



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 19, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* September 9, 2019  
*Case No.:* **2018-013320DRP**  
*Project Addresses:* **1520 Diamond Street**  
*Permit Applications:* 2018.0927.1596  
*Zoning:* RH-1[Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6605 /036  
*Project Sponsor:* Tom McElroy  
McElroy Architecture  
485 14<sup>th</sup> Street  
San Francisco, CA 94103  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Consent: Take DR and Approve as Modified**

### PROJECT DESCRIPTION

The project sponsor and DR requestor have worked to arrive at a mutually agreed design that also complies with the Department's Residential Design Guidelines and Planning Code but results in a massing at the rear that exceeds what was originally noticed in the 311 Notification. To accept the modification the project requires Commission to approve the project as revised.

The project consists of construction of a 3rd-story vertical rear addition and 2-story horizontal expansion at the rear of an existing 2-story, one-family dwelling.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 102' deep lateral sloping lot with an existing 2-story, one-family-house built in 1946. The building is classified as a category 'C' historical resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This building is set in a very consistent block of 2-story houses that are setback from the street and step with the topography, in a block that an extremely consistent mid-block open space pattern. The DR requestor's property is 2 lots downhill to the North.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 15, 2019 – June 14, 2019	6.14. 2019	9.19.2019	96 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 31, 2019	August 31, 2019	20 days
Mailed Notice	20 days	August 31, 2019	August 31, 2019	20 days
Online notice	20 days	August 31, 2019	August 31, 2019	20 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	0	0	0
Other neighbors	0	0	0
Neighborhood groups	0	0	0

## DR REQUESTORS

Larry Trask of 1508 Diamond Street, a neighbor to the North.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. The scale and massing of the third story addition is out of scale with the block
2. The design is out of character with the block size.

### Alternatives:

1. Retain more features related to the original façade composition, and;
2. Set the 3<sup>rd</sup> floor back 10'-0".

See attached *Discretionary Review Application*, dated June 14, 2019

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has complied with the Code and the Residential Design Guidelines.

See attached *Response to Discretionary Review*, dated July 1, 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).

## RESIDENTIAL DESIGN TEAM REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this project per the Residential Design Guidelines and worked with the DR requestor and the project sponsor to revise the design to address the DR requestor's issues and concerns and comply with the guidelines related to building massing and scale at the street face, and access to mid-block open space. Specifically:

1. The front of the 3<sup>rd</sup> floor is setback 8'-7" from the existing front building wall
2. The front façade retains stucco and horizontal parapet detailing of the 2<sup>nd</sup> story.
3. The front entry door is setback 2'-0"
4. The massing of the 3<sup>rd</sup> story at the rear extends 5' beyond the neighboring rear walls and then is set back 3'-0" from each side and extends an additional 3'-0".

RDAT did not see any exceptional or extraordinary circumstances and deemed the revised proposal meets the Planning Code and the Residential Design Guidelines, and therefore recommends talking Discretionary Review to approve.

<b>RECOMMENDATION:</b>	<b>Consent: Take DR and Approve as Modified</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Slope map  
Section 311 Notice  
CEQA Determination  
DR Applications  
Response to DR Application dated July 1, 2019  
Reduced Plans, dated 4.1.19  
3-d representations



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 27, 2018, Building Permit Application No. **2018.0927.1596** was filed for work at the Project Address below.

**Notice Date:** May 15<sup>th</sup>, 2019

**Expiration Date:** June 14<sup>th</sup>, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1520 DIAMOND ST</b>	Applicant:	<b>Tom McElroy – McElroy Architecure</b>
Cross Street(s):	<b>Duncan and 28<sup>th</sup> Streets</b>	Address:	<b>485 14th Street</b>
Block/Lot No.:	<b>6605 / 036</b>	City, State:	<b>San Fancsico CA 94103</b>
Zoning District(s):	<b>RH-1 /40-X</b>	Telephone:	<b>(415) 814-3256</b>
Record Number:	<b>2018-013320PRJ</b>	Email:	<b>tom@mcelroyarch.com</b>

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input 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	Single Family Residential	No Change
Front Setback	14 feet, 5 ½ inches	No Change
Side Setbacks	None	No Change
Building Depth	44 feet, 4 inches	54 feet, 4 inches
Rear Yard	43 feet, 1 ½ inches	33 feet, 1 1/2 inches
Building Height	20 feet, 4 inches	32 feet, 4 inches
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

### PROJECT DESCRIPTION

The project proposes a 3<sup>rd</sup> floor vertical addition and a rear horizontal addition to an existing single family home. The project also includes extensive remodeling of the interior, improvements to the rear yard landscaping and decks, and alterations of the front facade, including a reconfiguration of the front entrance. In total, the existing 2,082 square foot home would increase by 1,217 square feet, for a total gross square footage of 3,299.

This notice replaces a recently cancelled Section 311 notice that was issued for this proposed project. Please refer to the Notice and Expiration dates at the top of this page.

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](http://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:**

Jeffrey Horn, 415-575-6925, [Jeffrey.Horn@sfgov.org](mailto:Jeffrey.Horn@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](mailto: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](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), 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 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>
1520 DIAMOND ST		6605036
<b>Case No.</b>		<b>Permit No.</b>
2018-013320ENV		201809271596
<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>
<b>Project description for Planning Department approval.</b> Add new third floor with flat roof to existing two-story single family dwelling. Add new three-story horizontal expansion at rear of building. Interior remodel to existing floor levels. Proposed project would create an approximately 3,900 square foot single family home.		

### 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"/>	<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: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	<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 > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<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>
<input type="checkbox"/>	<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?
<input type="checkbox"/>	<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 > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<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 > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<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 > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<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 > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<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 > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

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

Comments and Planner Signature (optional): Laura Lynch



**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 type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input 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 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 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 checked="" 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 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 type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input 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 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 checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated _____            b. Other (specify): Reclassify to Category C as per PTR form signed on 12/27/2018         </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<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> Michelle A Taylor	

**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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Michelle A Taylor 12/28/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1520 DIAMOND ST		6605/036
Case No.	Previous Building Permit No.	New Building Permit No.
2018-013320PRJ	201809271596	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
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Reception:  
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**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	12/27/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	1520 Diamond Street	
Block/Lot:	Cross Streets:	
6605/036	Duncan Street and 28th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-013320ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	09/19/2018
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Supplemental Information Form prepared by Tom McElroy (dated 11/14/2018).	
Proposed project: Add new third floor to existing two-story single family dwelling. Add new three-story horizontal expansion at rear of building. Interior remodel to existing floor levels.	

PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

According to Planning Department records and the Supplemental Information Form prepared by Tom McElroy, 1520 Diamond Avenue is a single-family residence in the Noe Valley neighborhood. Evidence suggests that the subject building was one of nine buildings on the subject block constructed c.1946 by local builder Thomas Sullivan as speculation properties. In 2012, as part of Sunset Historic District Survey (adopted September 2013), the Planning Department recognized Thomas Sullivan as a "smaller-scale builder" active in the Sunset Neighborhood. The Survey identified one tract built by Sullivan at 32nd Avenue and Rivera Street and constructed in 1931 as a California Register-eligible historic district as both an intact and exceptional example of Mediterranean Revival style housing (architecture) and its association with the California Veterans Welfare Act (events).

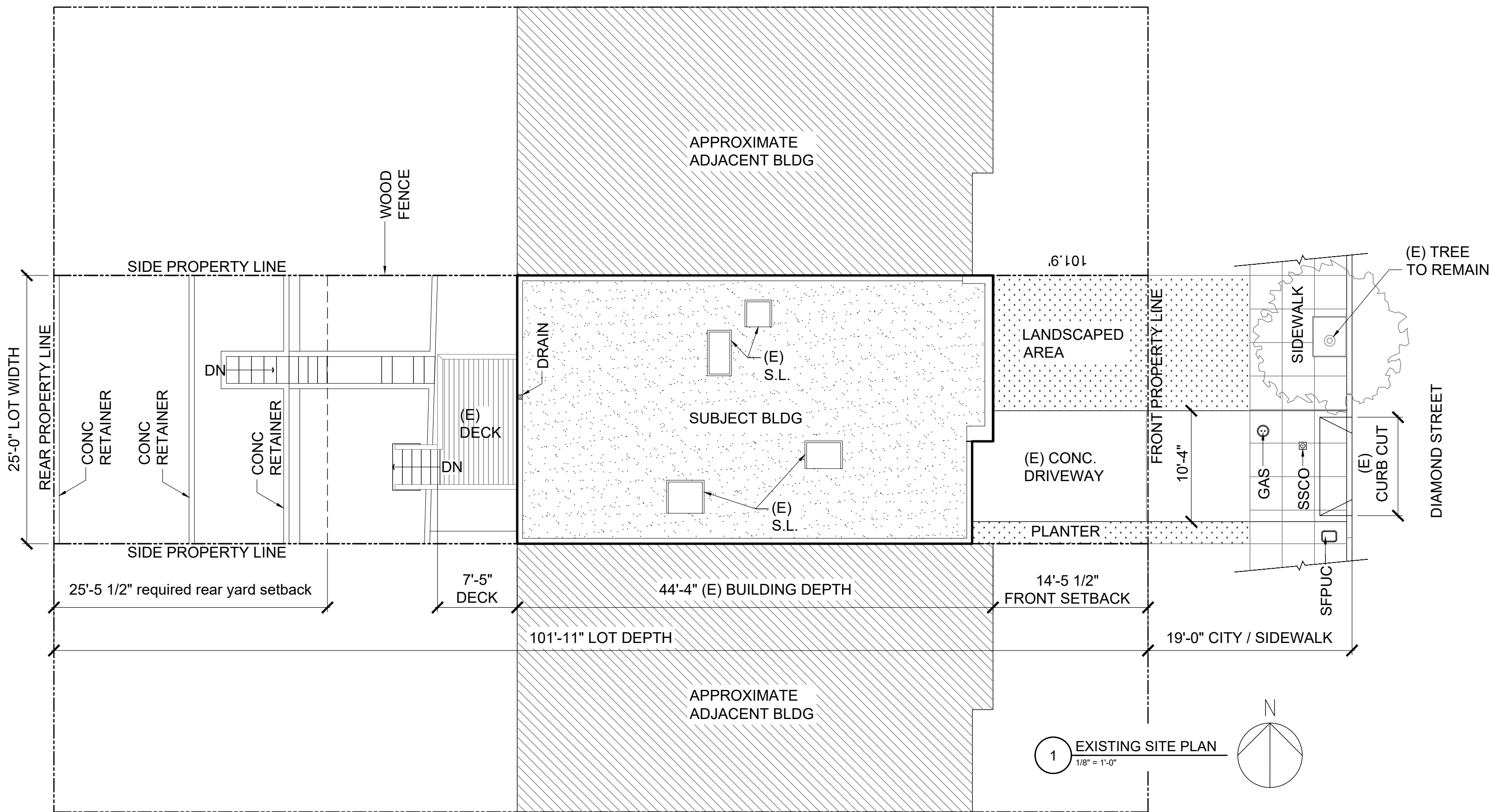
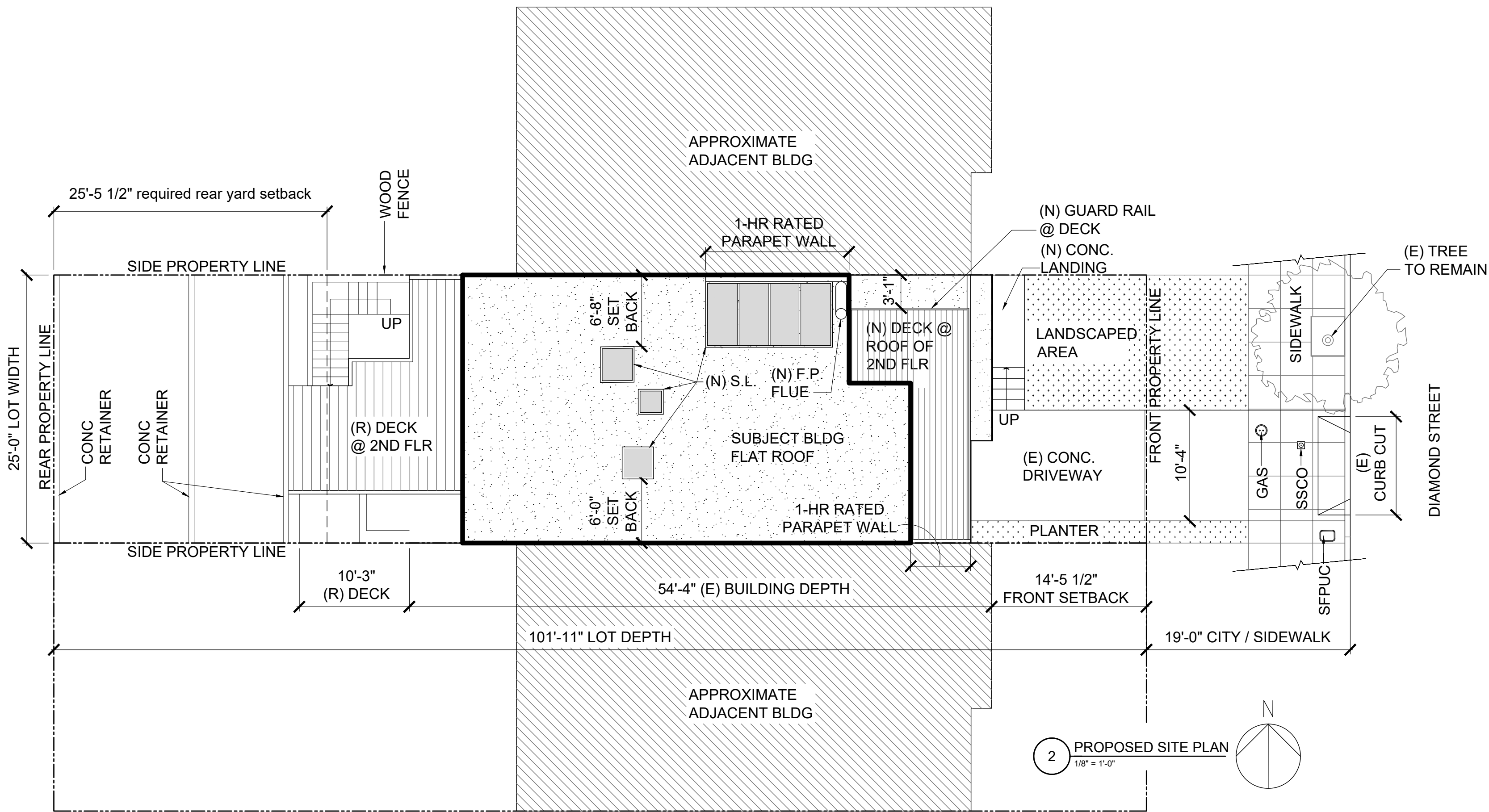
1520 Diamond Street is a one-story over garage building that features a flat roof and is clad in smooth stucco. The subject property is two structural bays wide with a projecting bay at the upper level, which features a simple Streamline Moderne style cornice detail and a tripartite wood-frame window. Additional fenestration on the primary (east) elevation includes a wood-frame double casement at the upper level and a tripartite wood-frame window at the ground floor. A square recessed opening at the lower level includes both a wood panel garage door and the primary entrance, the latter of which is set behind a blind wall and largely obscured from the public right of way. The property includes a 16' setback and concrete drive. According to the permit history, the subject building has undergone some exterior alterations including, installation of aluminum-frame windows at rear of property (1969), installation of two aluminum frame windows at front of property (1973), re-roofing (1989); interior remodel and construction of rear deck (2011), and replacement of three aluminum-frame windows with wood-frame windows at front of property and addition of a header at the garage (2011).

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.12.27 17:00:34 -08'00'	





## DRAWING INDEX

### ARCHITECTURAL

- A1 SITE INFO & SITE PLANS
- A1.1 SITE PHOTOS
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A2.2 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A4.0 SECTIONS

## PROJECT DESCRIPTION

ADD NEW THIRD FLOOR WITH FLAT ROOF TO EXISTING TWO-STORY SINGLE FAMILY DWELLING. NEW THREE-STORY HORIZONTAL EXPANSION AT REAR OF BUILDING. INTERIOR REMODEL TO EXISTING FLOOR LEVELS.

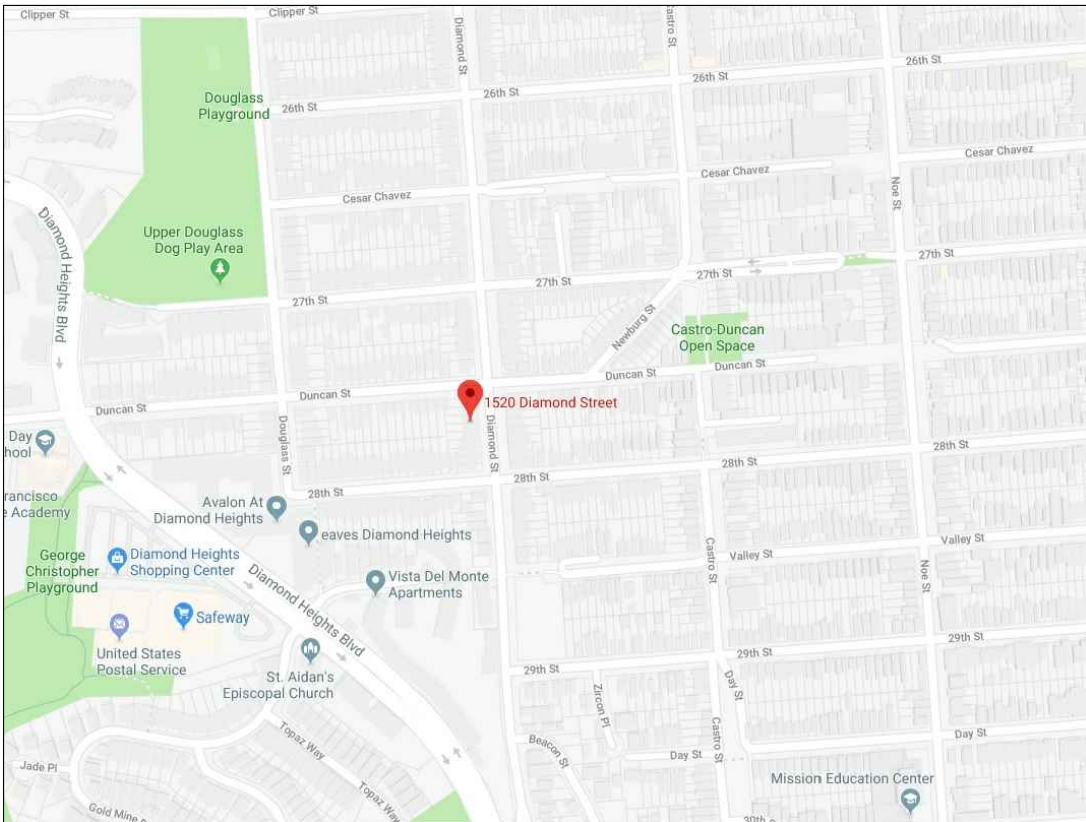
## CODES

- APPLICABLE CODES
- 2016 California Building Code with SF Amendments
  - 2016 California Mechanical Code with SF amendments
  - 2016 California Plumbing Code with SF amendments
  - 2016 California Electrical Code with SF amendments
  - 2016 California Residential Code
  - 2016 California Energy Code
  - 2016 California Green Building Standards Code

## PROPERTY INFO

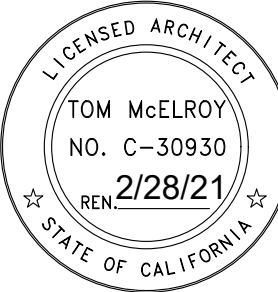
BLOCK / LOT	6605 / 36		
ZONING	RH-1		
YEAR BUILT	1946		
OCCUPANCY	R-3		
CONSTRUCTION	VB		
LOT AREA	2,547 S.F.		
HEIGHT LIMIT	35'-0"		
	EXISTING	ADDITION	PROPOSED
FLOOR AREA			
Parking	1 car	0	1 car
1st Floor	993 S.F.	195 S.F.	1188 S.F.
2nd Floor	1089 S.F.	125 S.F.	1214 S.F.
3rd Floor (new addition)	0 S.F.	897 S.F.	897 S.F.
Total	2082 S.F.	1217 S.F.	3299 S.F.

## AREA MAP



MCELROY ARCHITECTURE

485 14th Street  
San Francisco, CA 94103  
415.814.3256  
www.mcelroyarch.com



1520 DIAMOND ST  
SAN FRANCISCO, CA 94114  
(BLOCK/LOT): 6605 / 36

CURRENT RELEASE 4/1/2019

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311 NOTICE

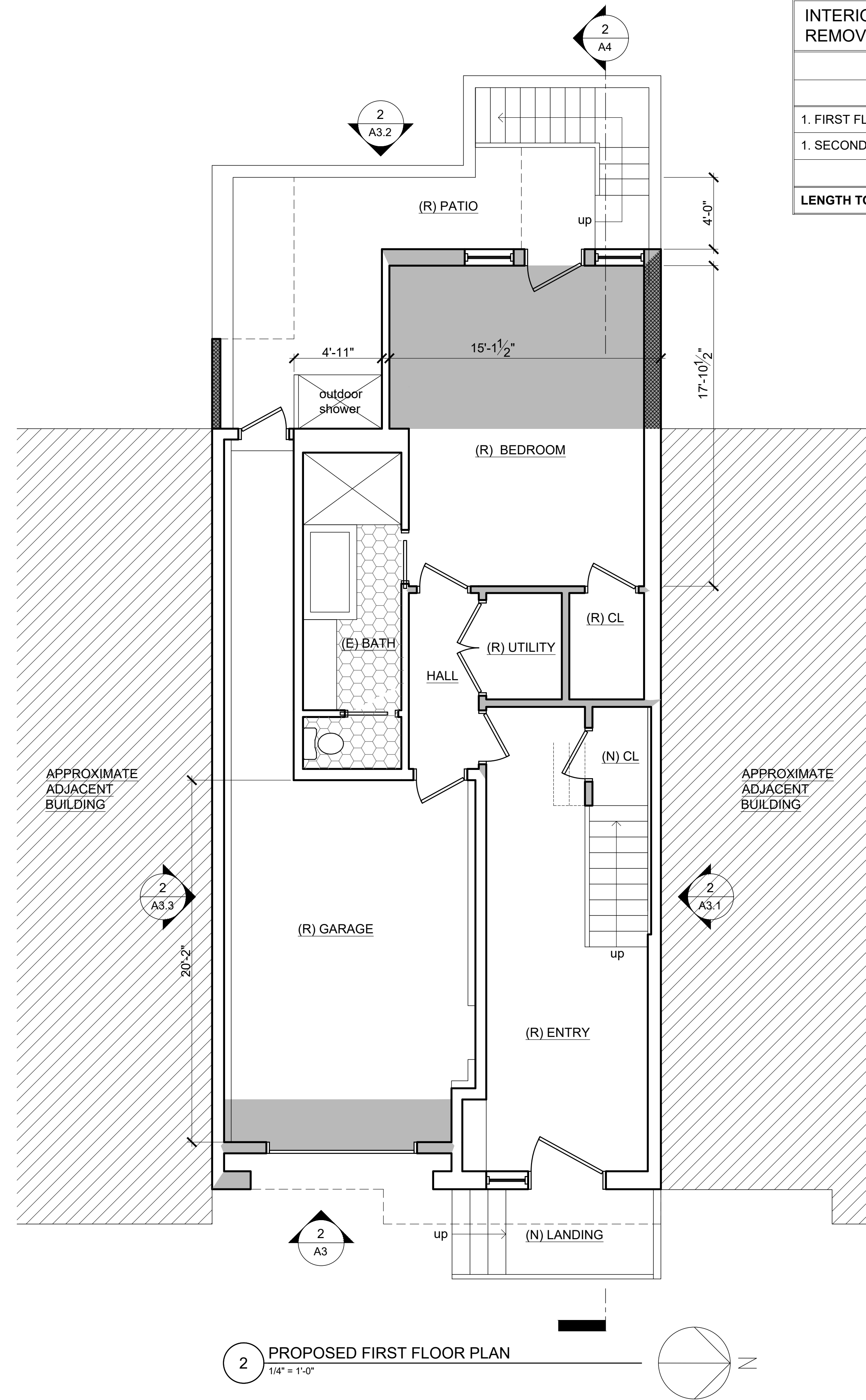
PREVIOUS RELEASE  
311 NOTICE 4/1/2019  
PRE-APPLICATION MTG 9/19/2018

SHEET TITLE

PROJECT INFO  
SITE PLANS

SCALE AS NOTED

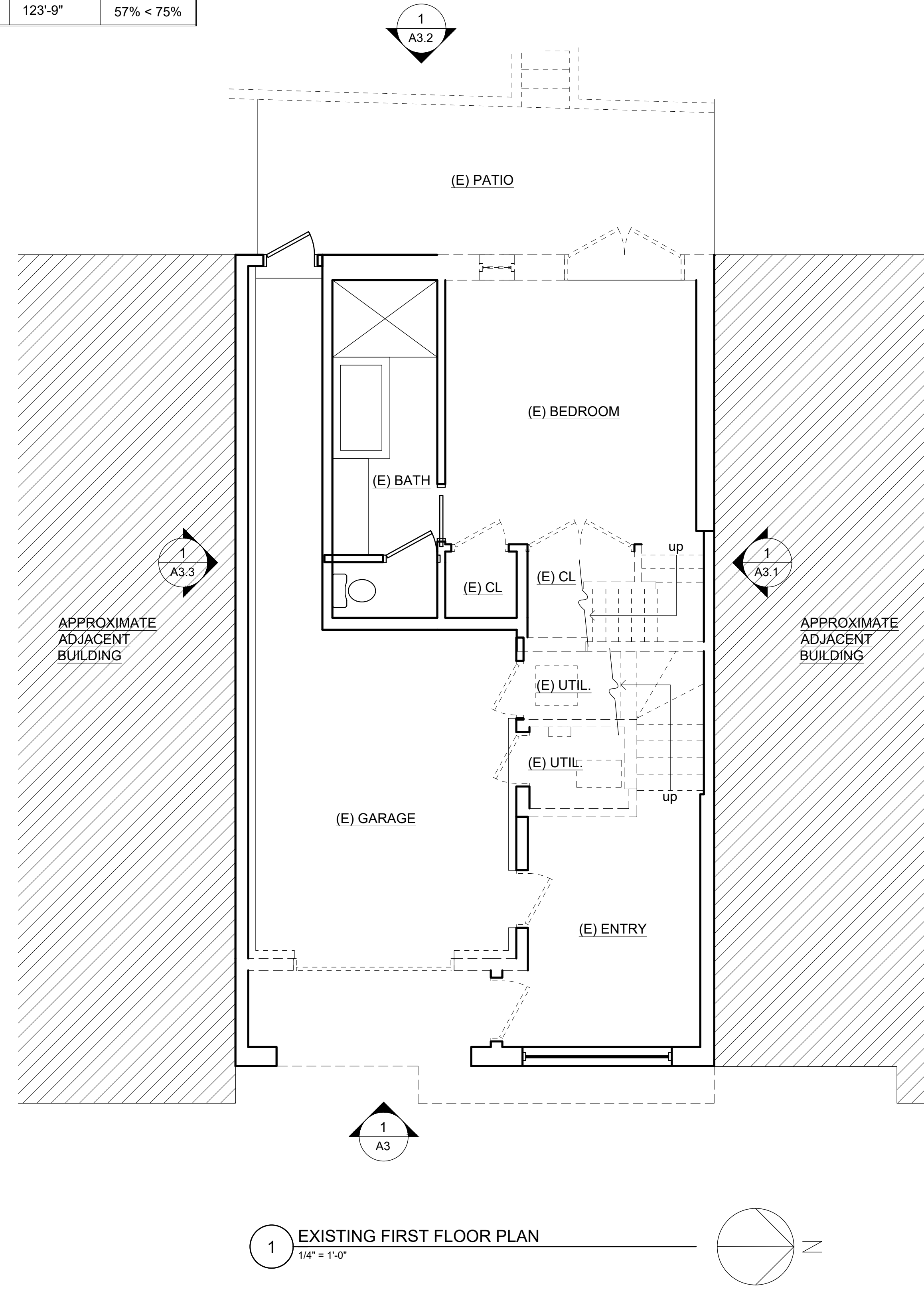
A1



INTERIOR WALL FRAMING REMOVAL CALCULATION			
	EXISTING	REMOVED	
	LENGTH (FT)	LENGTH (FT)	% REMOVED
1. FIRST FLOOR	105'-9"	32'-9"	30% < 75%
1. SECOND FLOOR	109'-3"	91'-0"	83% > 75%
<b>LENGTH TOTAL</b>	<b>215'-0"</b>	<b>123'-9"</b>	<b>57% &lt; 75%</b>

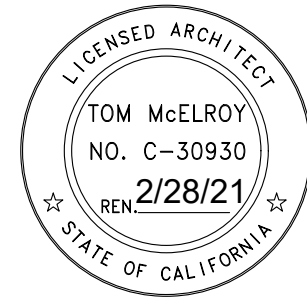
LEGEND

EXISTING WALL TO BE DEMO'D
 EXISTING WALL TO REMAIN
 NEW WALL
 NEW 1-HR RATED WALL
 NEW FLOOR AREA



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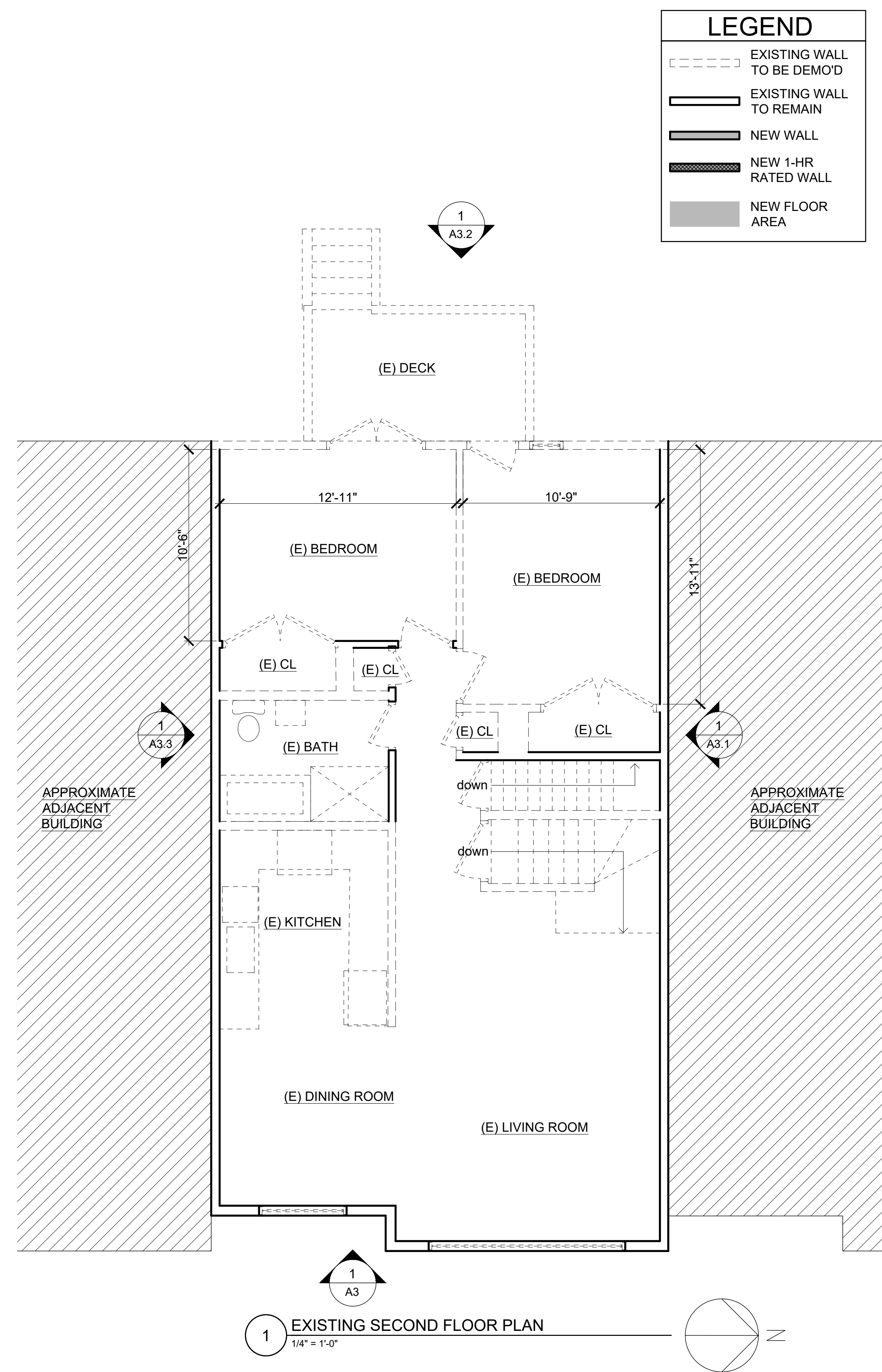
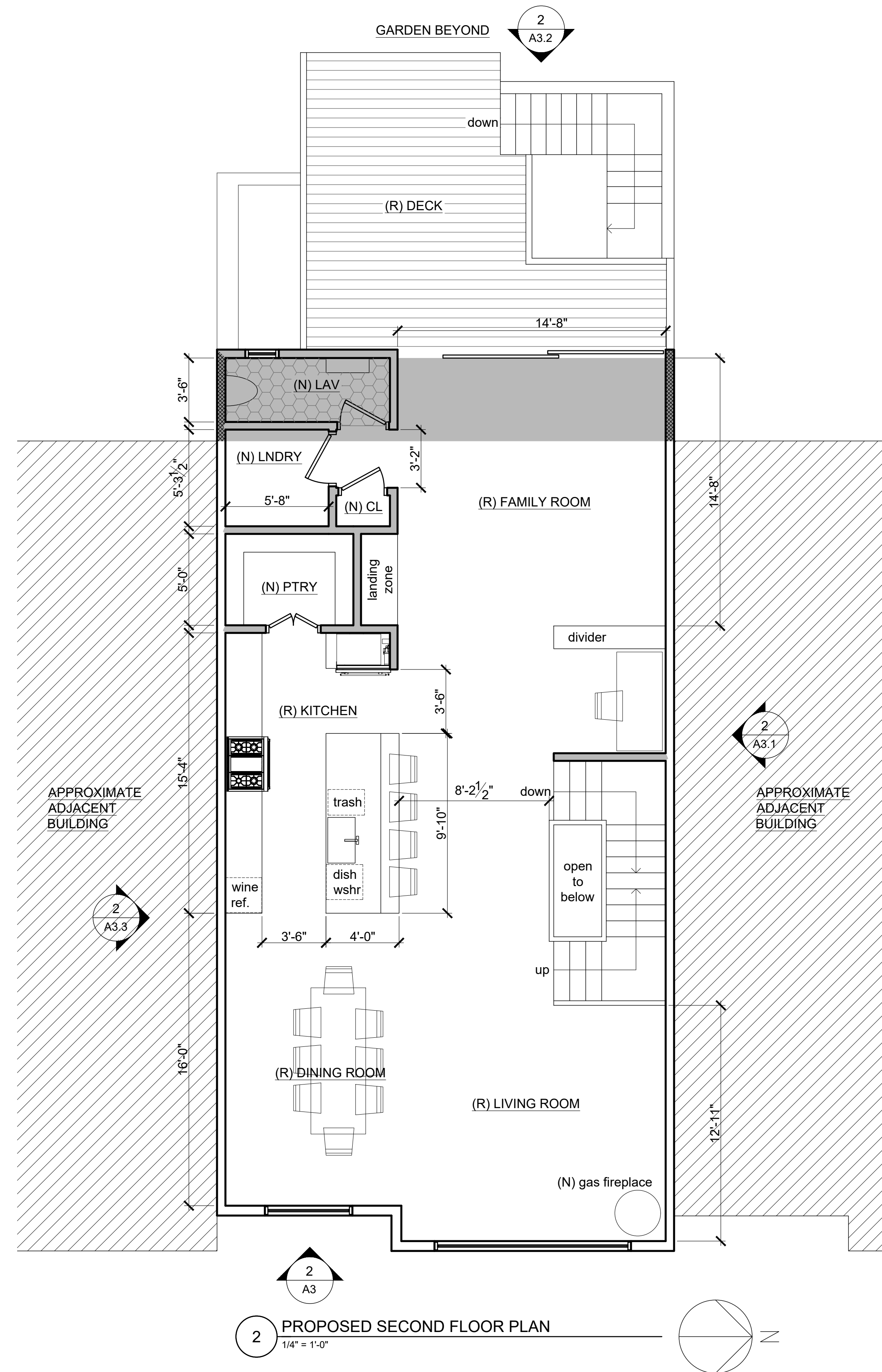
SHEET TITLE

FLOOR PLANS

SCALE AS NOTED

A2.0





**LEGEND**

- EXISTING WALL TO BE DEMO'D
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW FLOOR AREA

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**1520 DIAMOND ST**  
SAN FRANCISCO, CA 94114  
(BLOCK/LOT): 6605 / 36

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PREVIOUS RELEASE  
311 NOTICE 4/1/2019  
PRE-APPLICATION MTG 9/19/2018

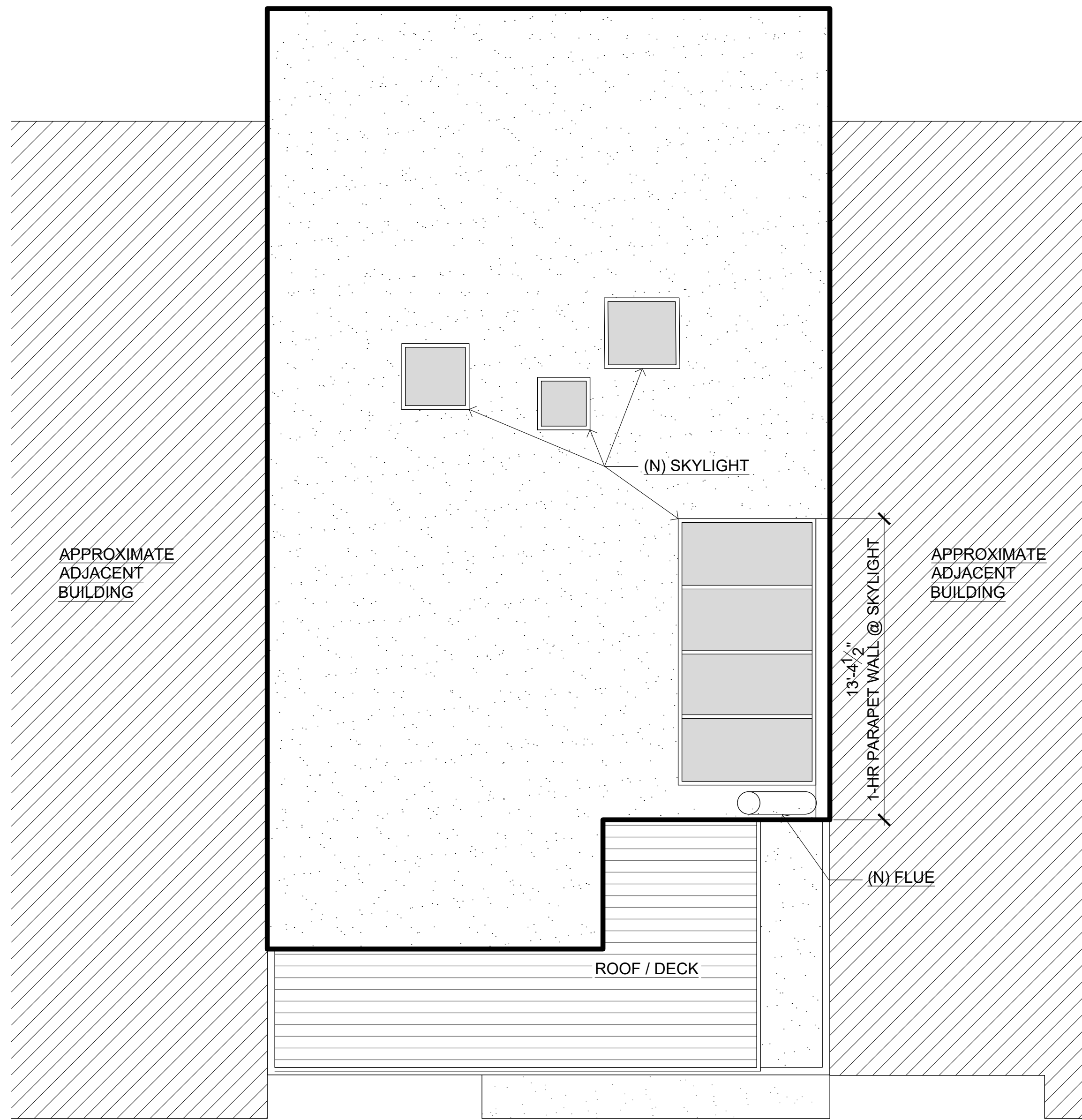
SHEET TITLE

**FLOOR PLANS**

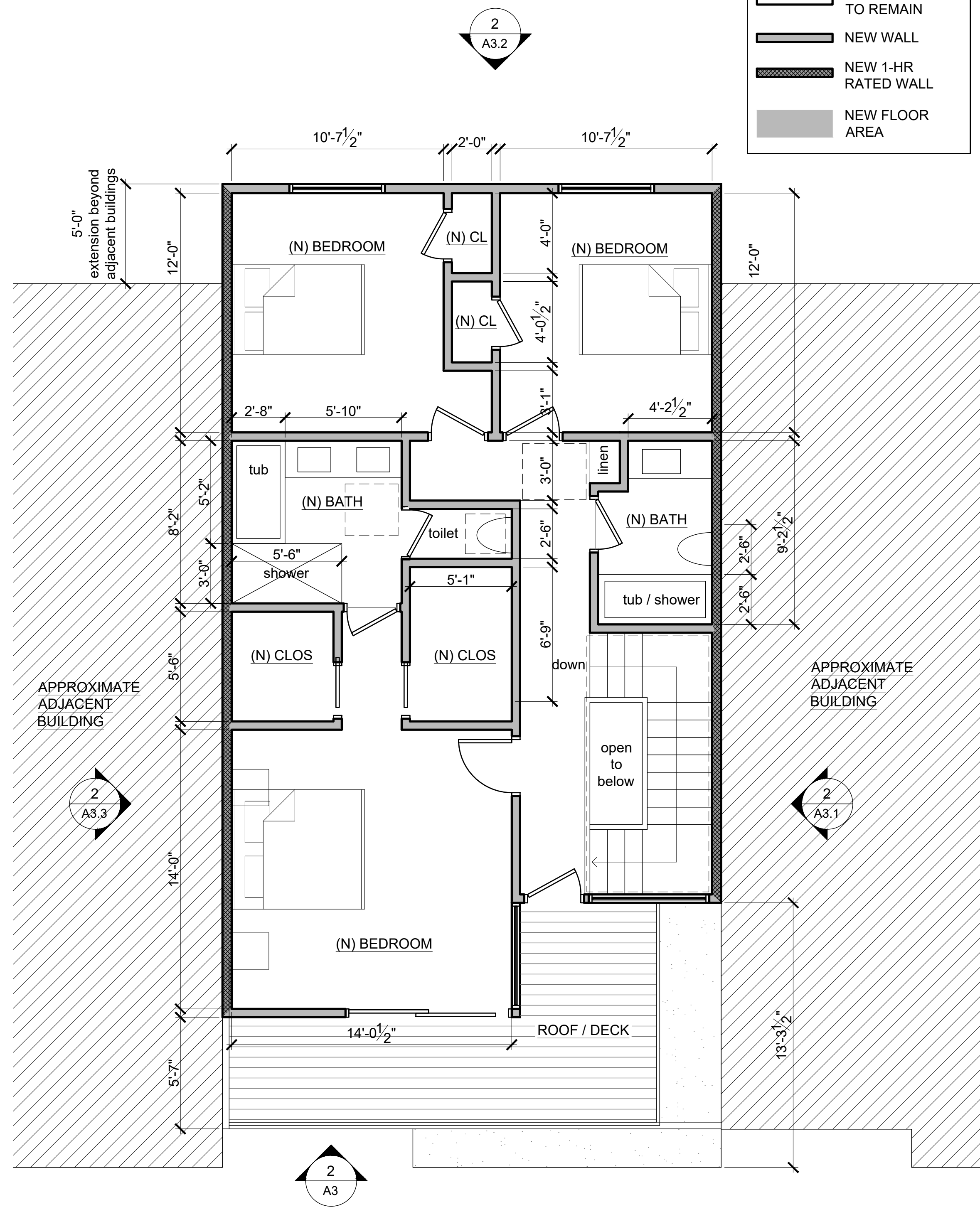
SCALE AS NOTED

**A2.1**





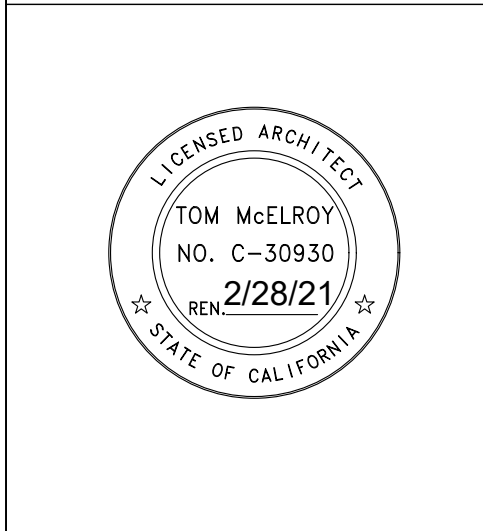
2 PROPOSED ROOF PLAN  
1/4" = 1'-0"



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

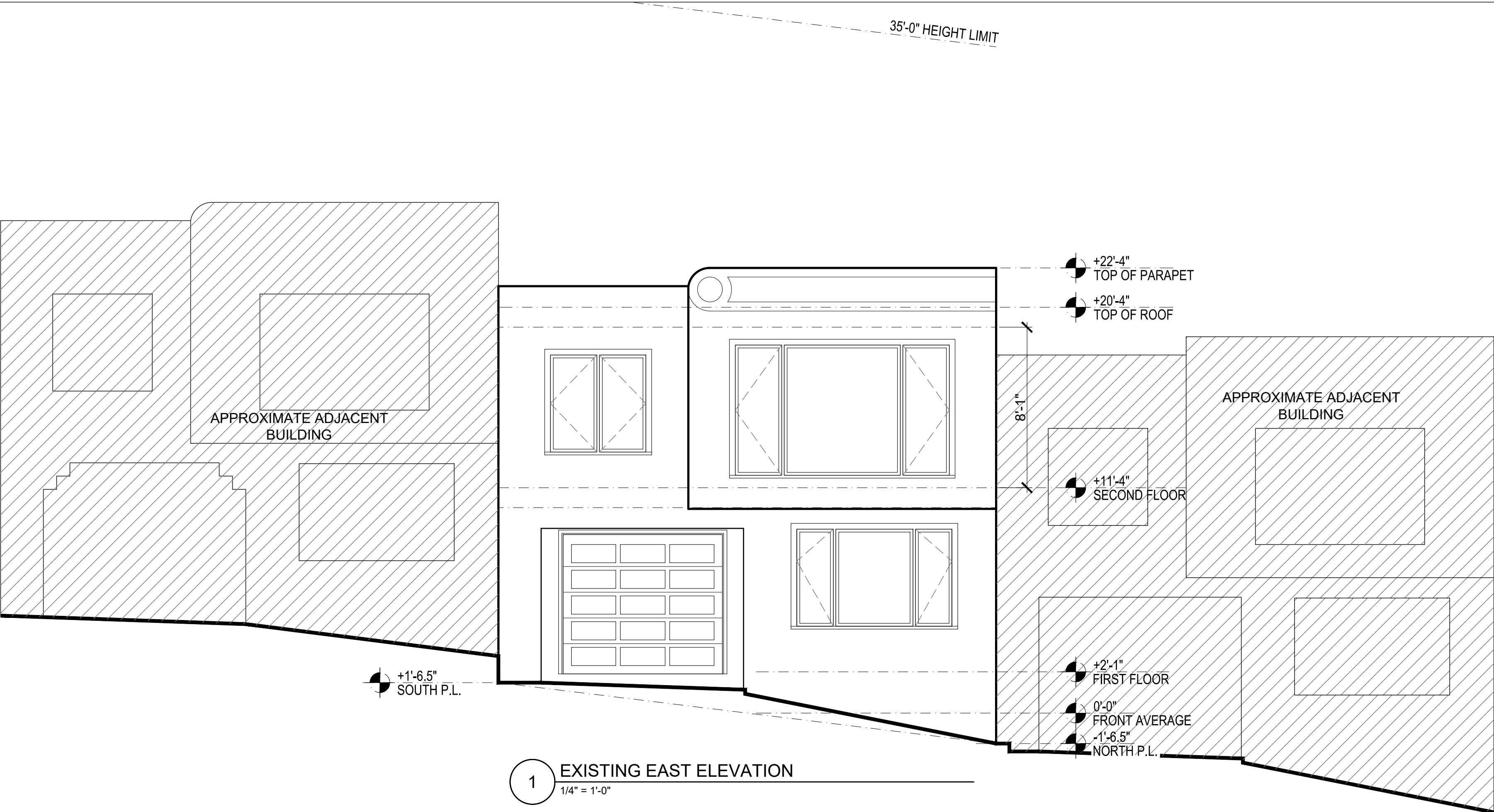
**LEGEND**

- EXISTING WALL TO BE DEMO'D
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW FLOOR AREA

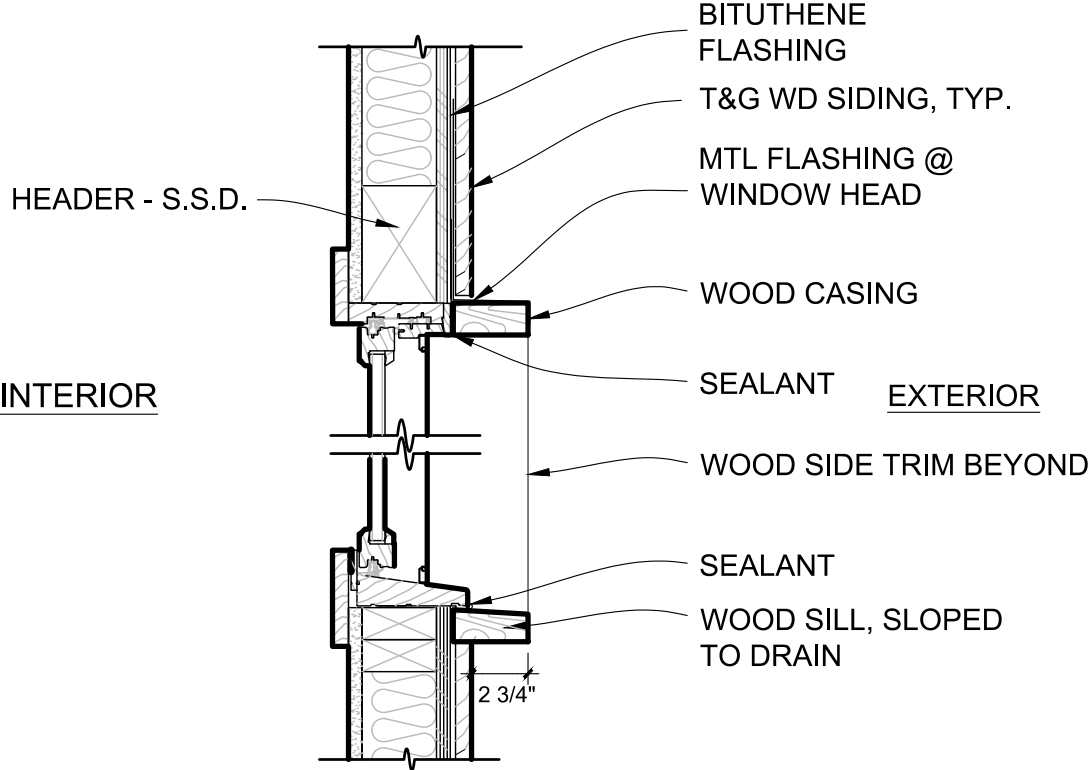


**1520 DIAMOND ST**  
**SAN FRANCISCO, CA 94114**  
(BLOCK/LOT): 6605 / 36

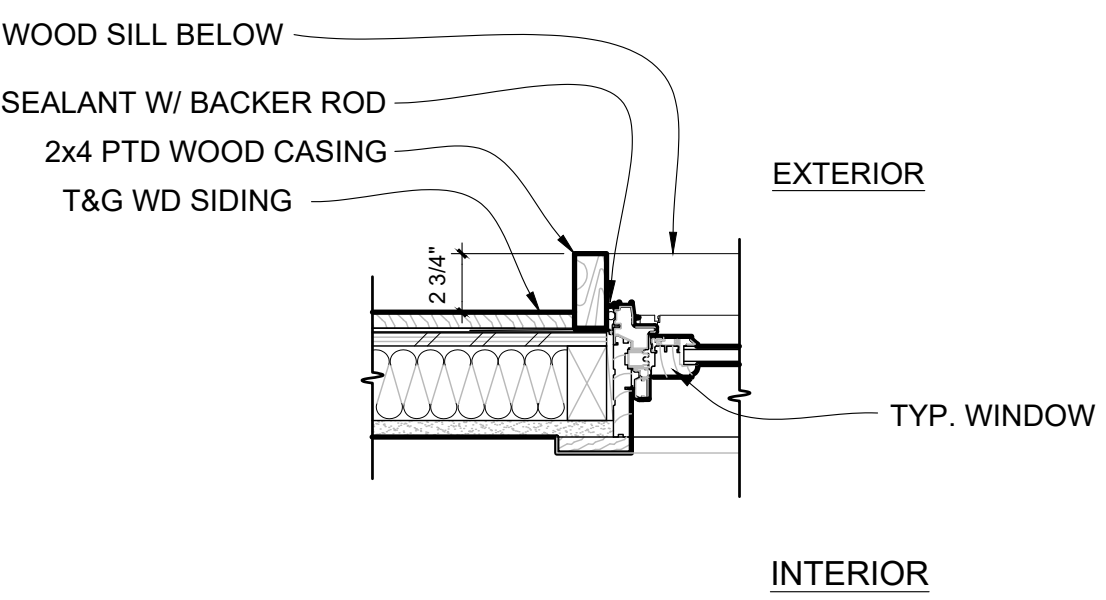
CURRENT RELEASE	4/1/2019
ISSUED FOR 311 NOTICE	
PREVIOUS RELEASE	
311 NOTICE	4/1/2019
PRE-APPLICATION MTG	9/19/2018
SHEET TITLE	
FLOOR PLANS	
SCALE	
AS NOTED	



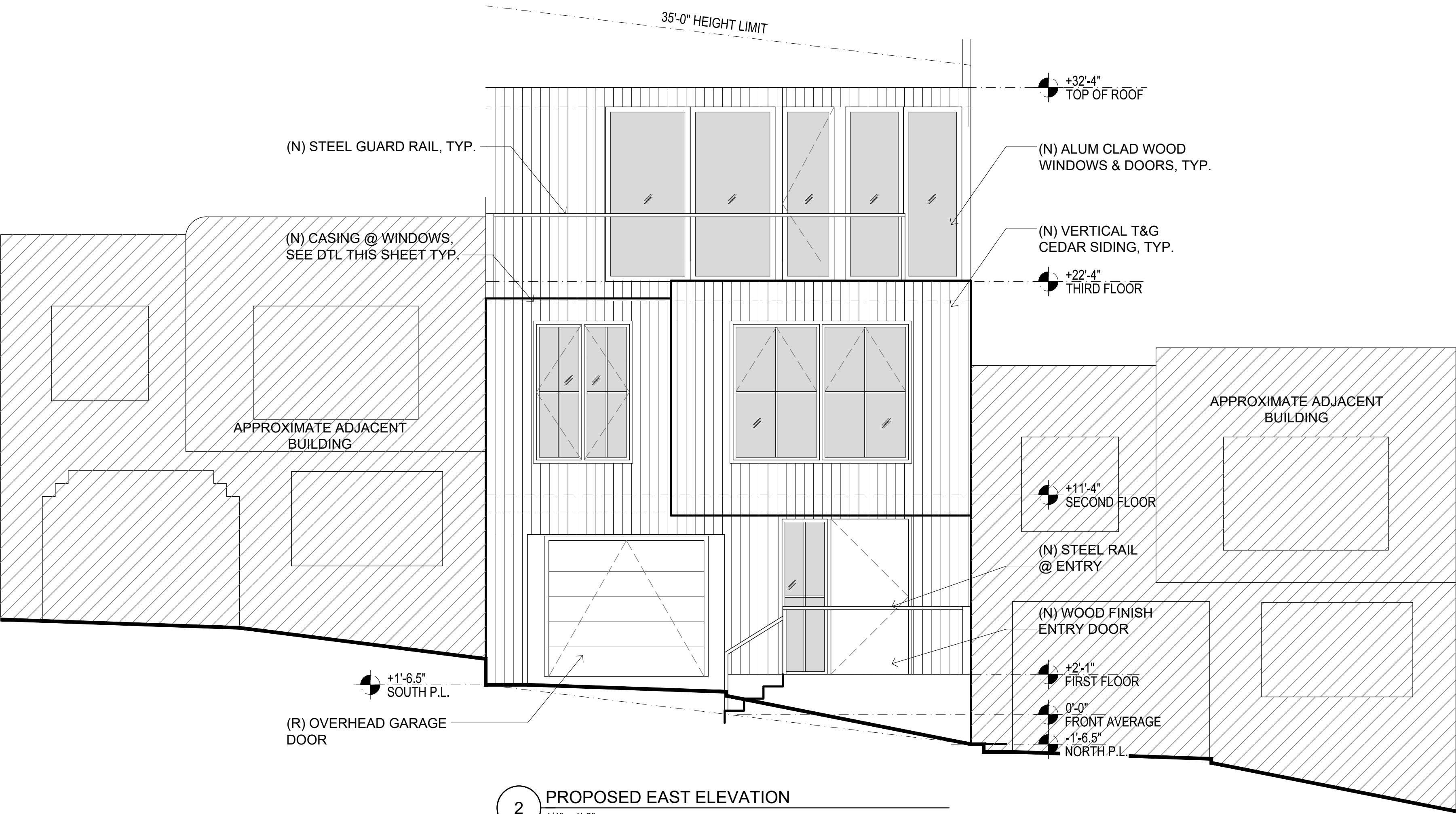
1 EXISTING EAST ELEVATION  
1/4" = 1'-0"



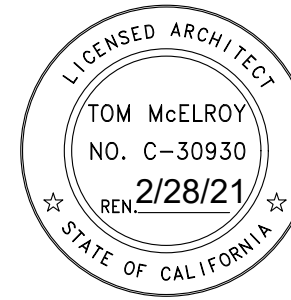
TYPICAL WINDOW HEAD & SILL  
1 1/2" = 1'-0"



TYPICAL WINDOW JAMB  
1 1/2" = 1'-0"



2 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



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311 NOTICE**

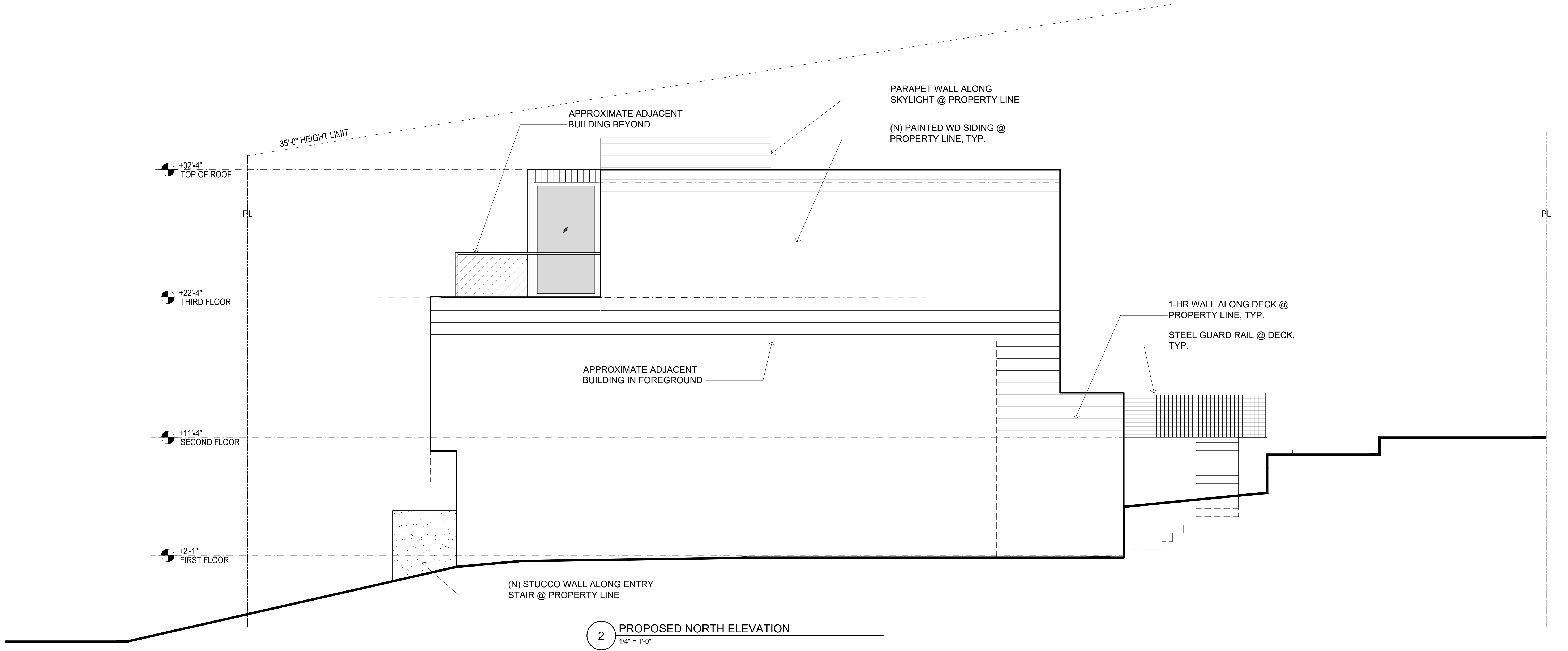
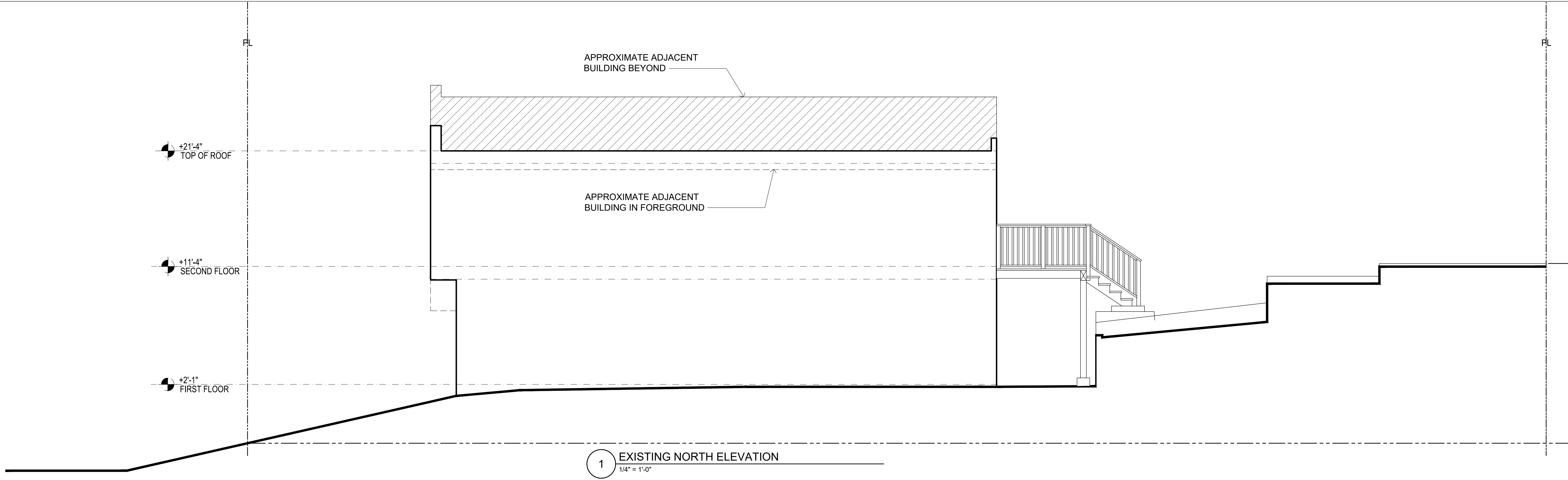
PREVIOUS RELEASE  
311 NOTICE 4/1/2019  
PRE-APPLICATION MTG 9/19/2018

SHEET TITLE

**ELEVATIONS**

SCALE AS NOTED

**A3.0**



1520 DIAMOND ST  
SAN FRANCISCO, CA 94114  
(BLOCK/LOT): 6605 / 36

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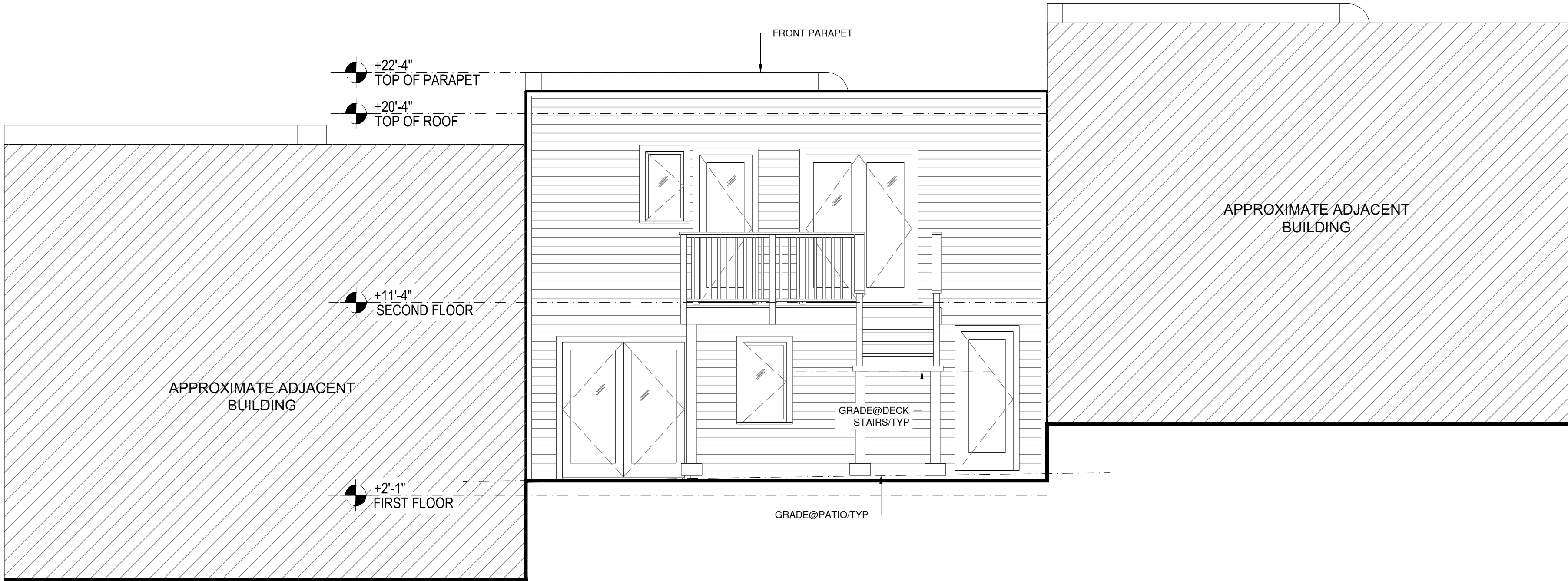
311 NOTICE	4/1/2019
PRE-APPLICATION MTG	9/19/2018

SHEET TITLE

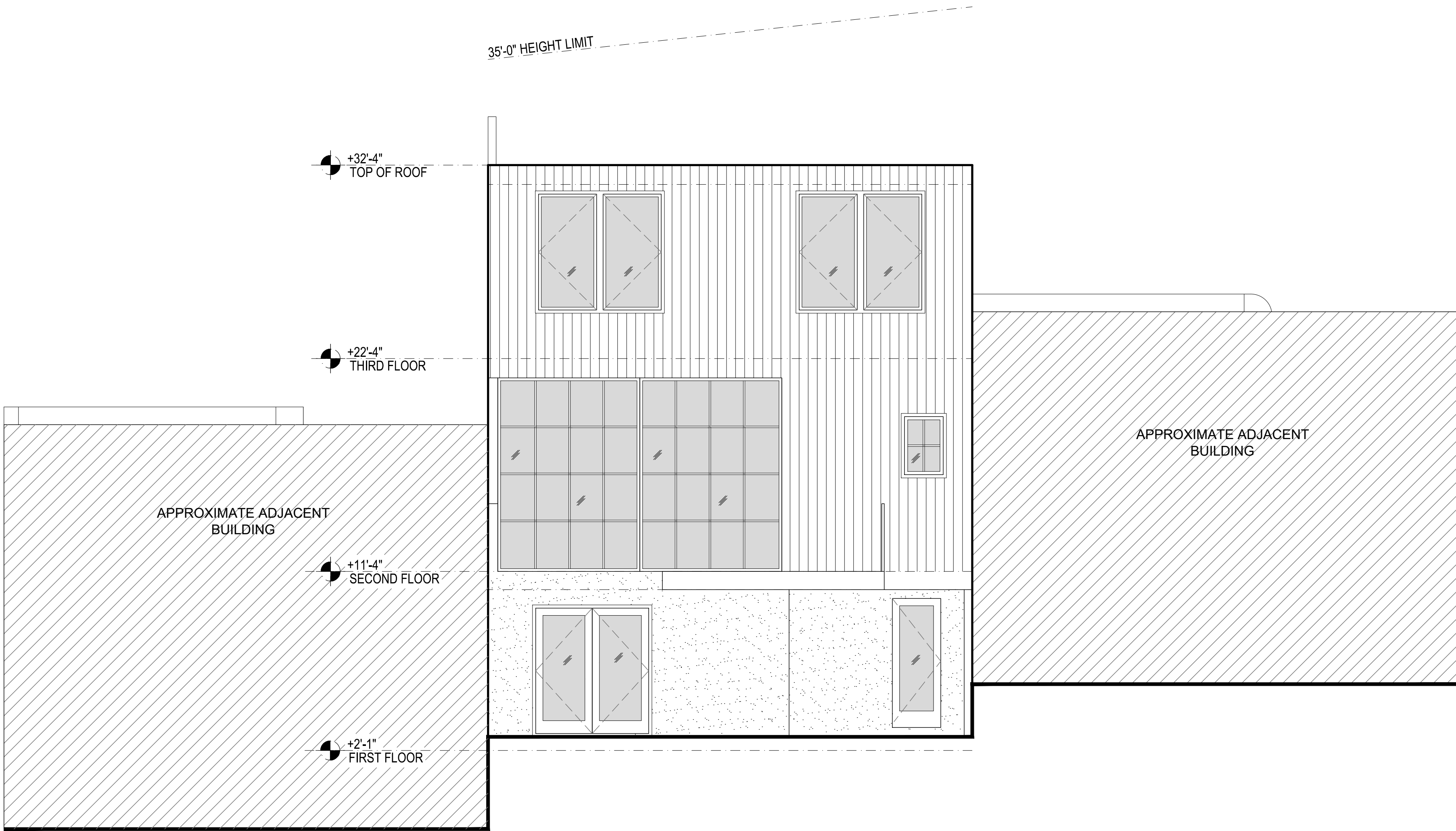
ELEVATIONS

SCALE AS NOTED

A3.1



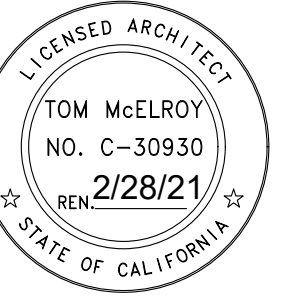
1 EXISTING WEST ELEVATION  
1/4" = 1'-0"



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

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1520 DIAMOND ST  
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(BLOCK/LOT): 6605 / 36

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311 NOTICE

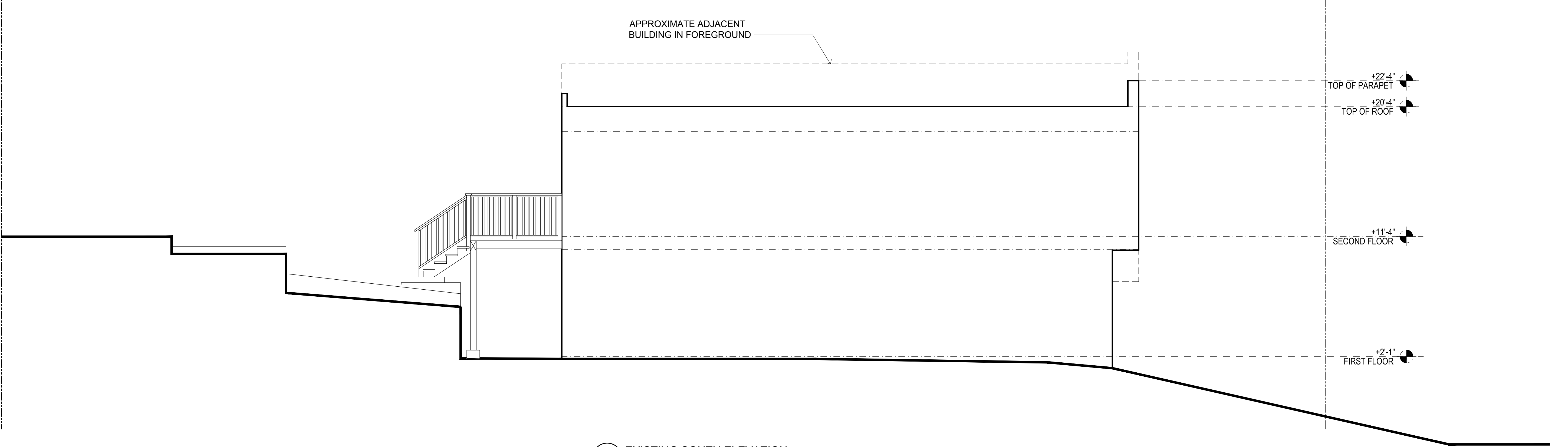
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311 NOTICE 4/1/2019  
PRE-APPLICATION MTG 9/19/2018

SHEET TITLE

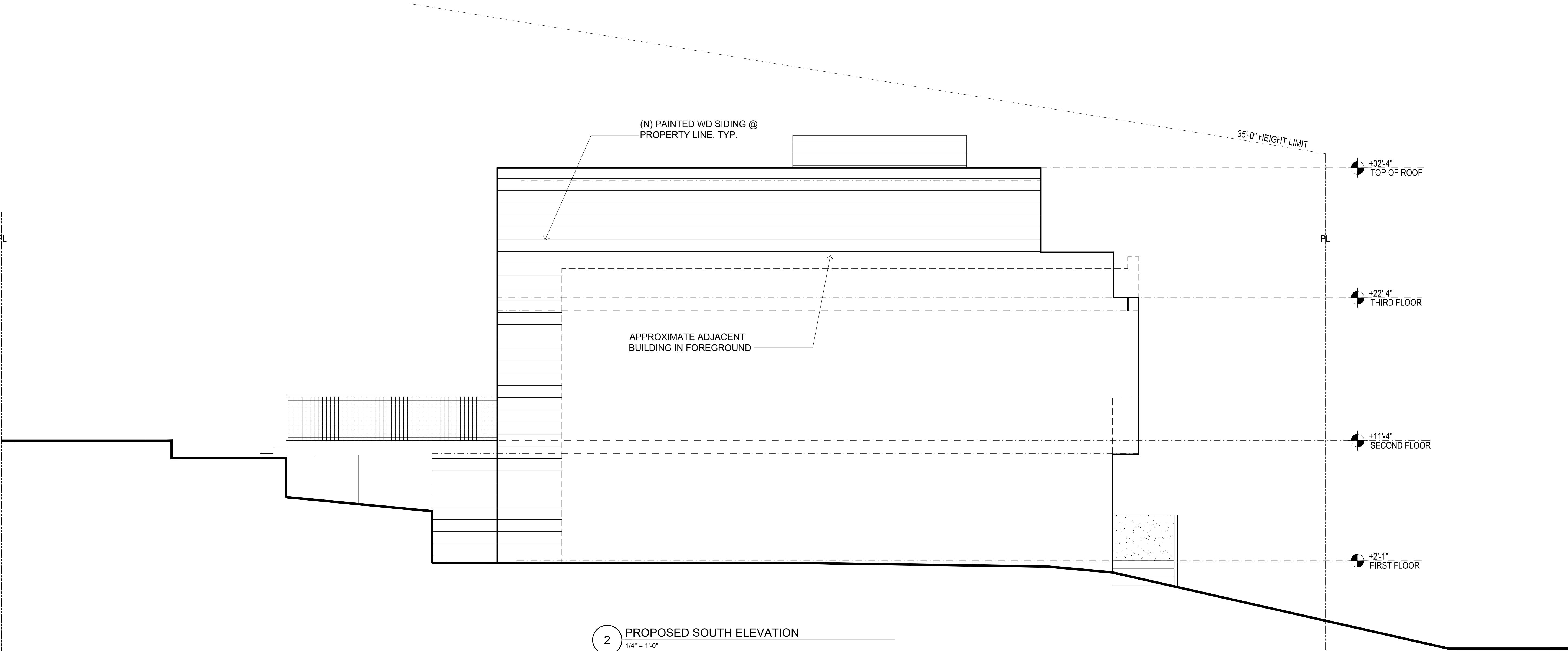
ELEVATIONS

SCALE AS NOTED

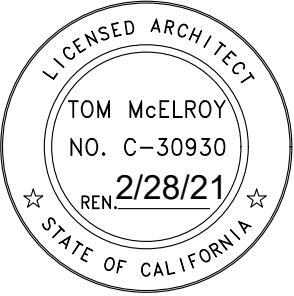
A3.2



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



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



**1520 DIAMOND ST**  
**SAN FRANCISCO, CA 94114**  
(BLOCK/LOT): 6605 / 36

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311 NOTICE**

PREVIOUS RELEASE  
311 NOTICE 4/1/2019  
PRE-APPLICATION MTG 9/19/2018

SHEET TITLE

**ELEVATIONS**

SCALE AS NOTED

**A3.3**

**1520 Diamond Street, San Francisco**  
**Preservation Team Review Form, Comments**

(continued)

property does not appear significant under Criterion 2. Architecturally, the building features a simple design that does not present distinctive characteristics of a particular style, period, or method of construction. Additionally, although the subject building is associated with a known builder, Thomas Sullivan, the subject building is not representative of his body of work and therefore it is not eligible for listing under criterion 3. Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in a potential historic district. The building stock on this portion of Diamond Street includes residential buildings that date largely from the early to mid-20<sup>th</sup> Century. The buildings on the west block face of Diamond Street, including the subject building, were all constructed in 1946 as part of what appears to be a tract development. The nine homes on this block feature similar style and massing; however, alterations construction has resulted in diminished visual connection between these properties. Additionally, this row of houses does not represent an exceptional example of early post-war residential architecture, is not associated with a master architect and does not represent high artistic values. The building stock on this opposite block face of Diamond Street a range of residential building styles built between 1907 and 1958. 1520 Diamond Street and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district.



1520 Diamond Street





## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Larry D Trask

Address: 1508 Diamond St

Email Address: larrytrask@gmail.com

Telephone: 415-285-2070

### Information on the Owner of the Property Being Developed

Name: Joshua & Lauren Podoll

Company/Organization: homeowner

Address: 1520 Diamond St

Email Address: ipodoll@mac.com

Telephone: 415-250-4008

### Property Information and Related Applications

Project Address: 1520 Diamond St. San Francisco, Ca. 94131

Block/Lot(s): 6605/036

Building Permit Application No(s): 2018-013320PRJ

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

Applicant stated they liked the plan and didn't want to make any changes.

## 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.

The 1500 block of Diamond St. is a continuous row of nine Art Deco homes. Each with unique trim/design features. No other such block exists in San Francisco ~~west~~ of Twin Peaks, certainly not in Noe Valley. The plan remodel of 1520 Diamond would replace their Deco home with a brown wood box with a deck to the front of the home. I am in favor of the Podoll's remodeling their home and creating a great living space for their family. The remodel can be accomplished retaining the Deco facade. I also want to see an appropriate third floor set back of 10 to 15 feet - this is the design standard applied to the 1400 block of Diamond.

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

The design is out of character with the block.

- 
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?

The project needs to retain the Deco facade with appropriate third floor set-back - minimum of 10ft. The third floor also extends 5ft into the back. The rule is 4ft and the design s/b modified.

# 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

Larry D Trask  
\_\_\_\_\_

Name (Printed)

self

415-285-2070  
\_\_\_\_\_

larrytrask@gmail.com  
\_\_\_\_\_

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

Phone

Email

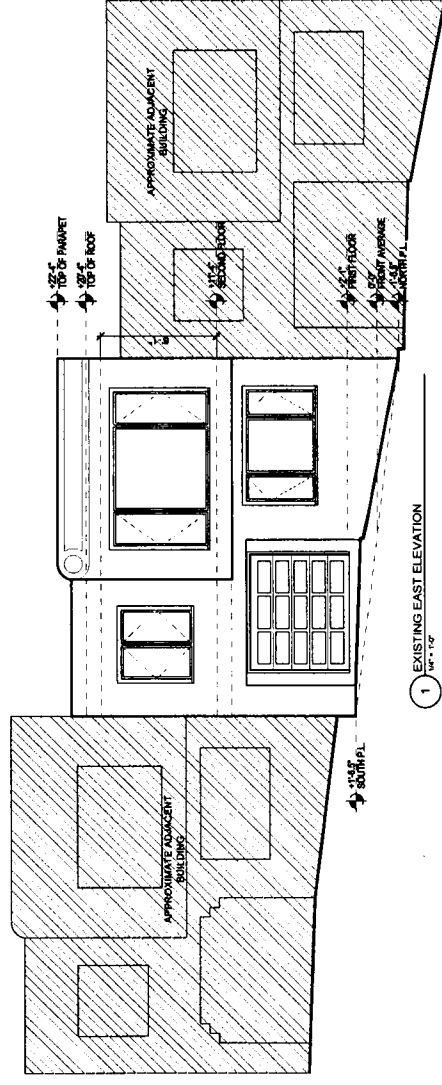
For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

30'-0" HEIGHT LIMIT

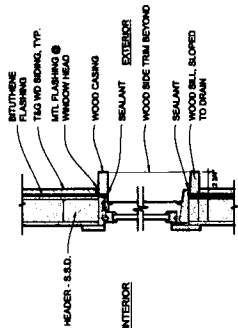


1  
EXISTING EAST ELEVATION  
1/8" = 1'-0"

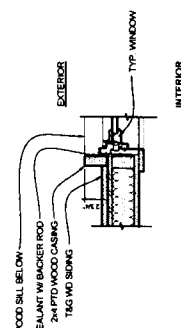
30'-0" HEIGHT LIMIT



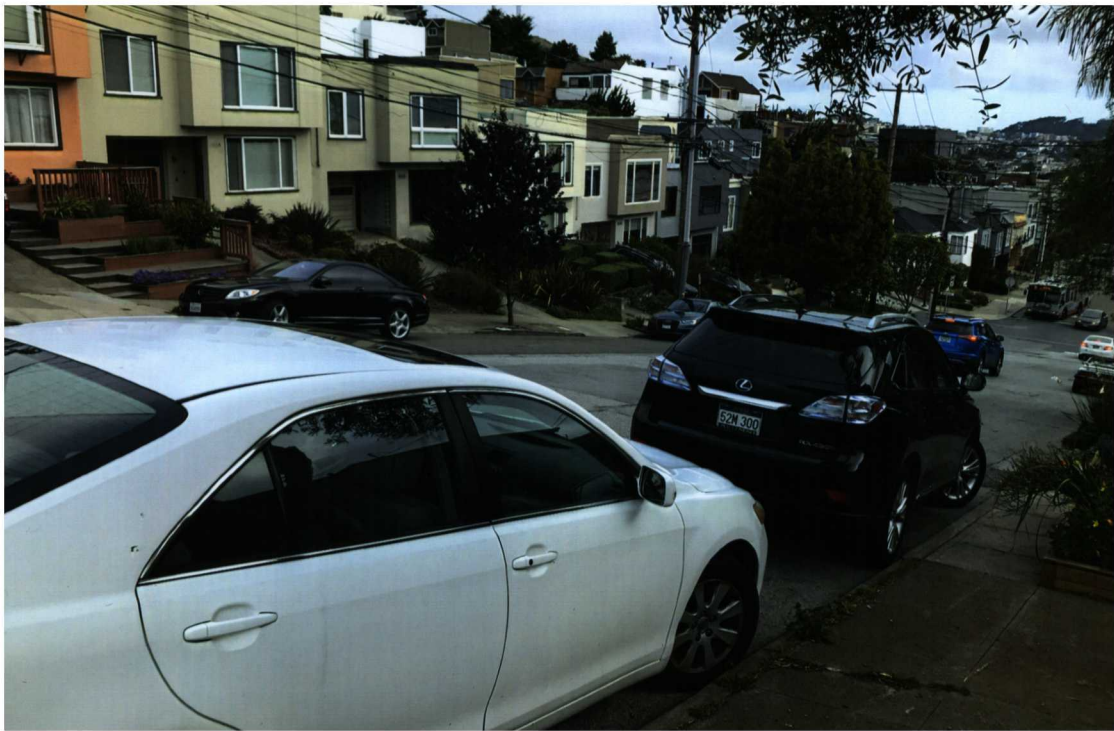
2  
PROPOSED EAST ELEVATION  
1/8" = 1'-0"

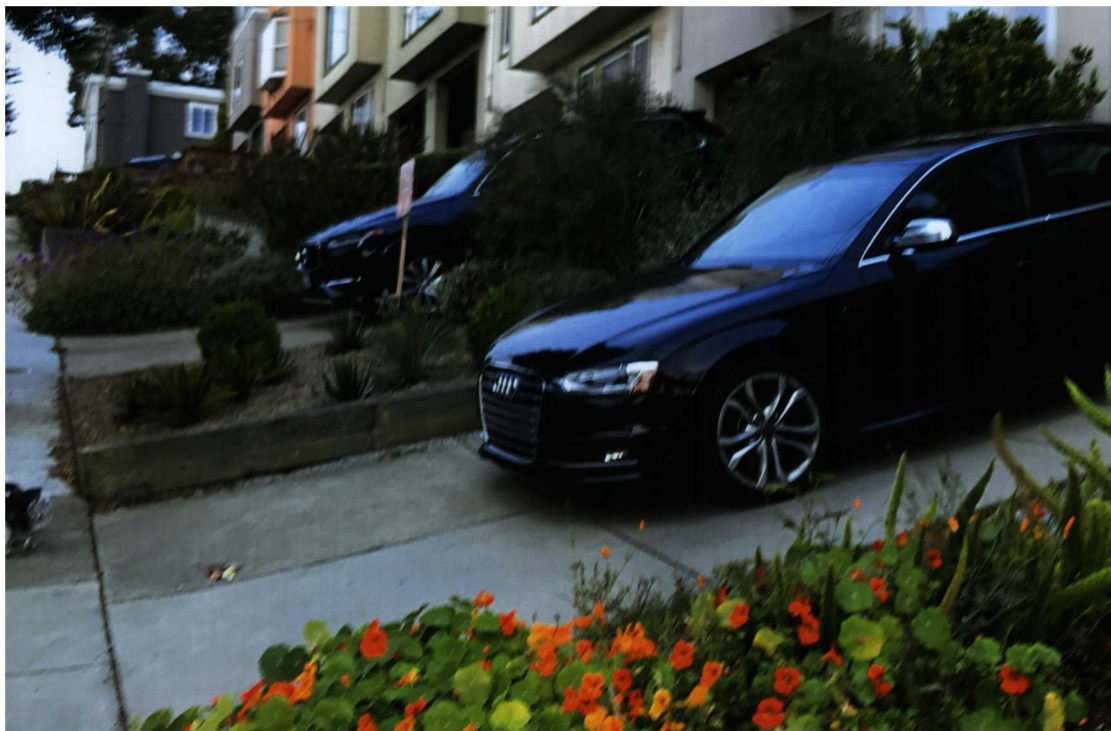


TYPICAL WINDOW HEAD & SILL  
1/12" = 1'-0"



TYPICAL WINDOW JAMB  
1/12" = 1'-0"





# 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.

<b>Signature:</b> <i>Tom McCrory</i>	<b>Date:</b>
<b>Printed Name:</b>	<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.*



ADJACENT BUILDINGS TO SOUTH



SUBJECT BUILDING FRONT

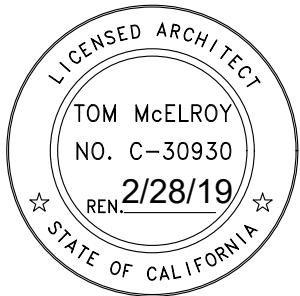


ADJACENT BUILDINGS TO NORTH



MCELROY ARCHITECTURE

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ADJACENT BUILDINGS TO NORTH



SUBJECT BUILDING REAR



ADJACENT BUILDINGS TO SOUTH



1520 DIAMOND ST  
SAN FRANCISCO, CA 94114  
(BLOCK/LOT): 6605 / 36

CURRENT RELEASE 9/19/2018

ISSUED FOR  
SITE PERMIT

PREVIOUS RELEASE  
PRE-APPLICATION MTG 9/19/2018

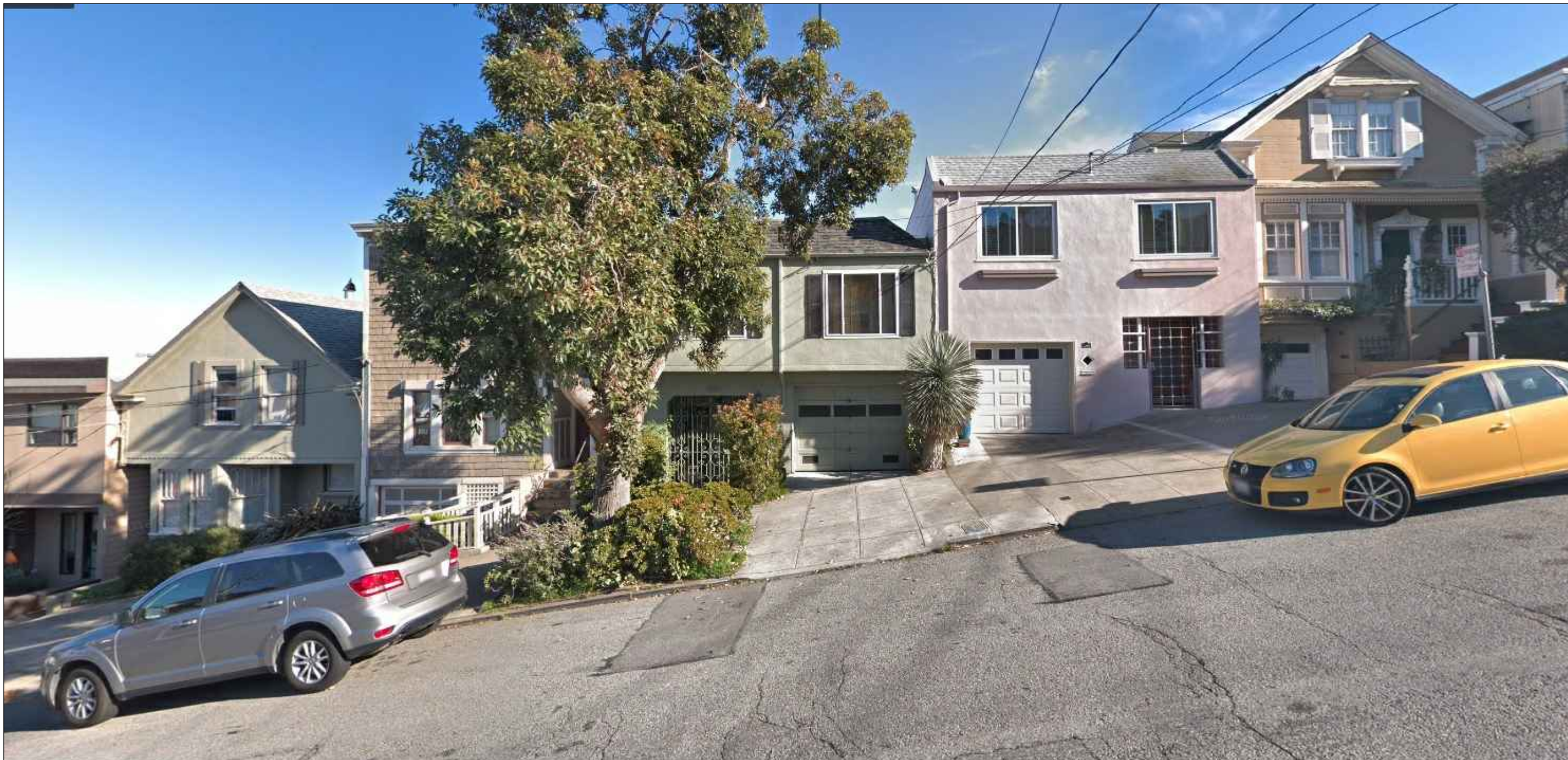
SHEET TITLE

SITE PHOTOS

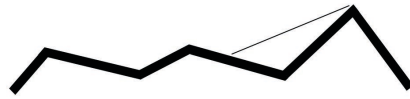
SCALE AS NOTED

A1.1

BUILDINGS ACROSS DIAMOND STREET







## MCELROY ARCHITECTURE

08/23/19

Planning Dept

10am

Meeting with David Winslow, Larry Trask, Josh & Lauren Podoll, Tom McElroy

Re: 1520 Diamond Street design and response to Discretionary Review request

Items agreed to and supported by everyone at the meeting:

1. Third floor front set back and rear expansion: set 8'-7" back from second floor front wall; extending 3'-0" with 3'-0" side setbacks beyond the 5'-0" at rear wall.
2. Stucco detail at top of second floor walls: (2) horizontal stucco trim bars along front wall and wrapping where walls turn at bay and third floor parapet wall.
3. Wall cladding at third floor: wood siding at front façade on third floor only.
4. Garage door: to remain as proposed, set back 2'-0" from front wall.
5. Entry door and sidelight: to be set back 2'-0" from front wall.
6. Windows: to remain as proposed.

Reference drawings dated 8/23/19 reflecting these items attached.

Signed list of items by meeting attendants attached.

AGREE TO:

1. Volume 3<sup>rd</sup> Flr - setback 3'-7"
2. Stucco detailing @ facade - 2 bars
3. Wall cladding @ 3<sup>rd</sup> flr - wood
4. Garage Door - setback 2'-0"
5. Entry Door. - setback 2'-0"
6. Windows - Keep as drawn

\* Drawings will be updated to reflect these changes.

1520 DIAMOND ST

Aug 23 2019

Meeting @ Planning Dept

Signed

TOM MCELROY

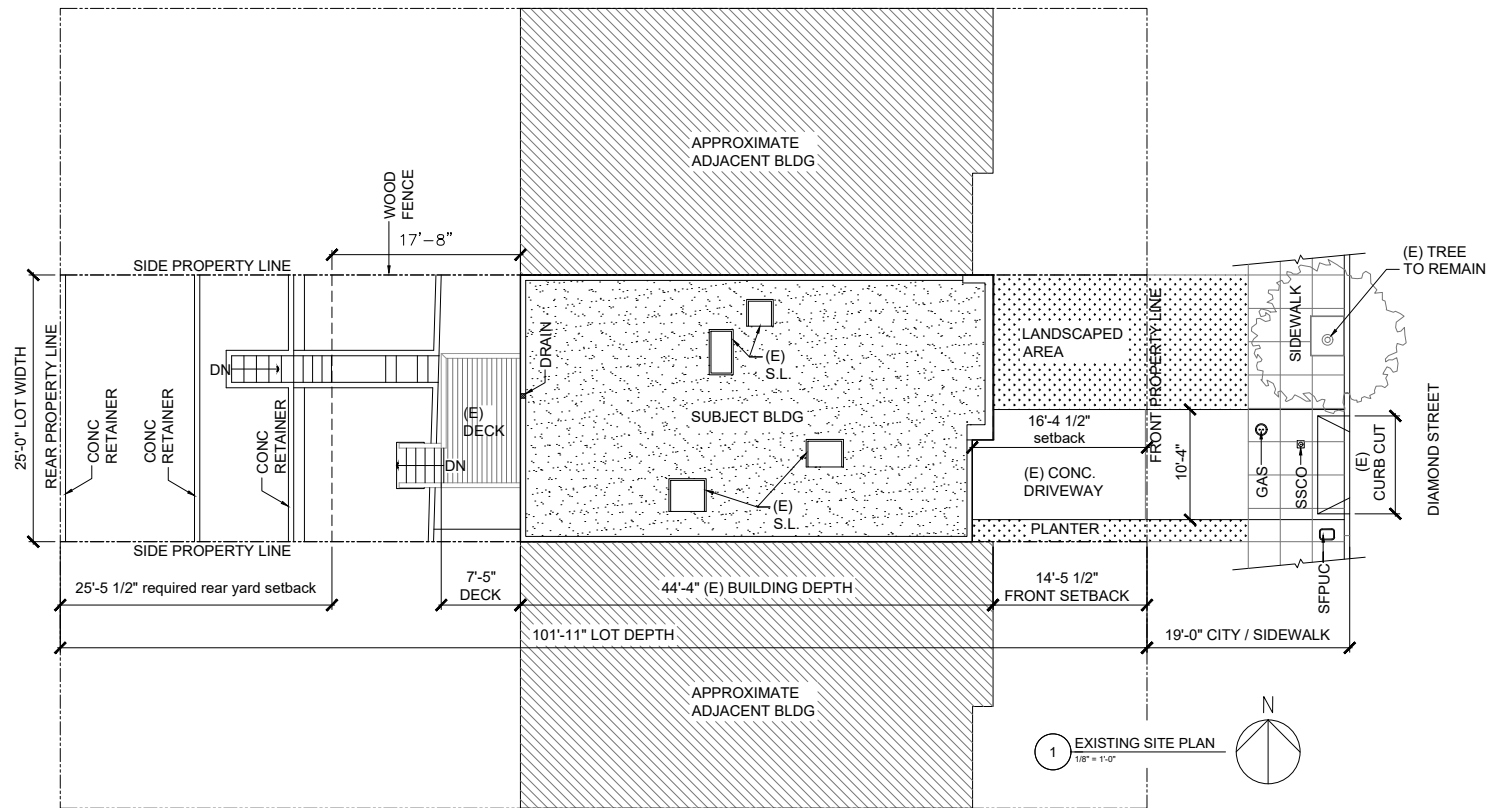
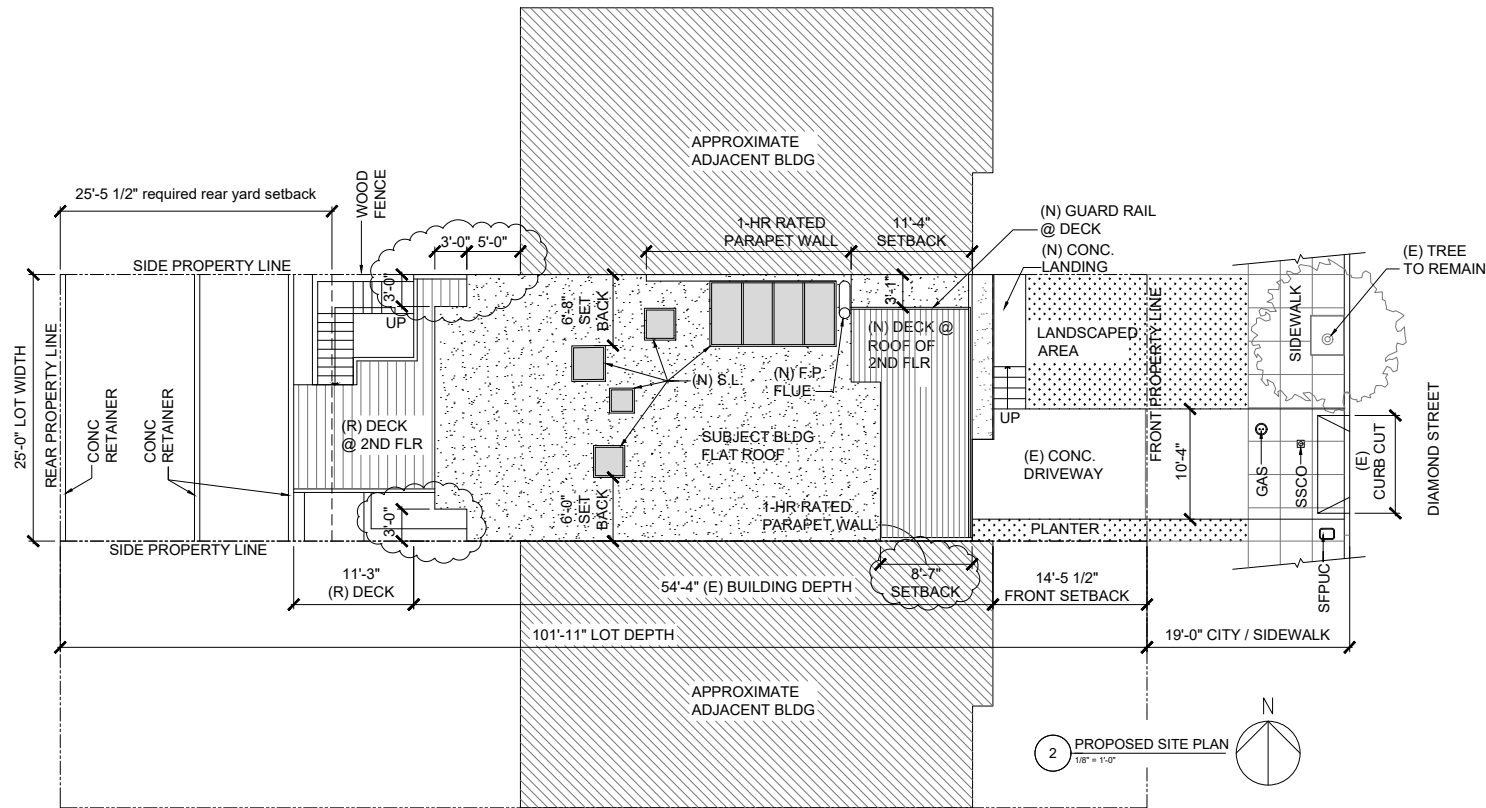
Alan

Larry O'Neil

James Braddon

8/23/19





## DRAWING INDEX

### ARCHITECTURAL

- A1 SITE INFO & SITE PLANS
- A1.1 SITE PHOTOS
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A2.2 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
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- A3.3 ELEVATIONS
- A4.0 SECTIONS

## PROJECT DESCRIPTION

ADD NEW THIRD FLOOR WITH FLAT ROOF TO EXISTING TWO-STORY SINGLE FAMILY DWELLING. NEW THREE-STORY HORIZONTAL EXPANSION AT REAR OF BUILDING. INTERIOR REMODEL TO EXISTING FLOOR LEVELS.

## CODES

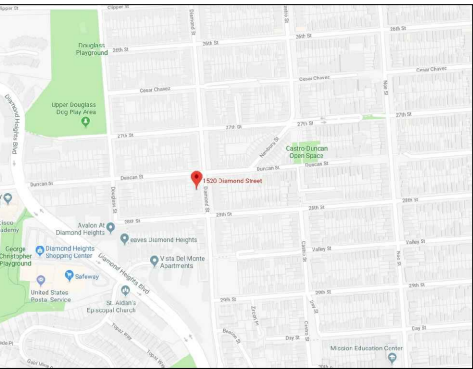
### APPLICABLE CODES

- 2016 California Building Code with SF Amendments
- 2016 California Mechanical Code with SF amendments
- 2016 California Plumbing Code with SF amendments
- 2016 California Electrical Code with SF amendments
- 2016 California Residential Code
- 2016 California Energy Code
- 2016 California Green Building Standards Code

## PROPERTY INFO

BLOCK / LOT	6605 / 36		
ZONING	RH-1		
YEAR BUILT	1946		
OCCUPANCY	R-3		
CONSTRUCTION	VB		
LOT AREA	2,547 S.F.		
HEIGHT LIMIT	35'-0"		
	EXISTING	ADDITION	PROPOSED
FLOOR AREA			
Parking	1 car	0	1 car
1st Floor	993 S.F.	195 S.F.	1188 S.F.
2nd Floor	1089 S.F.	125 S.F.	1214 S.F.
3rd Floor (new addition)	0 S.F.	927 S.F.	927 S.F.
Total	2082 S.F.	1247 S.F.	3329 S.F.

## AREA MAP



MCELROY ARCHITECTURE

485 14th Street  
San Francisco, CA 94103  
415.814.3256  
www.mcelroyarch.com



1520 DIAMOND ST  
SAN FRANCISCO, CA 94131

(BLOCK) LOT: 6605 / 36

CURRENT RELEASE 8/23/2019

ISSUED FOR  
REVISIONS

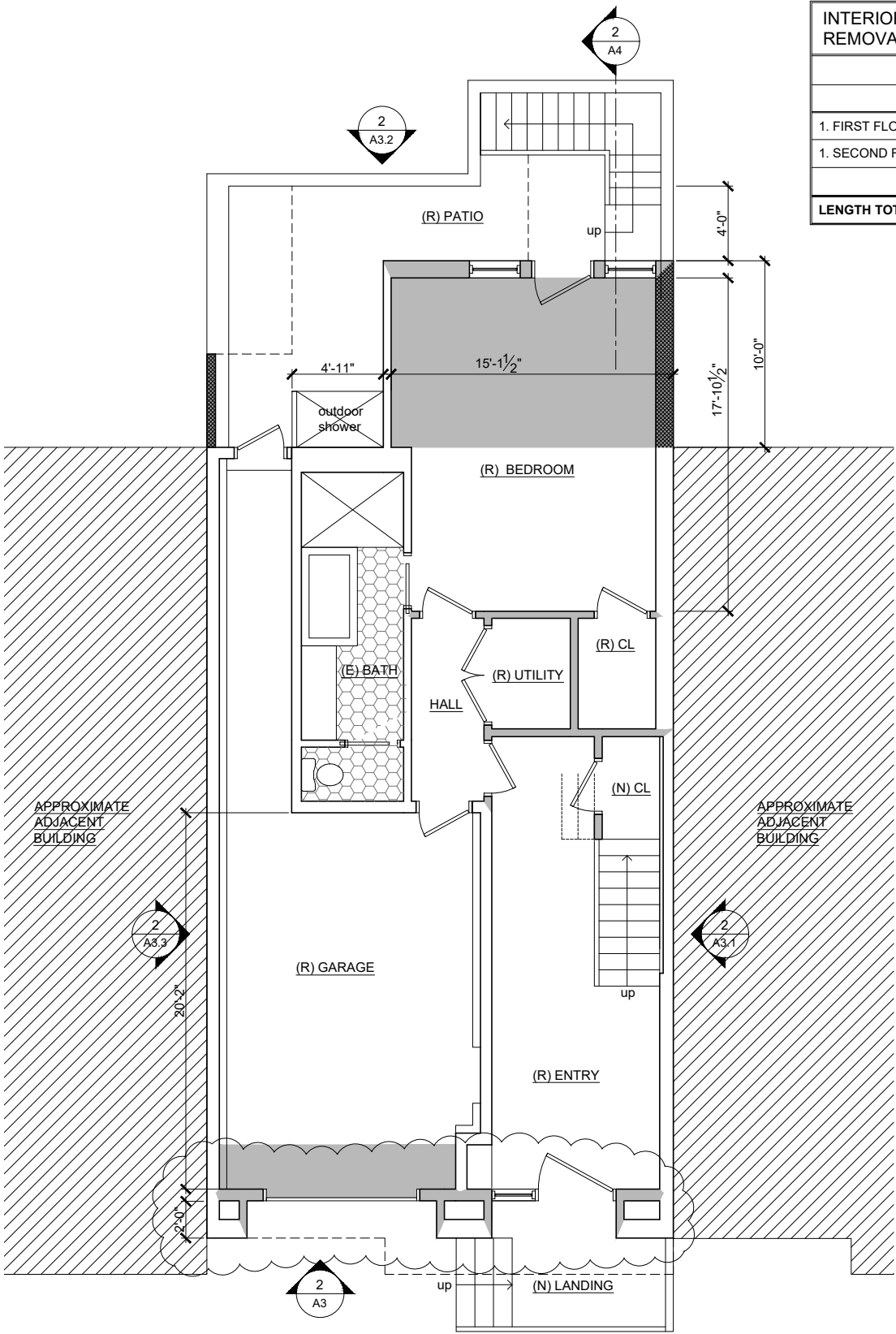
PREVIOUS RELEASE  
311 NOTICE 4/1/2019  
PRE-APPLICATION MTG 9/19/2018

SHEET TITLE

PROJECT INFO  
SITE PLANS

SCALE AS NOTED

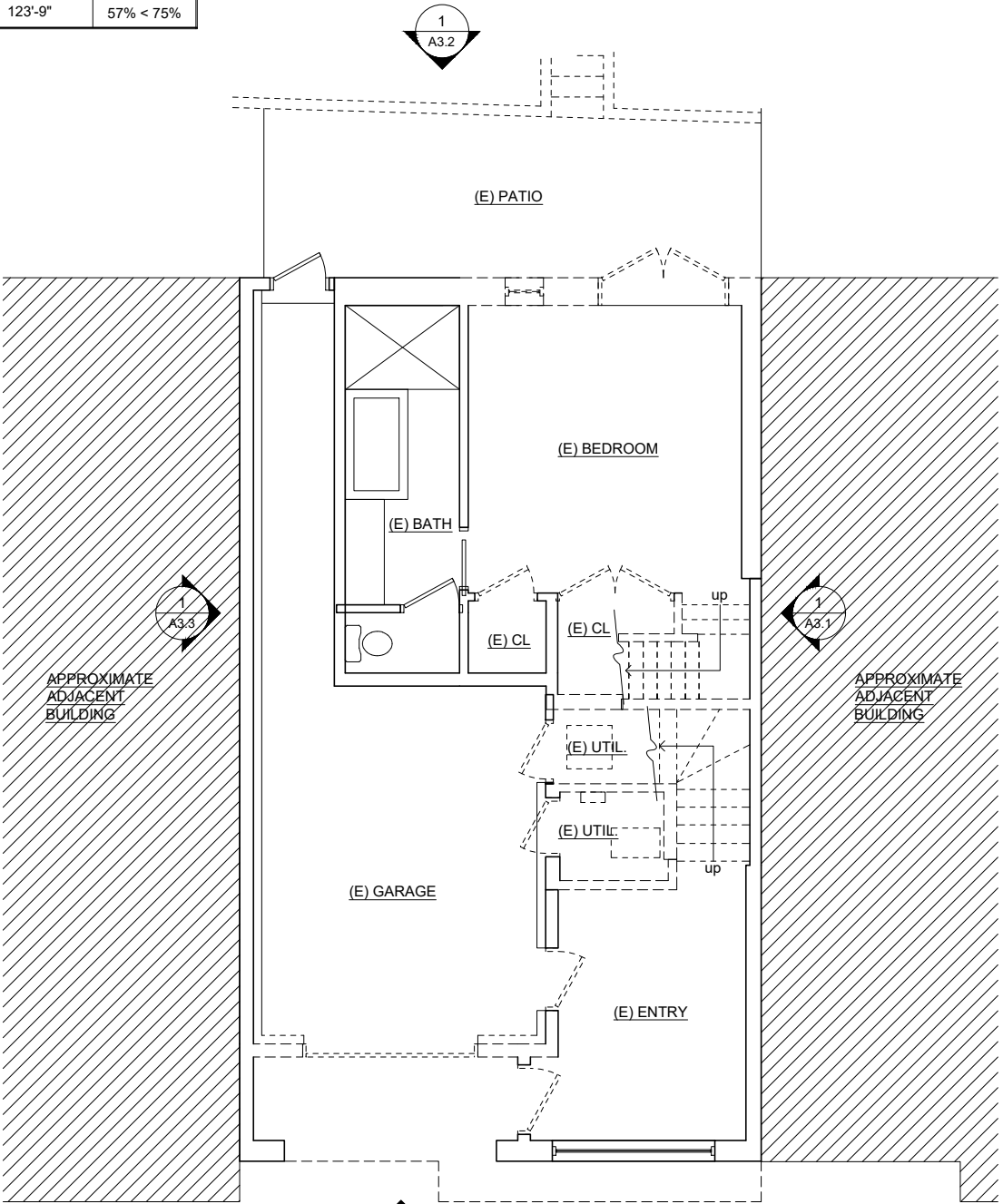
A1



INTERIOR WALL FRAMING REMOVAL CALCULATION			
	EXISTING LENGTH (FT)	REMOVED LENGTH (FT)	% REMOVED
1. FIRST FLOOR	105'-9"	32'-9"	30% < 75%
1. SECOND FLOOR	109'-3"	91'-0"	83% > 75%
LENGTH TOTAL	215'-0"	123'-9"	57% < 75%

LEGEND

EXISTING WALL  
TO BE DEMO'D

EXISTING WALL  
TO REMAIN

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

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

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1520 DIAMOND ST  
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(BLOCK/LOT): 6805 / 36

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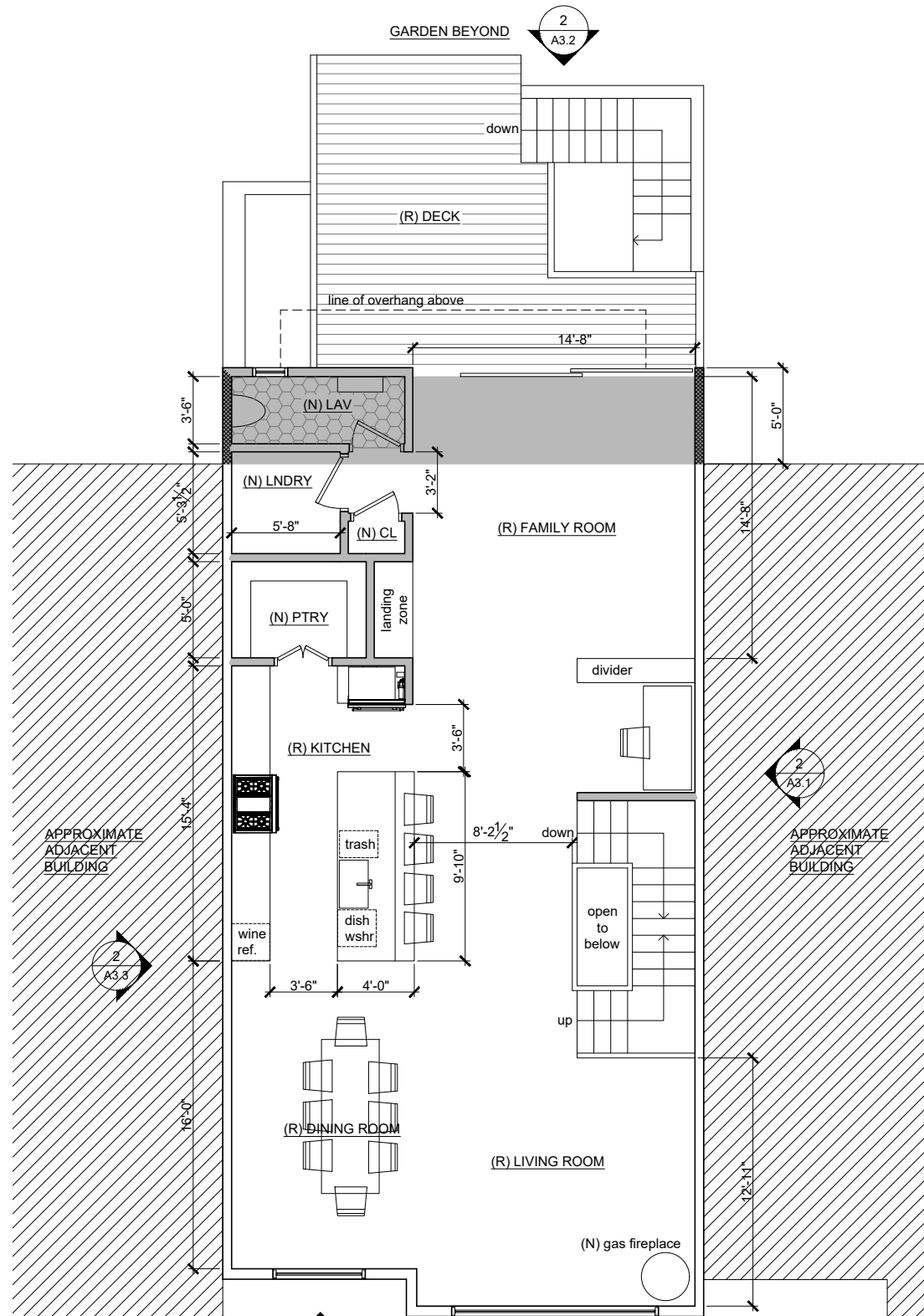
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PRE-APPLICATION MTG 9/19/2018

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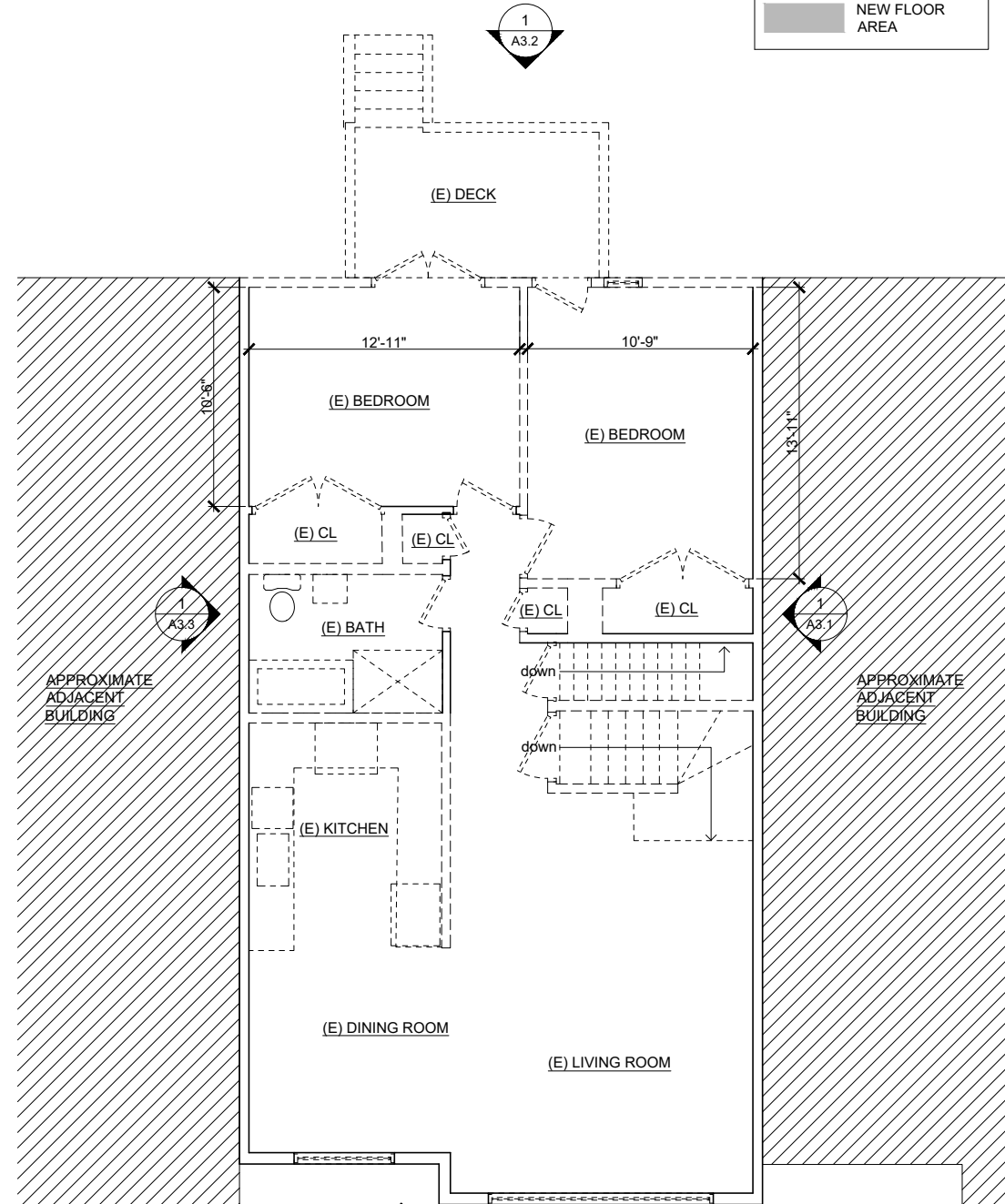
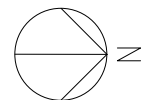
FLOOR PLANS

SCALE AS NOTED

A2.0

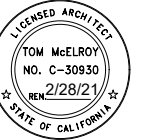


2 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



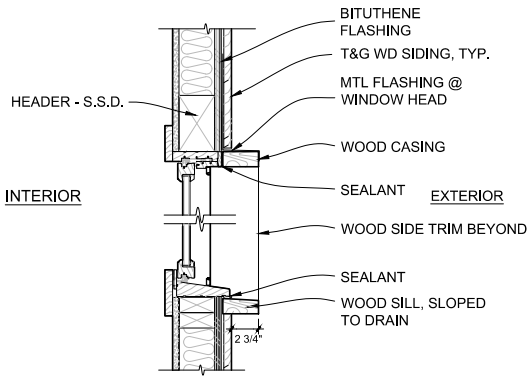
1 EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"

LEGEND	
	EXISTING WALL TO BE DEMO'D
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW 1-HR RATED WALL
	NEW FLOOR AREA



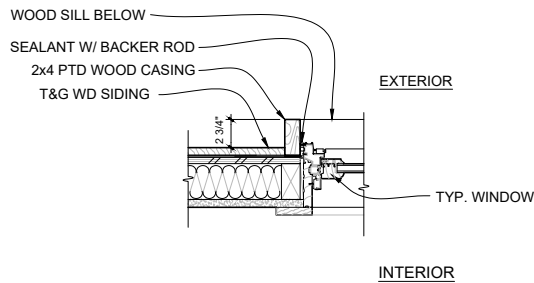






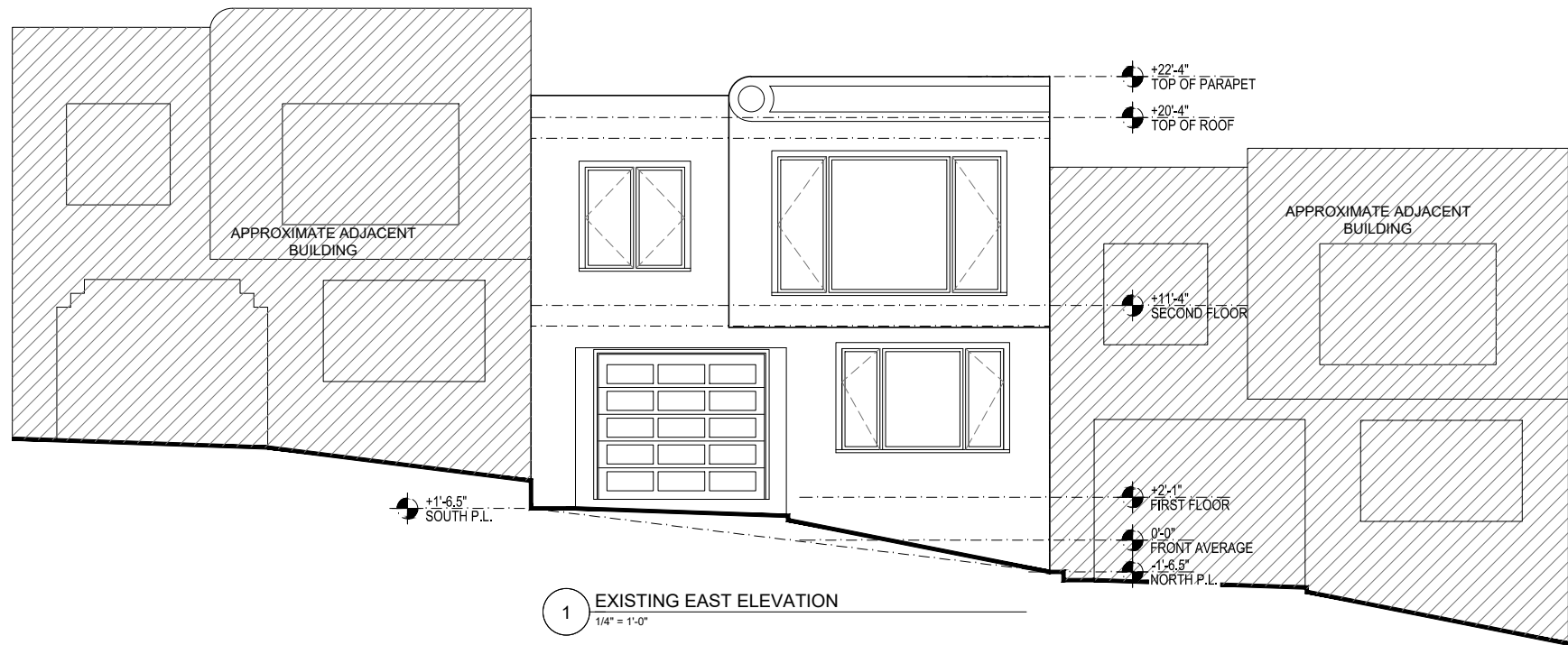
TYPICAL WINDOW HEAD & SILL

1 1/2" = 1'-0"



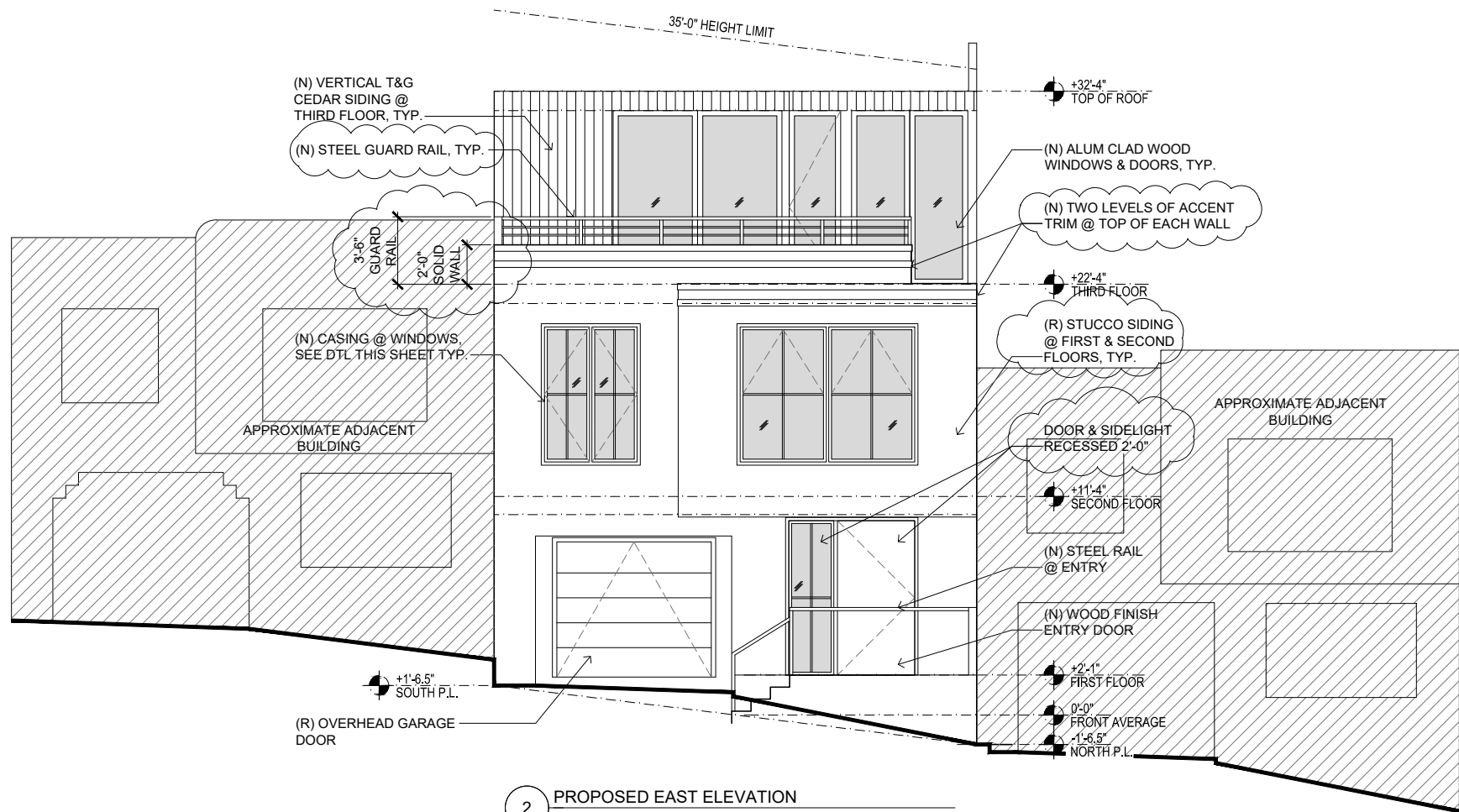
TYPICAL WINDOW JAMB

1 1/2" = 1'-0"



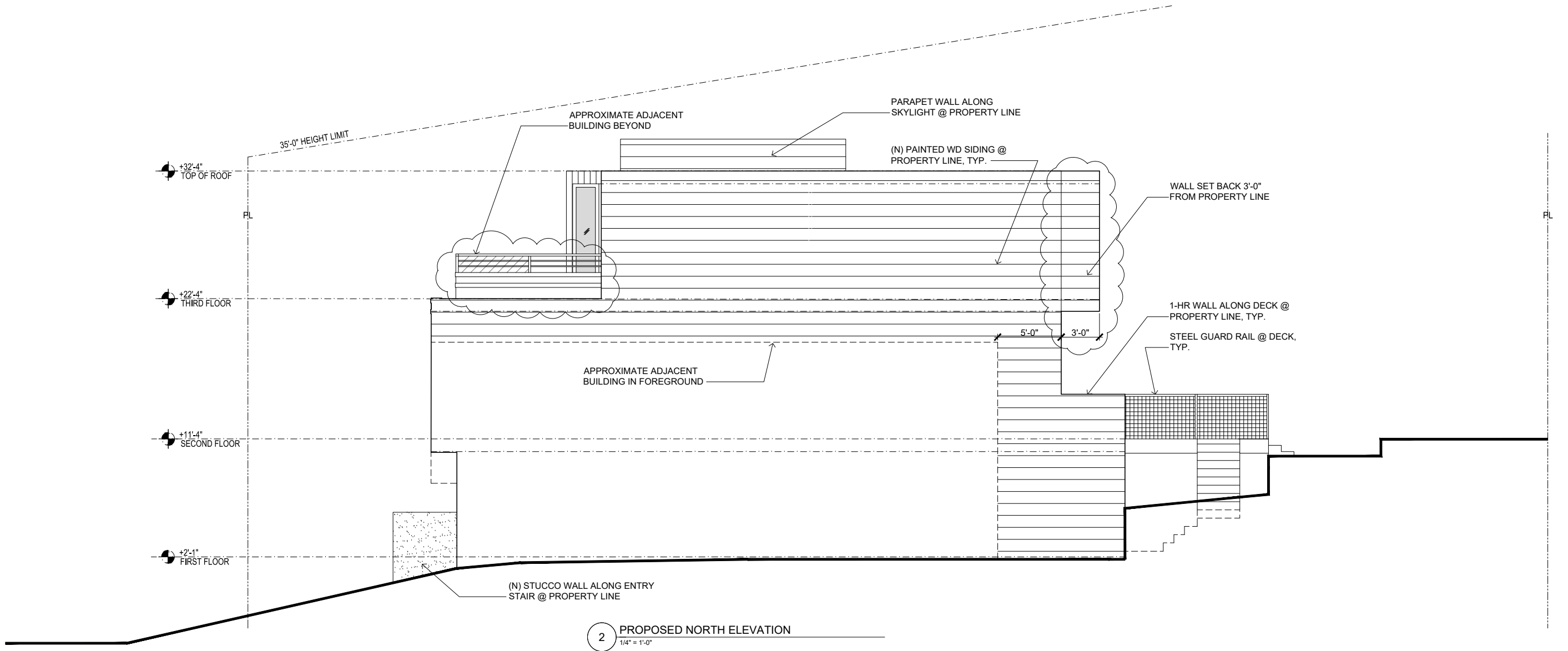
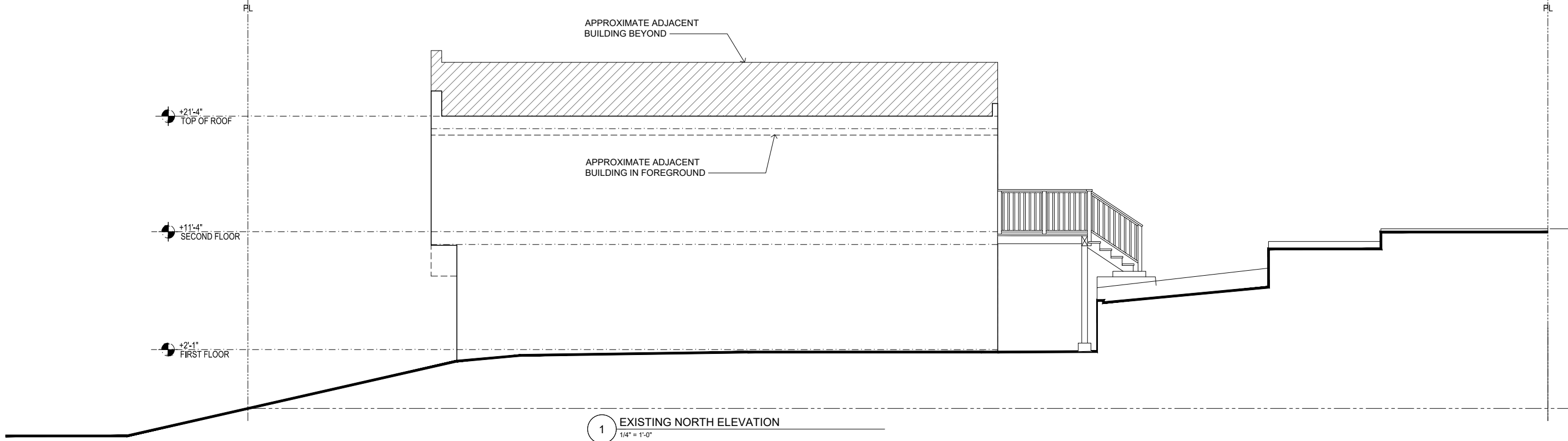
1 EXISTING EAST ELEVATION

1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"



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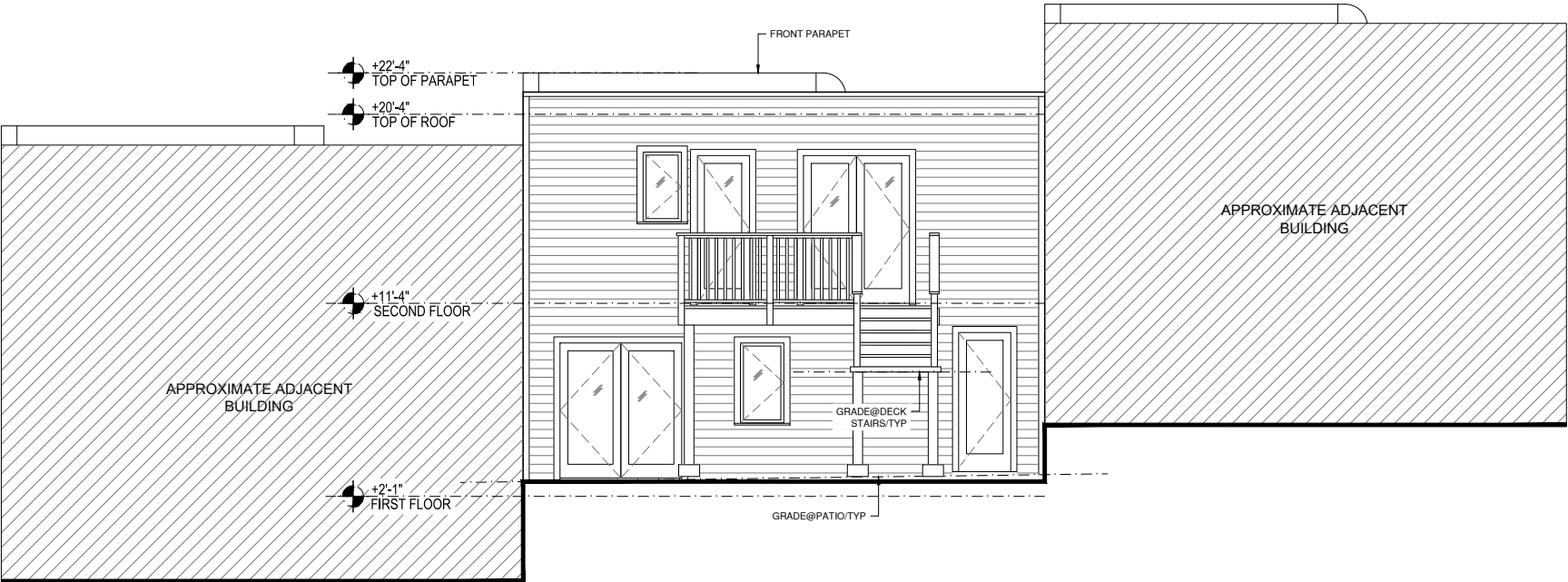
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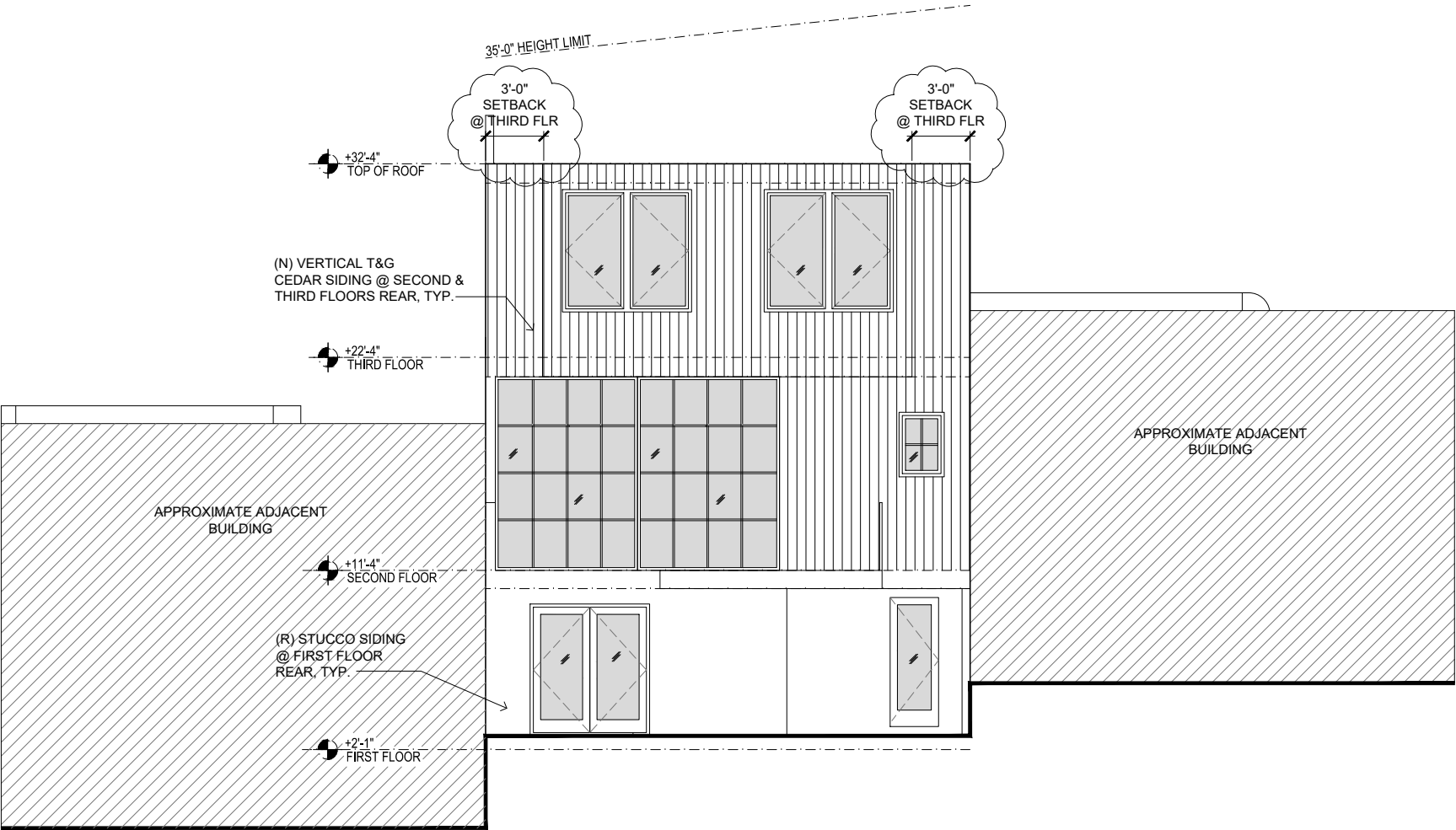
ELEVATIONS

SCALE AS NOTED

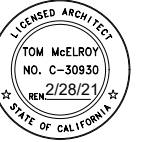
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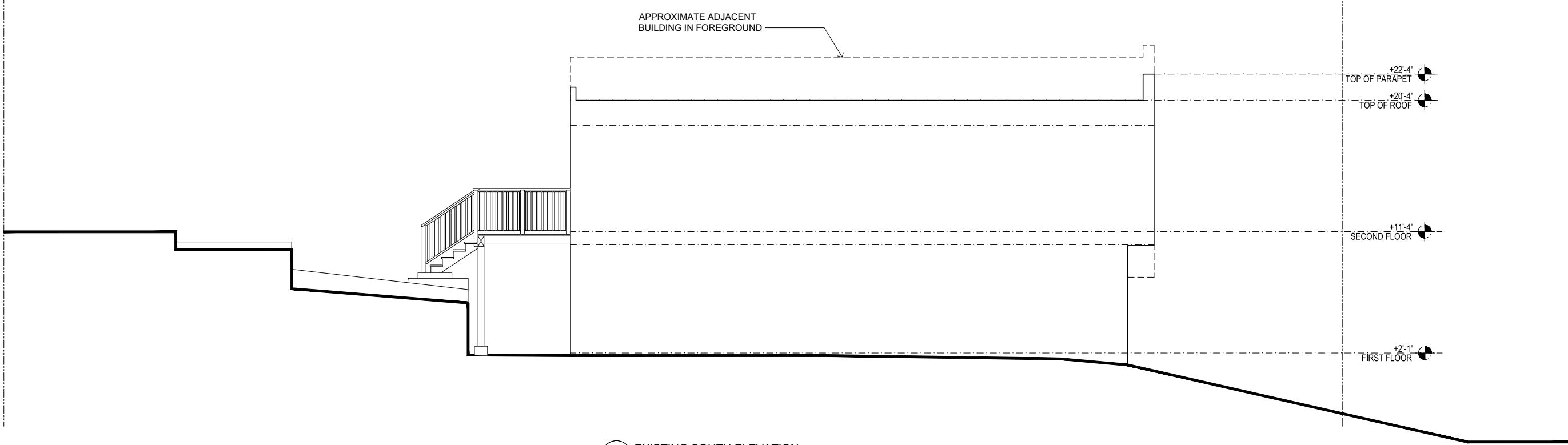


1 EXISTING WEST ELEVATION  
1/4" = 1'-0"

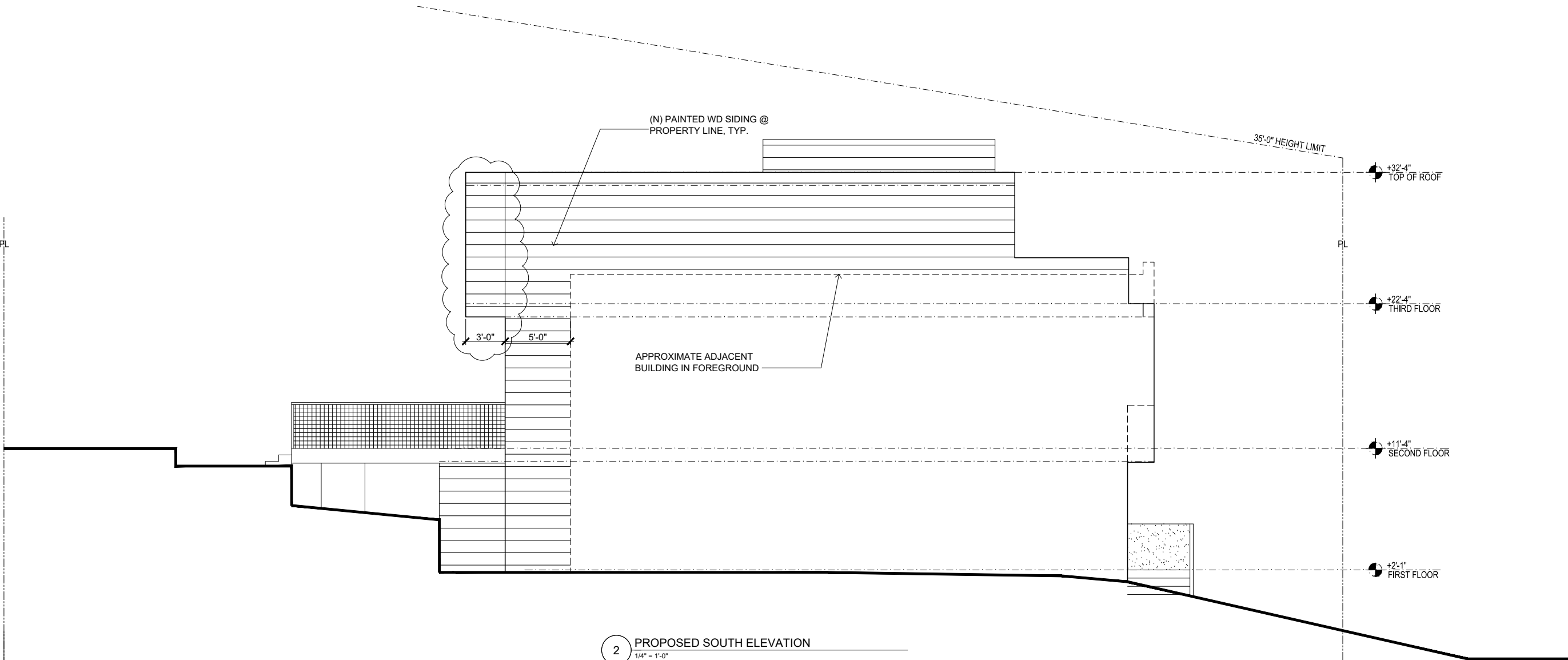


2 PROPOSED WEST ELEVATION  
1/4" = 1'-0"





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



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

