



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

Hearing Date: August 29, 2019

Continued from May 9, 2019 and July 18, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2018-009551DRPVAR**
Project Address: **3847-3849 18th Street**
Permit Applications: 2018.06.22.2714
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3585 / 077
Project Sponsor: Dawson & Clinton General Contractors
PO Box 410475
San Francisco, CA 94141
Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org
Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

BACKGROUND

On July 18, 2019 the San Francisco Planning Commission (hereinafter “Commission”) adopted a Motion of Intent to Take DR and revise the project to “have the building restored to the original flat configuration, including that third unit, which is allowed in RH-3.” The Commission continued the item to August 29, 2019 to allow more time for Department staff, the City Attorney’s Office, and the Project Sponsor to consider the procedural implications of such a decision. Department staff met and consulted with both the City Attorney’s Office and the Project Sponsor since the July 18, 2019 hearing.

PROJECT DESIGN CHANGES AND PLANNING REVIEW

In response to the Commission’s continuance, the Project Sponsor submitted plans for a proposed three-unit residential building for the Commission’s consideration. However, this 3-unit proposal is not consistent with the original 3-unit configuration, and it keeps the additions constructed and proposed for legalization on the plans dated July 3rd, 2019. The following is a list of changes required of the as-built structure to conform to the revised plans dated August 8, 2019. Additionally, a letter is attached from the Project Sponsor describing the new proposal in greater detail.

1. Garage Level – No changes, the floor is proposed to remain as a three-car garage.
2. Basement Level – No changes, the floor is proposed to remain as a 1,264 square foot 1-bedroom unit.

3. Levels 1, 2 and 3 (Attic) – Originally proposed as a 4,021 square foot 3-bedroom unit, the kitchen/living spaces were on Level 1, two bedrooms were located on Level 2, and the master bedroom was in the attic. The revised plans propose a to create two units in this building area; Level 1 would provide a 1,696 square foot one-bedroom unit, with the rear yard encroachment proposed to remain to accommodate the bedroom (the Variance would still be required). Levels 2 and 3 would provide a 2,325 two-bedroom unit.
4. New Features:
 - a. The upper two units would both be accessed at the front of the building at Level 1, consistent with the building's original design. Two independent doorway entrances would be reintroduced, and a demising wall would be added. This façade alteration would be supportable by Preservation Staff.
 - b. A kitchen would be added at the rear of Level 2 to accommodate the third unit.
 - c. Rear access stairs would be added within the lightwell/courtyard from Level 1 to Level 2, providing all three units with access to the rear yard's usable open space. This structure would require a Variance for the additional rear yard encroachment.

RECOMMENDATION

The Department makes no recommendation on the alternative plans submitted by the Project Sponsor.

ATTACHMENTS:

Revised Plan Set dated August 8, 2019
Sponsor's letter to the Commission dated August 16, 2019
Sponsor's letter to the Commission dated July 16, 2019
Memo to the Planning Commission from July 18, 2019
Abbreviated Analysis from the March 7, 2019 Hearing

BUILDING PERMIT

PROJECT DATA			PROJECT TEAM		SHEET INDEX	
PROPERTY ADDRESS:	3847-3849 18TH STREET SAN FRANCISCO, CA 94114		OWNER:	KANSAS STREET DEVELOPMENT LLC 415.359.9991 - PO BOX 410475, SAN FRANCISCO, CA 94141	A-0.1	TITLE SHEET
BLOCK / LOT:	BLOCK 3585 / LOT 077		DESIGN-BUILD G.C.:	DAWSON-CLINTON GENERAL CONTRACTORS CORP. LICENSE # 791724 415.359.9991 - P.O. BOX 410475, SAN FRANCISCO, CA 94141	A-0.2	PRE-CONSTRUCTION AND CURRENT PHOTOGRAPHS
ZONING DISTRICT:	RH-3		ARCHITECT:	RYAN BORMAN. LICENSE # C-36689 415.218.6556 - 301 UPPER TERRACE , SAN FRANCISCO, CA 94117	A-1.01	SITE PLAN - EXISTING
HEIGHT / BULK:	40-X		ENGINEER:	MERCURY ENGINEERING. LICENSE # C-17591 510.549.0440 - 1041A FOLGER AVE , BERKELEY CA 94710	A-1.1	SITE PLAN - PROPOSED
YEAR BUILT:	1907				A-2.01	GARAGE & BASEMENT LEVEL PLAN - EXISTING
HISTORIC RESOURCE STATUS:	B UNKNOWN / AGE ELIGIBLE				A-2.02	LEVEL 1 & 2 PLAN - EXISTING
TOTAL LOT AREA:	2,848 SQ.FT.				A-2.03	LEVEL 3 & ROOF PLAN - EXISTING
OCCUPANCY TYPE:	R-3 RESIDENTIAL					
CONSTRUCTION TYPE:	VB				A-2.1	GARAGE & BASEMENT LEVEL PLAN - PROPOSED
FIRE SPRINKLER:	YES				A-2.2	LEVEL 1 & 2 PLAN - PROPOSED
					A-2.3	LEVEL 3 & ROOF PLAN - PROPOSED
					A-3.01	EXTERIOR ELEVATIONS - EXISTING
					A-3.02	EXTERIOR ELEVATIONS - EXISTING
					A-3.03	EXTERIOR ELEVATIONS - EXISTING
					A-3.1	EXTERIOR ELEVATIONS - PROPOSED
					A-3.2	EXTERIOR ELEVATIONS - PROPOSED
					A-3.3	EXTERIOR ELEVATIONS - PROPOSED
					A-3.4	EXTERIOR ELEVATIONS - PROPOSED
					A-4.01	BUILDING SECTION - EXISTING
					A-4.1	BUILDING SECTION - PROPOSED
					A-5.1	DEMOLITION CALCULATIONS
					A-5.2	EXCAVATION CALCULATIONS

CODE REFERENCES	PERMIT HISTORY		VICINITY MAP
<p>CURRENT CODES:</p> <p>THE 2016 CALIFORNIA BUILDING STANDARDS CODE:</p> <p>PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE</p> <p>PART 2 - CALIFORNIA BUILDING CODE - VOL. I & II</p> <p>PART 3 - CALIFORNIA ELECTRICAL CODE</p> <p>PART 4 - CALIFORNIA MECHANICAL CODE</p> <p>PART 5 - CALIFORNIA PLUMBING CODE</p> <p>PART 6 - CALIFORNIA ENERGY CODE</p> <p>PART 7 - NO LONGER PUBLISHED IN TITLE 24; SEE TITLE 8 CCR</p> <p>PART 8 - CALIFORNIA HISTORICAL BUILDING CODE</p> <p>PART 9 - CALIFORNIA FIRE CODE</p> <p>PART 10 - CALIFORNIA EXISTING BUILDING CODE</p> <p>PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE</p> <p>PART 12 - CALIFORNIA REFERENCE STANDARDS CODE</p> <p>2016 ASME 17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS</p> <p>CURRENT SAN FRANCISCO PLANNING CODES</p> <p>CURRENT SAN FRANCISCO BUILDING CODES</p> <p>AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES.</p> <p>IN EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.</p>	<p>DESCRIPTION:</p> <p>REMOVE ILLEGAL DWELLING UNIT AT BASEMENT LEVEL</p> <p>FOUNDATION REPLACEMENT</p> <p>EXCAVATE AT CRAWL SPACE</p> <p>REMOVE WALLS AND EXCAVATE FOR NEW GARAGE</p> <p>VOLUNTARY SEISMIC UPGRADE</p> <p>SPRINKLER SYSTEM</p> <p>INTERIOR REMODEL, RELOCATE 3847 18TH ST FROM LEVEL 1 TO BASEMENT LEVEL, (N) WINDOWS AND DOORS, (N) ELEVATOR, AND (N) DORMERS</p> <p>EXCAVATE AT LEVEL 1 STORAGE</p> <p>STUCCO FENCE AT REAR YARD</p> <p>SPRINKLER MONITORING SYSTEM</p>	<p>BPA #:</p> <p>2014.09.22.6974</p> <p>2014.11.25.2493</p> <p>2014.12.12.3665</p> <p>2014.12.30.4758</p> <p>2015.07.24.2364</p> <p>2015.12.24.5900</p> <p>2015.12.24.5908</p> <p>2016.06.30.1316</p> <p>2017.02.03.8618</p> <p>2017.06.26.0353</p>	



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GENERAL CONTRACTORS
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NO.	DATE	SUBMISSION
1	JAN 10TH 2019	
2	JULY 3RD 2019	NOPDR #2
3	AUGUST 8TH 2019	3 DWELLING UNITS

PROJECT:

BUILDING PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

BLOCK / LOT:
3585 / 077

DRAWING:

TITLE SHEET

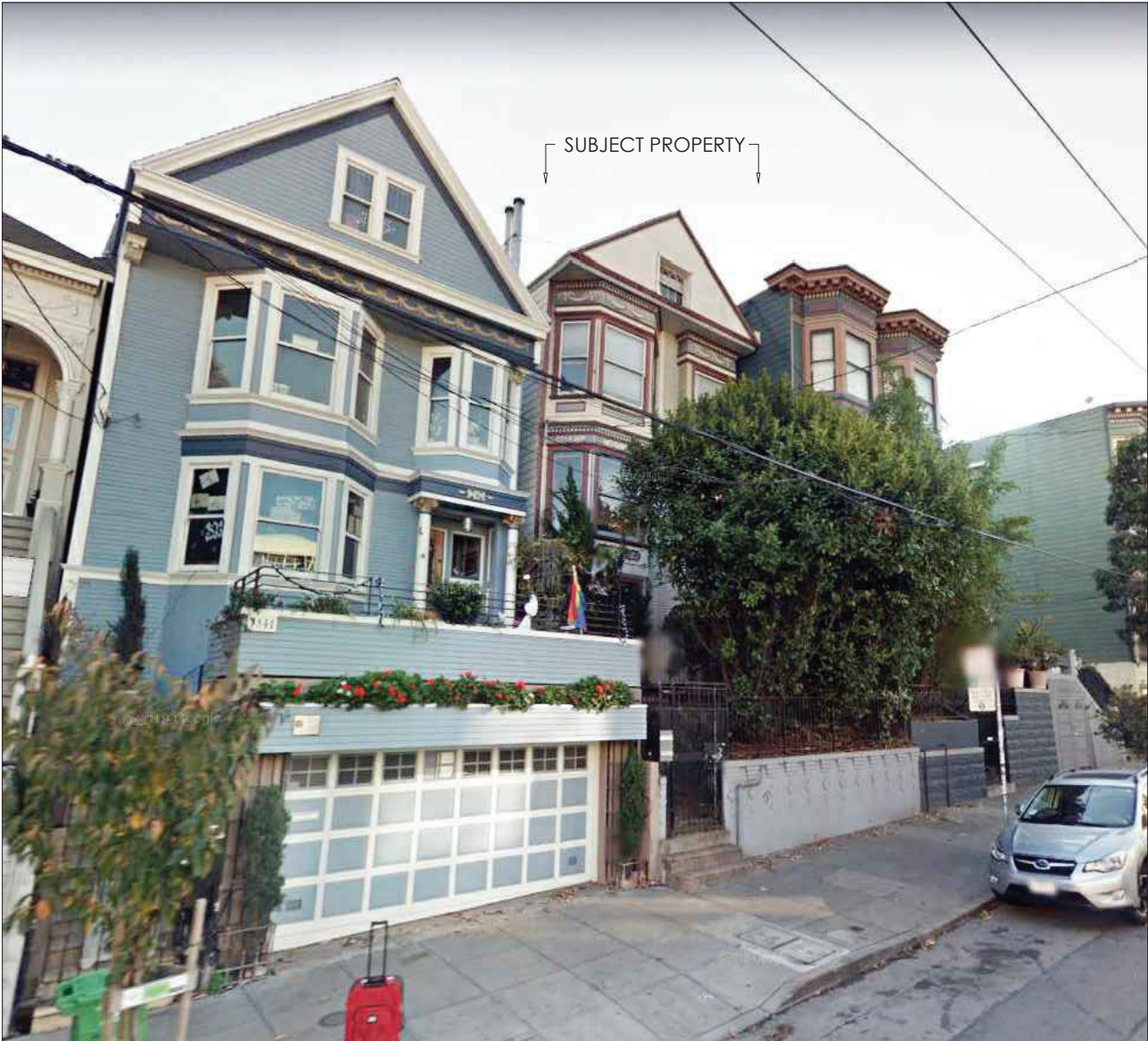
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SCALE: N/A

DATE: AUGUST 8TH 2019

SHEET: **A-0.1**

PRE-CONSTRUCTION



CURRENT



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PHOTOGRAPHS

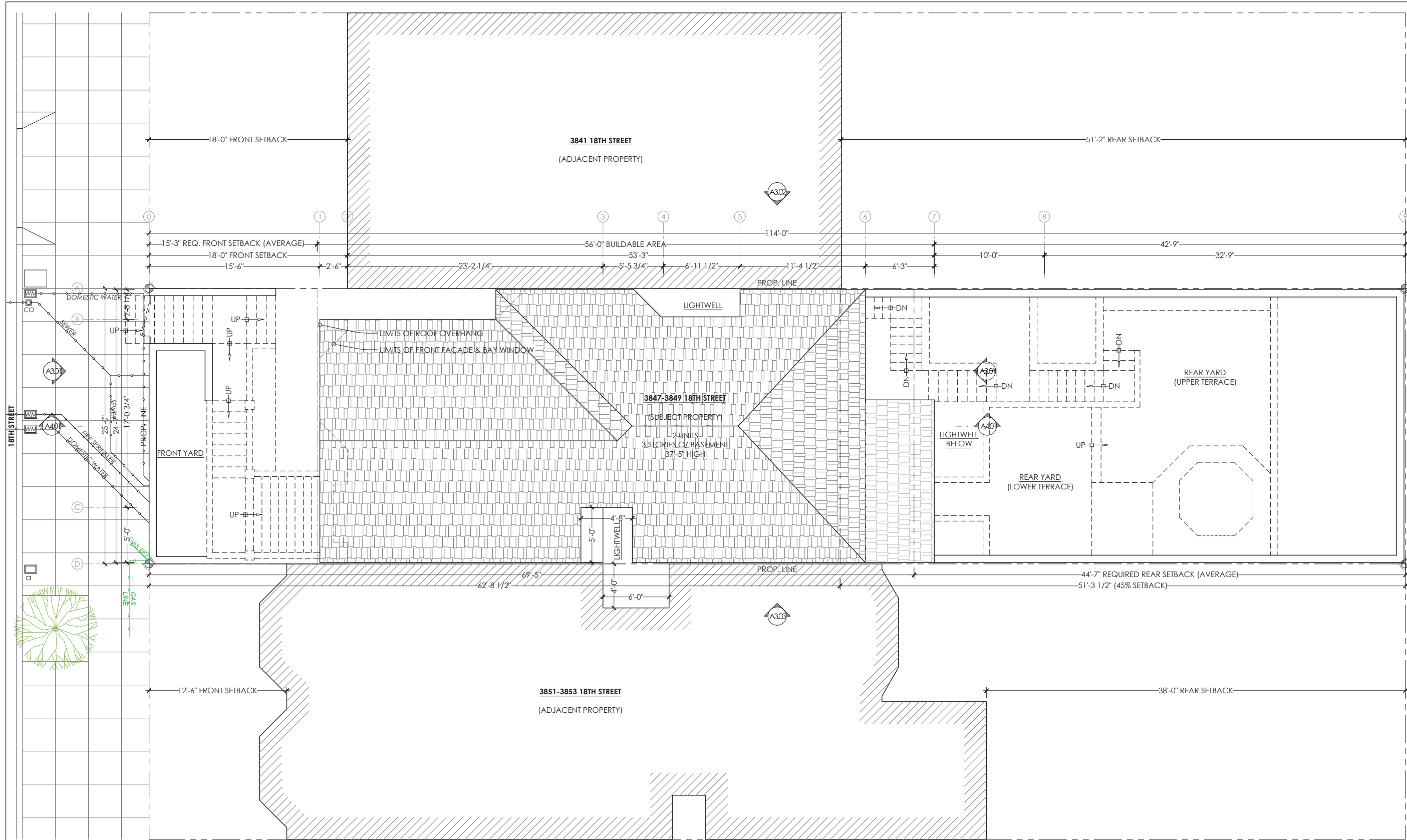
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DATE: AUGUST 8TH 2019

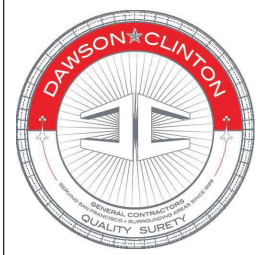
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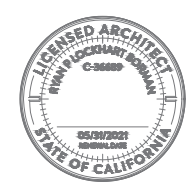


18TH STREET

WALL TYPE LEGEND			
EXISTING TO REMAIN		PROPOSED WALL	
EXISTING DEMOLISHED		1-HR RATED WALL	
		2-HR RATED WALL	



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BLOCK / LOT:
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DRAWING:
SITE PLANS

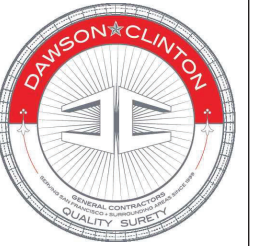
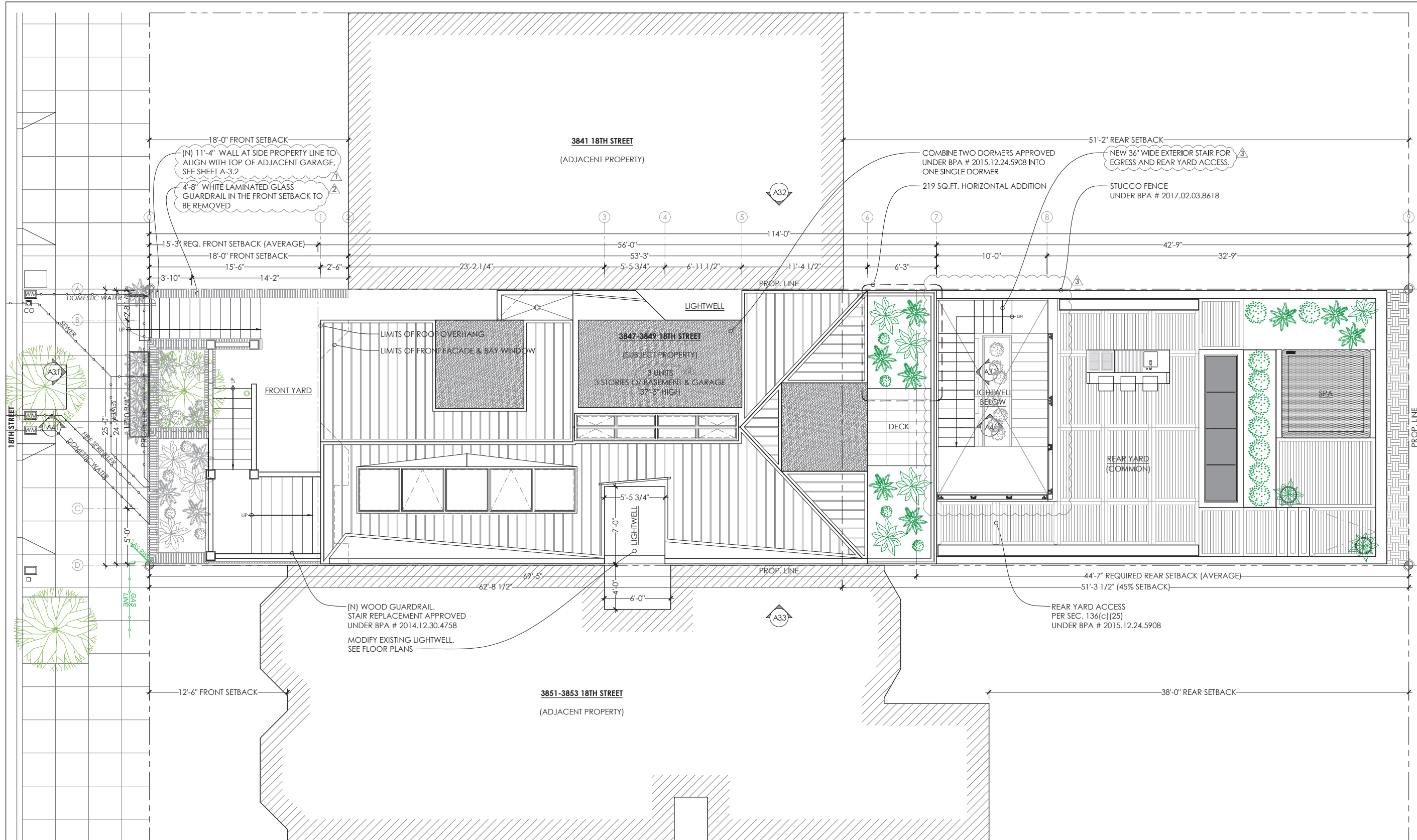
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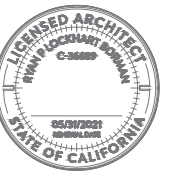
SHEET:
A-1.01



EXISTING SITE PLAN



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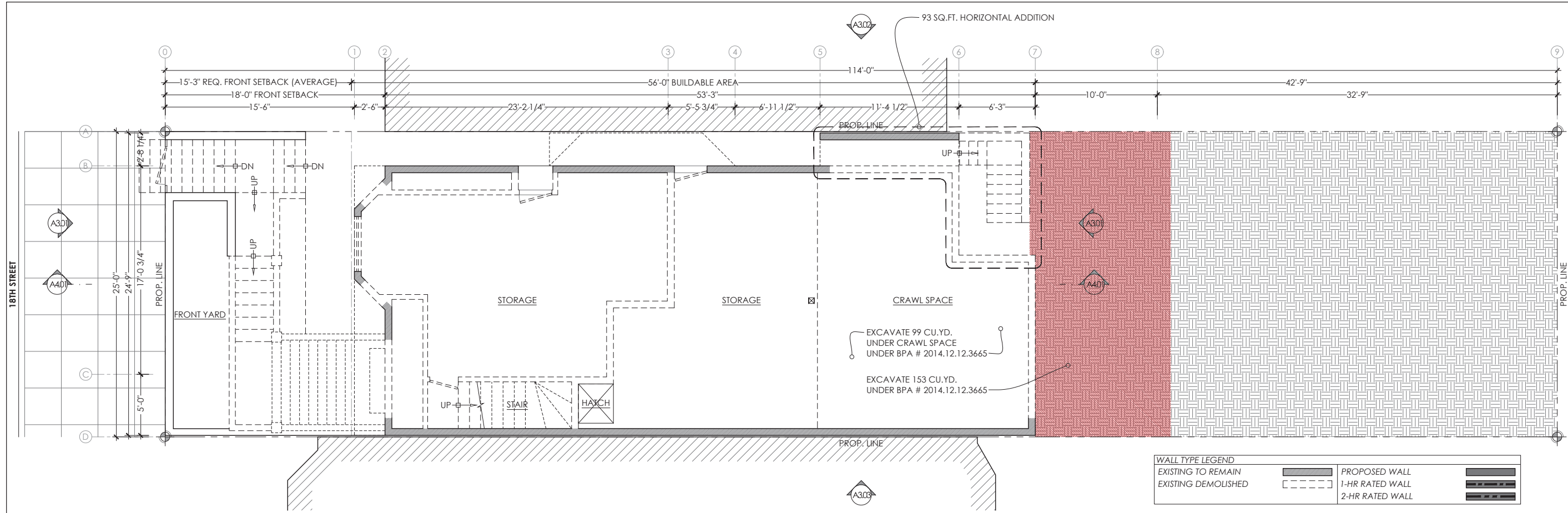
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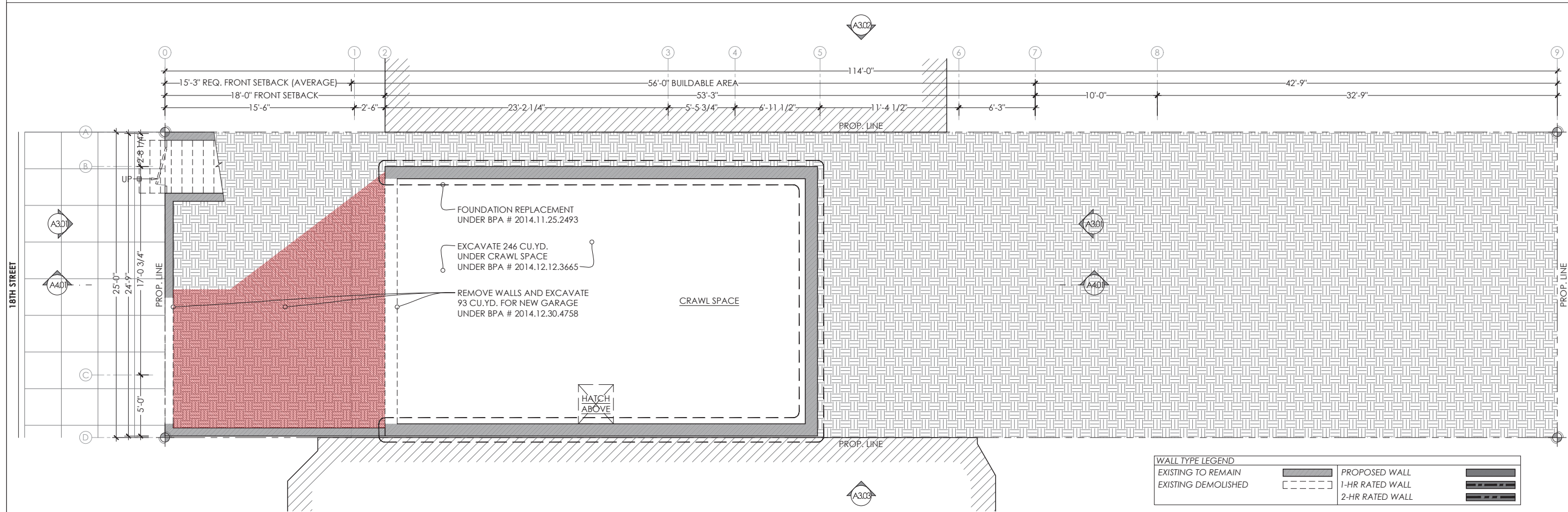
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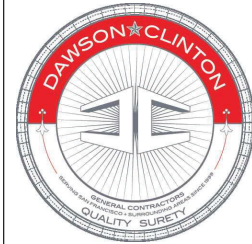
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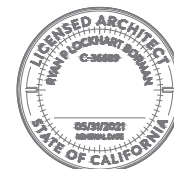
EXISTING BASEMENT LEVEL



EXISTING GARAGE LEVEL



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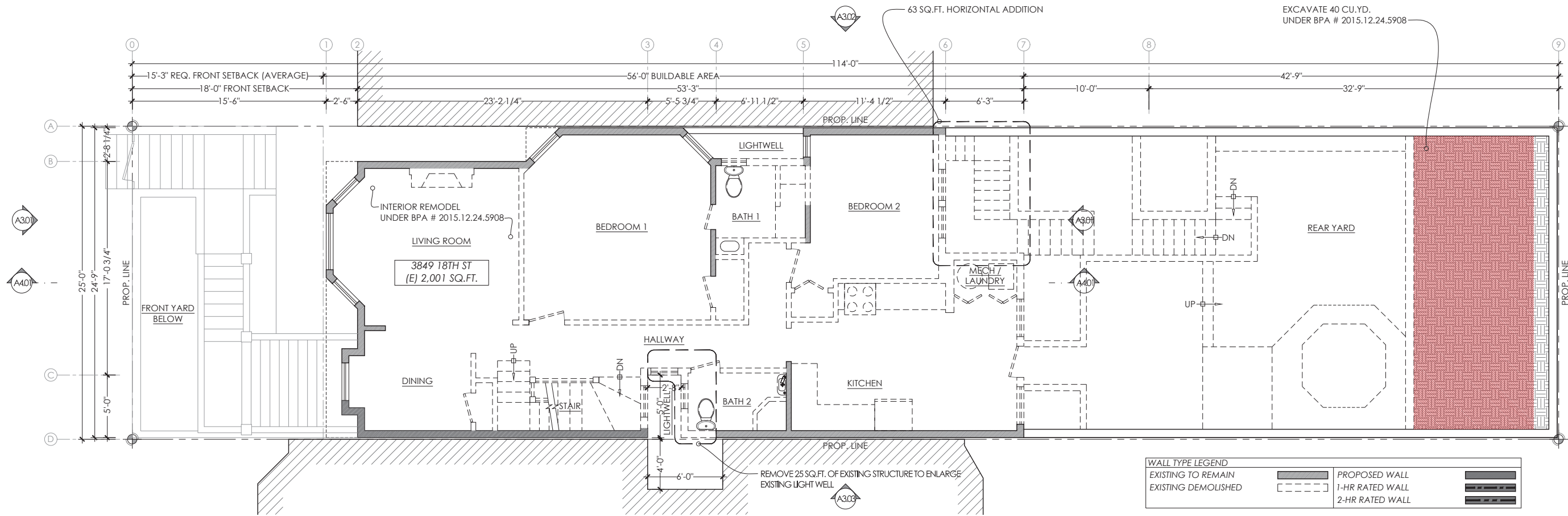
BLOCK / LOT:
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DRAWING:
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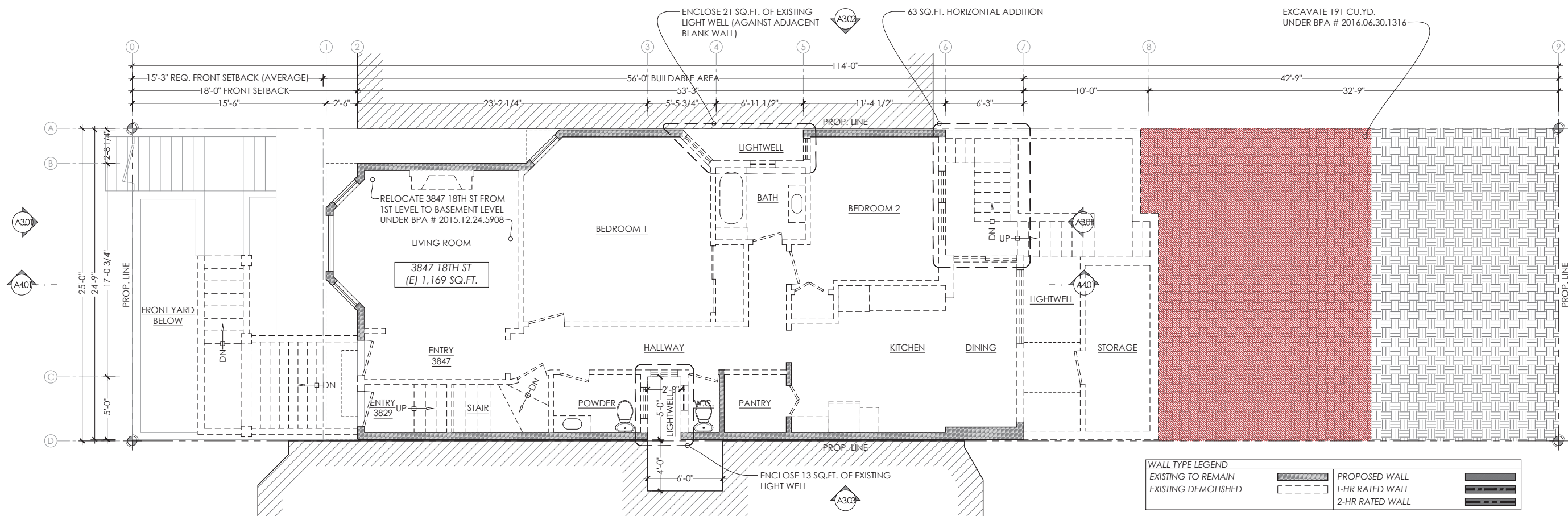
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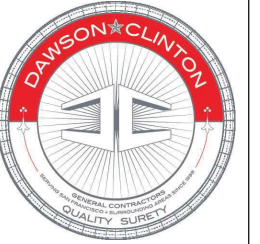
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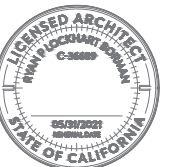
EXISTING LEVEL 2



EXISTING LEVEL 1



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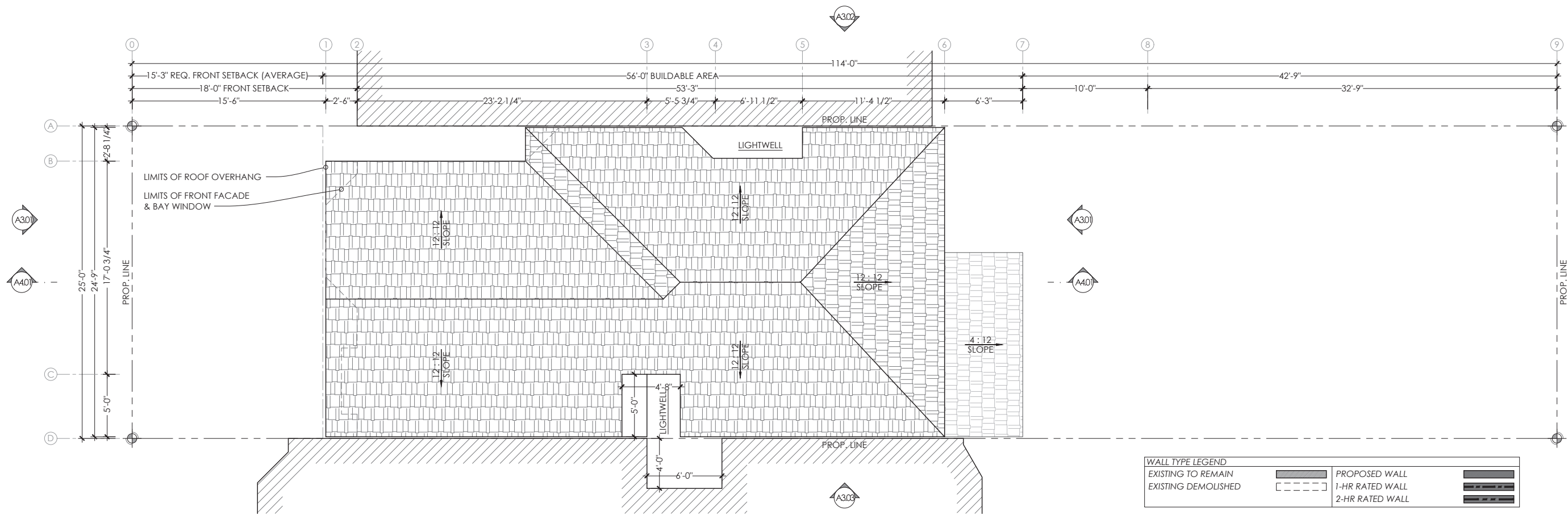
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DRAWING:
FLOOR PLANS

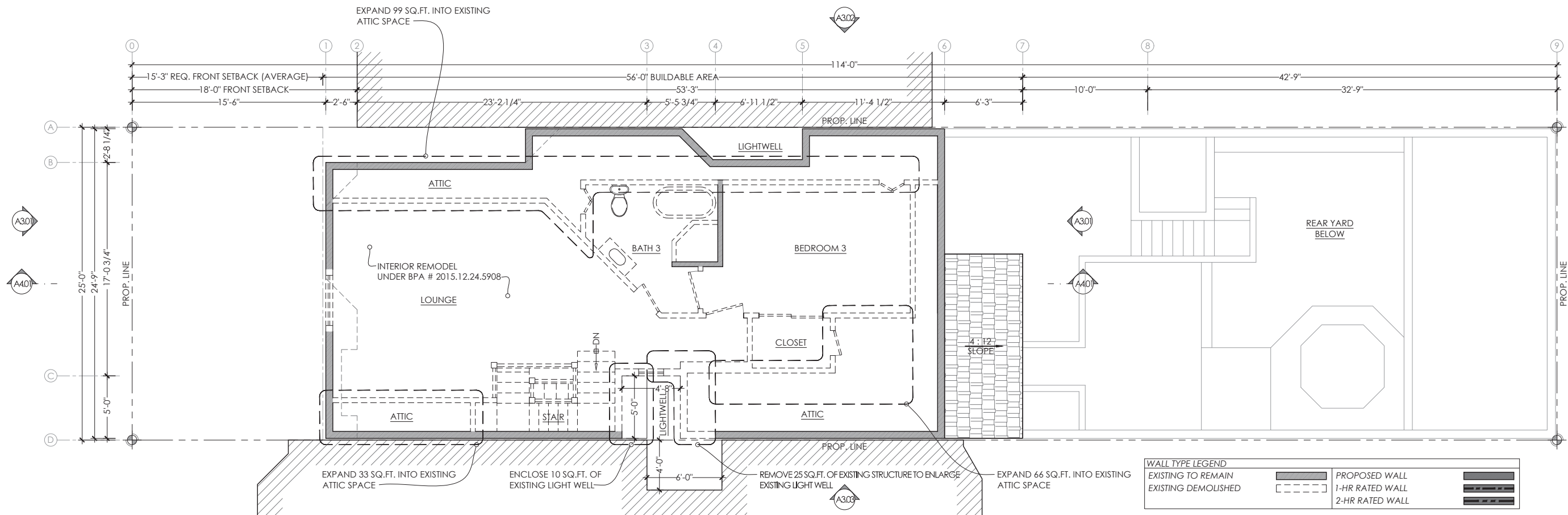
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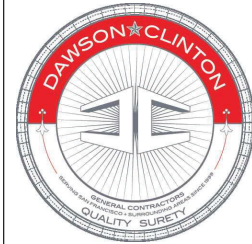
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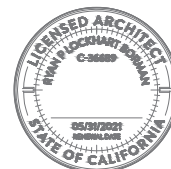
EXISTING ROOF



EXISTING LEVEL 3



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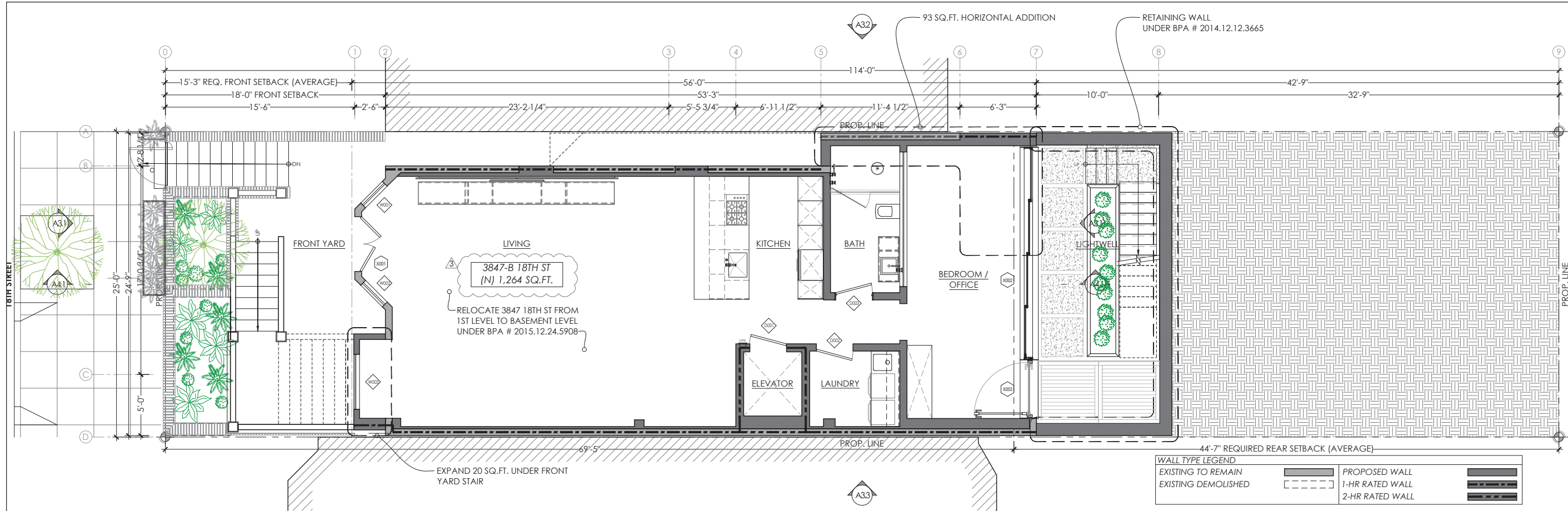
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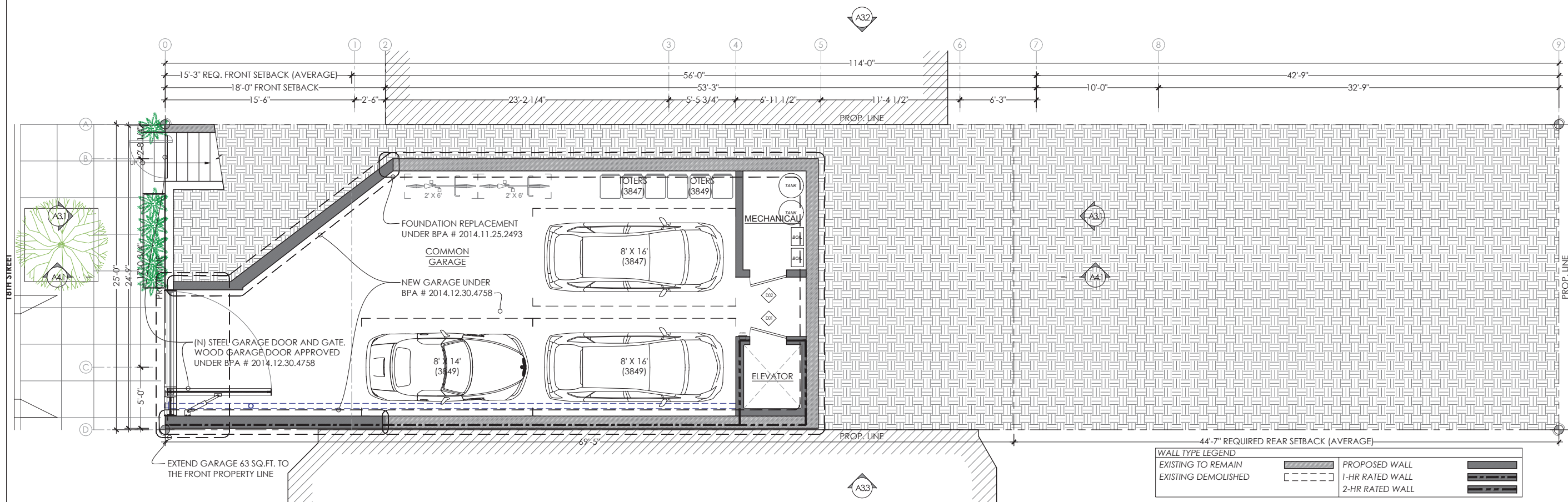
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DATE: AUGUST 8TH 2019

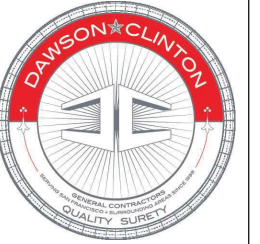
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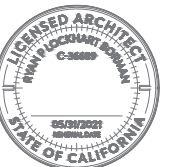
PROPOSED BASEMENT LEVEL



PROPOSED GARAGE LEVEL



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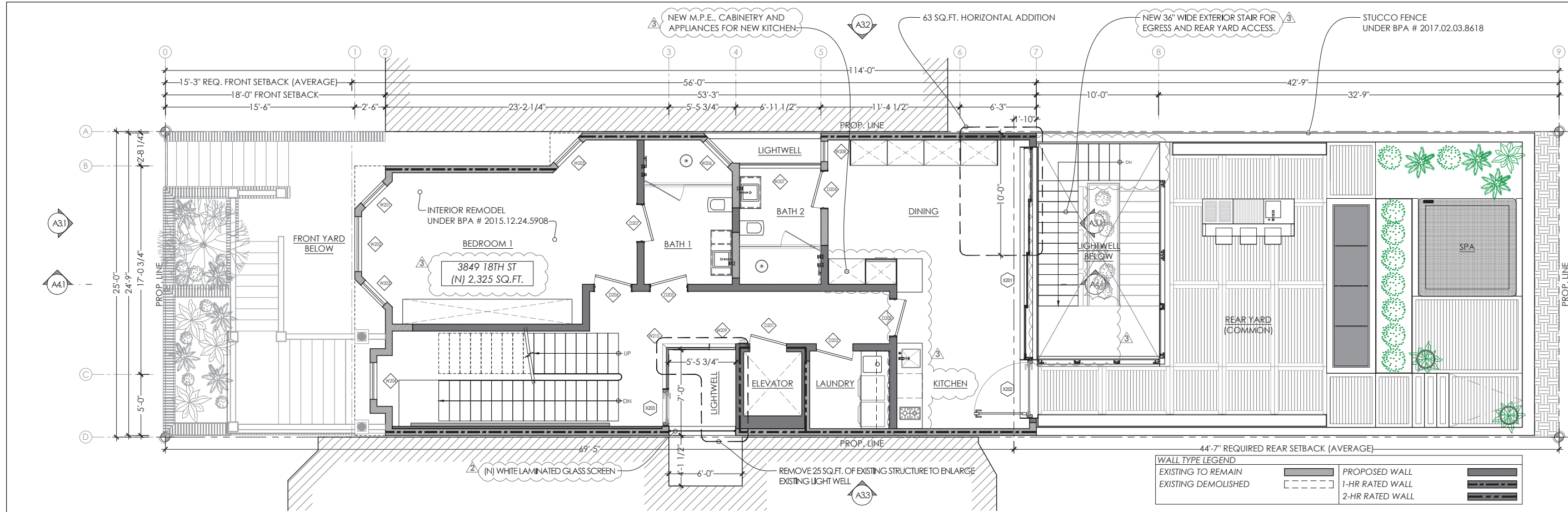
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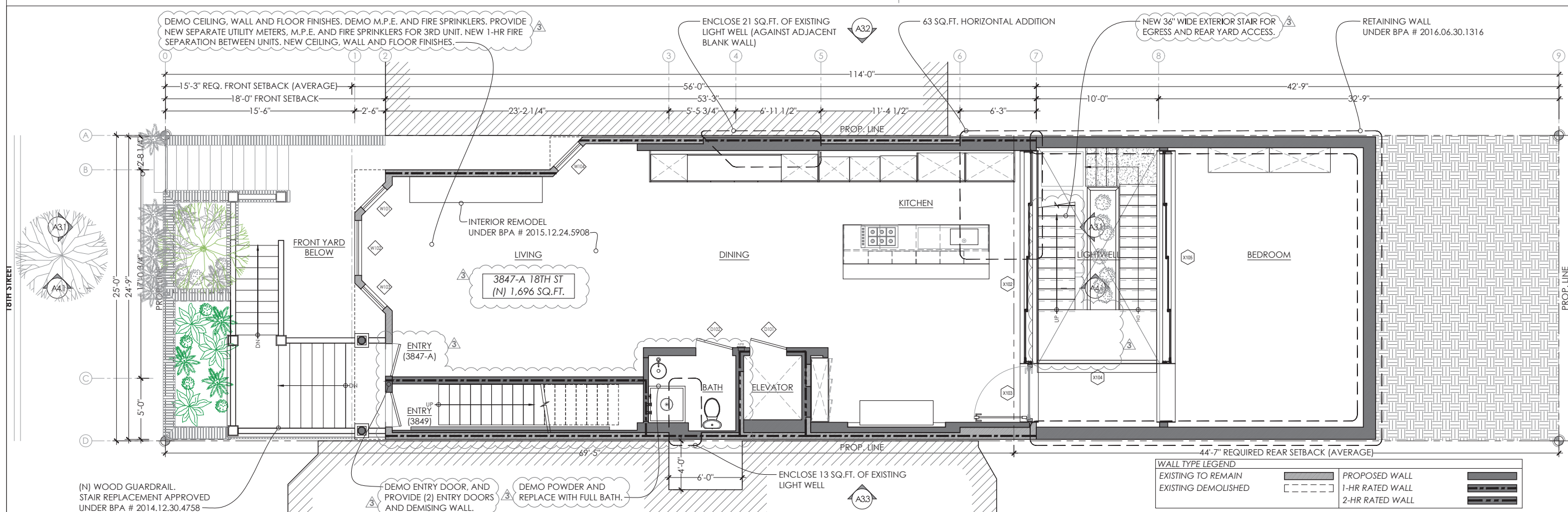
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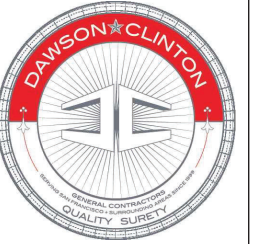
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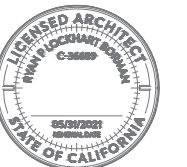
PROPOSED LEVEL 2



PROPOSED LEVEL 1



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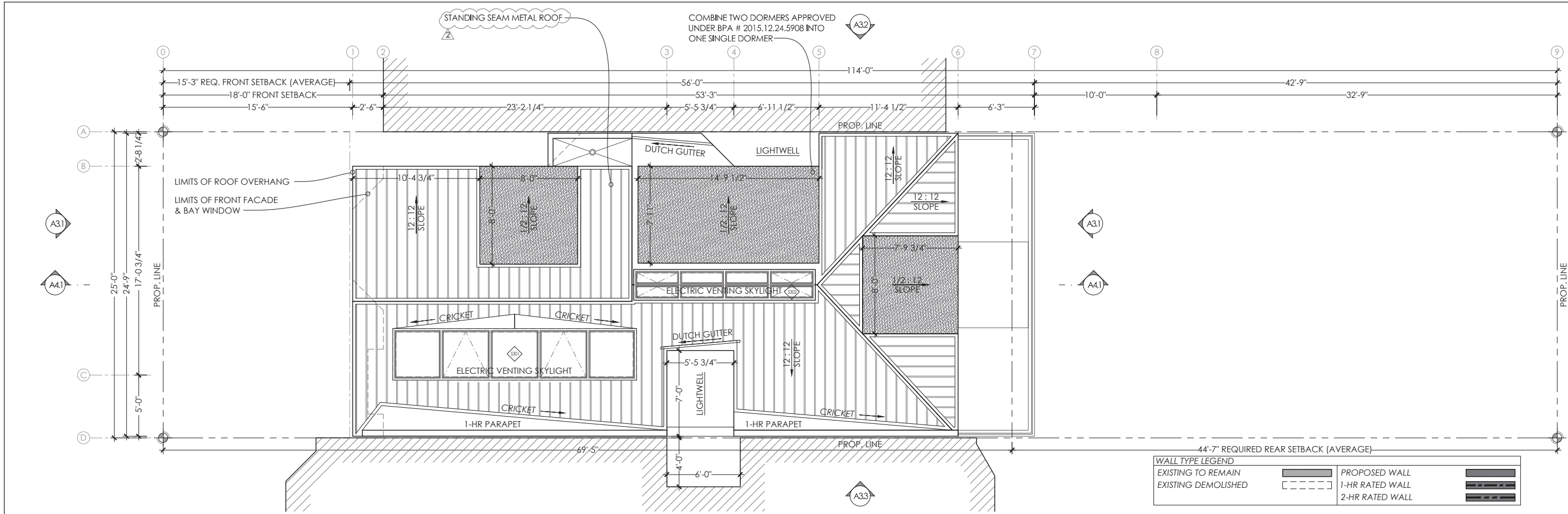
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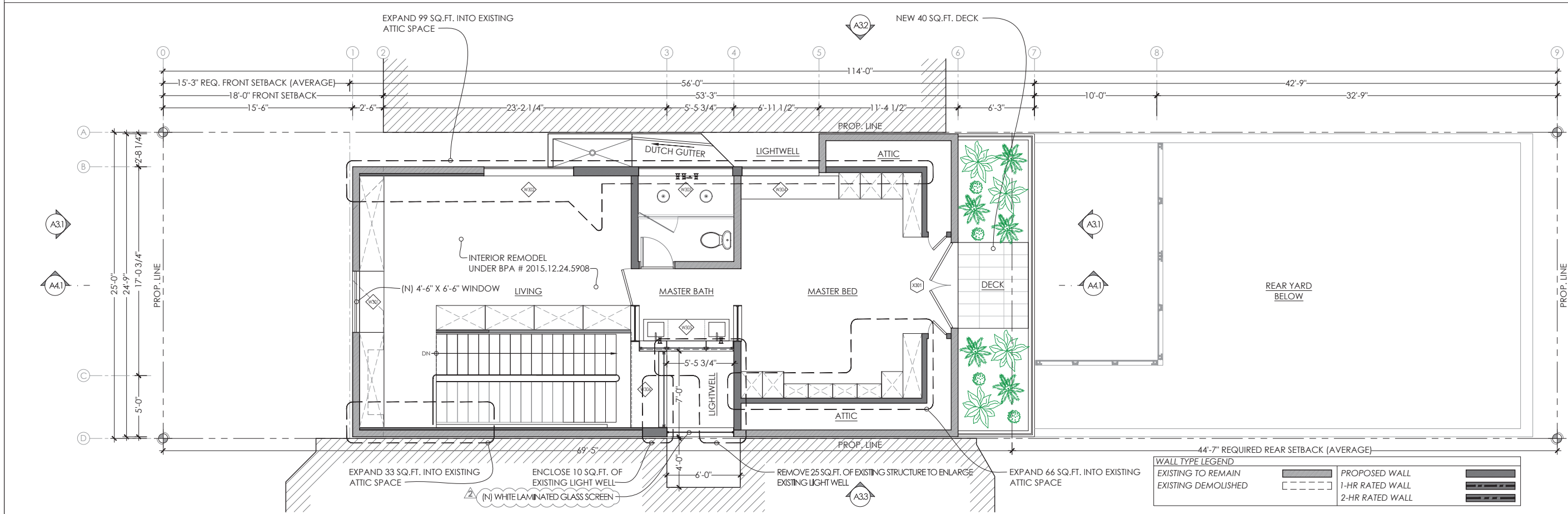
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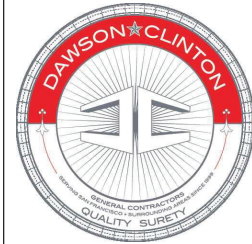
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A-2.2



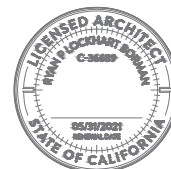
PROPOSED ROOF



PROPOSED LEVEL 3



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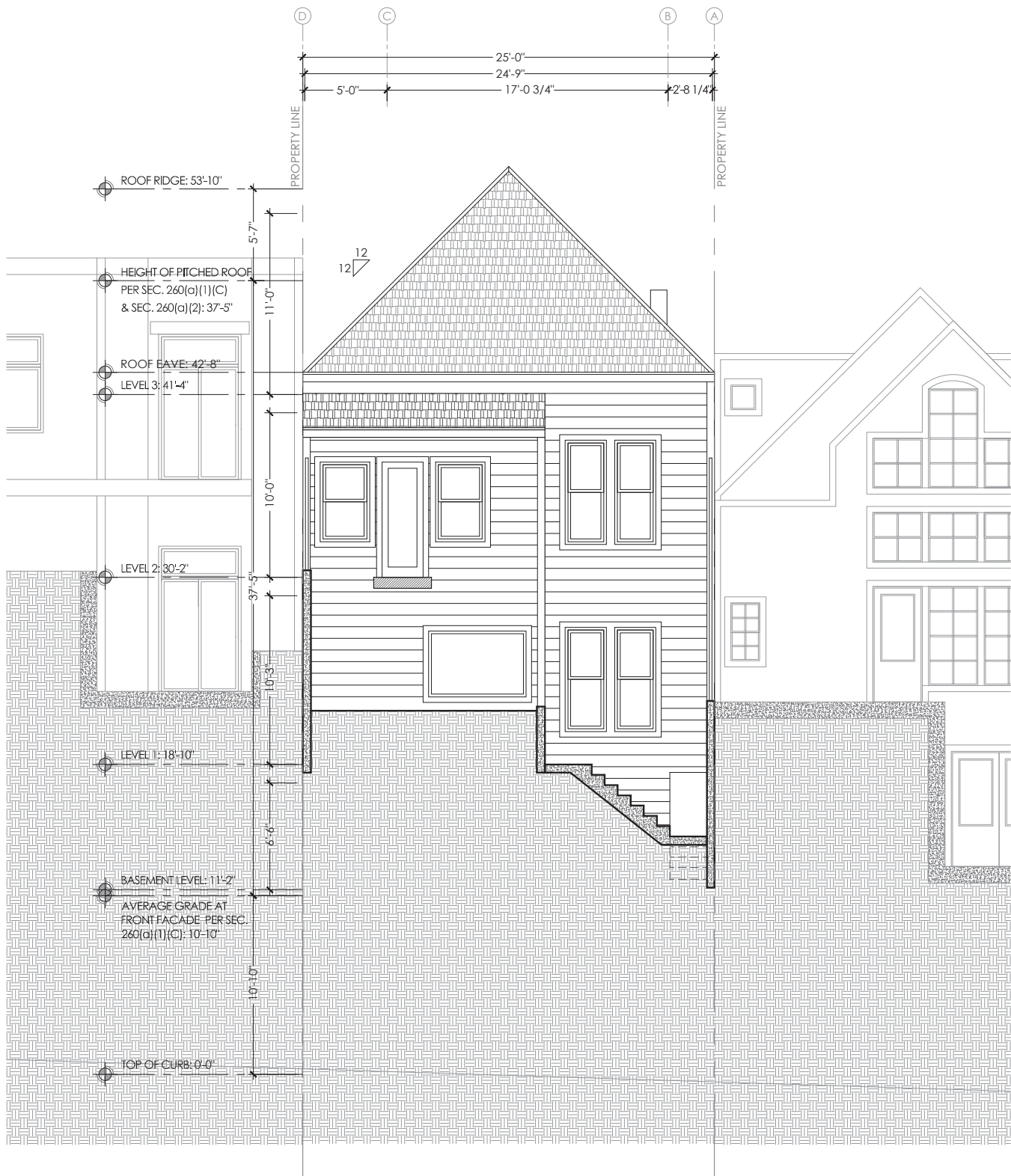
BLOCK / LOT:
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DRAWING:
FLOOR PLANS

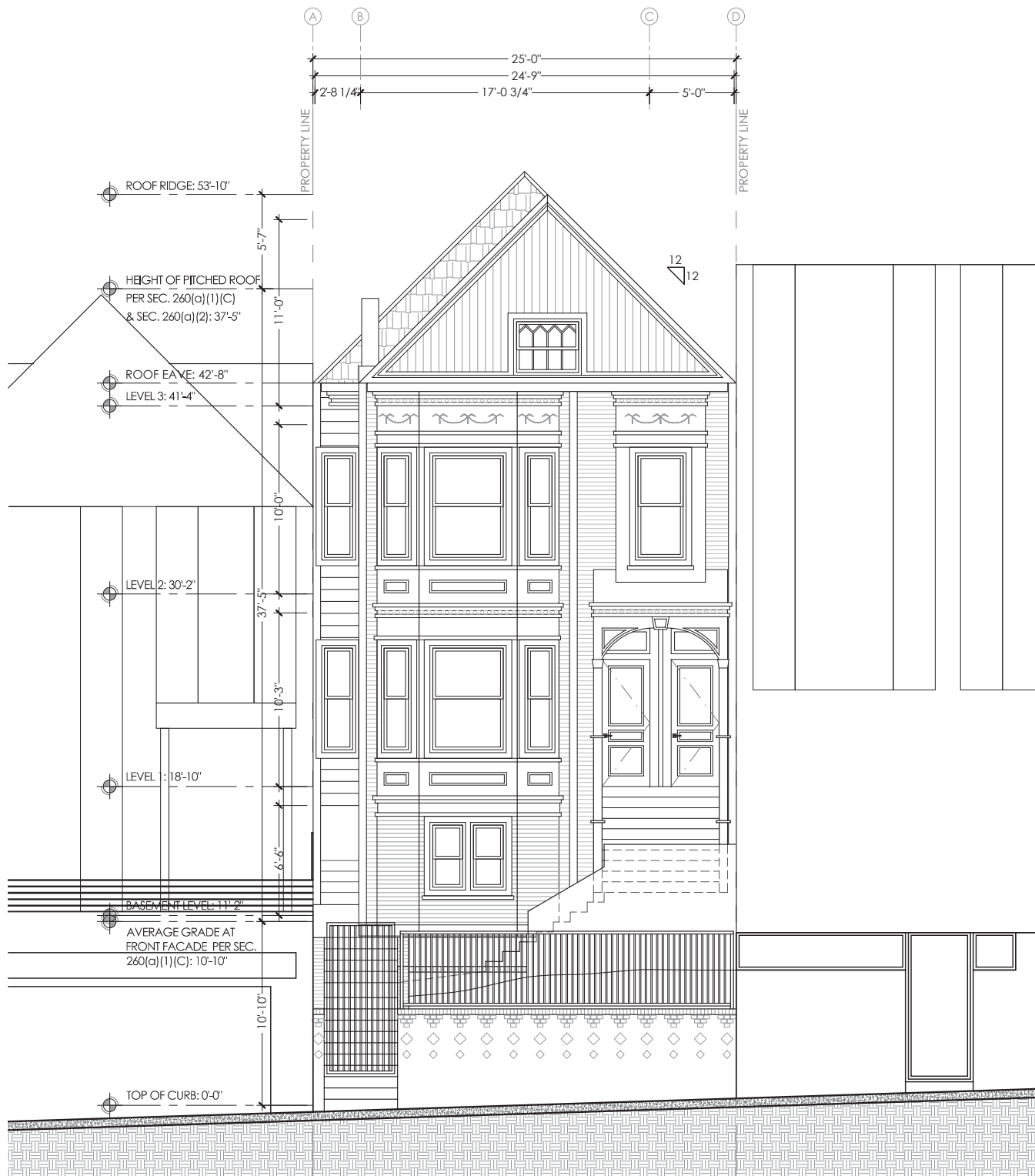
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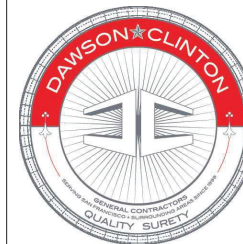
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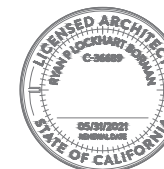
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



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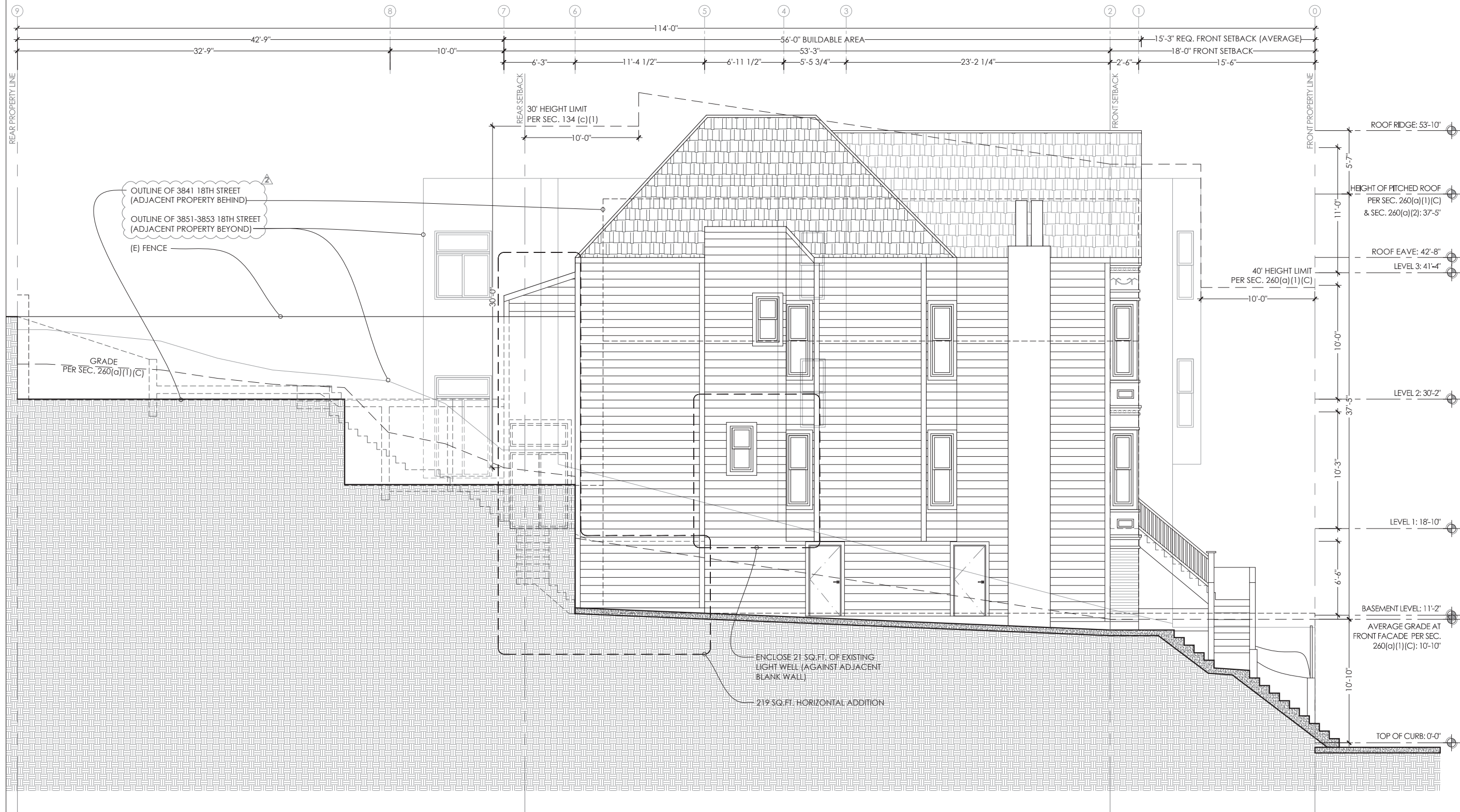
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DRAWING:
ELEVATIONS

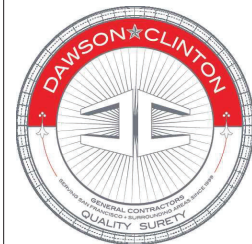
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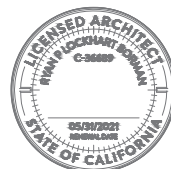
SHEET:
A-3.01



EXISTING EAST ELEVATION



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 : SAN FRANCISCO : CA :
94141-0475 P: 415.359.9991 F: 415.359.9992



NO.	DATE	SUBMISSION
1	JAN 10TH 2019	
2	JULY 3RD 2019	NOPOR #2
3	AUGUST 8TH 2019	3 DWELLING UNITS

PROJECT:
BUILDING PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

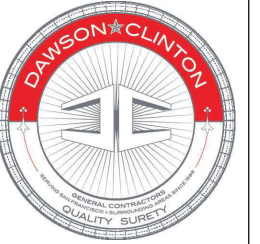
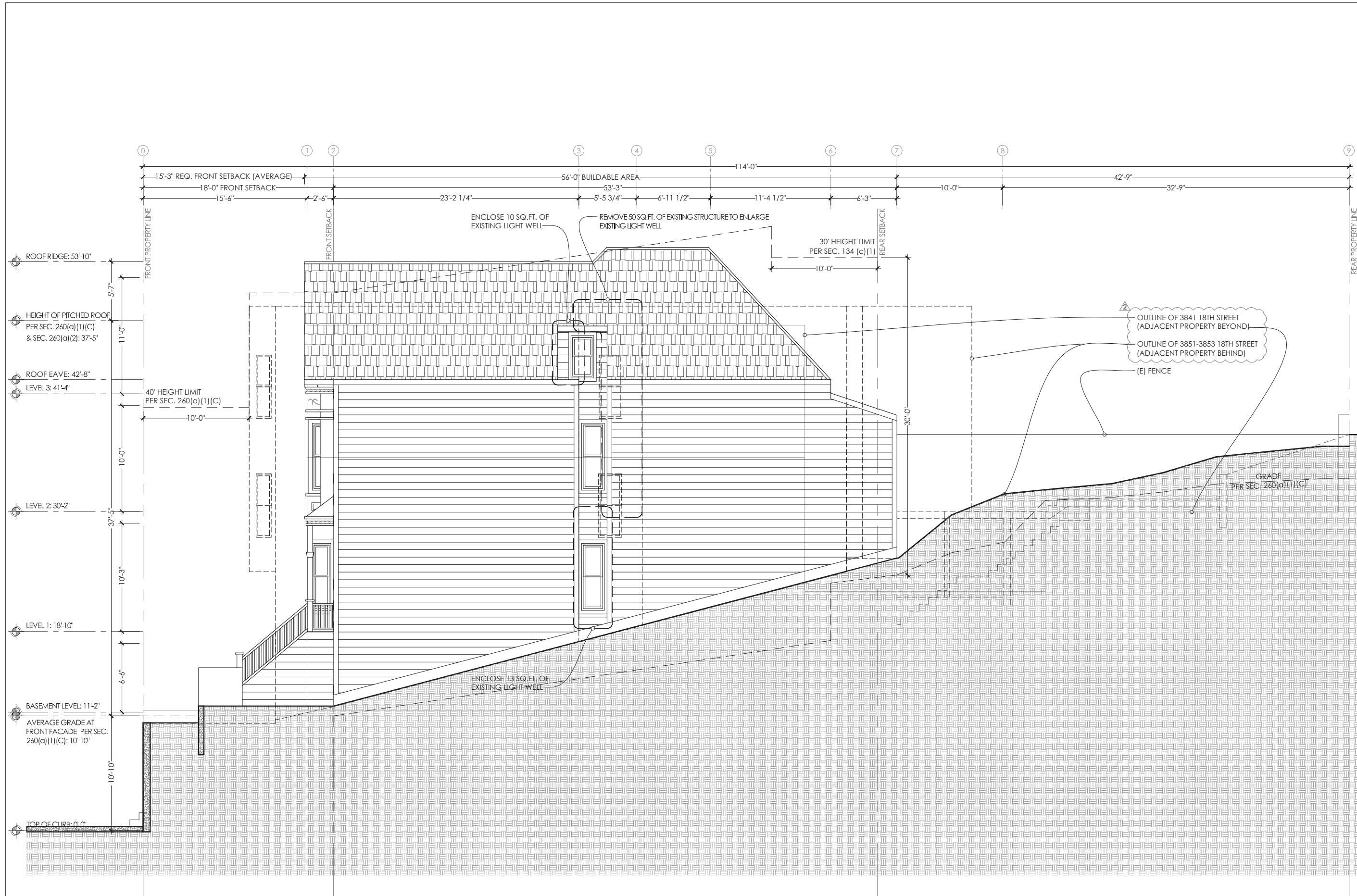
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

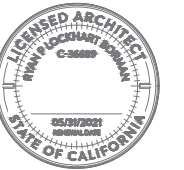
JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: AUGUST 8TH 2019

SHEET:
A-3.02



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PROPERTY ADDRESS:
**3847-3849
18TH STREET**

BLOCK / LOT:
3585 / 077

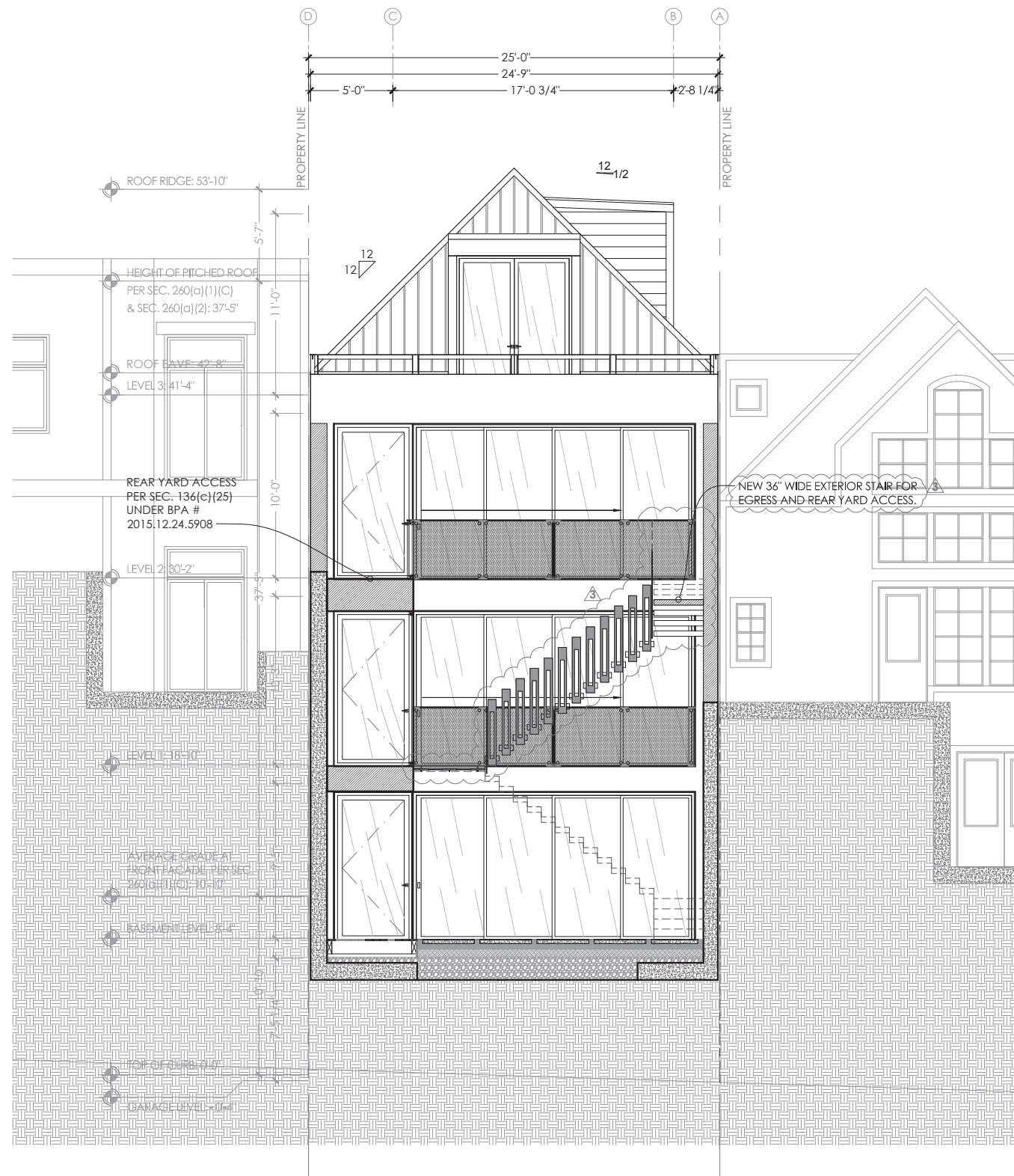
DRAWING:
ELEVATIONS

JOB NUMBER: 14009

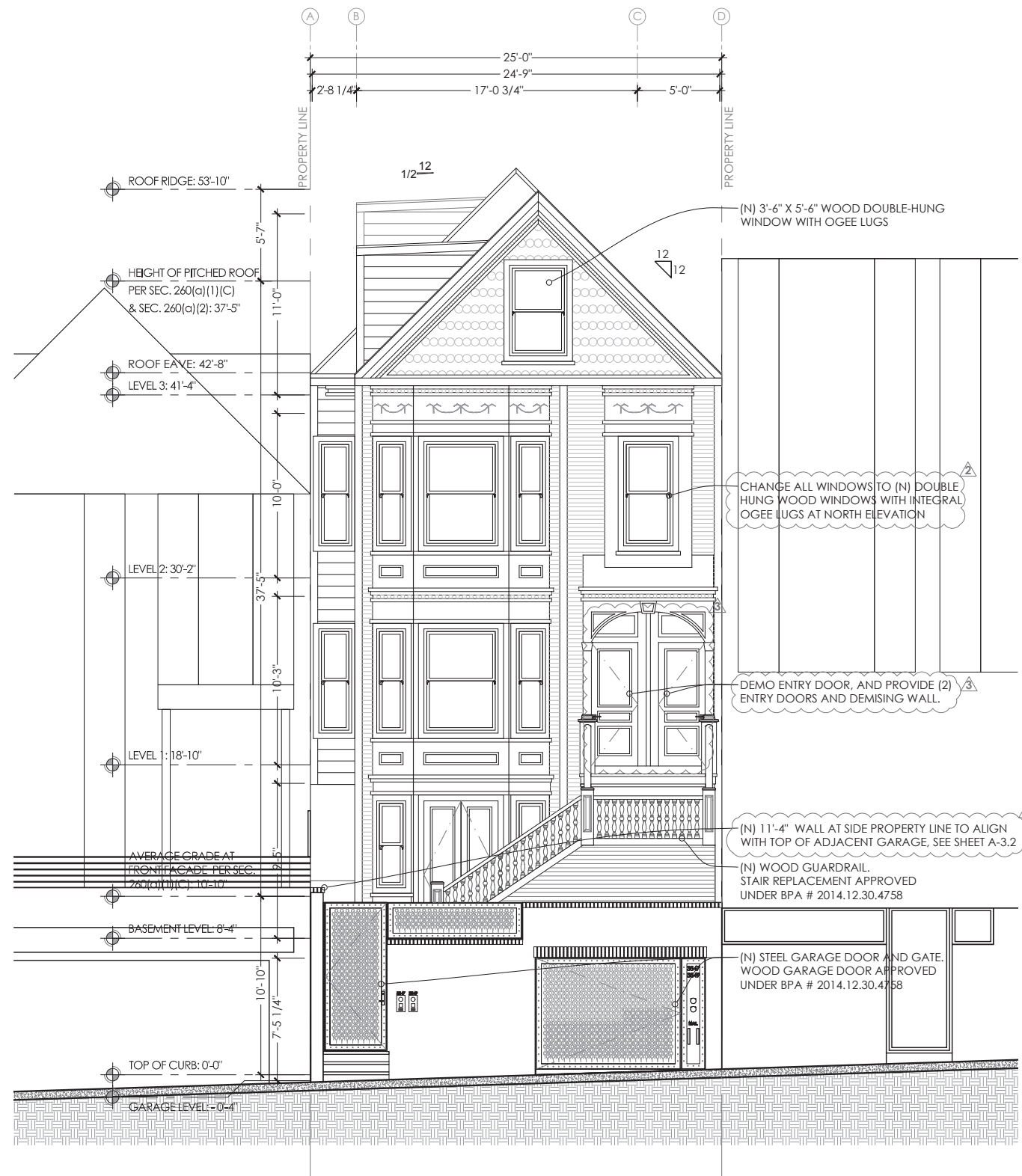
SCALE: 1/4" = 1'-0"
DATE: AUGUST 8TH 2019

SHEET:
A-3.03

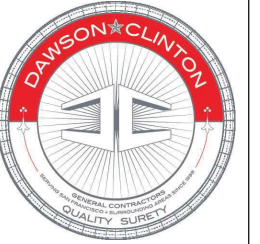
EXISTING WEST ELEVATION



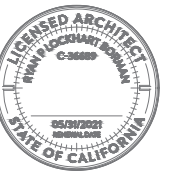
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



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3	AUGUST 8TH 2019	3 DWELLING UNITS

PROJECT:
BUILDING PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

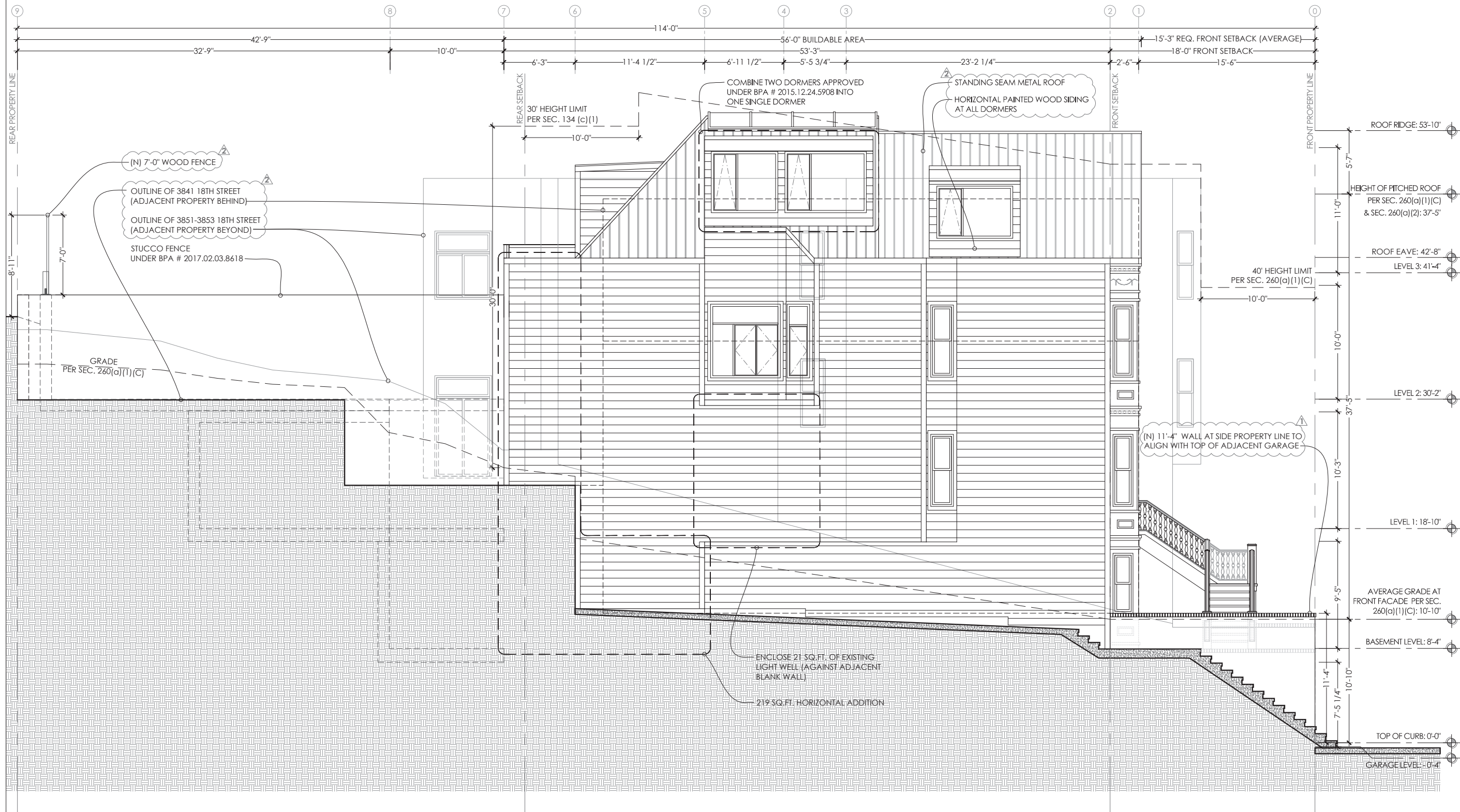
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

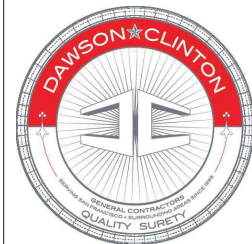
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DATE: AUGUST 8TH 2019

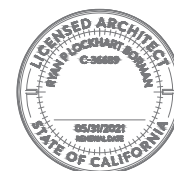
SHEET:
A-3.1



PROPOSED EAST ELEVATION



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18TH STREET**

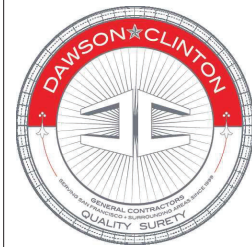
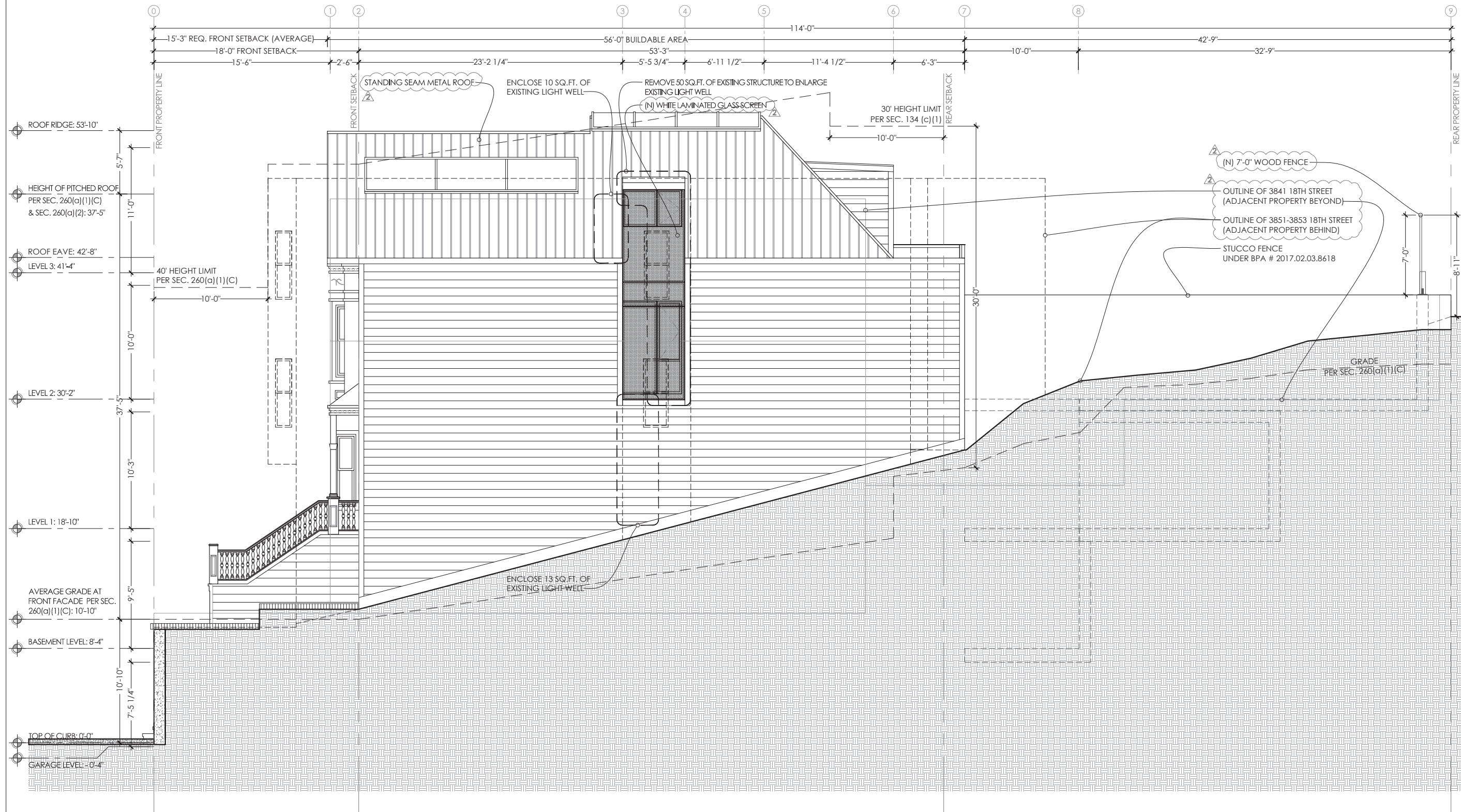
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

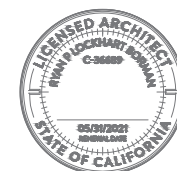
JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: AUGUST 8TH 2019

SHEET:
A-3.2



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PROPERTY ADDRESS:
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BLOCK / LOT:
3585 / 077

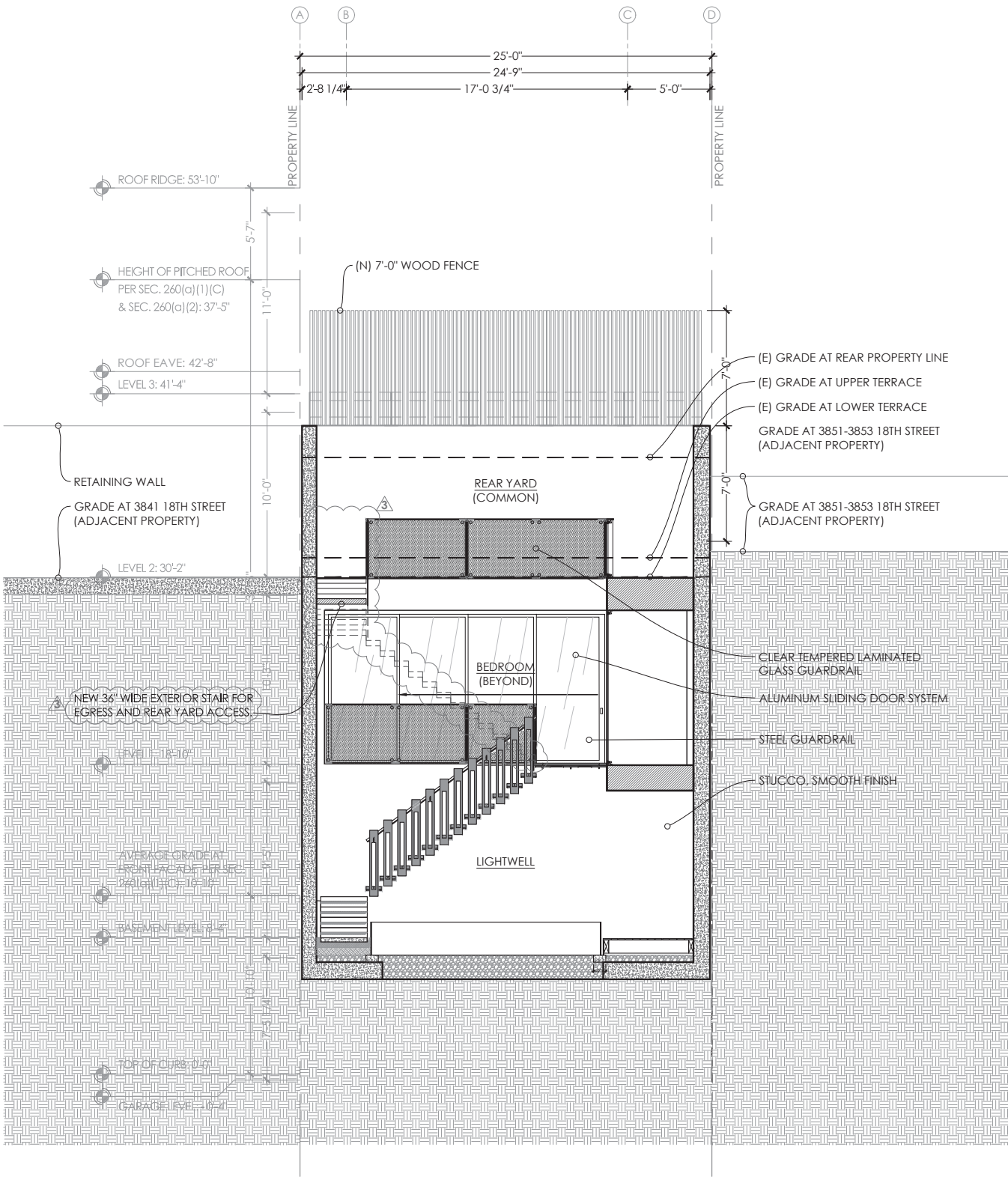
DRAWING:
ELEVATIONS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: AUGUST 8TH 2019

SHEET:
A-3.3

PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION AT LIGHTWELL - GRIDLINE 7/8



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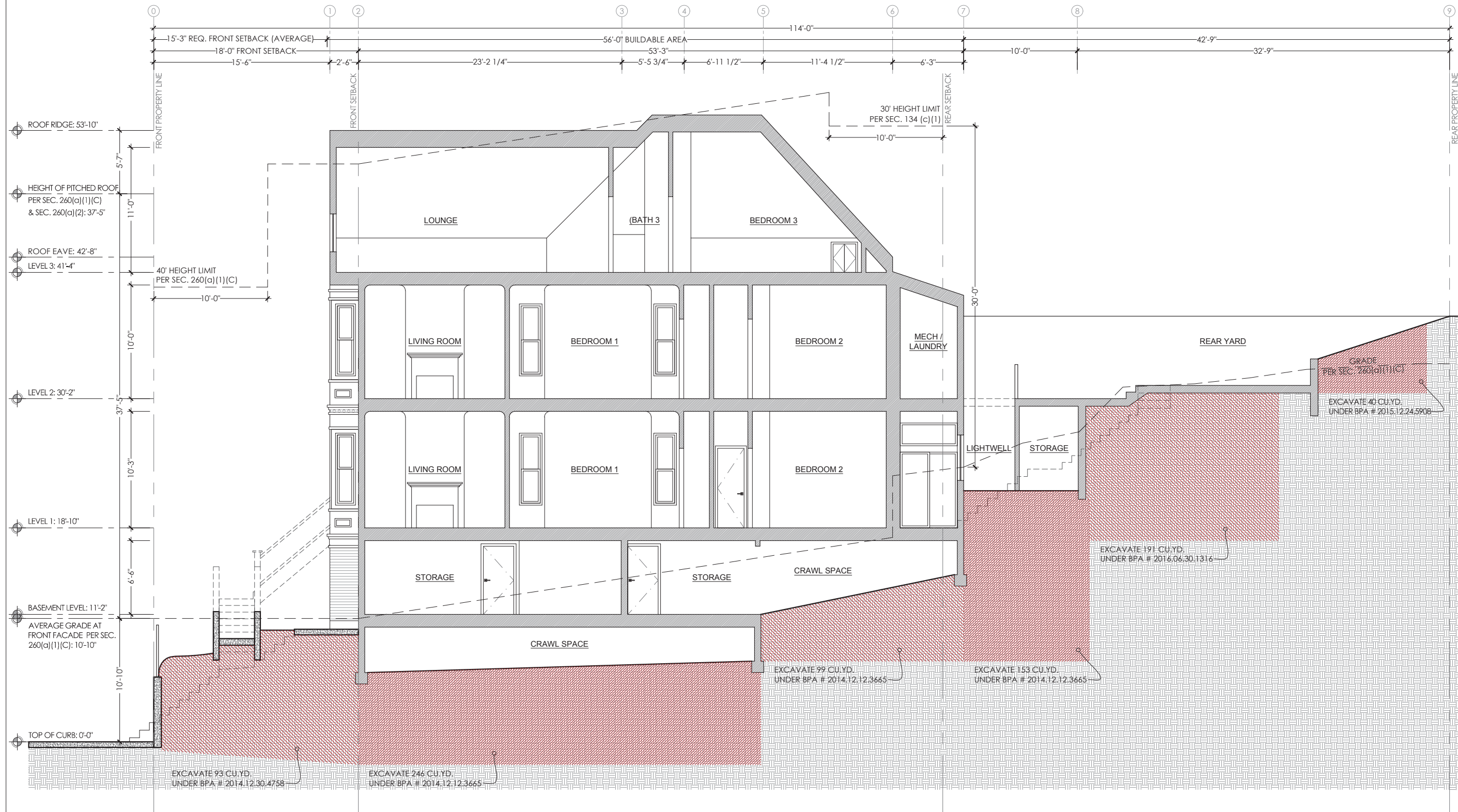
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: AUGUST 8TH 2019

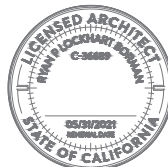
SHEET:
A-3.4



EXISTING SECTION



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PROJECT:
BUILDING PERMIT

PROPERTY ADDRESS:
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18TH STREET**

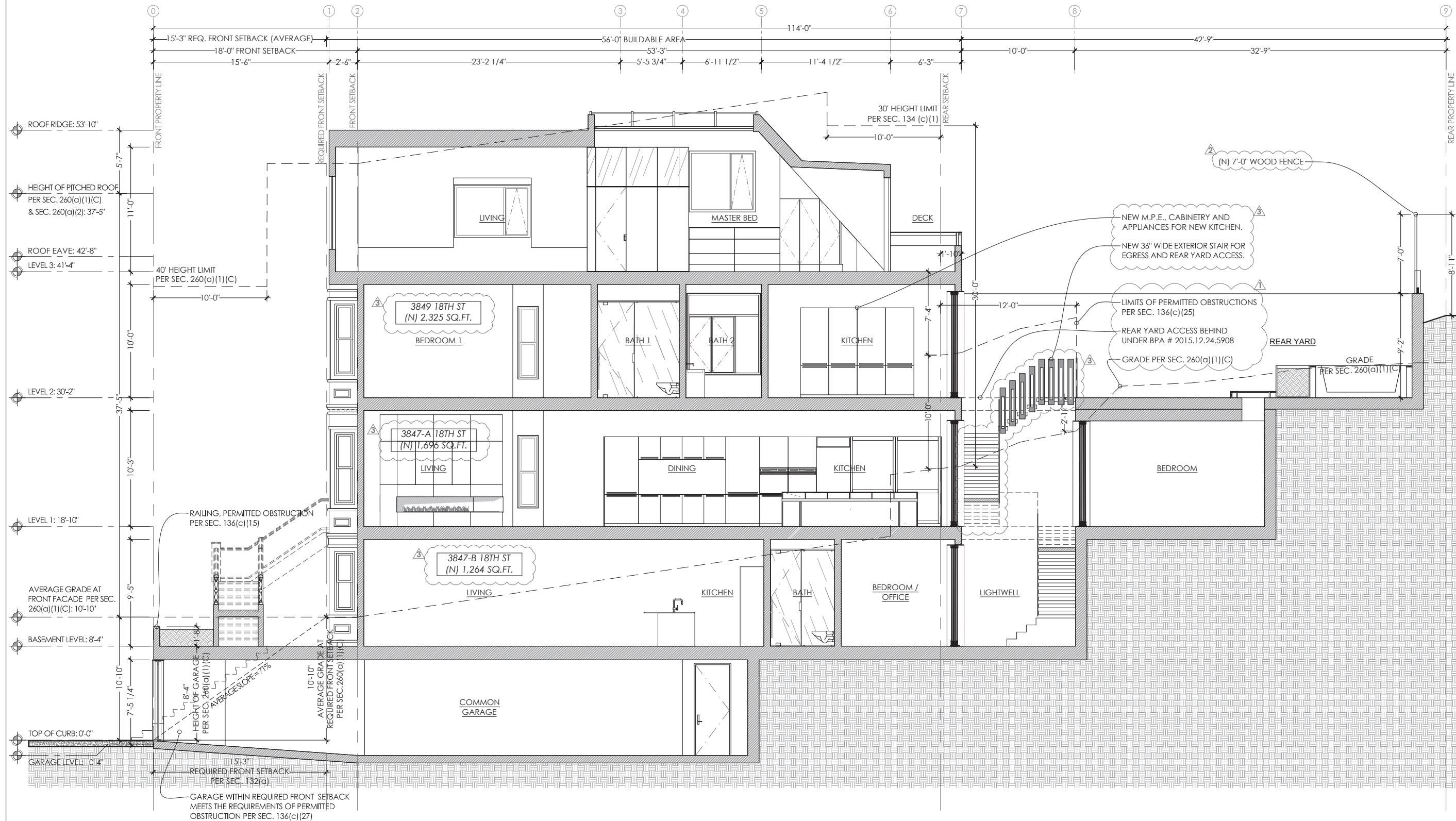
BLOCK / LOT:
3585 / 077

DRAWING:
SECTIONS

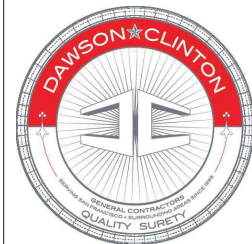
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DATE: AUGUST 8TH 2019

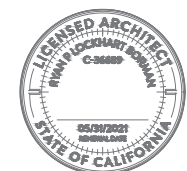
SHEET:
A-4.01



PROPOSED SECTION



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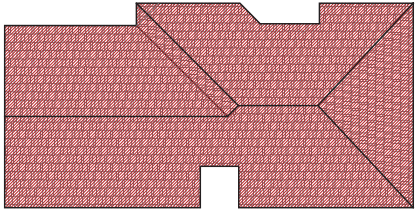
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SECTIONS

JOB NUMBER: 14009

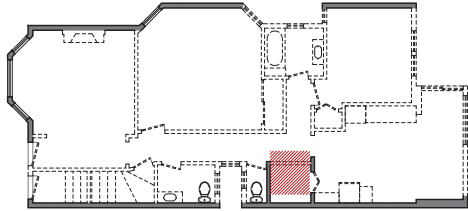
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DATE: AUGUST 8TH 2019

SHEET:
A-4.1

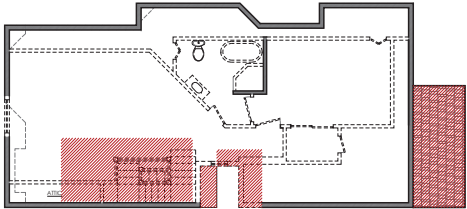
ROOF
ROOF AREA: 1,138 SQ.FT.
DEMOLITION AREA: 1,138 SQ.FT.



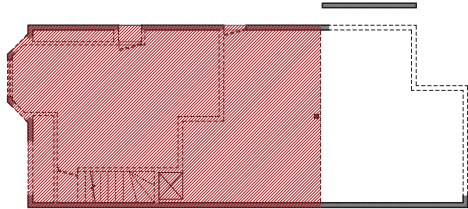
LEVEL 1
FLOOR AREA: 1,203 SQ.FT.
DEMOLITION AREA: 25 SQ.FT.



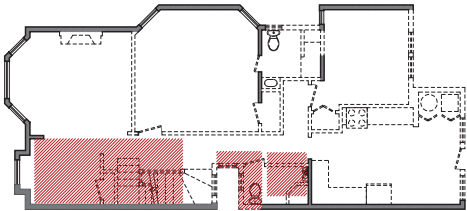
LEVEL 3
FLOOR AREA: 1,240 SQ.FT.
DEMOLITION AREA: 248 SQ.FT.



BASEMENT LEVEL
FLOOR AREA: 802 SQ.FT.
DEMOLITION AREA: 802 SQ.FT.



LEVEL 2
FLOOR AREA: 1,209 SQ.FT.
DEMOLITION AREA: 190 SQ.FT.



GARAGE LEVEL
FLOOR AREA: N/A
DEMOLITION AREA: N/A



SAN FRANCISCO PLANNING DEPARTMENT CODE SECTION 317

SECTION 317, LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER AND CONVERSION.

- (B) DEFINITIONS, FOR THE PURPOSES OF THIS SECTION 317, THE TERMS BELOW SHALL BE AS DEFINED BELOW, CAPITALIZED TERMS NOT DEFINED BELOW ARE DEFINED IN SECTION 102 OF THIS CODE
- (1) 'RESIDENTIAL CONVERSION' SHALL MEAN THE REMOVAL OF COOKING FACILITIES, CHANGE OF OCCUPANCY (AS DEFINED AND REGULATED BY THE BUILDING CODE), OR CHANGE OF USE (AS DEFINED AND REGULATED BY THE PLANNING CODE), OF ANY RESIDENTIAL UNIT OR UNAUTHORIZED UNIT TO A NON-RESIDENTIAL OR STUDENT HOUSING LINE.
- (2) 'RESIDENTIAL DEMOLITION' SHALL MEAN ANY OF THE FOLLOWING:
- (c) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR
- (b) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSED THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND THE REAR FACADE AND ALSO PROPOSED THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL.
- (c) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.
- (d) THE PLANNING COMMISSION MAY REDUCE THE ABOVE NUMERICAL ELEMENTS OF THE CRITERIA IN SUBSECTIONS (B)(2)(B) AND (B)(2)(C). BY UP TO 20% OF THEIR VALUES SHOULD IT DEEM THAT ADJUSTMENT IS NECESSARY TO IMPLEMENT THE INTENT OF THIS SECTION 317. TO CONSERVE EXISTING SOUND HOUSING AND PRESERVE AFFORDABLE HOUSING.
- (3) 'FACADE' IS DEFINED IN SECTION 102 OF THIS CODE
- (4) 'FRONT FACADE' IS DEFINED IN SECTION 102 OF THIS CODE
- (5) 'HORIZONTAL ELEMENTS' SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

DEMOLITION CALCULATION OF EXTERIOR WALLS AT THE FOUNDATION LEVEL - 317(B)(2)(B)

TOTAL LENGTH OF FRONT AND REAR FACADE AT FOUNDATION: $(25'-0" + 25'-0") = 50'-0"$
50% MAX. ALLOWABLE DEMOLITION = 25'-0"
TOTAL DEMOLITION: $(25'-0" + 22'-3") = 47'-3"$

TOTAL LENGTH OF EXTERIOR WALLS AT FOUNDATION: $(25'-0" + 53'-3" + 25'-0" + 53'-3") = 156'-6"$
65% MAX. ALLOWABLE DEMOLITION = 101'-8"
TOTAL DEMOLITION: $(25'-0" + 6'-3" + 9'-7" + 22'-3" + 7'-6") = 70'-7"$

DOES NOT EXCEED BOTH THRESHOLD ABOVE, THEREFORE PROJECT IS NOT A 'RESIDENTIAL DEMOLITION' PER SEC. 317

DEMOLITION CALCULATION OF VERTICAL & HORIZONTAL ELEMENTS - 317(B)(2)(C)

TOTAL AREA OF VERTICAL ENVELOPE: $(562 \text{ SQFT} + 1,663 \text{ SQFT} + 943 \text{ SQFT} + 1,280 \text{ SQFT}) = 4,448 \text{ SQFT}$
50% MAX. ALLOWABLE DEMOLITION = 2,224 SQFT
TOTAL DEMOLITION: $(562 \text{ SQFT} + 318 \text{ SQFT} + 266 \text{ SQFT} + 121 \text{ SQFT}) = 1,267 \text{ SQFT}$

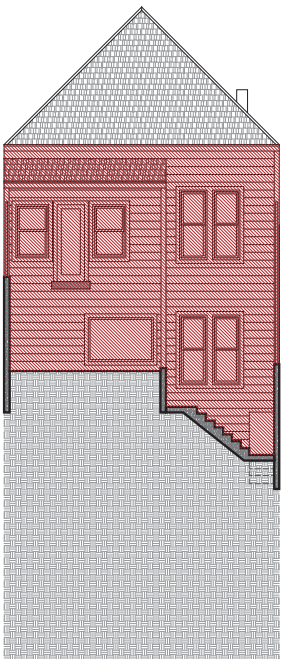
TOTAL AREA OF HORIZONTAL ELEMENTS: $(1,138 \text{ SQFT} + 1,240 \text{ SQFT} + 1,209 \text{ SQFT} + 1,203 \text{ SQFT} + 802 \text{ SQFT}) = 5,592 \text{ SQFT}$
50% MAX. ALLOWABLE DEMOLITION = 2,796 SQFT
TOTAL DEMOLITION: $(1,138 \text{ SQFT} + 248 \text{ SQFT} + 190 \text{ SQFT} + 25 \text{ SQFT} + 802 \text{ SQFT}) = 2,403 \text{ SQFT}$

DOES NOT EXCEED BOTH THRESHOLD ABOVE, THEREFORE PROJECT IS NOT A 'RESIDENTIAL DEMOLITION' PER SEC. 317

SOUTH ELEVATION

TOTAL AREA OF FACADE: 562 SQ.FT.
DEMOLITION AREA: 562 SQ.FT.

25'-0"



EAST ELEVATION

TOTAL AREA OF FACADE: 1,663 SQ.FT.
DEMOLITION AREA: 318 SQ.FT.

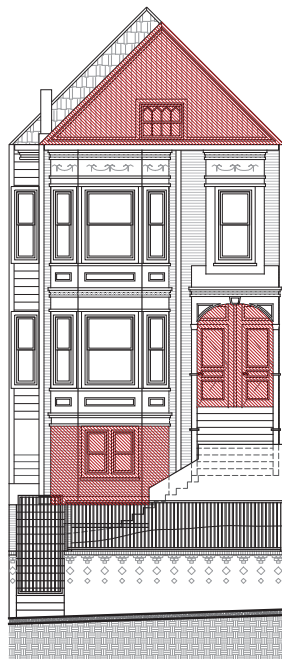
53'-3"
6'-3" 9'-7"



NORTH ELEVATION

TOTAL AREA OF FACADE: 943 SQ.FT.
DEMOLITION AREA: 266 SQ.FT.

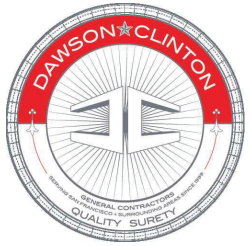
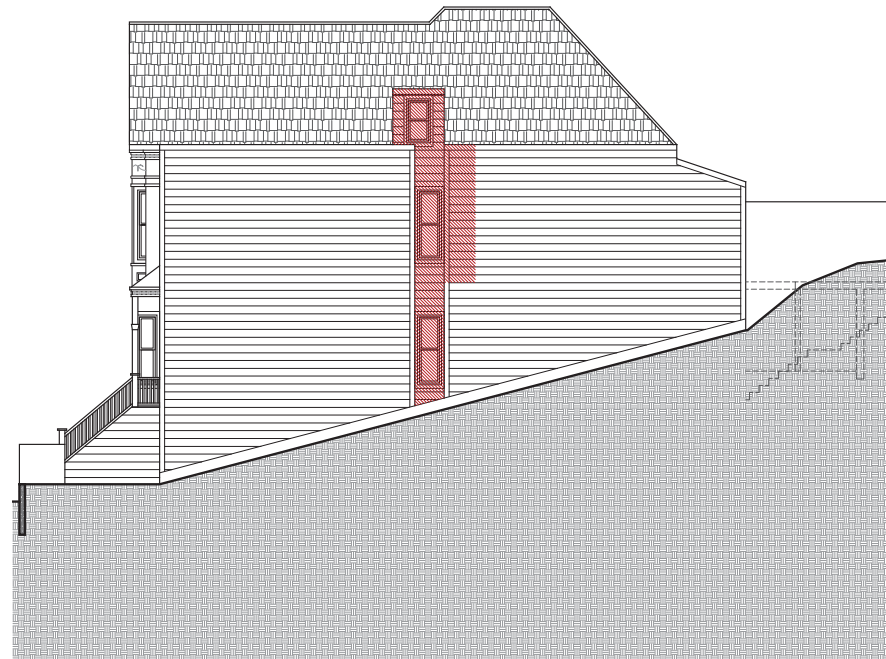
25'-0"
22'-3"



WEST ELEVATION

TOTAL AREA OF FACADE: 1,280 SQ.FT.
DEMOLITION AREA: 121 SQ.FT.

53'-3"
7'-6"



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PROPERTY ADDRESS:
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18TH STREET**

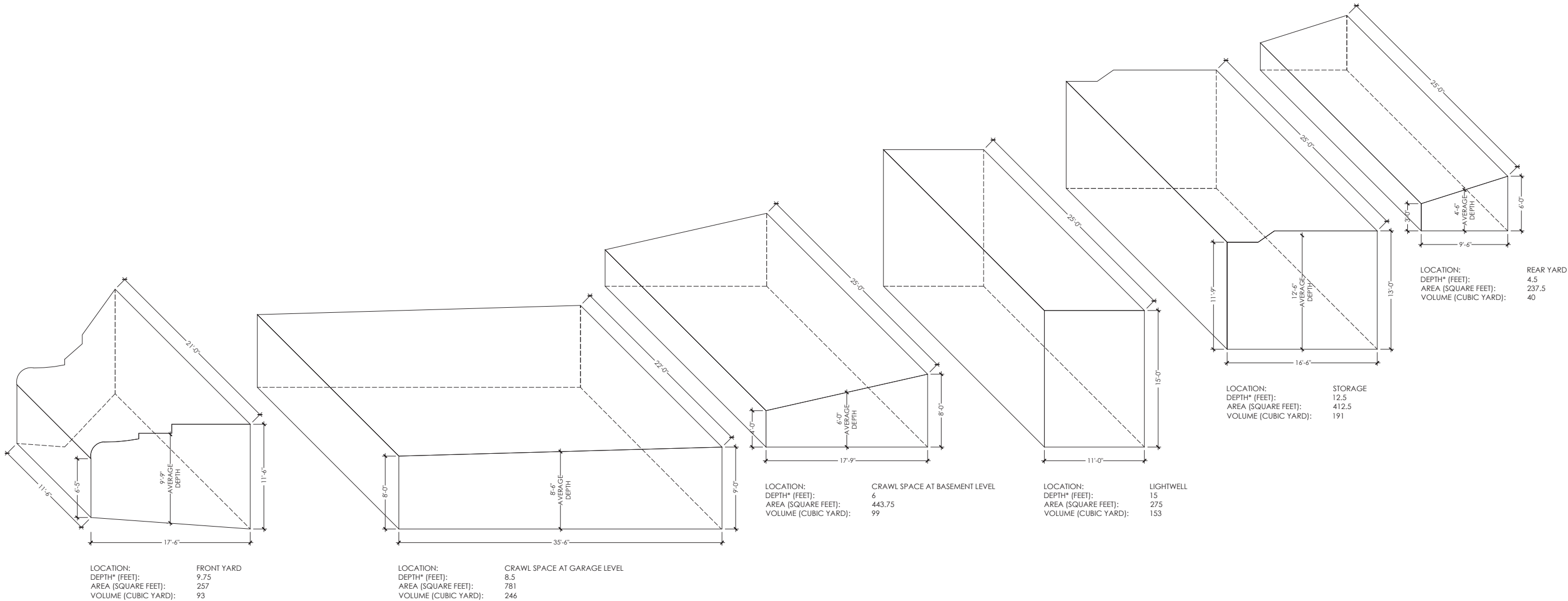
BLOCK / LOT:
3585 / 077

DRAWING:
DEMOLITION CALC

JOB NUMBER: 14009

SCALE: NOT TO SCALE
DATE: AUGUST 8TH 2019

SHEET:
A-5.1



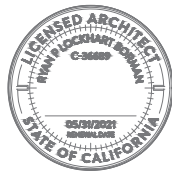
EXCAVATION CALCULATIONS			
LOCATION	DEPTH * (FEET)	AREA (SQUARE FEET)	VOLUME (CUBIC YARD)
FRONT YARD	9.75	257	93
CRAWL SPACE AT GARAGE LEVEL	8.5	781	246
CRAWL SPACE AT BASEMENT LEVEL	6	443.75	99
LIGHTWELL	15	275	153
STORAGE	12.5	412.5	191
REAR YARD	4.75	237.5	40
MAX. PROJECT TOTAL	15 FEET	2,406.75 SQUARE FEET	822 CUBIC YARD

* NOTE: DEPTH NOTED ARE AVERAGES PER LOCATION. THE MAXIMUM DEPTH OF EXCAVATION / DISTURBANCE BELOW GRADE IS 15'-0". SEE EXCAVATION DIAGRAMS ABOVE FOR DETAILS.

EXCAVATION CALCULATIONS



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18TH STREET**

BLOCK / LOT:
3585 / 077

DRAWING:
EXCAVATION CALC

JOB NUMBER: 14009

SCALE: NOT TO SCALE
DATE: AUGUST 8TH 2019

SHEET:
A-5.2



Mailing Address: PO Box 410475 | San Francisco, CA 94141-0475

August 16, 2019

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

Re: 3847-3849 18th Street Project
Case No.: 2018-009551DRP
Hearing Date: August 29, 2019

Dear Commissioners:

As the sponsors of 3847-3849 18th Street, we are writing in reference to Building Permit Application No. 2018.06.22.2714 and the continuance of the Discretionary Review hearing for our project, which is on the Planning Commission agenda for Thursday, August 29, 2019.

At our first hearing in May, and again at the hearing on July 18th, we received direction from the Commission to add a 3rd unit to our project proposal. As we explained at the hearing last month and in our July 16th letter to Commissioners, which is attached for your reference, it will not be financially possible for us to maintain ownership of the building if we are required to permit and construct a 3rd unit due to the tremendous carrying costs we have already incurred working with Planning over the last 18 months, the additional time and associated expenses to complete permitting and construction, and the actual construction costs themselves. That said, while we still disagree with the logic and legality of requiring construction of an additional unit, we have proceeded to work with Planning staff to identify a path forward that would include the desired 3rd unit in an effort to come to resolution on this matter.

Your hearing packet includes new plans that would create three housing units on the property, each on individual and discreet levels. We believe that the proposed plan now before you is the best and most responsible configuration for the existing building that meets what we interpret as the Commission's intent. We have also tried to factor in the need for producing housing in a timely manner, as well as our neighbor's fatigue with construction and the continued vacancy of the building. While financially impossible for us to execute, we nonetheless believe that successfully permitting the project as currently proposed could prove to be a viable project for someone else, eventually getting three housing units onto the market.

While feasible, the work required to reconfigure this already completed building is still very significant and includes:

- Demo ceiling, wall and floor finishes as required;
- Demo entry door, and provide (2) entry doors and demising wall;
- Demo powder room to replace with full bath;
- Demo M.P.E. as required throughout;
- Provide new separate utility meters for new unit;
- New M.P.E. for 3rd unit, including radiant heat and fire sprinkler systems;
- New 1-hr fire separation between units;
- New ceiling, wall and floor finishes as required;
- New M.P.E., cabinetry and appliances for new kitchen;
- New M.P.E. as required, at new full bath location including fixtures, finishes and cabinetry;
- New 36" wide exterior stair for egress and rear yard access, reconfigure all guardrails as required.

To be clear, this project will be a complete and tremendous loss for our company no matter what happens next. The building will need to go through a short sale/foreclosure, and the remaining obligations on the building will likely force our company, which has been operating in San Francisco for over 20 years, out of business.

We ask and hope that the Commission will see the earnest logic in our proposal, and allow this property to be completed and utilized to it's best potential in the least amount of possible time.

Thank you for your time and careful consideration regarding all of the above.

Sincerely,

Tim Clinton and Paul Dawson

Cc:

Commission President Myrna Melgar
 Commission Vice-President Joel Koppel
 Commissioner Frank S. Fung
 Commissioner Rich Hillis
 Commissioner Milicent A. Johnson
 Commissioner Kathrin Moore
 Commissioner Dennis Richards
 Supervisor Rafael Mandelman
 Jeff Horn, Senior Planner
 David Winslow, Architect Manager



Mailing Address: PO Box 410475 | San Francisco, CA 94141-0475

July 16, 2019

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

Re: 3847-3849 18th Street Project
Case No.: 2018-009551DRP
Hearing Date: July 18, 2019

Dear Commissioners:

As the sponsors of 3847-3849 18th Street, we are writing in reference to Building Permit Application No. 2018.06.22.2714 and the continuance of the Discretionary Review hearing for our project, which is on the Planning Commission agenda for this Thursday, July 18. We appreciate the time that was spent and the discussion that occurred during our Commission hearing in May, and have been working closely with Planning Dept. staff to address outstanding issues and diligently explore the suggestions made by Commissioners regarding the path forward.

Please know that we deeply regret the mistakes we made regarding the permitting of our project and have been committed to correcting any and all violations through the process that the Planning Department has in place. We have worked cooperatively and transparently for the past 16 months with Code Enforcement Planner Jon Purvis, Senior Planner Jeff Horn, and RDAT Architect Manager David Winslow, as well as with numerous neighbors whose support and trust we are very grateful to have earned.

By way of background and to refresh your memories, we first undertook this project back in 2014 as a design-build project. The complete program and plans were not yet determined when we began and we were exploring various options. The building was in foreclosure, had several violations, and a pending Notice of Abatement to remove an unwarranted 3rd unit. As residents of San Francisco for the past 23 years, it has always been our goal and intent to transform the building into something for which we, as well as the neighborhood, would be proud.

That said, in order to decrease the length of time it can take to complete and gain approval for such a project – and thus reduce our hefty carrying costs – we fully acknowledge that we exercised poor judgment and inadequate oversight of various important details. To be clear, we did have the proper permits for the vast majority of the work and the project was inspected a number of different times. The final certificate of completion and occupancy for the building was issued back in February of 2018. Following that action, inaccurate allegations were submitted to the Building and Planning Departments, which eventually brought to light the actual violations that have been detailed for you in your meeting packets.

The process over the past 16 months has included multiple meetings with Planning staff and comprehensive reviews of our project by Planning Code Enforcement and Senior Planning staff. This has resulted in a number of agreed upon revisions and revised plan sets, including the latest version that we prepared and submitted

www.dawson-clinton.com
State license # 791724

office 415.359.9991
fax 415.359.9992

under the direction of Planning staff in anticipation of our hearing this week. We have had Planning staff, as well as multiple DBI Inspectors, on-site to evaluate the building first-hand and to confirm the comprehensive and accurate nature of our revised plan set.

Revised plans were sent out for 311 Notification at the beginning of this year and no objections were received from any actual neighbors or neighborhood groups. As you may recall, the only reason our project is being reviewed by the Commission is because of a Discretionary Review application that was fraudulently filed under a fictitious name by a disgruntled local builder. The Commission ruled against this individual and a project of his a few years ago, and we and others believe that he has been seeking some sort of strange retribution against fellow builders such as us, if not the Commission and/or Planning Department itself.

Regardless of how we got here, we understand that the upcoming DR hearing is about us and our project, and the need to determine an appropriate remedy for the situation. At the hearing in May, Commission President Melgar indicated that she would like us to look into converting the finished two-unit building into three units as a remedy for our errors and as an opportunity to increase the City's housing stock.

The slight irony in this approach is that when we first acquired the building in 2014, among the countless code violations there was also a Notice of Abatement requiring us to remove an unwarranted 3rd unit as we have mentioned. At that time, had the City encouraged or even allowed us to maintain and bring the 3rd unit up to code, we may have gone in a completely different direction with the project. Instead, we complied with the order from the City, removed the unwarranted unit, and maintained the building's 2-unit status.

Nonetheless, we have diligently evaluated what it would take to add a 3rd unit and even engaged a third party expert architect to advise us on the feasibility and estimated expenses of such an action. (A letter from the architect and draft estimate is attached for your information.) Adding a unit would effectively require a complete interior remodel, including: separating and reconfiguring the building's hydronic heating system, lighting control systems, plumbing and electrical; the fire sprinkler systems would all need to be redone and separated; new metering for utilities; new staircases and means of entry and egress; a new kitchen and relocation of bathrooms, which would all require significant reconfigurations to the floor plans. The construction costs to perform such work on what is already a finished building are estimated to be \$800,000 to \$1.2 million. In addition, it could easily take a year or more for the new plans and required permits to be approved, followed by a minimum of nine months of additional construction activity for already fatigued neighbors. The cost of our debt financing to-date and the ongoing carrying costs of such a scenario make this path a simply impossible one.

So that you can fully understand our position, we would like to share the current financial realities of our situation. Over the last 16 months since we began working with the Planning Code Enforcement staff, we have already incurred \$700,000 in additional carrying costs on the building. Our loan of \$4.95 million is currently more than 170 days in default and we have no path forward to sell the building until the permitting issues are resolved. The outstanding balance to just bring the loan current is an additional \$400,000+ and the loan payments continue to compile at just under \$64,000/month at the current default interest rate (recent correspondence from our lender is attached). Moreover, a second loan of \$600k on the property is accruing interest at a rate of 19%. We also have outstanding accounts payable on the project in excess of \$350,000 owed to longtime vendors and subcontractors whose considerable patience and trust are coming to an end. **Just since the time we began working with Planning enforcement in March of last year, we have incurred \$1.1 million in carrying costs through today**, which doesn't include the range of other related professional and project expenses during this period.

We certainly understand the desire to increase the City's housing stock and to identify a remedy that would create a strong disincentive for mistakes such as ours to be repeated. However, we hope that the ultimate remedy and action taken by the Commission will take into account the significant negative consequences we have already experienced, and that the Commission can reach agreement on a path forward that does not force the building into foreclosure and unnecessarily destroy our small business, which has been operating in San Francisco for more than 20 years. While we no longer anticipate profiting from this now 5-year project, we do desperately hope to survive it.

Our goal and sincere hope this Thursday is for this process to come to a viable conclusion – one that can provide real benefits to the local community and avoids the collapse of our company and the loss of jobs for our employees. We also do acknowledge our errors and take responsibility for them. We would therefore like to respectfully propose an alternative approach.

Our Proposal: In lieu of significant changes to the current building, we propose making a sizable payment toward the construction of an off-site BMR unit consistent with the City's inclusionary housing program directly following the sale of the building or either of the units. Using the City's current calculation methods based on the square footage of a project, we estimate such a payment to be approximately \$250,000. We put this forward as a remedy as it would genuinely help address the City's housing crisis, allow our small business to survive, and avoid additional construction disruption for our neighbors. We also believe that it would appropriately recognize the fact that we have been acting in full cooperation with the Planning Department, and would help demonstrate the importance and value of the system that the Planning Department has in place to address violations.

In conclusion, we fully acknowledge our wrongdoing and hope you will understand that we have already paid a heavy price for our errors, and conclude that any additional punitive measures the Commission may require should fall within our capacity to execute without collapsing our company. Please also note that a further delay in making a determination on the path forward would in itself push us closer to bankruptcy and could result in foreclosure on the building.

Thank you for your time and careful consideration regarding all of the above. We look forward to seeing you on Thursday.

Sincerely,

Tim Clinton and Paul Dawson

Cc:

Commission President Myrna Melgar
Commission Vice-President Joel Koppel
Commissioner Frank S. Fung
Commissioner Rich Hillis
Commissioner Milicent A. Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Supervisor Rafael Mandelman
Jeff Horn, Senior Planner
David Winslow, Architect Manager

www.dawson-clinton.com
State license # 791724

office 415.359.9991
fax 415.359.9992



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

Hearing Date: July 18, 2019

Continued from the May 9, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2018-009551DRPVAR**
Project Address: **3847-3849 18th Street**
Permit Applications: 2018.06.22.2714
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3585 / 077
Project Sponsor: Dawson & Clinton General Contractors
PO Box 410475
San Francisco, CA 94141
Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org
Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

BACKGROUND

On May 9, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on a Discretionary Review request No. 2018-009551DRP. The Planning Commission continued the item to July 18, 2019, to allow staff from the Planning Department and the Department of Building Inspection (DBI) to meet to review the permit history of the project and to perform a site visit to confirm that all alterations to the building and site, permitted or unpermitted, are accurately reflected in the plan set.

SITE VISIT

On June 13th, 2019, the Project Sponsor led a site visit of the property with staff from Planning and DBI. The following scopes of work and plan drawing revisions have been added to the Plan Set in response to unpermitted changes and clarifications that were determined by staff review of the as-built conditions.

- “Change of use of the Level 1 “Family Room” from storage” added to Project Scope. See Sheet A-0.1.
- The 4’-8” white laminated glass guardrail located in the in the front setback and proposed for legalization was removed. See Sheets A-0.1 and A-1.1.
- White laminated glass screen at west property line lightwell is proposed for legalization. See Sheets A-0.1, A-2.2, A-2.3, and A-3.3.

- A wood fence at rear property line and noted fence height in relation to grade at adjacent rear property (48/50 Hancock) is proposed for legalization. See Sheets A-3.2, A-3.3, and A-4.1.
- Legalization of the as-built standing seam metal roof. See Sheets A-2.3, A-3.2, and A-3.3.
- Legalization of a west property line parapet used as a gutter to divert water.
- Updated plans to propose siding material for the dormers to be horizontal painted wood siding. See Sheet A-3.2.
- Changed all windows to double-hung wood windows with integral ogee lugs at north elevation. See Sheet A-3.1.
- Added rear elevations of adjacent structures. See Sheets A-3.01, and A-3.1.
- Provided section drawing at lightwell showing north elevation of lightwell, family room and rear yard. Noted existing grade and materials. See Sheet A-3.4.
- Clarification of the grade at eastern and western neighbors. See Sheets A-3.02, A-3.03, A-3.2, and A-3.3.

ATTACHMENTS:

Abbreviated Analysis from the March 7, 2019 Hearing
Revised Plan Set dated July 3, 2019



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MAY 9, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 2, 2019
Case No.: **2018-009551DRP**
Project Addresses: **3847-3849 18th Street**
Permit Applications: 2018.06.22.2714
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Area Plan: N/A
Block/Lot: 3585/077
Project Sponsor: Dawson & Clinton General Contractors
PO Box 410475
San Francisco, CA 94141
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Jeff Horn – (415) 575-6926
Jeffrey.Horn@sfgov.org
Recommendation: **Do Not Take DR**

PROJECT DESCRIPTION

The proposed scope of work is to abate an outstanding Planning Enforcement case relating to the project sponsor exceeding the scope of work of a series of permits issued on the property, most of which were issued over the counter.

The proposed scope of work seeking legalization includes:

- Two-story horizontal addition at rear SE corner of the building
- Enclosure of existing lightwells (east and west sides) at levels 1 & 3
- Enlargement of the existing lightwell (west) at levels 2 & 3
- Increase the habitable square footage of the attic space
- Addition of a bay window at front of the basement level, located beneath the front stairs
- Front addition to the garage to align with the front property line
- A 40 SF roof deck at the rear of level 3
- The combining of two "exempt" dormers into one single dormer
- A 11'-4" (max height) wall along the east side property line
- A 4'-8" white laminated glass guardrail/privacy screen along the east side property line
- A new steel garage door and pedestrian gate.
- Retaining walls and guardrails at front property line
- Cumulative excavation calculation for all work performed, estimated at 882 Cubic Yards

The project proposes to make the following modifications to the current as-built building based on comments providing by RDAT and Preservation Staff:

- Front gable window to be reduced in size to match proportions of the original window
- Wood paneling added to front entry way
- All front façade windows to be wood, double-hung with ogee lugs

In total, the description of the project as-built and with proposed legalizations and modifications would be a 6,490 square foot, four-story-over-garage, two-family dwelling. Project details include a 4,021 SF upper unit, a 1,624 SF lower unit, and an 848 SF garage.

BACKGROUND

Below is a summary of the permit, complaint and enforcement history of the subject property. A series of plans were submitted in a manner that presented all scopes of work presented as being exempt from Section 311 neighborhoods notification requirements, in some cases by not correctly portraying the existing conditions:

A Department of Building Inspection (DBI) Notice of Violation (NOV 201310261) was issued on August 23rd, 2013, based on a complaint filed in June of that year, for an illegal unit at the basement level. The Project Sponsor came into possession of the property in August 2014. In September 2014, the Project Sponsor submitted their 1st Building Permit on this property; BPA #2014.0922.6974 proposed to remove the unit at abate the NOV. The plans for this permit described the existing square footage of the structure as 2,463 square feet.

A summary of all over-the-counter permits is as follows, notations describing major discrepancies or out-of-scope work associated with these permits are in parenthesis:

- 2014.09.22.6974 - Correct N.O.V. #201310261. Remove illegal dwelling unit at basement.
- 2014.11.25.2493 - Replace perimeter foundation of (e) crawl space in-kind.
- 2014.12.12.3665 - Excavate Crawl Space to create basement “storage.” (Over excavation per Project Sponsor’s Sheet A-4.01)
- 2014.12.30.4758 - Convert “storage” to garage. (Over excavation per Project Sponsor’s Sheet A-4.01, front garage wall built out 5’-3” further than approved, additional retaining walls and railings/fences constructed at front and side property lines)
- 2015.07.24.2364 - Voluntary full seismic upgrade.
- 2015.12.24.5900 - Install new fire sprinkler system.
- 2015.12.24.5908 - Interior remodel, relocate lower unit from 1st level to basement level. New windows and door on north elevation, (Over excavation per Project Sponsor’s Sheet A-4.01, out-of-scope alterations to windows, doors, rear addition shown as existing, dormers enlarged)
- 2016.06.30.1316 - Excavate to expand rear yard storage space. (Over excavation per Project Sponsor’s Sheet A-4.01)

- 2017.02.03.8618 - Replace existing property line fence in rear yard with new stucco wall, 9'-6" height.
- 2017.06.26.0353 - Install new sprinkler monitoring system.

Seven subsequent DBI complaints were received after construction began on the project, dating from July 2016 to February 2018. On February 12, 2018 Planning opened Enforcement Case no. 2018-002303ENF, and on May 3, 2018 Planning sent a Notice of Violation to the Project Sponsor providing a detailed account of the out-of-scope work performed at the property (Attached). To correct all complaints, violations and enforcement actions, the Project Sponsor submitted a Building Permit Application (2018.0622.2714) on June 22, 2018. A plan check review of the submitted plans by Planning Staff resulted in a determination that some of the as-built features were located within the required front setback and required rear yard. The Sponsor proposes to legalize these features and is seeking a variance within case no. 2018-009551VAR, filed on January 24, 2019.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 114" rectangular shaped and up sloping lot with an existing, as-built, 4-story-over-garage, 6,490 SF two-family residence that was recently altered and originally constructed in 1907. The building is classified as a category 'B' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The street face of this block of 18th has a consistent pattern of 3- and 4-story buildings of varying styles, with large setbacks, stepping with the slope of the street, many with protruding "snout" garages. The subject property and the two buildings to the both the east and west are setback from the front property line, with protruding "snout" garages, while the buildings further to the west and east abut the front property line. The mid-block open space is bounded by consistent alignment of buildings, although neighbors to the rear contain non-complying structures on their respective rear lot lines.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 9, 2019 – February 08, 2019	February 07, 2019	May 09, 2019	91 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	April 20, 2019	April 20, 2019	20 days
Mailed Notice	20 days	April 20, 2019	April 20, 2019	20 days
Online Notice	20 days	April 20, 2019	April 20, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	5	0	0
Other neighbors on the block or directly across the street	1	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Malcom Xiang, no address provided. There has been no correspondence with Mr. Xiang since the DR was received.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issues:

1. The project should be considered tantamount to demolition.
2. The project "eliminated" two equal-sized units, and removed an illegal unit

Request:

1. Planning Commission should exercise its Discretionary Review and deny permit application. Project Sponsor should return building to its original configuration, as many other similar properties have been required to do by the Planning Commission.

See attached *Discretionary Review Application*, dated February 07, 2019

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated April 18, 2019.

PROJECT ANALYSIS

The Residential Design Advisory team reviewed the project and found the alterations seeking legalization to generally be in compliance with the Residential Design Guidelines. The RDAT noted a consistent pattern of full lot width "snout" garages in the immediate vicinity of the project. The RDAT and Preservation Staff provided the following comments to the Sponsor, which have been incorporated into the current design proposal.

- Reduce the front gable window to match the proportions of the original window.
- Add solidity to front entry way.
- Retain existing window design and operation at front façade.

The Sponsor submitted Section 317 calculations that determined the amount of removal that occurred does not exceed threshold that would be consider the project as tantamount to demolition. Staff acknowledges that because the construction has been completed and the series of plans submitted contained inaccuracies, it is difficult to fully verify the quantities of removal provided by the Sponsor.

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).

RECOMMENDATION: Do Not Take DR
--

Attachments:

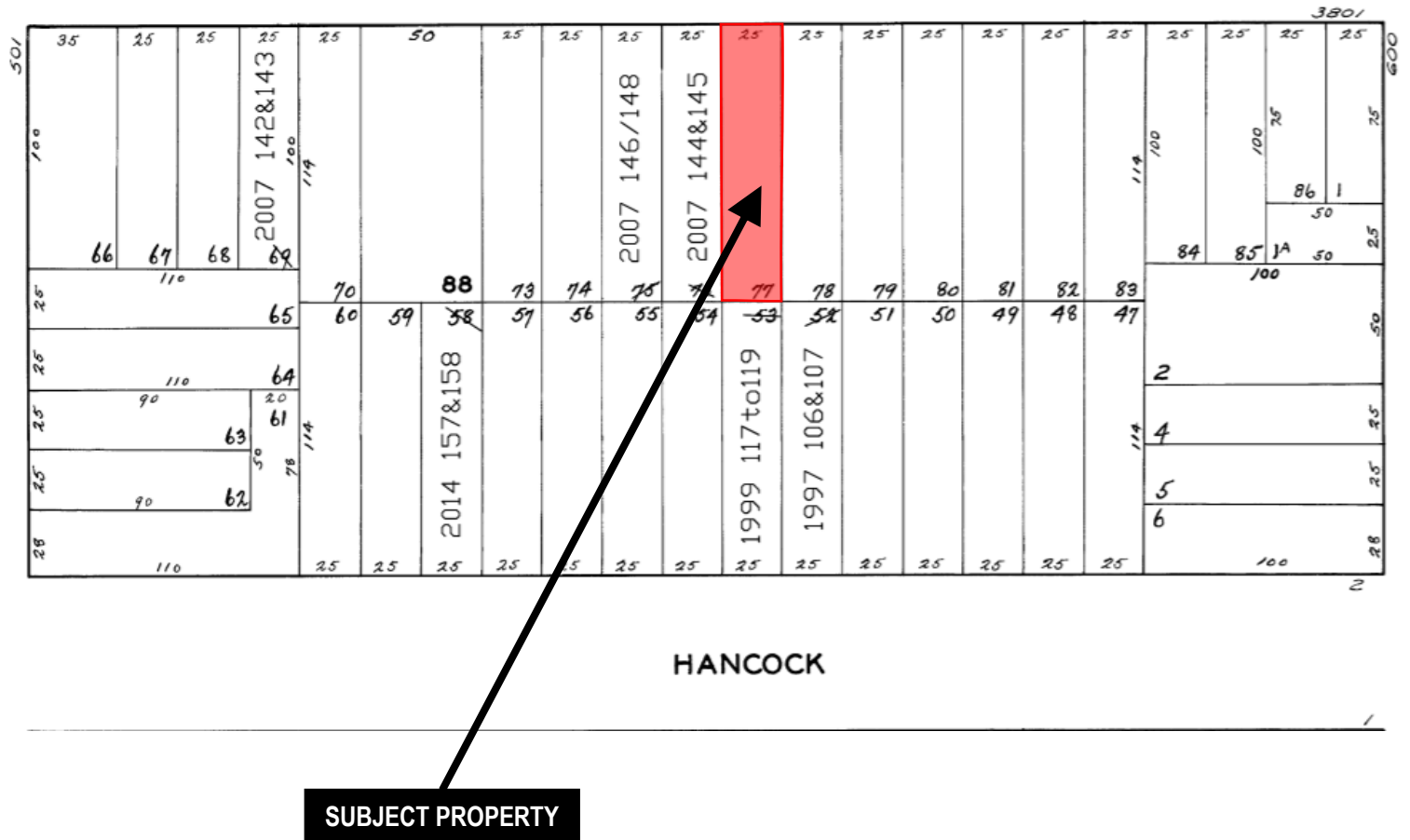
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
Enforcement's Notice of Violation dated May 3, 2018
DR Application
Response to DR Application dated April 18, 2019
Letters of Support
Reduced Plans

Exhibits

Parcel Map

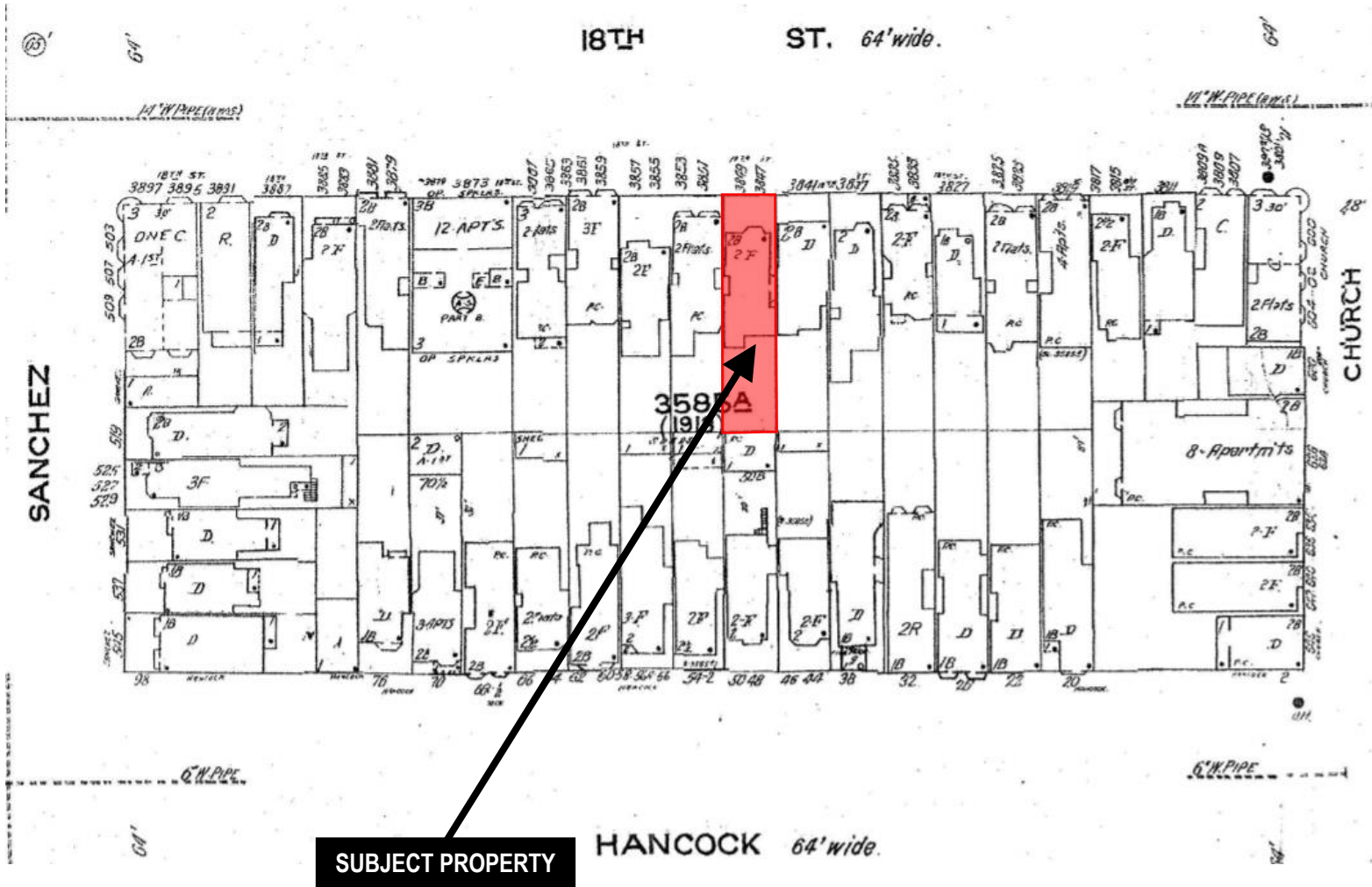
lot29 into lots155&156 for 2010 roll
lot58 into lots157&158 for 2014 roll
lot36 into lots159/162 for 2014 roll

18TH

Revised
Revised

Discretionary Review Hearing
Case Number 2018-009551DRPVAR
 3847-3849 18th Street

Sanborn Map*

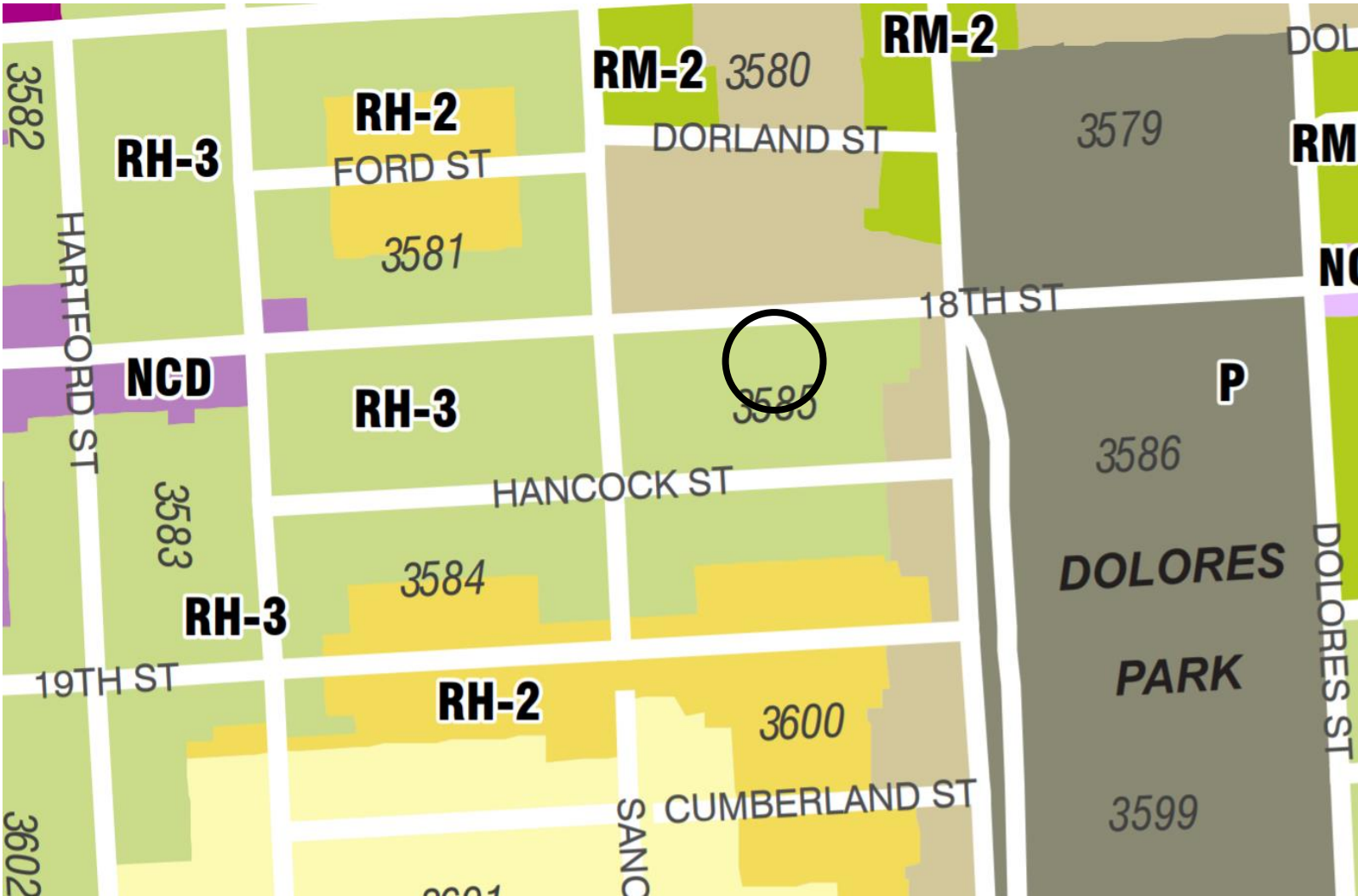


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



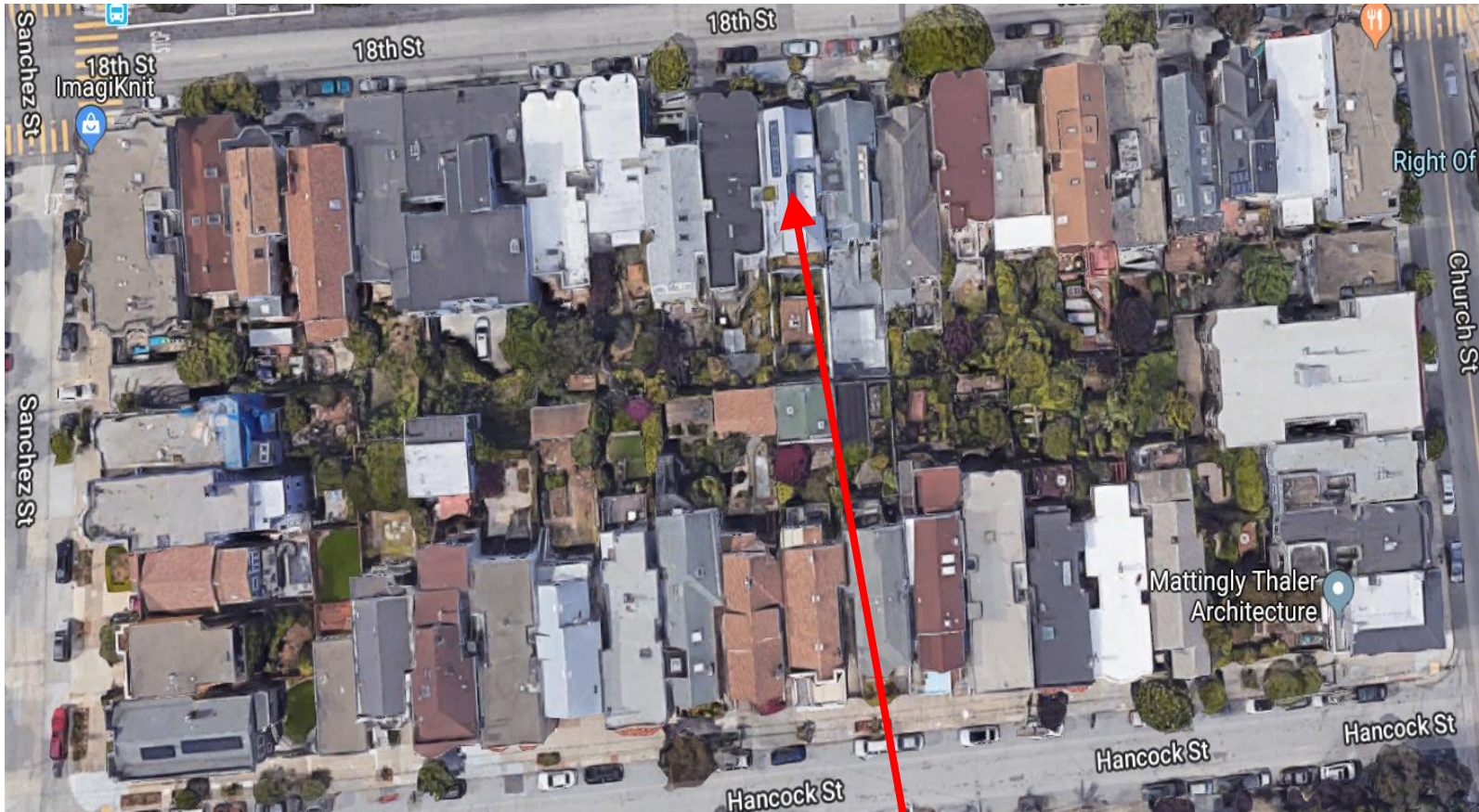
Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street

Aerial Photo

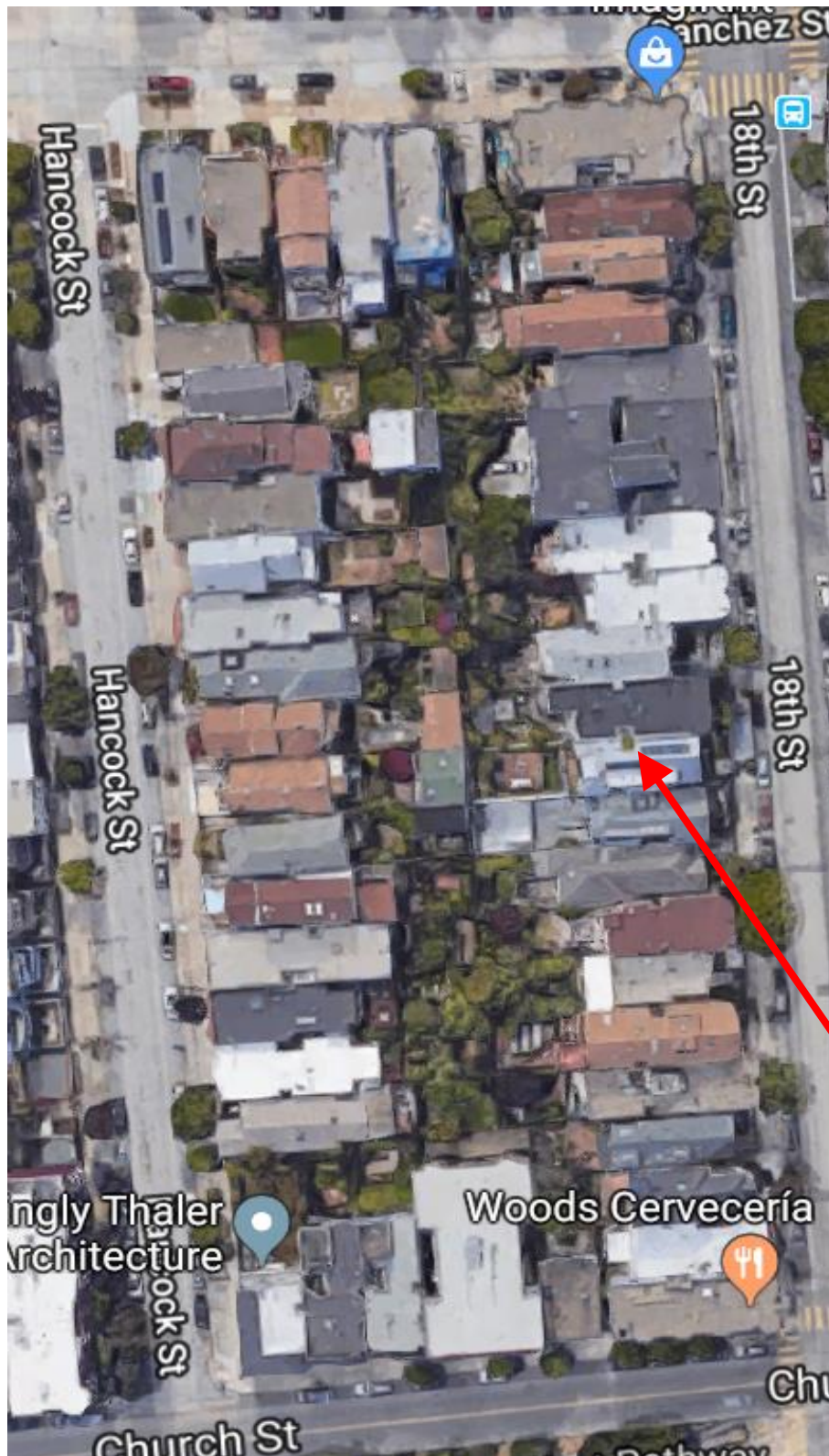


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street

Aerial Photo

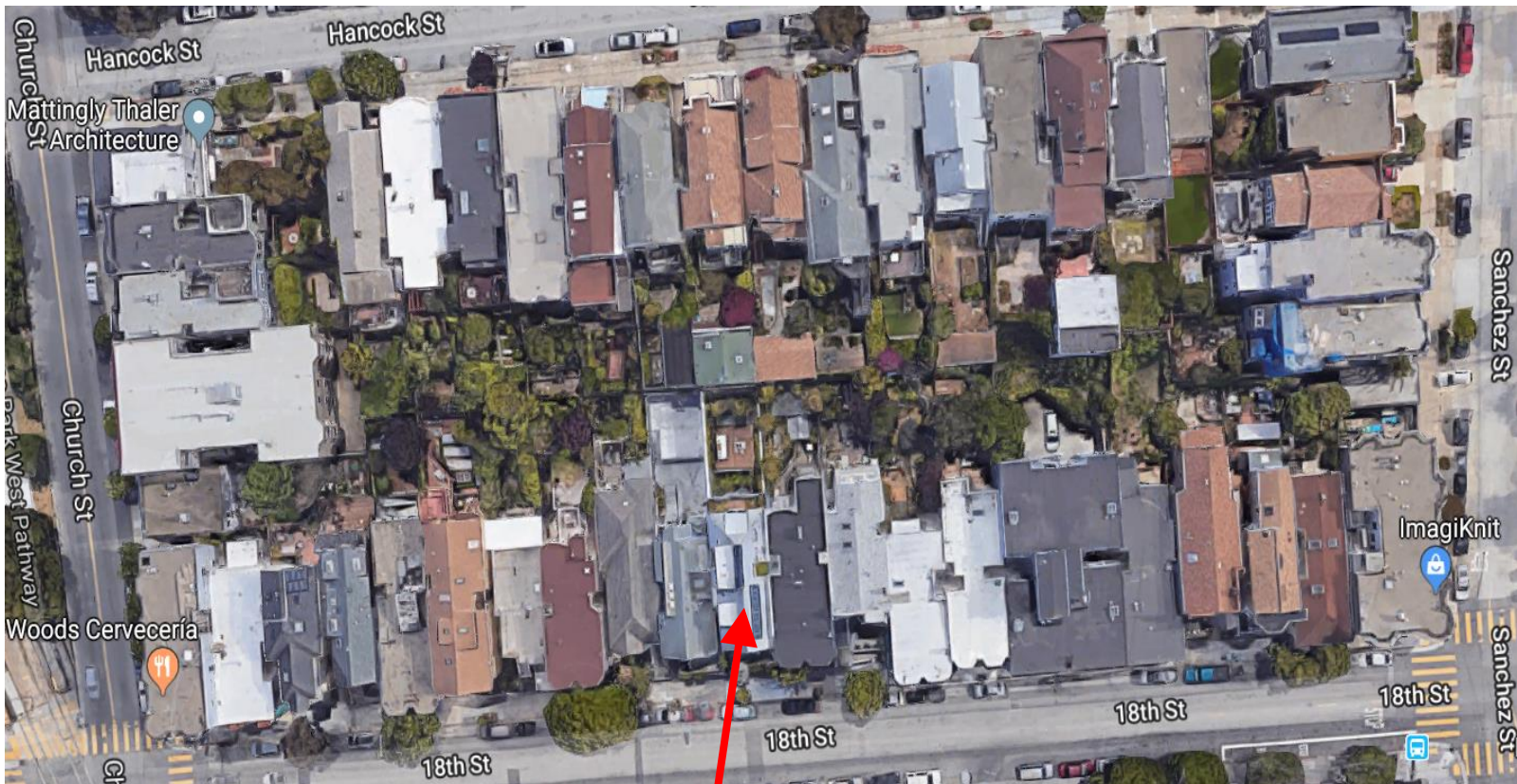


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street

Aerial Photo

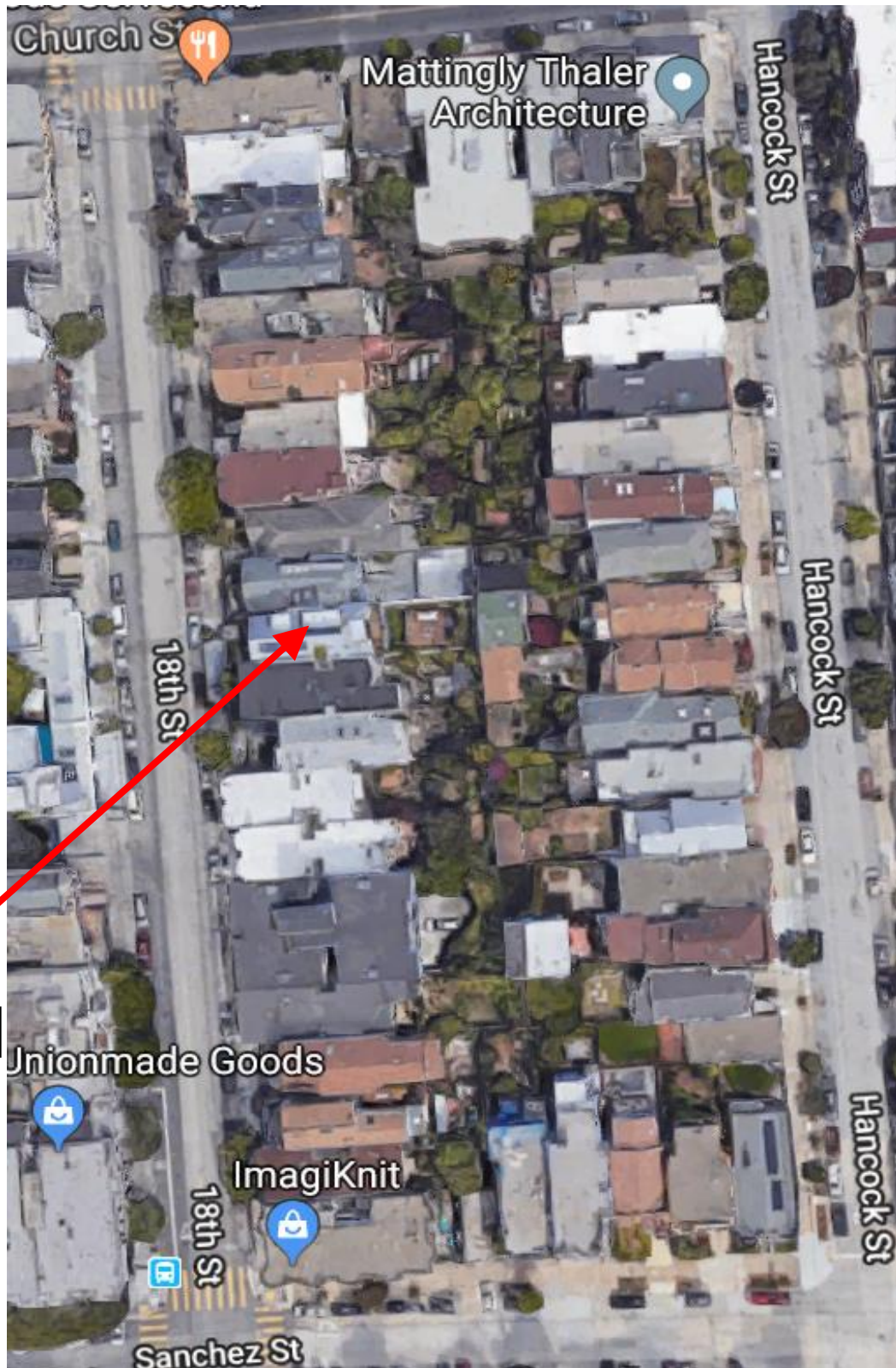


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street

Aerial Photo

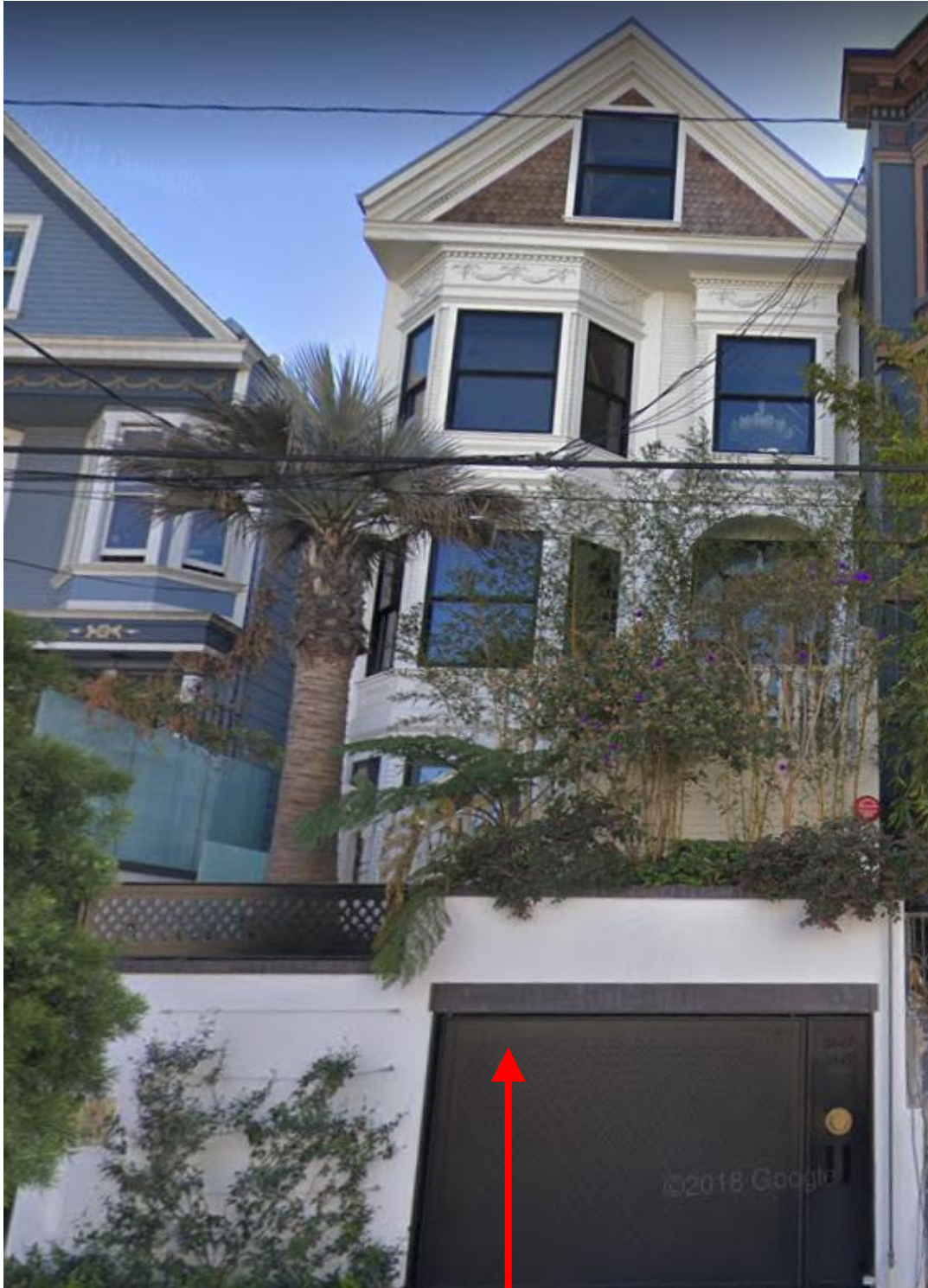


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-009551DRPVAR
3847-3849 18th Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 22, 2018**, the Applicant named below filed Building Permit Application No. **2018.06.22.2714** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	3847-3849 18th Street	Applicant:	DAWSON + CLINTON
Cross Street(s):	Church Street / Sanchez Street	Address:	PO Box 410475
Block/Lot No.:	3585/077	City, State:	San Francisco, CA 94141
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 359-9991
Record No.:	2018-009551PRJ	Email:	paul@dawson-clinton.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Two-Family Residence	No Change
Front Setback	15 feet, 6 inches	No Change
Side Setbacks	NA	NA
Building Depth	71 feet, 3 inches	No Change
Rear Yard	42 feet, 9 inches	No Change
Building Height	37 feet, 5 inches	No Change
Number of Stories	4	4 over garage
Number of Dwelling Units	2	No Change
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
<p>An expansion and alteration to the existing two-family residence occurred from 2015 to 2017 under a series of issued permits as well as work that was performed beyond the scope of the permits or not included in any permits issued by the City. Expansions to the structure includes a 219 square foot (SF) addition at the rear of the building, the enclosure of a 44 SF lightwell, roof dormers, and the addition of a basement/garage level. The project also includes major interior renovations and the enlarging of the basement floor and the attic, improvements to the rear yard and fencing, and exterior alterations to the front windows, doors, entryway, stairs, railings, decks and the addition of a garage. Prior to any construction activities the original structure was 4,700 Gross SF in total area, the current structure is 6,490 GSF, an increase of 1,790 square feet. Three features require a Variance for approval, which will be noticed separately, these include the 11'-4" tall property line wall along the front stairs, the 219 SF addition at the rear of building and an elevated rear yard access bridge</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

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

Notice Date: 1/9/19
Expiration Date: 2/8/19

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3847-3849 18TH ST		3585077
Case No.		Permit No.
2018-009551PRJ		201806222714
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. CORRECT NOV 2018-002303ENF:HORIZONTAL ADD. ENCLOSE (E)LITEWELL ATTIC SPACE.NEW DECK.COMBINE2 DORMERS.REVISE WINDOW AT FRT FACADE.NEW STEEL GARAGE DOOR&GATE.NEW WOOD ENTRY DOOR.NEW WOOD GUARDRAIL AT FRT YD.PROVIDE DEMO CALES FOR ALL APPROV BPAS.PROVIDE EXCAVATION CALCULATION FOR ALL APPROVED BPAS.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional): Jeffrey Horn

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" 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 checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

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: Natalia Kwiatkowska 01/10/2019
	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)
3847-3849 18TH ST		3585/077
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009551PRJ	201806222714	
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:



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF VIOLATION

May 3, 2018

Property Owner

Kansas Street Development LLC
P.O. Box 410475
San Francisco, CA 94141

Site Address: 3847-3849 18th Street
Assessor's Block/Lot: 3585/077
Zoning District: RH-3, Residential, House, Three-Family
Complaint Number: 2018-002303ENF
Code Violation: Sections 174 and 175: Unauthorized Alterations and Building Expansion
Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Jon Purvis, (415) 558-6354, jonathan.purvis@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Planning Department has determined that the above referenced property is in violation of the Planning Code. As the owner of the subject property, you are responsible to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

Our records indicate that the subject property is currently authorized for a two-family dwelling. The violation pertains to the remodeling done to the above property between 2014 and 2017. It appears that work was done without permit or proper noticing, and other work is inconsistent with the Planning Code or with approved building permits. The discrepancies include expansions to the building envelope without permit, serial permitting for excavation, and revisions to windows and doors without permit.

Considering the extent of work performed on this property with multiple permits in just two years, most of this project should have been submitted under one Building Permit application with neighborhood notification. It should also have been subject to excavation calculations, demolition calculations, and possibly Environmental Review.

On April 10, 2018, the Planning Department sent you a Notice of Enforcement to inform you about the complaint and to meet and discuss the apparent violations. On April 12, 2018, Planning Department staff met with you to review the permits and plans to understand the reasons for the discrepancies. To date you have not contacted the Planning Department to resolve these issues. Below is a list of some of the permit work in question:

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- Building Permit application (BPA) no. 2014.09.22.6974 was approved by the Planning Department to “remove illegal dwelling unit at basement.” The Floor Plan (A-2.1) shows the basement is to be converted entirely to storage and the stair access between the basement storage and the first floor dwelling is restored. Note that the Site Plan (A-1.1) shows that the existing rear wall closely aligns with the adjacent building to the east.
- BPA no. 2014.11.25.2493 was approved without Planning Department review to “replace perimeter foundation of existing crawl space in kind.” The crawl space under the basement is shown in Section (A4) to have about a 3-foot clearance. Note that in the Floor Plans (A3) the rear wall is now shown to project several feet beyond the adjacent building to the east, inconsistent with the prior plans. All plans submitted after this show this rear expansion on all floors of the building. This represents an expansion of the building envelope without permit.
- BPA no. 2014.12.12.3665 was also approved without Planning Department review to revise BPA no. 2014.11.25.2493 to “excavate 4 feet under existing crawl space for new storage.” This is shown in Section (A5) to provide a crawl space with a 7-foot clearance for additional storage to be provided underneath the basement storage. There are no calculations showing the amount of soil excavated from under the building, but it is likely about 100 cubic yards, which should have triggered California Environmental Quality Act (CEQA) review or at minimum a geotechnical report. Furthermore, without an apparent need for two levels of “storage,” this permit and the prior one are just incremental steps in a two-year process of over-the-counter serial permitting to disguise the total scope of the project.
- BPA no. 2014.12.30.4758 was approved to “convert existing storage to a new garage and demo front wall for new garage door.” What was identified as proposed “new” storage on December 12 is identified as “existing” storage on December 30. The Elevation (A2) shows the approved garage door to be a traditional style 8ft x 8ft wood-paneled door, while the as-built door is modern, metallic and larger than approved. As with the prior permit, this permit and the plans make no reference to required excavation. The Sections (A6) only refer to demolition of “walls” to access the new garage, but photos of the construction show substantial excavation into the hillside for the garage access.
- BPA no. 2015.12.24.5908 was approved for “interior remodel; relocate lower unit from first level to basement; new windows and doors on north elevation; new hydraulic elevator and new dormer windows per ZA Bulletin No. 3.” The work shown in the plans is a major remodel that includes interior demolition on all floors and a possible dwelling unit merger. There are no calculations showing the extent of the demolition, nor are there dwelling unit size calculations demonstrating that this is not a dwelling unit merger.

The North Elevation (A-3.1) submitted and approved with this application shows the attic window and garage door unchanged, and the Roof Plan (A-2.6) shows four individual dormers, each 8ft x 8ft. The as-built attic window and the garage door were enlarged and two of the east side dormers were combined into a single 8ft x 16ft dormer, which is inconsistent

with ZA Bulletin No. 3 and should have triggered neighborhood notification under Planning Code Section 311.

The Basement Plans (A-2.2) and First Floor Plans (A-2.3) show existing crawlspace and a light well at the rear of the building, which in prior plans was shown only as a sloping rear yard supported by retaining walls. This suggests additional excavation was done in the rear yard without permit. The First Floor Plans (A-2.3) also show that a light well existing in prior plans had been filled in without permit. The Attic Floor Plan (A-2.5) shows an existing bedroom at the rear to be larger than as depicted in prior plans, suggesting another expansion without permit and without neighborhood notification.

- BPA no. 2016.06.30.1316 was approved to “excavate to expand rear yard storage.” Under CEQA, any excavation of more than 50 cubic yards on a property with a slope of greater than 20 percent requires a geotechnical report. There are no calculations showing the extent of the excavation added to what had already been done at the front under BPA no. 2014.12.30.4758 and at the rear under BPA no. 2015.12.24.5908. It is likely to be at least 200 cubic yards.

A comparison between the Longitudinal Section (A-4.1) of the property with that shown in BPA no. 2014.11.25.2493 (A4) shows the full extent of the excavation of the lot and expansion of the building.

The extent of work performed on this property over the course of two years with multiple permits, some filed within days of others and some not referred to the Planning Department suggests an attempt to disguise the full extent of the project. This work should have included excavation calculations, demolition calculations, and dwelling unit size figures. It should have been filed under a single building permit with neighborhood notification and possibly an Environmental Review application.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction and other limitation imposed by administrative actions pursuant to this Code, whether such actions are discretionary or ministerial, shall be complied with in the development and use of land and structures. All such conditions, stipulations, special restrictions and other limitations shall become requirements of this Code, and failure to comply with any such condition, stipulation, special restriction or other limitation shall constitute a violation of the provisions of this Code.

Pursuant to Planning Code Section 175, (a) no application for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Planning Department, and no permit or license shall be issued by any City department, which would authorize a new use, a change of use or maintenance of an existing use of any land or structure contrary to the provisions of this Code; and (b) no such application, permit or license shall be approved or issued by any City department for the construction, reconstruction, enlargement, alteration, relocation or occupancy of any structure if the construction or other activities that would be authorized by the requested permit or license would not conform in all respects to this Code, or if the structure or any feature thereof is designed, constructed, arranged, maintained or intended to be used for a purpose or in a manner contrary to the provisions of this Code.

TIMELINE OF INVESTIGATION

On February 13, 2018, the Planning Department sent you a Notice of Complaint to inform you about the complaint. In that notice, you were advised to contact the Planning Department to resolve the complaint. You contacted the Department and acknowledged some discrepancies, including an attic window and a garage door replaced without permit or inconsistent with the permit approved.

On March 28, 2018, you submitted Building Permit application no. 2018.03.28.4843 seeking a "revision to BPA no. 2015.12.24.5908, with new steel garage door and gate, guardrail at front yard, and a new 3'6 x 5x6" window at north elevation." This Building Permit application is on hold pending resolution of this Notice of Violation.

On April 10, 2018, the Planning Department sent you a Notice of Enforcement outlining the complaint and some of the discrepancies and omissions in the permits that were issued for this project. In that Notice, you were advised to take corrective actions and provide evidence of compliance to the Planning Department within fifteen (15) days. To help you with this, Planning Department staff met with you on April 12, 2018 to review the permits and plans and to get an explanation for the multiple discrepancies. You have not contacted the Planning Department since that meeting to demonstrate how you intend to bring the subject property into compliance with the Planning Code.

HOW TO CORRECT THE VIOLATION

The Planning Department requires that you immediately proceed to abate the violation by applying for new building permit that complies with all provisions of the Planning Code to correct the record. The scope of this permit would be for all work done beginning with BPA no. 2014.11.25.2493 and up to and including BPA no. 2016.06.30.1316. This should include the demolition of floors and walls, excavation, new garage, rear building expansion, lightwell fill-in, rearrangement of the dwelling units, new windows, doors, and dormers, plus any other work that was done but not fully and accurately represented on a building permit or plan.

Pursuant to Planning Code Section 317, if the extent of the demolition work exceeds that as defined in Code Section 317(b)(2), you must also file a Conditional Use Authorization application to seek approval. The Conditional Use Authorization application is available from the Planning Department's website at <http://www.sf-planning.org>. Only if the Conditional Use Authorization is granted may you then proceed with the building permit.

You must also indicate all expansions of the building envelope in the permit description and show this on the plans. This would include the rear addition, the dormers, and any other expansion not previously indicated. This will be subject to neighborhood notification under Planning Code Section 311.

The plans must show the required front setback and rear yard lines and work outside those lines may be subject to variance. The Variance application is also available on our website.

Alternatively, the responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence that includes duly

issued permits reviewed and approved by Planning for all of the above-referenced work. A site visit may also be required to verify compliance.

Please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit Application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to either;

- 1) Correct the violation as noted above; or
- 2) Appeal this Notice of Violation as noted below.

The corrective actions shall be taken as early as possible. Please contact the enforcement staff as noted above to submit evidence of correction. Any unreasonable delays in abatement of the violation will result in further enforcement action by the Planning Department.

APPEAL PROCESSES

If the responsible party believes that this order to remove violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available **within fifteen (15) days from the date of this notice**:

- 1) The responsible party may request a Zoning Administrator Hearing under Planning Code Section 176 to show cause why this Notice of Violation is issued in error and should be rescinded by submitting the Request for Zoning Administrator Hearing Form and supporting evidence to the Planning Department. The Zoning Administrator shall render a decision on the Notice of Violation within 30 days of such hearing. The responsible party may appeal the Zoning Administrator's decision to the Board of Appeals within 15 days from the date of the decision.
- 2) The responsible or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation to the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, CA 94103, telephone: (415) 575-6880, website: www.sfgov.org/bdappeal. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation continues unabated, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ADMINISTRATIVE PENALTIES

If any responsible party does not request any appeal process and does not take corrective action to abate the violation **within the 15-day time limit** as noted above, this Notice of Violation will become final. Beginning on the following day, administrative penalties of up to **\$250 per day** to the responsible party will start to accrue for each day the violation continues unabated. The penalty amount shall be paid **within 30 days** from the final date of the Notice of Violation. After 30 days, the

Planning Department may forward the matter to the Bureau of Delinquent Revenue for collection as authorized by Article V, Section 10.39 of the San Francisco Administrative Code. Please be advised that payment of penalty does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until a corrective action is taken to abate the violation.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting the Planning Code violations. Accordingly, the responsible party is currently subject to a fee of \$1,351 for 'Time and Materials' cost associated with the Code Enforcement investigation. **Please submit a check payable to 'San Francisco Planning Department' for Code Enforcement within 15 days from the date of this notice.** Additional fees will continue to accrue until the violation is abated. This fee is separate from the administrative penalties as noted above and is not appealable.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code.

Please contact the enforcement planner noted above if you have any questions or wish to review the enforcement file related to the above matter. The enforcement file may be available for public inspection at the Planning Department during normal office hours (Monday to Friday, 8:00 a.m. to 5:00 p.m., 1650 Mission Street, Room 400) and in the hearing room on the date the matter is scheduled to be heard upon receipt of a request for a hearing.

Sincerely,



Tina Tam
Acting Zoning Administrator

Enc.: Notice of Enforcement dated April 10, 2018

cc: Dawson and Clinton
Pier 50
San Francisco, CA 94158

3847 18th Street
Complaint No.: 2018-002303ENF

Notice of Violation
May 3, 2018

Mercury Engineering/SF Garage
1760 Mission Street
San Francisco, CA 94103

Patrick O'Riordan, Chief Building Inspector



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF ENFORCEMENT

April 10, 2018

Property Owner

Kansas Street Development LLC
P.O. Box 410475
San Francisco, CA 94141

Site Address: 3847-3849 18th Street
Assessor's Block/Lot: 3585/077
Zoning District: RH-3, Residential, House, Three-Family
Complaint Number: 2018-002303ENF
Code Violation: Sections 174 and 175: Unauthorized Alterations and Building Expansion
Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Jon Purvis, (415) 558-6354, jonathan.purvis@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Planning Department has received a complaint that a Planning Code violation exists on the above referenced property that needs to be resolved. As the owner of the subject property, you are responsible. The purpose of this notice is to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

Our records indicate that the subject property is currently authorized for a two-family dwelling. The violation pertains to the remodeling done to the above property between 2014 and 2017. It appears that work was done without permit or proper noticing, and other work is inconsistent with the Planning Code or with approved building permits. The discrepancies include expansions to the building envelope without permit, serial permitting for excavation, and revisions to windows and doors without permit.

Considering the extent of work performed on this property with multiple permits in just two years, most of this project should have been submitted under one building permit application with neighborhood notification. It should also have been subject to excavation calculations, demolition calculations, and possibly environmental review.

On February 13, 2018, the Planning Department sent you a Notice of Complaint to inform you about the complaint. You did not contact the Planning Department to respond to this notice.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction and other limitation imposed by administrative actions pursuant to this Code, whether such actions are discretionary or ministerial, shall be complied with in the development and use of land and structures.

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中文詢問請電: 415.575.9010 | PARA INFORMACION EN ESPANOL LLAMAR AL: 415.575.9010 | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA: 415.575.9121 | WWW.SFPLANNING.ORG

All such conditions, stipulations, special restrictions and other limitations shall become requirements of this Code, and failure to comply with any such condition, stipulation, special restriction or other limitation shall constitute a violation of the provisions of this Code.

Pursuant to Planning Code Section 175, (a) no application for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Planning Department, and no permit or license shall be issued by any City department, which would authorize a new use, a change of use or maintenance of an existing use of any land or structure contrary to the provisions of this Code; and (b) no such application, permit or license shall be approved or issued by any City department for the construction, reconstruction, enlargement, alteration, relocation or occupancy of any structure if the construction or other activities that would be authorized by the requested permit or license would not conform in all respects to this Code, or if the structure or any feature thereof is designed, constructed, arranged, maintained or intended to be used for a purpose or in a manner contrary to the provisions of this Code.

HOW TO CORRECT THE VIOLATION

Contact the Enforcement Planner listed above to arrange for a site inspection of the subject property within 15 days from the date of this notice. If the building has work that is inconsistent with any of the approved building permits or with the Planning Code, or with CEQA guidelines, you must immediately proceed to abate the violation by applying retroactively for revisions to clarify and legalize the actual work that was done. If these changes are not approved, you may have to alter the work or appeal the permit decisions.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Evidence would include duly issued permits and plans showing conditions reviewed and approved by the Planning Department, and the condition as it exists today or you wish to legalize. A site visit will be required to verify compliance.

Please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to contact the staff planner noted at the top of this notice and submit evidence to demonstrate that the corrective actions have been taken to bring the subject property into compliance with the Planning Code. A site visit may also be required to verify the authorized use at the above property. The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation may result in further enforcement action by the Planning Department.

PENALTIES AND APPEAL RIGHTS

Failure to respond to this notice by abating the violation or demonstrating compliance with the Planning Code within fifteen (15) days from the date of this notice will result in issuance of a Notice of Violation by the Zoning Administrator. Administrative penalties of up to \$250 per day will also be assessed to the responsible party for each day the violation continues thereafter. The Notice of Violation provides appeal processes noted below.

- 1) Request for Zoning Administrator Hearing. The Zoning Administrator's decision is appealable to the Board of Appeals.
- 2) Appeal of the Notice of Violation to the Board of Appeals. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation exists, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. Accordingly, the responsible party may be subject to an amount of \$1,351 plus any additional accrued time and materials cost for Code Enforcement investigation and abatement of violation. This fee is separate from the administrative penalties as noted above and is not appealable.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code. You may contact the enforcement planner as noted above for any questions.

cc: Current Owner or Occupant
3847-3849 18th Street
San Francisco, CA 94114

Patrick O'Riordan, Chief Building Inspector
Department of Building Inspection



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

2018-009551DRP

DISCRETIONARY REVIEW APPLICATION

RECEIVED

FEB 07 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information (if applicable)

Name: Malcolm Xiang

Same as above ☐

Company/Organization: Public Initiated Discretionary Review

Address:

Email Address: malcolmxiang@gmail.com

Telephone: 415-320-7736

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

Property Information

Project Address: 3847-3849 18th Street

Block/Lot(s): 3585/077

Plan Area:

Project Description:

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

An expansion and alteration to the existing two-family residence occurred from 2015 to 2017 under a series of issued permits as well as work that was performed beyond the scope of the permits or not included in any permits issued by the City. Expansions to the structure includes a 219 square foot (SF) addition at the rear of the building, the enclosure of a 44 SF lightwell, roof dormers, and the addition of a basement/garage level. The project also includes major interior renovations and the enlarging of the basement floor and the attic, improvements to the rear yard and fencing, and exterior alterations to the front windows, doors, entryway, stairs, railings, decks and the addition of a garage. Prior to any construction activities the original structure was 4,700 Gross SF in total area, the current structure is 6,490 GSF, an increase of 1,790 square feet. Three features require a Variance for approval, which will be noticed separately, these include the 11'-4" tall property line wall along the front stairs, the 219 SF addition at the rear of building and an elevated rear yard access bridge.

Project Details:

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

Estimated Construction Cost: _____

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

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

Related Building Permits Applications

Building Permit Applications No(s): 2018.06.22.2714

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

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

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

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.

- Project is tantamount to demolition, given the extensive gutting of all interior spaces and exterior walls / envelop, and over 822cy of excavation
- Project expanded / in-filled building and added garage / subterranean living spaces without permits
- Project disguised its true program over a series of permits and misrepresentations on its architectural / engineer submissions

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.

- Project eliminated two equal-sized, affordable, rent-controlled apartments (with an unwarranted basement studio) to create a \$11.85 million, 6490sf single family home with au pair

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?

- Planning Commission should exercise its Discretionary Review and deny permit application. Project Sponsor should return building to its original configuration, as many other similar properties have been required to do by the Planning Commission

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Public Initiated DR

Relationship to Project
(i.e. Owner, Architect, etc.)

415-320-7736

Phone

Malcolm Xiang

Name (Printed)

malcolmlxiang@gmail.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: JEFF SPEIRS

Date: 2/7/19

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: **3847 - 3849 18th Street**

Zip Code: **94114**

Building Permit Application(s): **2018 06 22 2714**

Record Number: **2018-009551DRP**

Assigned Planner: **Jeffrey Horn**

Project Sponsor

Name: **Kansas Street Development LLC**

Phone: **(415) 850-9319**

Email: **paul@dawson-clinton.com**

Required Questions

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

The pre-existing building lacked proper maintenance, lost many character-defining features, and negatively contributed to the neighborhood character. The proposed project greatly improves the building and neighborhood character. Additionally, the proposed project maintains existing housing units and improves its desirability.

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

No alternative or change is proposed. The proposed project does not have any adverse effect on the surrounding properties.

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

The proposed project does not increase massing and scale of the building that is visible from the public right-of-way. The choice of quality materials and craftsmanship provides visual interest and texture to the building and enhances the neighborhood character. The proposed project does not have any adverse effect on the surrounding properties. No owner or occupant of surrounding properties who are most likely to be adversely affected (if such adverse effect exists) have filed a DR as a result of this building permit application.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	2
Occupied Stories (all levels with habitable rooms)	4	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	4	4
Bedrooms	4	4
Height	37'-5"	37'-5"
Building Depth	56'-0"	56'-0"
Rental Value (monthly)	\$7,000	\$7,500
Property Value	\$7.5m	\$7.6m

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

Signature:



Date:

3/5/19

Printed Name: Paul Dawson

- ☒ Property Owner
☐ Authorized Agent

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

April 18, 2019

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

RE: 3847-3849 18th Street – Response to DR Application
Case No.: 2018-009551DRP
Hearing Date: May 09, 2019

Dear Commission President Melgar,

We are writing to respond to, and correct misrepresentations made by “Malcolm Xiang”, the applicant of the Discretionary Review Case No.: 2018-009551DRP.

We also want to point out that the applicant failed to establish the numerous requirements of a Discretionary Review Request. The applicant failed to establish “the exceptional and extraordinary circumstances that justify Discretionary Review of the project.” The applicant failed to establish how “the project conflicts with the City’s General Plan or the Planning Code’s Priority Policies or Residential Design Guidelines.” And the applicant also failed to establish “how this project would cause unreasonable impacts.”

Following are the claims made by the applicant, as well as the project sponsor’s responses.

- | | |
|------------|--|
| Applicant: | “Project is tantamount to demolition, given the extensive gutting of all interior spaces and exterior walls / envelop, and over 822cy of excavation” |
| Response: | The proposed project is not tantamount to demolition as determined by both planning code enforcement and planning staff. |
| Applicant: | “Project expanded / in-filled building and added garage / subterranean living spaces without permits” |
| Response: | The garage and subterranean living spaces were done under permit numbers 2014.12.30.4758 and 2016.06.30.1316. A 219 sq.ft. addition at the rear of the building, a 44 sq.ft. lightwell infill, and a 20 sq.ft. infill under an existing stair were done without permits, which led to the project sponsor subsequently submitting building permit application 2018.06.00.2714 to remedy the discrepancies. All of these items were included in a 311 notification and no comments were received from actual neighbors. The only comment was from this applicant “Malcolm Xiang.” |

- Applicant: "Project disguised its true program over a series of permits and misrepresentations on its architectural / engineer submissions"
- Response: The project sponsor undertook this project as a design-build project. The complete program of the project was unknown at the start of the project. As the project evolved, the project sponsor engaged with sub-contractors and consultants to acquire the appropriate building permits. Regrettably, several areas were erroneously presented during this process. The project sponsor has since worked diligently with various department staff, including thorough review by planning code enforcement and additional complete review by planning staff and RDAT, to identify and remedy discrepancies in previously approved permit applications, hence submitting building permit application 2018.06.00.2714.
- Applicant: "Project eliminated two equal-sized, affordable, rent-controlled apartments (with an unwarranted basement studio) to create a \$11.85 million, 6490sf single family home with au pair"
- Response: This is inaccurate on many levels. The project consists of 2 units, whose respective sizes were never equal, and is consistent with RH-2 zoning as approved by planning staff under permit number 2015.12.24.5908. The value of the property will be determined by the market. It has yet to be sold. Additionally, rent control ordinances and regulations remain applicable to the project.

Additionally, please note that the proposed project does not increase the massing and scale of the building that is visible from the public right-of-way. Moreover, the proposed project does not have any adverse effect on the surrounding properties. No owner or occupant of surrounding properties, who would be most likely to be impacted, registered complaints during the 311 notification process or anytime following the corrective actions that have been undertaken.

We therefore respectfully ask for your support for our project. Thank you for your time and consideration.

Sincerely,
Paul Dawson & Tim Clinton

Cc: Commission Vice-President Joel Koppel
Commissioner Rich Hillis
Commissioner Milicent A. Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jeff Horn, Senior Planner
David Winslow, Architect Manager

Horn, Jeffrey (CPC)

From: Sam Fishman <sfishman827@gmail.com>
Sent: Thursday, April 25, 2019 6:24 PM
To: Horn, Jeffrey (CPC)
Cc: tim@dawson-clinton.com
Subject: 3847-3849 18th St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Jeffrey Horn,

I am a tenant who lives at 3851 18th Street which is directly next door to 3847-3849 18th Street. I am writing to say that I support the proposal I received in the 311 notification package. I am pleased with the outcome of their renovations and I would be opposed to any other changes.

Sincerely,
Sam Fishman

Horn, Jeffrey (CPC)

From: Timothy Morano <timothyjmorano@gmail.com>
Sent: Thursday, April 25, 2019 5:09 PM
To: Horn, Jeffrey (CPC)
Cc: Tim Clinton
Subject: 3847 - 3849 18th Street project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Timothy Morano

3853 18th Street

San Francisco, CA 94114

timothyjmorano@gmail.com

415-583-9912

April 25, 2019

Jeffrey Horn

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Jeffrey.horn@sfgov.org

Dear Jeffrey Horn:

I am the owner and resident of 3853 18th Street which is located directly adjacent to the project at 3847- 3849 18th street. I want to state for the record that I am pleased with the building, I support the proposal I received in the 311 notification package, and I would be opposed to any other changes.

The developers were very respectful and accessible throughout the project. They went to great lengths to insure the comfort and safety of all the surrounding neighbors. Also,

their project had minimal impact on my property other than a few scuffs which they quickly rectified.

In the end, my family is grateful for the dramatic improvement to our quality of life brought on by the beautiful house they created. Their renovations blend in well with the other houses and contribute to the overall beauty of the block. I feel that the entire neighborhood has benefited from their project.

Sincerely,

Timothy Morano

Horn, Jeffrey (CPC)

From: sf2earth@aol.com
Sent: Friday, April 26, 2019 2:18 PM
To: Horn, Jeffrey (CPC)
Cc: tim@dawson-clinton.com
Subject: 3847-3849 18th Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Planning Dept. -

I am a joint owner of 3853 18th street which is directly next door to 3847-3849 18th Street.

I have been living at this location for over 20 years and have witnessed a lot of change in this neighborhood. The renovation and restoration of 3847-3849 18th St is the most dramatic improvement I've observed on our street.

I am writing to say that I am pleased with their building and I support the proposal I received in the 311 notification package, and would be opposed to any other changes.

The building is beautiful and has improved the look and quality of life on our block. The contractors have been friendly, agreeable and attentive to our needs throughout the entire process, nothing but professional.

As large construction projects go this has been as non invasive as possible, and as the next door neighbor I am thrilled with the end results. This has been a radical improvement to our community and I wouldn't change a thing.

The building itself has been upgraded and presents a contemporary and prestigious addition to our neighborhood. I am excited to see this project

finished and eager to see the building occupied and meet my new neighbors.

Sincerely,

John O'Leary
3853 18th Street
San Francisco, CA 94114
(415) 290-8491

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Horn, Jeffrey (CPC)

From: Nicholas Palter <nicholaspalter@yahoo.com>
Sent: Monday, April 29, 2019 2:23 PM
To: Horn, Jeffrey (CPC)
Cc: paul Dawson
Subject: 3847~3849 18th Street: Discretionary Review - Letter of Support for Applicant

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Jeffrey:

I am the Owner of the freestanding Garden Cottage @ 50-B Hancock Street (part of a 3-unit condominium) which is located @ the rear property line directly behind the subject property & am also a licensed Architect / Owner of Palter / Donzelli Design + Architecture, Inc. who has been practicing in San Francisco / specializing in residential construction for over 25 years.

While I certainly do not condone some of the means by which the Applicant proceeded with the refurbishment of the property (including exceeding the approved scope of work), I do believe they were generally undertaken with honorable intentions & my dealings & interactions with them over the past several years have always been very positive.

Furthermore, the resulting development is certainly an overall positive for the neighborhood, particularly when compared to the previous condition of the property which was in a very poor state of disrepair.

As such, I am in support of the Project as it is currently built & believe that any requirement for demolition / removal of any of the un-permitted elements will be overly punitive, while not substantively improving the built environment. The delay of sale of the completed development has already, no doubt, had an adverse affect on the Applicant & I feel no further penalties are necessary as a deterrent to them not following proper permitting procedures in the future.

While I am not available to attend the upcoming Public Hearing, please take this email correspondence as my support for the Project as it is currently configured.

I am also happy to answer any questions you might have.

Regards,

Nick Palter, Architect, Certified Green Point Rater
PALTER / DONZELLI DESIGN + ARCHITECTURE, INC.
cell: 415.215.7808

Horn, Jeffrey (CPC)

From: Ben Scharfstein <scharf.ben@gmail.com>
Sent: Thursday, April 25, 2019 8:57 PM
To: Horn, Jeffrey (CPC)
Cc: tim@dawson-clinton.com
Subject: 3847 - 3849 18th Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Jeffrey Horn,

I live at 3851 18th Street, directly next door to 3847- 3849 18th st. I am writing to say that I support the proposal I received in the 311 notification package. I am pleased with the outcome of their renovations and I would be opposed to any other changes.

Sincerely,
Ben Scharfstein

Horn, Jeffrey (CPC)

From: Toni Divic <tocivid@gmail.com>
Sent: Friday, April 26, 2019 9:40 PM
To: Horn, Jeffrey (CPC)
Cc: tim@dawson-clinton.com
Subject: 3847 - 3849 18th St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Horn,

I am a current resident of 3851 18th St, a neighbor to the properties at 3847-3849 18th St. I support the proposal I received in the 311 notification package. The renovations done are to my satisfaction, and I am opposed to any further changes.

Best,
Toni

SITE PERMIT

PROJECT DATA

PROPERTY ADDRESS: 3847-3849 18TH STREET
SAN FRANCISCO, CA 94114

BLOCK / LOT: BLOCK 3585 / LOT 077

ZONING DISTRICT: RH-3

HEIGHT / BULK: 40-X

YEAR BUILT: 1907

HISTORIC RESOURCE STATUS: B
UNKNOWN / AGE ELIGIBLE

TOTAL LOT AREA: 2,848 SQ.FT.

OCCUPANCY TYPE: R-3
RESIDENTIAL

CONSTRUCTION TYPE: VB

FIRE SPRINKLER: YES

BPA # 2015.12.24.5900 &
BPA # 2017.06.26.0353

EXISTING PROPOSED

NUMBER OF OFF-STREET PARKING: 0 4 BPA # 2014.12.30.4758

NUMBER OF DWELLING UNITS: 2 2 BPA # 2014.09.22.6974

NUMBER OF STORIES: 3 3
O/ BASEMENT O/ BASEMENT & GARAGE BPA # 2014.12.30.4758

BUILDING HEIGHT: 37'-5" 37'-5"

BUILDING AREA (GROSS): 4,700 SQ.FT. 6,490 SQ.FT.

BUILDING AREA (CONDITIONED):
3847 18TH ST 1,169 SQ.FT. 1,264 SQ.FT. BPA # 2015.12.24.5908
3849 18TH ST 2,001 SQ.FT. 4,021 SQ.FT. BPA # 2015.12.24.5908
PROJECT TOTAL 3,170 SQ.FT. 5,285 SQ.FT.

PROJECT TEAM

OWNER: KANSAS STREET DEVELOPMENT LLC
PO BOX 410475
SAN FRANCISCO, CA 94141
415.359.9991

ARCHITECT: RYAN BORMAN
LICENSE # C-36689
301 UPPER TERRACE
SAN FRANCISCO, CA 94117
415.218.6556

DESIGN-BUILD G.C.: DAWSON-CLINTON GENERAL CONTRACTORS CORP.
LICENSE # 791724
P.O. BOX 410475
SAN FRANCISCO, CA 94141
415.359.9991

ENGINEER: MERCURY ENGINEERING
LICENSE # C-17591
1041A FOLGER AVE
BERKELEY CA 94710
510.549.0440

PERMIT HISTORY

DESCRIPTION: BPA #:

REMOVE ILLEGAL DWELLING UNIT AT BASEMENT LEVEL 2014.09.22.6974

FOUNDATION REPLACEMENT 2014.11.25.2493

EXCAVATE AT CRAWL SPACE 2014.12.12.3665

REMOVE WALLS AND EXCAVATE FOR NEW GARAGE 2014.12.30.4758

VOLUNTARY SEISMIC UPGRADE 2015.07.24.2364

SPRINKLER SYSTEM 2015.12.24.5900

INTERIOR REMODEL, RELOCATE 3847 18TH ST FROM LEVEL 1 TO BASEMENT LEVEL, (N) WINDOWS AND DOORS, (N) ELEVATOR, AND (N) DORMERS 2015.12.24.5908

EXCAVATE AT LEVEL 1 STORAGE 2016.06.30.1316

STUCCO FENCE AT REAR YARD 2017.02.03.8618

SPRINKLER MONITORING SYSTEM 2017.06.26.0353

SHEET INDEX

A-0.1 TITLE SHEET
A-0.2 PRE-CONSTRUCTION AND CURRENT PHOTOGRAPHS

A-1.01 SITE PLAN - EXISTING
A-1.1 SITE PLAN - PROPOSED

A-2.01 GARAGE & BASEMENT LEVEL PLAN - EXISTING
A-2.02 LEVEL 1 & 2 PLAN - EXISTING
A-2.03 LEVEL 3 & ROOF PLAN - EXISTING

A-2.1 GARAGE & BASEMENT LEVEL PLAN - PROPOSED
A-2.2 LEVEL 1 & 2 PLAN - PROPOSED
A-2.3 LEVEL 3 & ROOF PLAN - PROPOSED

A-3.01 EXTERIOR ELEVATIONS - EXISTING
A-3.02 EXTERIOR ELEVATIONS - EXISTING
A-3.03 EXTERIOR ELEVATIONS - EXISTING

A-3.1 EXTERIOR ELEVATIONS - PROPOSED
A-3.2 EXTERIOR ELEVATIONS - PROPOSED
A-3.3 EXTERIOR ELEVATIONS - PROPOSED
A-3.4 EXTERIOR ELEVATIONS - PROPOSED

A-4.01 BUILDING SECTION - EXISTING
A-4.1 BUILDING SECTION - PROPOSED

A-5.1 DEMOLITION CALCULATIONS
A-5.2 EXCAVATION CALCULATIONS

CODE REFERENCES

CURRENT CODES:

THE 2016 CALIFORNIA BUILDING STANDARDS CODE:

PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 - CALIFORNIA BUILDING CODE - VOL. I & II
PART 3 - CALIFORNIA ELECTRICAL CODE
PART 4 - CALIFORNIA MECHANICAL CODE
PART 5 - CALIFORNIA PLUMBING CODE
PART 6 - CALIFORNIA ENERGY CODE
PART 7 - NO LONGER PUBLISHED IN TITLE 24; SEE TITLE 8 CCR
PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
PART 9 - CALIFORNIA FIRE CODE
PART 10 - CALIFORNIA EXISTING BUILDING CODE
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

2016 ASME 17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS

CURRENT SAN FRANCISCO PLANNING CODES

CURRENT SAN FRANCISCO BUILDING CODES

AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES.

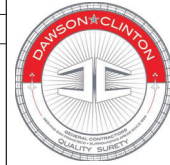
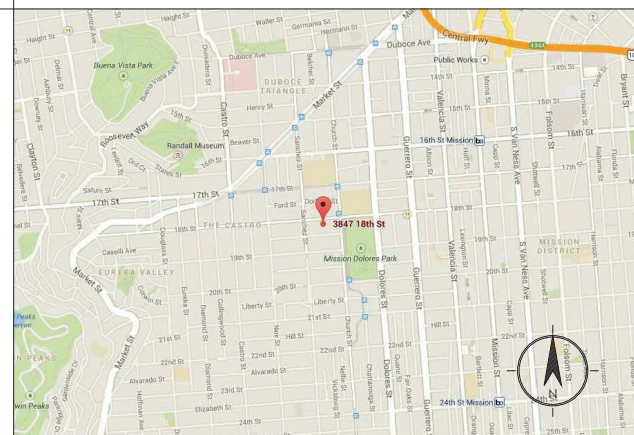
IN EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

PROJECT SCOPE

CORRECT NOV / COMPLAINT # 2018-002303ENF

- 219 SQ.FT. HORIZONTAL ADDITION, FILL IN CORNER AT REAR OF BUILDING
- ENCLOSE 44 SQ.FT. OF EXISTING LIGHTWELL AT LEVEL 1 & 3
- REMOVE 50 SQ.FT. OF EXISTING STRUCTURE TO ENLARGE EXISTING LIGHTWELL AT LEVEL 2 & 3
- EXPAND 198 SQ.FT. INTO EXISTING ATTIC SPACE. NO BUILDING ENVELOPE EXPANSION
- EXPAND 20 SQ.FT. UNDER FRONT YARD STAIR AT BASEMENT LEVEL
- EXTEND GARAGE 63 SQ.FT. TO THE FRONT PROPERTY LINE
- NEW 11'-4" WALL AT FRONT YARD SIDE PROPERTY LINE TO ALIGN WITH TOP OF ADJACENT GARAGE
- 4'-8" WHITE LAMINATED GLASS GUARDRAIL IN THE FRONT SETBACK TO BE REMOVED
- NEW 40 SQ.FT. DECK AT LEVEL 3
- COMBINE TWO DORMERS APPROVED UNDER BPA # 2015.12.24.5908 INTO ONE SINGLE DORMER
- REVISE WINDOW AT FRONT FACADE, LEVEL 3
- NEW STEEL GARAGE DOOR AND GATE
- NEW WOOD ENTRY DOOR
- NEW WOOD GUARDRAIL AT FRONT YARD
- PROVIDE DEMOLITION CALCULATION FOR ALL APPROVED BPAs
- PROVIDE EXCAVATION CALCULATION FOR ALL APPROVED BPAs
- CHANGE OF USE OF THE LEVEL 1 "FAMILY ROOM" FROM STORAGE
- NEW WHITE LAMINATED GLASS SCREEN AT WEST PROPERTY LINE LIGHTWELL

VICINITY MAP



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 SAN FRANCISCO, CA
94141-0475 P: 415.359.9991 F: 415.359.9992



REV. DATE DESCRIPTION

1 JAN 18TH 2019

1 JULY 3RD 2019 NCMOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

BLOCK / LOT:
3585 / 077

DRAWING:
TITLE SHEET

JOB NUMBER: 14009

SCALE: N/A

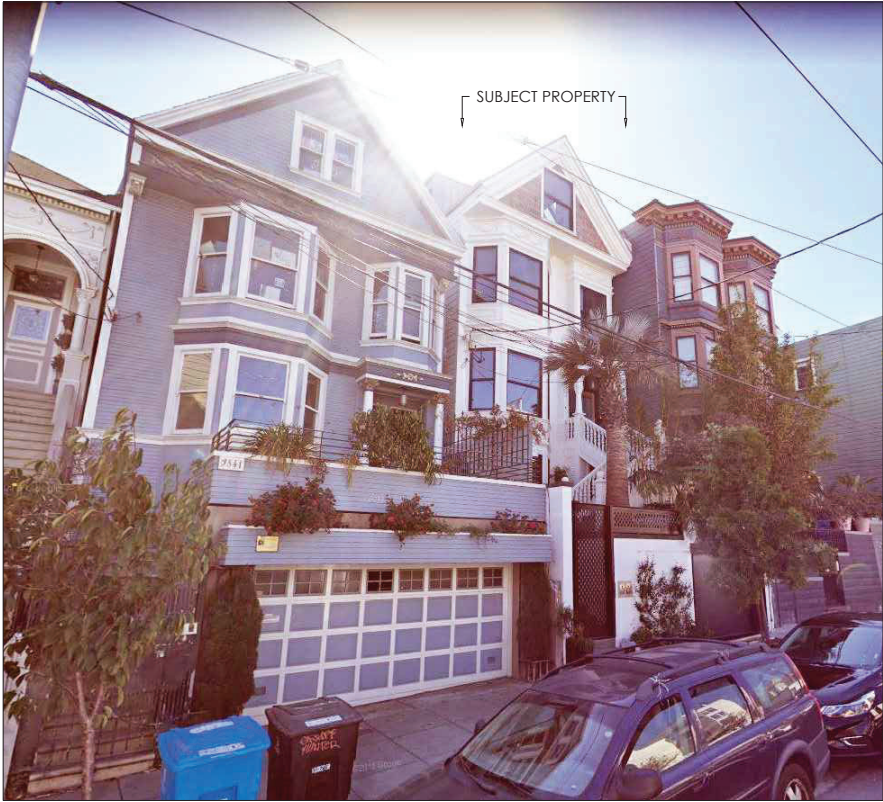
DATE: JULY 3RD 2019

SHEET:
A-0.1

PRE-CONSTRUCTION



CURRENT



DAWSON & CLINTON
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PO BOX 48075 SAN FRANCISCO, CA
94141-0475 P: 415.328.9991 F: 415.328.9992



REV.	DATE	DESCRIPTION
1	JAN 15TH 2019	
2	JULY 3RD 2019	NOFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

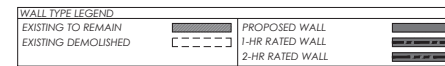
BLOCK / LOT:
3585 / 077

DRAWING:
PHOTOGRAPHS

JOB NUMBER: 14009

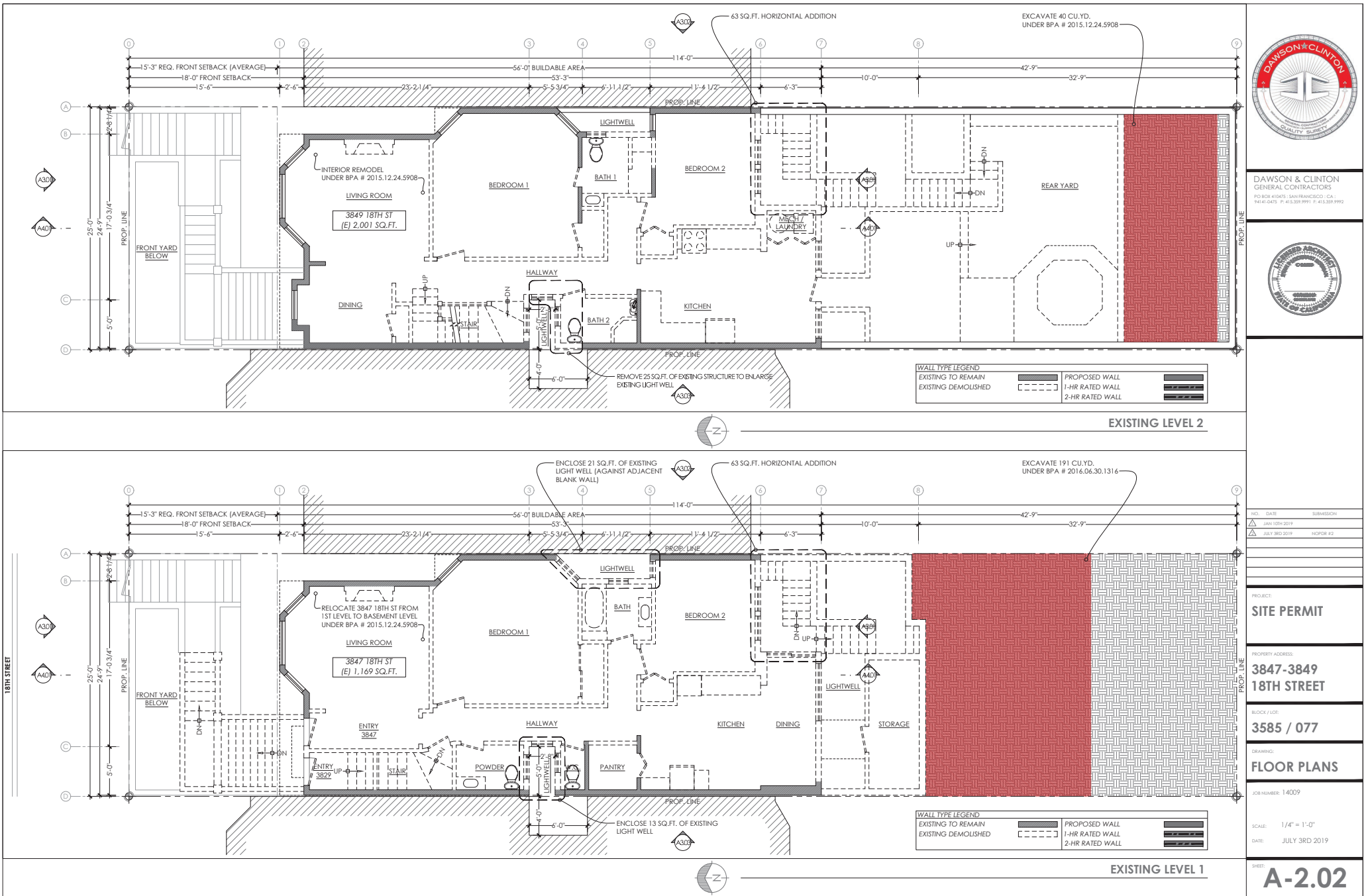
SCALE: N/A
DATE: JULY 3RD 2019

SHEET:
A-0.2



PROPOSED SITE PLAN





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GENERAL CONTRACTORS
702 BAY AVENUE, SAN FRANCISCO, CA
94141-0475 P: 415.328.9991 F: 415.328.9992



REV.	DATE	DESCRIPTION
1	JAN 15TH 2019	
2	JULY 3RD 2019	NOT FOR R2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

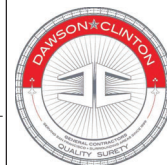
BLOCK / LOT:
3585 / 077

DRAWING:
FLOOR PLANS

FOR NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-2.02



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 40405 SAN FRANCISCO, CA
94141-0475 P: 415.328.9991 F: 415.328.9992



REV. DATE REVISIONS
1 JAN 15TH 2019
2 JULY 3RD 2019 HOFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

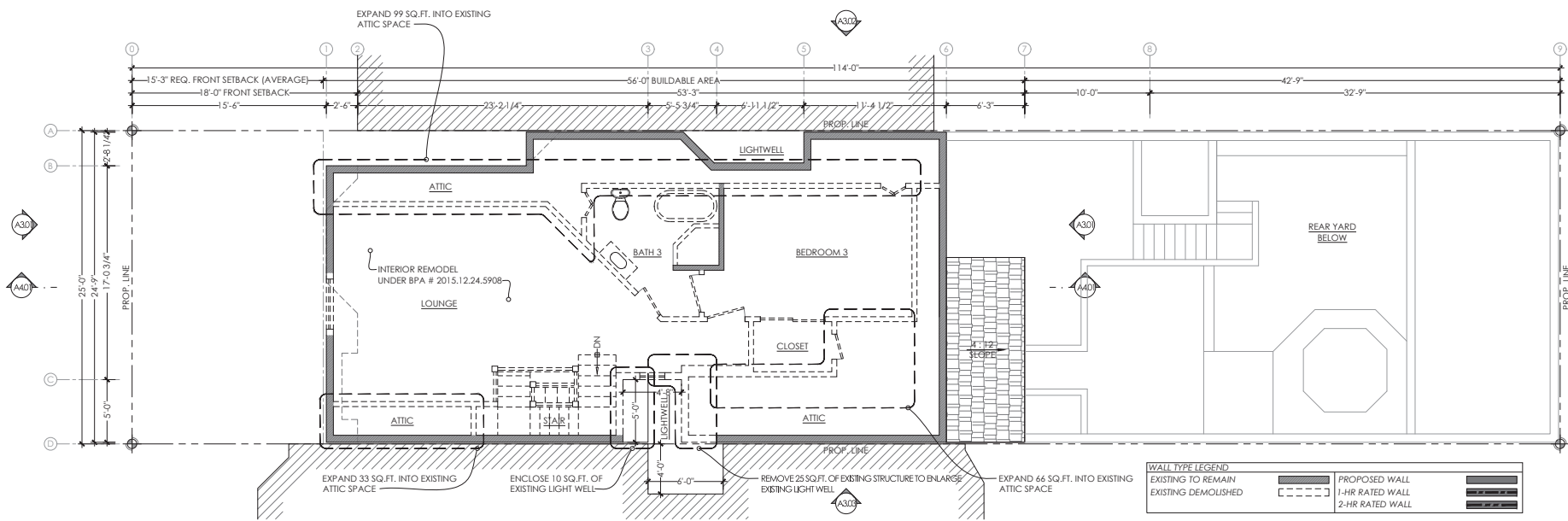
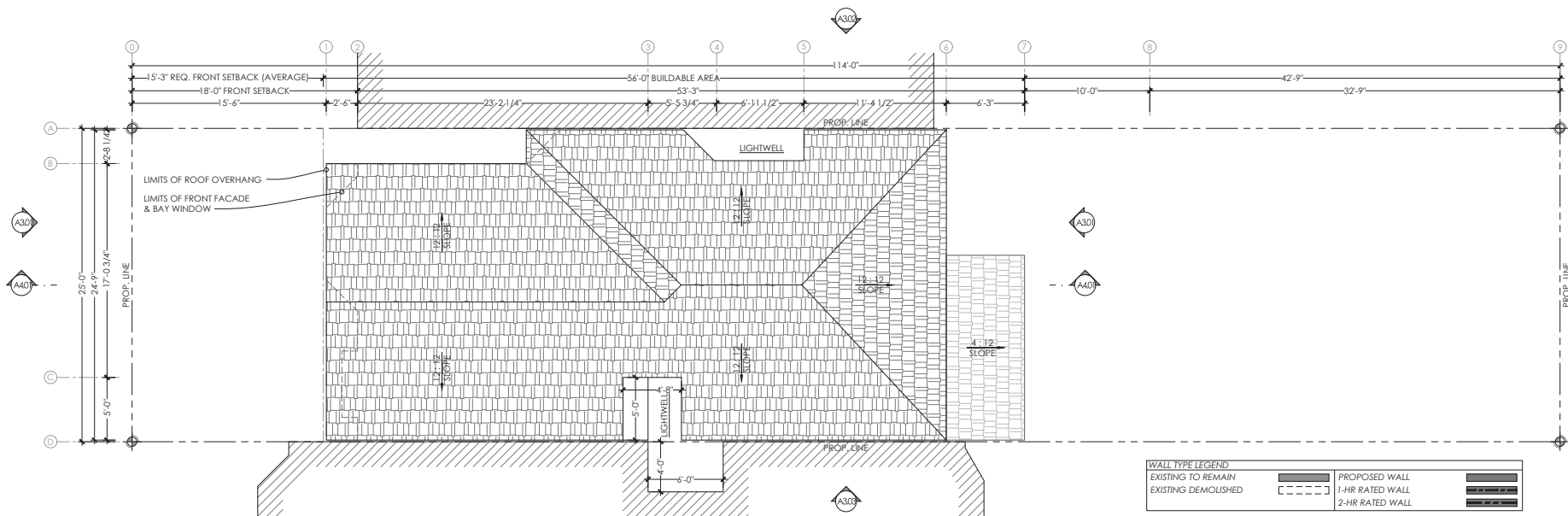
BLOCK / LOT:
3585 / 077

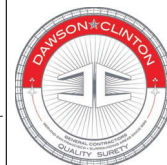
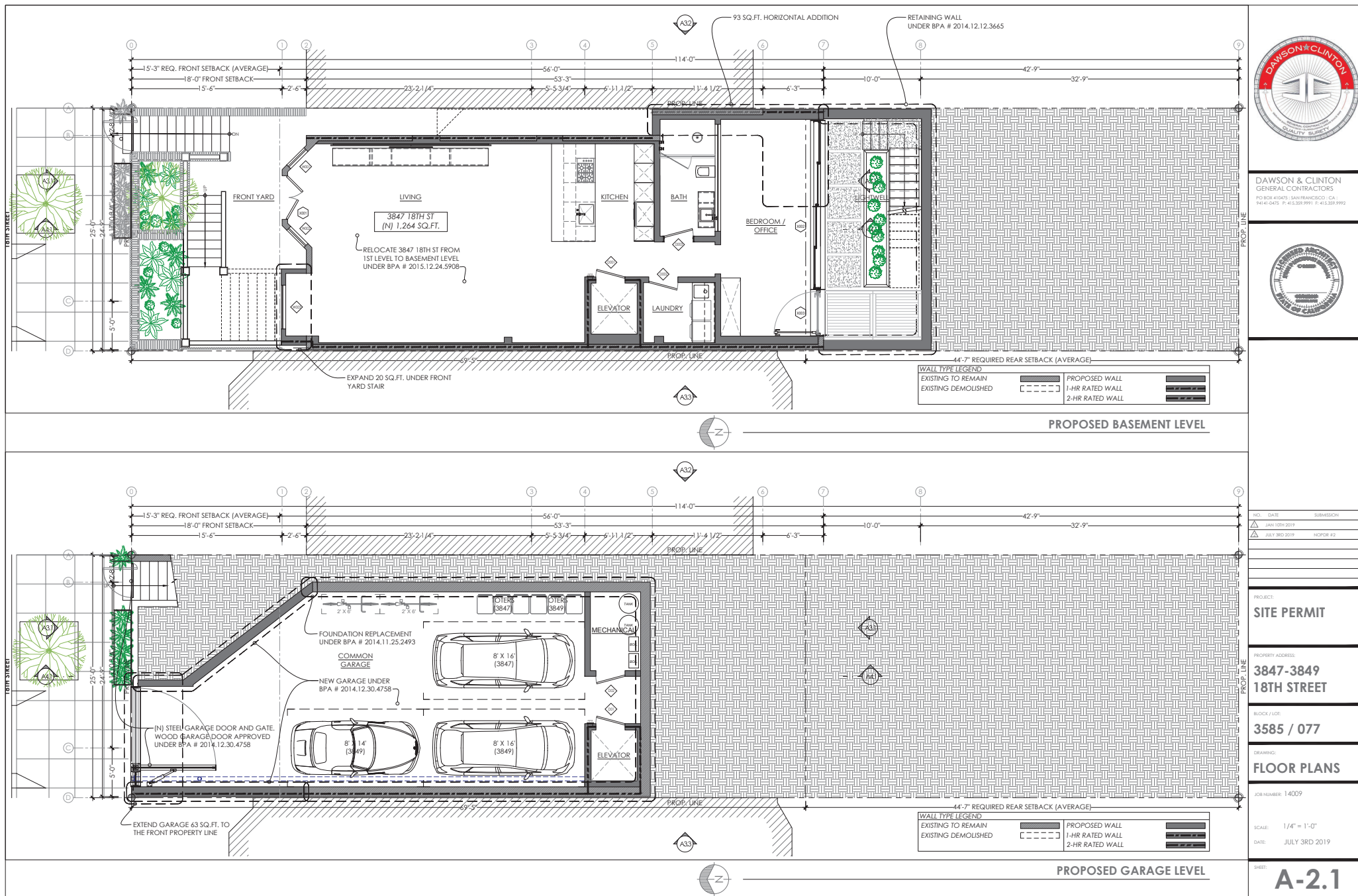
DRAWING:
FLOOR PLANS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-2.03





DAWSON & CLINTON
GENERAL CONTRACTORS
702 BAY AVENUE, SAN FRANCISCO, CA
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PROJ. DATE REVISION
1 JAN 15TH 2019
2 JULY 3RD 2019 HOFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

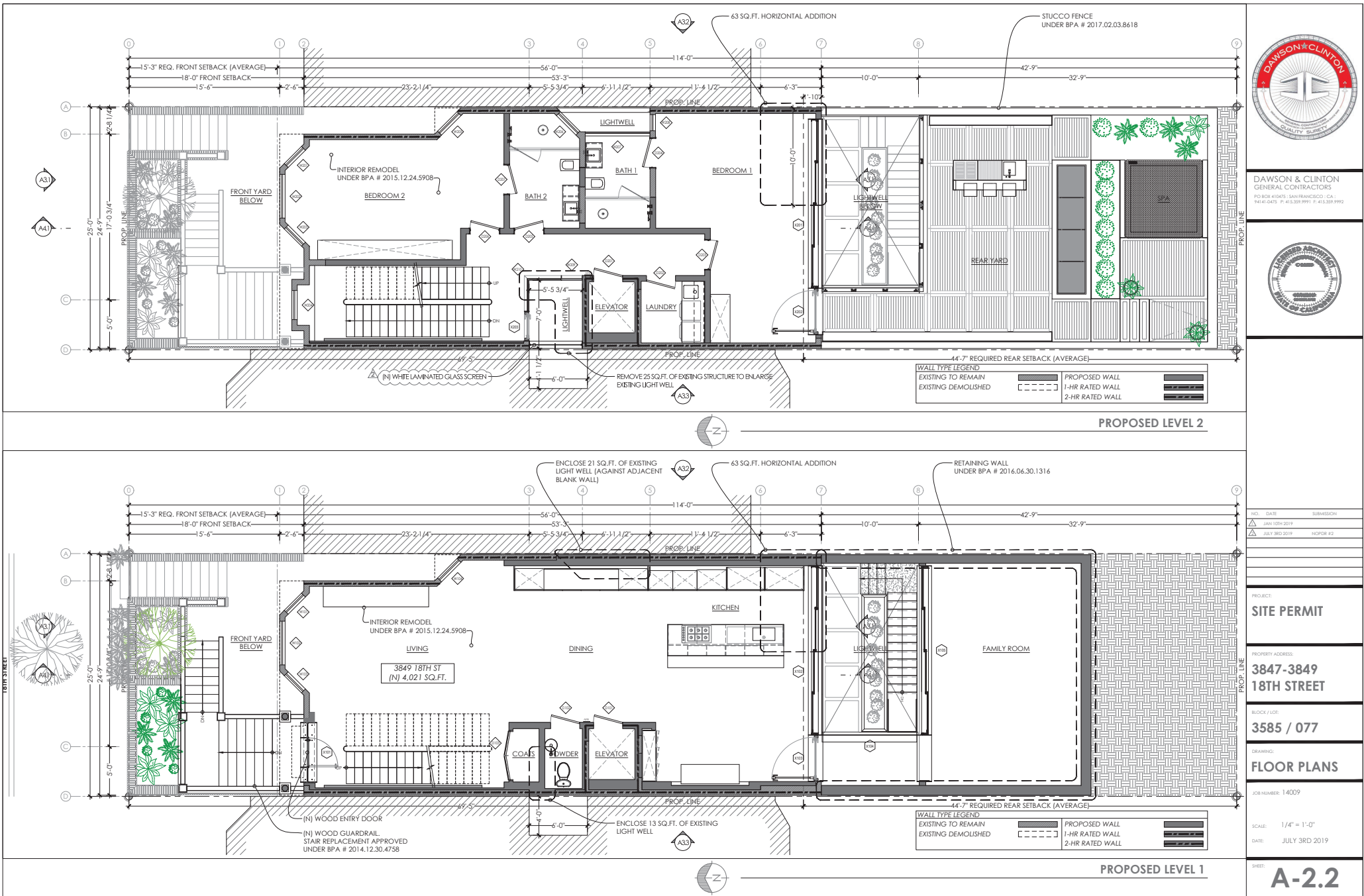
BLOCK / LOT:
3585 / 077

DRAWING:
FLOOR PLANS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-2.1



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GENERAL CONTRACTORS
702 BAY AVENUE, SAN FRANCISCO, CA
94141-0475 P: 415.328.9991 F: 415.328.9992



PROJ. DATE: 06/20/2019
DESIGNED BY: JAC/10/19/2019
CHECKED BY: JAC/10/19/2019
NOTED BY: JAC/10/19/2019

PROJECT: **SITE PERMIT**

PROPERTY ADDRESS: **3847-3849
18TH STREET**

BLOCK / LOT: **3585 / 077**

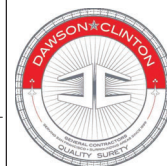
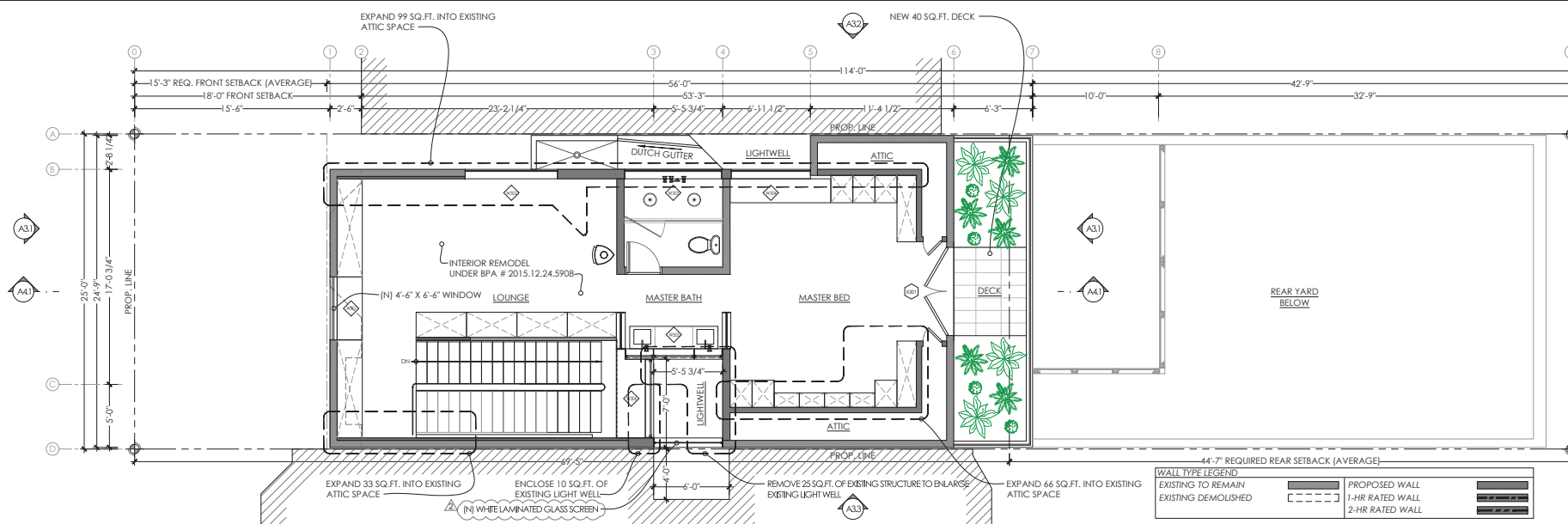
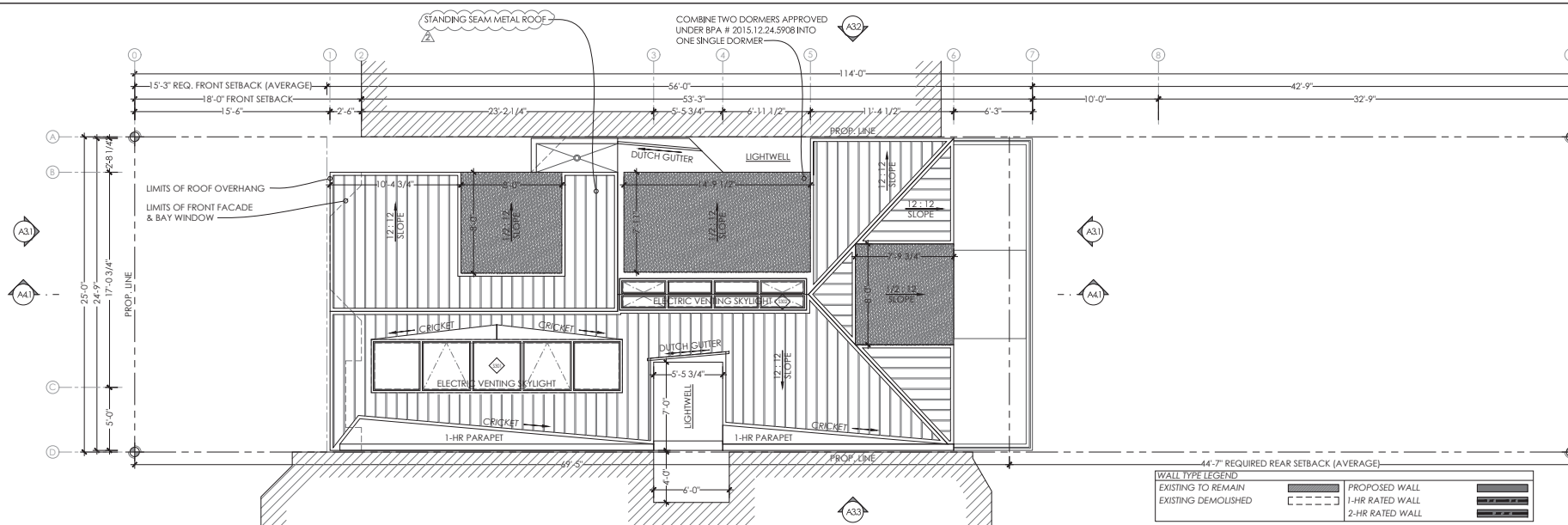
DRAWING: **FLOOR PLANS**

JOB NUMBER: 14009

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

DATE: JULY 3RD 2019

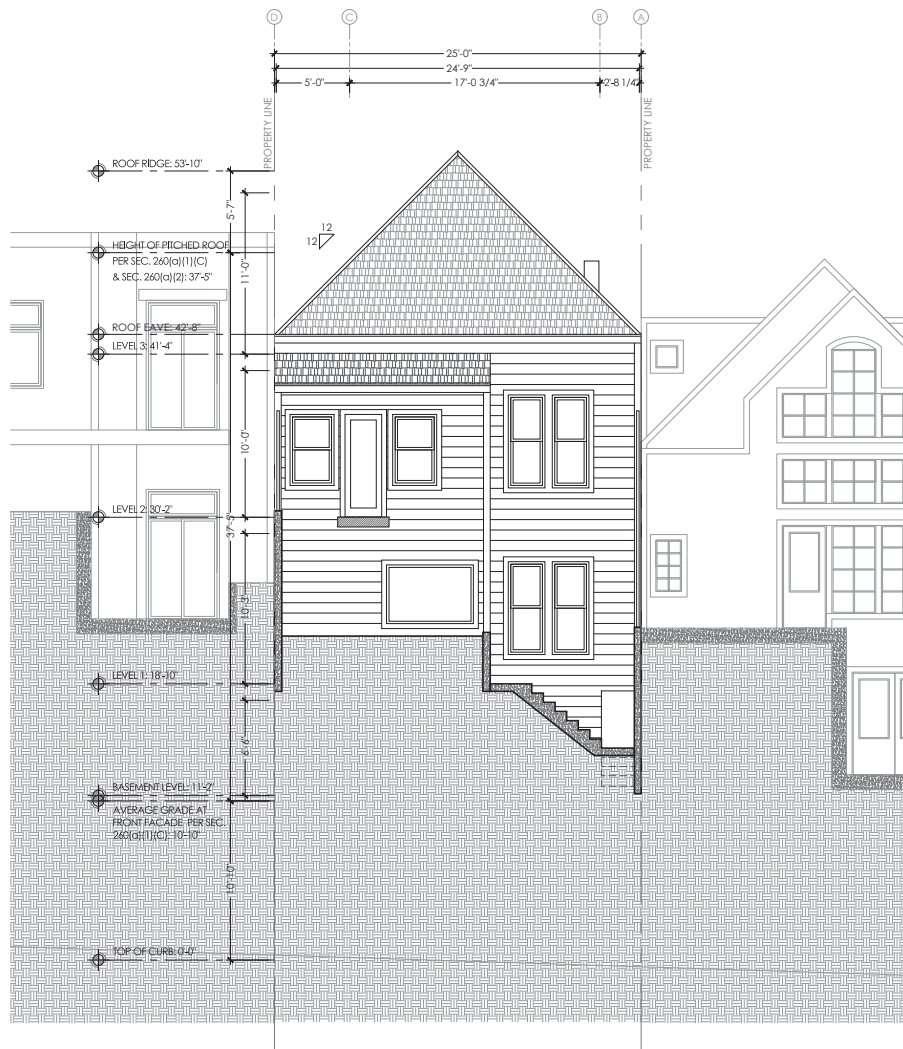
SHEET: **A-2.2**



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94141-0475 P: 415.359.9991 F: 415.359.9992



PROJECT TITLE	NO.	DATE	REVISION
	△	JAN 10th 2019	
	△	JULY 3RD 2019	NOFOR #2
PROJECT:	SITE PERMIT		
PROPERTY ADDRESS:	3847-3849 18TH STREET		
BLOCK / LOT:	3585 / 077		
DRAWING:	FLOOR PLANS		
JOB NUMBER:	14009		
SCALE:	1/4" = 1'-0"		
DATE:	JULY 3RD 2019		
SHEET:			



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



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REV. DATE DESCRIPTION
 1 JAN 15TH 2019
 2 JULY 3RD 2019 HOFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-3.01



DAWSON & CLINTON
GENERAL CONTRACTORS
10320A AVENUE, SAN FRANCISCO, CA
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REV. DATE DESCRIPTION
▲ JAN 15TH 2019
▲ JULY 3RD 2019 HOFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

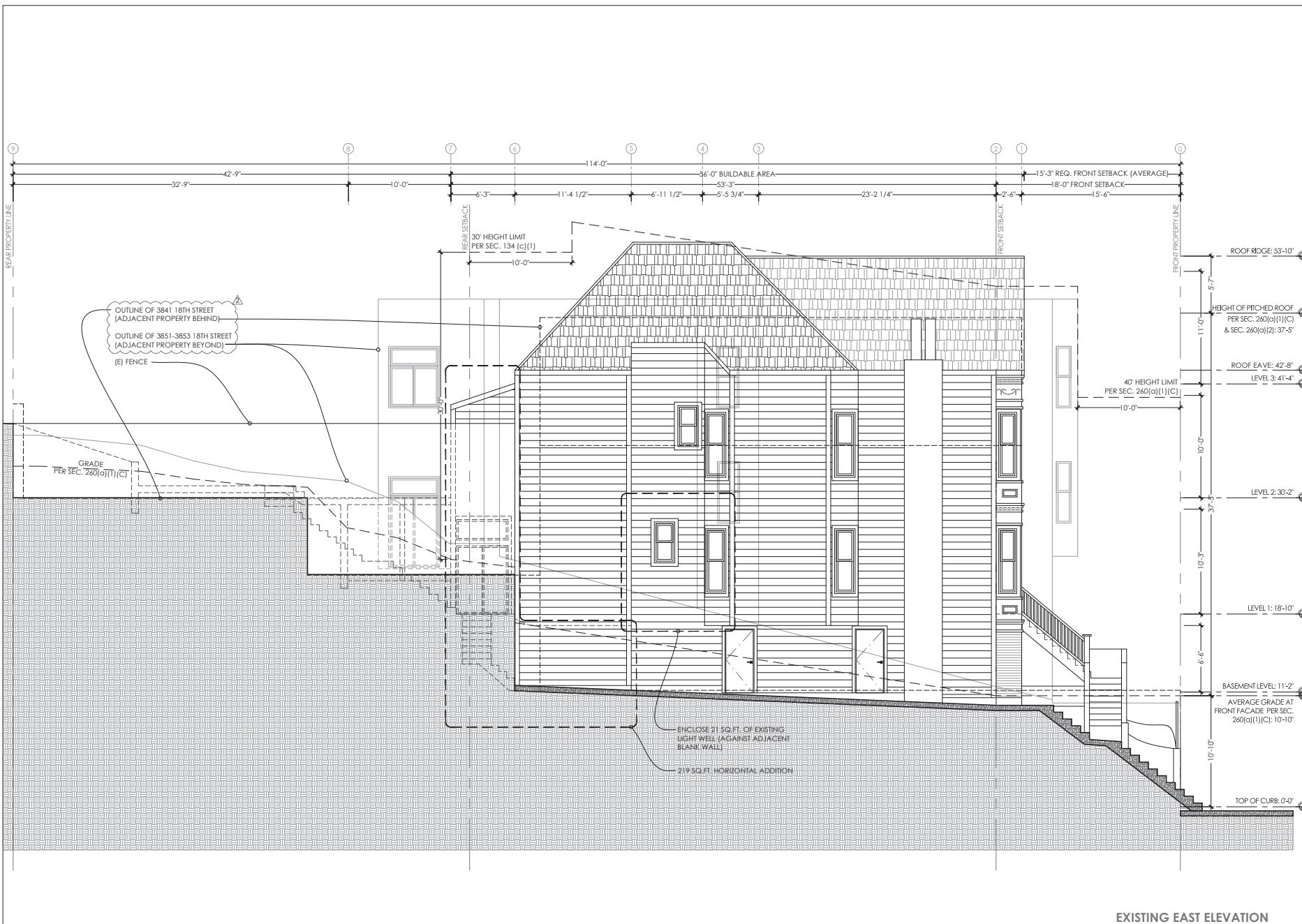
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

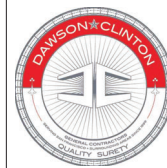
JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-3.02



EXISTING EAST ELEVATION



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REV. DATE DESCRIPTION

1 JAN 15TH 2019

2 JULY 3RD 2019 HOFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

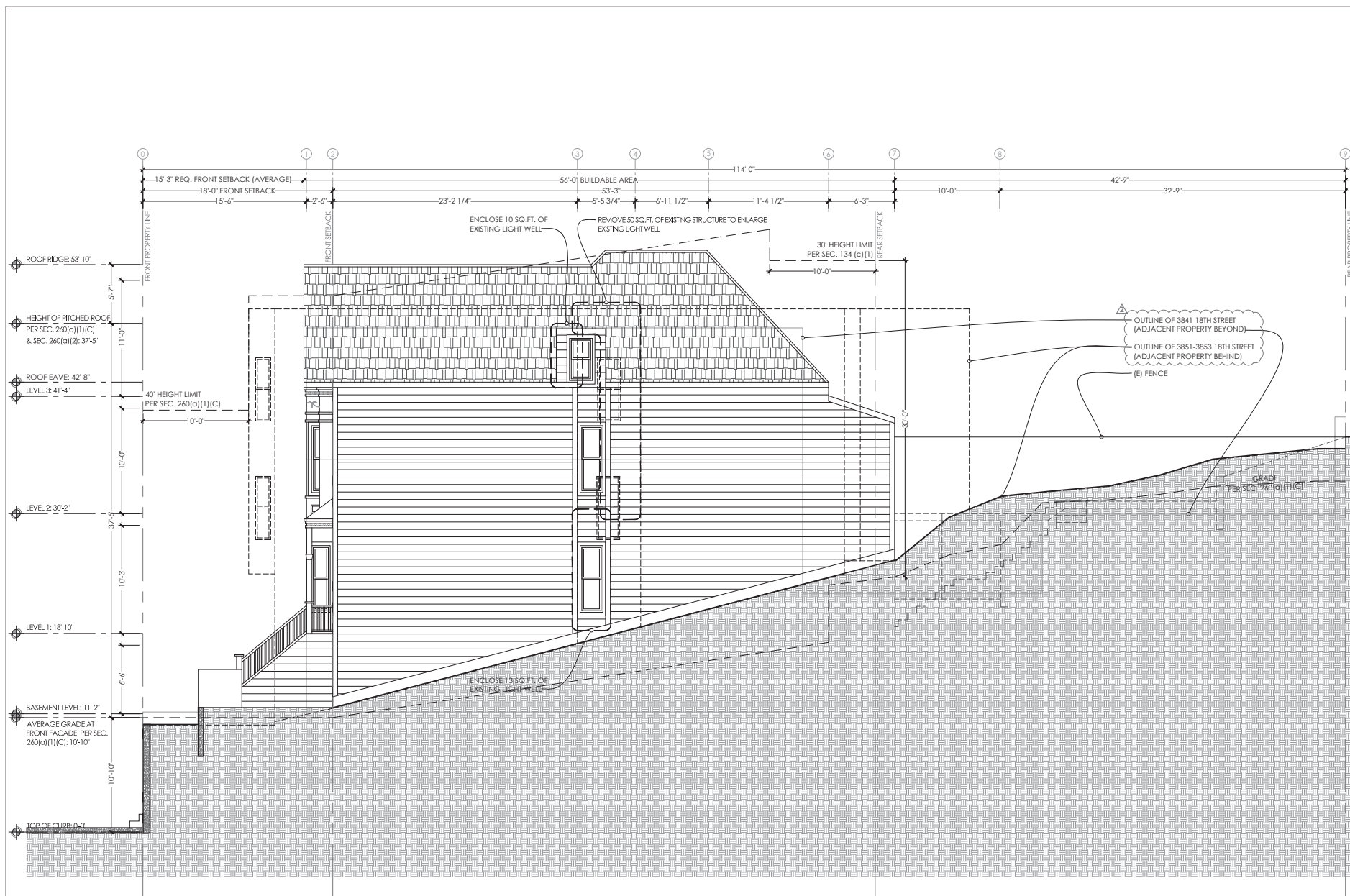
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-3.03



EXISTING WEST ELEVATION



NO.	DATE	SUBMISSION
	JUL 10 2019	VARIANCE
	JULY 3RD 2019	NOPOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

BLOCK / LOT:
3585 / 077

DRAWING: ELEVATIONS

JOB NUMBER: 14009

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

DATE: JULY 3RD 2019

SHEET: **A-3.1**





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GENERAL CONTRACTORS
PO BOX 40475, SAN FRANCISCO, CA
94141-0475 P: 415.328.9991 F: 415.328.9992



REV.	DATE	DESCRIPTION
1	JAN 15TH 2019	
2	JULY 3RD 2019	NOT FOR R2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

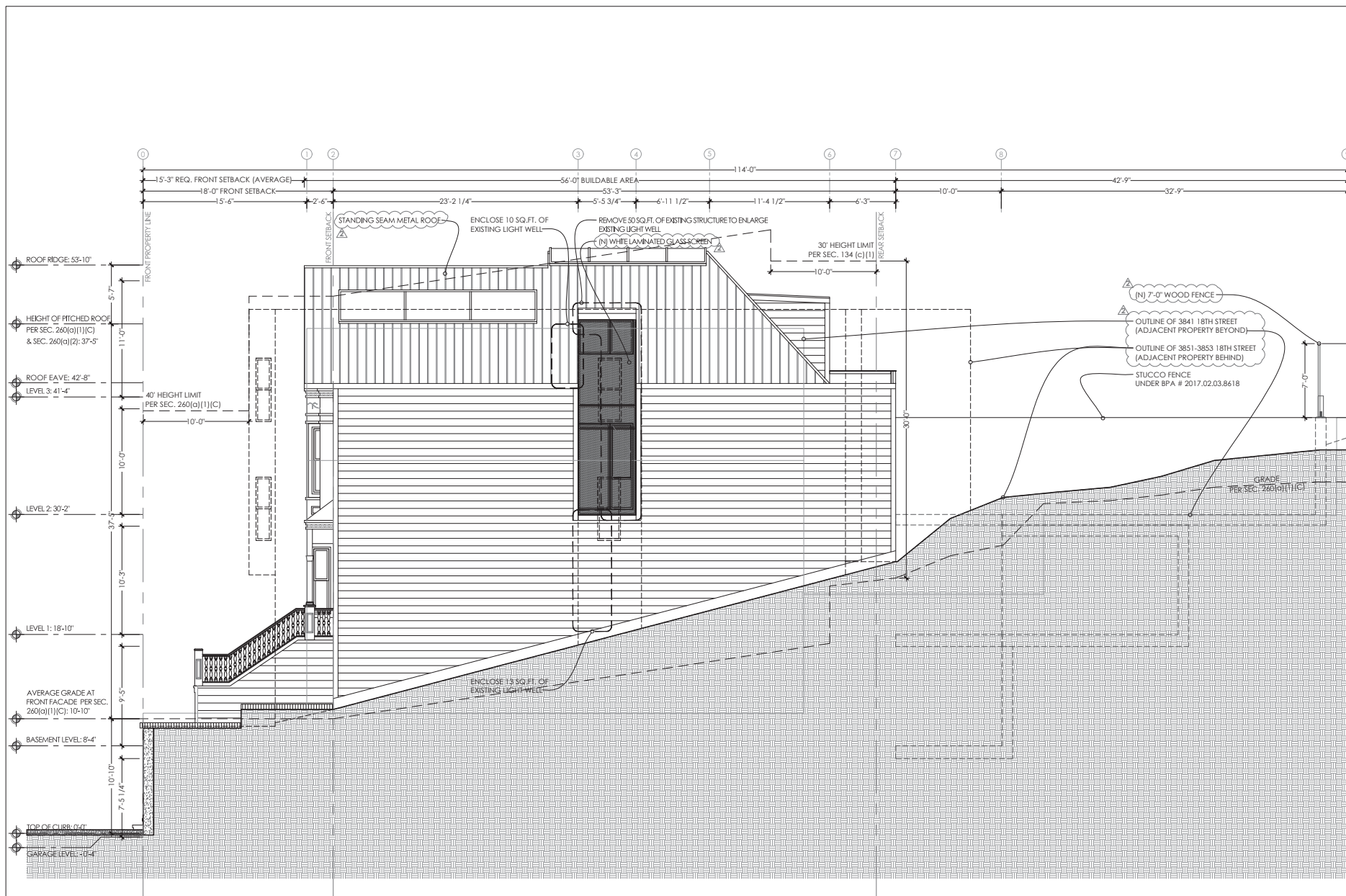
BLOCK / LOT:
3585 / 077

DRAWING:
ELEVATIONS

JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"
DATE: JULY 3RD 2019

SHEET:
A-3.3



PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION AT LIGHTWELL - GRIDLINE 7/8



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94141-0475 P: 415.328.9991 F: 415.328.9992



NO.	DATE	DESCRIPTION
1	JAN 15TH 2019	
2	JULY 3RD 2019	NOT FOR R2

PROJECT:

SITE PERMIT

PROPERTY ADDRESS:

**3847-3849
18TH STREET**

BLOCK / LOT:

3585 / 077

DRAWING:

SECTIONS

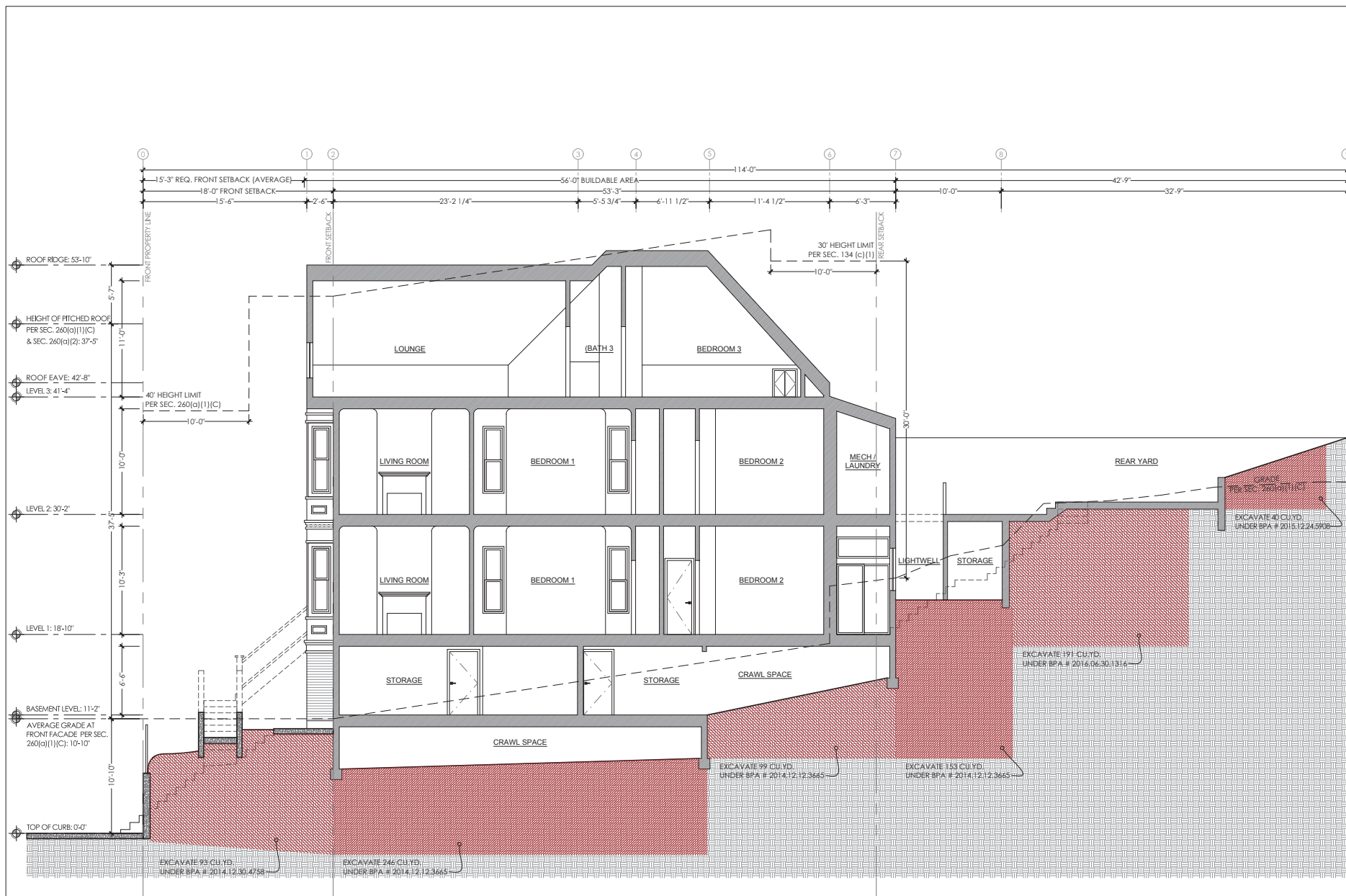
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SCALE: 1/4" = 1'-0"

DATE: JULY 3RD 2019

SHEET:

A-4.01



EXISTING SECTION



NO.	DATE	SUBMISSION
1	JUL 10 2019	VARIANCE
2	JULY 3RD 2019	NOPOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:

3847-3849
18TH STREET

BLOCK / LOT:
3585 / 077

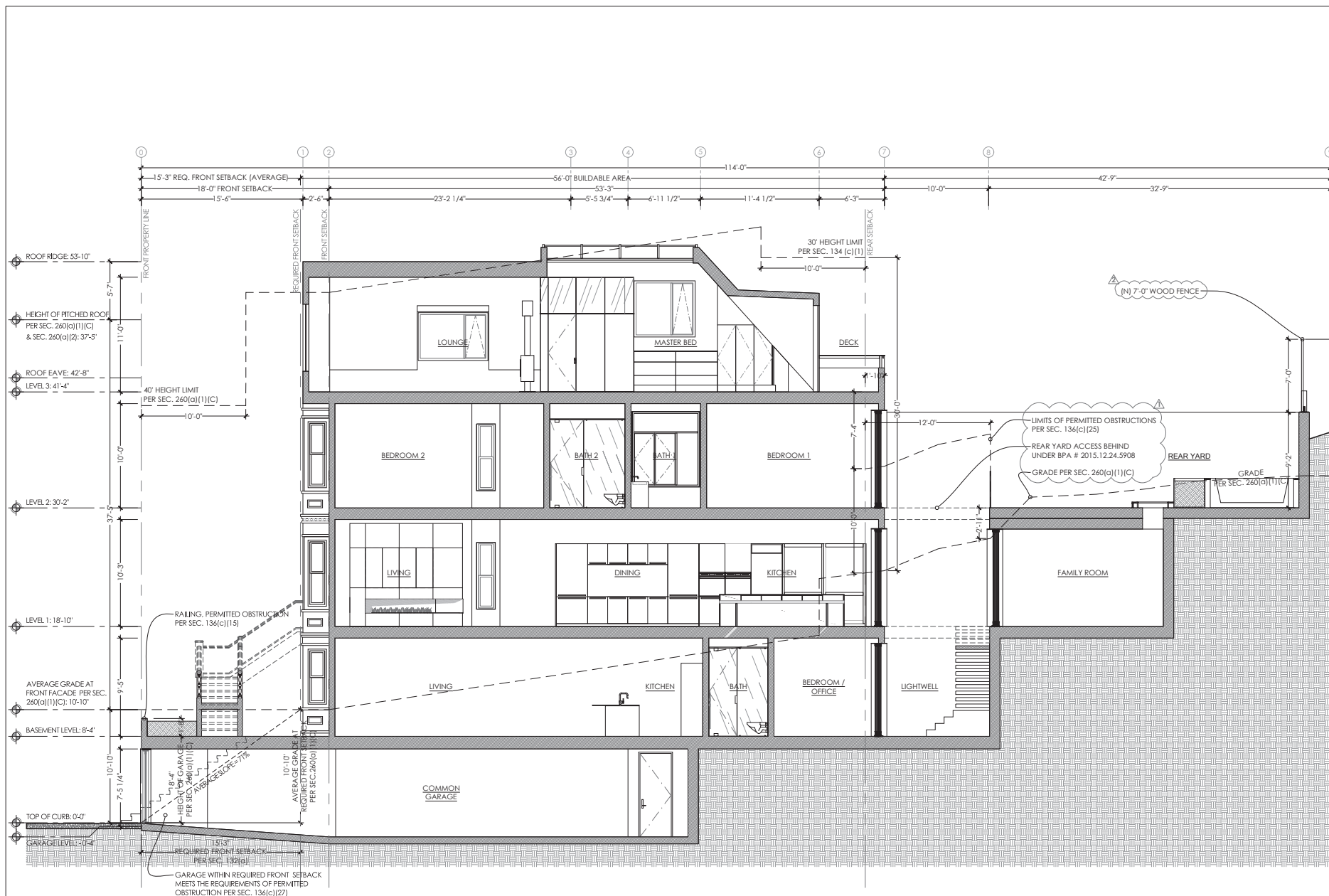
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JOB NUMBER: 14009

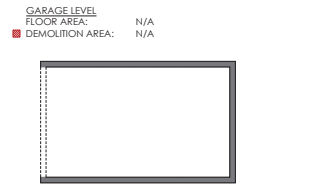
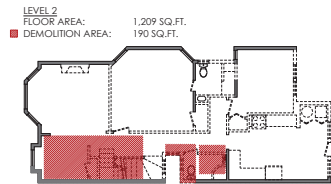
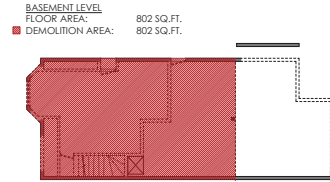
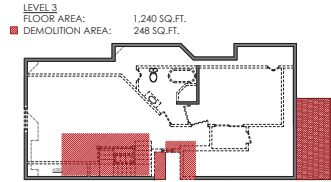
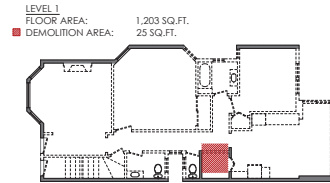
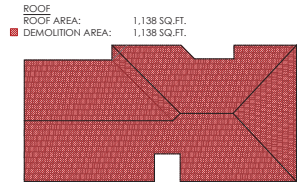
SCALE: 1/4" = 1'-0"

DATE: JULY 3RD 2019

SHEET: **A-4.1**



PROPOSED SECTION



SAN FRANCISCO PLANNING DEPARTMENT CODE SECTION 317

SECTION 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER AND CONVERSION.

- (B) DEFINITIONS, FOR THE PURPOSES OF THIS SECTION 317, THE TERMS BELOW SHALL BE AS DEFINED BELOW, CAPITALIZED TERMS NOT DEFINED BELOW ARE DEFINED IN SECTION 102 OF THIS CODE
- (1) 'RESIDENTIAL CONVERSION' SHALL MEAN THE REMOVAL OF COOKING FACILITIES, CHANGE OF OCCUPANCY (AS DEFINED AND REGULATED BY THE BUILDING CODE), OR CHANGE OF USE (AS DEFINED AND REGULATED BY THE PLANNING CODE), OF ANY RESIDENTIAL UNIT OR UNAUTHORIZED UNIT TO A NON-RESIDENTIAL OR STUDENT HOUSING LINE.
- (2) 'RESIDENTIAL DEMOLITION' SHALL MEAN ANY OF THE FOLLOWING:
- (c) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR
- (b) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSED THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND THE REAR FACADE AND ALSO PROPOSED THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL.
- (c) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.
- (d) THE PLANNING COMMISSION MAY REDUCE THE ABOVE NUMERICAL ELEMENTS OF THE CRITERIA IN SUBSECTIONS (B)(2)(B) AND (B)(2)(C), BY UP TO 20% OF THEIR VALUES SHOULD IT DEEM THAT ADJUSTMENT IS NECESSARY TO IMPLEMENT THE INTENT OF THIS SECTION 317, TO CONSERVE EXISTING SOUND HOUSING AND PRESERVE AFFORDABLE HOUSING.
- (3) 'FACADE' IS DEFINED IN SECTION 102 OF THIS CODE
- (4) 'FRONT FACADE' IS DEFINED IN SECTION 102 OF THIS CODE
- (5) 'HORIZONTAL ELEMENTS' SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

DEMOLITION CALCULATION OF EXTERIOR WALLS AT THE FOUNDATION LEVEL - 317(B)(2)(B)

TOTAL LENGTH OF FRONT AND REAR FACADE AT FOUNDATION: $(25'-0" + 25'-0") = 50'-0"$
50% MAX. ALLOWABLE DEMOLITION = 25'-0"
TOTAL DEMOLITION: $(25'-0" + 22'-3") = 47'-3"$

TOTAL LENGTH OF EXTERIOR WALLS AT FOUNDATION: $(25'-0" + 53'-3" + 25'-0" + 53'-3") = 156'-6"$
65% MAX. ALLOWABLE DEMOLITION = 101'-8"
TOTAL DEMOLITION: $(25'-0" + 6'-3" + 9'-7" + 22'-3" + 7'-6") = 70'-7"$

DOES NOT EXCEED BOTH THRESHOLD ABOVE, THEREFORE PROJECTS NOT A 'RESIDENTIAL DEMOLITION' PER SEC. 317

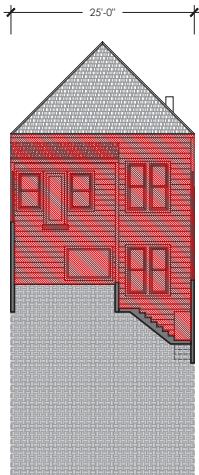
DEMOLITION CALCULATION OF VERTICAL & HORIZONTAL ELEMENTS - 317(B)(2)(C)

TOTAL AREA OF VERTICAL ENVELOPE: $(562 \text{ SQFT} + 1,663 \text{ SQFT} + 943 \text{ SQFT} + 1,280 \text{ SQFT}) = 4,448 \text{ SQFT}$
50% MAX. ALLOWABLE DEMOLITION = 2,224 SQFT
TOTAL DEMOLITION: $(562 \text{ SQFT} + 318 \text{ SQFT} + 266 \text{ SQFT} + 121 \text{ SQFT}) = 1,267 \text{ SQFT}$

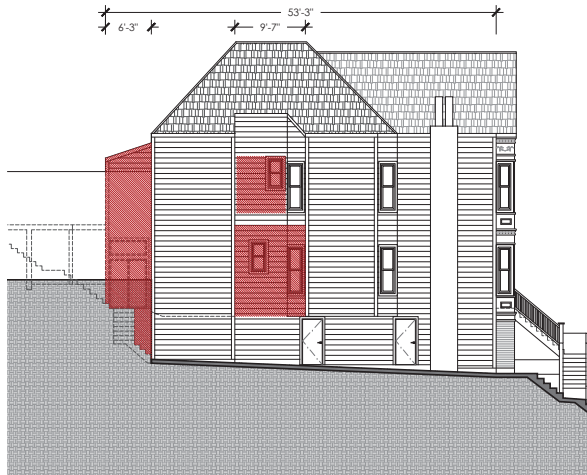
TOTAL AREA OF HORIZONTAL ELEMENTS: $(1,138 \text{ SQFT} + 1,240 \text{ SQFT} + 1,209 \text{ SQFT} + 1,203 \text{ SQFT} + 802 \text{ SQFT}) = 5,592 \text{ SQFT}$
50% MAX. ALLOWABLE DEMOLITION = 2,796 SQFT
TOTAL DEMOLITION: $(1,138 \text{ SQFT} + 248 \text{ SQFT} + 190 \text{ SQFT} + 25 \text{ SQFT} + 802 \text{ SQFT}) = 2,403 \text{ SQFT}$

DOES NOT EXCEED BOTH THRESHOLD ABOVE, THEREFORE PROJECTS NOT A 'RESIDENTIAL DEMOLITION' PER SEC. 317

SOUTH ELEVATION
TOTAL AREA OF FACADE: 562 SQ.FT.
DEMOLITION AREA: 562 SQ.FT.



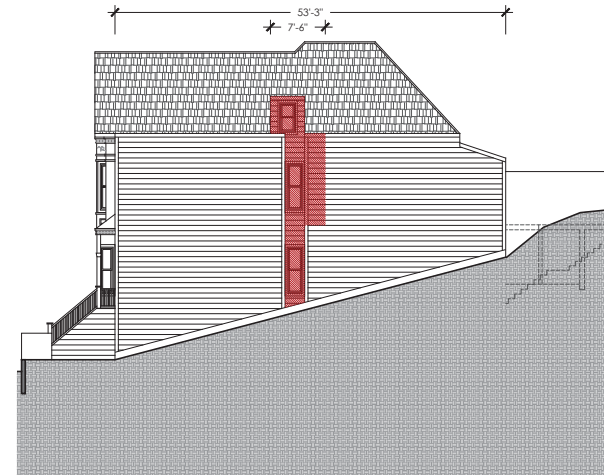
EAST ELEVATION
TOTAL AREA OF FACADE: 1,663 SQ.FT.
DEMOLITION AREA: 318 SQ.FT.



NORTH ELEVATION
TOTAL AREA OF FACADE: 943 SQ.FT.
DEMOLITION AREA: 266 SQ.FT.



WEST ELEVATION
TOTAL AREA OF FACADE: 1,280 SQ.FT.
DEMOLITION AREA: 121 SQ.FT.



DAWSON & CLINTON
GENERAL CONTRACTORS
10120A AVENUE, SAN FRANCISCO, CA
94141-0475 P: 415.328.9991 F: 415.328.9992



REV. DATE DESCRIPTION
1 JAN 15TH 2019
2 JULY 3RD 2019 HOPFOR #2

PROJECT:
SITE PERMIT

PROPERTY ADDRESS:
**3847-3849
18TH STREET**

BLOCK / LOT:
3585 / 077

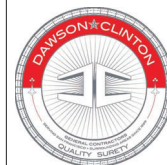
DRAWING:
DEMOLITION CALC

JOB NUMBER: 14009

SCALE: NOT TO SCALE
DATE: JULY 3RD 2019

SHEET:
A-5.1

DEMOLITION CALCULATIONS



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94141-0475 P: 415.328.9991 F: 415.328.9992



REV. DATE DESCRIPTION

1 JAN 10TH 2019

2 JULY 3RD 2019 NOT FOR B2

PROJECT:

SITE PERMIT

PROPERTY ADDRESS:

**3847-3849
18TH STREET**

BLOCK / LOT:

3585 / 077

DRAWING:

EXCAVATION CALC

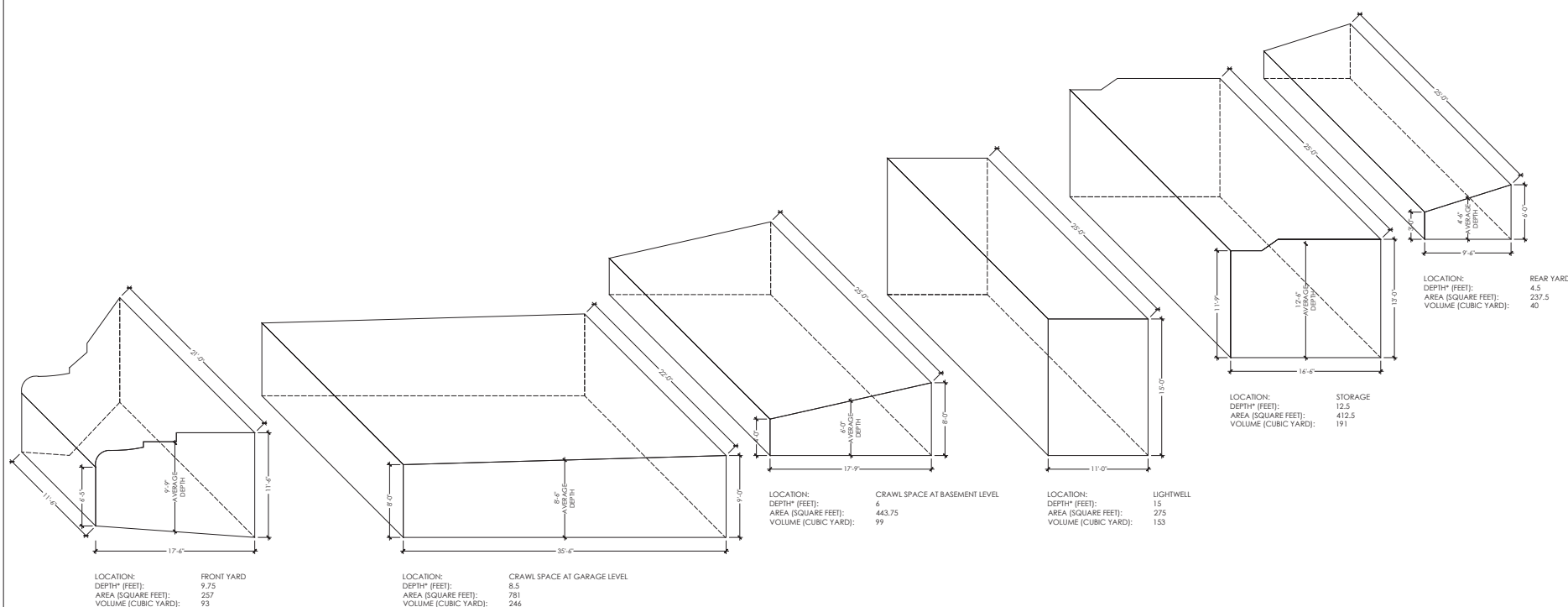
JOB NUMBER: 14009

SCALE: NOT TO SCALE

DATE: JULY 3RD 2019

SHEET:

A-5.2



EXCAVATION CALCULATIONS			
LOCATION	DEPTH* (FEET)	AREA (SQUARE FEET)	VOLUME (CUBIC YARD)
FRONT YARD	9.75	257	93
CRAWL SPACE AT GARAGE LEVEL	8.5	781	246
CRAWL SPACE AT BASEMENT LEVEL	6	443.75	99
LIGHTWELL	15	275	153
STORAGE	12.5	412.5	191
REAR YARD	4.5	237.5	40
MAX. PROJECT TOTAL	15 FEET	2,406.75 SQUARE FEET	822 CUBIC YARD

* NOTE: DEPTH NOTED ARE AVERAGES PER LOCATION. THE MAXIMUM DEPTH OF EXCAVATION / DISTURBANCE BELOW GRADE IS 15'-0". SEE EXCAVATION DIAGRAMS ABOVE FOR DETAILS.

EXCAVATION CALCULATIONS