



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

Hearing Date: October 24, 2019

Continued from May 9, 2019, July 18, 2019, August 29, 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](mailto:david.winslow@sfgov.org)  
Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto: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.

At the August 29, 2019 hearing, the Commission continued the item and to allow the Sponsor time to simplify the drawings of the site permit and to have a Pre-Application Review Meeting with the Department of Building Inspection (DBI) to ensure the feasibility of the proposed plans receiving approval by DBI and other City Agencies.

### PROJECT DESIGN CHANGES AND PLANNING REVIEW

1. The following changes were made drawings of the floor plans:

Deleted notes, revision clouds, closets/furnishings, and finish floor patterns to simplify drawing set and increase clarity of floor plans.

2. The following changes were made to the Site Permit as a result of the Pre-Application meeting with DBI and the San Francisco Fire Department (SFFD):

- a. Added sheet A-0.3 to illustrate code compliance including path of egress travel, number of exits, emergency escape and rescue openings, natural ventilation, and natural light requirements.
- b. Added sheet A-0.5, DBI form AB-005 and added (4) WS sprinkler heads at the windows and doors located at the rear façade of Level 3 as an acceptable local equivalency per DBI Information Sheet EG-05 B.2.a.

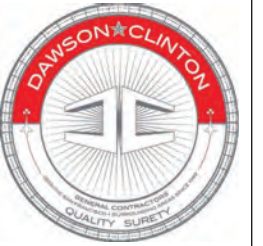
## **RECOMMENDATION**

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

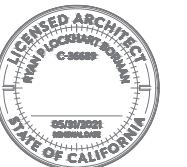
## **ATTACHMENTS:**

Revised Plan Set dated August 29, 2019  
Memo to the Planning Commission from August 29, 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 - PLANNING COMMISSION



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



NO.	DATE	SUBMISSION
1	JAN 10TH 2019	
2	JULY 3RD 2019	NOPDR #2
3	AUGUST 8TH 2019	3 DWELLING UNITS
4	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT: **BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

DRAWING:  
**TITLE SHEET**

JOB NUMBER: 14009

SCALE: N/A

DATE: AUGUST 29TH 2019

SHEET:  
**A-0.1**

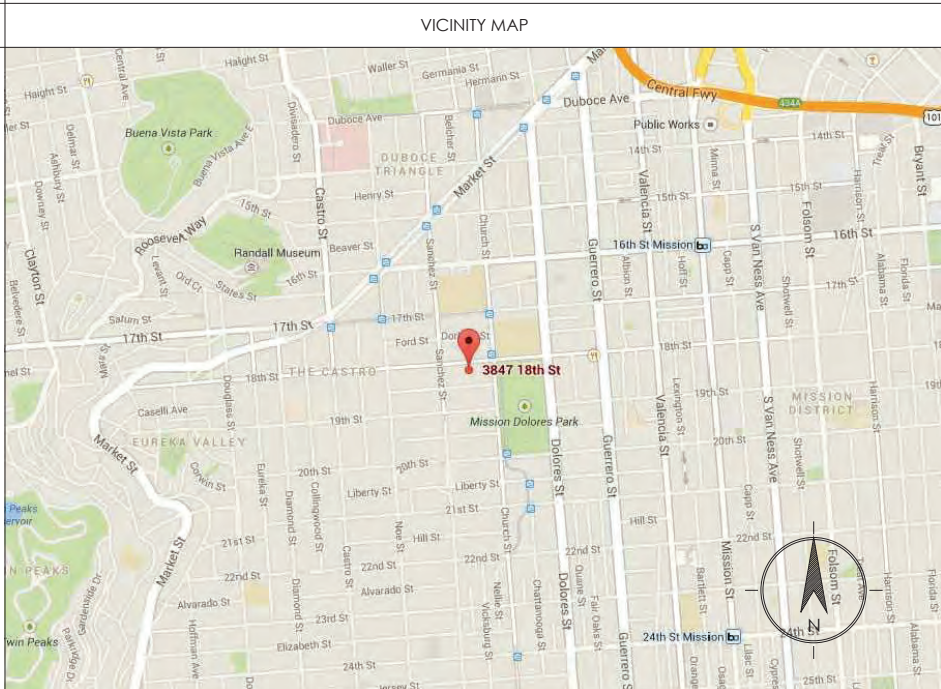
PROJECT DATA		
PROPERTY ADDRESS:	3847-3849 18TH STREET SAN FRANCISCO, CA 94114	
BLOCK / LOT:	BLOCK 3585 / LOT 077	
ZONING DISTRICT:	RH-3	
HEIGHT / BULK:	40-X	
YEAR BUILT:	1907	
HISTORIC RESOURCE STATUS:	B UNKNOWN / AGE ELIGIBLE	
TOTAL LOT AREA:	2,848 SQ.FT.	
OCCUPANCY TYPE:	R-2, RESIDENTIAL	
CONSTRUCTION TYPE:	V	
FIRE SPRINKLER:	YES	
	EXISTING	PROPOSED
NUMBER OF OFF-STREET PARKING:	0	4
NUMBER OF DWELLING UNITS:	2	3
NUMBER OF STORIES:	4	4
	O/ BASEMENT	O/ BASEMENT
BUILDING HEIGHT:	37'-5"	37'-5"
BUILDING AREA (GROSS):	4,700 SQ.FT.	6,490 SQ.FT.
BUILDING AREA (CONDITIONED):		
	0 SQ.FT.	1,264 SQ.FT.
	1,169 SQ.FT.	1,696 SQ.FT.
	2,001 SQ.FT.	2,325 SQ.FT.
	3,170 SQ.FT.	5,285 SQ.FT.

PROJECT TEAM	
OWNER:	KANSAS STREET DEVELOPMENT LLC 415.359.9991 - PO BOX 410475, SAN FRANCISCO, CA 94141
DESIGN-BUILD G.C.:	DAWSON-CLINTON GENERAL CONTRACTORS CORP. LICENSE # 791724 415.359.9991 - P.O. BOX 410475, SAN FRANCISCO, CA 94141
ARCHITECT:	RYAN BORMAN. LICENSE # C-36689 415.218.6556 - 301 UPPER TERRACE, SAN FRANCISCO, CA 94117
ENGINEER:	MERCURY ENGINEERING. LICENSE # C-17591 510.549.0440 - 1041A FOLGER AVE., BERKELEY CA 94710
PROJECT SCOPE	
CORRECT NOV / COMPLAINT # 2018-002303ENF	
<ul style="list-style-type: none"> <li>- 219 SQ.FT. HORIZONTAL ADDITION. FILL IN CORNER AT REAR OF BUILDING</li> <li>- ENCLOSE 44 SQ.FT. OF EXISTING LIGHTWELL AT LEVEL 1 &amp; 3</li> <li>- REMOVE 50 SQ.FT. OF EXISTING STRUCTURE TO ENLARGE EXISTING LIGHTWELL AT LEVEL 2 &amp; 3</li> <li>- EXPAND 198 SQ.FT. INTO EXISTING ATTIC SPACE. NO BUILDING ENVELOPE EXPANSION</li> <li>- EXPAND 20 SQ.FT. UNDER FRONT YARD STAIR AT BASEMENT LEVEL</li> <li>- EXTEND GARAGE 63 SQ.FT. TO THE FRONT PROPERTY LINE</li> <li>- NEW 11'-4" WALL AT FRONT YARD SIDE PROPERTY LINE TO ALIGN WITH TOP OF ADJACENT GARAGE</li> <li>- 4'-8" WHITE LAMINATED GLASS GUARDRAIL IN THE FRONT SETBACK TO BE REMOVED</li> <li>- NEW 40 SQ.FT. DECK AT LEVEL 3</li> <li>- COMBINE TWO DORMERS APPROVED UNDER BPA # 2015.12.24.5908 INTO ONE SINGLE DORMER</li> <li>- REVISE WINDOW AT FRONT FACADE, LEVEL 3</li> <li>- NEW STEEL GARAGE DOOR AND GATE</li> <li>- NEW WOOD ENTRY DOOR</li> <li>- NEW WOOD GUARDRAIL AT FRONT YARD</li> <li>- PROVIDE DEMOLITION CALCULATION FOR ALL APPROVED BPAs</li> <li>- PROVIDE EXCAVATION CALCULATION FOR ALL APPROVED BPAs</li> <li>- CHANGE OF USE OF THE LEVEL 1 "FAMILY ROOM" FROM STORAGE</li> <li>- NEW WHITE LAMINATED GLASS SCREEN AT WEST PROPERTY LINE LIGHTWELL</li> </ul>	
ADD 3RD UNIT (3847-B 18TH ST)	
<ul style="list-style-type: none"> <li>- DEMO CEILING, WALL AND FLOOR FINISHES.</li> <li>- DEMO ENTRY DOOR, AND PROVIDE (2) ENTRY DOORS AND DEMISING WALL.</li> <li>- DEMO POWDER AND REPLACE WITH FULL BATH.</li> <li>- DEMO M.P.E. AND FIRE SPRINKLERS.</li> <li>- PROVIDE NEW SEPARATE UTILITY METERS, M.P.E. AND FIRE SPRINKLERS FOR 3RD UNIT.</li> <li>- NEW 1-HR FIRE SEPARATION BETWEEN UNITS.</li> <li>- NEW CEILING, WALL AND FLOOR FINISHES.</li> <li>- NEW M.P.E., CABINETRY AND APPLIANCES FOR NEW KITCHEN.</li> <li>- NEW 36" WIDE EXTERIOR STAIR FOR EGRESS AND REAR YARD ACCESS.</li> </ul>	

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A-0.7	GSS: SAN FRANCISCO GREEN BUILDING SUBMITTAL FORM
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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.	

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



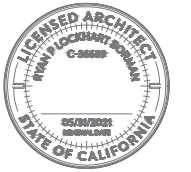
PRE-CONSTRUCTION



CURRENT



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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

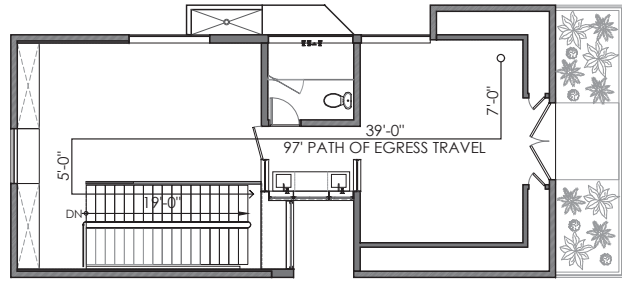
DRAWING:  
**PHOTOGRAPHS**

JOB NUMBER: 14009

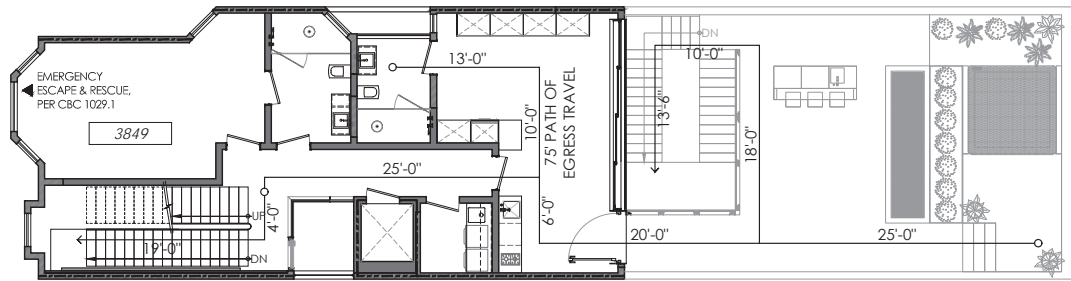
SCALE: N/A  
DATE: AUGUST 29TH 2019

SHEET:  
**A-0.2**

EGRESS

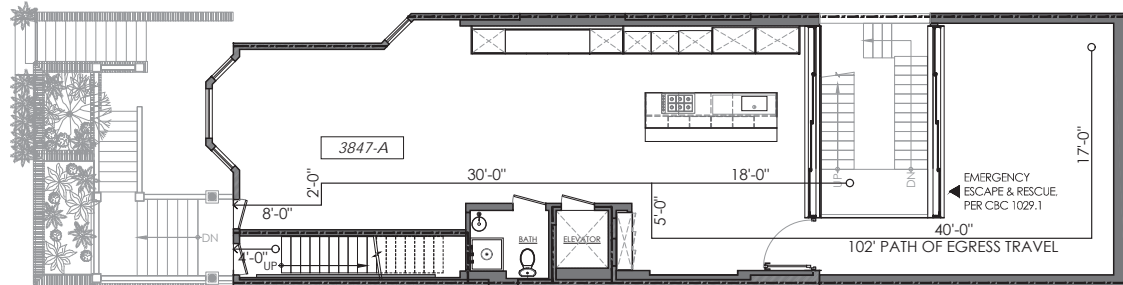


LEVEL 4

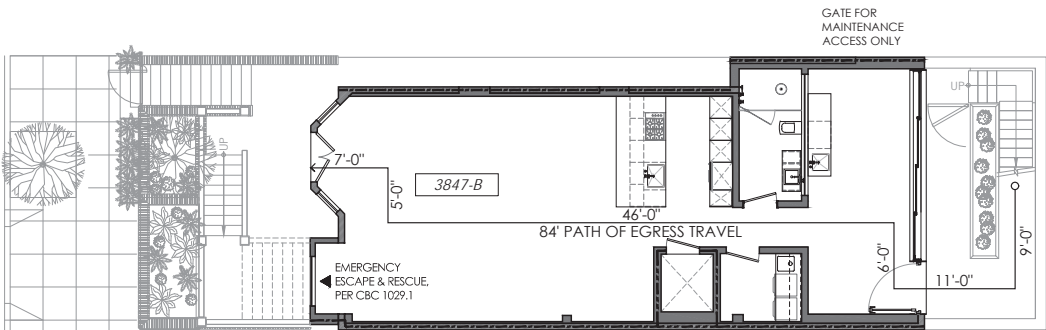


LEVEL 3

PATH OF EGRESS TRAVEL (FROM REAR YARD)  
 3849: 103'  
 3847-A: 124.5'  
 3847-B: NO REAR YARD ACCESS



LEVEL 2

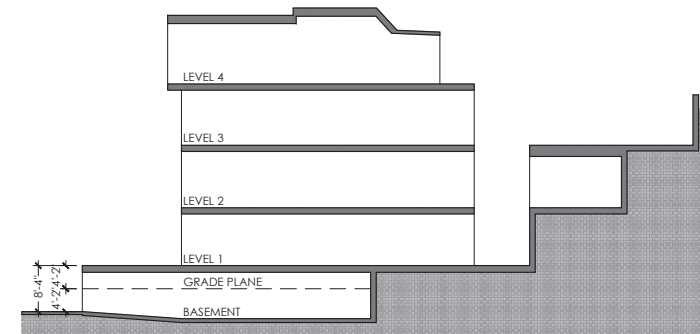


LEVEL 1

PROJECT DATA

OCCUPANCY TYPE: R-2, RESIDENTIAL  
 NUMBER OF UNITS: 3  
 NUMBER OF STORIES: 4 OVER BASEMENT  
 BUILDING AREA (GROSS):  
 BASEMENT (GARAGE) 1,205 SQ.FT.  
 3847-B 18TH ST 1,264 SQ.FT.  
 3847-A 18TH ST 1,696 SQ.FT.  
 3849 18TH ST 2,325 SQ.FT.  
 PROJECT TOTAL 6,490 SQ.FT.  
 FIRE SPRINKLER: NFPA 13R  
 OCCUPANT LOAD FACTOR : 200 GROSS PER OCCUPANT PER CBC TABLE 1004.1.2  
 OCCUPANT LOAD:  
 3847-B 18TH ST = 1,264 SQ.FT. / 200 = 7  
 3847-A 18TH ST = 1,696 SQ.FT. / 200 = 9  
 3849 18TH ST = 2,325 SQ.FT. / 200 = 12  
 PATH OF EGRESS TRAVEL: 125 FEET MAX., PER CBC TABLE 1006.2.1  
 NUMBER OF EXISTS: 1 EXIT, PER CBC 1006.3.2 EXCEPTION 5: INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:  
 5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.  
 5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.  
 CBC 1006.2.1 EXCEPTION 1: IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET.

BASEMENT, GRADE PLANE AND STORY

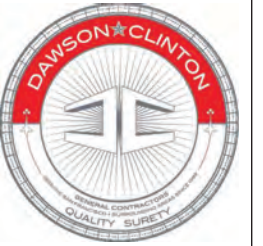


CHAPTER 2 - DEFINITIONS

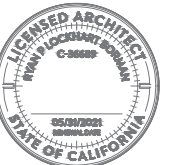
**BASEMENT.** A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"). THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.  
**GRADE PLANE.** A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET (1829 MM) FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET (1829 MM) FROM THE BUILDING.  
**STORY.** THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE UPPER SURFACE OF THE FLOOR OR ROOF NEXT ABOVE (ALSO SEE "BASEMENT," "BUILDING HEIGHT," "GRADE PLANE" AND "MEZZANINE"). IT IS MEASURED AS THE VERTICAL DISTANCE FROM TOP TO TOP OF TWO SUCCESSIVE TIERS OF BEAMS OR FINISHED FLOOR SURFACES AND, FOR THE TOP MOST STORY, FROM THE TOP OF THE FLOOR FINISH TO THE TOP OF THE CEILING JOISTS OR, WHERE THERE IS NOT A CEILING, TO THE TOP OF THE ROOF RAFTERS.  
**STORY ABOVE GRADE PLANE.** ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:  
 1. MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR 2. MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

NATURAL VENTILATION AND NATURAL LIGHT

LOCATION	FLOOR AREA		OPENABLE AREA		GLAZED AREA	
			MINIMUM 4% PER CBC 1203.5.1	PROVIDED	MINIMUM 8% PER CBC 1205.2	PROVIDED
3847-B 18TH ST						
LIVING / KITCHEN	732	SQ.FT.	30	SQ.FT.	36	SQ.FT.
BEDROOM	207	SQ.FT.	9	SQ.FT.	129	SQ.FT.
3847-A 18TH ST						
LIVING / DINING / KITCHEN	965	SQ.FT.	39	SQ.FT.	150	SQ.FT.
BEDROOM	422	SQ.FT.	17	SQ.FT.	105	SQ.FT.
3849 18TH ST						
BEDROOM 1	268	SQ.FT.	11	SQ.FT.	23	SQ.FT.
KITCHEN / DINING	324	SQ.FT.	13	SQ.FT.	137	SQ.FT.
LIVING	288	SQ.FT.	12	SQ.FT.	14	SQ.FT.
MASTER BED	292	SQ.FT.	12	SQ.FT.	62	SQ.FT.



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BLOCK / LOT:  
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DRAWING:  
**CODE ANALYSIS**

JOB NUMBER: 14009

SCALE: N/A

DATE: AUGUST 29TH 2019

SHEET:  
**A-0.3**



ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414
REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 10.01.19 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2018.06.22.2714

Property Address: 3847-3849 18th STREET

Block and Lot: 3585 / 077 Occupancy Group: R2 Type of Construction: V No. of Stories: 4

Describe Use of Building 3 DWELLING UNITS

Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
Per C.B.C. 1030, Emergency Escape and Rescue openings shall open directly into a public way or to a yard or court that opens to a public way.

Proposed Modification or Alternate
Proposed Emergency Escape and Rescue openings open to a yard that is 39 feet 9 inches.
The project sponsor proposes to install (4) WS sprinkler heads at the windows and doors located at the rear facade of Level 3. Proposed sprinkler heads shall be ordinary temperature quick-response type sprinkler heads installed within 18 inches of the openings and spaced no less than 6 feet on center or manufacturer's minimum recommended spacing, whichever is closer, and designed to flow at 3 gpm per linear foot.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
The proposed modification meets the intent of the code and is an acceptable local equivalency per SFDBI Information Sheet EG-05 B.2.a.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: Tim Clinton Ryan Borman [PROFESSIONAL STAMP HERE]
Signature:
Telephone: 4153599991 4153599991

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
[signed off/dated by:]

Plan Reviewer:

Division Manager:

for Director of Bldg. Inspection

for Fire Marshal:

CONDITIONS OF APPROVAL or OTHER COMMENTS



INFORMATION SHEET

NO. EG-05
DATE August 24, 2018
CATEGORY Egress
SUBJECT Local equivalencies for Accessory Dwelling Units (ADU) and Unit Legalization

REFERENCE: 2016 San Francisco Building Code (SFBC)
2016 San Francisco Fire Code (SFFC)
2016 San Francisco Housing Code (SFHC)
Ordinance No. 43-14
Ordinance No. 49-14
Ordinance No. 30-15
Ordinance No. 162-16
Ordinance No. 95-17
Ordinance No. 162-18
Information Sheet FS-05
Information Sheet G-23
Gas Design Standard (GDS) J-15, published by PG&E on 11/15/17:
https://www.pge.com/info/energy/infocenter/business/customer-service/startstop/11wconatnction/greenbook/service/requirements/J-15.pdf

INTENT: To clarify acceptable local equivalencies for single exit ground floor accessory dwelling units (ADU) and unit legalizations for projects resulting in Group R2 Occupancy only.

DISCUSSION:

- A. ADU's on ground floor in some cases will have a shared path of travel for both:
1. Single exit from unit on given floor (See SFBC Section 1006.3.2), and
2. Emergency Escape and Rescue Opening's (EERO) requiring travel through building to access the public way (See SFBC Section 1030.1)

Technical Services Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

INFORMATION SHEET EG-05

REQUIREMENTS: Per SFBC, the entire building is required to be equipped throughout with a sprinkler system in order to use Table 1008.3.2(1). Providing fully sprinklered new units and the egress paths per FS-05 is considered a partial system, and the building is not considered to be equipped throughout with a sprinkler system. The other option is to provide two exits.

B. Acceptable local equivalencies are as follows:

- 1. In ADU or unit legalization projects, when a new sleeping room facing a rear yard less than 50 feet deep, access to the public way can re-enter the building and coincide with the unit's single exit in accordance with all of the following:
a. Entire ground floor shall be sprinklered per San Francisco Building Code and Fire Code Section 903, including any garages, laundry room, trash rooms, common areas, storage spaces and crawl spaces.
b. The entire building (3 units or more) will need to be provided with a manual fire alarm system per San Francisco Building Code and Fire Code Section 907.
c. The exit and emergency escape and rescue route shall be protected as a 1-hour passageway with full sprinkler coverage.
d. Gas and electric meters shall be relocated outside the exit passageway or protected in a 1-hour fire rated enclosure. The enclosure cabinet shall meet the requirements of Section E in PG&E's GDS J-15. PG&E is responsible for the design and final approval of the location for metering facilities. The enclosure cabinet shall not be placed in the minimum width or required capacity of a means of egress component (exit passageway).
e. New ground floor interior load bearing walls shall be 1-hour rated construction.
f. 1-hour horizontal separation from the level above shall be provided at the entire ground floor.
g. Toters (trashcans) shall not be stored in the exit passageway. Toter receptacle compartments shall be in accordance with SFHC Section 707. Pre-application meeting may be required.
h. The maximum common path of egress travel distance shall not exceed 125 feet.
2. Where new openings are created and/or existing opening utilized that are located below and within 10 feet of a fire escape, 45 minute rated opening protection is required.
a. In lieu of 45 minute rated opening protection, ordinary temperature quick-response type sprinkler heads installed within 18 inches of the openings and spaced no less than 6 feet on center or manufacturer's minimum recommended spacing, whichever is closer, and designed to flow at 3 gpm per linear foot.

C. This Information Sheet is applicable to any of the following:

- 1. Ordinance No. 43-14: Legalization of Dwelling Units Installed Without A Permit
2. Ordinance No. 49-14: Construction of In-law Units in Existing Residential Buildings of Auxiliary Structures on the Same Lot

INFORMATION SHEET EG-05

- 3. Ordinance No. 30-15: Adding Dwelling Units to Existing Buildings Undergoing Seismic Retrofitting
4. Ordinance No. 162-16: Construction of Accessory Dwelling Units
5. Ordinance No. 95-17: Construction of Accessory Dwelling Units
6. Ordinance No. 162-17: Construction of Accessory Dwelling Units

D. These requirements do not alleviate and shall not diminish any other code requirements established in the SFBC and SFFC.

E. These requirements do not apply to ground floor units provided with 2 separate means of access.

OTHER CONDITIONS:

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager. Pre-application meeting and/or approval of AB-005 is required.

Daniel de Cossio 8/27/18
Date

Daniel de Cossio
Fire Marshal & Assistant Deputy Chief
San Francisco Fire Department

Tom C. Hui 8/27/18
Date

Tom C. Hui, S.E., C.B.O.
Director
Department of Building Inspection

This Information Sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org



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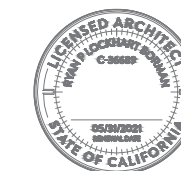


Table with columns: NO., DATE, SUBMISSION. Rows: JAN 10TH 2019, JULY 3RD 2019, AUGUST 8TH 2019, AUGUST 29TH 2019.

PROJECT: BUILDING PERMIT

PROPERTY ADDRESS: 3847-3849 18TH STREET

BLOCK / LOT: 3585 / 077

DRAWING: AB-005

JOB NUMBER: 14009

SCALE: N/A
DATE: AUGUST 29TH 2019

SHEET: A-0.5



# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	VERIFICATION
1. Fill out the project information in the Verification box at the right. 2. Submittal must be a minimum of 11" x 17". 3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.			adds any amount of conditioned area, volume, or size  if applicable	Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion  3847-3849 18th ST PROJECT NAME 3585 / 077 BLOCK/LOT 3847-3849 18th ST ADDRESS RESIDENTIAL PRIMARY OCCUPANCY 6,490 SQ.FT. GROSS BUILDING AREA 2,115 SQ.FT. INCREASE IN CONDITIONED FLOOR AREA I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.
RESIDENTIAL	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•



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NO.	DATE	SUBMISSION
△	JAN 10TH 2019	
△	JULY 3RD 2019	NOFOR #2
△	AUGUST 8TH 2019	3 DWELLING UNITS
△	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT: **BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

DRAWING:  
**GREEN BUILDING**

JOB NUMBER: 14009

SCALE: N/A  
DATE: AUGUST 29TH 2019

SHEET:  
**A-0.7**

**FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY**

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads <sup>2</sup>	2 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 (rim space (inches) @ 60 psi)
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

**NOTES:**

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L).
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

**Water Efficiency of Existing Non-Compliant Fixtures**

*All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.*

**NON-COMPLIANT PLUMBING FIXTURES INCLUDE:**

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

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

**Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.**

GREEN BUILDING COMPLIANCE PROFESSIONAL  
(name & contact phone #)

FIRM

I am a LEED Accredited Professional

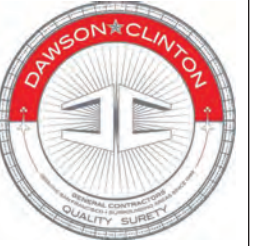
I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

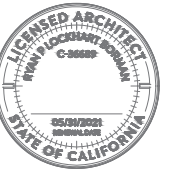
GREEN BUILDING COMPLIANCE PROFESSIONAL  
(sign & date)

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





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4	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

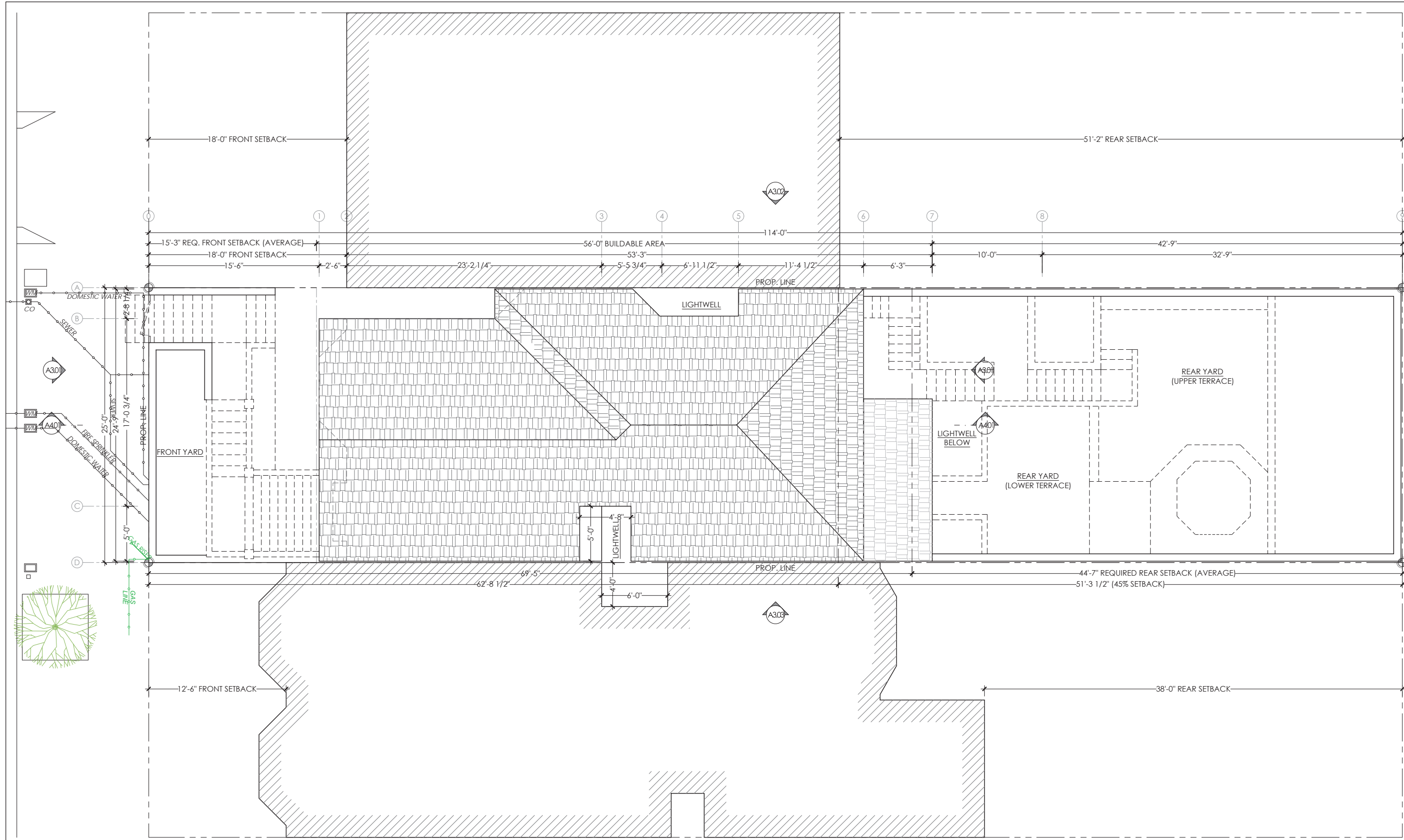
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**SITE PLANS**

JOB NUMBER: 14009

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

DATE: AUGUST 29TH 2019

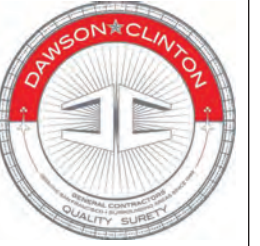
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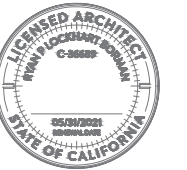
WALL TYPE LEGEND	
EXISTING TO REMAIN	PROPOSED WALL
EXISTING DEMOLISHED	1-HR RATED WALL
	2-HR RATED WALL



**EXISTING SITE PLAN**



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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

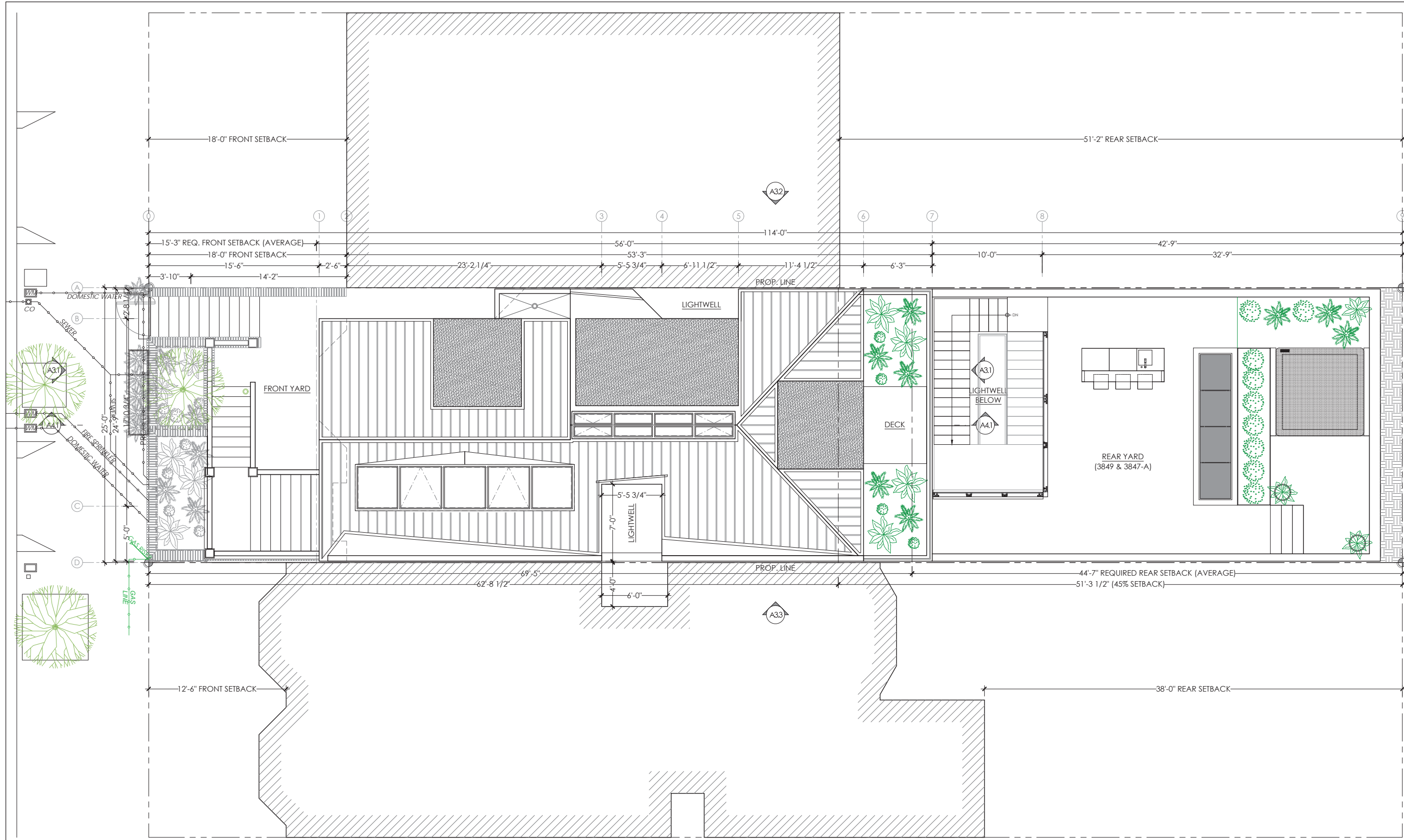
DRAWING:  
**SITE PLANS**

JOB NUMBER: 14009

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

DATE: AUGUST 29TH 2019

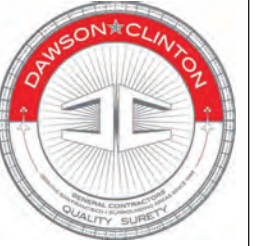
SHEET:  
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WALL TYPE LEGEND	
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EXISTING DEMOLISHED	1-HR RATED WALL
	2-HR RATED WALL

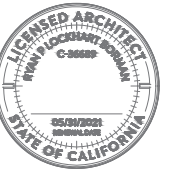


**PROPOSED SITE PLAN**



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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

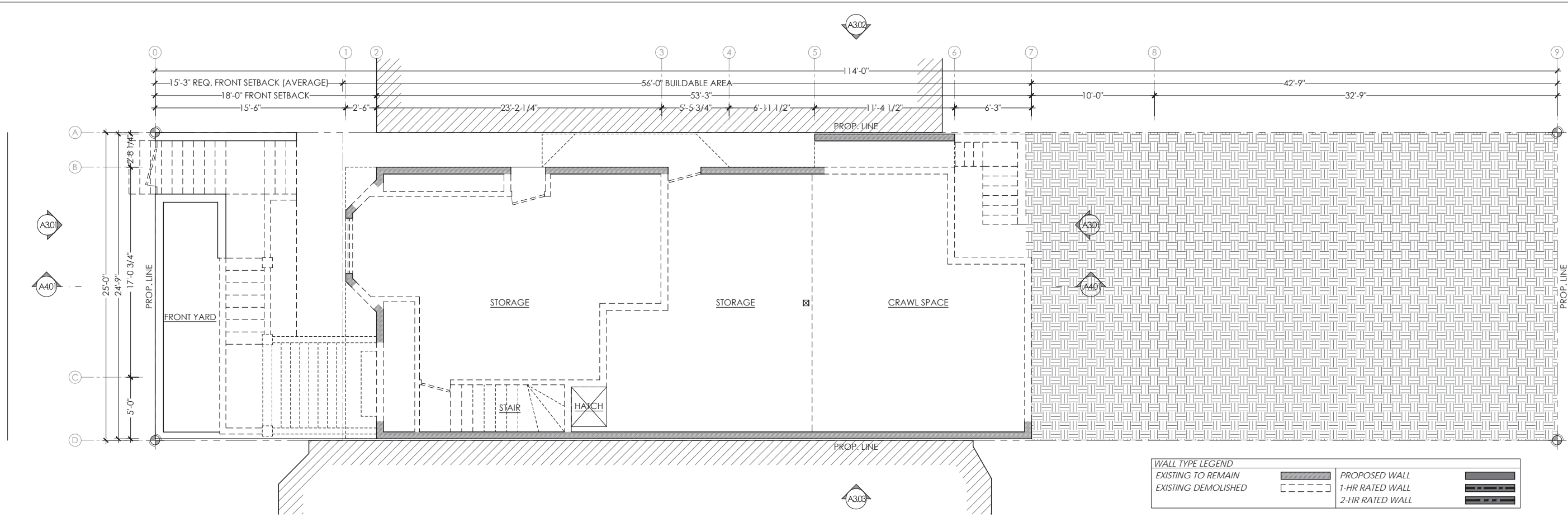
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**FLOOR PLANS**

JOB NUMBER: 14009

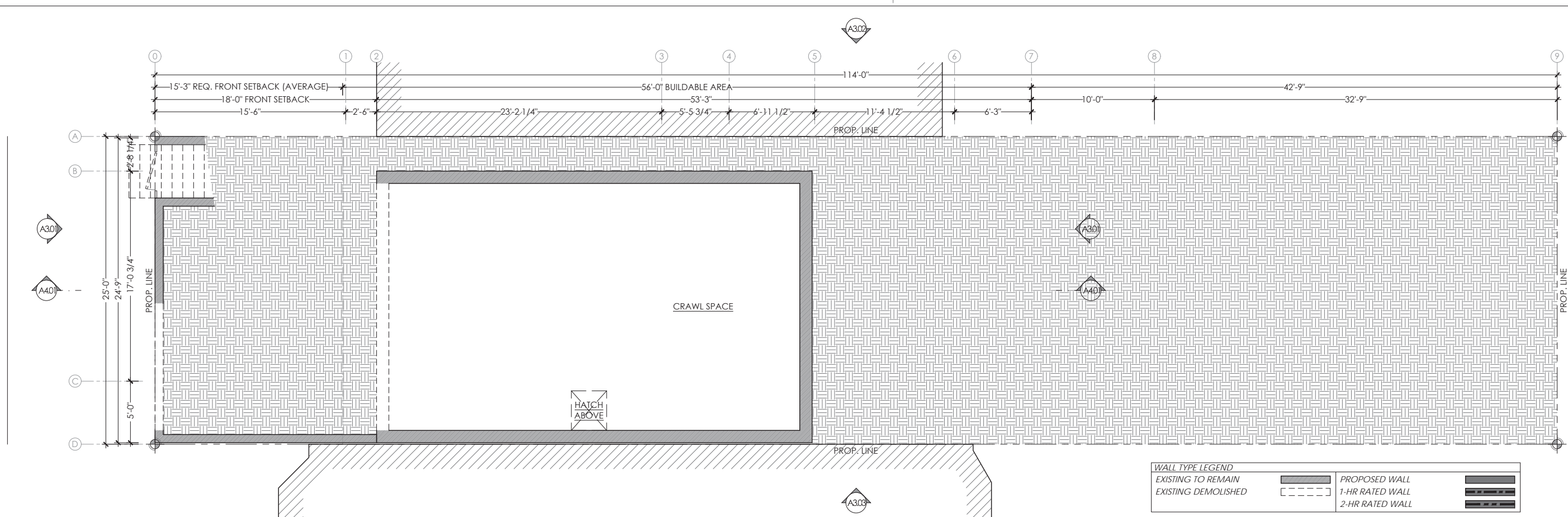
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DATE: AUGUST 29TH 2019

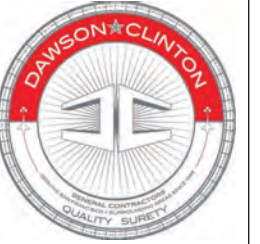
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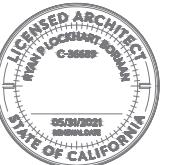
**EXISTING LEVEL 1**



**EXISTING BASEMENT LEVEL (CRAWL SPACE)**



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PROJECT:  
**BUILDING PERMIT**

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**3847-3849  
18TH STREET**

BLOCK / LOT:  
**3585 / 077**

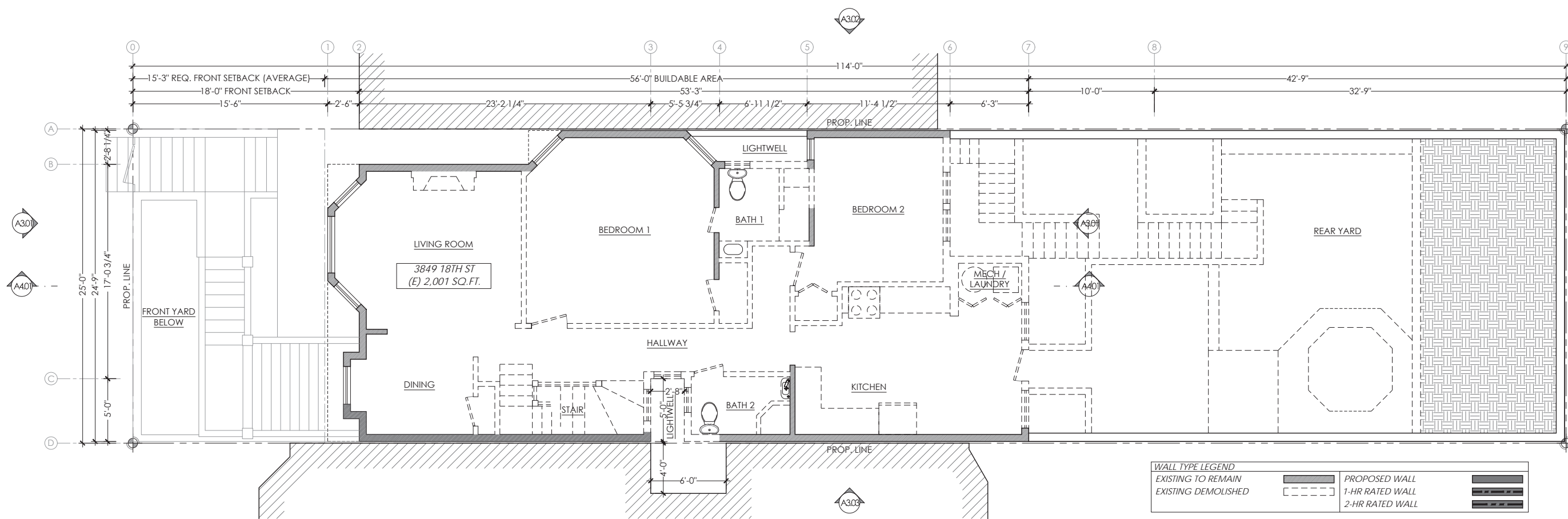
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**FLOOR PLANS**

JOB NUMBER: 14009

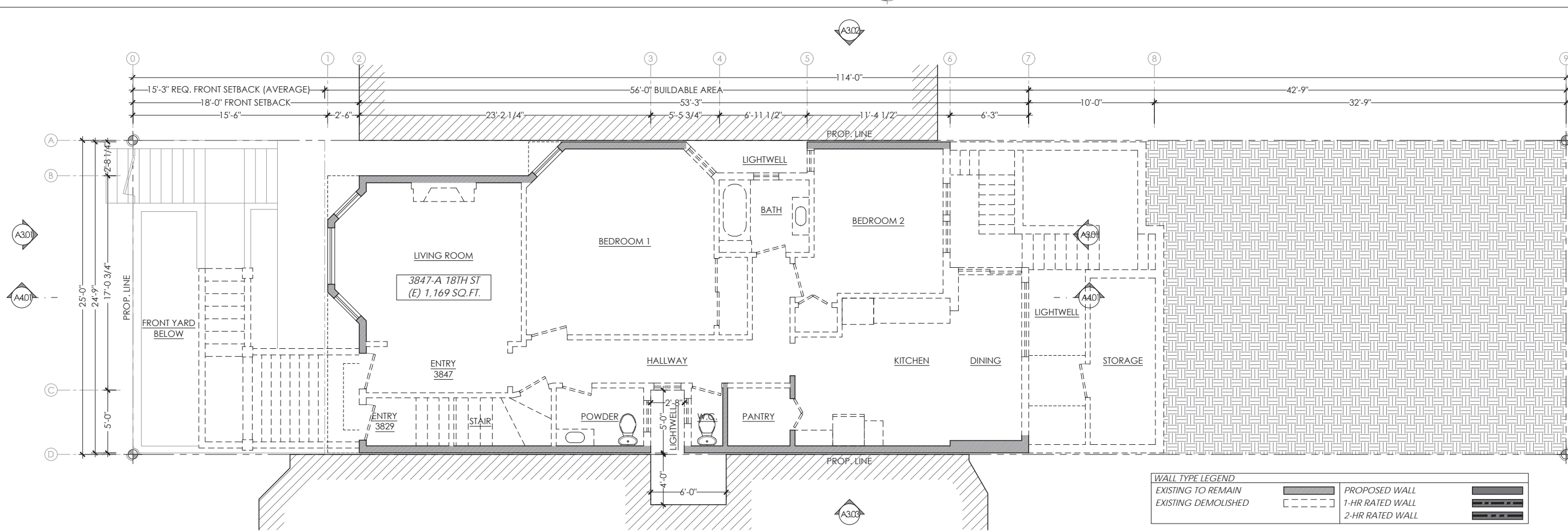
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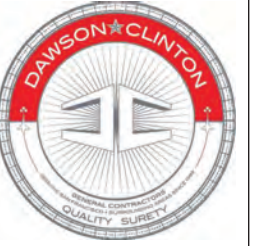
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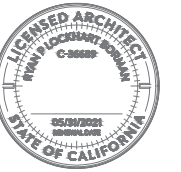
**EXISTING LEVEL 3**



**EXISTING LEVEL 2**



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 18TH STREET**

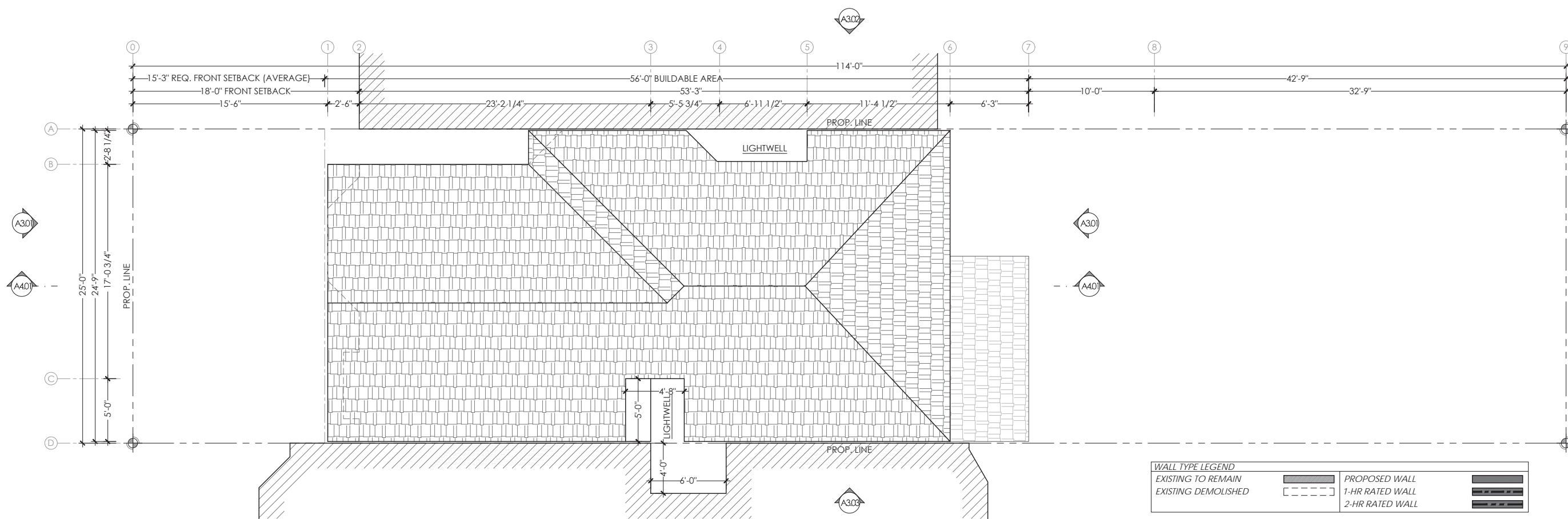
BLOCK / LOT:  
**3585 / 077**

DRAWING:  
**FLOOR PLANS**

JOB NUMBER: 14009

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 DATE: AUGUST 29TH 2019

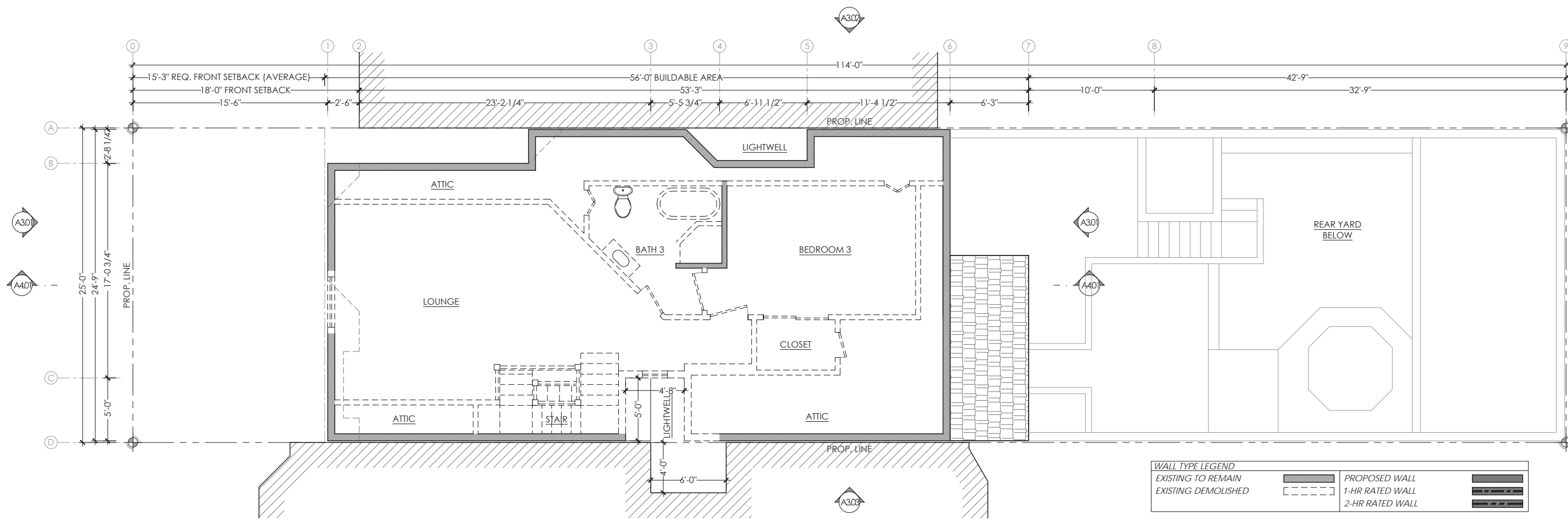
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PROPOSED WALL	
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2-HR RATED WALL	



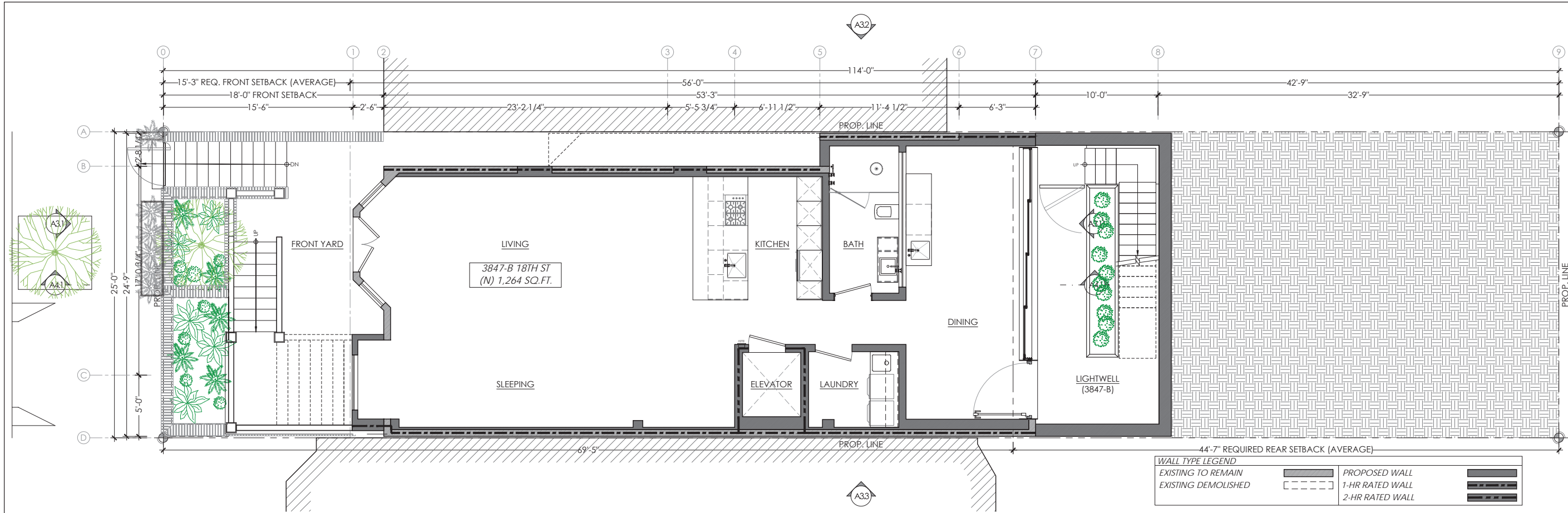
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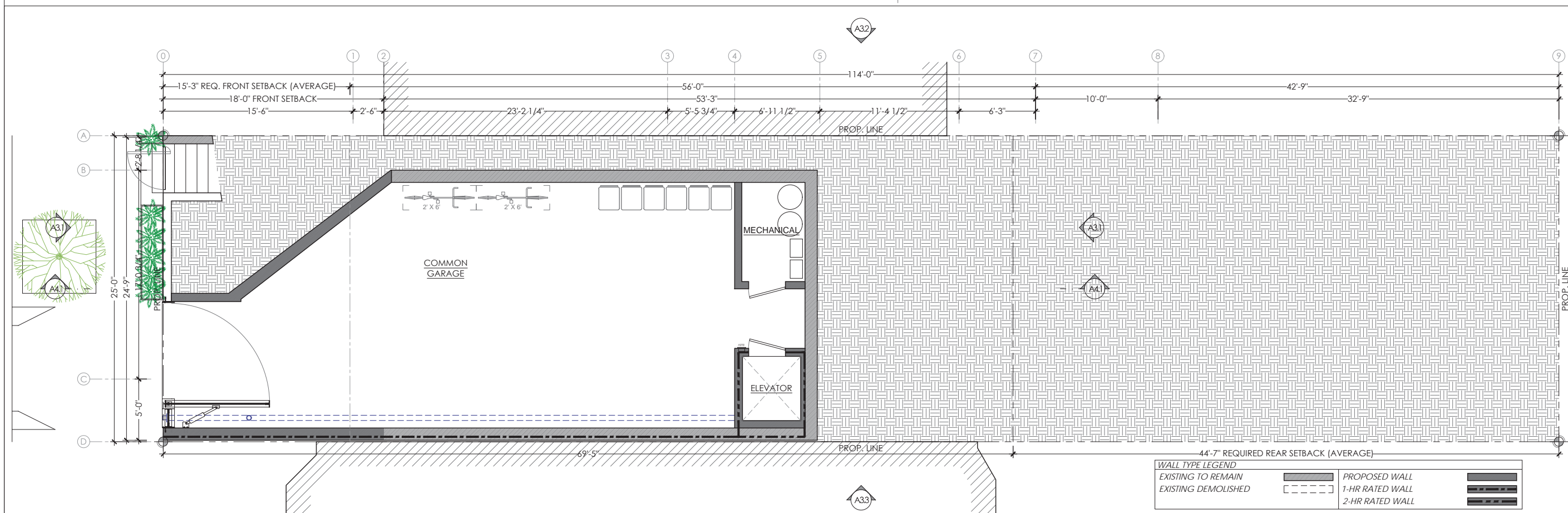
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EXISTING TO REMAIN	
EXISTING DEMOLISHED	
PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



**EXISTING LEVEL 4**



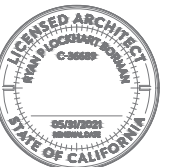
PROPOSED LEVEL 1



PROPOSED BASEMENT LEVEL (GARAGE)



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4	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

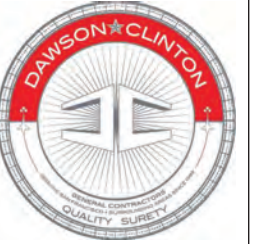
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**FLOOR PLANS**

JOB NUMBER: 14009

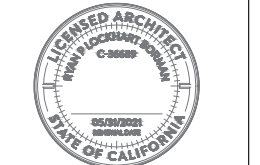
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DATE: AUGUST 29TH 2019

SHEET:  
**A-2.1**



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GENERAL CONTRACTORS



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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

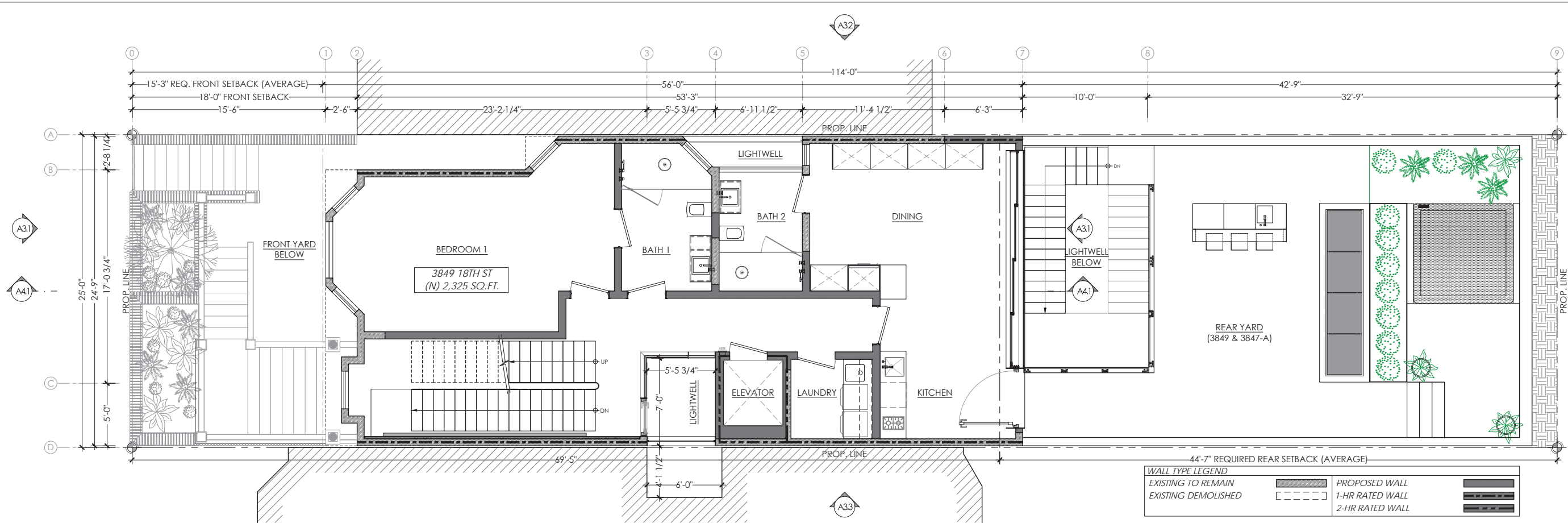
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**FLOOR PLANS**

JOB NUMBER: 14009

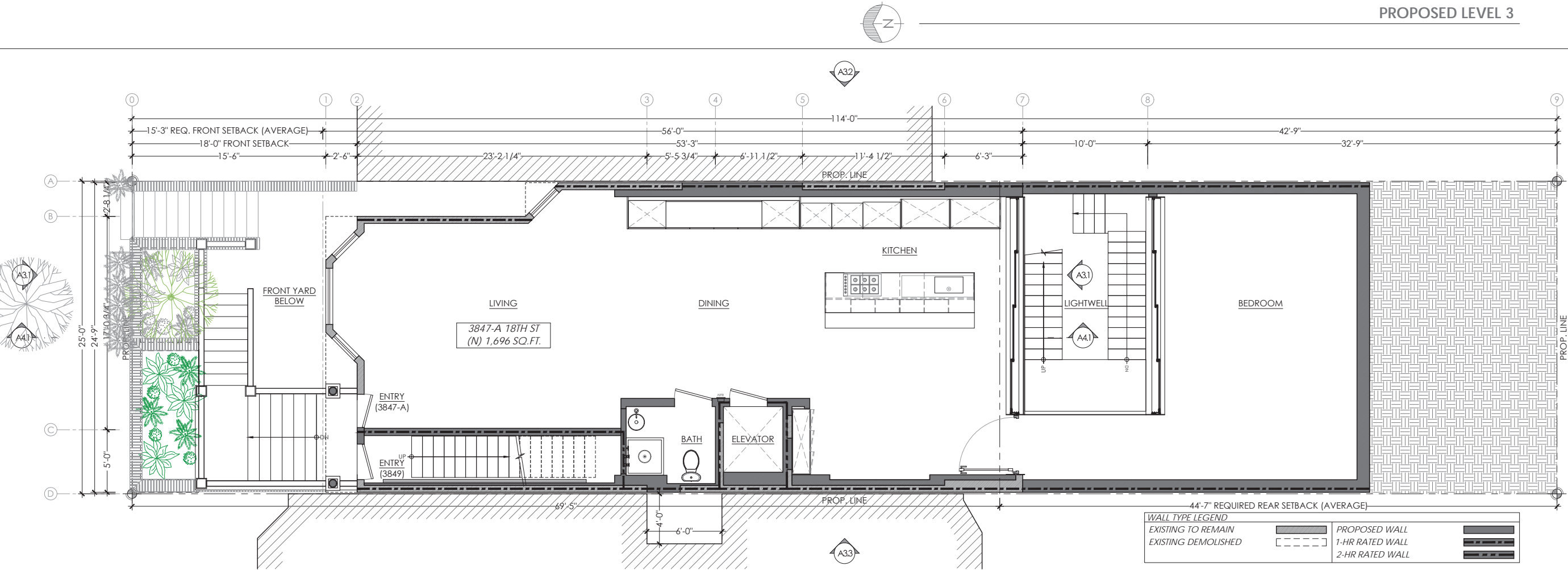
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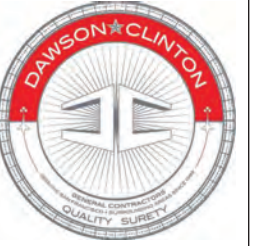
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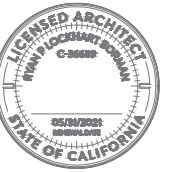
**PROPOSED LEVEL 3**



**PROPOSED LEVEL 2**



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**3847-3849  
18TH STREET**

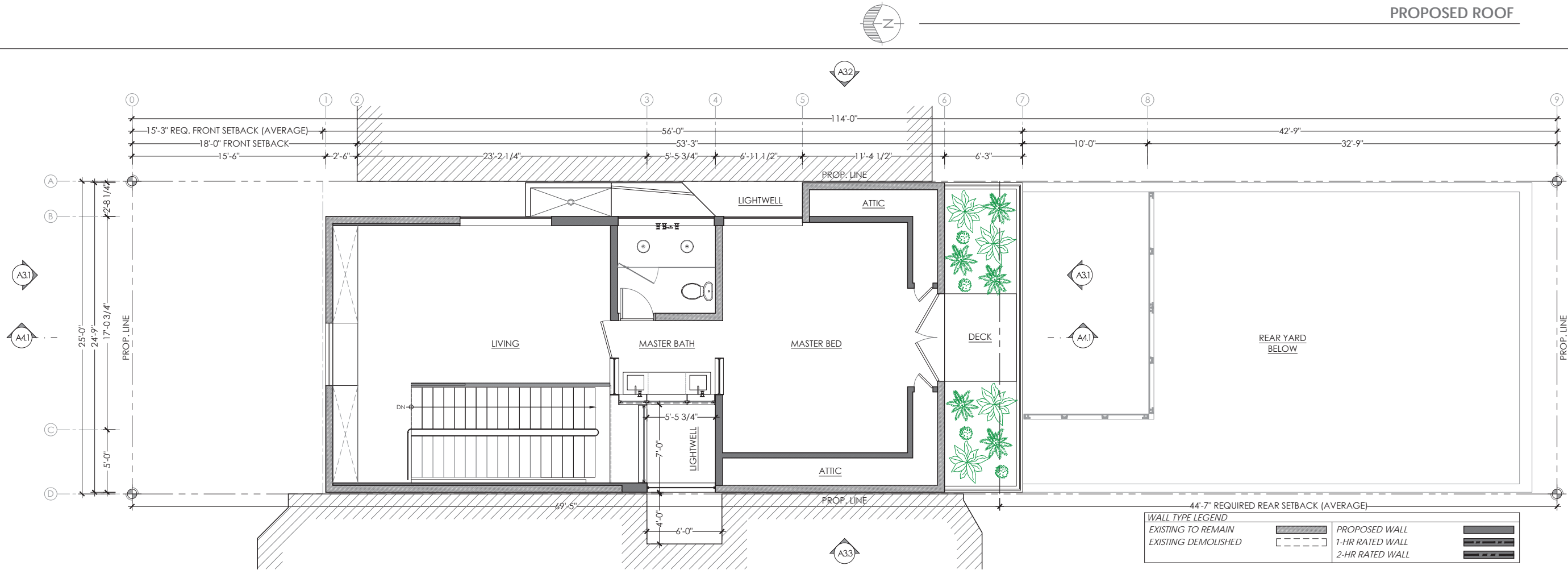
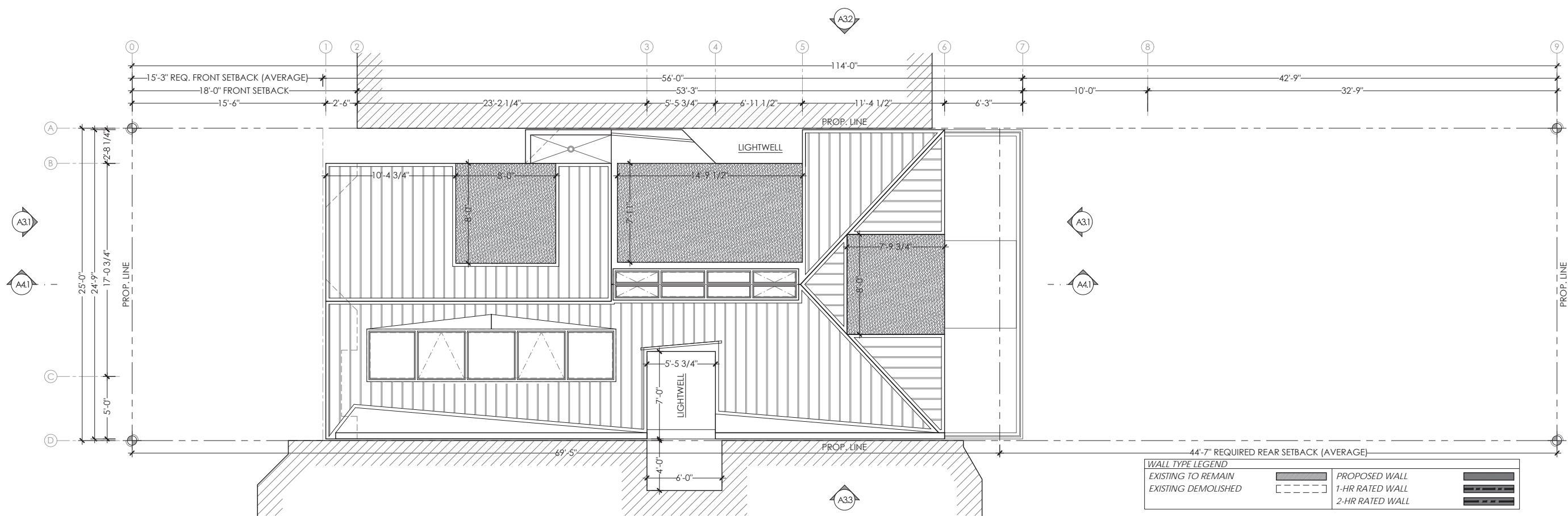
BLOCK / LOT:  
**3585 / 077**

DRAWING:  
**FLOOR PLANS**

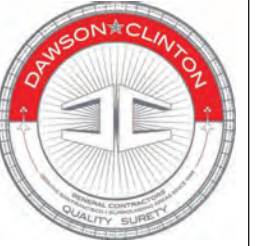
JOB NUMBER: 14009

SCALE: 1/4" = 1'-0"  
DATE: AUGUST 29TH 2019

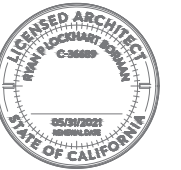
SHEET:  
**A-2.3**







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△	JAN 10TH 2019	
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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

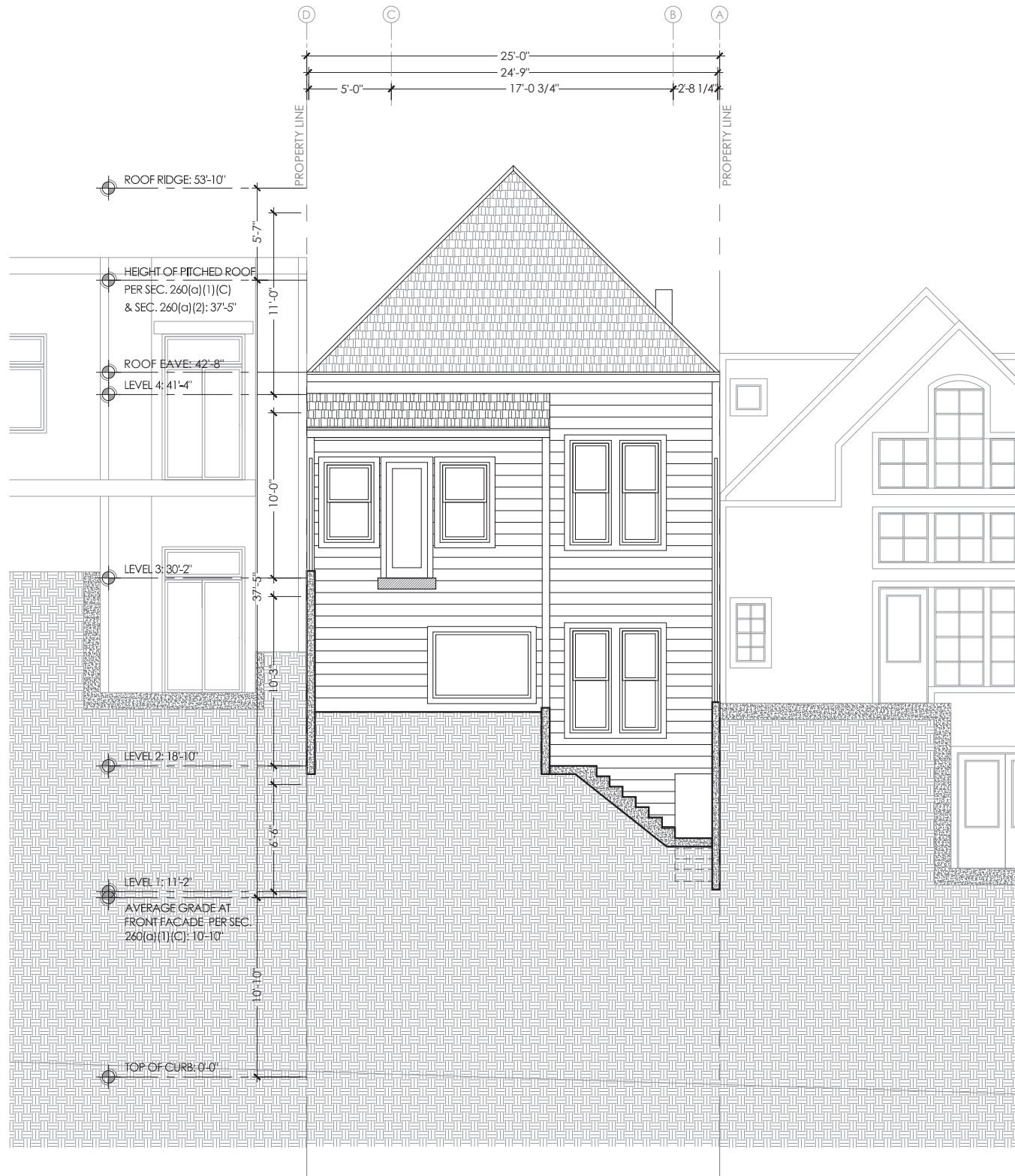
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

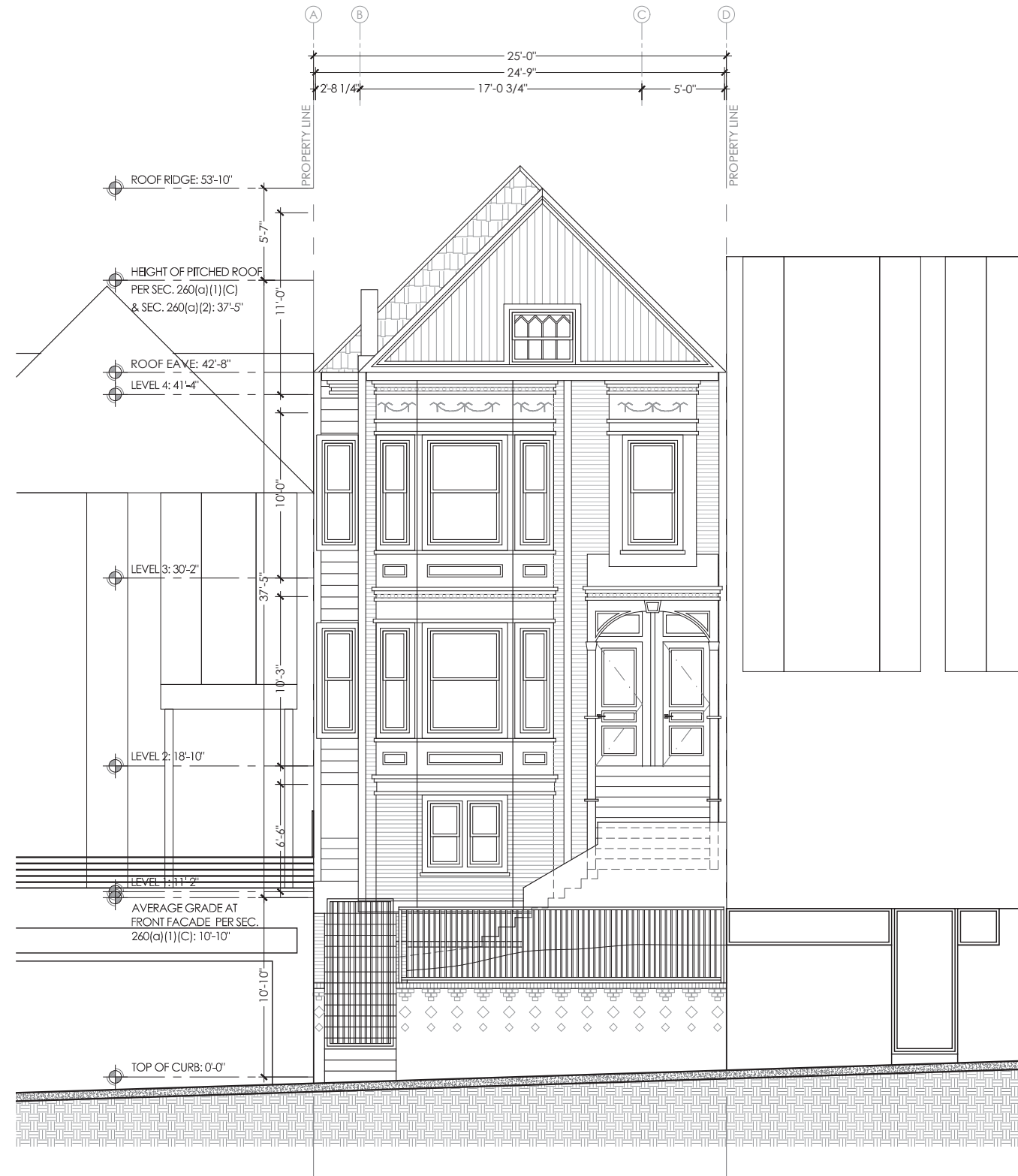
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DATE: AUGUST 29TH 2019

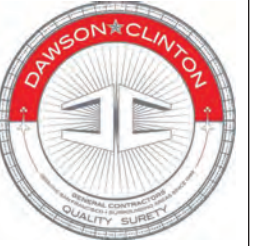
SHEET:  
**A-3.01**



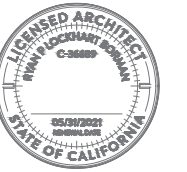
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



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▲	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

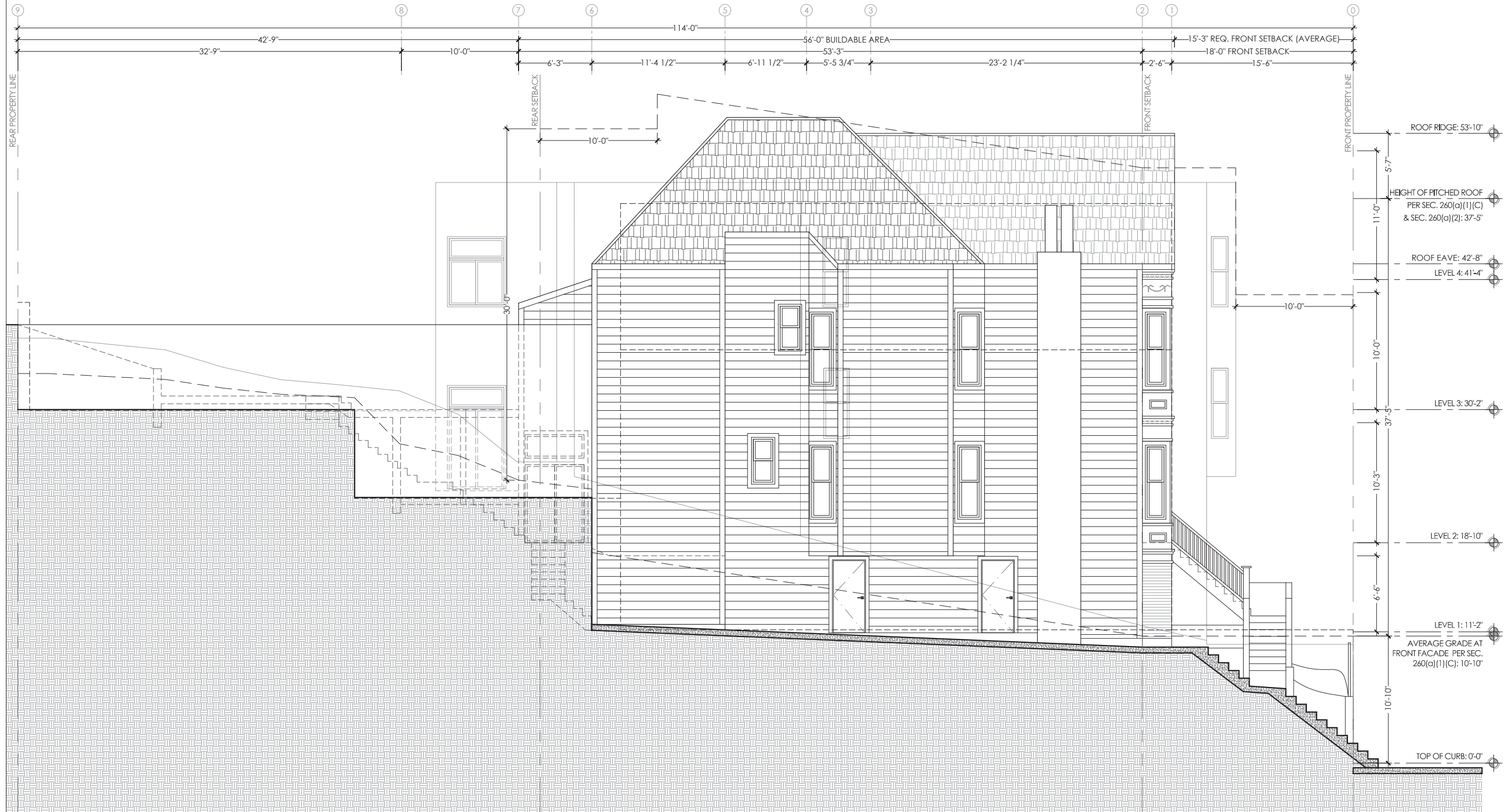
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

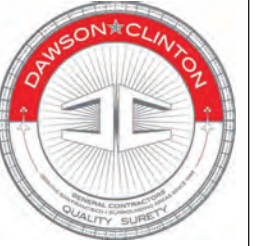
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DATE: AUGUST 29TH 2019

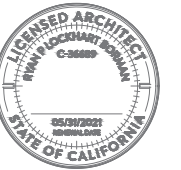
SHEET:  
**A-3.02**



**EXISTING EAST ELEVATION**



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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

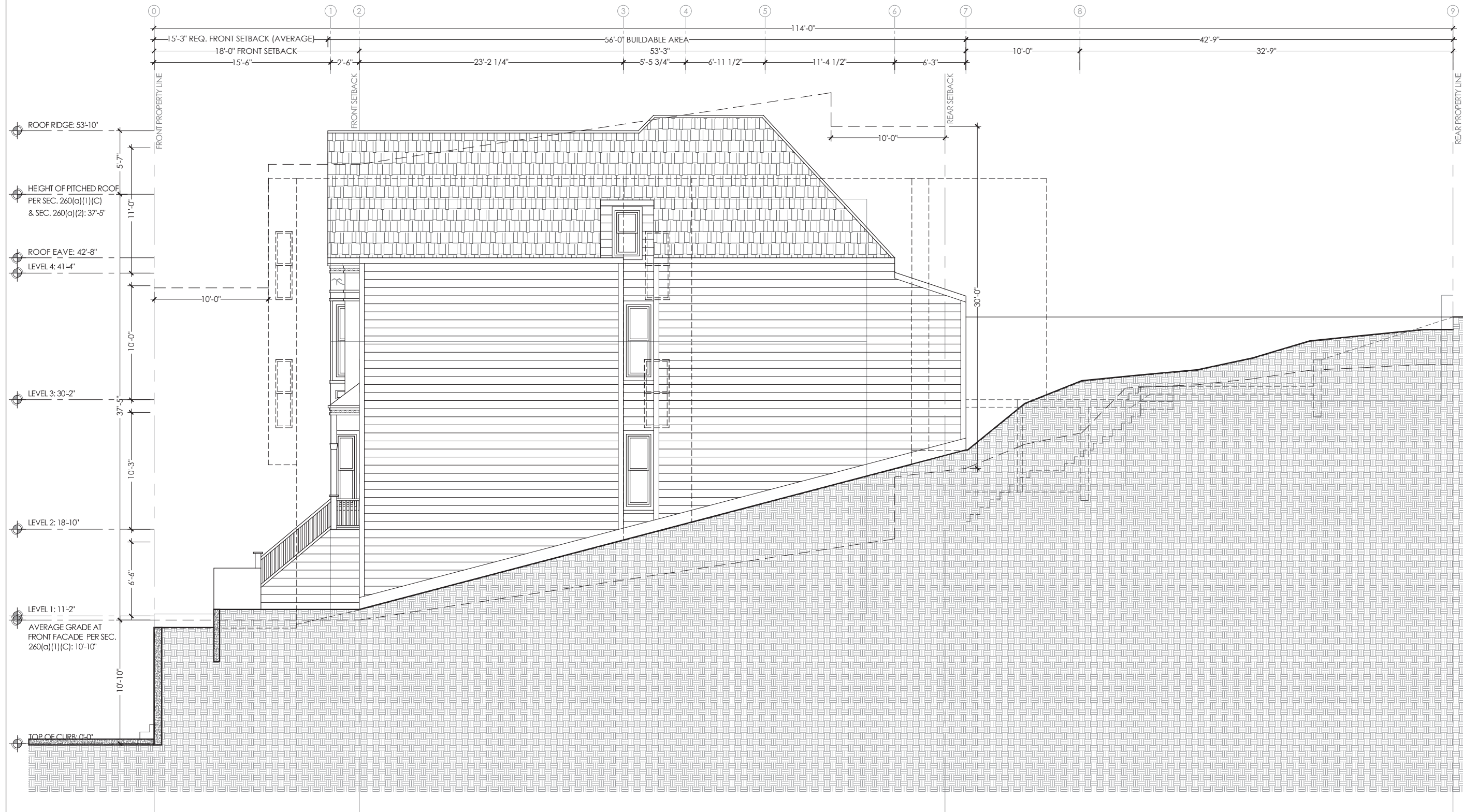
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

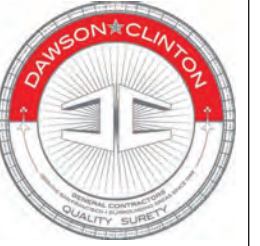
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DATE: AUGUST 29TH 2019

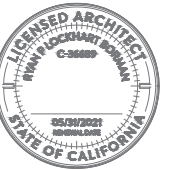
SHEET:  
**A-3.03**



**EXISTING WEST ELEVATION**



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4	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

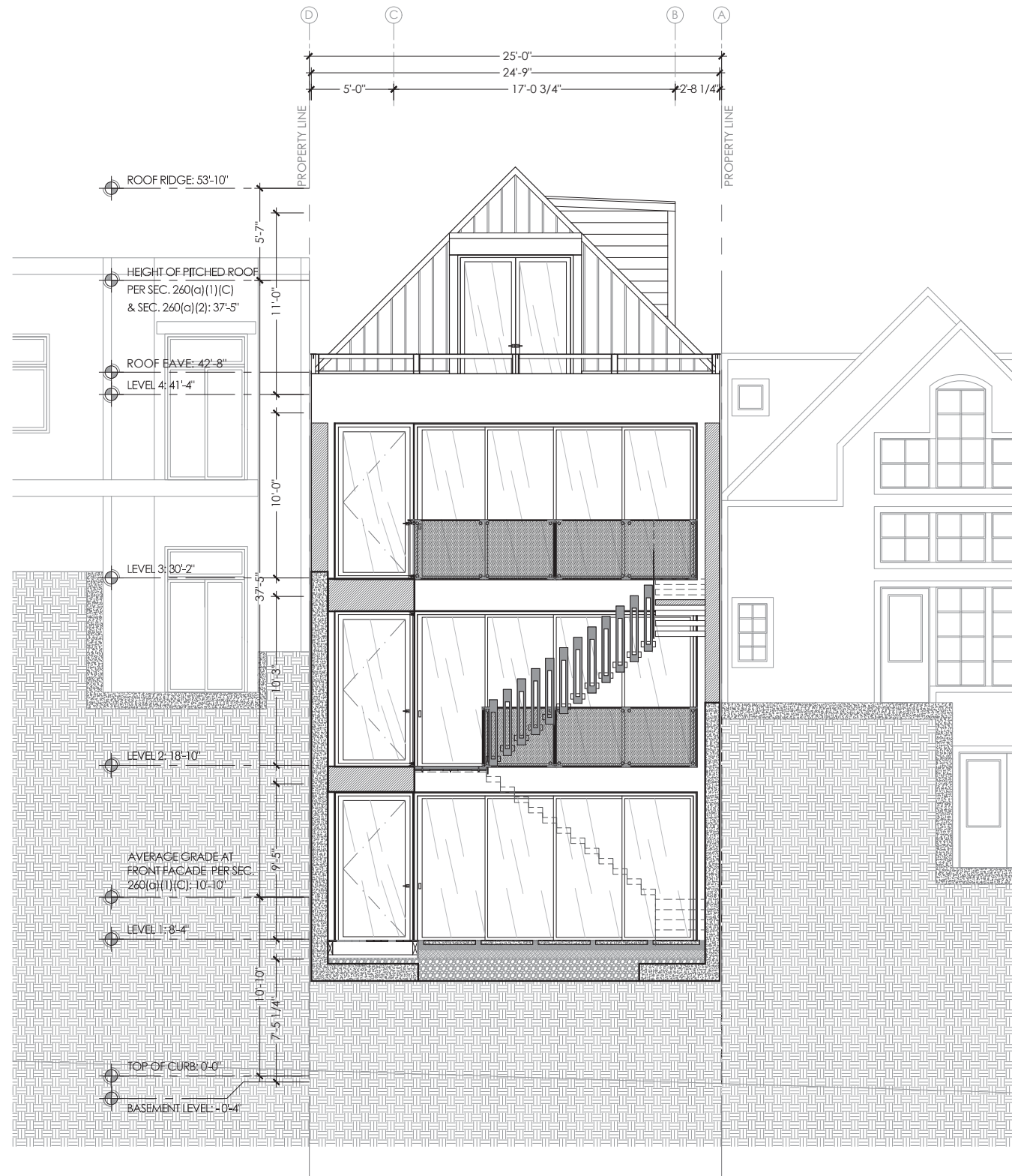
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

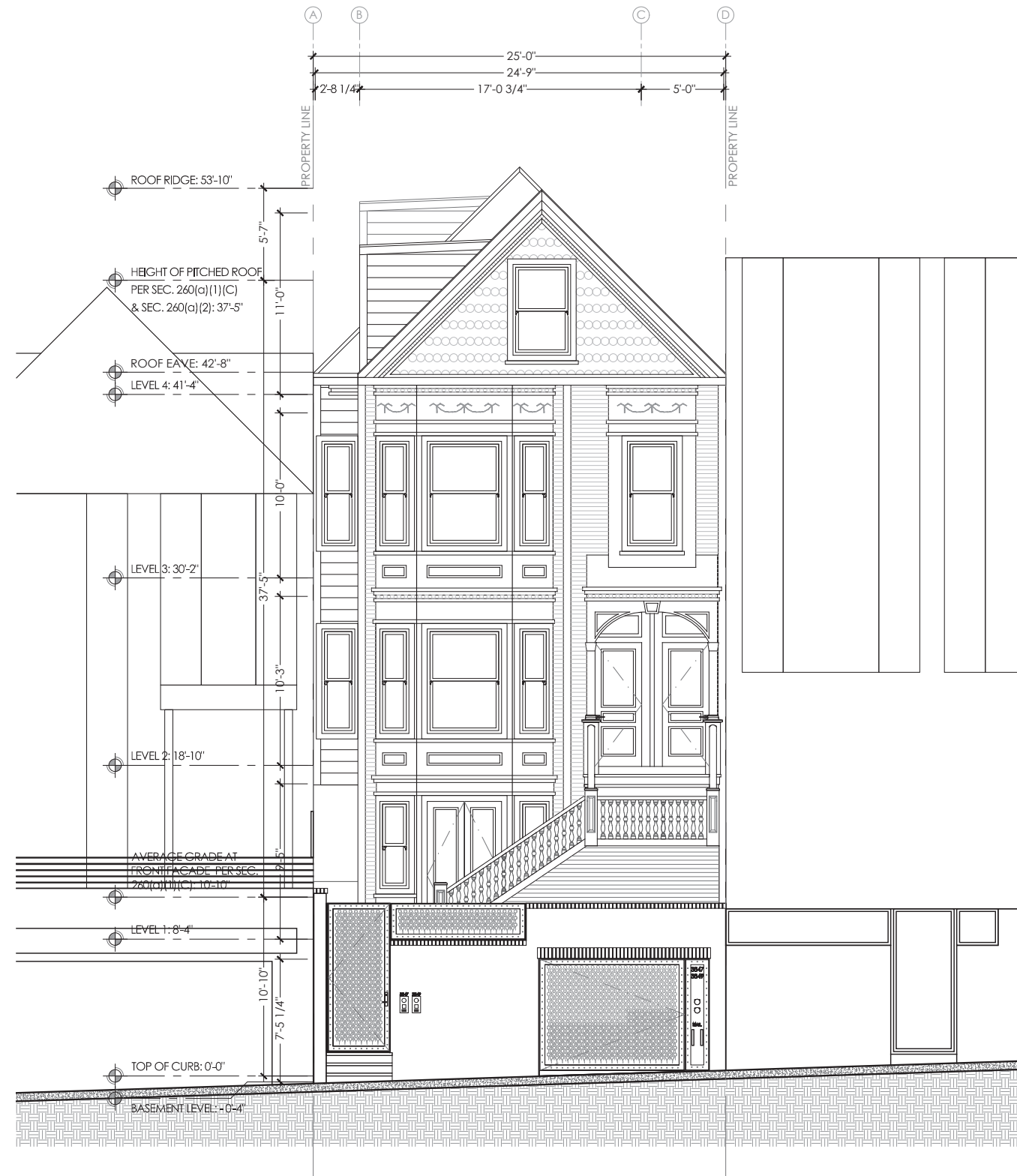
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DATE: AUGUST 29TH 2019

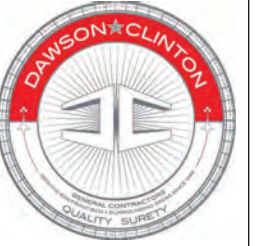
SHEET:  
**A-3.1**



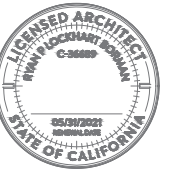
**PROPOSED SOUTH ELEVATION**



**PROPOSED NORTH ELEVATION**



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△	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

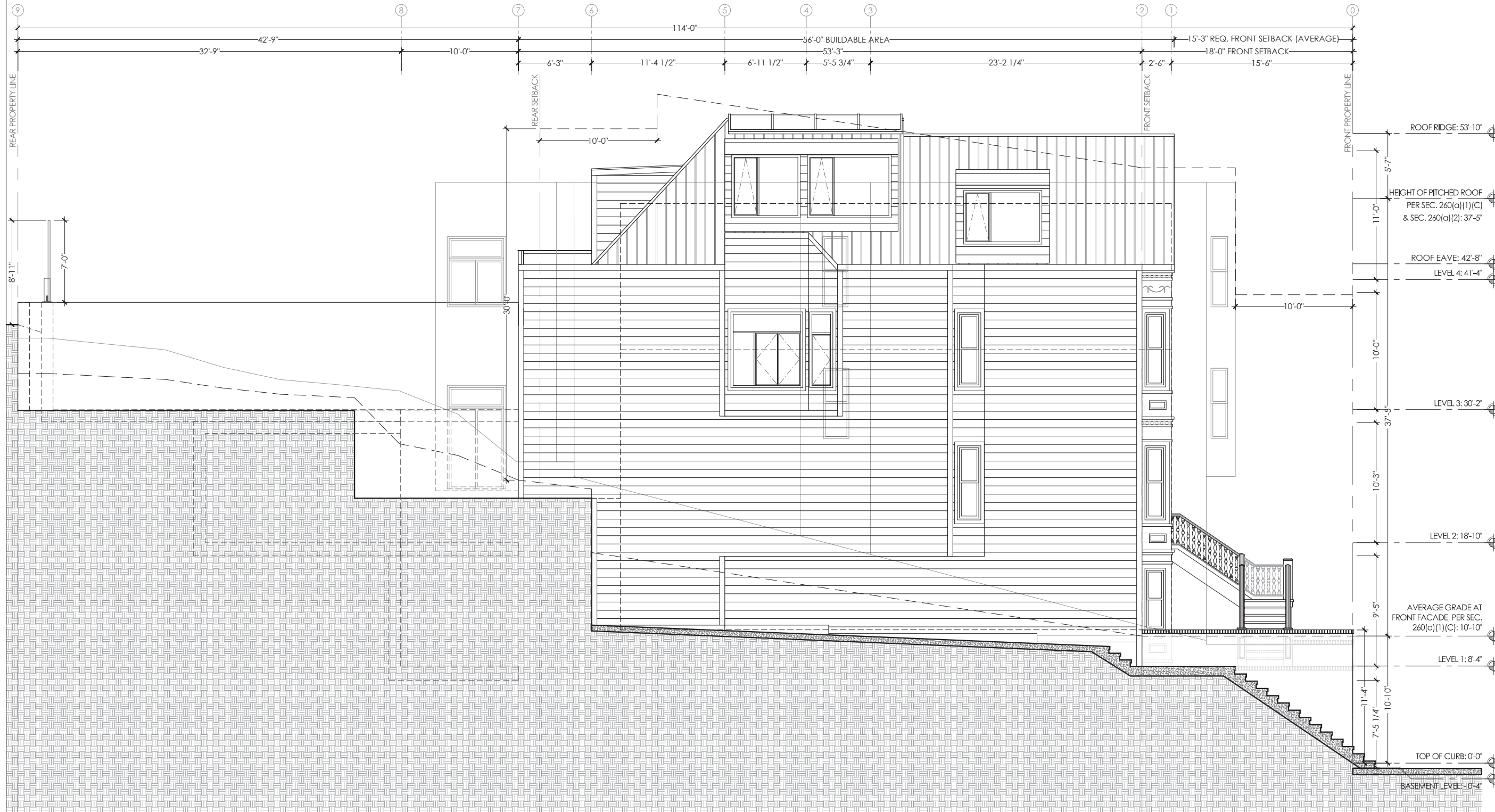
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

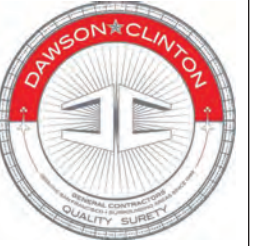
SCALE: 1/4" = 1'-0"

DATE: AUGUST 29TH 2019

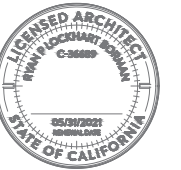
SHEET:  
**A-3.2**



**PROPOSED EAST ELEVATION**



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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

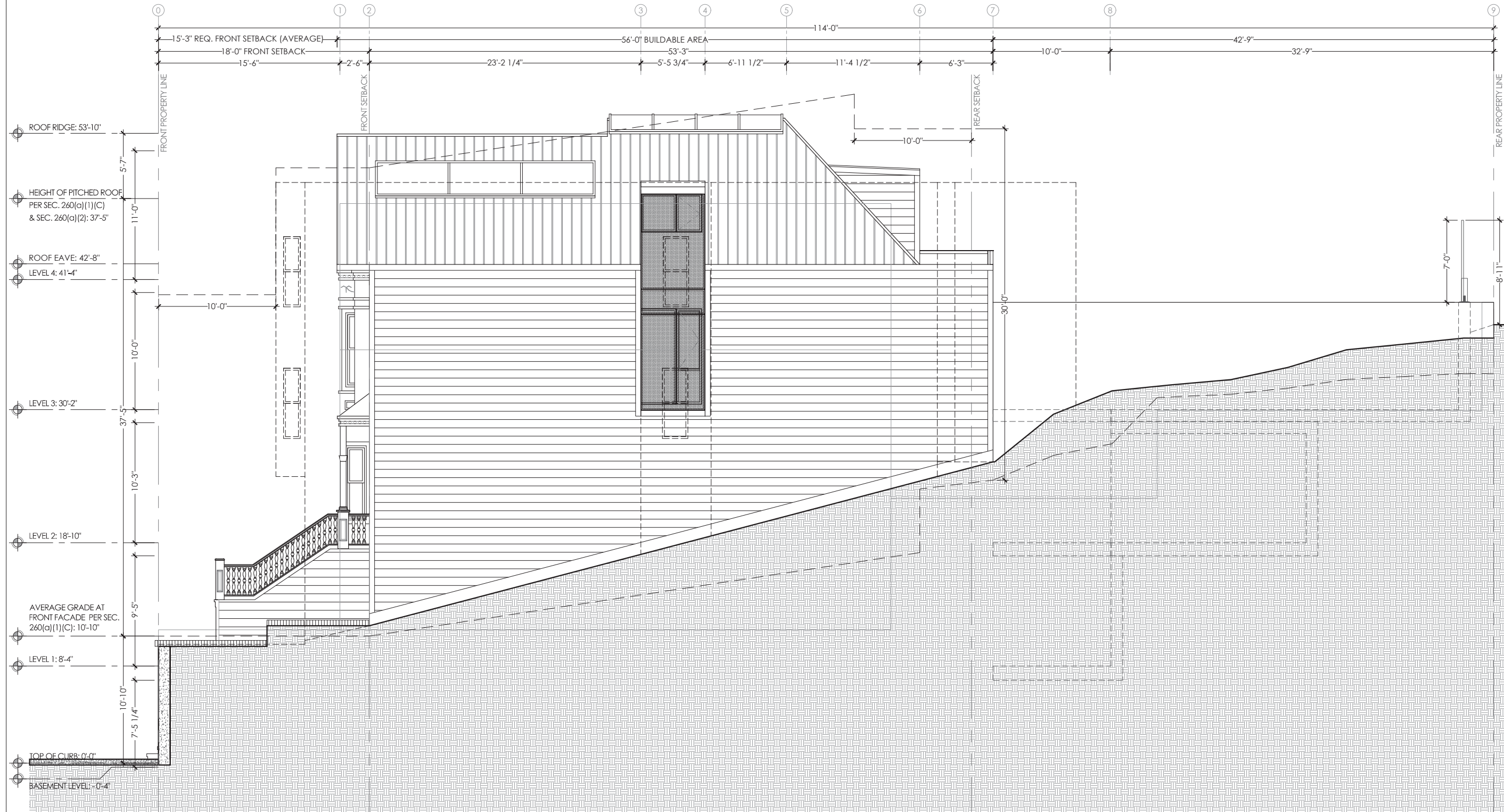
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

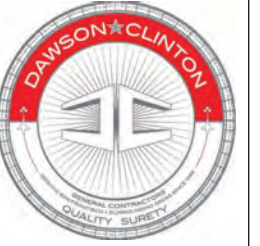
SCALE: 1/4" = 1'-0"

DATE: AUGUST 29TH 2019

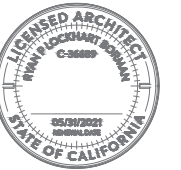
SHEET:  
**A-3.3**



**PROPOSED WEST ELEVATION**



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△	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

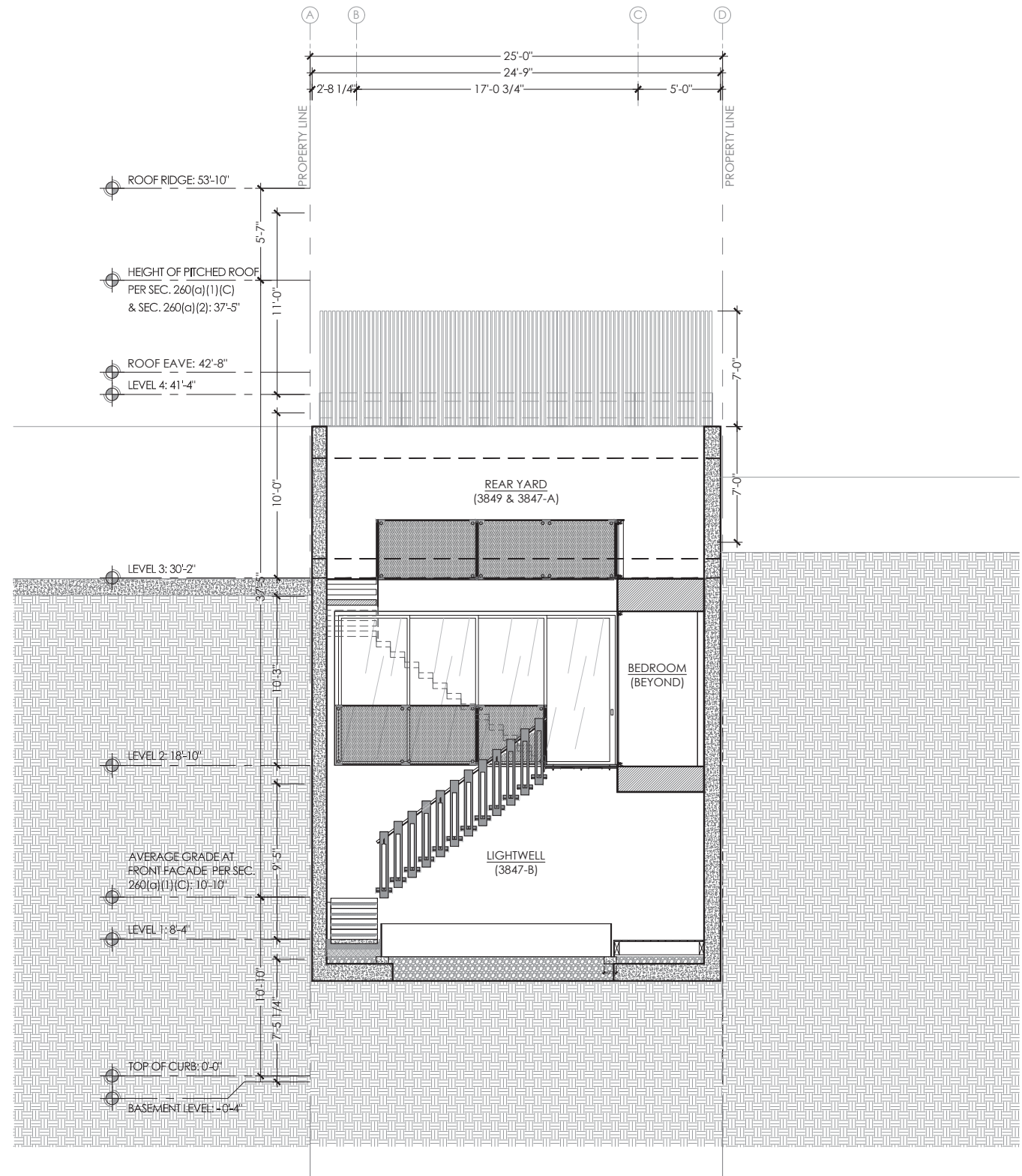
DRAWING:  
**ELEVATIONS**

JOB NUMBER: 14009

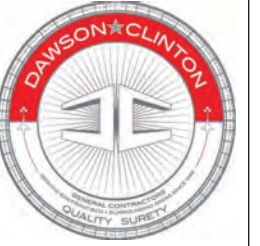
SCALE: 1/4" = 1'-0"

DATE: AUGUST 29TH 2019

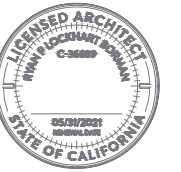
SHEET:  
**A-3.4**



PROPOSED NORTH ELEVATION AT LIGHTWELL - GRIDLINE 7/8



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4	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

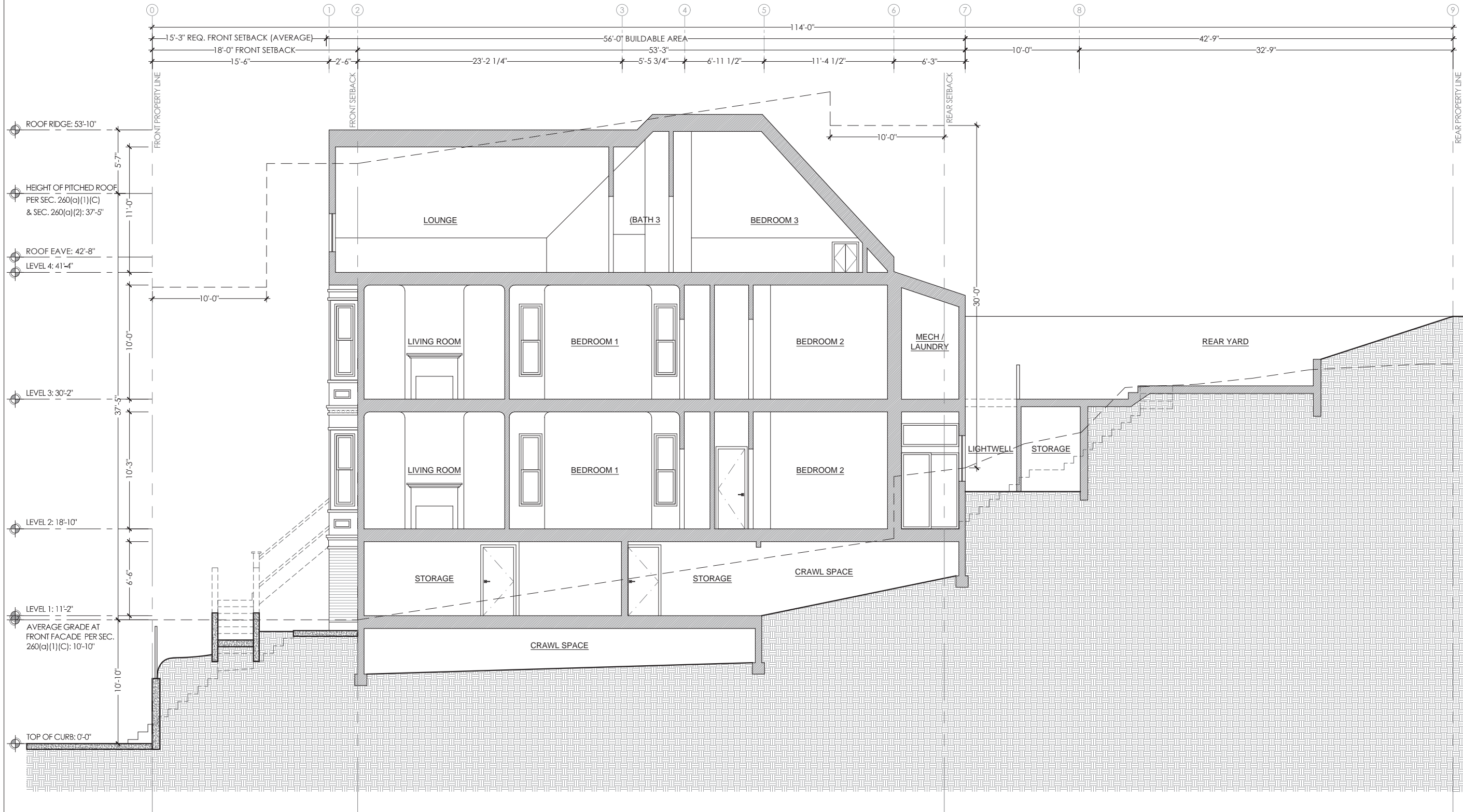
DRAWING:  
**SECTIONS**

JOB NUMBER: 14009

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

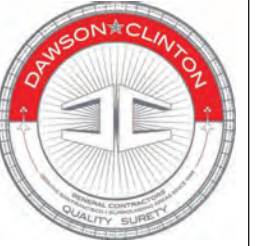
DATE: AUGUST 29TH 2019

SHEET:  
**A-4.01**

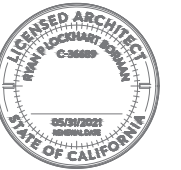


**EXISTING SECTION**





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PROJECT:  
**BUILDING PERMIT**

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

BLOCK / LOT:  
**3585 / 077**

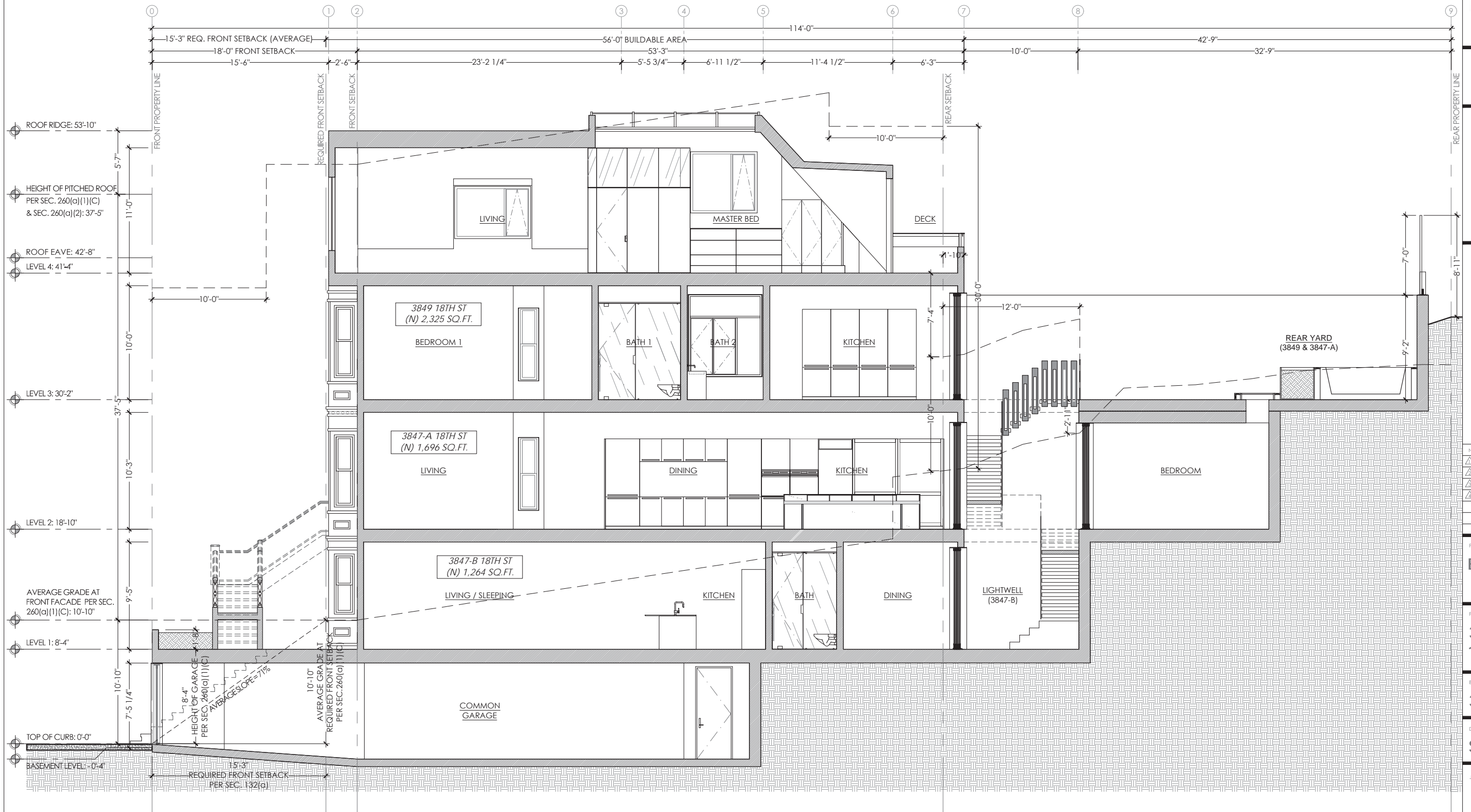
DRAWING:  
**SECTIONS**

JOB NUMBER: 14009

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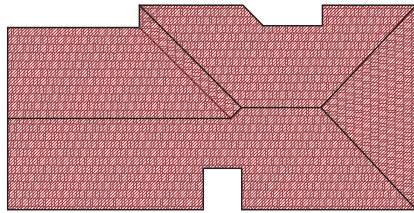
DATE: AUGUST 29TH 2019

SHEET:  
**A-4.1**

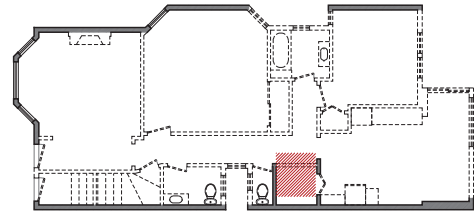


**PROPOSED SECTION**

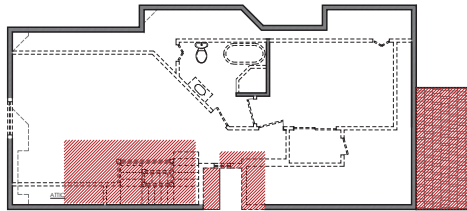
ROOF  
ROOF AREA: 1,138 SQ.FT.  
DEMOLITION AREA: 1,138 SQ.FT.



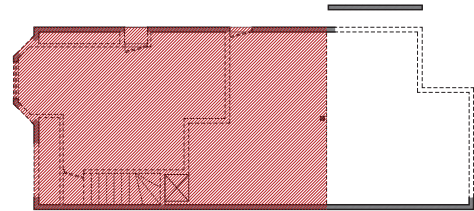
LEVEL 2  
FLOOR AREA: 1,203 SQ.FT.  
DEMOLITION AREA: 25 SQ.FT.



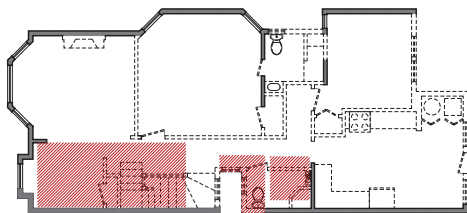
LEVEL 4  
FLOOR AREA: 1,240 SQ.FT.  
DEMOLITION AREA: 248 SQ.FT.



LEVEL 1  
FLOOR AREA: 802 SQ.FT.  
DEMOLITION AREA: 802 SQ.FT.



LEVEL 3  
FLOOR AREA: 1,209 SQ.FT.  
DEMOLITION AREA: 190 SQ.FT.



BASEMENT 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:
    - (a) 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 PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND THE REAR FACADE AND ALSO PROPOSES 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**

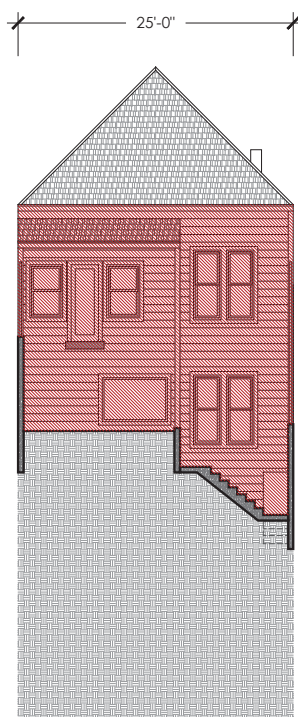
**DEMOLITION CALCULATION OF VERTICAL & HORIZONTAL ELEMENTS - 317(B)(2)(C)**

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

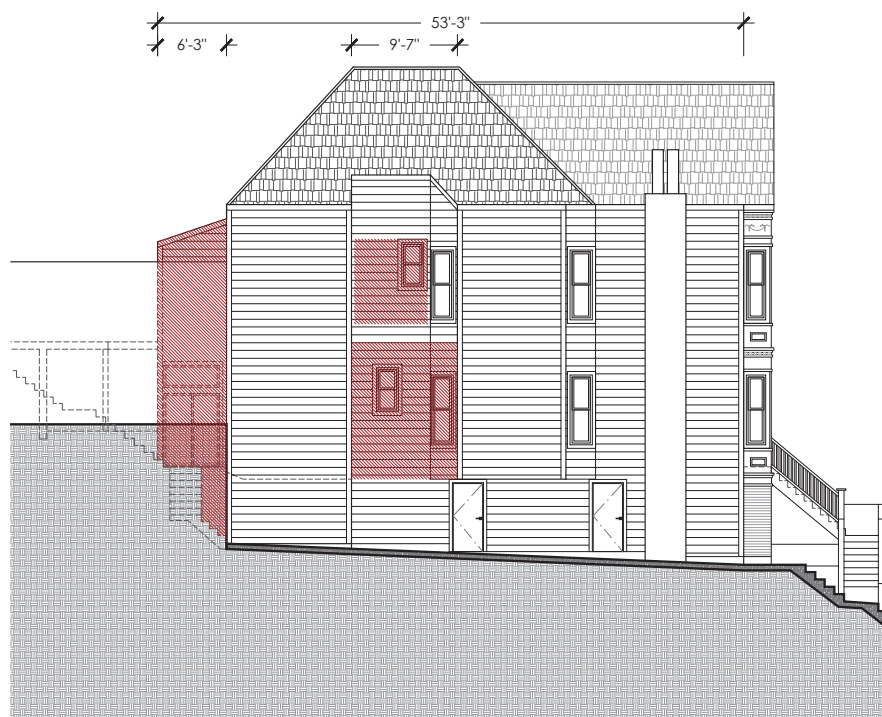
TOTAL AREA OF HORIZONTAL ELEMENTS: (1,138 SQFT + 1,240 SQFT + 1,209 SQFT + 1,203 SQFT + 802 SQFT) = 5,592 SQFT  
50% MAX. ALLOWABLE DEMOLITION = 2,796 SQFT  
TOTAL DEMOLITION: (1,138 SQFT + 248 SQFT + 190 SQFT + 25 SQFT + 802 SQFT) = 2,403 SQFT

**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.



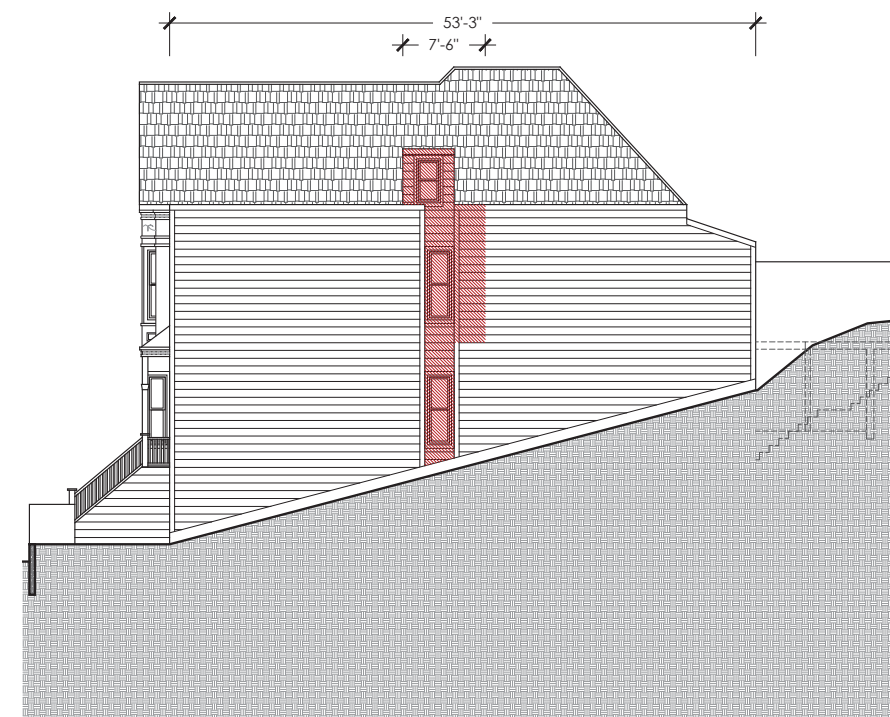
**EAST ELEVATION**  
TOTAL AREA OF FACADE: 1,663 SQ.FT.  
DEMOLITION AREA: 318 SQ.FT.



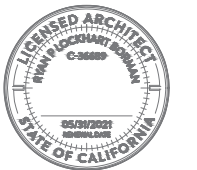
**NORTH ELEVATION**  
TOTAL AREA OF FACADE: 943 SQ.FT.  
DEMOLITION AREA: 266 SQ.FT.



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



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4	AUGUST 29TH 2019	CODE ANALYSIS

PROJECT:  
**BUILDING PERMIT**

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

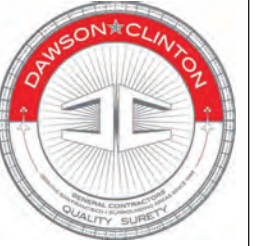
BLOCK / LOT:  
**3585 / 077**

DRAWING:  
**DEMOLITION CALC**

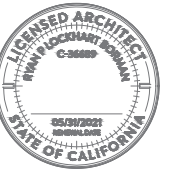
JOB NUMBER: 14009

SCALE: NOT TO SCALE  
DATE: AUGUST 29TH 2019

SHEET:  
**A-5.1**



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PROPERTY ADDRESS:  
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 18TH STREET**

BLOCK / LOT:  
**3585 / 077**

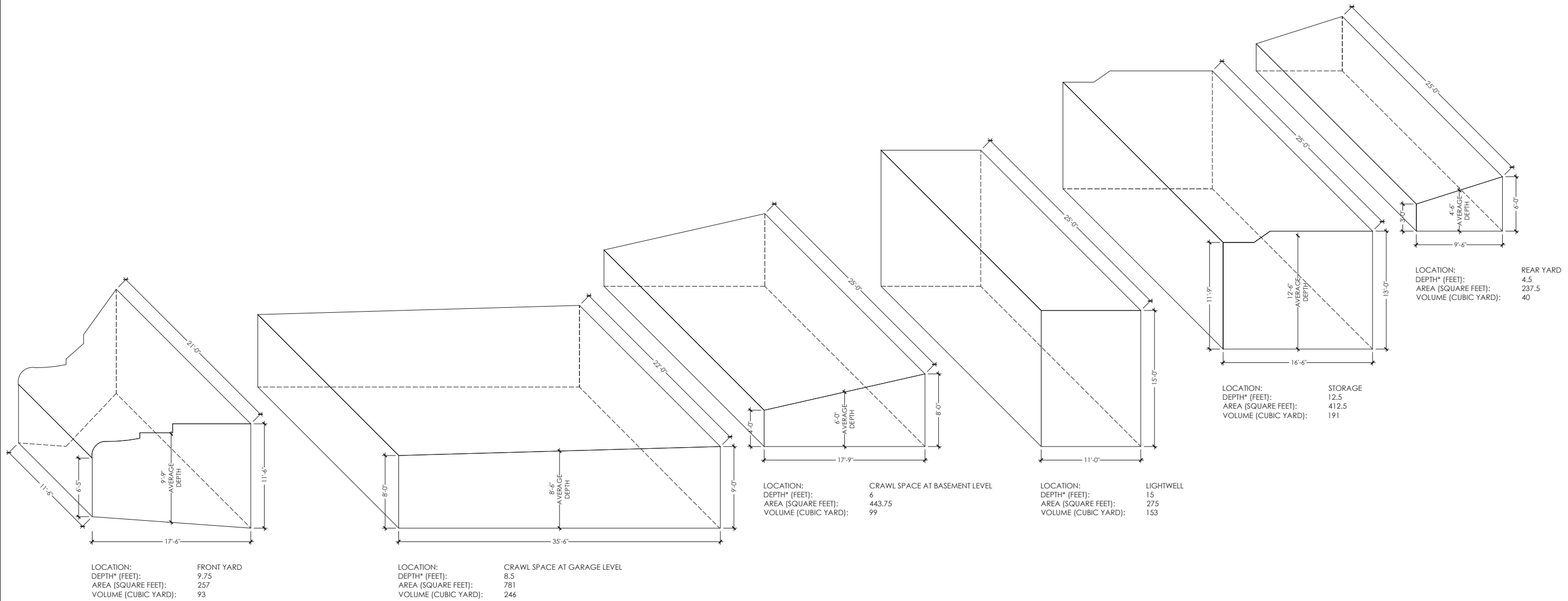
DRAWING:  
**EXCAVATION CALC**

JOB NUMBER: 14009

SCALE: NOT TO SCALE

DATE: AUGUST 29TH 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	4.75	237.5	40
<b>MAX. PROJECT TOTAL</b>	<b>15 FEET</b>	<b>2,406.75 SQUARE FEET</b>	<b>822 CUBIC YARD</b>

\* 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**



# SAN FRANCISCO PLANNING DEPARTMENT

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## 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:  
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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](mailto:david.winslow@sfgov.org)  
Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto: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



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 18<sup>th</sup> 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 18<sup>th</sup>, we received direction from the Commission to add a 3<sup>rd</sup> unit to our project proposal. As we explained at the hearing last month and in our July 16<sup>th</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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

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 18<sup>th</sup> 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 3<sup>rd</sup> 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



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

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# SAN FRANCISCO PLANNING DEPARTMENT

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## 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:  
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Planning  
Information:  
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*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  
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Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto: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 13<sup>th</sup>, 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

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## Discretionary Review Abbreviated Analysis HEARING DATE: MAY 9, 2019

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

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*Date:* May 2, 2019  
*Case No.:* **2018-009551DRP**  
*Project Addresses:* **3847-3849 18<sup>th</sup> 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](mailto:David.Winslow@sfgov.org)  
Jeff Horn – (415) 575-6926  
[Jeffrey.Horn@sfgov.org](mailto: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 1<sup>st</sup> 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).

<b>RECOMMENDATION:</b> <b>Do Not Take DR</b>
--

**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

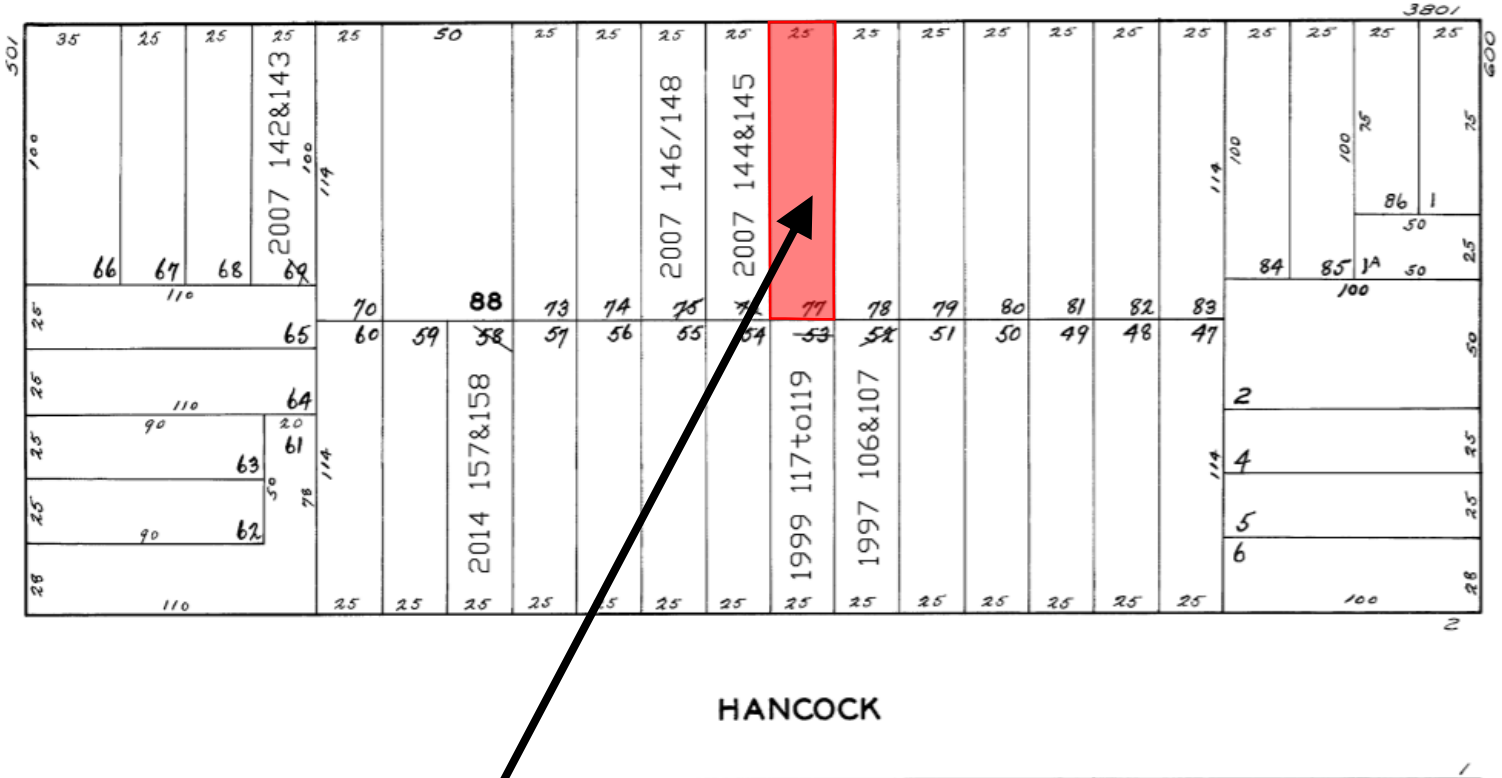
# Exhibits

# Parcel Map

lot27 into lots133&136 for 2014 roll  
 lot58 into lots157&158 for 2014 roll  
 lot36 into lots159/162 for 2014 roll

18TH

revised  
 Revised

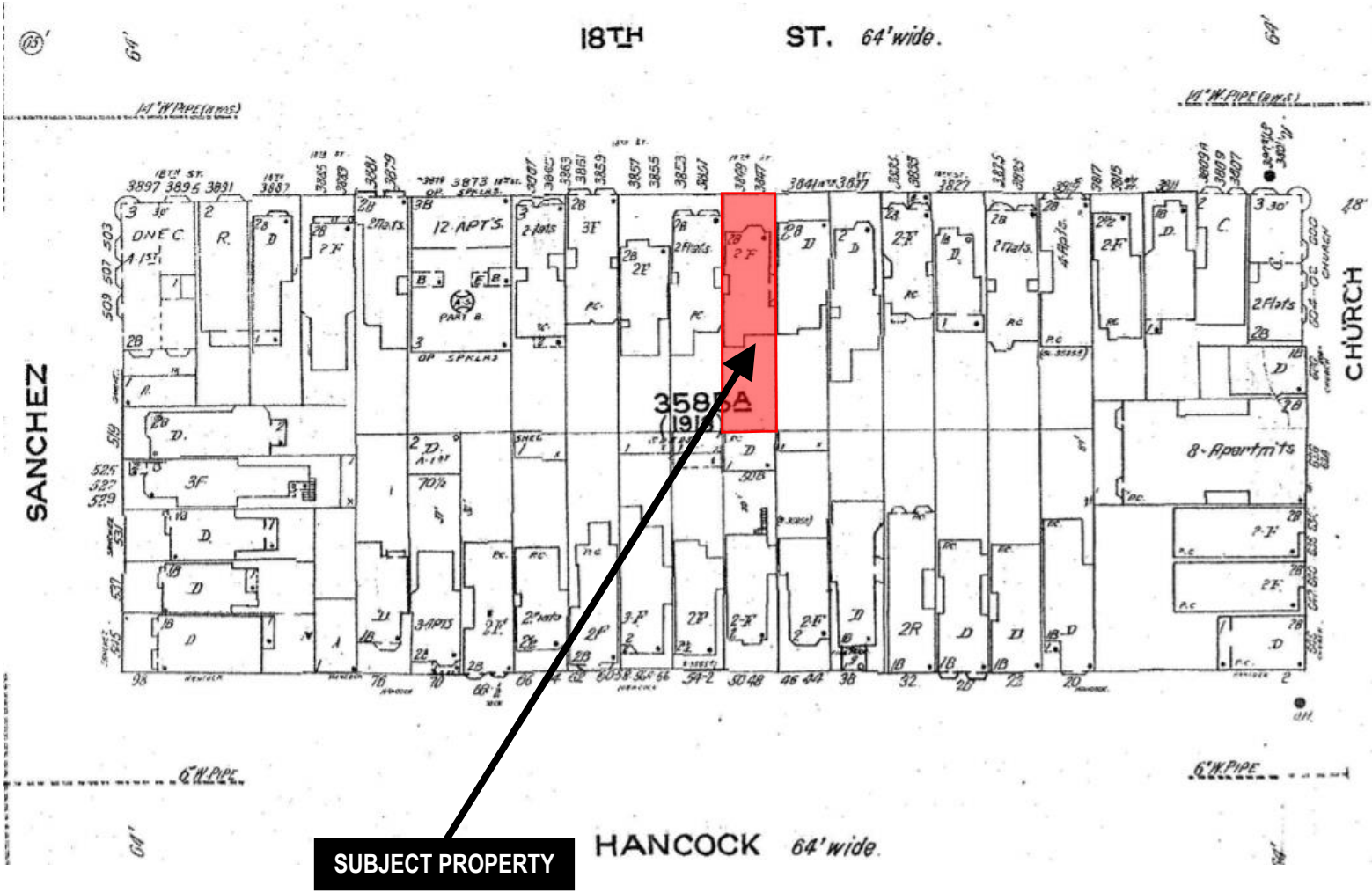


**SUBJECT PROPERTY**



Discretionary Review Hearing  
 Case Number 2018-009551DRPVAR  
 3847-3849 18<sup>th</sup> Street

# Sanborn Map\*

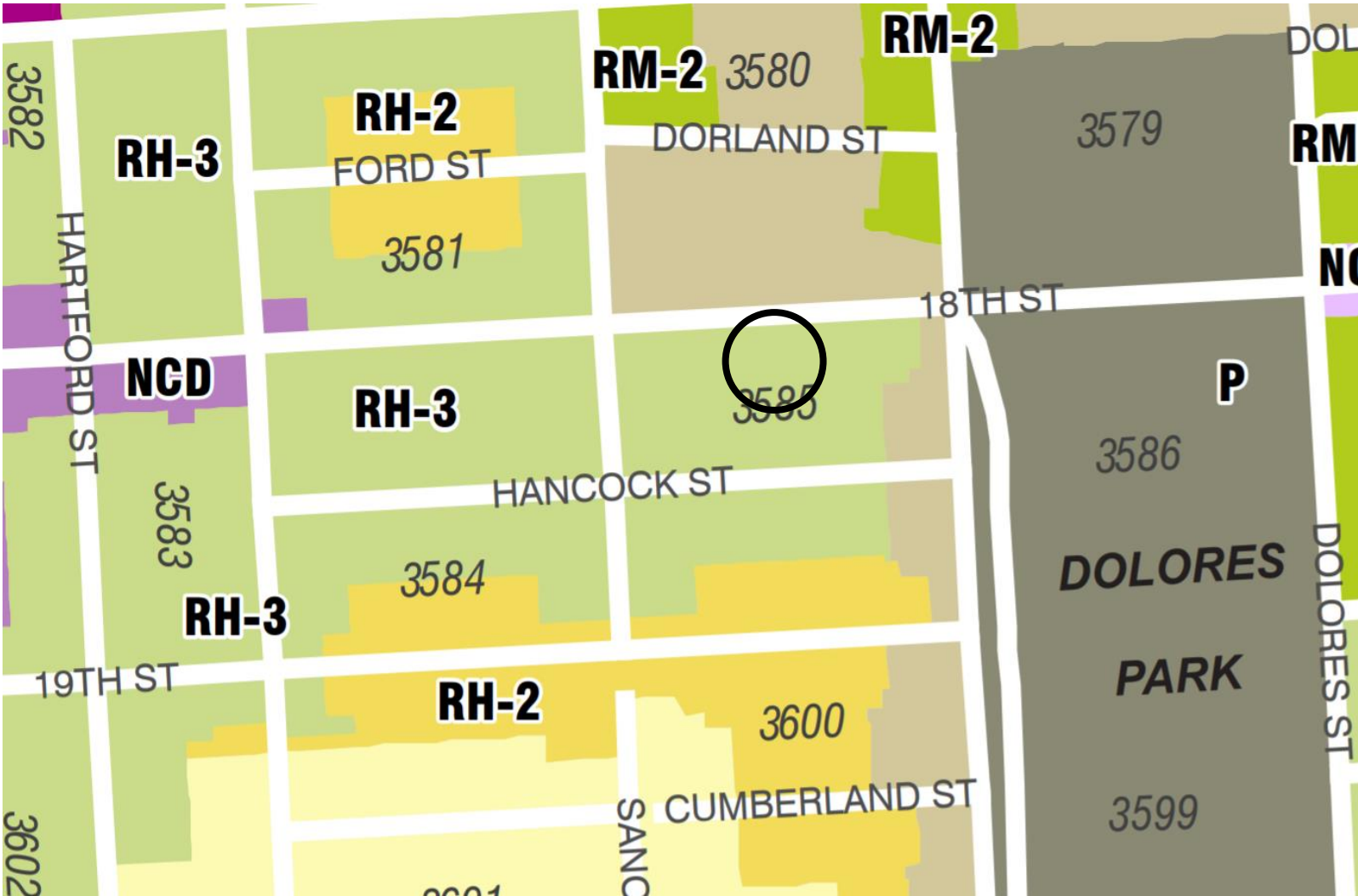


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



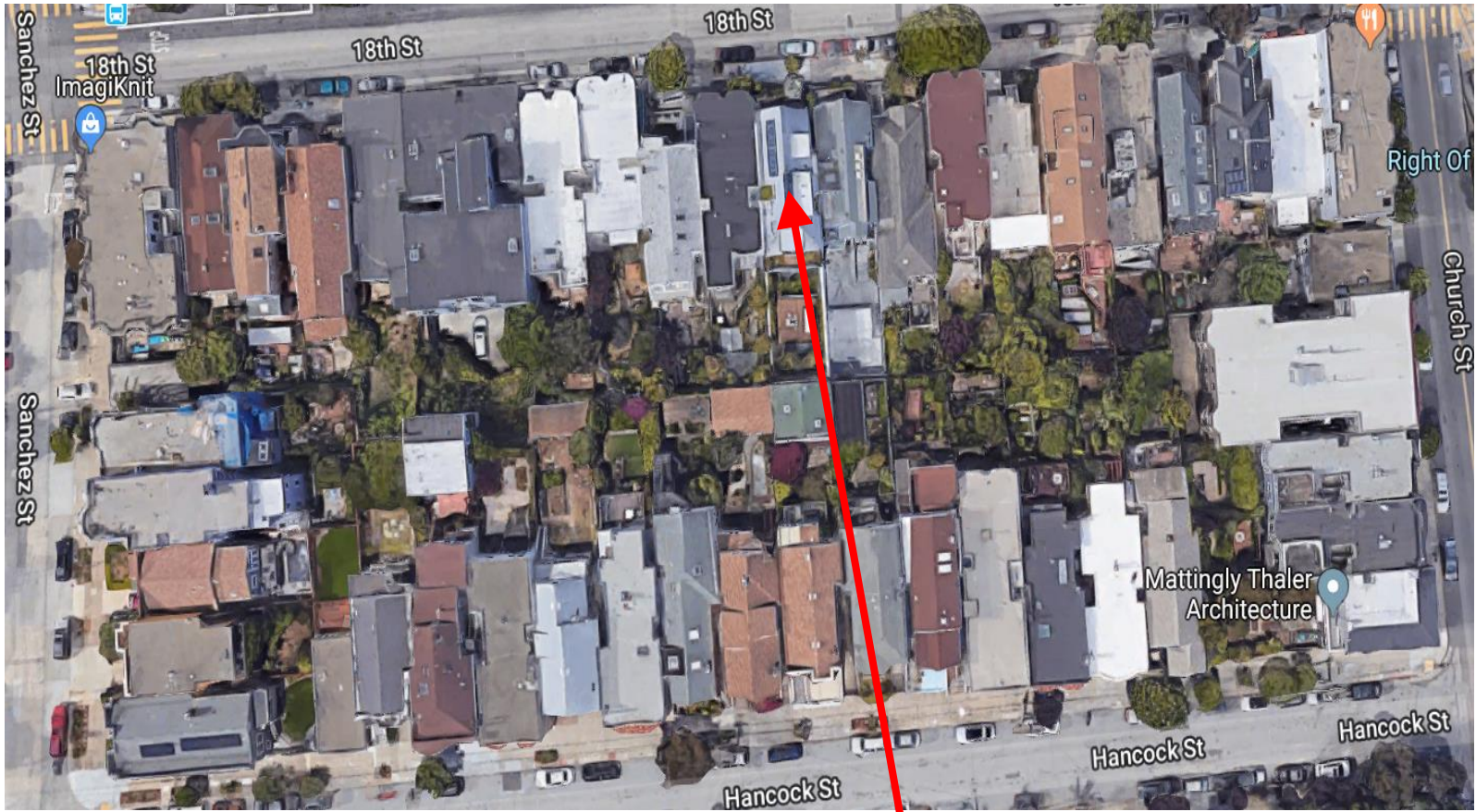
Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> Street

# Aerial Photo

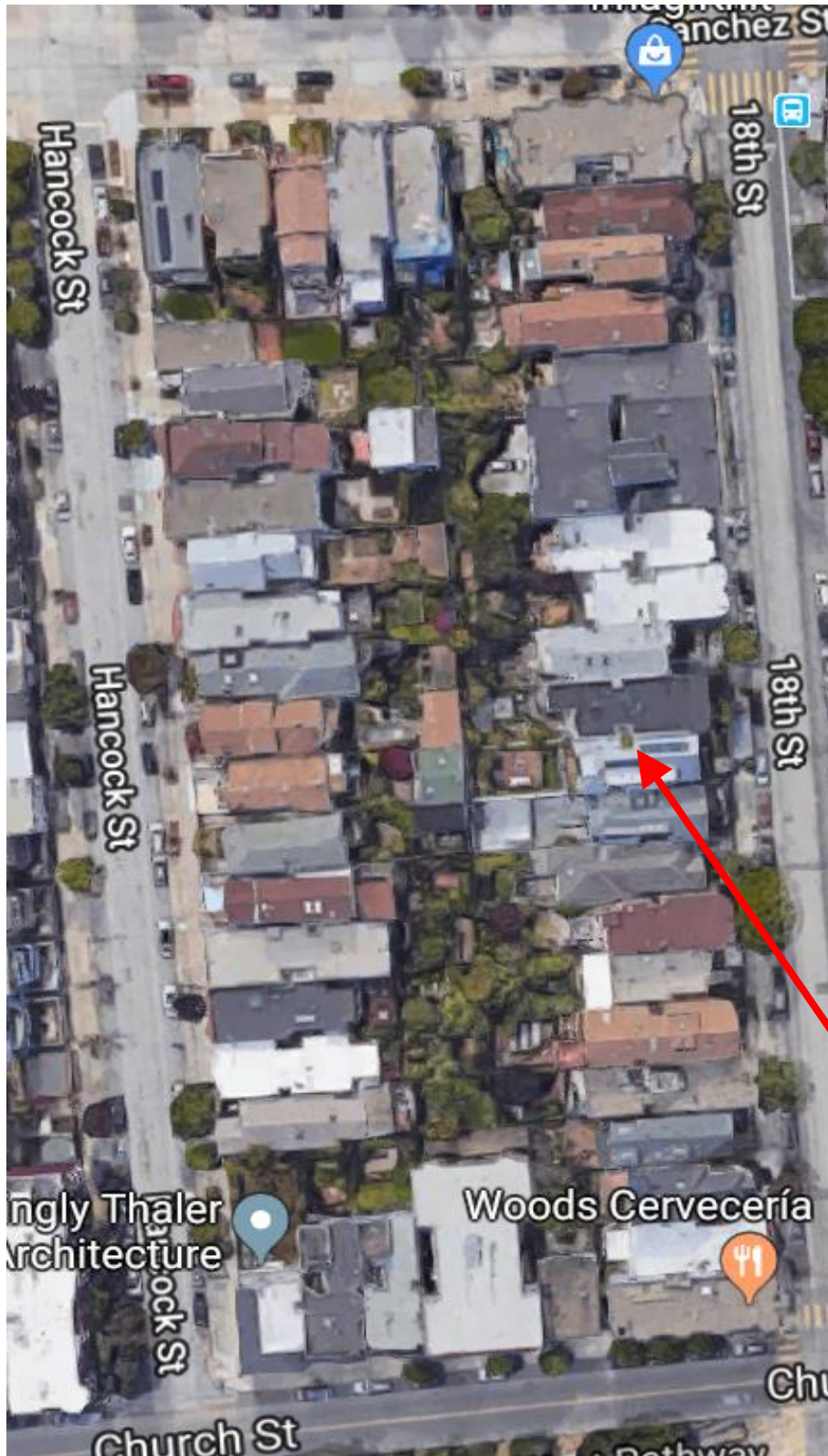


**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> Street

# Aerial Photo

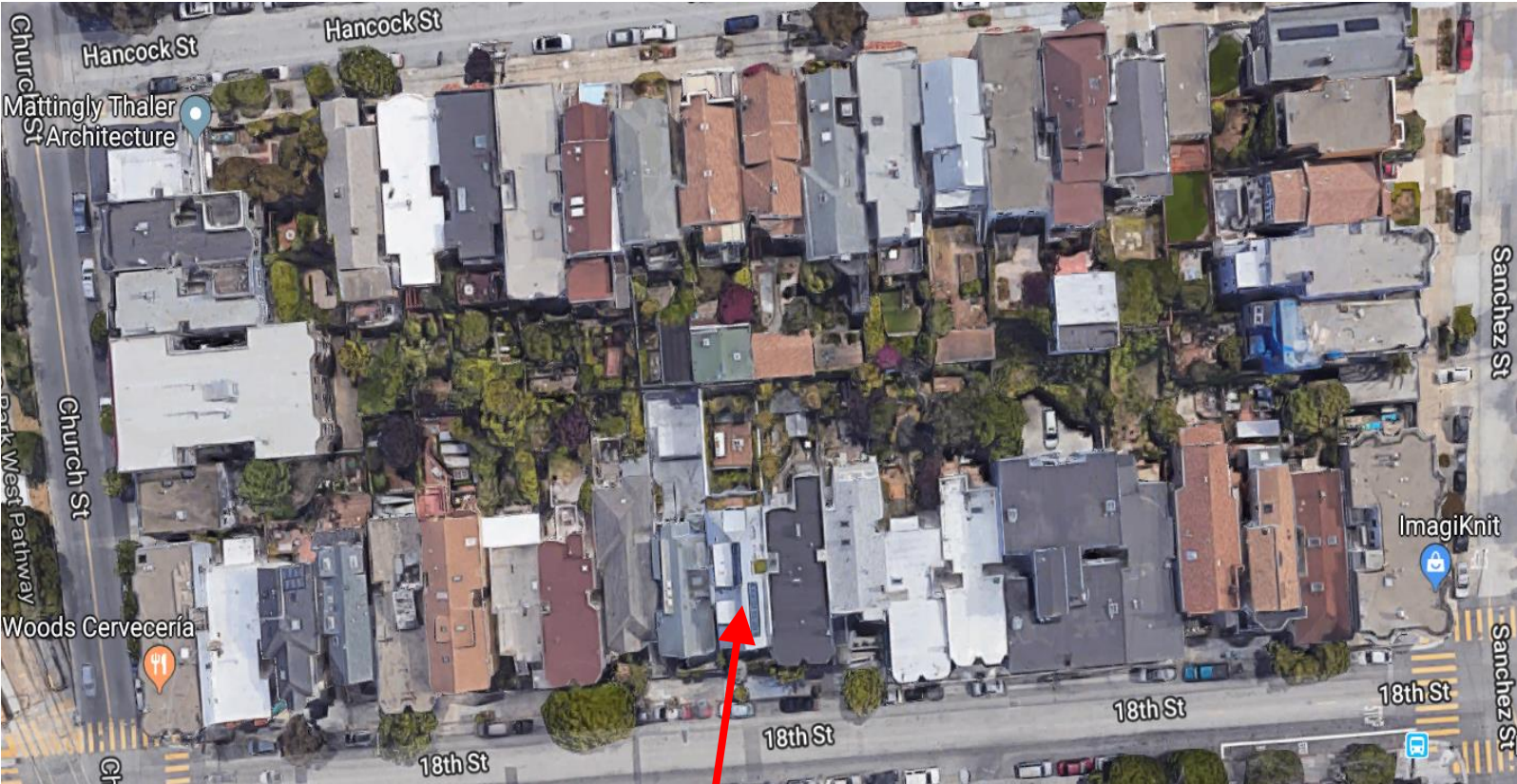


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> Street

# Aerial Photo



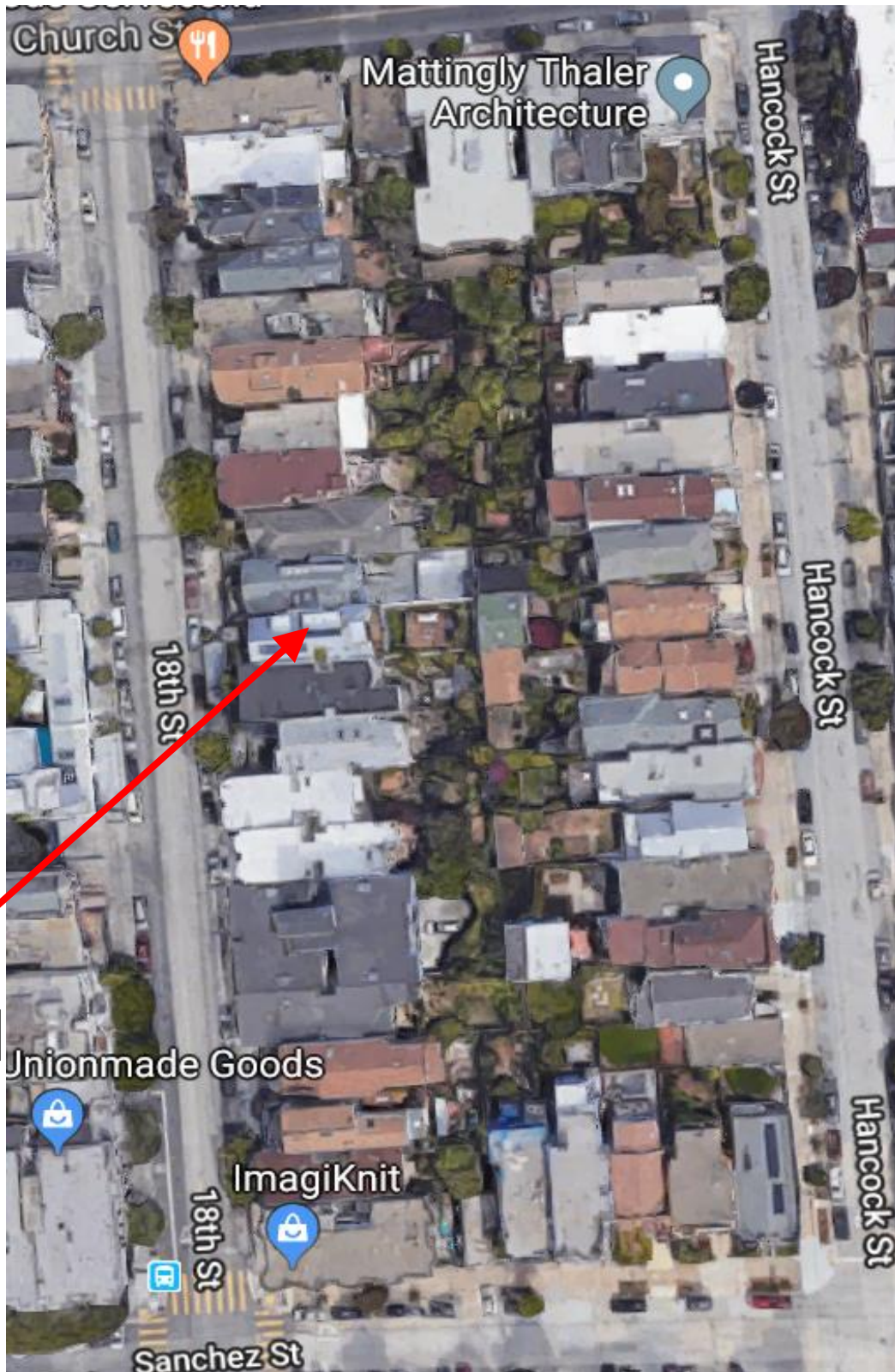
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> Street



# Aerial Photo

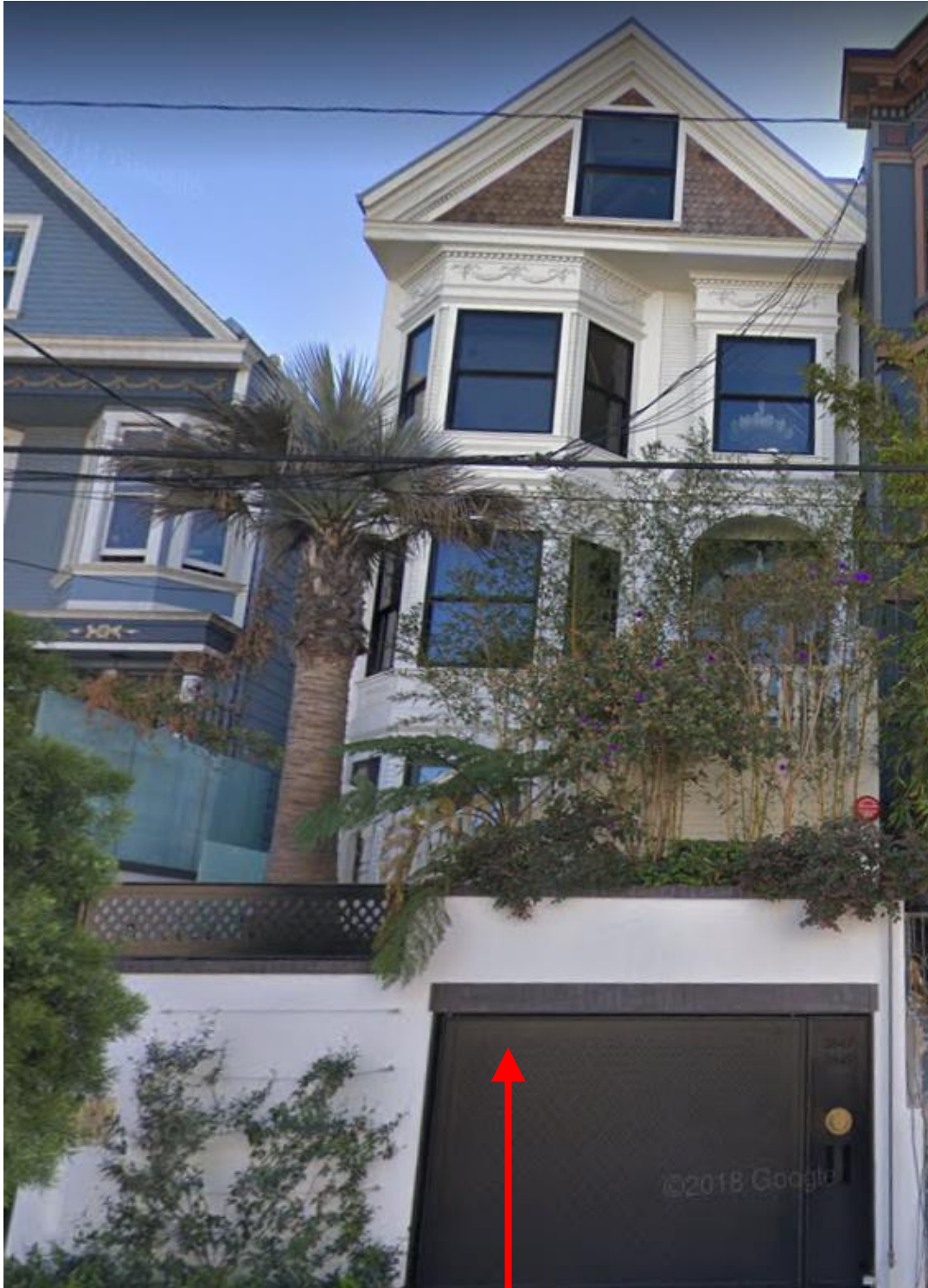


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-009551DRPVAR  
3847-3849 18<sup>th</sup> 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:	<b>3847-3849 18th Street</b>	Applicant:	<b>DAWSON + CLINTON</b>
Cross Street(s):	<b>Church Street / Sanchez Street</b>	Address:	<b>PO Box 410475</b>
Block/Lot No.:	<b>3585/077</b>	City, State:	<b>San Francisco, CA 94141</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>(415) 359-9991</b>
Record No.:	<b>2018-009551PRJ</b>	Email:	<a href="mailto:paul@dawson-clinton.com">paul@dawson-clinton.com</a>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input 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](mailto: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](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

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

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3847-3849 18TH ST		3585077
<b>Case No.</b>		<b>Permit No.</b>
2018-009551PRJ		201806222714
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>  CORRECT NOV 2018-002303ENF:HORIZONTAL ADD. ENCLOSE (E)LITEWELL ATTIC SPACE.NEW  DECK.COMBINE2 DORMERS.REVISE WINDOW AT FRT FACADE.NEW STEEL GARAGE  DOOR&amp;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.</p>		

### STEP 1: EXEMPTION CLASS

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

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input checked="" type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Jeffrey Horn</p>	

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Natalia Kwiatkowska
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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:

[www.sfplanning.org](http://www.sfplanning.org)

- 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](http://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](http://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](http://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.

[www.sfplanning.org](http://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](http://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](http://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: malcolmlxiang@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**

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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 site 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

Malcolm Xiang  
\_\_\_\_\_  
Name (Printed)

Public Initiated DR  
\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

415-320-7736  
\_\_\_\_\_  
Phone

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.

<b>Signature:</b> 	<b>Date:</b> 3/5/19
<b>Printed Name:</b> Paul Dawson	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

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 18<sup>th</sup> 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](mailto: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](mailto: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](http://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

# BUILDING PERMIT

## PROJECT DATA

## PROJECT TEAM

## SHEET INDEX

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

OWNER:  
KANSAS STREET DEVELOPMENT LLC  
415.339.9791 - P.O. BOX 410075, SAN FRANCISCO, CA 94141

DISPOSABLE G.C. #:  
DAWSON-CLINTON GENERAL CONTRACTORS CORP. LICENSE # 791724  
415.339.9791 - P.O. BOX 410475, SAN FRANCISCO, CA 94141

ARCHITECT:  
RYAN ROBMAN LICENSE # C-34489  
415.218.6555 - 301 UPPER TERRACE, SAN FRANCISCO, CA 94117

ENGINEER:  
MERCURY ENGINEERING LICENSE # C-17291  
510.592.0460 - 10414 FOLGER AVE., BERKELEY, CA 94710

## PROJECT SCORE

2016 CALIFORNIA BUILDING STANDARDS CODE

CONSTRUCTION TYPE:  
R-3 RESIDENTIAL

OCCUPANCY TYPE:  
R-3 RESIDENTIAL

FIRE SPRINKLER:  
YES

NUMBER OF OFF STREET PARKING:  
EXISTING 0 PROPOSED 4

NUMBER OF DWELLING UNITS:  
2

NUMBER OF STORES:  
3

BUILDING HEIGHT:  
37'-0"

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

BUILDING AREA (CONDITIONED):  
0.50 SQ. FT. 1,244 SQ. FT.  
3847 A 18TH ST 1,169 SQ. FT.  
3849 18TH ST 2,226 SQ. FT.  
8849 18TH ST 2,226 SQ. FT.  
PROJECT TOTAL 5,700 SQ. FT.

CORRECT NOV / COMPLIANT # 2016-0220288BF

- 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 ELEVATION EXPANSION
- EXPAND 20 SQ. FT. UNDER FRONT YARD STAR AT BASEMENT LEVEL
- EXTEND GARAGE 63 SQ. FT. TO THE FRONT PROPERTY LINE
- NEW 11'-0" WALL AT FRONT YARD SIDE PROPERTY LINE TO ALIGN WITH TOP OF ADJACENT GARAGE
- 4'-0" WHITE LAMINATED GLASS SCREEN IN THE FRONT SERVICE TO BE REMOVED
- NEW 40 SQ. FT. DECK AT LEVEL 3
- COMBINE TWO DOWNERS APPROVED UNDER BPA # 2015122454989 INTO ONE SINGLE DOWNER
- 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 BPA
- PROVIDE EPCANONON CALCULATION FOR ALL APPROVED BPA
- CHANGE OF USE OF THE LEVEL 1 TYPICAL ROOM FROM STORAGE
- NEW WHITE LAMINATED GLASS SCREEN AT WEST PROPERTY LINE LIGHTWELL

ADD 3RD UNIT

- DEMO CEILING, WALL AND FLOOR FINISHES
- DEMO ENTRY DOOR, AND PROVIDE (2) ENTRY DOORS AND DEBRISING WALL
- DEMO POWDER AND REPLACE WITH FULL BATH.
- DEMO M.P.E. AND FIRE SPRINKLERS
- PROVIDE NEW SEPARATE UTILITY METERS, M.P.E. AND FIRE SPRINKLERS FOR 3RD UNIT.
- NEW 1-1/8" FIRE SEPARATION BETWEEN UNITS.
- NEW CEILING, WALL AND FLOOR FINISHES.
- NEW M.P.E., CABINETS AND APPLIANCES FOR NEW KITCHEN.
- NEW 3/8" WIDE EXTERIOR STAR FOR REAR YARD ACCESS.

## CODE REFERENCES

## PERMIT HISTORY

## VICINITY MAP

CURRENT CODES:  
THE 2016 CALIFORNIA BUILDING STANDARDS CODE

PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2 - CALIFORNIA ELECTRICAL CODE

PART 3 - CALIFORNIA MECHANICAL CODE

PART 4 - CALIFORNIA MECHANICAL CODE

PART 5 - CALIFORNIA PLUMBING CODE

PART 6 - CALIFORNIA ENERGY CODE

PART 7 - CALIFORNIA FIRE CODE

PART 8 - CALIFORNIA FIRE CODE

PART 9 - CALIFORNIA FIRE CODE

PART 10 - CALIFORNIA GREEN BUILDING CODE

PART 11 - CALIFORNIA GREEN BUILDING CODE

PART 12 - CALIFORNIA GREEN BUILDING 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 COVERING CODES AND ORDINANCES, IN EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

DESCRIPTION:

REMOVE ILLEGAL DWELLING UNIT AT BASEMENT LEVEL

FOUNDATION REPLACEMENT

EXCAVATE AT GRASS SPACE

REMOVE WALLS AND BROWNIE FOR NEW GARAGE

VOLUNTARY SEISMIC UPGRADE

SPRINKLER SYSTEM

INTERIOR REMODEL, REOCCUP 3847 18TH ST FROM LEVEL 1

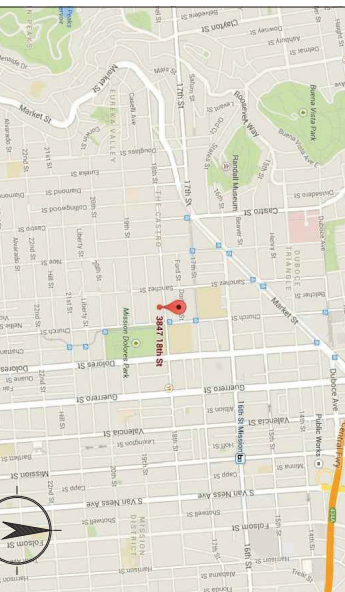
PO BASEMENT LEVEL, NEW WOODS AND DOORS, (M)

RENOVATION, (M) 105 SQUARES

EXCAVATE AT LEVEL 1 STORAGE

STUCCO FINISH AT REAR YARD

SPRINKLER MONITORING SYSTEM



PROJECT:  
**BUILDING PERMIT**

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

DATE:  
**3/5/2019**

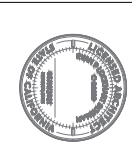
SCALE:  
**1/4" = 1'-0"**

DATE:  
**AUGUST 8TH 2019**

**A-0.1**



**DAWSON & CLINTON**  
PROFESSIONAL ENGINEER - CIVIL  
415.339.9791 P. 415.339.9791 F. 415.339.9791



PROJECT:  
**BUILDING PERMIT**

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

DATE:  
**3/5/2019**

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

DATE:  
**AUGUST 8TH 2019**

**A-0.1**

PRE-CONSTRUCTION



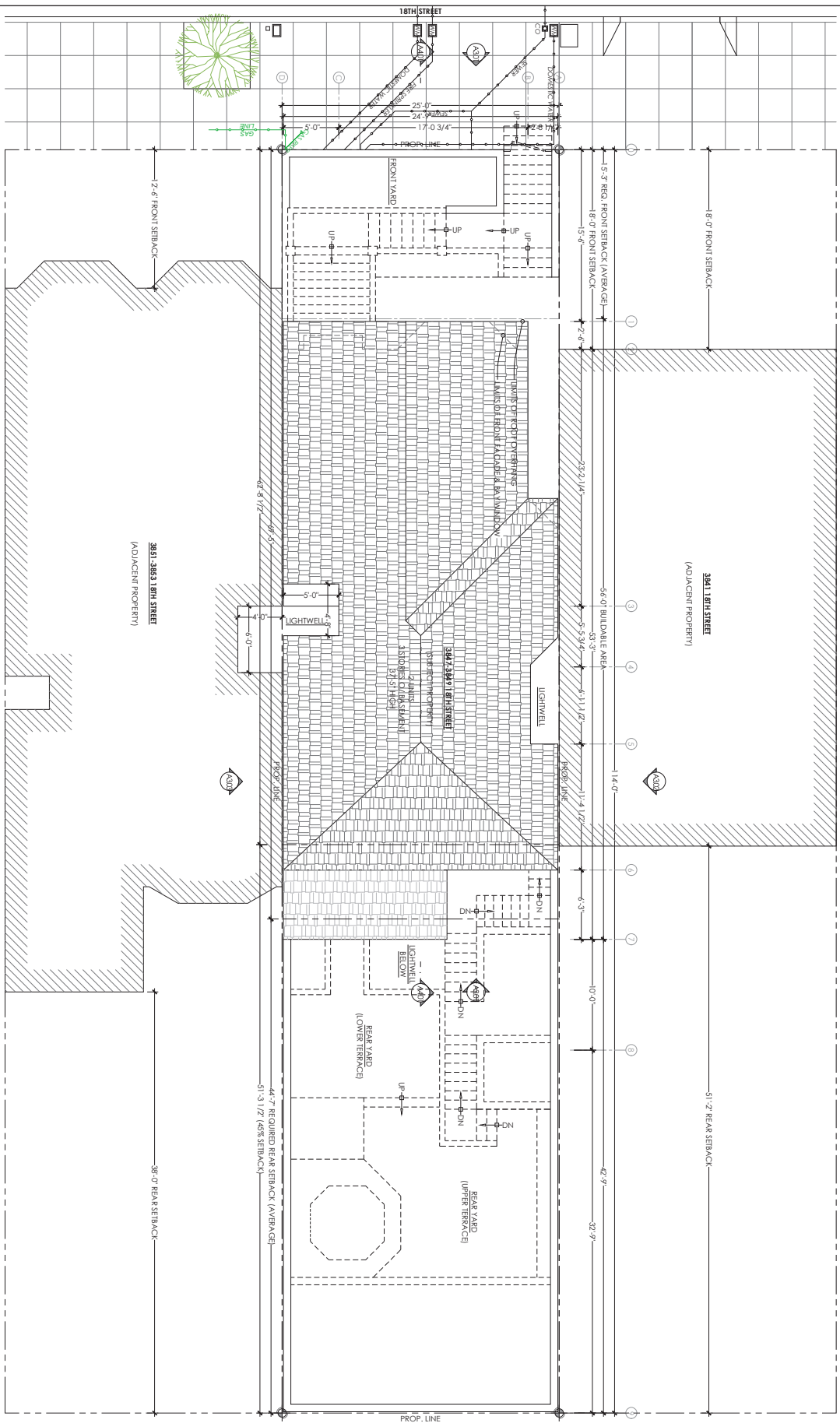
CURRENT



**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ARCHITECTS  
 1000 UNIVERSITY AVENUE, SUITE 100  
 BERKELEY, CA 94702-1000  
 TEL: (415) 841-1234 FAX: (415) 841-1234



PROJECT:	<b>BUILDING PERMIT</b>
INDEPENDENT ADDRESS:	<b>3847-3849 18TH STREET</b>
APPLICANT:	<b>3585 / 077</b>
DATE:	<b>AUGUST 8TH 2019</b>
SCALE:	<b>N/A</b>
PROJECT:	<b>A-0.2</b>



**WALL TYPE LEGEND**

	EXISTING TO REMAIN
	EXISTING DEMOLISHED
	PROPOSED WALL
	24" CM RAINED WALL

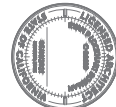


**EXISTING SITE PLAN**

**A-1.01**

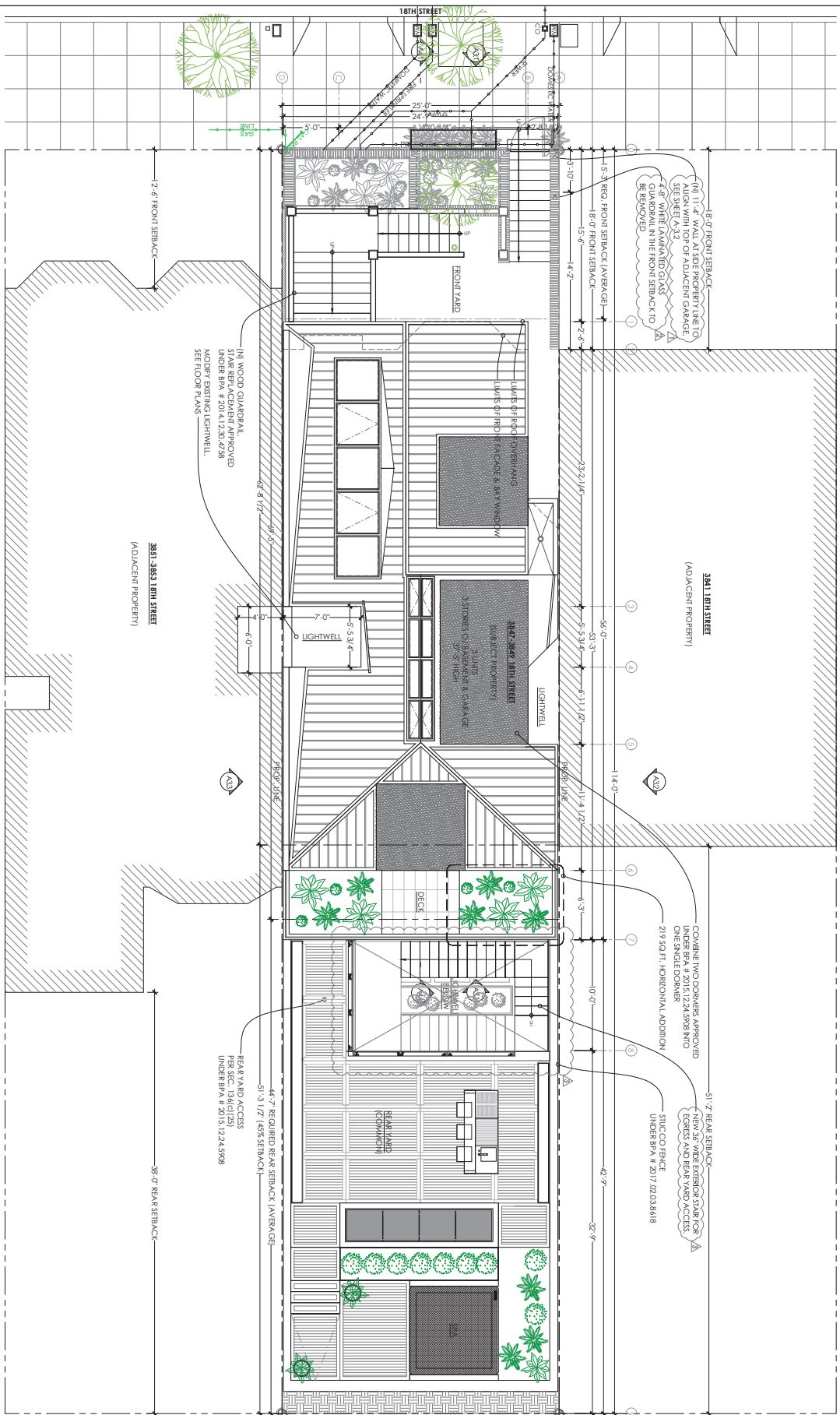


**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ENGINEER - CIVIL  
 1000 S. GARDEN STREET, SUITE 200  
 ANAHEIM, CA 92805  
 TEL: (714) 771-1111 FAX: (714) 771-1112



<b>PROJECT</b>	<b>BUILDING PERMIT</b>
<b>PROPERTY ADDRESS</b>	<b>3847-3849 18TH STREET</b>
<b>OWNER</b>	<b>3847-3849 18TH STREET ASSOCIATES, LLC</b>
<b>DATE</b>	<b>AUGUST 8TH 2019</b>

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



**WALL TYPE LEGEND**

	EXISTING TO REMAIN
	EXISTING DEMOLISHED
	PROPOSED WALL
	1-1/2\"/>
	2-1/2\"/>

**PROPOSED SITE PLAN**



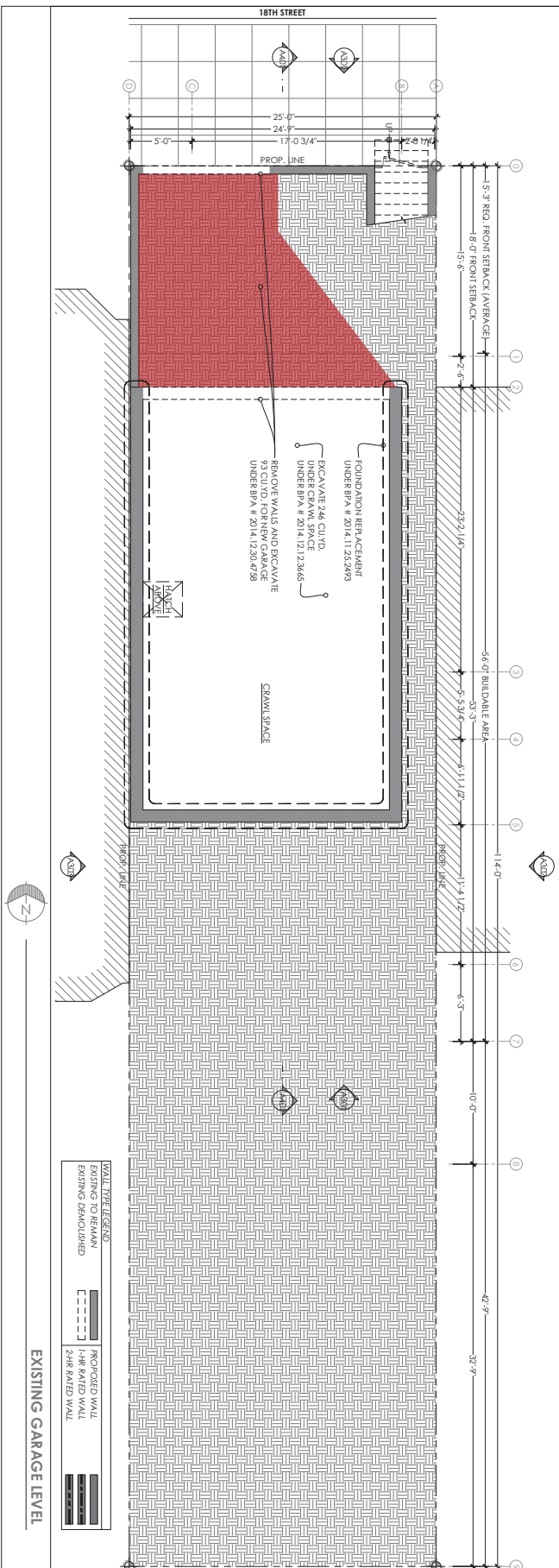
**DAWSON & CLINTON**  
 REGISTERED ARCHITECTS  
 1000 RIVER STREET, SUITE 100  
 OAKLAND, CA 94612  
 TEL: (415) 761-1111 FAX: (415) 761-1112



PROJECT:	BUILDING PERMIT
ADDRESS:	3847-3849 18TH STREET
DATE:	AUGUST 8TH 2019
SCALE:	1/4" = 1'-0"
DATE:	AUGUST 8TH 2019
DRAWN BY:	1:K009
CHECKED BY:	
APPROVED BY:	
DATE:	
PROJECT:	
ADDRESS:	
DATE:	
SCALE:	
DATE:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE:	

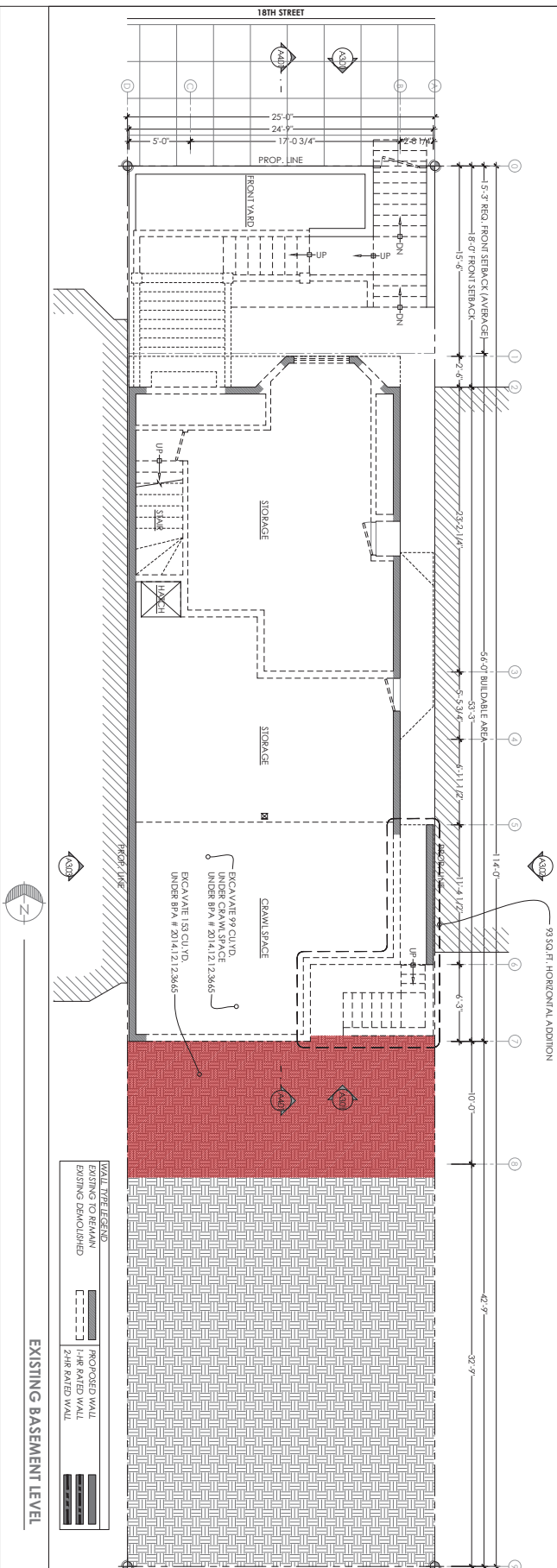
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**EXISTING GARAGE LEVEL**

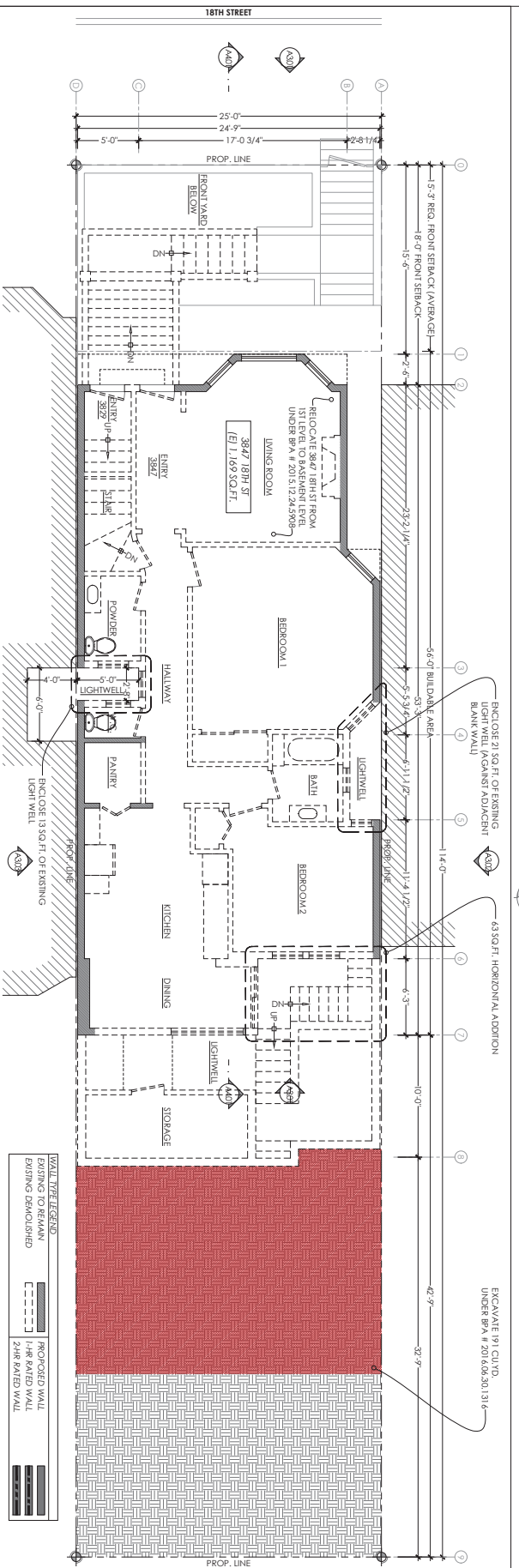
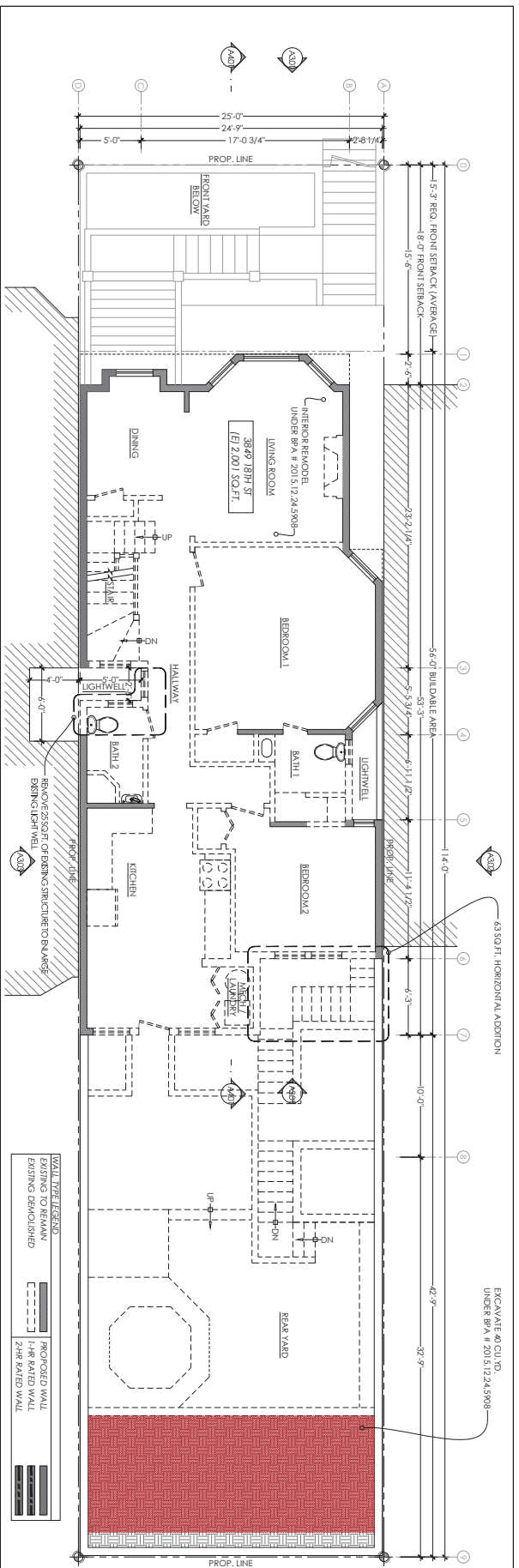
WALL TYPE LEGEND	
[Solid line]	EXISTING TO REMAIN
[Dashed line]	EXISTING DEMOLISHED
[Hatched pattern]	PROPOSED WALL
[Diagonal lines]	1/8\"/>



**EXISTING BASEMENT LEVEL**

WALL TYPE LEGEND	
[Solid line]	EXISTING TO REMAIN
[Dashed line]	EXISTING DEMOLISHED
[Hatched pattern]	PROPOSED WALL
[Diagonal lines]	1/8\"/>

		<b>DAWSON &amp; CLINTON</b> REGISTERED PROFESSIONAL ENGINEERS 1818 17TH STREET, SUITE 100 BOSTON, MA 02108 TEL: (617) 552-1100 FAX: (617) 552-1199
	<b>BUILDING PERMIT</b>	
	<b>3847-3849</b> <b>1818 STREET</b>	
	<b>3585 / 077</b>	
	<b>FLOOR PLANS</b>	
DRAWING NO. 14009 DATE: AUGUST 8TH 2019 SCALE: 1/4" = 1'-0" SHEET NO. <b>A-2.01</b>		



**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ENGINEERS - CIVIL  
 1818 18TH STREET, SUITE 100  
 BERKELEY, CA 94703  
 TEL: (415) 835-1111 FAX: (415) 835-1112



**BUILDING PERMIT**

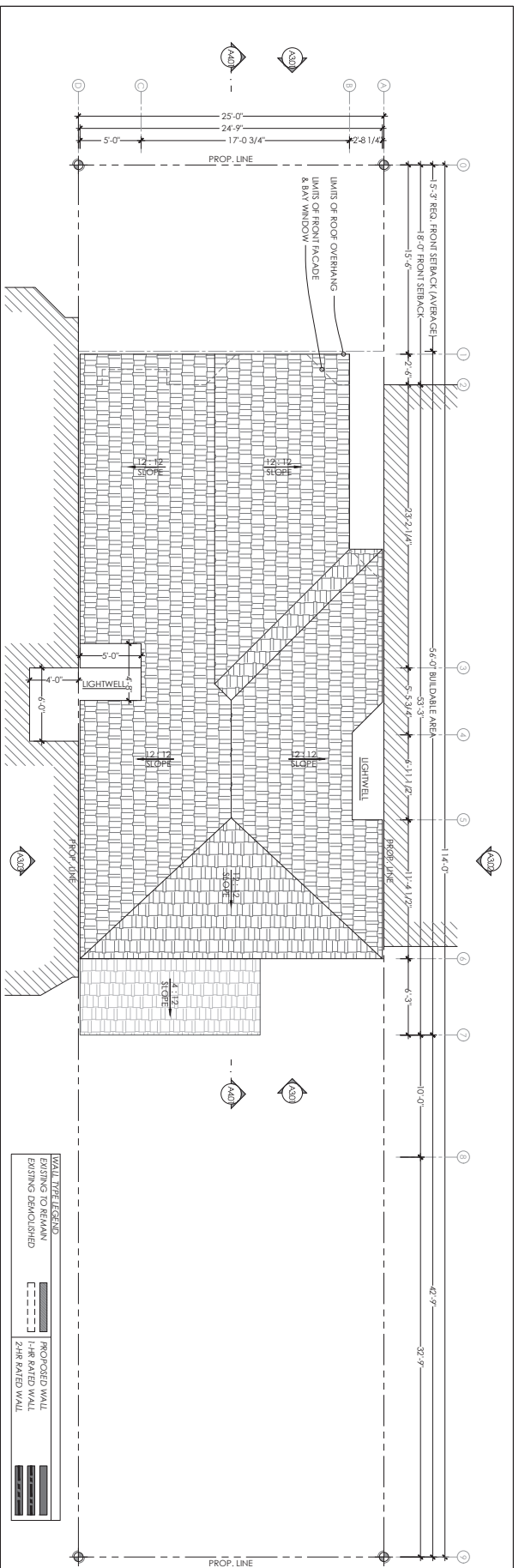
PROJECT: 3847-3849 18TH STREET

DATE: AUGUST 18TH 2019

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

DATE: AUGUST 18TH 2019

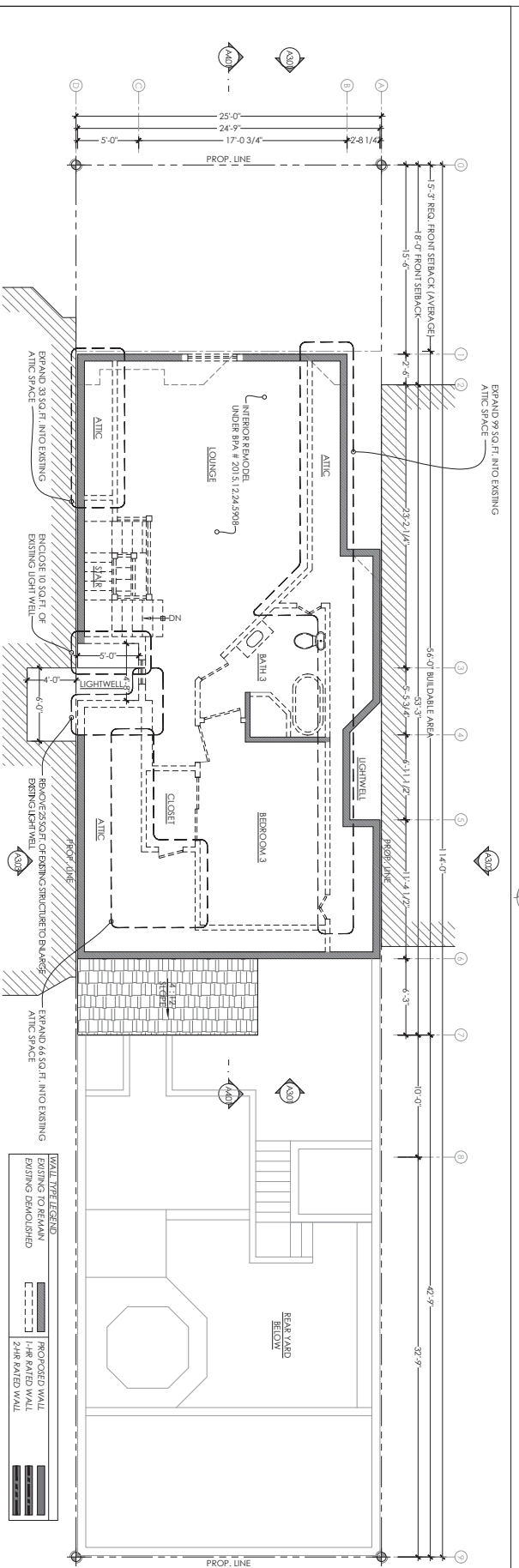
**A-2.02**



**WALL TYPE LEGEND**

[Solid Line]	EXISTING TO REMAIN	[Dashed Line]	PROPOSED WALL
[Dotted Line]	EXISTING DEMOLISHED	[Line with Dots]	1-1/2" RAISED WALL
[Line with Dots]		[Line with Dots]	2-1/2" RAISED WALL

EXISTING ROOF



**WALL TYPE LEGEND**

[Solid Line]	EXISTING TO REMAIN	[Dashed Line]	PROPOSED WALL
[Dotted Line]	EXISTING DEMOLISHED	[Line with Dots]	1-1/2" RAISED WALL
[Line with Dots]		[Line with Dots]	2-1/2" RAISED WALL

EXISTING LEVEL 3



**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ENGINEERING FIRM  
 STATE OF CALIFORNIA  
 No. 10000



**CITY OF BERKELEY**  
 DEPARTMENT OF PLANNING AND BUILDING  
 No. 10000

**A-2.03**

**PROJECT**  
**BUILDING PERMIT**

**ADDRESS**  
 3847-3849  
 18TH STREET

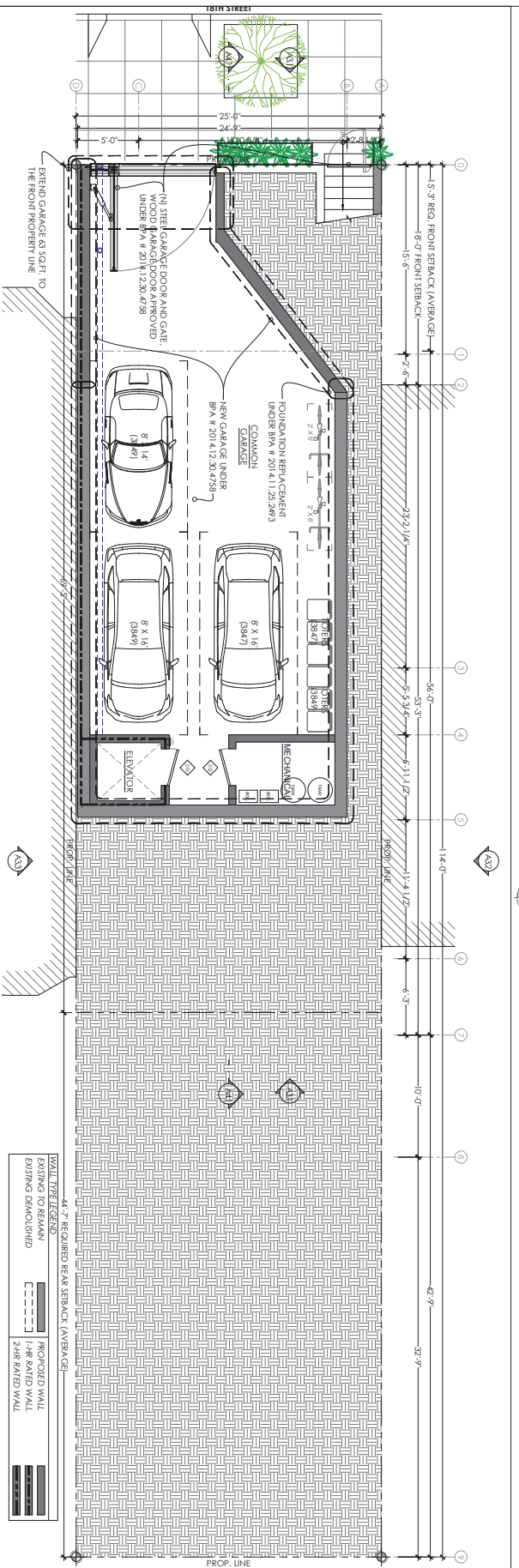
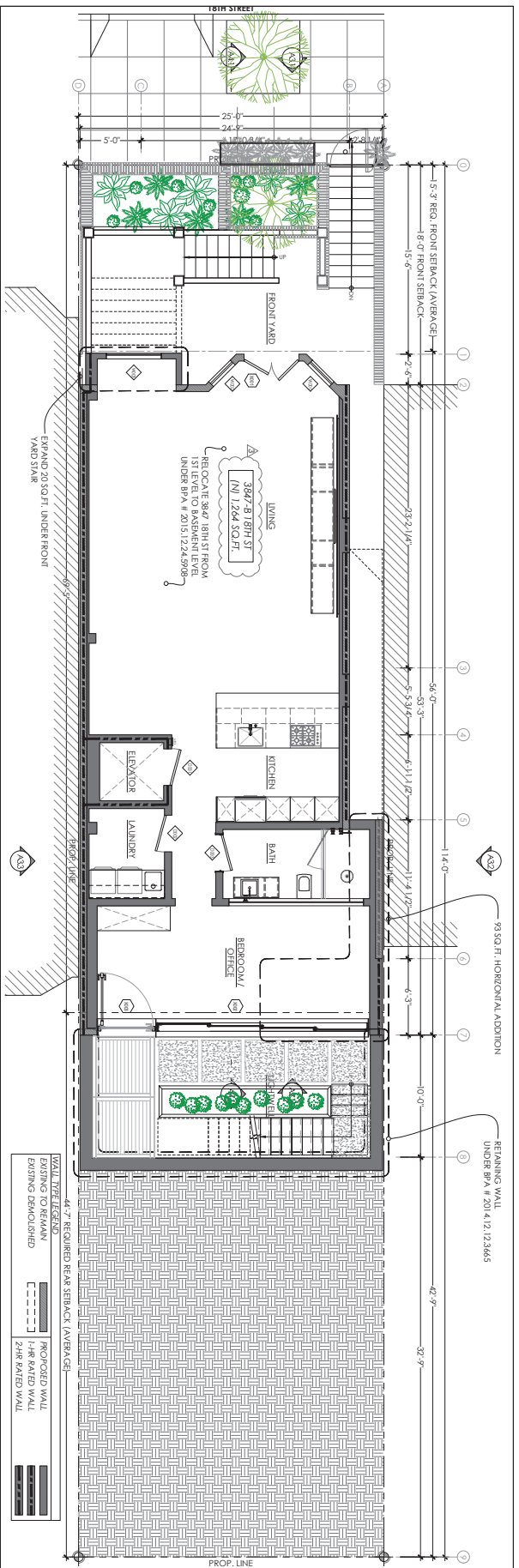
**DATE**  
 AUGUST 8TH 2019

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

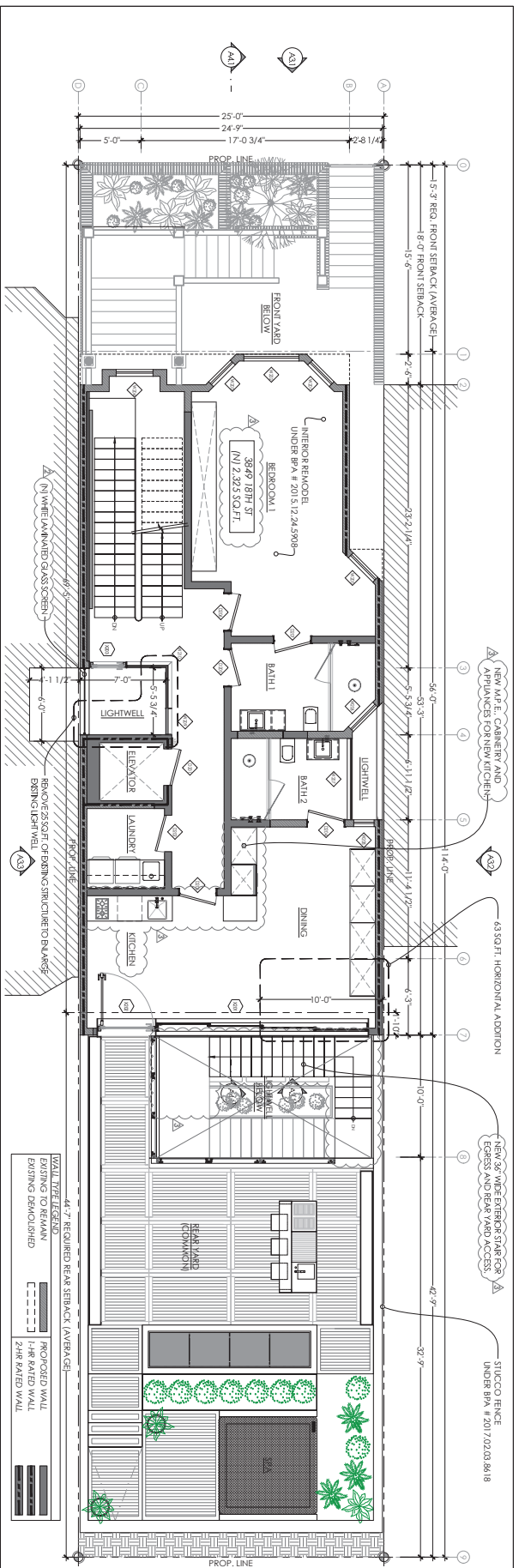
**DRAWING**  
 FLOOR PLANS

**REVISIONS**  
 3585 / 077

**DATE**  
 AUGUST 8TH 2019



	<b>DAWSON &amp; CLINTON</b> REGISTERED ARCHITECTS 1818 18TH STREET, SUITE 200 OAKLAND, CA 94612 TEL: (415) 763-9900 FAX: (415) 763-9901	PROJECT: <b>BUILDING PERMIT</b>
		ADDRESS: <b>3847-3849 18TH STREET</b>
DRAWING NO: <b>3585 / 077</b>	DATE: <b>AUGUST 8TH 2019</b>	SCALE: <b>1/4" = 1'-0"</b>
SHEET: <b>A-2.1</b>	JOB NUMBER: <b>14009</b>	DATE: <b>AUGUST 8TH 2019</b>



**PROPOSED LEVEL 2**

**WALL TYPE LEGEND**

- EXISTING TO REMAIN
- EXISTING DEMOLISHED
- PROPOSED WALL
- 1/4\"/>

**PROJECT INFORMATION**

PROJECT: **BUILDING PERMIT**

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

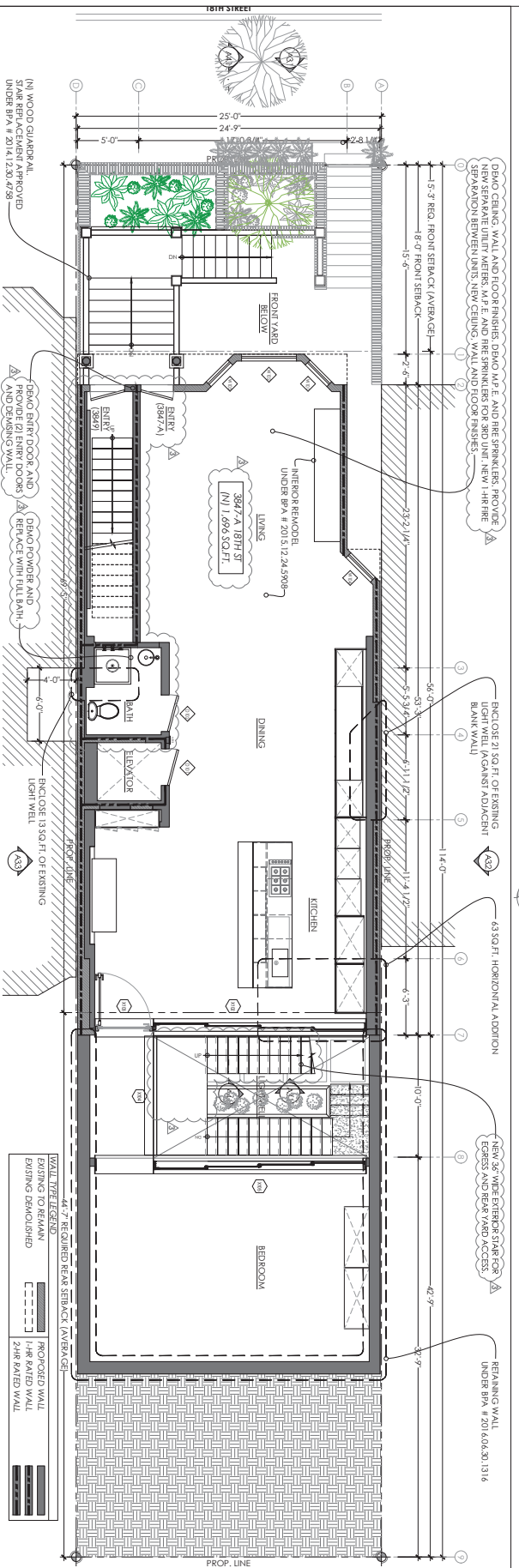
OWNER: **3585 / 077**

DATE: **AUGUST 8TH 2019**

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

DRAWN BY: **DAWSON & CLINTON**

PROJECT NO: **A-2.2**



**PROPOSED LEVEL 1**

**WALL TYPE LEGEND**

- EXISTING TO REMAIN
- EXISTING DEMOLISHED
- PROPOSED WALL
- 1/4\"/>

**PROJECT INFORMATION**

PROJECT: **BUILDING PERMIT**

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

OWNER: **3585 / 077**

DATE: **AUGUST 8TH 2019**

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

DRAWN BY: **DAWSON & CLINTON**

PROJECT NO: **A-2.2**

**DAWSON & CLINTON**

REGISTERED PROFESSIONAL ARCHITECTS

1800 10TH AVENUE, SUITE 200, DENVER, CO 80202

PHONE: (303) 733-8888

WEBSITE: WWW.DAWSONCLINTON.COM

**PERMITTING**

18TH STREET

3847-3849

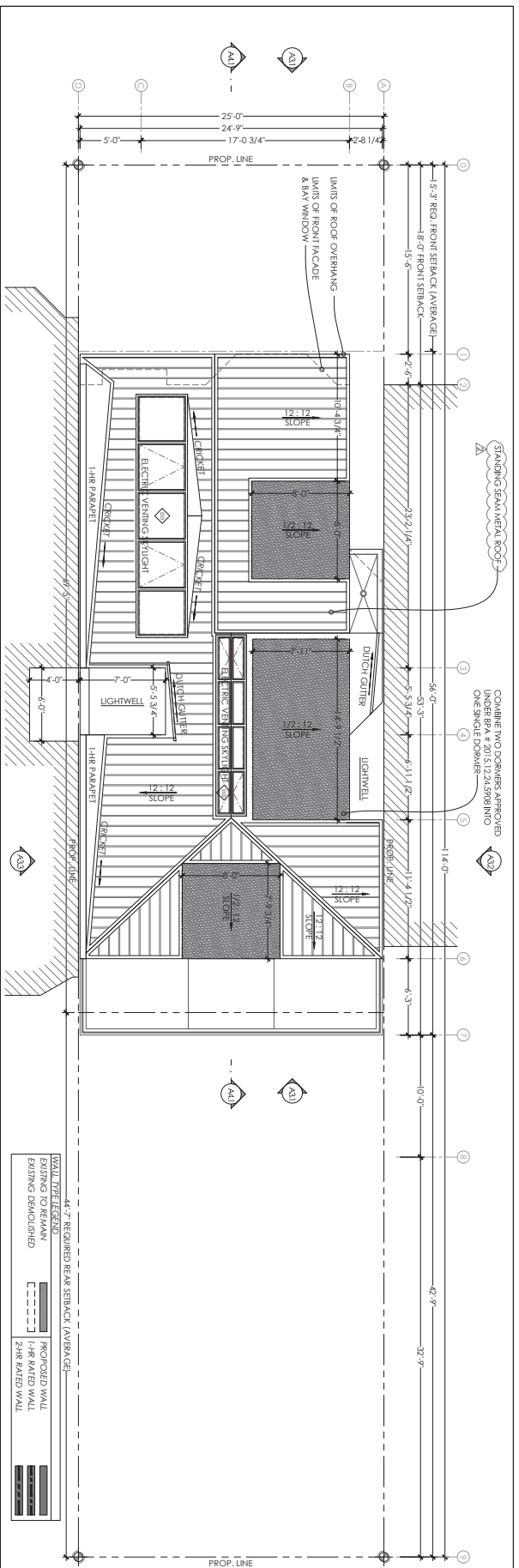
18TH STREET

3585 / 077

AUGUST 8TH 2019

1/4" = 1'-0"

A-2.2



**PROPOSED ROOF**

WALL TYPE LEGEND  
 EXISTING TO REMAIN  
 EXISTING DEMOLISHED  
 PROPOSED WALL  
 1/4" RAISED WALL  
 2/4" RAISED WALL

44'-7" REQUIRED REAR SETBACK (AVBACGE)

PROJECT: BUILDING PERMIT  
 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

PROJECT: 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

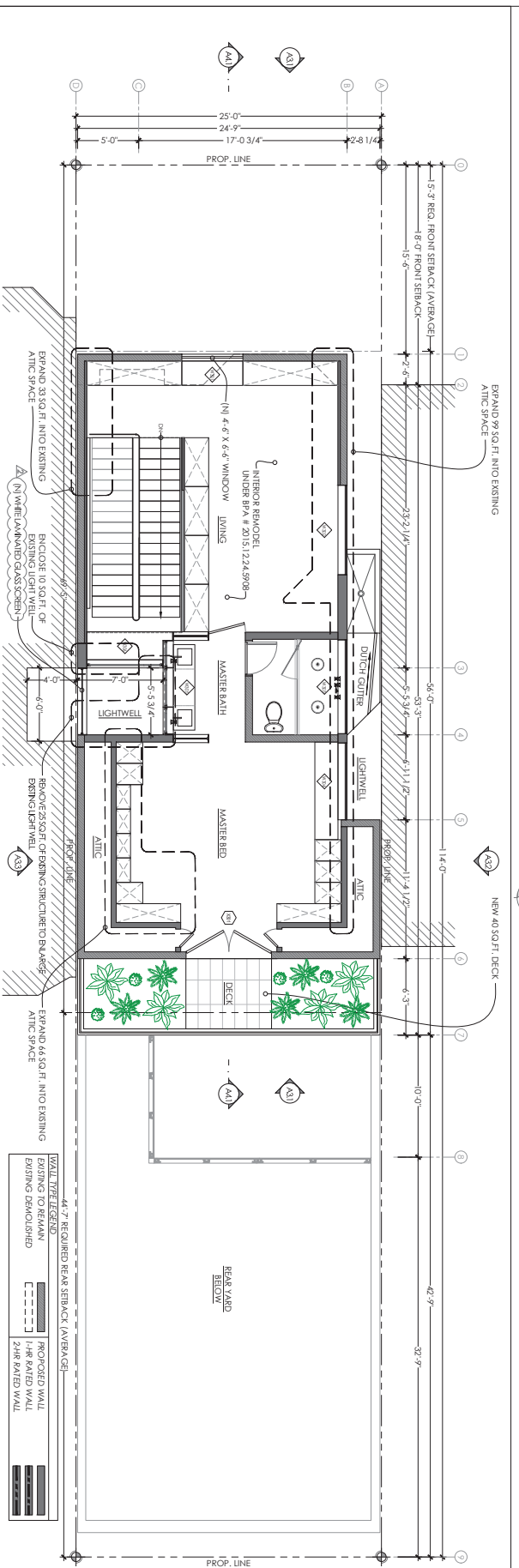
PROJECT: BUILDING PERMIT  
 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009



**PROPOSED LEVEL 3**

WALL TYPE LEGEND  
 EXISTING TO REMAIN  
 EXISTING DEMOLISHED  
 PROPOSED WALL  
 1/4" RAISED WALL  
 2/4" RAISED WALL

44'-7" REQUIRED REAR SETBACK (AVBACGE)

PROJECT: BUILDING PERMIT  
 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

PROJECT: 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

PROJECT: BUILDING PERMIT  
 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

**A-2.3**

PROJECT: BUILDING PERMIT  
 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

PROJECT: 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

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

DRAWING: FLOOR PLANS

DESIGNER: 1,4009

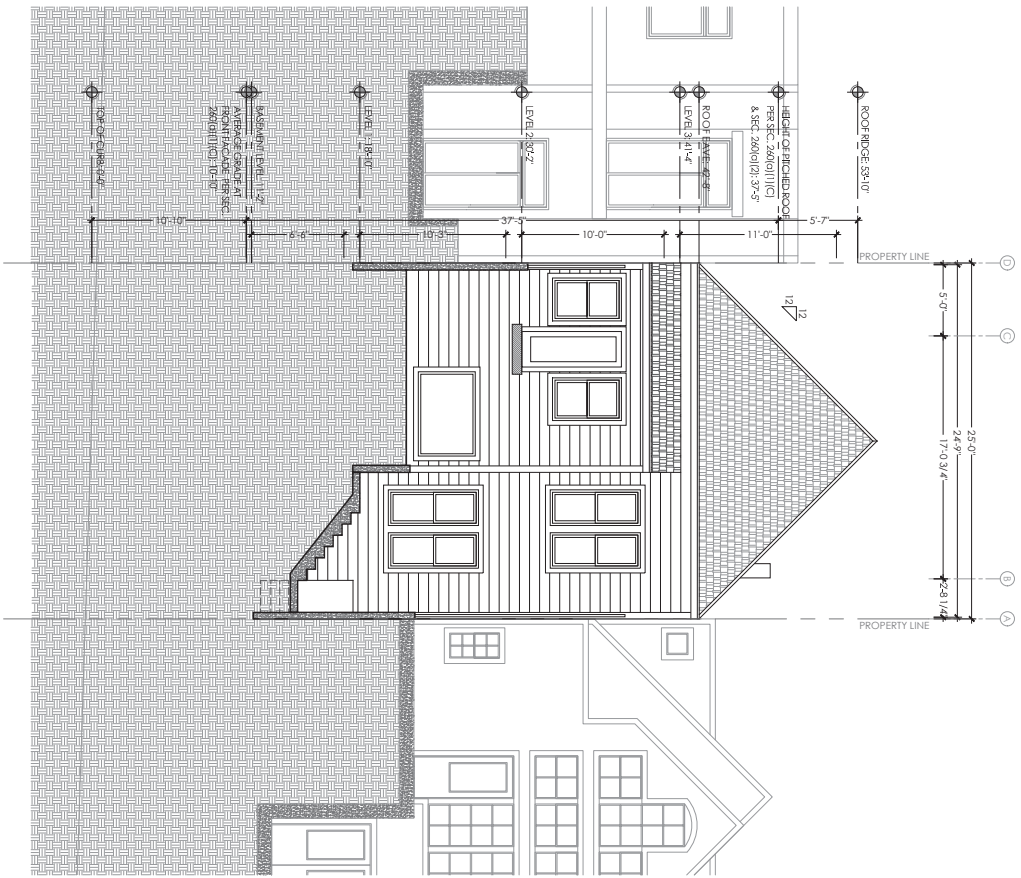
PROJECT: BUILDING PERMIT  
 3847-3849  
 18TH STREET  
 3585 / 077

DATE: AUGUST 8TH 2019

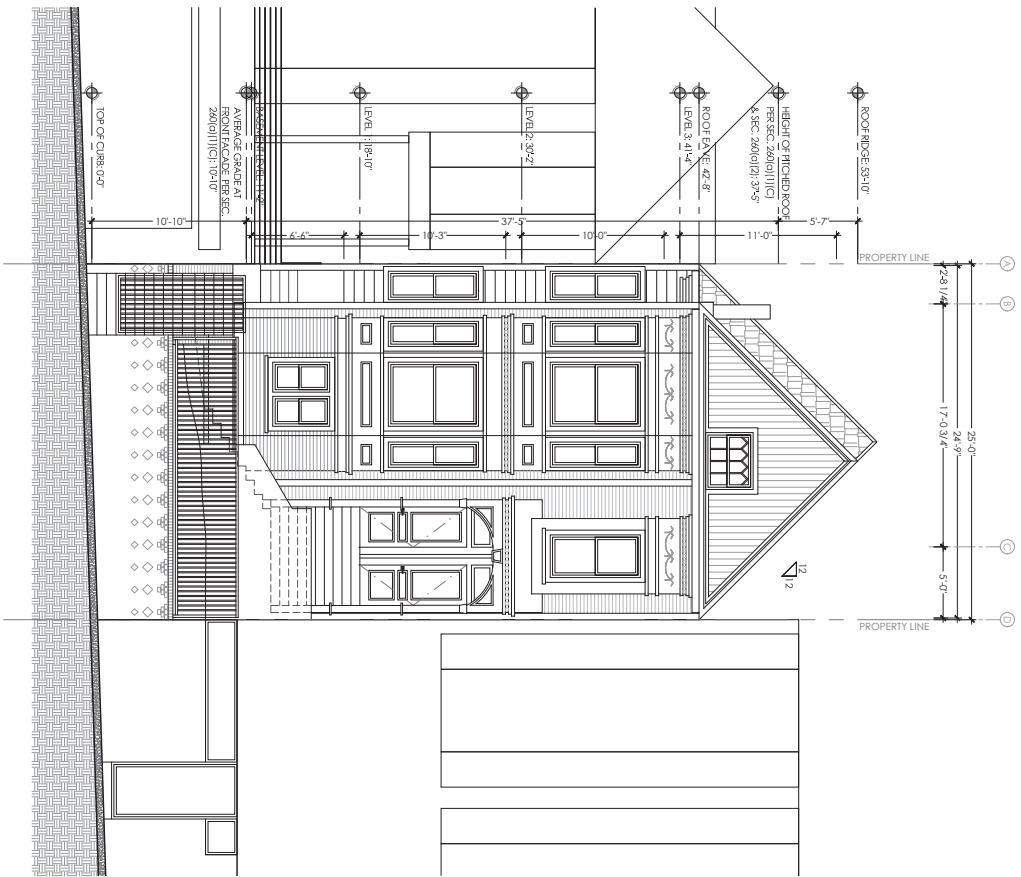
SCALE: 1/4" = 1'-0"

DRAWING: FLOOR PLANS

DESIGNER: 1,4009



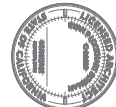
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 No. 41236 (M) P. 4/12/2019



NO. DATE	DESCRIPTION
1 JAN 10/15/19	ISSUED FOR PERMIT
2 MAY 10/15/19	REVISIONS
3 AUGUST 10/15/19	REVISIONS
4 AUGUST 10/15/19	REVISIONS

**PROJECT**  
**BUILDING PERMIT**

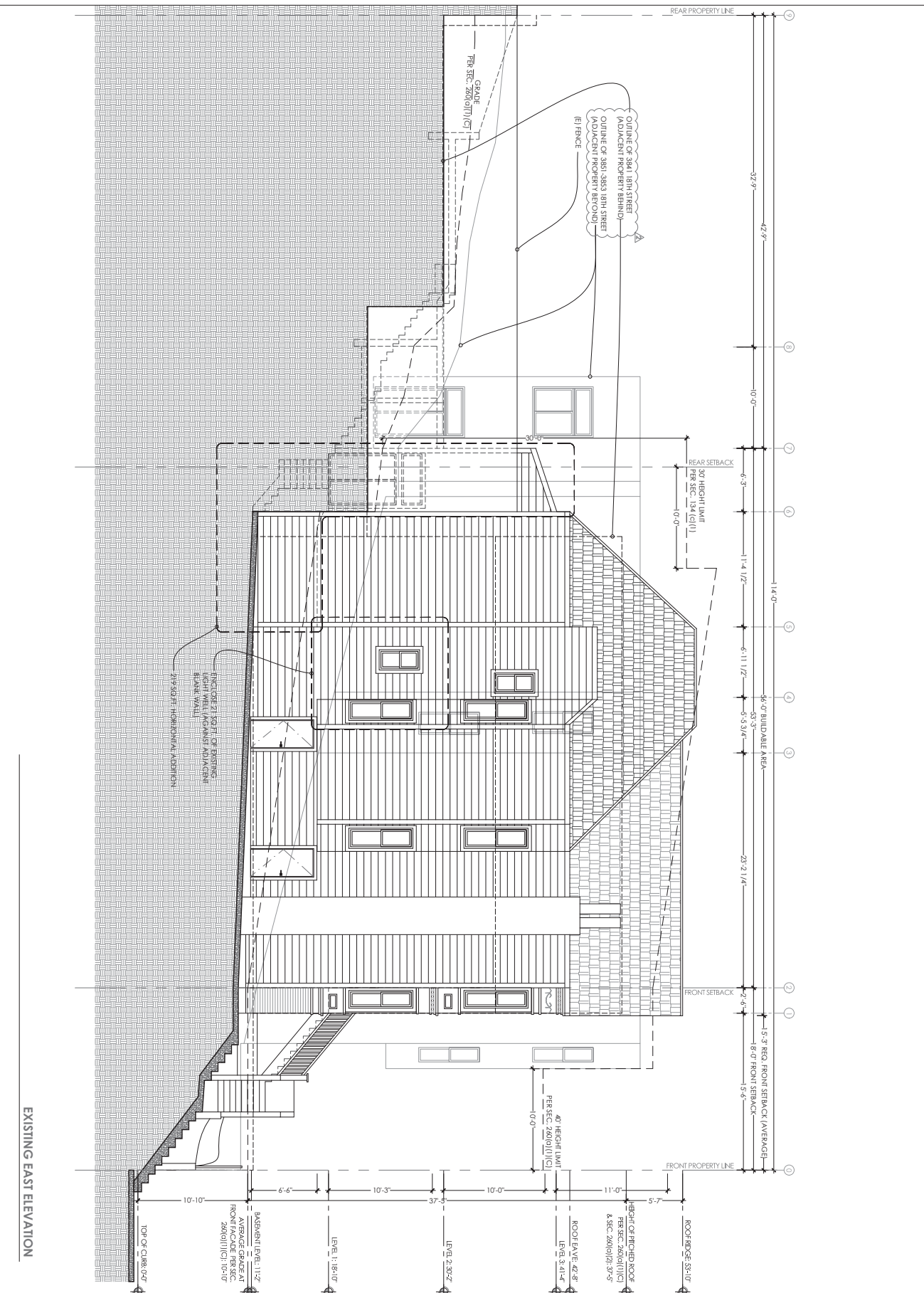
**PROPERTY ADDRESS**  
**3847-3849**  
**18TH STREET**

**PROJECT NO.**  
**3585 / 077**

**DATE**  
**ELEVATIONS**

**DESIGNER**  
 JOHN WARDEN, P.E.  
**SCALE**  
 1/4" = 1'-0"  
**DATE**  
 AUGUST 8TH 2019

**Sheet**  
**A-3.01**



EXISTING EAST ELEVATION



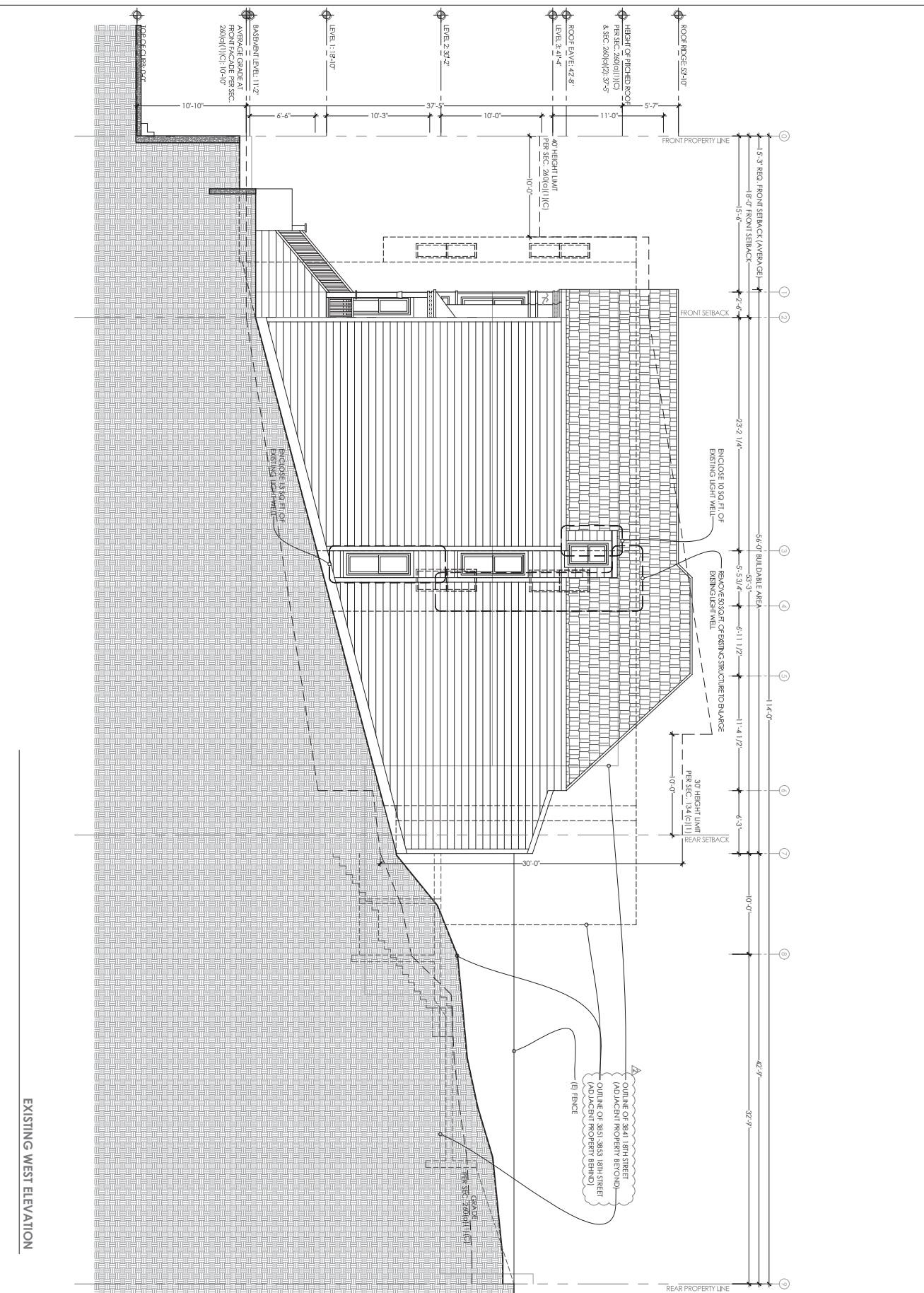
**DAWSON & CLIFTON**  
 REGISTERED PROFESSIONAL ENGINEERS  
 14009  
 10000 S. HAWTHORNE ST. #4123  
 FARMINGTON HILLS, MI 48334



**BUILDING PERMIT**  
 PROJECT: 3847-3849  
 18TH STREET  
 3585 / 077  
 DATE: AUGUST 8TH 2019

**A-3.02**

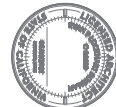




EXISTING WEST ELEVATION



**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ENGINEER - CIVIL  
 LICENSE NO. 42529 - MICHIGAN



**BUILDING PERMIT**

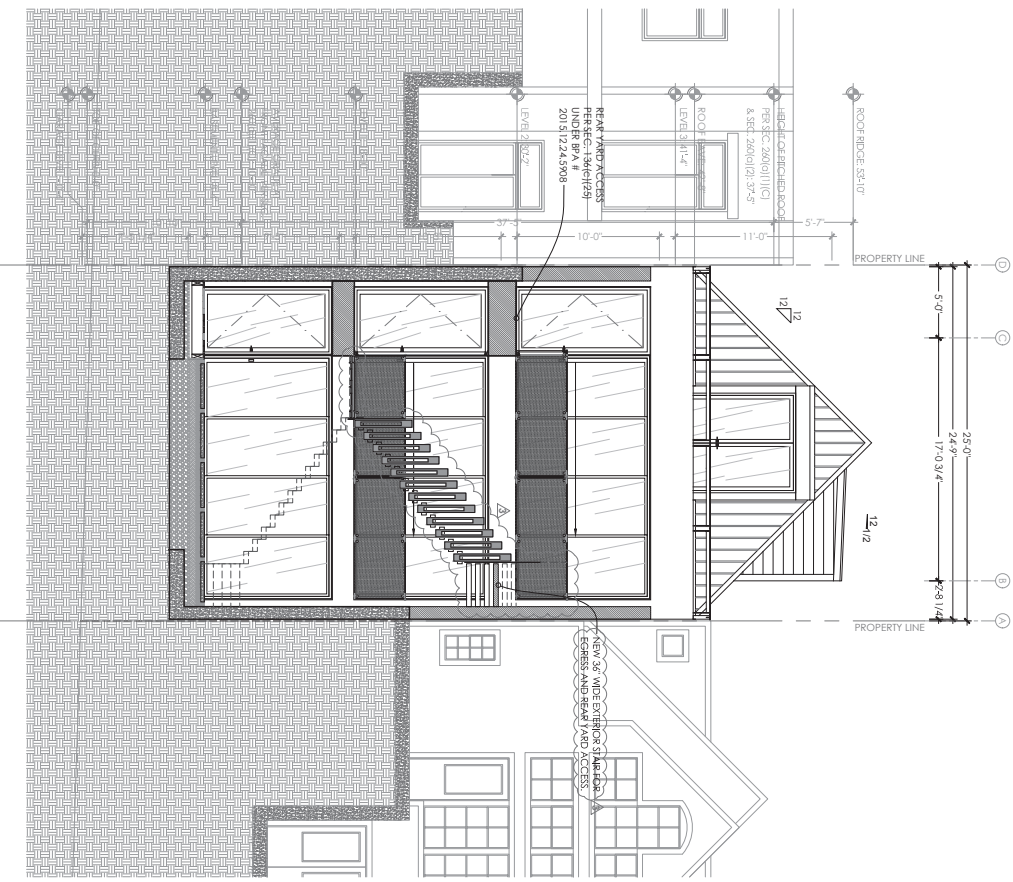
PROJECT: 3847-3849 18TH STREET

DATE: AUGUST 11, 2019

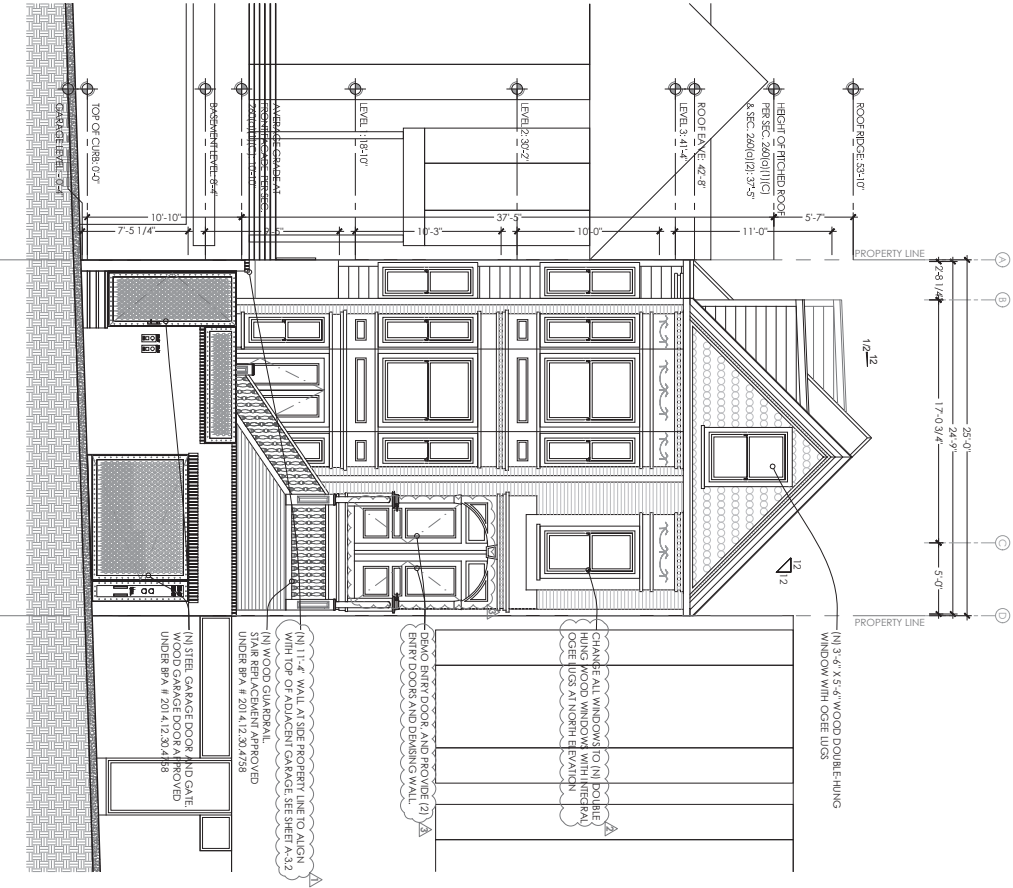
SCALE: 1/4" = 1'-0"

DATE: AUGUST 11, 2019

**A-3.03**



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ARCHITECTS  
 STATE OF CALIFORNIA  
 ARCHITECTS NO. 41238/WH 124123/WH



**BUILDING PERMIT**

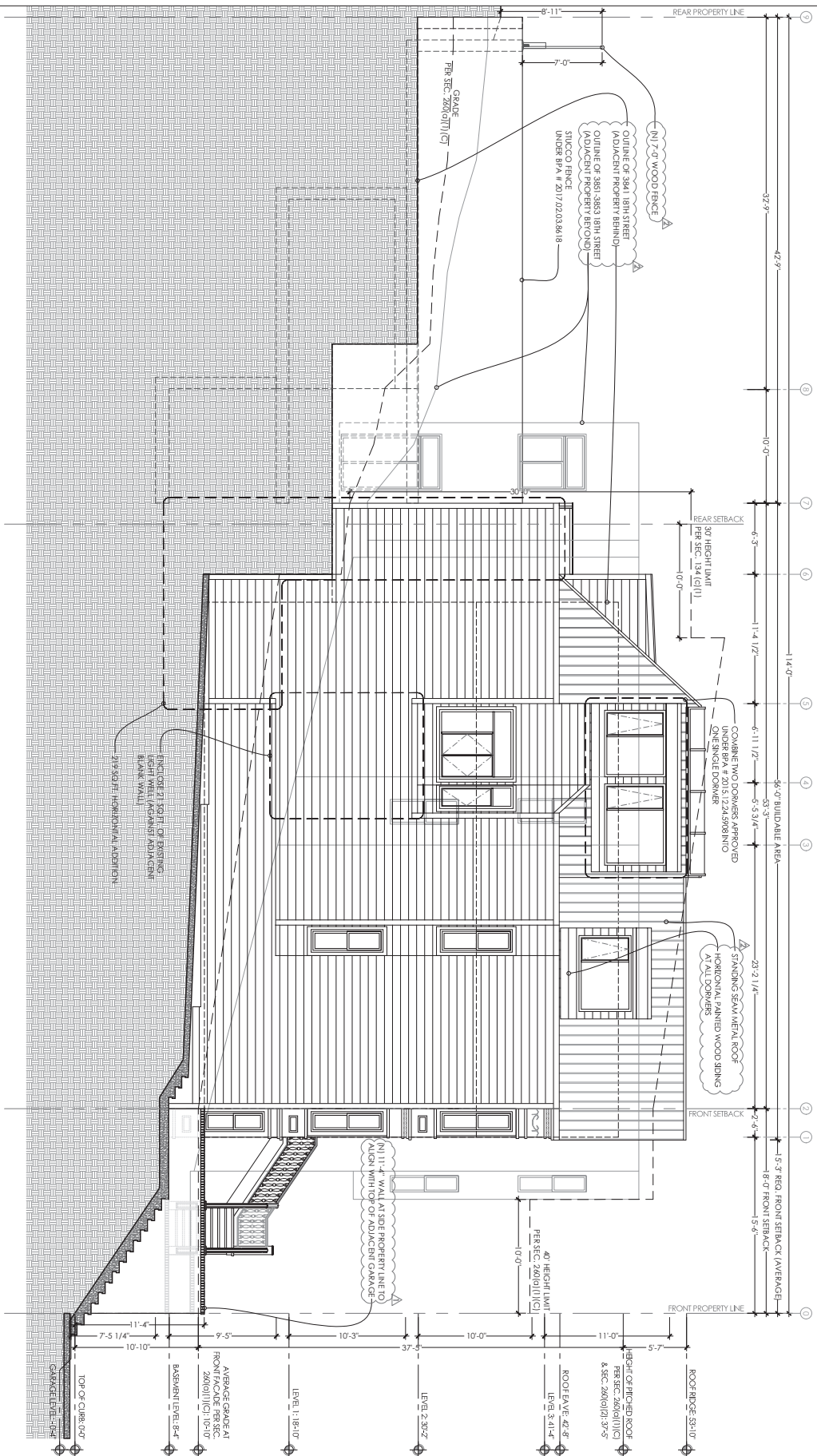
PROJECT: 3847-3849  
 18TH STREET

DATE: 08/15/19

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

DATE: AUGUST 8TH 2019

**A-3.1**



PROPOSED EAST ELEVATION



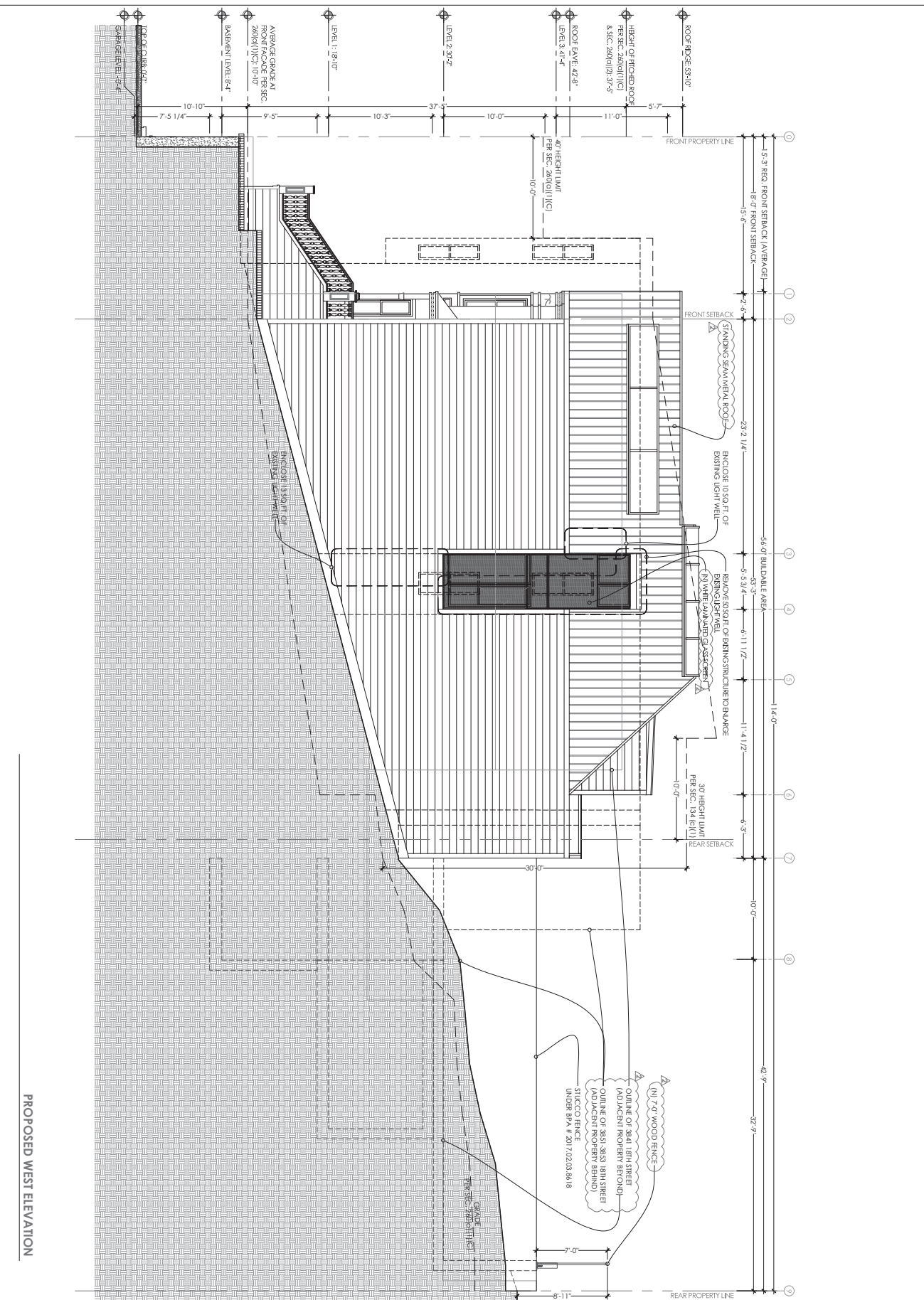
**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF OREGON  
 LICENSE NO. 14260




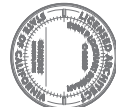
**JAMES G. BLAND**  
 REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF OREGON  
 LICENSE NO. 14260

PROJECT	3847-3849 18TH STREET
CLIENT	3847-3849
DATE	AUGUST 8TH 2019
SCALE	1/4" = 1'-0"
DRIVER	AUGUST 8TH 2019
DRAWING	ELEVATIONS
DESIGNER	JACOB
CHECKER	JACOB
APPROVER	JACOB

**A-3.2**



**PROPOSED WEST ELEVATION**

			
<b>DAWSON &amp; CLINTON</b> PROFESSIONAL SERVICES, L.P. 10000 N. MOORE AVENUE, SUITE 200 DALLAS, TEXAS 75243		<b>CITY OF AUSTIN</b> DEPARTMENT OF CITY PLANNING & DEVELOPMENT 700 N. BRASSFIELD AVENUE, SUITE 100 AUSTIN, TEXAS 78701	
<b>PROJECT:</b> <b>BUILDING PERMIT</b>		<b>DATE:</b> AUGUST 14, 2019	
<b>ADDRESS:</b> <b>3847-3849</b> <b>18TH STREET</b>		<b>SCALE:</b> 1/4" = 1'-0"	
<b>DRIVER:</b> 3585 / 077		<b>DATE:</b> AUGUST 14, 2019	
<b>DRAWING:</b> ELEVATIONS		<b>PROJECT NUMBER:</b> 14039	
<b>PROJECT:</b> 3847-3849 18TH STREET		<b>SCALE:</b> 1/4" = 1'-0"	
<b>DATE:</b> AUGUST 14, 2019		<b>PROJECT NUMBER:</b> 14039	

**A-3.3**



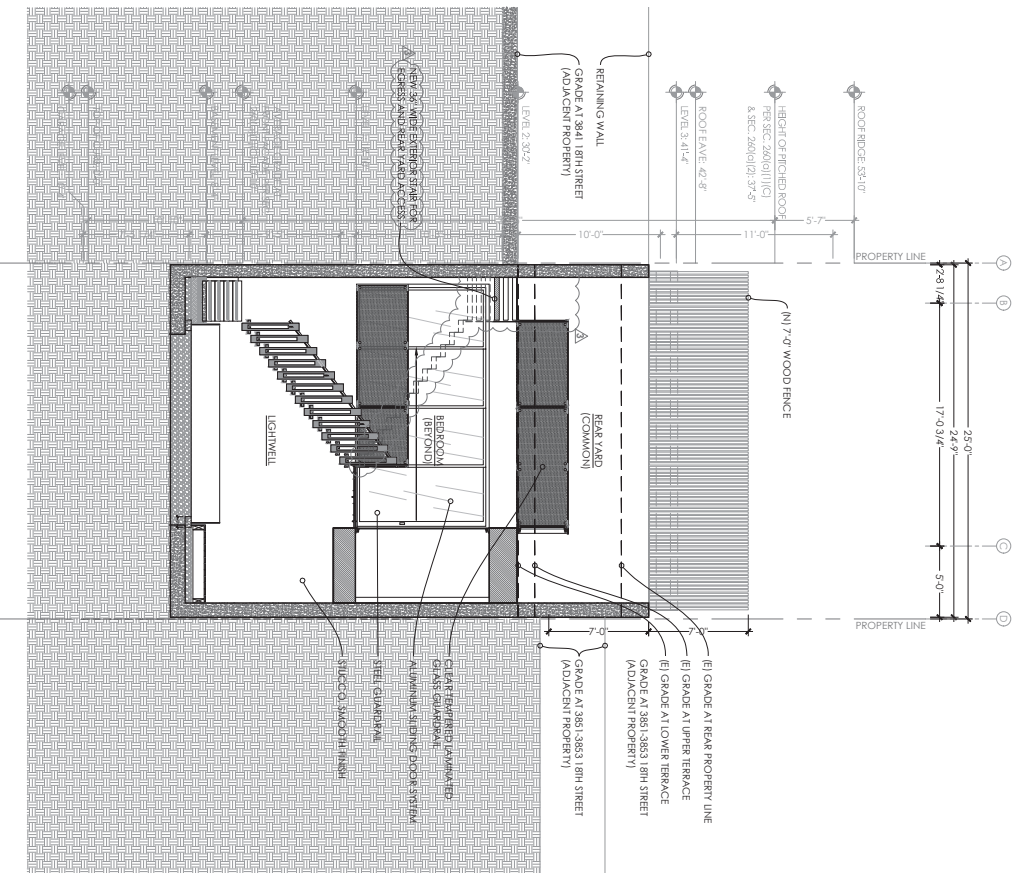
**DAWSON & CLINTON**  
 REGISTERED PROFESSIONAL ARCHITECTS  
 1200 S. GARDNER STREET, SUITE 100  
 DENVER, CO 80202  
 TEL: (303) 733-1111 FAX: (303) 733-1112  
 WWW.DAWSON-CLINTON.COM



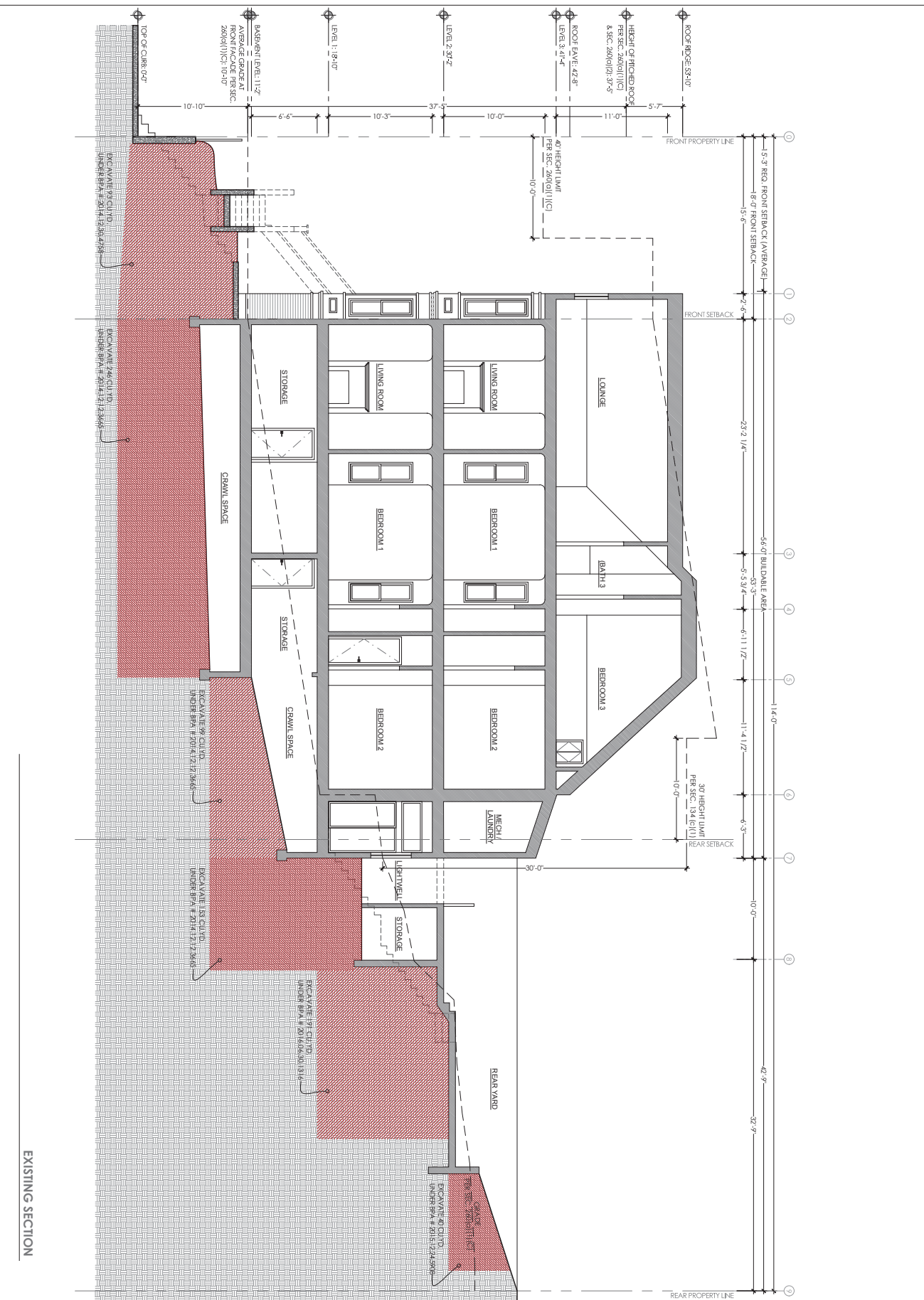
ISSUE DATE: 5/11/2019  
 PLAN NUMBER: 18181  
 PROJECT: 3847-3849  
 18181 STREET  
 3585 / 077  
 PROJECT: BUILDING PERMIT

PROJECT: 3847-3849  
 18181 STREET  
 3585 / 077  
 DRAWING: ELEVATIONS

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



PROPOSED NORTH ELEVATION AT LIGHTWELL - GRIDLINE 7/8

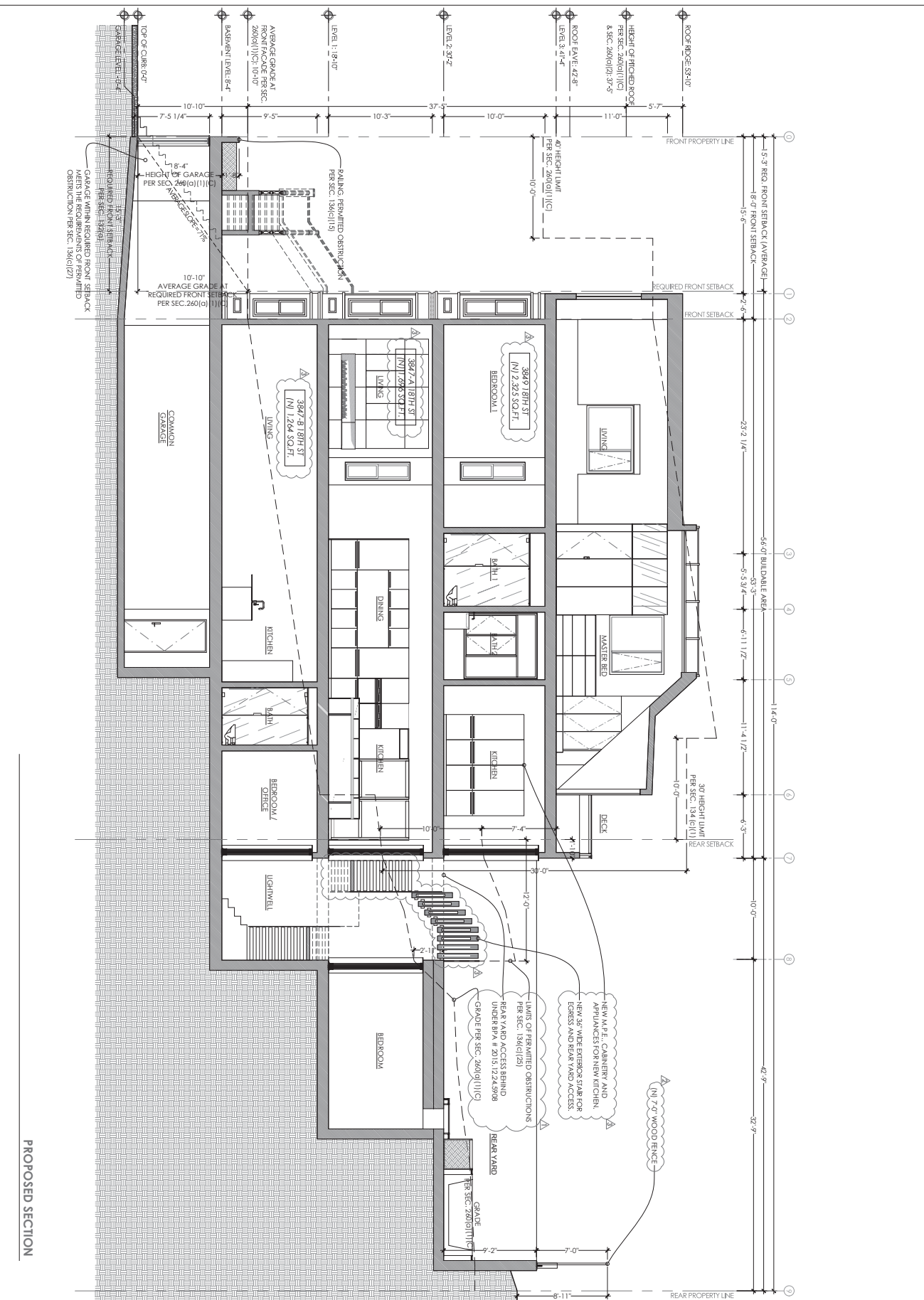


**DAWSON & CLINTON**  
 REGISTERED ARCHITECTS  
 1818 W. 10TH STREET  
 WAKE FOREST, NC 27158  
 TEL: 336-785-1111 FAX: 336-785-1112  
 WWW.DAWSONCLINTON.COM

**PROJECT:**  
**BUILDING PERMIT**

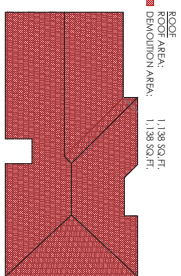
**NO.:** 3847-3849  
**ADDRESS:** 1818 W. 10TH STREET  
**CITY:** WAKE FOREST, NC  
**DATE:** AUGUST 8TH 2019

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

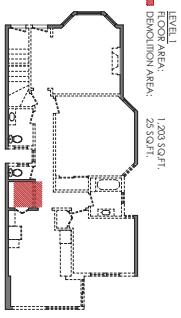


**PROPOSED SECTION**

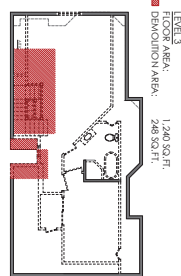
<p><b>DAWSON &amp; CLINTON</b>          REGISTERED ARCHITECTS &amp; ENGINEERS          1000 W. 10TH STREET, SUITE 200          NEW JERSEY 07102-3000          TEL: (973) 642-3300 FAX: (973) 642-3399          WWW.DAWSONCLINTON.COM</p>			
<p><b>PROJECT:</b>          BUILDING PERMIT</p>			
<p><b>ADDRESS:</b>          3847-3849          18TH STREET</p>			
<p><b>SECTION:</b>          3585 / 077</p>			
<p><b>DATE:</b>          AUGUST 8TH 2019</p>			
<p><b>SCALE:</b>          1/4" = 1'-0"</p>			
<p><b>SHEET:</b>          A-4.1</p>			



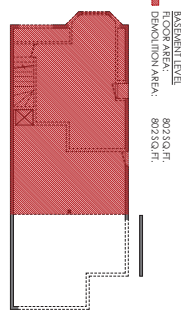
LEVEL 1  
TOTAL AREA OF FACADE: 1,203 SQ. FT.  
DEMOLITION AREA: 25 SQ. FT.



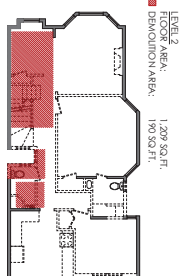
LEVEL 2  
TOTAL AREA OF FACADE: 1,203 SQ. FT.  
DEMOLITION AREA: 25 SQ. FT.



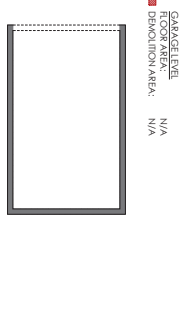
LEVEL 3  
TOTAL AREA OF FACADE: 1,203 SQ. FT.  
DEMOLITION AREA: 25 SQ. FT.



GARAGE/STORAGE  
TOTAL AREA OF FACADE: N/A  
DEMOLITION AREA: N/A



LEVEL 4  
TOTAL AREA OF FACADE: 1,203 SQ. FT.  
DEMOLITION AREA: 25 SQ. FT.



LEVEL 5  
TOTAL AREA OF FACADE: 1,203 SQ. FT.  
DEMOLITION AREA: 25 SQ. FT.

**SAN FRANCISCO PLANNING DEPARTMENT CODE SECTION 317**

- SECTION 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER AND CONVERSION.
- (a) DEMOLITION FOR THE PURPOSES OF THIS SECTION 317, THE TERMS BELOW SHALL BE AS DERIVED BELOW. CAPITALIZED TERMS NOT DERIVED BELOW ARE DERIVED IN SECTION 102 OF THIS CODE.
  - (1) RESIDENTIAL CONVERSION SHALL MEAN THE REMOVAL OF COOKING FACILITIES, CHANGE OF OCCUPANCY AS DERIVED AND REGULATED BY THE PLANNING CODE, OR RESIDENTIAL UNIT OR UNAUTHORIZED UNIT TO A NON-RESIDENTIAL OR STUDENT HOUSING UNIT.
  - (2) RESIDENTIAL DEMOLITION SHALL MEAN ANY OF THE FOLLOWING:
    - (a) 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 PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND THE REAR FACADE AND 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 DETERMINE THAT ADJUSTMENT IS NECESSARY TO MAINTAIN THE NATURE OF THIS HOUSING.
  - (3) FACADE IS DERIVED IN SECTION 102 OF THIS CODE.
  - (4) FRONT FACADE IS DERIVED IN SECTION 102 OF THIS CODE.
  - (5) HORIZONTAL ELEMENTS SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLACES, EXCEPT FLOOR PLACES AT OR BELOW GRADE.

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

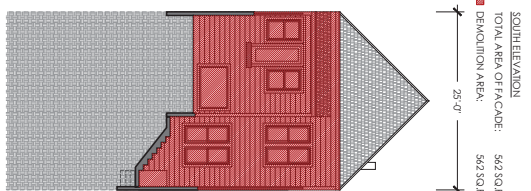
TOTAL LENGTH OF FRONT AND REAR FACADE AT FOUNDATION: 165'-9" - 250'1" = 90'-0"  
 50% MAX. ALLOWABLE DEMOLITION = 25'-0"  
 TOTAL DEMOLITION: 125'-9" - 22'-3" = 42'-3"  
 TOTAL LENGTH OF EXTERIOR WALLS AT FOUNDATION: 125'-9" + 5'-3" + 25'-0" + 5'-3" = 156'-6"  
 65% MAX. ALLOWABLE DEMOLITION = 101'-8"  
 TOTAL DEMOLITION: 65' - 4'-7" - 2'-2" + 7'-6" + 1'-10" = 70'-2"

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

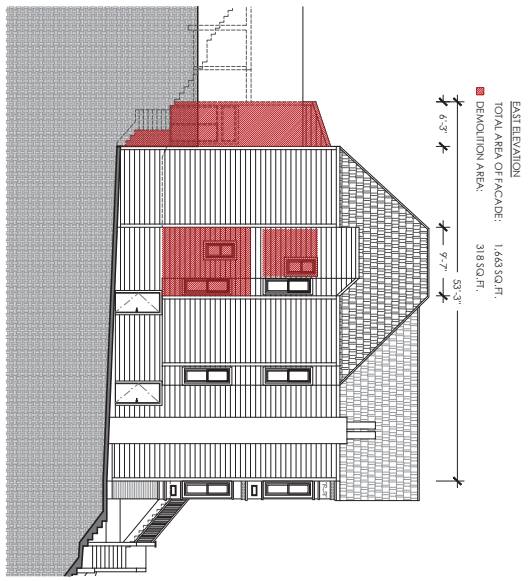
**DEMOLITION CALCULATION OF VERTICAL & HORIZONTAL ELEMENTS - 317(B)(2)(C)**

TOTAL AREA OF VERTICAL ENVELOPE: 1503 SQ. FT. + 1,605 SQ. FT. + 945 SQ. FT. + 1,203 SQ. FT. = 4,448 SQ. FT.  
 50% MAX. ALLOWABLE DEMOLITION = 2,224 SQ. FT.  
 TOTAL DEMOLITION: 1623 SQ. FT. + 3183 SQ. FT. + 268 SQ. FT. + 121 SQ. FT. = 1,260 SQ. FT.  
 TOTAL AREA OF HORIZONTAL ELEMENTS: 11,181 SQ. FT. + 1,203 SQ. FT. + 1,203 SQ. FT. + 802 SQ. FT. = 5,992 SQ. FT.  
 50% MAX. ALLOWABLE DEMOLITION = 2,796 SQ. FT.  
 TOTAL DEMOLITION: 11,181 SQ. FT. + 248 SQ. FT. + 190 SQ. FT. - 25 SQ. FT. + 802 SQ. FT. = 2,403 SQ. FT.

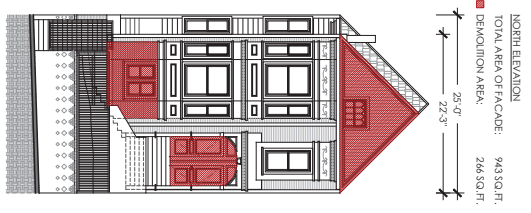
**DOES NOT EXCEED BOTH THRESHOLD ABOVE, THEREFORE PROJECT IS NOT A RESIDENTIAL DEMOLITION PER SEC. 317**



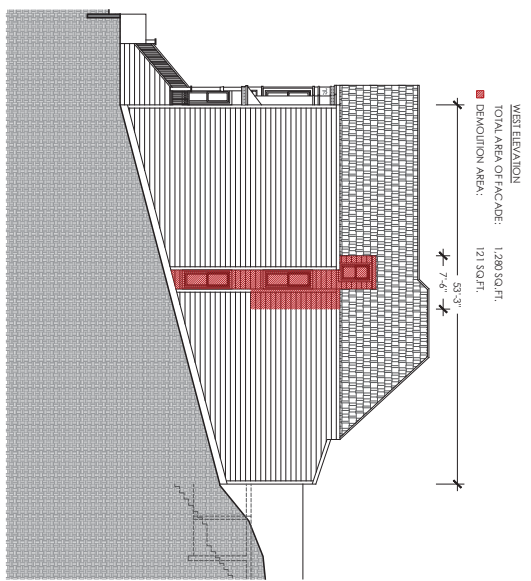
SOUTH ELEVATION  
TOTAL AREA OF FACADE: 562 SQ. FT.  
DEMOLITION AREA: 542 SQ. FT.



EAST ELEVATION  
TOTAL AREA OF FACADE: 1,643 SQ. FT.  
DEMOLITION AREA: 318 SQ. FT.



NORTH ELEVATION  
TOTAL AREA OF FACADE: 943 SQ. FT.  
DEMOLITION AREA: 246 SQ. FT.



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

**DEMOLITION CALCULATIONS**

DATE: AUGUST 8TH 2019  
 SCALE: NOT TO SCALE  
 DRAWING: A-5.1

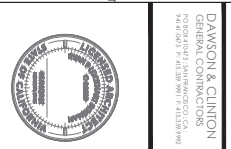
PROJECT: BUILDING PERMIT

ADDRESS: 3847-3849 18TH STREET

PERMIT NUMBER: 3585 / 077

DRAWING: DEMOLITION CALC

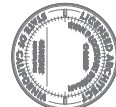
DATE: AUGUST 8TH 2019







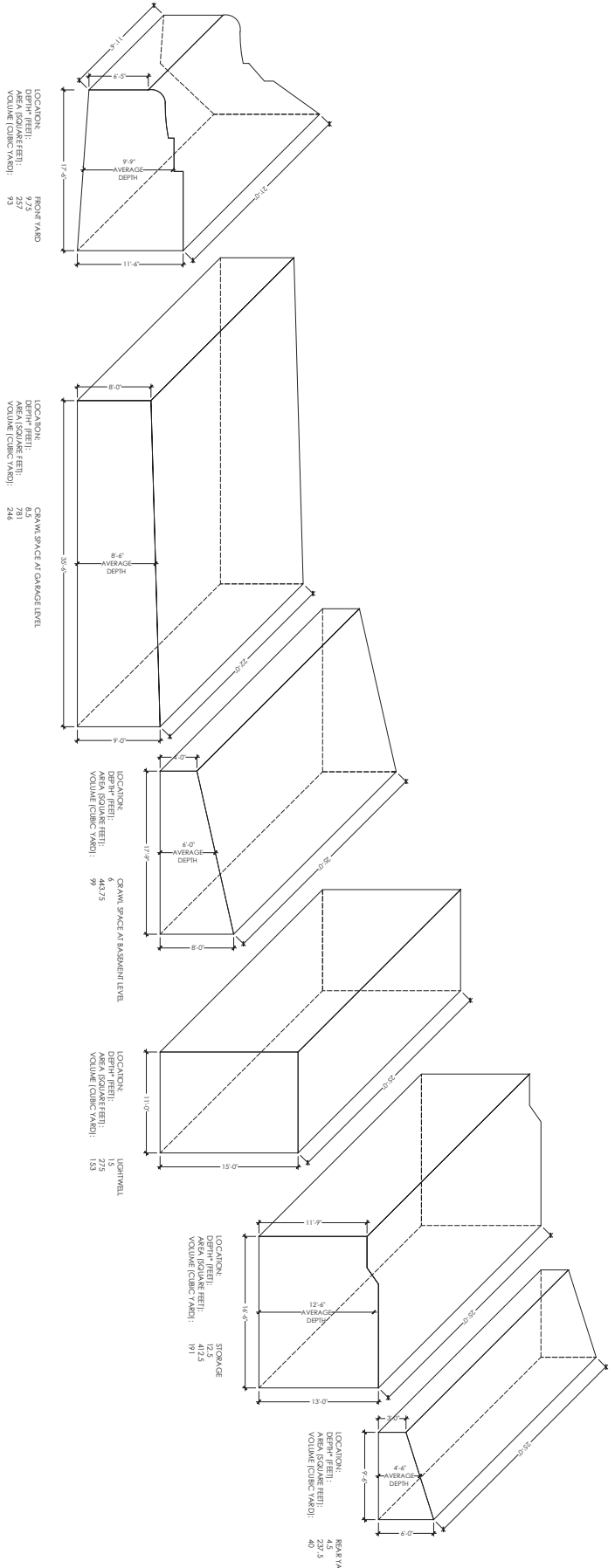
**DAWSON & CLINTON**  
 PROFESSIONAL SURVEYING & CIVIL  
 ENGINEERING  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 TEL: (405) 241-1111 FAX: (405) 241-1112  
 WWW.DAWSONCLINTON.COM



PROJECT: **BUILDING PERMIT**  
 ADDRESS: **3847-3849 18TH STREET**  
 DRAWING: **EXCAVATION CALC**  
 DATE: **AUGUST 8TH 2019**

SCALE: **NOT TO SCALE**  
 DATE: **AUGUST 8TH 2019**

**A-5.2**



EXCAVATION CALCULATIONS			
LOCATION	DEPTH (FEET)	AREA (SQ. FEET)	VOLUME (CU. YARD)
FRONT YARD	9.75	257	93
CRAWL SPACE AT GARAGE LEVEL	8.5	246	88
CRAWL SPACE AT BASEMENT LEVEL	6.4275	142.5	50
LIGHTWELL	1.5	153	53
STORAGE	12.5	191	71
REAR YARD	4.0	232.5	81
<b>MAX. PROJECT TOTAL</b>	<b>13 FEET</b>	<b>2,404.25 SQUARE FEET</b>	<b>822 CUBIC YARD</b>

\* NOTE: DEPTHS ARE AVERAGE AT LOCATION. THE MAXIMUM DEPTH OF EXCAVATION / DISTURBANCE BELOW GRADE IS 15'-0" SEE EXCAVATION DIAGRAMS ABOVE FOR DETAILS.

**EXCAVATION CALCULATIONS**