



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review

Abbreviated Analysis

HEARING DATE: MAY 28, 2020

CONTINUED TO: JULY 16, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 9, 2020
Case No.: 2018-015239DRP
Project Address: 1222 Funston Avenue
Permit Applications: 2018.1211.8001
Zoning: RH-2 [Residential House, Two Family]
40-X Height and Bulk District
Block/Lots: 1738 / 040
Project Sponsor: Toby Morris
Kerman Morris Architects
139 Noe Street
San Francisco, CA 94114
Staff Contact: David Winslow – (415) 575-9175
David.winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project consists of demolition of an existing one-car garage at the front of the subject property and construction of a new four story, single-family residence. This proposal requested two variances. The first for PC Section 132 – Front Yard. The property requires a front setback of 15 feet by Code. The proposed single-family residence encroaches into the required front yard setback, providing only approximately 5 feet of setback. Therefore, a variance is required.

The second for PC Section 134 – Rear Yard. The property must maintain a rear yard equal to 45 percent of the lot depth. The proposed building does not extend into the required rear yard. However, the existing building falls entirely within the required rear yard. Pursuant to Zoning Administrator interpretation, such a development scenario requires a rear yard variance. The variance request was heard by the Zoning Administrator at a public hearing on December 5, 2019.

SITE DESCRIPTION AND PRESENT USE

The subject property is a 25' wide by 120' deep level lot that has a single garage structure at the front and a one-story residential building in the rear yard, which is identical to the adjacent lot where the DR requestor resides. The existing cottage which was built in 1908 is categorized as a 'C' – No Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Funston, except for the subject and adjacent lot, is fronted by a consistent development of three-story residential houses with varying front setbacks. For the most part the buildings also have and

curb cuts and garages. The mid-block open space is varied due to the varying depths of buildings and the condition of the two rear cottages.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 (re-) Notice	15 days	February 20, 2020 – March 6, 2020	February 26, 2020	May 28, 2020 to July 23 2020	148 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 8, 2020	May 8, 2020	20 days
Mailed Notice	20 days	May 8, 2020	May 8, 2020	20 days
Online Notice	20 days	May 8, 2020	May 8, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	-
Other neighbors on the block or directly across the street	1	4	-
Neighborhood groups	0	0	-

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Rong Rong Zheng, of 1218 Funston Avenue adjacent property to the North.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

The proposal will block views to the historic cottages and will box in cottage blocking light to dwelling and yard

See attached *Discretionary Review Application*, dated February 26, 2020.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The existing house is not an historical resource, but it is being retained. The proposed building was designed, including modifications to move the building forward and lower the overall height to allow

ample light to neighboring rear house. The open space facing the street is not a public good that should preclude development rights.

See attached *Response to Discretionary Review*, dated March 24, 2020.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

RESIDENTIAL DESIGN TEAM REVIEW

Subsequent to the original 311 notification the project was modified by moving the building further to the front by 2' and lowering the height. This required a 15-day notification period during which the DR was filed. The modifications served to further reduce impacts on light, air and scale to the DR applicant and rear cottage of the subject property.

The Residential Design Advisory Team reviewed the project with the DR Application on April 20, 2020, and affirmed that the project meets the Residential Design Guidelines, and specifically the Guideline to “Articulate the Building to Minimize Impacts on Light to Adjacent Cottages” related to maintaining adequate separation from rear cottages (pg. 21). The project proposes to construct a house in the buildable portion of the lot of a comparable scale and massing to other conforming neighboring buildings fronting Funston Avenue leaving adequate rear yard open space comparable to those of the adjacent buildings on the block. The existing buildings at the rear of this and the neighboring lots are legal non-complying conditions, which are not meant to preclude development, but must be responded to with careful consideration of design and qualitative aspects of the Code.

RDAT found that the proposed building to be consistent with the height and scale of the other buildings on the block, and that the location of the building provides adequate open space, air and light to the adjacent rear cottages: The 4th story is adequately setback 15' from the building front to maintain the appropriate scale at the street. The depth of the proposed building is significantly less than the adjacent building to the south, which along with the setback of the 4th floor at the rear adequately maintain access of light to the DR Requestor's property.

Therefore, staff found that the proposed project has been designed to avoid exceptional or extraordinary circumstances posed by the existing conditions.

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 dated February 26, 2020

letters

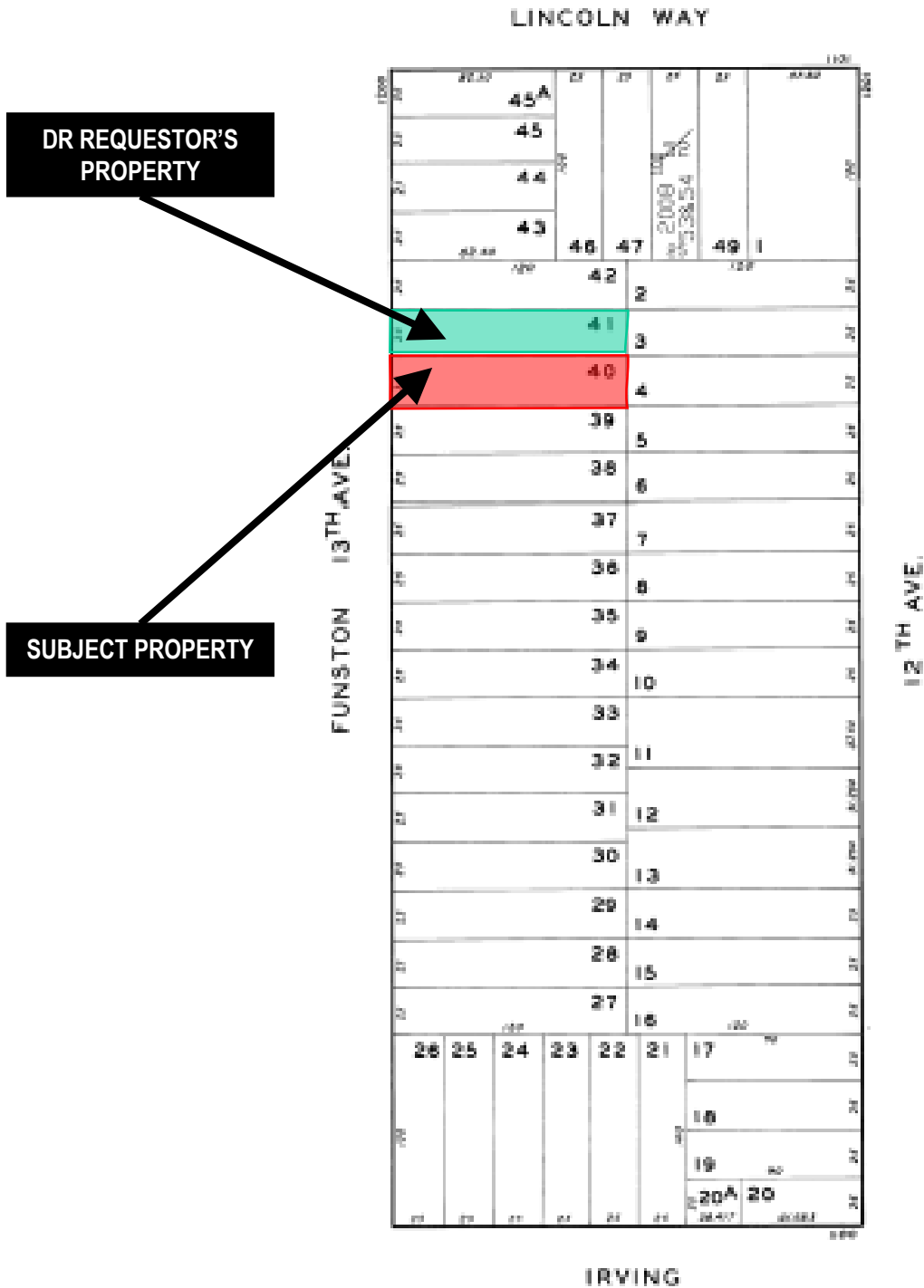
Response to DR Application dated March 24, 2020

Reduced Plans dated 11.2.2018

Revised Plans dated 11.4.2019

Exhibits

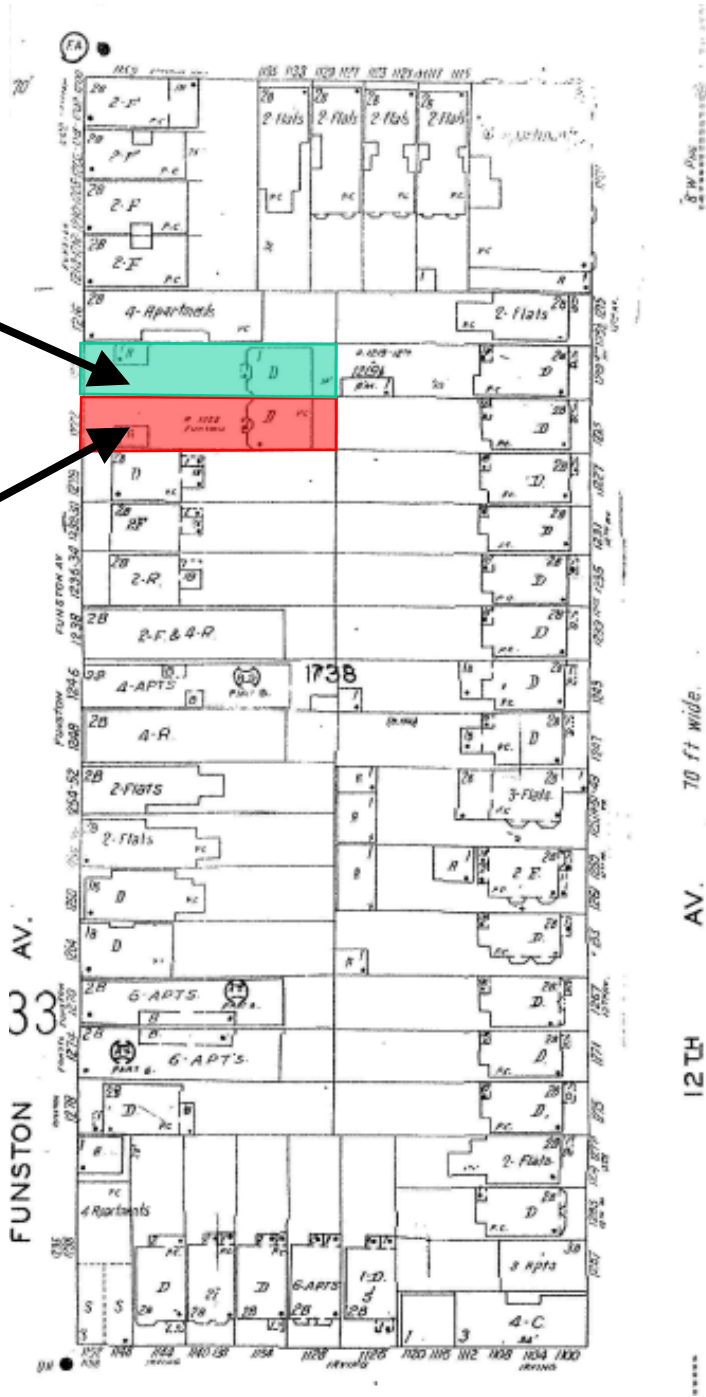
Parcel Map



Sanborn Map*

DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY

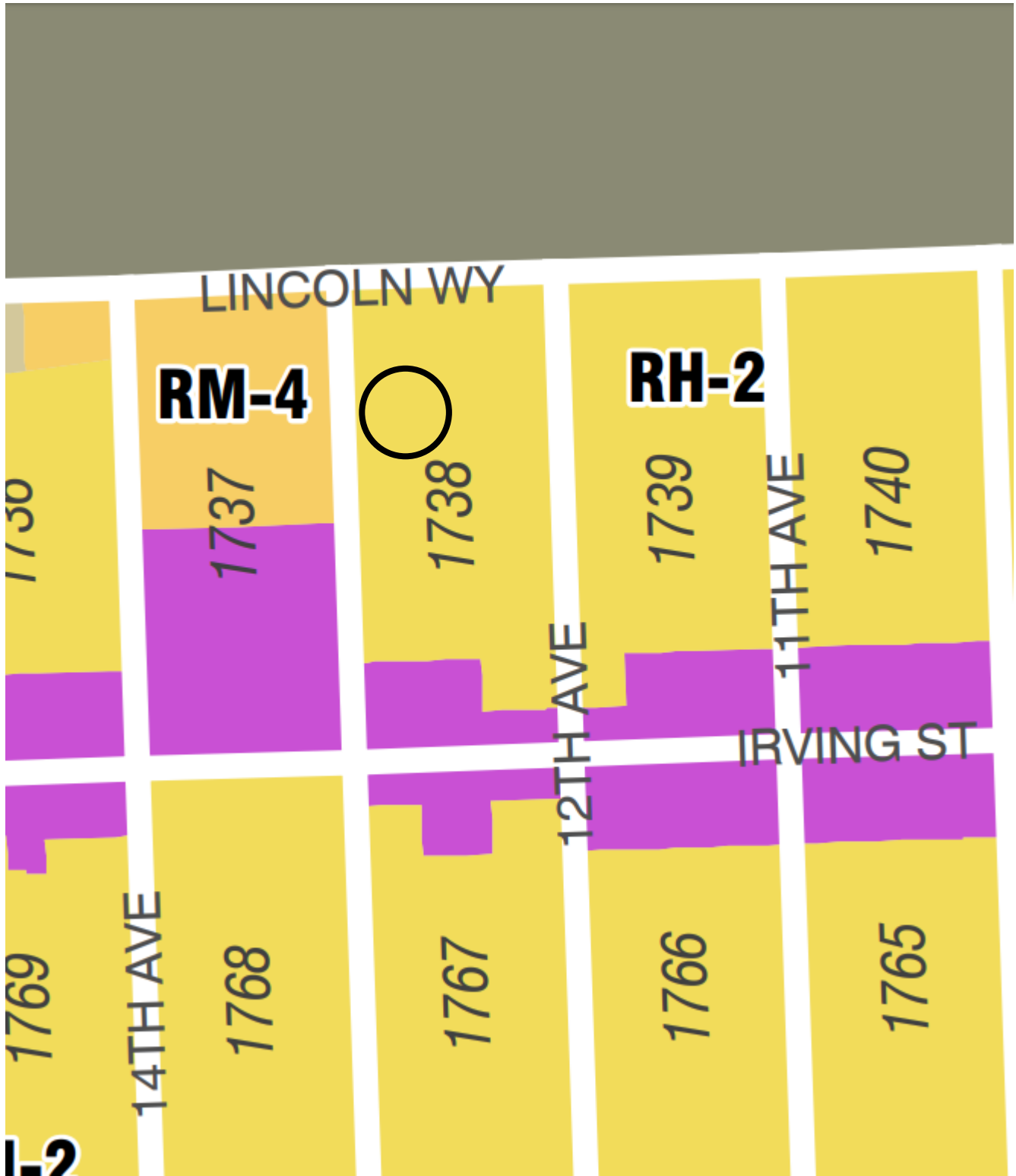


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue

Aerial Photo



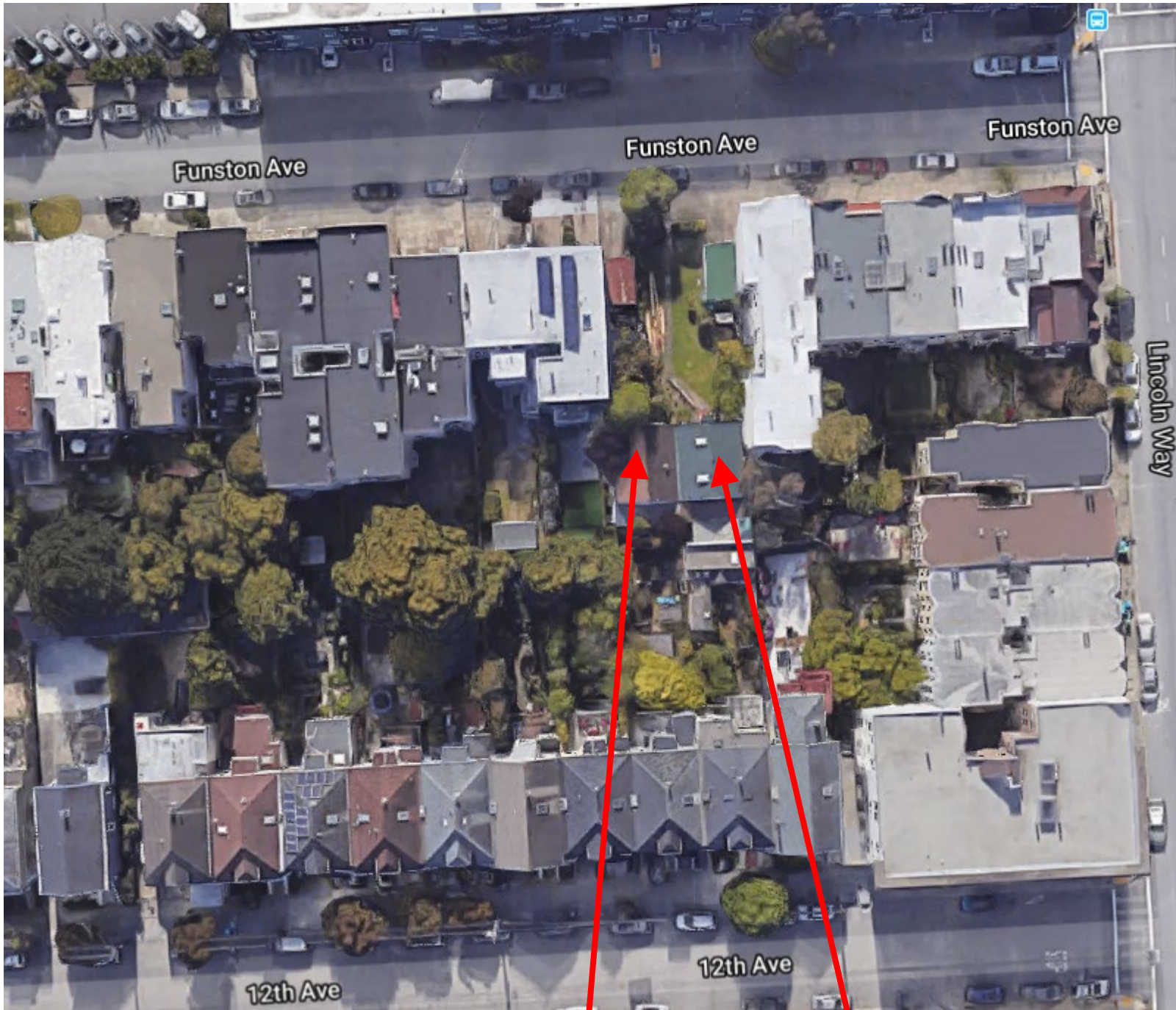
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue

Aerial Photo



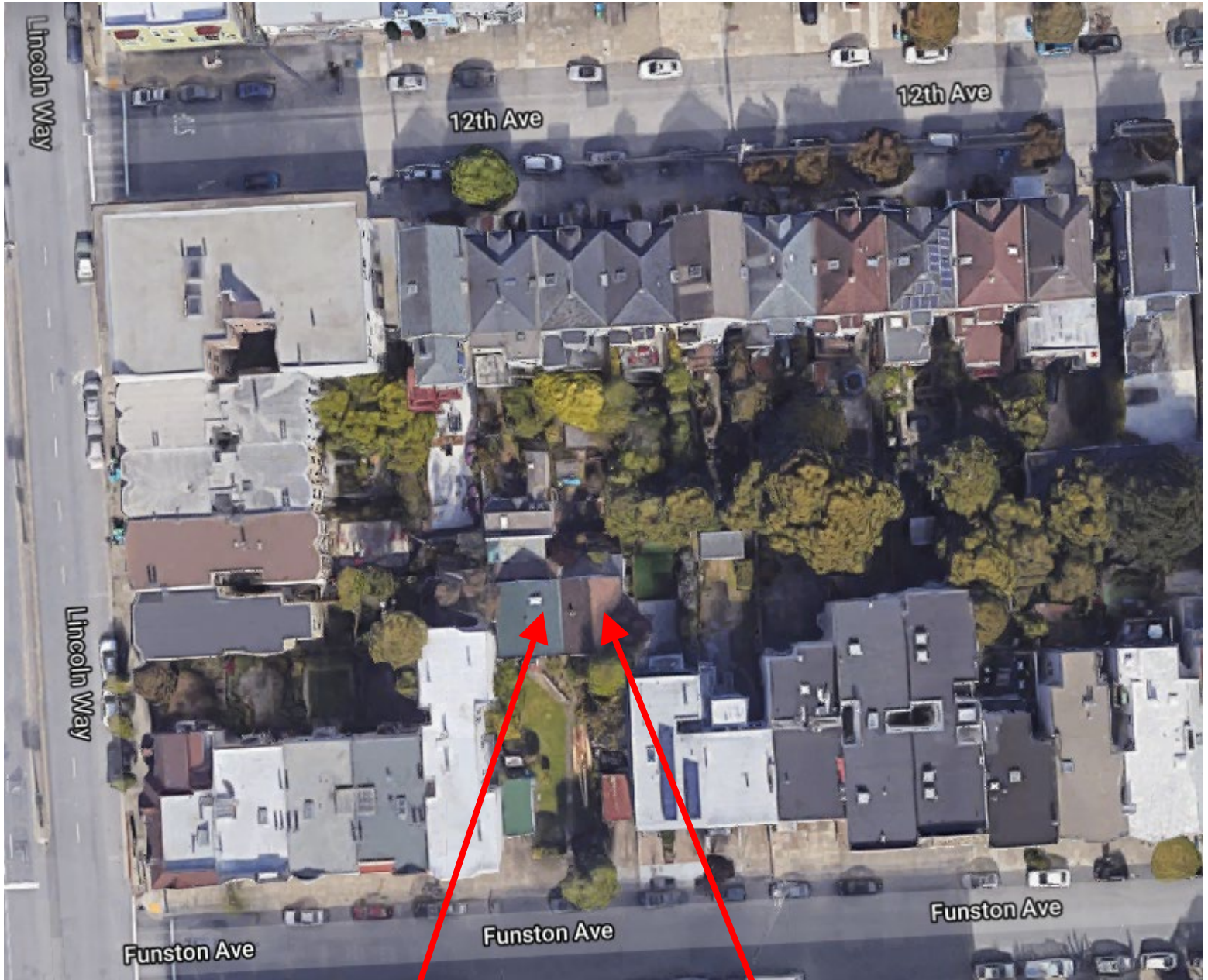
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-015239DRP
1222 Funston Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 11, 2018**, Building Permit Application No. **201812118001** was filed for work at the Project Address below.

Notice Date: February 20th, 2020

Expiration Date: March 6th, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1222 Funston Avenue	Applicant:	Toby Morris Kerman Morris Architects
Cross Street(s):	Lincoln Way and Irving Street	Address:	139 Noe Street
Block/Lot No.:	1738/040	City, State:	San Francisco, CA
Zoning District(s):	RH-2/40-X	Telephone:	(415) 749-0302
Record Number:	2018-015239PRJ	Email:	toby@kermanmorris.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 15-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 checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input 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 type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	±13'-4" to existing garage	± 5'-1" to new single family residence
Side Setbacks	0	No Change
Building Depth	Existing garage: ±16'-9"	Proposed residence: ±44'-6"
Rear Yard	±10'-0" to existing cottage	No Change
Building Height	Existing cottage: ±14'-6"	Proposed residence: ±39'-0"
Number of Stories	Existing cottage: 1	Proposed residence: 4
Number of Dwelling Units	1	2
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes revisions to the previously-noticed project at 1222 Funston Avenue. Since the original notification (which expired on December 26, 2019), the project has been modified to relocate the proposed building approximately 2 feet 6 inches towards Funston Avenue and reduce the overall building height by 6 inches. The Zoning Administrator has required an additional 15-day notification.

The proposal is to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence. The proposal requires a Variance from front and rear yard requirements. A public hearing on the Variance was conducted on December 5, 2019.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1222 FUNSTON AVE		1738040
Case No.		Permit No.
2018-015239ENV		201812118001
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The Project proposes demolition of an existing one car garage at the front of an RH-2 lot and the construction of a new four story home (3 stories over garage) at the front of the lot. The existing cottage at the rear of the lot is to remain in use as a single family home (no change or work proposed). Minor alterations to the curb cut and sidewalk encroachment will be required.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Laura Lynch</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Reclassify to C per PTR signed on 7/3/19 <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shannon Ferguson	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Shannon Ferguson
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/03/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the 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)
1222 FUNSTON AVE		1738/040
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015239PRJ	201812118001	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	n/a	Date of Form Completion	7/1/2019
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PROJECT INFORMATION:		
Planner:	Address:	
Shannon Ferguson	1222 Funston Avenue	
Block/Lot:	Cross Streets:	
1738/040	Lincoln Way and Irving Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-015239ENV

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

DATE OF PLANS UNDER REVIEW:	
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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:	
Submitted: Supplemental Application prepared by Tim Kelley, including ownership and occupant history, and building permit records.	

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" value="n/a"/>	Period of Significance:	<input type="text" value="n/a"/>	
		<input type="radio"/> Contributor <input checked="" 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 checked="" type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:
<p>Located in the Inner Sunset on the east side of Funston Avenue and set at the rear of the grassy lot, the subject property is a one-story, single family residence constructed in the vernacular style. The rectangular plan, wood-framed building is clad in horizontal wood siding and has a gable roof clad in asphalt shingles. The centered entrance has a multi-lite glazed wood door. It is accessed by a wood stair, has a small porch, and is sheltered by a portico. The entrance is flanked by angled bay windows with double-hung, wood sash. The gable has a vent at the center of the peak and has simple wood coping. A single-car garage is located at the southwest corner of the lot. The rectangular plan, wood framed garage is clad in horizontal wood siding and has a gable roof with asphalt shingles. The adjacent lot to the north contains an identical residence and garage on a separate parcel (1218 Funston Avenue, 1738/041). The subject property appears to have very undergone few alterations. Building permits indicate the garage was constructed in 1925 and a metal fence shared by both 1218 and 1222 Funston Avenue was installed in 2008.</p> <p>Based on historic research provided by the applicant and conducted by preservation staff, 1222 Clement Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). A building announcement from the Daily Pacific Builder indicate that both 1218 and 1222 Funston were constructed in 1908. According to Sanborn maps and construction dates provided by the Assessor-Recorder, 1218 and 1222 Funston Avenue appear to have been the earliest buildings constructed on the east side of Funston Avenue. Single family residences on adjacent block were constructed in 1907-1913. The subject property appears to be one of many homes constructed in the area when San Francisco residents were looking to rebuild after the 1906 Earthquake and Fire. Therefore, the subject property does not appear to be significant in the development of the neighborhood. The original owner, cigar salesman August Warnecke, is not a person of note. The Warnecke family owned both residences through the early 1920s as rental properties. Despite having separate parcels, the residences appear to have been sold together until 1949, when they were purchased by separate owners. Occupants were a mix of tenants and owner-occupants, with working class occupations such as laborers, carpenters, and mechanics. None of the occupants appear to have historical significance.</p> <p>Both residences were constructed by local builder Jorgen Peterson, who constructed buildings between 1908 and 1920, but he does not appear to be a master builder nor are there any known significant buildings constructed by Peterson.</p> <p>(Continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.07.03 11:15:35 -06'00'	

1222 Funston Avenue
1738/040
2018-015239ENV

The subject property was constructed by local builders with local materials in the vernacular style. It does not exhibit significant stylistic design features and therefore does not rise to the level of individual significance. Archaeological sensitivity is assessed through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

1222 Funston Avenue
1738/040
2018-015239ENV



1222 Funston Avenue, 2018

1222 Funston Avenue
1738/040
2018-015239ENV



Garage, 2018



1218 and 1222 Funston Avenue, 2018



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Rong Rong Zheng
 Address: 1218 Funston Ave, SF, CA
 Email Address: rose_ye_feng@yahoo.com
 Telephone: 415-412-6358

Information on the Owner of the Property Being Developed

Name: Toby Morris
 Company/Organization: Kerman Morris Architects
 Address: 139 Noe Street, San Francisco, CA
 Email Address: toby@kermanmorris.com
 Telephone: 415-749-0302

Property Information and Related Applications

Project Address: 1222 Funston Ave, San Francisco, CA
 Block/Lot(s): 1738/040
 Building Permit Application No(s): 201812118001

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

see attached

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.

same as above, see attached

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?

Keep only existing house.

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.

Rong Rong Zheng
Signature

Rong Rong Zheng
Name (Printed)

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

415-412-6358
Phone

rose_ye_feng@yahoo.com
Email

For Department Use Only

Application received by Planning Department:

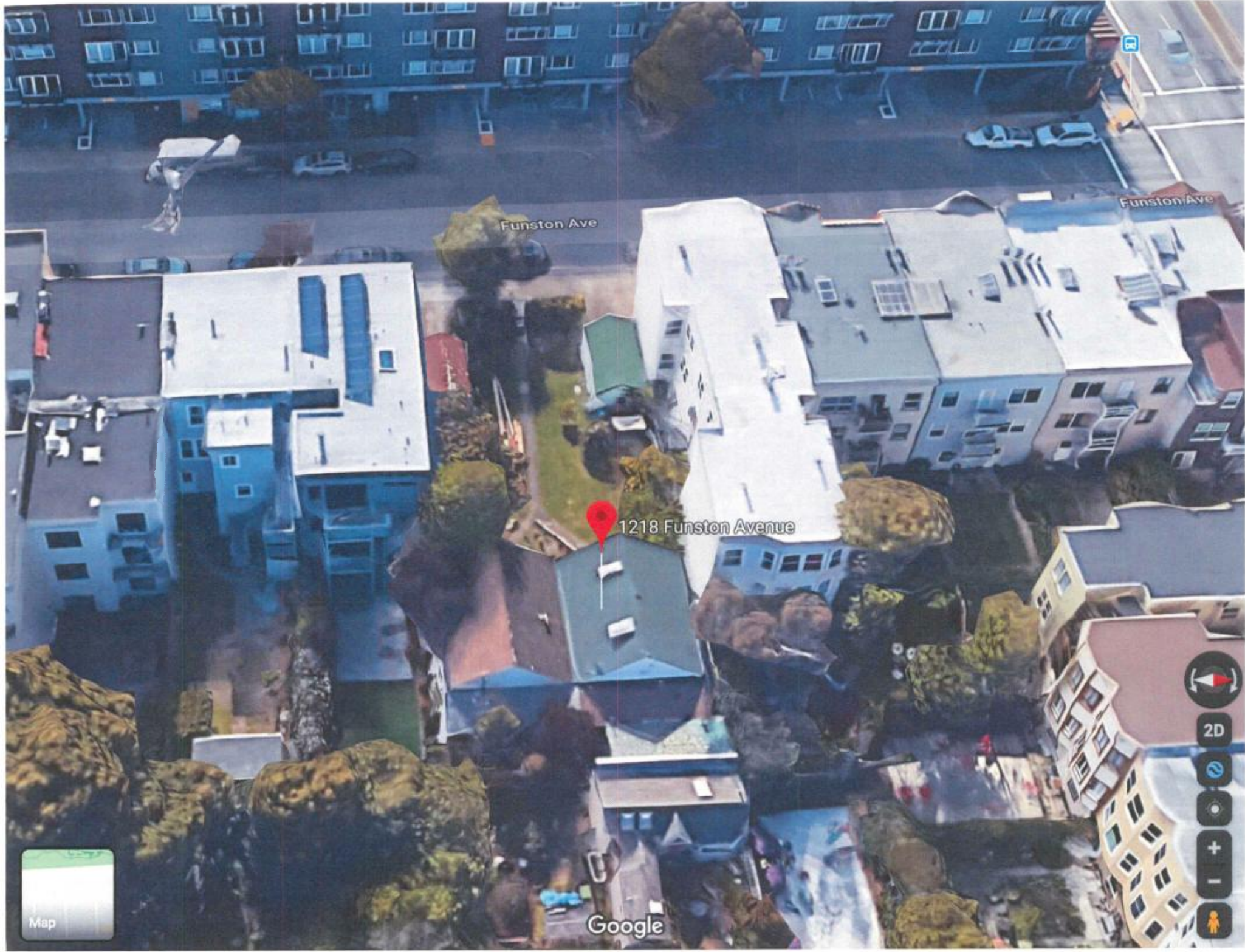
By: _____

Date: _____

- Per plan simulation, all the big houses in our neighborhood are shown, but our house at 1218 Funston Ave is not shown. The plan simulation does not explicitly show the impact of the new construction on our home at 1218 Funston Ave.
- After the new house is built, our home will be sitting at the end of a dark tunnel. The new house will severely block sunlight to our home and our front yard/lawn. Plants and grass in our front yard will not receive ample sunlight for growth.
- The houses located in 1218 Funston Ave and 1222 Funston Ave are two old historical twin houses. They were built in 1908, with over 110 years of history. They are the last surviving houses with that kind of historical appearance on Funston Ave.
- With the new four-story single-family house sitting in the front, the charming view of the 110-year-old twin home will be lost forever.
- After the construction, the last green open space on the block is going to be reduced by half. It is probable that the remaining half on our property will not stay green due to the blocking of sunlight by the new construction. This is not good for preserving green space in our neighborhood.



Google



Funston Ave

Funston Ave

1218 Funston Avenue

Map

Google

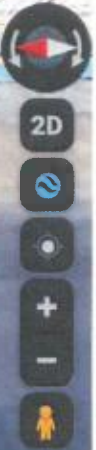


S

1218 Funston Avenue

Funston Ave

Google



To:

City Hall who concern:

My name is Zhe M. Feng. I and my wife are living in 1218 Fumston Ave, over twenty years. We are the owner.

The house of 1218 and 1222 Fumston Ave, are different of the other houses, and are built at the back of the ground. At the left side and right side, are all the big three stories buildings. Facing our yards, at the another side of the street, is a big, long four stories Apartment.

So, although two front yards are "big" and the total width is soft, but it is important, and necessary, this "big" space let the residents of the two houses have enough sunshine and air.

If anyone build the big, high house at the front yard of 1222, to anyone live in this two houses, are terrible. The width of the front yard of 1218 Fumston will have only 25 ft. it is too narrow. We will have no sunshine, less air and daylight, but the strong wind. (The narrow lane effect) and noisy. Just as we live in the bottom of a ^{deep} well.

I and my wife are all old. she has heart disease, and I has asma and other lung disease, you can imagine, how can we live?

That's why, over one hundred years, no fence is

standing between the two yards, and no any high building build on the front yard.

The 1222 Funston Ave owner cannot only consider of his own benefit, and does not consider of it will destroy our live condition.

So, we cannot agree he build any big house there.

Sherry King

5.20.2020.

From: [Allan Chalmers](#)
To: [Winslow, David \(CPC\)](#)
Cc: [Tim Carlstedt](#); [Sarah Hammond](#); [Michael Flynn](#); [Winnie Pang](#); [Andrew Chun](#); [James & Ruby Cheng](#); [Patrick Morris](#); [Marc Boulanger](#)
Subject: 1222Funston Project
Date: Wednesday, May 27, 2020 11:27:29 AM

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

Record Number 2018-015239DRP

I am protesting this project:

Why is it that the city planning commission would allow a huge building in front of a bungalow, with a 10 foot yard between, and also having an equally huge impact on the people living in the bungalow next door? It used to be that there was a planning rule that required that a building must be half the distance between the street and an adjoining building. The couple in the adjoining bungalow north will be overwhelmed by this project.

I would recommend continuing to July 23 as has been proposed, so that neighbors can participate in person at a hearing.

Allan Chalmers
1231 12th Ave.

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159) 1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor’s Block 1738 (District 5) – Request for Discretionary Review of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Proposed for Continuance to July 23, 2020)

From: [Timothy Carlstedt](#)
To: [Allan Chalmers](#); [Winslow, David \(CPC\)](#)
Cc: [Sarah Hammond](#); [Michael Flynn](#); [Winnie Pang](#); [Andrew Chun](#); [James & Ruby Cheng](#); [Patrick Morris](#); [Marc Boulanger](#)
Subject: Re: 1222Funston Project
Date: Wednesday, May 27, 2020 9:25:36 PM

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

I fully support Mr. Chalmers. I don't believe the proposed development is appropriate.

Tim Carlstedt
1227 12th Avenue
SF, CA 94122
415-317-4115

Sent from my iPhone

On May 27, 2020, at 11:27, Allan Chalmers <allanchalmers@yahoo.com> wrote:

Record Number 2018-015239DRP

I am protesting this project:

Why is it that the city planning commission would allow a huge building in front of a bungalow, with a 10 foot yard between, and also having an equally huge impact on the people living in the bungalow next door? It used to be that there was a planning rule that required that a building must be half the distance between the street and an adjoining building. The couple in the adjoining bungalow north will be overwhelmed by this project.

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Allan Chalmers
1231 12th Ave.

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159) 1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor's Block 1738 (District 5) – Request for Discretionary Review of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-

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Jim Iwersen
1216 Funston Ave., #1
San Francisco, CA

ttlpar@me.com

415-566-6564 land line
415-566-3014 mobile

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

david.winslow@sfgov.org

July 13, 2020

Re: 1222 Funston Ave., 94122

Record Number: 2018-015239DRP

Dear Mr. Winslow:

I hope you have received my email and notes from July 8. I am concerned that you have not chosen to resend mailings to our neighbors of the rescheduled hearing now on the docket for July 23. What time exactly is not now clear. This concerns 1222 Funston Avenue. Discretionary review for building permit No. 2018.1211.8001

I am aware of the 1228 past project remodel. I do not recall any public notice posted for this. Other neighbors have also expressed this concern. Now this home, nicely done, has difficulties in the market because of the back balcony. Maybe there are other reasons of which I am unaware.

We are aware of the short term rental, Airbnb type, situation it has become in our residential street. No one here wishes to encourage the hotelization of our neighborhood.

Your decisions have lasting effects here. Why cannot you send out adequate notice to all of the neighbors here as required?

These complexities require some thoughtful time to digest, especially for those of us not in the planning field or construction/architecture fields.

I realize the difficulties you have scheduling. We all have these.

I hope you will delay this variance request until the autumn for all of us here to consider adequately. What harm could come with a delay? Certainly these seemingly egregious concerns need time for thought, digesting, and conclusions. This is not an essential project.

Respectfully,

Jim Iwersen

From: [Sarah Hammond](#)
To: [Timothy Carlstedt](#)
Cc: [Allan Chalmers](#); [Winslow, David \(CPC\)](#); [Michael Flynn](#); [Winnie Pang](#); [Andrew Chun](#); [James & Ruby Cheng](#); [Patrick Morris](#); [Marc Boulanger](#)
Subject: Re: 1222Funston Project
Date: Wednesday, May 27, 2020 9:36:28 PM

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

I also agree with and support Mr Chalmers, the proposed development is too dense and inappropriate.

Sarah Hammond
1227 12th Avenue
San Francisco, CA 94122
415-305-7510

Sent from my iPad

On May 27, 2020, at 9:25 PM, Timothy Carlstedt <tcarlstedt@me.com> wrote:

I fully support Mr. Chalmers. I don't believe the proposed development is appropriate.

Tim Carlstedt
1227 12th Avenue
SF, CA 94122
415-317-4115

Sent from my iPhone

On May 27, 2020, at 11:27, Allan Chalmers
<allanchalmers@yahoo.com> wrote:

Record Number 2018-015239DRP

I am protesting this project:

Why is it that the city planning commission would allow a huge building in front of a bungalow, with a 10 foot yard between, and also having an equally huge impact on the people living in the bungalow next door? It used to be that there was a planning rule that required that a building must be half the distance between the street and an adjoining building. The

couple in the adjoining bungalow north will be overwhelmed by this project.

I would recommend continuing to July 23 as has been proposed, so that neighbors can participate in person at a hearing.

Allan Chalmers
1231 12th Ave.

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159) 1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor’s Block 1738 (District 5) – Request for Discretionary Review of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Proposed for Continuance to July 23, 2020)

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: 1222 Funston Ave

Zip Code: 94122

Building Permit Application(s): 2018-1211-8001 new construction; 2018-1211-8009 demo

Record Number: 2018-015239 PRJ/ENV

Assigned Planner: Sylvia Jimenez

Project Sponsor

Name: Toby Morris, Kerman Morris Architects, LLP

Phone: (415) 749-0302

Email: toby@kermanmorris.com

Required Questions

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

See attached.

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.

See attached.

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.

See attached.

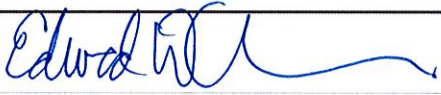
Project Features

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)	1	2
Occupied Stories (all levels with habitable rooms)	1	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	1
Bedrooms	2	6 ***
Height	14'-6"	40'-0"
Building Depth	16'-9"	40'-0"***
Rental Value (monthly)	unknown	unknown
Property Value	unknown	unknown

* Depth at (e) garage
 ** Depth at (n) home
 *** 6 Bedrooms between the two units

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

Signature:  "Toby"	Date: 3/24/20
Printed Name: Edward Toby Morris	<input type="checkbox"/> Property Owner <input checked="" 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.

1222 Funston DR Response

Prepared by Kerman Morris Architects

03/24/20

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.)

Concerns of DR requester:

The DR requester has not voiced specific actionable concerns.

- DR Requester has suggested that constructing a home in the buildable area of the subject property will reduce views of her cottage and the one on the subject parcel as seen from the street (true) and it will cast a shadow on her front yard (also true in the middle of the day).
 - The SF Planning Code does not protect private yards from shadows; nonetheless, ample light will continue to be available to the DR applicant given the proposed mid-lot yard of 27'-6" for the subject property and the open spaces both in front and behind the DR requestor's cottage. Light is a non-issue.
- The DR requestor raises concerns about how the proposed project may impact the "two old historical twin houses built in 1908".
 - The Planning Department's 7/3/19 Categorical Exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code finds that this original structure to remain does not appear to be individually ineligible for the California Register, so there is no environmental impact with the proposal.
 - That being said, we are, nonetheless, preserving the original cottage at the rear of the lot so this valuable affordable unit remains.
- The DR Requester suggests that the "last green (private) open space" facing the street is a public good and by implication it should not have development rights of all vacant lots; but this logic is inconsistent with the Planning Code, zoning and property rights.
 - The lot is RH-2, suitable for 2 homes as proposed; per established code and law.

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.

Given the three rounds of changes that have been made to the project proposal, no alternatives to the proposed project are warranted at this time.

- Prior to the Variance Hearing the project was reviewed twice by RDAT, changes were made, and it was deemed consistent with the Residential Design Guidelines.
- At the Variance Hearing objections were voiced by the DR applicant, but no DR was filed subsequent to expiration of 311 notice.
 - Despite no appeal, the Planning Department, requested further changes of the project sponsor's proposed new single-family home.
 - The project sponsor complied: lowering the overall height of the home and moving it 2'-6" closer to the street to yield greater open space close to the DR applicant's cottage. A second 311 notice ensued.

- Despite the project sponsor's Architect making multiple phone calls and sending numerous emails requesting a meeting with the DR requester, our efforts were rebuffed, and the DR requestor filed her DR Application on 2/24/20.
 - Based on the statements in the DR Application and the fact that the DR applicant failed to ask the project planner to review most current plans, the project sponsor has no indication that the DR applicant has taken the time to review these changes (or is even aware they have been made for the DR applicant's benefit – by directive of the Planning Department).
- No additional changes are warranted.

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.

We are unwilling to make further changes given the futility of changes made to date to address the unarticulated concerns of the DR Applicant.

The project as proposed will have no undue adverse effect on the surrounding properties:

- The scale of the development is consistent with the neighborhood (three stories at the street, fourth floor set back). The height of the proposed structure has been reduced to mitigate shadows. The project incorporates setbacks on both the front and the rear of the 4th floor to reduce shadows.
- Open space (27'-6") is provided between the new/proposed single family home to be located towards the front of the lot and the older 1908 single family home to remain at the rear of the lot. That space benefits the DR applicant as well as the user of the proposed project.
- The proposed front setback for the new structure is consistent with neighborhood patterns and averaging.
- The existing 1908 single family home, will be preserved: this is beneficial to the City at large, keeping a small affordable unit in the housing stock; and it is beneficial to the DR applicant, as a portion of their matching single family home is on the subject property and removal or the project sponsor's structure would have required a reduction in the size of the DR Applicant's home and the construction costs associated with creating a new exterior wall.

There are no hardships here. The project sponsor simply wants to build a new housing unit (which local and state government supports) and that unit complies with the RH-2 zoning density. As mentioned above, the DR requestor has proposed no changes with the implied exception that they believe no development is superior to the addition of this new home.

July 15, 2020

President Joel Koppel, San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: **Proposed new home at 1222 Funston Avenue, BPA #2018-1211-8001**

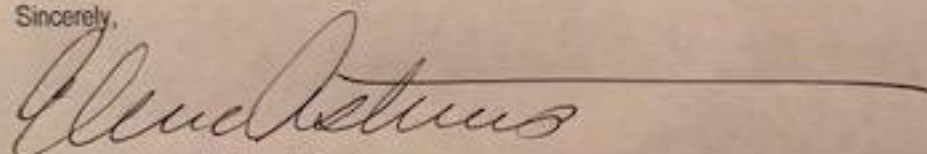
Dear Commissioner Koppel and Planning Department,

My husband and I own the single-family home at 1228 Funston Avenue in San Francisco.

In January we were shown plans by the architect for 1222 Funston, Mr. Toby Morris of Kerman Morris Architects, for a new home to be built in front of the existing cottage. It seemed like a reasonable proposal to us.

We understand that since that meeting in January, a Discretionary Review was filed and a hearing will be taking place 7/23/20 before the Planning Commission. We hope you will support the project as designed. We think it will be a great addition to the neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elana Asturias", followed by a long horizontal line extending to the right.

Elana Asturias and Eduardo Paniagua
Owners: 1228 Funston Ave.

NEARBY PROPERTY:
1216 FUNSTON AVE
BL 1738 / LOT 042

ADJACENT PROPERTY:
1218 FUNSTON AVE
BL 1738 / LOT 041

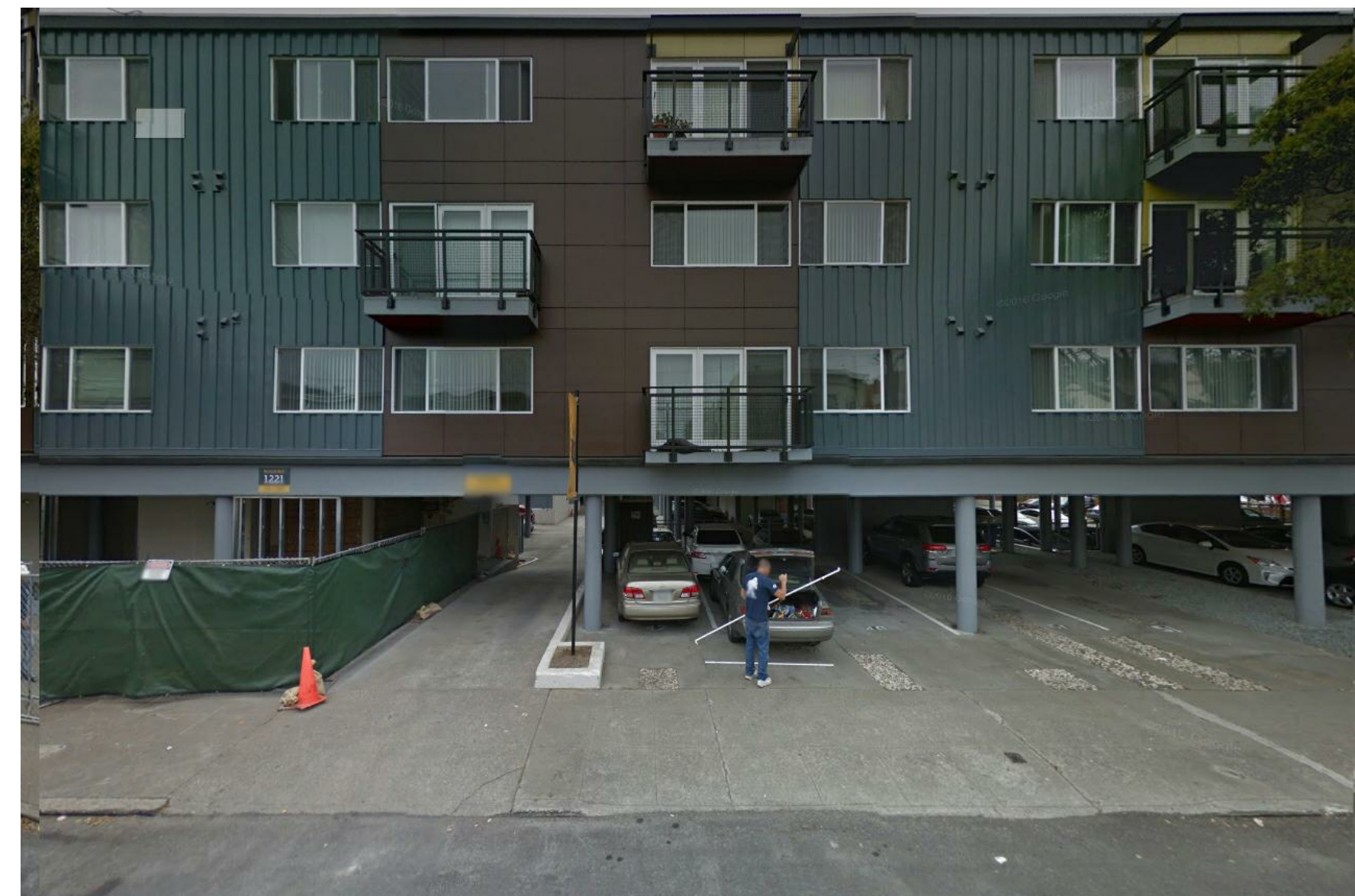
SUBJECT PROPERTY:
1222 FUNSTON AVE
BL 1738 / LOT 040

ADJACENT PROPERTY:
1228 FUNSTON AVE
BL 1738 / LOT 039



1222 FUNSTON AVE: BUILDINGS ON THE SAME SIDE OF THE STREET

1241 FUNSTON AVE



1222 FUNSTON AVE: BUILDINGS ON THE FACING SIDE OF THE STREET

NEARBY PROPERTY:
1216 FUNSTON AVE
BL 1738 / LOT 042

ADJACENT PROPERTY:
1218 FUNSTON AVE
BL 1738 / LOT 041

SUBJECT PROPERTY:
1222 FUNSTON AVE
BL 1738 / LOT 040



EXISTING COTTAGES AT 1222 AND 1218 FUNSTON



EXISTING 1222 FUNSTON COTTAGE

ADJACENT PROPERTY:
1228 FUNSTON AVE
BL 1738 / LOT 039

SUBJECT PROPERTY:
1222 FUNSTON AVE
BL 1738 / LOT 040



EXISTING GARAGE AT 1222 FUNSTON TO DEMOLISH



1222 FUNSTON AND 1218 FUNSTON



ADJACENT PROPERTY:
1216 FUNSTON AVE
BL 1738 / LOT 041

NEARBY PROPERTY:
1216 FUNSTON AVE
BL 1738 / LOT 042



km
kerman
morris
architects llp
139 Pine Street
San Francisco, CA
94114
415.749.0302

Revisions

1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of KermanMorris Architects and shall not be used on any other work except by written agreement with KermanMorris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of KermanMorris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

SITE PHOTOS

DATE 11/02/2018

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.03

NO.	BY	DATE	REVISIONS

1222 FUNSTON AVE

BLOCK: 1738 / LOT: 040

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

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DATE 11/02/2018

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.04

DATE 11/02/2018

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.04

DATE 11/02/2018

SCALE

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CHECKED BY Checker

JOB NO.

G0.04

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DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.04

DATE 11/02/2018

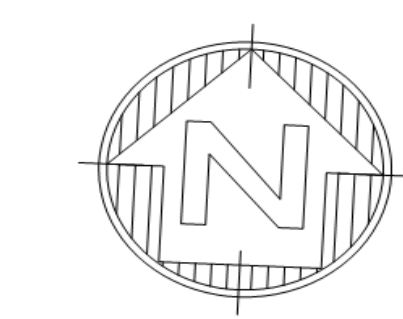
SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.04



1" = 0' 4" 8" 12" 16" 20" 24"
SCALE: 1/8" = 1'-0"

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON JUNE 18, 2018.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
APN 1738-040; RECORDED OCTOBER 10, 2017, DOCUMENT NUMBER 2017-K523795-00.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF LINCOLN WAY AND 12TH AVENUE. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. S.E. CORNER, + CUT ASW @ BLDG. ELEVATION = 237.62'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRILLINES THEREOF.

**PRELIMINARY
FOR REVIEW PURPOSES
ONLY**

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE FREDERICK T. SEHER, PLS
LICENSE NO. 6216

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

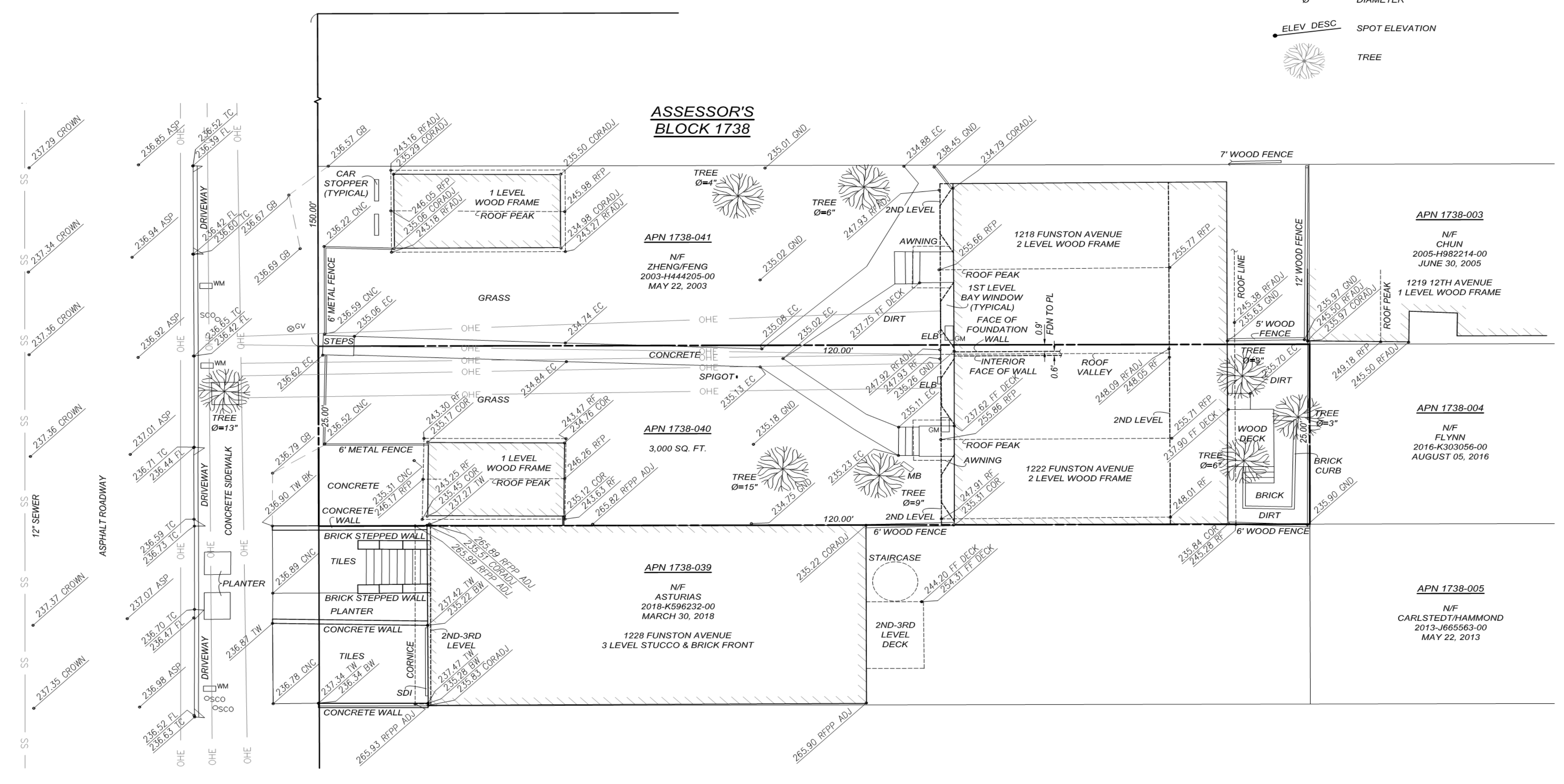
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2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR KIERAN WOODS AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

- ADJ ADJACENT BUILDING
- APN ASSESSOR'S PARCEL NUMBER
- ASP ASPHALT
- BK BACK OF WALK
- BW BOTTOM OF WALL
- CNC CONCRETE
- COR CORNER
- EC EDGE OF CONCRETE
- ELB ELECTRIC BOX
- FDN FOUNDATION
- FF FINISHED FLOOR
- FL FLOW LINE
- GB GRADE BREAK
- GM GAS METER
- GND GROUND
- GV GAS VALVE
- MB MAILBOX
- NF NOW OR FORMERLY
- PKL PROPERTY LINE
- RF ROOF
- RFP ROOF PEAK
- RFPP ROOF PARAPET
- SDI STORM DRAIN INLET
- SCO SANITARY SEWER CLEAN OUT/VENT
- TC TOP OF CURB
- TW TOP OF WALL
- WM WATER METER
- SS SANITARY SEWER LINE
- OHE OVERHEAD ELECTRIC LINE
- Ø DIAMETER
- ELEV DESC SPOT ELEVATION
- TREE TREE

LINCOLN WAY
80' WIDE

FUNSTON AVENUE
70' WIDE



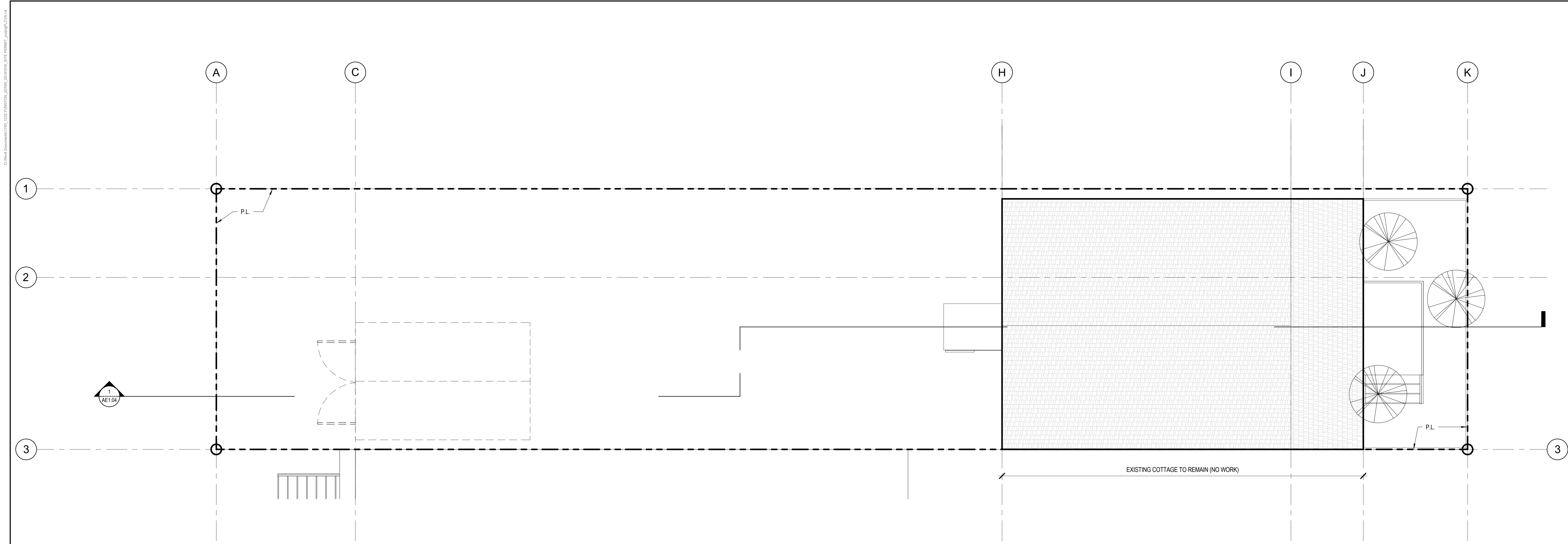
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SCALE:	1" = 8'	▲
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SURVEYED BY:	FTS	▲
CHECKED BY:	EF	▲
CHECKED BY:		▲



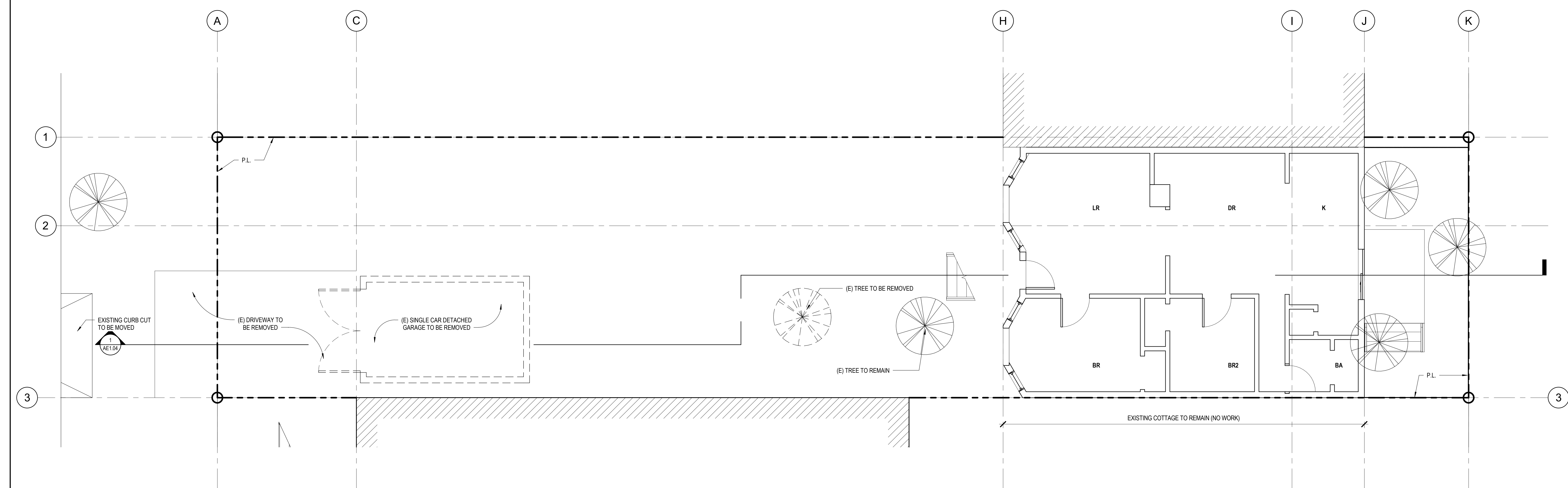
FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S PARCEL NUMBER 1738-040
1222 FUNSTON AVENUE, SAN FRANCISCO, CA

SHEET
1
OF 1 SHEETS
JOB NO.
2144-18



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



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

Revisions	



1222 FUNSTON
AVE

KIERAN WOODS, WOODS
FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

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EXISTING
FIRST FLOOR
PLAN

DATE 11/02/2018

SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.

AE1.02

Revisions

**1222 FUNSTON
 AVE**

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

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**EXTERIOR
 ELEVATIONS -
 WEST (FRONT)**

DATE 11/02/2018

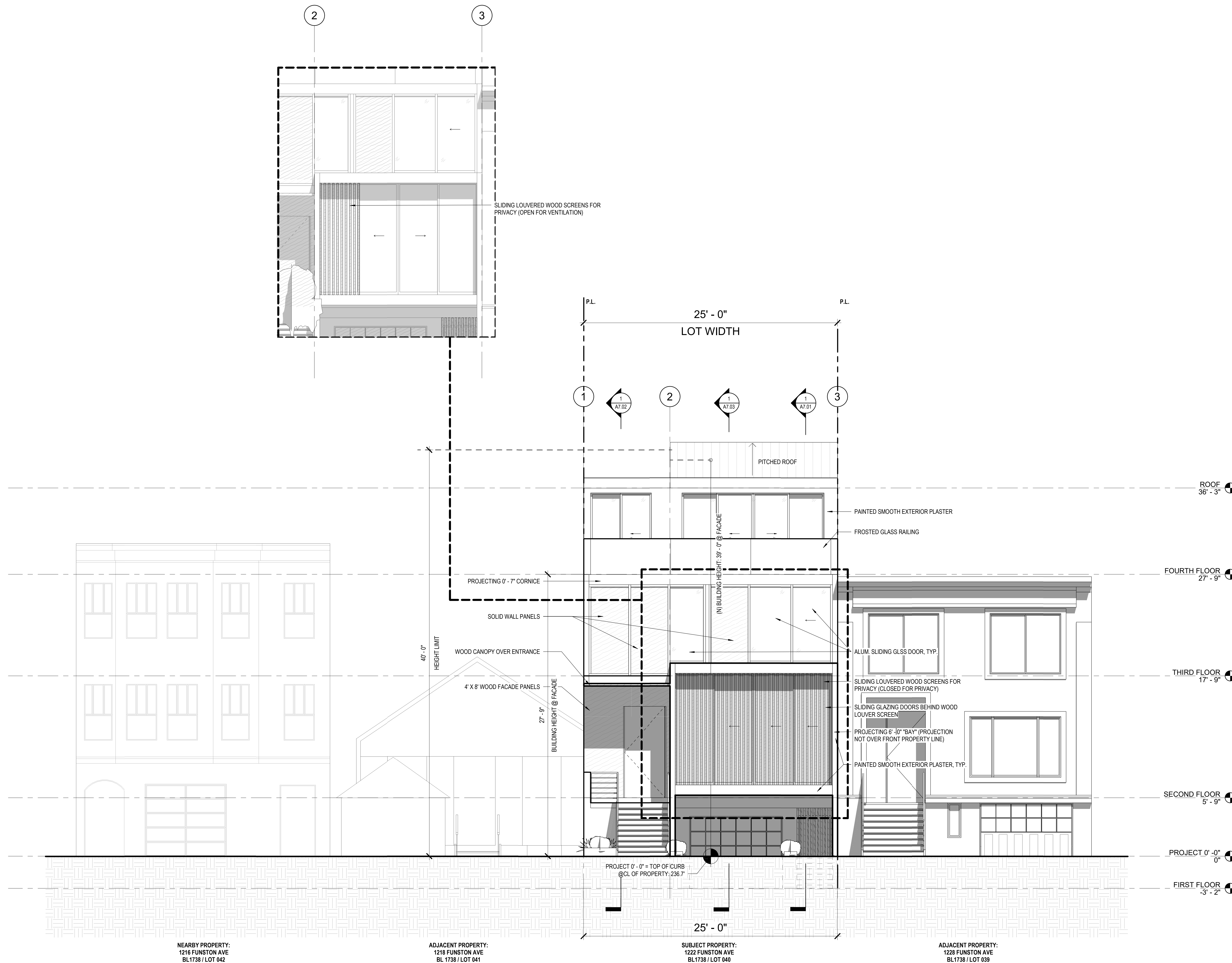
SCALE 1/4" = 1'-0"

DRAWN BY Author

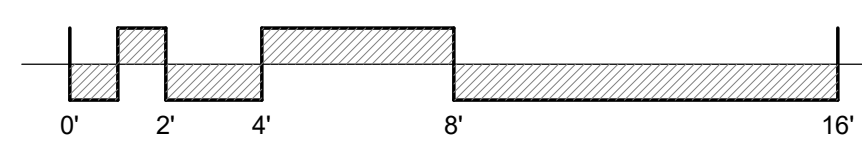
CHECKED BY Checker

JOB NO.

A5.01



1 PROPOSED ELEVATION - WEST (FRONT)
 1/4" = 1'-0"



Revisions

1222 FUNSTON
 AVE

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

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EXTERIOR
 ELEVATIONS -
 EAST (REAR)

DATE 11/02/2018

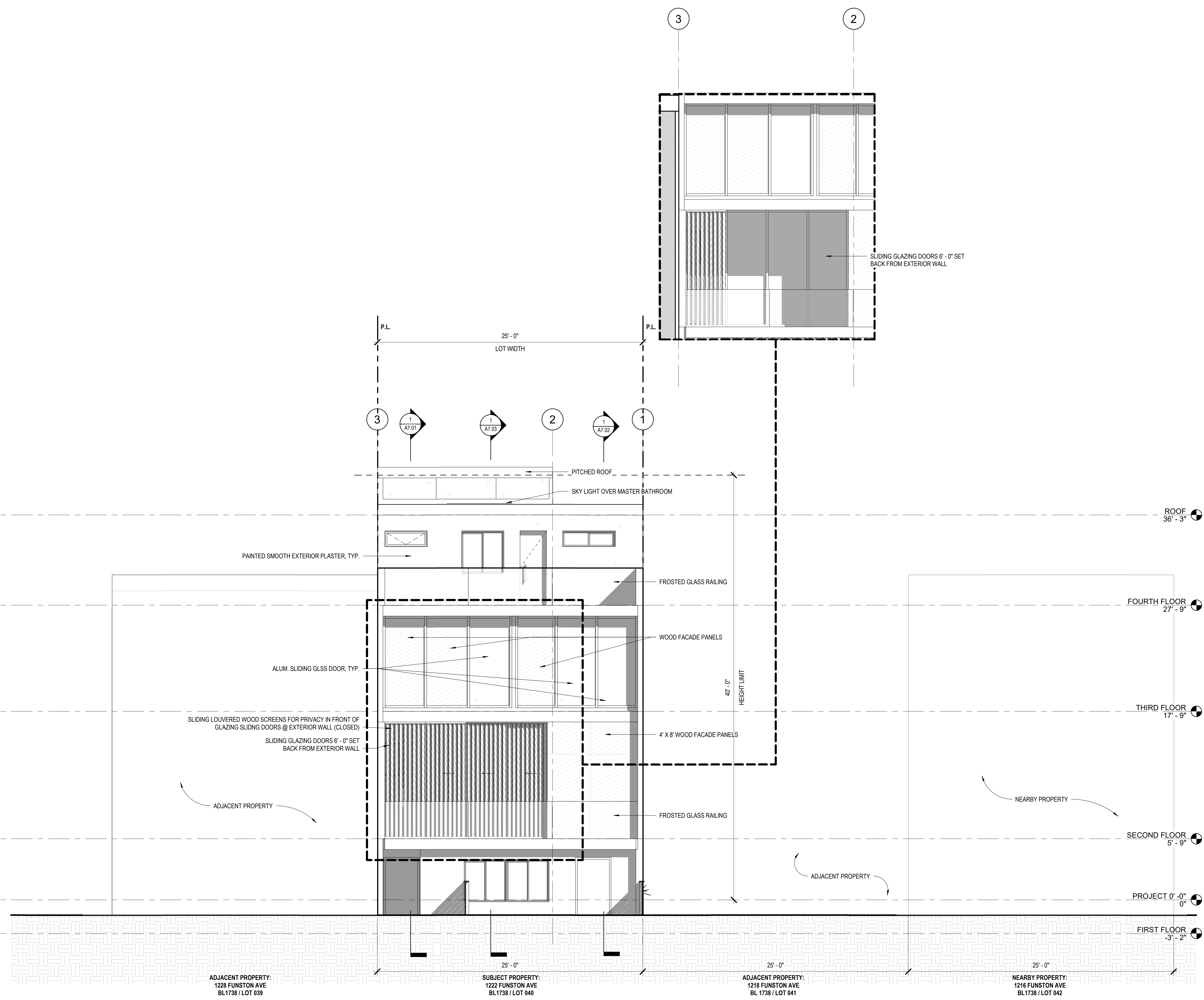
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DRAWN BY Author

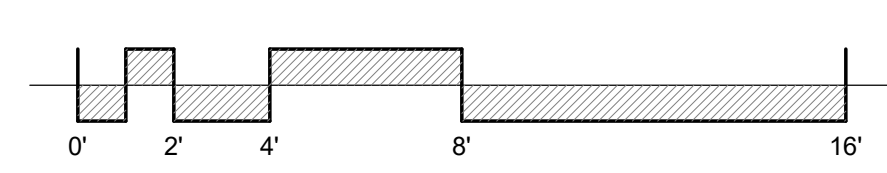
CHECKED BY Checker

JOB NO.

A5.02



1 PROPOSED ELEVATION - EAST (REAR)
 1/4" = 1'-0"



Revisions

1222 FUNSTON
 AVE

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

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EXTERIOR
 ELEVATIONS -
 NORTH

DATE 11/02/2018

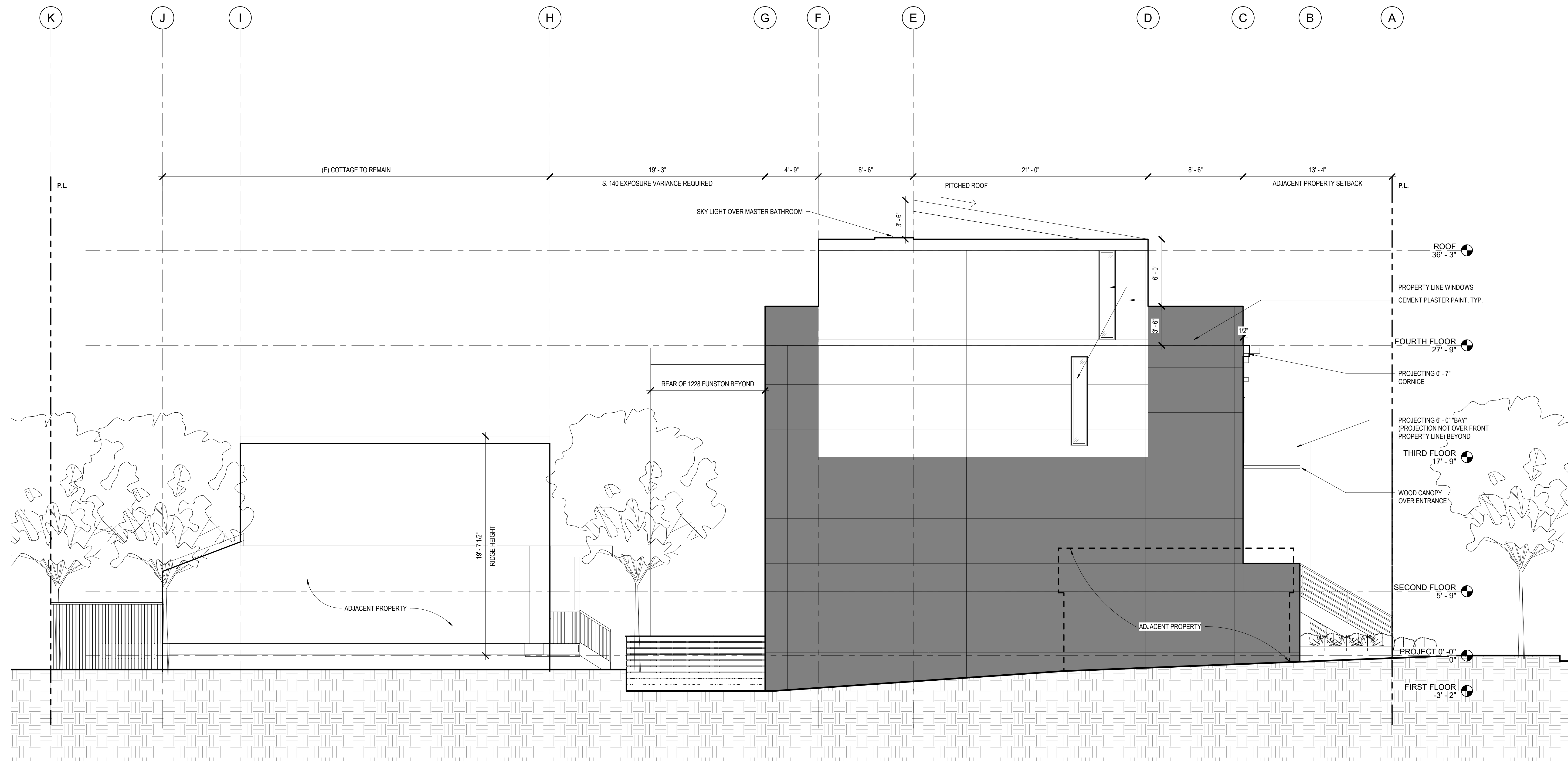
SCALE 1/4" = 1'-0"

DRAWN BY Author

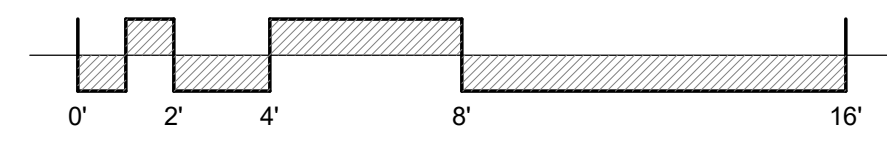
CHECKED BY Checker

JOB NO.

A5.03



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



Revisions

**1222 FUNSTON
 AVE**

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

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**BUILDING
 SECTIONS**

DATE 11/02/2018

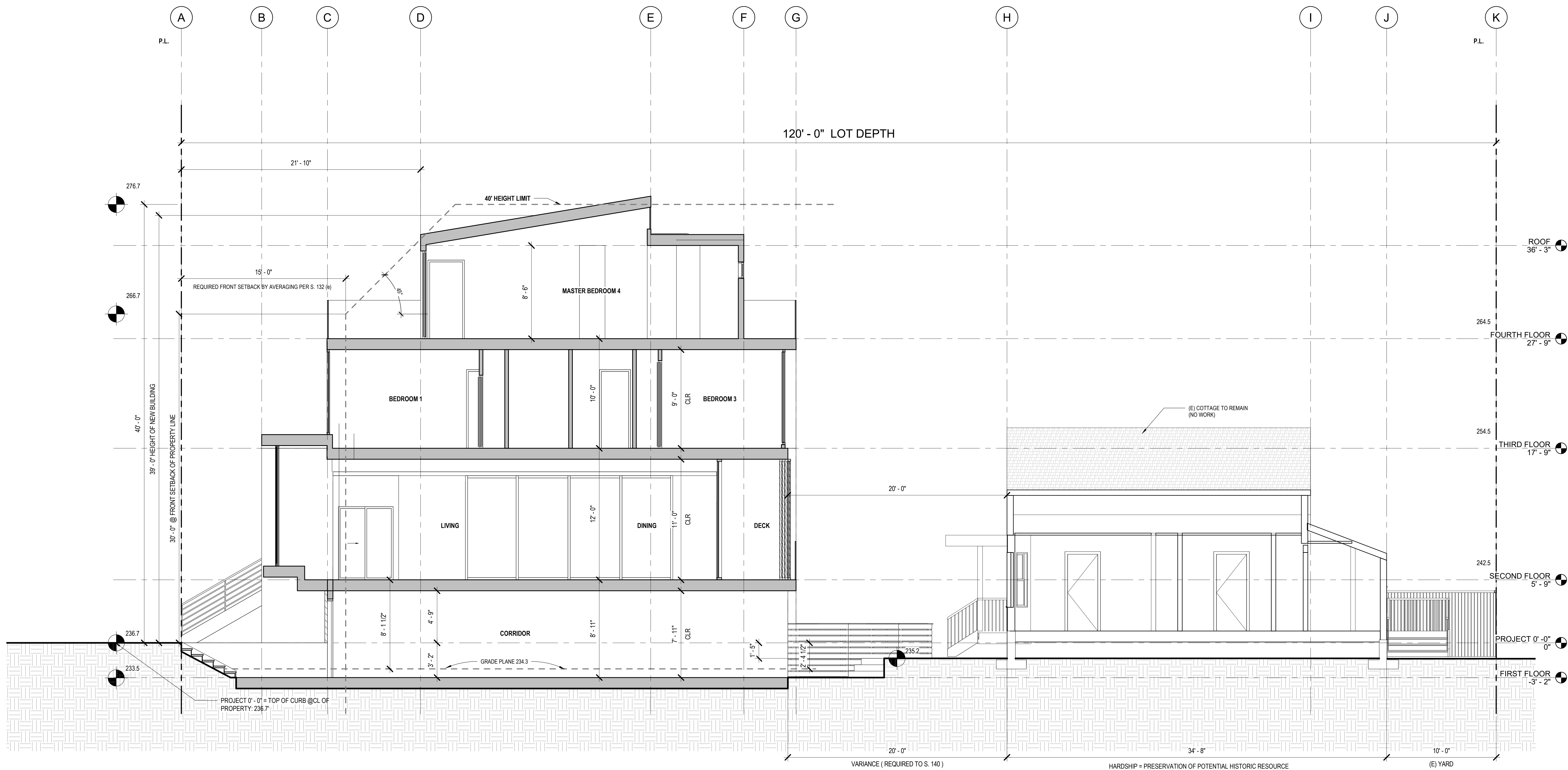
SCALE 1/4" = 1'-0"

DRAWN BY Author

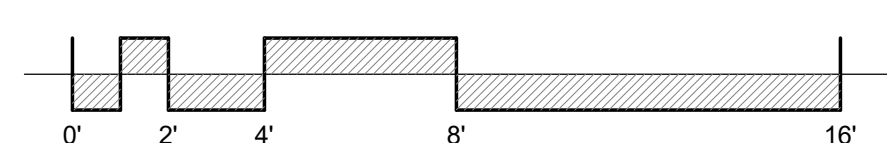
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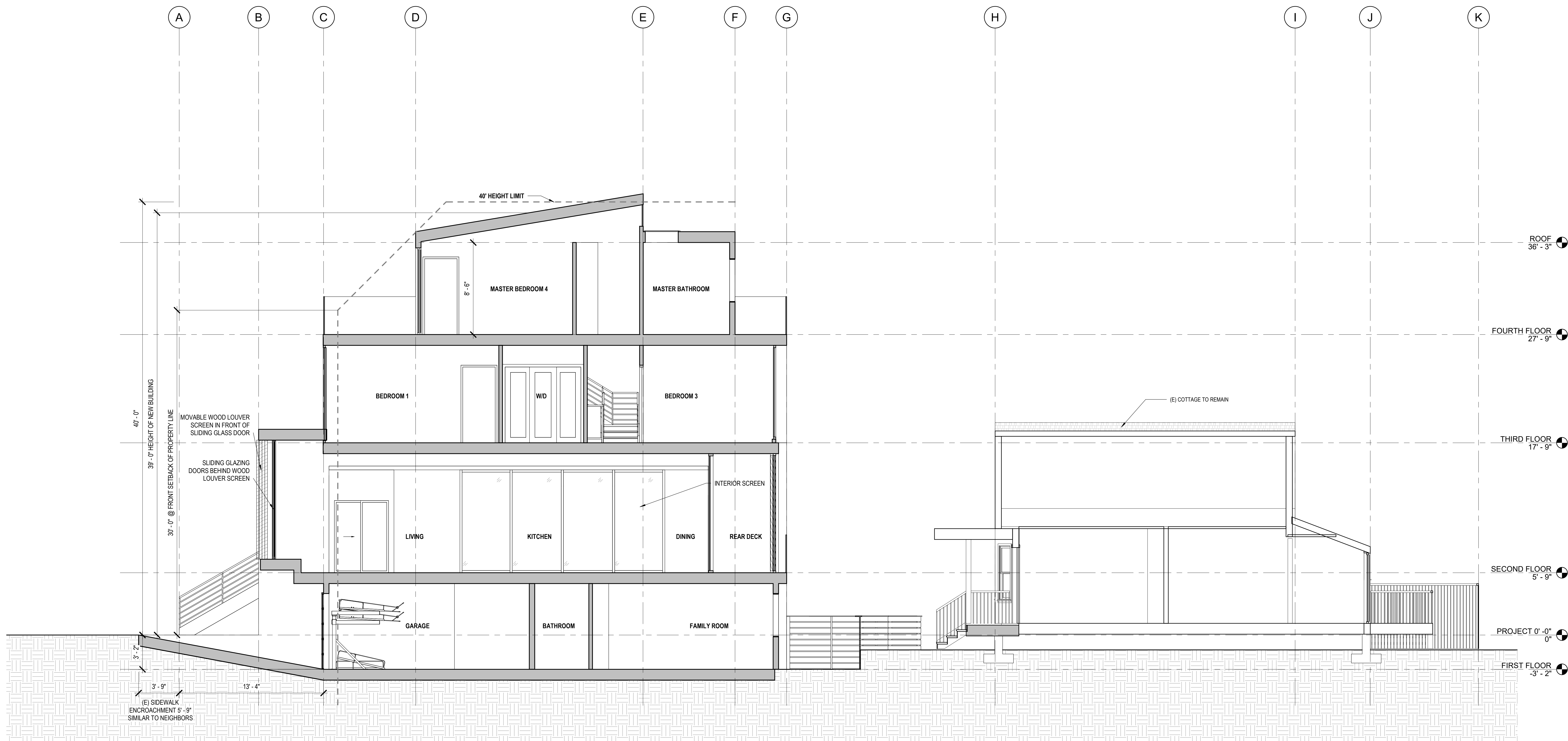
JOB NO.

A7.01

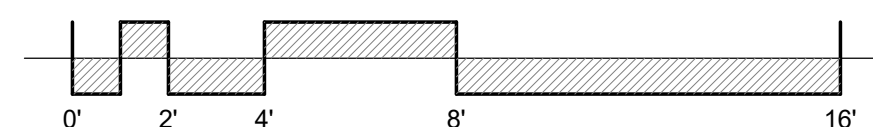


1 SECTION A - A
 1/4" = 1'-0"





1 SECTION C - C
 1/4" = 1'-0"



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VIEW FROM FUNSTON AVE (WOOD SCREENS OPEN)



VIEW FROM FUNSTON AVE (WOOD SCREENS CLOSED)



VIEW FROM FUNSTON AVE



VIEW FROM REAR YARD



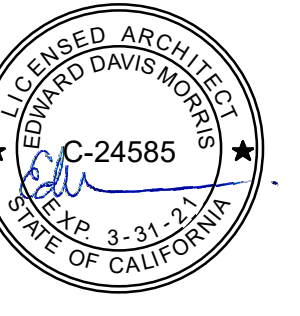
VIEW FROM REAR YARD



VIEW FROM REAR YARD



Revisions	
R1	11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040
SFDDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

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MASSING IMAGES

DATE 11/20/2018

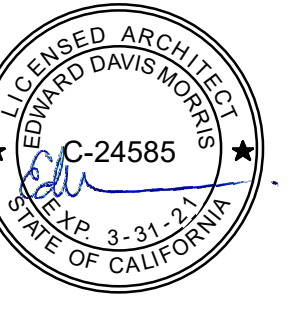
SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO.

G0.10



GENERAL NOTES

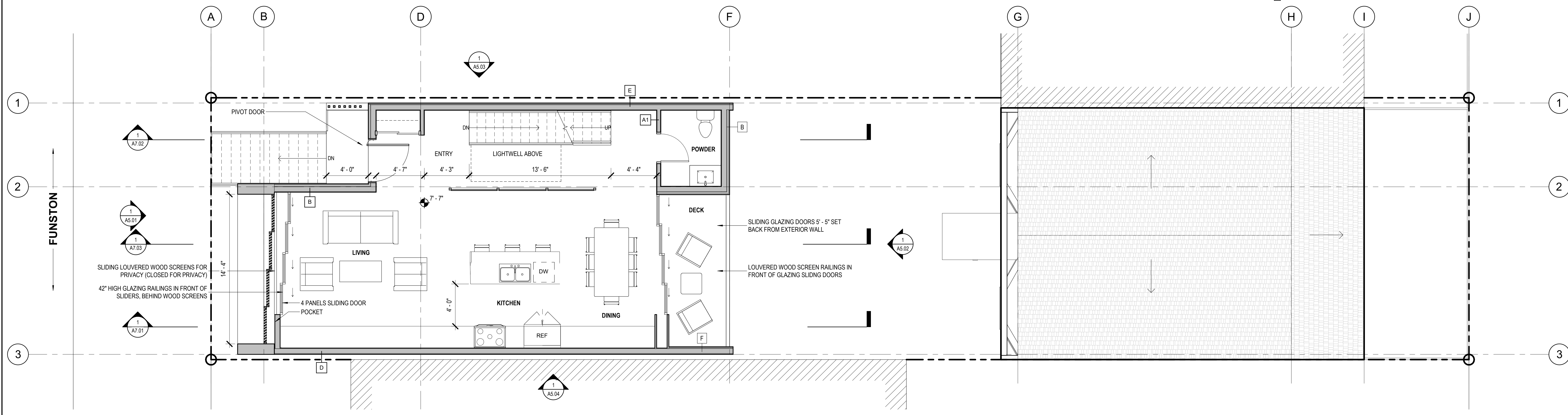
1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

KEYNOTES

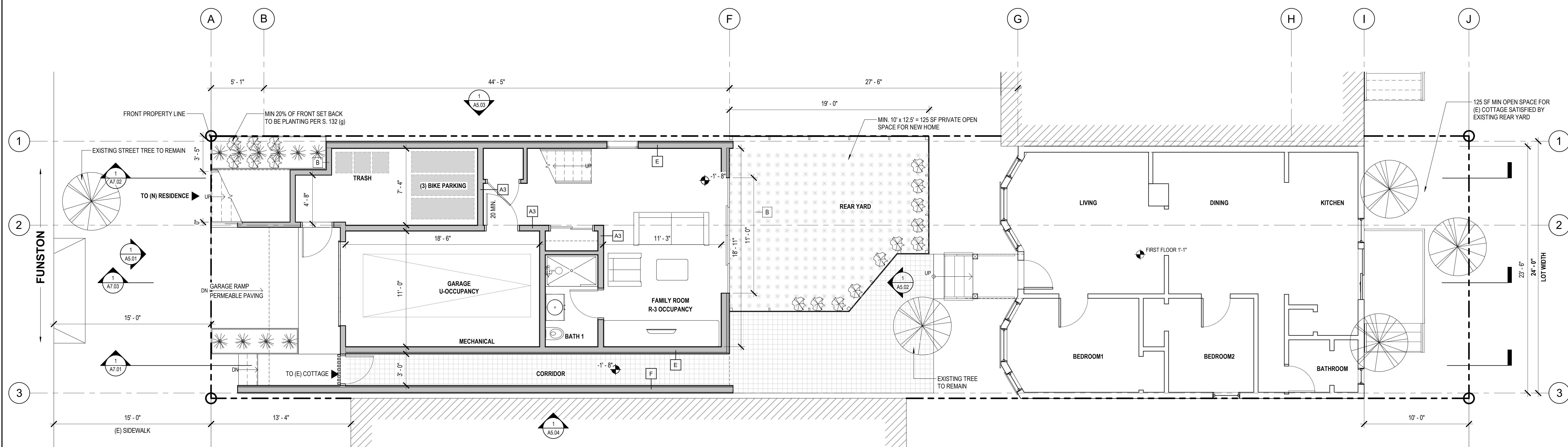
- 1 RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
- 2 COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- 3 PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- 4 GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4). GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
- 5 HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)
- 6 EGRESS WINDOW

PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)



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



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

1222 FUNSTON AVE

BLOCK 1738 / LOT 040
 SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

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FIRST & SECOND FLOOR PLANS

DATE 11/20/2018

SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

JOB NO.

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

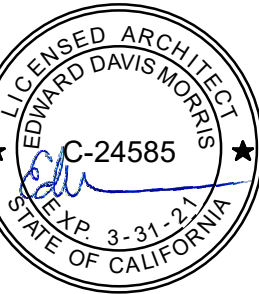
- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)

KEYNOTES

1. RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
2. COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
3. PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
4. GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4) GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
5. HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)
6. EGRESS WINDOW



Revisions
R1 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040
SFDDBA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

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THIRD & FOURTH FLOOR PLANS

DATE 11/20/2018

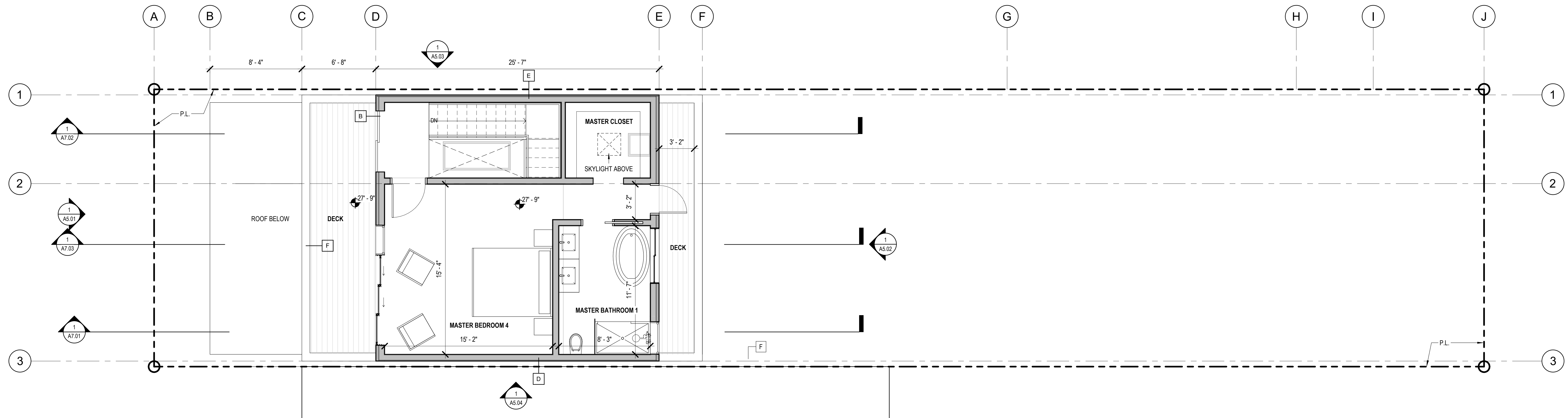
SCALE As indicated

DRAWN BY Author

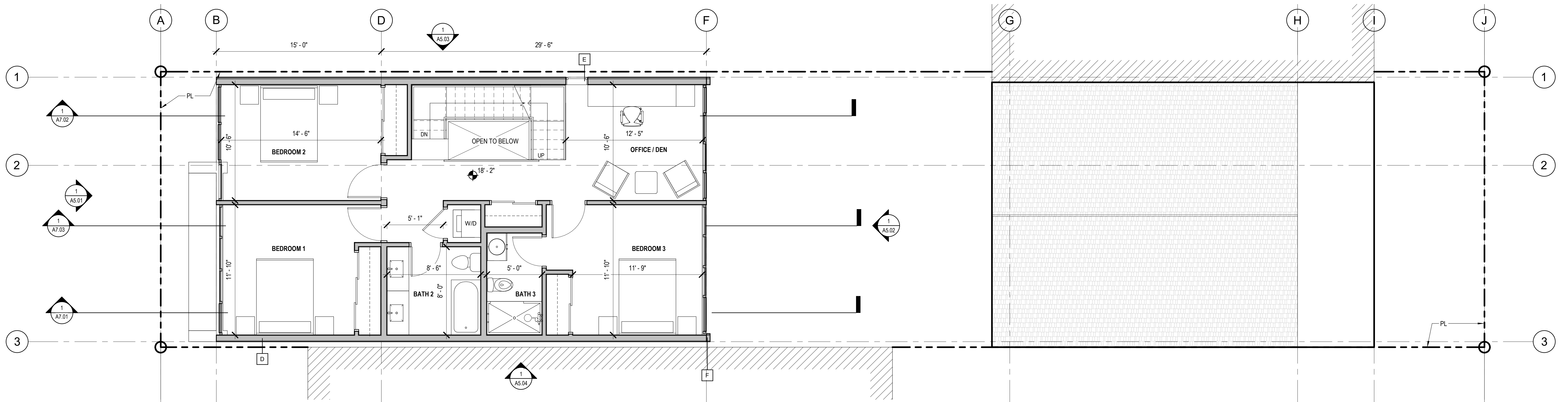
CHECKED BY Checker

JOB NO.

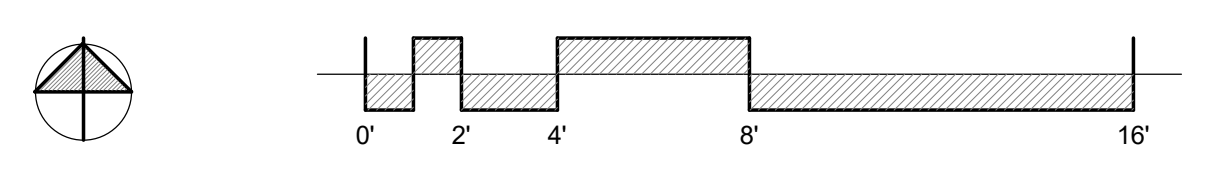
A2.02



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



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





**1222
 FUNSTON AVE**

BLOCK 1738 / LOT 040
 SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

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**EXTERIOR
 ELEVATIONS -
 WEST (FRONT)**

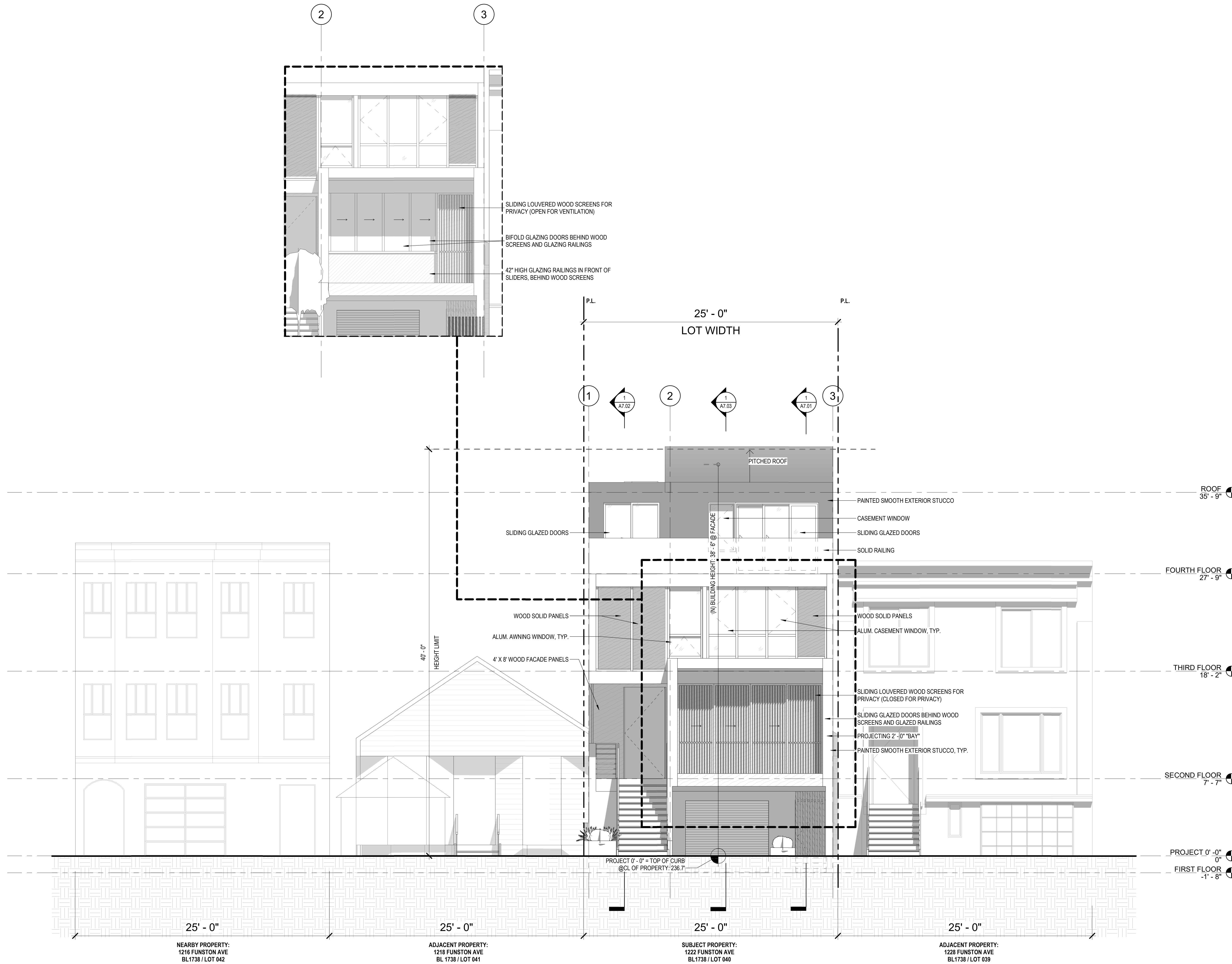
DATE 11/20/2018

SCALE 1/4" = 1'-0"

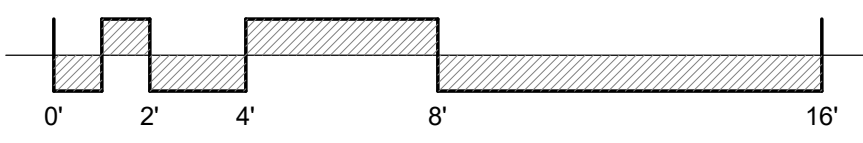
DRAWN BY Author

CHECKED BY Checker

JOB NO.



1 PROPOSED ELEVATION - WEST (FRONT)
 1/4" = 1'-0"



Revisions

R1	11/4/2019



**1222
 FUNSTON AVE**

BLOCK 1738 / LOT 040
 SFDDB BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

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All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

**EXTERIOR
 ELEVATIONS -
 EAST (REAR)**

DATE 11/20/2018

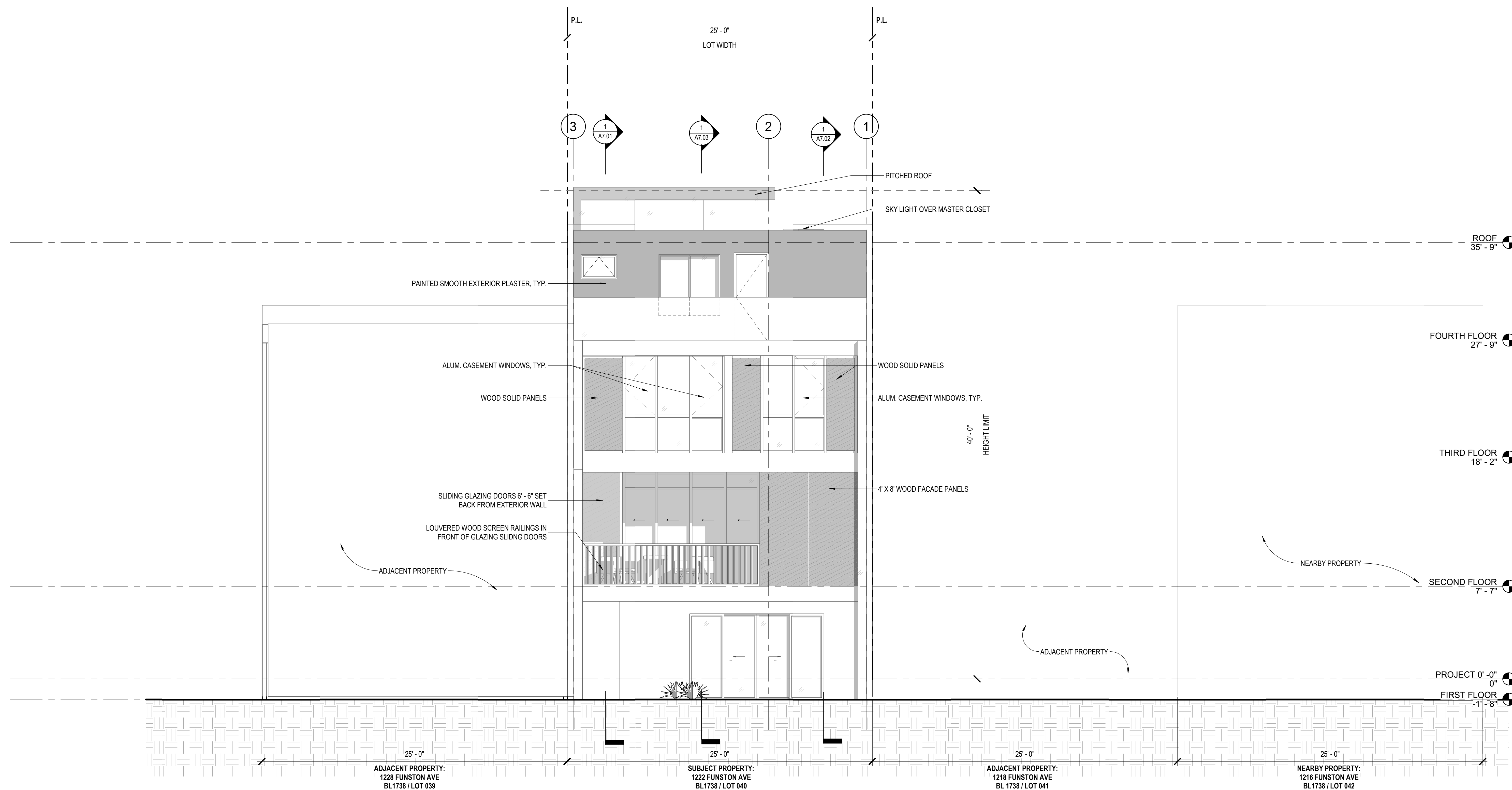
SCALE 1/4" = 1'-0"

DRAWN BY Author

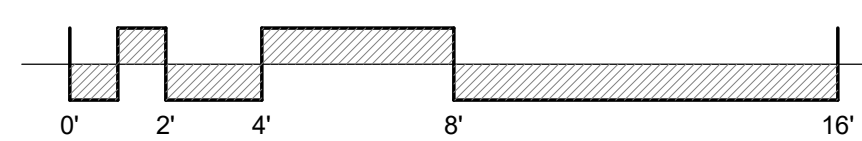
CHECKED BY Checker

JOB NO.

A5.02

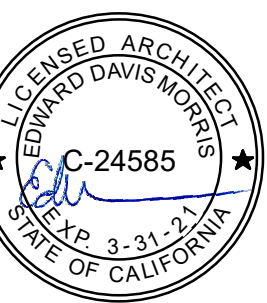


1 PROPOSED ELEVATION - EAST (REAR)
 1/4" = 1'-0"



Revisions

R1 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040
 SFDPI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS
 FAMILY INVESTMENTS, LP

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EXTERIOR ELEVATIONS - NORTH

DATE 11/20/2018

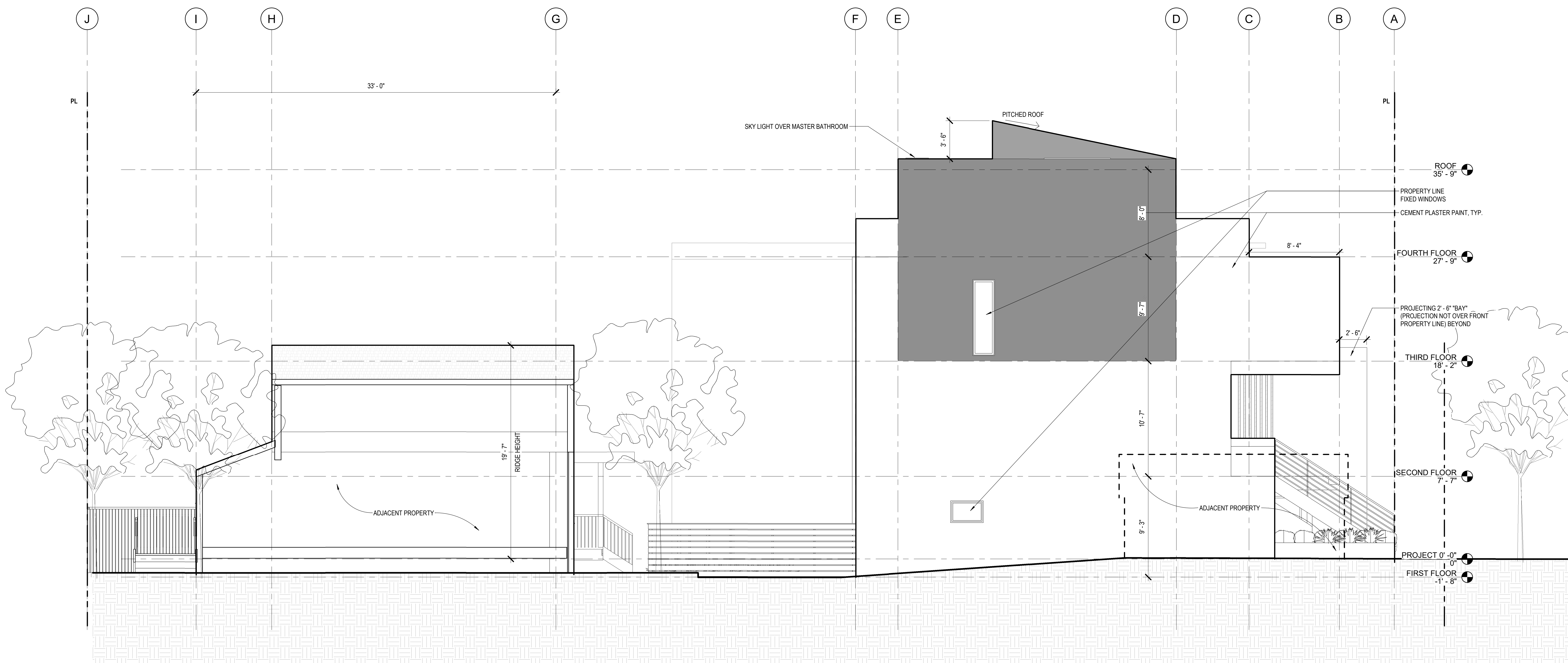
SCALE 1/4" = 1'-0"

DRAWN BY Author

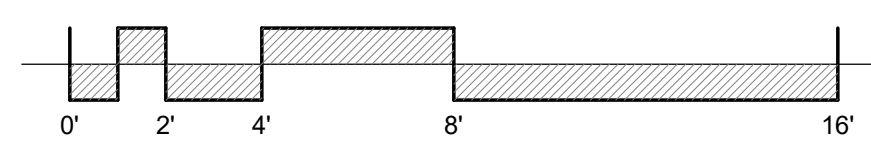
CHECKED BY Checker

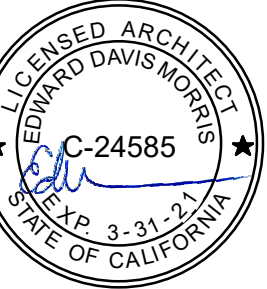
JOB NO.

A5.03



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





1222
 FUNSTON AVE

BLOCK 1738 / LOT 040
 SFDDBI BPA: 201812118001

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EXTERIOR
 ELEVATIONS -
 SOUTH

DATE 11/20/2018

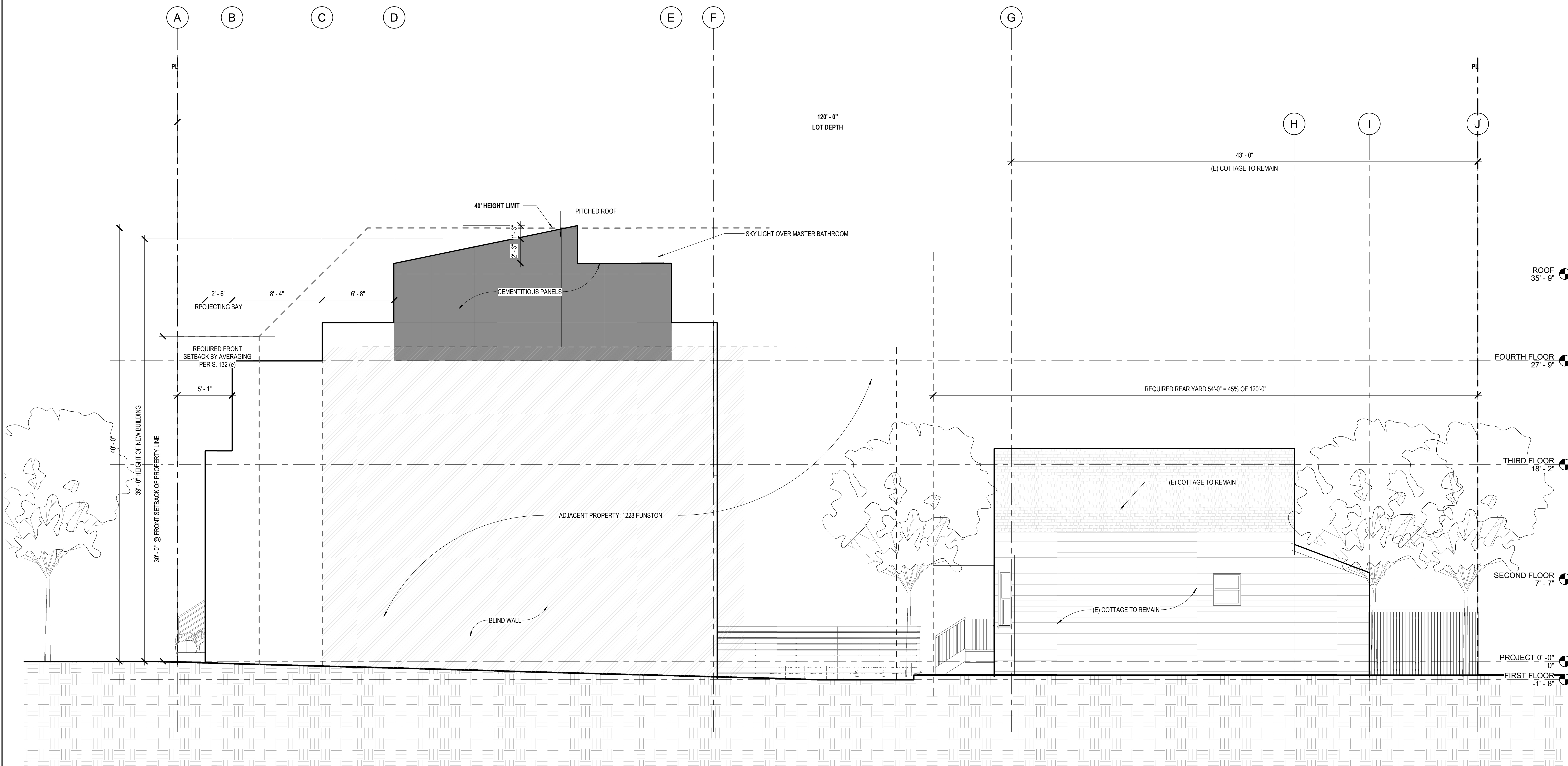
SCALE 1/4" = 1'-0"

DRAWN BY Author

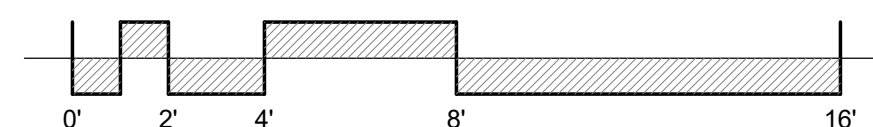
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JOB NO.

A5.04

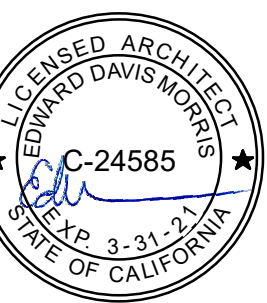


1 PROPOSED ELEVATION - SOUTH
 1/4" = 1'-0"



Revisions

R1 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040
 SFDDB BPA: 201812118001

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BUILDING SECTIONS

DATE 11/20/2018

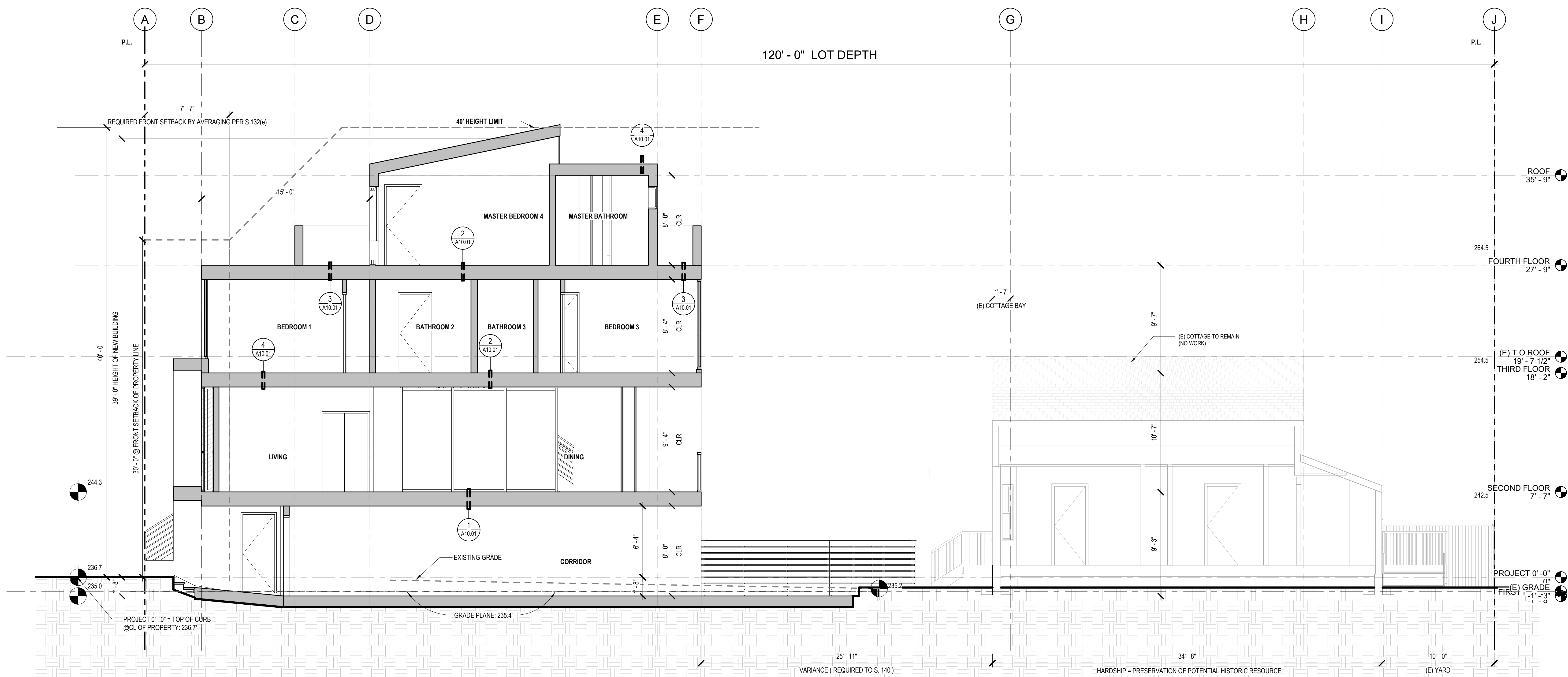
SCALE 1/4" = 1'-0"

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JOB NO.

A7.01



1 SECTION A - A
 1/4" = 1'-0"

