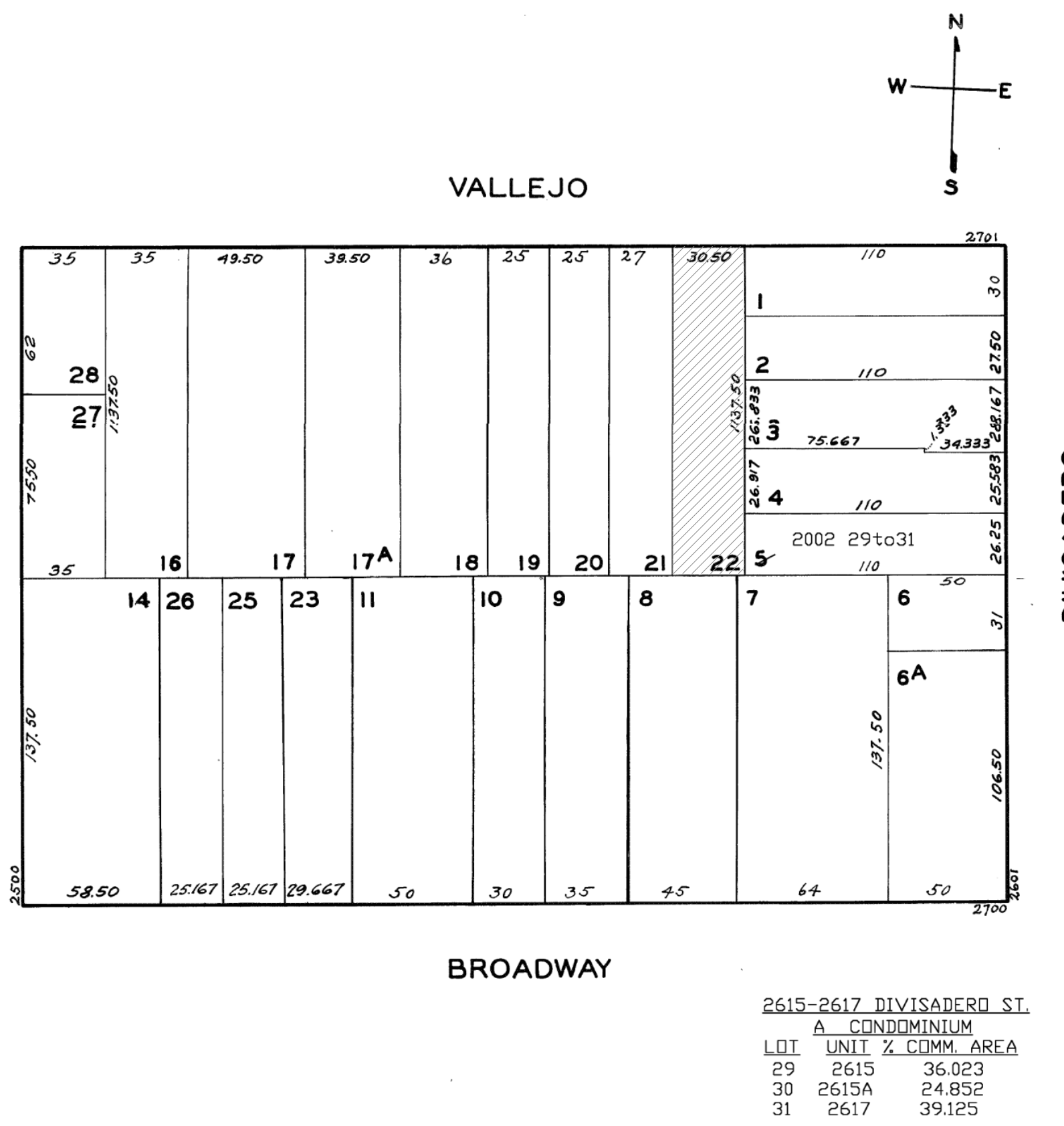
PLANNING APPLICATIONS
2018-003023PRJ PROJECT
2018-003023ENV ENVIRONMENTAL
2018-003023VAR VARIANCE

SHEET INDEX

SHEET	NAME	SITE PERMIT 3/1/18	REVISION 1 & VARIANCE 8/31/18	REVISION 2 7/2/19	REVISION 3 7/25/19	REVISION 4 8/6/19
A0.0	TITLE SHEET	x	x	x	x	x
A0.1	SITE SURVEY	x				
A0.2	EXISTING SITE PLAN	x	x	x		
A0.3	PROPOSED SITE PLAN	x	x	x		x
A0.4	PHOTOS & CONTEXT	x				
A0.5	PHOTOS & CONTEXT			x		
A0.6	C2 GREEN BUILDING APPLICATION	x				
A0.7	DEMOLITION CALCULATIONS					
A1.1	EXISTING PLAN - GARAGE	x				
A1.2	EXISTING PLAN - BASEMENT	x				
A1.3	EXISTING PLAN - FIRST FLOOR	x				
A1.4	EXISTING PLAN - SECOND FLOOR	x				
A1.5	EXISTING PLAN - THIRD FLOOR	x				
A1.6	EXISTING PLAN - ROOF	x				
A1.7	EXISTING ELEVATION - NORTH	x				
A1.8	EXISTING ELEVATION - EAST	x	x			
A1.9	EXISTING ELEVATION - SOUTH	x	x			
A1.10	EXISTING ELEVATION - WEST	x	x			
A1.11	EXISTING SECTION - LONGITUDINAL	x	x			
A1.12	EXISTING SECTION - TRANSVERSE	x	x			
A2.1	PROPOSED PLAN - GARAGE	x	x	x	x	x
A2.2	PROPOSED PLAN - BASEMENT	x	x	x		x
A2.3	PROPOSED PLAN - FIRST FLOOR	x	x	x		
A2.4	PROPOSED PLAN - SECOND FLOOR	x	x	x		
A2.5	PROPOSED PLAN - THIRD FLOOR	x	x	x		x
A2.6	PROPOSED PLAN - ROOF	x	x	x		x
A2.7	DOOR & WINDOW SCHEDULES	x	x	x		
A3.1	PROPOSED ELEVATION - NORTH	x				
A3.2	PROPOSED ELEVATION - EAST	x	x	x		x
A3.3	PROPOSED ELEVATION - SOUTH	x	x	x		x
A3.4	PROPOSED ELEVATION - WEST	x	x	x		
A3.5	PROPOSED SECTION - LONGITUDINAL	x		x		x
A3.6	PROPOSED SECTION - TRANSVERSE	x	x	x		

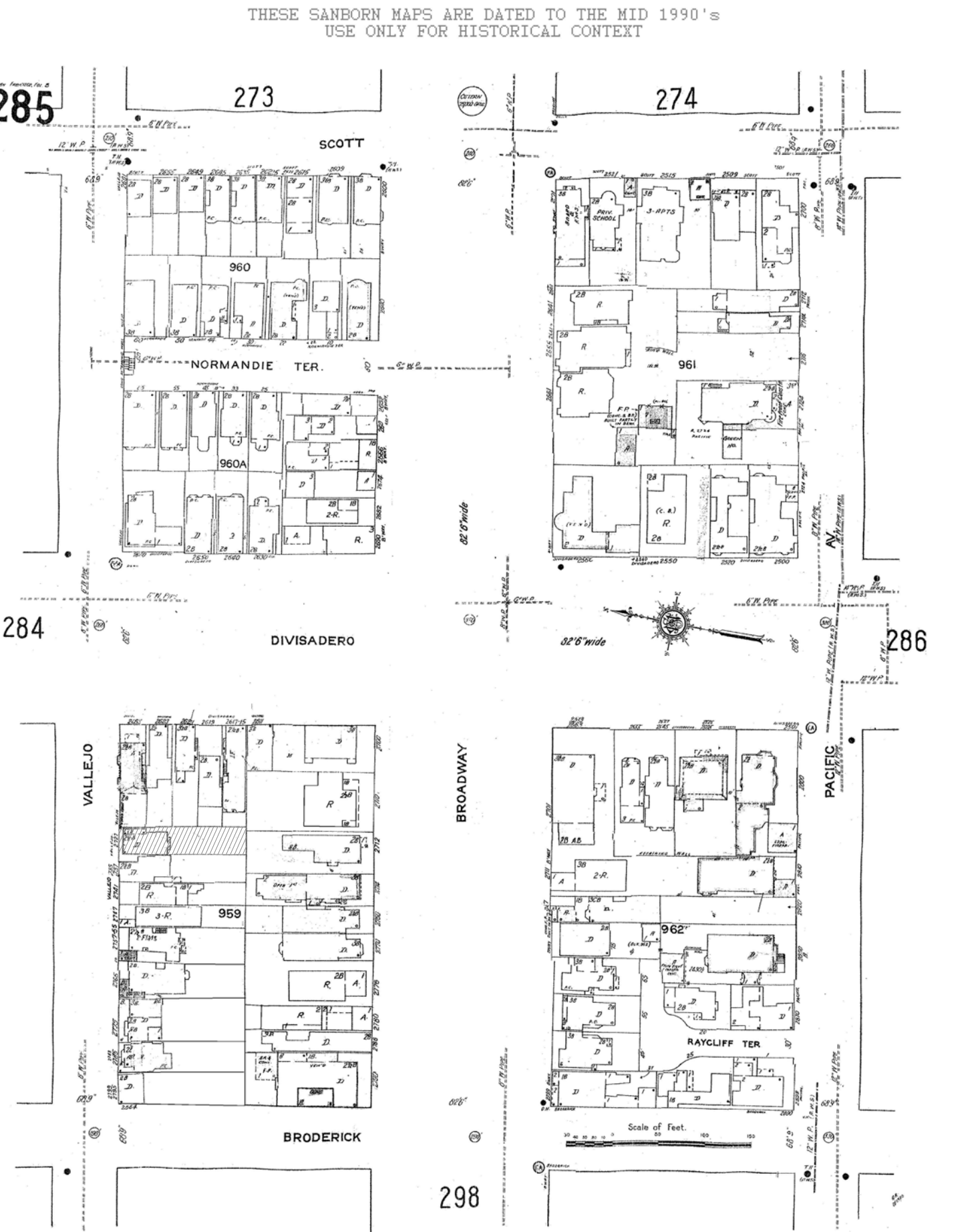
1 BLOCK MAP

NOT TO SCALE



2 SANBORN MAP

NOT TO SCALE



BUTLER ARMSDEN ARCHITECTS

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

2727 VALLEJO REMODEL
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 9/31/18	
2 REVISION 2 7/2/19	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

TITLE SHEET

A0.0

GENERAL NOTES

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- (11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

BASIS OF ELEVATION

FOUND + CUT ASW NEAR WALL LOCATED IN THE NORTHWEST CORNER OF BROADWAY AND DIVISADERO STREET. ELEVATION = 320.37' SAN FRANCISCO VERTICAL DATUM.

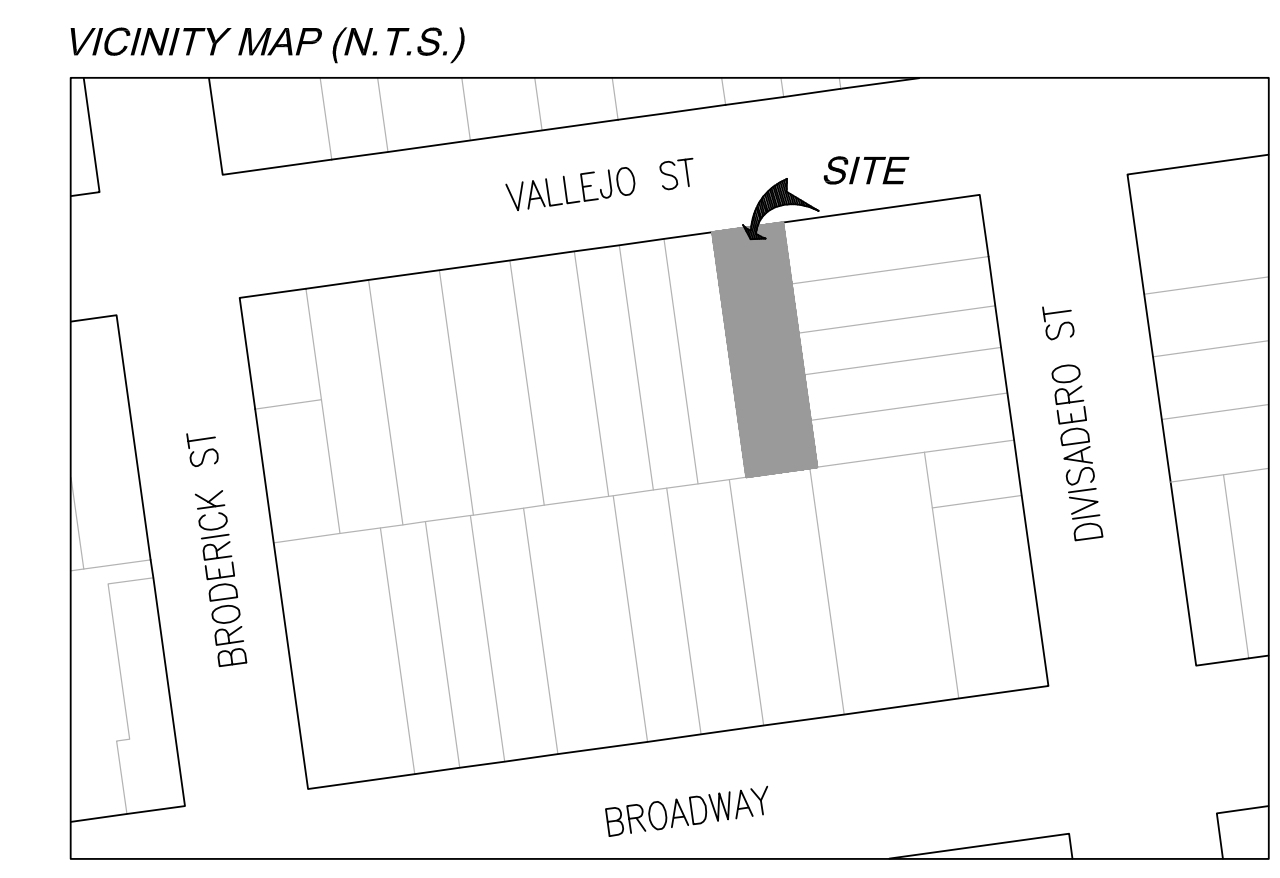
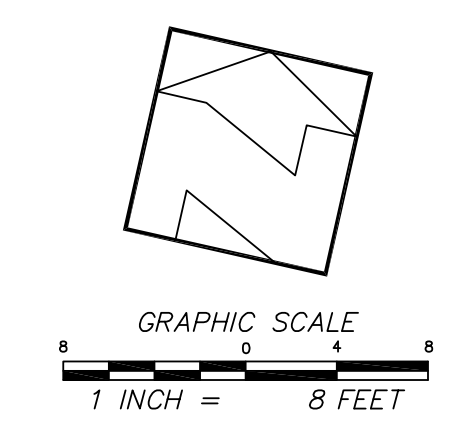
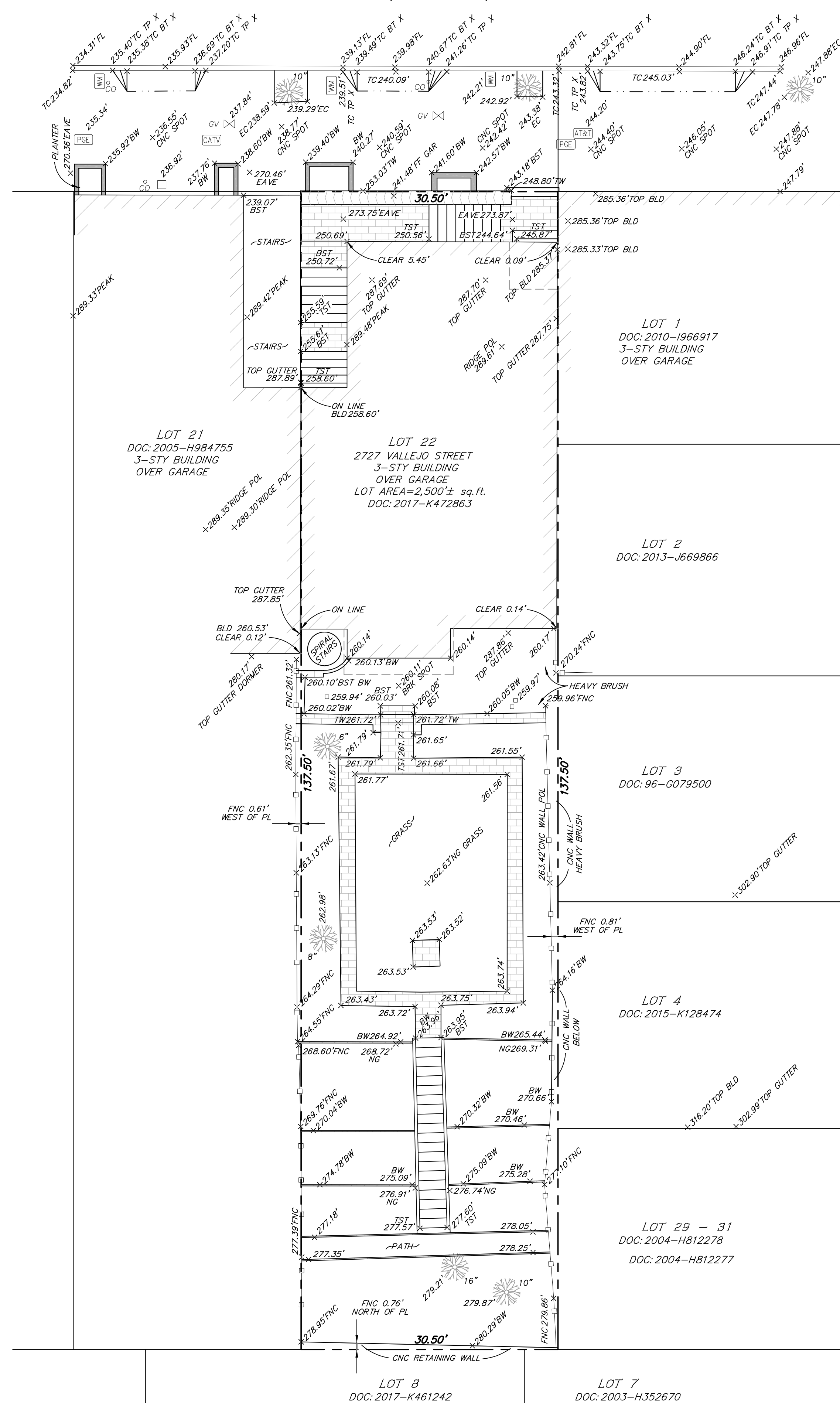
BASIS OF SURVEY

GRANT DEED RECORDED JULY 6 2017 AS DOC: 2017-K472863. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

- AC ASPHALT CONCRETE
- A/G ABOVE GROUND
- BLD BUILDING
- BR BRICK
- BST BOTTOM OF STEP
- BKW BACK OF SIDEWALK
- BW BOTTOM OF WINDOW
- BX BOTTOM OF DRIVEWAY "X"
- TV CABLE TELEVISION
- CO CLEANOUT
- CNC CEMENT CONCRETE
- DWY DRIVEWAY
- EC EDGE OF CEMENT CONCRETE
- EL ELEVATION
- FD FOUND
- FF FINISHED FLOOR
- FL FLOWLINE
- NG GROUND
- PL PROPERTY LINE
- PAC PACIFIC BELL
- PGE PAC GAS AND ELECTRIC
- RR ROOF RIDGE
- TB TOP OF BUILDING
- TC TOP OF CURB
- TP TOP OF PARAPET
- TST TOP OF STEP
- TW TOP OF WINDOW
- TX TOP OF DRIVEWAY "X"
- WM WATER METER
- PROPERTY LINE
- DECK OR OVERHANG
- FLOWLINE AND BACK OF CURB
- FENCE OR RAILING
- CONTOUR (1' INTERVAL)
- o CO SANITARY SEWER CLEANOUT
- PAC PAC BOX
- PGE PGE BOX
- SIG SIGNAL BOX
- TV CABLE TELEVISION BOX
- SL STREET LIGHT
- o SPOT ELEVATION
- xxx SURVEY CONTROL POINT
- x" TREE (DIAMETER IN INCHES)
- WM WATER METER

VALLEJO STREET
(68.75' WIDE)



VARIANCE SET

REVISIONS:	BY:

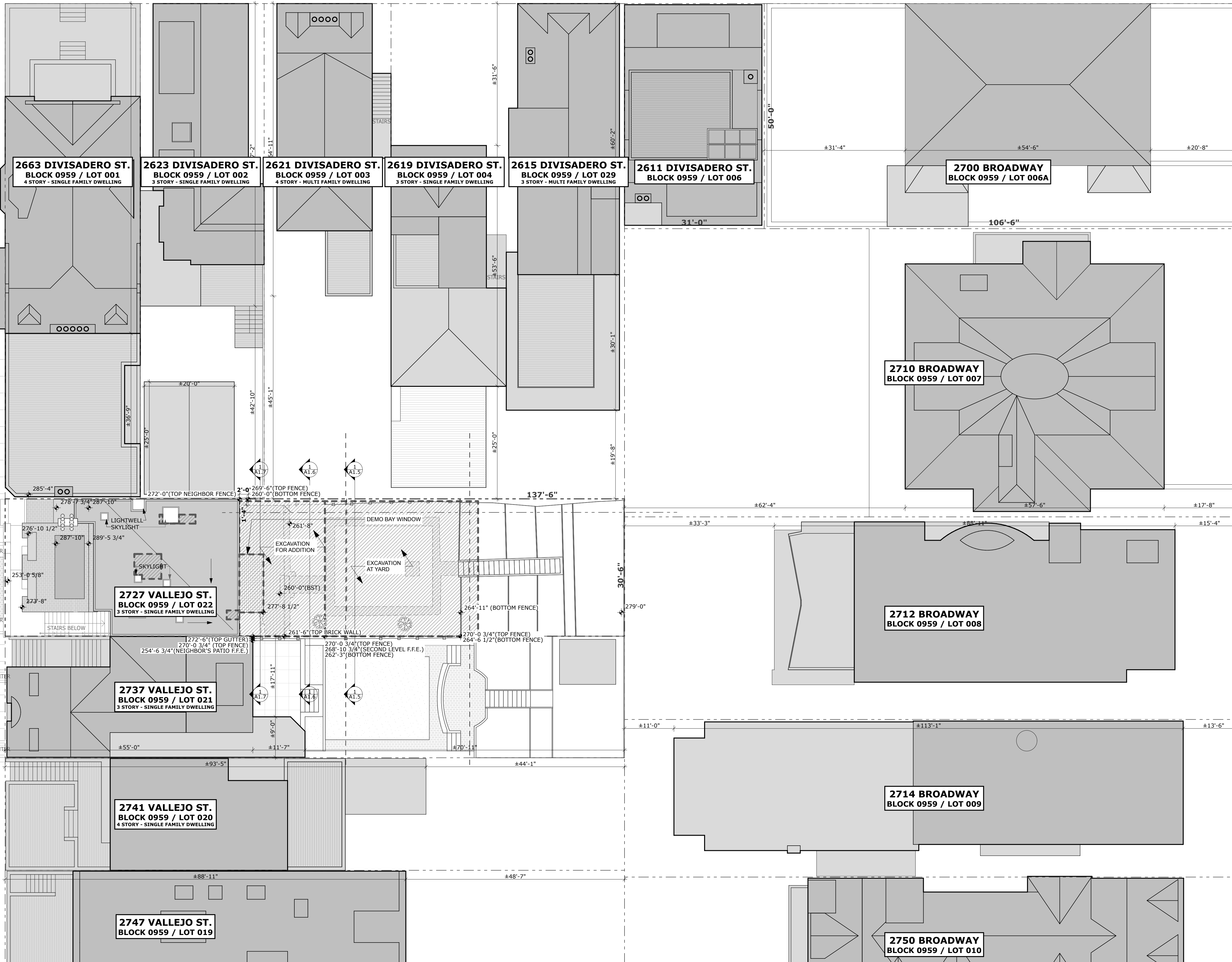
JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

SITE SURVEY

2727 VALLEJO REMODEL
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

(68.75' WIDE)

BROADWAY



VARIANCE SET

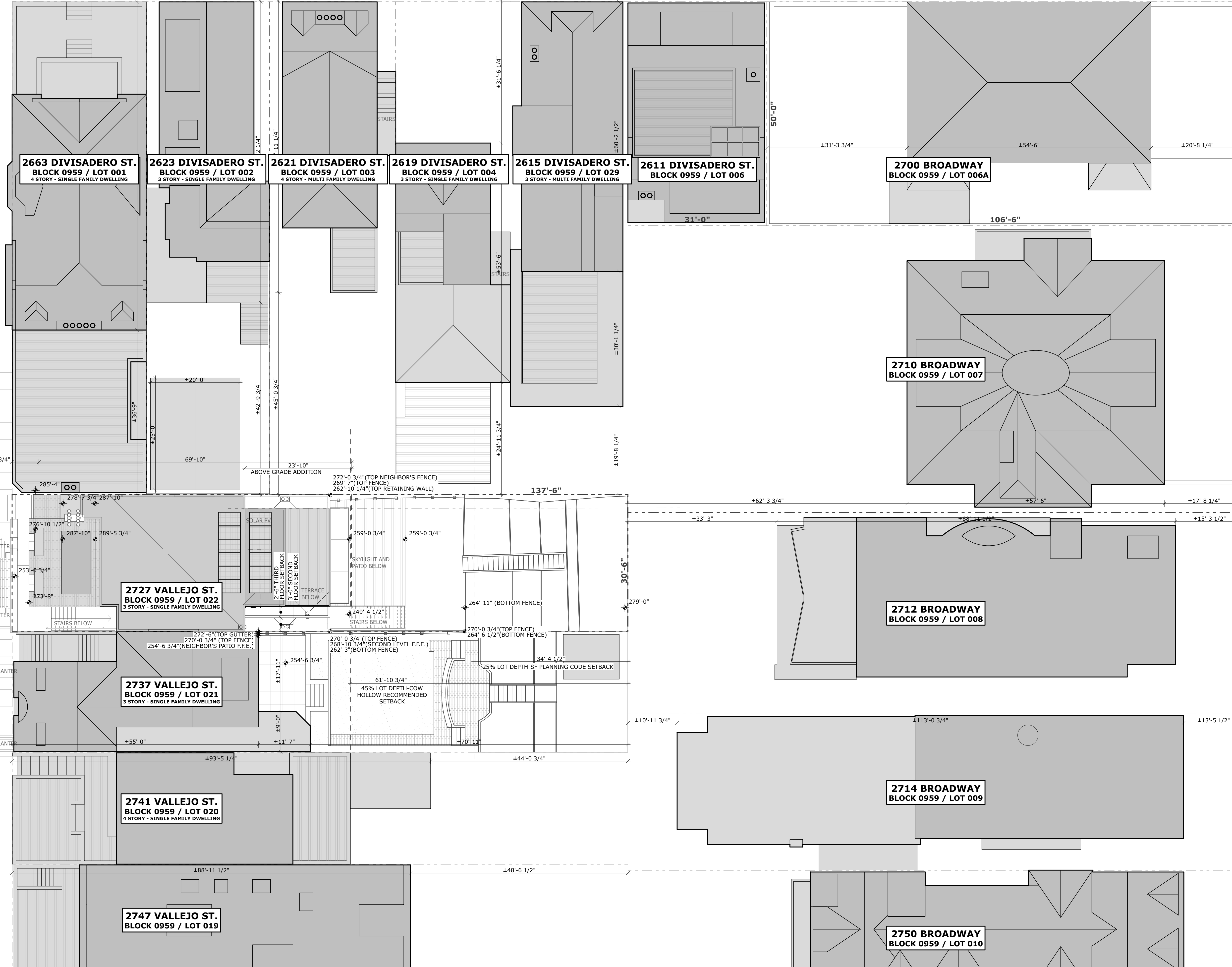
REVISIONS:	BY:
▲ REVISION 1 & VARIANCE 8/31/18	

JOB#:	1721
DATE:	08/28/2018
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SCALE:	AS NOTED

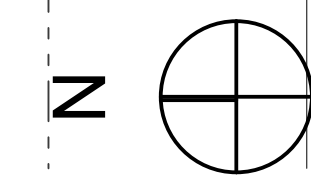
EXISTING SITE PLAN

1 EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

(68.75' WIDE)



BROADWAY



VARIANCE SET

REVISIONS:	BY:
2 REVISION 2 7/2/19	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED SITE PLAN



5 BIRDSEYE FROM NORTH



4 FRONT FACADE



3 REAR FACADE



2 BIRDSEYE FROM SOUTH



1 STREET FACADE FACING NORTH

VARIANCE SET

REVISIONS:	BY:

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PHOTOS & CONTEXT



5 REAR YARD FACING NORTHEAST



4 REAR YARD FACING EAST



3 REAR YARD FACING NORTHWEST



2 REAR YARD FACING NORTH



1 EAST PROPERTY LINE FENCE

VARIANCE SET

REVISIONS:	BY:
2 REVISION 2 7/2/19	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PHOTOS & CONTEXT

Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 2727 VALLEJO REMODEL	Block/Lot 0959/022	Address 2727 VALLEJO STREET
Gross Project Area 9297	Primary Occupancy R-3	Number of occupied floors 3 ABOVE BASEMENT
Design Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	x
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

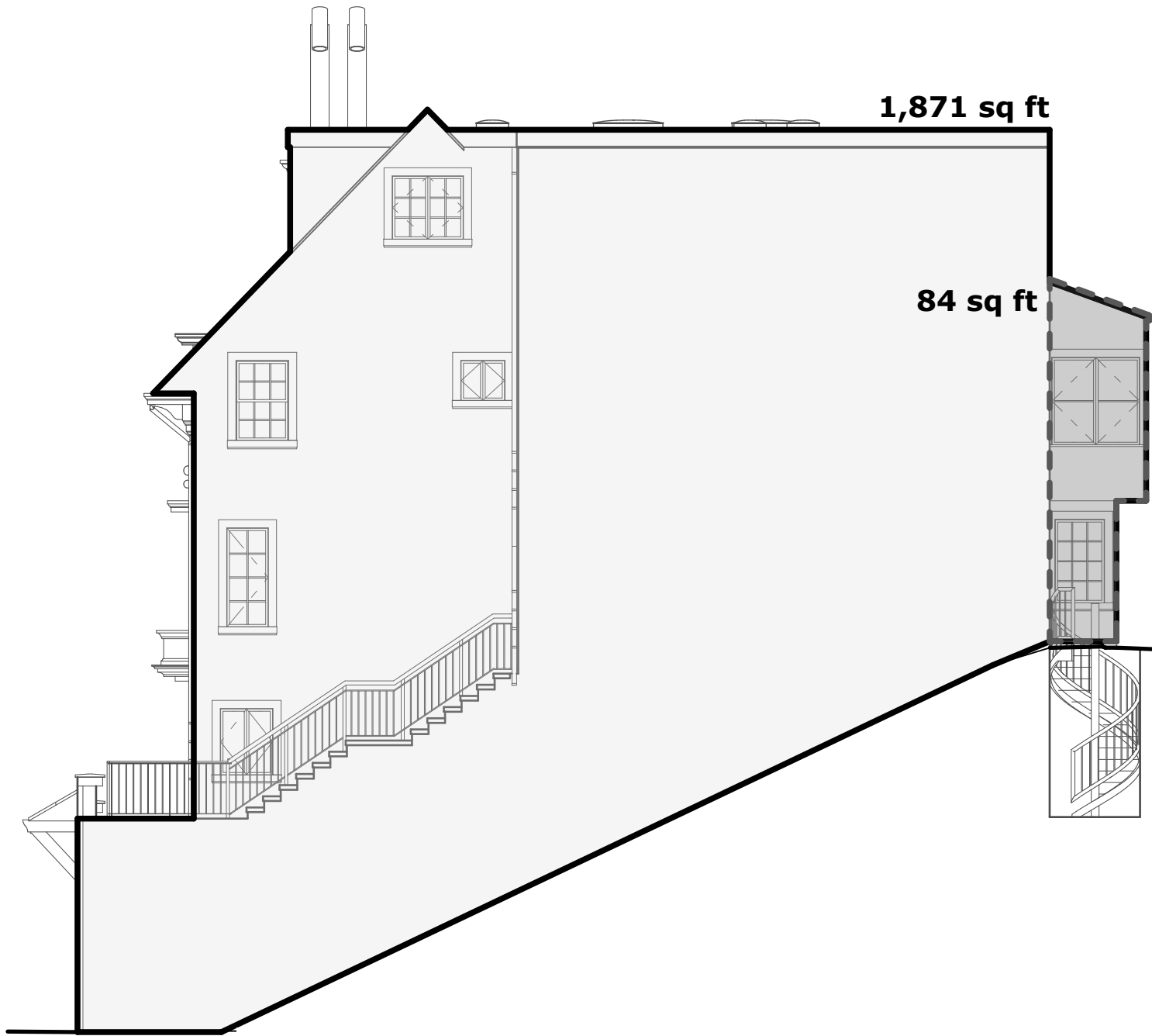
- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS	LEED PROJECTS					
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA c2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA c6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEED EA c4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155			See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	(envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Sustainable Choice. OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database. AND carpet cushion must meet Carpet and Rug Institute Green Label. AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	(envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA c2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA c6).	●	n/r

VARIANCE SET

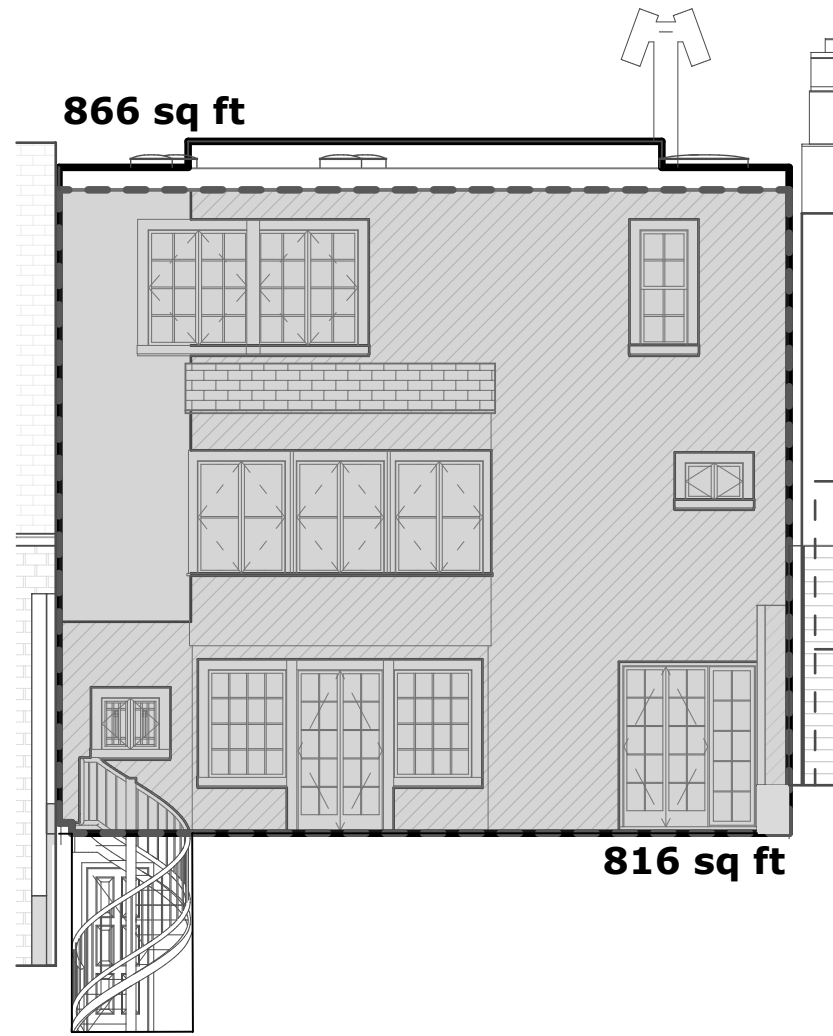
REVISIONS:	BY:
JOB#:	1721
DATE:	08/28/2018
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CHECKED:	DS
SCALE:	AS NOTED



10 DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"

**WEST FACADE:
SQUARE FOOTAGE CALCULATIONS:**

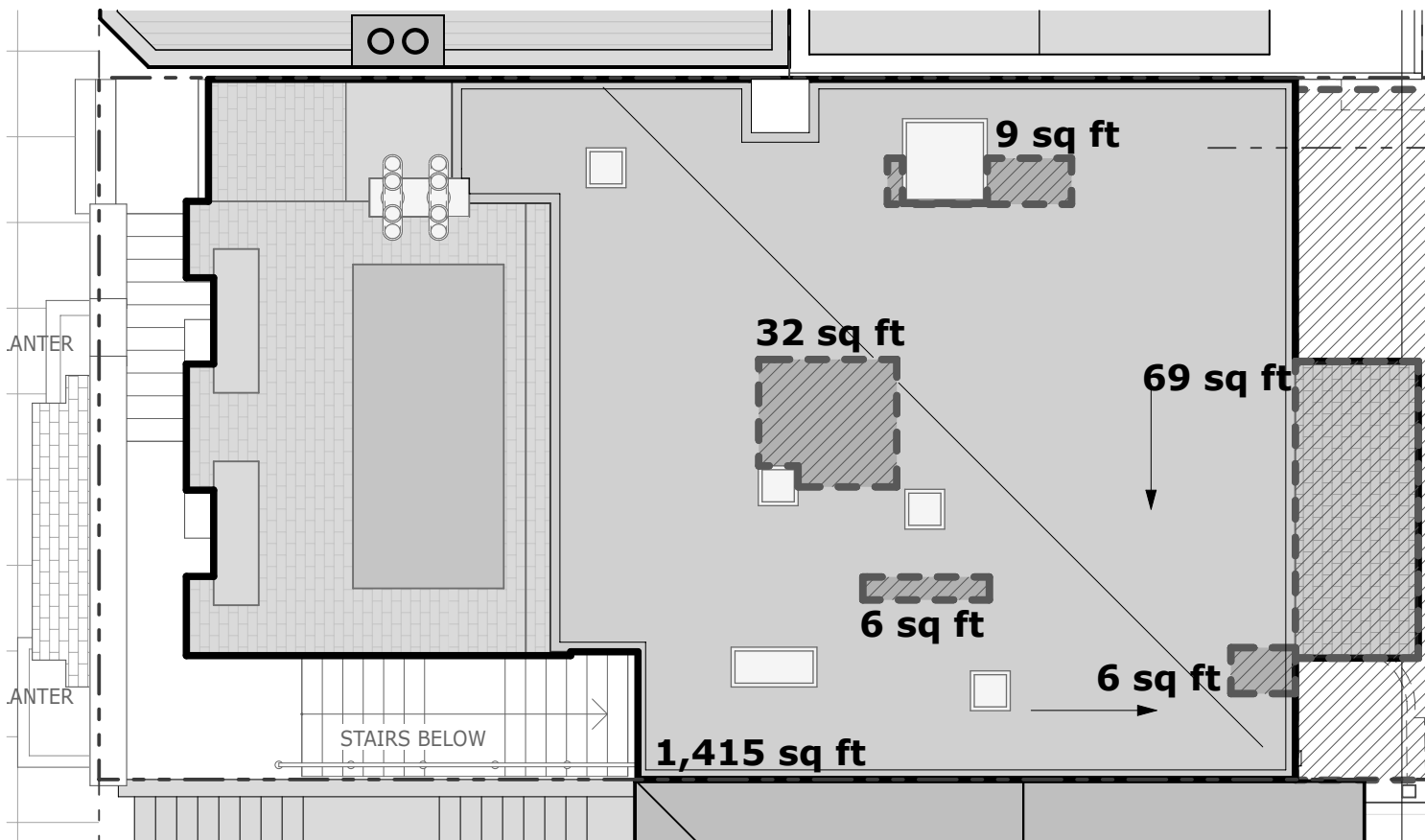
TOTAL SQFT.	1,871 SQFT.
TOTAL DEMO.	84 SQFT.
REMAINING SQFT.	1,787 SQFT.
DEMO RATIO:	4.5%



8 DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

**REAR FACADE:
SQUARE FOOTAGE CALCULATIONS:**

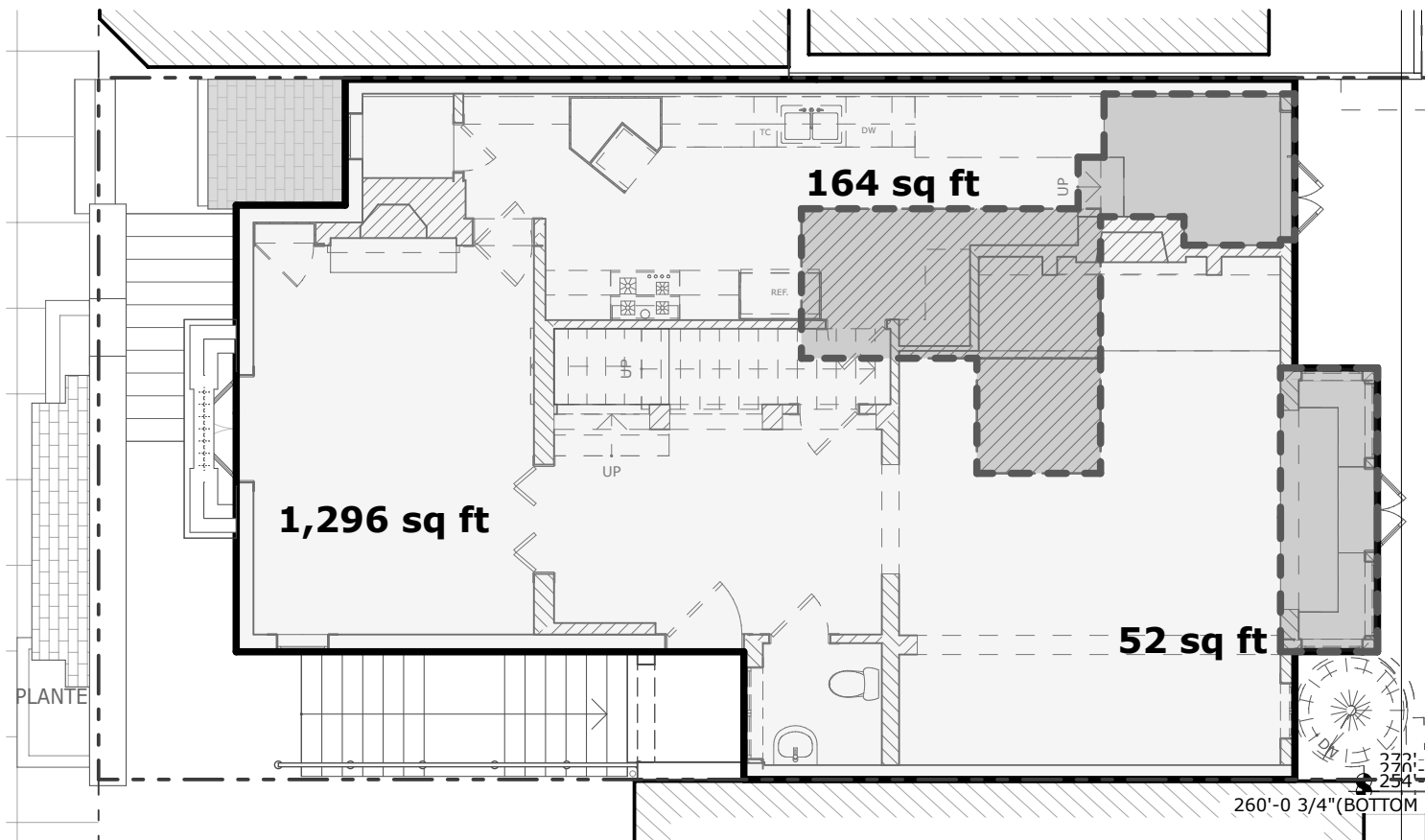
TOTAL SQFT.	866 SQFT.
TOTAL DEMO.	816 SQFT.
REMAINING SQFT.	50 SQFT.
DEMO RATIO:	94.2%



6 DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"

**ROOF LEVEL
HORIZONTAL ELEMENT DEMOLITION:**

TOTAL SQFT.	1,415 SQFT.
TOTAL DEMO.	122 SQFT.
REMAINING SQFT.	1,293 SQFT.
DEMO RATIO:	8.6%



3 DEMO FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

**FIRST LEVEL
HORIZONTAL ELEMENT DEMOLITION:**

TOTAL SQFT.	1,296 SQFT.
TOTAL DEMO.	216 SQFT.
REMAINING SQFT.	1,080 SQFT.
DEMO RATIO:	16.7%

**SQFT. TOTAL FRONT FACADE (N)
MAX. ALLOWABLE DEMO. < 25%¹**

TOTAL SQFT.	1,421 SQFT.
TOTAL DEMO.	31 SQFT.
REMAINING SQFT.	1,390 SQFT.
DEMO RATIO:	2.2%

¹ SFPC SEC. 1005(f)1

**SQFT. TOTAL FACADE (N+S+E+W)
MAX. ALLOWABLE DEMO. < 50%¹**

TOTAL SQFT.	5,832 SQFT.
TOTAL DEMO.	1,040 SQFT.
REMAINING SQFT.	4,792 SQFT.
DEMO RATIO:	17.83%

¹ SFPC SEC. 1005(f)2

**SQFT. TOTAL FACADE (N+S+E+W)
MAX. ALLOWABLE DEMO. < 25%¹**

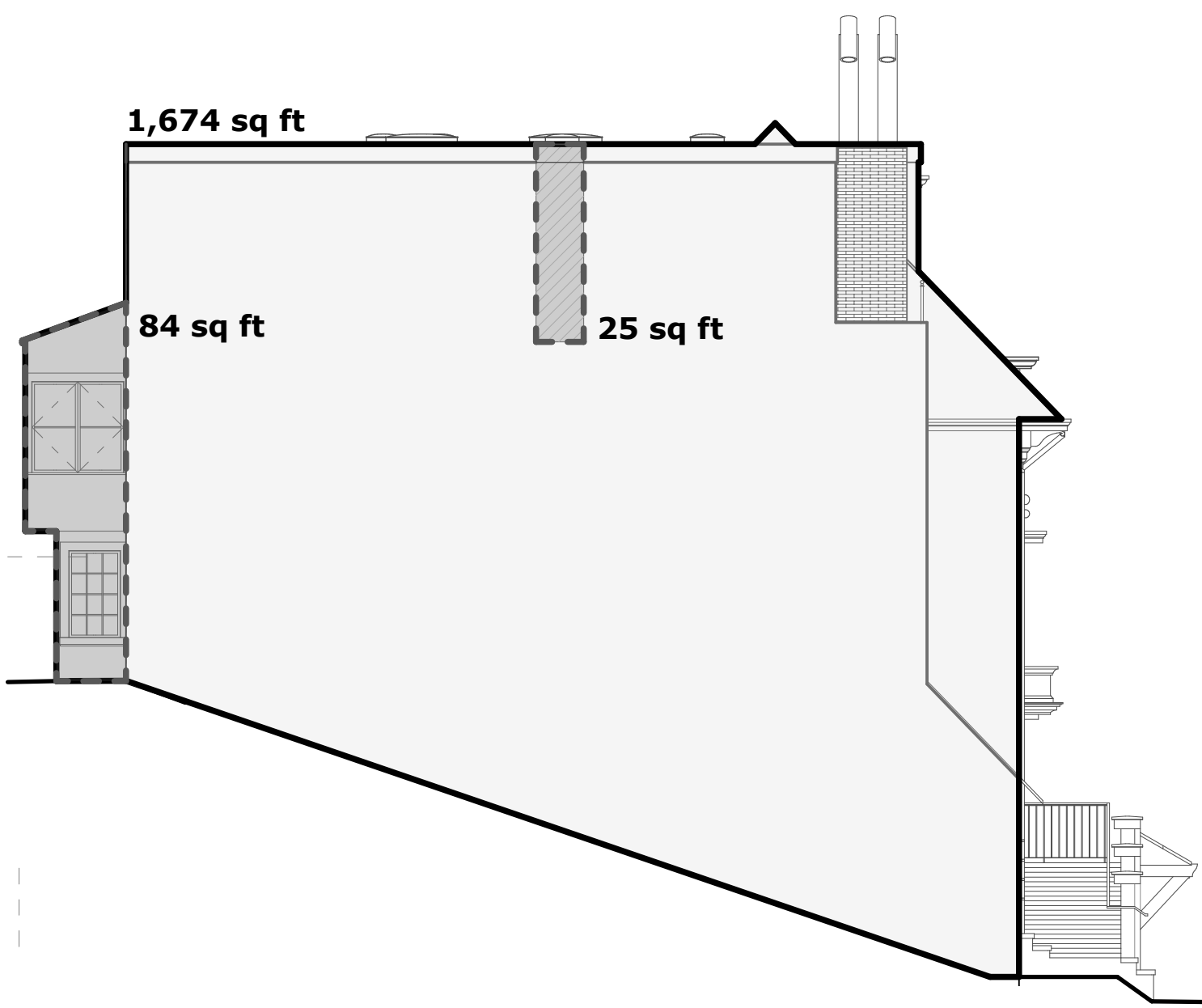
TOTAL SQFT.	5,832 SQFT.
TOTAL DEMO.	1,040 SQFT.
REMAINING SQFT.	4,792 SQFT.
DEMO RATIO:	17.83%

¹ SFPC SEC. 1005(f)3

**SQFT. INTERNAL FLOOR PLATES
MAX. ALLOWABLE DEMO. < 75%¹**

TOTAL SQFT.	5,019 SQFT.
TOTAL DEMO.	1,715 SQFT.
REMAINING SQFT.	3,304 SQFT.
DEMO RATIO:	34.2%

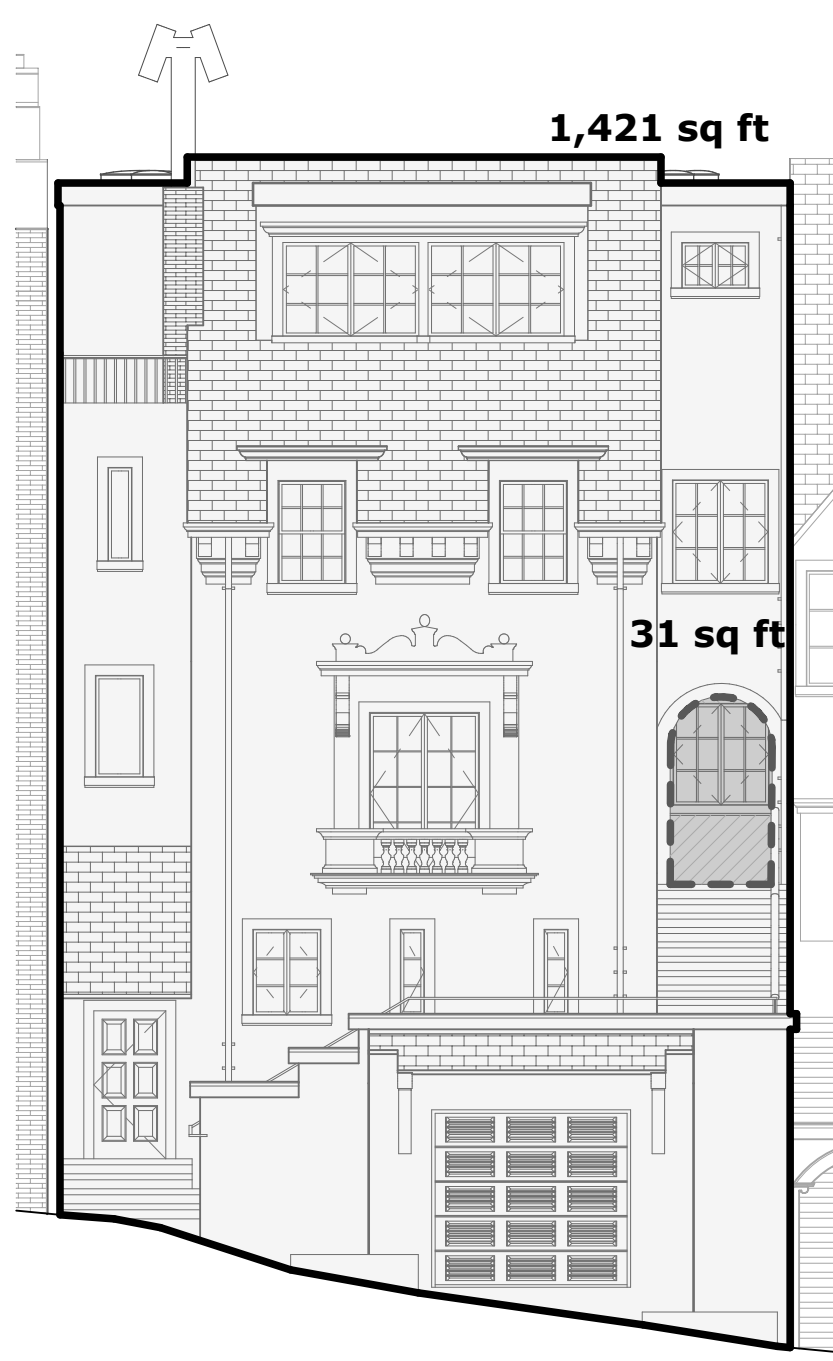
¹ SFPC SEC. 1005(f)4



9 DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"

**EAST FACADE:
SQUARE FOOTAGE CALCULATIONS:**

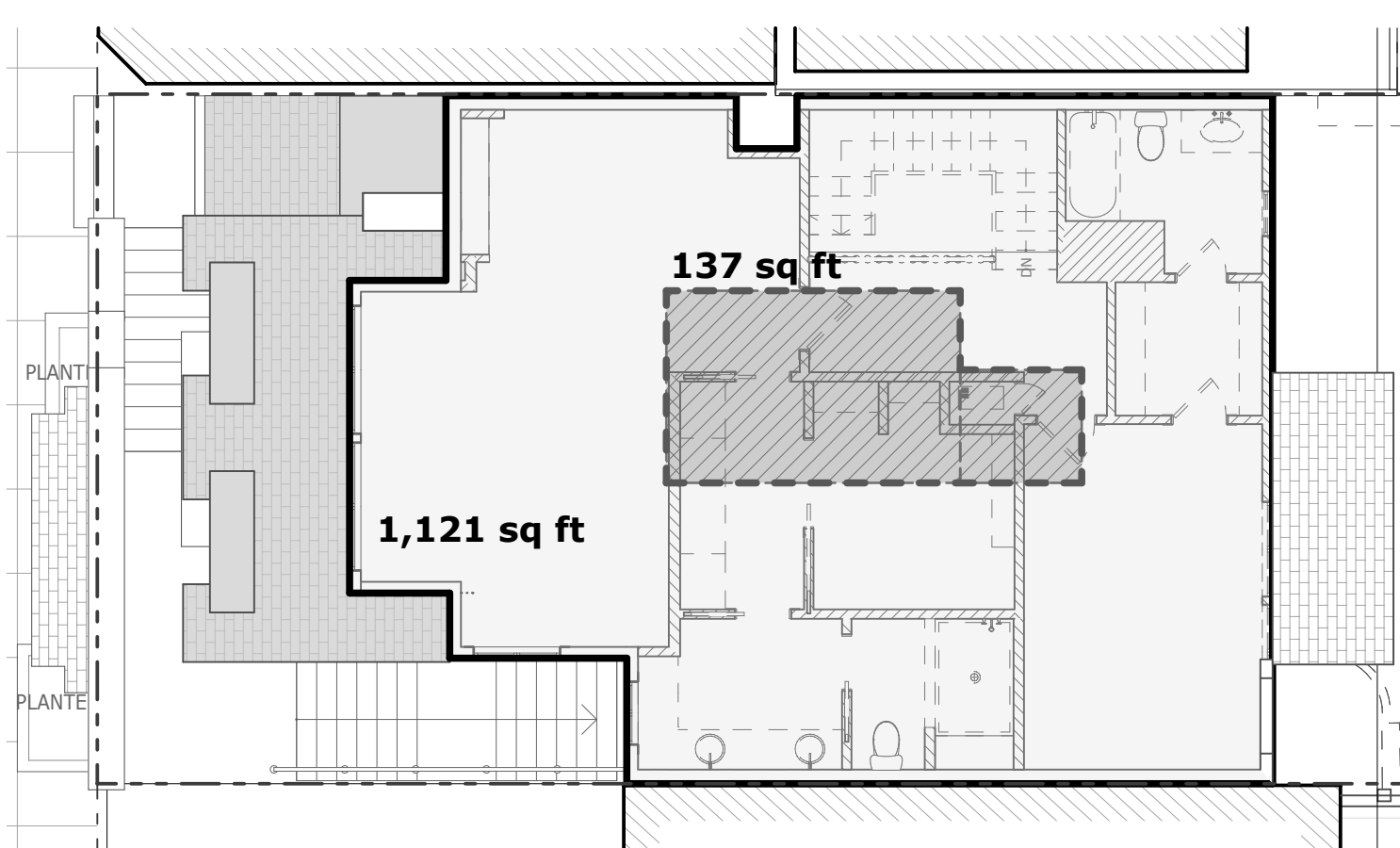
TOTAL SQFT.	1,674 SQFT.
TOTAL DEMO.	109 SQFT.
REMAINING SQFT.	1,565 SQFT.
DEMO RATIO:	6.5%



7 DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"

**FRONT FACADE:
SQUARE FOOTAGE CALCULATIONS:**

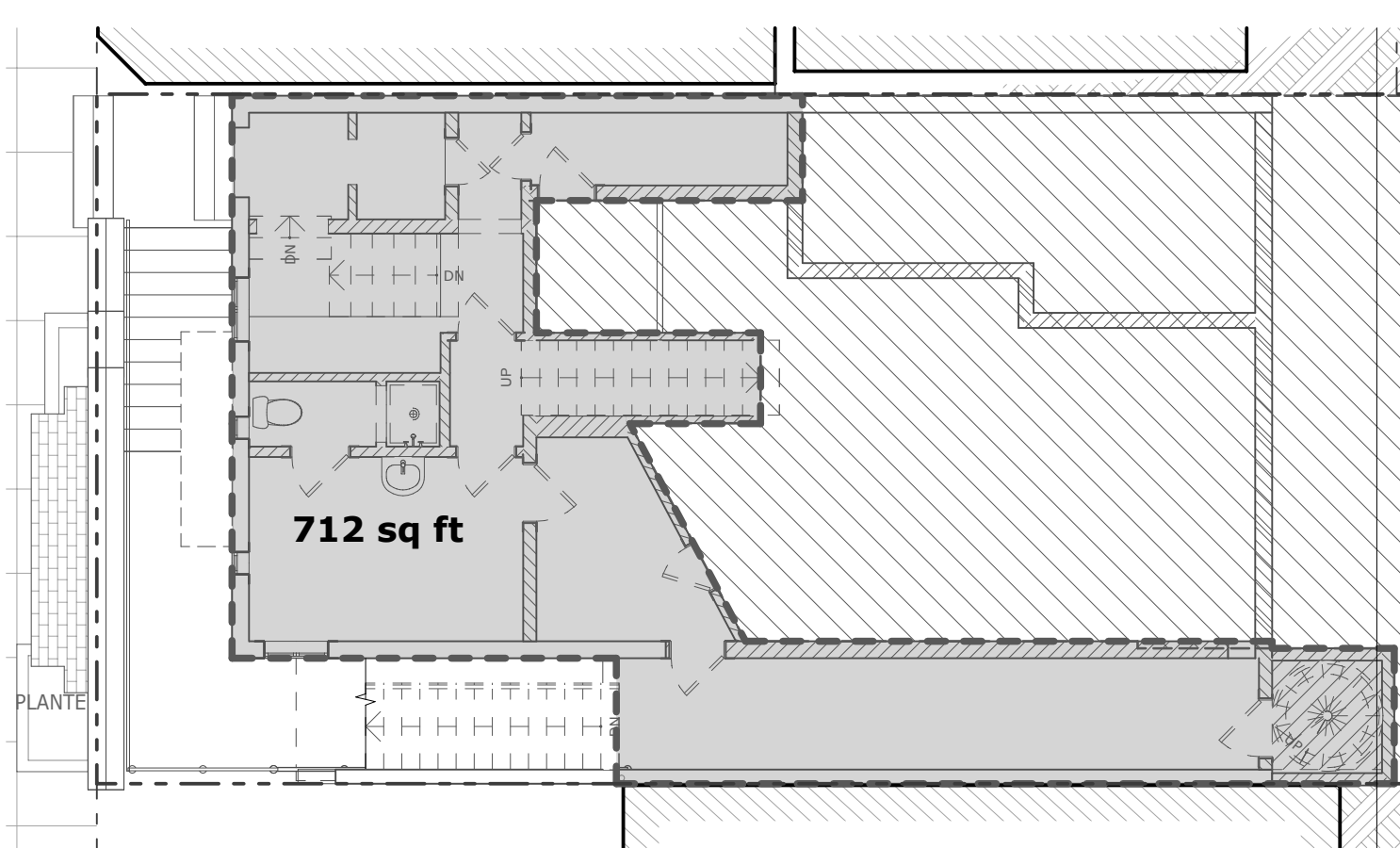
TOTAL SQFT.	1,421 SQFT.
TOTAL DEMO.	103 SQFT.
REMAINING SQFT.	1,390 SQFT.
DEMO RATIO:	2.2%



5 DEMO THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

**THIRD LEVEL
HORIZONTAL ELEMENT DEMOLITION:**

TOTAL SQFT.	1,121 SQFT.
TOTAL DEMO.	137 SQFT.
REMAINING SQFT.	984 SQFT.
DEMO RATIO:	12.2%



2 DEMO BASEMENT PLAN
SCALE: 1/8" = 1'-0"

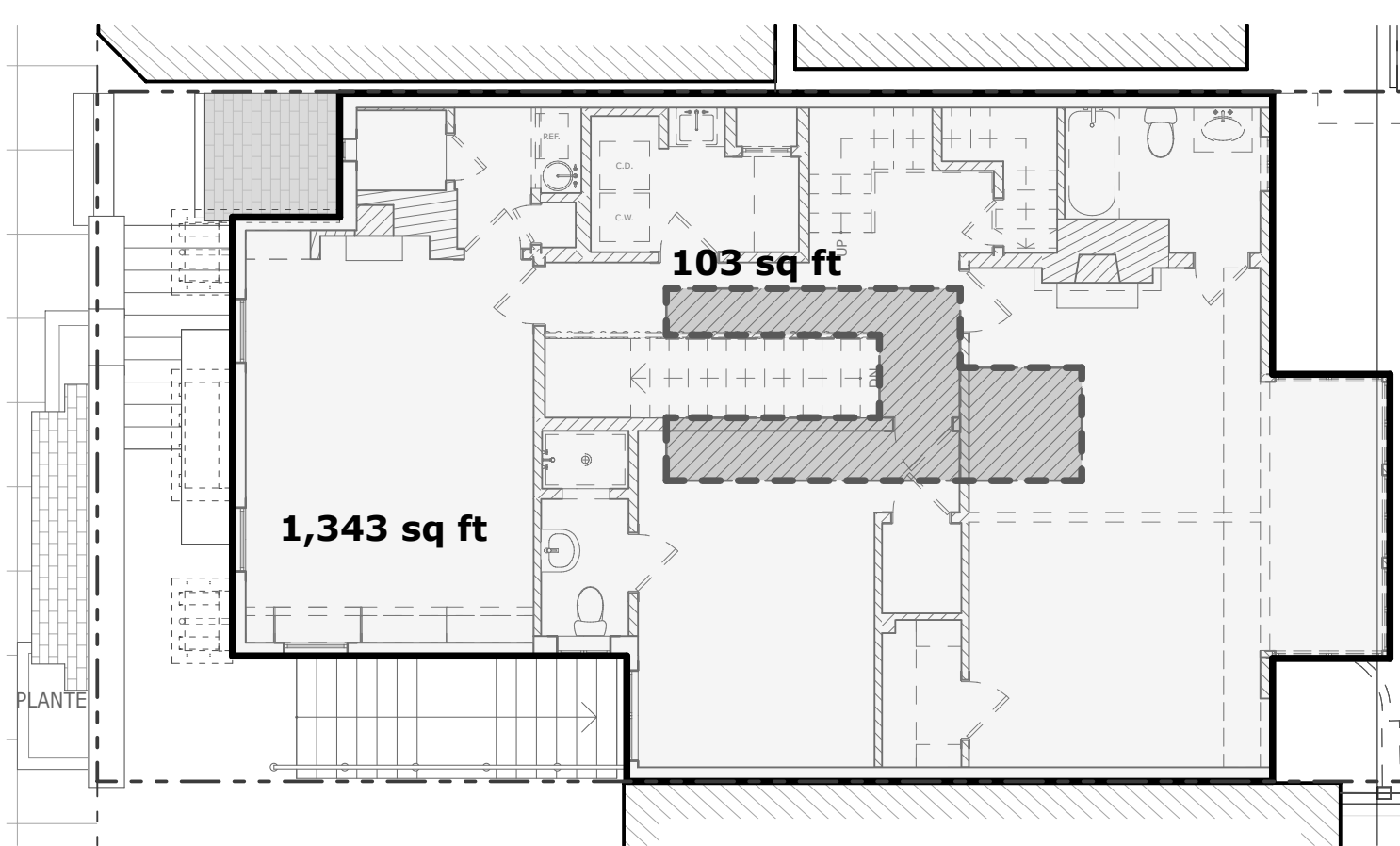
**BASEMENT LEVEL
HORIZONTAL ELEMENT DEMOLITION:**

TOTAL SQFT.	712 SQFT.
TOTAL DEMO.	712 SQFT.
REMAINING SQFT.	0 SQFT.
DEMO RATIO:	100%

VARIANCE SET

REVISIONS:	BY:

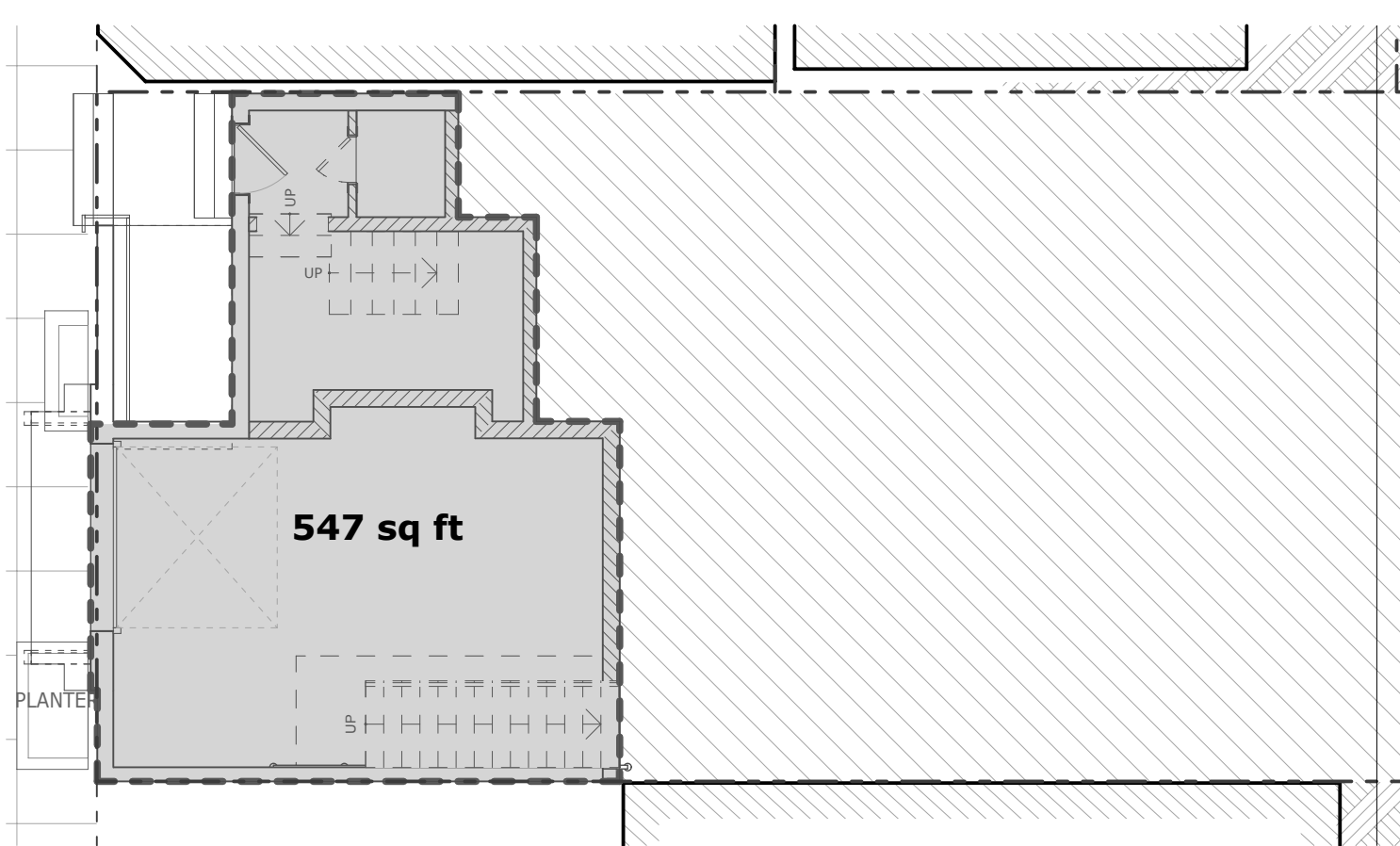
JOB#:	1721
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CHECKED:	DS
SCALE:	AS NOTED



4 DEMO SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

**SECOND LEVEL
HORIZONTAL ELEMENT DEMOLITION:**

TOTAL SQFT.	1,343 SQFT.
TOTAL DEMO.	103 SQFT.
REMAINING SQFT.	1,240 SQFT.
DEMO RATIO:	7.7%






1 DEMO GARAGE PLAN
SCALE: 1/8" = 1'-0"

**GARAGE LEVEL
HORIZONTAL ELEMENT DEMOLITION:**

TOTAL SQFT.	547 SQFT.
TOTAL DEMO.	547 SQFT.
REMAINING SQFT.	0 SQFT.
DEMO RATIO:	100%

**DEMOLITION
CALCULATIONS**

SYMBOLS

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

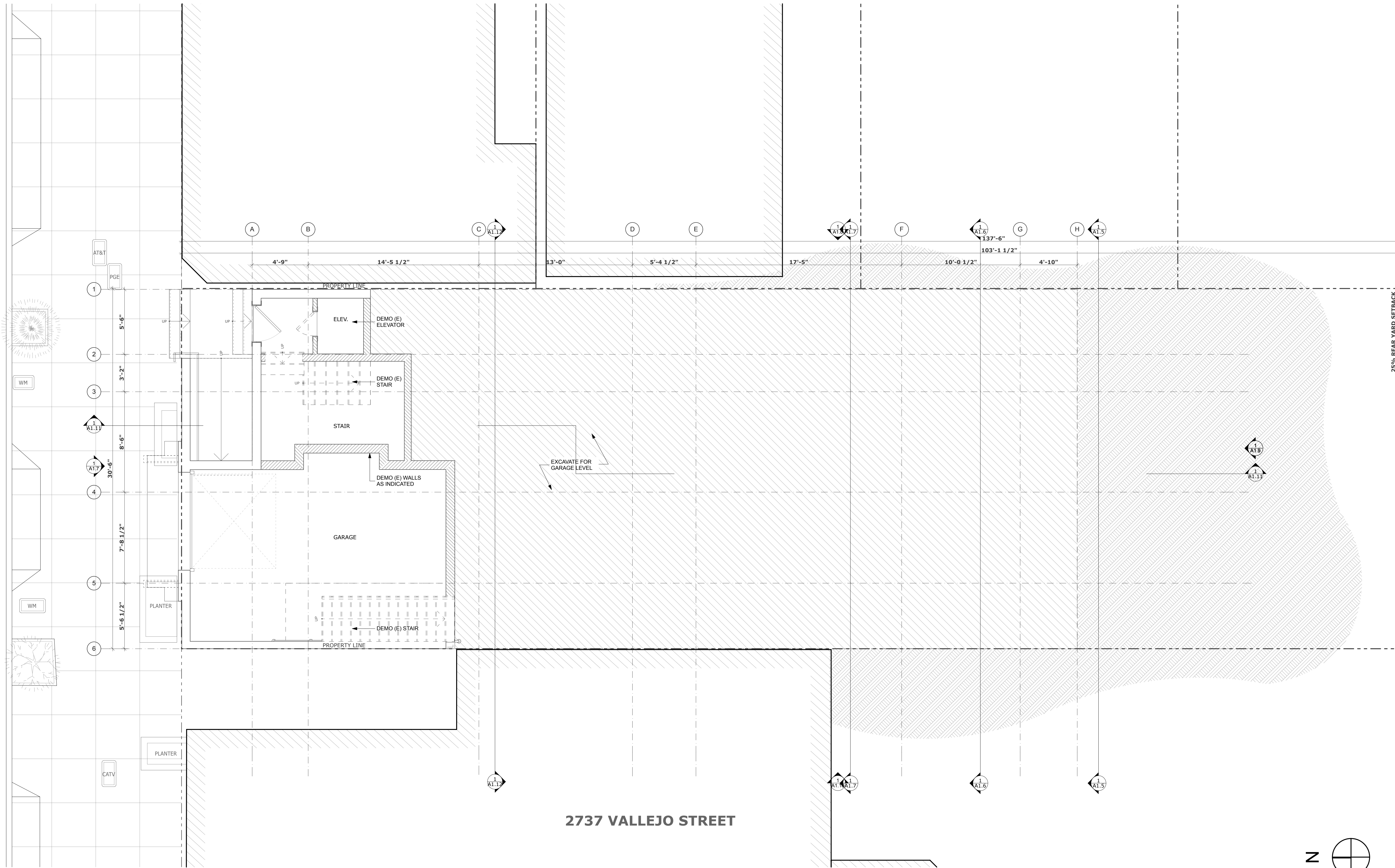
GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



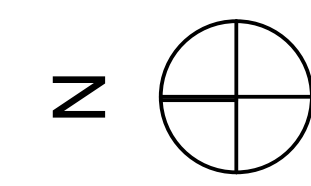
1420 SUTTER STREET 1ST FLOOR
 SAN FRANCISCO, CA 94109
 BUTLERARMSDEN.COM
 E INFO@BUTLERARMSDEN.COM
 T 415-674-5554
 F 415-674-5558

2727 VALLEJO REMODEL
 2727 VALLEJO STREET, SAN FRANCISCO, CA 94123



25% REAR YARD SETBACK

2737 VALLEJO STREET



VARIANCE SET

REVISIONS:	BY:

JOB#:	1721
DATE:	08/28/2018
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CHECKED:	DS
SCALE:	AS NOTED

1 EXISTING GARAGE PLAN
 SCALE: 1/4" = 1'-0"

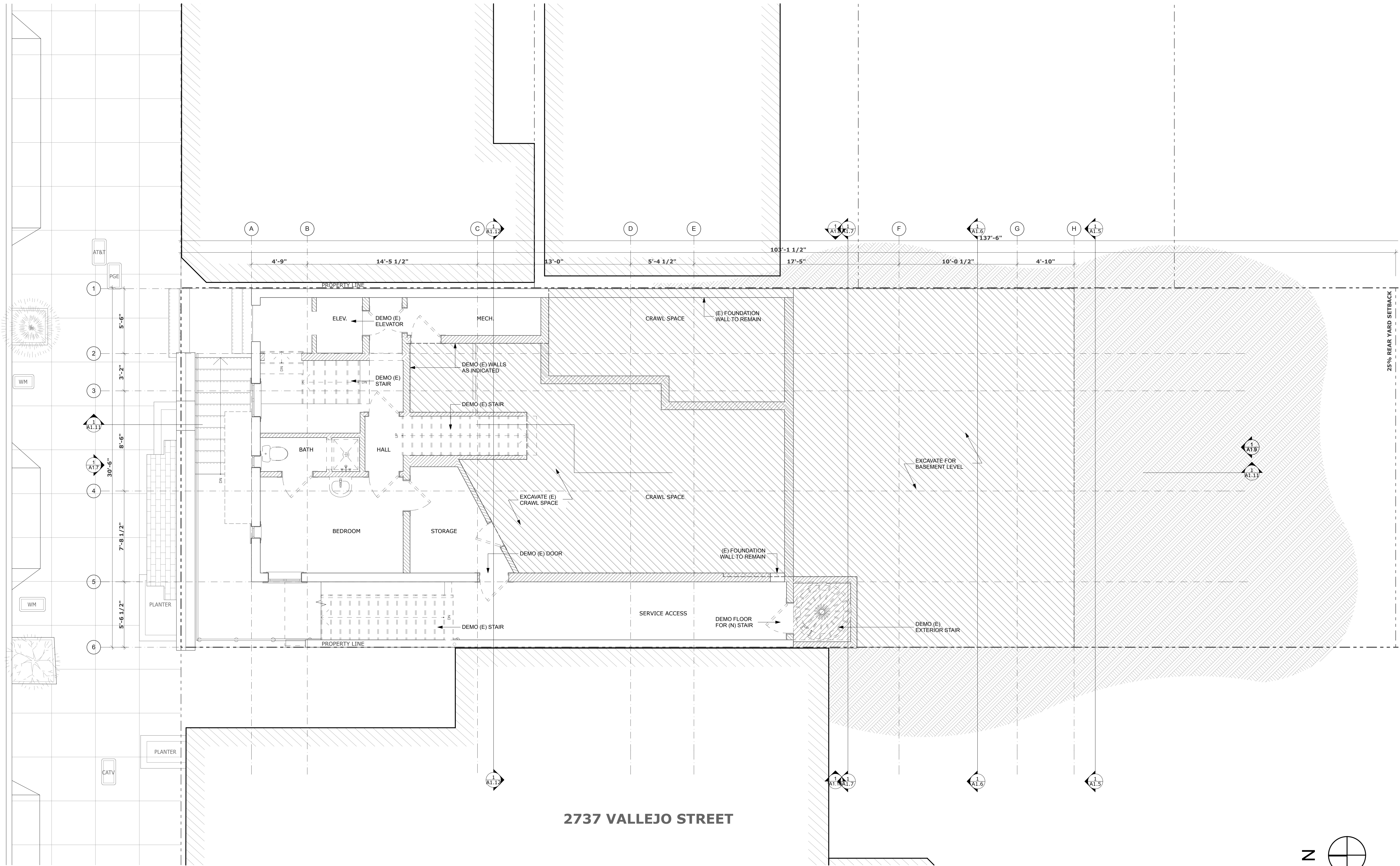
EXISTING PLAN
 - GARAGE

SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
	EXISTING WALL	2.	ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
	NEW WALL	3.	LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		4.	DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
		5.	DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
		6.	DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
		7.	DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
		8.	AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
		9.	DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
		10.	DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
		11.	CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



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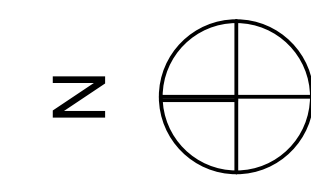


VARIANCE SET

REVISIONS:	BY:

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CHECKED:	DS
SCALE:	AS NOTED

EXISTING PLAN - BASEMENT



1 EXISTING BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

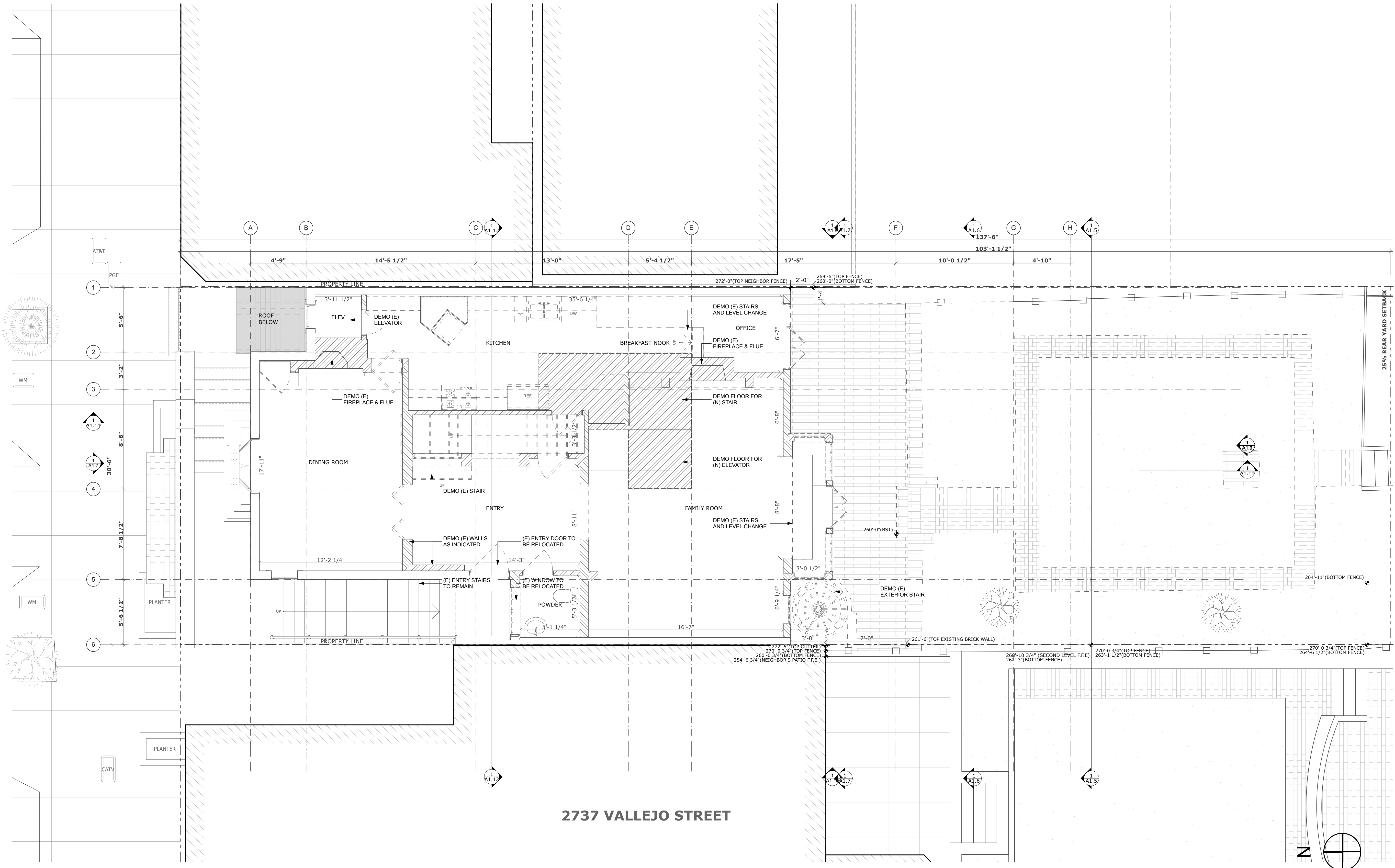
SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
	EXISTING WALL	2.	ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
	NEW WALL	3.	LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		4.	DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
		5.	DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
		6.	DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
		7.	DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
		8.	AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
		9.	DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
		10.	DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
		11.	CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

BUTLER ARMSDEN
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VARIANCE SET

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SCALE:	AS NOTED

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

EXISTING PLAN
- FIRST FLOOR

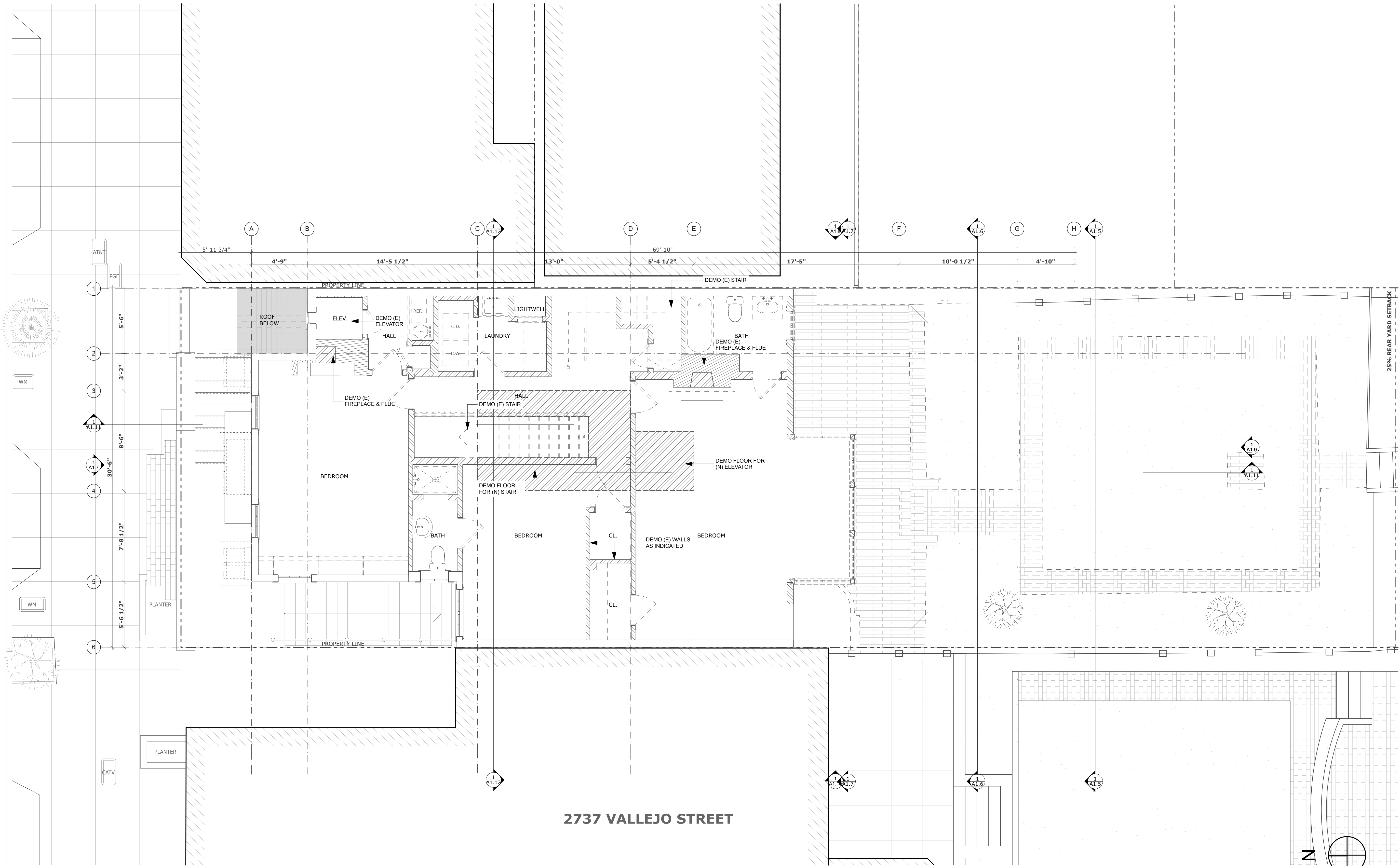
SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
	EXISTING WALL	2.	ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
	NEW WALL	3.	LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
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		5.	DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
		6.	DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
		7.	DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
		8.	AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
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ARCHITECTS

1420 SUTTER STREET 1ST FLOOR
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T 415-674-5554
F 415-674-5558

2727 VALLEJO REMODEL
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123



VARIANCE SET

REVISIONS:	BY:

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

EXISTING PLAN - SECOND FLOOR

1 EXISTING SECOND FLOOR PLAN

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

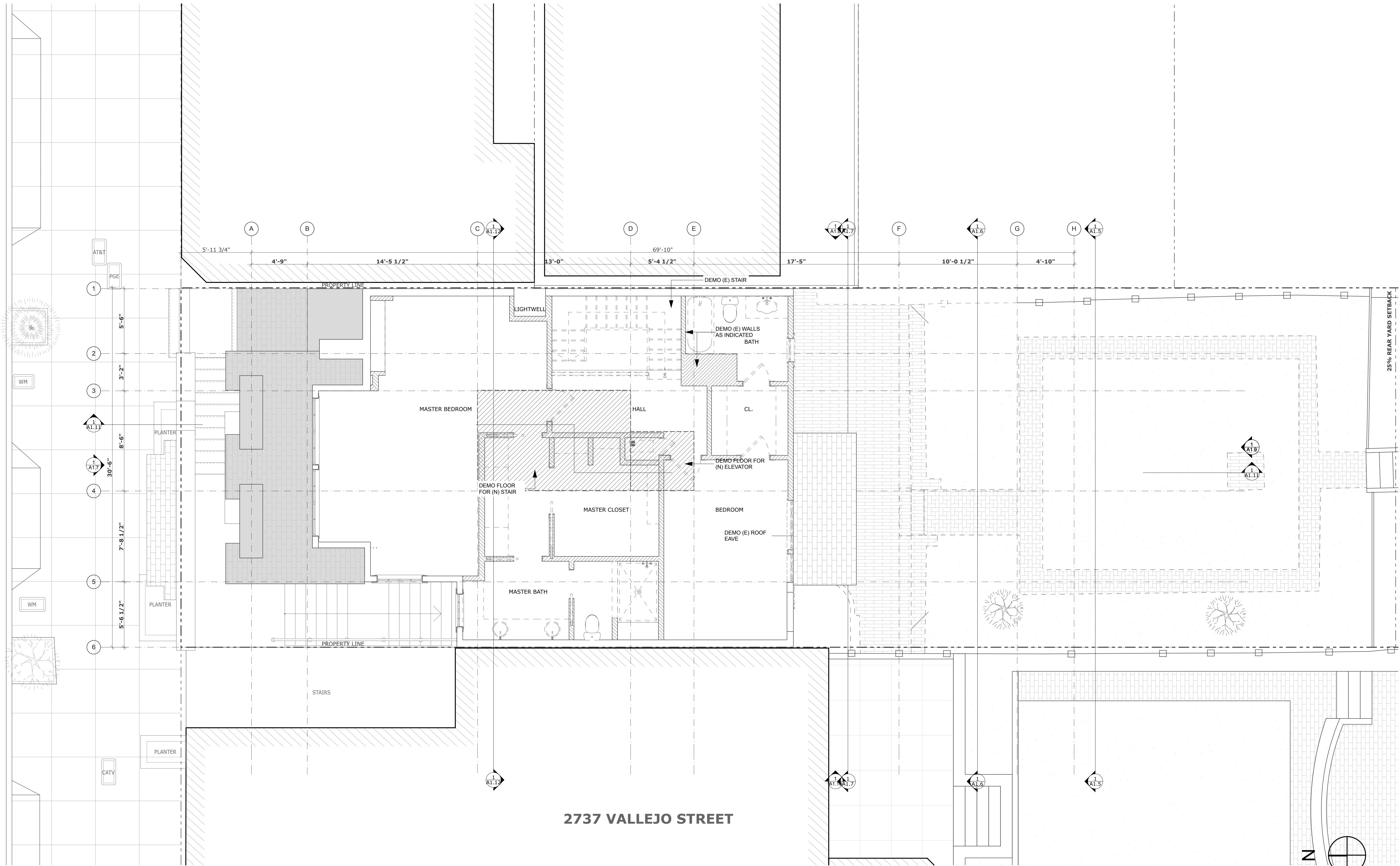
SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
	EXISTING WALL	2.	ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
	NEW WALL	3.	LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		4.	DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
		5.	DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
		6.	DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
		7.	DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
		8.	AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
		9.	DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
		10.	DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
		11.	CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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

EXISTING PLAN
- THIRD FLOOR

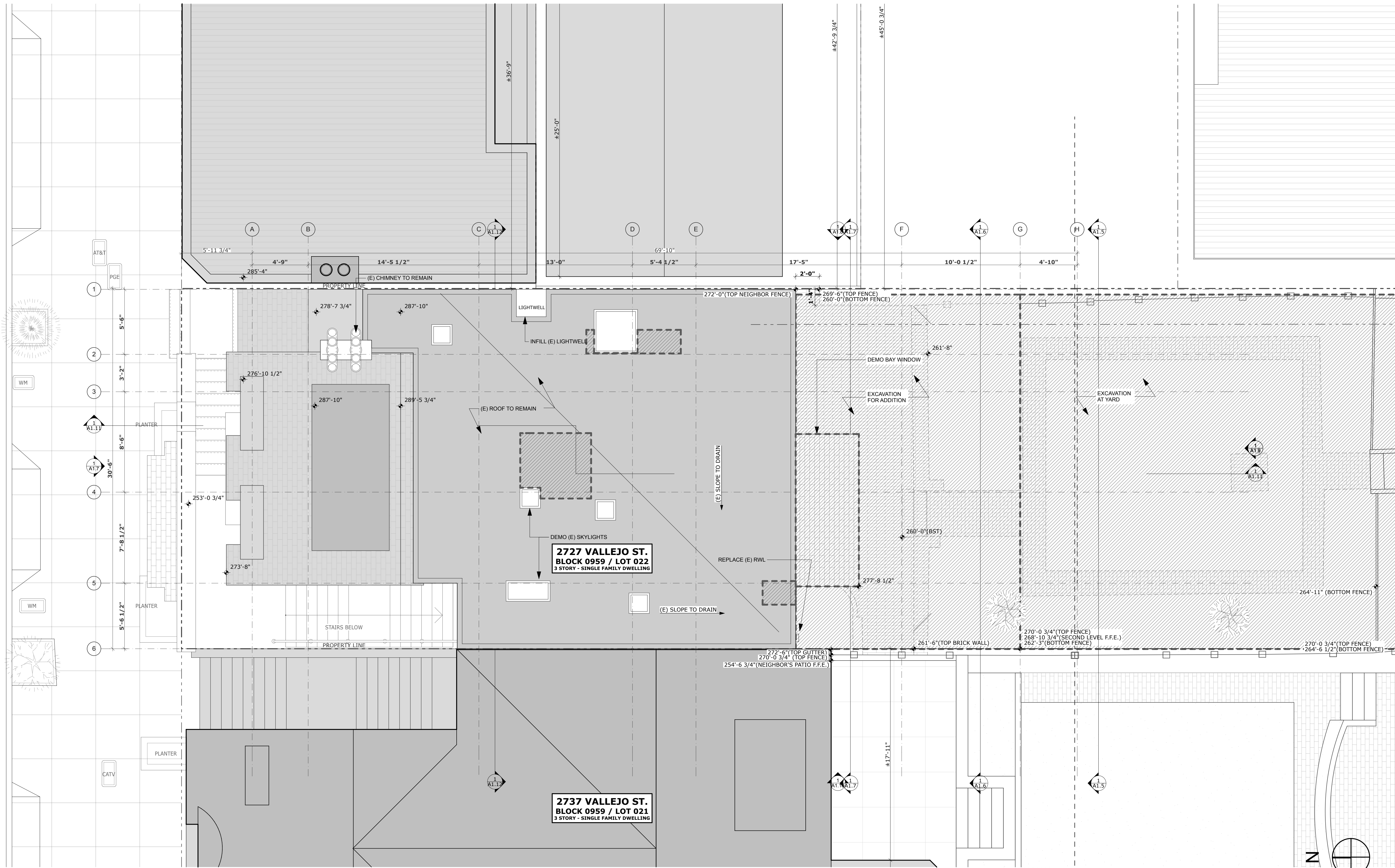
SYMBOLS		GENERAL DEMOLITION NOTES	
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EXISTING PLAN - ROOF

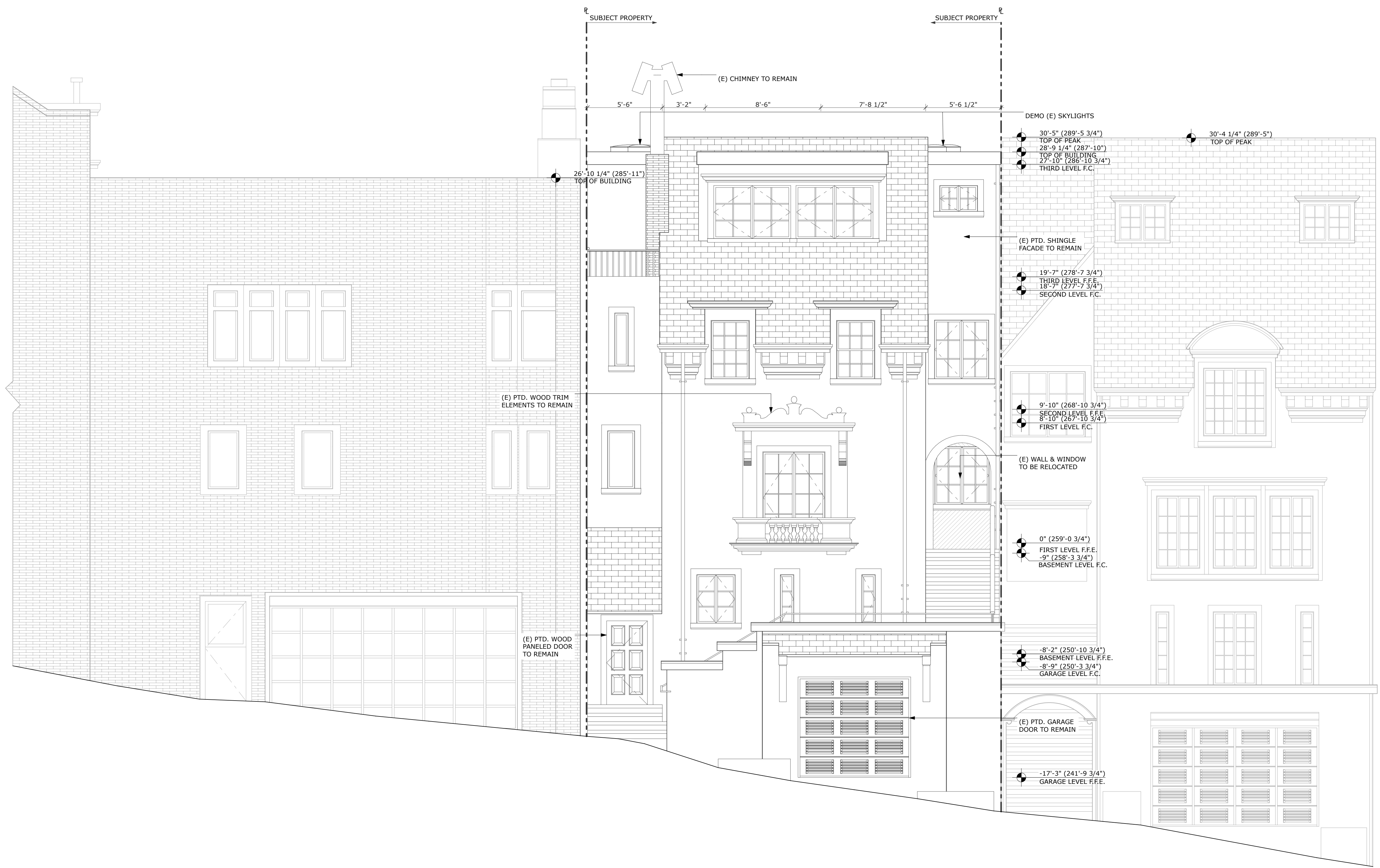
1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
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1 EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

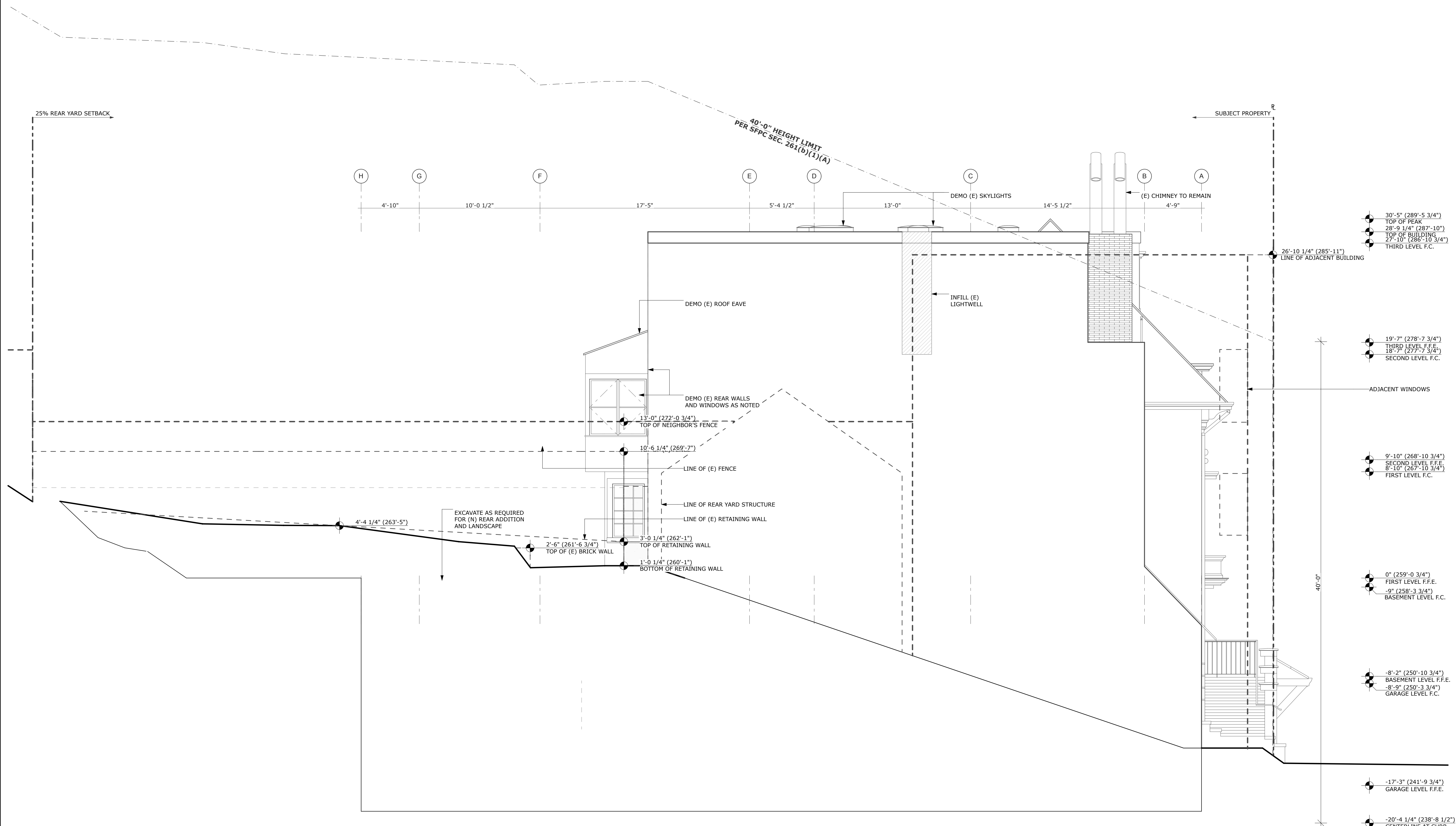
EXISTING
 ELEVATION -
 NORTH

SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
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REVISION 1 & VARIANCE 8/31/18	

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EXISTING ELEVATION - EAST

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

SYMBOLS

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL DEMOLITION NOTES

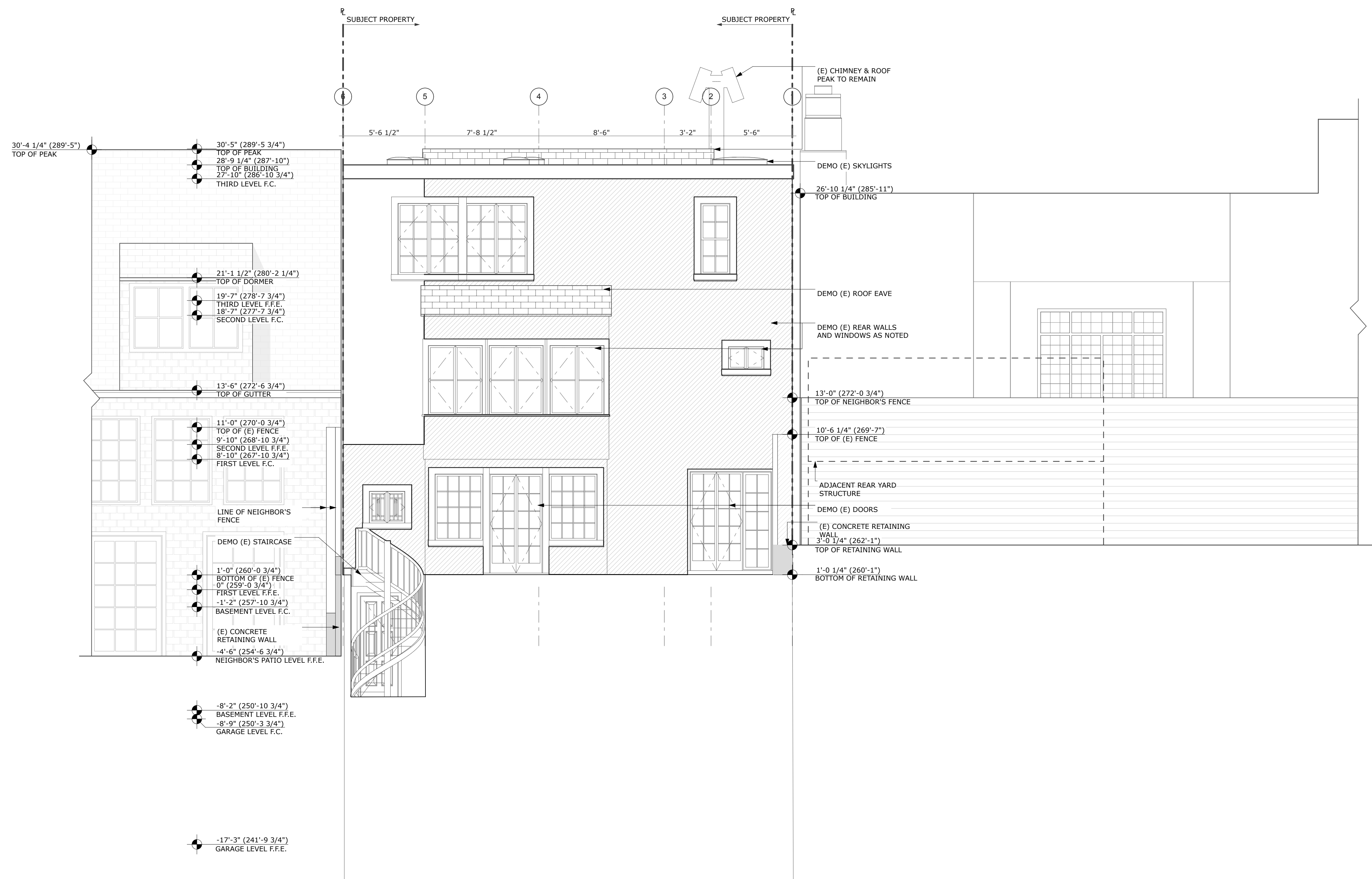
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SCALE:	AS NOTED

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

EXISTING
ELEVATION -
SOUTH

SYMBOLS

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

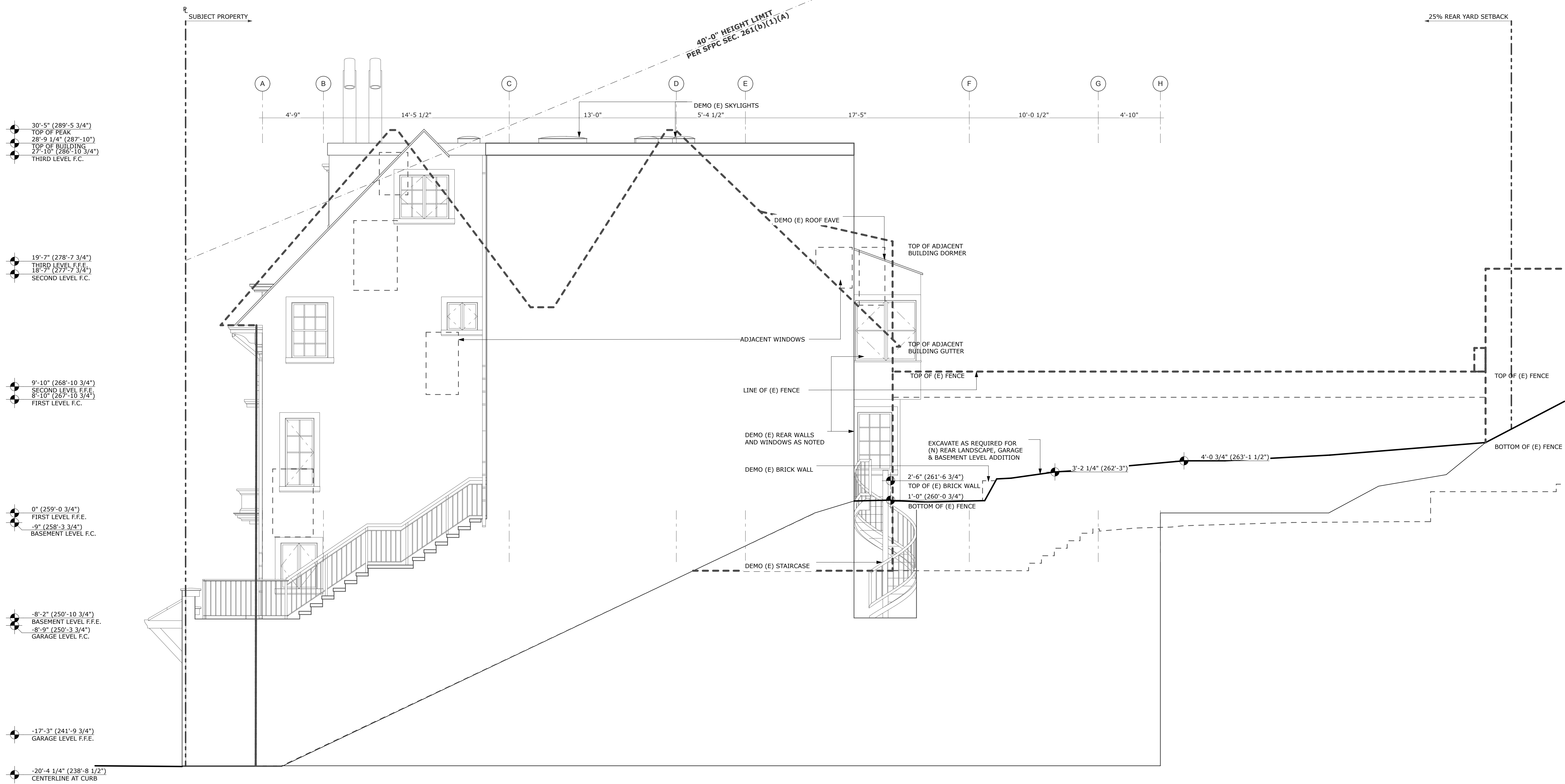
GENERAL DEMOLITION NOTES

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EXISTING
ELEVATION -
WEST

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

SYMBOLS

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

GENERAL DEMOLITION NOTES

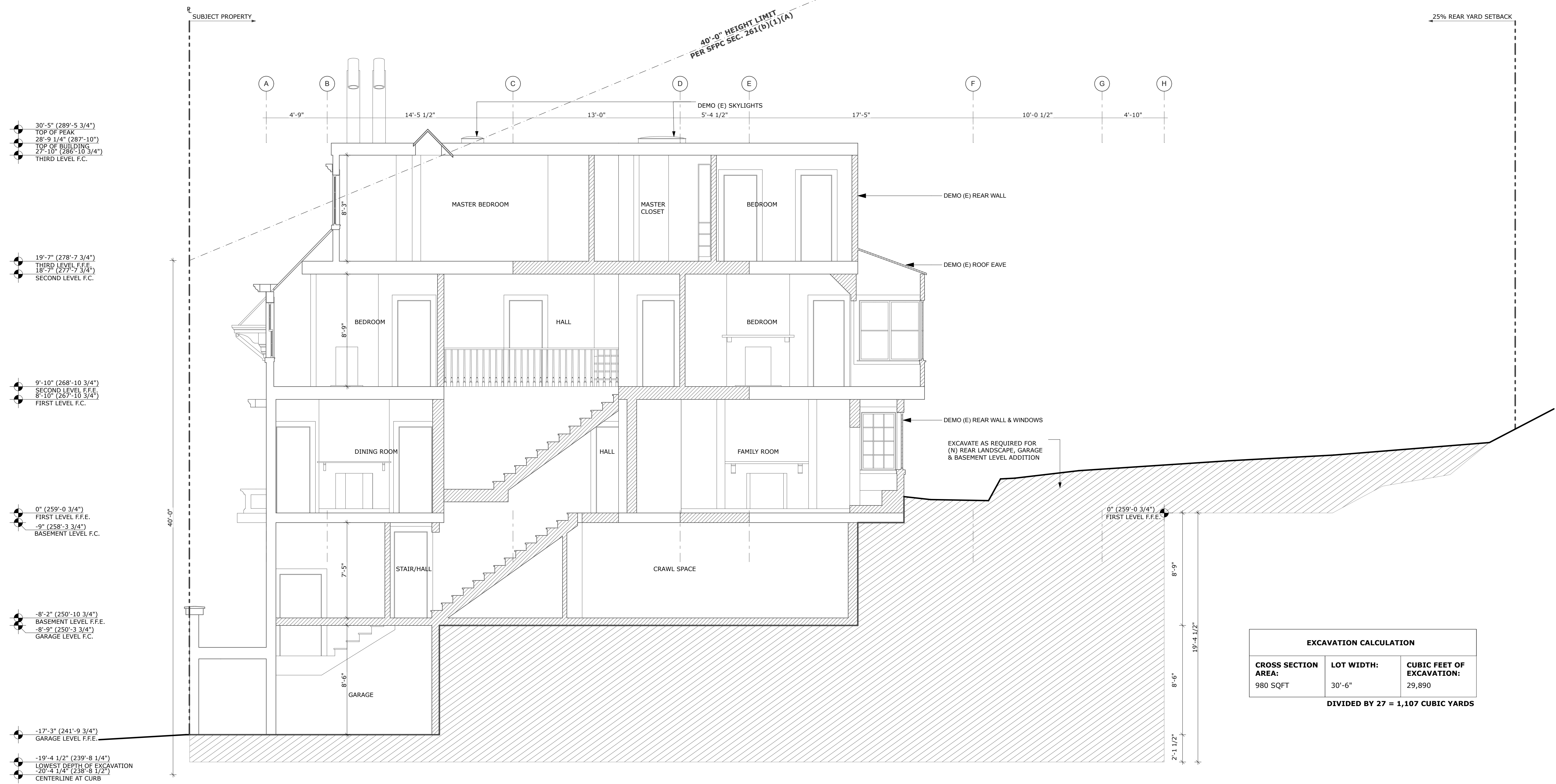
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- 30'-5" (289'-5 3/4") TOP OF PEAK
- 28'-9 1/4" (287'-10") TOP OF BUILDING
- 27'-10" (286'-10 3/4") THIRD LEVEL F.C.
- 19'-7" (278'-7 3/4") THIRD LEVEL F.F.E.
- 18'-7" (267'-10 3/4") SECOND LEVEL F.C.
- 9'-10" (268'-10 3/4") SECOND LEVEL F.F.E.
- 8'-10" (267'-10 3/4") FIRST LEVEL F.C.
- 9'-10" (268'-10 3/4") SECOND LEVEL F.F.E.
- 8'-10" (267'-10 3/4") FIRST LEVEL F.C.
- 0" (259'-0 3/4") FIRST LEVEL F.F.E.
- 9" (258'-3 3/4") BASEMENT LEVEL F.C.
- 8'-2" (250'-10 3/4") BASEMENT LEVEL F.F.E.
- 8'-9" (250'-3 3/4") GARAGE LEVEL F.C.
- 17'-3" (241'-9 3/4") GARAGE LEVEL F.F.E.
- 19'-4 1/2" (239'-8 1/4") LOWEST DEPTH OF EXCAVATION
- 20'-4 1/4" (238'-8 1/2") CENTERLINE AT CURB

VARIANCE SET

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EXCAVATION CALCULATION		
CROSS SECTION AREA:	LOT WIDTH:	CUBIC FEET OF EXCAVATION:
980 SQFT	30'-6"	29,890
DIVIDED BY 27 = 1,107 CUBIC YARDS		

1 EXISTING LONGITUDINAL SECTION

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

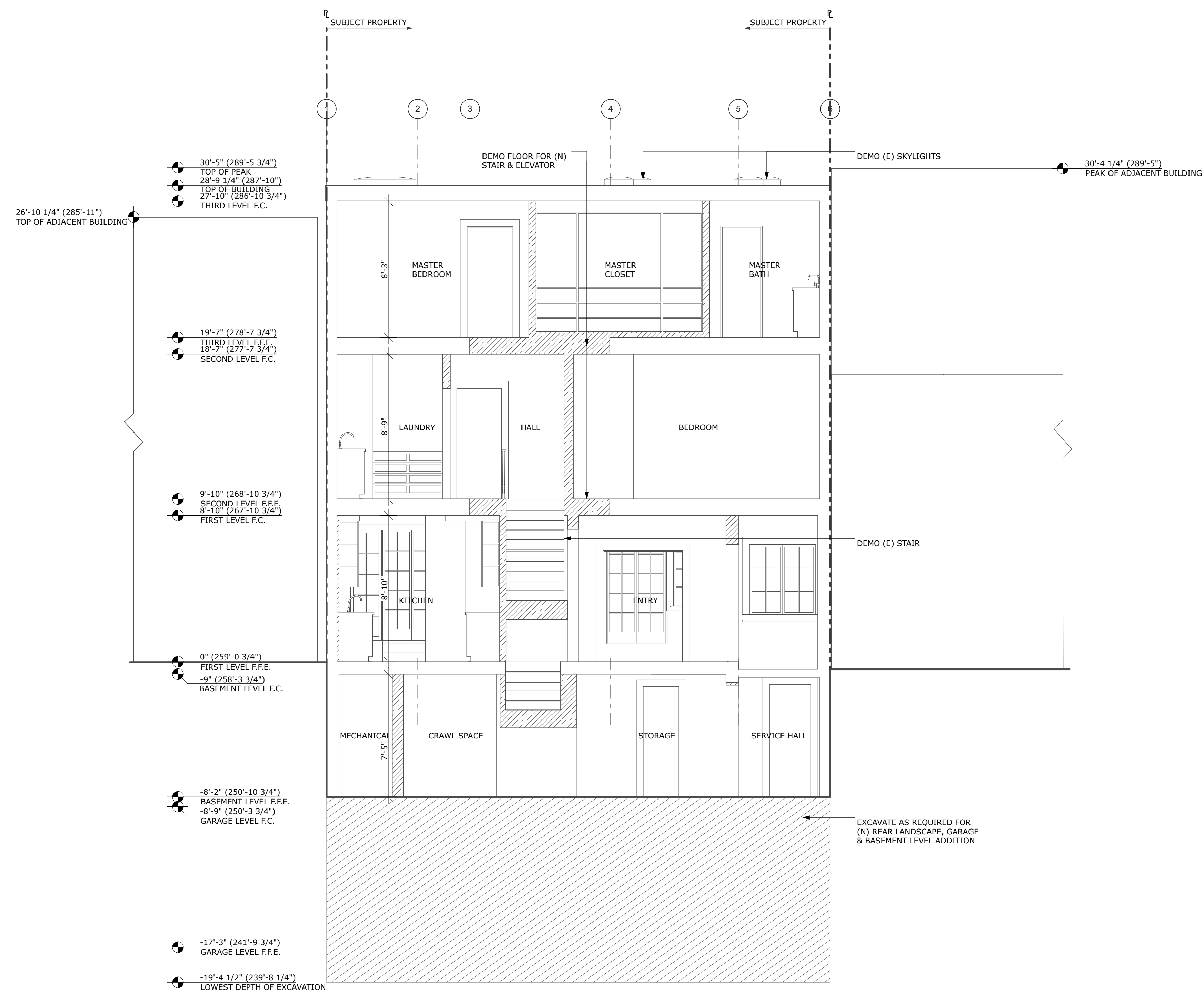
EXISTING SECTION - LONGITUDINAL

SYMBOLS	GENERAL DEMOLITION NOTES
 EXISTING WALL TO BE REMOVED	<ol style="list-style-type: none"> ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
 EXISTING WALL	
 NEW WALL	




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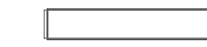

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EXISTING SECTION - TRANSVERSE

1 EXISTING TRANSVERSE SECTION
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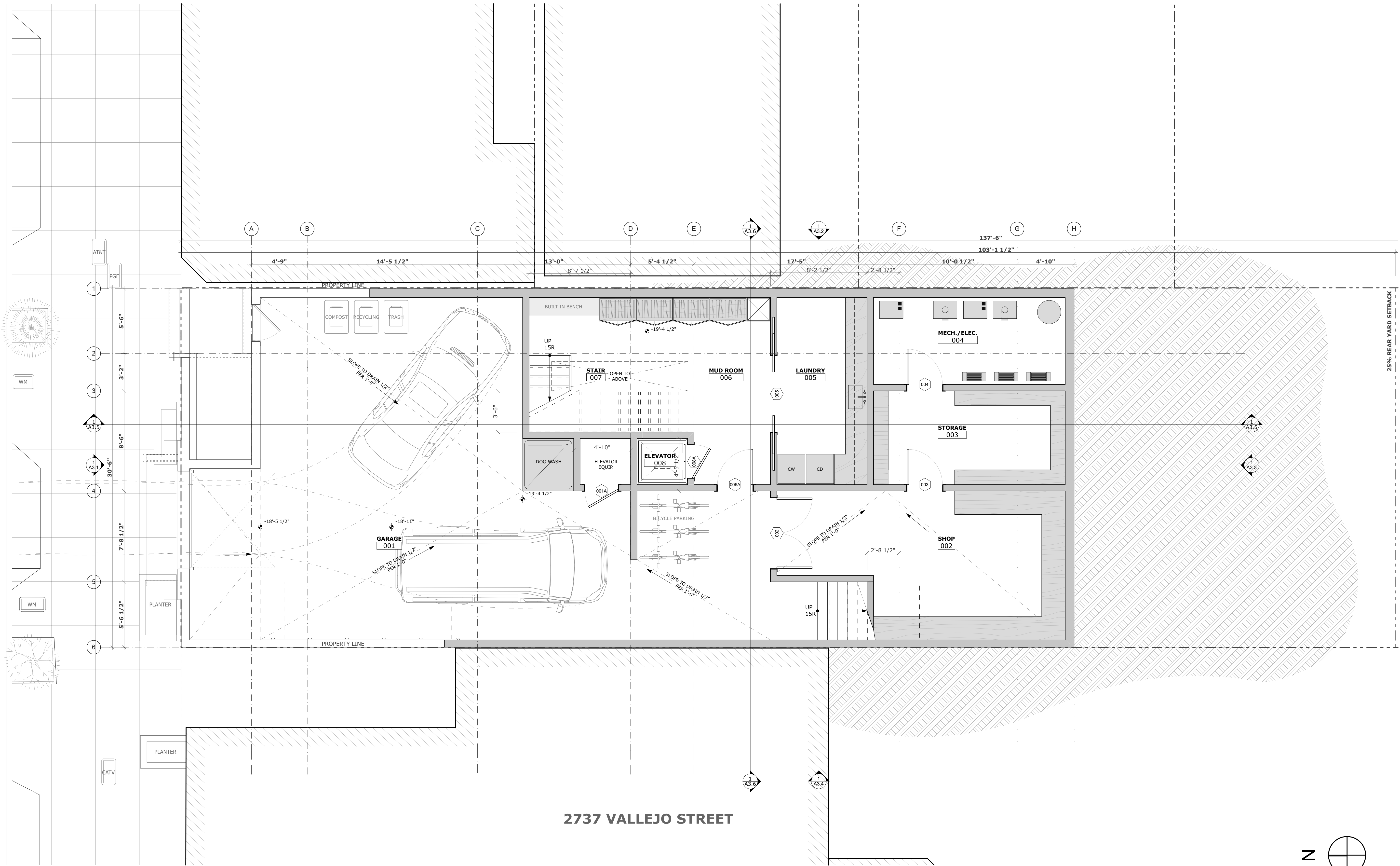
SYMBOLS

-  EXISTING WALL
-  NEW WALL



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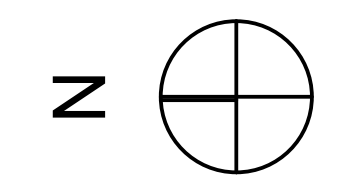
25% REAR YARD SETBACK

VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 8/31/19	
3 REVISION 3 7/25/2019	
4 REVISION 4 8/6/2019	

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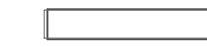

2737 VALLEJO STREET



PROPOSED PLAN
- GARAGE

1 PROPOSED GARAGE PLAN
SCALE: 1/4" = 1'-0"

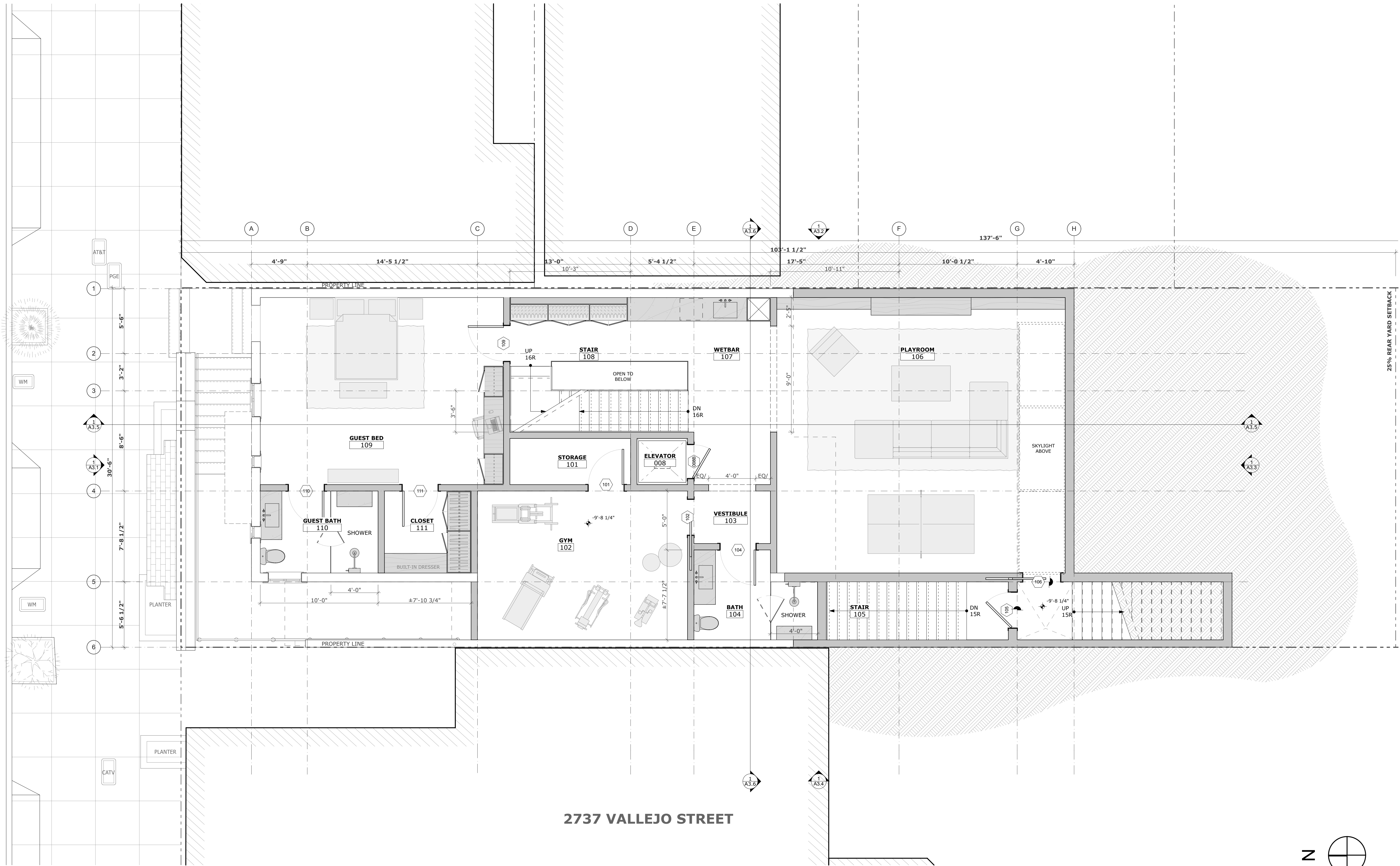
SYMBOLS

-  EXISTING WALL
-  NEW WALL



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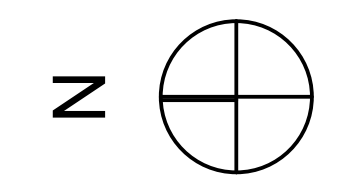
25% REAR YARD SETBACK

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4 REVISION 4 8/6/2019	

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2737 VALLEJO STREET



PROPOSED PLAN
- BASEMENT

1 PROPOSED BASEMENT PLAN

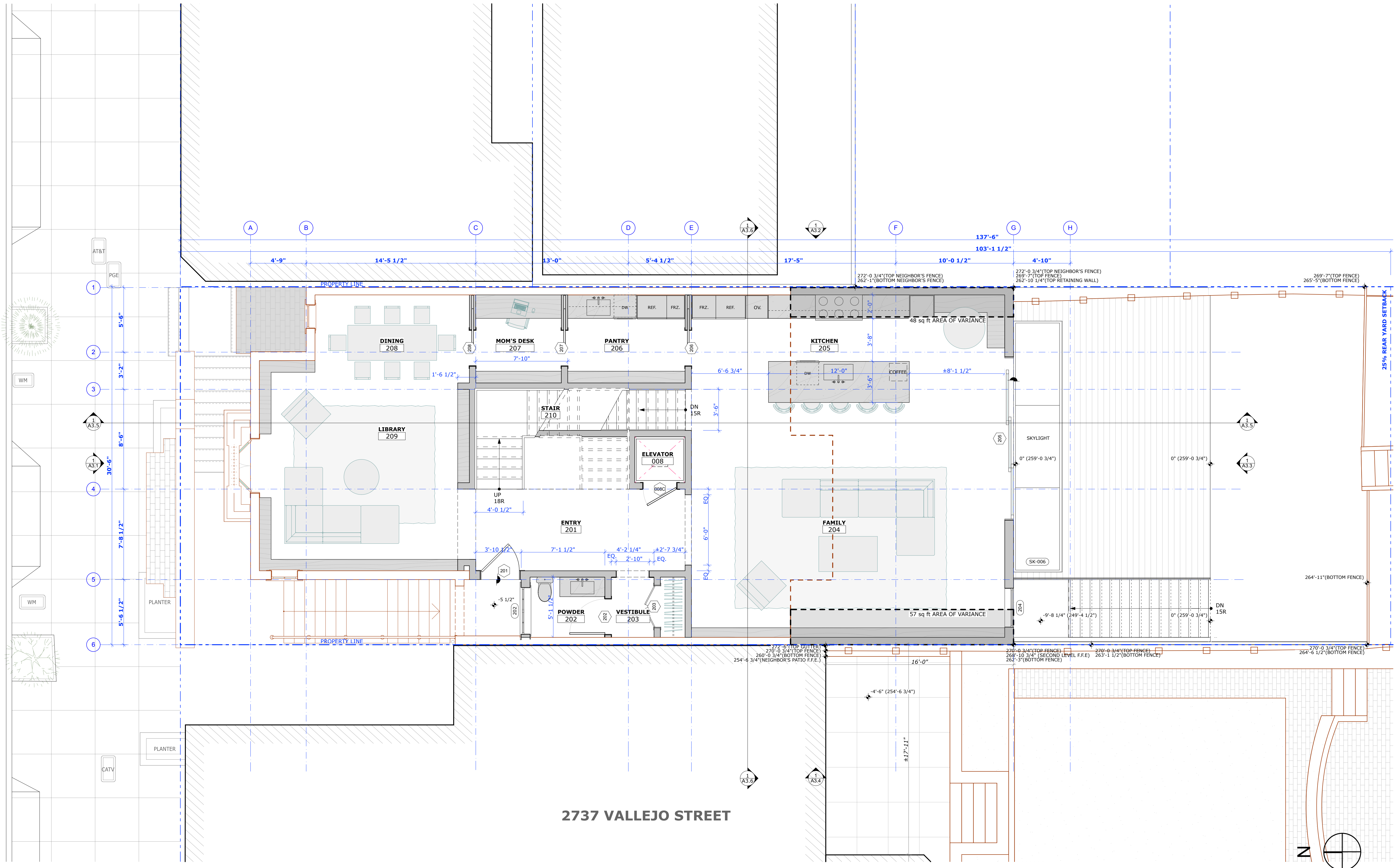
SCALE: 1/4" = 1'-0"

SYMBOLS	
	EXISTING WALL
	NEW WALL



1420 SUTTER STREET 1ST FLOOR
 SAN FRANCISCO, CA 94109
 BUTLERARMSTDEN.COM
 E INFO@BUTLERARMSTDEN.COM
 T 415-674-5554
 F 415-674-5558

2727 VALLEJO REMODEL
 2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

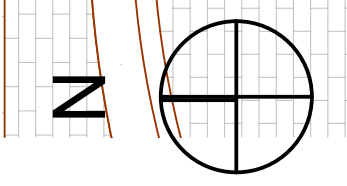


VARIANCE SET

REVISIONS:	BY:
REVISION 1 & VARIANCE 8/31/18	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED PLAN - FIRST FLOOR



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

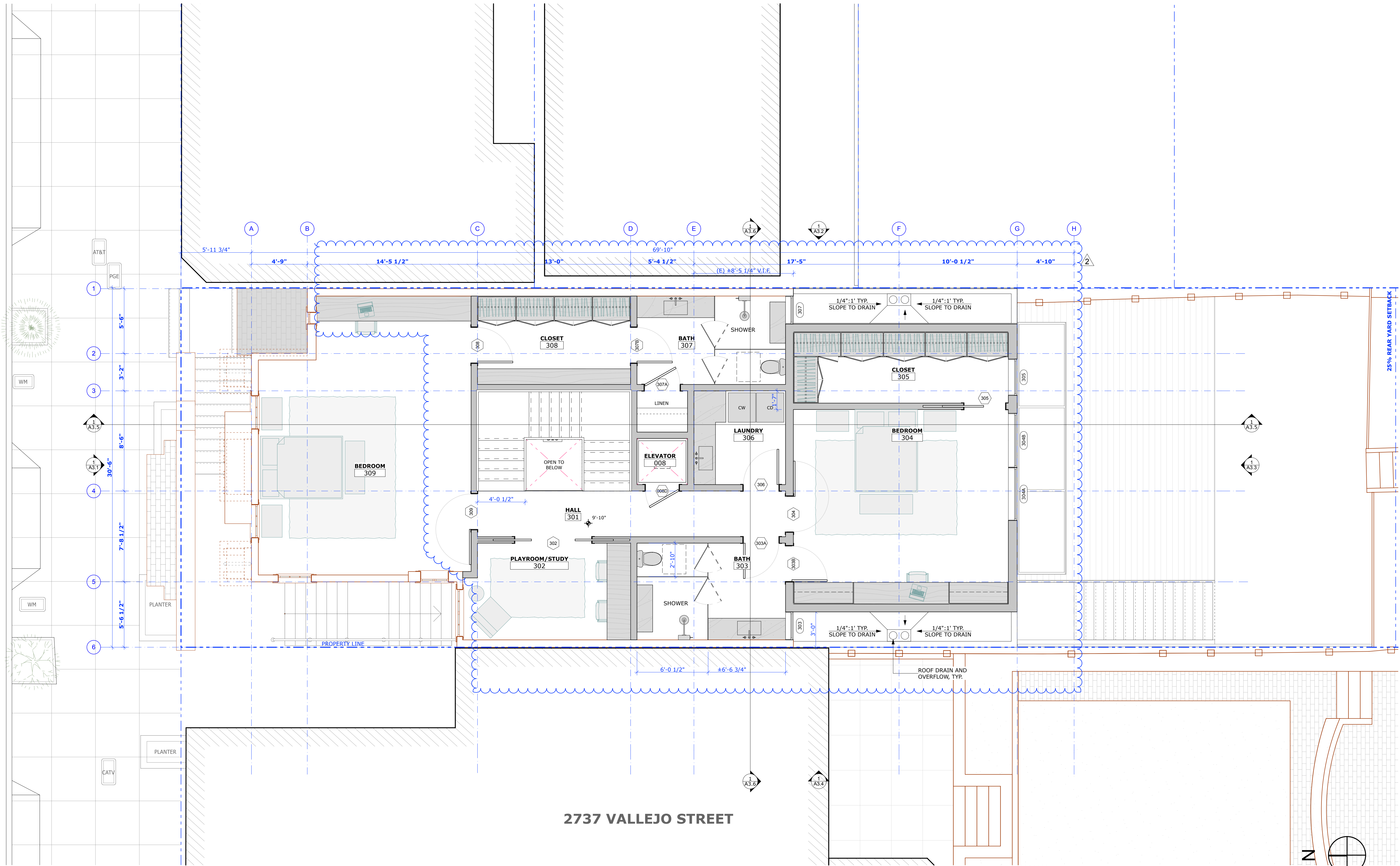
SYMBOLS

	EXISTING WALL
	NEW WALL



1420 SUTTER STREET 1ST FLOOR
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VARIANCE SET

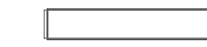

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 8/31/18	
2 REVISION 2 7/2/19	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED PLAN
- SECOND
FLOOR

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

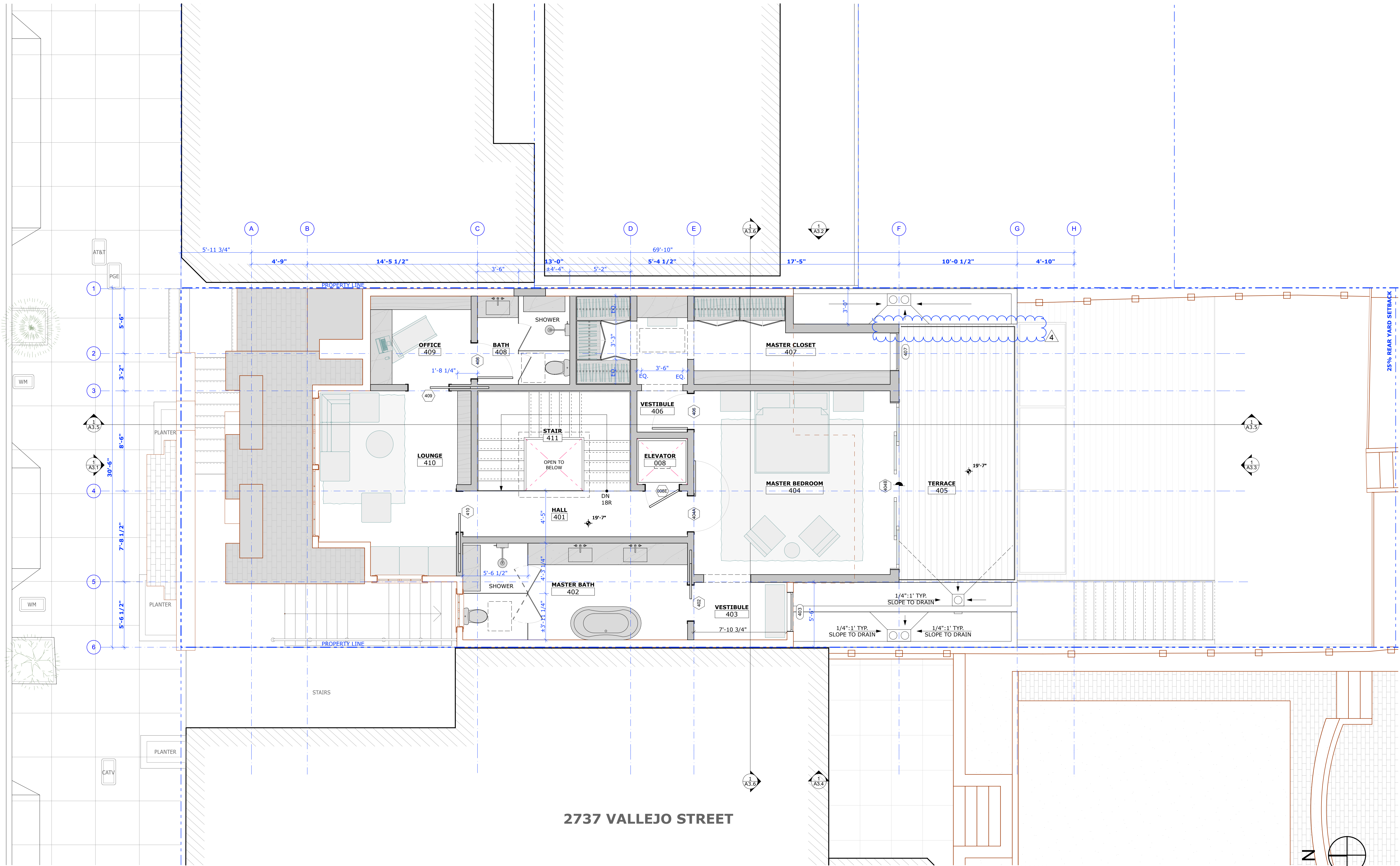
SYMBOLS

-  EXISTING WALL
-  NEW WALL



1420 SUTTER STREET 1ST FLOOR
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2727 VALLEJO REMODEL
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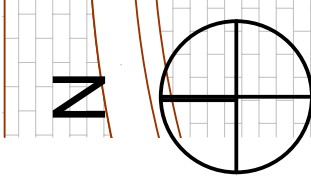


VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 8/31/19	
2 REVISION 2 7/2/19	
4 REVISION 4 8/6/2019	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED PLAN
- THIRD FLOOR



2737 VALLEJO STREET

1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

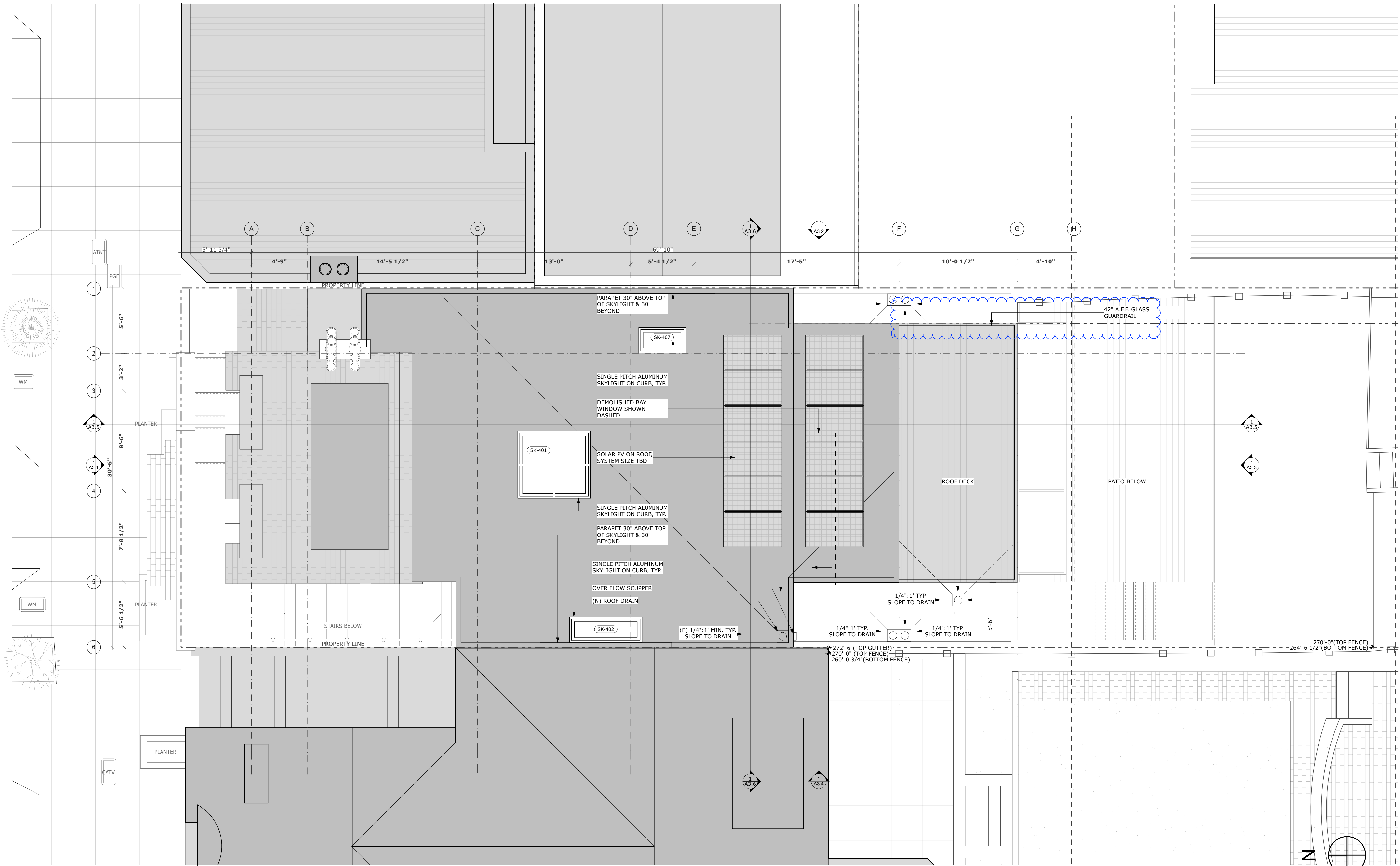
SYMBOLS

- EXISTING WALL
- NEW WALL



1420 SUTTER STREET 1ST FLOOR
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2727 VALLEJO REMODEL
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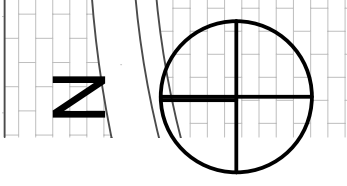


VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 8/31/19	
2 REVISION 2 7/2/19	
4 REVISION 4 8/6/2019	

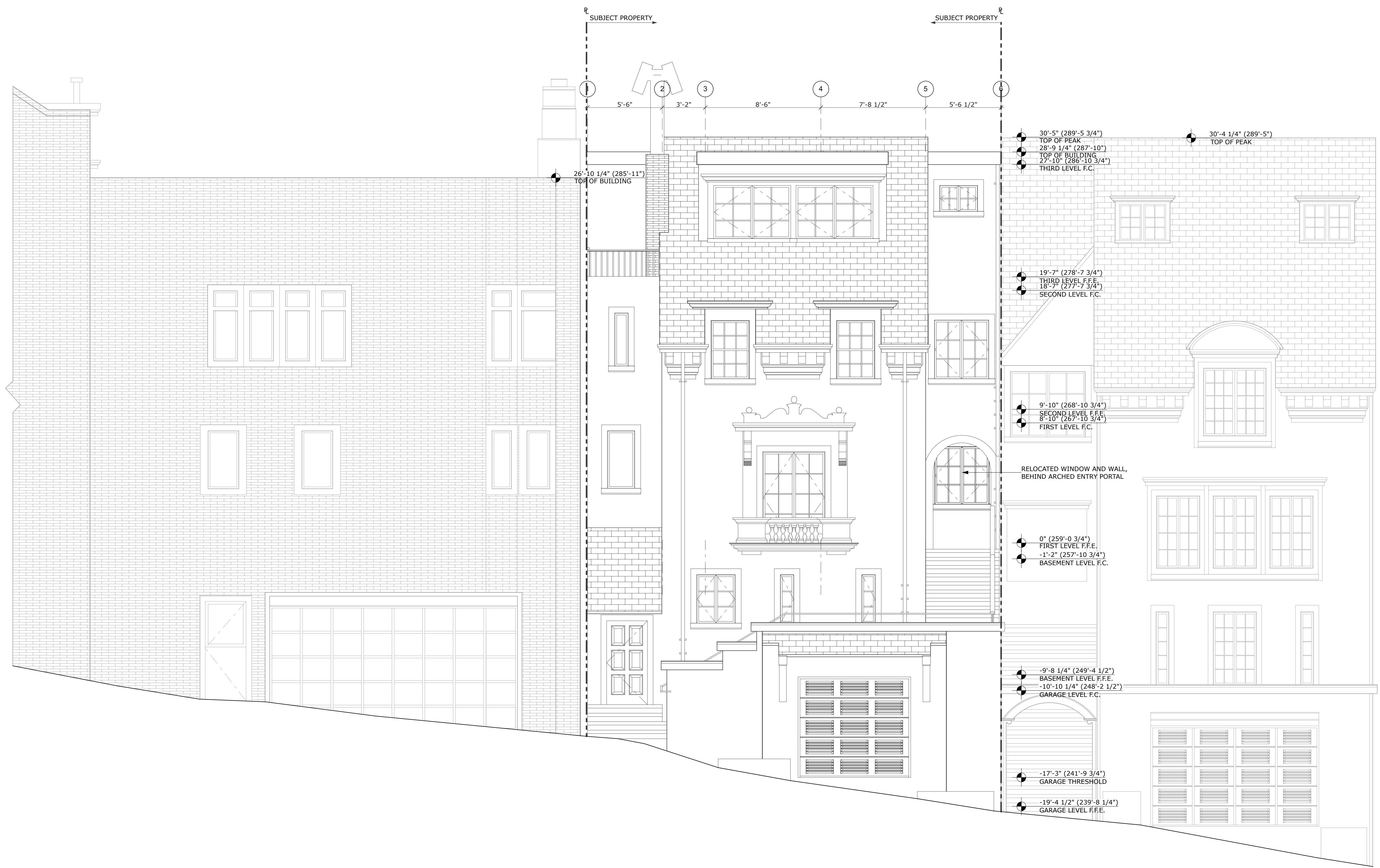
JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED PLAN - ROOF



1 PROPOSED ROOF PLAN

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



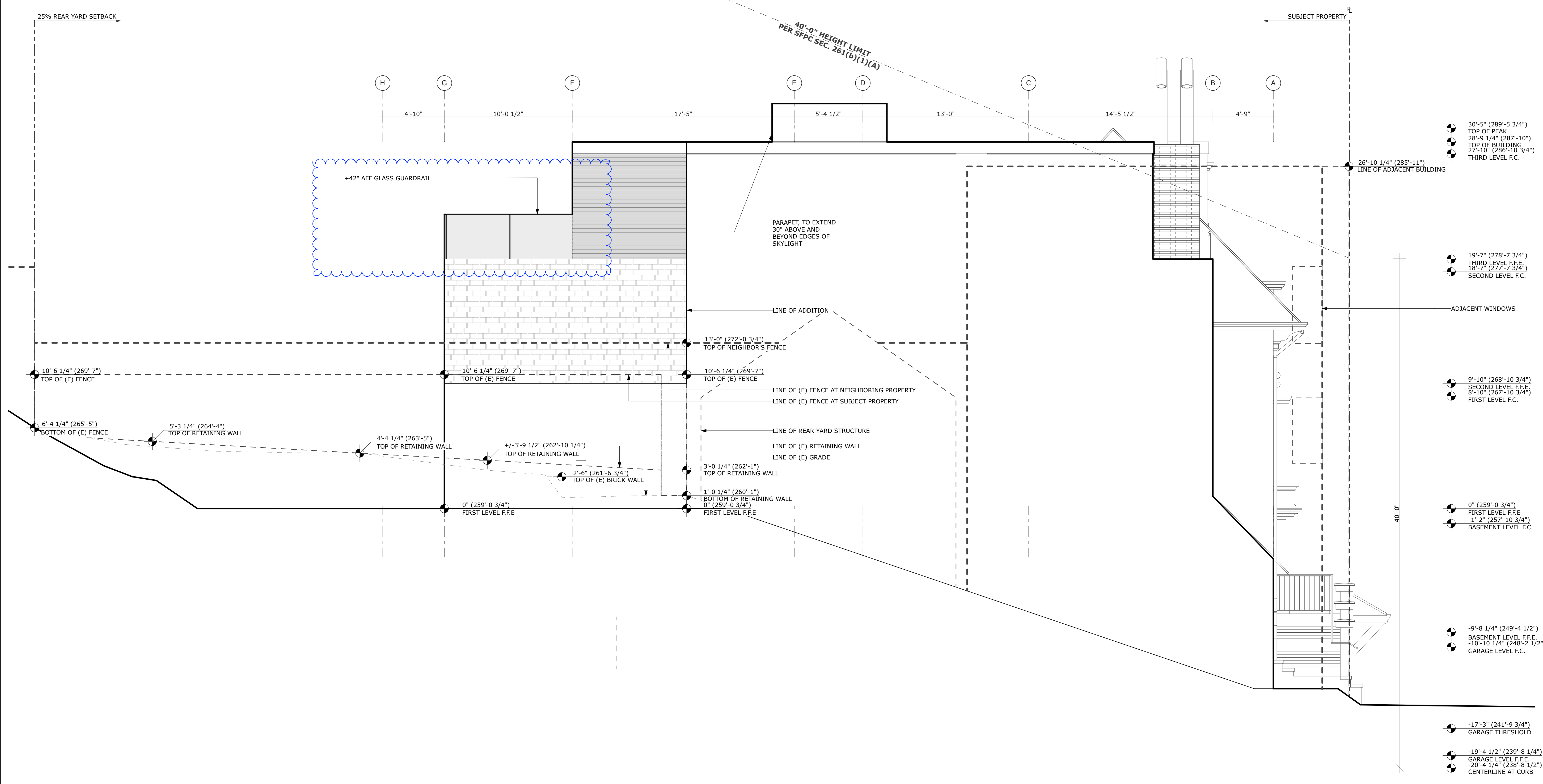
VARIANCE SET

REVISIONS:	BY:

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

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

PROPOSED
ELEVATION -
NORTH



- 30'-5" (289'-5 3/4") TOP OF PEAK
- 28'-9 1/4" (287'-10") TOP OF BUILDING
- 27'-10" (286'-10 3/4") THIRD LEVEL F.C.
- 26'-10 1/4" (285'-11") LINE OF ADJACENT BUILDING
- 19'-7" (278'-7 3/4") THIRD LEVEL F.F.E.
- 18'-10" (277'-7 3/4") SECOND LEVEL F.C.
- 9'-10" (268'-10 3/4") SECOND LEVEL F.F.E.
- 8'-10" (267'-10 3/4") FIRST LEVEL F.C.
- 0" (259'-0 3/4") FIRST LEVEL F.F.E.
- 1'-2" (257'-10 3/4") BASEMENT LEVEL F.C.
- 9'-8 1/4" (249'-4 1/2") BASEMENT LEVEL F.F.E.
- 10'-10 1/4" (248'-2 1/2") GARAGE LEVEL F.C.
- 17'-3" (241'-9 3/4") GARAGE THRESHOLD
- 19'-4 1/2" (239'-8 1/4") GARAGE LEVEL F.F.E.
- 20'-4 1/4" (238'-8 1/2") CENTERLINE AT CURB

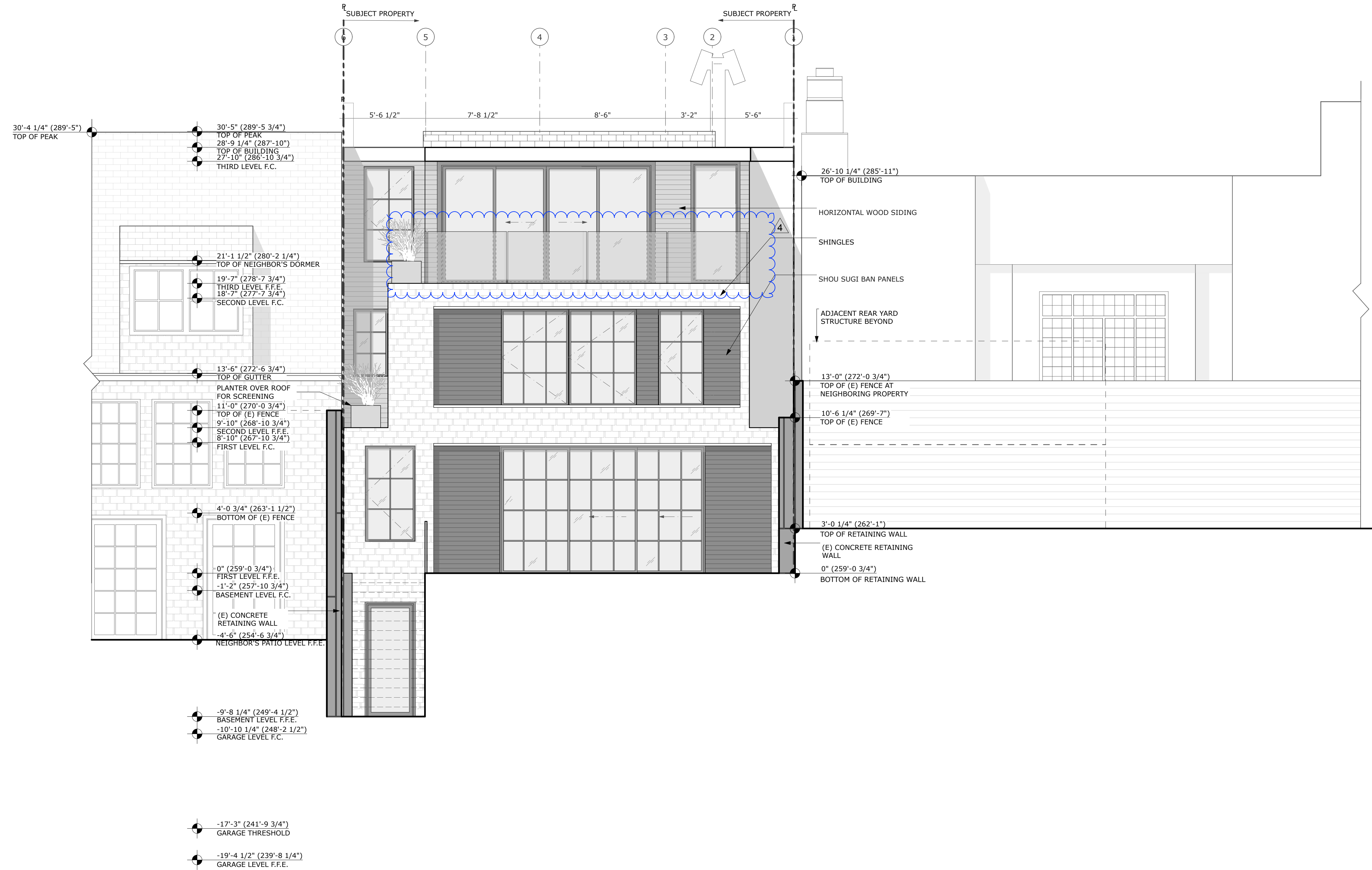
VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 9/31/19	
2 REVISION 2 7/2/19	
4 REVISION 4 8/6/2019	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED ELEVATION - EAST

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



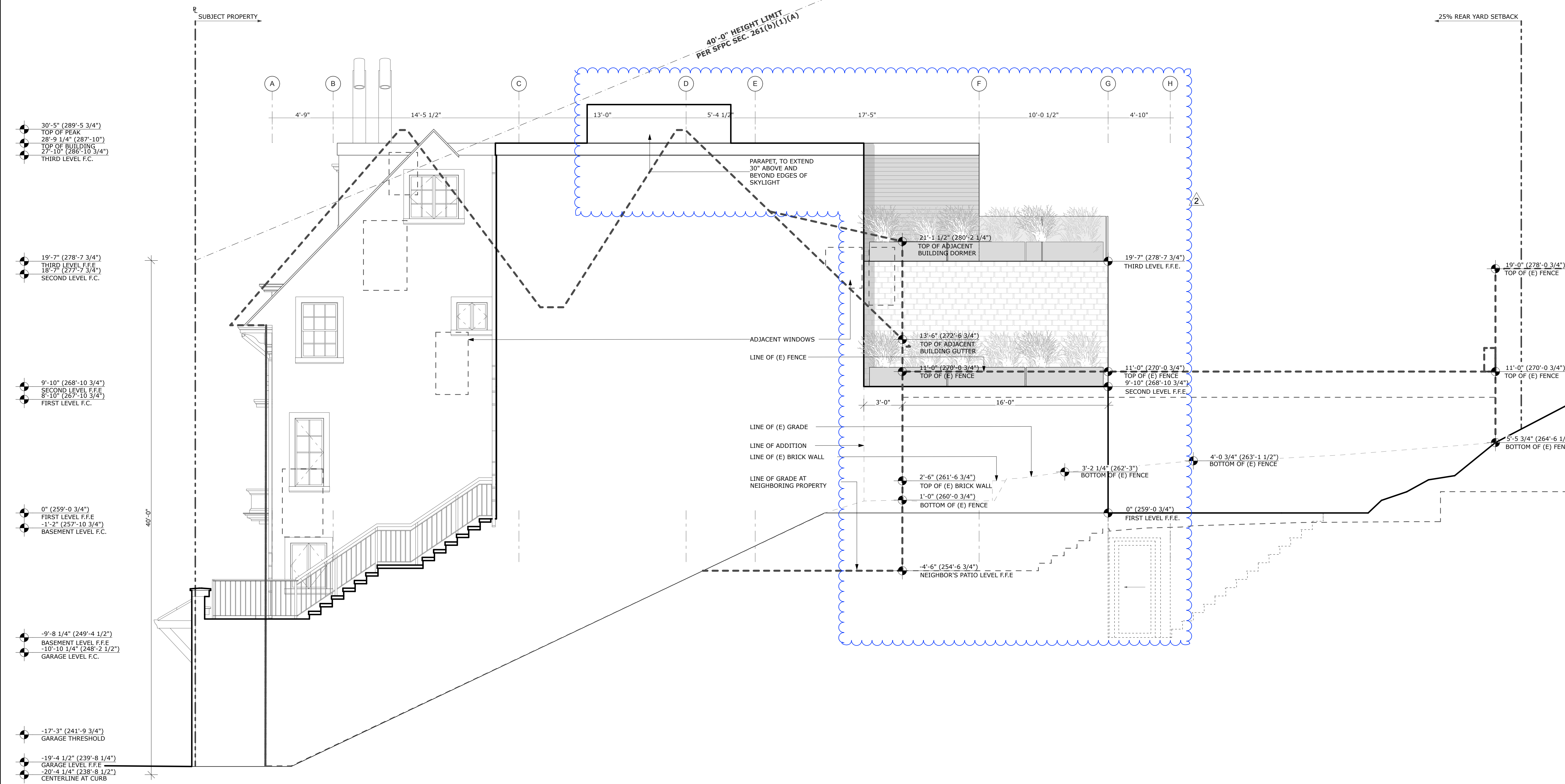
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 8/31/19	
2 REVISION 2 7/2/19	
3 REVISION 3 8/6/2019	
4 REVISION 4 8/6/2019	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED
ELEVATION -
SOUTH



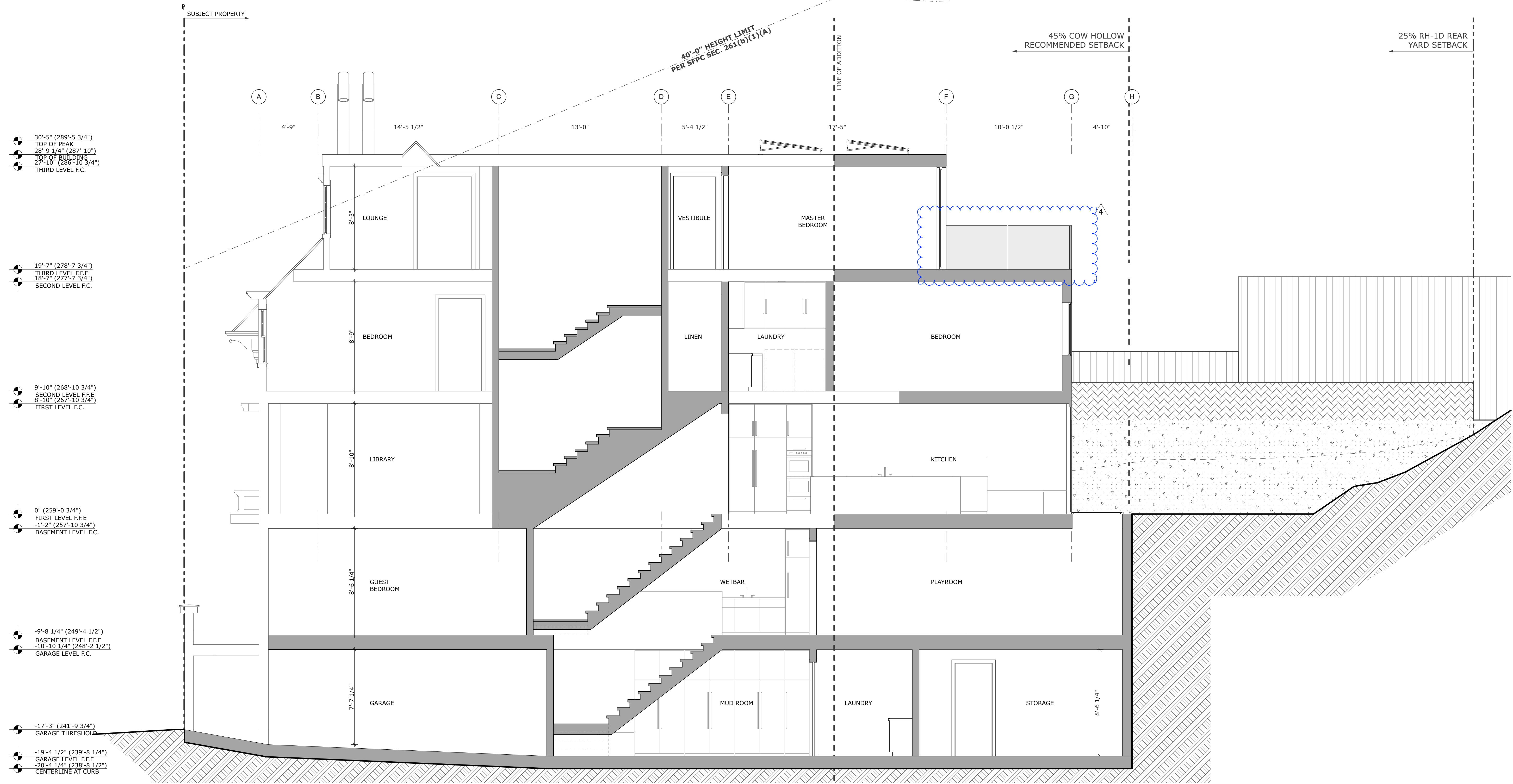
VARIANCE SET

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 8/31/18	
2 REVISION 2 7/2/19	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

**PROPOSED
ELEVATION -
WEST**

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



VARIANCE SET

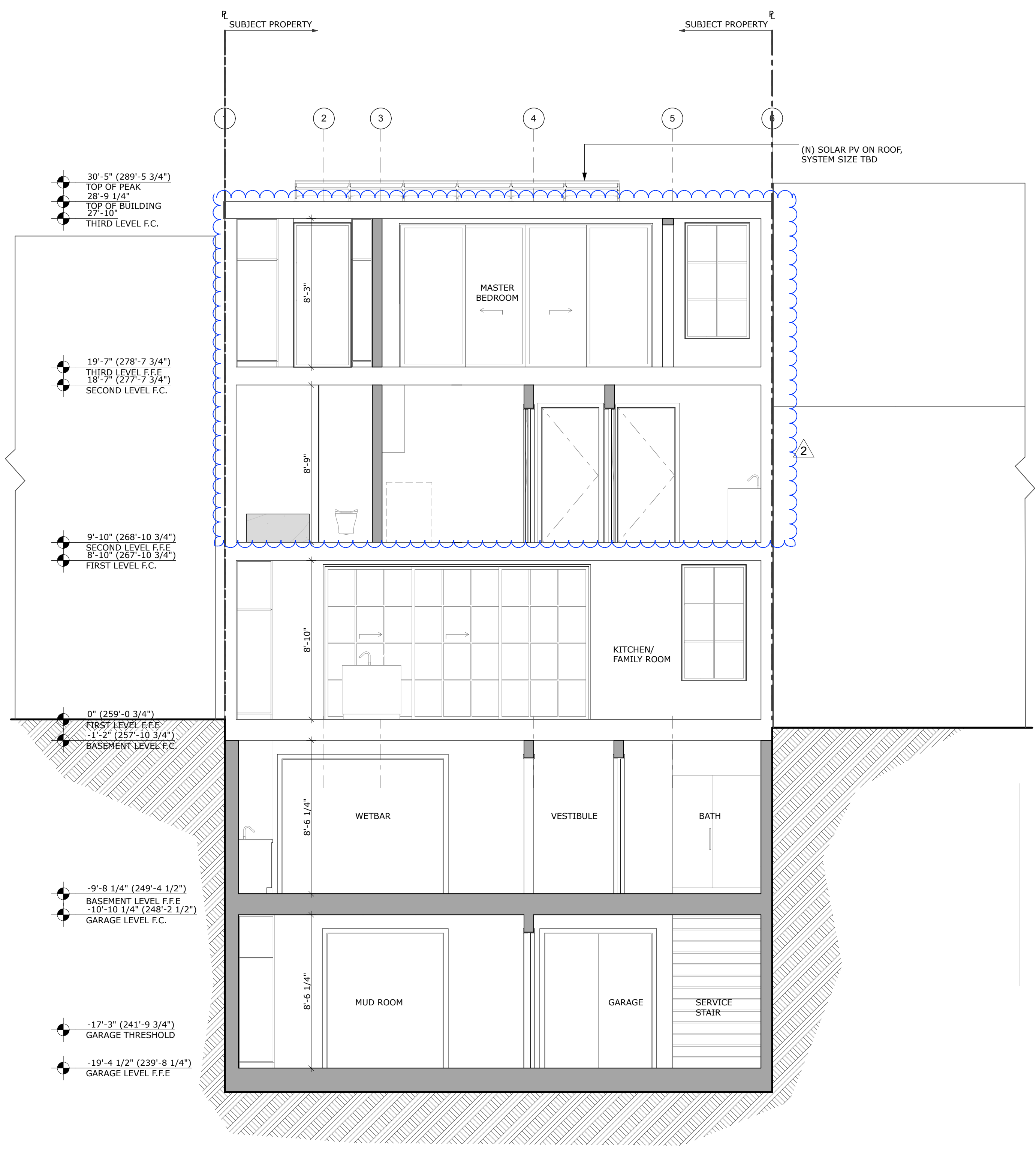
REVISIONS:	BY:
1 REVISION 1 & VARIANCE 9/31/19	
2 REVISION 2 7/2/19	
4 REVISION 4 8/6/2019	

JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED SECTION - LONGITUDINAL

1 PROPOSED LONGITUDINAL SECTION

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



VARIANCE SET


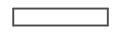

REVISIONS:	BY:
1 REVISION 1 & VARIANCE 9/31/19	
2 REVISION 2 7/2/19	

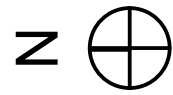
JOB#:	1721
DATE:	08/28/2018
DRAWN:	SH
CHECKED:	DS
SCALE:	AS NOTED

PROPOSED SECTION - TRANSVERSE

1 PROPOSED TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

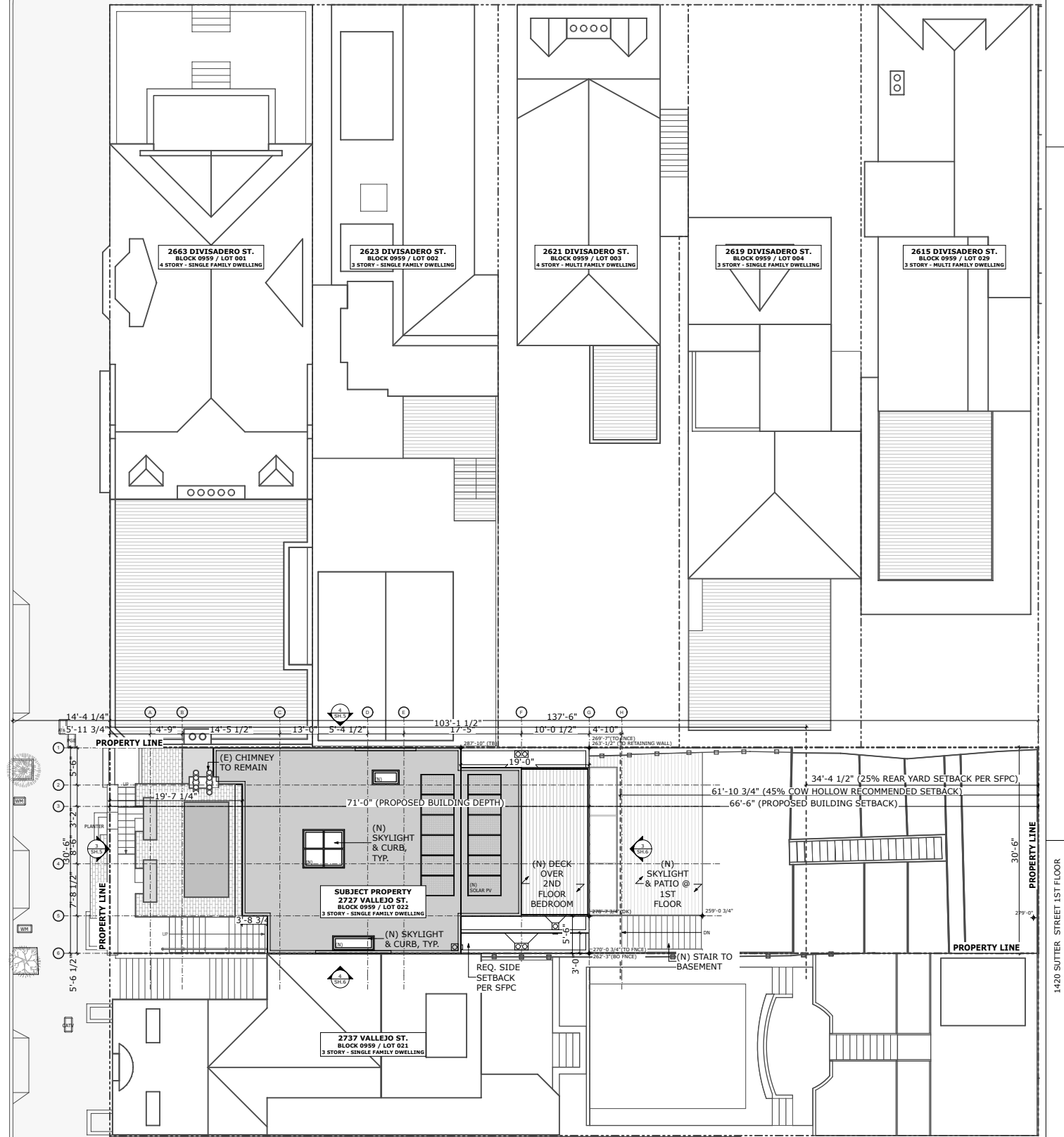
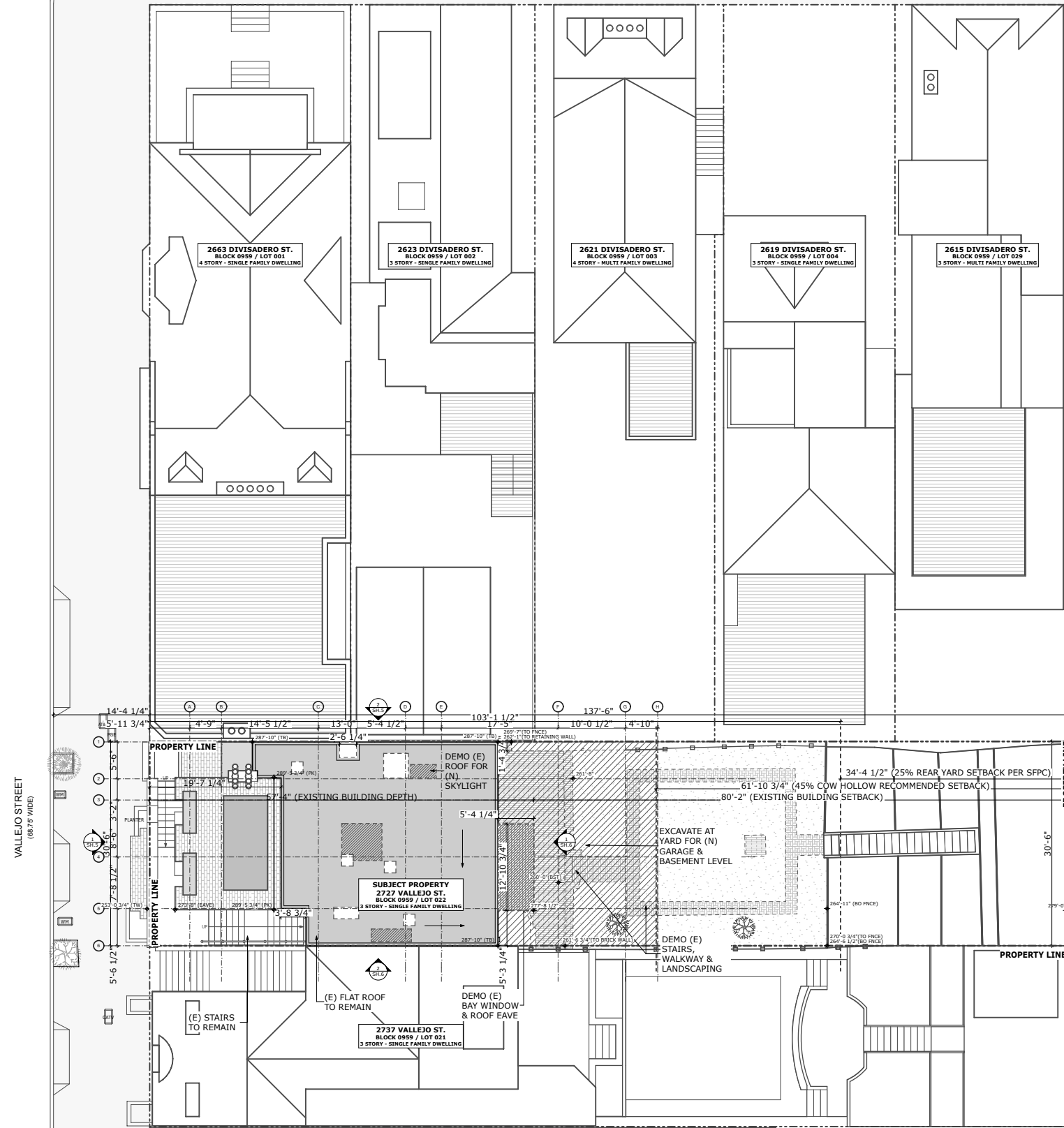
SYMBOLS

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



DIVISADERO STREET




DIVISADERO STREET

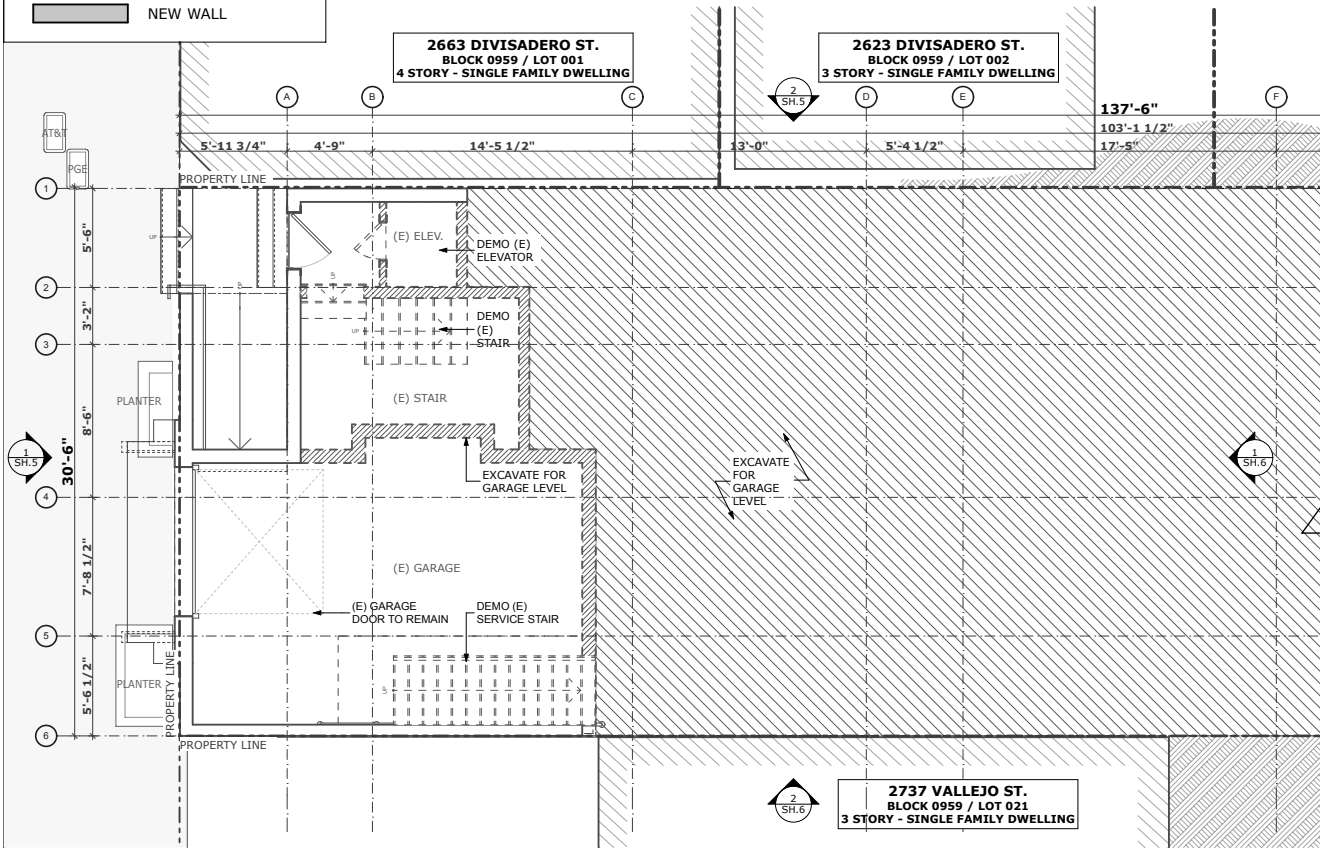
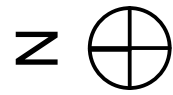


1 EXISTING SITE PLAN
SCALE: 1" = 20'

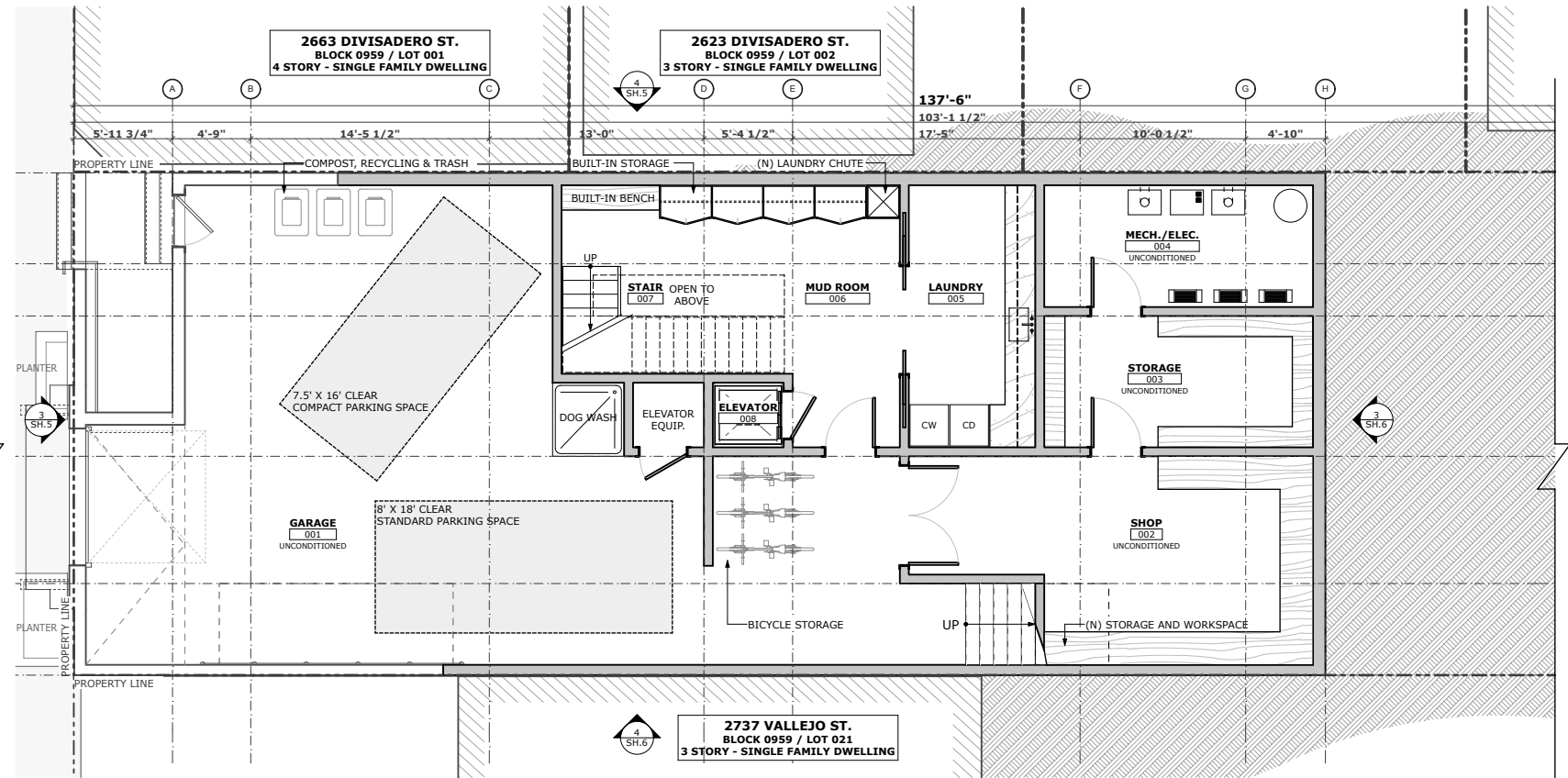
2 PROPOSED SITE PLAN
SCALE: 1" = 20'

SYMBOLS

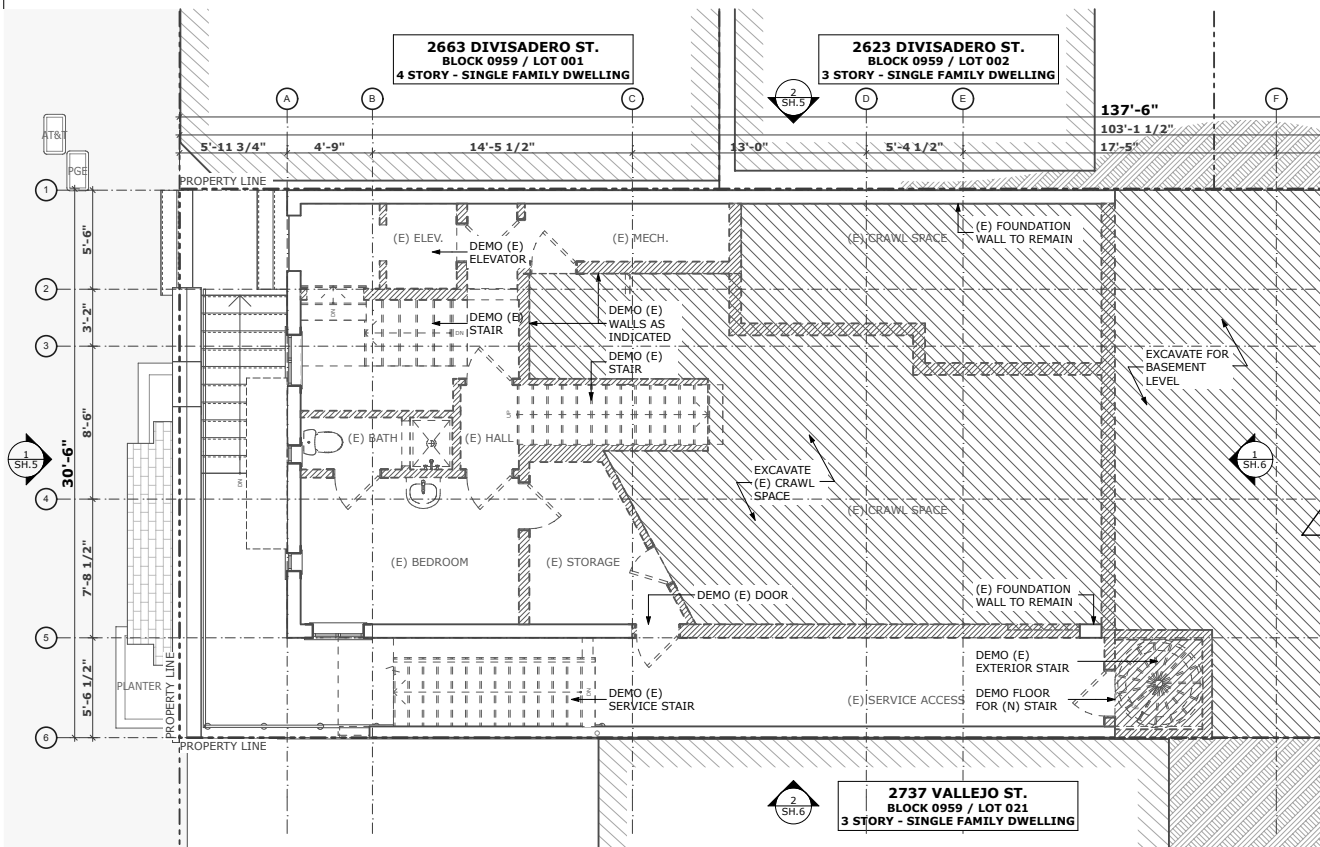
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



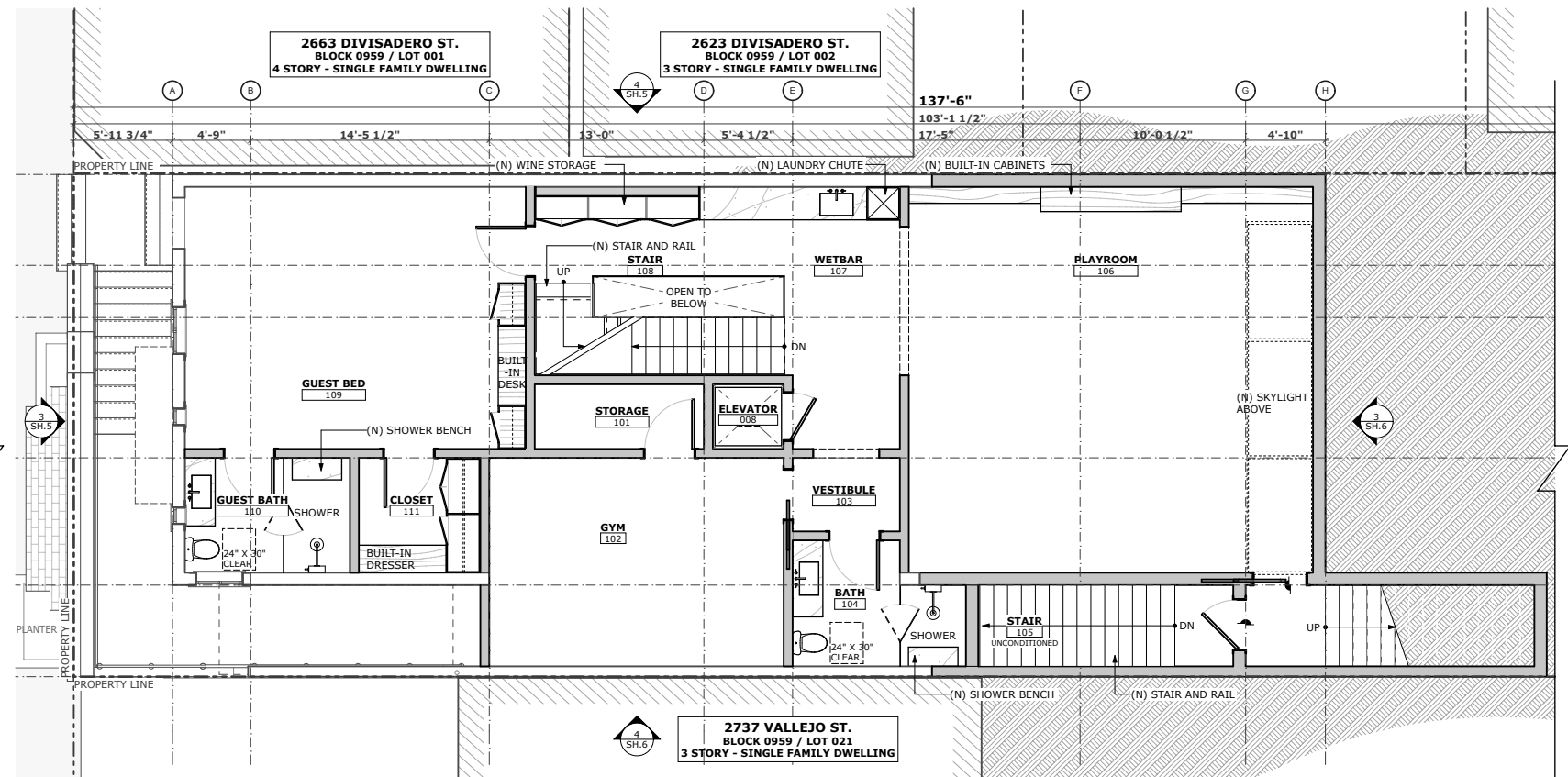
1 EXISTING GARAGE PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED GARAGE PLAN
SCALE: 3/32" = 1'-0"




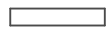

3 EXISTING BASEMENT PLAN
SCALE: 3/32" = 1'-0"

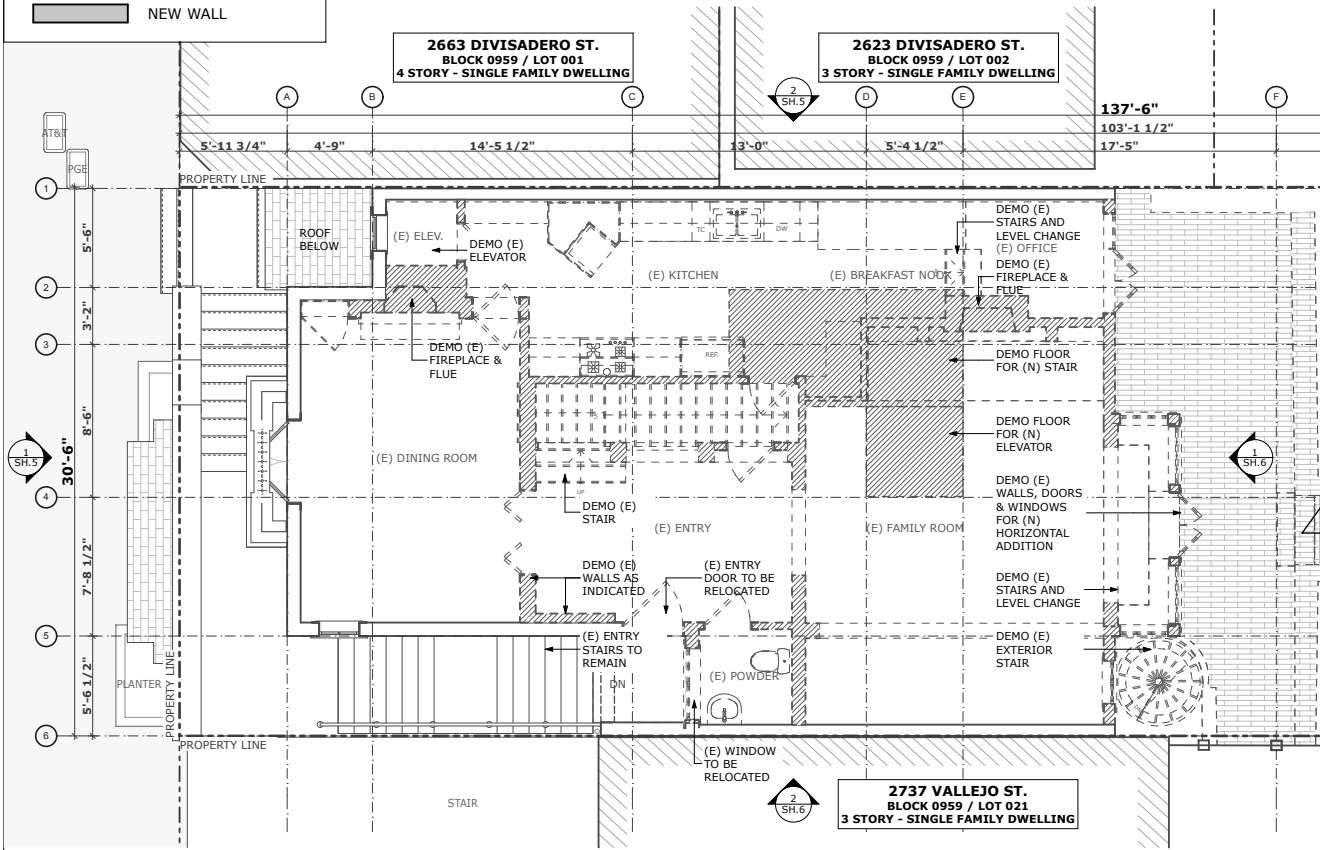
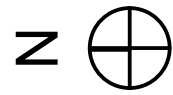


4 PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0"

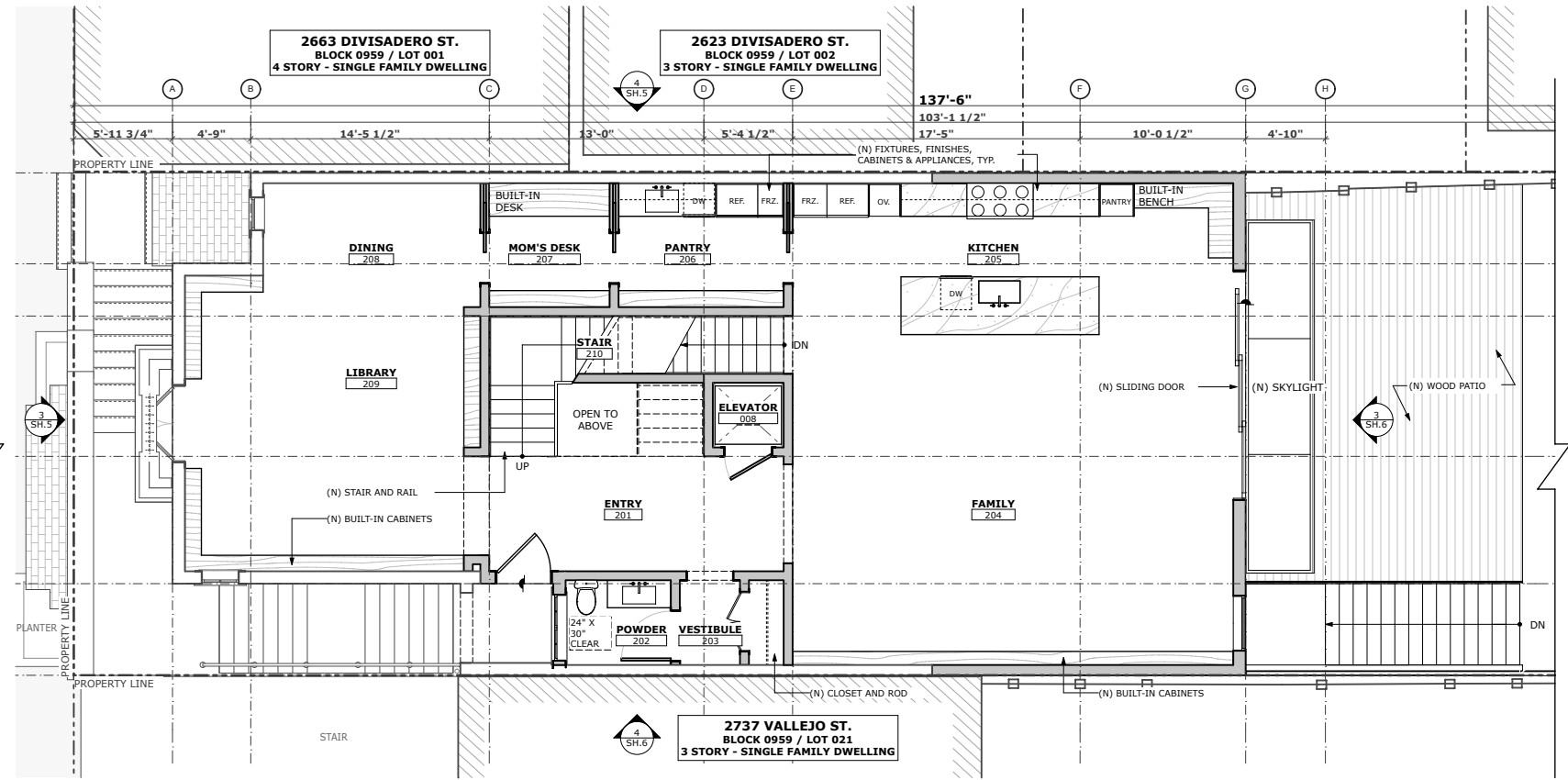


SYMBOLS

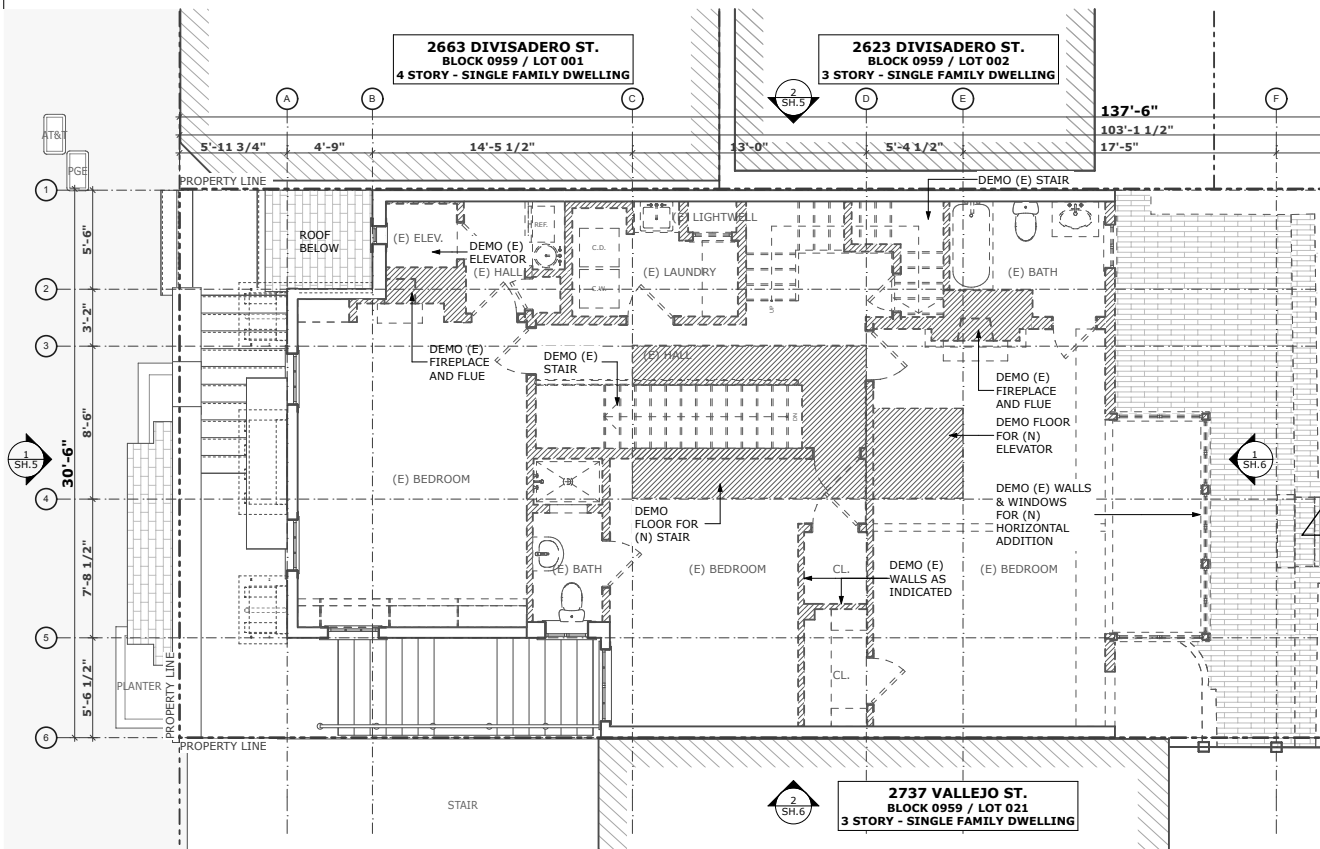
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



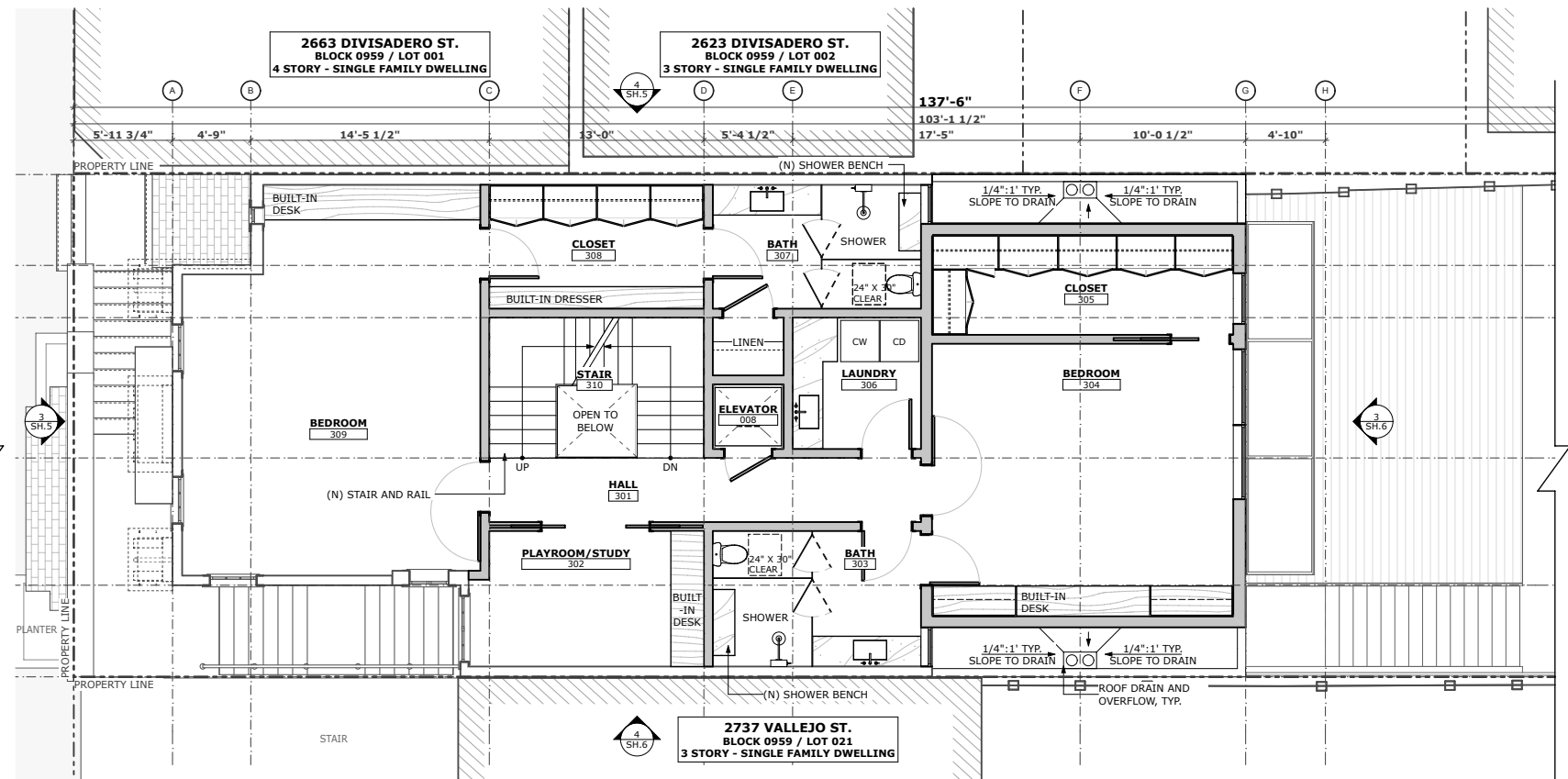
1 EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"






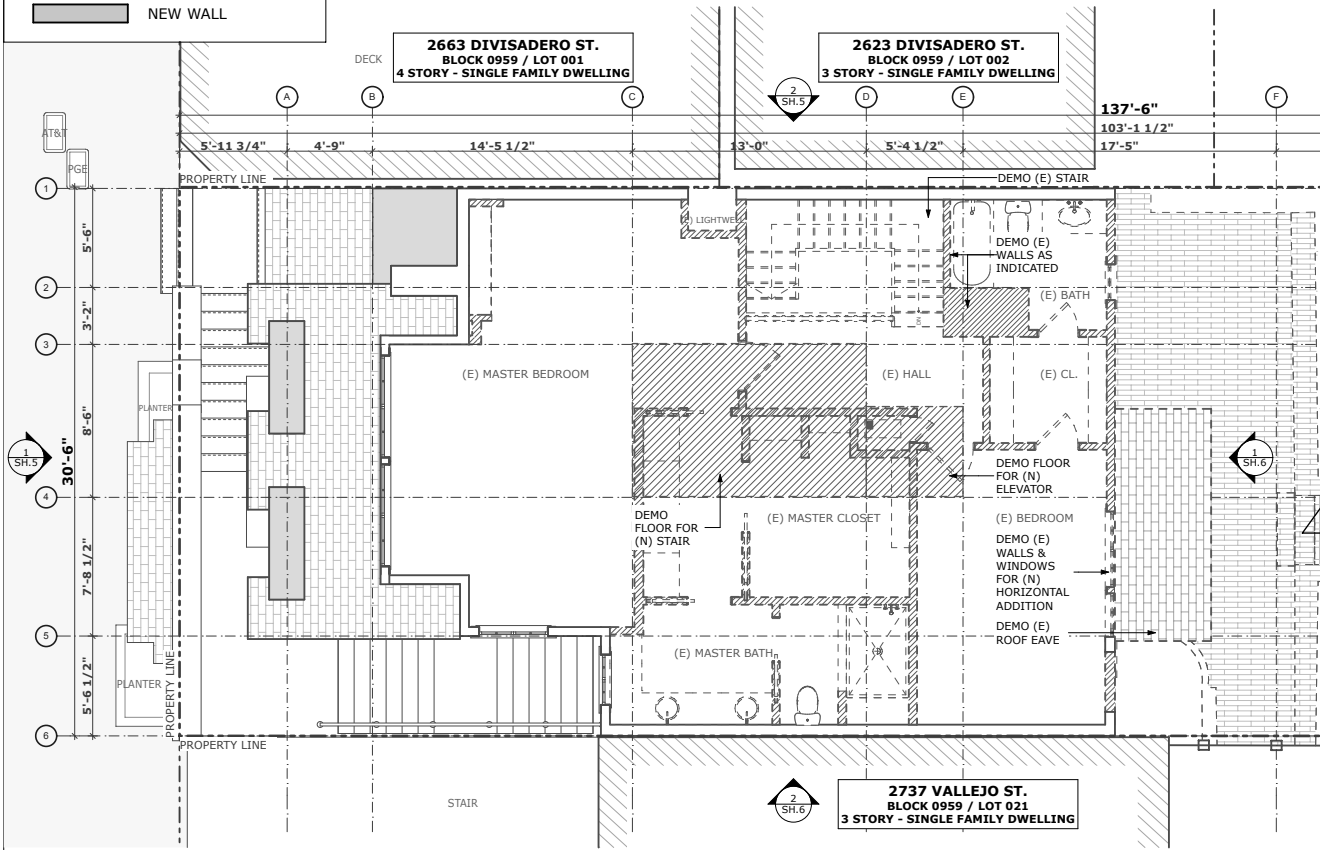
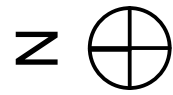
3 EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



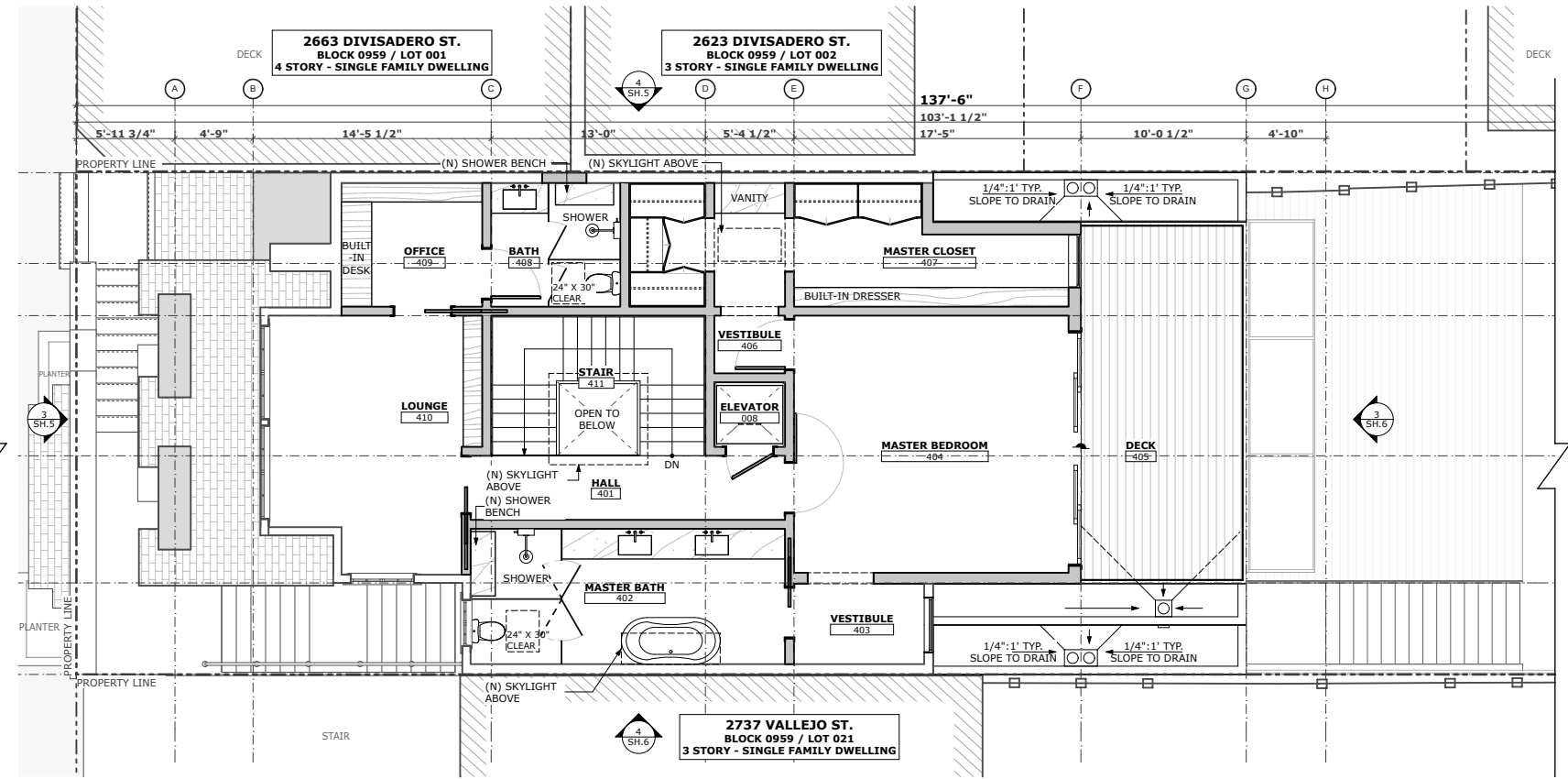
4 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

SYMBOLS

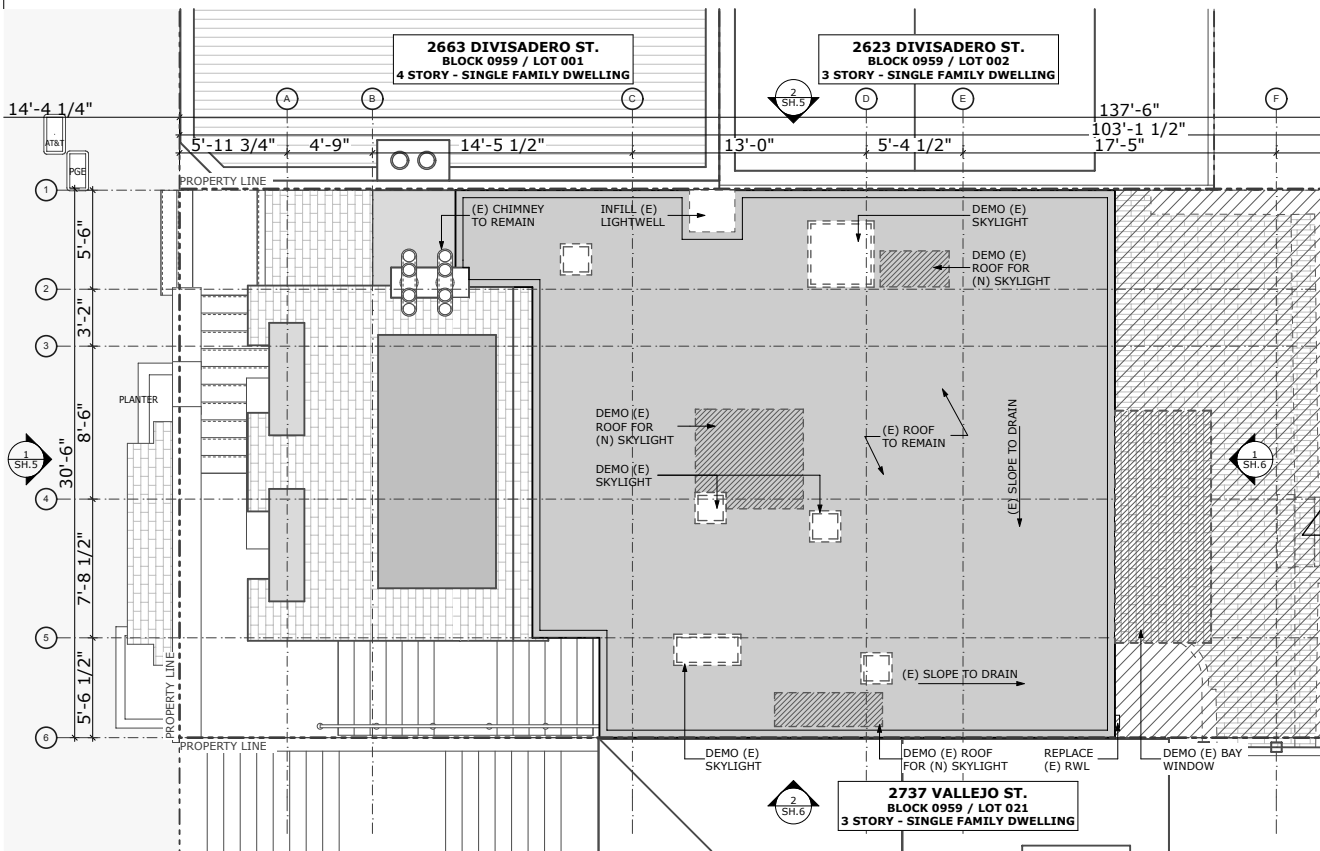
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



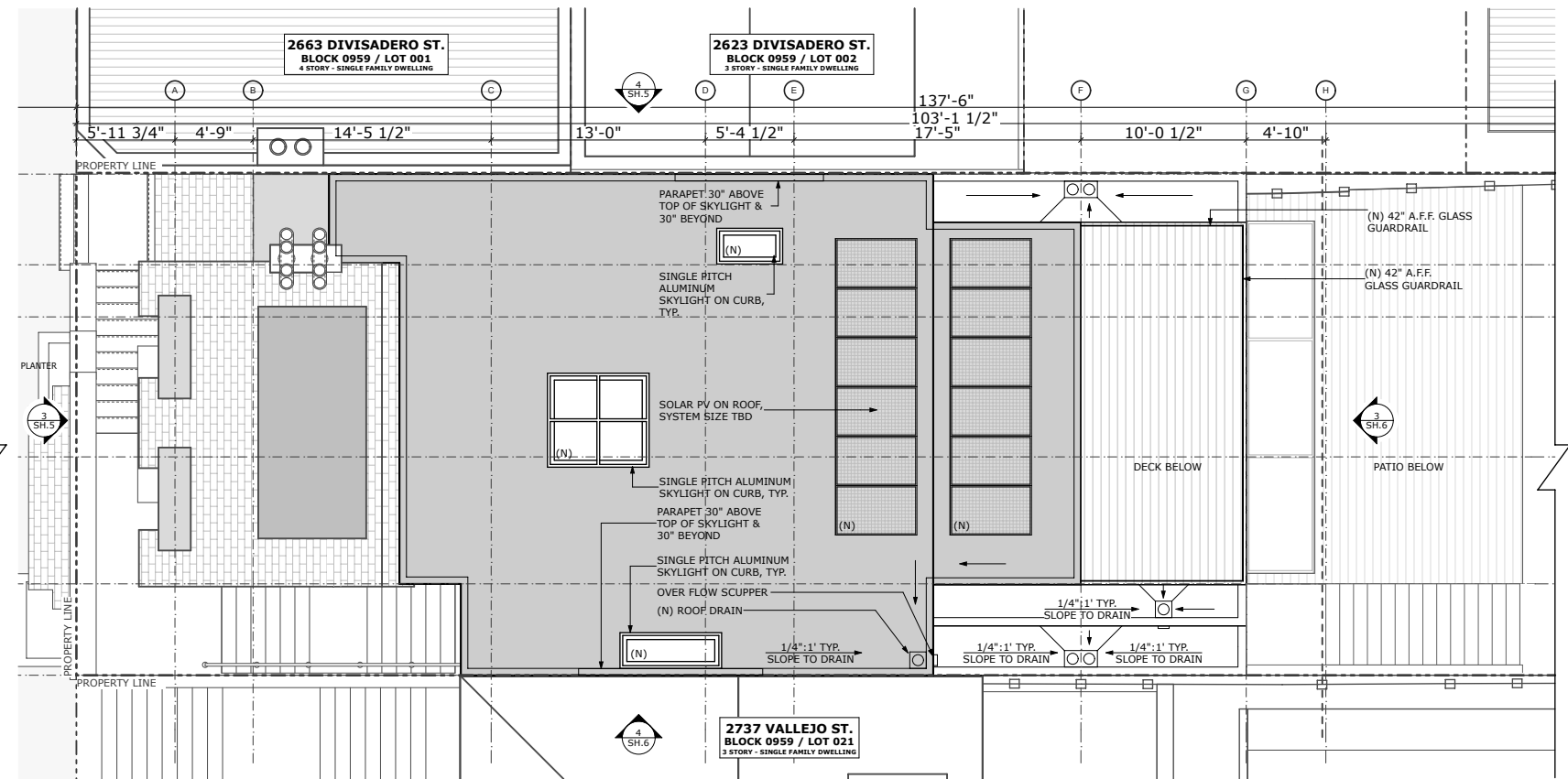
1 EXISTING THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

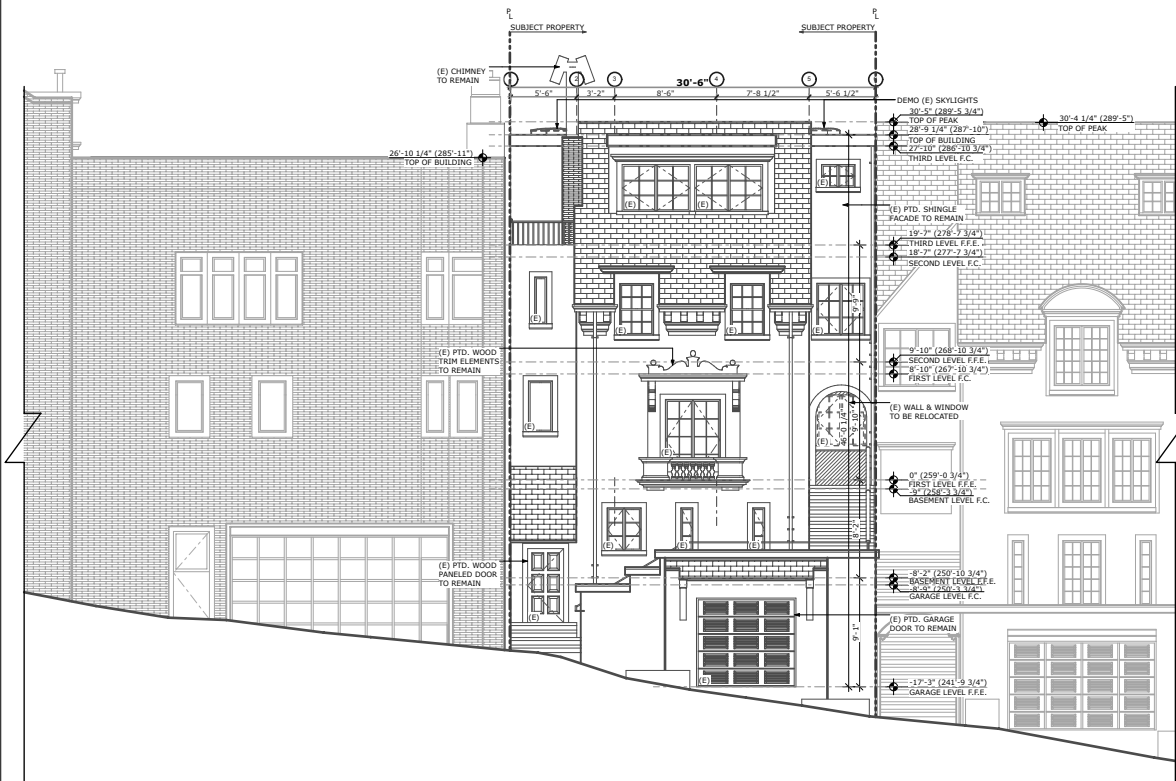


3 EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

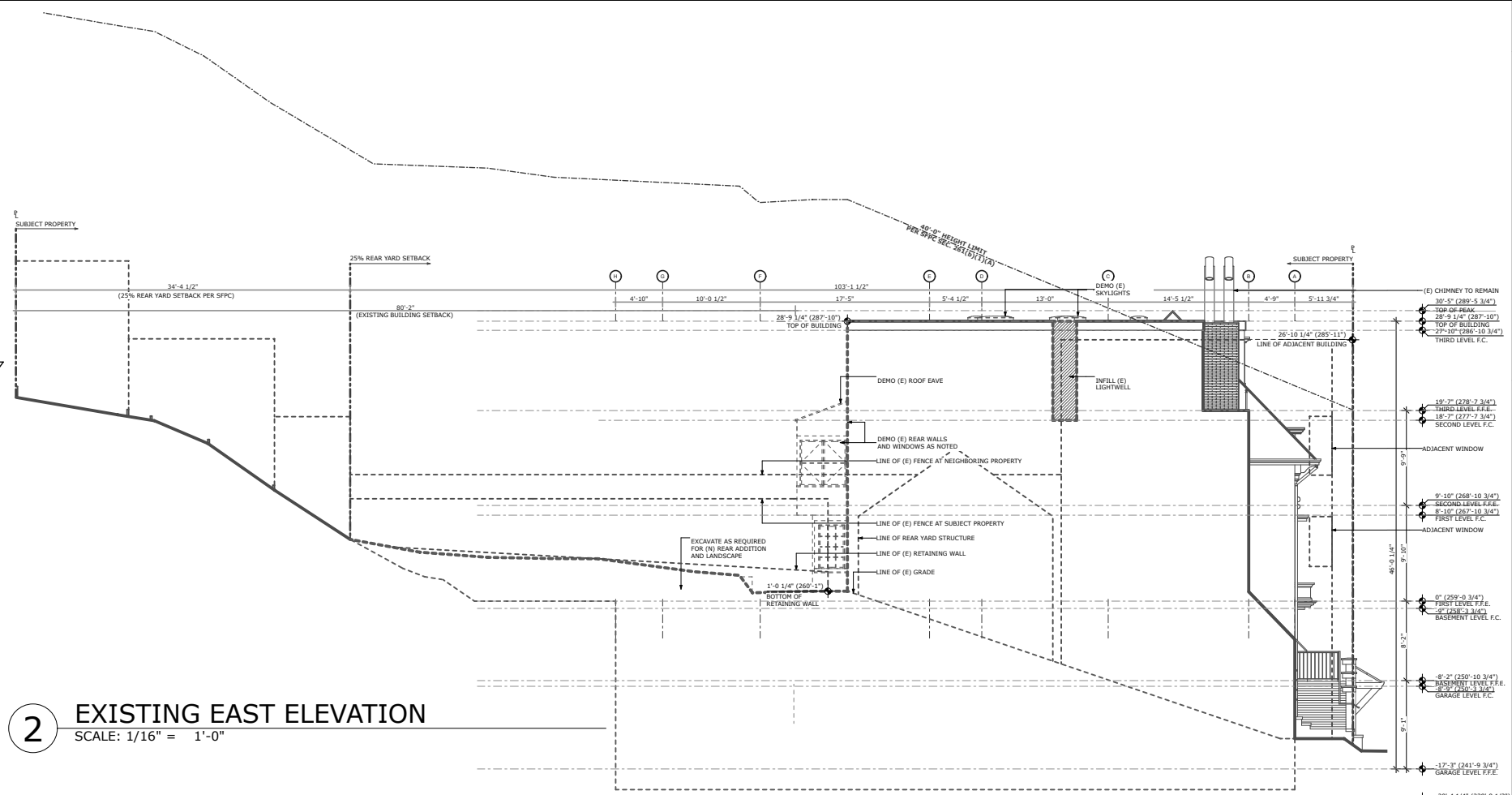


4 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"





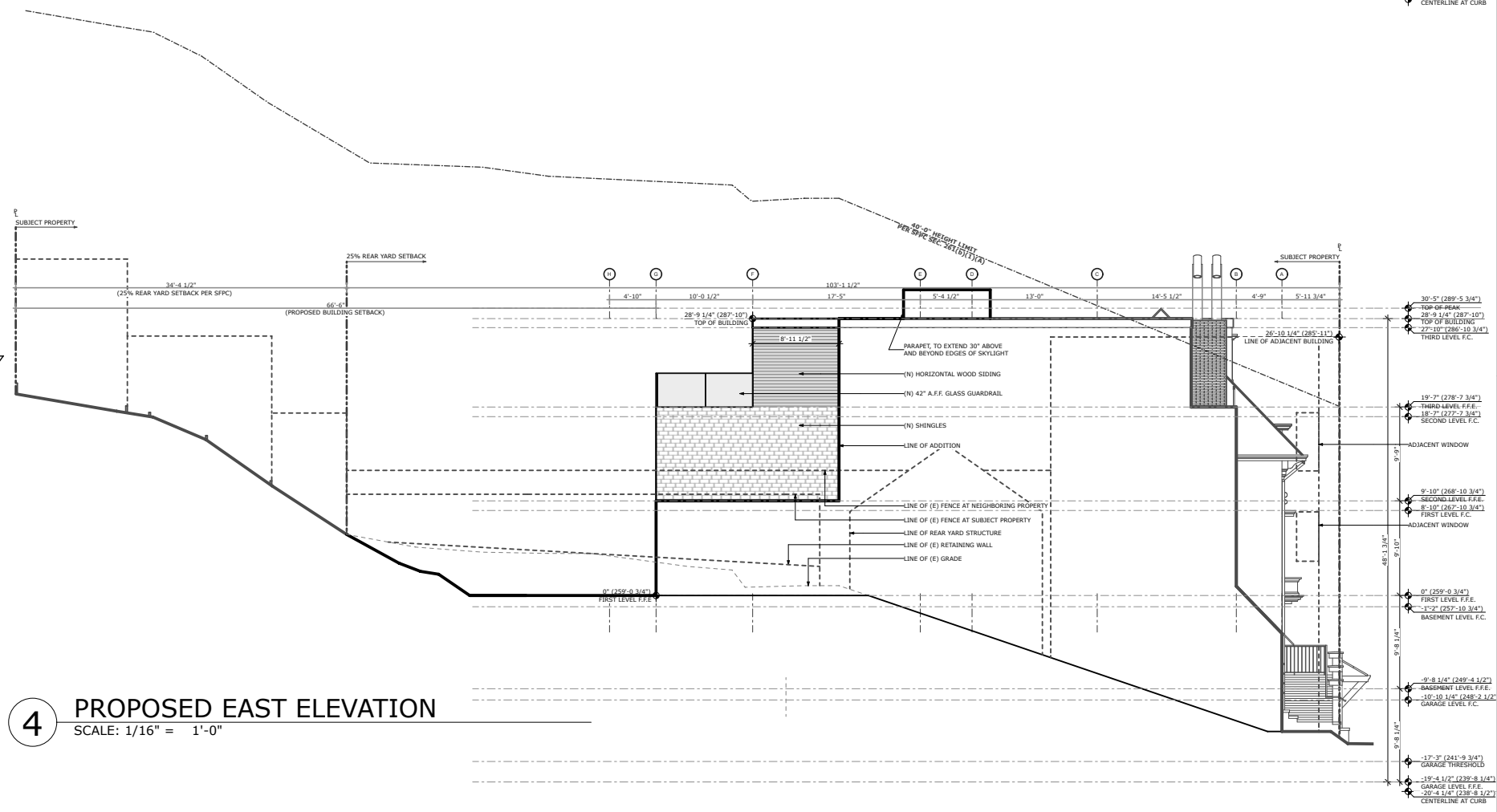
1 EXISTING NORTH ELEVATION (FACADE)
SCALE: 1/16" = 1'-0"



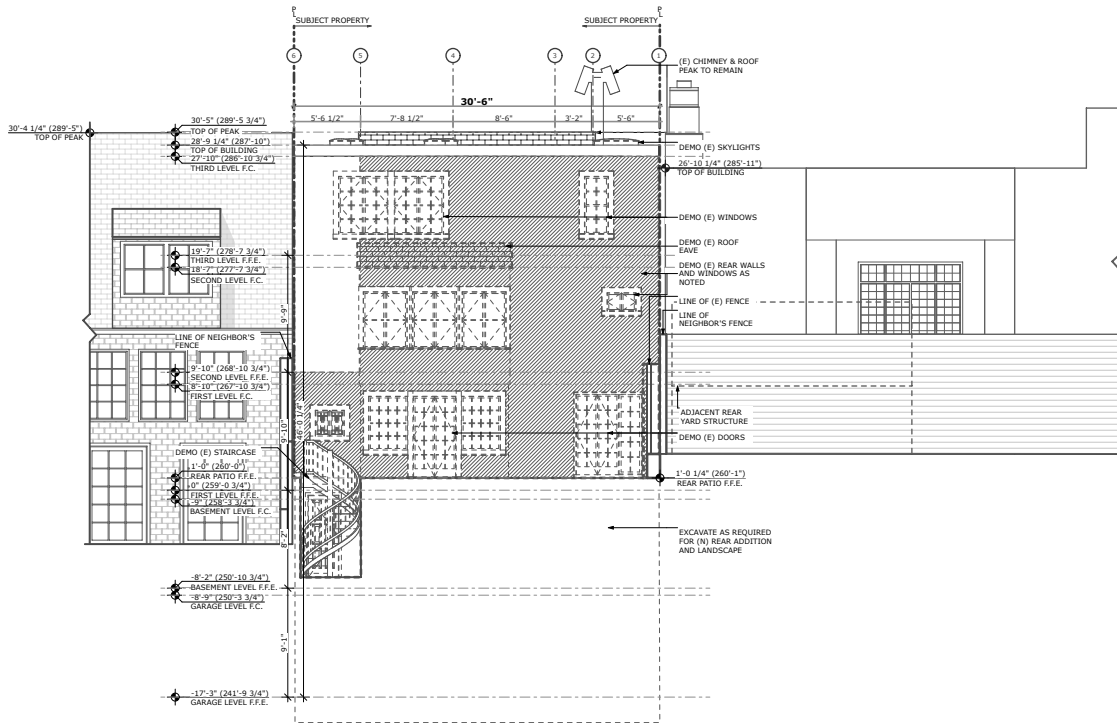
2 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



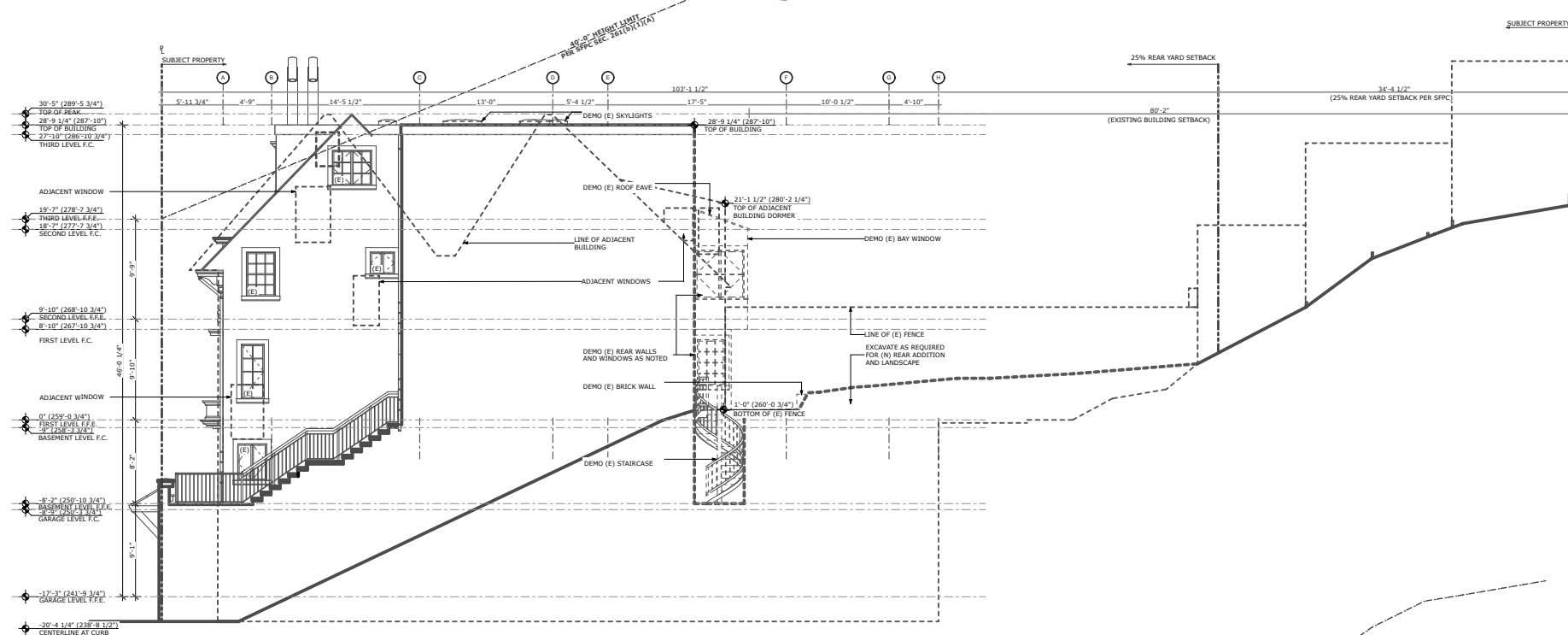
3 PROPOSED NORTH ELEVATION (FACADE)
SCALE: 1/16" = 1'-0"



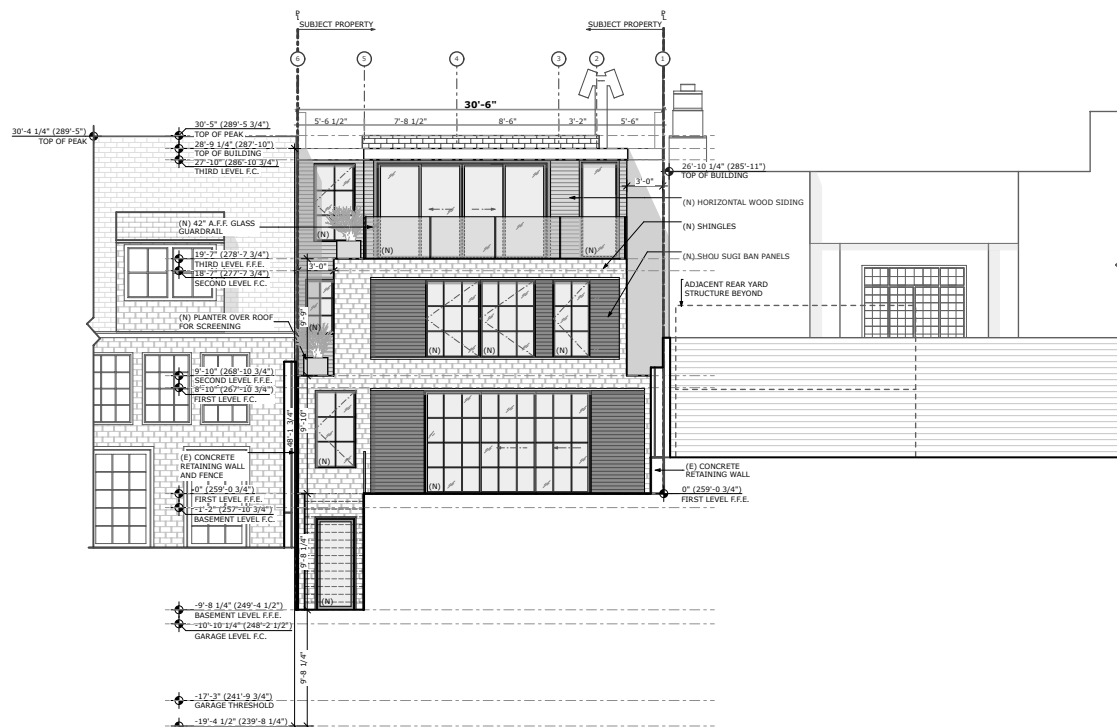
4 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



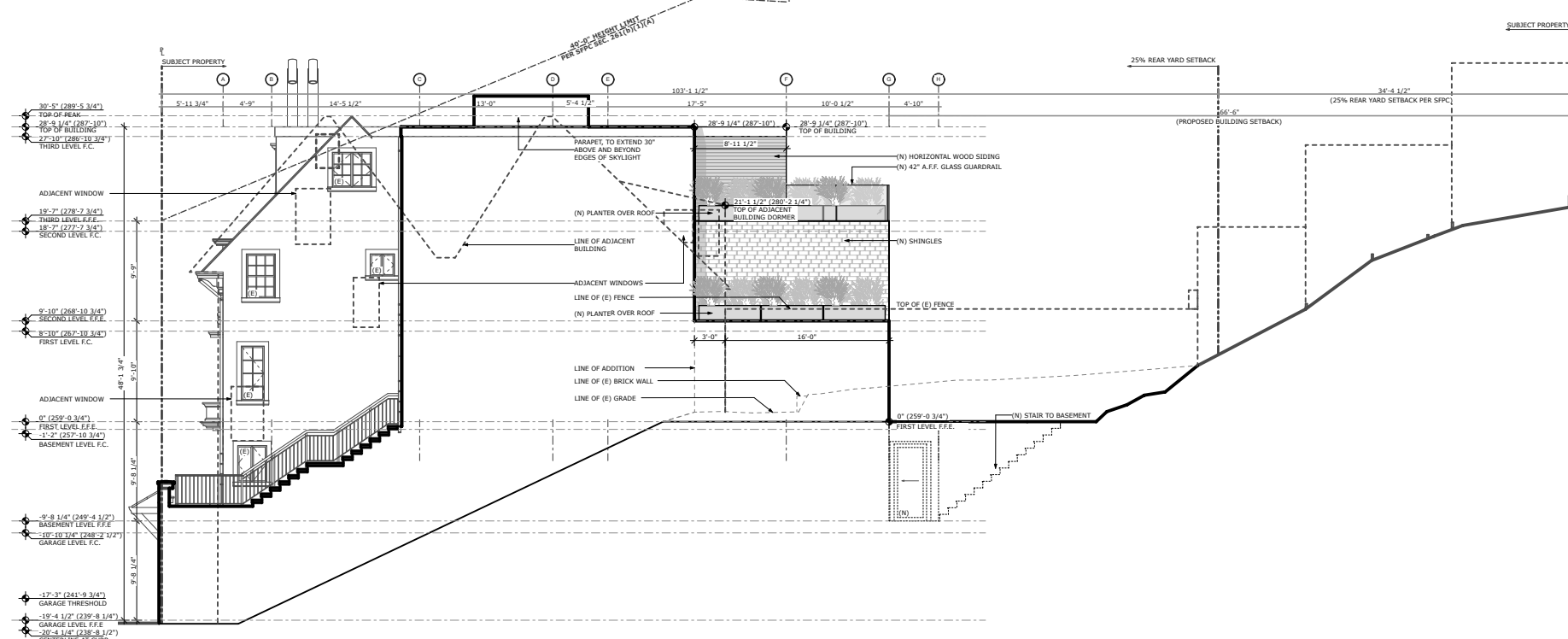
1 EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"