



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 19, 2019

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
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Date: December 9, 2019
Case No.: **2018-011578DRP**
Project Address: **2898 Vallejo Street**
Permit Application: 2019.0213.2822
Zoning: RH-1 (D) [Residential House, One-Family- Detached]
40-X Height and Bulk District
Block/Lot: 0955/017
Project Sponsor: Justin Zucker
Rueben Junius & Rose
1 Bush St. #600
San Francisco, CA 94104
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and Approve**

PROJECT DESCRIPTION

The project consists of a partial infill of an existing lightwell on the 4th floor at the east side for an elevator and an accessible bathroom. The addition is within the existing footprint of the floor below.

SITE DESCRIPTION AND PRESENT USE

The site is a 50'-0" x 100' down sloping lot with an existing 3-story, one-family house built in 1921. The building is listed as a category 'A' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Vallejo Street has an extremely consistent pattern of 2-story houses fronting the street that due to the steeply sloping down lots are 4-stories at the rear. Other than the subject property which is a corner lot and extends further than the interior lots, there is a very consistent mid-block open space pattern.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 30, 2018 – August 29, 2019	8.28. 2019	12.19.2019	106 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	November 30, 2019	November 30, 2019	20 days
Mailed Notice	20 days	November 30, 2019	November 30, 2019	20 days
Newspaper Notice	20 days	November 30, 2019	November 30, 2019	20 days

PUBLIC COMMENT

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

DR REQUESTOR

Mary Sangiacomo of 2880 Vallejo Street, adjacent neighbor to the East of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. The proposed addition will block light to existing side windows.

Proposed alternative:

Reorganize proposed location of elevator preserve light well in its current configuration.

See attached *Discretionary Review Applications*, dated January 8, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

There are practical difficulties in locating an accessible elevator and bathroom in the existing envelope, and the addition poses minor impact in relation to light due to the height of the existing building massing. The project has been fully vetted by Planning Department staff and the Zoning Administrator

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

ENVIRONMENTAL REVIEW

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

DEPARTMENT REVIEW

RH-1(D) zoning requires side setbacks. The Zoning Administrator has heard and granted the variance for the proposed infill of the side setback. (See Variance Decision Letter). The DR requestor's building is set back 3' from the common property line. The project sponsor's building has no side setback, except at the portion of the upper floor light well. The proposed location of the elevator aligns with the rear portion of the DR requestor's house, where there are three proposed windows on the West elevation serving rooms that face the rear yard and which also have rear facing windows. The sponsor has complied with the Residential Design Team (RDAT) recommendations in relation to building massing at the side to address issues related to light since the limited extent of the proposed addition in conjunction with the existing 3' set back from the side lot line allows the DR requestor's windows in the Living room and Media room to retain access to light. Staff has deemed there are no extraordinary or exceptional circumstances and therefore recommends not taking DR and approving.

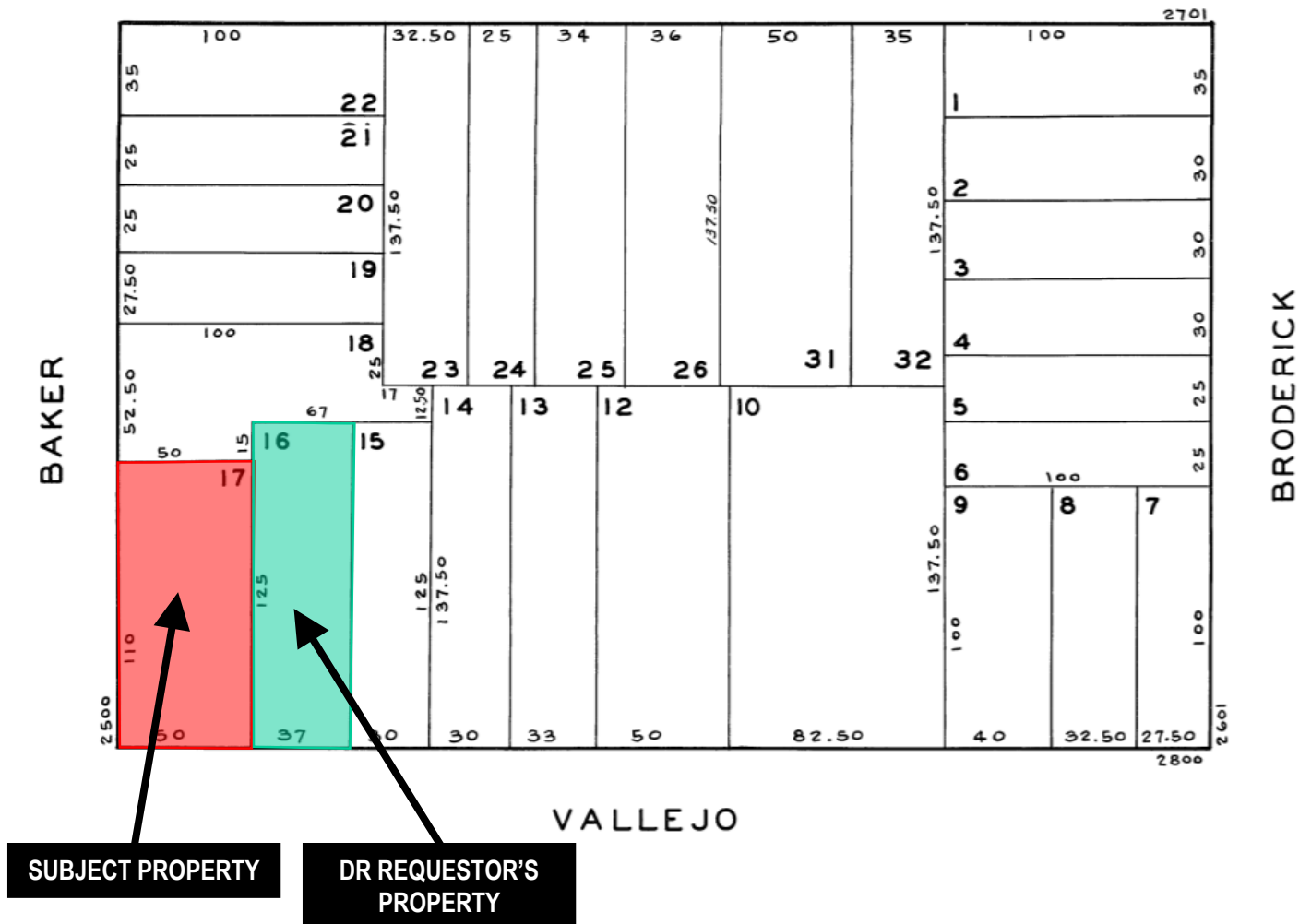
RECOMMENDATION:	Do not take DR and Approve
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated October 18, 2019
Reduced Plans
Plans of DR requestor's house
Variance Decision Letter

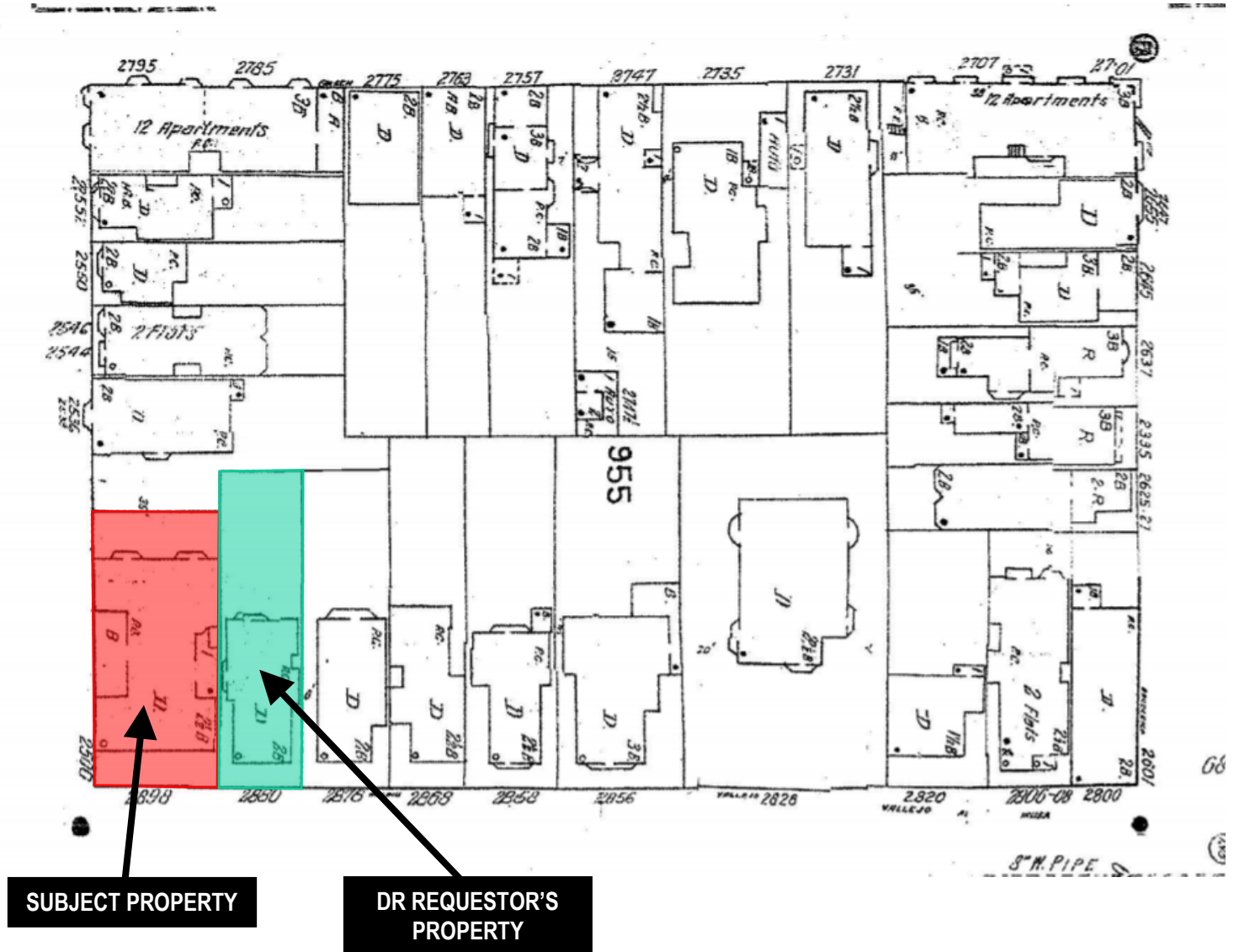
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

Sanborn Map*

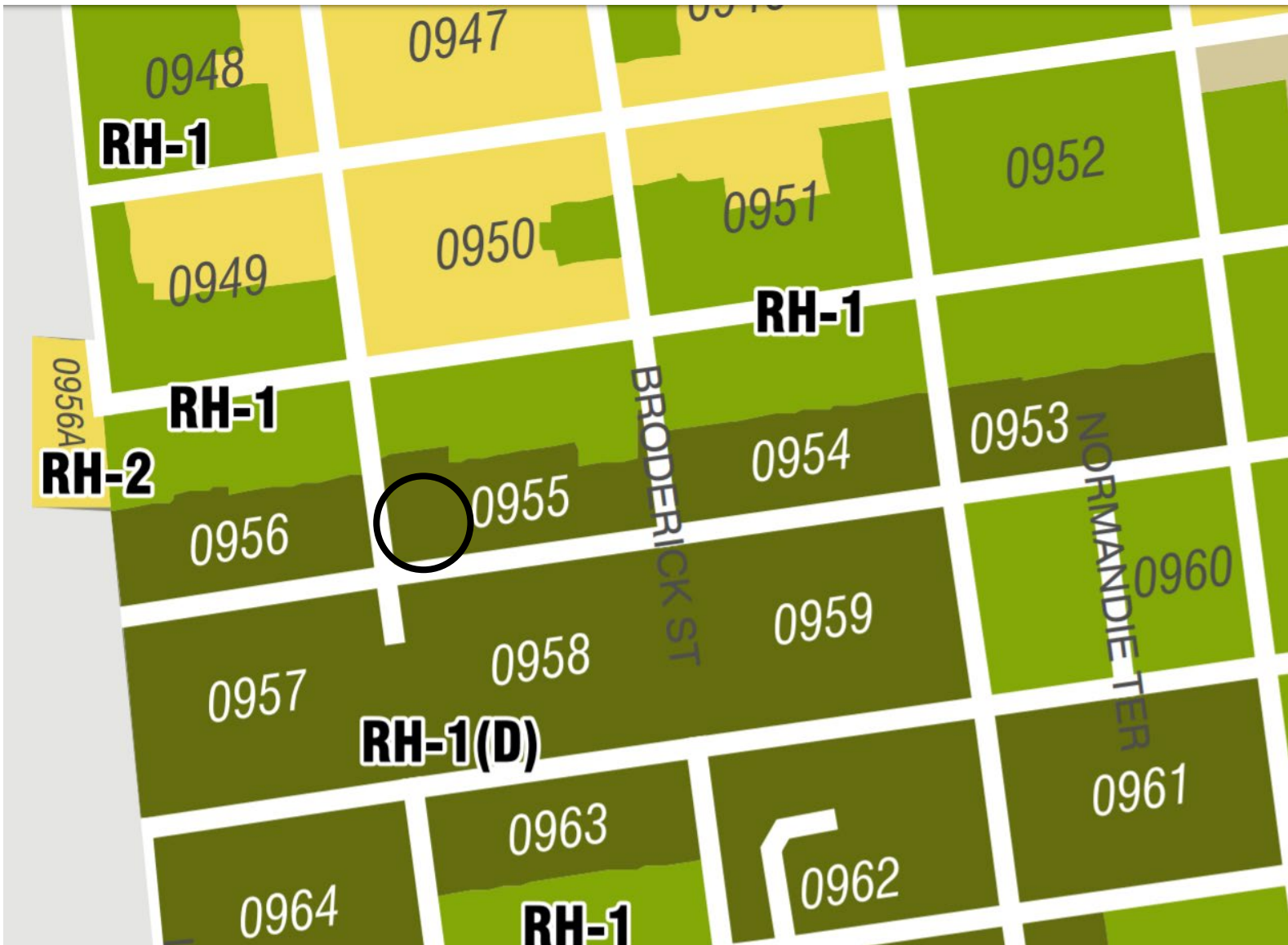


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



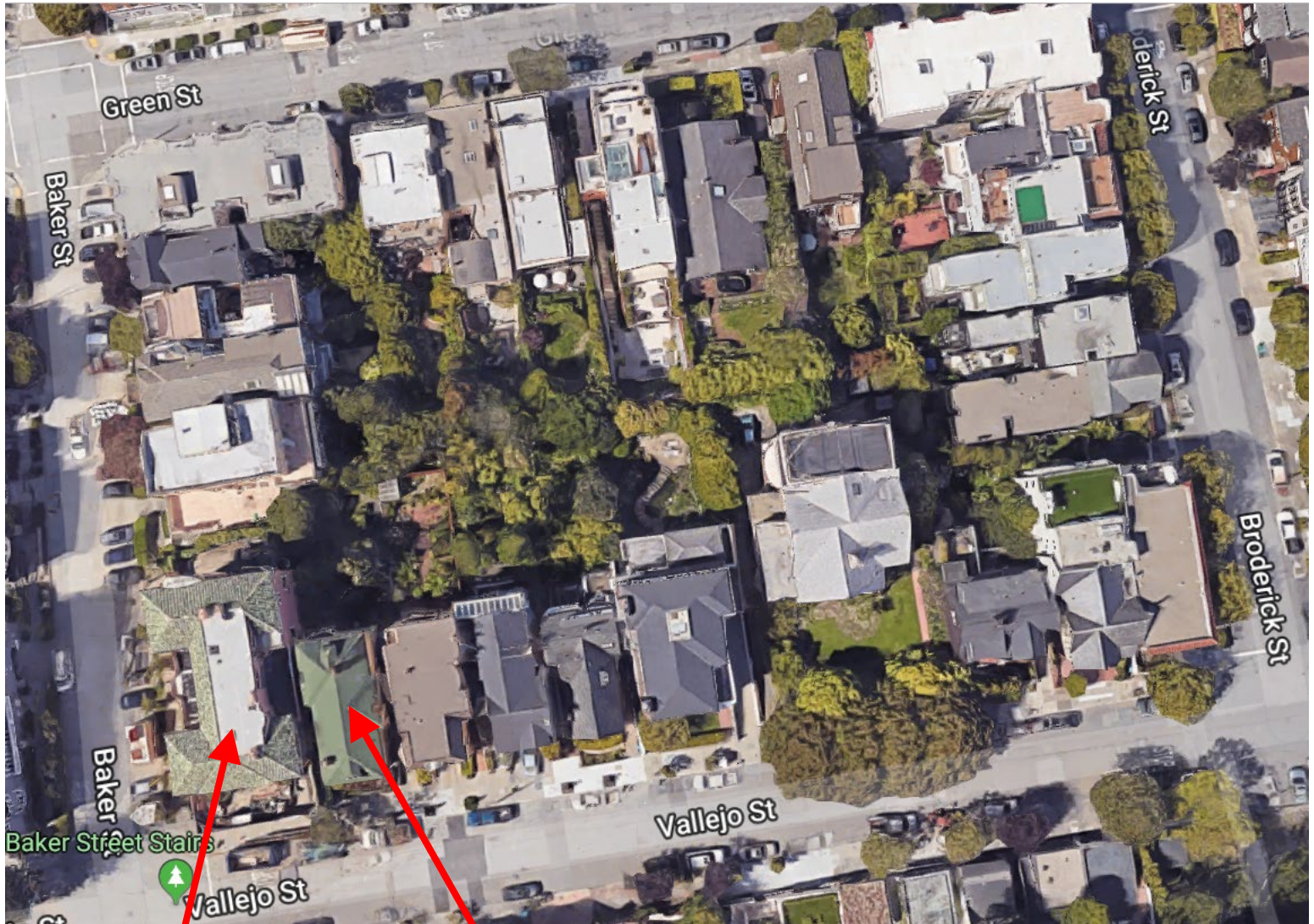
Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

Aerial Photo

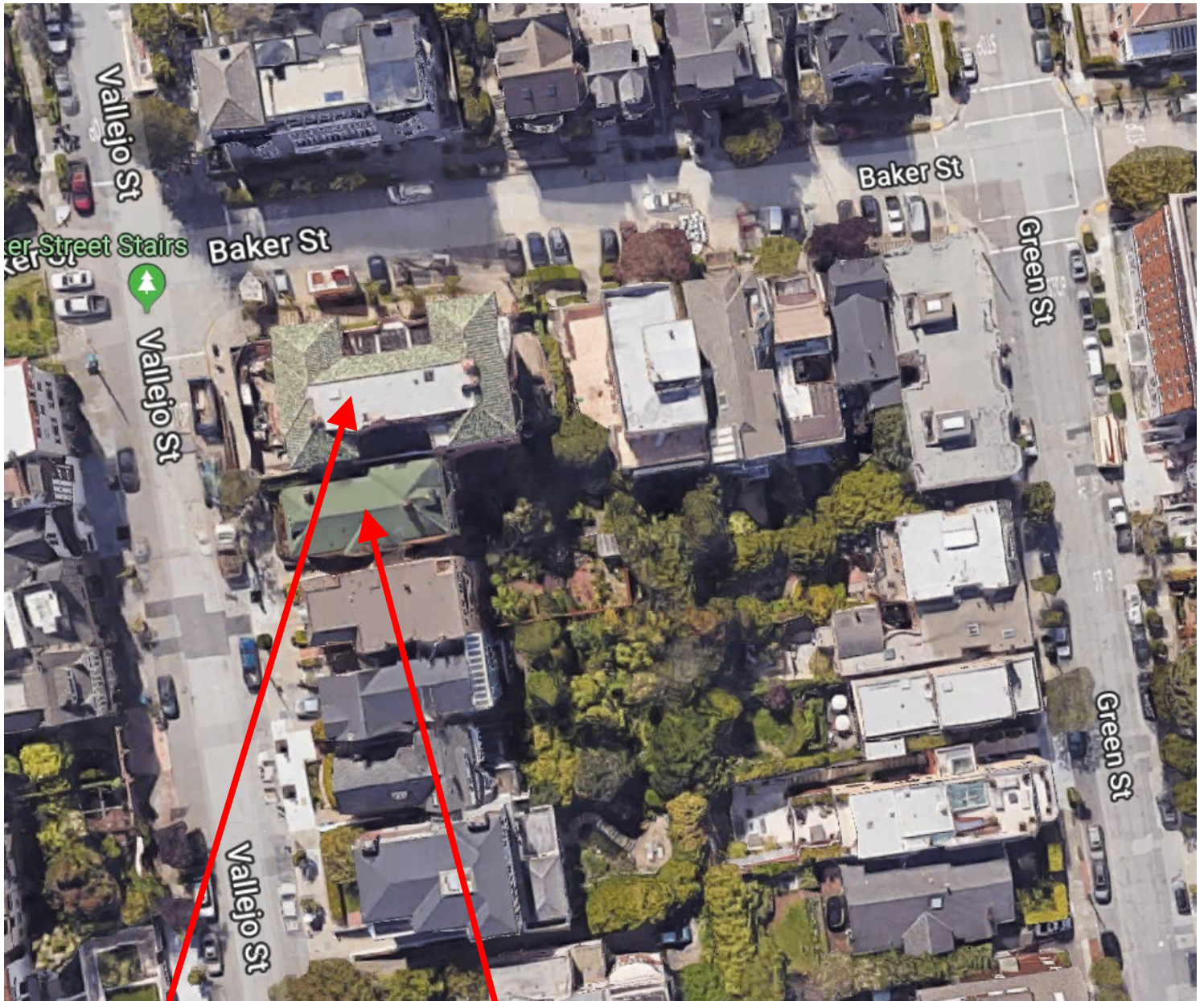


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

Aerial Photo



Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

Site Photo

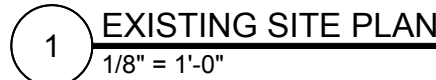


SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-011578DRP
2898 Vallejo Street

2898 VALLEJO STREET, SAN FRANCISCO, CA 94123

COVER SHEET PROJECT INFO & DATA	
PROJECT NUMBER	--
DATE	03/08/2019
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PERMIT	



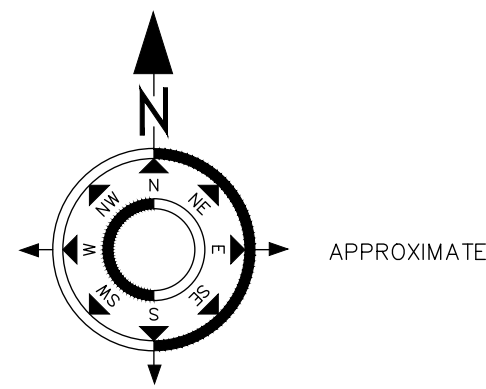
SHEET NOTES

LEGEND

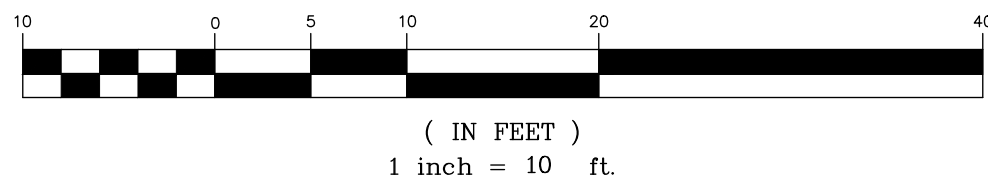
ERMIT

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PROPOSED SITE PLAN	
PROJECT NUMBER	--
DATE	03/08/2019
A0.2.1	
PERMIT	



GRAPHIC SCALE



LEGEND:

ADJ	ADJACENT
AG	ABOVE GROUND
BLDG	BUILDING
CONC	CONCRETE
CONST	CONSTRUCTION
CRWN	CROWN
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
GM	GAS METER
GS	GROUND SHOT
PKG	PARKING
SDMH	STORM DRAIN MAN HOLE
SSMH	SANITARY SEWER MAN HOLE
TELE	TELEPHONE VAULT
TC	TOP OF CURB
WDF	WOOD FENCE
WGV	WATER GATE VALVE
WI	WROUGHT IRON
WMVLT	WATER METER VAULT
WRW	WOOD RETAINING WALL

○ 12 TREE INDICATES TREE SIZE AND TYPE

PALM	PALM TREE
TREE	UNIDENTIFIED TREE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS JULY 28, 2016.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.

BENCHMARK:

BM 11402

IN SIDEWALK AT THE NORTHWESTERLY RETURN OF SCOTT ST. AND VALLEJO ST. BETWEEN TWO HANDICAP RAMPS. 3.6' NORTHWESTERLY FROM CENTER/CENTER CATCH BASIN. 4.0' SOUTHEASTERLY FROM CENTER/CENTER AT&T VAULT. 8.5' SOUTHWESTERLY FROM BEGIN CURB RETURN ON SCOTT ST. 11.5' NORTHEASTERLY FROM CENTER/CENTER STREET LIGHT/STREET SIGN POLE.

ELEVATION= 221.946' (SFVD013)

BASIS OF SURVEY:

THE MONUMENT LINE ON VALLEJO STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP OF ASSESSOR'S BLOCK 955 FILED FOR RECORD ON JUNE 17, 2008 IN BOOK CC OF MAPS AT PAGE 56 IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

TITLE REPORT NOTE:

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

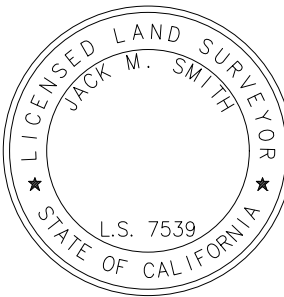
TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Jack M. Smith
JACK M. SMITH, L.S. #7539
LICENSE EXPIRES 12-31-2017



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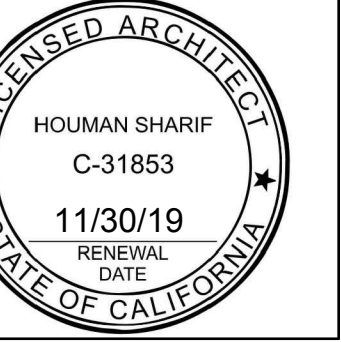
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2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

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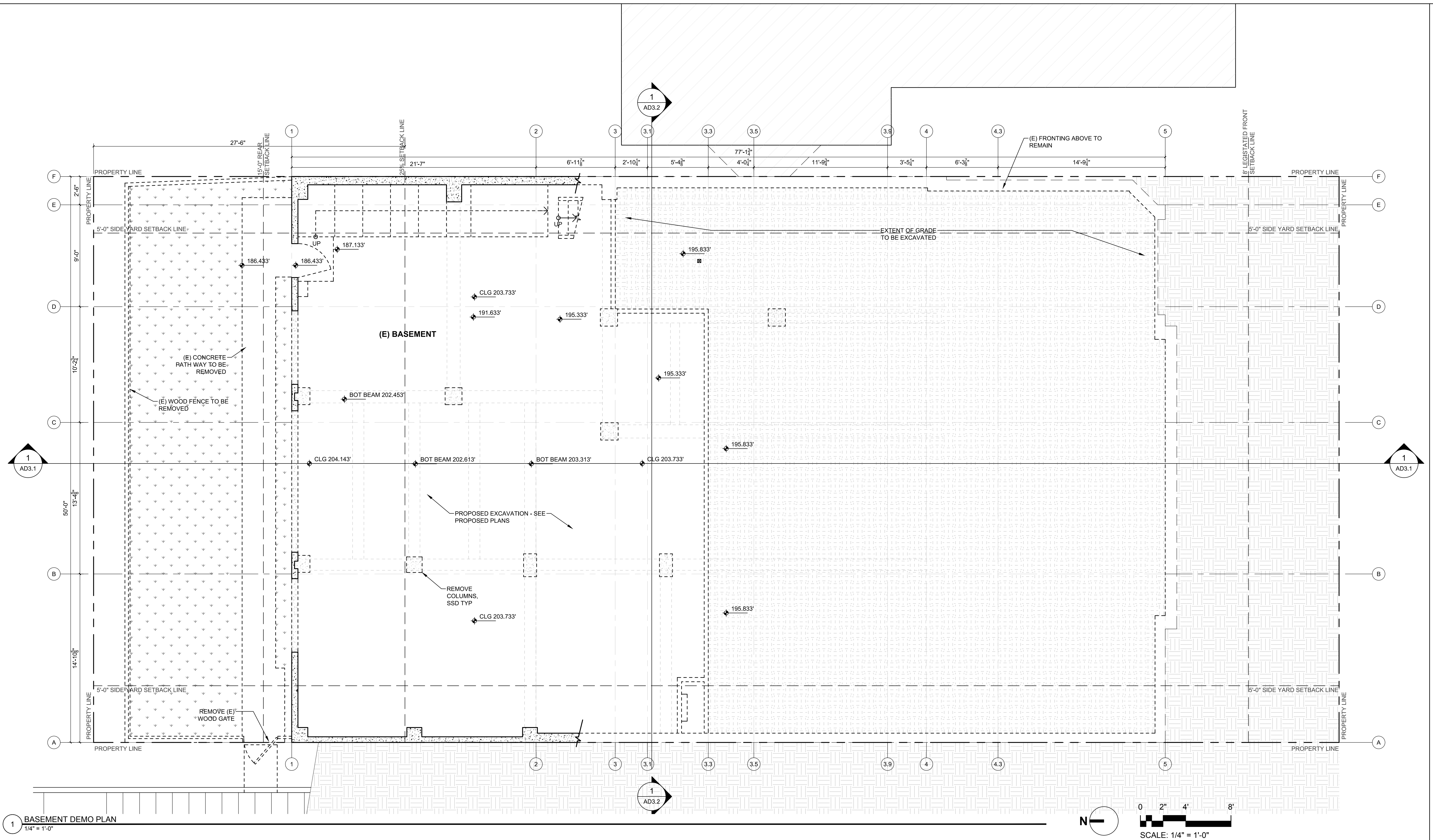
ASSESSMENT DEMO PLAN






PROJECT NUMBER	---
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DATE	03/08/2019
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AD1.0

ERMIT



KEYNOTES	SHEET NOTES	LEGEND
	1. REFER TO CBC TABLE 601 FOR TYPE 1A FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS IN BASEMENT AND FIRST FLOOR.	<div><div></div><div>(E) WALL TO BE DEMOLISHED</div></div> <div><div></div><div>(E) WALL TO REMAIN</div></div> <div><div></div><div>(E) CONCRETE WALL</div></div> <div><div></div><div>(E) CONCRETE WALL TO BE DEMOLISHED</div></div> <div><div></div><div>(E) AREA TO BE DEMOLISHED</div></div>

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PERMIT

2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

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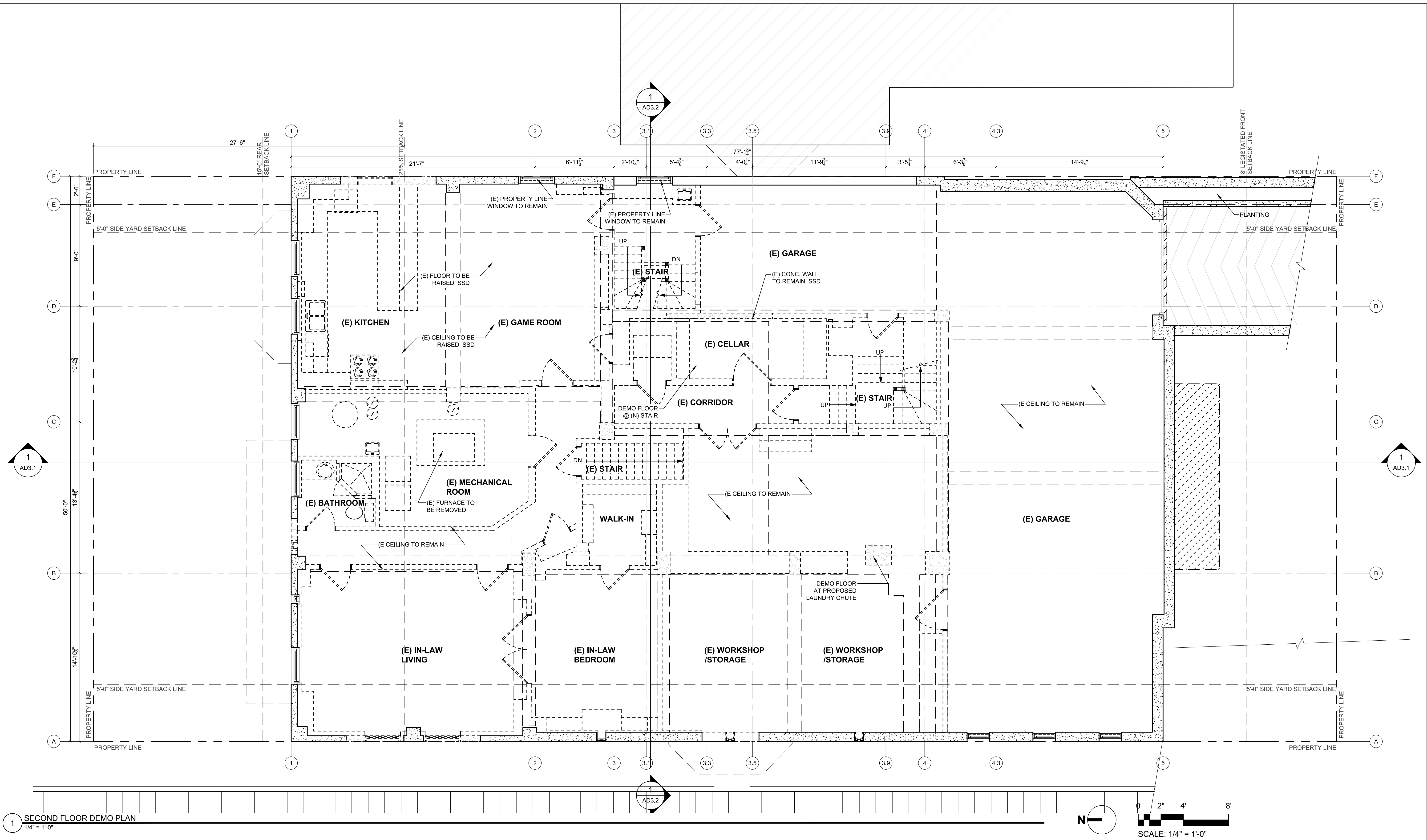
SECOND FLOOR DEMO PLAN

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KEYNOTES

SHEET NOTES

1. REFER TO CBC TABLE 601 FOR TYPE 1A FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS IN BASEMENT AND FIRST FLOOR.

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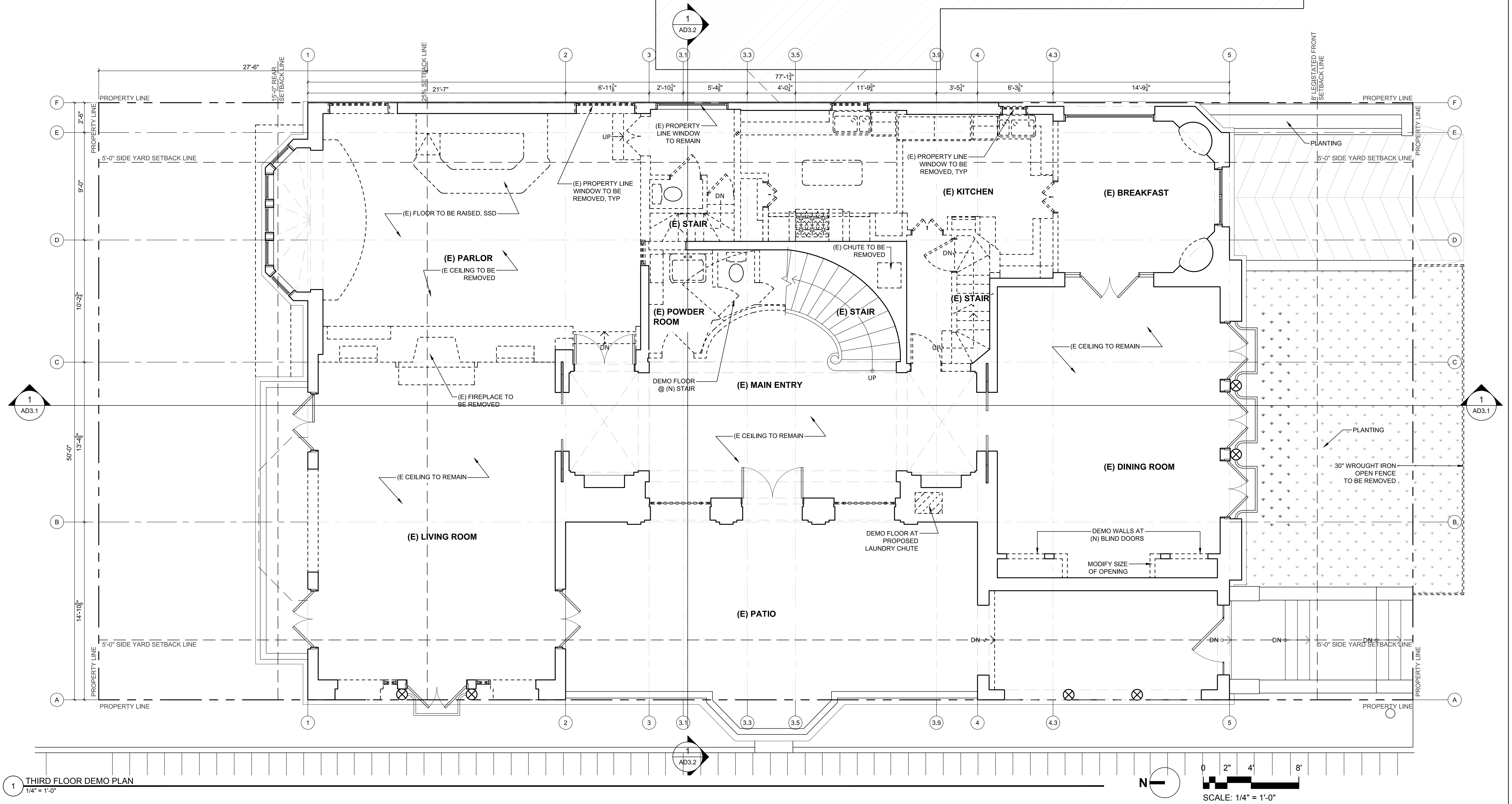
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|  | (E) WALL TO REMAIN | |
|  | (E) CONCRETE WALL | |
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|  | (E) AREA TO BE DEMOLISHED | D |

DISCUSSION

[illegible]PROJECT NUMBER ---

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PERMIT








KEYNOTES

SHEET NOTES

1. REFER TO CBC TABLE 601 FOR TYPE 1A FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS IN BASEMENT AND FIRST FLOOR.

LEGEND

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	(E) AREA TO BE DEMOLISHED

2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

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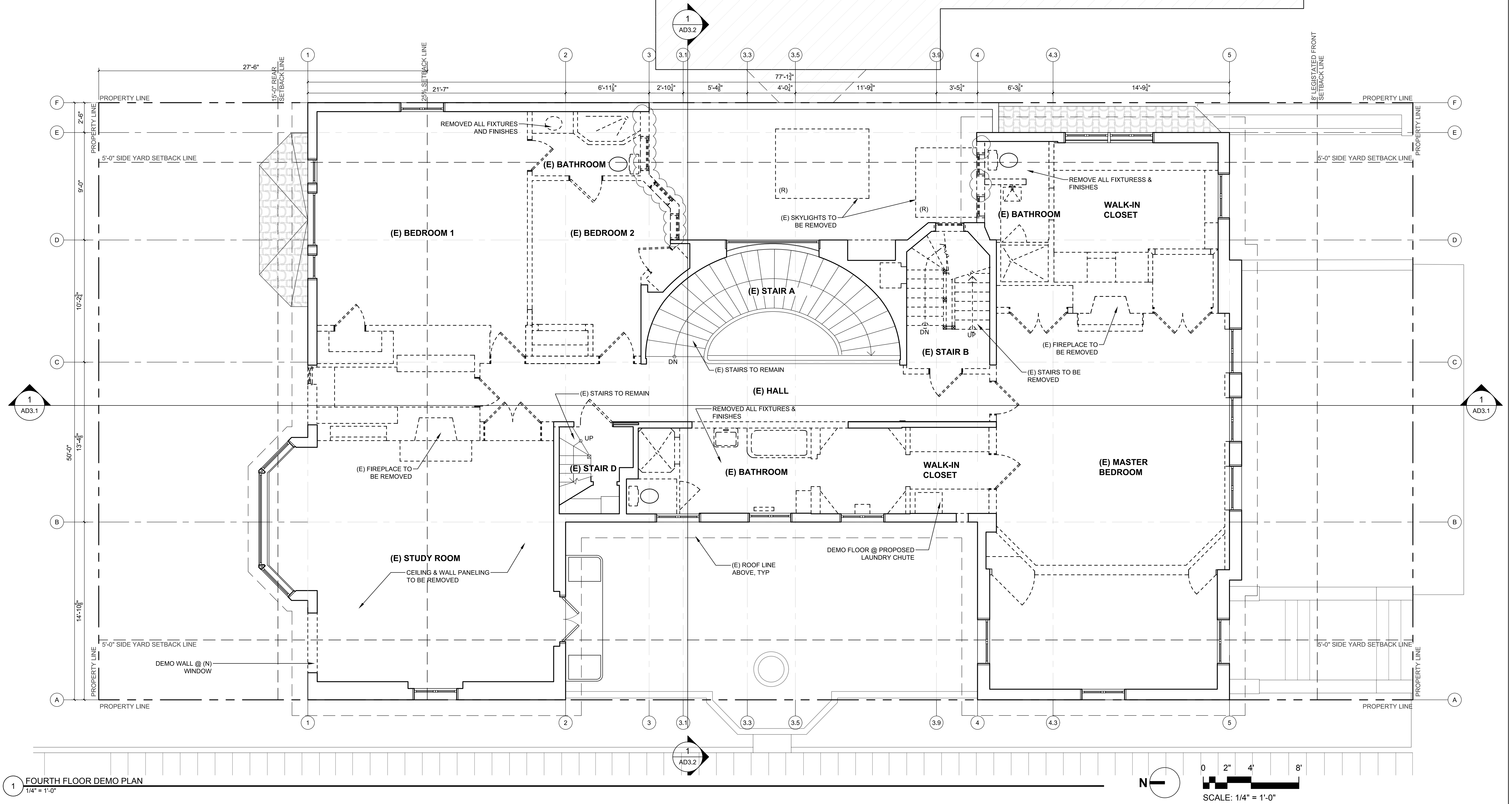
FOURTH FLOOR
DEMO PLAN

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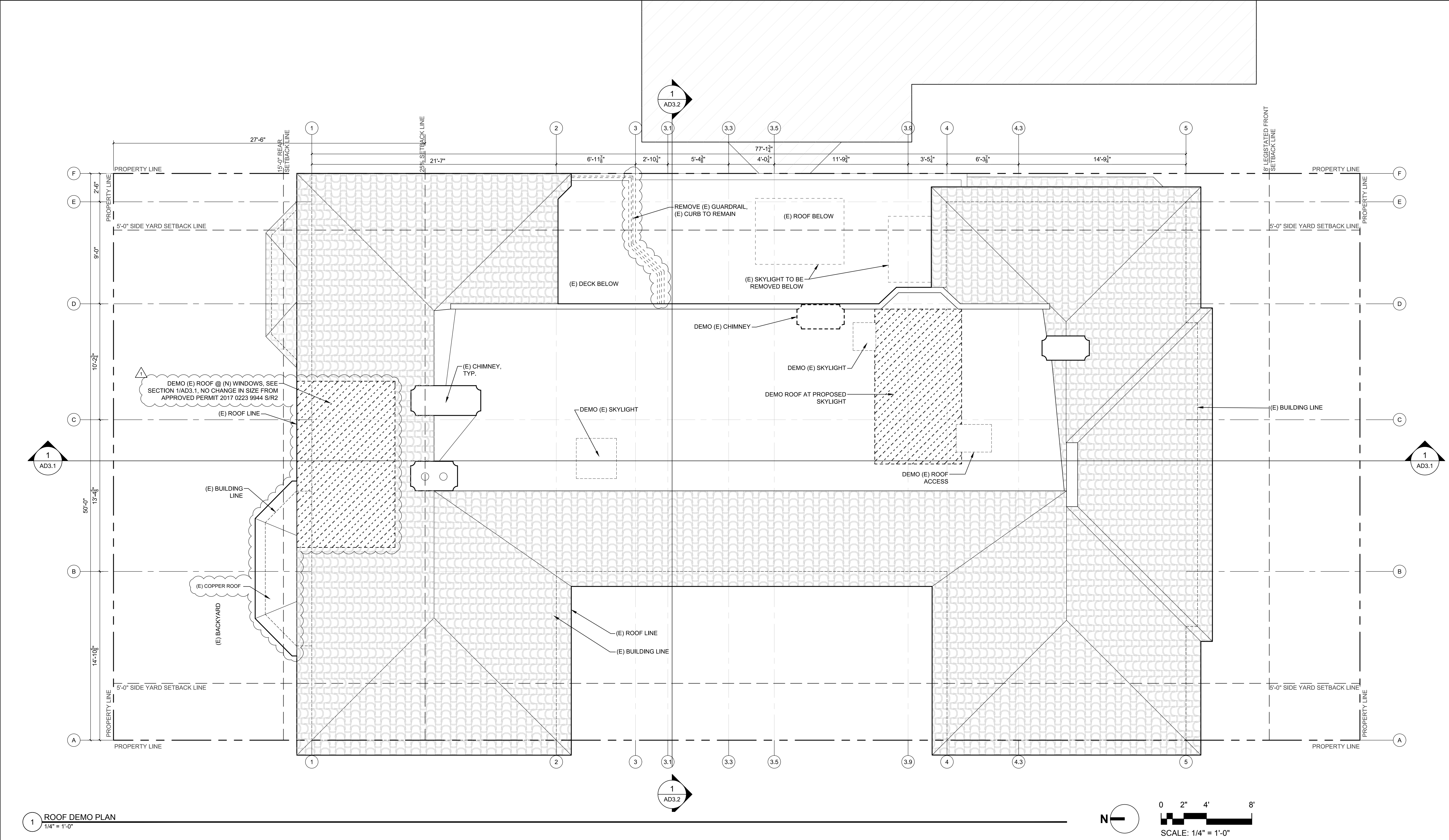
KEYNOTES

SHEET NOTES

LEGEND

1. REFER TO CBC TABLE 601 FOR TYPE 1A FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS IN BASEMENT AND FIRST FLOOR.

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1 ROOF DEMO PLAN
1/4" = 1'-0"

KEYNOTES		SHEET NOTES		LEGEND	
		1. REFER TO CBC TABLE 601 FOR TYPE 1A FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS IN BASEMENT AND FIRST FLOOR.		<div><div>-----</div><div>(E) WALL TO BE DEMOLISHED</div></div> <div><div>=====</div><div>(E) WALL TO REMAIN</div></div> <div><div> </div><div>(E) CONCRETE WALL</div></div> <div><div>-----</div><div>(E) CONCRETE WALL TO BE DEMOLISHED</div></div> <div><div> </div><div>(E) AREA TO BE DEMOLISHED</div></div>	
				ROOF DEMO PLAN	
				PROJECT NUMBER --	
				DATE 03/08/2019	
				AD1.6	
				PERMIT	

ARCHITECT
mem
architecture

MEM Architecture
601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
415.421.9000
415.421.9002
www.memarch.com

REGISTERED ARCHITECT
HOUMAN SHARIF
C-31853
11/30/19
RENEWAL
DATE
STATE OF CALIFORNIA

2898 VALLEJO RESIDENCE
2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING COMMENT	04/29/19


ROOF DEMO PLAN

PROJECT NUMBER --

DATE 03/08/2019

AD1.6

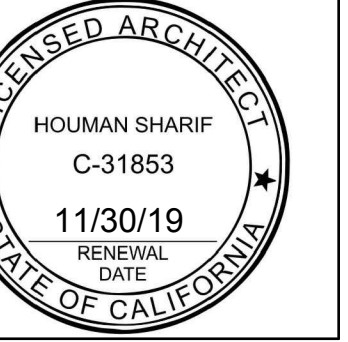
PERMIT

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ERMIT



PROJECT NUMBER	---
DATE	03/08/2019



2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

[illegible]

MEMO WEST
ELEVATION

PROJECT NUMBER	--
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DATE	03/08/2019
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AD2.2

PERMIT



2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

[illegible]

DEMO NORTH
ELEVATION


PROJECT NUMBER	--
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DATE	03/08/2019
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AD2.3

ERMIT





PERMIT



DEMO EAST ELEVATION
1/4"=1'-0"

PERMIT



2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

[illegible]

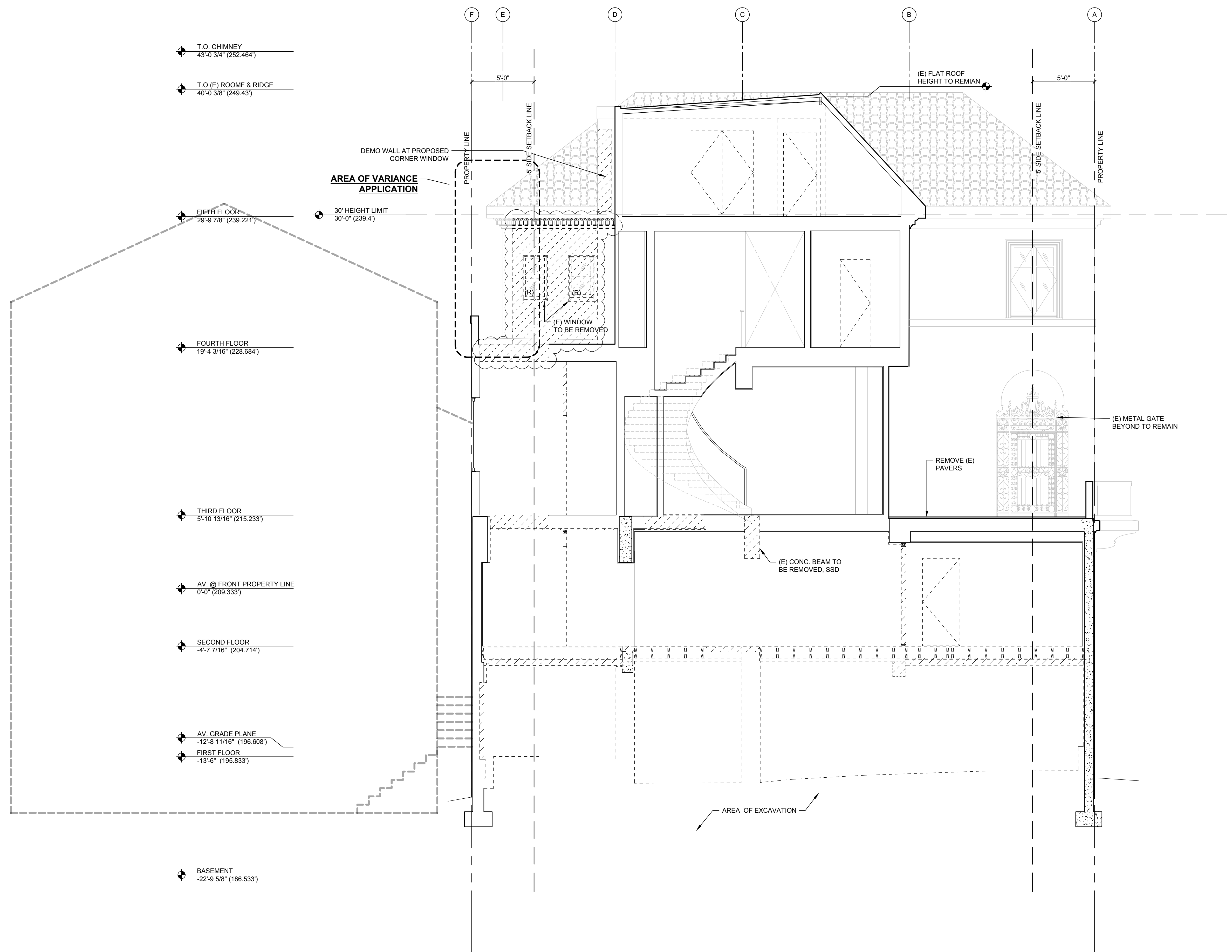
DEMO
EAST-WEST
SECTION

PROJECT NUMBER	---
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DATE	03/08/2019
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AD3.2

PERMIT



2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

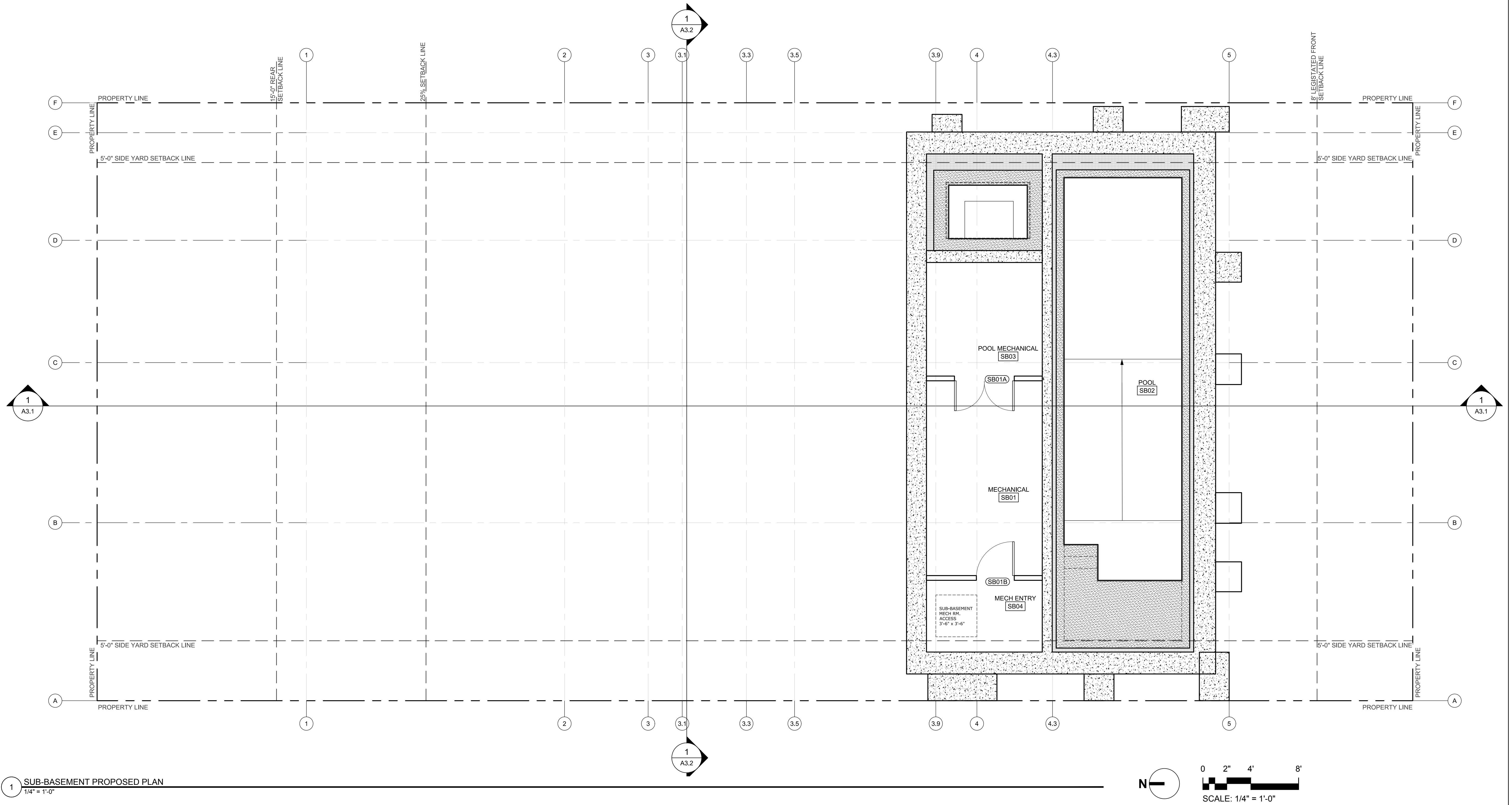
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PROPOSED PLAN

PROJECT NUMBER	--
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DATE 03/08/2019

A1.00

PERMIT



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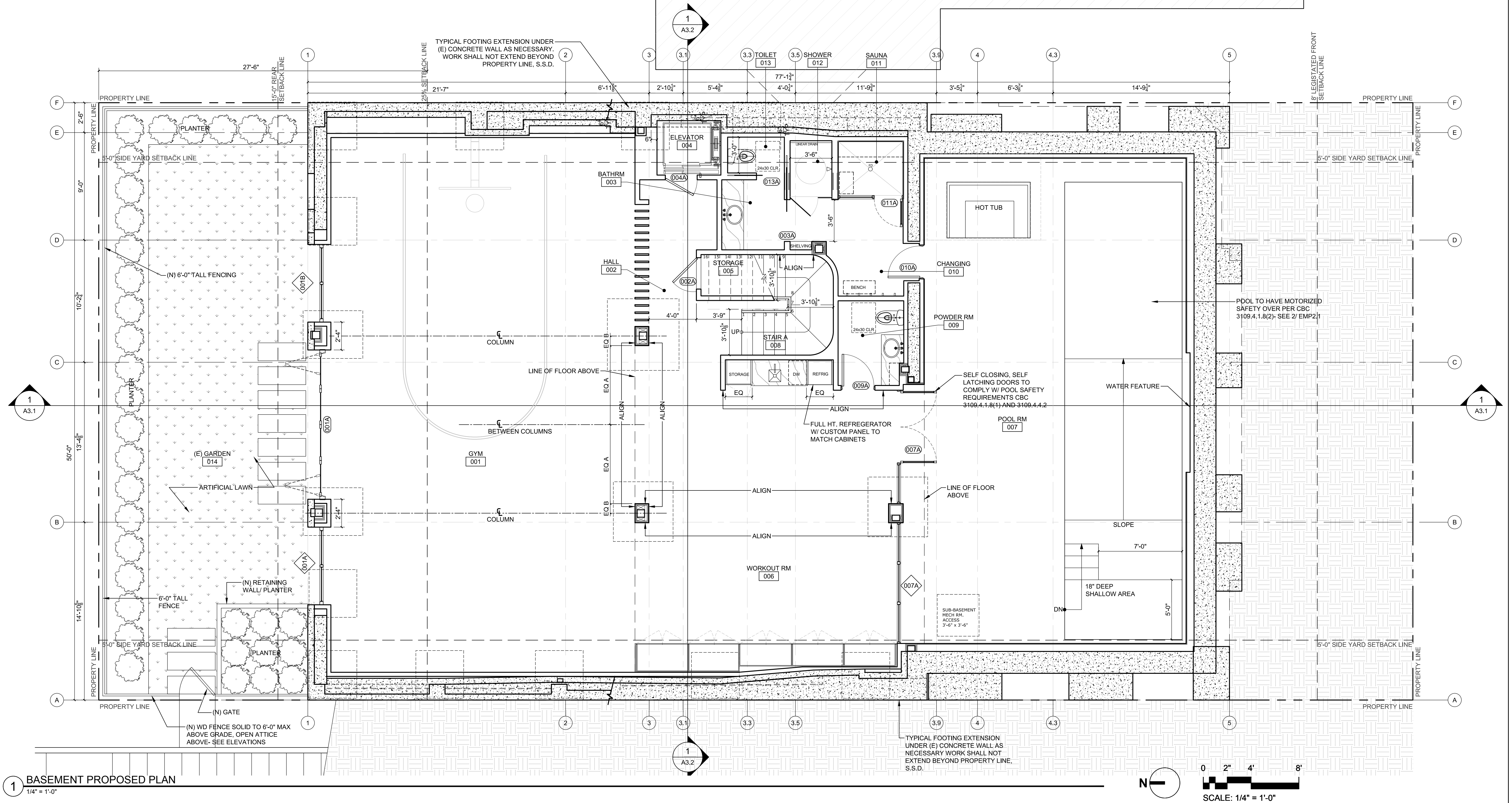
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BASEMENT PROPOSED PLAN

PROJECT NUMBER	--
DATE	03/08/2019

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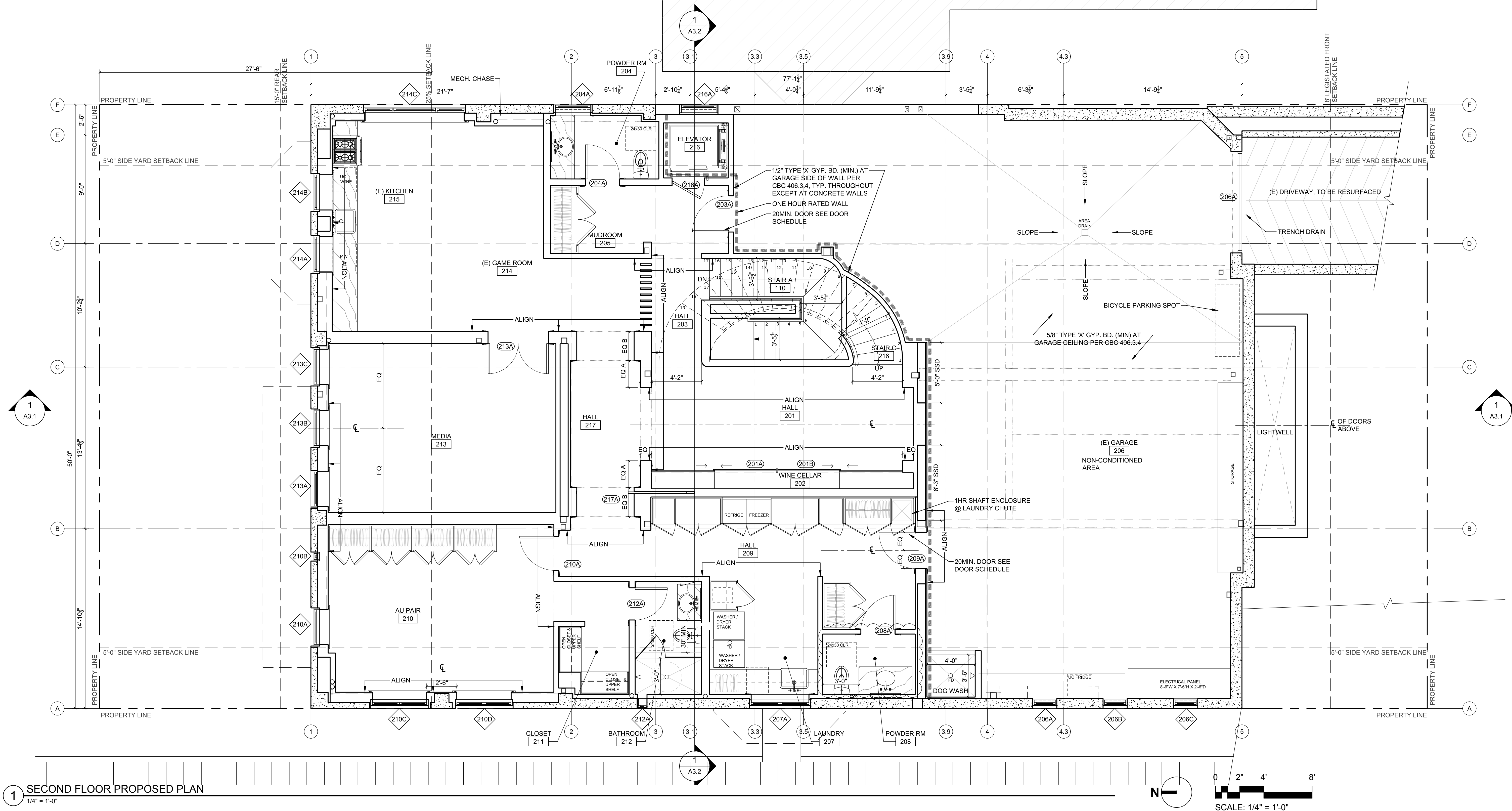
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KEYNOTES	SHEET NOTES	LEGEND
	<p>1. REFER TO CBC TABLE 601 FOR TYPE 1A FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS IN BASEMENT AND FIRST FLOOR.</p>	<div><p>AREA OF ADDITION TO APPROVED PERMIT 2017 0223 9944 S/R2</p></div> <div><p>VARIANCE AREA</p></div>

PERMIT

PERMIT



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

KEYNOTES

SHEET NOTES

LEGEND

- AREA OF ADDITION TO APPROVED PERMIT
2017 0223 9944 S/R2
- VARIANCE AREA

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415.421.9002
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REVISIONS

NO.	DESCRIPTION	DATE
ASI #04		11/20/18
ASI #04 R1		12/13/18

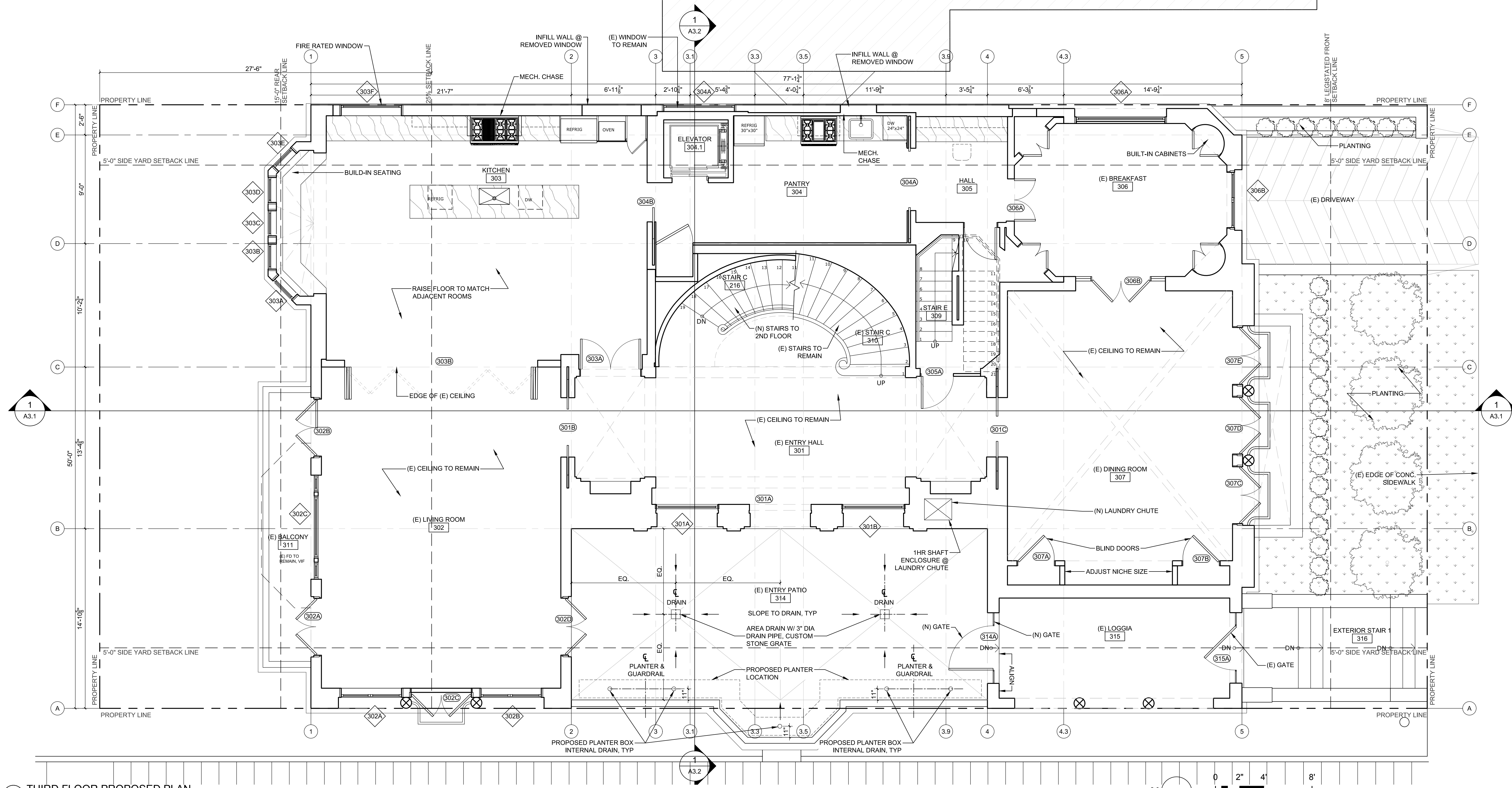
SECOND FLOOR
PROPOSED PLAN

PROJECT NUMBER --

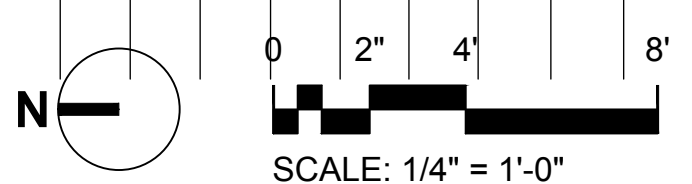
DATE 03/08/2019

A1.2

PERMIT



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



KEYNOTES

SHEET NOTES

LEGEND

- AREA OF ADDITION TO APPROVED PERMIT
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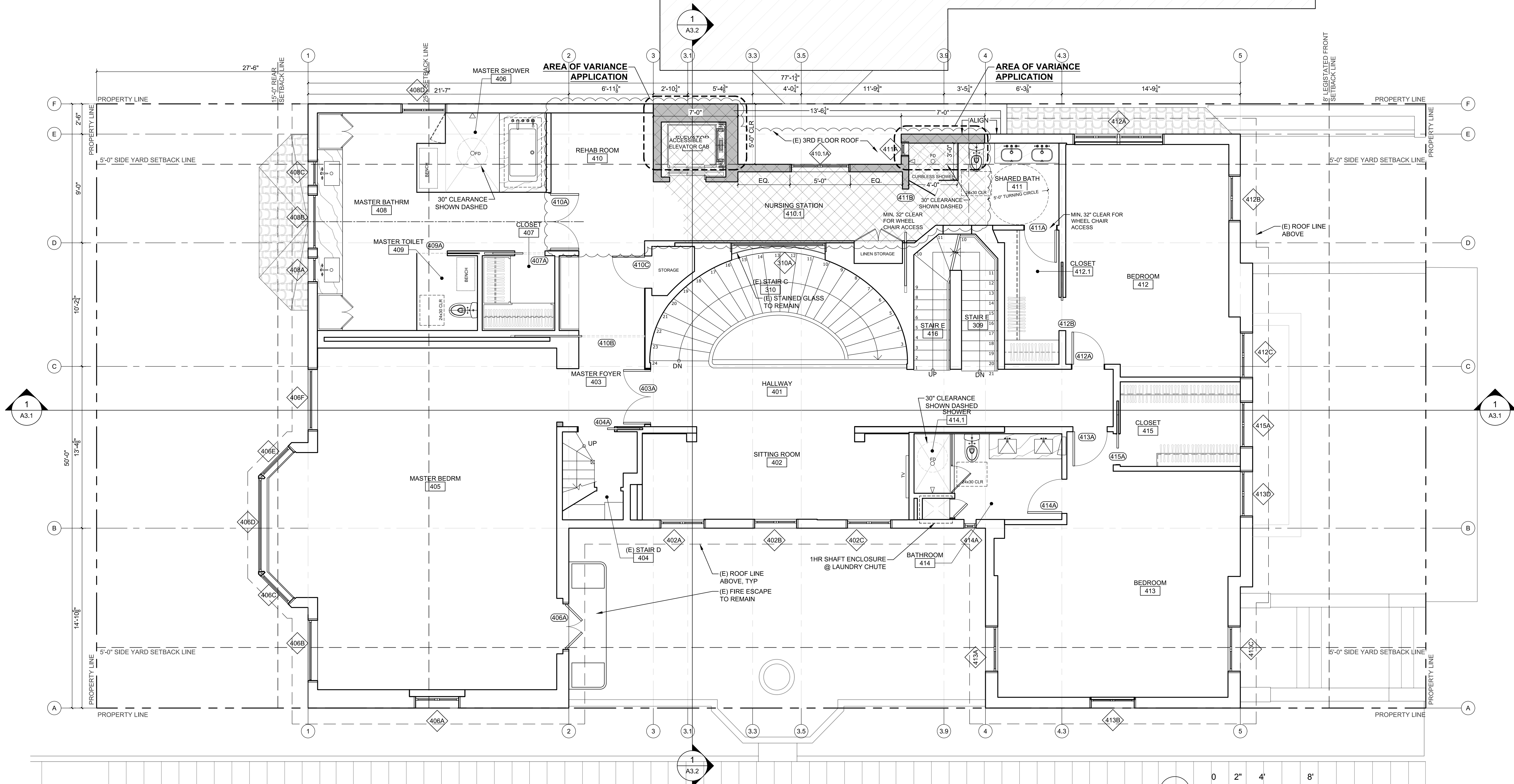
NO.	DESCRIPTION	DATE

THIRD FLOOR
PROPOSED PLAN

PROJECT NUMBER --
DATE 03/08/2019

A1.3

PERMIT



1 FOURTH FLOOR PROPOSED PLAN
1/4" = 1'-0"

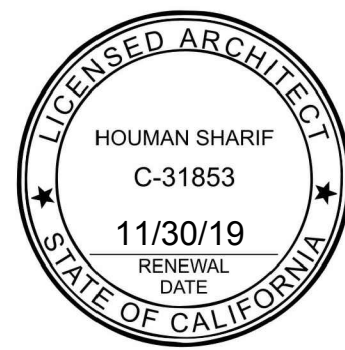
KEYNOTES

SHEET NOTES

LEGEND

- AREA OF ADDITION TO APPROVED PERMIT
2017 0223 9944 S/R2
- VARIANCE AREA

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REVISIONS		
NO.	DESCRIPTION	DATE

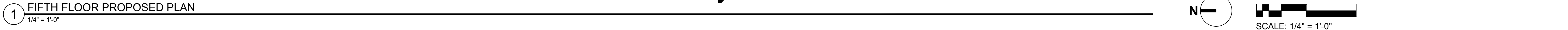
FOURTH FLOOR
PROPOSED PLAN



PROJECT NUMBER --

DATE 03/08/2019

A1.4

PERMIT



KEYNOTES	SHEET NOTES	LEGEND
		 AREA OF ADDITION TO APPROVED PERMIT 2017 0223 9944 S/R2  VARIANCE AREA

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[illegible]

FIFTH FLOOR
PROPOSED PLAN


PROJECT NUMBER	--
DATE	03/08/2019


A1.5

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 AREA OF ADDITION TO APPROVED PERMIT
2017 0223 9944 S/R2

 VARIANCE AREA

PERMIT



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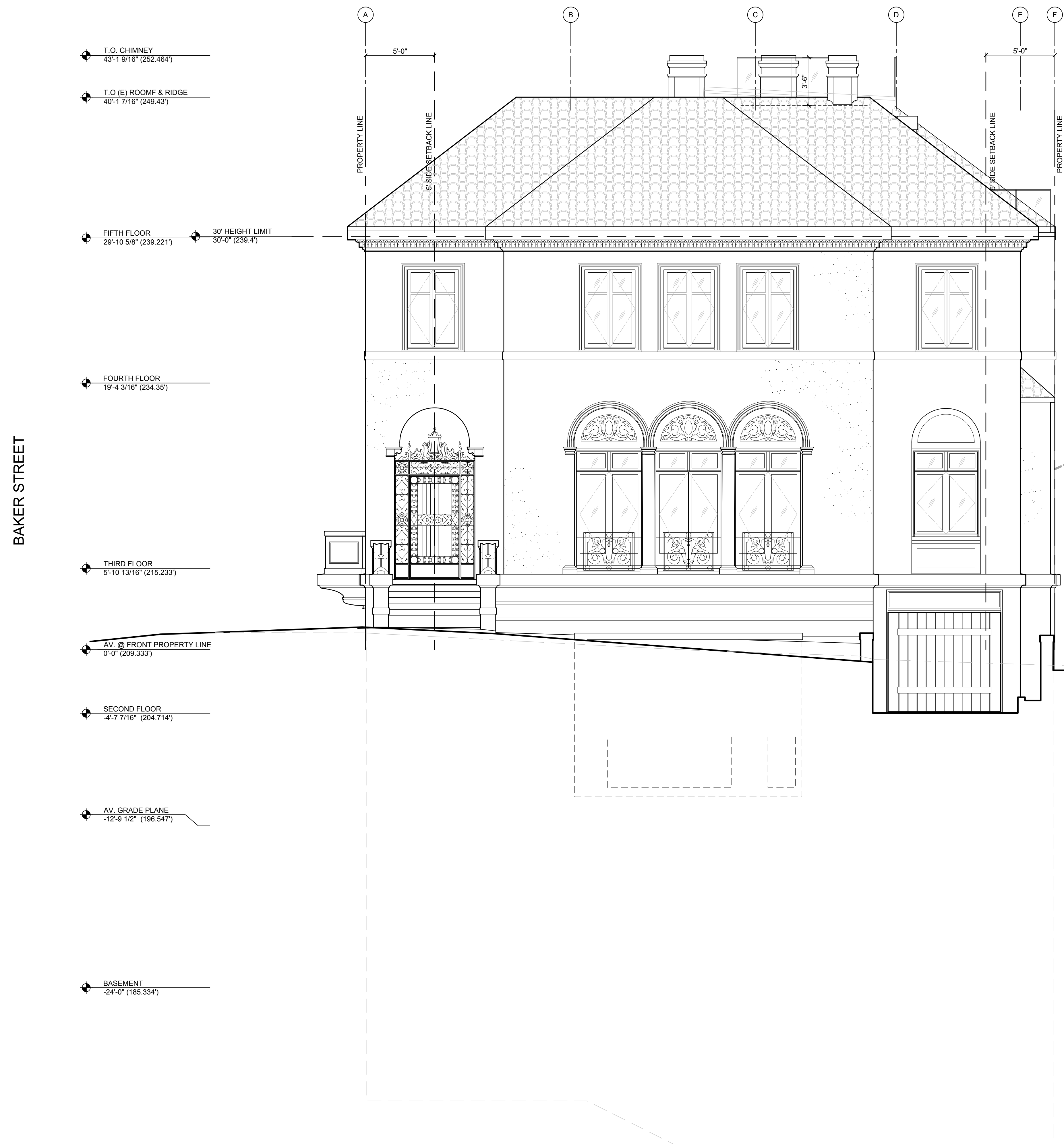
PROPOSED
SOUTH
ELEVATION

PROJECT NUMBER 22

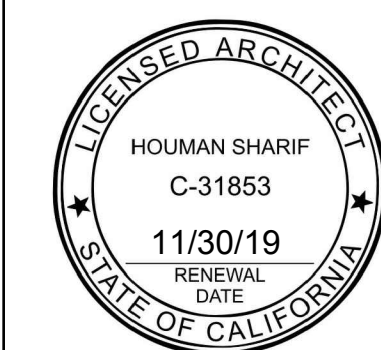
DATE 03/08/2019

A2.1

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



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[illegible]

PROPOSED
WEST
ELEVATION

PROJECT NUMBER	-
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DATE	03/08/2019
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A2.2

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

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[illegible]

PROPOSED
NORTH
ELEVATION


PROJECT NUMBER	--
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DATE	03/08/2019
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A2.3

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PERMIT



PERMIT

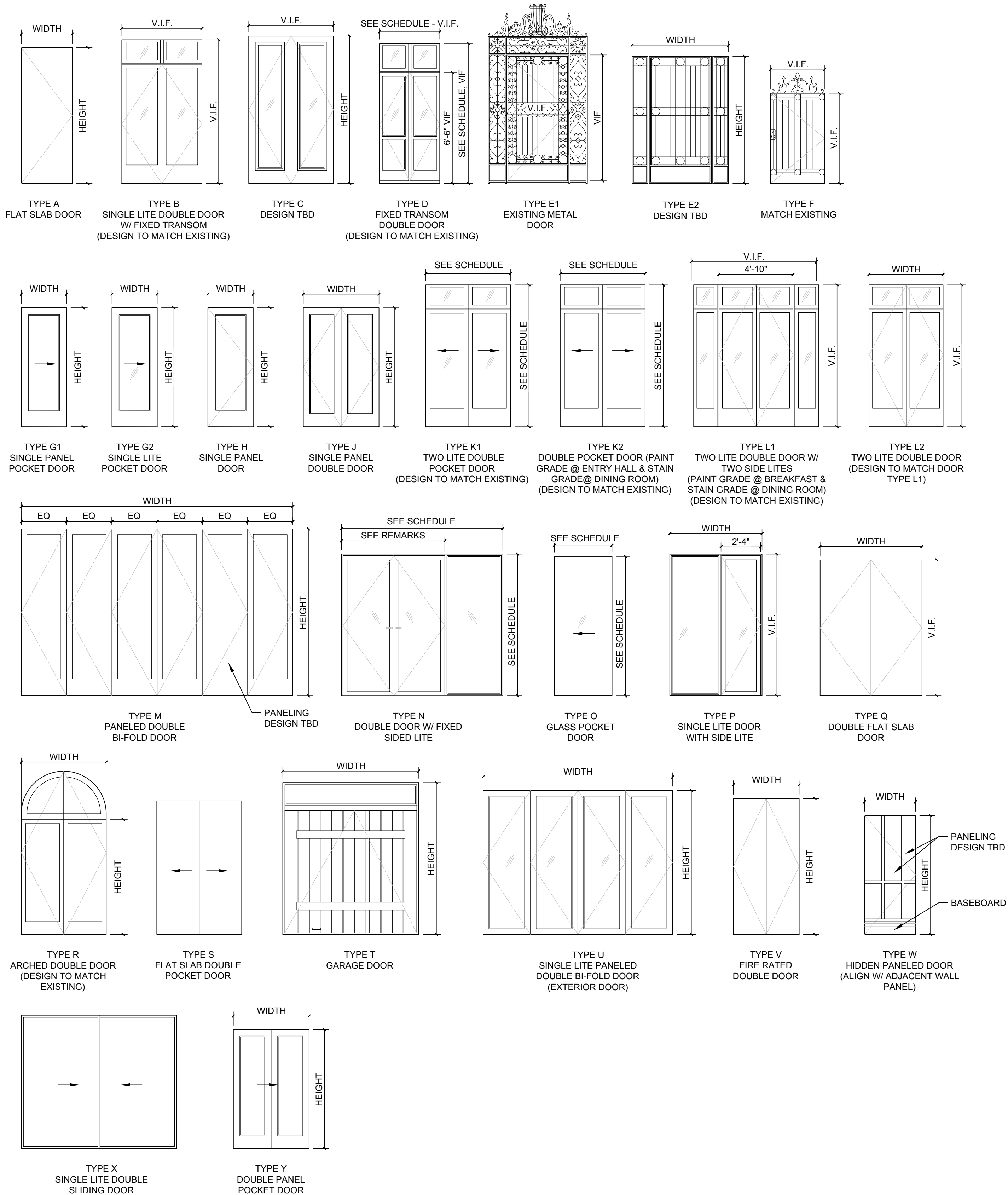
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[illegible]

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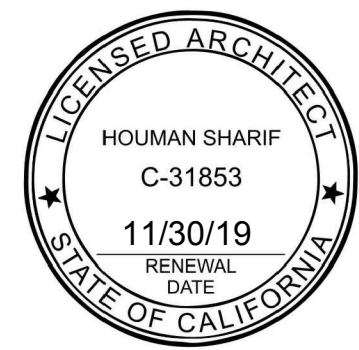
- GENERAL NOTES:
- EXTERIOR DOORS, SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA / WDMA / CSA 101 / I.S. 2/A440.
 - ALL (N) DOORS TO BE PAINT GRADE UNLESS OTHERWISE NOTED
 - ALL GLASS IN DOORS TO BE TEMPERED.
 - DUAL-PANED GLASS FOR ALL EXTERIOR DOORS, UON. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
 - ADD TOP LATCH TO ALL EXTERIOR DOUBLE DOORS

DOOR SCHEDULE

DOOR #	(N)	(NH)	TYPE	MANUFACTURER	MATL	DOOR				FRAME		DETAIL			HARDWARE		FIRE RATING	REMARKS
						WIDTH	HEIGHT	THK	MATERIAL	COLOR	HEAD	JAMB	SILL	SET NO.	KEYSIDE RM NO.			
SB01A	X		Q	CUSTOM	MTL.	5	0	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
SB01B	X		A	CUSTOM	MTL.	3	2	7	0	1 3/4"	WOOD	--	--	--	--	--	--	AUTO DOOR BOTTOM SEAL
001A	X		U	LA CANTINA	P.G. WD/GLASS	12	6	9	0	1 3/4"	WOOD	--	--	--	--	ENTRY	--	EXTERIOR DOOR, 3" DOOR JAMB
002A	X		A	CUSTOM	P.G. WD.	2	10	8	4	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT HIDDEN DOOR
003A	X		O	CUSTOM	P.G. WD.	3	6	8	4	1 1/2"	WOOD	--	--	--	--	--	--	FULL HEIGHT
004A	X		H	CUSTOM	P.G. WD.	2	8	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
007A	X		N	CUSTOM	P.G. WD/GLASS	9	6	8	4	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT 6'-0" DOUBLE DOOR, SAFETY LOCK W/ ALARM, SELF CLOSING
009A	X		H	CUSTOM	P.G. WD.	2	8	8	4	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT
010A	X		A	CUSTOM	P.G. WD.	2	8	8	4	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT
011A	X		P	CUSTOM	P.G. WD.	5	5	8	4	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT
013A	X		O	CUSTOM	P.G. WD.	2	4	8	4	1 1/2"	WOOD	--	--	--	--	--	--	FULL HEIGHT
101A	X		H	CUSTOM	P.G. WD.	3	0	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
102A	X		H	CUSTOM	P.G. WD.	3	0	7	0	1 3/4"	WOOD	--	--	--	--	ENTRY	--	EXTERIOR DOOR
103A	X		G2	CUSTOM	P.G. WD/GLASS	3	6	7	11	1 3/4"	WOOD	--	--	--	--	--	--	--
104A	X		H	CUSTOM	P.G. WD.	3	0	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
105A	X		G2	CUSTOM	P.G. WD/GLASS	3	6	7	11	1 3/4"	WOOD	--	--	--	--	--	--	--
106A	X		H	CUSTOM	P.G. WD.	2	10	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
107A	X		(E) F	--	MTL.	3	2	7	0	--	WOOD	--	--	--	--	ENTRY	--	(E) METAL GATE TO REMAIN
110A	X		V	CUSTOM	MTL	3	10 1/2	7	11	1 3/4"	WOOD	--	--	--	--	--	3HR	--
201A	X		X	VITROCSA	ALUM/GLASS	10	4	9	0	--	ALUM	--	--	--	--	--	--	INSULATED GLAZING, TOP ALIGN W/ BOTTOM OF CROWN
201B	X		X	VITROCSA	ALUM/GLASS	10	4	9	0	--	ALUM	--	--	--	--	--	--	INSULATED GLAZING, TOP ALIGN W/ BOTTOM OF CROWN
203A	X		H	CUSTOM	P.G. WD.	3	0	8	0	1 3/4"	WOOD	--	--	--	--	ENTRY	20MIN	GASKETED
204A	X		H	CUSTOM	P.G. WD.	2	10	8	0	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED
206A	X		(E) T	--	P.G. WD.	8	0	7	0	--	WOOD	--	--	--	--	--	--	(E) GARAGE DOOR
208A	X		H	CUSTOM	P.G. WD.	2	10	7	6	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED
209A	X		H	CUSTOM	P.G. WD.	3	0	7	6	1 3/4"	WOOD	--	--	--	--	ENTRY	20MIN	GASKETED
210A	X		H	CUSTOM	P.G. WD.	2	10	7	6	1 3/4"	WOOD	--	--	--	--	--	--	--
212A	X		H	CUSTOM	P.G. WD.	2	8	7	6	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED
213A	X		J	CUSTOM	P.G. WD.	5	0	8	0	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED
216A	X		H	CUSTOM	P.G. WD.	2	8	8	0	1 3/4"	WOOD	--	--	--	--	--	--	--
217A	X		Y	CUSTOM	P.G. WD.	5	10	9	4	1 3/4"	WOOD	--	--	--	--	--	--	--
301A	X		C	CUSTOM	P.G. WD/GLASS	5	0	8	5 1/2	1 3/4"	WOOD	--	--	--	--	ENTRY	--	EXTERIOR DOOR
301B	X		(E) K1	CUSTOM	P.G. WD.	5	0	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	(N) DOOR TO MATCH (E) IN (E) OPENING
301C	X		(E) K2	CUSTOM	P.G. WD / STAIN WD.	5	0	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	(N) DOOR TO MATCH (E) IN (E) OPENING
302A	X		(E) B	CUSTOM	P.G. WD/GLASS	4	10	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING
302B	X		(E) B	CUSTOM	P.G. WD/GLASS	4	10	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING
302C	X		(E) B	CUSTOM	P.G. WD/GLASS	4	10	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING
302D	X		(E) B	CUSTOM	P.G. WD/GLASS	4	10	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING
303A	X		(E) R	CUSTOM	P.G. WD.	5	0	9	7	1 3/4"	WOOD	--	--	--	--	--	--	(N) DOOR TO MATCH (E) IN (E) OPENING, HEIGHT INCREASED TO TOP OF ARCH
303B	X		M	CUSTOM	P.G. WD.	16	0	9	10	1 3/4"	WOOD	--	--	--	--	--	--	MOTORIZED
304A	X		S	CUSTOM	P.G. WD.	5	2	12	0	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT
304B	X		S	CUSTOM	P.G. WD.	5	2	12	0	1 3/4"	WOOD	--	--	--	--	--	--	FULL HEIGHT
305A	X		(E) R	CUSTOM	P.G. WD.	5	0	9	7	1 3/4"	WOOD	--	--	--	--	--	--	(N) DOOR TO MATCH (E) IN (E) OPENING, HEIGHT INCREASED TO TOP OF ARCH
306A	X		L2	CUSTOM	P.G. WD/GLASS	3	0	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	--
306B	X		(E) L1	CUSTOM	P.G. WD/GLASS	7	6	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	PAINT GRADE @ BREAKFAST & STAIN GRADE @ DINING ROOM, (N) DOOR TO MATCH (E) IN (E) OPENING
307A	X		(E) W	CUSTOM	P.G. WD.	3	0	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
307B	X		(E) W	CUSTOM	P.G. WD.	3	0	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
307C	X		(E) B	CUSTOM	P.G. WD/GLASS	4	8	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING, INTERIOR STAINED/ EXTERIOR PAINTED
307D	X		(E) B	CUSTOM	P.G. WD/GLASS	4	8	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING, INTERIOR STAINED/ EXTERIOR PAINTED
307E	X		(E) B	CUSTOM	P.G. WD/GLASS	4	8	8	5 1/2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING, INTERIOR STAINED/ EXTERIOR PAINTED
308A	X		H	CUSTOM	P.G. WD.	2	8	7	0	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED
314A	X		E2	CUSTOM	MTL.	3	8	7	6	--	WOOD	--	--	--	--	--	--	--
315A			(E) E1	--	MTL.	3	8	7	6	--	WOOD	--	--	--	--	--	--	(E) METAL GATE TO REMAIN
403A	X		J	CUSTOM	P.G. WD.	4	6	8	2	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED, DOOR HEIGHT TO ALIGN W/ WINDOW
404A	X		H	CUSTOM	P.G. WD.	2	8	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
406A		X	(E) D	CUSTOM	P.G. WD/GLASS	3	8	8	2	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING
407A	X		G1	CUSTOM	P.G. WD.	2	6	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
409A	X		O	CUSTOM	GLASS	2	6	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
410A	X		J	CUSTOM	P.G. WD.	4	8	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
410B	X		G1	CUSTOM	P.G. WD.	4	10	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
410C	X		A	CUSTOM	P.G. WD.	2	8	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW, HIDDEN DOOR
411A	X		H	CUSTOM	P.G. WD.	2	10	8	2	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED, DOOR HEIGHT TO ALIGN W/ WINDOW
411B	X		G1	CUSTOM	P.G. WD.	4	4	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
412A	X		H	CUSTOM	P.G. WD.	2	10	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
412B	X		G1	CUSTOM	P.G. WD.	2	8	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
413A	X		H	CUSTOM	P.G. WD.	2	10	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
414A	X		H	CUSTOM	P.G. WD.	2	10	8	2	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED, DOOR HEIGHT TO ALIGN W/ WINDOW
415A	X		G1	CUSTOM	P.G. WD.	2	6	8	2	1 3/4"	WOOD	--	--	--	--	--	--	DOOR HEIGHT TO ALIGN W/ WINDOW
502A			H	CUSTOM	P.G. WD.	2	8	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
503A			A	CUSTOM	P.G. WD.	2	8	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
504A			H	CUSTOM	P.G. WD.	2	4	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
505A			H	CUSTOM	P.G. WD.	2	10	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
505B			N	CUSTOM	P.G. WD/GLASS	6	2	7	0	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, 4'-0" DOUBLE DOOR
506A			H	CUSTOM	P.G. WD.	2	8	7	0	1 3/4"	WOOD	--	--	--	--	--	--	GASKETED
507A			H	CUSTOM	P.G. WD.	2	10	7	0	1 3/4"	WOOD	--	--	--	--	--	--	--
507B			N	CUSTOM	P.G. WD/GLASS	6	2	7	0	1 3/4"	WOOD	--	--	--	--	--	--	EXTERIOR DOOR, 4'-0" DOUBLE DOOR
(N) = NEW DOOR/WINDOW (NH) = NEW HISTORIC DOOR/WINDOW																		
DIMENSIONS OF ALL (E) TO BE REPLACED DOORS SHOULD BE VERIFIED IN FIELD BY THE CONTRACTOR.																		

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REVISIONS		
NO.	DESCRIPTION	DATE

DOOR
SCHEDULE

PROJECT NUMBER --
DATE 03/08/2019

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GENERAL NOTES:

1. EXTERIOR WINDOWS, SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA / WDMA / CSA 101 / I.S. 2/A440.
2. DUAL-PANED GLASS FOR ALL EXTERIOR WINDOWS. UON. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
3. ADD RESTRICTORS AND INTERNAL GLASS GUARDRAIL (DESIGN TBD) TO ALL OPERABLE WINDOWS WITH SILL HEIGHT LESS THAN 42"

WINDOW SCHEDULE

WINDOW #	(N)	(NH)	MANUFACTURER	MODEL	TYPE	WINDOW				FRAME		DETAIL			HARDWARE	FIRE RATING	REMARKS			
						WIDTH		HEIGHT		THK	MATERIAL	FINISH	MATERIAL	FINISH				HEAD	JAMB	SILL
						FT	IN	FT	IN											
001A	X		--	--	Z	6	6	9	0				P.G. WOOD	--	--	--	--	3" JAMB		
001B	X		--	--	Z	6	6	9	0				P.G. WOOD	--	--	--	--	3" JAMB		
001C	X		--	--	Z	6	6	5	9				P.G. WOOD	--	--	--	--	3" JAMB		
001D	X		--	--	Y	12	0	5	9				P.G. WOOD	--	--	--	--	3" JAMB		
001E	X		--	--	Z	6	6	5	9				P.G. WOOD	--	--	--	--	3" JAMB		
007A	X		--	--	R	10	1	8	4				P.G. WOOD	--	--	--	--	INTERIOR WINDOW		
102A	X		--	--	T	8	10 1/2	4	3				P.G. WOOD	--	--	--	--	INTERIOR WINDOW, 30" SILL HEIGHT		
102B	X		--	--	T	7	1	4	3				P.G. WOOD	--	--	--	--	INTERIOR WINDOW, 30" SILL HEIGHT		
103A	X		--	--	S	9	1 1/2	4	3				P.G. WOOD	--	--	--	--	INTERIOR WINDOW, 30" SILL HEIGHT		
103B	X		--	--	X	7	0	8	0				P.G. WOOD	--	--	--	--	INTERIOR WINDOW, ALIGN W/ BOTTOM OF CROWN		
103C	X		--	--	X	3	0	4	3				P.G. WOOD	--	--	--	--	INTERIOR WINDOW		
105A	X		--	--	X	7	0	8	0				P.G. WOOD	--	--	--	--	INTERIOR WINDOW, ALIGN W/ BOTTOM OF CROWN		
109A	X		--	--	S	9	1 3/4	4	3				P.G. WOOD	--	--	--	--	INTERIOR WINDOW, 30" SILL HEIGHT		
204A	--	--	--	--	(E) B	3	1 1/2	3	3				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN		
206A		X	CUSTOM	--	(E) B	2	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
206B		X	CUSTOM	--	(E) B	2	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
206C		X	CUSTOM	--	(E) B	2	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
207A	X		--	--	T	4	10	3	8 1/2				P.G. WOOD	--	--	--	--	1HR ??		
210A	X		--	--	U	3	2	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
210B		X	CUSTOM	--	(E) C	0	9	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
210C	X		--	--	T	4	10	3	8 1/2				P.G. WOOD	--	--	--	--	--		
210D	X		--	--	T	4	10	3	8 1/2				P.G. WOOD	--	--	--	--	--		
212A		X	CUSTOM	--	(E) C	0	9	3	3				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
213A	X		--	--	U	3	0	3	8 1/2				P.G. WOOD	--	--	--	--	--		
213B	X		--	--	U	3	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
213C	X		--	--	U	3	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
214A	X		--	--	U	3	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
214B	X		--	--	U	3	0	3	8 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
214C	X		--	--	O	8	3	3	3				P.G. WOOD	--	--	--	--	--		
216A	--	--	--	--	(E) B	3	1 1/2	3	3				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN		
301A	X		CUSTOM	--	P	5	1 1/2	8	5 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
301B	X		CUSTOM	--	P	5	1 1/2	8	5 1/2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
302A	X		CUSTOM	--	L	4	11	8	5 1/2				P.G. WOOD	--	--	--	--	--		
302B	X		CUSTOM	--	L	4	11	8	5 1/2				P.G. WOOD	--	--	--	--	--		
302C	X		CUSTOM	--	N	8	7 1/2	8	5 1/2				P.G. WOOD	--	--	--	--	--		
303A	--	--	--	--	(E) D	2	1	7	4				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN, STAINED GLASS		
303B	--	--	--	--	(E) D	2	1	7	4				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN, STAINED GLASS		
303C	--	--	--	--	(E) D	2	1	7	4				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN, STAINED GLASS		
303D	--	--	--	--	(E) D	2	1	7	4				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN, STAINED GLASS		
303E	--	--	--	--	(E) D	2	1	7	4				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN, STAINED GLASS		
303F	X		--	--	A	5	0	7	0				P.G. WOOD	--	--	--	--	45 MIN. FIRE RATED		
304A	--	--	--	--	(E) H	5	7 1/2	5	11				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN		
306A	--	--	--	--	(E) H	7	2	5	11				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN, STAINED GLASS		
306B		X	CUSTOM	--	(E) Q	4	6	5	11				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
306B	--	--	--	--	(E) J	7	9	8	0				P.G. WOOD	--	--	--	--	(E) WINDOW TO REMAIN TO BECOME INTERIOR WINDOW, STAINED GLASS		
402A		X	--	--	(E) K	3	6 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
402B	X		--	--	(E) K	3	6 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
402C	X		--	--	(E) K	3	6 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
406A		X	--	--	(E) K	3	6 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
406B	X		--	--	F	4	9 1/2	5	5 1/4				P.G. WOOD	--	--	--	--	--		
406C		X	--	--	(E) E	2	3 3/4	5	5 1/4				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
406D		X	--	--	(E) E	7	8 1/2	5	5 1/4				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
406E		X	--	--	(E) E	2	3 3/4	5	5 1/4				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
406F	X		--	--	F	4	9 1/2	5	5 1/4				P.G. WOOD	--	--	--	--	--		
408A		X	--	--	(E) G2	1	9 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
408B	X		--	--	(E) G1	4	9 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
408C	X		--	--	(E) G2	1	9 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
408D		X	--	--	(E) K	3	6	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
410.1A	X		--	--	T	4	9	5	0				P.G. WOOD	--	--	--	--	--		
411A	X		--	--	A	1	0	3	3				ALUMINUM	--	--	--	--	--		
412A		X	--	--	(E) M	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
412B	X		--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
412C	X		--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
413A	X		--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
413B	X		--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
413C	X		--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
413D		X	--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
414A	X		--	--	C	1	0	3	3				P.G. WOOD	--	--	--	--	--		
415A		X	--	--	(E) K	3	7 1/2	5	8				P.G. WOOD	--	--	--	--	(N) WINDOW TO MATCH (E) IN (E) OPENING		
416A	X		--	--	AA	1	10	6	3				P.G. WOOD	--	--	--	--	CORNER WINDOW		
416B	X		--	--	AA	3	4	6	3				P.G. WOOD	--	--	--	--	CORNER WINDOW		
506A	X		--	--	C	2	2	2	6				ALUMINUM	--	--	--	--	--		
508A	X		--	--	BB	14	0	5	0				P.G. WOOD	--	--	--	--	--		
508B	X		--	--	(E) C	3	0	2	2				P.G. WOOD	--	--	--	--	(N) WINDOW IN (E) OPENING		
510A	X		--	--	W	13	8	7	8				ALUM.	--	--	--	--	SKYLIGHT		
DIMENSIONS OF ALL (E) TO BE REPLACED WINDOWS SHOULD BE VERIFIED IN FIELD BY THE CONTRACTOR.																				
(N) = NEW DOOR/WINDOW (NH) = NEW HISTORIC DOOR/WINDOW																				

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601 MONTGOMERY ST.
SUITE 1206
SAN FRANCISCO, CA 94111
415.421.9000
415.421.9002
www.memarch.com



2898 VALLEJO RESIDENCE
2898 VALLEJO STREET
SAN FRANCISCO, 94123 CA

REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING COMMENT	04/29/19

WINDOW
SCHEDULE

PROJECT NUMBER --

DATE 03/08/2019

A10.2

PERMIT



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 12, 2019, Building Permit Application No. 201902132822 was filed for work at the Project Address below.

Notice Date: 7/30/2019

Expiration Date: 8/29/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2898 VALLEJO ST	Applicant:	Justin Zucker
Cross Street(s):	Baker St	Address:	One Buish Street, Suite 600
Block/Lot No.:	0955 / 017	City, State:	San Francisco, CA 94104
Zoning District(s):	RH-1(D) /40-X	Telephone:	(415) 567-9000
Record Number:	2018-011578PRJ	Email:	jzucker@reubenlaw.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	8 feet	No Change
Side Setbacks	5 feet	No Change
Building Depth	77 feet	No Change
Rear Yard	15 feet	No Change
Building Height	40 feet	No Change
Number of Stories	5	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1.5	No Change
PROJECT DESCRIPTION		
The project includes partial infill of the existing lightwell on the fourth floor of the east elevation for an elevator and ADA bathroom.		
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		

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

For more information, please contact Planning Department staff:
Shannon M. Ferguson, 415-575-9074, Shannon.Ferguson@sfgov.org

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, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: May 23, 2019
Case No.: **2018-011578VAR**
Project Address: **2898 VALLEJO STREET**
Zoning: RH-1 (Residential, House – One Family - Detached)
40-X Height and Bulk District
Block/Lots: 0955/017
Applicant: Andrew Junius
One Bush Street, Suite 600
San Francisco, CA 94104
ajuniuse@reubenlaw.com
Owner: Dana Friedman
2093 Golden Gate Avenue
San Francisco, CA 94115
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@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

DESCRIPTION OF VARIANCE – REAR YARD AND SIDE YARD VARIANCES SOUGHT:

The proposal is to infill two small portions of the existing side setback at the fourth floor within the required five-foot side (east) yard to accommodate a new elevator and accessible bathroom. The proposal also includes the addition of a dormer at the rear (north) façade within the required rear yard.

Planning Code Section 133 requires properties in the RH-1 Zoning District to maintain a side yard of five feet along both side property lines. The proposed project would extend portions of the fourth floor to the east property line, encroaching on the side yard. Therefore, a side yard variance is required.

Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 28 feet. The proposed dormer would encroach approximately 9 feet into the required rear yard at a width of 21 feet 7 inches. The existing building is noncomplying in that it extends approximately 10 feet into the required rear yard. The proposed dormer would encroach 7 feet 6 inches into the required rear yard within the existing footprint of the building and would exceed a height of 30 feet from the centerline of the property at the front (south) façade. Therefore, a rear yard variance is required.

PROCEDURAL BACKGROUND:

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2018-011578VAR** on **February 27, 2018**.

3. Planning Code Section 311 notification is required but has not yet been performed for the subject project.
4. Variance Application No. 2016-001108VAR for side and rear variances to more substantially infill the required east side yard setback at the fourth story and a portion of the fifth story, and to construct a dormer at the rear north facing façade within the required rear yard was denied on June 16, 2016.

DECISION:

REAR YARD VARIANCE:

DENIED, as proposed in the plans on file with this application, shown as EXHIBIT A, to a dormer at the rear (north) façade within the required rear yard.

SIDE YARD VARIANCE:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to infill two small portions of the existing side yard setback at the fourth floor within the required five-foot side (east) yard to accommodate a new elevator and accessible bathroom within the five story, single-family dwelling, subject to the following conditions:

1. The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.
2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

SIDE YARD VARIANCE:

Requirement Met.

- A. The subject building, constructed circa 1921, is located on an unusually large development lot measuring 50 feet in width by 110 feet in depth. The building has a peculiar H-shaped layout and other inconsistencies between floors that make it challenging to locate the elevator within the existing building envelope in a manner that will ensure adequate access for each floor.
- B. Many of the homes on the subject block were constructed prior to the adoption of side yard requirements. As such, there is a consistent pattern of disjointed or not side yards between homes on the subject block. The subject property's existing eastern side yard consists only of a large lightwell fronting only the adjacent property to the east. It does not serve any setback purposes at the street or the mid-block open space.

REAR YARD VARIANCE:

Requirement Not Met.

- A. While the subject building has a unique and challenging layout in regard to adding an accessible elevator and bathroom, it is also an extremely large lot and home. With more than 13,000 square feet in the existing home, there are no exceptional or extraordinary circumstances related to the need to add more useable floor area.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

SIDE YARD VARIANCE:

Requirement Met.

- A. The challenges of the internal layout described above create a practical difficulty toward providing an ADA accessible elevator and bathroom, especially considering the building has 5 floors. This issue with internal layout was created through the building's original construction and is not attributed to the applicant or the owner of the property.

REAR YARD VARIANCE:
Requirement Not Met.

- A. As stated above, there are no exceptional or extraordinary circumstances related to the property in terms of its ability to provide useable floor area. Given the size and configuration of the building, the goals of the project can be obtained through Code-complying modifications to the existing building.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

SIDE YARD VARIANCE:
Requirement Met.

- A. Granting the minor side yard variance will allow the subject property to be retrofitted with an accessible bathroom and elevator allowing inhabitants of the building to age in place, which is a substantial property right possessed by other properties in the same class of district.

REAR YARD VARIANCE:
Requirement Not Met.

- A. Denial of the rear yard variance does not deny a substantial property right because additional habitable space within the building is being proposed in a conforming location through further alterations of the building at the basement and first floor levels resulting in an increase of approximately 1,641 square feet.
- B. There is adequate room within the existing 13,707 square-foot building envelope to accommodate adequate usable floor area.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

SIDE YARD VARIANCE:
Requirement Met.

- A. Granting the variance will improve the livability of the subject property by retrofitting the building to make it ADA accessible. Granting the variance will not be materially detrimental to the public welfare or materially injurious to the neighboring properties as the proposed infill is

relatively modest. Additionally, the minor infill of the lightwell is consistent with the Residential Design Guidelines.

- B. The Planning Department received a letter of opposition to the proposed side yard variance from the Cow Hollow Association and adjacent neighbor to east.

REAR YARD VARIANCE:

Requirement Not Met.

- A. Granting the rear yard variance would exceed the permitted height limit for the property and add additional mass to an already large residential structure.
- B. The Planning Department received a letter of opposition to the proposed rear yard variance from the Cow Hollow Association.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met for Side Yard Variance.

- A. This development, **minus the proposed dormer**, is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project. The subject property does not contain any neighborhood serving retail uses.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character.
 - 3. The proposed project will have no effect on the City's supply of affordable housing.
 - 4. The proposed project does not adversely affect neighborhood parking or public transit. The proposed project would not affect neighborhood parking or public transit as the proposed project would not alter the existing uses of the subject property.
 - 5. The project will have no effect on the City's industrial and service sectors. The proposed project would not displace any industrial or service sectors as no change to the existing use of the subject property is proposed.

6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake. The proposed project will be constructed to meet all current structural and seismic requirements.
7. The project will have no effect on the City's landmarks or historic buildings. The proposed project is respectful of the character defining features, is compatible with the subject property, and retains the subject property's historic integrity.
8. The project would not affect any existing or planned public parks or open spaces. No changes to the subject property's height are proposed, and the proposed project will not affect sunlight to or views from parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

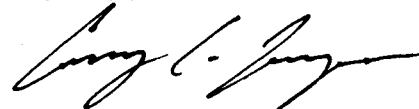
Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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

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

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Corey A. Teague, AICP
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name:

Address:

Email Address:

Telephone:

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.		

DISCRETIONARY REVIEW REQUEST

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

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

-
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.

-
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?

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

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:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: 	Date:
Printed Name:	<input 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.

2898 VALLEJO STREET
ATTACHMENT “A” TO DISCRETIONARY REVIEW RESPONSE

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 in addition to reviewing the attached DR application.)*

The proposed project should be approved because it has been fully reviewed and vetted by Planning Department staff and the Zoning Administrator. Planning Department staff issued 311 notice, thus supporting the project as proposed.

The existing historic home was constructed circa 1921. The historic home has a peculiar H-shaped layout and other inconsistencies between floors that make it challenging to locate the elevator within the existing building envelope in a matter that will ensure adequate access for each floor. The challenges of the internal layout creates a practical difficulty to providing an ADA accessible elevator and bathroom within the existing envelope.



2898 VALLEJO STREET
ATTACHMENT “A” TO DISCRETIONARY REVIEW RESPONSE

Contrary to the DR Requester’s assertion, the existing one-story lightwell does not appear to have been created to offer the benefit of light to her property. The Project Sponsor’s existing home is significantly taller than the DR Requester’s. The one-story lightwell starts on the fourth floor, beginning approximately at the roofline of the DR Requester’s home. The DR Requester’s home does not have a matching lightwell to receive light allowed by the Project Sponsor’s lightwell. Once the sun passes and sets to the west, because the path of the sun comes from the south, the portion of the front eastern leg/spoke of the “H” blocks sunlight access to the rear of the DR Requester’s home.

- 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.***

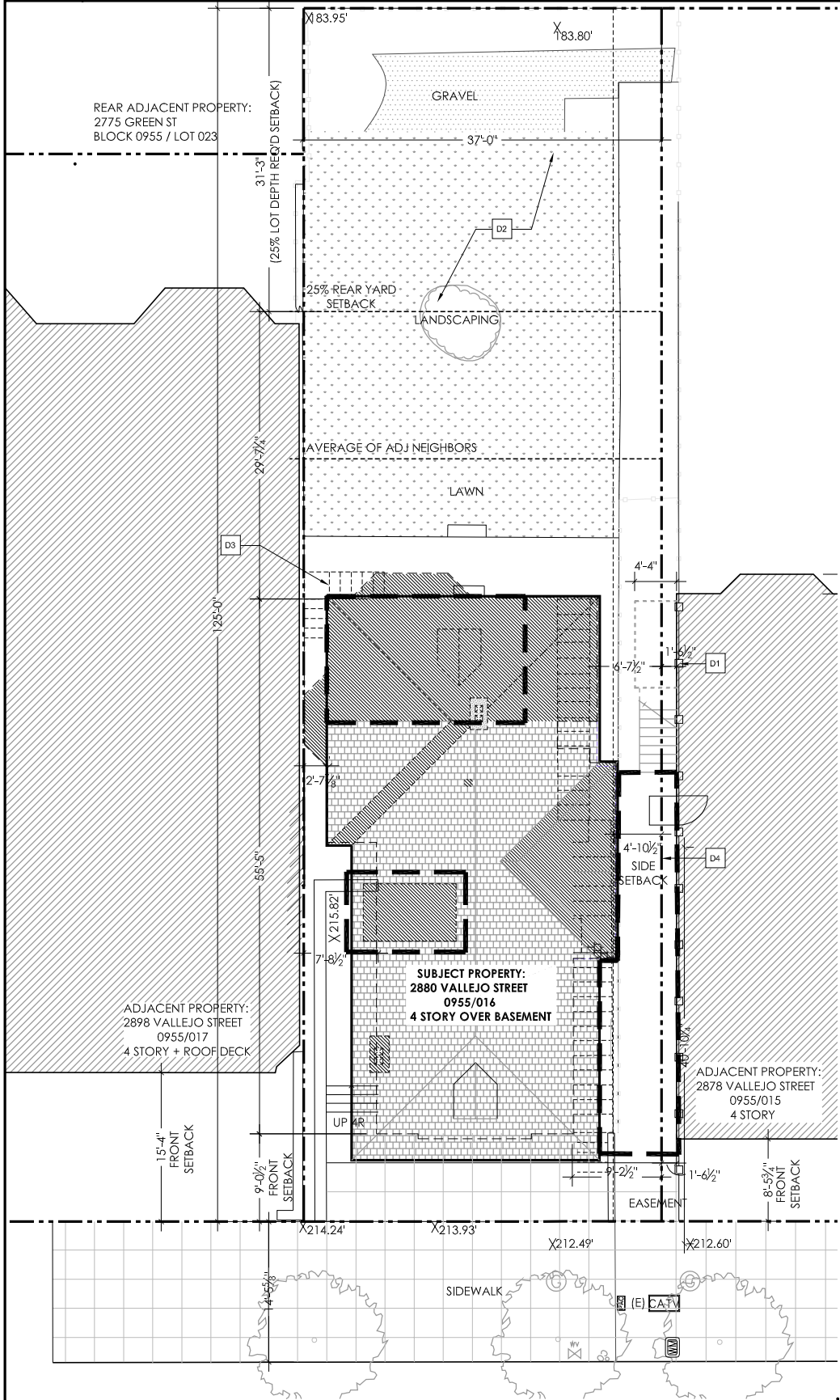
Notwithstanding protracted discussions, Project Sponsor has not been able to reach resolution with the DR Requester. With the aid of Planning Department staff, the Project Sponsor reached an agreement with the DR Requester to resolve her request for Discretionary Review. Project Sponsor agreed to install landscaping along the outside strip of the fourth-floor roof deck so that it would not be usable as a walking surface. This ask from the DR Requester is completely unrelated to the claims in her request for DR but, in a sign of good faith, the Project Sponsor agreed to the changes aforementioned. At the eleventh hour, however, the DR Requester changed course demanding significant changes to their original request that would have led to unacceptable safety concerns for the wellbeing of the children of the Project Sponsor. As a result, the DR Requester’s demands could not be accepted.

- 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.***

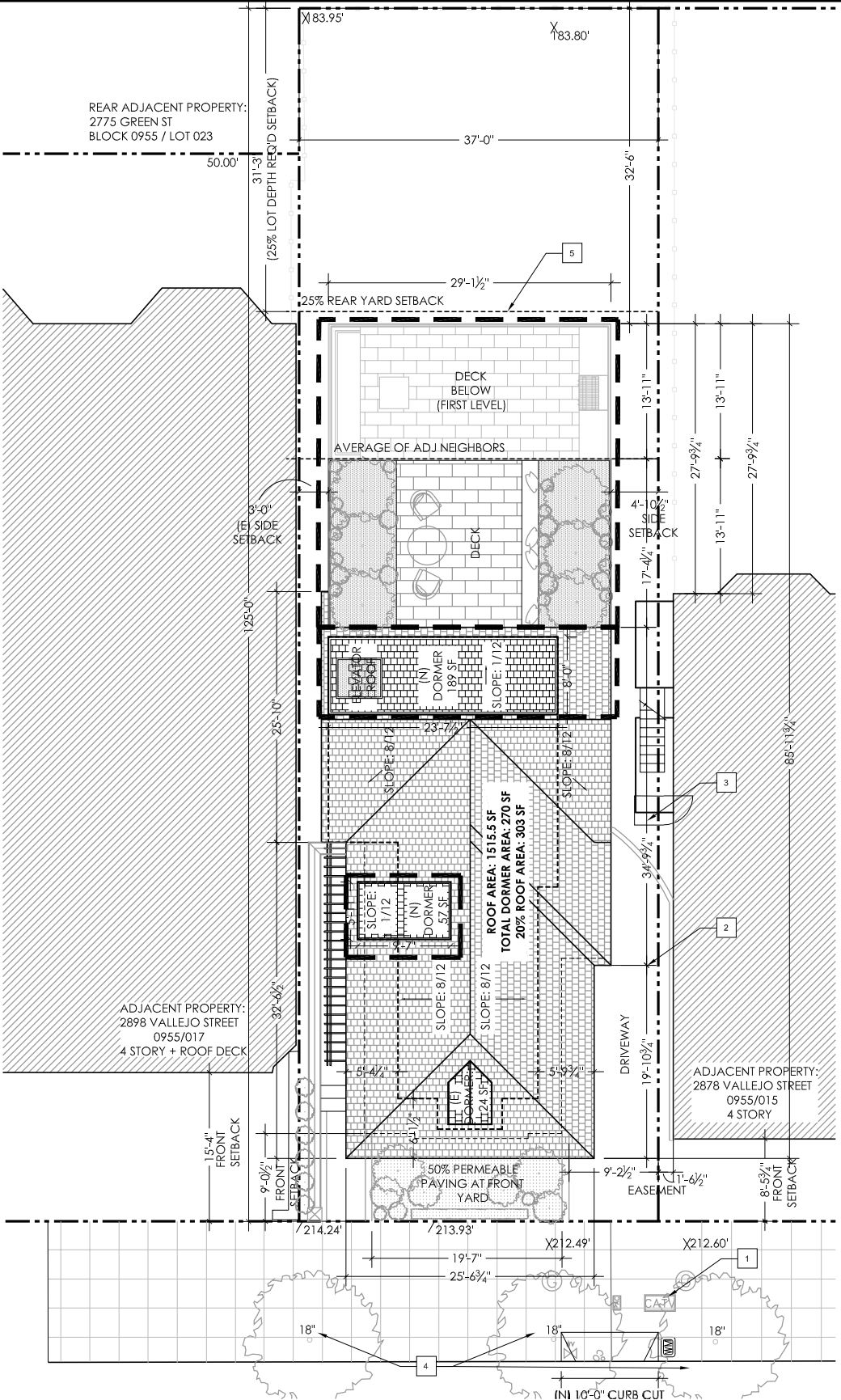
The project will not have any adverse effect on the surrounding properties because it conforms to the existing neighborhood. As found by the Zoning Administrator, the minor infill of the lightwell is consistent with the

2898 VALLEJO STREET
ATTACHMENT “A” TO DISCRETIONARY REVIEW RESPONSE

Residential Design Guidelines and the proposed project will not affect sunlight to or views from parks or open spaces. The project will allow the Project Sponsor to make his home more livable for him and his family, allowing them to remain in the home as they grow and age. Project Sponsor’s elderly mother, who is in her 70s, lives in the home. Project Sponsor’s mother has mobility disabilities and requires care and treatment, which is provided by a skilled nurse and the Project Sponsor’s wife. Thus, having Project Sponsor’s mother living on the same floor as the master suite is important for her care and wellbeing. The first floor in the historic house is not habitable and the third floor contains no living quarters. Though there is an au pair unit on the second floor, it is neither practical nor feasible to have an elderly parent needing caretaking, live alone isolated two floors from the rest of the family and her caretaker. Upon review with the structural engineers and the architects working on the project, the proposed location of the ADA compliant elevator is the only viable location within the building envelope to install.



1 DEMO/EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES:

1. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARD ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.

DEMO KEY NOTES:

- D1 (E) FENCE TO BE REMOVED AT AREA OF NEW DRIVEWAY.
- D2 (E) LANDSCAPE/ PATIO TO BE REMOVED.
- D3 REMOVE (E) STEPS & WALL AT SIDE & REAR YARD.
- D4 AREA OF CONCRETE TO BE REMOVED AT EASEMENT.

KEY NOTES:

- 1 (E) UTILITIES TO REMAIN.
- 2 (N) DRIVEWAY.
- 3 (N) STEPS AT SIDE TRADE ENTRANCE OF 2878 VALLEJO.
- 4 (E) STREET TREES TO REMAIN.
- 5 DASHED LINE AROUND AREA OF ADDITION.

SITE PLAN LEGEND:

- PROPERTY LINE
- AREA OF WORK
- (E) NEIGHBOR'S PROPERTIES
- AREA OF (E) ROOF TO BE REMOVED
- (E) FENCE TO REMAIN
- AREA OF (N) DECK
- AREA OF (N) ROOF
- AREA OF PERMEABLE LANDSCAPING

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

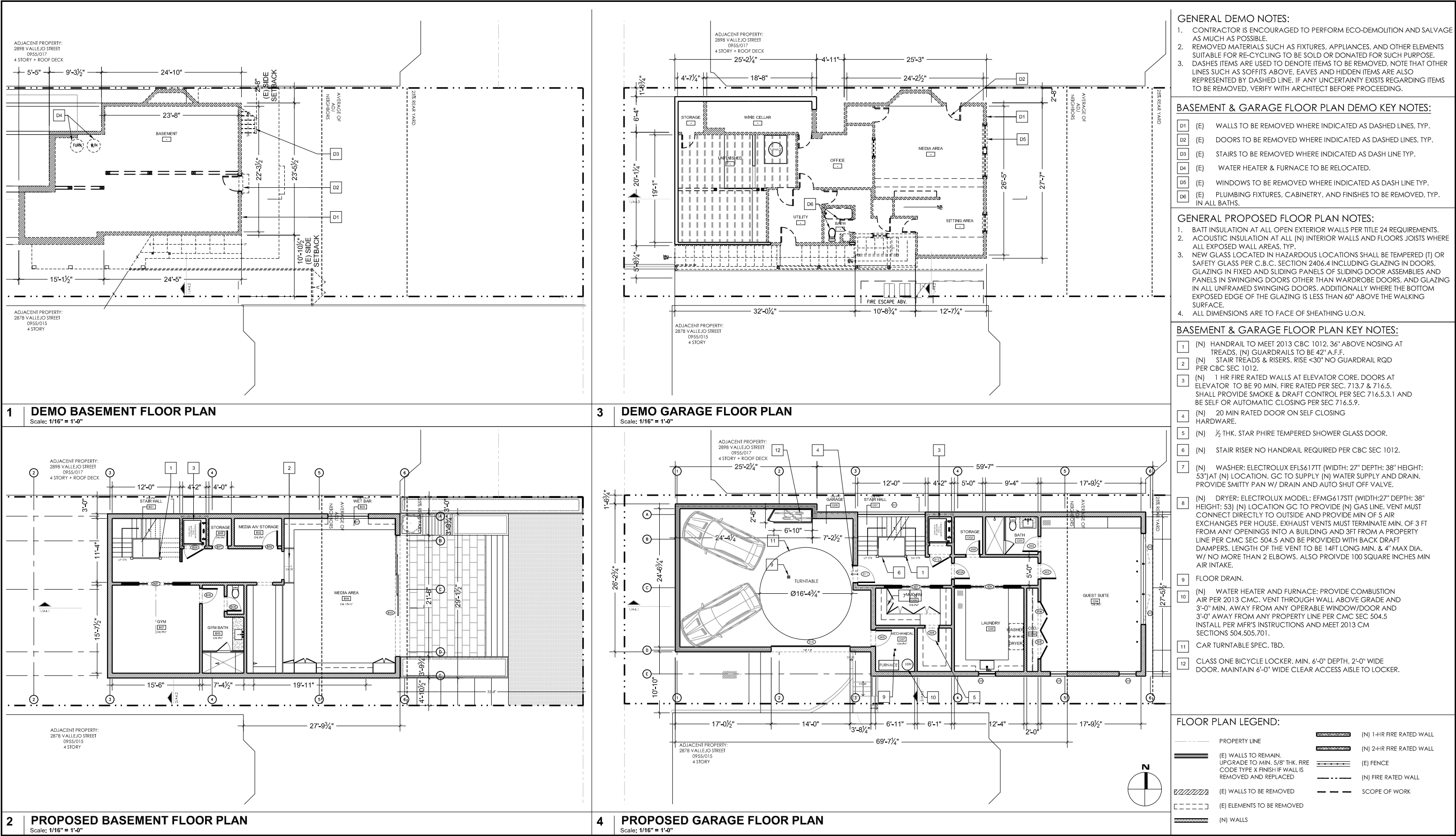
SANGIACOMO RESIDENCE

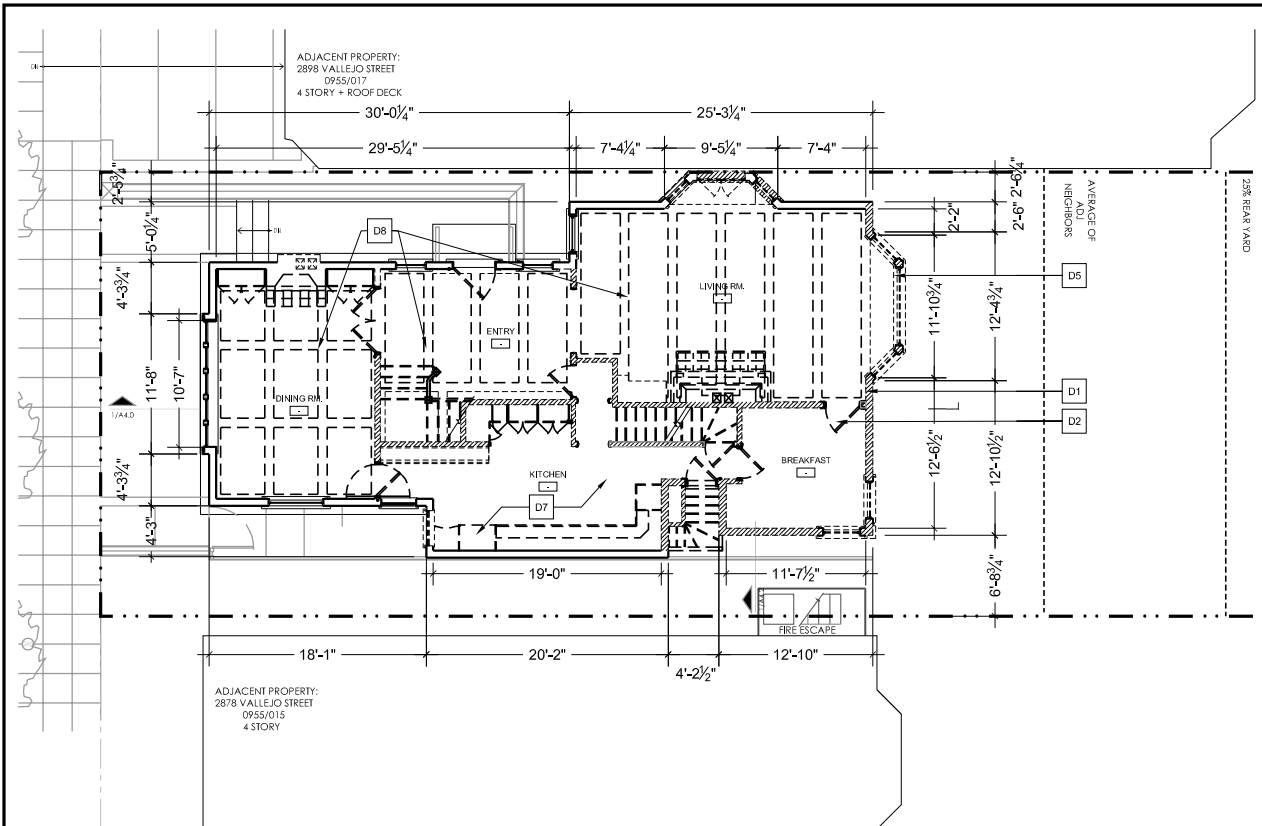
2880 VALLEJO ST, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 016 | PROJECT NO. 2016.016

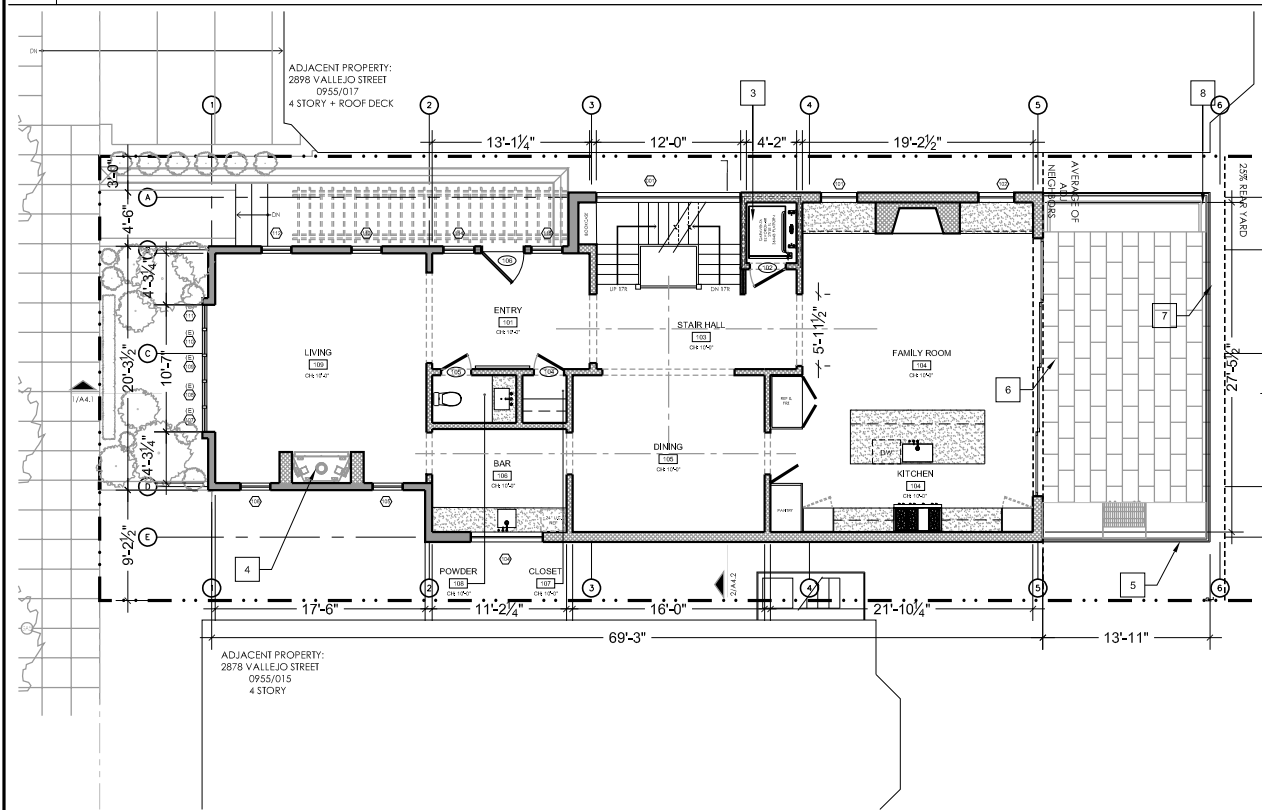
DATE: 03.21.2019
DEMO & PROPOSED
(E) & (N) SITE PLAN
1/16" = 1'-0"

SHEET 1

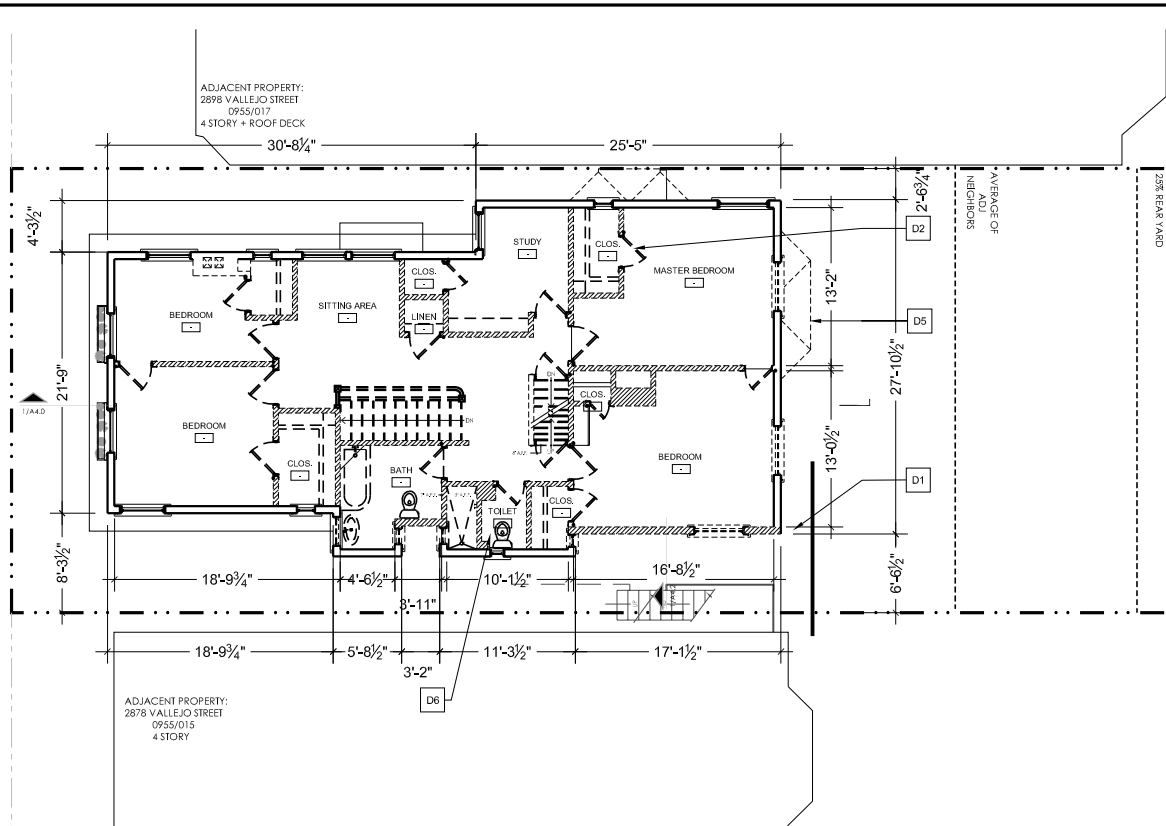




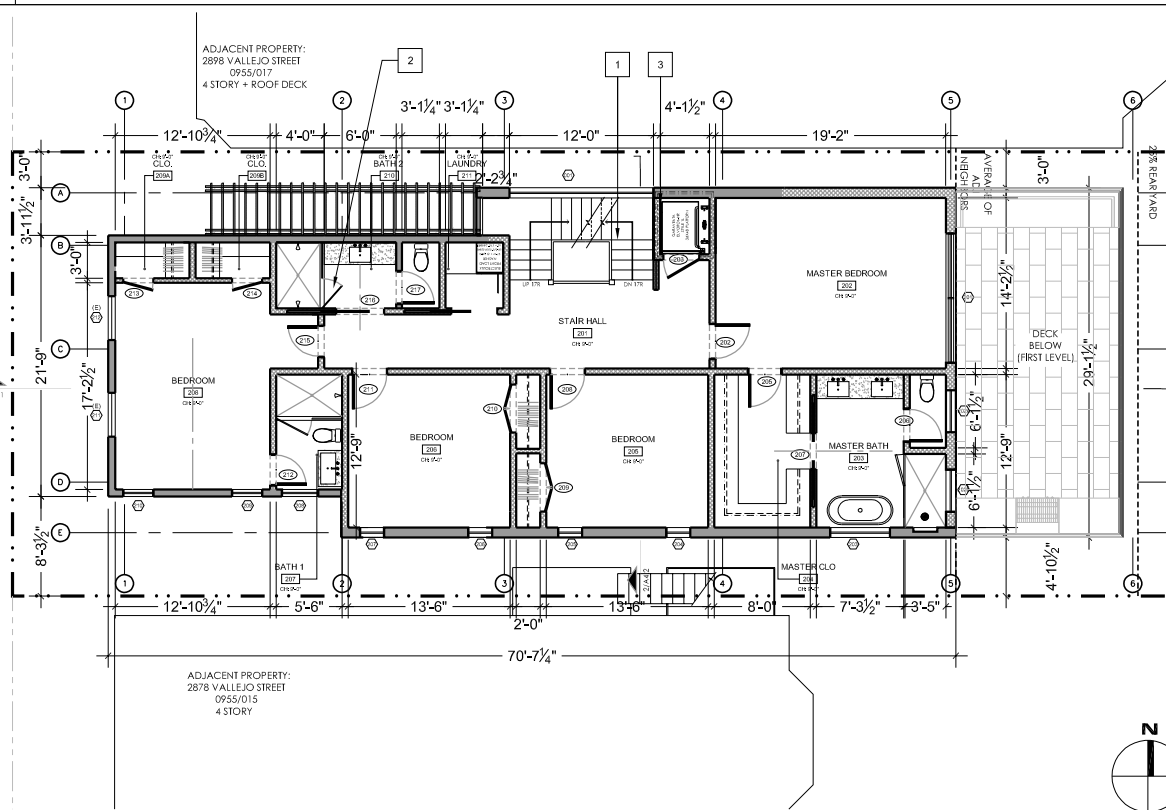
1 DEMO FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



3 DEMO SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

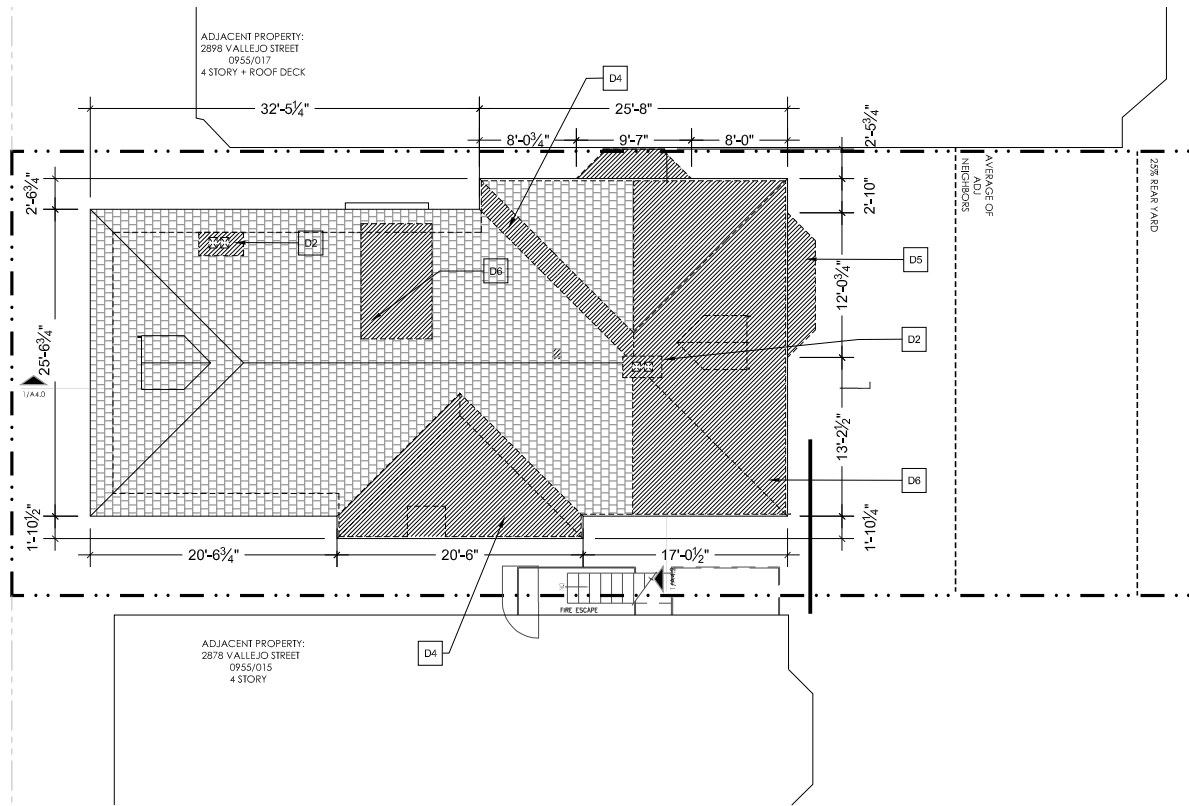
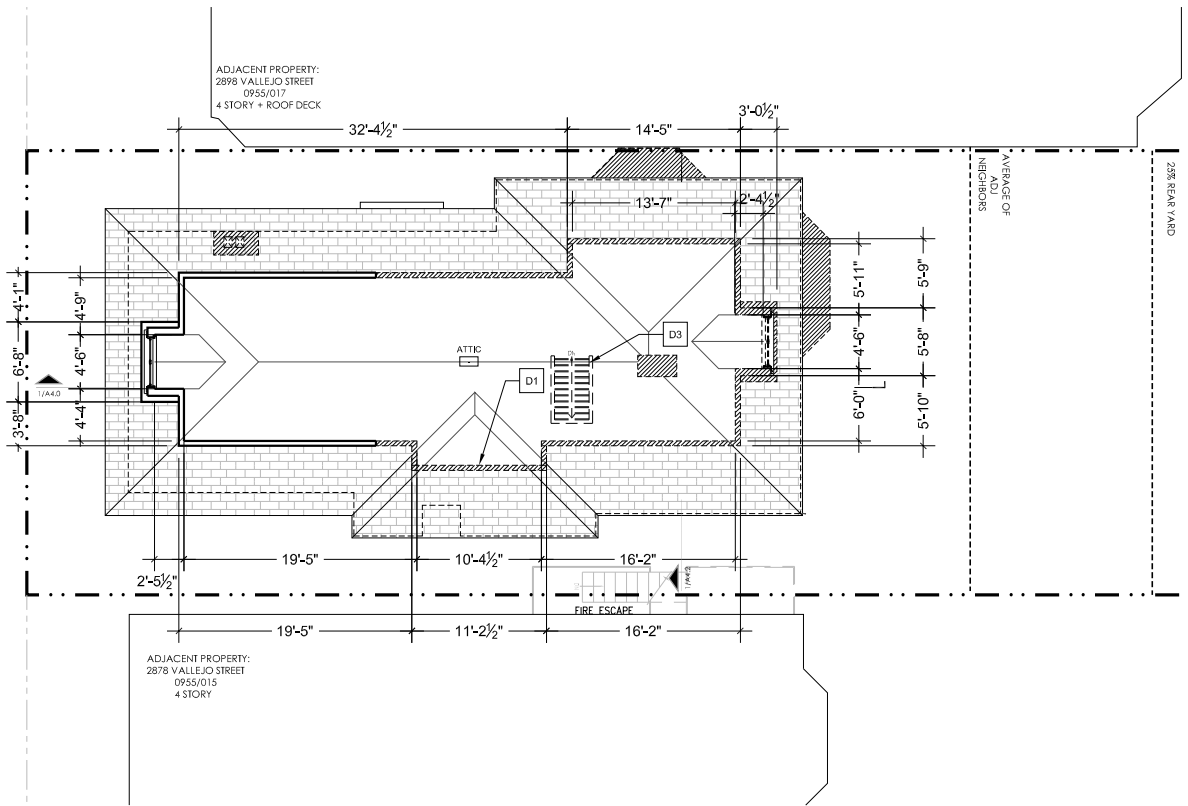
- GENERAL DEMO NOTES:
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
 - REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
 - DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

- FIRST & SECOND FLOOR PLAN DEMO KEY NOTES:
- | | |
|----|--|
| D1 | (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D2 | (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D3 | (E) STAIRS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP. |
| D4 | (E) WATER HEATER & FURNACE TO BE RELOCATED. |
| D5 | (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP. |
| D6 | (E) PLUMBING FIXTURES, CABINETRY, AND FINISHES TO BE REMOVED, TYP. IN ALL BATHS. |
| D7 | (E) FIXTURES, CABINETRY, AND FINISHES TO BE REMOVED, TYP. IN ALL KITCHENS. |
| D8 | (E) REMOVE CEILING TREATMENT AT ENTRY. |

- GENERAL PROPOSED FLOOR PLAN NOTES:
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 - ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
 - NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - ALL DIMENSIONS ARE TO FACE OF SHEATHING U.O.N.

- FIRST & SECOND FLOOR PLAN KEY NOTES:
- | | |
|---|--|
| 1 | (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. |
| 2 | (N) 1/2 THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR. |
| 3 | (N) 1 HR FIRE RATED WALLS AT ELEVATOR CORE. DOORS AT ELEVATOR TO BE 90 MIN. FIRE RATED PER SEC. 713.7 & 716.5. SHALL PROVIDE SMOKE & DRAFT CONTROL PER SEC 716.5.3.1 AND BE SELF OR AUTOMATIC CLOSING PER SEC 716.5.9. |
| 4 | (N) DIRECT VENT GAS FIRE PLACE, GAS VENT TERMINATION PER CMC 802.64. INSTALL PER MFR'S INSTRUCTIONS. SPECS. TBD. |
| 5 | STONE COUNTER W/ BUILT-IN STAINLESS STEEL BBQ. PROVIDE GAS LINE. |
| 6 | (N) DECK PAVERS ON PEDESTAL SYSTEM. |
| 7 | (N) GLASS GUARDRAIL W/ PTD. MTL CAP. TO BE 42" AFF. |
| 8 | (N) BUILT WOOD BENCH. |

- FLOOR PLAN LEGEND:
- | | | | |
|-----|--|--|--------------------------|
| --- | PROPERTY LINE | | (N) 1-HR FIRE RATED WALL |
| | (E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED | | (N) 2-HR FIRE RATED WALL |
| | (E) WALLS TO BE REMOVED | | (E) FENCE |
| | (E) ELEMENTS TO BE REMOVED | | (N) FIRE RATED WALL |
| | (N) WALLS | | SCOPE OF WORK |

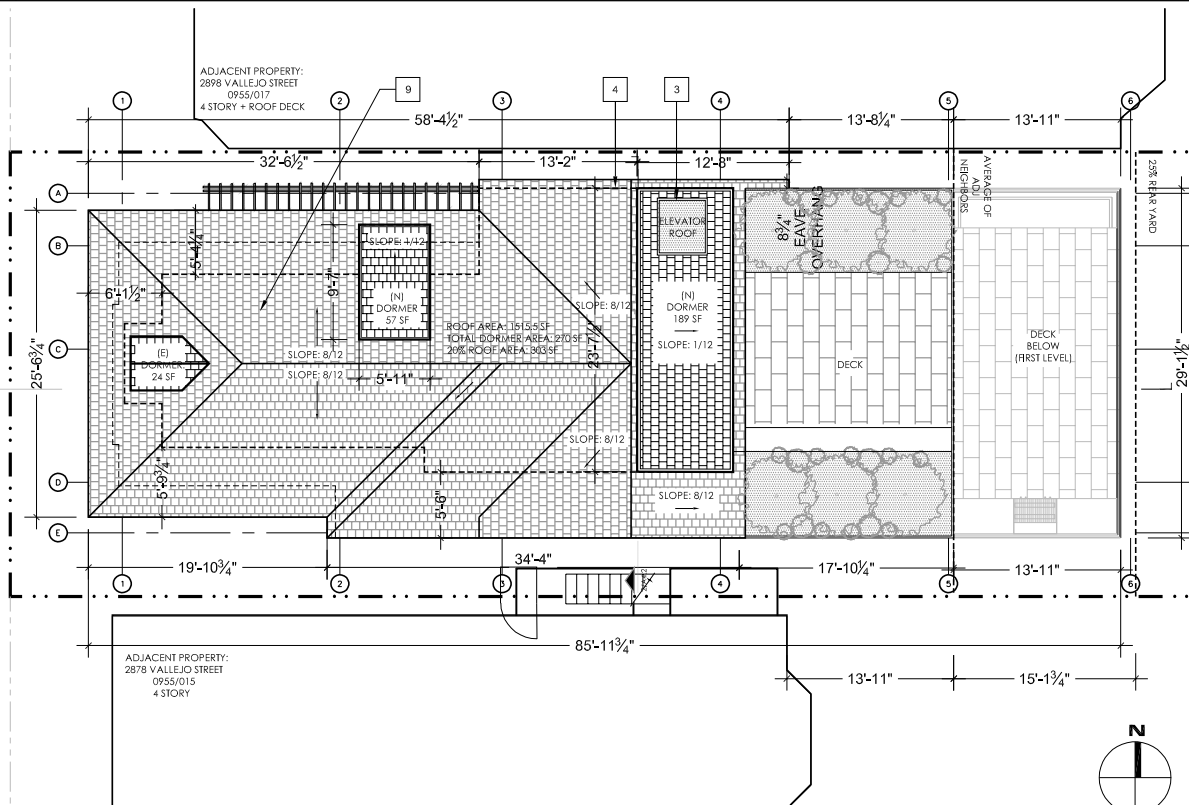
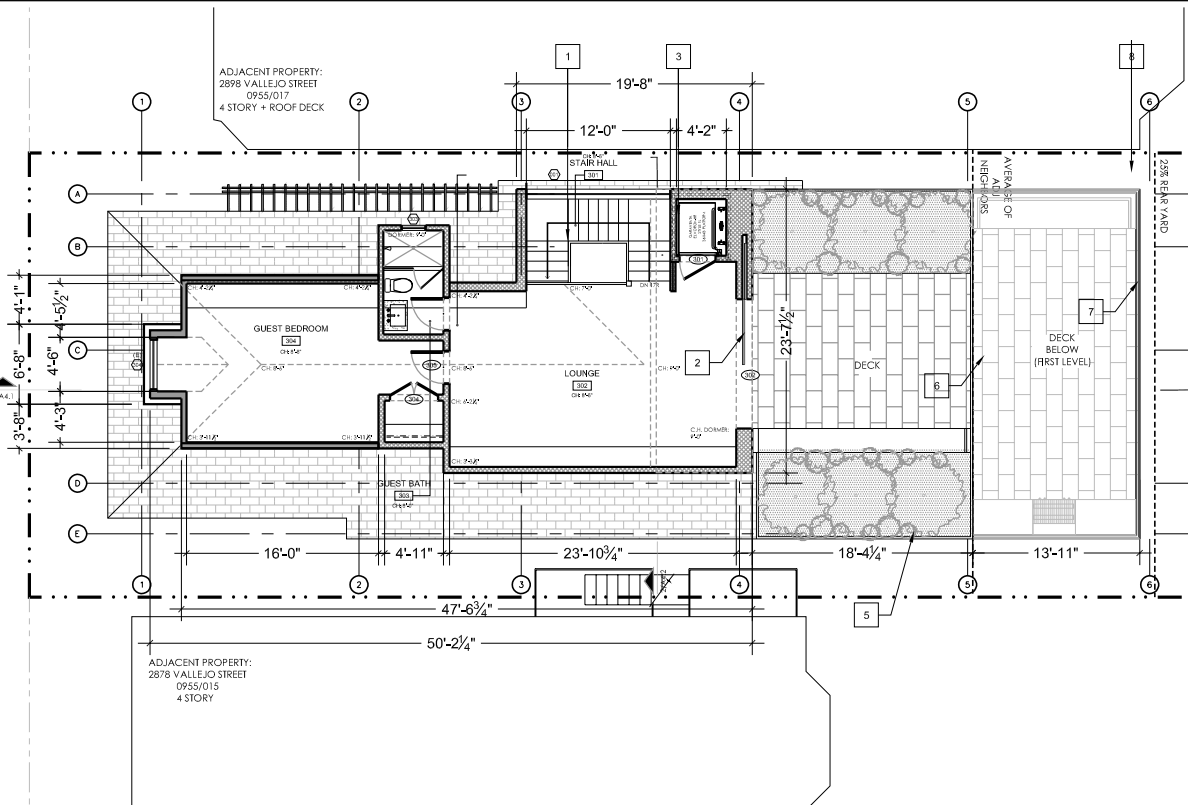


- GENERAL DEMO NOTES:**
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
 - REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
 - DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

- THIRD FLOOR & ROOF PLAN DEMO KEY NOTES:**
- | | | |
|----|-----|---|
| D1 | (E) | WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D2 | (E) | CHIMNEY TO BE REMOVED WHERE INDICATED AS DASH LINE TYP. |
| D3 | (E) | STAIRS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP. |
| D4 | (E) | ROOF TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D5 | (E) | BAY TO BE REMOVED. |
| D6 | (E) | ROOF TO BE REMOVED FOR (N) DORMER. |

- GENERAL PROPOSED FLOOR PLAN NOTES:**
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 - ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
 - NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - ALL DIMENSIONS ARE TO FACE OF SHEATHING U.O.N.

- THIRD FLOOR & ROOF PLAN KEY NOTES:**
- | | | |
|---|-----|--|
| 1 | (N) | HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. |
| 2 | | MULTISLIDE POCKET DOORS. |
| 3 | (N) | 1 HR FIRE RATED WALLS AT ELEVATOR CORE. DOORS AT ELEVATOR TO BE 90 MIN. FIRE RATED PER SEC. 713.7 & 716.5. SHALL PROVIDE SMOKE & DRAFT CONTROL PER SEC 716.5.3.1 AND BE SELF OR AUTOMATIC CLOSING PER SEC 716.5.9. |
| 4 | | DASHED LINE INDICATES EXTERIOR WALL OF BUILDING BELOW, TYP. |
| 5 | | PLANTERS W/ DRAIN AND OVERVIEW TO SCUPPER & GUTTER AT SIDE. |
| 6 | (N) | DECK PAVERS ON PEDESTAL SYSTEM. |
| 7 | (N) | GLASS GUARDRAIL W/ PTD. MTL CAP. TO BE 42" AFF. |
| 8 | (N) | BUILT WOOD BENCH W/ STORAGE BELOW. |
| 9 | | COMPOSITE SHINGLE ROOF, TYP. |



- FLOOR PLAN LEGEND:**
- | | | | |
|-----|--|-----|--------------------------|
| --- | PROPERTY LINE | --- | (N) 1-HR FIRE RATED WALL |
| --- | (E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED | --- | (N) 2-HR FIRE RATED WALL |
| --- | (E) WALLS TO BE REMOVED | --- | (E) FENCE |
| --- | (E) ELEMENTS TO BE REMOVED | --- | (N) FIRE RATED WALL |
| --- | (N) WALLS | --- | SCOPE OF WORK |

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

SANGIACOMO RESIDENCE

2880 VALLEJO ST, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 016 | PROJECT NO. 2016.016

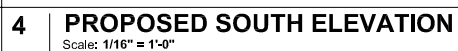
DATE: 03.21.2019
FLR & ROOF PLANS

1/16" = 1'-0"




SHEET 4

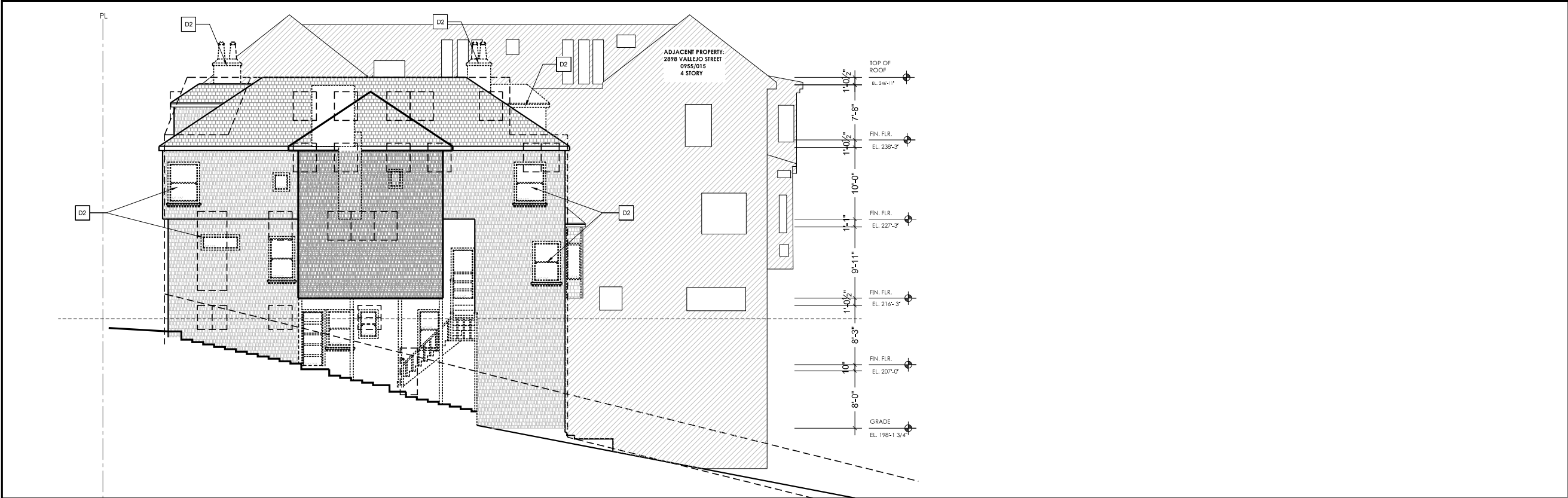


- 1 (N) DOOR AND WINDOW GLAZING AND GLASS RAILS TO BE BIRD SAFE GLAZING ON NORTH FACING FACADE.
- 2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3 (N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED EXTERIOR WALLS, WHERE VISIBLE.
- 4 (N) WOOD SHINGLE SIDING TO REPLACE (E).



- 1 (E) COMPOSITE SHINGLE ROOF TO REMAIN.
- 2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3 (N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED WALLS, WHERE VISIBLE.
- 4 (N) WOOD SHINGLE SIDING TO REPLACE (E) IN AREAS OF DRYROT OR AREAS OF (N)/ MOVED WINDOWS.
- 5 (E) DORMER TO REMAIN.
- 6 (N) TRELLIS FOR ENTRY WAY.

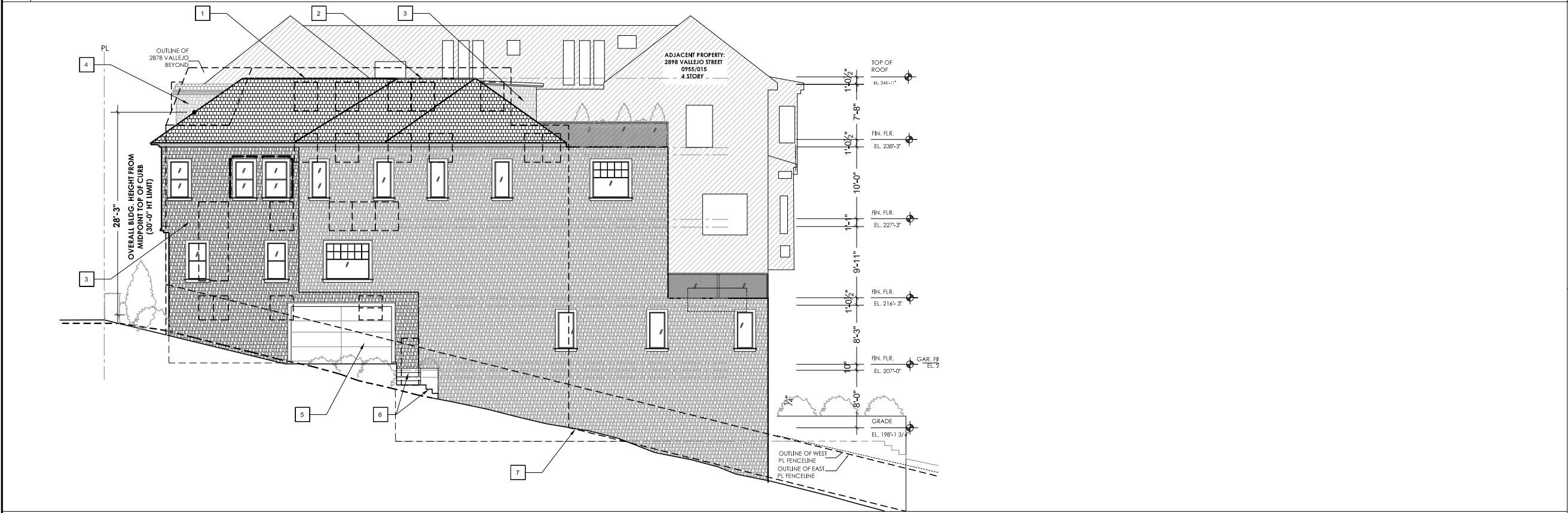
 PROPERTY LINE
 (E) WALLS TO BE REMOVED
 (E) ELEMENTS TO BE REMOVED



1 DEMO EAST ELEVATION
Scale: 1/16" = 1'-0"

EAST ELEVATION DEMO KEY NOTES:

- D1 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
- D2 (E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.



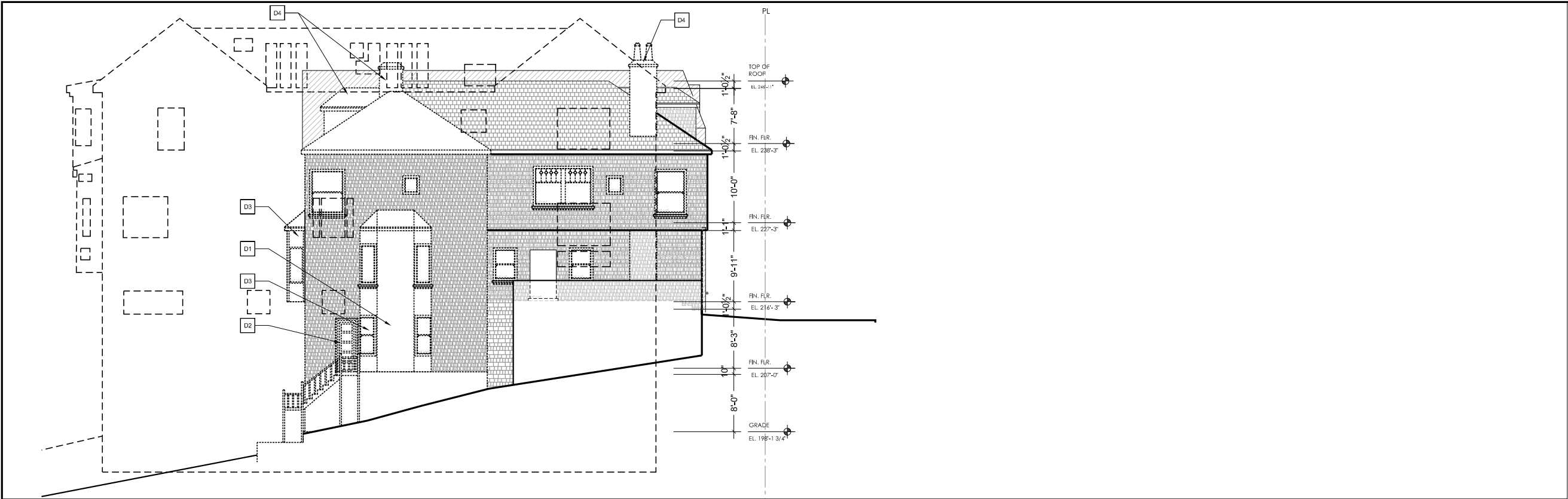
2 PROPOSED EAST ELEVATION
Scale: 1/16" = 1'-0"

EAST ELEVATION KEY NOTES:

- 1 (E) COMPOSITE SHINGLE ROOF TO REMAIN.
- 2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3 (N) WOOD SHINGLE SIDING TO REPLACE (E).
- 4 (E) DORMER TO REMAIN.
- 5 (N) WOOD ROLL UP GARAGE DOOR.
- 6 (N) GRADING AT SIDE DRIVEWAY AND FLAT LANDING.
- 7 (N) STAIR AT SIDE YARD SEE SITE PLAN.

ELEVATION LEGEND:

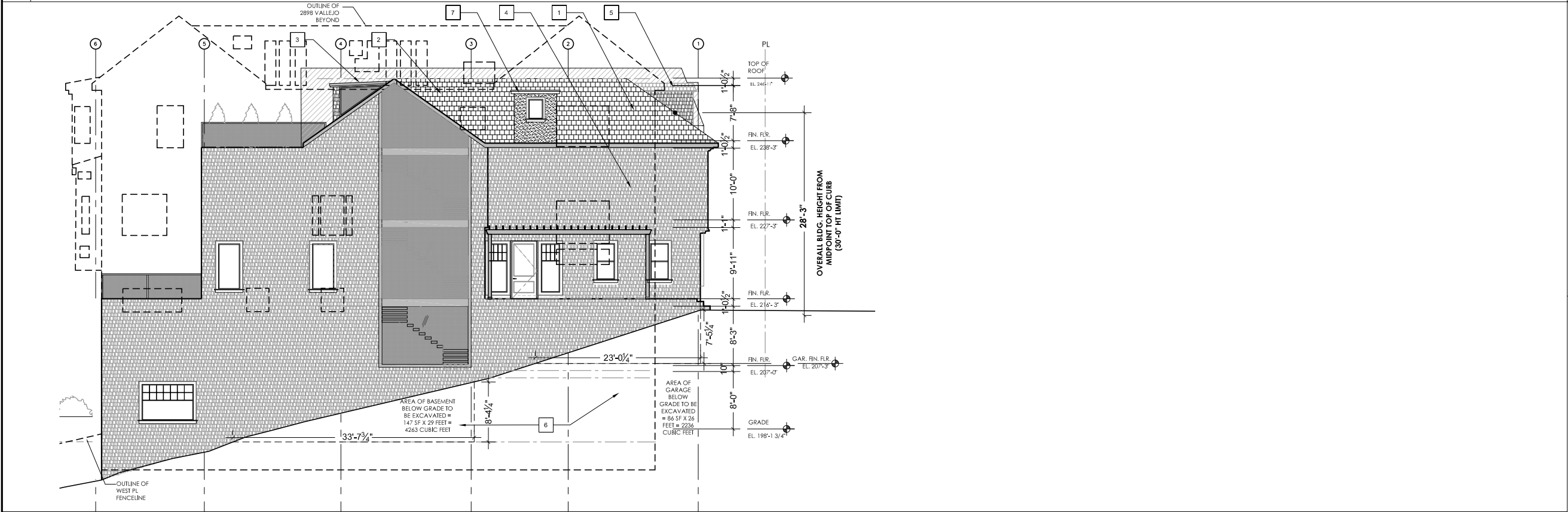
- PROPERTY LINE
- /// (E) WALLS TO BE REMOVED
- - - - (E) ELEMENTS TO BE REMOVED



1 DEMO WEST ELEVATION
Scale: 1/16" = 1'-0"

WEST ELEVATION DEMO KEY NOTES:

- D1** (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2** (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3** (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
- D4** (E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.



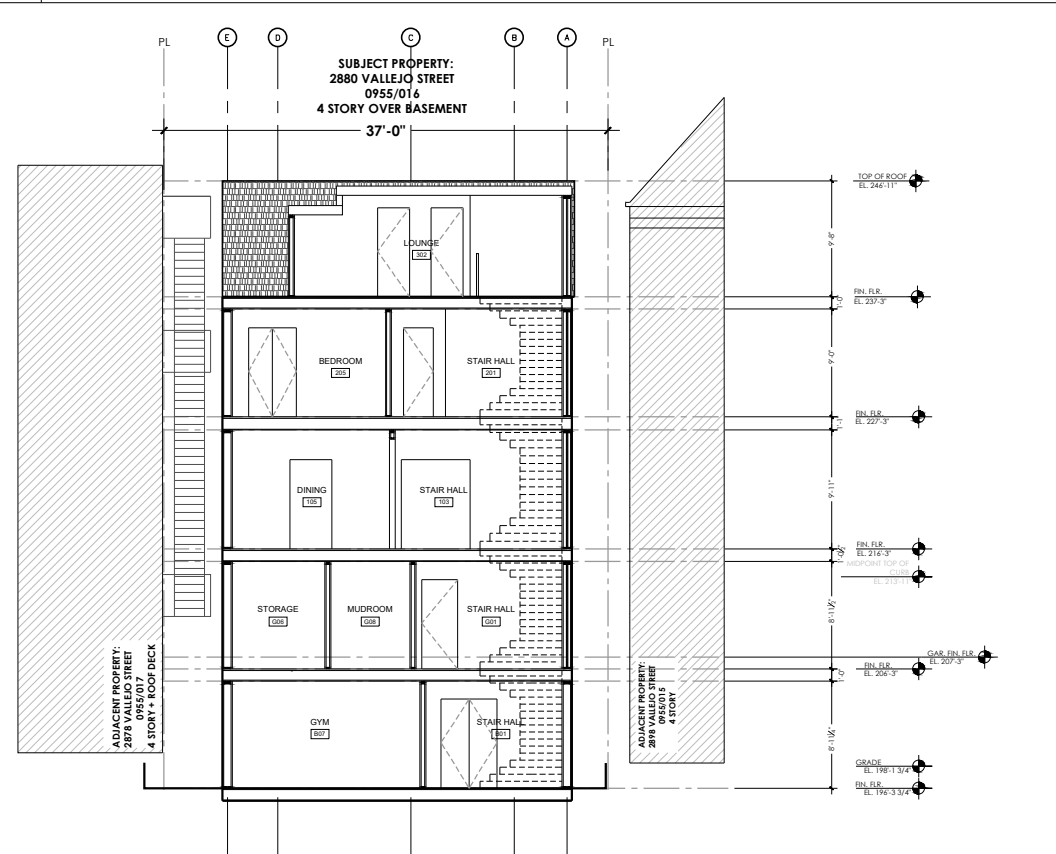
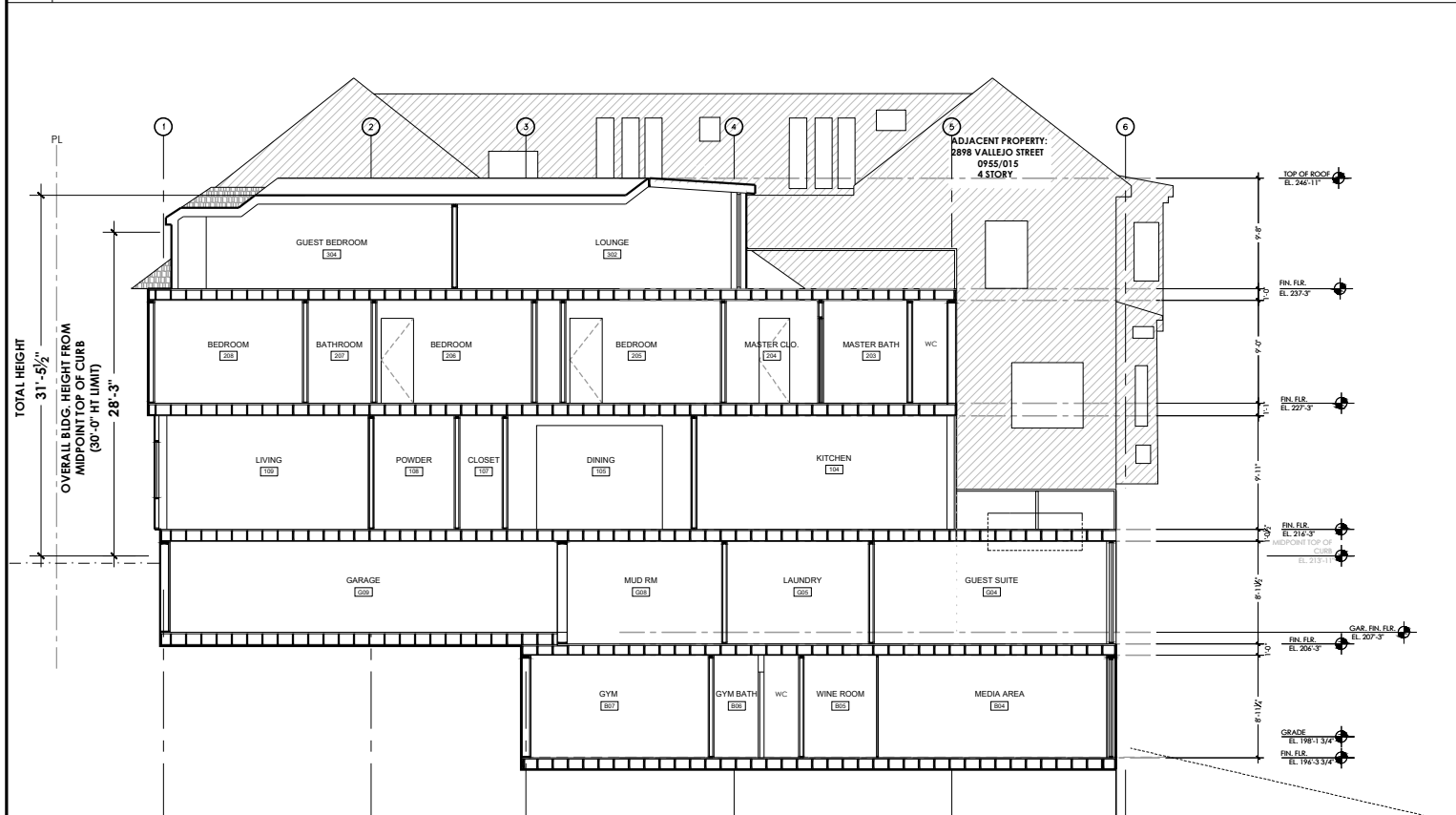
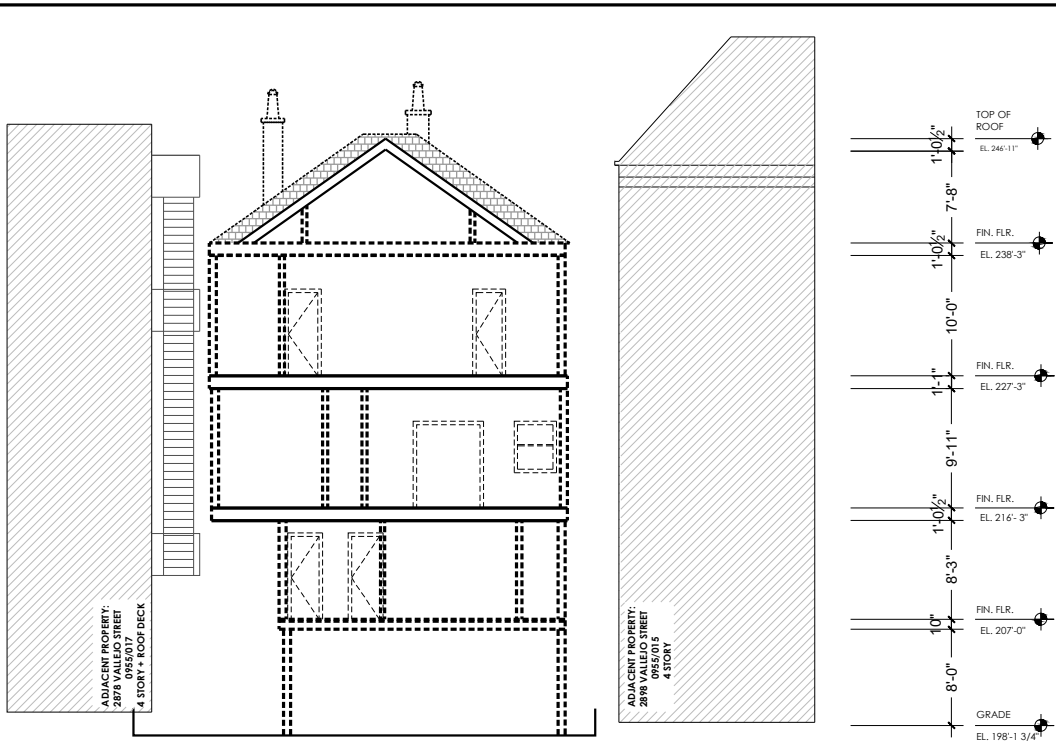
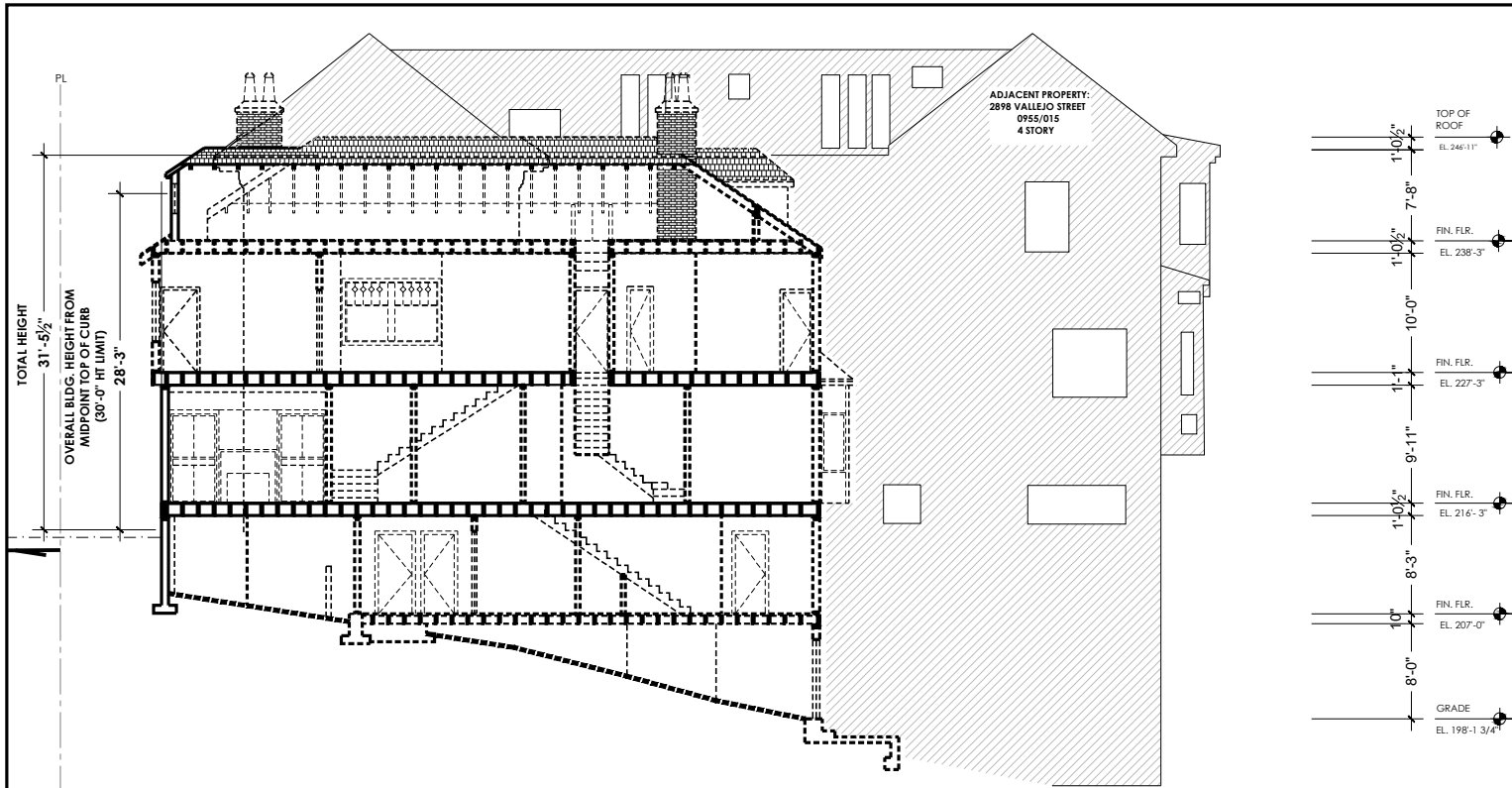
2 PROPOSED WEST ELEVATION
Scale: 1/16" = 1'-0"

WEST ELEVATION KEY NOTES:

- 1** (E) COMPOSITE SHINGLE ROOF TO REMAIN.
- 2** (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
- 3** (N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED WALLS, WHERE VISIBLE
- 4** (N) WOOD SHINGLE SIDING TO REPLACE (E).
- 5** (E) DORMER TO REMAIN.
- 6** TOTAL VOLUME TO BE EXCAVATED = 6,499 CUBIC FEET (241 CUBIC YARDS).
- 7** (N) DORMER.

ELEVATION LEGEND:

- PROPERTY LINE
- /// (E) WALLS TO BE REMOVED
- - - - (E) ELEMENTS TO BE REMOVED



ELEVATION LEGEND:

- PROPERTY LINE
- /// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

SUTRO ARCHITECTS

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SANGIACOMO RESIDENCE

2880 VALLEJO ST, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 016 | PROJECT NO. 2016.016

DATE: 03.21.2019
DEMO & PROPOSED
SECTIONS
1/16" = 1'-0"

SHEET 8

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

December 12, 2019

Delivered Via Email

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
c/o David Winslow
david.winslow@sfgov.org

Re: 2898 Vallejo Street – Building Permit Application No. 2019.0213.2822
Planning Dept. Case No.: 2018-011578DRP
Hearing Date: December 19, 2019
Our File No.: 8732.01

Dear President Melgar and Commissioners:

Our office represents Daniel Alegre (“**Mr. Alegre**”), the sponsor of the project at 2898 Vallejo Street, Assessor’s Block 0955, Lot 017 (the “**Property**”), which has a historic resource status: A. On May 23, 2019, Mr. Alegre received approval from the Zoning Administrator for minor in-filling of a portion on the eastern side of the historic home to provide an ADA accessible elevator and bathroom (the, “**Project**”). (Planning File No. 2018-011578VAR.) Due to the historic home’s peculiar H-shaped layout and other inconsistencies between floors there are practical difficulties to providing the ADA elevator and bathroom within the home’s existing envelope. The Project plans are enclosed as **Exhibit A**. We respectfully request the Planning Commission approve the Project as proposed.

The Discretionary Review (“**DR**”) requester owns the adjacent home to the east of the Property at 2880 Vallejo Street. The DR requester’s opposition to the Project is based on claims of loss of light to DR requester’s home. Mr. Alegre has attempted to communicate with the DR requester to address her concerns, including an in-person meeting. But the DR requester did not respond to meeting requests until this week. And a meeting has been scheduled for Friday, December 13. Though we are cautiously optimistic to be able address the DR Requester’s concerns and reach resolution at the mediation, the concerns of loss of light do not appear to be reasonable considering the DR requester’s roof line is approximately at the same height as the 4th floor of the Property.

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For these reasons, we submit that no exceptional or extraordinary circumstances have been established that would justify not approving this Project. Staff recommends not taking DR and approving the Project.

A. RESPONSES TO DR REQUESTER'S CONCERNS

Mr. Alegre has strived to design a Project that provides a livable home for his family, including his aging mother with accessibility issues, while maintaining the historic home. Contrary to the DR requester's assertion, the existing one-story lightwell on the fourth floor does not appear to have been created to offer the benefit of light to her property. First, the light well on the Property is at the roofline of the DR requestor's home. Meaning that the light provided from the light well primarily casts upon the roof of the DR requester's home. And that portion of the DR requester's home does not have skylights to allow in any light cast upon the roof. Second, the DR requester's home does not have a matching lightwell to receive any light allowed by the Property's existing lightwell. Third, due to the unique H-Shape layout of the historic home at the Property and that sun light comes from the south, the front eastern leg/spoke of the "H" obstructs sunlight accessing the rear portion of the DR requester's home once the sun passes over and sets to the west.



B. CONCLUSION

We submit that no exceptional or extraordinary circumstances have been identified by the DR requester justifying the Planning Commission's denial of this Project. The Project is compatible with the surrounding neighborhood's pattern while respecting the historic home. For these reasons, and those in our opposing papers, we respectfully request the Planning Commission to not take the DR request and approve the Project as proposed. Thank you for your consideration. We look forward to presenting this Project to you on December 19, 2019.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Justin A. Zucker

Enclosures:

Exhibit A: Project Plans

cc:

Vice President Joel Koppel
Commissioner Frank S. Fung
Commissioner Milicent A. Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Commissioner, Sue Diamond
Jonas P. Ionin, Commission Secretary
David Winslow
Daniel Alegre (*via email only*)