



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review

### Abbreviated Analysis

HEARING DATE: OCTOBER 17, 2019

CONTINUED FROM AUGUST 22, 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:* October 10, 2019  
*Case No.:* **2018-016955DRP**  
*Project Address:* **220 San Jose Avenue**  
*Permit Application:* 2018.1214.8349  
*Zoning:* RH-3 [Residential House, Three-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6513/004  
*Project Sponsor:* Joe Armin  
JZA Architecture  
152 Lundys Lane  
San Francisco, CA 94110  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Take DR and Approve with Modifications**

## PROJECT DESCRIPTION

The project consists of a 2-story, rear horizontal addition to an existing 2-story over basement one-family residence.

## SITE DESCRIPTION AND PRESENT USE

The site is an approximately 29'-1" wide x 158' deep up sloping lot with an existing 2-story at street, one-family house built in 1900. The building is a category 'A' historical resource.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of San Jose Avenue property are generally 2- 3-stories and define a rather consistent mid-block open space. This property is a deep lot immediately adjacent to a short lot (216 San Jose) to the north which abuts perpendicular lots on 24<sup>th</sup> Street. The condition of the northern neighbor's lot size in conjunction with the existing building pattern on the 24<sup>th</sup> street lot leaves the property at 216 San Jose constrained with respect to access to the mid-block open space.

## BUILDING PERMIT NOTIFICATION

| TYPE       | REQUIRED PERIOD | NOTIFICATION DATES          | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-----------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days         | April 3, 2019 – May 3, 2019 | 5.3. 2019    | 8.22. 2019      | 111 days               |

## HEARING NOTIFICATION

| TYPE          | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days         | August 2, 2019       | August 2, 2019     | 20 days       |
| Mailed Notice | 20 days         | August 2, 2019       | August 2, 2019     | 20 days       |
| Online Notice | 20 days         | August 2, 2019       | August 2, 2019     | 20 days       |

## PUBLIC COMMENT

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

## 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).

## DR REQUESTORS

### DR requestors:

Vanessa and Matt Ginzton of 228 San Jose Avenue, adjacent neighbors to the South of the proposed project.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The proposed rear addition is not compatible with the following Residential Design Guidelines:

1. Articulate Building to Minimize Impacts to Light and Privacy to Adjacent properties;
2. Design the Height and Depth of the Building to be Compatible with the Existing Building Scale at the Mid-block Open Space.
3. The DR requestor had also provided a following letter before the last hearing in which they allege that the property has been converted from a 2- or more unit building into a single-family dwelling.

See attached *Discretionary Review Application*, dated May 3, 2019.



## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has modified plans to meet all pre-application demands from the neighbors to the South and complied with Planning Code and Residential Design Guidelines. The proposed addition will be built over the existing footprint of the existing building.

See attached *Response to Discretionary Review*, dated May 30, 2019.

## DEPARTMENT REVIEW

The 3-R report summarizes the building permit history and lists the authorized use as a one-family dwelling, as does the Final Certificate of Final Completion and Occupancy from 2015 lists this as a single-family dwelling.

Staff conducted a site visit and based on that and the permit history, this appears to be a single-family dwelling. Two permits from the early 1960's note three units (one permit proposes to reduce the number of units from 3 to 2; however, the permit was not finalized). Additionally, the Sanborn Map indicates three units (the zoning is also RH-3). All other records indicate a single-family residence. In 2015, DBI issued a CFC for the addition of a garage to the building and this permit noted a single-family dwelling. Staff also investigated records with housing services which performs periodic inspections on all multi-unit buildings and found none.

Aside from bath and kitchen renovations, the building appears to be original layout and materials. There is no evidence of a conversion. There is no basement, but a 30" high crawlspace.

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this addition does present an exceptional or extraordinary circumstance with respect to building scale at the rear, access to mid-block open space, and light to the adjacent neighbor to the North (216 San Jose), which was acknowledged in the original RDAT review and was accompanied by the request to provide a 5' side setback from the north neighbor's property line at the second floor addition. Based on this recommendation, on August 20, the project sponsor submitted revised drawings that provided the requested 5' side setback, but also extended a 2-story, 4' deep pop out at the rear that extends further into the rear yard than the originally proposed and noticed. Staff does not support this addition in light of the DR request.

With respect to impacts to the DR requestor's property, since the subject property is North of the DR requestor, extends less than the depth of the DR requestors building, and is set back by a 3'-2" side yard RDAT did not see any exceptional or extraordinary circumstance and deemed the proposal met the Residential Design Guidelines with respect to the property at 228-230 San Jose to the South.

The Department recommends the second story addition be set back 5' from the northern property line to ameliorate the project from further boxing in the property to the North.

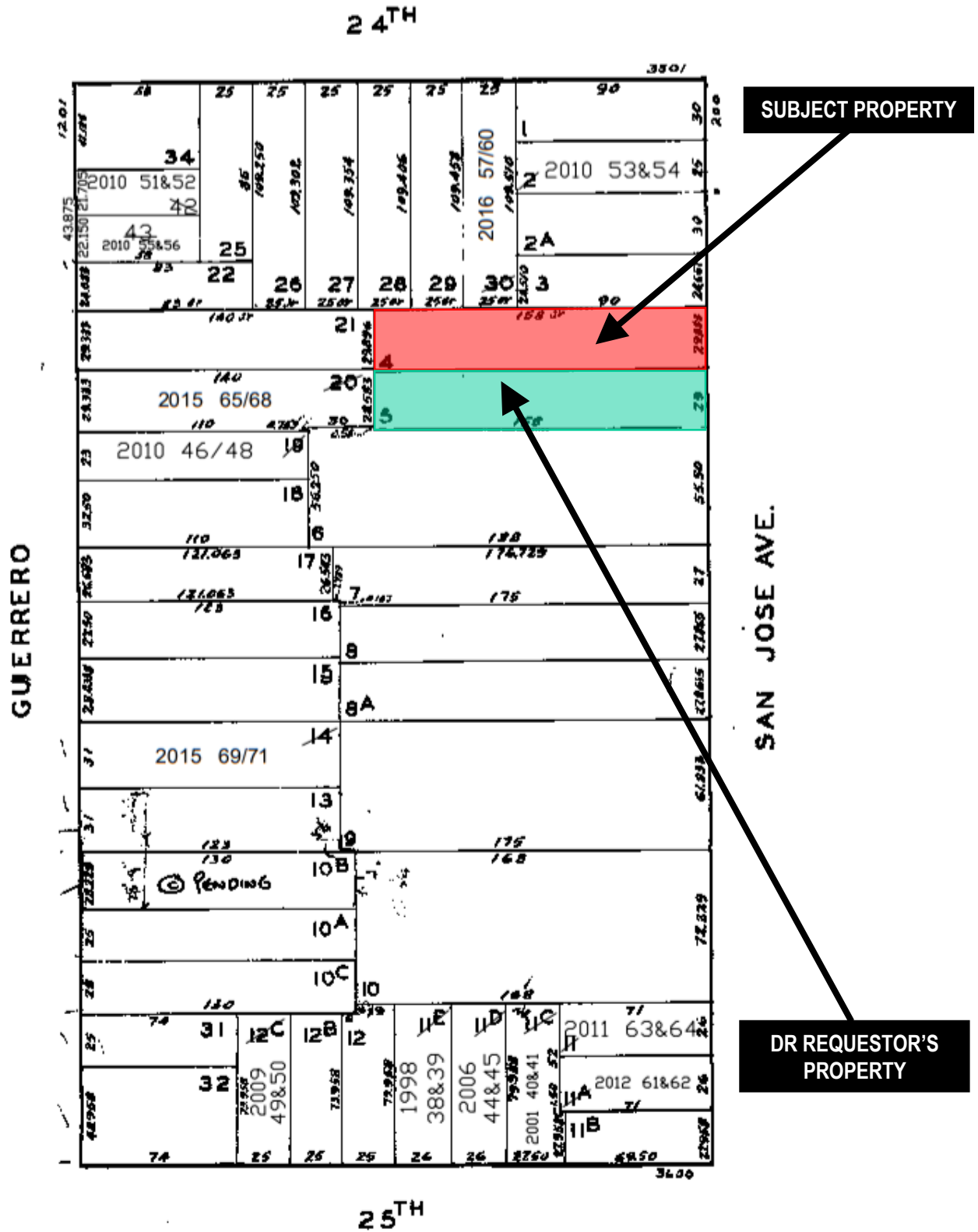
|                        |   |
|------------------------|---|
| <b>RECOMMENDATION:</b> | <b>Take DR and Approve with Modifications</b> |
|------------------------|---|

**Attachments:**

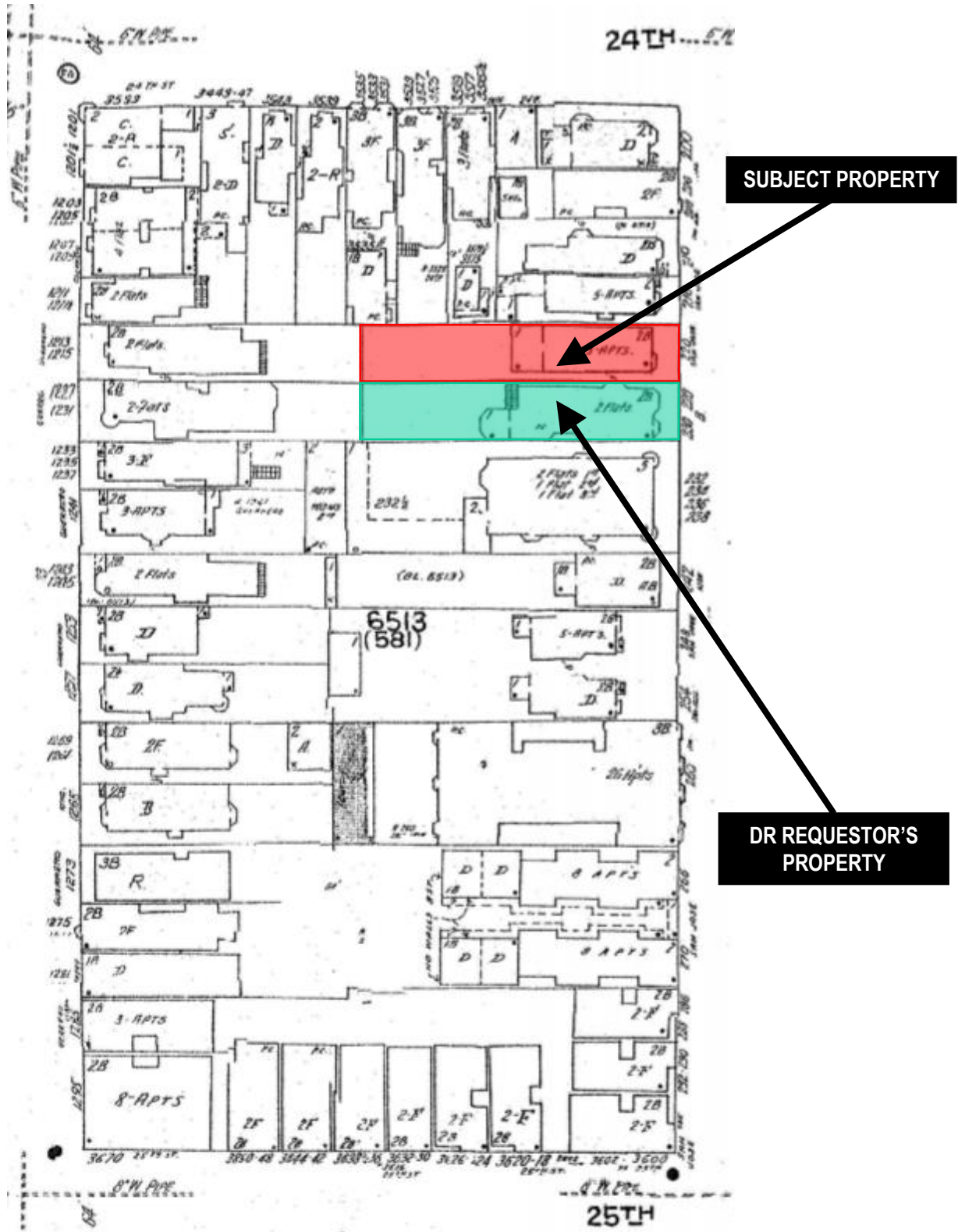
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
3-R report  
Building Permits  
DR Application  
Response to DR Application, drawings dated May 30, 2019  
Reduced Plans

# Exhibits

# Parcel Map



# Sanborn Map\*

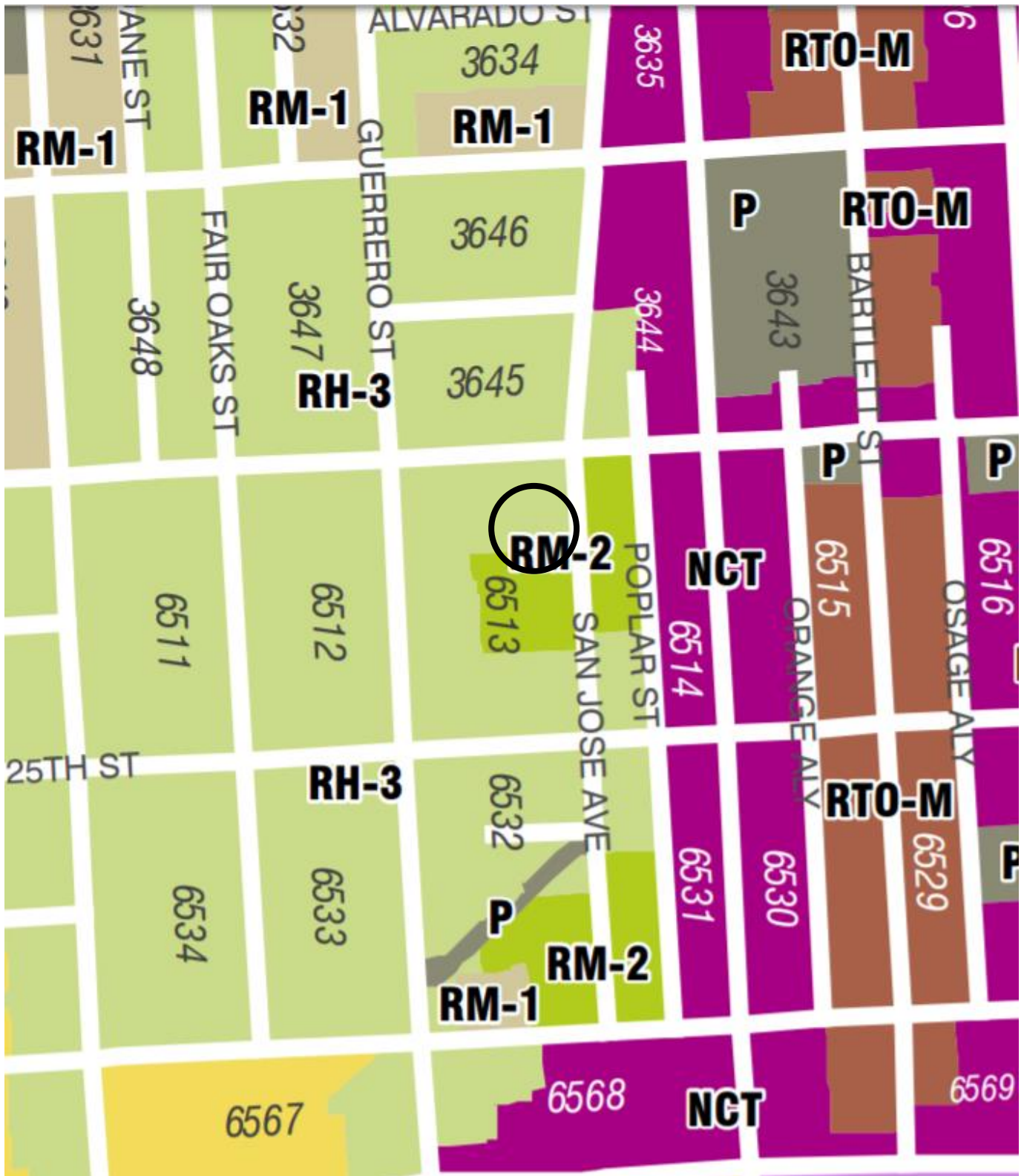


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue

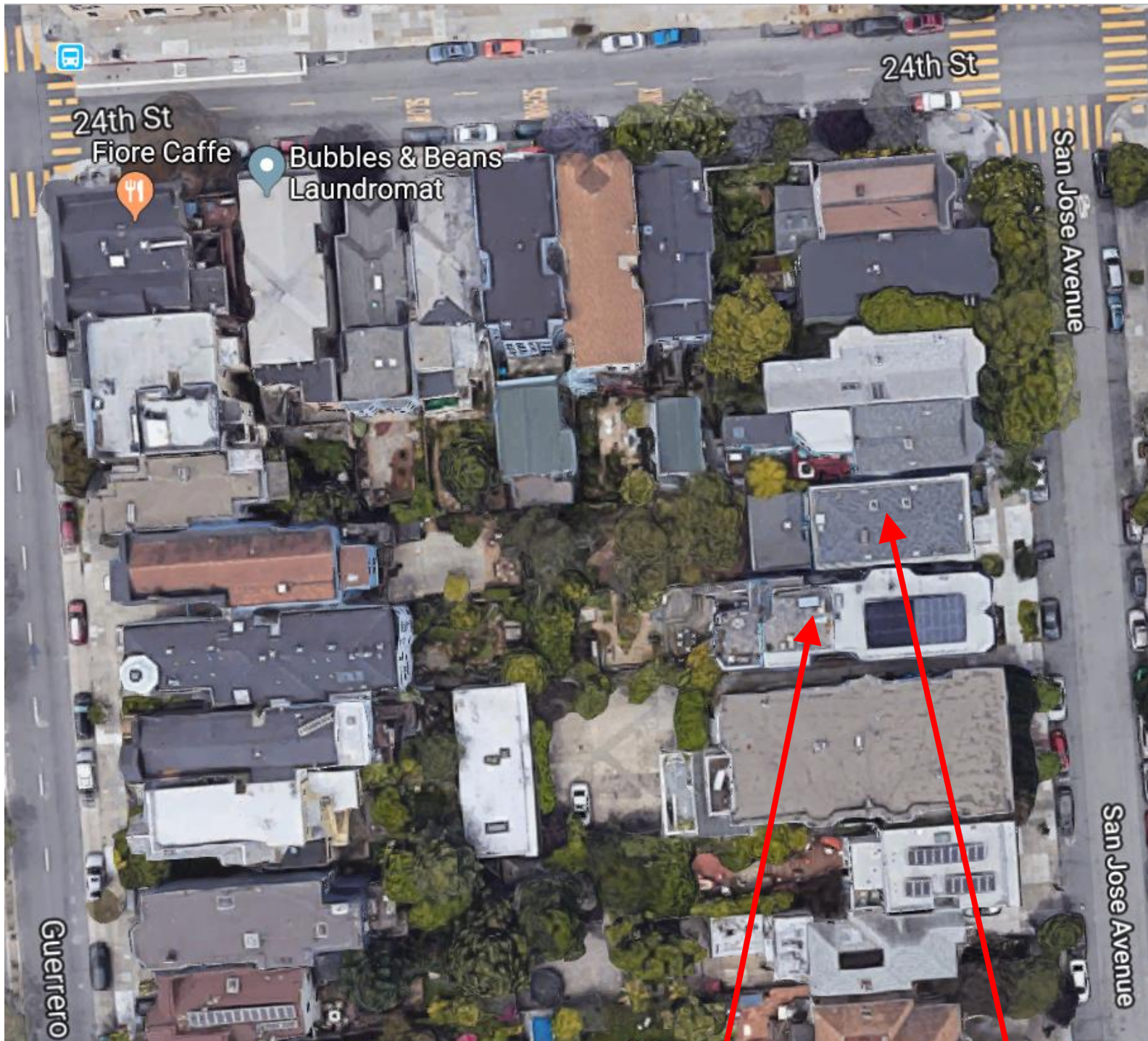
# Zoning Map



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

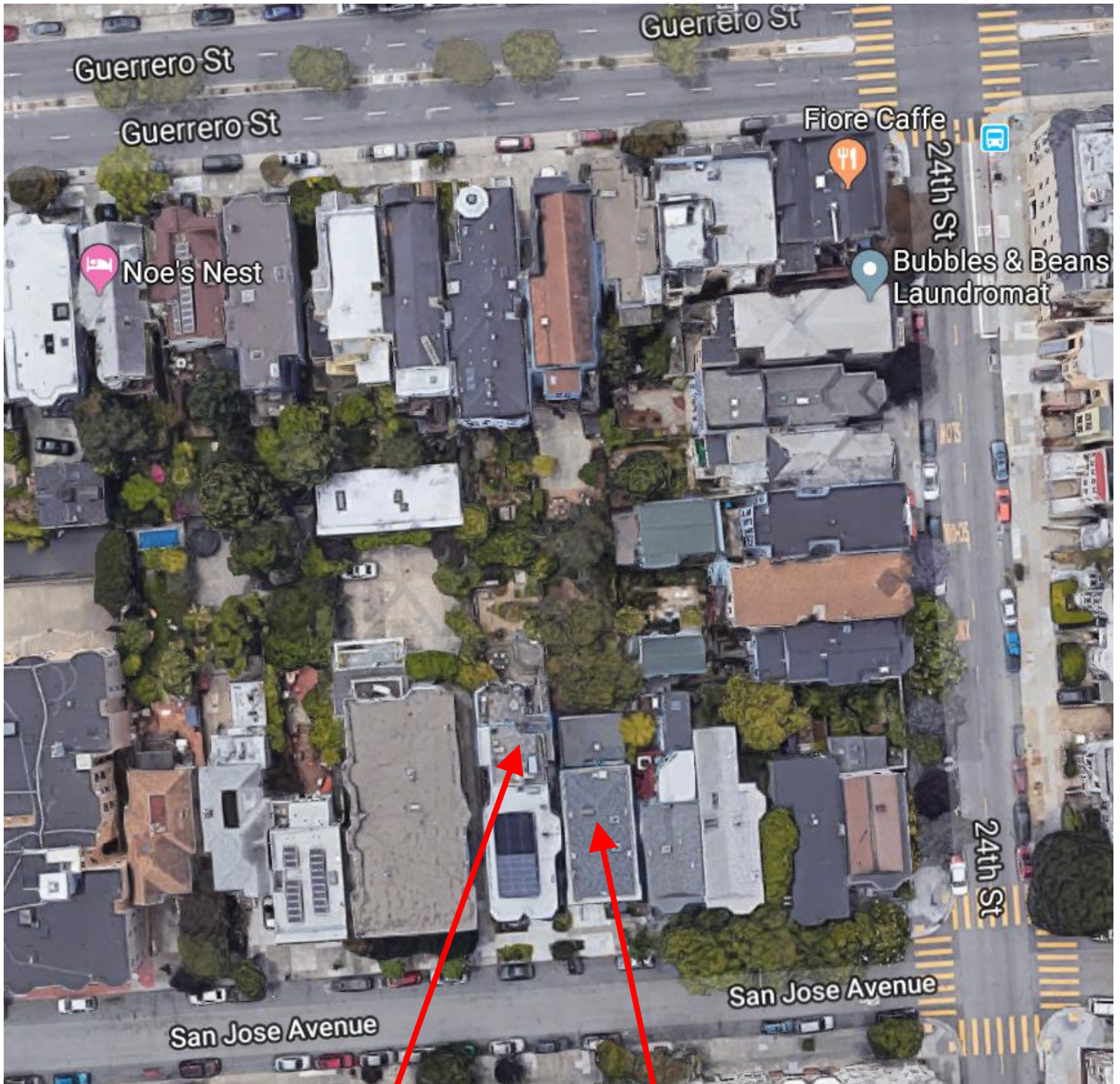
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

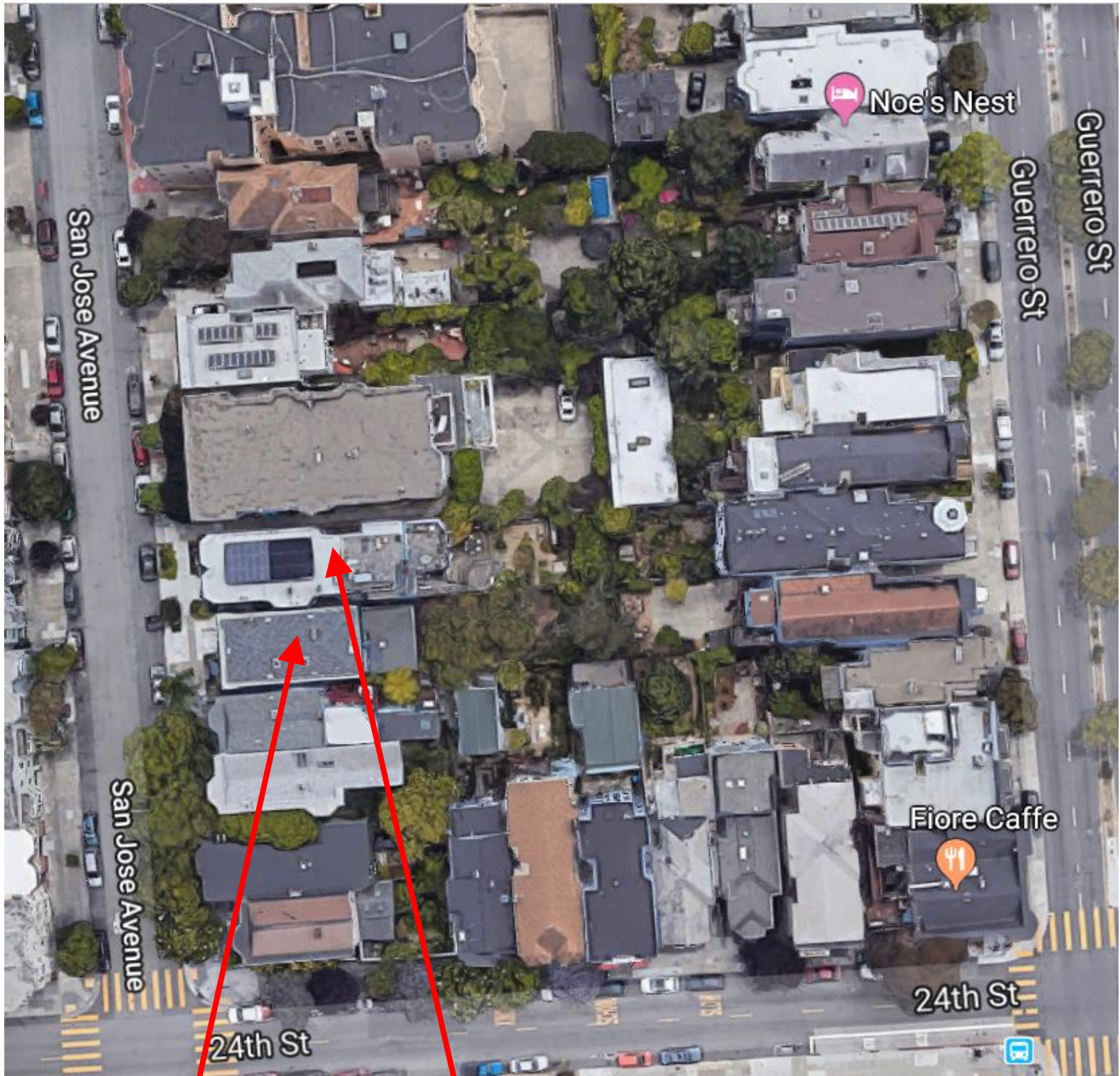
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 14, 2018**, Building Permit Application No. **201812148349** was filed for work at the Project Address below.

**Notice Date:** April 3, 2019

**Expiration Date:** May 3, 2019

| PROJECT INFORMATION |   | APPLICANT INFORMATION |                             |
|---------------------|---|-----------------------|-----------------------------|
| Project Address:    | 220 San Jose Avenue                           | Applicant:            | Joe Armin, JZA Architecture |
| Cross Street(s):    | 24 <sup>th</sup> and 25 <sup>th</sup> Streets | Address:              | 152 Lundys Lane             |
| Block/Lot No.:      | 6513/004                                      | City, State:          | San Francisco, CA 94110     |
| Zoning District(s): | RH-3 / 40-X                                   | Telephone:            | 415-550-1028                |
| Record Number:      | 2018-016955PRJ                                | Email:                | jzarmin@sonic.net           |

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 type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition    |
| <input checked="" 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  | 15 feet                                       | No Change                                  |
| Side Setbacks  | 2 feet (north), 3 feet (south)                | No Change                                  |
| Building Depth   | 69 feet                                       | 72 feet                                    |
| Rear Yard  | 74 feet                                       | 71 feet                                    |
| Building Height  | 37 feet                                       | No Change                                  |
| Number of Stories  | 2 over basement                               | No Change                                  |
| Number of Dwelling Units   | 1   | No Change                                  |
| Number of Parking Spaces   | 2   | No Change                                  |
| PROJECT DESCRIPTION  |   |  |
| The project is a two story, 500-square feet, 26'-6" tall, rear addition to a single family dwelling. It also includes interior remodeling and replacement of the existing roofing materials.   |   |  |
| 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:**

Ella Samonsky, 415-575-9112, [ella.samonsky@sfgov.org](mailto:ella.samonsky@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>                                  |
| 220 SAN JOSE AVE  |   | 6513004  |
| <b>Case No.</b>   |   | <b>Permit No.</b>                                    |
| 2018-016955PRJ  |   | 201812148349   |
| <input checked="" type="checkbox"/> <b>Addition/<br/>Alteration</b>   | <input type="checkbox"/> <b>Demolition (requires HRE for<br/>Category B Building)</b> | <input type="checkbox"/> <b>New<br/>Construction</b> |
| <b>Project description for Planning Department approval.</b><br>TWO STORY REAR ADDITION TO EXISTING SFD. INTERIOR REMODEL AT MAIN & UPPER STORIES INCLUDING REBUILDING KITCHEN & RELOCATING BATHROOMS, NET INCREASE OF 1 BED & 1 BATH @ GARAGE REAR, EXCAVATE EARTH. EXPANDING STORY INSTALL NEW INTERIOR STAIRS BETWEEN GARAGE & MAIN STORIES, REDO ROOF, UPGRADE MECH, ELEC |   |  |

### 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:<br>(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.<br>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.<br>(c) The project site has no value as habitat for endangered rare or threatened species.<br>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.<br>(e) The site can be adequately served by all required utilities and public services.<br><br><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): Ella Samonsky

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

|   |  |
|---|--|
| <b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i> |  |
| <input checked="" type="checkbox"/>   | <b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>   |
| <input 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 checked="" type="checkbox"/>                                  | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |  |
| <input type="checkbox"/>   | Project is not listed. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input checked="" 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):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator)  |
| <input type="checkbox"/>   | 10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation<br><div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A<br/>           a. Per HRER dated<br/>           b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C<br/>           (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 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>   |  |

## 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):<br><input type="checkbox"/> Step 2 - CEQA Impacts<br><input type="checkbox"/> Step 5 - Advanced Historical Review<br><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><br>Building Permit<br>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.   | <b>Signature:</b><br>Ella Samonsky<br>02/21/2019 |
|                                     | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>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.<br>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) |
| 220 SAN JOSE AVE                               |                              | 6513/004                                    |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| 2018-016955PRJ                                 | 201812148349                 |   |
| 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:   |
|  |   |

City and County of San Francisco  
Department of Building Inspection

DEPARTMENT OF  
BUILDING INSPECTION

FOR OFFICE USE ONLY



Edwin M. Lee, Mayor  
Tom C. Hui, S.E., C.B.O., Director

## Report of Residential Building Record (3R) (Housing Code Section 351(a))

**BEWARE:** This report describes the current legal use of this property as compiled from records of City Department. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

COPY

3R REPORT EXPIRED

Address of Building 220 SAN JOSE AV

Block 6513

Lot 004

## Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
  - B. Is this building classified as a residential condominium? Yes No ☒
  - C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒
2. Zoning district in which located: RH-3
3. Building Code Occupancy Classification R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒

If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
5. Building Construction Date (Completed Date): UNKNOWN
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:

| Application # | Permit # | Issue Date   | Type of Work Done  | Status |
|---------------|----------|--------------|--|--------|
| 22114         | 22114    | Mar 06, 1909 | HOUSE TO BE MOVED FORWARD 20 FEET  | N      |
| 251360        | 225006   | Jun 26, 1961 | TERMITE CONTROL  | C      |
| 272585        | 248740   | Mar 05, 1963 | REMOVE ONE KITCHEN, CHANGE BUILDING TO TWO LEGAL FLATS   | X      |
| 275734        | 248741   | Mar 05, 1963 | ROOF REPAIRED AND STAIR WAY FROM 2ND TO BACK YARD. SIDE WALK TO BE REPAIRED  | C      |
| 287599        | 256351   | Aug 26, 1963 | ALUMINUM SIDING AND ALUMINUM WINDOWS   | C      |
| 7906219       | 449478   | Jun 18, 1979 | REPLACE ORIGINAL VICTORIAN WINDOWS AT FRONT BAY, 1 WINDOW AT SIDE, MISSING VICTORIAN TRIM AT SAME AREAS  | C      |
| 8010341       | 466443   | Dec 01, 1980 | REMOVE EXISTING STAIRS ON FRONT ENTRANCE AND REBUILD   | C      |
| 8404496       | 514755   | Apr 27, 1984 | REMOVE LATH & PLASTER IN KITCHEN, BATH, BEDROOM. INSULATE, SHEETROCK & TAPE  | X      |
| 200405144009  | 1025196  | May 14, 2004 | REMODEL EXISTING KITCHEN & 1 BATHROOM. REPLACE CABINETS & APPLIANCES. ADD 1 BATH AT 2ND FLOOR  | C      |
| 200804290843  | 1153322  | Apr 29, 2008 | REROOFING  | C      |
| 201501307100  | 1348192  | Feb 04, 2015 | EXCAVATE EXISTING CRAWL SPACE 4'-0" FOR NEW STORAGE. REPLACE EXISTING PERIMETER FOUNDATION WITH NEW RETAINING WALL AROUND NEW STORAGE, REVISE EXISTING DOOR, NO CHANGES TO EXTERIOR & BUILDING HEIGHT. REPLACE EXISTING BEARING WALL WITH NEW STEEL BEAM ABOVE STORAGE | C      |
| 201502067686  | 1352663  | Mar 24, 2015 | CONVERT EXISTING STORAGE TO NEW GARAGE, DEMO EXISTING WALL FOR NEW GARAGE, NEW MOMENT FRAME - CFC 1FD  | C      |

Address of Building 220 SAN JOSE AV

Block 6513

Lot 004

Other Addresses

8. A. Is there an active Franchise Tax Board Referral on file?

Yes

No ✓

B. Is this property currently under abatement proceedings for code violations?

Yes

No ✓

9. Number of residential structures on property? 1

10. A. Has an energy inspection been completed? Yes ✓ No

B. If yes, has a proof of compliance been issued? Yes ✓ No

11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes

No ✓

B. If yes, has the required upgrade work been completed? Yes No

Date of Issuance: 21 FEB 2017

Date of Expiration: 21 FEB 2018

By: MAY YU

Report No: 201702153988

**COPY**  
**3R REPORT  
EXPIRED**  
Herrera, Manager  
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

SAN FRANCISCO  
DEPARTMENT OF PUBLIC UTILITIES  
BUILDING INSPECTION

3 APPLICATION OF  
FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Miss Helen R. Phillips  
Lessee  
Owner  
FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location 220 San Jose Ave.

San Francisco

Total Cost \$ 1,000.00

Filed June 18, 1961

APPROVED:

APPROVED  
Dept. Public Works  
JUN 26 1961

Superintendent  
Bureau of Building Inspection

Superintendent, Bureau of Building Inspection

Permit No.

JUN 26 1961

Issued

REFER TO  
BUREAU OF ENGINEERING  
BUREAU OF STRUCTURAL ENGINEERING  
BUREAU OF ELECTRICAL ENGINEERING  
BUREAU OF MECHANICAL ENGINEERING  
BUREAU OF CHEMICAL ENGINEERING  
BUREAU OF CIVIL ENGINEERING  
BUREAU OF SANITARY ENGINEERING  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY  
BUREAU OF CITY PLANNING  
BUREAU OF PUBLIC HEALTH  
BUREAU OF DEPARTMENT OF ELECTRICITY  
BUREAU OF ART COMMISSION  
BUREAU OF REDEVELOPMENT AGENCY  
BUREAU OF PARKING AUTHORITY

Approved 6-21-61 1961

Provided the following conditions are complied with:

Maintain footings  
12" below grade

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Owner or Owner's Authorized Agent

Approved: 6-21-61 1961

Zone

CPC Setbacks

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Bureau of Engineering

Approved: 6-21-61 1961

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

SAN FRANCISCO

CENTRAL PERMIT BUREAU F435

Write in Ink—File Two Copies

## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

DEPARTMENT BLDG. FORM  
BUILDING INSPECTIONAPPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 220 San Jose Ave.
- (2) Total Cost (\$) 1,000 (8) No. of Stories 2 (4) Basement or Cellar No
- (5) Present Use of building Dwlg (6) No. of families 2
- (7) Proposed Use of building Dwlg (8) No. of families 1
- (9) Type of construction 1, 2, 3, 4, or 5 (10) Proposed Building Code Classification NO
- (11) Any other building on lot NO (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? NO
- (13) Does this alteration create a horizontal extension to the building? NO
- (14) Does this alteration constitute a change of occupancy? NO
- (15) Electrical work to be performed NO (16) Plumbing work to be performed NO
- (17) Automobile runway to be altered or installed NO
- (18) Sidewalk over sub-sidewalk space to be repaired or altered NO
- (19) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)  
No structural changes. Repair work (termites) and grading  
basement.

- (20) Supervision of construction by Address
- (21) General Contractor Cramer & Company, Inc. California License No. B122418  
Address 1054 Broadway, Burlingame, Calif.
- (22) Architect or Engineer California Certificate No.  
(for design) Address
- (23) Architect or Engineer California Certificate No.  
(for construction) Address
- (24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (25) Owner Hilda R. Sharples (Phone DI 2-5727)

Address 220 San Jose Avenue, San Francisco

For contract by Bureau

By M.W. Cramer Address 1054 Broadway, Burlingame

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

Approved:

Zone: R-4

CPC Setbacks

2-25-63

Department of City Planning

Approved: *James H. [Signature]*  
as City Engineer

*V. J. [Signature]*  
Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

2-28-63

*Approved: [Signature]*  
for Maintenance Work only

Approval of this Application does not constitute approval of the use and occupancy of this building

*ELIAS D. [Signature]*  
Bureau of Building Inspection

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Baller Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO:

- ☐ Bureau of Engineering
- ☐ Bldg. Struct. Engineer
- ☐ Bldg. Inspector
- ☐ Art Commission
- ☐ Dept. of Public Health
- ☐ Dept. of Electricity
- ☐ Redevelopment Agency
- ☐ Parking Authority

Approved 2-13-1963

Provided the following conditions are complied with:

- 1- OBTAIN A PERMIT FROM THE ELECTRICAL BOARD TO REWIRE THE BUILDING
- 1-80 TYPICAL REWIRING COST
- 1-50 TYPICAL COUPLING COST
- 1-50 TYPICAL COUPLING COST
- 2- PROVIDE STAIRS FROM TOP FLOOR ROOM TO ENTRANCE

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

*Willie Ruth Sharples*  
Owner or Owner's Authorized Agent

No.

3

APPLICATION OF

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location 220 Sanyo Ave

Total Cost \$ 100.00

Filed October 5, 1962

APPROVED:

APPROVED  
MAY 5 1963

Superintendent, Bureau of Building Inspection

Permit No. 245770

Issued

3/5/63

19

**Write in Ink—File Two Copies**

**CITY AND COUNTY OF SAN FRANCISCO**

DEPARTMENT OF PUBLIC WORKS  
BBDG. FORM

**CENTRAL PERMIT BUREAU**

**APPLICATION FOR BUILDING PERMIT**  
**ADDITIONS, ALTERATIONS OR REPAIRS**

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location: 2200 San Jose Ave  
(2) Total Cost (\$): 14,500 (3) No. of Stories: 2 (4) Basement or Cellar: no  
(5) Present Use of building: 3 units (6) No. of families: 3  
(7) Proposed Use of building: 2 units + duplex (8) No. of families: 2  
(9) Type of construction: 1, 2, 3, 4, or 5 (10) Proposed Building Code Classification  
(11) Any other building on lot: yes or no (must be shown on plot plan if answer is yes.)  
(12) Does this alteration create an additional story to the building? no  
(13) Does this alteration create a horizontal extension to the building? yes or no no  
(14) Does this alteration constitute a change of occupancy? yes yes or no  
(15) Electrical work to be performed: no yes or no (16) Plumbing work to be performed: no yes or no  
(17) Automobile runway to be altered or installed: no yes or no  
(18) Sidewalk over sub-sidewalk space to be repaired or altered: no yes or no  
(19) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

Remove one kitchen change building ~~to~~  
~~to~~ two Legal Flats

- (20) Supervision of construction by \_\_\_\_\_ Address \_\_\_\_\_
- (21) General Contractor \_\_\_\_\_ California License No. \_\_\_\_\_  
Address \_\_\_\_\_
- (22) Architect or Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
(for design)  
Address \_\_\_\_\_
- (23) Architect or Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
(for construction)  
Address \_\_\_\_\_
- (24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subside walk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (25) Owner Edith Ruth Sharples (Phone AT 2-9385)  
Address 220 San Jose Ave  
By \_\_\_\_\_ Address \_\_\_\_\_  
For contract by Bureau \_\_\_\_\_

**CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.**

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

**THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.**



OFFICIAL COPY

SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

APP. NO.

Charles 223 San Jose St.

HOUSE NO. 272535

12/3/62

REMARKS

2nd Floor  
Kegging  
Unit

D.P.H.  
Unit

CENTRAL PERMIT BUREAU

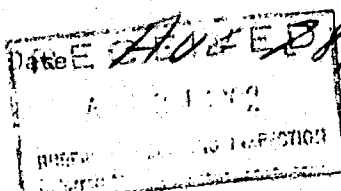
HOUSE NO.

APP. NO.

272535



REPORT OF PERMIT OF OCCUPANCY AND  
BUILDING PERMIT RESEARCH OF PREMISES  
LOCATED AT -



*Ward*

ADDRESS 220 SAN JOSE AVE Block 6513 Lot 4  
OWNER RUTH SHARPLES ADDRESS 220 SAN JOSE AVE

FIELD INSPECTION:  
Original use: DWELL Units: 1 Present use: HPTS Units 3

CENTRAL PERMIT BUREAU: No record of original construction ☒ No record of  
conversion ☐ Building Application No. 1 date 1/1; Number 1  
date 1/1; Number 1; reveals last legal use of building as 1

DEPARTMENT OF PUBLIC HEALTH: No record of building prior to December 26, 1955 ☒  
last description prior to December 26, 1955, shows building occupied as 1  
with 1 units.

Inspector R. Kelly #21

SAN FRANCISCO

W. D. B.

DEPARTMENT OF  
BUILDING INSPECTION

FIELD INSPECTORS REPORT

JUN 15 1934

5274 - 10th St. - 4th floor  
7-15 (S - 8 - 10th St.)

Exp. 10th St.  
Noted 10th St.  
10th St.

2nd floor - 10th St. - 10th St.

~~NOTHING COLLECTED - 10th St. - 10th St.~~  
~~NOTHING COLLECTED - 10th St. - 10th St.~~

*[Signature]*

DEPARTMENT OF BUILDING INSPECTION  
CITY OF SAN FRANCISCO

BLDG. FORM

No. 249771  
**3** APPLICATION OF  
FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location 220 San Jose Ave.

Total Cost \$ 400  
Filed Dec 12 1962  
1962

APPROVED:

APPROVED  
MAR 5 1963

Superintendent, Bureau of Building Inspection

Permit No. 249771

Issued 3/5/63 1963

REFER TO:

- ☐ Bureau of Engineering
- ☐ BBI Struct. Engineer
- ☐ Boiler Inspector
- ☐ Art Commission
- ☐ Dept. of Public Health
- ☐ Dept. of Electricity
- ☐ Redevelopment Agency
- ☐ Parking Authority

Approved 2-6 1963

Provided the following conditions are complied with:

1- OBTAIN A PERMIT FOR APPROVAL FROM THE LOAN OFFICE BEFORE 3 FIRMING

2- FOR SUBMITTAL

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Willie Ruth Sharpley  
Owner or Owner's Authorized Agent

Approved: For Maintenance Work only

Approval of this Application does not constitute approval of the use and occupancy of this building

**ELLIS D. SOX, M. D.**

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved:

Zone

CPC Setbacks

2-6-63 mg Bohner  
Department of City Planning

APPROVAL OF THIS APPLICATION AND ISSUANCE OF THE PERMIT APPLIES TO THE SPECIFIED WORK ONLY AND DOES NOT CONSTITUTE AN APPROVAL OF THE ENTIRE BUILDING.

Department of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BIDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

3

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- 1962
- (1) Location 220 San Jose Ave.  
 (2) Total Cost (\$) 4.00 (3) No. of Stories 2 (4) Basement or Cellar yes  
 (5) Present Use of building apartment house (6) No. of families 2  
 (7) Proposed Use of building apartment house (8) No. of families 2  
 (9) Type of construction Frame (10) 1, 2, 3, 4, or 5 Proposed Building Code Classification  
 (11) Any other building on lot no (must be shown on plot plan if answer is yes.)  
 (12) Does this alteration create an additional story to the building? no  
 (13) Does this alteration create a horizontal extension to the building? no  
 (14) Does this alteration constitute a change of occupancy? no  
 (15) Electrical work to be performed no (16) Plumbing work to be performed no  
 (17) Automobile runway to be altered or installed yes  
 (18) Sidewalk over sub-sidewalk space to be repaired or altered yes  
 (19) Write in description of all work to be performed under this application:  
 (Reference to plans is not sufficient)

roof repaired and stair way from  
2nd to back yard  
side walk to be repaired

- (20) Supervision of construction by Doornbos Address 220 San Jose  
 (21) General Contractor Ostrom California License No. \_\_\_\_\_  
 Address \_\_\_\_\_  
 (22) Architect or Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
 (for design) Address \_\_\_\_\_  
 (23) Architect or Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
 (for construction) Address \_\_\_\_\_  
 (24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.  
 (25) Owner Hilda Ruth Sharples (Phone AT 2-9285)  
 Address 220 San Jose Ave For contract by Bureau

By \_\_\_\_\_ Address \_\_\_\_\_

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

OWNER

LOCATION

APP. NO.

11140 11140  
ADDRESS

220 220  
BLOCK NO.

ESTIMATED COST

100

DATE APPLICATION

3/1/13 247 247  
PERMIT NO.

PERMIT NO.

CONSTRUCTION ALT. NEW OCCUPANCY

REMARKS

TYPE 1A

THEATRE

NO. OF STORIES

TYPE 1B

ASSEMBLY

NO. OF FAMILIES

TYPE 2

SCHOOLS

PLANS

TYPE 3

INSTITUTIONS

ELECTRIC

YES

NO

TYPE 4

HAZARDOUS

PLUMBING

YES

NO

TYPE 5

BUSINESS

CONTRACTOR

BILLBOARD

NON HAZARDOUS

ADDRESS

ROOF SIGN

RESIDENTIAL

ARCHITECT

ELECTRIC SIGN

OPEN AIR ETC

ADDRESS

MARQUEE

ENGINEER

OTHER

ADDRESS

DEPARTMENT OF PUBLIC WORKS

BUILDING RECORD

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

ADDRESS

LOT NO.

BLOCK NO.

HOUSE NO.

OWNER

LOCATION

11140 11140  
ADDRESS

220 220  
BLOCK NO.

HOUSE NO.

## BUILDING INSPECTORS REPORT

DEPARTMENT OF  
BUILDING INSPECTION

# REMARKS

WORK COMMITTEE *200*

FOUNDATION FOR THE FUTURE

LAINING PERMITS ON POSTED

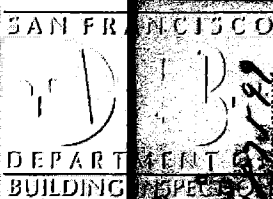
[illegible]

THE UNIVERSITY OF CHICAGO

WORK COMPLETED CERTIFICATE OF FINAL  
COMPLETION POSTED

[illegible][illegible]

DEPARTMENT OF PUBLIC WORKS BUREAU OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO



Approved: \_\_\_\_\_

Zone \_\_\_\_\_

CFC Setback \_\_\_\_\_

To expedite this application, the zoning classification has not been checked. Any use not in the list described only and is not to be used without the approval of the Planning Commission.

Approved for single family use only  
Approved for maintenance use **AUG 23 1963**  
Department of City Planning

Approved: \_\_\_\_\_

Approved: \_\_\_\_\_

Department of Public Health

Approved: \_\_\_\_\_

Department of Electricity

Approved: \_\_\_\_\_

Art Commission

Approved: \_\_\_\_\_

Boiler Inspector

Approved: \_\_\_\_\_

Redevelopment Agency

Approved: \_\_\_\_\_

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 760 volts. See Sec. 385 California Penal Code.

Civil Engineer, Bureau of Building Inspection

Approved: \_\_\_\_\_

Bureau of Engineering

RECEIVED

Bureau of Engineering  
BBI Struct. Engineer  
Boiler Inspector  
Aug 21 PM 3:01  
Ark Commission  
Dept. of Public Health  
Redevelopment Agency  
Parking Authority

Approved **8/22** 19**63**

Provided the following conditions are complied with:

*For first round only*

*Style House*

3 APPLICATION OF

Hilda R. Sharples  
FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS & REPAIRS  
TO BUILDING

Location 220 San Jose

San Francisco

Total Cost \$ 2080

Filed AUG 21 1963  
August 21 1963

APPROVED:

APPROVED  
Dept. Public Works  
8-11-2-1963

Superintendent, Bureau of Building Inspection

Permit No. 25651

Issued 8/21/63 19



CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

BUILDING FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

August 21 1963

Application is hereby made to the Department of Public Works of San Francisco for permission to make in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 220 San Jose San Francisco
- (2) Total Cost (\$) 2080 (3) No. of Stories 2 (4) Basement or Cellar No
- (5) Present Use of building Dwelling (6) No. of families 1
- (7) Proposed Use of building Dwelling (8) No. of families 1
- (9) Type of construction Frame stucco (10) 1, 2, 3, 4, or 5 Proposed Building Code Classification
- (11) Any other building on lot No (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? No
- (14) Does this alteration constitute a change of occupancy? No
- (15) Electrical work to be performed No (16) Plumbing work to be performed No
- (17) Automobile runway to be altered or installed No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
- (19) Will street space be used during construction? No
- (20) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

Supply and install below listed materials to existing front wall of building:

1. Aluminum foil to front wall.
2. Asbestos siding over aluminum foil.
3. Remove existing 4 windows in front of building, install aluminum slider windows to existing locations.

- (21) Supervision of construction by Style House Corp. Address 715 Folsom
- (22) General Contractor Style House Corp. California License No. 104213
- Address 715 Folsom St. San Francisco
- (23) Architect or Engineer None California Certificate No. \_\_\_\_\_
- (for design)
- Address \_\_\_\_\_
- (24) Architect or Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_
- (for construction)
- Address \_\_\_\_\_

- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

- (26) Owner Hilda R. Shazglas (Phone AT 2-9285)
- Address 220 San Jose San Francisco
- By H. R. Shazglas Address 715 Folsom St., San Francisco

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

**CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 809 AND 809.5 SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.**

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

APP NO.

HOUSE NO.

LOCATION

1110 E. Chappell 220 on corner

ESTIMATED COST

2000

FEE

15

DATE APPLICATION

256 J51

PERMIT ISSUED

PERMIT NO.

CONSTRUCTION ALT. NEW OCCUPANCY

REMARKS

TYPE 1A

THEATRE

NO OF STORIES

TYPE 1B

ASSEMBLY

NO OF FAMILIES

TYPE 2

SCHOOLS

PLUMBING

TYPE 3

INSTITUTIONS

YES

TYPE 4

WAREHOUSES

NO

TYPE 5

ALL. JEWELLRY

CONTRACTOR

BILLBOARD

NON HAZARDOUS

ADDRESS

ROOF SIGN

RESIDENTIAL

ARCHITECT

ELECTRIC SIGN

OPEN AIR ETC.

ADDRESS

MARQUEE

ENGINEER

ADDRESS

OTHER

ADDRESS

DEPARTMENT OF PUBLIC WORKS

BUILDING RECORD CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

OWNER

LOCATION

HOUSE NO.

APP NO.

1110 E. Chappell 220 on corner

6850X

# BUILDING INSPECTORS REPORT

## REMARKS

CALLED INSPECTIONS

WORK COMMENCED

FOUNDATION FORMS INSPECTED. OK TO POUR

LATHING PERMISSION POSTED

FLUES BY \_\_\_\_\_ NO

EXTERIOR OR STRUCTURAL PLASTERING OK

OTHER INSPECTIONS

WORK COMPLETED. CERTIFICATE OF FINAL  
COMPLETION POSTED.

*Stephen J. Ford*  
INSPECTOR OF BUILDINGS

DEPARTMENT OF PUBLIC WORKS - BUREAU OF BUILDING INSPECTION  
CITY AND COUNTY OF SAN FRANCISCO

11/1/61



City and County of San Francisco  
Department of Building Inspection

**CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY**

LOCATION: 220 San Jose Av 6513/004  
(number) (street) (block and lot)

Permit Application No: 201502067686 Type of Construction: V-B Stories: \_\_\_\_\_ Dwelling Units: 1

Basements: 1 Occupancy Classification: R-3 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: Convert (E) Storage to (N) garage  
New garage + new moment frame

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the *San Francisco Building Code*.

Any change in the use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

This certificate issued on: 11/6/15

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director

by: [Signature]  
(Signature) Building Inspector  
Benny Chan  
Printed Name

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

220 SAN JOSE AVE  
MARK & LYDIA CHAVEZ

x  
x  
x

x

x

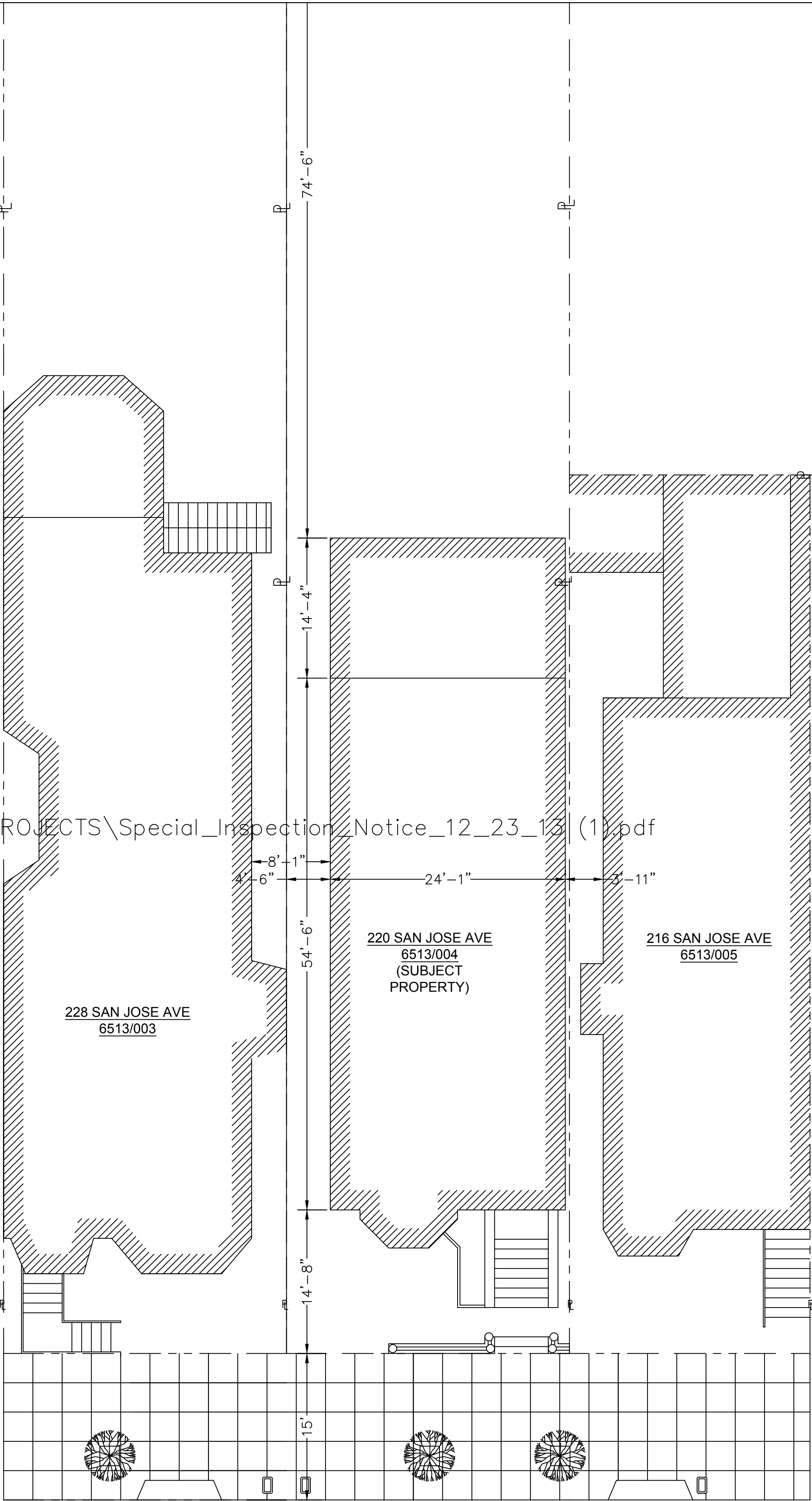
HAROLD HOWELL  
415 276-4515

415 692-0496  
MATT@MERCURYENGINEERS.COM

File: Z:\Z Archive\512 Construction Docs\JOBS - ONGOING\ACTIVE PROJECTS\Special Inspection\JOBS - ONGOING\ACTIVE PROJECTS\Special Inspection\Notice\_12\_23\_13 (1).pdf  
Missing or invalid reference

File: Z:\Z Archive\512 Construction Docs\JOBS - ONGOING\ACTIVE PROJECTS\Special Inspection\JOBS - ONGOING\ACTIVE PROJECTS\Special Inspection\Notice\_12\_23\_13 (1).pdf  
Missing or invalid reference

| APPLICABLE CODES   | PROPERTY DATA:  |
|--|---|
| <div><div><div>• INTERNATIONAL BUILDING CODE 2012</div><div>• CALIFORNIA BUILDING CODE 2013</div><div>• SAN FRANCISCO BUILDING CODE 2013</div></div></div> | <div>ADDRESS: 220 SAN JOSE AVENUE</div> <div>BLOCK/LOT: 6513/004</div> <div>TYPE OF CONSTRUCTION: V-B</div> <div>PRESENT USE: RESIDENTIAL</div> <div>OCCUPANCY CLASS: R-3</div> <div>NUMBER OF UNITS: 1</div> |

| SCOPE OF WORK | DRAWING INDEX |
| • CONVERT (E) STORAGE TO (N) GARAGE  • DEMO (E) WALL FOR (N) GARAGE DOOR  • (N) MOMENT FRAME | A1: PROPERTY INFORMATION PROPERTY MAP SPECIAL INSPECTION FORM  A2: FRONT ELEVATIONS  A3: GROUND FLOOR PLANS  A4: 1ST FLOOR PLANS  A5: 2ND FLOOR & ATTIC PLANS  A6: LONGITUDINAL SECTIONS  S1: GENERAL NOTES  S2: FOUNDATION PLANS  S3: FRAMING PLANS  D1: DETAILS |


1(E) PLOT PLAN

SCALE: 1/8" = 1'-0"

N

220 SAN JOSE AVENUE

BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER  
Harold E. Howell  
C-17,591  
Exp. 06-30-2015  
Civil  
STATE OF CALIFORNIA

MERCURY  
ENGINEERING  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

DATE: FEB 2015

SIZE: 24x36

SCALE: 1/8"=1'-0"

PROPERTY INFORMATION  
PROPERTY PLAN  
SPECIAL INSPECTION FORM

A1



BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



**MERCURY  
ENGINEERING**  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

DATE: FEB 2015

SIZE: 24x36

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

GROUND FLOOR PLANS

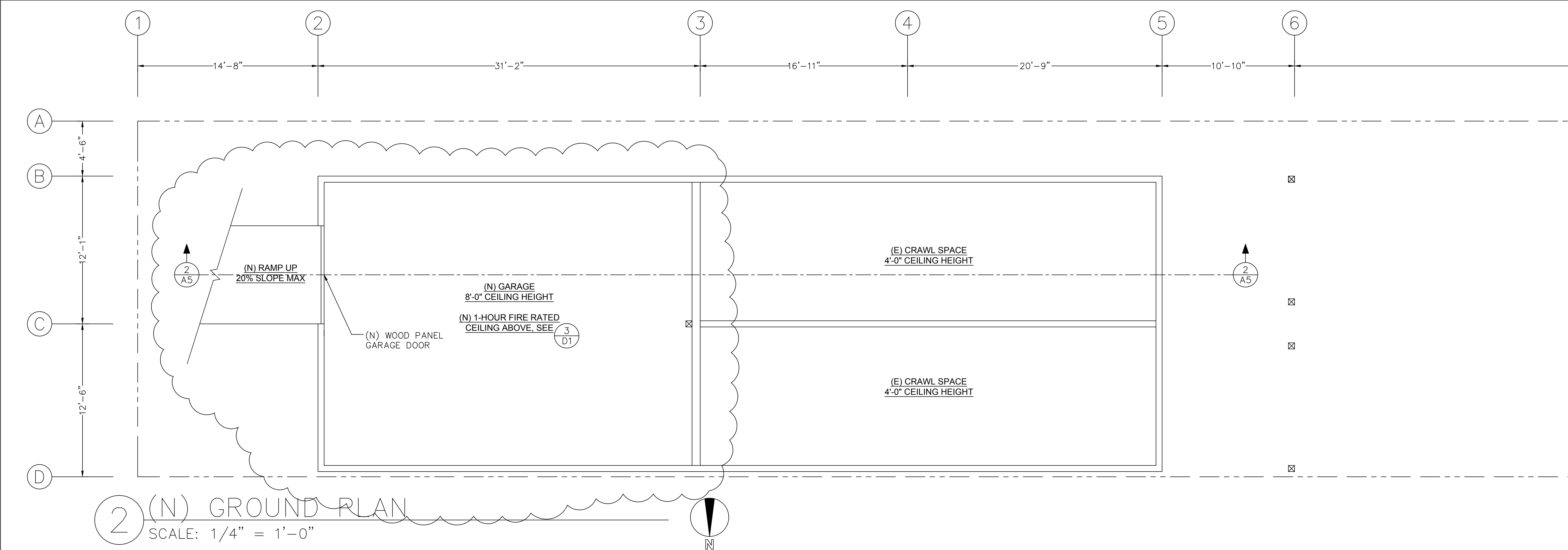
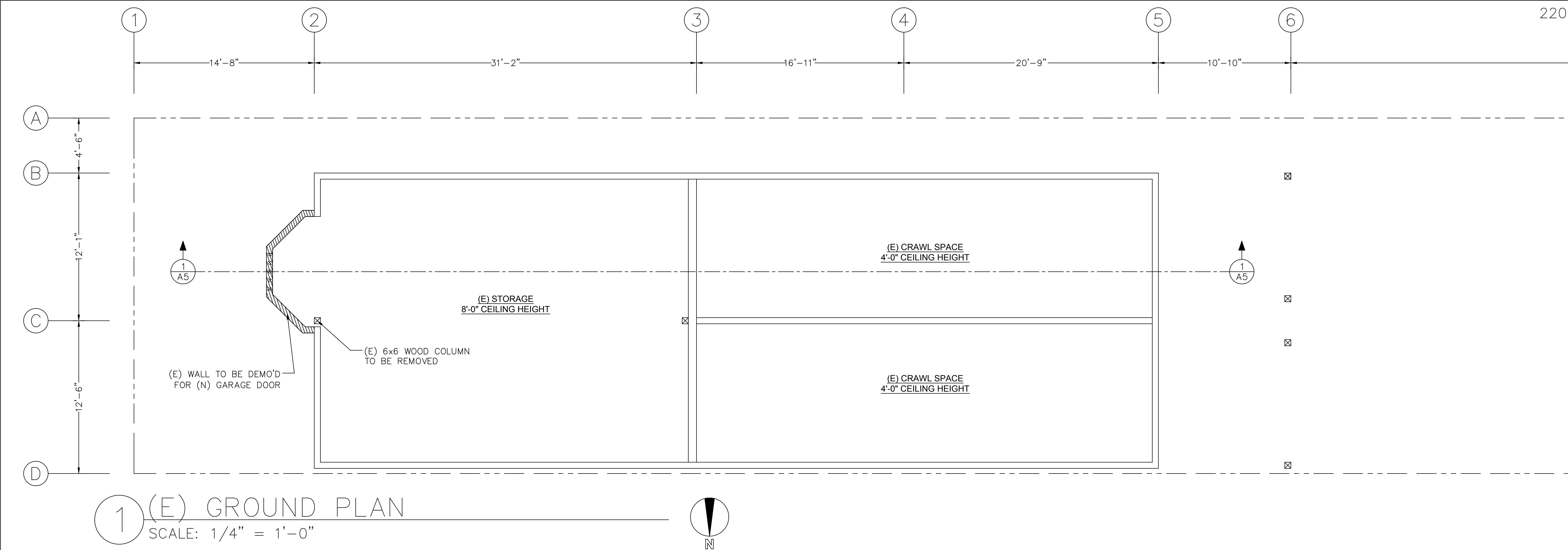
A2



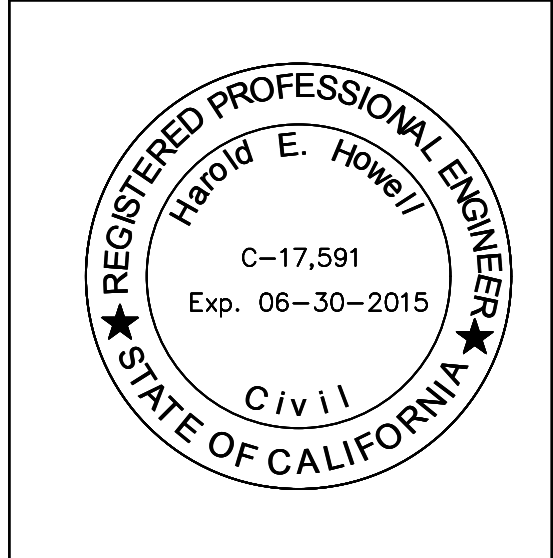
① (E) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



② (N) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



220 SAN JOSE AVENUE  
BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



**MERCURY ENGINEERING**  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

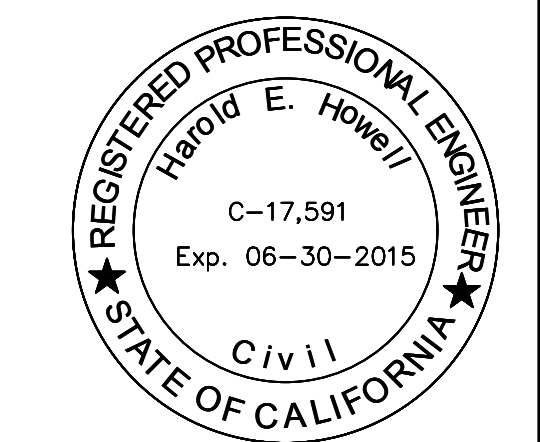
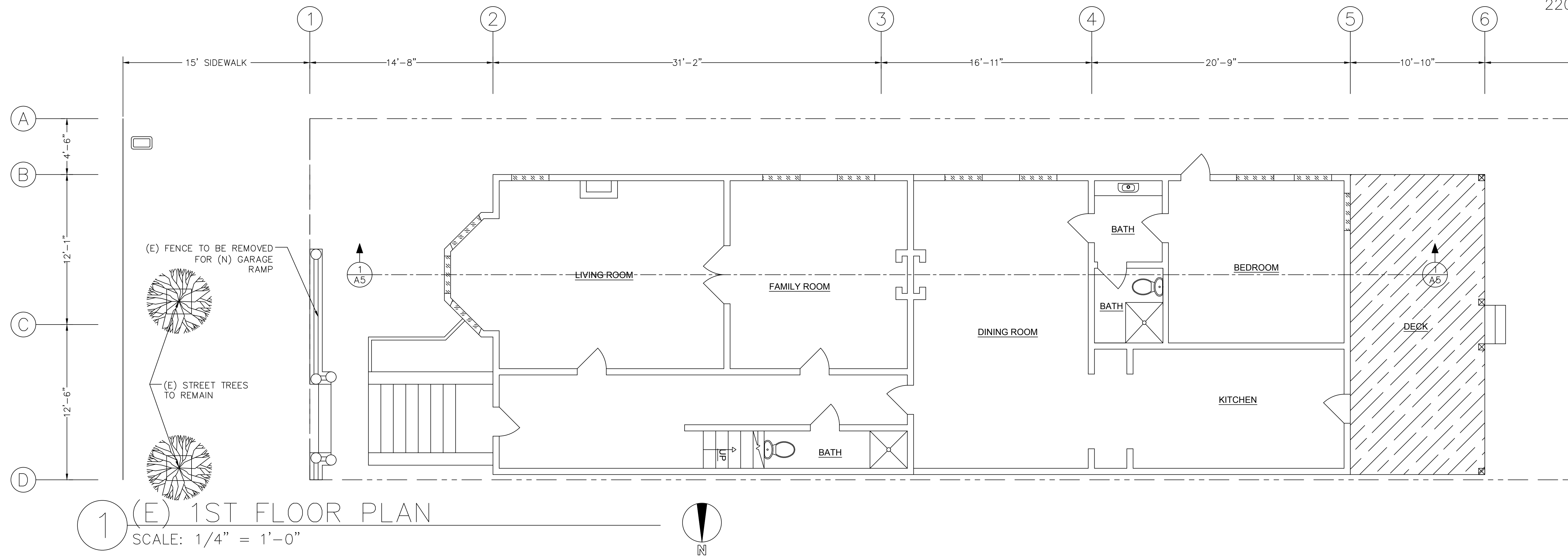
DATE: FEB 2015

SIZE: 24x36

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

GROUND FLOOR PLANS

A2



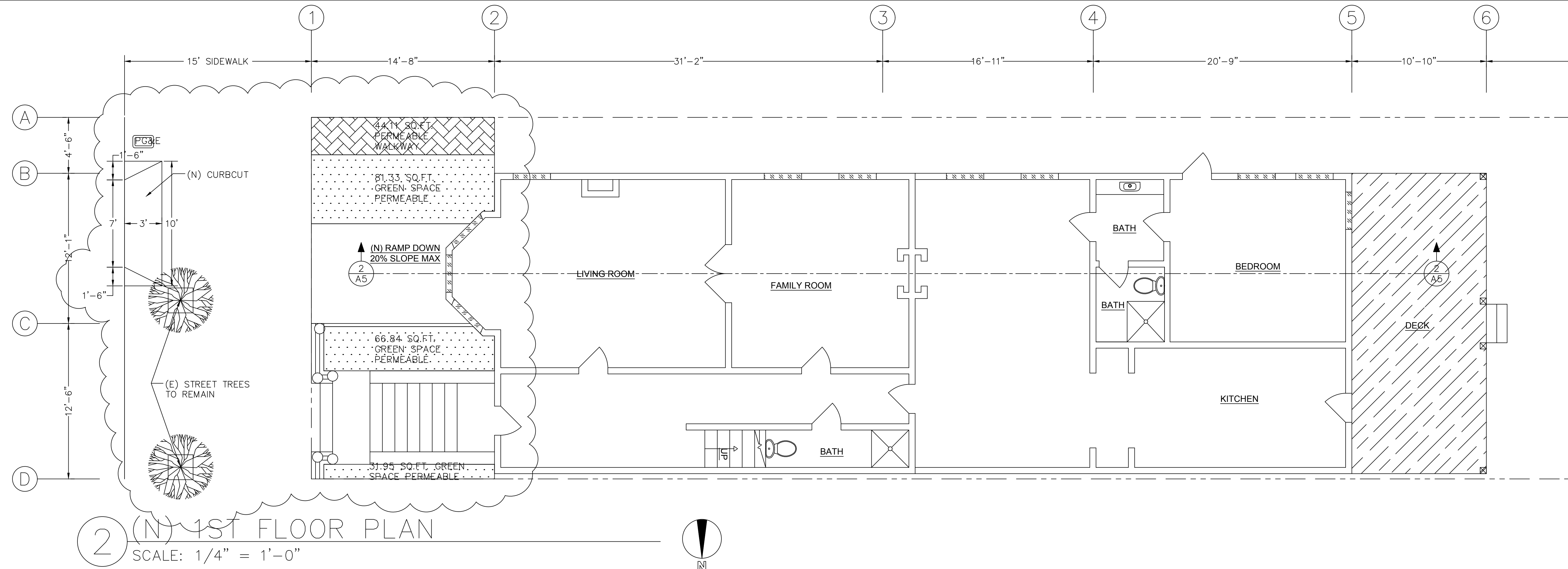

**MERCURY  
ENGINEERING**  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

DATE: FEB 2015

SIZE: 24x36

SCALE:  $\frac{1}{4}'' = 1' - 0''$

# 1ST & 2ND FLOOR PLANS



SIZE: 24x36

SCALE:  $\frac{1}{4}'' = 1' - 0''$

# 1ST & 2ND FLOOR PLANS

BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



**MERCURY  
ENGINEERING**  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

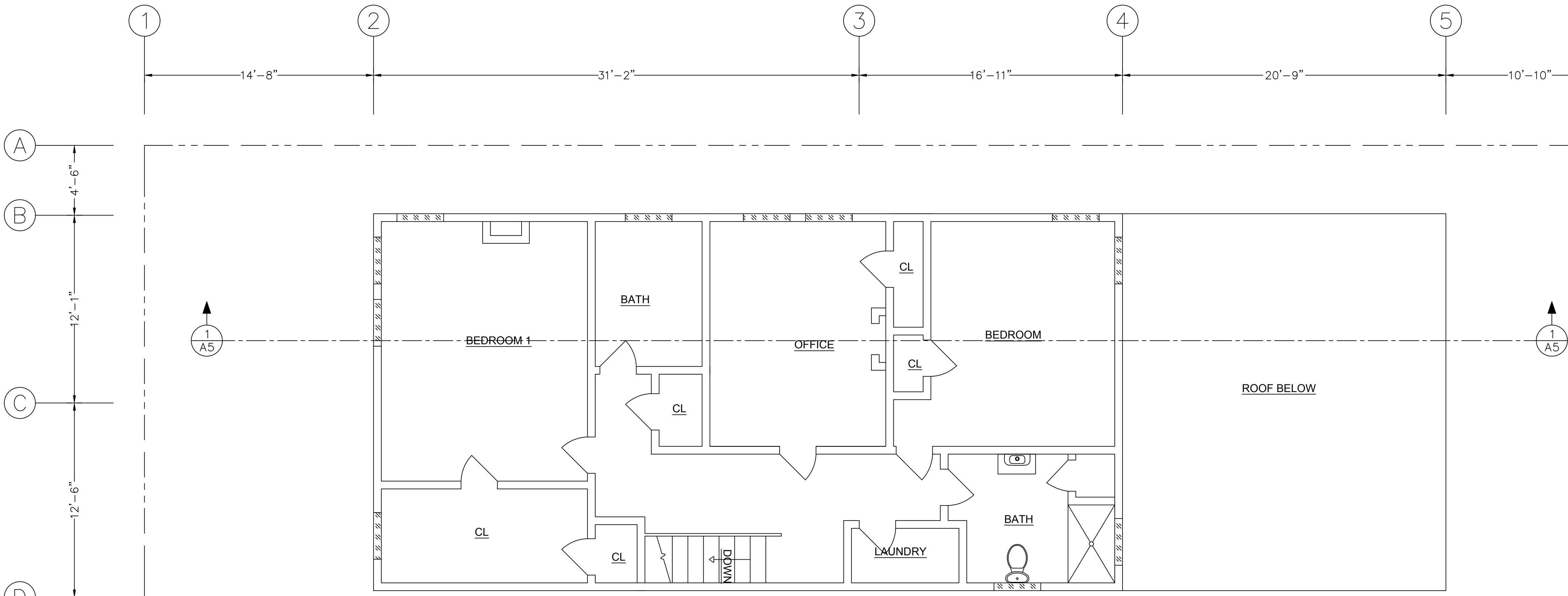
DATE: FEB 2015

SIZE: 24x36

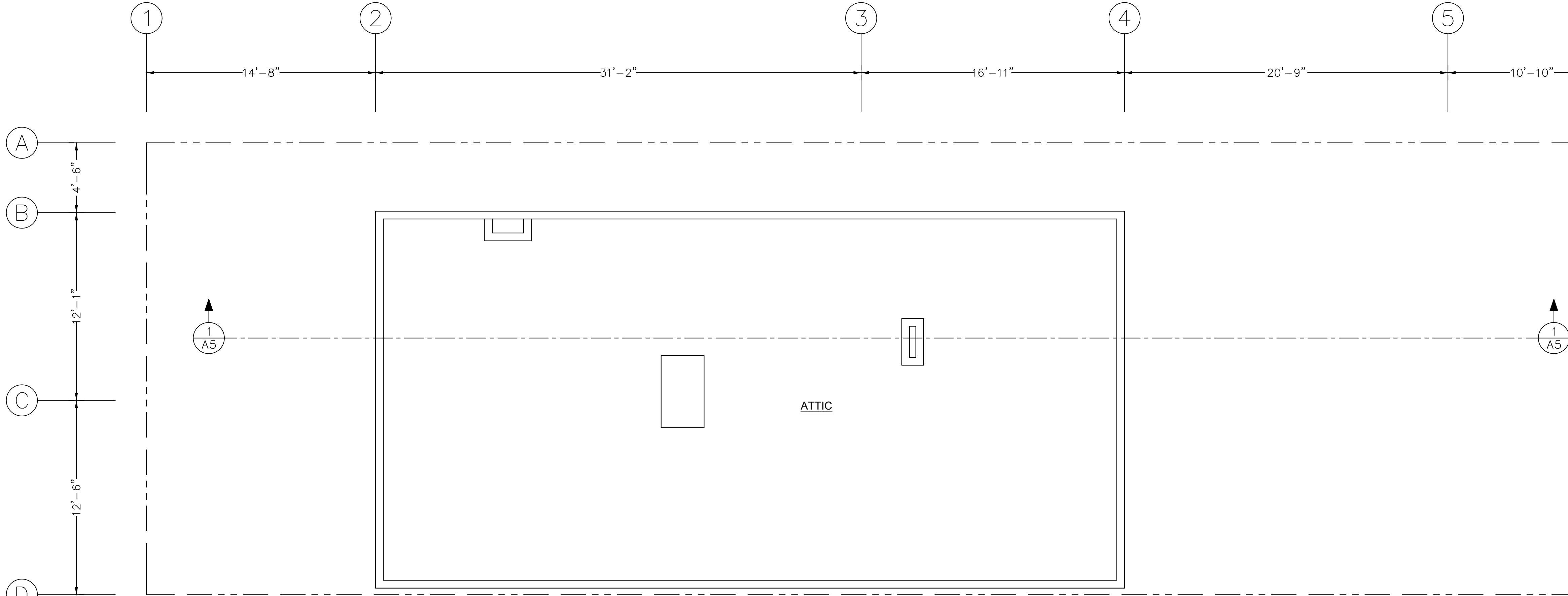
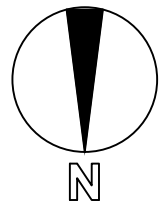
SCALE:  $\frac{1}{4}$ "=1'-0"

ATTIC & ROOF PLANS

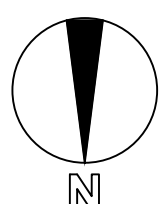
A5

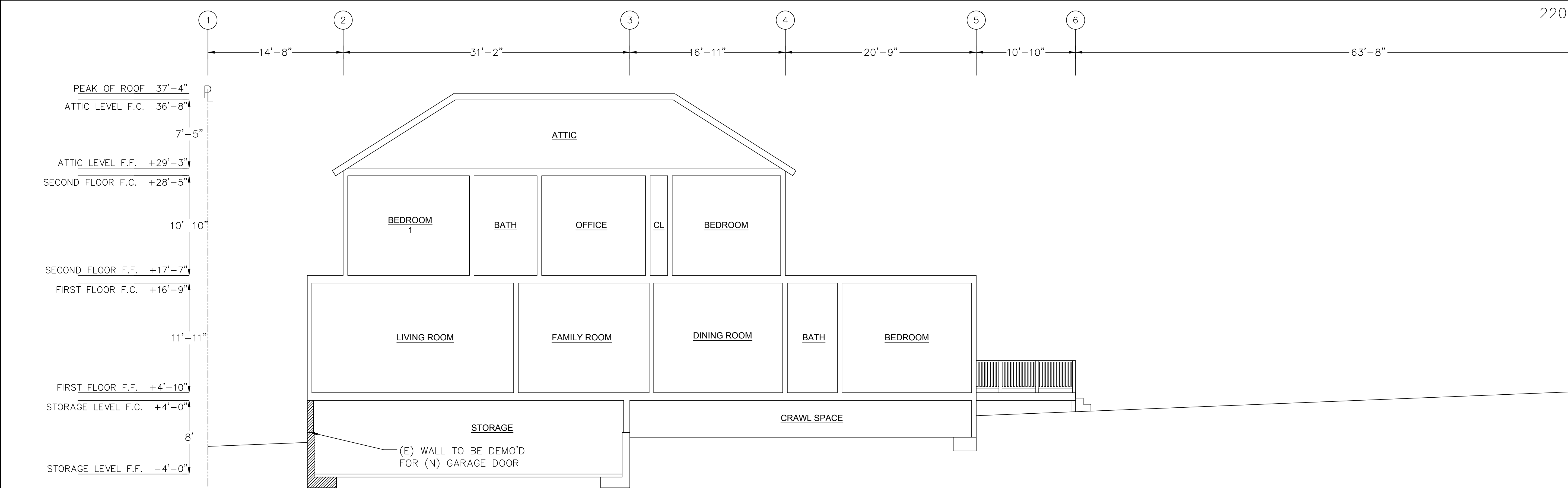


1 (E) 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

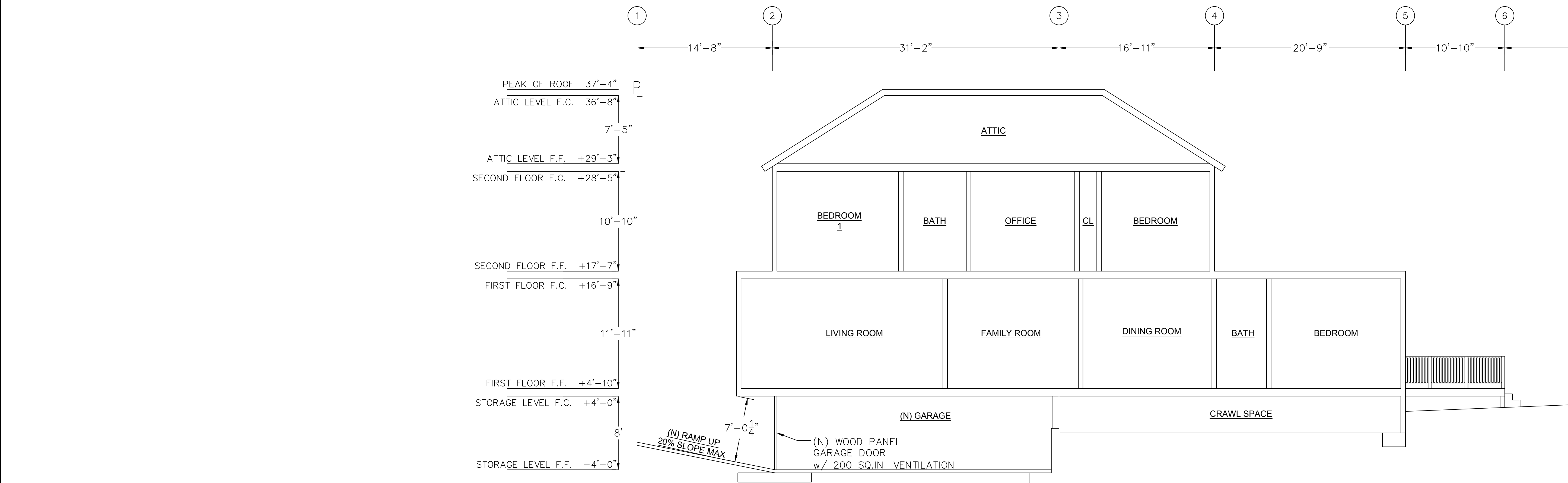


2 (E) ATTIC PLAN  
SCALE: 1/4" = 1'-0"





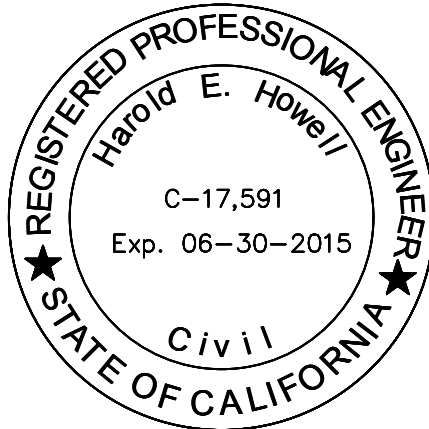
1 (E) LONGITUDINAL SECTION  
SCALE: 3/16" = 1'-0"



2 (N) LONGITUDINAL SECTION  
SCALE: 3/16" = 1'-0"

220 SAN JOSE AVENUE

BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



MERCURY  
ENGINEERING  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

DATE: FEB 2015

SIZE: 24x36

SCALE: 3/16" = 1'-0"

LONGITUDINAL SECTIONS

A6



|   |                             |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
|---|-----------------------------|--|-----------------|---|--------------------------|----------------|----------|-----------------------------|--------------------------|-----------------|-----------------------|--------------------------|----------------------------|-------------------------------|-----------|----------|----------------|-----------------------------|------------|------------|----------------|------------|--------------|-------------|------------|-------------|------------|----------------------------|------|---|----------------------|----|----|
| GENERAL NOTES   |                             |  |                 | 220   | SAN JOSE AVENUE          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| 1. GENERAL CONDITIONS   |                             | 6. CARPENTRY   |                 | 8. SHOTCRETE (cont.)  |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| A. Details and dimensions of construction shall be verified at the site by the Contractor, and discrepancies between the plan and existing conditions shall be promptly reported to the Structural Engineer.<br>B. Do not scale these drawings.<br>C. All works shall comply with the requirements of CBC 2013, SFBC 2013, and IBC 2012<br>D. Mercury Engineering Group assumes no responsibility for the supervision of construction or proper execution of the work shown on these drawings. Safety methods and techniques are the sole responsibility of the Contractor.   |                             | A. Beams, joists and purlins shall only be cut as shown on drawings. Holes and cutouts shall not be larger than 1/5 of the depth of member from top nor be located farther than 3 times depth of member from supports.<br>B. Timber fasteners and hangers shall be as manufactured by Simpson Company or equal.<br>C. All nails shall be common nails.<br>D. Framing lumber shall be Douglas Fir (Unless otherwise noted)<br>Sill: Grade #2 or better<br>Plates: Grade #2 or better<br>Joists: Grade #1<br>Posts: Grade #1<br>Studs: Grade #2<br>E. Plywood sheathing shall be Douglas Fir, Grade 1, C–C exterior "Exposure 1", unless noted otherwise.<br>F. Parallam strand lumber (PSL) 2.0 E Douglas fir parallam PSL by MacMillan or approved equal<br>G. All wood exposed to weather shall be Pressure Treated Wood or Redwood (grade: clear Structural). All bolt and nail holes shall be caulked & sealed with appropriate caulking material. Contractor should check to make sure that each piece of Lumber & Plywood bears an appropriate mark certifying by the preservative treater with the treating and drying provisions of the American Wood Preservers Bureau AWPB–FDN Standard.  |                 | is larger than 3/8 inch, specimens shall consist of not less than 3–inch–dia. cores or 3–inch cubes. When the maximum–size aggregate is 3/8 inch or smaller specimens shall consist of not less than 2–inch–dia. cores or 2–inch cubes.<br>J. Sampling: Specimens shall be taken from the in–place work or from test panels, and shall be taken at least once each shift, but not less than one for each 50 cubic yards of shotcrete.<br>K. Panel Criteria: When the maximum–size aggregate is larger than 3/8 inch, the test panels shall have minimum dimensions of 18 inches by 18 inches. When the maximum size aggregate is 3/8 inches or smaller, the test panels shall have minimum dimensions of 12 inches by 12 inches. Panels shall be shot in the same position as the work, during the course of the work and by the nozzlemen doing the work. The conditions under which the panes are cured shall be the same as the work.<br>L. Acceptance Criteria: The average compressive strength of the three cores from the in–place work or a single test panel shall equal or exceed 0.85 f'c with no single core less than 0.75 f'c. The average compressive strength of three cubes taken from the in–place work or a single test panel shall equal or exceed f'c with no individual cube less than 0.88 f'c. To check accuracy, locations represented by erratic core or cube strength shall be retested. |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| 2. SHORING AND BRACINGS   |                             | 7. STRUCTURAL STEEL  |                 | FIGURE 5A: CONCRETE DESIGN BASIS  |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| A. It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracings, etc. as required for the protection of life and property prior to and during all construction. Such design and method of shoring and bracing shall be submitted to the Structural Engineer for review prior to such works.<br>B. It shall be the Contractor's sole responsibility to design and provide underpinning for adjacent structure as required for protection of life and property to all construction. Such design and method of underpinning shall be submitted to the Structural Engineer for review prior to such works.<br>C. Pouring in Sections: 5'–0" sections in four–phase sequence typ. Section size allowed to be increased per Soils Engineer or E.O.R. |                             |  |                 | <table><tr><td></td><td>Min. Strength @28 days, psi</td><td>Max. Aggregate size, in.</td><td>Max. Slump, in.</td><td>Max. Water content, %</td><td>Max. Drying shrinkage, %</td><td>Aggregate Type</td></tr><tr><td>Spread footings &amp; Grade beams</td><td>3000</td><td>1</td><td>3</td><td>5</td><td>--</td><td>Hard Rock</td></tr><tr><td>Slab on grade</td><td>3000</td><td>¾</td><td>2½</td><td>6</td><td>4</td><td>Hard Rock</td></tr><tr><td>Shotcrete</td><td>4000</td><td>¾</td><td>--</td><td>--</td><td>--</td><td>Hard Rock</td></tr></table>   |                          |                |          | Min. Strength @28 days, psi | Max. Aggregate size, in. | Max. Slump, in. | Max. Water content, % | Max. Drying shrinkage, % | Aggregate Type             | Spread footings & Grade beams | 3000      | 1        | 3              | 5                           | --         | Hard Rock  | Slab on grade  | 3000       | ¾            | 2½          | 6          | 4           | Hard Rock  | Shotcrete                  | 4000 | ¾ | --                   | -- | -- |
|   | Min. Strength @28 days, psi | Max. Aggregate size, in.   | Max. Slump, in. | Max. Water content, %   | Max. Drying shrinkage, % | Aggregate Type |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| Spread footings & Grade beams   | 3000                        | 1  | 3               | 5   | --                       | Hard Rock      |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| Slab on grade   | 3000                        | ¾  | 2½              | 6   | 4                        | Hard Rock      |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| Shotcrete   | 4000                        | ¾  | --              | --  | --                       | Hard Rock      |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| 3. FOUNDATIONS  |                             | A. All structural steel shapes, plates, tubing and bars shall conform with ASTM A–992.<br>B. Pipe columns shall conform with ASTM A53, Grade B.<br>C. Fabrication and erection shall be in accordance with the latest AISC Spec. All Welding shall be done by certified welders.<br>D. All anchor bolts and machine bolts shall be ASTM A307. All high strength bolts shall be ASTM A325. All welding electrodes shall be ASTM A233, E70XX6.<br>E. All steel exposed to weather shall be galvanized.   |                 | FIGURE 5B: TYPICAL HOOK FOR TIES & STIRRUP REINFORCEMENT  |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| A. Allowable soil pressure: for D.L. + L.L. =1500 psf<br>B. All footing shall bear on undisturbed soil below natural or finished grade, whichever is lower.<br>C. Where there is a differential elevation at bottoms of adjacent foundation which exceeds two feet (2'–0"), foundation shall be stepped as shown on stepped footing details.<br>D. Foundation wall backfill shall be brought up simultaneously on each side so that earth level on one side is never more than 8" than the otherside unless approved shoring is provided.   |                             |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| 4. BACKFILL   |                             | 8. SHOTCRETE   |                 | FIGURE 5C: TYPICAL HOOK FOR MAIN REINFORCEMENT  |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| A. Fill shall be free from organic matter and other deteriorate substances.<br>B. Rock base shall be graded mineral aggregate.<br>C. Sand shall be natural conforming to ASTM C35.<br>D. Vapor barrier shall be 6–mil polyethylene.<br>E. Compaction: Compact fill shall be done by power tamping, rolling or combinations thereof in layers 8 inches or less to at least 90 percent relative compaction.   |                             |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| 5. CONCRETE   |                             | A. All reinforcing steel bar shall be #5 and smaller<br>B. Minimum concrete protection for reinforcements shall be 2 1/2" (to face of bars). Where bars larger than #5 are permitted, there shall be a minimum clearance between parallel bars equal to six diameters of the bars used.<br>C. Splices: Lap splices of reinforcing bars shall utilize the noncontact lap splices method with a minimum clearance of 2 inches between bars.<br>D. Shotcrete shall not be applied to spirally tied columns<br>E. Rebound: Any rebound or accumulated loose aggregate shall be removed from the surfaces to be covered prior to placing the initial or any succeeding layers of shotcrete. Rebound shall not be used as aggregate.<br>F. Joints: Unfinished work shall not be allowed to stand for more than 30 minutes unless edges are sloped to a thin edge. Before placing additional material adjacent to previously applied work, sloping and square edges shall be cleaned and wetted.<br>G. Damage: In–place shotcrete that exhibits sags, sloughs, segregation, honeycombing, sand pockets or other obvious defects shall be removed and replaced. Shotcrete above sags and sloughs shall be removed and replaced while still plastic.<br>H. Curing: Shotcrete shall be maintained above 40 F and in moist condition. Initial Curing: Shotcrete shall be kept continuously moist for 24 hrs after shotcreting is complete or shall be sealed with an approved curing compound. Final Curing: Final curing shall continue for seven days after shotcreting, or for three days if high–early–strength cement is used, or until the specified strength is obtained. Final curing shall consist of the initial curing process or the shotcrete shall be covered with an approved moisture–retaining cover.<br>I. Strength Test: Strength test shall be made by an approved agency on specimens that are representative to the work and which have been water soaked for at least 24 hrs prior to testing. When maximum–size |                 | <table><tr><td>BAR SIZE</td><td>MIN. BEND DIA.</td></tr><tr><td>#3 thru #5</td><td>4 bar dia.</td></tr><tr><td>All other bars</td><td>See Figure 5C</td></tr><tr><td colspan="2">*MEASURED ON INSIDE OF BAR</td></tr></table> <table><tr><td>BAR GRADE</td><td>BAR SIZE</td><td>MIN. BEND DIA.</td></tr><tr><td rowspan="3">All grades of reinforcement</td><td>#3 thru #8</td><td>6 bar dia.</td></tr><tr><td>#9, #10, &amp; #11</td><td>8 bar dia.</td></tr><tr><td>#14 thru #18</td><td>10 bar dia.</td></tr><tr><td>Grade 40**</td><td>#3 thru #11</td><td>5 bar dia.</td></tr><tr><td colspan="3">*MEASURED ON INSIDE OF BAR</td></tr><tr><td colspan="3">**180 DEG. BEND ONLY</td></tr></table>   |                          |                | BAR SIZE | MIN. BEND DIA.              | #3 thru #5               | 4 bar dia.      | All other bars        | See Figure 5C            | *MEASURED ON INSIDE OF BAR |                               | BAR GRADE | BAR SIZE | MIN. BEND DIA. | All grades of reinforcement | #3 thru #8 | 6 bar dia. | #9, #10, & #11 | 8 bar dia. | #14 thru #18 | 10 bar dia. | Grade 40** | #3 thru #11 | 5 bar dia. | *MEASURED ON INSIDE OF BAR |      |   | **180 DEG. BEND ONLY |    |    |
| BAR SIZE  | MIN. BEND DIA.              |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| #3 thru #5  | 4 bar dia.                  |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| All other bars  | See Figure 5C               |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| *MEASURED ON INSIDE OF BAR  |                             |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| BAR GRADE   | BAR SIZE                    | MIN. BEND DIA.   |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| All grades of reinforcement   | #3 thru #8                  | 6 bar dia.   |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
|   | #9, #10, & #11              | 8 bar dia.   |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
|   | #14 thru #18                | 10 bar dia.  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| Grade 40**  | #3 thru #11                 | 5 bar dia.   |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| *MEASURED ON INSIDE OF BAR  |                             |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |
| **180 DEG. BEND ONLY  |                             |  |                 |   |                          |                |          |                             |                          |                 |                       |                          |                            |                               |           |          |                |                             |            |            |                |            |              |             |            |             |            |                            |      |   |                      |    |    |

BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



**MERCURY  
ENGINEERING**  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

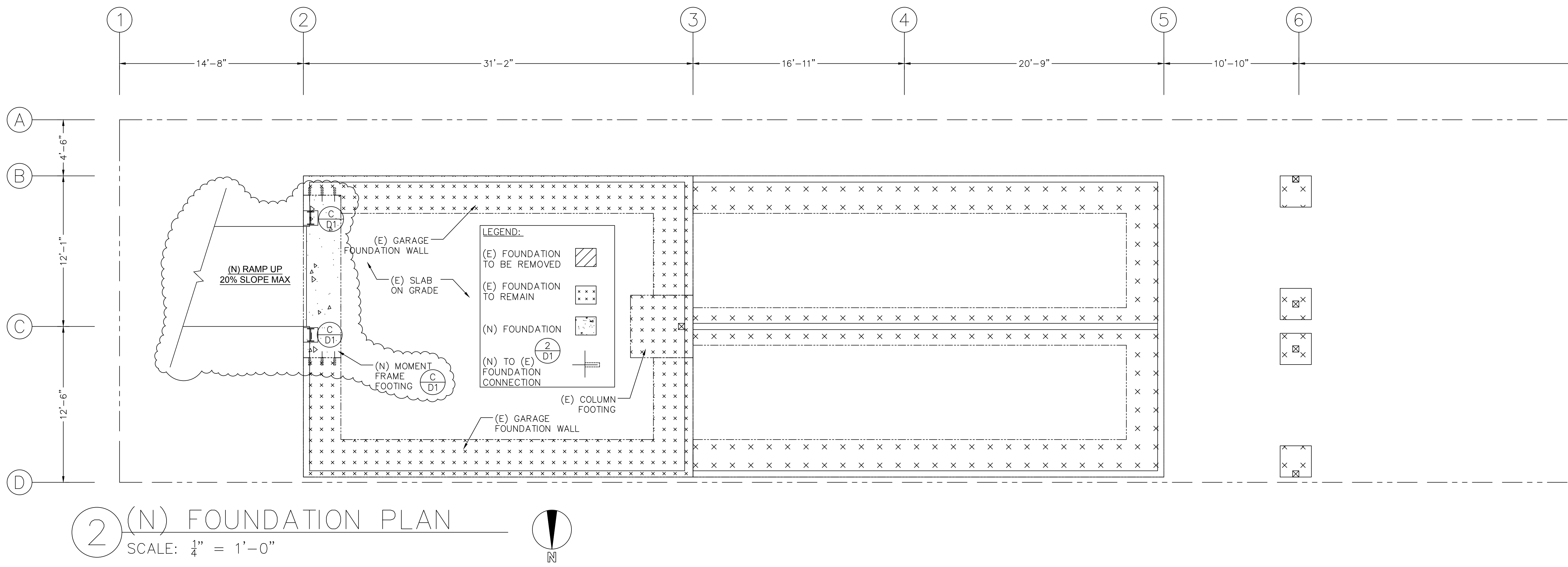
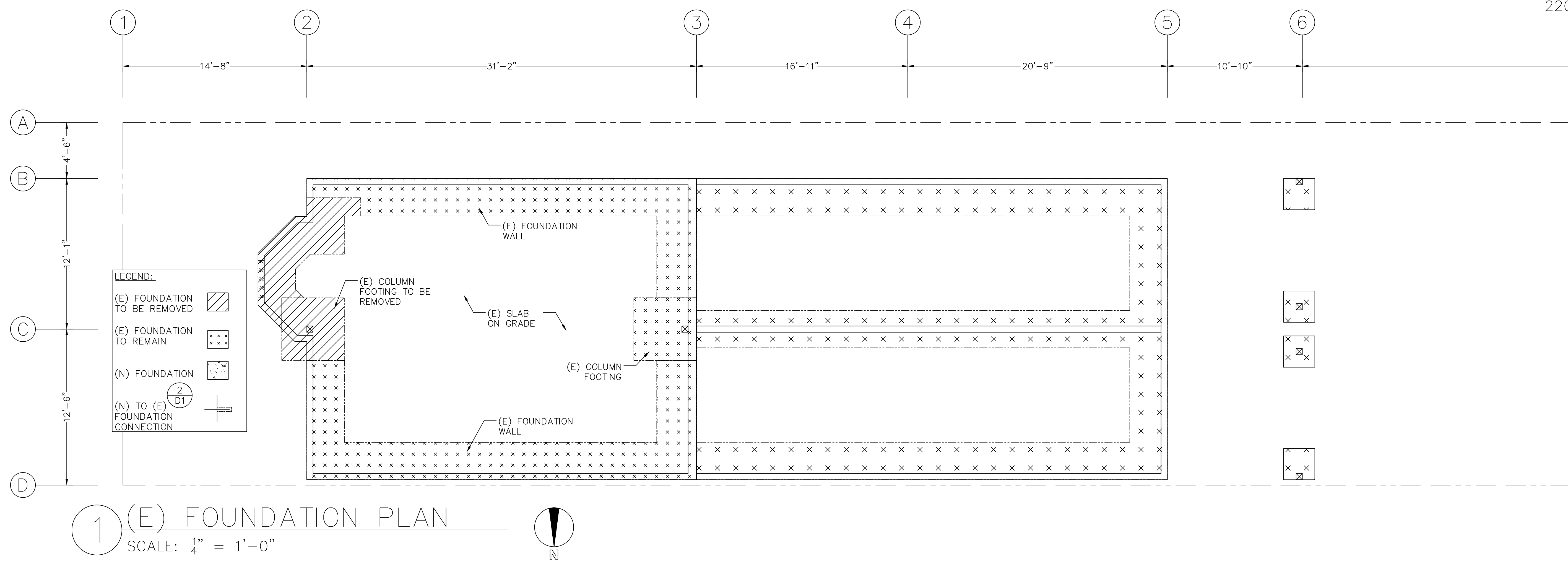
DATE: FEB 2015

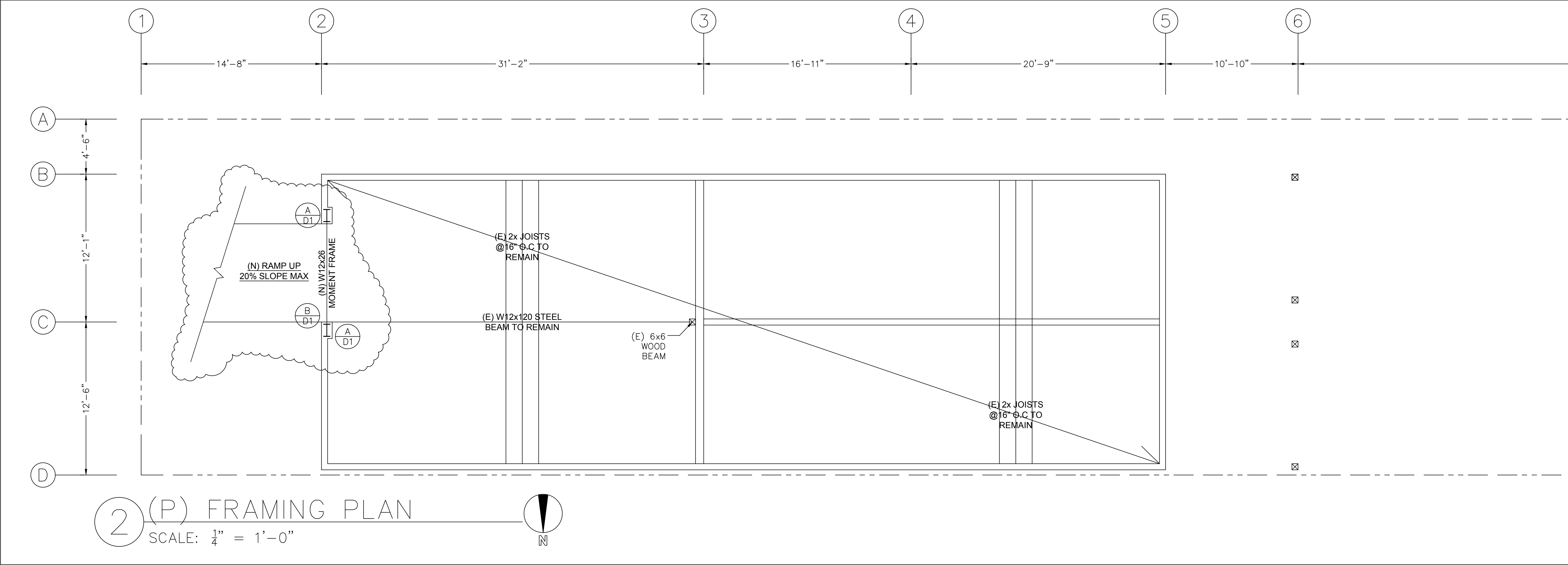
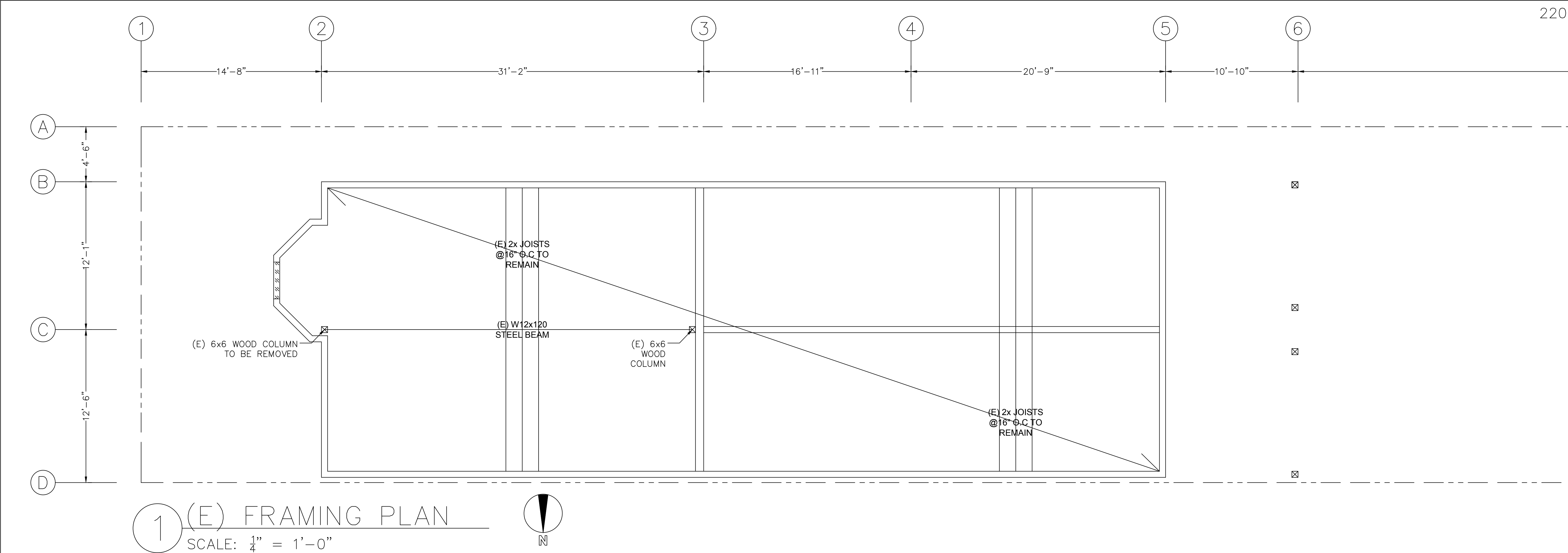
SIZE: 24x36

SCALE:  $\frac{1}{4}" = 1'-0"$

FOUNDATION PLANS

S2





220 SAN JOSE AVENUE

BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



**MERCURY ENGINEERING**  
1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

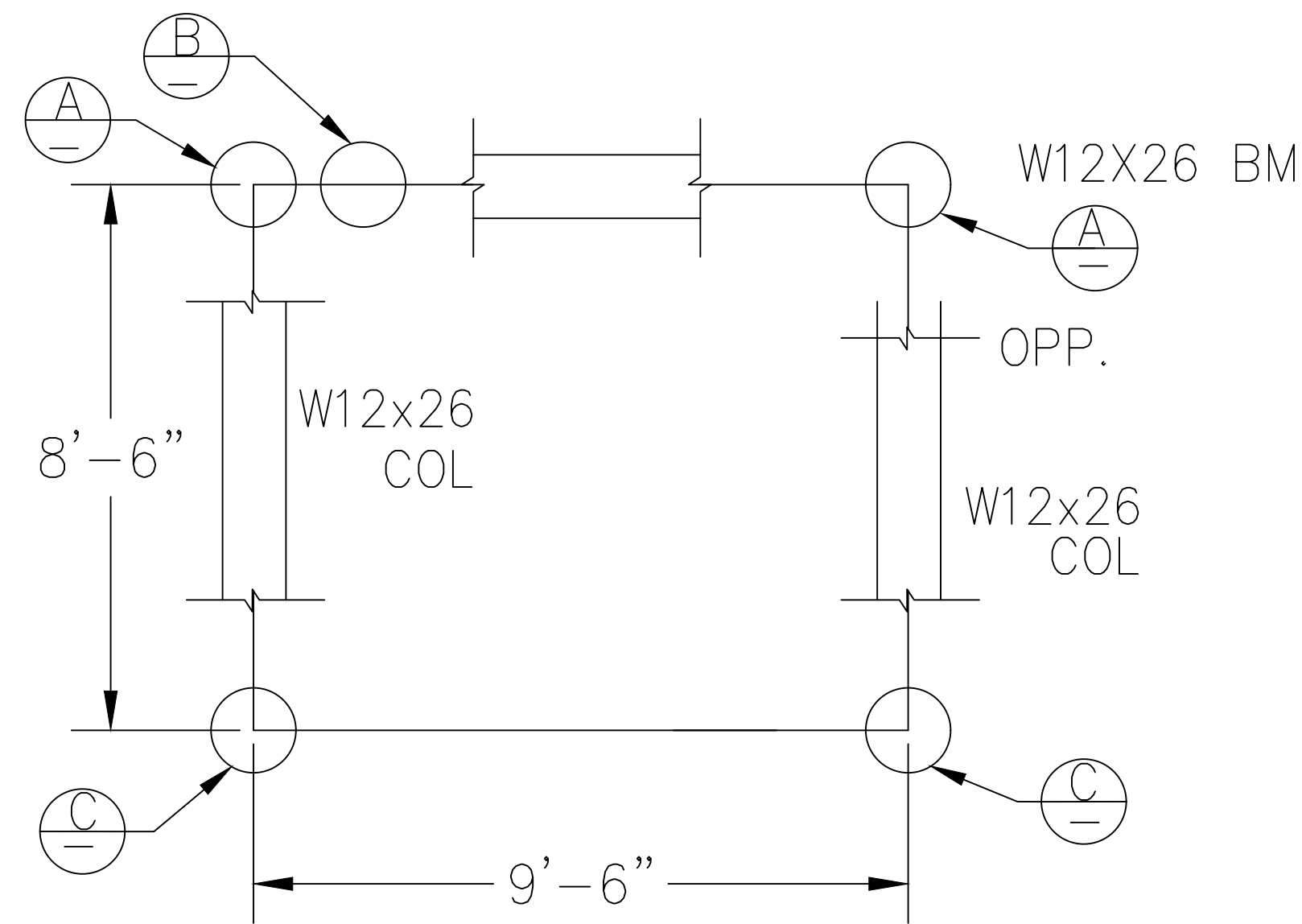
DATE: FEB 2015

SIZE: 24x36

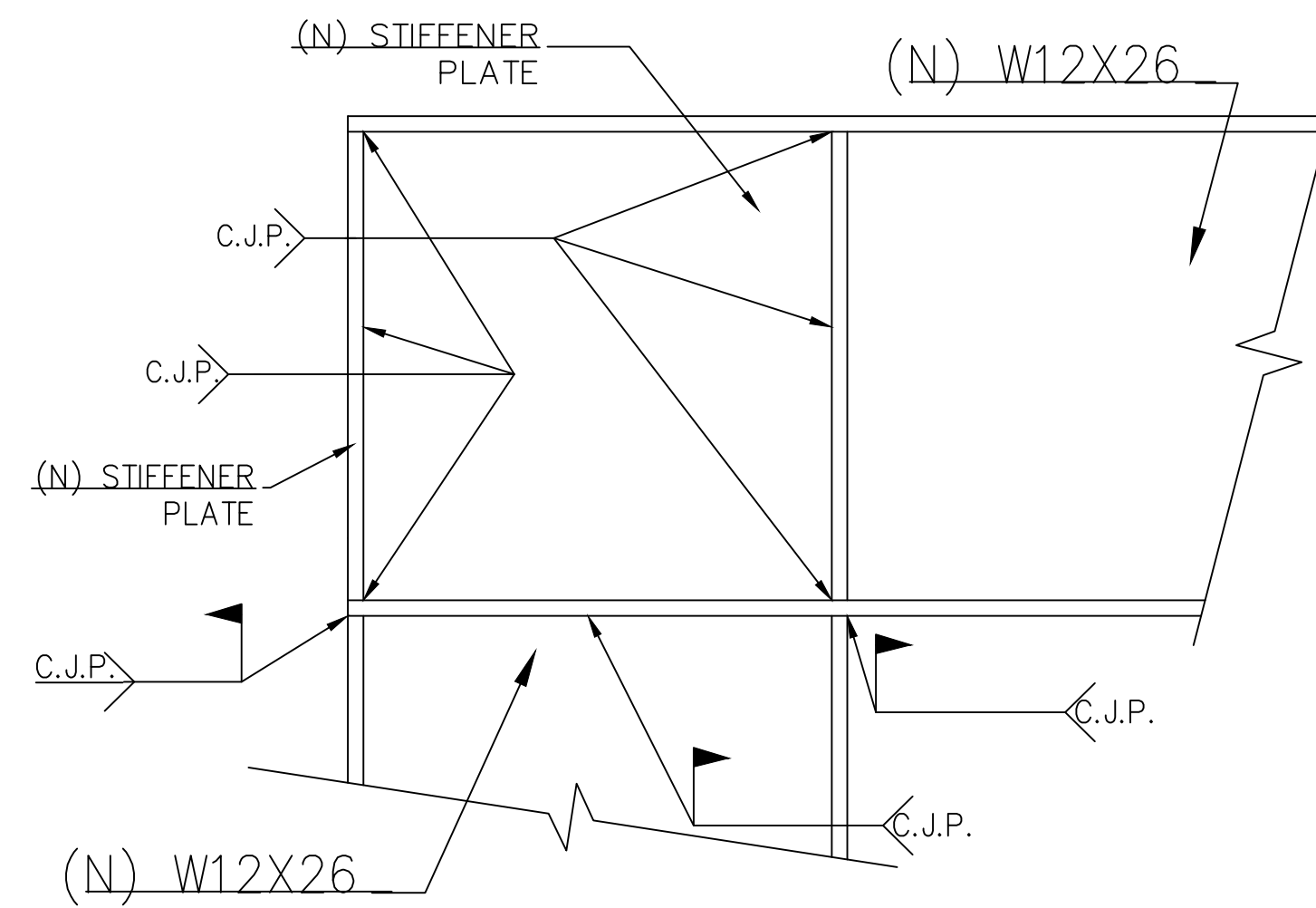
SCALE:  $\frac{1}{4}" = 1'-0"$

FRAMING PLANS

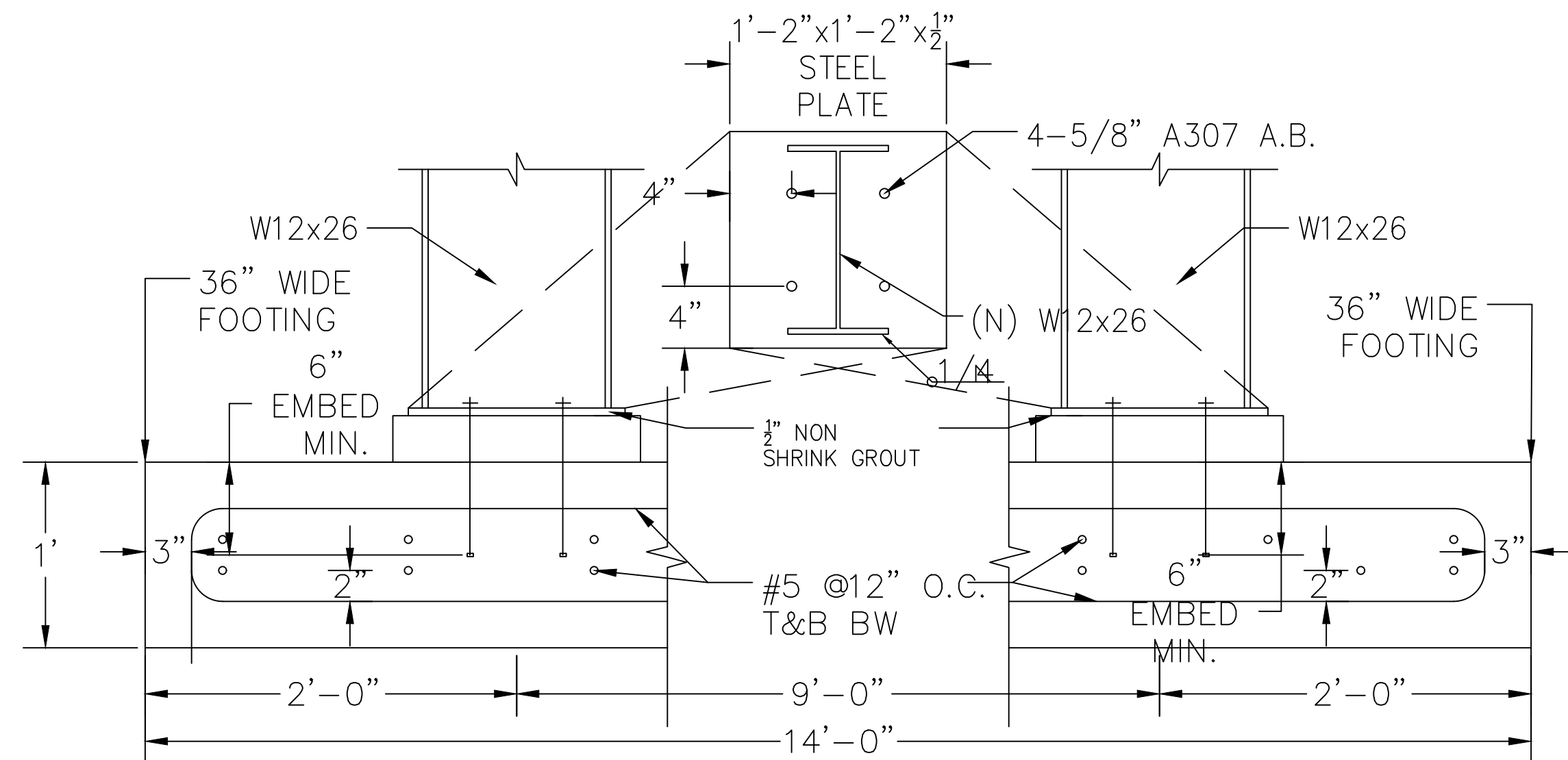
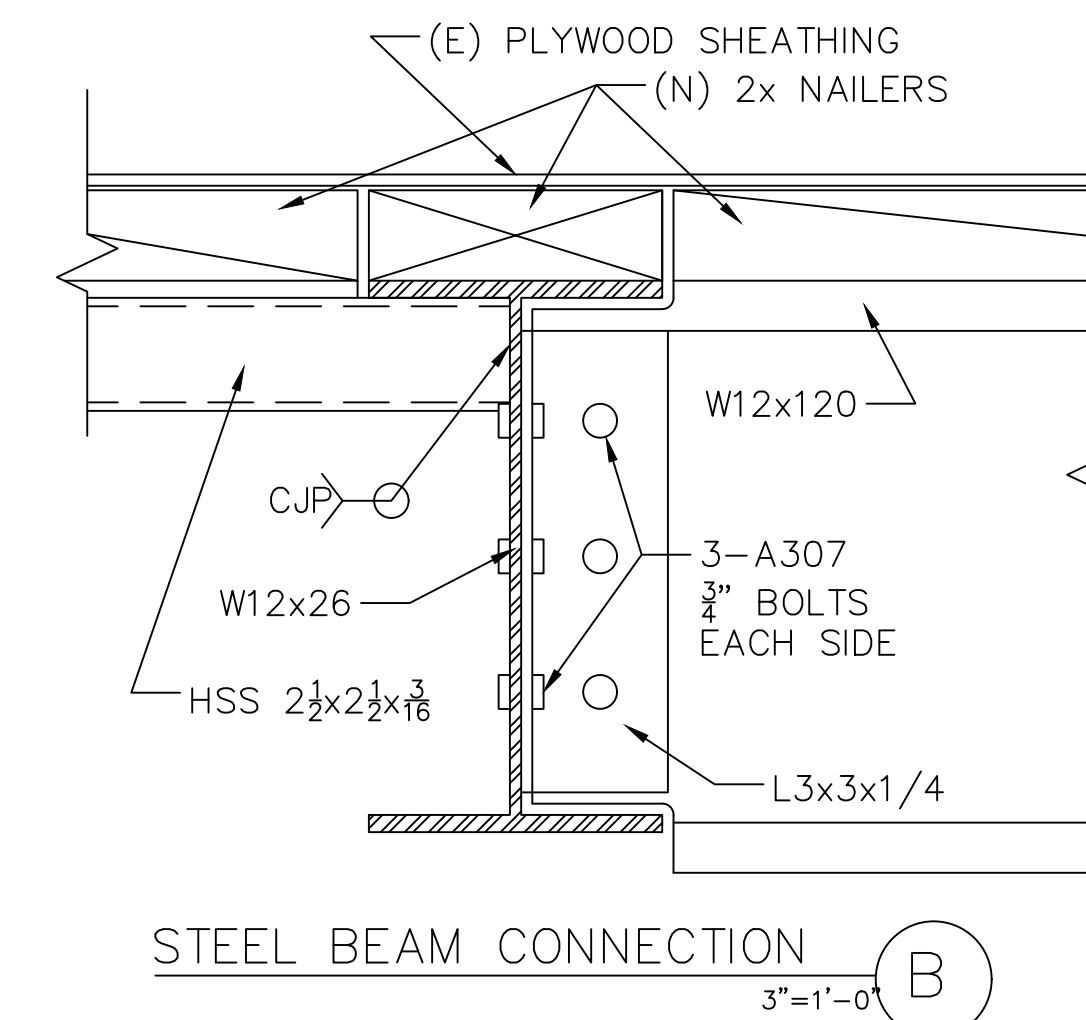
S3



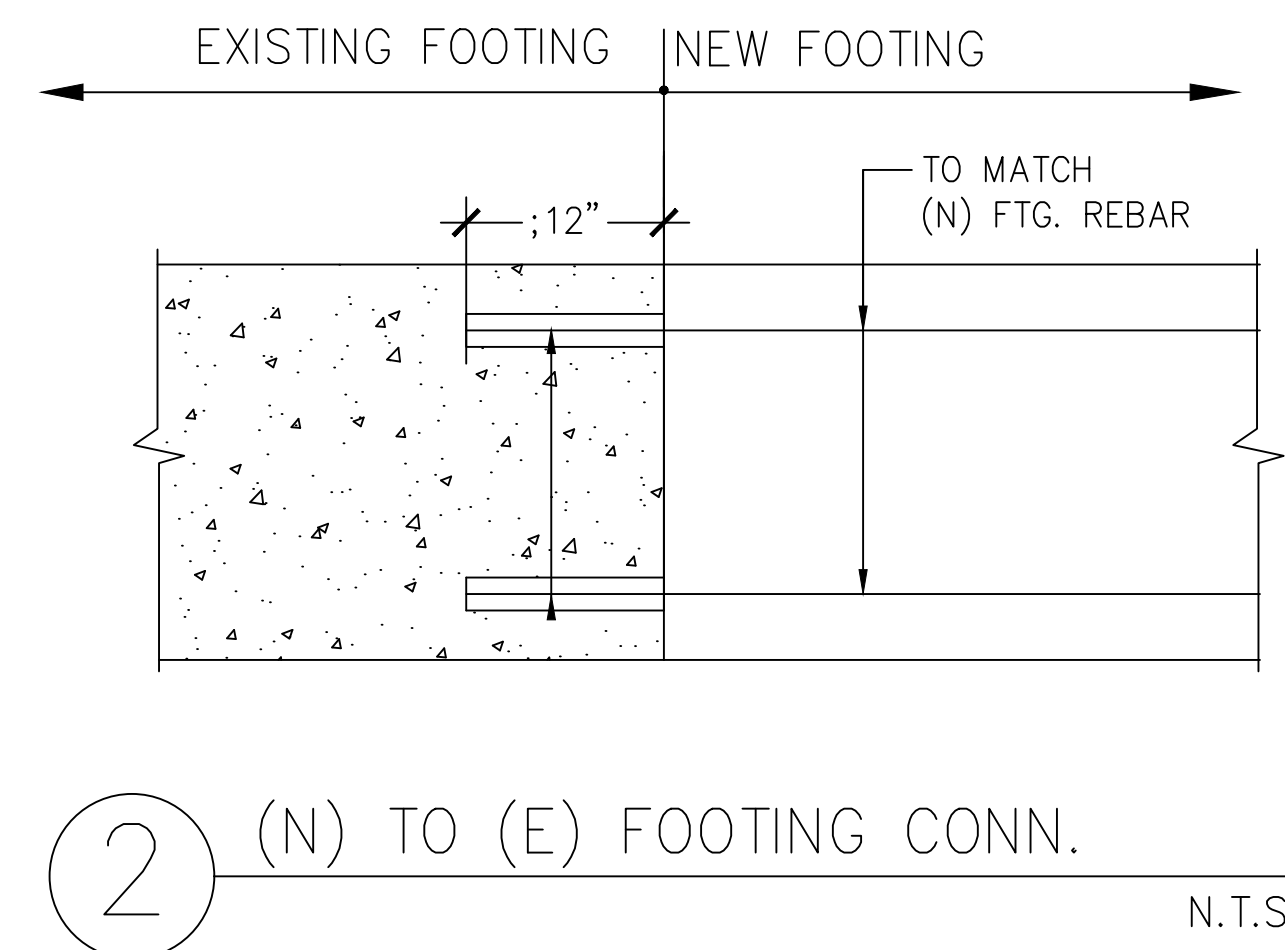
1 MOMENT FRAME DETAILS  
SCALE: NTS



2 FRAME CONNECTION  
3"=1'-0"



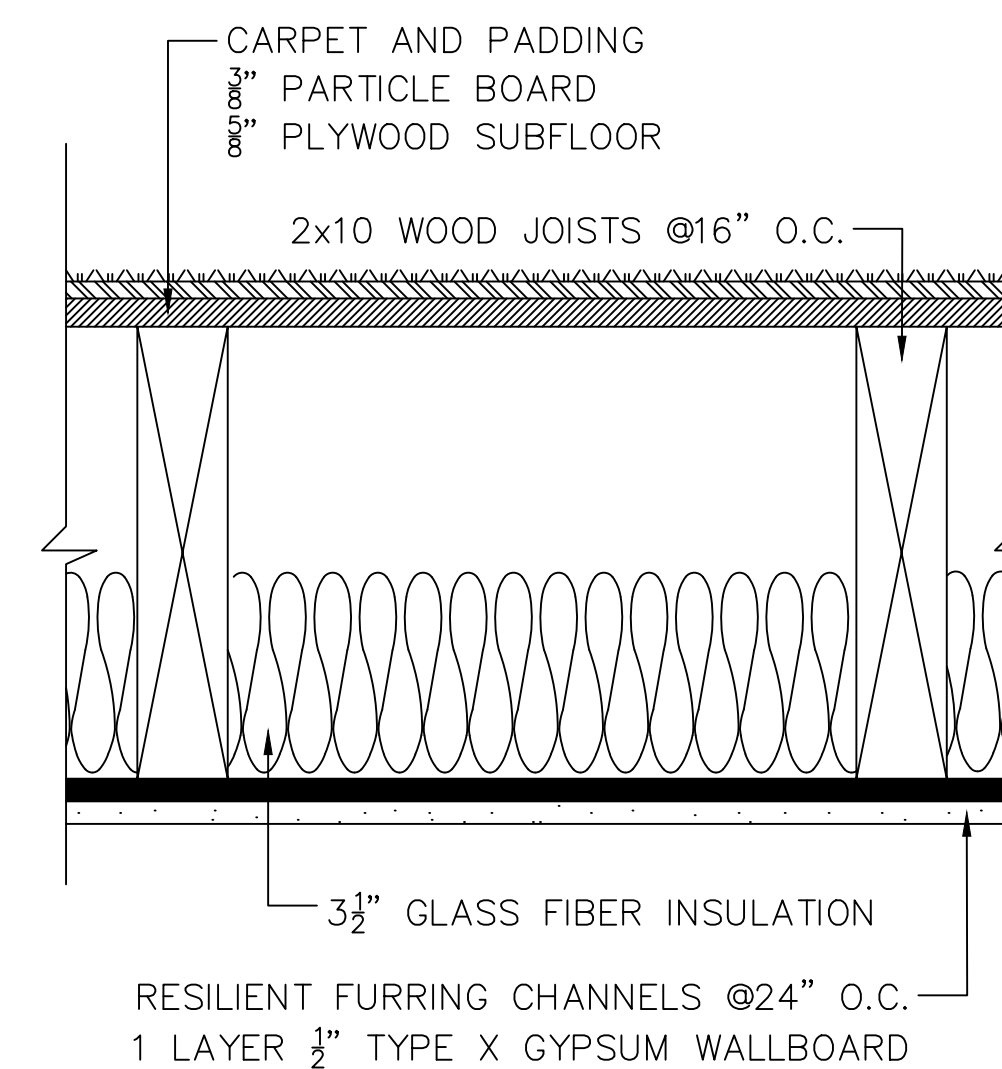
4 MOMENT FRAME FOOTING  
SCALE: 1 1/2" = 1'-0"



5 (N) TO (E) FOOTING CONN.  
N.T.S.

GA # FC 5120 –  
Wood joists  
Gypsum wallboard  
Resilient channels  
Glass fiber insulation

FIRE RATING: 1 HOUR  
SOUND RATING: 50 TO 54 STC



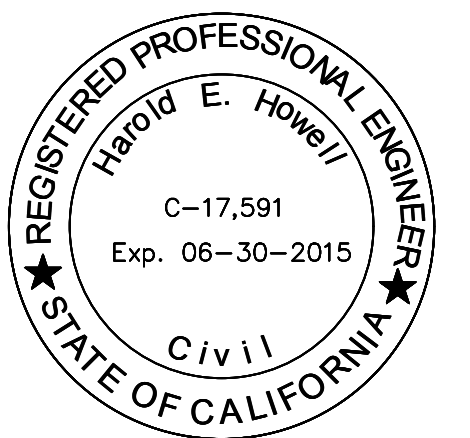
RATED FLOOR/CEILING

N.T.S.

3

220 SAN JOSE AVENUE

BLOCK 6513/LOT 004  
SAN JOSE AVENUE  
SAN FRANCISCO, CA



**MERCURY  
ENGINEERING**

1760 Mission Street  
San Francisco CA 94103  
phone: 415.692.0496  
fax: 415.276.4515

DATE: FEB 2015

SIZE: 24x36

SCALE: A.N.

DETAILS

D1

## COMPLIANCE WITH ORDINANCE 208-15



## UNAUTHORIZED UNIT AFFIDAVIT

 Project Address: 220 San Jose Avenue, San Francisco, CA 94110

 Block/Lot (APN): 6513/0004

"Unauthorized Unit" shall mean one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property.

"Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

I, Meghna subramanian, do hereby declare as follows:

To the best of my knowledge:

- ☐ There is an Unauthorized Unit, as defined above, located on the subject property.
- ☒ There is not an Unauthorized Unit, as defined above, located on the subject property.

**I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

EXECUTED ON THIS DAY, September 19, 2019, IN San Francisco, CA.

Signature

Meghna Subramanian

Name (Printed)

Owner

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

415-412-4018

Phone

meghna.subramanian@gmail.com

Email

*Submit completed Affidavit upon request by Planning Staff or in conjunction with a UDU Screening Request form.*



**FOR DEPARTMENT USE ONLY**

1. Does the space meet the criteria for Physical Independence as described in Planning Code Section 317(b) (13)? ☒ YES ☐ NO

If you've checked no, the space is **not** considered a UDU.

Plans Dated: \_\_\_\_\_

Photographs Provided on (date): \_\_\_\_\_

2. Has the space been used as a separate and distinct living space? ☐ YES ☒ NO

Did the Rent Board provide records for this property? ☒ YES ☐ NO

If yes, is there evidence of a UDU? ☐ YES ☒ NO

Is there more than one unit accounted for in the Voter Rolls? ☐ YES ☒ NO

Does the Unauthorized Unit Affidavit indicate that the project would remove a UDU? ☐ YES ☒ NO

Is there any other documentation that indicates that the space has been occupied? ☐ YES ☒ NO

If yes has been checked above, describe the information further below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ An Unauthorized Unit is present at the Subject Property

☒ There are no Unauthorized Units present at the Subject Property

Planning Information Center (PIC) Research Number: 2018-016955DRP (220 San Jose Avenue)

**David Weissglass** Digitally signed by David Weissglass  
Date: 2019.08.23 13:39:52 -07'00'

Signature

David Weissglass

Name(Printed)

8/23/19

Date



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION

### Discretionary Review Requestor's Information

Name:

Address:

Email Address:

Telephone:

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

Name:

Company/Organization:

Address:

Email Address:

Telephone:

### Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION  | YES | NO |
|---|-----|----|
| Have you discussed this project with the permit applicant?  |     |    |
| Did you discuss the project with the Planning Department permit review planner?   |     |    |
| Did you participate in outside mediation on this case? (including Community Boards)   |     |    |
| Changes Made to the Project as a Result of Mediation.<br>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 site specific sections of the Residential Design Guidelines.

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

- 
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

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

The 3 properties at 216, 220 and 228-230 San Jose are built very close together with a careful and longstanding interplay and balance of light, space, and windows, dating back over 100 years. This project significantly harms the balance of space between these properties without respecting this longstanding relationship. Relevant principles from the Residential Design Guidelines include

- "Maintain light to adjacent properties by providing adequate setbacks": the proposed addition is too close to preexisting structures
- "Ensure that the building respects the mid-block open space": the back yard at 216 San Jose is currently part of this open space, and would be walled off from it
- Section III, "Site design": "GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties." The proposed addition is not articulated and does not minimize impacts to light or privacy.
- Section IV, "Building scale and form": "An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space." Nearly all of the properties on the west side of San Jose Ave between 24th and 25th streets -- including the subject property before this proposal -- are stepped as they go up, with a larger lower floor and successively smaller upper floors.

- 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 large upstairs bedroom addition will block light and view of sky from kitchen areas of 2 apartments in the building to the south (228 and 230B), and block in the courtyard and windows of the building to the north (216).

The addition with these impacts feels unnecessarily large and the applicants could find multiple other ways to maintain a bedroom for the future needs of elderly family members, as the application materials suggest. The existing first floor room labeled "office" is already a bedroom; the proposal removes a 1st floor bedroom in order to add a 2nd floor bedroom while adding a 3rd sitting room on a floor that already has 2 (living room and family room) and a dining room. The proposed new bedroom suite is 600 square feet. Surely a more efficient use of space could meet the applicants' needs without undue impact on neighboring properties.

**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?**

Applicants could build the rooms they desire in the ample space in the existing first floor or attic, without expanding the 2nd floor impacting neighboring properties. We suggest that for the proposed use by a retired elderly family member, a ground level room could actually work better. If expanding the 2nd floor, a smaller expansion would be preferable; the Residential Design Guidelines recommends several approaches (“provide side setbacks at the rear of the building”, “set back upper floors to provide larger rear yard setbacks”, “notch the building at the rear or provide setbacks from side property lines”, and “reduce the footprint of the proposed addition”) which each would be welcome approaches to mitigating the adverse effects of the current proposal.



# 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.

Vanessa Guntan  
Signature

Vanessa Guntan  
Name (Printed)

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

620-446-7866  
Phone

vanessa.guntan@gmail.com  
Email

For Department Use Only  
Application received by Planning Department:

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

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

Dear San Francisco Planning Department,

I Victoria Kardum, live at 216 San Jose Ave, next door to the proposed renovation property of 220 San Jose Ave, SF, CA 94110.

I have lived in the building, and this apartment for 30+ years and my family has owned the Property for 50+ years.

The proposed enlargement of 220 San Jose Avenue, would greatly affect my property. My backyard would become a cave, it would be boxed in by the upper level addition, also taking warmth from the property itself as much heat is from sun load.

We are concerned about losing the light, heat, sun, and that our property value will be greatly affected.

We kindly requested the owners of 220 San Jose Ave, reconsider the second story addition, as we are opposed to it. I personally am intimately familiar with the subject property as the woman living there for many years was very close to my family. That property has a very large stand up attic that could be made into another entire floor of whatever the occupants chose, without adversely affecting their neighbors on both sides.

We are in agreement with Matt Ginzton and Vanessa Ozuna Ginzton and are in support of their request for a Discretionary Review of the remodel of 220 San Jose Ave. We very much would appreciate the removal of the second level addition. We suggest using the attic in its stead, since there are alternatives within the footprint of the property, we believe they should use the alternative rather than changing what for me has been my entire lifetime in this neighborhood and depriving me, my family and tenants sunlight and putting us in shadow, as well as the light of the neighbors Vanessa and Matt and their tenants on the other side of the subject property.

Respectfully yours,

Victoria Kardum

George A. Kardum

216 San Jose Ave #3

San Francisco, CA 94110

























# ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400  
San Francisco, California 94104  
Telephone (415) 956-8100  
Facsimile (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

August 21, 2019

**VIA U.S. MAIL AND EMAIL**

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

Re: 220 San Jose Avenue  
Discretionary Review Request

Dear President Melgar and Members of the Planning Commission:

Our office represents Vanessa and Matt Ginzton, who live next door to the proposed project at 220 San Jose Avenue (the “Property”). The Project Sponsor has proposed a two-story rear addition to the existing home at the Property and interior alterations (the “Project”).

Discretionary review is appropriate for three reasons:

1. The Project would illegally remove at least one existing dwelling unit, without Conditional Use authorization.
2. The Project does not comply with the Planning Code or the Residential Design Guidelines, such that it would unnecessarily harm neighboring properties.
3. The Project violates CEQA by improperly piecemealing environmental review.

The Project has been designed without consideration of its impacts on neighboring properties, violates several Residential Design Guidelines, and will have an unreasonable impact on the Ginztons’ home. For these reasons, the Project cannot be approved.

**The Project Would Illegally Remove a Dwelling Unit at the Property**

The Project application claims that the house is a “single family home.” However, the permitting history reveals that the Property was originally a *three* unit building. On August 28 1962, a certificate of occupancy was issued for a “3 unit building” at the Property. In or around October 1962, the owner of the Property filed a permit application to “remove 1 kitchen, change building to 2 legal flats.” According to the 3R report for the Property, this permit was never finalized:



Address of Building 220 SAN JOSE AV

Block 6513

Lot 004

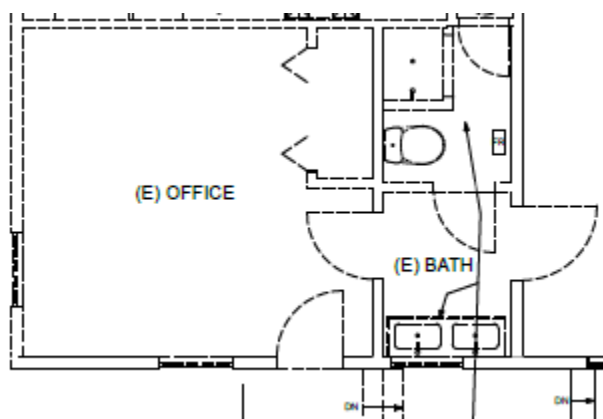
Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
  - B. Is this building classified as a residential condominium? Yes No ✓
  - C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-3 3. Building Code Occupancy Classification: R3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓  
If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
5. Building Construction Date (Completed Date): 1900
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:
 

| Application # | Permit # | Issue Date   | Type of Work Done                     | Status |
|---------------|----------|--------------|---------------------------------------|--------|
| 22114         | 22114    | Mar 06, 1909 | BUILDING MOVED TO FRONT PROPERTY LINE | N      |
| 251360        | 225006   | Jun 26, 1961 | TERMITE CONTROL                       | C      |
| 272585        | 248740   | Mar 05, 1963 | REVERT TO TWO FAMILY DWELLING         | X      |
| 275734        | 248741   | Mar 05, 1963 | MINOR REPAIRS                         | C      |
| 287599        | 256351   | Aug 26, 1963 | ALUMINUM SIDING AND ALUMINUM WINDOWS  | C      |
| 7906219       | 449478   | Jun 18, 1979 | REPLACE ORIGINAL VICTORIAN WINDOWS    | C      |
| 8010341       | 466443   | Dec 01, 1980 | REPLACE STAIRS                        | C      |
| 8404496       | 514755   | Apr 27, 1984 | REMOVE LATH & PLASTER IN KITCHEN      | X      |
8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓  
B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes ✓ No B. If yes, has a proof of compliance been issued? Yes ✓ No
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓  
B. If yes, has the required upgrade work been completed? Yes No

The permitting history contains no further reference to the removal of units at the Property. The legal unit count at the Property is therefore at least two.

The Project plans do not disclose that more than one unit exists at the Property. A second unit still exists at the rear of the Property, where is a suite of rooms with independent access from the street and a full bathroom. This room is labeled on the plans as an “office”:



This room is more accurately described as a bedroom – it satisfies the size and light requirements for a bedroom and has a closet. Moreover, it has been used as an independent living space by recently, under the previous owners, so it qualifies as an unauthorized dwelling unit in any event. (Planning Code § 317(b)(13).)

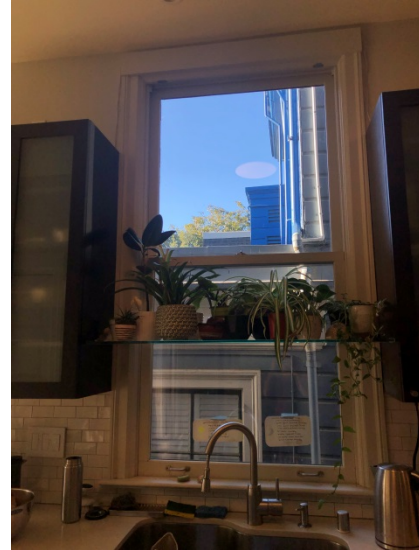
The Project plans fail to disclose that there is currently a second unit at the Property. Further, the plans propose to convert this unit to a large kitchen – effectively removing the second unit under the auspices of an alteration permit. Approval of the Permit would result in this unit being illegally removed without Conditional Use authorization, as required by San Francisco Planning Code § 317.

In addition to being unapprovable under § 317, this means that the project’s description is unlawfully inaccurate for CEQA purposes.

### **The Project violates the Planning Code and Residential Design Guidelines**

The Project would add a large mass to the rear of the Property that would box in the neighboring properties. In numerous respects, the Project does not comply with the Residential Design Guidelines (“RDGs”). When a rear addition is proposed, the Residential Design Guidelines require a project to “respect the existing pattern of side spacing” and “articulate the building to minimize impacts on light and privacy to adjacent properties.” (RDGs, pp. 15, 16.) The Guidelines note that setbacks on the upper floor of a project may be appropriate to achieve this goal. (*Id.*)

The Project does not comply with these guidelines because it proposes an unarticulated mass that will block light to adjacent properties. As the Staff Report notes, the Project “does present an exceptional or extraordinary circumstance with respect to building scale at the rear, access to mid-block open space, and light to the adjacent neighbor at the North . . . .” Planning Staff requested a 5-foot side setback at the north of the Project, which the Project Sponsor declined to provide. The Project will have a similarly unacceptable impact on the Ginztons’ home, to the south of the Property, as well as to the upstairs unit at 230 San Jose Avenue. The proposed vertical addition is not articulated or stepped back, and will severely block light and access to the sky for their living and sleeping areas:



The Planning Commission should require the Project to be scaled back and articulated to comply with the Planning Code and RDGs.

Similarly, the “Building Scale at the Mid-Block Open Space” guideline requires the height and depth of the Project to be “compatible with the existing building scale at-the mid-block open space.” Even if the Project were permitted by the Planning Code, it is not appropriate because it proposes an addition that is uncharacteristically deep and tall. The RDG goes on to note that an “out-of-scale rear yard addition can leave surrounding residents feeling ‘boxed in’ and cut-off-from the mid-block open space.” This is precisely what will occur here. The addition proposed by the Project would extend beyond the adjacent properties’ rear walls, boxing them in and cutting them off from the mid-block open space.

### **The Project Was Improperly Piecemealed to Avoid CEQA Review of Impacts**

The Environmental Evaluation Application for the Project does not disclose the cumulative extent of the excavation and soil disturbance associated with the Project. In 2015, a permit was obtained to “Excavate (E) crawl space 4’-0” for new storage” and upgrade the Property’s foundations. (BPA No. 201501307100.) One week later, a second permit was obtained to “Convert E storage new garage, demo E wall for new garage, new moment frame.” (BPA No. 201502067686.) A *CFC* was issued for this **garage permit**. BPA No. 201501307100 was finalized in 2017. In 2018, the Project Sponsor applied for a permit for the current Project,

which proposes further excavation work. When the previous excavation work is taken into account, the Project is expected to exceed the 49 cubic-yard threshold that triggers further geotechnical review under the California Environmental Quality Act (“CEQA”). The Project Sponsor should not be allowed to evade CEQA review by piecemealing the permits for two successive excavation projects.

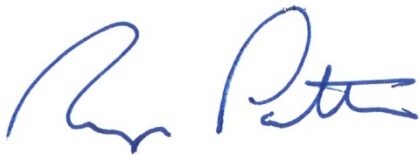
The excavation required for the Project will result in cumulative soil disturbance / modification greater than two feet below grade in a sensitive area, triggering a CEQA requirement for archeological study. No archeological survey has been prepared for the Property, which is located in a historically populated area of the Rancho San Miguel (an 1845 Mexican land grant). The Property is on San Jose, which was the eastern boundary of the Rancho San Miguel. (San Francisco Planning Department, *South Mission Historic Resources Survey Historic District Description*, attached hereto as **Exhibit A**.) It is also located in Horner’s Addition East, a historic district dating back to the 1850s. (*Id.*) The existing house – built in 1900 – is a Category A historic resource. In short, this is a historic house, in a district that is steeped in San Francisco history. Given the excavation work that will be required at the Property, an archeological study must be prepared.

### **Conclusion**

The Project violates multiple Code and RDG requirements, would remove at least one dwelling unit at the Property, and has not received proper CEQA review. On that basis, the Project cannot be lawfully approved.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



---

Ryan J. Patterson

Encl.



# EXHIBIT A

## **Horner's Addition East**



*East side of Guerrero Street south of 24<sup>th</sup> Street.*

Boundaries: East side of Guerrero Street between 22<sup>nd</sup> and 25<sup>th</sup> Streets, as well as portions of blocks to the east

Period of Significance: 1865-1905

Eligibility: National Register of Historic Places

Thematic Summary: This north-south linear area in the western Mission District consists of Victorian-era, high-style architecture and homes for 19<sup>th</sup>-century upper middle classes, located along the eastern edge of Horner's Addition, one of the City's first platted residential suburbs.

This historic district, comprised of 69 contributors and 91 total properties, is eligible as an extension of the designated Liberty-Hill Historic District. Areas west of Guerrero Street (outside of the survey area) also appear to be potentially eligible extensions.

Before the U.S. era, the historic district area occupied the eastern, lowland edge of the Rancho San Miguel, a vast tract that included much of the central

highlands and peaks of San Francisco (the San Miguel Range). The Rancho San Miguel was granted to notable Yerba Buena resident, Jose Noe, in 1845, near the end of Mexican rule in California. The eastern boundary of the rancho was defined by the San Jose Road, formerly the El Camino Real (the alignment of which is partially retained in present-day San Jose Avenue). This road skirted the highlands at the western end of the Mission District along a path that meandered between Dolores and Valencia Streets.

During the early American period, Noe sold off portions of his vast rancho. In 1853, the eastern portion of the Rancho San Miguel, an area roughly bounded by 18<sup>th</sup> Street, 30<sup>th</sup> Street, Castro Street and the San Jose Road (including the district area), was purchased by John Meir Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846. Horner platted his “addition” into blocks and streets with the intention of developing the city’s first residential suburb. The long north-south streets in Horner’s Addition were named after Mexican pioneer families (Castro, Noe, Sanchez, Guerrero and Valencia); Horner named the shorter east-west streets based on his own personal and religious influences. These included Elizabeth (for his wife); Jersey (for his state of birth); Clipper; Duncan (for Chapman Duncan—a prominent Mormon); and Valley. Other street names bestowed by Horner, such as John, “M”, Horner, Park, Temple, Navy, Figg, Yale, and Dale, were renamed primarily as numbered streets in 1861. Another Horner’s Addition street name, Army (which was extended east of Horner’s Addition in 1884), was more recently renamed Cesar Chavez.

Though Horner was an influential early settler and successful with some of his developments in the East Bay and San Jose area, Horner’s Addition in San Francisco remained a “paper” neighborhood throughout the 1850s, in that very little physical development accompanied the platting. During that time, the sloping west Mission District was distant from populated areas and generally inconvenient to access. During the economic downturn of the late 1850s, with his development schemes for the Addition as yet unrealized, Horner was forced to sell his mostly vacant land at a loss. Consequently, large portions of Horner’s Addition became the property of homeowners associations, including the San Francisco Homestead Association and the Pacific S. & M. Association. John Meir Horner retired to Hawaii in 1879.

Building construction and installation of early horse car lines on nearby Mission and Valencia Streets in the 1860s resulted in residential development in the most accessible portions of Horner’s Addition. By the 1870s, as the central Mission

District corridors became heavily traveled and developed, the nearby hills of the west Mission District, including the district area, became more accessible and desirable places to live. Installation of a cable car line on Valencia Street in 1883, as well as an electric streetcar line on Mission and a regional electric streetcar line on Guerrero Street (1891), facilitated further build-out of the district area with a somewhat affluent character. Other streetcar lines to the west, such as on Castro Street, eventually led to development of the Noe Valley portions of Horner's Addition.

In the 1940s, Guerrero Street was widened into an automobile boulevard. Consequently the sidewalks were narrowed, front setbacks were reduced, and historic landscape features removed. Nonetheless, the buildings constructed along Guerrero Street are among the most ornate and best preserved groupings of late 19<sup>th</sup> and early 20<sup>th</sup> century buildings in the Mission District.

Highlights of the district include the 14 buildings that fan out from the southeast corner of Guerrero and 24<sup>th</sup> Streets, all of which are supremely ornamented and in near pristine condition. Also of note are a grouping of three unusual Queen Anne-style tower-houses on 23<sup>rd</sup> Street between Guerrero Street and San Jose Avenue. In addition, the district is home to a few much older and less embellished buildings, such as 90 Alvarado Street, a mixed-use, residential-over-storefront corner building constructed in 1869. The home at 42 Elizabeth Street also dates from the 1860s, and appears to retain original Gothic Revival-style verge boards in its gable end. The presence of these older buildings is reflective of the area's early, sparse development pattern before mass residential construction occurred.

The character and development history of this district bears relation to that of properties within the City-designated Liberty-Hill Historic District, an area bounded approximately by Dolores, San Carlos, 20<sup>th</sup>, and Hill Streets. The portion of the Liberty-Hill Historic District located west of Valencia Street was also included within Horner's Addition and, like the subject historic district, developed into a somewhat affluent west Mission District neighborhood. The southern boundary of the Liberty Hill Historic District (Hill Street) abuts the northern boundary of the subject historic district at a mid-block location between 22<sup>nd</sup> and Hill Streets. Therefore, the subject historic district is evaluated as an eligible extension of the Liberty-Hill Historic District. In addition, field observations and research indicate that areas west of Guerrero Street (outside of the survey area) are also part of the Horner's Addition residential tract and appear to qualify as eligible extensions to the historic district(s).





City & County of San Francisco Planning Department  
Eastern Neighborhoods Mission Area Plan  
South Mission Historic Resources Survey

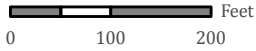
**HORNER'S ADDITION EAST HISTORIC DISTRICT**  
Eligible for Listing in the National Register



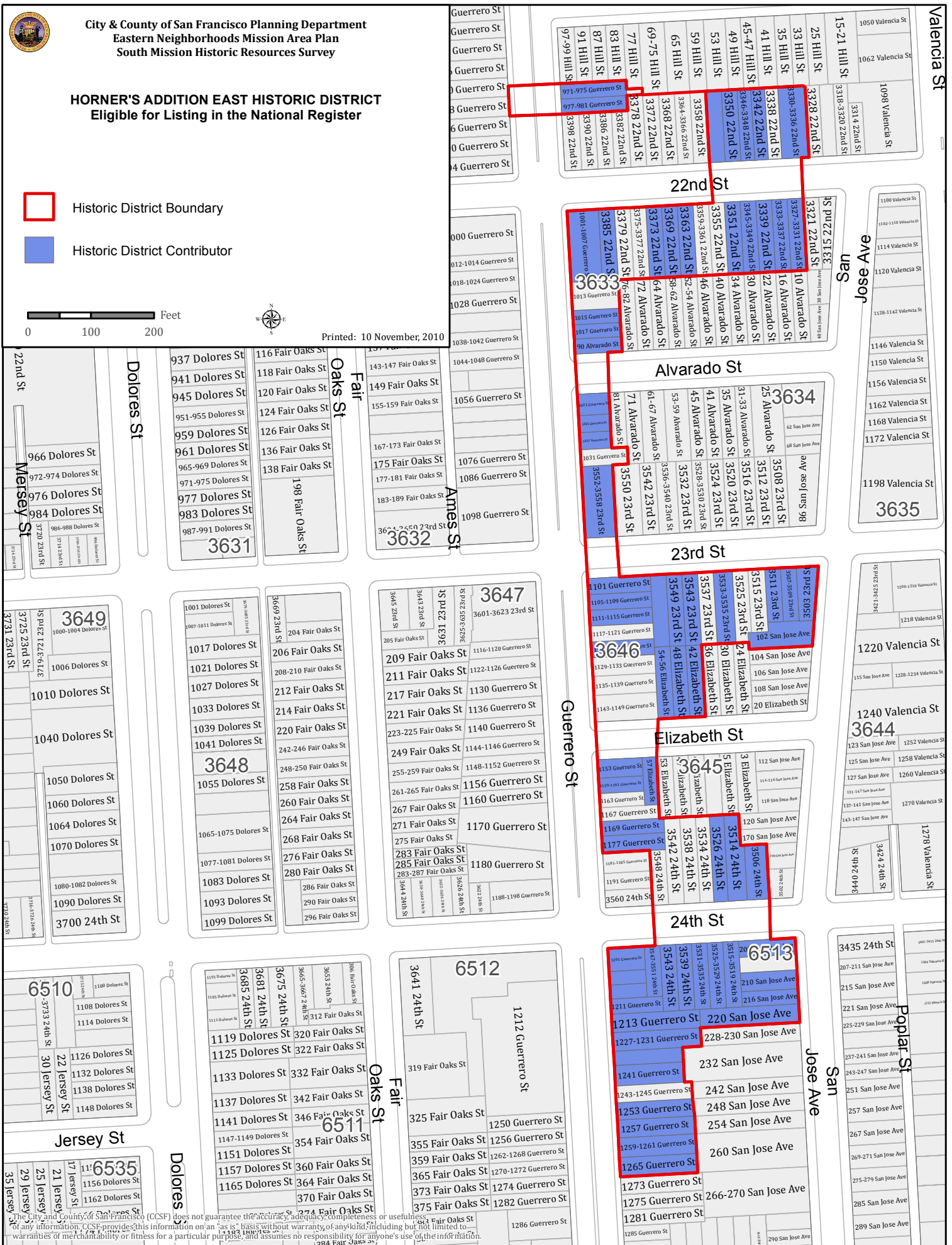
Historic District Boundary



Historic District Contributor



Printed: 10 November, 2010



**San Francisco Planning Department - South Mission Historic Resource Survey**  
**Property Information Catalog (sorted by Street Address)**

| Assessor<br>Block-Lot | Address<br>(Low #) | Address<br>(High #) | Street  | Attribute Code/<br>Description 1 | Attribute Code/<br>Description 2      | Year<br>Built | Year Built Source       | Primary<br>Record (DPR<br>532A) | Architectural Style 1 | Architectural Style 2 | Historic District      | CHRS    | Listing Type             | Resource Eligibility                       | Notes  |
|-----------------------|--------------------|---------------------|---------|----------------------------------|---------------------------------------|---------------|-------------------------|---------------------------------|-----------------------|-----------------------|------------------------|---------|--------------------------|--|--|
| 3633-047              | 3327               | 3331                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register | Rowhouse quartet (3333-37, 3327-31, 3339, 3345-49 22nd<br>Street).         |
| 3617-015              | 3330               | 3336                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1881          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3633-030              | 3333               | 3337                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register | Rowhouse quartet (3333-37, 3327-31, 3339, 3345-49 22nd<br>Street).         |
| 3617-016              | 3338               | 3338                | 22ND ST | HP2. Single Family<br>Property   | HP6. 1-3 Story<br>Commercial Building | 1908          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 6Z      | none                     | determined not eligible<br>for listing     |  |
| 3633-056              | 3339               | 3339                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register | Rowhouse quartet (3333-37, 3327-31, 3339, 3345-49 22nd<br>Street).         |
| 3617-017              | 3342               | 3342                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1888          | SFPUC water tap         | No                              | Queen Anne            |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register &<br>California Register |  |
| 3633-050              | 3345               | 3349                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register | Rowhouse quartet (3333-37, 3327-31, 3339, 3345-49 22nd<br>Street).         |
| 3617-017A             | 3346               | 3348                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1888          | SFPUC water tap         | No                              | Queen Anne            |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register &<br>California Register |  |
| 3617-018              | 3350               | 3350                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1885          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3633-028              | 3351               | 3351                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1887          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register &<br>California Register |  |
| 3617-019              | 3354               | 3354                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1884          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register &<br>California Register |  |
| 3633-027              | 3355               | 3355                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1911          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 6L      | none                     | determined not eligible<br>for listing     |  |
| 3633-026              | 3359               | 3361                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1907          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 3CS     | Individual               | California Register                        |  |
| 3633-025              | 3363               | 3363                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1890          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3633-024              | 3369               | 3369                | 22ND ST | HP2. Single Family<br>Property   |                                       | 1890          | SF Assessor             | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register &<br>California Register |  |
| 3633-023              | 3373               | 3373                | 22ND ST | HP2. Single Family<br>Property   |                                       | 1890          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3633-022              | 3375               | 3377                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 1941          | SF Assessor             | No                              | None                  |                       | Horner's Addition East | 6Z      | none                     | determined not eligible<br>for listing     |  |
| 3633-053              | 3379               | 3379                | 22ND ST | HP3. Multiple Family<br>Property |                                       | 2001          | SF Assessor             | No                              | None                  |                       | Horner's Addition East | n/a     |                          | not evaluated: less than<br>50 years old   | Faux historical design.  |
| 3633-020              | 3385               | 3385                | 22ND ST | HP3. Multiple Family<br>Property | HP6. 1-3 Story<br>Commercial Building | 1895          | Sanborn Co. maps (est.) | No                              | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3646-001              | 3503               | 3503                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1895          | Sanborn Co. maps (est.) | Yes                             | Queen Anne            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3646-028              | 3507               | 3509                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1895          | Sanborn Co. maps (est.) | No                              | Queen Anne            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3646-027              | 3511               | 3511                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1895          | Sanborn Co. maps (est.) | No                              | Queen Anne            |                       | Horner's Addition East | 3D      | Contributor              | National Register &<br>California Register |  |
| 3646-026              | 3515               | 3515                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1875          | Sanborn Co. maps (est.) | No                              | Italianate            |                       | Horner's Addition East | 6L      | none                     | determined not eligible<br>for listing     |  |
| 3646-025              | 3525               | 3525                | 23RD ST | HP2. Single Family<br>Property   |                                       | 1933          | SF Assessor             | No                              | Mediterranean Revival |                       | Horner's Addition East | 6Z      | none                     | determined not eligible<br>for listing     |  |
| 3646-024              | 3533               | 3535                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1877          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3646-023              | 3537               | 3537                | 23RD ST | HP2. Single Family<br>Property   |                                       | 1876          | SFPUC water tap         | No                              | None/Altered          |                       | Horner's Addition East | 6L      | none                     | determined not eligible<br>for listing     |  |
| 3646-022              | 3543               | 3543                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1904          | SF Assessor             | No                              | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3646-021              | 3549               | 3549                | 23RD ST | HP2. Single Family<br>Property   |                                       | 1895          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3634-013              | 3552               | 3558                | 23RD ST | HP3. Multiple Family<br>Property | HP6. 1-3 Story<br>Commercial Building | 1895          | SF Assessor             | No                              | Italianate            |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register &<br>California Register |  |
| 3646-020              | 3553               | 3557                | 23RD ST | HP3. Multiple Family<br>Property |                                       | 1876          | SFPUC water tap         | No                              | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register | Alteration of building originally designed as "false-front"<br>Italianate. |
| 3645-007              | 3506               | 3506                | 24TH ST | HP3. Multiple Family<br>Property |                                       | 1875          | Sanborn Co. maps (est.) | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3645-008              | 3514               | 3514                | 24TH ST | HP2. Single Family<br>Property   |                                       | 1881          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 6513-030              | 3515               | 3519                | 24TH ST | HP3. Multiple Family<br>Property |                                       | 1889          | Architectural est.      | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register &<br>California Register | Additional dwelling (pre-1889) located at rear of lot.                     |
| 6513-029              | 3525               | 3529                | 24TH ST | HP3. Multiple Family<br>Property |                                       | 1904          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 3645-009              | 3526               | 3526                | 24TH ST | HP3. Multiple Family<br>Property |                                       | 1881          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register |  |
| 6513-028              | 3531               | 3535                | 24TH ST | HP3. Multiple Family<br>Property |                                       | 1905          | Sanborn Co. maps (est.) | No                              | Mission Revival       |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register &<br>California Register | Additional building located at rear of lot.                                |
| 3645-010              | 3534               | 3534                | 24TH ST | HP2. Single Family<br>Property   |                                       | 1882          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 6L      | none                     | determined not eligible<br>for listing     |  |

**San Francisco Planning Department - South Mission Historic Resource Survey  
Property Information Catalog (sorted by Street Address)**

| Assessor<br>Block-Lot | Address<br>(Low #) | Address<br>(High #) | Street       | Attribute Code/<br>Description 1 | Attribute Code/<br>Description 2   | Year<br>Built | Year Built Source       | Primary<br>Record (DPR<br>532A) | Architectural Style 1 | Architectural Style 2 | Historic District      | CHRS    | Listing Type             | Resource Eligibility                    | Notes   |
|-----------------------|--------------------|---------------------|--------------|----------------------------------|------------------------------------|---------------|-------------------------|---------------------------------|-----------------------|-----------------------|------------------------|---------|--------------------------|---|---|
| 3645-011              | 3538               | 3538                | 24TH ST      | HP3. Multiple Family Property    |                                    | 1885          | Sanborn Co. maps (est.) | No                              | Mediterranean Revival |                       | Horner's Addition East | 6Z      | none                     | determined not eligible for listing     |   |
| 6513-027              | 3539               | 3539                | 24TH ST      | HP2. Single Family Property      |                                    | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Raised to 2 stories circa 1905. Appears to have been originally designed as mirror to 3543 24th Street. |
| 3645-012              | 3542               | 3542                | 24TH ST      | HP3. Multiple Family Property    |                                    | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 6Z      | none                     | determined not eligible for listing     |   |
| 6513-026              | 3543               | 3543                | 24TH ST      | HP2. Single Family Property      |                                    | 1885          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Appears to have been originally designed as mirror to 3539 24th Street.                                 |
| 6513-025              | 3547               | 3551                | 24TH ST      | HP3. Multiple Family Property    | HP6. 1-3 Story Commercial Building | 1895          | Sanborn Co. maps (est.) | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Building moved forward on lot and storefront added circa 1910.  |
| 3645-013              | 3548               | 3548                | 24TH ST      | HP3. Multiple Family Property    |                                    | 1883          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     |   |
| 3633-015              | 90                 | 90                  | ALVARADO ST  | HP2. Single Family Property      | HP6. 1-3 Story Commercial Building | 1869          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3646-010              | 42                 | 42                  | ELIZABETH ST | HP2. Single Family Property      |                                    | 1865          | 1869 USCS map (est.)    | No                              | Gothic Revival        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3646-011              | 48                 | 48                  | ELIZABETH ST | HP3. Multiple Family Property    |                                    | 1875          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3646-012              | 54                 | 56                  | ELIZABETH ST | HP3. Multiple Family Property    |                                    | 1876          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 3645-022              | 57                 | 57                  | ELIZABETH ST | HP2. Single Family Property      |                                    | 1887          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 3633-019              | 1001               | 1007                | GUERRERO ST  | HP3. Multiple Family Property    | HP6. 1-3 Story Commercial Building | 1895          | Sanborn Co. maps (est.) | No                              | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3633-018              | 1013               | 1013                | GUERRERO ST  | HP3. Multiple Family Property    | HP6. 1-3 Story Commercial Building | 1875          | Architectural est.      | No                              | None                  |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     | Additional building located at rear of lot; moved to site and joined with store/residence circa 1910.   |
| 3633-017              | 1015               | 1015                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1875          | Architectural est.      | No                              | Italianate            |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Bay window added circa 1910.  |
| 3633-016              | 1017               | 1017                | GUERRERO ST  | HP2. Single Family Property      |                                    | 1887          | SF Assessor             | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 3634-017              | 1021               | 1021                | GUERRERO ST  | HP3. Multiple Family Property    | HP6. 1-3 Story Commercial Building | 1895          | Architectural est.      | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Post-1900 rear addition.  |
| 3634-016              | 1025               | 1025                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1891          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | Mirrored with 1027 Guerrero St.   |
| 3634-015              | 1027               | 1027                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1891          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3634-014              | 1031               | 1031                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1890          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     |   |
| 3646-019              | 1101               | 1101                | GUERRERO ST  | HP3. Multiple Family Property    | HP6. 1-3 Story Commercial Building | 1905          | Sanborn Co. maps (est.) | No                              | Edwardian             |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 3646-018A             | 1105               | 1109                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1904          | SFPUC water tap         | No                              | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | Builder Roger Carroll. Mirrored with 1111 Guerrero St.  |
| 3646-018              | 1111               | 1115                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1904          | SF Assessor             | No                              | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | Builder Roger Carroll. Mirrored with 1105 Guerrero St.  |
| 3646-017              | 1117               | 1121                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1904          | SFPUC water tap         | No                              | Edwardian             |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     | Mirrored with 1123 Guerrero St.   |
| 3646-016              | 1123               | 1127                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1904          | SFPUC water tap         | No                              | Edwardian             |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 3646-015              | 1129               | 1133                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1908          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 3CS     | Individual               | California Register                     |   |
| 3646-014              | 1135               | 1139                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1906          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 3CS     | Individual               | California Register                     |   |
| 3646-013              | 1143               | 1149                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1908          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 3CS     | Individual               | California Register                     |   |
| 3645-021              | 1153               | 1153                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1892          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3645-020              | 1159               | 1161                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1903          | SF Assessor             | No                              | Queen Anne            |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 3645-019              | 1163               | 1163                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1912          | SF Assessor             | No                              | Edwardian             |                       | Horner's Addition East | 3CS     | Individual               | California Register                     |   |
| 3645-018              | 1167               | 1167                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1875          | Sanborn Co. maps (est.) | No                              | Art Deco              |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     | Quality remodel circa 1925.   |
| 3645-017              | 1169               | 1169                | GUERRERO ST  | HP2. Single Family Property      |                                    | 1875          | Sanborn Co. maps (est.) | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 3645-016              | 1177               | 1177                | GUERRERO ST  | HP2. Single Family Property      |                                    | 1875          | SF Assessor             | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-034              | 1201               | 1201                | GUERRERO ST  | HP3. Multiple Family Property    | HP6. 1-3 Story Commercial Building | 1880          | SFPUC water tap         | No                              | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | Architect is George Bordwell (Cerny 2007)   |
| 6513-042              | 1203               | 1205                | GUERRERO ST  | HP3. Multiple Family Property    |                                    | 1888          | SFPUC water tap         | No                              | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Mirror of 1207-1209 Guerrero St.  |

San Francisco Planning Department - South Mission Historic Resource Survey  
Property Information Catalog (sorted by Street Address)

| Assessor Block-Lot | Address (Low #) | Address (High #) | Street      | Attribute Code/Description 1  | Attribute Code/Description 2 | Year Built | Year Built Source       | Primary Record (DPR 532A) | Architectural Style 1 | Architectural Style 2 | Historic District      | CHRS    | Listing Type             | Resource Eligibility                    | Notes   |
|--------------------|-----------------|------------------|-------------|-------------------------------|------------------------------|------------|-------------------------|---------------------------|-----------------------|-----------------------|------------------------|---------|--------------------------|---|---|
| 6513-043           | 1207            | 1209             | GUERRERO ST | HP3. Multiple Family Property |                              | 1888       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register | Mirror of 1203-1205 Guerrero St.                      |
| 6513-022           | 1211            | 1211             | GUERRERO ST | HP3. Multiple Family Property |                              | 1887       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-021           | 1213            | 1213             | GUERRERO ST | HP3. Multiple Family Property |                              | 1888       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 6513-020           | 1227            | 1231             | GUERRERO ST | HP2. Single Family Property   |                              | 1905       | Sanborn Co. maps (est.) | No                        | Classical Revival     |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-019           | 1233            | 1237             | GUERRERO ST | HP3. Multiple Family Property |                              | 1889       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register & California Register | Architect is Absalom J. Barnett (Cerny 2007)          |
| 6513-018           | 1241            | 1241             | GUERRERO ST | HP3. Multiple Family Property |                              | 1887       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-017           | 1243            | 1245             | GUERRERO ST | HP3. Multiple Family Property |                              | 1891       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     |   |
| 6513-016           | 1253            | 1253             | GUERRERO ST | HP3. Multiple Family Property |                              | 1887       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-015           | 1257            | 1257             | GUERRERO ST | HP2. Single Family Property   |                              | 1890       | SFPUC water tap         | No                        | Queen Anne            |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 6513-014           | 1259            | 1261             | GUERRERO ST | HP3. Multiple Family Property |                              | 1889       | SFPUC water tap         | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | 2 story building (circa 1890) located at back of lot. |
| 6513-013           | 1265            | 1265             | GUERRERO ST | HP2. Single Family Property   |                              | 1901       | SF Assessor             | No                        | Stick/Eastlake        |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register & California Register | Mirrored with neighbor.                               |
| 3617-030           | 971             | 975              | GUERRERO ST | HP3. Multiple Family Property |                              | 1875       | Architectural est.      | No                        | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | Builder TREA.   |
| 3617-029           | 977             | 981              | GUERRERO ST | HP3. Multiple Family Property |                              | 1875       | Architectural est.      | No                        | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register | Builder TREA.   |
| 3646-002           | 102             | 102              | SAN JOSE AV | HP2. Single Family Property   |                              | 1905       | Sanborn Co. maps (est.) | Yes                       | Queen Anne            |                       | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 6513-001           | 200             | 200              | SAN JOSE AV | HP2. Single Family Property   |                              | 1877       | SFPUC water tap         | Yes                       | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-002           | 206             | 206              | SAN JOSE AV | HP3. Multiple Family Property |                              | 1925       | SF Assessor             | Yes                       | None                  |                       | Horner's Addition East | 6L      | none                     | determined not eligible for listing     |   |
| 6513-002A          | 210             | 210              | SAN JOSE AV | HP2. Single Family Property   |                              | 1877       | SFPUC water tap         | Yes                       | Italianate            |                       | Horner's Addition East | 3D, 3CS | Individual & Contributor | National Register & California Register |   |
| 6513-003           | 216             | 216              | SAN JOSE AV | HP2. Single Family Property   |                              | 1877       | SFPUC water tap         | Yes                       | Italianate            | None/Altered          | Horner's Addition East | 3D      | Contributor              | National Register & California Register |   |
| 6513-004           | 220             | 220              | SAN JOSE AV | HP2. Single Family Property   |                              | 1871       | SFPUC water tap         | Yes                       | Italianate            |                       | Horner's Addition East | 3B      | Individual & Contributor | National Register & California Register |   |

# EXHIBIT B





582 MARKET ST. SUITE 1800  
SAN FRANCISCO, CA 94104

T: 415.391.9633  
F: 415.391.9647

[www.garavaglia.com](http://www.garavaglia.com)

8 August 2019

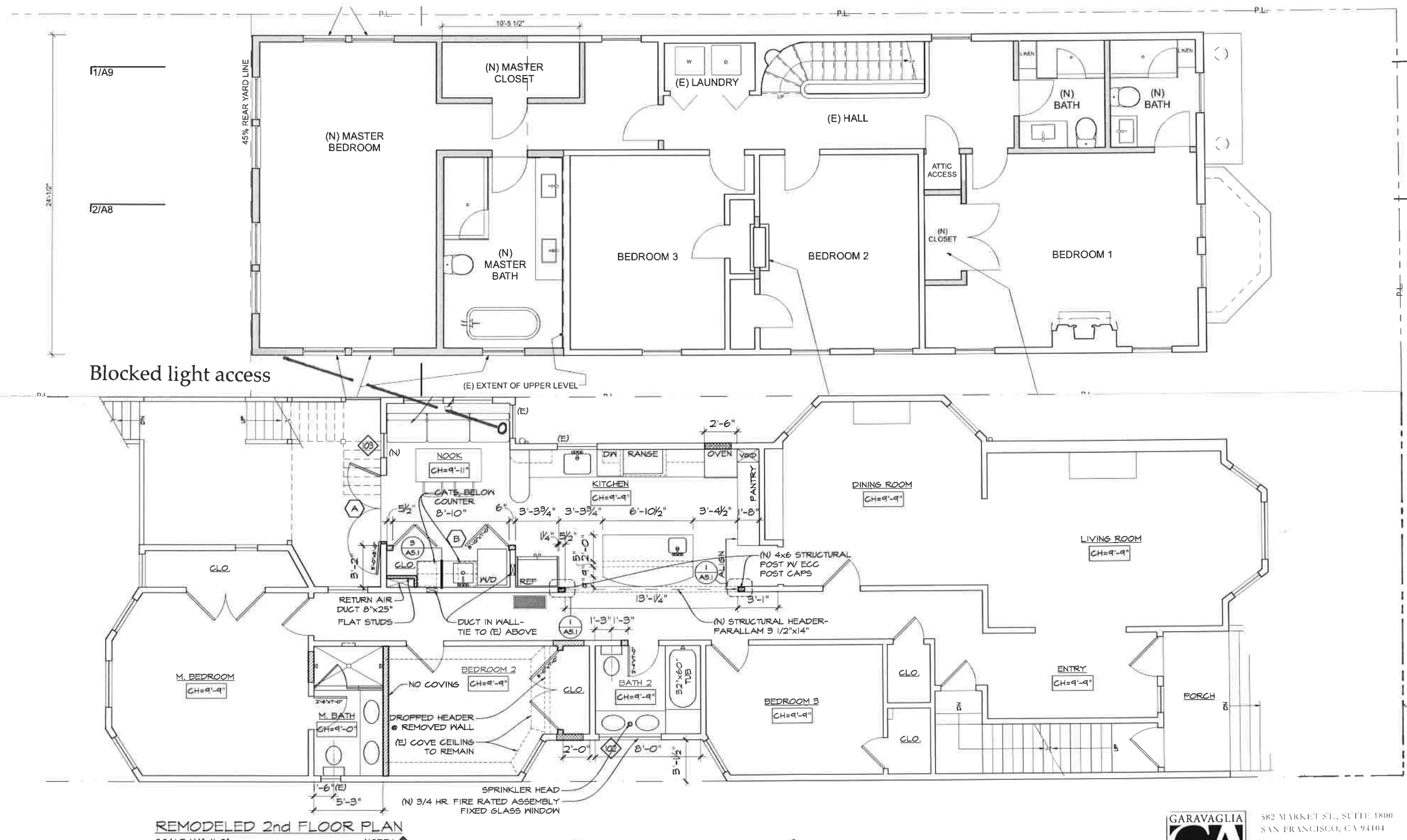
220 San Jose Avenue

The proposed design has a dramatic impact on light and air to the adjacent building kitchen / breakfast area. The current proposed addition configuration creates a full wall aligned with the existing wall that completely blocks access to direct daylight from above and to the side for the adjacent Second Floor of 228 San Jose. The adjacent Third Floor of 230 San Jose would also have their vertical angle of daylight access dramatically reduced and completely blocks their side daylight access. The intent is to retain as much access to direct daylight for 228 & 230 San Jose.

The plan sketch shows a side setback of about 3'-6" at the Master Bedroom. The Master Bath tub alcove would be reduced slightly but should still fit a freestanding tub. The west windows of the Master Bedroom would be a group of four rather than two groups of two double-hung windows. An option would be to add a pop out bay window to recover some of the side reduction in floor area with limited reduction of the room's functionality.

The exterior elevation sketch shows the alternate gable end roof shape rather than the higher flat roof. This alternate roof shape will help retain more of the angle of daylight access for the adjacent building. The sunlight angles of the alternate roof shape are shown relative to the original proposed sunlight angles for both the Second Floor and the Third Floor of the adjacent building.

Additionally we recommend a reduction in the size of the Master Bath window to improve the privacy for both parties.



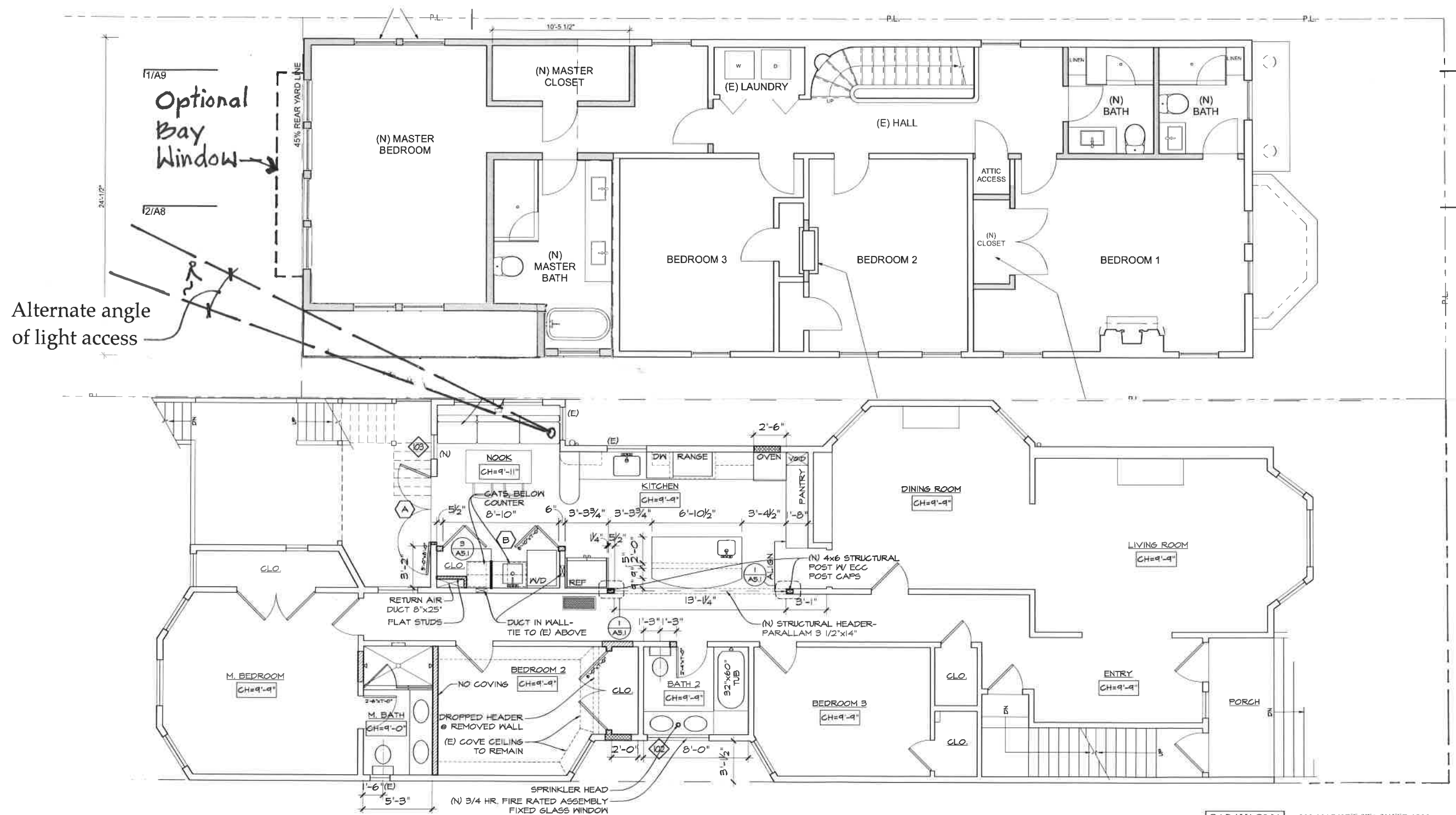
REMODELED 2nd FLOOR PLAN  
SCALE 1/4"=1'-0" NORTH ↑

Current Proposed



382 MARKET ST., SUITE 1800  
SAN FRANCISCO, CA 94104  
T: 415.391.9633  
F: 415.391.9647  
www.garavaglia.com

8 AUG 2019



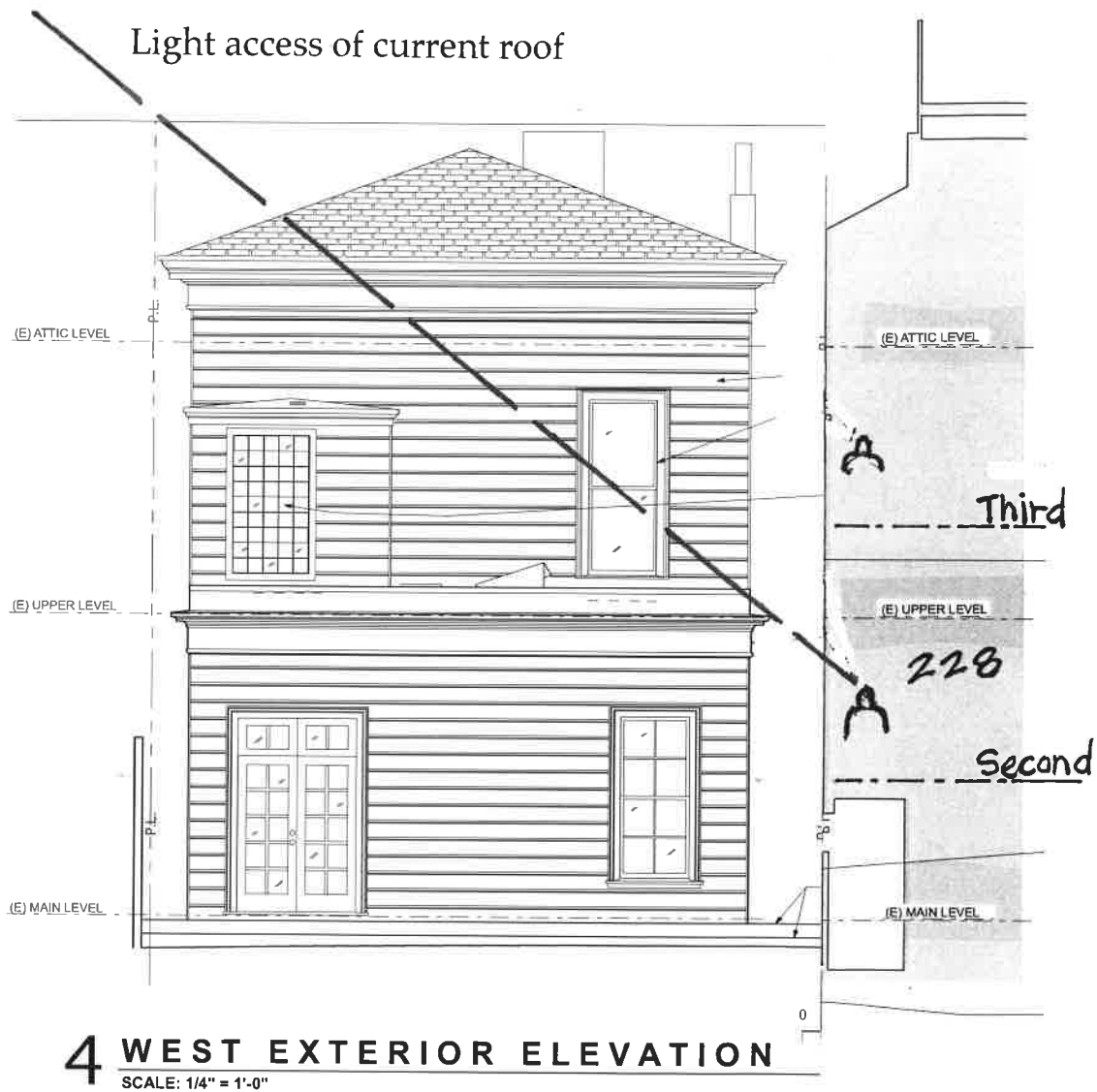
REMODELED 2nd FLOOR PLAN  
SCALE 1/4"=1'-0"  
NORTH ↑

Alternate



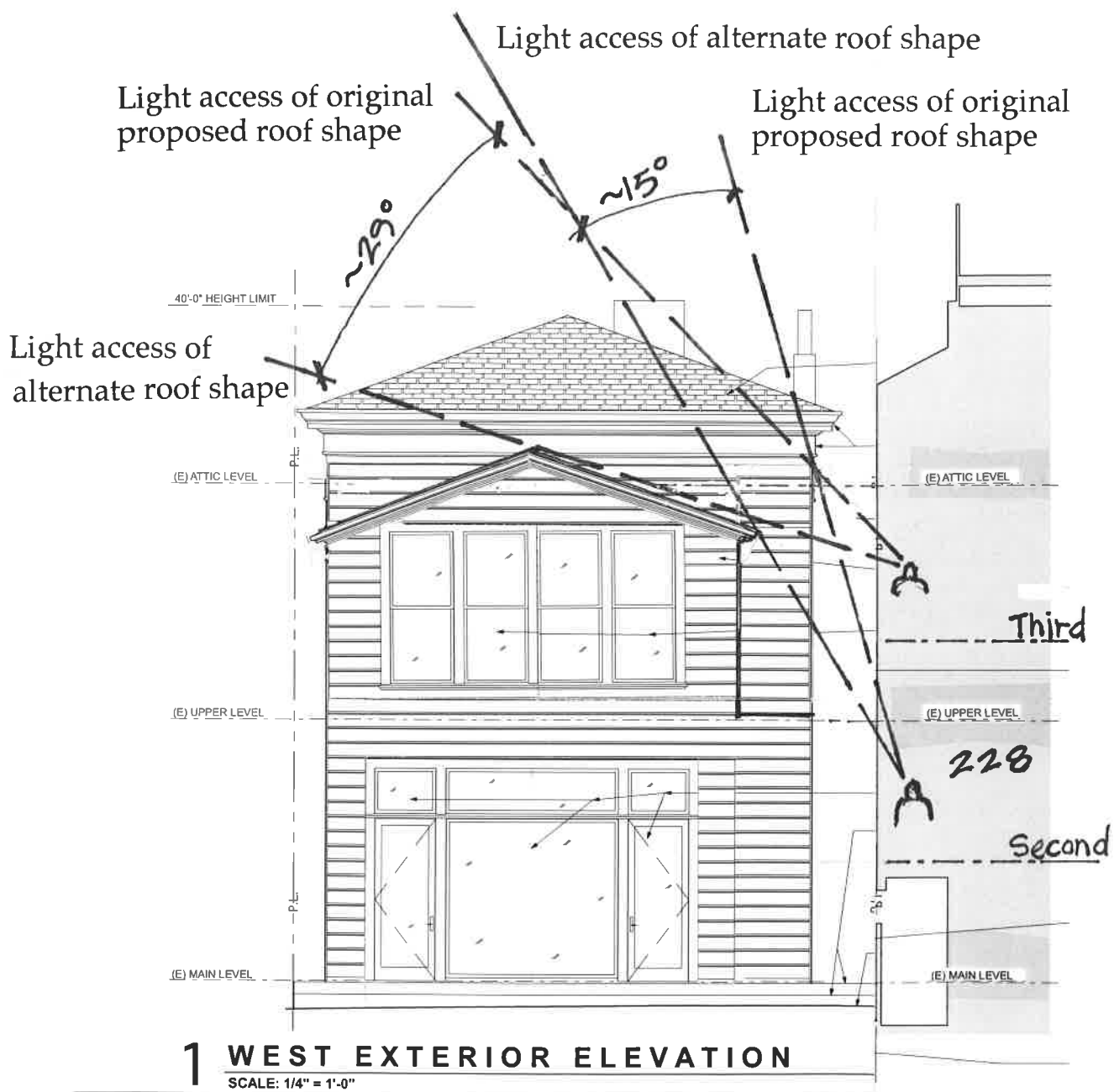
582 MARKET ST., SUITE 1800  
SAN FRANCISCO, CA 94104  
T: 415.391.9633  
F: 415.391.9647  
www.garavaglia.com

BAUG2019



582 MARKET ST., SUITE 1800  
SAN FRANCISCO, CA 94104  
T: 415.391.9633  
F: 415.391.9647  
www.garavaglia.com

8 AUG 2019



582 MARKET ST., SUITE 1800  
 SAN FRANCISCO, CA 94104  
 T: 415.391.9633  
 F: 415.391.9647  
 www.garavaglia.com

**B AUG 2019**



# 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: 220 San Jose Avenue

Zip Code: 94110

Building Permit Application(s): 201812148349

Record Number: 2018-016955PRJ

Assigned Planner: Ella Samonsky & David Winslow

---

## Project Sponsor

Name: Joseph Armin

Phone: 415-550-1028

Email: jzarmin@sonic.net

---

## 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.)

Please 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.

Please 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.

Please 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        | 1        |
| Occupied Stories (all levels with habitable rooms)   | 2        | 2        |
| Basement Levels (may include garage or windowless storage rooms)                           | 1        | 1        |
| Parking Spaces (Off-Street)  | 2        | 2        |
| Bedrooms   | 4        | 4        |
| Height   | 39'-5"   | 39'5"    |
| Building Depth   | 68'-8"   | 72'-2"   |
| Rental Value (monthly)   |          |          |
| Property Value   |          |          |

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

|  |   |
|--|---|
| <b>Signature:</b>  | <b>Date:</b> May 30, 2019   |
| <b>Printed Name:</b> Meghna Subramanian  | <input checked="" type="checkbox"/> Property Owner<br><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.*

## **220 San Jose Ave. Property Owners' Response to DR Application**

---

**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.)**

---

We have proposed a modest addition over the existing footprint of our house to accommodate our multigenerational family (2+ children, 2 adults, and 2 grandparents) in the coming years. We've modified our plans to meet all pre-application demands made of us by our South Neighbors (228 and 230 San Jose Ave), and the Planning Department and RDAT reviewed our plans and concluded that, with the modifications, they comply with the Planning Code and Residential Design Guidelines.

In now opposing our proposed addition, the South Neighbors complain about the flow of light to two sets of north-facing windows at the property line without explaining that, in 2012, they erected a 3-story tall wall at the property line that shades the area facing these windows. They have also expressed some privacy concerns, even though our windows will not overlap or face theirs and even though we've promised to install privacy screens on our windows.

We believe the South Neighbors identify no exceptional or extraordinary circumstances, and for reasons that we hope will become clear over the course of our response, we are very concerned with the circumstances surrounding this DR application. We respectfully urge the Planning Commission to decline to take DR.

### **Our proposal is modest in relation to other buildings on our block, and especially in relation to the South Neighbors' home**

Our proposed addition will be built almost entirely on our home's existing footprint, and will continue to be set back by 3 feet from the South Neighbors' property line down the entire length of our home. Our home will also fit conservatively within the building patterns on both sides of the mid-block area because even with the addition, the second floor of our home will not reach as deeply into the yard as many of the upper floors of other buildings on the block (including the South Neighbors' own second floor). We worked hard to preserve the existing mid-block open space and the neighboring properties' connection to it, in addition to our home's existing setbacks.

## **220 San Jose Ave. Property Owners' Response to DR Application**

With specific reference to the South Neighbors, even after our addition is complete, it will be more than 5 feet shorter in height and our house will be 10 feet shorter in length than their home, a 5,000+ square foot, 3-unit building with internal access to all units that they use as a family residence for themselves, their 2 children, and 2 grandparents, and in which an entire unit of the building functions as a children's play area and guest room. See **Exhibit 1**.

**The South Neighbors' property-line windows aren't an exceptional or extraordinary circumstance because the areas of concern receive light and air from other sources**

The Planning Department has repeatedly concluded that windows built at the property line are non-conforming conditions that are not protected by the Planning Code, and do not present exceptional or extraordinary circumstances, especially if there are other sources of light and air to the area of concern. See **Exhibit 2**.

The South Neighbors' property-line windows face north and receive almost no direct light today. Instead, these areas of their home receive light and air through numerous other sources, including glass doors and windows that face west towards the rear of the South Neighbors' building into their yard and that will be unaffected by our addition. See **Exhibit 3**. And because the South Neighbors' building will still be taller than ours, the indirect or ambient light to the property-line windows on the third floor will be largely unaffected by our addition. See **Exhibit 1**.

**The impact to the South Neighbors' property line windows is the direct result of their decision to build an unnecessary 3-story tall, 7-foot wide wall at the property line**

Seven years ago, before we bought our home, the South Neighbors completed an extensive renovation that, among other things, added multiple roof decks onto their property and external stairs connecting those roof decks. See **Exhibit 4**. The South Neighbors chose to place these stairs near the property line, which necessitated a 3-story tall, 7-foot wide fire-rated wall at the property line.

Because of these choices, the South Neighbors' wall shades the area facing the property-line windows that are the focus of this DR application. Even when light is abundant, such as during late spring/early summer, the area in question is shaded until the early evening. See **Exhibit 5**. Had they not erected this wall, the South Neighbors

## **220 San Jose Ave. Property Owners' Response to DR Application**

would receive significantly more light to their areas of concern. Yet they complain about our addition, which will impact their home significantly less by comparison.

Neither the Planning Code nor the Residential Design Guidelines allow the South Neighbors to use their own poor planning and design choices to curtail our rights to build a modest addition that is well within the rules and is needed to support our own multigenerational family.

### **We satisfied all of the South Neighbors' pre-application demands**

We extensively modified our plans well before this DR application was filed to completely flatten the roof over our addition, reducing the height of the addition by 7 feet, and improve light flow by removing the eaves at the perimeter of the roof, meeting the South Neighbors' demands as they laid them out at the pre-application meeting. See **Exhibits 6 (Declaration of Joe Armin) and 7 (Declaration of Zarin Gollogly)**.

To address any privacy concerns, our design staggers the placement of our windows so that in the area of concern, none of our windows will overlap the South Neighbors' windows. See **Exhibit 1**. We also promised to add privacy screens to our windows to obscure any activity within our home.

By meeting the South Neighbors' demands, we believe we followed the letter and spirit of the Planning Department's pre-application process, identifying possible issues of contention early and making reasonable tradeoffs to accommodate our neighbors. And we were heartened when the Planning Department and RDAT reviewed our project and expressed no concerns about the impact of our addition on the South Neighbors' property.

Against that backdrop, this DR application truly surprised us. We were confused about why it was filed, and to see that it proposes no specific alternative other than for us to scrap plans for an addition and instead make do with the existing space within our home.

We also didn't understand why the South Neighbors waited until the final day of the 311 notification period to file, without first reaching out to us as the Planning Department urges, or why the DR application says that "no changes were made to the project as a result of our discussions with the applicant" when that isn't true.



## **220 San Jose Ave. Property Owners' Response to DR Application**

### **After the DR application was filed, we continued trying to negotiate, but now believe the Planning Commission needs to intervene**

Over the course of three meetings with the South Neighbors since the DR application was filed, we've grown concerned that the integrity of the Planning Department process hasn't been respected here.

*First*, the South Neighbors falsely state that we did not change our project following our discussions with them.

In reality, we modified our project to meet all of the South Neighbors' pre-application demands, as described in our response to question 2. But when we met with the South Neighbors after the DR application was filed, they said they had now decided to firmly oppose any addition to our home that was visible from or in any way impacted the light to their windows, and that our earlier modifications were insufficient. The South Neighbors went through 311 notification for their own renovation several years ago and surely understand the importance of the pre-application process in surfacing and resolving neighbors' concerns early in order to avoid unnecessary or meritless DRs. We never received a satisfactory explanation for why the South Neighbors raised their new concerns only at the eleventh hour, and why they didn't tell the truth on their application.

*Second*, we believe the South Neighbors elicited and included the North Neighbor's opposition solely to distract from the shortcomings of their objections.

Because the DR application focuses heavily on concerns that are specific only to the North Neighbor, we wanted to understand whether we should speak directly with her in addition to the South Neighbors. We learned from the South Neighbors that they had actually encouraged the North Neighbor to file her own DR application and that she didn't want to do so. Although they highlight issues specific to the North Neighbor, the South Neighbors said they filed this DR application on their own behalf, and not on behalf of the North Neighbor. Soon after the DR application was filed, the South Neighbors told us that they would withdraw it if we modified our plans to their satisfaction. See **Exhibit 8**.

## **220 San Jose Ave. Property Owners' Response to DR Application**

As our meetings with the South Neighbors centered exclusively on their concerns and not on impacts to the North Neighbor, it became clear to us that the North Neighbor's issues are not especially pertinent to this DR application. For this and other reasons, we concluded that the South Neighbors seem to have invoked the North Neighbor to make the DR application seem more sympathetic than it is, and perhaps to mask that they extensively renovated their own home and are now seeking to prevent us from completing a comparatively modest renovation of a smaller house.

*Third*, the South Neighbors have rejected every reasonable compromise we've proposed. Despite our discomfort with the circumstances surrounding this DR application, we offered additional concessions to encourage them to withdraw this application (these are described in our answer to question 2) but the South Neighbors rejected every reasonable offer.

At this point, we've grown uncomfortable with what appears to be disregard for the integrity of the Planning Department pre-application process and misuse of the DR process, and we hope the Planning Commission will reject this DR application.

## **220 San Jose Ave. Property Owners' Response to 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 change and indicate whether they were made before of after filing your application with the City.**

---

We have proposed 7 substantial modifications to the project to address our neighbors' concerns. This is in addition to considerations we took into account prior to presenting our plans to the South Neighbors before and during the pre-application meeting (which are described in response to question 3).

### **Changes to our plans after the pre-application meeting**

At the pre-application meeting, the South Neighbors requested that we either flatten the roof over our second story addition, or alternatively move the addition further away from their property by 1-2 feet. After the pre-application meeting, we made the following changes:

- To improve the flow of light and air to the South Neighbors' property, we removed a proposed eave that was 1.5 feet deep at the roof of our house.
- We promised to install privacy film on our windows to mitigate any privacy concerns, even though the South Neighbors' windows generally look down and into our home and even though they have never installed privacy filters of their own

We made two additional offers that the South Neighbors rejected.

- We offered to paint our home a light color to increase the reflective light available to their home in the area of concern.
- We offered to install lighting at our expense to brighten the affected area during the day when it is shaded by the South Neighbors' wall at the property line.

## **220 San Jose Ave. Property Owners' Response to DR Application**

### **Changes to our plans after submission to the Planning Department and before the DR application was filed**

- During extensive back and forth discussions with the Planning Department and RDAT to address their concerns about the connection between the North Neighbor's courtyard and the mid-block open space, we completely flattened the roof over the proposed addition, voluntarily reducing the overall height of the addition by 7 feet and satisfying the Planning Department and RDAT, while also meeting the South Neighbors' pre-application demand that we either flatten the roof, or alternatively move the addition 1-2 feet further away from their property. See **Exhibits 6 and 7**.

### **Proposals we made after the DR application was filed**

- We offered to expand from 6 feet to 8 feet the distance between our proposed bathroom and the South Neighbors' property in an area that faces and overlaps with their property-line windows. See **Exhibit 9**.
- We offered to angle the walls at the rear of the addition to cut the corners off of both floors of our building and facilitate increased light and air flow to both neighbors. See **Exhibit 9**.

The South Neighbors rejected both of these offers.

## **220 San Jose Ave. Property Owners' Response to DR Application**

---

**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 have proposed a modest addition over the existing footprint of our home, and we modified our plans extensively to meet all of the South Neighbors' pre-application demands, and to successfully incorporate RDAT's feedback during their review. We also considered numerous other alternatives to the proposal we submitted to the City, such as expanding into our attic or deeper on our first floor, but each came with unacceptable drawbacks, as explained below.

We believe our proposal correctly balances competing interests and that additional changes would be unfair and unwarranted at this juncture — after we've expended considerable time and money developing and refining plans that clearly comply with the Planning Code and Residential Design Guidelines — especially because our neighbors have rebuffed each of our multiple reasonable compromise proposals.

### **We are remodeling our home so that we can raise our children and care for our parents here**

Our overarching goal for this project is a common one — we seek to modestly alter our home to meet our family needs in the coming years. We will soon have 6+ family members living in our home (2+ young children, 2 parents (us), and 2 grandparents). For safety and so we can effectively care for our family, we need all of our bedrooms to be on the same floor of the house. Our master bedroom must also serve as a home office because Meghna runs her business from home.

### **We considered but decided not to build in our attic because it would alter our home's historic facade and would not meet our family's needs**

Soon after retaining an architect, we explored expanding above our second floor into our attic. Our hope was that this might help us meet our needs while avoiding impacts on our neighbors, but it became clear that this would not work for a number of reasons:



## **220 San Jose Ave. Property Owners' Response to DR Application**

- Our attic does not meet the minimum ceiling height requirements of the California Building Code and would need to be significantly overhauled to make it truly habitable.
- Making the attic space habitable would cause it to be visible from the front of the house, which is impermissible and would mar the exterior appearance of a historic resource home like ours.
- As we considered our family's needs, we concluded that adding a third-floor addition would frustrate our ability to care both for our young children and our aging parents. Shortly after our architect prepared preliminary drawings for a first floor expansion, one of our parents came to stay with us following cataract surgery and lived for several days in our first floor office. She was uncomfortable and felt unsafe sleeping so far from the rest of the family on a different floor of the house, and it made it difficult to care for her at a time when she felt vulnerable.

**We decided to minimize our expansion into the rear yard so that we could maximize the light available to our North Neighbor, maximize the available mid-block open space, avoid threatening the vitality of a 40-60 year old pine tree in our yard, and effectively serve our family's needs**

In a further effort to avoid unnecessary impact to our neighbors, we also asked our architect to explore expanding our first floor deeper into our rear yard instead of building above it. This too proved impossible for the following reasons:

- Adding a bedroom and bathroom on the first floor would have required cutting down a beautiful pine tree in our rear yard that an arborist estimated to be between 40 and 60 years old. **See Exhibit 10.**
- Additionally, for the same reason that a third-floor addition wouldn't serve our family's needs (explained above), a first-floor addition wouldn't serve our family because it would require placing one bedroom far from the others.

When a second floor addition appeared inescapable, we also explored whether we could narrow it (to move it further away from the neighbors' respective properties) while pushing a bit more deeply into the rear yard to capture the lost square footage. This too proved problematic for the following reasons:

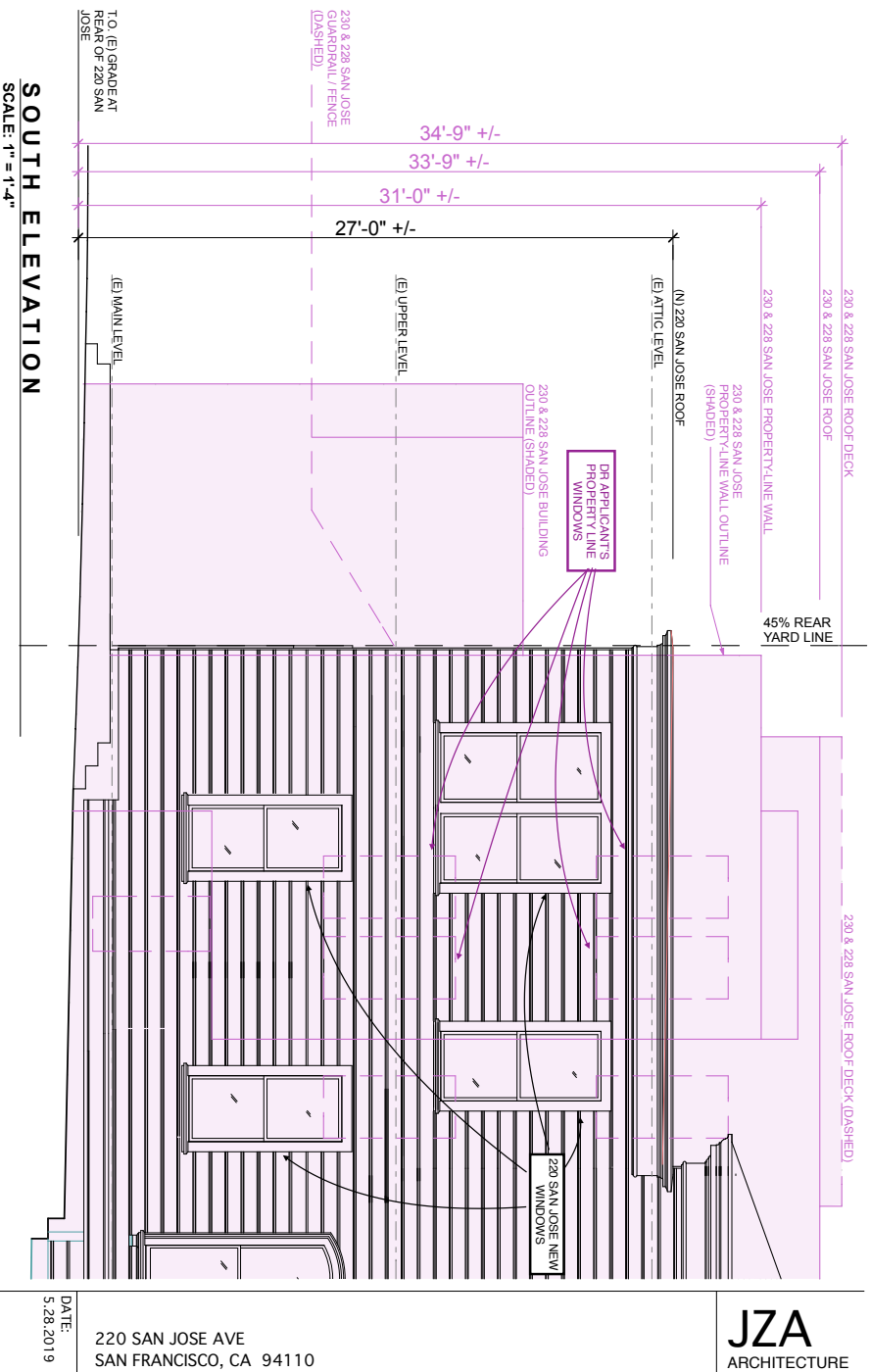
## **220 San Jose Ave. Property Owners' Response to DR Application**

- Expanding the second floor deeper into the yard by even a few feet would erode the North and South Neighbors' access to light and air. For example, narrowing the second floor addition by 4 feet on both sides would require building 10 feet deeper into the yard than we currently plan, and narrowing it by 3 feet on both sides would require building 7 feet deeper into the yard.
- Expanding the first floor deeper into the yard (a necessary corollary to expanding the second floor deeper into the yard) would introduce substantial unusable, unwanted space on the first floor.
- Additionally, expanding the second floor deeper into the yard than we currently plan to even by a few feet would risk endangering the pine tree.

### **Additional changes would unfairly burden us given that our plans already comply with the Planning Code and Residential Design Guidelines**

We have diligently followed the Planning Department process, exhaustively considered alternative proposals, and repeatedly revised our plans to incorporate feedback from our neighbors and guidance from the Planning Department and RDAT. We've invested significant time and money getting to a point where our plans unambiguously comply with the Planning Code and the Residential Design Guidelines. To further amend our plans, particularly given that our South Neighbors propose no reasonable alternatives and have repeatedly rejected every compromise we've offered, would unfairly burden us and unnecessarily strain what we have always intended to be a modest renovation project.

Exhibit 1  
Our Proposed Addition in Relation to DR Applicant's Building



# Exhibit 1

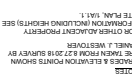


Exhibit 2  
**Recent DR Cases Involving Property-Line Windows**

**1) DR Case #: 2016-002865DRP**

Hearing Date: March 15, 2018  
Project Address: 1889-1891 Green Street

In the Discretionary Review Abbreviated Analysis, the Residential Design Team noted, **“Nothing in the Planning Code or the Residential Design Guidelines protects non-required property line windows.”**

At the DR Hearing, the Planning Commission determined that there were no “exceptional or extraordinary circumstances” with regards to the property line windows.

**2) DR Case #: 2017-009924DRP**

Hearing Date: November 29, 2018  
Project Address: 2601 Diamond

In the Discretionary Review Abbreviated Analysis, the Residential Design Team noted, **“Property line windows, a non-complying condition, are not protected by Planning Code or guidelines.”**

At the DR Hearing, the Planning Commission declined to take DR, seeing nothing “exceptional or extraordinary.”

**3) DR Case #: 2017-015997DRP**

Hearing Date: October 4, 2018  
Project Address: 1871 Green Street

In the Discretionary Review Abbreviated Analysis, the Residential Design Team noted, **“The Planning Department does not make any provisions about maintaining or protecting property line windows, as they are typically non-complying features. By the description of the DR applicant they are not required for light and air to habitable rooms, therefore this is not an exceptional or extraordinary condition.”**

At the DR Hearing, the planning commission declined to take DR, seeing nothing “exceptional or extraordinary” about the windows at the property line being closed off.

**4) DR Case #: 2017-003986DRP-02**

Hearing Date: May 3, 2018  
Project Address: 739 De Haro Street

In situation where, among other complaints, property-line windows were being covered by a proposed addition, the Residential Design Team noted in the Discretionary



Exhibit 2  
**Recent DR Cases Involving Property-Line Windows**

Review Abbreviated Analysis, **“The Residential Design Advisory Team (RDAT) reviewed the Project . . . and found that the Project does not demonstrate exceptional or extraordinary circumstances and meets the standards of the Residential Design Guidelines (RDGs).”**

At the hearing, the Commission found no exceptional or extraordinary circumstances and rejected DR, noting while “there's going to be an impact to [the DR Applicant] from the covering . . . of lot line windows[, w]e see that often. It's unfortunate, but they're kind of there, and not protected under the rule.”

### Exhibit 3

## South Neighbors Have At Least Three Other Sources of Light and Air in Room with Property-Line Windows

**Note:** Red windows are non-property line windows that will be unaffected by our addition. Blue windows are north-facing property-line windows, from which our addition will be set back from the property line by 3 feet.

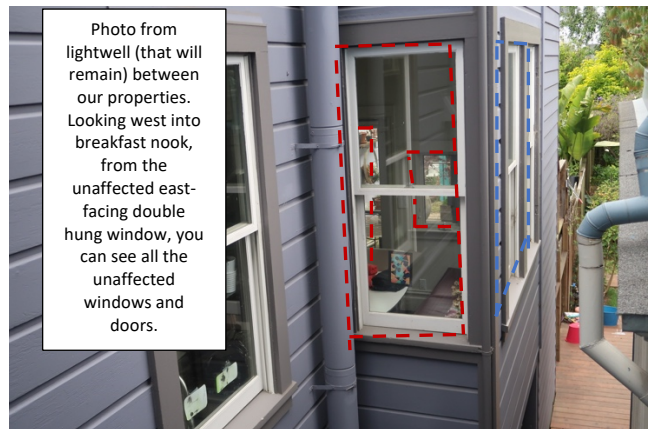
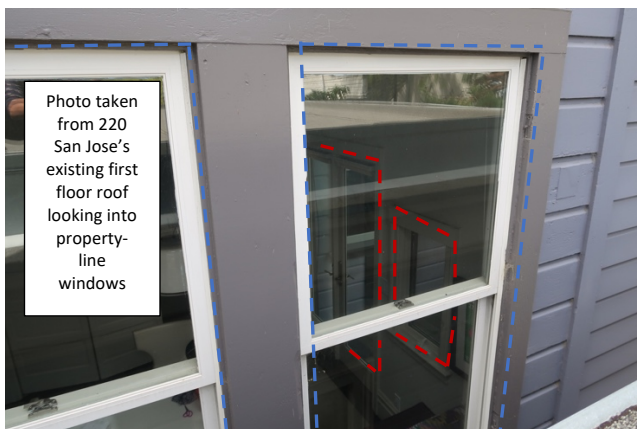




Exhibit 4  
DR Applicant's Property





Exhibit 4  
DR Applicant's Property





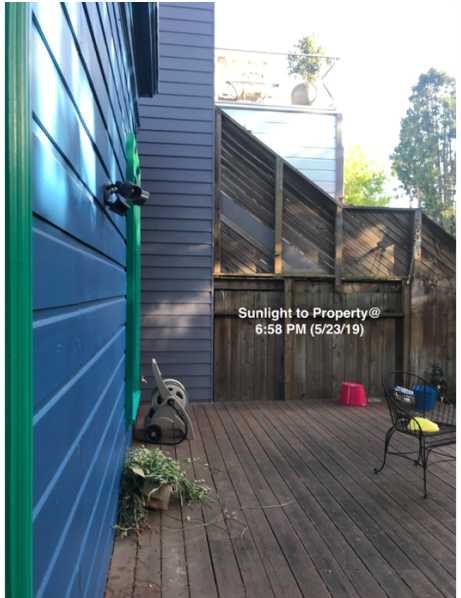
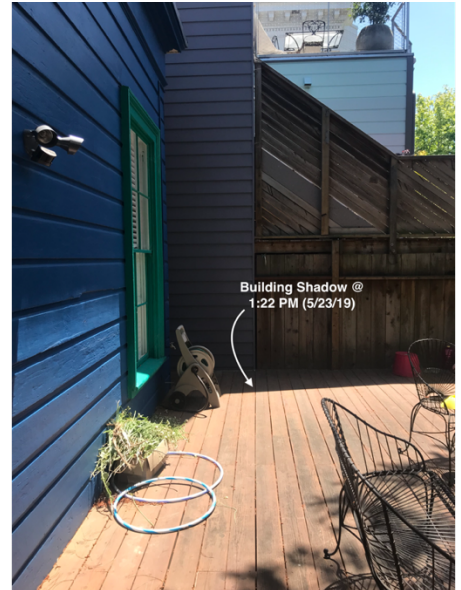
Exhibit 4  
DR Applicant's Property





## Exhibit 5

### Photos that Demonstrate DR Applicant's Building Shadows at Various Times of Day





## Exhibit 5

### Photos that Demonstrate the Light to DR Applicant's Property Line Windows at Various Times of Day



## Exhibit 5

### Photos that Demonstrate the Light to DR Applicant's Property Line Windows at Various Times of Day

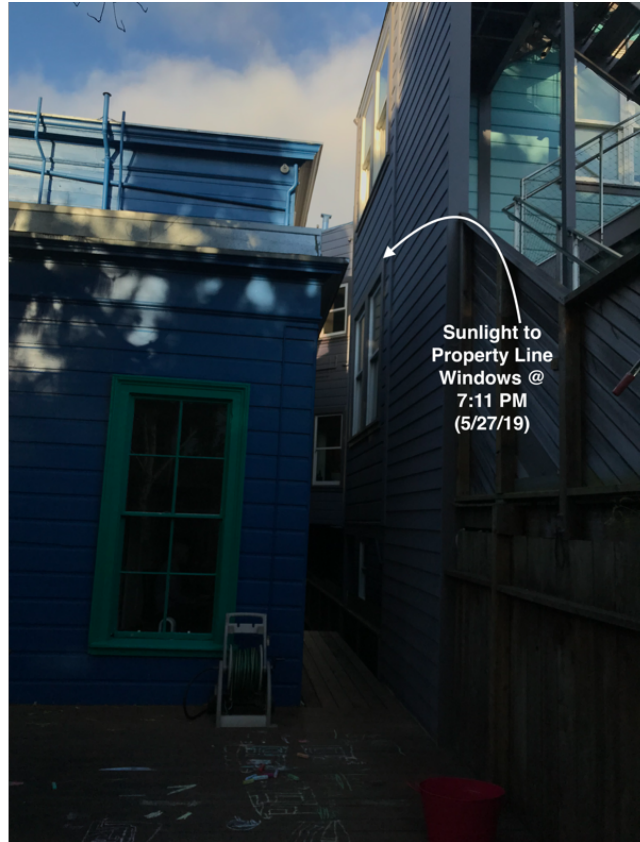
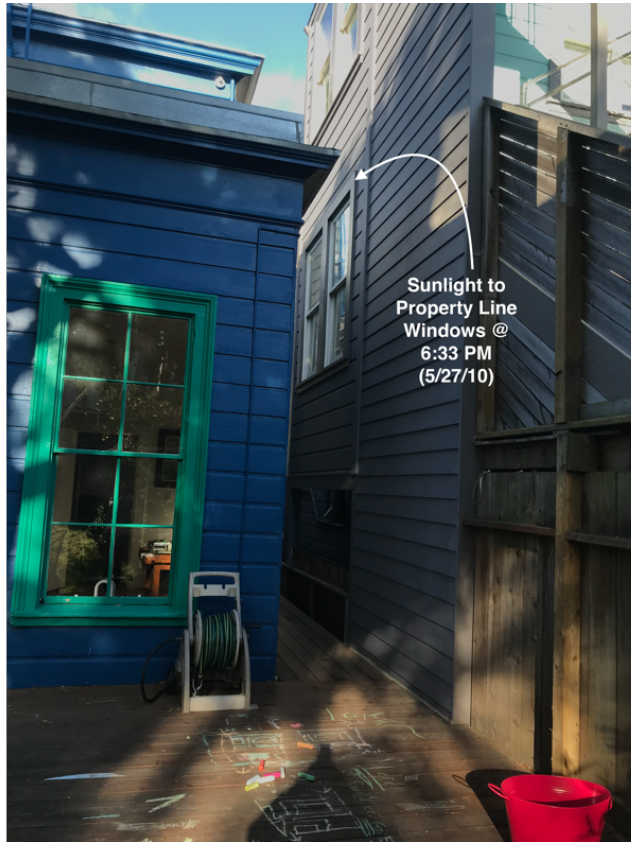


Exhibit 6  
**Declaration of Joseph Armin**

I, Joseph Armin, do hereby declare as follows:

1. I am the architect and project sponsor of the development proposal at 220 San Jose Avenue, San Francisco, CA 94110.
2. On November 28, 2018, I attended a neighborhood pre-application meeting from 6:00 p.m. to 7:30 p.m., at 220 San Jose Ave, to present architectural plans for the proposed project, answer neighbors' questions about the proposal, and receive any feedback about the architectural plans.
3. I took contemporaneous meeting notes summarizing the meeting.
4. The only neighbors that attended the pre-application meeting were Matt and Vanessa Ginzton, owners of 228-230 San Jose Avenue (the South Neighbors). The owners of 220 San Jose Ave (Meghna Subramanian and Kareem Ghanem) and the project contractor (Zarin Gollogly) also attended.
5. At the meeting, the South Neighbors stated:
  - a. That they had concerns about the impact the second story addition would have on light to their second and third story kitchens, which will be set back from the proposed addition by over 6 feet;
  - b. That they had earlier shared the proposed architectural plans with an architect, and spoken with their architect about ways to mitigate this impact; and
  - c. That after consulting an architect, they requested that the architectural plans be modified to eliminate the proposed gabled roof in favor of a flat roof, or, alternatively, to move the addition further north by 1-2 feet.
6. My notes confirm that this is the only request the South Neighbors made at the pre-application meeting. At no point during the pre-application meeting did the South Neighbors request that the architectural plans be modified to remove the second story addition.



## Exhibit 6

### **Declaration of Joseph Armin**

7. During the pre-application meeting, Matt Ginzton further encouraged the owners of 220 San Jose Ave to eliminate the proposed gabled roof in favor of a flat roof by suggesting that doing so would allow them to build a roof deck like those that the South Neighbors added to their own property.
8. After the pre-application meeting, the architectural plans for the project were revised to address the South Neighbors' light concerns and were submitted to the San Francisco Planning Department on December 14, 2018.
9. On February 21, 2019, I received a Plan Check Letter from the Planning Department recommending modifications to the architectural plans to address impact to the courtyard of 216 San Jose Avenue (the North Neighbor).
10. To address the Plan Check Letter recommendations, the architectural plans were modified to eliminate the proposed gabled roof in favor of a flat roof, reducing the height of the proposed addition by 7 feet. The Planning Department did not require this modification but the owners of 220 San Jose Ave believed it would satisfy the Planning Department's concerns about the North Neighbor's courtyard while also definitively satisfying the South Neighbors' exact request at the pre-application meeting.
11. On March 26, 2019, I submitted the revised architectural plans to the Planning Department and on March 27, the Planning Department deemed them ready for public notification. The Planning department set the 311 Notification Period from April 3, 2019, through May 3, 2019.
12. At no point during the 311 Notification Period did Matt or Vanessa Ginzton contact me.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 29, 2019, in San Francisco.

  
\_\_\_\_\_  
Joseph Armin



Exhibit 7  
**Declaration of Zarin Gollogly**

I, Zarin Gollogly, do hereby declare as follows:

1. I am the building contractor for the development proposal at 220 San Jose Avenue, San Francisco, CA 94110.
2. On November 28, 2018, I attended a neighborhood pre-application meeting from 6:00 p.m. to 7:30 p.m., at 220 San Jose Ave.
3. The other individuals present were Matt and Vanessa Ginzton, owners of 228-230 San Jose Avenue (the South Neighbors), the owners of 220 San Jose Ave (Meghna Subramanian and Kareem Ghanem), and the project architect (Joe Armin).
4. At the meeting, the South Neighbors stated:
  - a. That they had concerns about the impact the second story addition would have on light to their kitchen;
  - b. That they had earlier shared the proposed architectural plans with an architect, and spoken with their architect about ways to mitigate this impact; and
  - c. That after consulting an architect, they requested that the architectural plans be modified to eliminate the proposed gabled roof in favor of a flat roof, or, alternatively, to move the addition further north by 1-2 feet.
5. At no point during the pre-application meeting did the South Neighbors request that the architectural plans be modified to remove the second story addition.

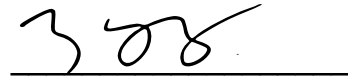
Exhibit 7

**Declaration of Zarin Gollogly**

6. During the pre-application meeting, Matt Ginzton further encouraged the owners of 220 San Jose Ave to eliminate the proposed gabled roof in favor of a flat roof by suggesting that doing so would allow them to build a roof deck like those that the South Neighbors added to their own property.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 30, 2019, in San Francisco.

A handwritten signature in black ink, appearing to read 'Zarin Gollogly', is written over a horizontal line.

Zarin Gollogly

## Exhibit 8

### Emails from DR Applicant



Meghna Subramanian <meghna.subramanian@gmail.com>

---

#### 220 San Jose addition plans

**Matt Ginzton** <matt@ginzton.net>

Thu, May 2, 2019 at 5:51 PM

To: Kareem Ghanem <kareem.ghanem@gmail.com>

Cc: Meghna Subramanian <meghna.subramanian@gmail.com>, Vanessa Ozuna Ginzton <vanessa.ozuna@gmail.com>

Hi Kareem, and Meghna, sorry to hear that we have nothing to discuss tonight, and please let us know when you think will be productive to meet.

We are, in fact, willing to engage, and it'll be better for all of us if we can reach an amicable agreement, you propose modified plans we can agree to, we withdraw the DR, and you can get on with your project.

I'll note that email/text is known as a medium where subtleties get lost, so I don't think we'll be well served by a bunch of email debate; we will want to meet and make a genuine effort to negotiate which will require understanding and concessions on both sides, and until that happens, I suggest we stay away from language indicating anyone here is acting in bad faith or less than genuine.

[Quoted text hidden]



Meghna Subramanian <meghna.subramanian@gmail.com>

---

#### 220 San Jose addition plans

**Matt Ginzton** <matt@ginzton.net>

Sat, May 4, 2019 at 9:24 AM

To: Kareem Ghanem <kareem.ghanem@gmail.com>

Cc: Meghna Subramanian <meghna.subramanian@gmail.com>, Vanessa Ozuna <vanessa.ozuna@gmail.com>

Hi Kareem and Meghna, I think we should meet sooner and without Victoria for a couple reasons

- Victoria isn't actually a signatory on the DR request, I think you'll note. We have been in contact with her and encouraged her to file her own and she didn't want to do that but did want to support ours. I don't think it's accurate that we filed it on her behalf.

- Victoria is out of the country now, until something like May 12

- I imagine that by now, we've built up some amount of frustration with the process (for example, to state one assumption, I assume that you're wondering why this didn't all get resolved months ago) that are making this discussion harder, as well as the actual substance of the matter we need to resolve. I also imagine we won't get all the way through everything in one meeting. I suggest we meet sooner to clear the air on any mistaken assumptions we've made on either side, try to work through what I'm characterizing as process frustrations and hopefully put those to bed, re-establish a tone of mutual respect and if possible mutual understanding, and move on to the substance of the disagreement.

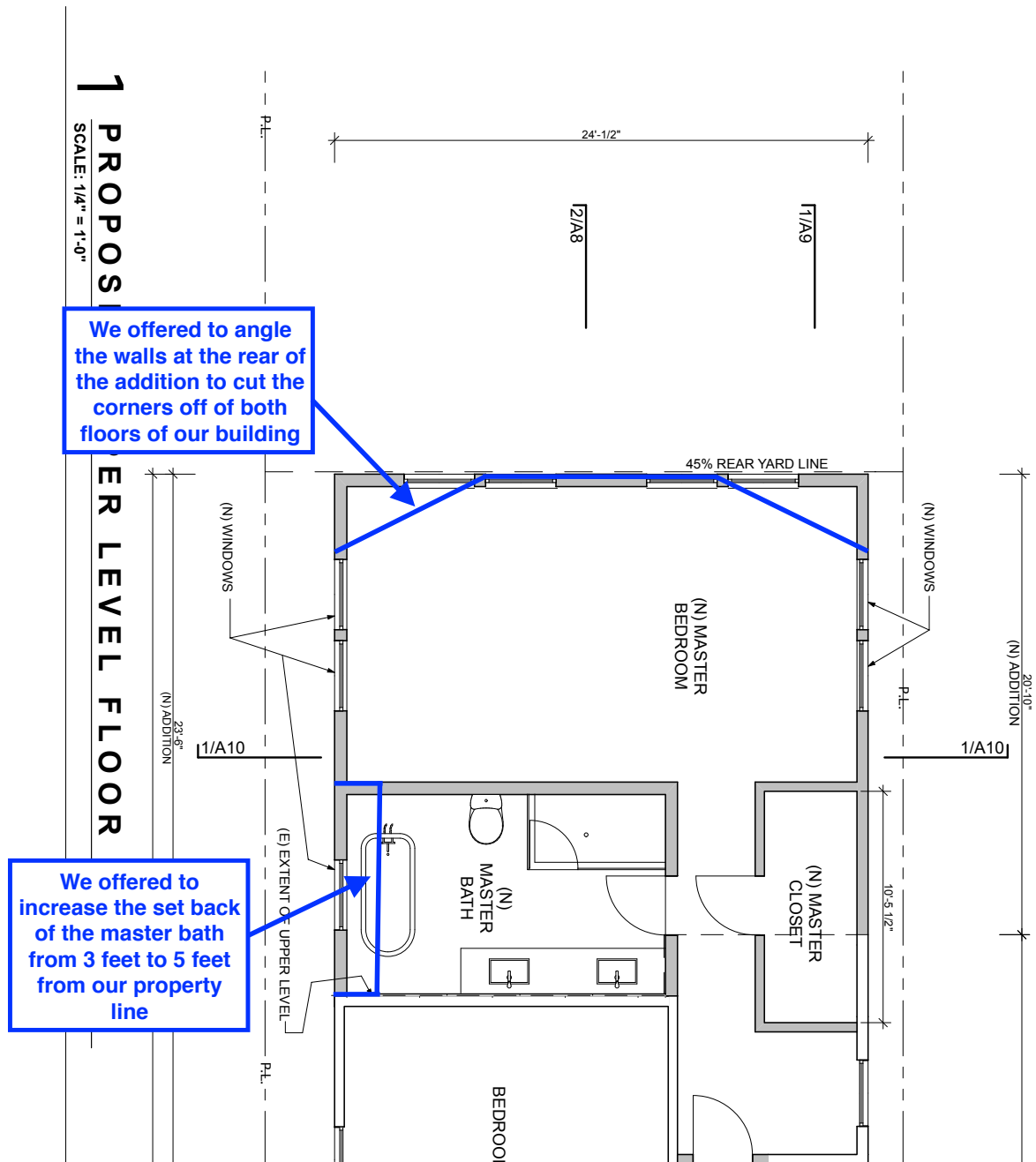
I do think it will be good for the 5 of us including Victoria to meet later, but I don't think that should stop the 4 of us from talking first.

[Quoted text hidden]

Exhibit 9

**Proposals We Made After the DR Application was Filed.**

**DR Applicants Rejected Both.**



## Exhibit 10

### Our Pine Tree



View of the tree from our existing first story roof (our proposed project extends back only 3'6" from the edge of the roof in the rear, which requires us to only prune the tree back)

View of tree from our attic's gabled roof)

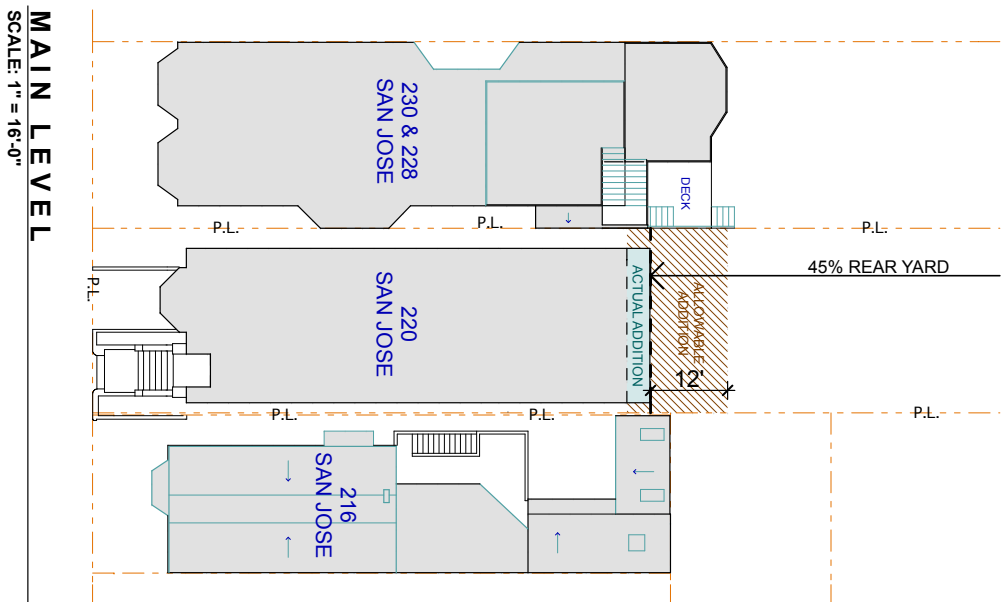


Views from the ground (side profile shows the proximity of the tree to what will be our second story addition and demonstrates why extending further back will jeopardize the tree's survival)





### Illustration of Allowable Addition vs. Proposed Addition





SUBJECT PROPERTY  
220 SAN JOSE AVE.

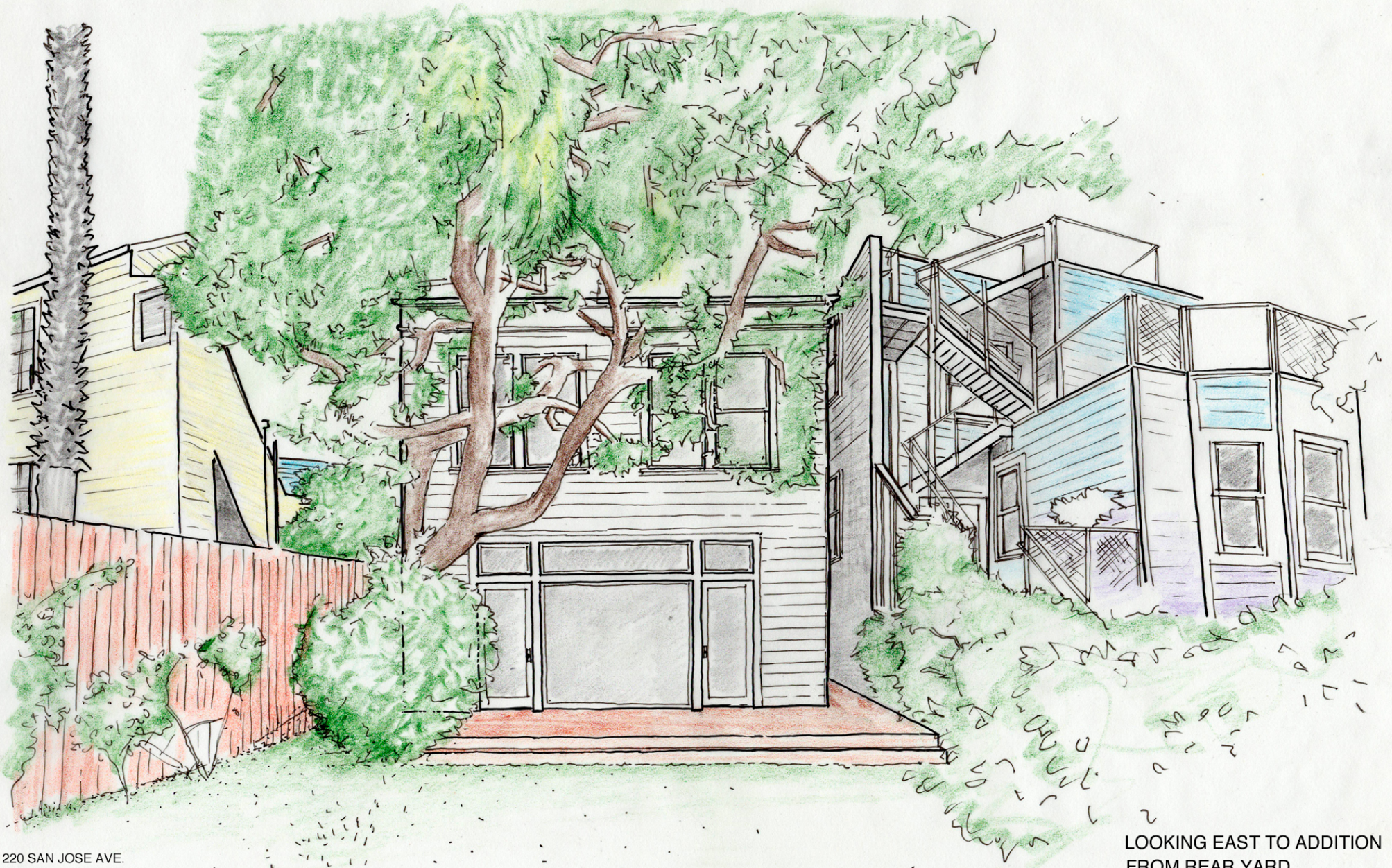




ACROSS FROM SUBJECT PROPERTY  
SAN JOSE AVE.







220 SAN JOSE AVE.  
JZA ARCHITECTURE

LOOKING EAST TO ADDITION  
FROM REAR YARD





Meghna Subramanian <meghna.subramanian@gmail.com>

---

## offering support for my neighbor's project (220 San Jose Ave)

---

**Christopher Elmendorf** <christopher\_elmendorf@yahoo.com>  
To: "Ella.Samonsky@sfgov.org" <Ella.Samonsky@sfgov.org>  
Cc: Christine Van Aken <cbvanaken@gmail.com>

Wed, Feb 13, 2019 at 10:08 PM

Dear Ella,

I understand that you are the planner who has been assigned to my neighbors' Meghna and Kareem's project. My family and I live catty-corner from Meghna and Kareem on Guerrero St. I want to let you know that we support their project, and I hope you will make it easy for them to get it approved!

All best,

Chris



PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code: \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (Assigned by recorder) 220 SAN JOSE AVE

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Francisco

\*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 220 SAN JOSE AVE City: San Francisco ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 6513 004

\*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

220 San Jose Avenue is located on a 29' x 158' rectangular lot on the west side of San Jose Avenue between 24th and 25th Streets. Built in 1871, 220 San Jose Avenue is a 2-story over raised basement, wood frame, single-family residence designed in the Italianate style. The rectangular-plan building, clad in channel drop wood siding, is capped by a hip roof. The foundation is not visible. The primary façade faces east and includes 2 structural bays, with a projecting angled bay window on the first floor. Entrances include a recessed, partially-glazed and paneled paired wood door with arched glazed transom accessed by a straight flight of wood steps. Typical fenestration consists of double-hung wood-sash windows with molded arched surrounds. Architectural details include an entry portico with fluted Corinthian columns and pilasters crowned by a bracketed entablature with paneled frieze, bracketed window hoods with triangular pediments, original garden setback fence, and a bracketed cornice with paneled frieze and dentils. Sanborn maps indicate the building was moved forward on its lot after 1900.

The building appears to be in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Description of Photo:

Primary facade on San Jose Avenue. 1/17/2008

\*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

1871 SFPUC

\*P7. Owner and Address

CHAVEZ LYDIA & RABINE MARK  
220 SAN JOSE AV

SAN FRANCISCO CA

\*P8. Recorded By:

Page & Turnbull, Inc. (JGL/GH)  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded: 1/30/2008

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods Mission Survey

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (list):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 2

Resource Name or #: (Assigned by recorder) 220 SAN JOSE AVE

\*Recorded By: Page & Turnbull, Inc. (JGL/GH)

\*Date Recorded: January 2008

☒ Continuation ☐ Update



Detail of angled bay and a portion of the southern facade.  
Source: San Francisco Planning Department



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Department Request for Rent Board Documentation

(Date) 8/22/19

ATTN: Van Lam  
Rent Stabilization and Arbitration Board  
25 Van Ness Avenue, Suite 320  
San Francisco, CA 94102-6033

RE: Address of Permit Work: 220 San Jose Avenue  
Assessor's Block/Lot: 6513 / 004  
BPA # / Case #: 2018-016955DRP

Project Type:

- ☒ Determination of Unauthorized Unit – Planning Code Section 317(g)(6)  
☐ Other \_\_\_\_\_

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,  
David  
Weissglass  
Planner

Digitally signed by David  
Weissglass  
Date: 2019.08.22  
16:05:26 -07'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Rent Board Response to Request for Planning Department Records Search

Re: 220 San Jose Ave.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based upon the street addresses provided.

☒ No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

☐ Yes, the following records were identified:

- See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and may not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

8-22-19

Van Lam  
Citizens Complaint Officer



The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.



Listing #454635

220 San Jose Avenue

San Francisco | 94110

List: \$3,798,000

Sold: \$3,788,000

Sold on: 05/12/2017

 4 beds  4.0 baths

 2,000 sq ft

## DESCRIPTION

Quiet, tree lined block at the intersection of valencia corridor and noe valley! leave the city behind. walk through the garden gate and up the steps to find a sweeping banister to the upper large hall & a view all the way through the dining rm, kitchen, to the sun-drenched back garden. this italianate victorian home is truly one of a kind with 5 marble fireplaces, gorgeous handmade italian tile floors & far too many period details to mention. there are two adjoining entertaining areas, one of which can be closed off for a guest/5th bedroom w/ a cleverly tucked in full bath across the hall. gorgeous upper master as well as a 2nd first floor master. this home features one of the biggest rear gardens in the city

## INTERIOR FEATURES

Beds and Baths

Total Bedrooms: 4  
Total Bathrooms: 4.0  
# of Full Baths: None  
# of Partial Baths: None

Additional Rooms

None  
Laundry Room

Fireplace Information

Fireplace Information: 4+

Room Information

Living Space (sqft): 2820

## EXTERIOR FEATURES

Features

Style: Victorian  
Stories: 2 Story

Parking

Garage Features: Attached and Garage  
Parking: Attached and Garage  
Garage Spaces: 2

## PROPERTY INFO

Lot Information

Zoning: RH-3  
Parcel #: 6513004  
Lot Size (sqft): 4591.0  
Lot Size (acres): 0.11

Building Information

Building Type: Single-Family Homes  
Year Built: 1900  
Structure Size (sqft): 2820.0

HOA Information

HOA Fee: None  
HOA Includes: 0.00

Rent

Current Rent: 0.0

---

COMPASS

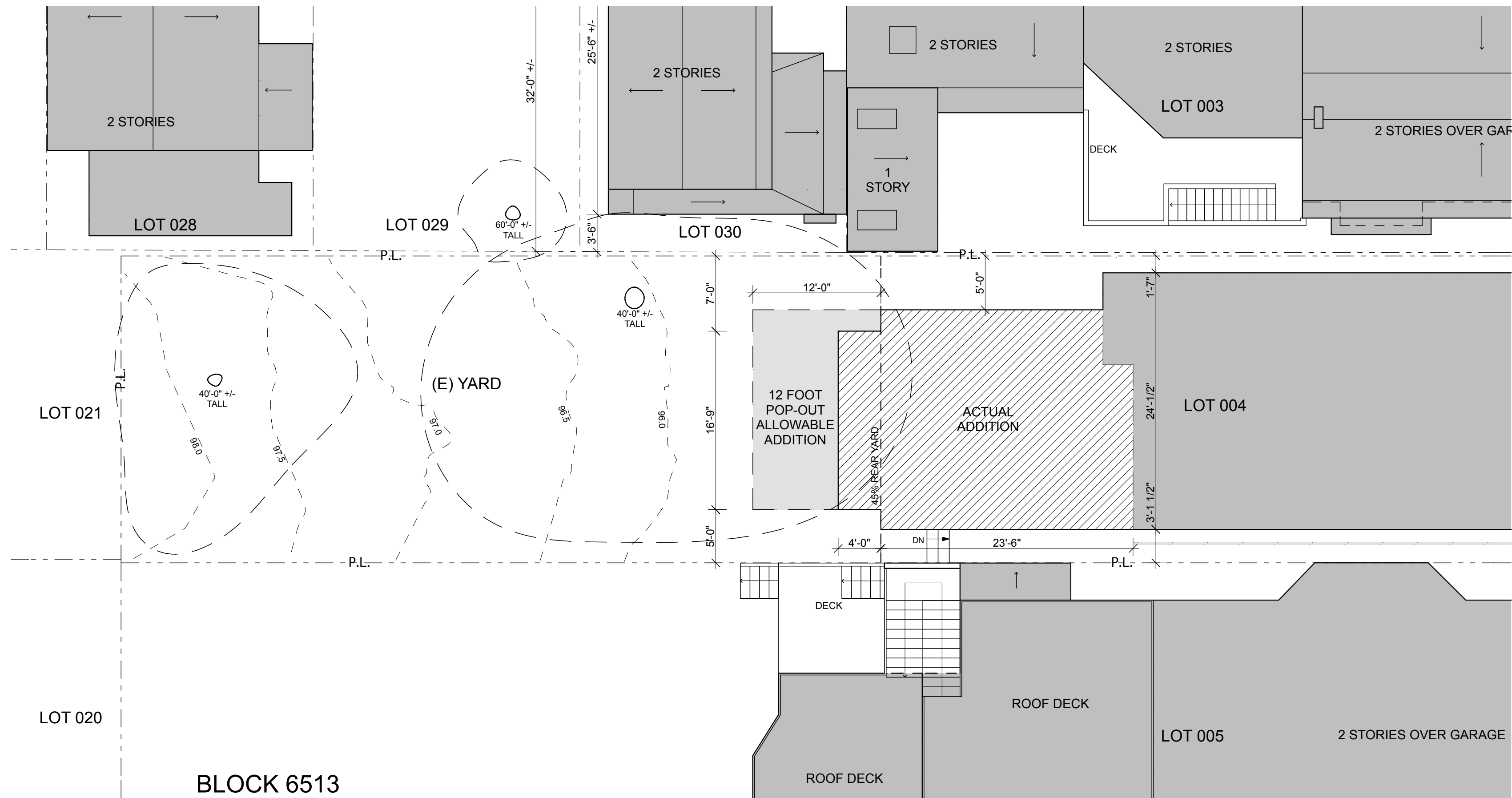


**Printed by:**

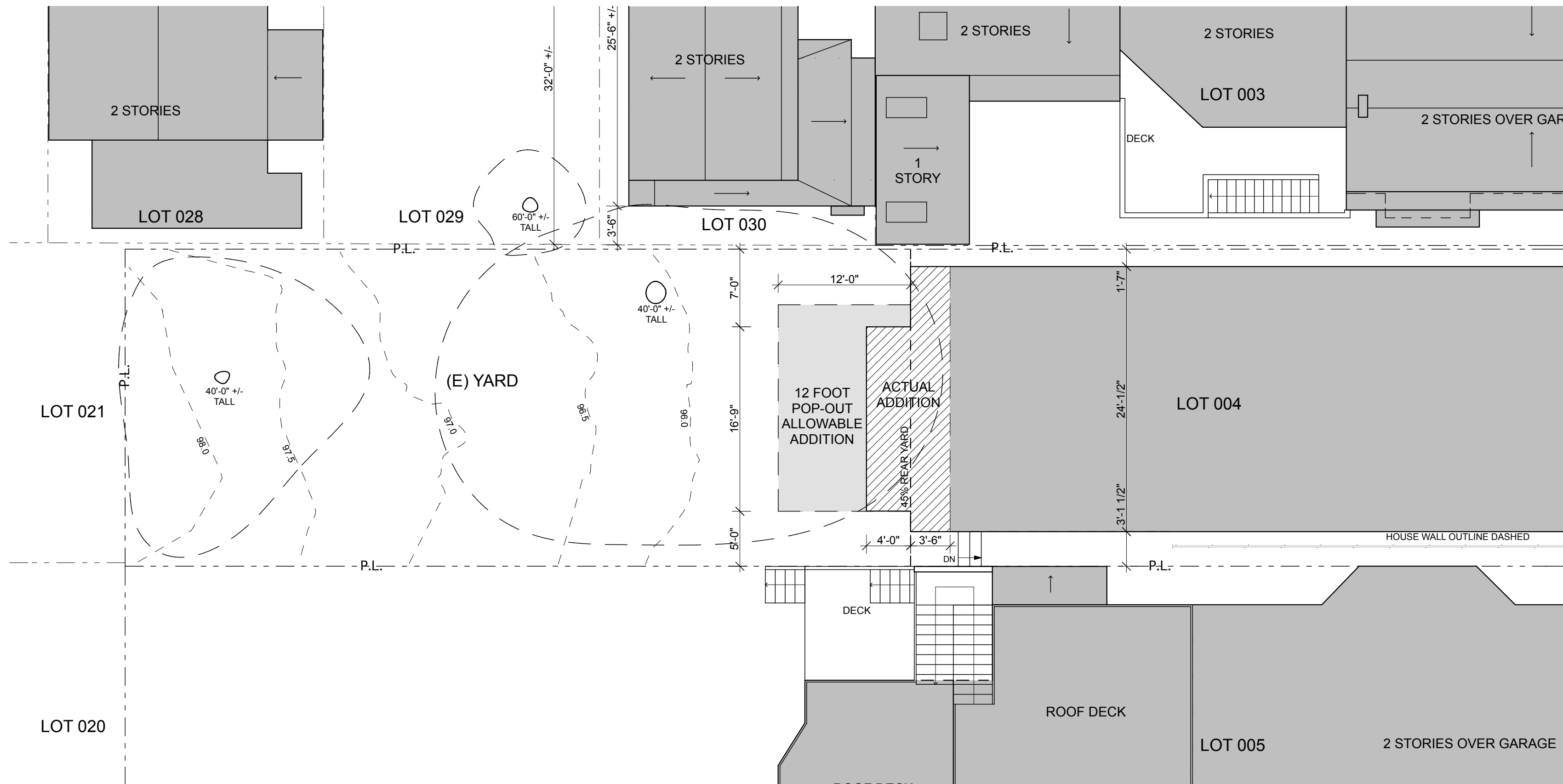
John Fitzgerald | Compass

License #01373914 john@jcfhomes.com 415.637.3646

**SFAR** All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2019 by San Francisco Assoc of REALTORS® Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

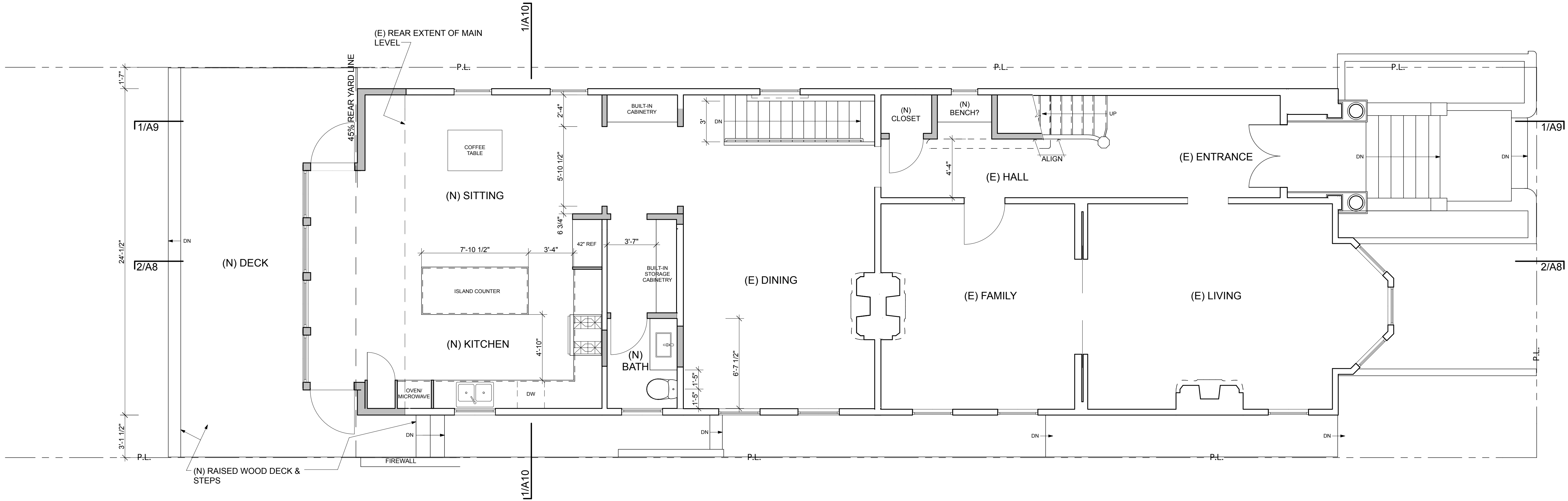


2 PROPOSED UPPER LEVEL REAR PLAN  
SCALE: 1/8" = 1'-0"

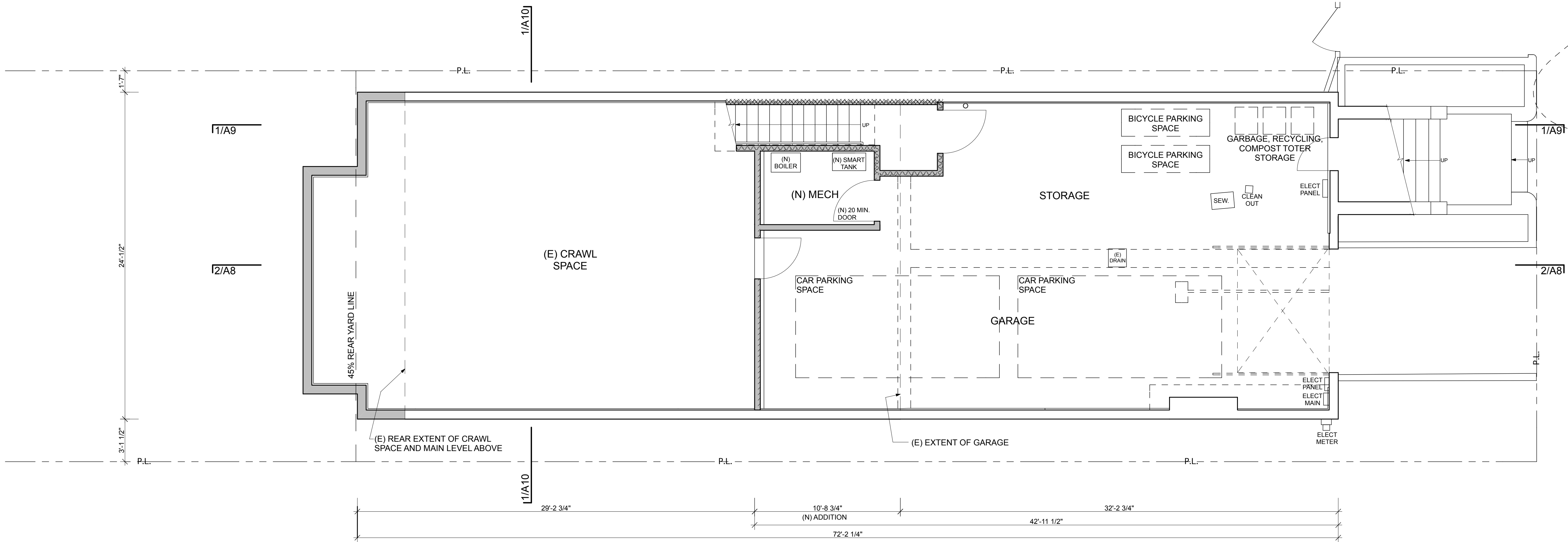


1 PROPOSED LOWER LEVEL REAR PLAN  
SCALE: 1/8" = 1'-0"



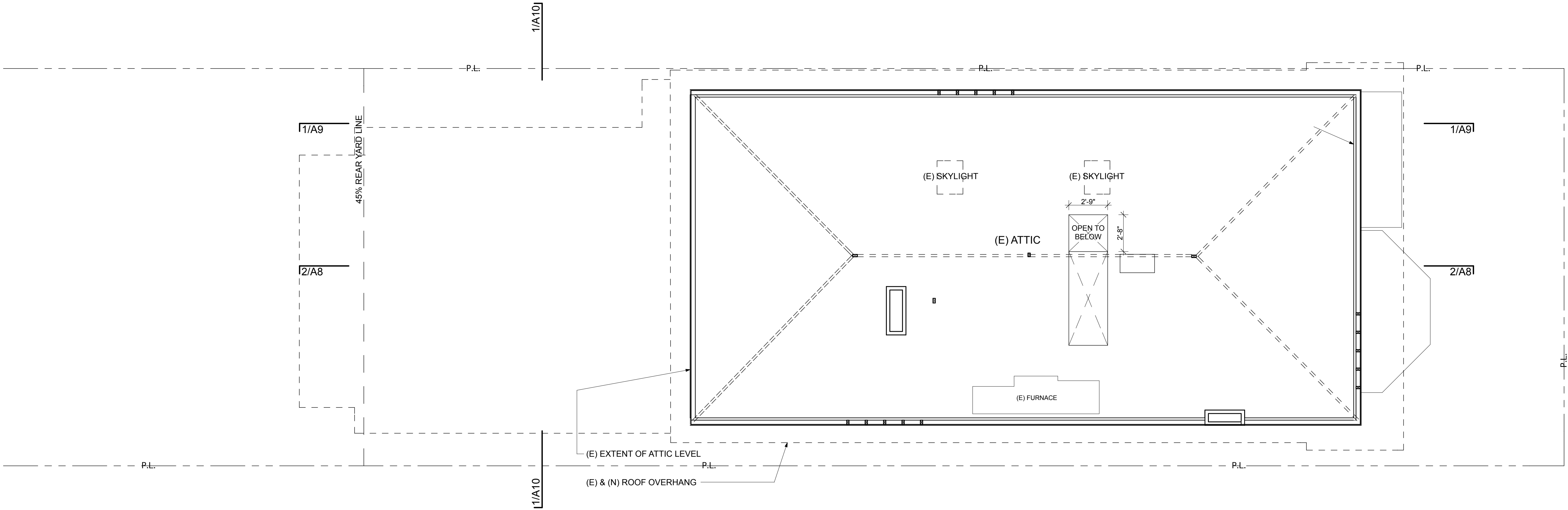


2 PROPOSED MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

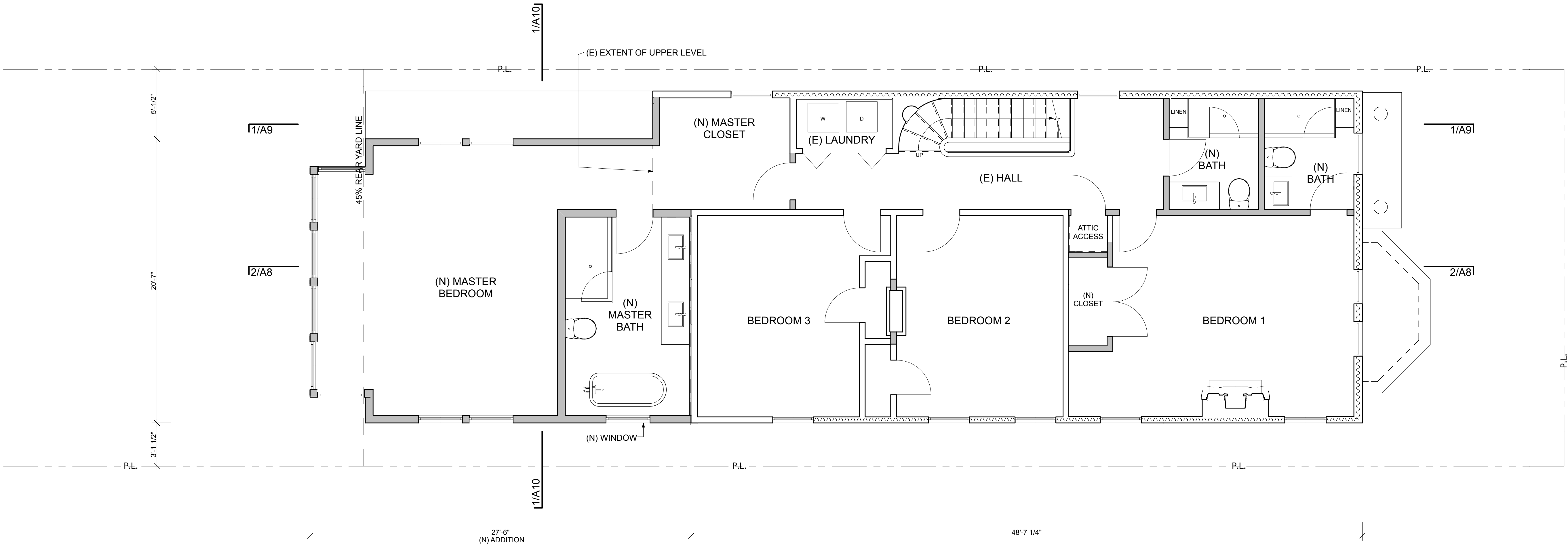


1 PROPOSED GARAGE LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

| CONSTRUCTION LEGEND |  |
|---------------------|--|
| (N)                 |  |
| ONE-HOUR FIRE-RATED |  |
| (E)                 |  |
| DEMO                |  |



2 PROPOSED ATTIC LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

9. NONABSORBANT FINISH  
MATERIAL 72" ABOVE STANDING  
SURFACE AT BATHTUB &  
SHOWERS.

SUBMITTAL: DATE:  
REVISED ADDITION 8.22.2019

SHEET TITLE:  
PROPOSED  
FLOOR PLANS

| CONSTRUCTION LEGEND    |  |
|------------------------|--|
| (N)                    |  |
| ONE-HOUR<br>FIRE-RATED |  |
| (E)                    |  |
| DEMO                   |  |

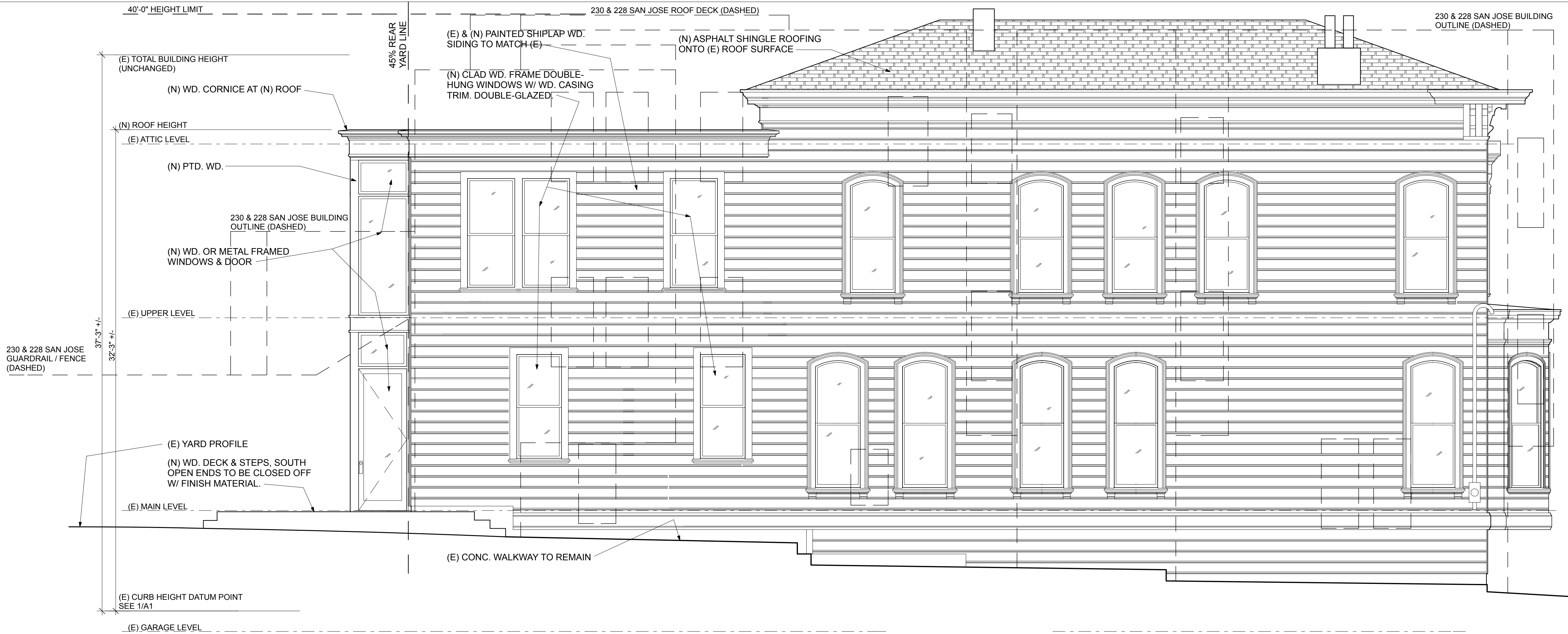
A7

HOUSE ADDITION

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

GENERAL NOTES

- ALL DOORS, WINDOWS AND SKYLIGHTS ARE (E) UNLESS NOTED OTHERWISE.
- (E) WINDOWS AND DOORS TO BE REPAIRED WHERE NECESSARY



2 SOUTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL NOTES

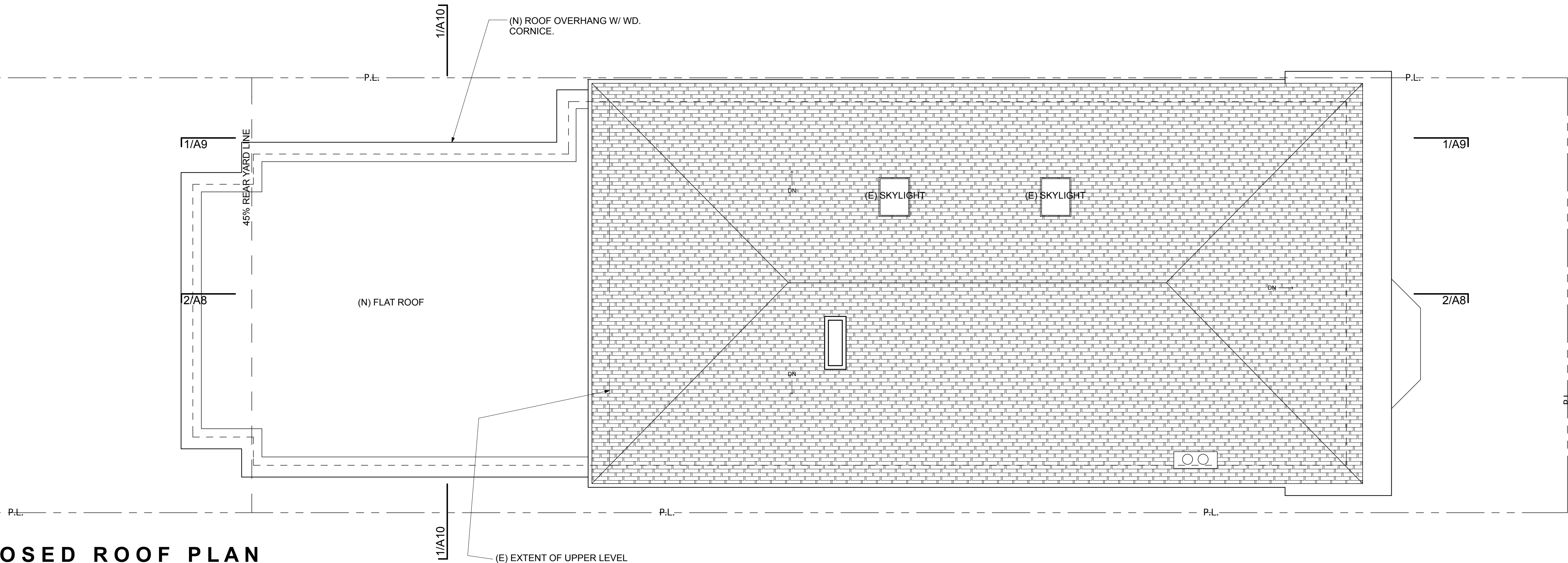
- INSTALL (N) PHOTOVOLTAIC PANELS ONTO (E) AND (N) ROOF
- ALL (N) ROOF VENTS TO TERMINATE 36" ABOVE ROOF, ALL (N) ROOF PENETRATIONS REQUIRE FLASHING.
- (N) MECHANICAL VENTS FOR RESTROOMS BELOW TO BE ATLEAST 36" FROM P.L. OR ANY OPENING THAT ALLOWS AIR INTO OCCUPIED PORTIONS OF BUILDING
- PROVIDE (1) LAYER NO. 15 TYPE 1 ASPHALT FELT UNDER (N) ROOFING, OR EQUIVALENT.
- (N) ROOF RWL & GUTTER DESIGN AND INSTALLATION TO COMPLY W/ CHAPTER 11 OF 2016 CALIFORNIA PLUMBING CODE. PAINTED TO MATCH (E).

SUBMITTAL: DATE:  
REVISED ADDITION 8.22.2019

SHEET TITLE:  
**PROPOSED  
ROOF PLAN &  
EXTERIOR  
ELEVATION**

A8

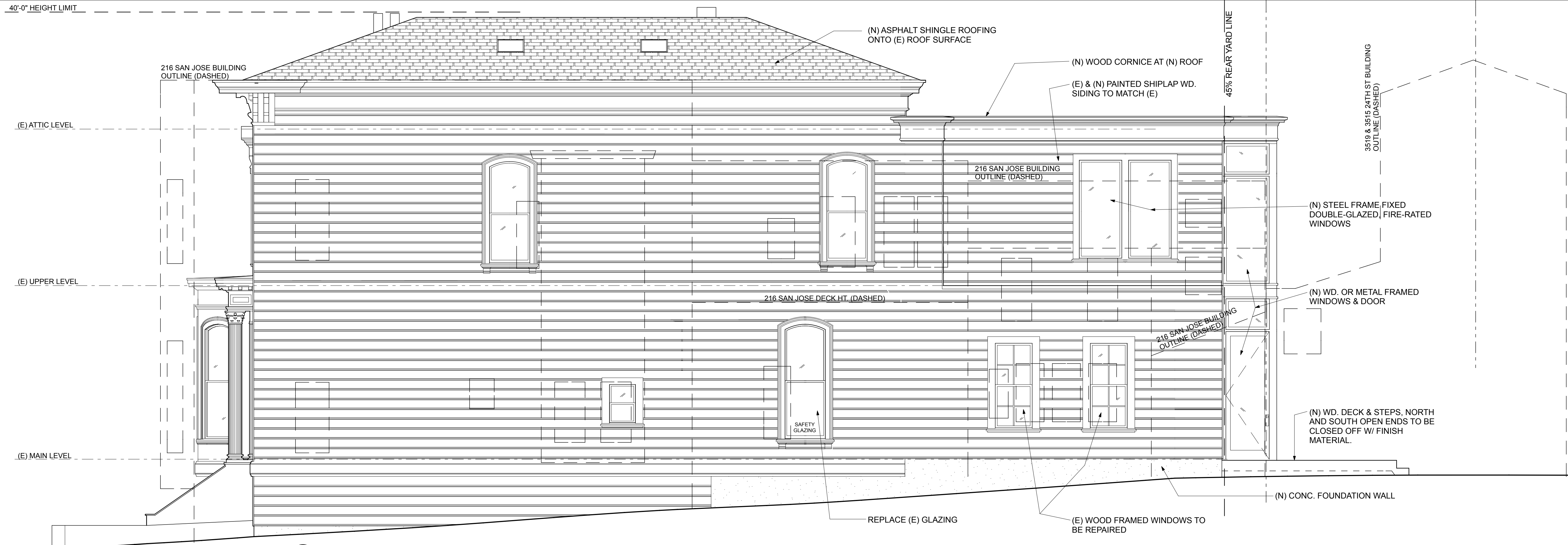
1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



CONSTRUCTION LEGEND

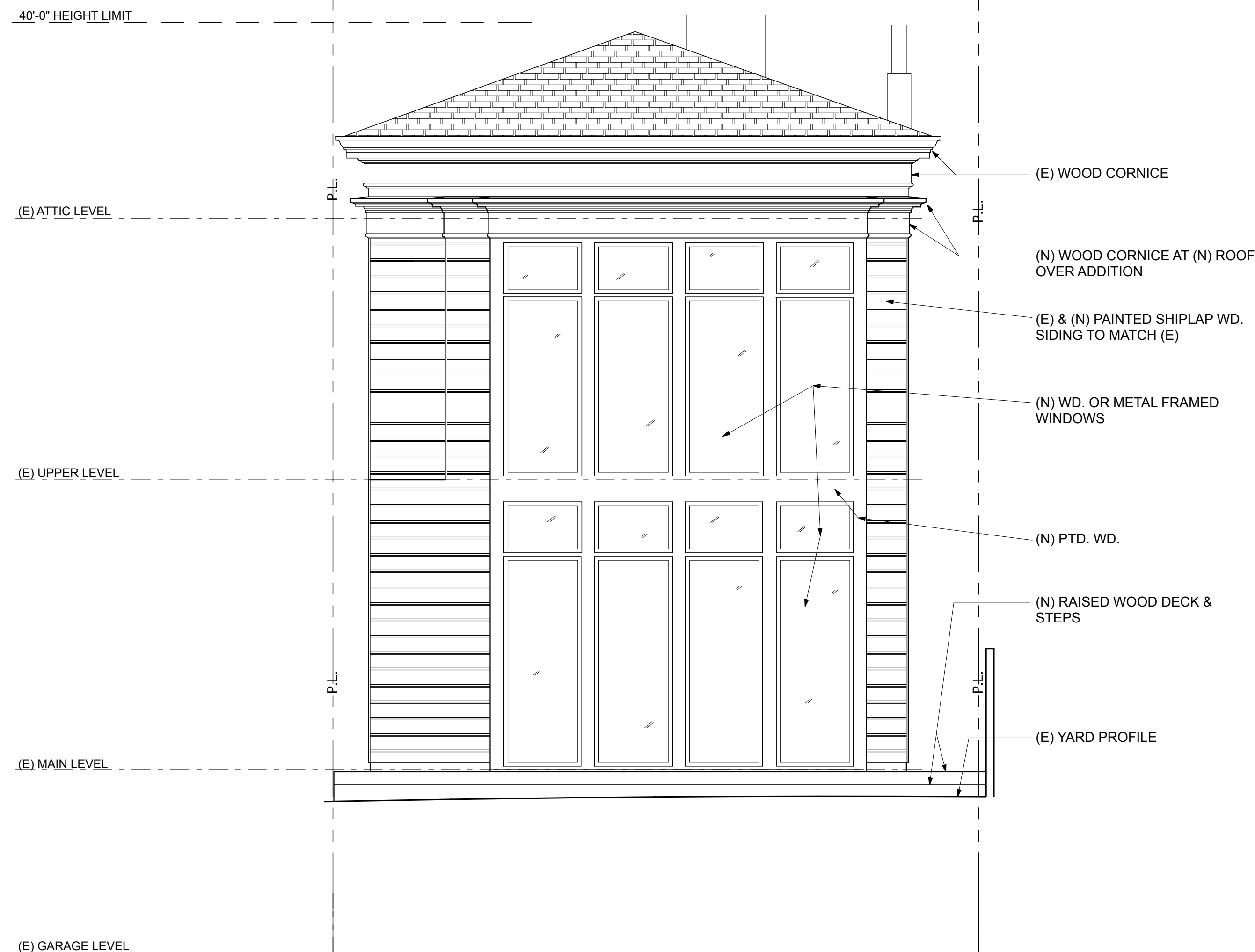
|                     |  |
|---------------------|--|
| (N)                 |  |
| ONE-HOUR FIRE-RATED |  |
| (E)                 |  |
| DEMO                |  |

40'-0" HEIGHT LIMIT



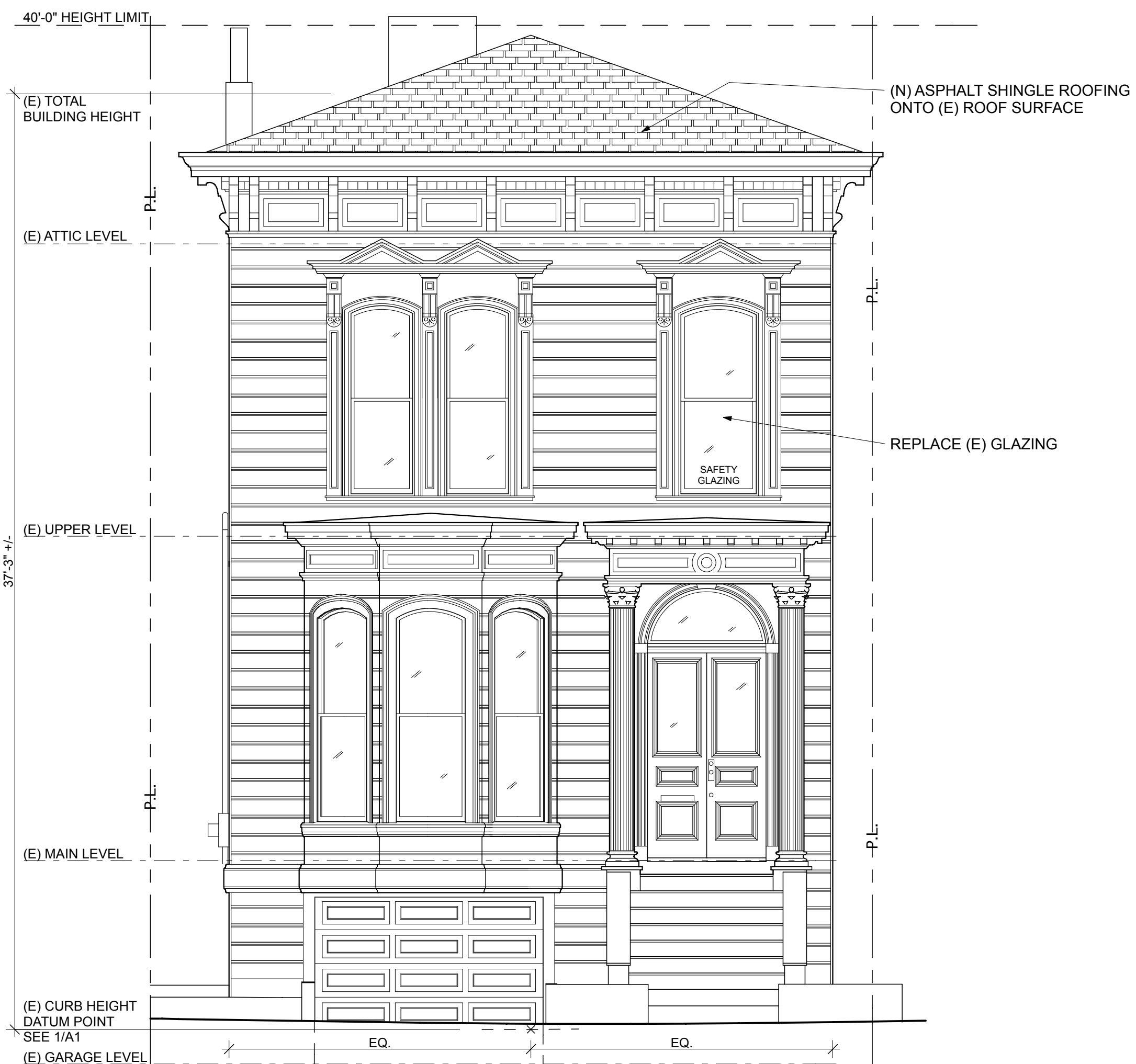
**3 NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

40'-0" HEIGHT LIMIT



**2 WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

40'-0" HEIGHT LIMIT



**1 EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

**JZA**  
ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

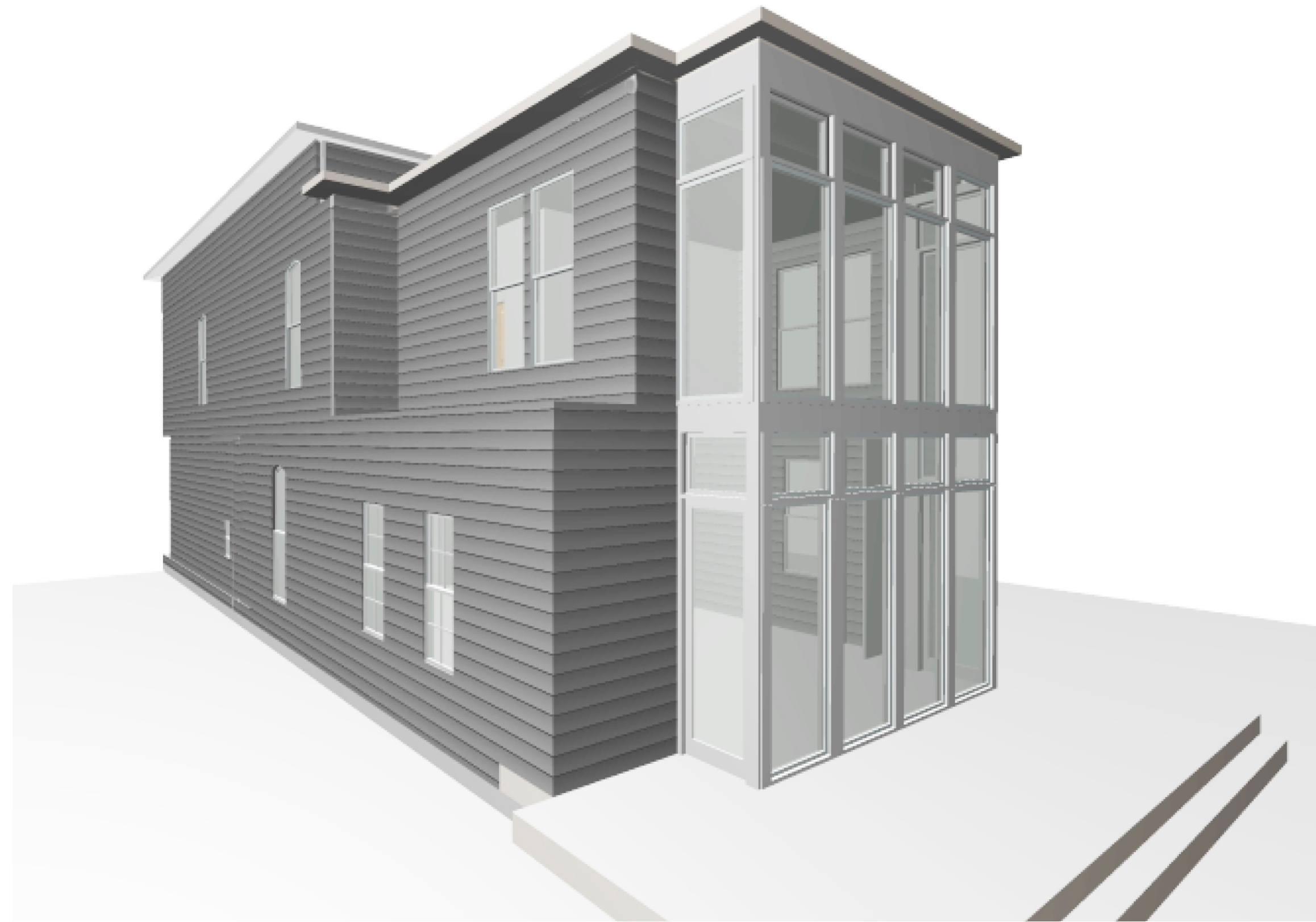
OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

**HOUSE ADDITION**  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

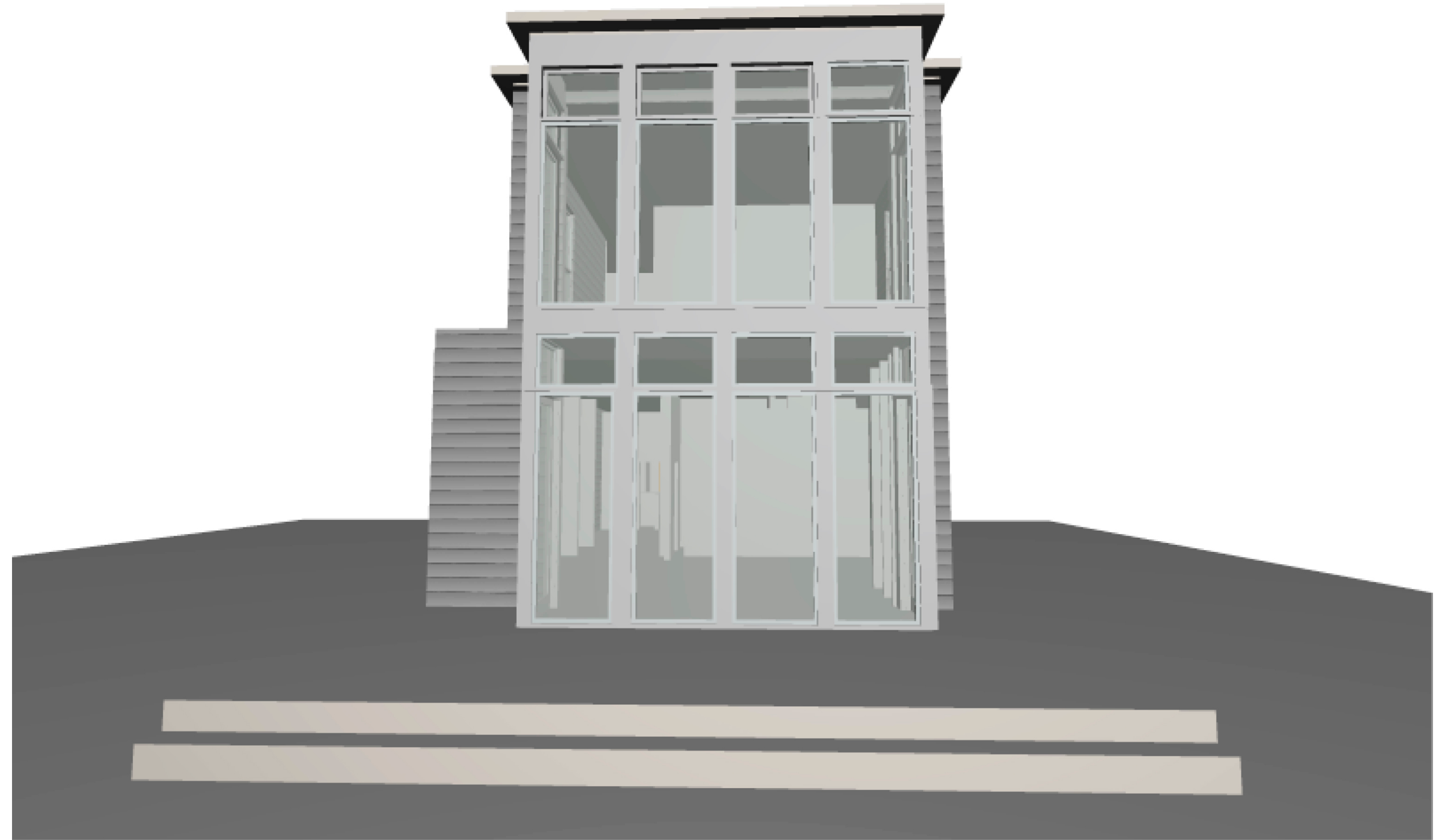
SUBMITTAL: DATE:  
REVISED ADDITION 8.22.2019

SHEET TITLE:  
**PROPOSED  
EXTERIOR  
ELEVATIONS**

**A9**

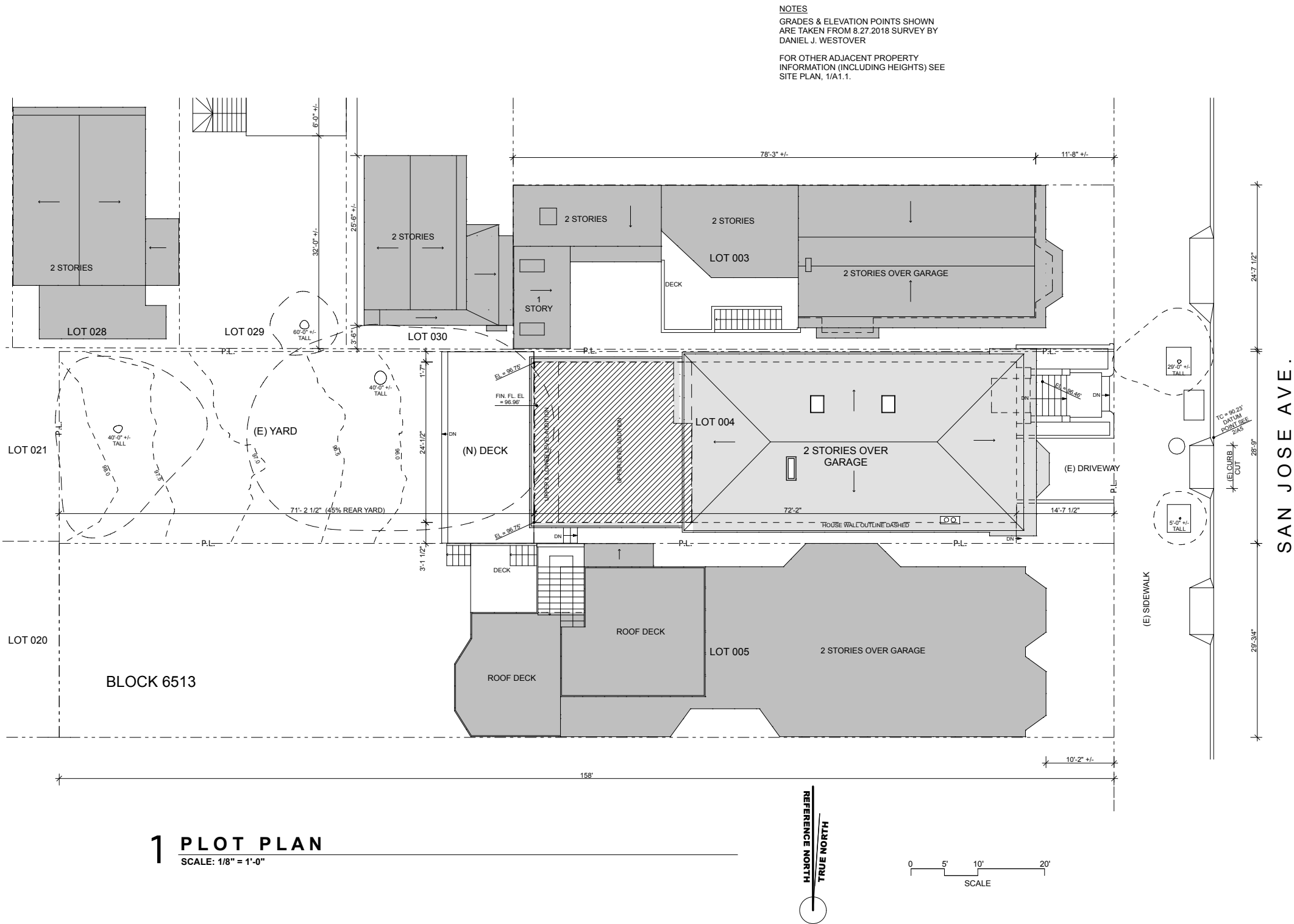


2 VIEW FROM NORTHWEST



1 VIEW FROM WEST





## PROJECT DESCRIPTION

TWO STORY REAR ADDITION TO EXISTING SINGLE-FAMILY HOUSE. INTERIOR REMODEL AT MAIN & UPPER STORIES, INCLUDING REBUILDING KITCHEN & RELOCATING BATHROOMS RESULTING IN NET INCREASE OF 1 BEDROOM AND 1 BATHROOM . AT REAR OF GARAGE LEVEL EXCAVATE EARTH (6'-6" MAX. HEIGHT, 49 CUBIC YARDS) AND EXPAND STORY, INSTALL NEW INTERIOR STAIRWAY BETWEEN GARAGE LEVEL AND MAIN STORY. REDO ROOF FRAMING AND ROOFING. UPGRADE ELECTRICAL, MECHANICAL & REPAIR WINDOWS THROUGHOUT HOUSE. REPLACE EXISTING REAR DECK WITH NEW WOOD DECK.

|  |                    |
|--|--------------------|
| BLOCK / LOT:                           | 6513 / 004         |
| ZONING:                                | RH3                |
| OCCUPANCY:                             | R3                 |
| STORIES:                               | TWO OVER GARAGE    |
| LOT AREA:                              | 4591               |
| EXISTING HOUSE SQUARE FOOTAGE          | 2952               |
| PROPOSED HOUSE SQUARE FOOTAGE          | 3452               |
| HEIGHT DISTRICT:                       | 40'-0"             |
| EXISTING & PROPOSED BUILDING HEIGHT    | 39'-7" (UNCHANGED) |
| CONSTRUCTION TYPE:                     | TYPE V             |
| EXISTING CAR PARKING S.F / # OF SPACES | 615 / 2            |
| PROPOSED CAR PARKING S.F / # OF SPACES | 541 / 2            |
| PROPOSED BIKE PARKING # OF SPACES      | 2                  |

## DRAWING INDEX

- A1 PLOT PLAN, VICINITY MAP AND PROJECT DESCRIPTION
- A1.1 SITE PLAN
- A2 EXISTING / DEMOLITION FLOOR PLANS
- A3 EXISTING / DEMOLITION FLOOR PLANS
- A4 EXISTING / DEMOLITION ROOF PLAN
- A5 EXISTING EXTERIOR ELEVATIONS
- A6 PROPOSED FLOOR PLANS
- A7 PROPOSED FLOOR PLANS
- A8 PROPOSED ROOF PLAN & BUILDING SECTION
- A9 PROPOSED BUILDING SECTION
- A10 PROPOSED BUILDING SECTION & EXTERIOR ELEVATION
- A11 PROPOSED EXTERIOR ELEVATIONS



## VICINITY MAP

# JZA ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

## HOUSE ADDITION

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

|                         |           |
|-------------------------|-----------|
| SUBMITTAL:              | DATE:     |
| PERMIT SET              | 2.6.2019  |
| REVISION #1,            | 3.26.2019 |
| PLANNING DEPT. COMMENTS |           |

SHEET TITLE:  
**PLOT PLAN,  
VICINITY MAP  
AND PROJECT  
DESCRIPTION**

# A1

HOUSE ADDITION

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
SITE PLAN

A1.1

GUERRERO ST.

24TH ST.

SAN JOSE AVE.

POPLAR

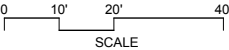
BLOCK 6513

BLOCK 6514

NOTE:  
THE HEIGHTS OF ALL BUILDINGS WITHIN BLOCK #6513  
ARE GIVEN IN RELATION TO HEIGHT OF EXISTING  
GRADE IMMEDIATELY TO WEST OF SUBJECT  
PROPERTY BUILDING.

HEIGHTS OF BUILDINGS ON BLOCK #6514 ARE GIVEN  
IN RELATION TO EXISTING GRADE AT IMMEDIATE  
FRONT OF SUCH BUILDINGS.

1 SITE PLAN  
SCALE: 1/16" = 1'-0"

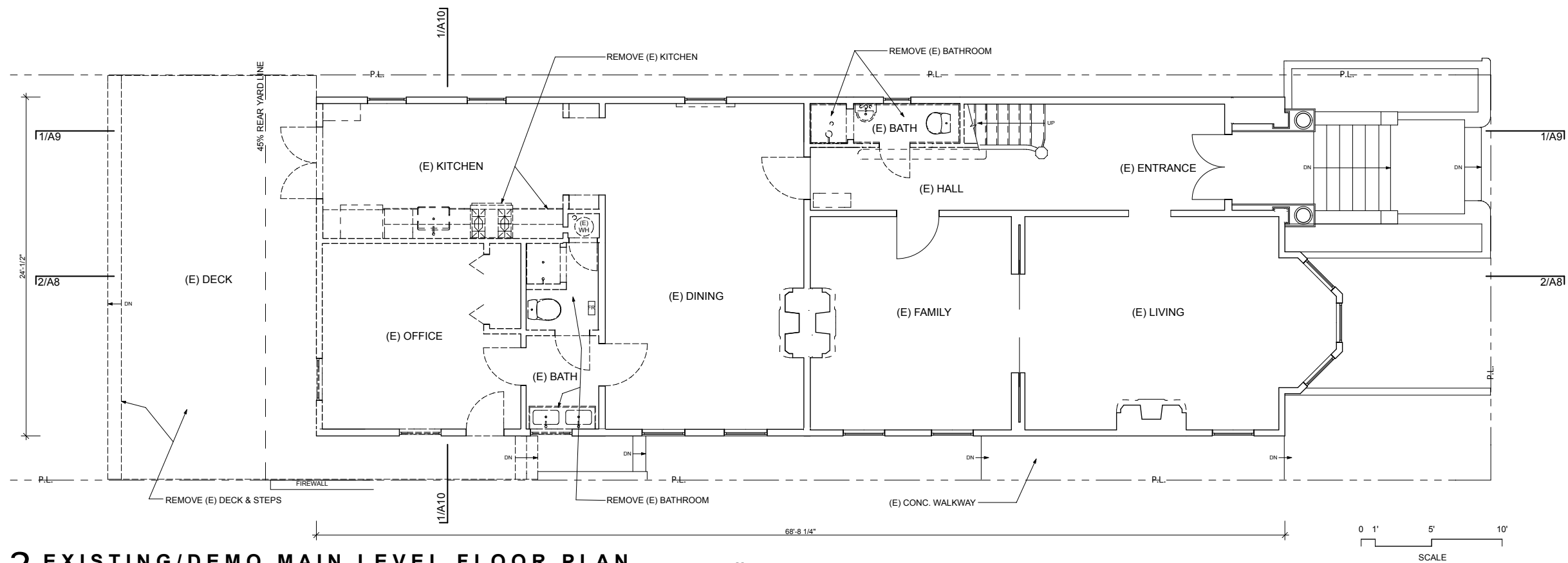


**HOUSE ADDITION**  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

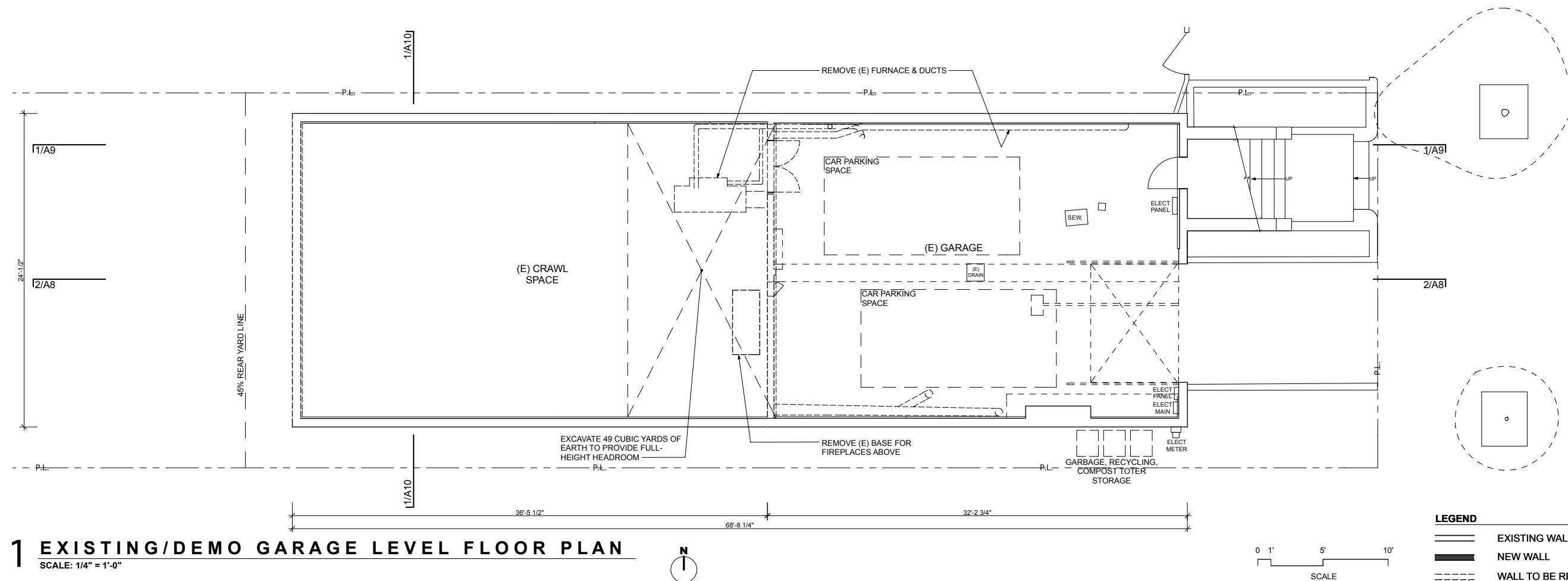
|                         |           |
|-------------------------|-----------|
| SUBMITTAL:              | DATE:     |
| PERMIT SET              | 2.6.2019  |
| REVISION #1,            | 3.26.2019 |
| PLANNING DEPT. COMMENTS |           |

SHEET TITLE:  
**EXISTING /  
DEMOLITION  
FLOOR PLANS**

# A2






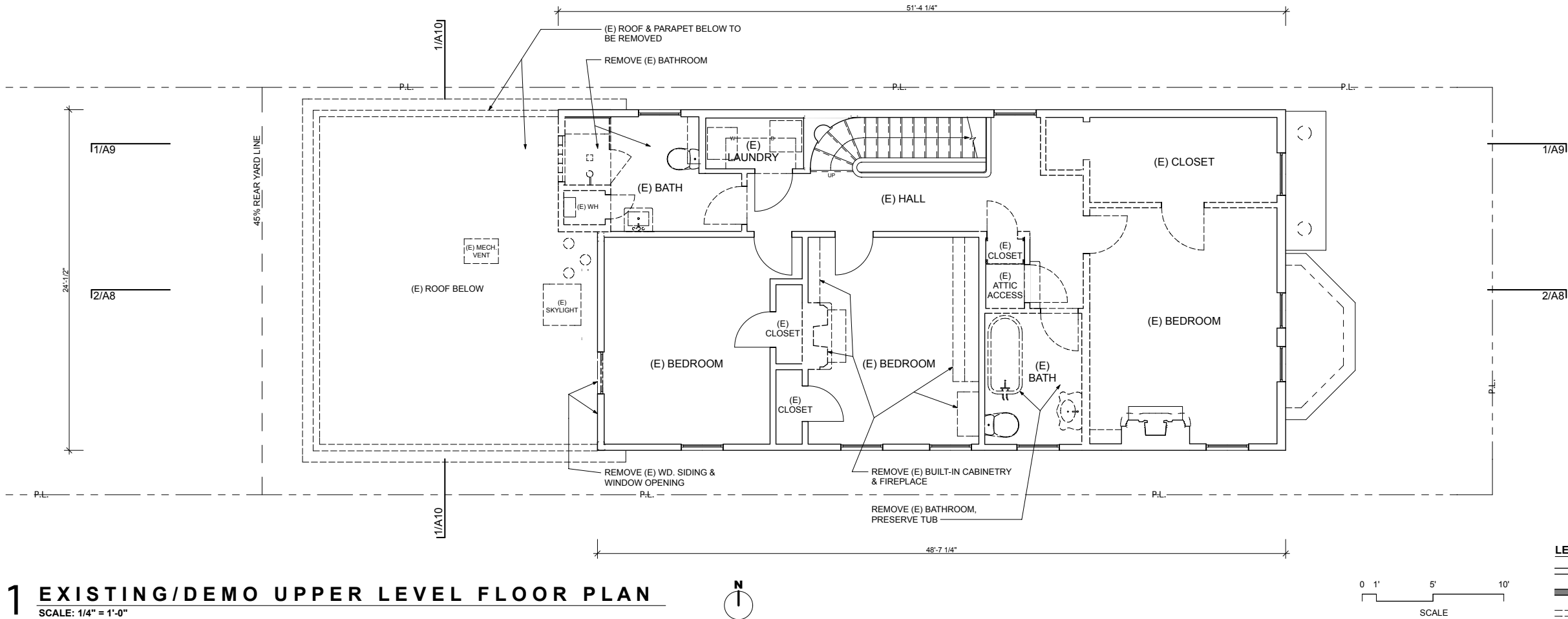
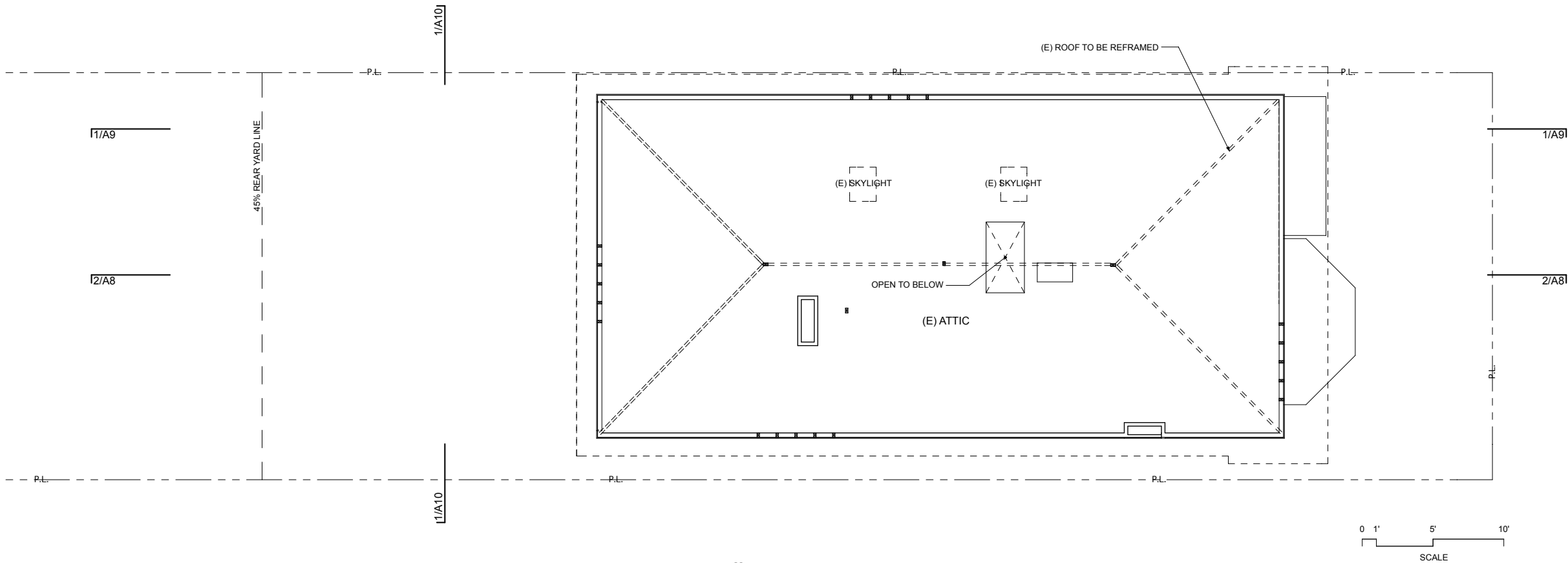
## 2 EXISTING/DEMO MAIN LEVEL FLOOR PLAN



## 1 EXISTING/DEMO GARAGE LEVEL FLOOR PLAN

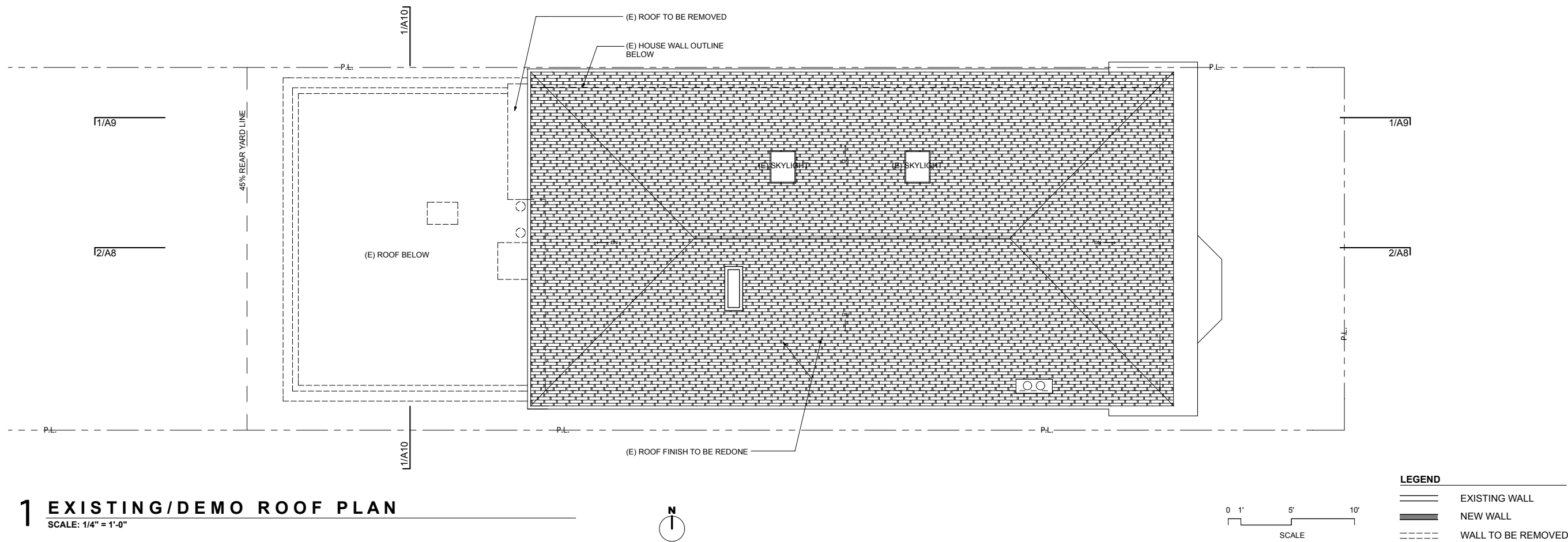
**LEGEND**

|   |                    |
|---|--------------------|
|  | EXISTING WALL      |
|  | NEW WALL           |
|  | WALL TO BE REMOVED |



|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

**SHEET TITLE:**  
**EXISTING /**  
**DEMOLITION**  
**ROOF PLAN**



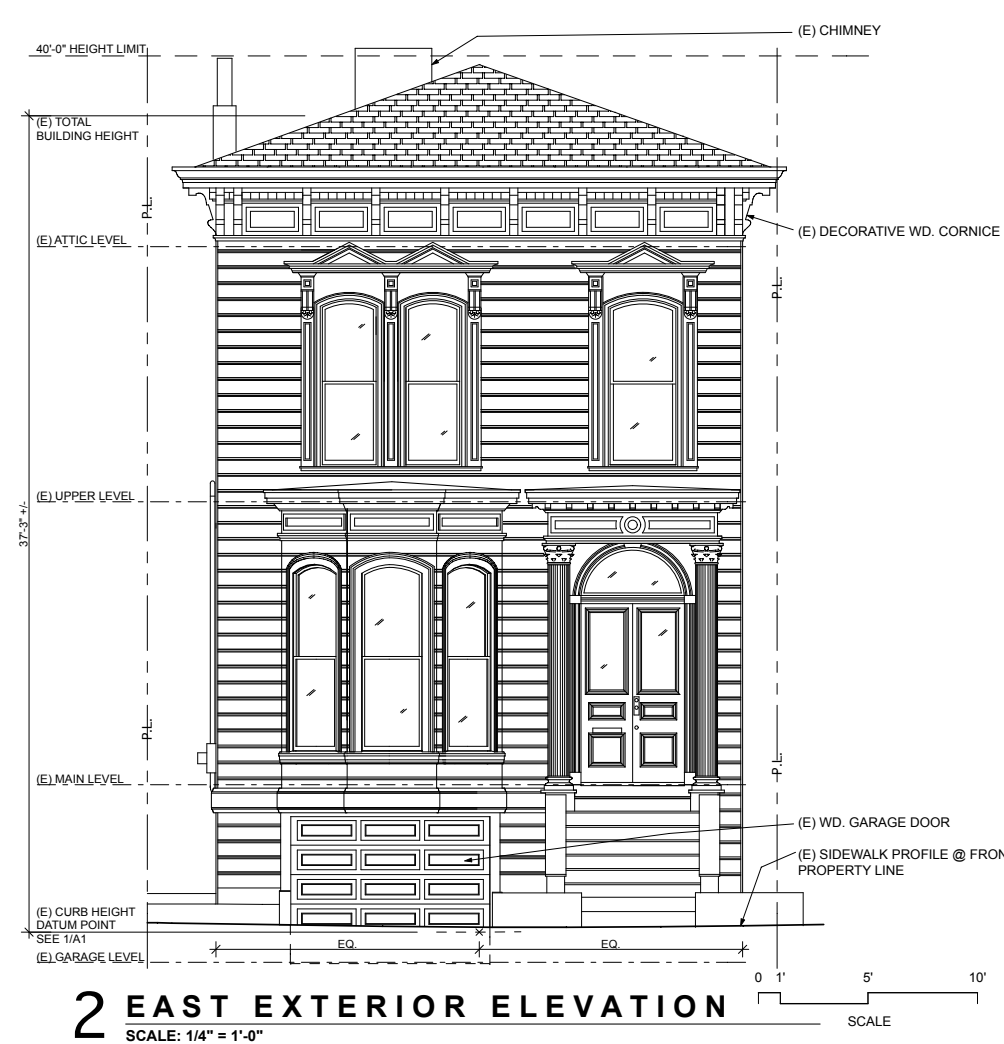




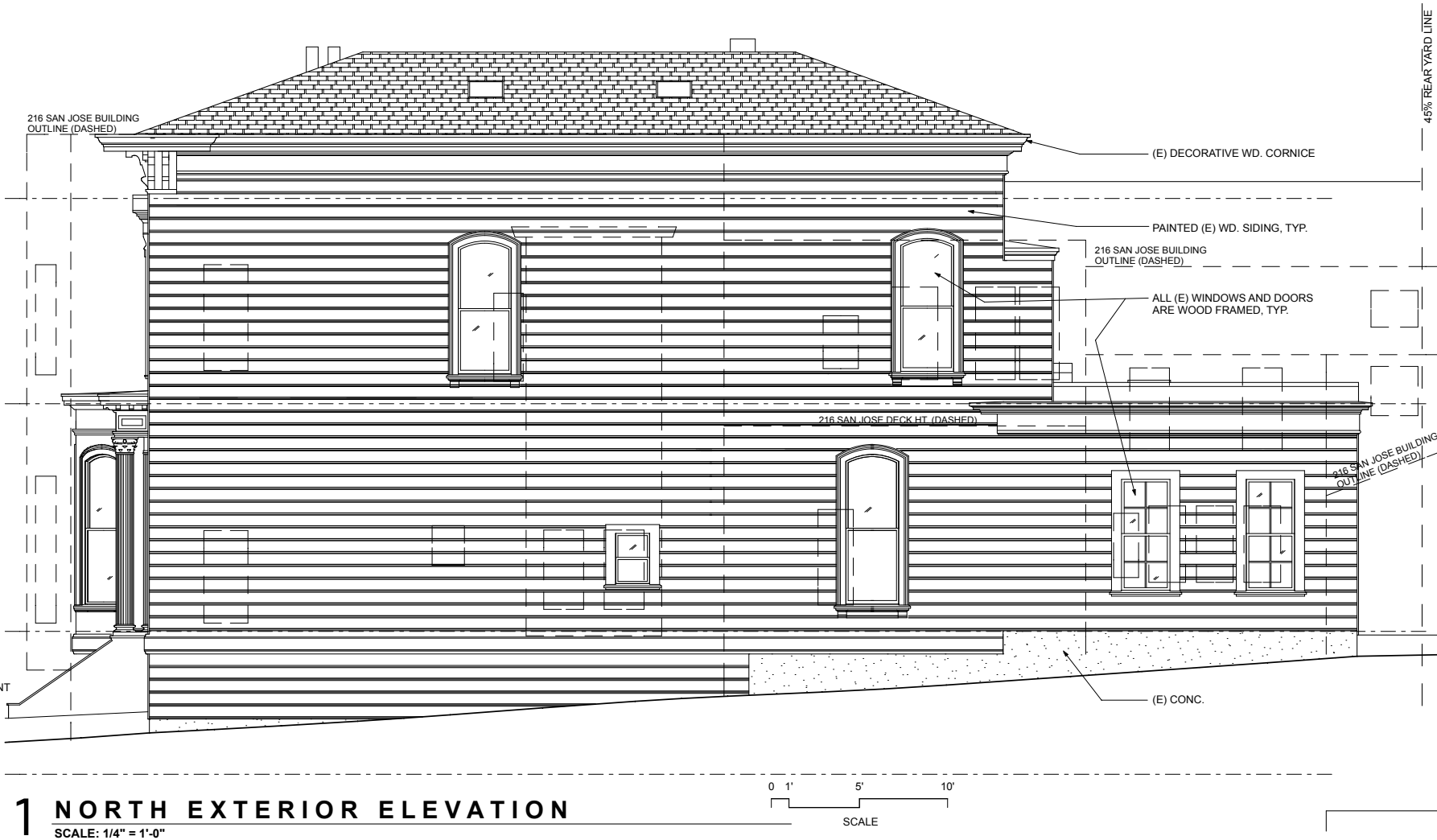
**4 WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

**JZA**  
ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

**HOUSE ADDITION**  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

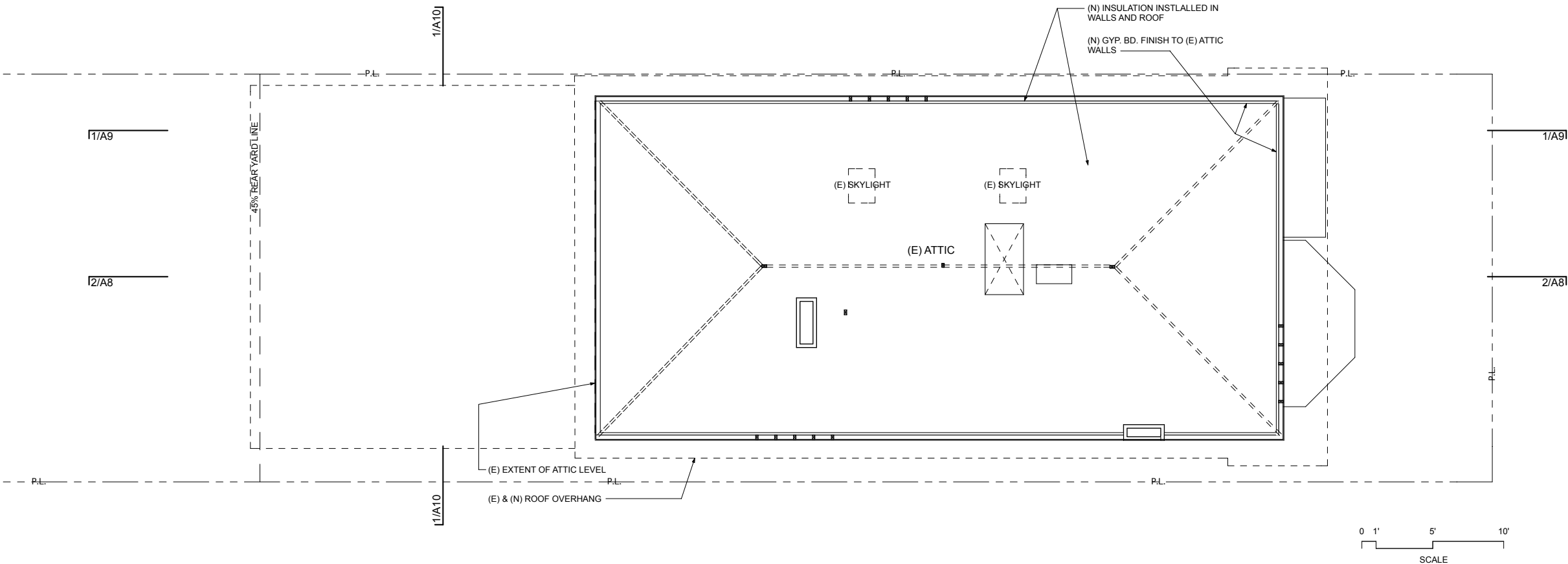
SUBMITTAL: DATE:  
PERMIT SET 2.6.2019  
REVISION #1, 3.26.2019  
PLANNING DEPT. COMMENTS

SHEET TITLE:  
**EXISTING ELEVATIONS**

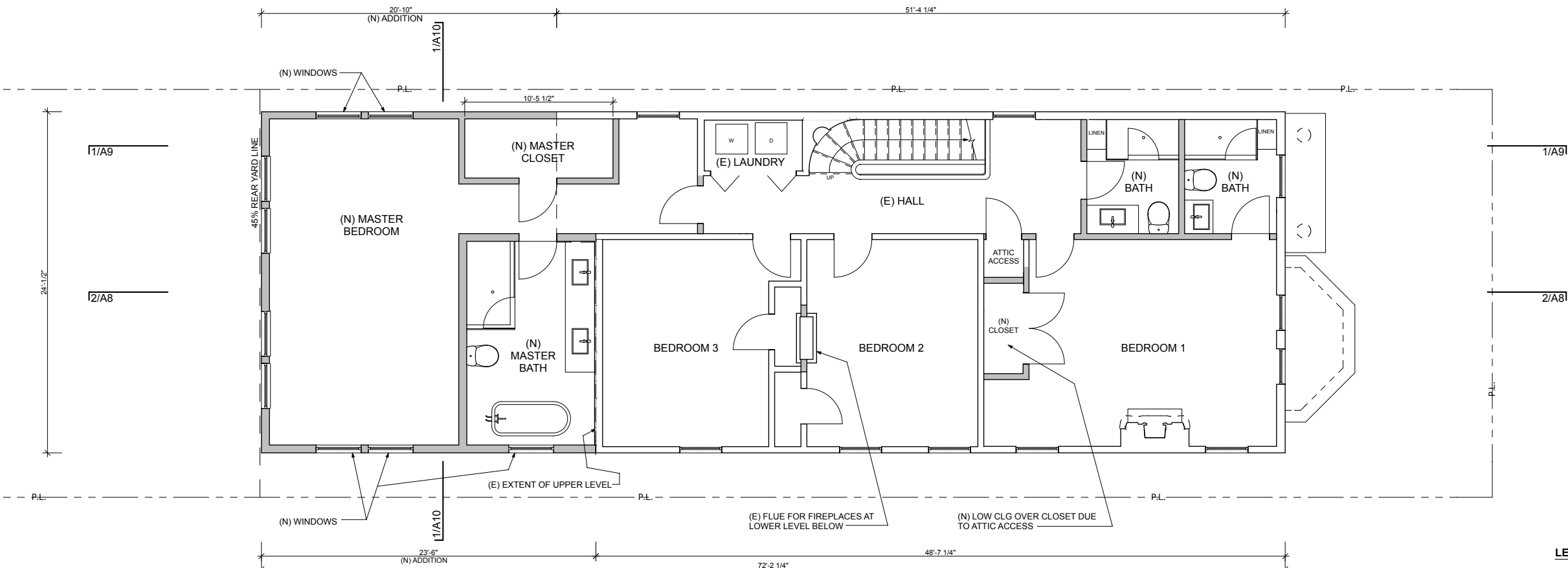
**A5**



HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110



2 PROPOSED ATTIC LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES
- (E) ELECTRICAL TO BE UPDATED THROUGHOUT HOUSE
  - (E) FORCED AIR HEATING TO BE REPLACED BY SUB-FLOOR HYDRONIC HEATING THROUGHOUT HOUSE.

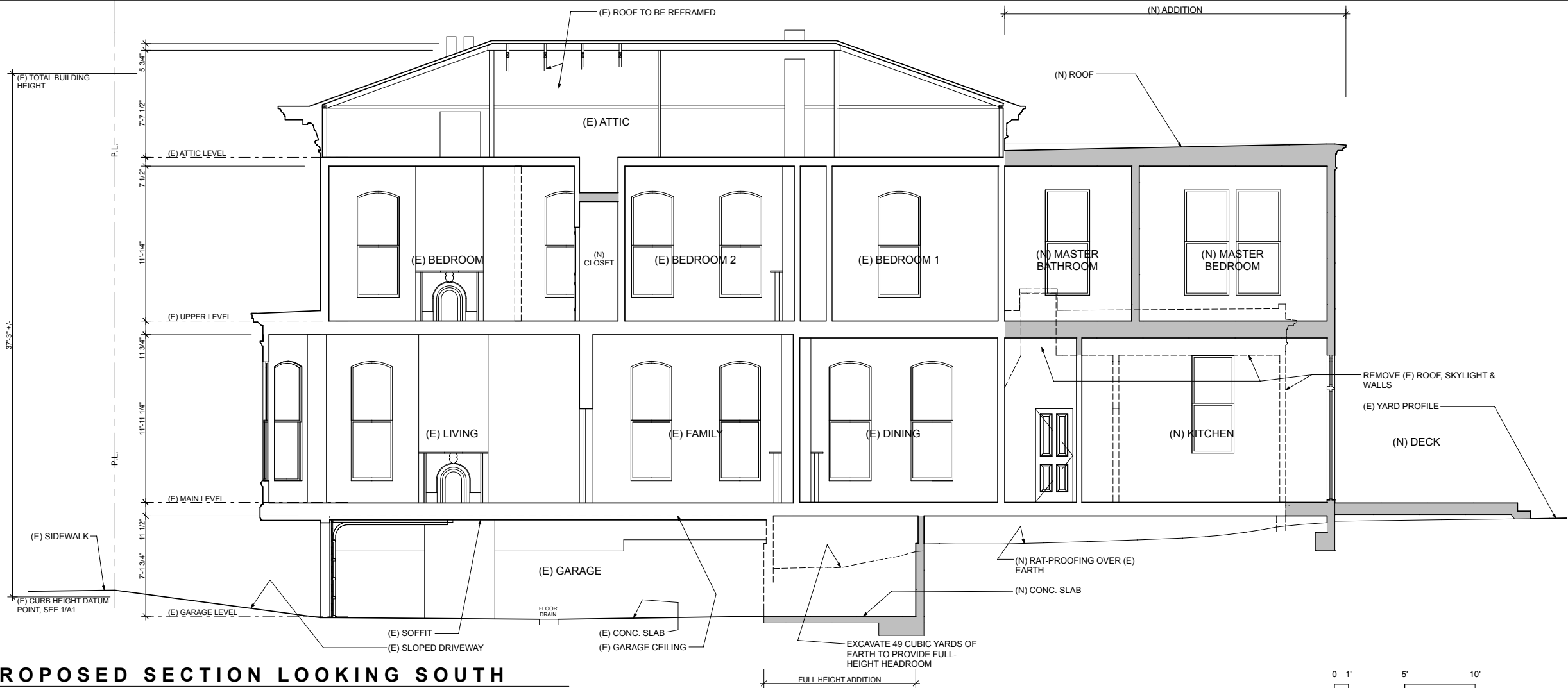
|                                      |           |
|--------------------------------------|-----------|
| SUBMITTAL:                           | DATE:     |
| PERMIT SET                           | 2.6.2019  |
| REVISION #1, PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
PROPOSED FLOOR PLANS

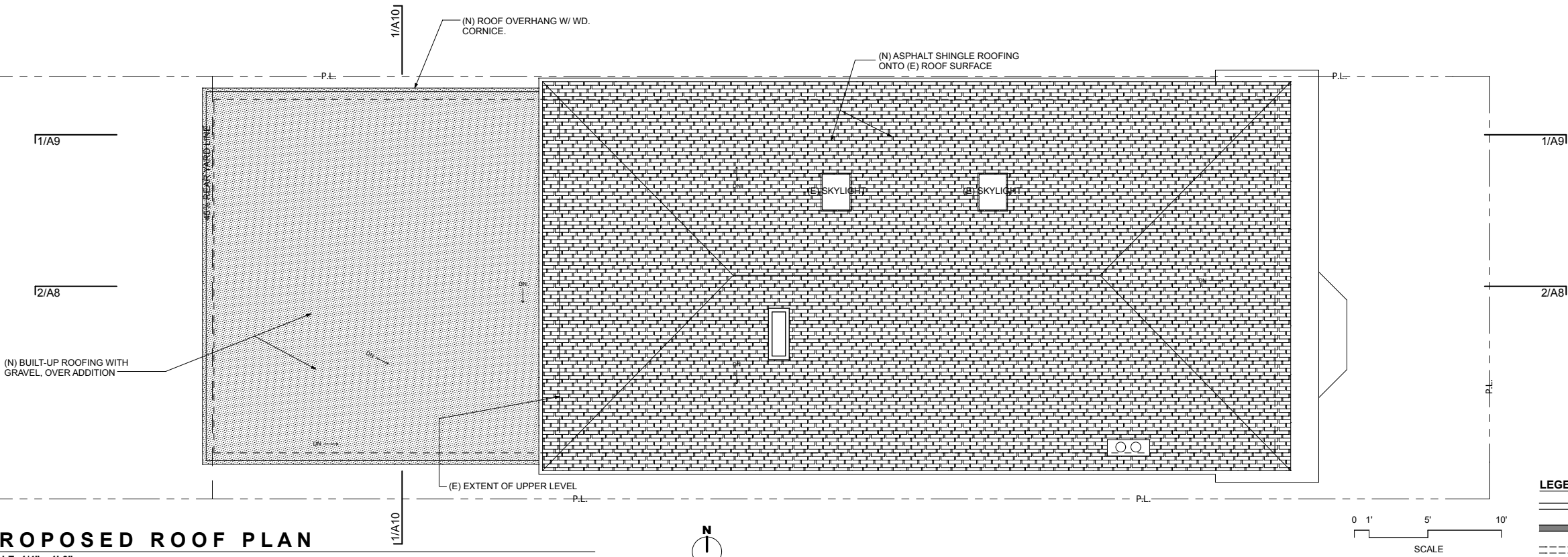
| LEGEND |                    |
|--------|--------------------|
|        | EXISTING WALL      |
|        | NEW WALL           |
|        | WALL TO BE REMOVED |

A7

HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110



2 PROPOSED SECTION LOOKING SOUTH  
SCALE: 1/4" = 1'-0"

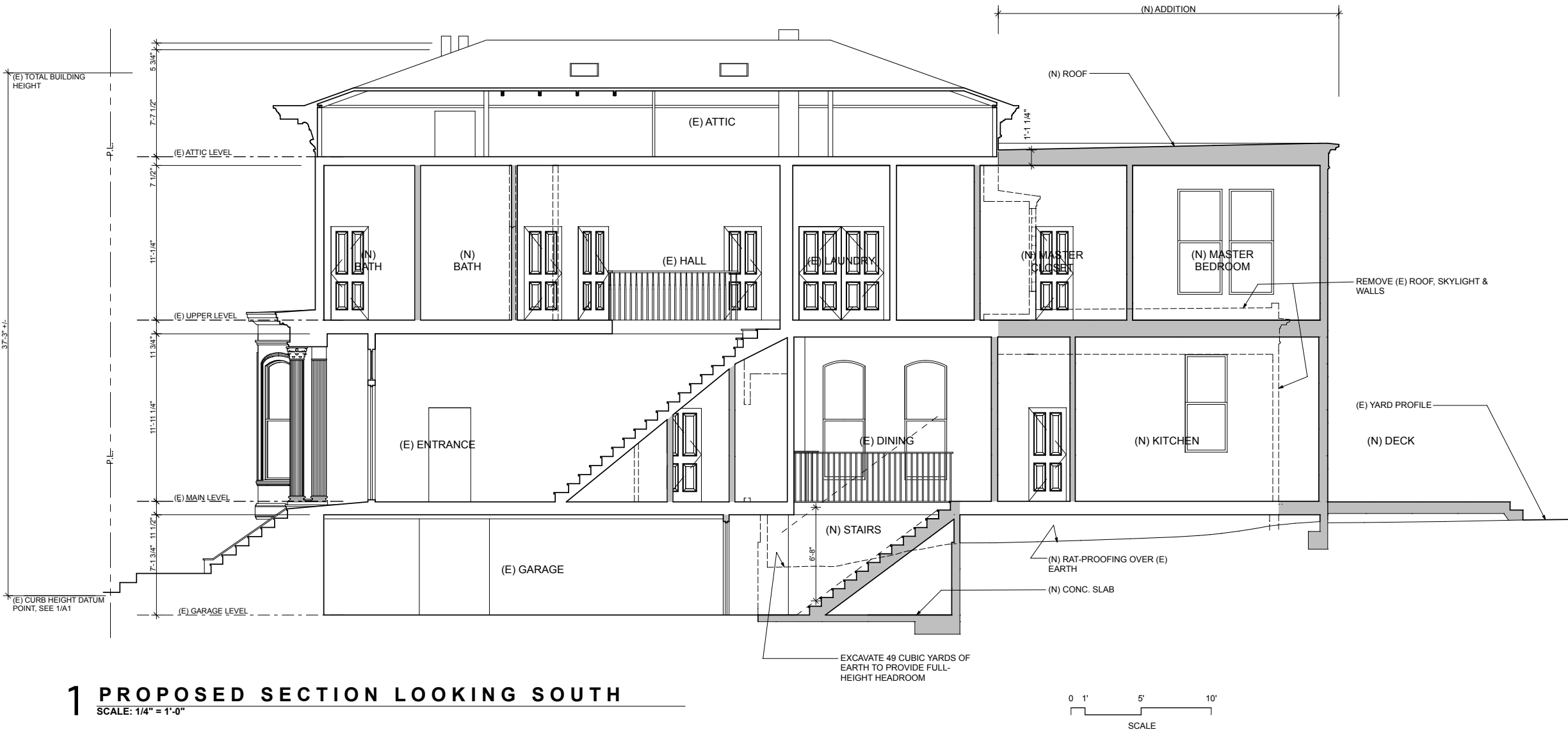


1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

GENERAL NOTES  
1. INSTALL (N) PHOTOVOLTAIC  
PANELS ONTO (E) AND (N) ROOF

LEGEND  
— EXISTING WALL  
— NEW WALL  
--- WALL TO BE REMOVED

HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110



1 PROPOSED SECTION LOOKING SOUTH  
SCALE: 1/4" = 1'-0"

LEGEND

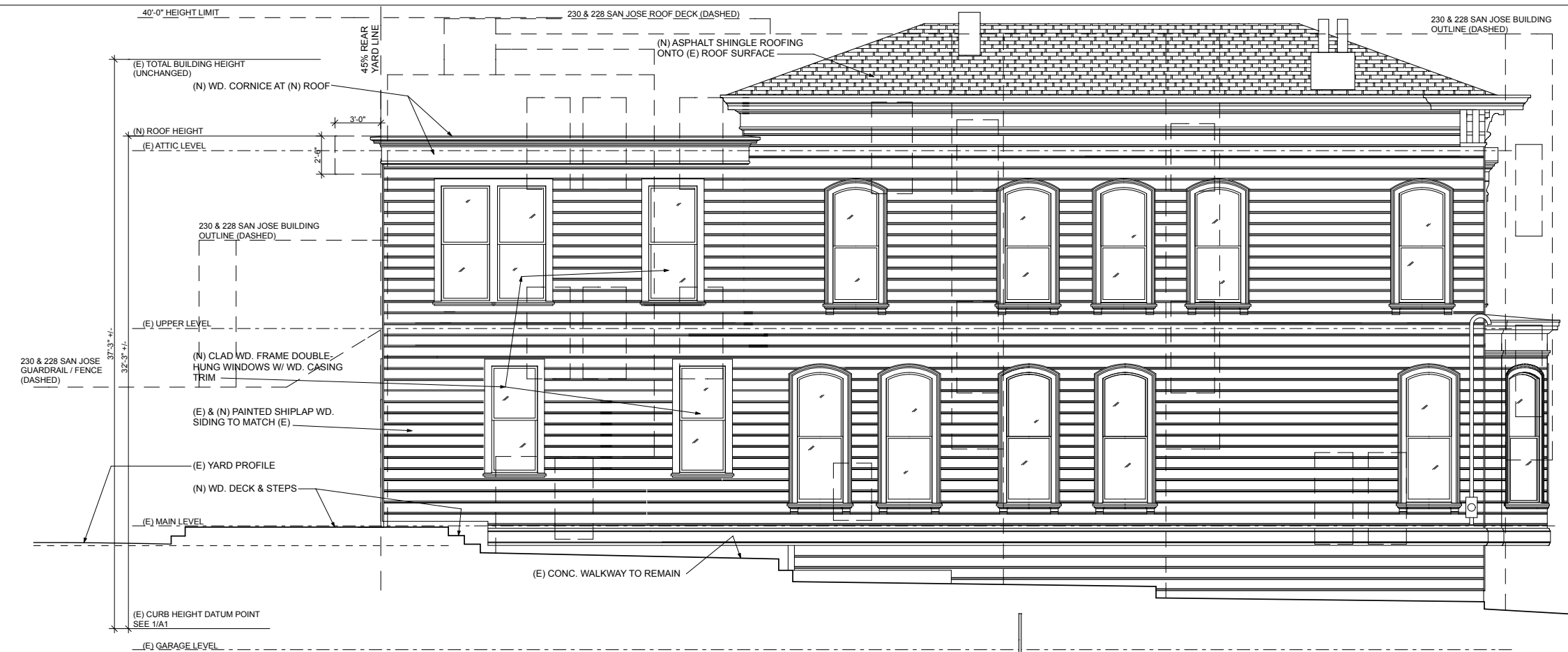
- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED

|                         |           |
|-------------------------|-----------|
| SUBMITTAL:              | DATE:     |
| PERMIT SET              | 2.6.2019  |
| REVISION #1,            | 3.26.2019 |
| PLANNING DEPT. COMMENTS |           |

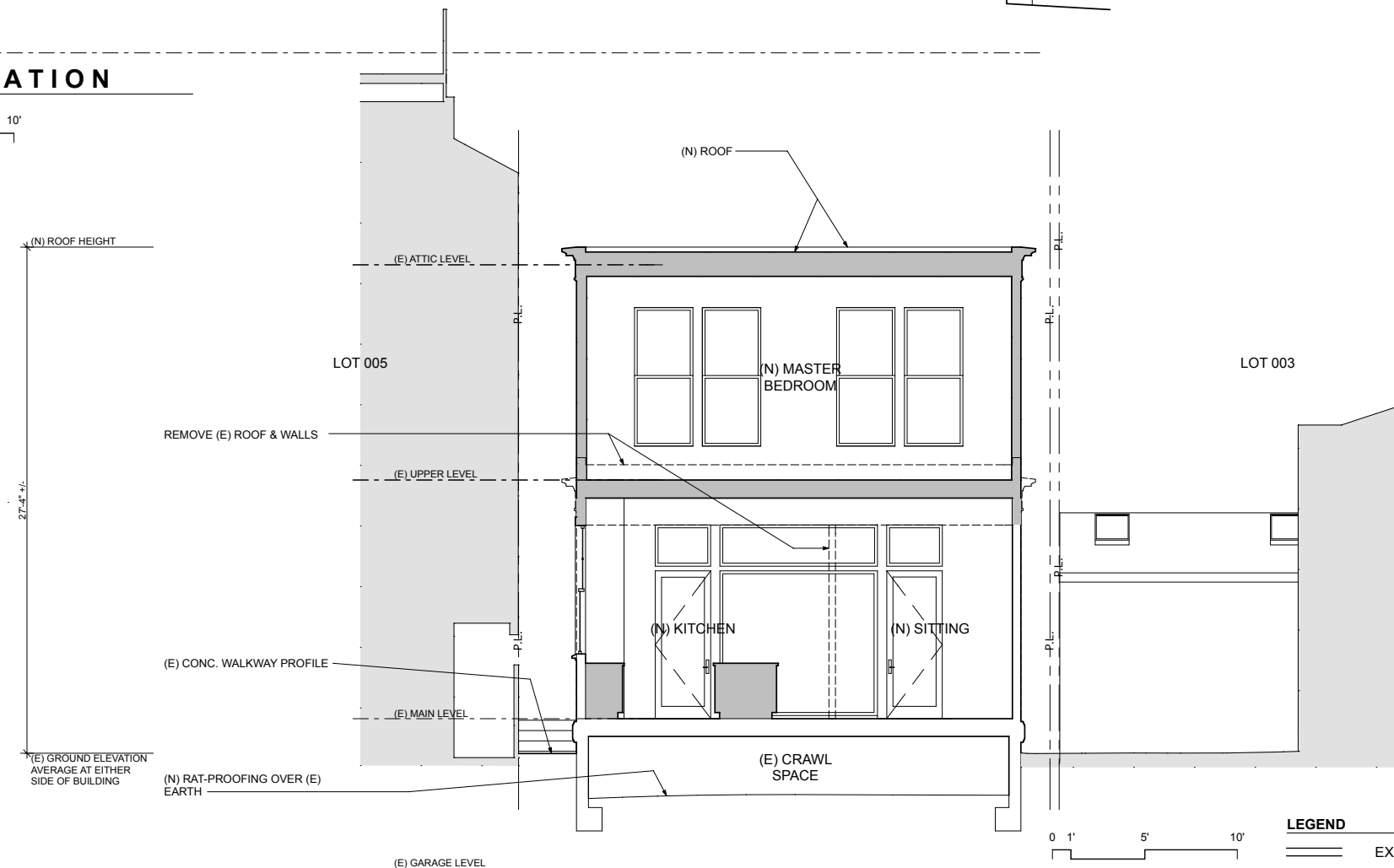
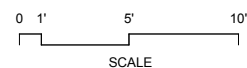
SHEET TITLE:  
PROPOSED  
BUILDING  
SECTION

A9

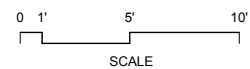




**2 SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 PROPOSED SECTION LOOKING WEST**  
SCALE: 1/4" = 1'-0"



| LEGEND |                    |
|--------|--------------------|
|        | EXISTING WALL      |
|        | NEW WALL           |
|        | WALL TO BE REMOVED |

GENERAL NOTES

1. ALL DOORS, WINDOWS AND SKYLIGHTS ARE (E) UNLESS NOTED OTHERWISE.
2. (E) WINDOWS AND DOORS TO BE REPAIRED
3. INSTALL (N) PHOTOVOLTAIC PANELS ONTO (E) AND (N) ROOF

**JZA**  
ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

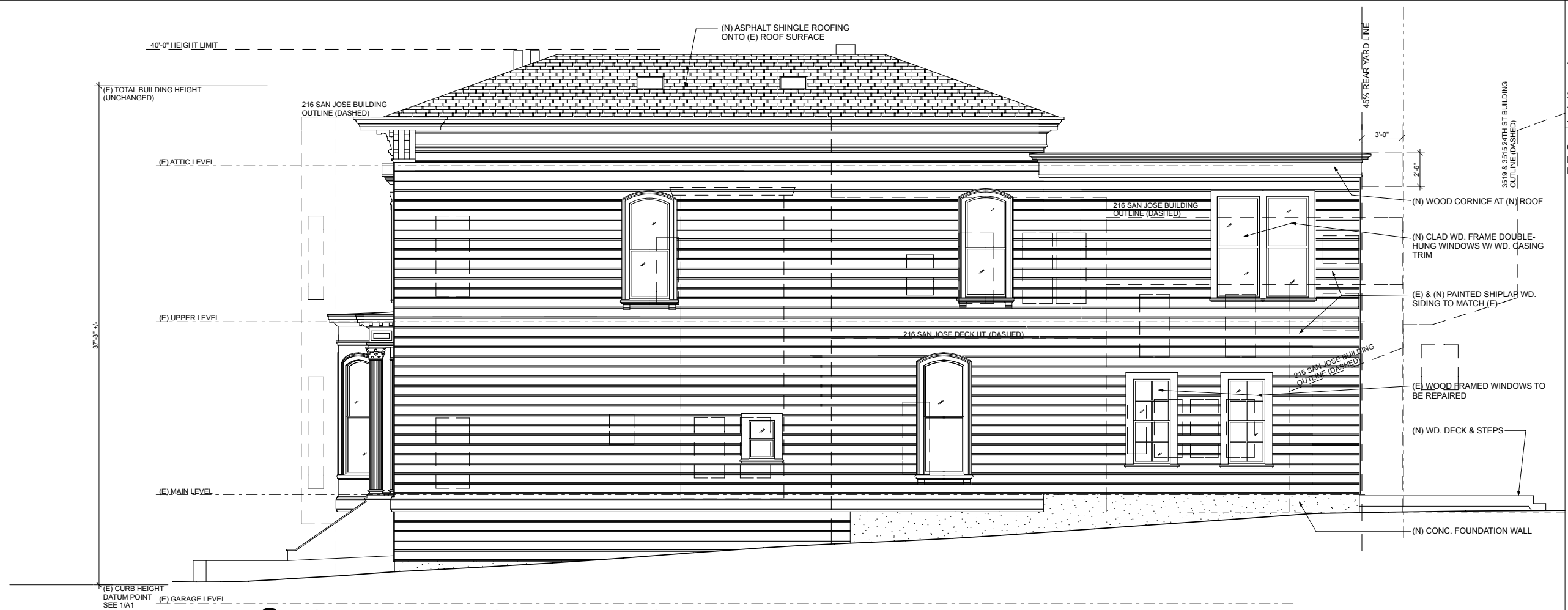
**HOUSE ADDITION**

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

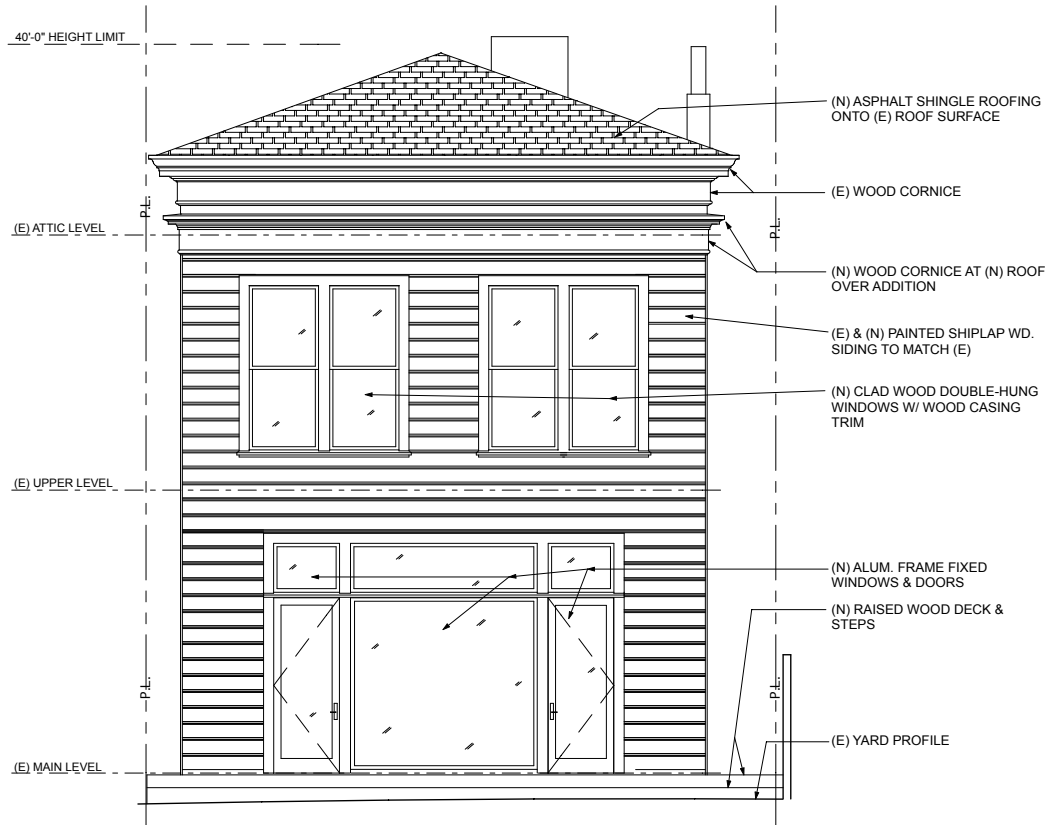
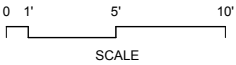
|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
**PROPOSED  
BUILDING  
SECTION &  
EXTERIOR  
ELEVATION**

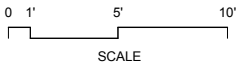
**A10**



2 NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



- GENERAL NOTES
1. ALL DOORS, WINDOWS AND SKYLIGHTS ARE (E) UNLESS NOTED OTHERWISE.
  2. (E) WINDOWS AND DOORS TO BE REPAIRED
  3. INSTALL (N) PHOTOVOLTAIC PANELS ONTO (E) AND (N) ROOF

|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
**PROPOSED  
EXTERIOR  
ELEVATIONS**

A11



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 22, 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:* August 9, 2019  
*Case No.:* **2018-016955DRP**  
*Project Address:* **220 San Jose Avenue**  
*Permit Application:* 2018.1214.8349  
*Zoning:* RH-3 [Residential House, Three-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6513/004  
*Project Sponsor:* Joe Armin  
JZA Architecture  
152 Lundys Lane  
San Francisco, CA 94110  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Take DR and Approve with Modifications**

### PROJECT DESCRIPTION

The project consists of a 2-story, rear horizontal addition to an existing 2-story over basement one-family residence.

### SITE DESCRIPTION AND PRESENT USE

The site is an approximately 29'-1" wide x 158' deep up sloping lot with an existing 2-story at street, one-family house built in 1900. The building is a category 'A' historical resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of San Jose Avenue property are generally 2- 3-stories and define a rather consistent mid-block open space. This property is a deep lot immediately adjacent to a short lot (216 San Jose) to the north which abuts perpendicular lots on 24<sup>th</sup> Street. The condition of the northern neighbor's lot size in conjunction with the existing building pattern on the 24<sup>th</sup> street lot leaves the property at 216 San Jose constrained with respect to access to the mid-block open space.

### BUILDING PERMIT NOTIFICATION

| TYPE       | REQUIRED PERIOD | NOTIFICATION DATES          | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-----------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days         | April 3, 2019 – May 3, 2019 | 5.3. 2019    | 8.22. 2019      | 111 days               |

## HEARING NOTIFICATION

| TYPE          | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days         | August 2, 2019       | August 2, 2019     | 20 days       |
| Mailed Notice | 20 days         | August 2, 2019       | August 2, 2019     | 20 days       |
| Online Notice | 20 days         | August 2, 2019       | August 2, 2019     | 20 days       |

## PUBLIC COMMENT

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

## 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).

## DR REQUESTORS

### DR requestors:

Vanessa and Matt Ginzton of 228 San Jose Avenue, adjacent neighbors to the South of the proposed project.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The proposed rear addition is not compatible with the following Residential Design Guidelines:

1. Articulate Building to Minimize Impacts to Light and Privacy to Adjacent properties;
2. Design the Height and Depth of the Building to be Compatible with the Existing Building Scale at the Mid-block Open Space.

See attached *Discretionary Review Application*, dated May 3, 2019.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has modified plans to meet all pre-application demands from the neighbors to the South and complied with Planning Code and Residential Design Guidelines. The proposed addition will be built over the existing footprint of the existing building.

See attached *Response to Discretionary Review*, dated May 30, 2019.

## RESIDENTIAL DESIGN TEAM REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this addition does present an exceptional or extraordinary circumstance with respect to building scale at the rear, access to mid-block open space, and light to the adjacent neighbor to the North (216 San Jose), which was acknowledged in the original RDAT review and was accompanied by the request to provide a 5' side setback from the north neighbor's property line at the second floor addition. However, the sponsor opted to not comply with the request. As such staff finds that the project does comply with the Residential Design Guidelines (RDGs) in relation with the DR requestor's issues related to access to mid-block open space and light.

With respect to impacts to the DR requestor's property, since the subject property is North of the DR requestor, extends less than the depth of the DR requestors building, and is set back by a 3'-2" side yard RDAT did not see any exceptional or extraordinary circumstance and deemed the proposal met the Residential Design Guidelines with respect to the property at 228-230 San Jose to the South.

The Department recommends the second story addition be set back 5' from the northern property line to ameliorate the project from further boxing in the property to the North.

|                        |   |
|------------------------|---|
| <b>RECOMMENDATION:</b> | <b>Take DR and Approve Project with Modifications</b> |
|------------------------|---|

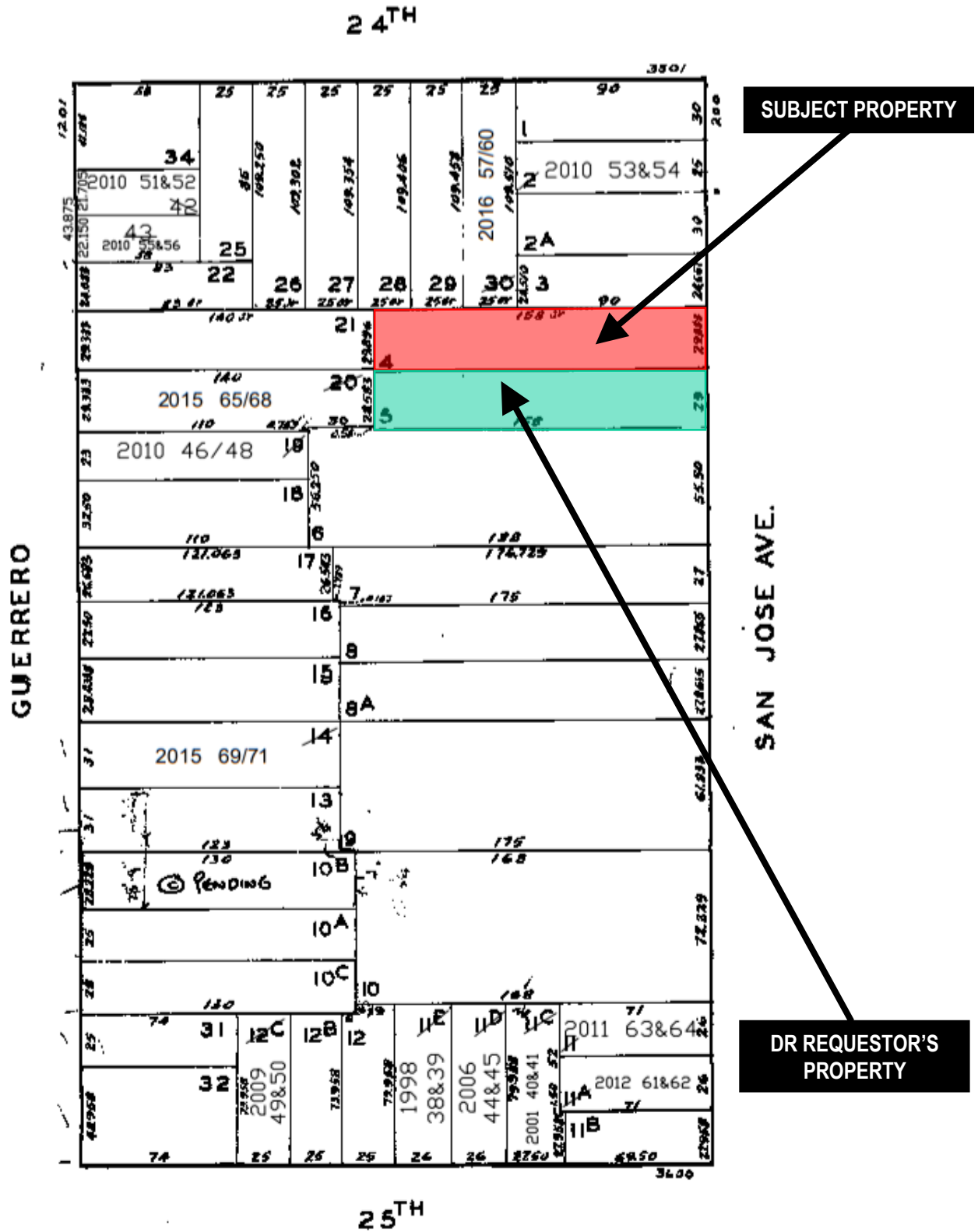
### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, drawings dated May 30, 2019  
Reduced Plans

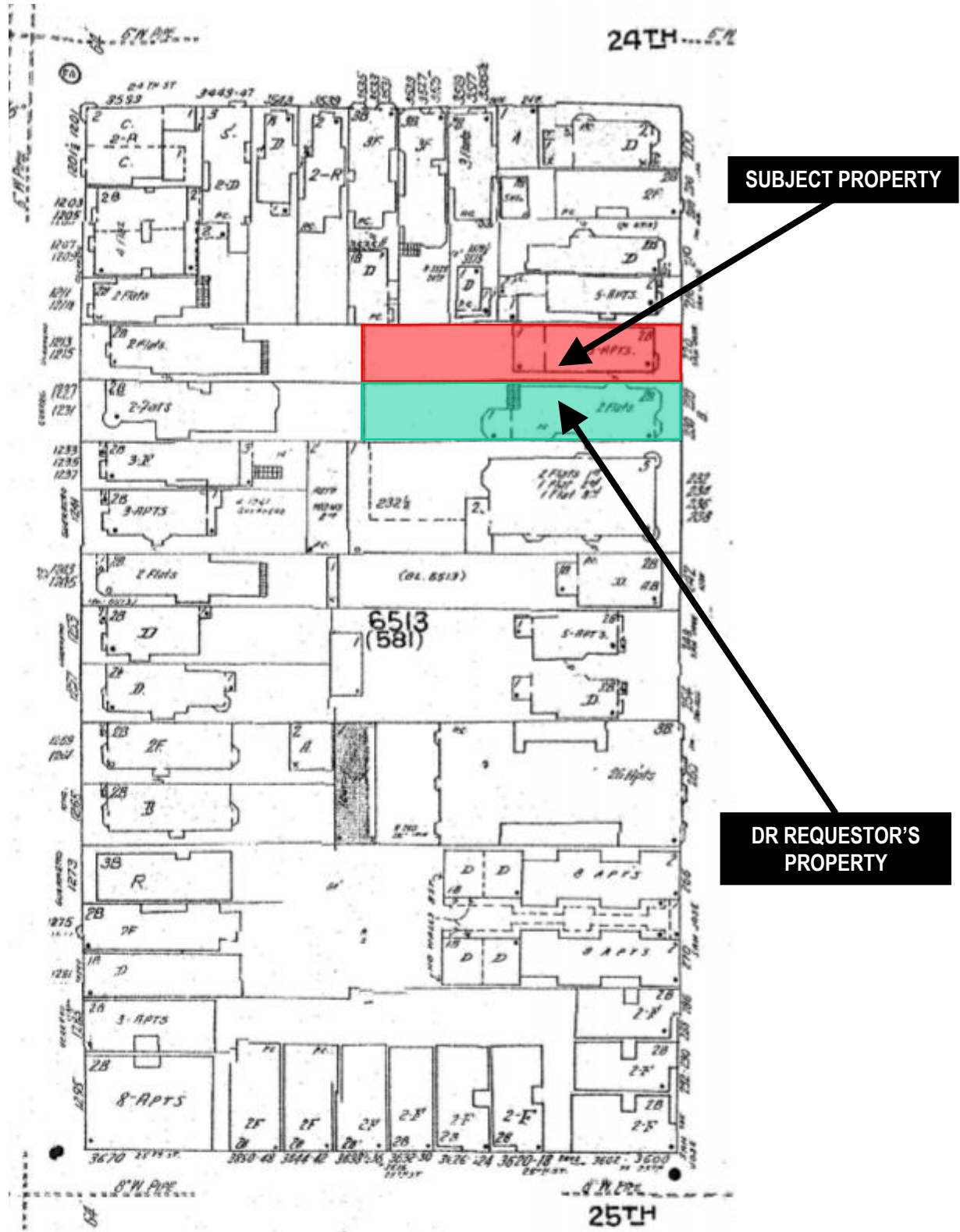


# Exhibits

# Parcel Map



# Sanborn Map\*

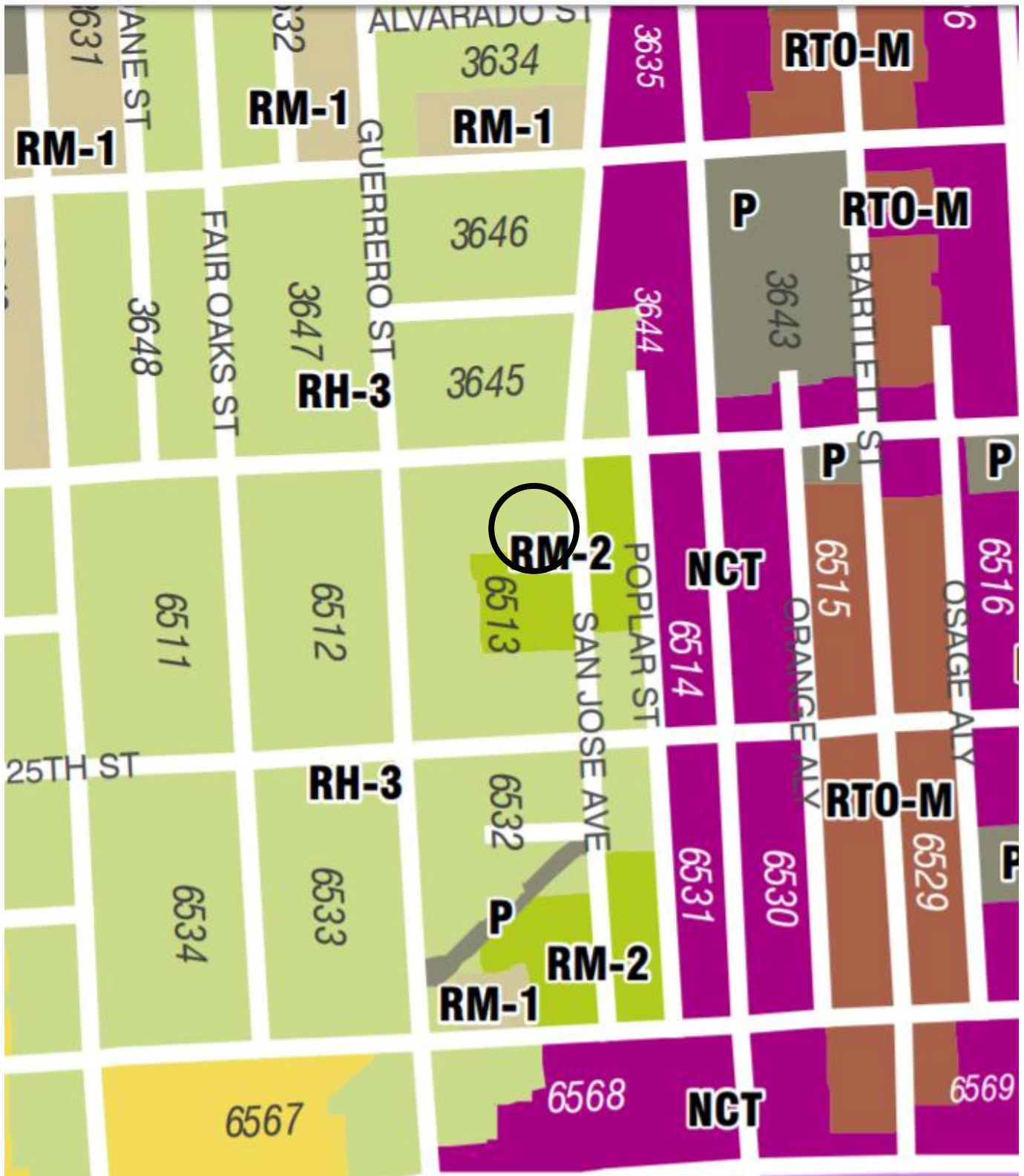


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue

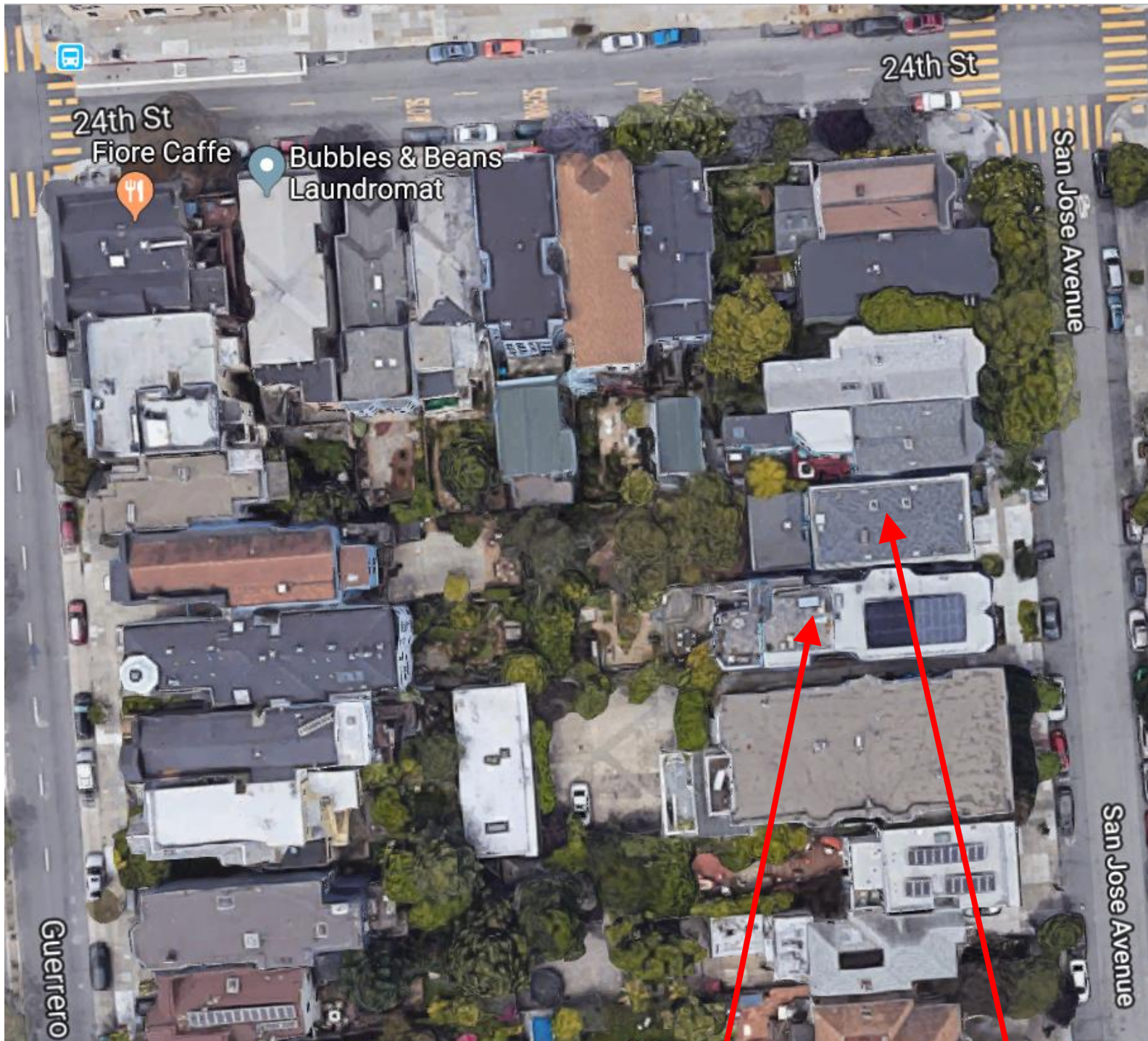
# Zoning Map



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

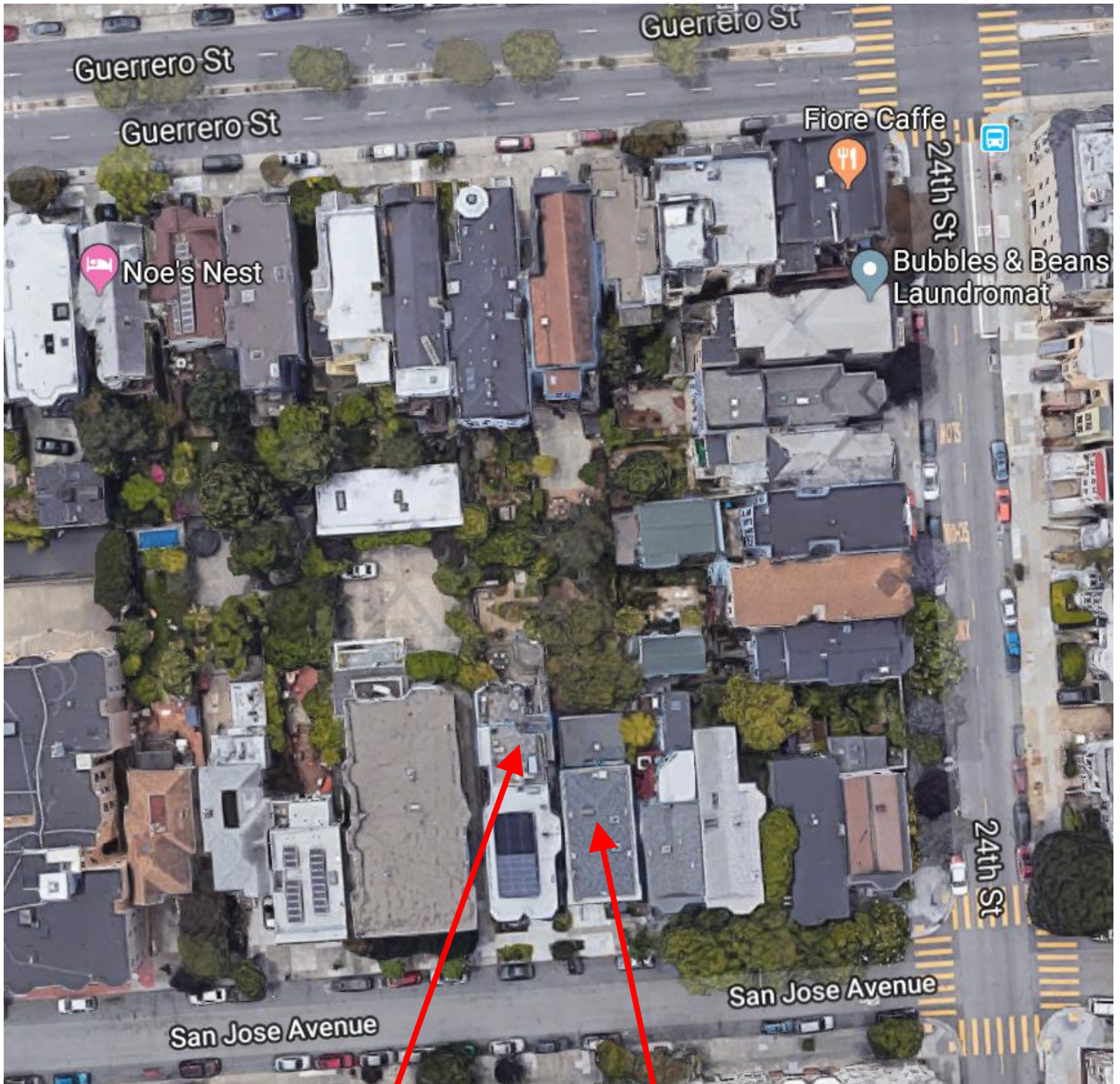
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

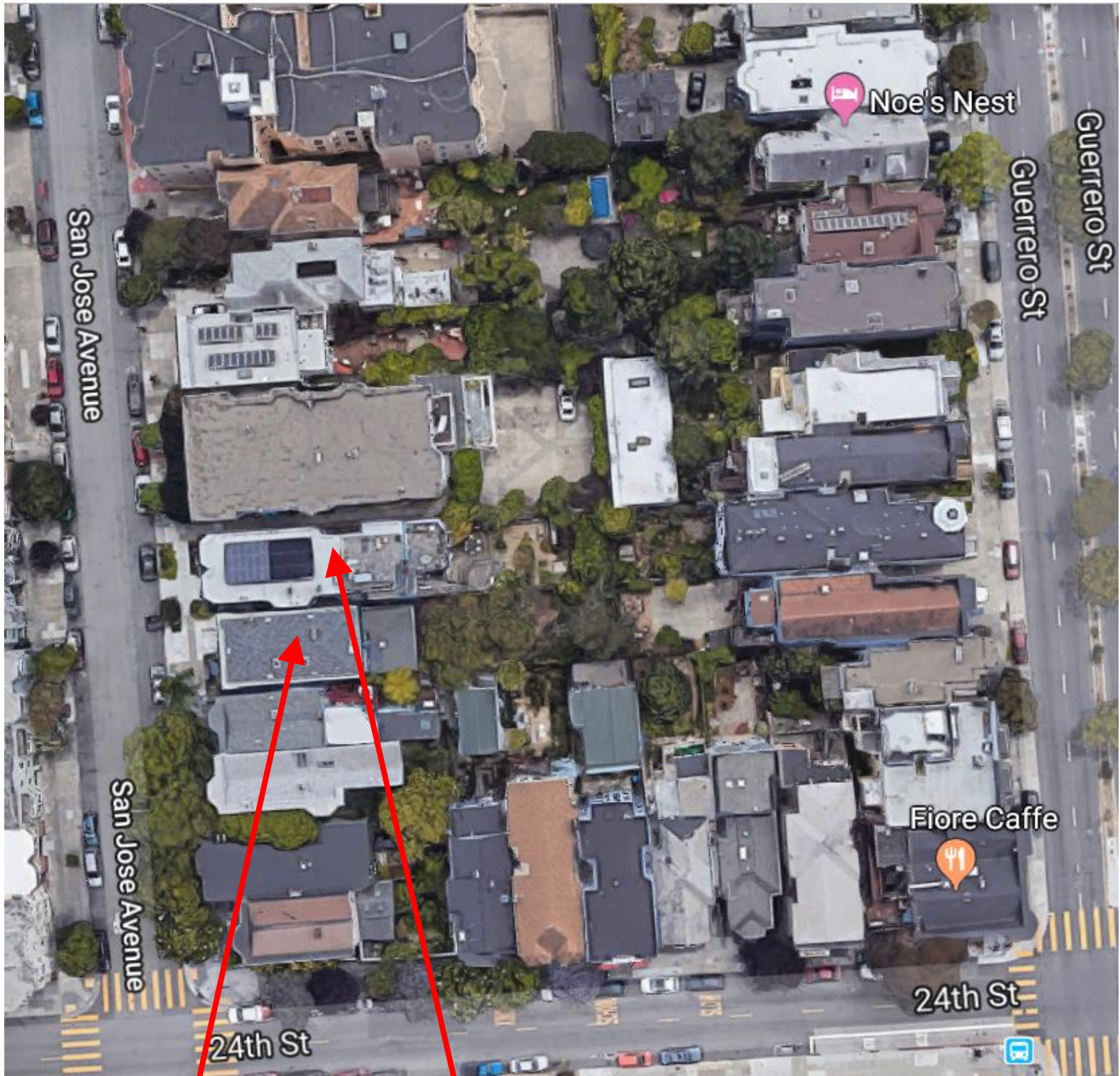
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Aerial Photo



Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-016955DRP  
220 San Jose Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 14, 2018**, Building Permit Application No. **201812148349** was filed for work at the Project Address below.

**Notice Date:** April 3, 2019

**Expiration Date:** May 3, 2019

| PROJECT INFORMATION |   | APPLICANT INFORMATION |                             |
|---------------------|---|-----------------------|-----------------------------|
| Project Address:    | 220 San Jose Avenue                           | Applicant:            | Joe Armin, JZA Architecture |
| Cross Street(s):    | 24 <sup>th</sup> and 25 <sup>th</sup> Streets | Address:              | 152 Lundys Lane             |
| Block/Lot No.:      | 6513/004                                      | City, State:          | San Francisco, CA 94110     |
| Zoning District(s): | RH-3 / 40-X                                   | Telephone:            | 415-550-1028                |
| Record Number:      | 2018-016955PRJ                                | Email:                | jzarmin@sonic.net           |

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 type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition    |
| <input checked="" 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  | 15 feet                                       | No Change                                  |
| Side Setbacks  | 2 feet (north), 3 feet (south)                | No Change                                  |
| Building Depth   | 69 feet                                       | 72 feet                                    |
| Rear Yard  | 74 feet                                       | 71 feet                                    |
| Building Height  | 37 feet                                       | No Change                                  |
| Number of Stories  | 2 over basement                               | No Change                                  |
| Number of Dwelling Units   | 1   | No Change                                  |
| Number of Parking Spaces   | 2   | No Change                                  |
| PROJECT DESCRIPTION  |   |  |
| The project is a two story, 500-square feet, 26'-6" tall, rear addition to a single family dwelling. It also includes interior remodeling and replacement of the existing roofing materials.   |   |  |
| 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:**

Ella Samonsky, 415-575-9112, [ella.samonsky@sfgov.org](mailto:ella.samonsky@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>                                  |
| 220 SAN JOSE AVE  |   | 6513004  |
| <b>Case No.</b>   |   | <b>Permit No.</b>                                    |
| 2018-016955PRJ  |   | 201812148349   |
| <input checked="" type="checkbox"/> <b>Addition/<br/>Alteration</b>   | <input type="checkbox"/> <b>Demolition (requires HRE for<br/>Category B Building)</b> | <input type="checkbox"/> <b>New<br/>Construction</b> |
| <b>Project description for Planning Department approval.</b><br>TWO STORY REAR ADDITION TO EXISTING SFD. INTERIOR REMODEL AT MAIN & UPPER STORIES INCLUDING REBUILDING KITCHEN & RELOCATING BATHROOMS, NET INCREASE OF 1 BED & 1 BATH @ GARAGE REAR, EXCAVATE EARTH. EXPANDING STORY INSTALL NEW INTERIOR STAIRS BETWEEN GARAGE & MAIN STORIES, REDO ROOF, UPGRADE MECH, ELEC |   |  |

### 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:<br>(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.<br>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.<br>(c) The project site has no value as habitat for endangered rare or threatened species.<br>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.<br>(e) The site can be adequately served by all required utilities and public services.<br><br><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): Ella Samonsky

**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 checked="" type="checkbox"/>  | <b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>   |
| <input 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 checked="" type="checkbox"/>                                  | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |  |
| <input type="checkbox"/>   | Project is not listed. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input checked="" 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):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator)  |
| <input type="checkbox"/>   | 10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation<br><div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A<br/>           a. Per HRER dated<br/>           b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C<br/>           (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 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>   |  |

**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):<br><input type="checkbox"/> Step 2 - CEQA Impacts<br><input type="checkbox"/> Step 5 - Advanced Historical Review<br><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><br>Building Permit<br>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.   | <b>Signature:</b><br>Ella Samonsky<br>02/21/2019 |
|                                     | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>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.<br>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) |
| 220 SAN JOSE AVE                               |                              | 6513/004                                    |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| 2018-016955PRJ                                 | 201812148349                 |   |
| 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:   |
|  |   |



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION

### Discretionary Review Requestor's Information

Name:

Address:

Email Address:

Telephone:

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

Name:

Company/Organization:

Address:

Email Address:

Telephone:

### Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

## DISCRETIONARY REVIEW REQUEST

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

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

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

- 
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

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

The 3 properties at 216, 220 and 228-230 San Jose are built very close together with a careful and longstanding interplay and balance of light, space, and windows, dating back over 100 years. This project significantly harms the balance of space between these properties without respecting this longstanding relationship. Relevant principles from the Residential Design Guidelines include

- "Maintain light to adjacent properties by providing adequate setbacks": the proposed addition is too close to preexisting structures
- "Ensure that the building respects the mid-block open space": the back yard at 216 San Jose is currently part of this open space, and would be walled off from it
- Section III, "Site design": "GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties." The proposed addition is not articulated and does not minimize impacts to light or privacy.
- Section IV, "Building scale and form": "An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space." Nearly all of the properties on the west side of San Jose Ave between 24th and 25th streets -- including the subject property before this proposal -- are stepped as they go up, with a larger lower floor and successively smaller upper floors.

- 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 large upstairs bedroom addition will block light and view of sky from kitchen areas of 2 apartments in the building to the south (228 and 230B), and block in the courtyard and windows of the building to the north (216).

The addition with these impacts feels unnecessarily large and the applicants could find multiple other ways to maintain a bedroom for the future needs of elderly family members, as the application materials suggest. The existing first floor room labeled "office" is already a bedroom; the proposal removes a 1st floor bedroom in order to add a 2nd floor bedroom while adding a 3rd sitting room on a floor that already has 2 (living room and family room) and a dining room. The proposed new bedroom suite is 600 square feet. Surely a more efficient use of space could meet the applicants' needs without undue impact on neighboring properties.

**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?**

Applicants could build the rooms they desire in the ample space in the existing first floor or attic, without expanding the 2nd floor impacting neighboring properties. We suggest that for the proposed use by a retired elderly family member, a ground level room could actually work better. If expanding the 2nd floor, a smaller expansion would be preferable; the Residential Design Guidelines recommends several approaches (“provide side setbacks at the rear of the building”, “set back upper floors to provide larger rear yard setbacks”, “notch the building at the rear or provide setbacks from side property lines”, and “reduce the footprint of the proposed addition”) which each would be welcome approaches to mitigating the adverse effects of the current proposal.



# 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.

Vanessa Guntan  
Signature

Vanessa Guntan  
Name (Printed)

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

620-446-7866  
Phone

vanessa.guntan@gmail.com  
Email

For Department Use Only

Application received by Planning Department:

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

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

Dear San Francisco Planning Department,

I Victoria Kardum, live at 216 San Jose Ave, next door to the proposed renovation property of 220 San Jose Ave, SF, CA 94110.

I have lived in the building, and this apartment for 30+ years and my family has owned the Property for 50+ years.

The proposed enlargement of 220 San Jose Avenue, would greatly affect my property. My backyard would become a cave, it would be boxed in by the upper level addition, also taking warmth from the property itself as much heat is from sun load.

We are concerned about losing the light, heat, sun, and that our property value will be greatly affected.

We kindly requested the owners of 220 San Jose Ave, reconsider the second story addition, as we are opposed to it. I personally am intimately familiar with the subject property as the woman living there for many years was very close to my family. That property has a very large stand up attic that could be made into another entire floor of whatever the occupants chose, without adversely affecting their neighbors on both sides.

We are in agreement with Matt Ginzton and Vanessa Ozuna Ginzton and are in support of their request for a Discretionary Review of the remodel of 220 San Jose Ave. We very much would appreciate the removal of the second level addition. We suggest using the attic in its stead, since there are alternatives within the footprint of the property, we believe they should use the alternative rather than changing what for me has been my entire lifetime in this neighborhood and depriving me, my family and tenants sunlight and putting us in shadow, as well as the light of the neighbors Vanessa and Matt and their tenants on the other side of the subject property.

Respectfully yours,

Victoria Kardum

George A. Kardum

216 San Jose Ave #3

San Francisco, CA 94110



























# 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: 220 San Jose Avenue

Zip Code: 94110

Building Permit Application(s): 201812148349

Record Number: 2018-016955PRJ

Assigned Planner: Ella Samonsky & David Winslow

---

## Project Sponsor

Name: Joseph Armin

Phone: 415-550-1028

Email: jzarmin@sonic.net

---

## 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.)

Please 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.

Please 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.

Please 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        | 1        |
| Occupied Stories (all levels with habitable rooms)   | 2        | 2        |
| Basement Levels (may include garage or windowless storage rooms)                           | 1        | 1        |
| Parking Spaces (Off-Street)  | 2        | 2        |
| Bedrooms   | 4        | 4        |
| Height   | 39'-5"   | 39'5"    |
| Building Depth   | 68'-8"   | 72'-2"   |
| Rental Value (monthly)   |          |          |
| Property Value   |          |          |

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

|  |   |
|--|---|
| <b>Signature:</b>  | <b>Date:</b> May 30, 2019   |
| <b>Printed Name:</b> Meghna Subramanian  | <input checked="" type="checkbox"/> Property Owner<br><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.*

## **220 San Jose Ave. Property Owners' Response to DR Application**

---

**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.)**

---

We have proposed a modest addition over the existing footprint of our house to accommodate our multigenerational family (2+ children, 2 adults, and 2 grandparents) in the coming years. We've modified our plans to meet all pre-application demands made of us by our South Neighbors (228 and 230 San Jose Ave), and the Planning Department and RDAT reviewed our plans and concluded that, with the modifications, they comply with the Planning Code and Residential Design Guidelines.

In now opposing our proposed addition, the South Neighbors complain about the flow of light to two sets of north-facing windows at the property line without explaining that, in 2012, they erected a 3-story tall wall at the property line that shades the area facing these windows. They have also expressed some privacy concerns, even though our windows will not overlap or face theirs and even though we've promised to install privacy screens on our windows.

We believe the South Neighbors identify no exceptional or extraordinary circumstances, and for reasons that we hope will become clear over the course of our response, we are very concerned with the circumstances surrounding this DR application. We respectfully urge the Planning Commission to decline to take DR.

### **Our proposal is modest in relation to other buildings on our block, and especially in relation to the South Neighbors' home**

Our proposed addition will be built almost entirely on our home's existing footprint, and will continue to be set back by 3 feet from the South Neighbors' property line down the entire length of our home. Our home will also fit conservatively within the building patterns on both sides of the mid-block area because even with the addition, the second floor of our home will not reach as deeply into the yard as many of the upper floors of other buildings on the block (including the South Neighbors' own second floor). We worked hard to preserve the existing mid-block open space and the neighboring properties' connection to it, in addition to our home's existing setbacks.

## **220 San Jose Ave. Property Owners' Response to DR Application**

With specific reference to the South Neighbors, even after our addition is complete, it will be more than 5 feet shorter in height and our house will be 10 feet shorter in length than their home, a 5,000+ square foot, 3-unit building with internal access to all units that they use as a family residence for themselves, their 2 children, and 2 grandparents, and in which an entire unit of the building functions as a children's play area and guest room. See **Exhibit 1**.

**The South Neighbors' property-line windows aren't an exceptional or extraordinary circumstance because the areas of concern receive light and air from other sources**

The Planning Department has repeatedly concluded that windows built at the property line are non-conforming conditions that are not protected by the Planning Code, and do not present exceptional or extraordinary circumstances, especially if there are other sources of light and air to the area of concern. See **Exhibit 2**.

The South Neighbors' property-line windows face north and receive almost no direct light today. Instead, these areas of their home receive light and air through numerous other sources, including glass doors and windows that face west towards the rear of the South Neighbors' building into their yard and that will be unaffected by our addition. See **Exhibit 3**. And because the South Neighbors' building will still be taller than ours, the indirect or ambient light to the property-line windows on the third floor will be largely unaffected by our addition. See **Exhibit 1**.

**The impact to the South Neighbors' property line windows is the direct result of their decision to build an unnecessary 3-story tall, 7-foot wide wall at the property line**

Seven years ago, before we bought our home, the South Neighbors completed an extensive renovation that, among other things, added multiple roof decks onto their property and external stairs connecting those roof decks. See **Exhibit 4**. The South Neighbors chose to place these stairs near the property line, which necessitated a 3-story tall, 7-foot wide fire-rated wall at the property line.

Because of these choices, the South Neighbors' wall shades the area facing the property-line windows that are the focus of this DR application. Even when light is abundant, such as during late spring/early summer, the area in question is shaded until the early evening. See **Exhibit 5**. Had they not erected this wall, the South Neighbors



## **220 San Jose Ave. Property Owners' Response to DR Application**

would receive significantly more light to their areas of concern. Yet they complain about our addition, which will impact their home significantly less by comparison.

Neither the Planning Code nor the Residential Design Guidelines allow the South Neighbors to use their own poor planning and design choices to curtail our rights to build a modest addition that is well within the rules and is needed to support our own multigenerational family.

### **We satisfied all of the South Neighbors' pre-application demands**

We extensively modified our plans well before this DR application was filed to completely flatten the roof over our addition, reducing the height of the addition by 7 feet, and improve light flow by removing the eaves at the perimeter of the roof, meeting the South Neighbors' demands as they laid them out at the pre-application meeting. See **Exhibits 6 (Declaration of Joe Armin) and 7 (Declaration of Zarin Gollogly)**.

To address any privacy concerns, our design staggers the placement of our windows so that in the area of concern, none of our windows will overlap the South Neighbors' windows. See **Exhibit 1**. We also promised to add privacy screens to our windows to obscure any activity within our home.

By meeting the South Neighbors' demands, we believe we followed the letter and spirit of the Planning Department's pre-application process, identifying possible issues of contention early and making reasonable tradeoffs to accommodate our neighbors. And we were heartened when the Planning Department and RDAT reviewed our project and expressed no concerns about the impact of our addition on the South Neighbors' property.

Against that backdrop, this DR application truly surprised us. We were confused about why it was filed, and to see that it proposes no specific alternative other than for us to scrap plans for an addition and instead make do with the existing space within our home.

We also didn't understand why the South Neighbors waited until the final day of the 311 notification period to file, without first reaching out to us as the Planning Department urges, or why the DR application says that "no changes were made to the project as a result of our discussions with the applicant" when that isn't true.

## **220 San Jose Ave. Property Owners' Response to DR Application**

### **After the DR application was filed, we continued trying to negotiate, but now believe the Planning Commission needs to intervene**

Over the course of three meetings with the South Neighbors since the DR application was filed, we've grown concerned that the integrity of the Planning Department process hasn't been respected here.

*First*, the South Neighbors falsely state that we did not change our project following our discussions with them.

In reality, we modified our project to meet all of the South Neighbors' pre-application demands, as described in our response to question 2. But when we met with the South Neighbors after the DR application was filed, they said they had now decided to firmly oppose any addition to our home that was visible from or in any way impacted the light to their windows, and that our earlier modifications were insufficient. The South Neighbors went through 311 notification for their own renovation several years ago and surely understand the importance of the pre-application process in surfacing and resolving neighbors' concerns early in order to avoid unnecessary or meritless DRs. We never received a satisfactory explanation for why the South Neighbors raised their new concerns only at the eleventh hour, and why they didn't tell the truth on their application.

*Second*, we believe the South Neighbors elicited and included the North Neighbor's opposition solely to distract from the shortcomings of their objections.

Because the DR application focuses heavily on concerns that are specific only to the North Neighbor, we wanted to understand whether we should speak directly with her in addition to the South Neighbors. We learned from the South Neighbors that they had actually encouraged the North Neighbor to file her own DR application and that she didn't want to do so. Although they highlight issues specific to the North Neighbor, the South Neighbors said they filed this DR application on their own behalf, and not on behalf of the North Neighbor. Soon after the DR application was filed, the South Neighbors told us that they would withdraw it if we modified our plans to their satisfaction. See **Exhibit 8**.

## **220 San Jose Ave. Property Owners' Response to DR Application**

As our meetings with the South Neighbors centered exclusively on their concerns and not on impacts to the North Neighbor, it became clear to us that the North Neighbor's issues are not especially pertinent to this DR application. For this and other reasons, we concluded that the South Neighbors seem to have invoked the North Neighbor to make the DR application seem more sympathetic than it is, and perhaps to mask that they extensively renovated their own home and are now seeking to prevent us from completing a comparatively modest renovation of a smaller house.

*Third*, the South Neighbors have rejected every reasonable compromise we've proposed. Despite our discomfort with the circumstances surrounding this DR application, we offered additional concessions to encourage them to withdraw this application (these are described in our answer to question 2) but the South Neighbors rejected every reasonable offer.

At this point, we've grown uncomfortable with what appears to be disregard for the integrity of the Planning Department pre-application process and misuse of the DR process, and we hope the Planning Commission will reject this DR application.

## **220 San Jose Ave. Property Owners' Response to 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 change and indicate whether they were made before of after filing your application with the City.**

---

We have proposed 7 substantial modifications to the project to address our neighbors' concerns. This is in addition to considerations we took into account prior to presenting our plans to the South Neighbors before and during the pre-application meeting (which are described in response to question 3).

### **Changes to our plans after the pre-application meeting**

At the pre-application meeting, the South Neighbors requested that we either flatten the roof over our second story addition, or alternatively move the addition further away from their property by 1-2 feet. After the pre-application meeting, we made the following changes:

- To improve the flow of light and air to the South Neighbors' property, we removed a proposed eave that was 1.5 feet deep at the roof of our house.
- We promised to install privacy film on our windows to mitigate any privacy concerns, even though the South Neighbors' windows generally look down and into our home and even though they have never installed privacy filters of their own

We made two additional offers that the South Neighbors rejected.

- We offered to paint our home a light color to increase the reflective light available to their home in the area of concern.
- We offered to install lighting at our expense to brighten the affected area during the day when it is shaded by the South Neighbors' wall at the property line.



## **220 San Jose Ave. Property Owners' Response to DR Application**

### **Changes to our plans after submission to the Planning Department and before the DR application was filed**

- During extensive back and forth discussions with the Planning Department and RDAT to address their concerns about the connection between the North Neighbor's courtyard and the mid-block open space, we completely flattened the roof over the proposed addition, voluntarily reducing the overall height of the addition by 7 feet and satisfying the Planning Department and RDAT, while also meeting the South Neighbors' pre-application demand that we either flatten the roof, or alternatively move the addition 1-2 feet further away from their property. See **Exhibits 6 and 7**.

### **Proposals we made after the DR application was filed**

- We offered to expand from 6 feet to 8 feet the distance between our proposed bathroom and the South Neighbors' property in an area that faces and overlaps with their property-line windows. See **Exhibit 9**.
- We offered to angle the walls at the rear of the addition to cut the corners off of both floors of our building and facilitate increased light and air flow to both neighbors. See **Exhibit 9**.

The South Neighbors rejected both of these offers.

## **220 San Jose Ave. Property Owners' Response to DR Application**

---

**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 have proposed a modest addition over the existing footprint of our home, and we modified our plans extensively to meet all of the South Neighbors' pre-application demands, and to successfully incorporate RDAT's feedback during their review. We also considered numerous other alternatives to the proposal we submitted to the City, such as expanding into our attic or deeper on our first floor, but each came with unacceptable drawbacks, as explained below.

We believe our proposal correctly balances competing interests and that additional changes would be unfair and unwarranted at this juncture — after we've expended considerable time and money developing and refining plans that clearly comply with the Planning Code and Residential Design Guidelines — especially because our neighbors have rebuffed each of our multiple reasonable compromise proposals.

### **We are remodeling our home so that we can raise our children and care for our parents here**

Our overarching goal for this project is a common one — we seek to modestly alter our home to meet our family needs in the coming years. We will soon have 6+ family members living in our home (2+ young children, 2 parents (us), and 2 grandparents). For safety and so we can effectively care for our family, we need all of our bedrooms to be on the same floor of the house. Our master bedroom must also serve as a home office because Meghna runs her business from home.

### **We considered but decided not to build in our attic because it would alter our home's historic facade and would not meet our family's needs**

Soon after retaining an architect, we explored expanding above our second floor into our attic. Our hope was that this might help us meet our needs while avoiding impacts on our neighbors, but it became clear that this would not work for a number of reasons:

## **220 San Jose Ave. Property Owners' Response to DR Application**

- Our attic does not meet the minimum ceiling height requirements of the California Building Code and would need to be significantly overhauled to make it truly habitable.
- Making the attic space habitable would cause it to be visible from the front of the house, which is impermissible and would mar the exterior appearance of a historic resource home like ours.
- As we considered our family's needs, we concluded that adding a third-floor addition would frustrate our ability to care both for our young children and our aging parents. Shortly after our architect prepared preliminary drawings for a first floor expansion, one of our parents came to stay with us following cataract surgery and lived for several days in our first floor office. She was uncomfortable and felt unsafe sleeping so far from the rest of the family on a different floor of the house, and it made it difficult to care for her at a time when she felt vulnerable.

**We decided to minimize our expansion into the rear yard so that we could maximize the light available to our North Neighbor, maximize the available mid-block open space, avoid threatening the vitality of a 40-60 year old pine tree in our yard, and effectively serve our family's needs**

In a further effort to avoid unnecessary impact to our neighbors, we also asked our architect to explore expanding our first floor deeper into our rear yard instead of building above it. This too proved impossible for the following reasons:

- Adding a bedroom and bathroom on the first floor would have required cutting down a beautiful pine tree in our rear yard that an arborist estimated to be between 40 and 60 years old. **See Exhibit 10.**
- Additionally, for the same reason that a third-floor addition wouldn't serve our family's needs (explained above), a first-floor addition wouldn't serve our family because it would require placing one bedroom far from the others.

When a second floor addition appeared inescapable, we also explored whether we could narrow it (to move it further away from the neighbors' respective properties) while pushing a bit more deeply into the rear yard to capture the lost square footage. This too proved problematic for the following reasons:

## **220 San Jose Ave. Property Owners' Response to DR Application**

- Expanding the second floor deeper into the yard by even a few feet would erode the North and South Neighbors' access to light and air. For example, narrowing the second floor addition by 4 feet on both sides would require building 10 feet deeper into the yard than we currently plan, and narrowing it by 3 feet on both sides would require building 7 feet deeper into the yard.
- Expanding the first floor deeper into the yard (a necessary corollary to expanding the second floor deeper into the yard) would introduce substantial unusable, unwanted space on the first floor.
- Additionally, expanding the second floor deeper into the yard than we currently plan to even by a few feet would risk endangering the pine tree.

### **Additional changes would unfairly burden us given that our plans already comply with the Planning Code and Residential Design Guidelines**

We have diligently followed the Planning Department process, exhaustively considered alternative proposals, and repeatedly revised our plans to incorporate feedback from our neighbors and guidance from the Planning Department and RDAT. We've invested significant time and money getting to a point where our plans unambiguously comply with the Planning Code and the Residential Design Guidelines. To further amend our plans, particularly given that our South Neighbors propose no reasonable alternatives and have repeatedly rejected every compromise we've offered, would unfairly burden us and unnecessarily strain what we have always intended to be a modest renovation project.



# Exhibit 1 Our Proposed Addition in Relation to DR Applicant's Building

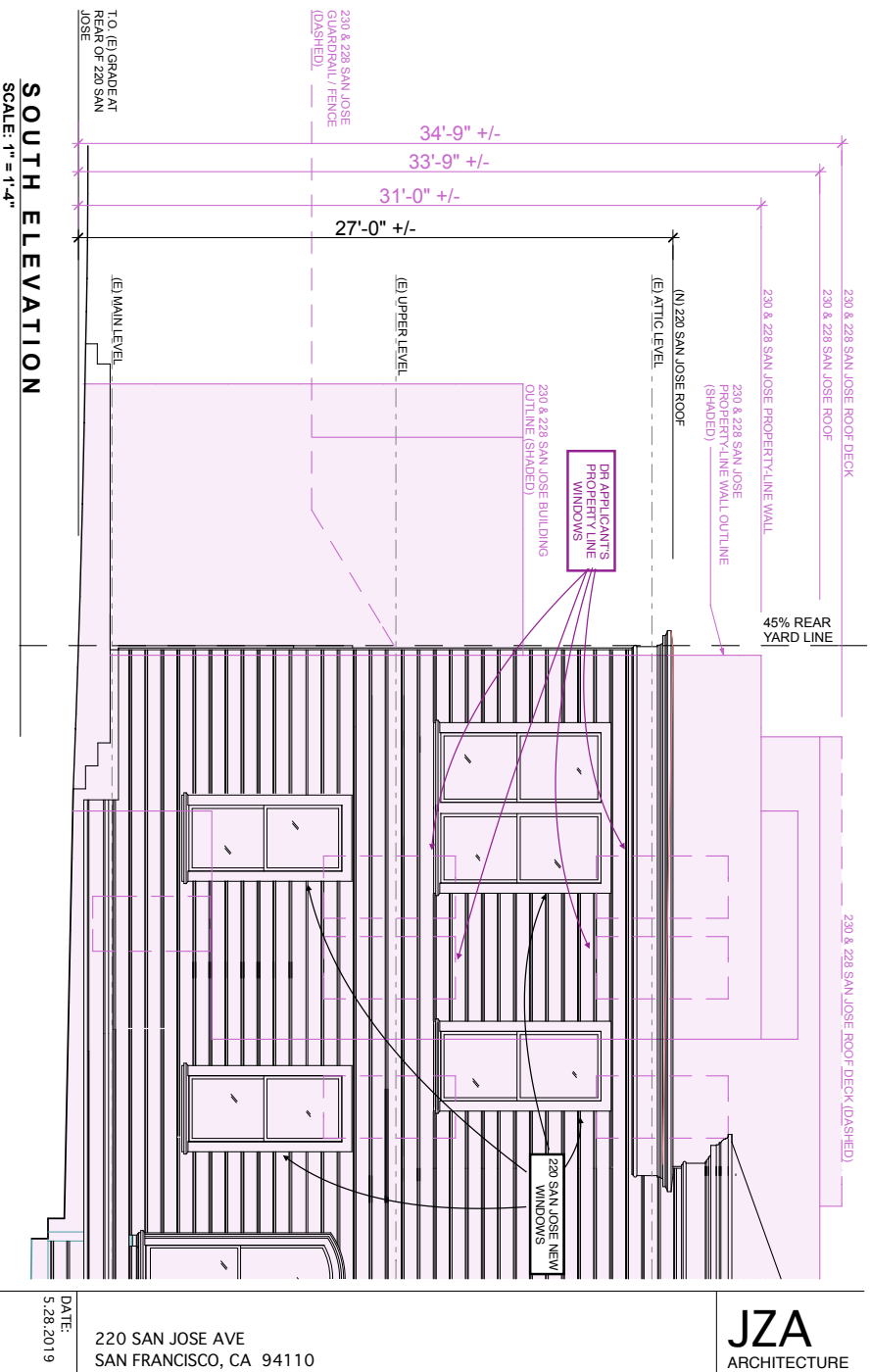




Exhibit 2  
**Recent DR Cases Involving Property-Line Windows**

**1) DR Case #: 2016-002865DRP**

Hearing Date: March 15, 2018  
Project Address: 1889-1891 Green Street

In the Discretionary Review Abbreviated Analysis, the Residential Design Team noted, **“Nothing in the Planning Code or the Residential Design Guidelines protects non-required property line windows.”**

At the DR Hearing, the Planning Commission determined that there were no “exceptional or extraordinary circumstances” with regards to the property line windows.

**2) DR Case #: 2017-009924DRP**

Hearing Date: November 29, 2018  
Project Address: 2601 Diamond

In the Discretionary Review Abbreviated Analysis, the Residential Design Team noted, **“Property line windows, a non-complying condition, are not protected by Planning Code or guidelines.”**

At the DR Hearing, the Planning Commission declined to take DR, seeing nothing “exceptional or extraordinary.”

**3) DR Case #: 2017-015997DRP**

Hearing Date: October 4, 2018  
Project Address: 1871 Green Street

In the Discretionary Review Abbreviated Analysis, the Residential Design Team noted, **“The Planning Department does not make any provisions about maintaining or protecting property line windows, as they are typically non-complying features. By the description of the DR applicant they are not required for light and air to habitable rooms, therefore this is not an exceptional or extraordinary condition.”**

At the DR Hearing, the planning commission declined to take DR, seeing nothing “exceptional or extraordinary” about the windows at the property line being closed off.

**4) DR Case #: 2017-003986DRP-02**

Hearing Date: May 3, 2018  
Project Address: 739 De Haro Street

In situation where, among other complaints, property-line windows were being covered by a proposed addition, the Residential Design Team noted in the Discretionary

## Exhibit 2

### **Recent DR Cases Involving Property-Line Windows**

Review Abbreviated Analysis, **“The Residential Design Advisory Team (RDAT) reviewed the Project . . . and found that the Project does not demonstrate exceptional or extraordinary circumstances and meets the standards of the Residential Design Guidelines (RDGs).”**

At the hearing, the Commission found no exceptional or extraordinary circumstances and rejected DR, noting while “there's going to be an impact to [the DR Applicant] from the covering . . . of lot line windows[, w]e see that often. It's unfortunate, but they're kind of there, and not protected under the rule.”

### Exhibit 3

## South Neighbors Have At Least Three Other Sources of Light and Air in Room with Property-Line Windows

**Note:** Red windows are non-property line windows that will be unaffected by our addition. Blue windows are north-facing property-line windows, from which our addition will be set back from the property line by 3 feet.

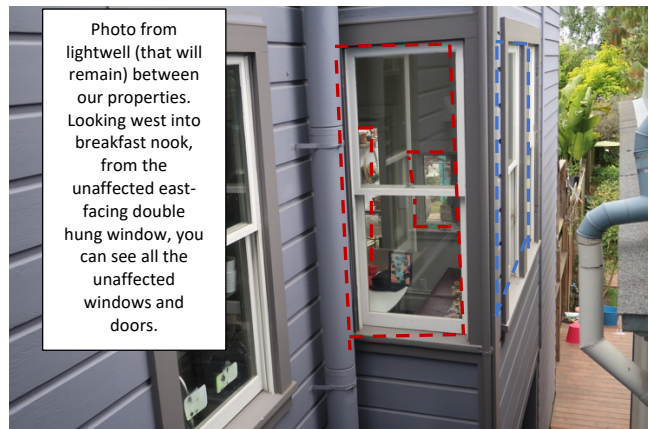
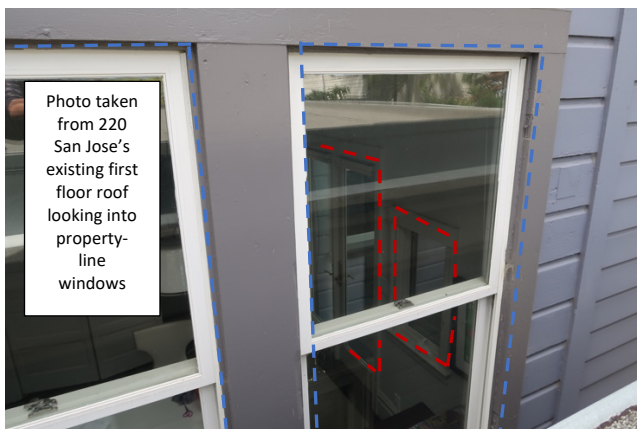
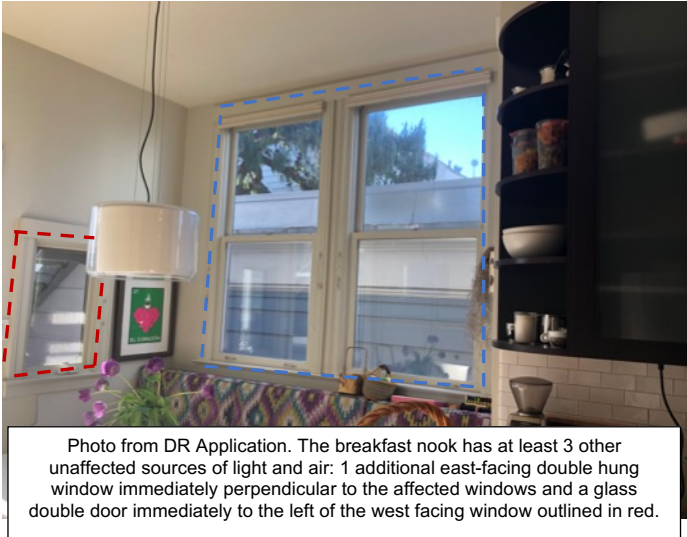




Exhibit 4  
DR Applicant's Property





Exhibit 4  
DR Applicant's Property



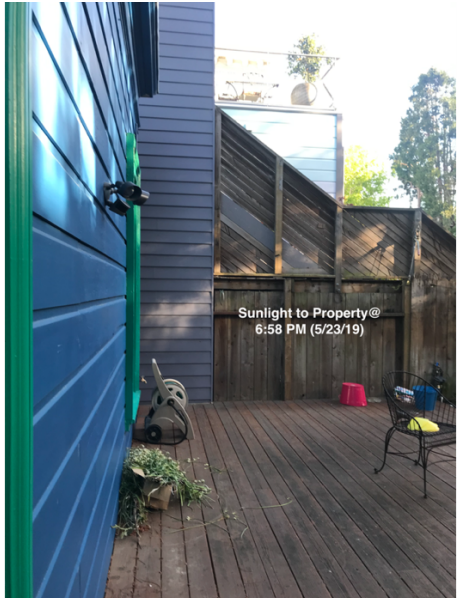
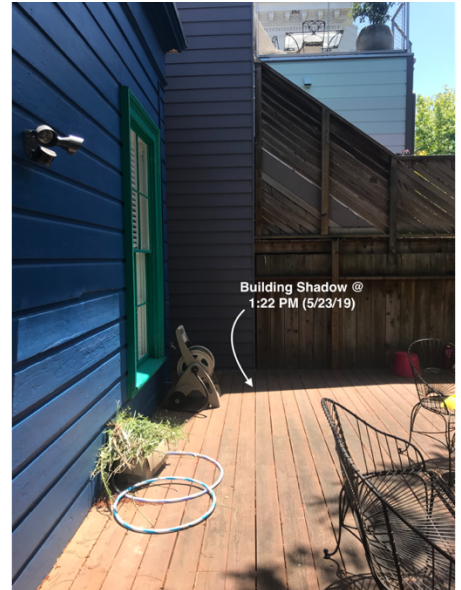


Exhibit 4  
DR Applicant's Property



## Exhibit 5

### Photos that Demonstrate DR Applicant's Building Shadows at Various Times of Day





## Exhibit 5

### Photos that Demonstrate the Light to DR Applicant's Property Line Windows at Various Times of Day





## Exhibit 5

### Photos that Demonstrate the Light to DR Applicant's Property Line Windows at Various Times of Day

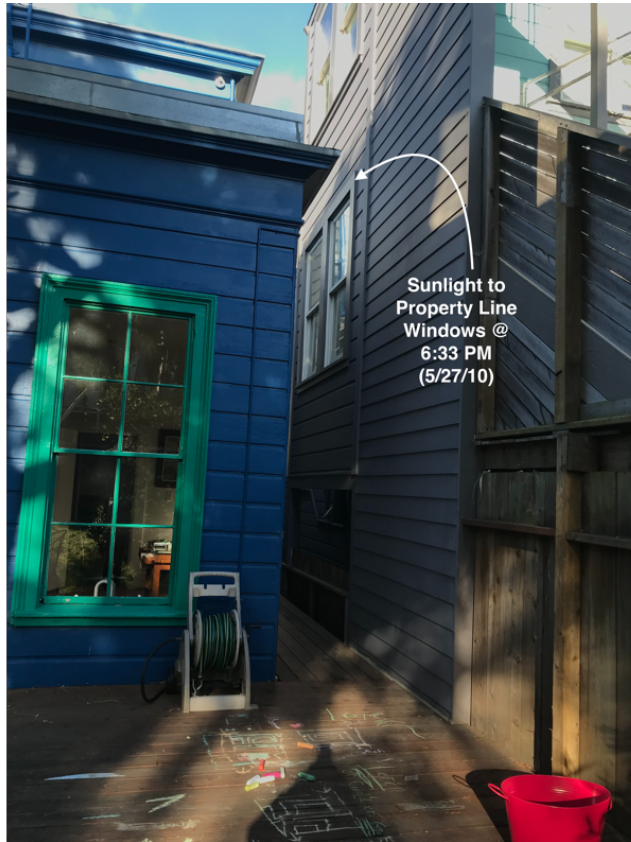


Exhibit 6  
**Declaration of Joseph Armin**

I, Joseph Armin, do hereby declare as follows:

1. I am the architect and project sponsor of the development proposal at 220 San Jose Avenue, San Francisco, CA 94110.
2. On November 28, 2018, I attended a neighborhood pre-application meeting from 6:00 p.m. to 7:30 p.m., at 220 San Jose Ave, to present architectural plans for the proposed project, answer neighbors' questions about the proposal, and receive any feedback about the architectural plans.
3. I took contemporaneous meeting notes summarizing the meeting.
4. The only neighbors that attended the pre-application meeting were Matt and Vanessa Ginzton, owners of 228-230 San Jose Avenue (the South Neighbors). The owners of 220 San Jose Ave (Meghna Subramanian and Kareem Ghanem) and the project contractor (Zarin Gollogly) also attended.
5. At the meeting, the South Neighbors stated:
  - a. That they had concerns about the impact the second story addition would have on light to their second and third story kitchens, which will be set back from the proposed addition by over 6 feet;
  - b. That they had earlier shared the proposed architectural plans with an architect, and spoken with their architect about ways to mitigate this impact; and
  - c. That after consulting an architect, they requested that the architectural plans be modified to eliminate the proposed gabled roof in favor of a flat roof, or, alternatively, to move the addition further north by 1-2 feet.
6. My notes confirm that this is the only request the South Neighbors made at the pre-application meeting. At no point during the pre-application meeting did the South Neighbors request that the architectural plans be modified to remove the second story addition.

## Exhibit 6

### **Declaration of Joseph Armin**

7. During the pre-application meeting, Matt Ginzton further encouraged the owners of 220 San Jose Ave to eliminate the proposed gabled roof in favor of a flat roof by suggesting that doing so would allow them to build a roof deck like those that the South Neighbors added to their own property.
8. After the pre-application meeting, the architectural plans for the project were revised to address the South Neighbors' light concerns and were submitted to the San Francisco Planning Department on December 14, 2018.
9. On February 21, 2019, I received a Plan Check Letter from the Planning Department recommending modifications to the architectural plans to address impact to the courtyard of 216 San Jose Avenue (the North Neighbor).
10. To address the Plan Check Letter recommendations, the architectural plans were modified to eliminate the proposed gabled roof in favor of a flat roof, reducing the height of the proposed addition by 7 feet. The Planning Department did not require this modification but the owners of 220 San Jose Ave believed it would satisfy the Planning Department's concerns about the North Neighbor's courtyard while also definitively satisfying the South Neighbors' exact request at the pre-application meeting.
11. On March 26, 2019, I submitted the revised architectural plans to the Planning Department and on March 27, the Planning Department deemed them ready for public notification. The Planning department set the 311 Notification Period from April 3, 2019, through May 3, 2019.
12. At no point during the 311 Notification Period did Matt or Vanessa Ginzton contact me.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 29, 2019, in San Francisco.

  
\_\_\_\_\_  
Joseph Armin

Exhibit 7  
**Declaration of Zarin Gollogly**

I, Zarin Gollogly, do hereby declare as follows:

1. I am the building contractor for the development proposal at 220 San Jose Avenue, San Francisco, CA 94110.
2. On November 28, 2018, I attended a neighborhood pre-application meeting from 6:00 p.m. to 7:30 p.m., at 220 San Jose Ave.
3. The other individuals present were Matt and Vanessa Ginzton, owners of 228-230 San Jose Avenue (the South Neighbors), the owners of 220 San Jose Ave (Meghna Subramanian and Kareem Ghanem), and the project architect (Joe Armin).
4. At the meeting, the South Neighbors stated:
  - a. That they had concerns about the impact the second story addition would have on light to their kitchen;
  - b. That they had earlier shared the proposed architectural plans with an architect, and spoken with their architect about ways to mitigate this impact; and
  - c. That after consulting an architect, they requested that the architectural plans be modified to eliminate the proposed gabled roof in favor of a flat roof, or, alternatively, to move the addition further north by 1-2 feet.
5. At no point during the pre-application meeting did the South Neighbors request that the architectural plans be modified to remove the second story addition.

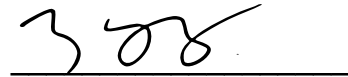
Exhibit 7

**Declaration of Zarin Gollogly**

6. During the pre-application meeting, Matt Ginzton further encouraged the owners of 220 San Jose Ave to eliminate the proposed gabled roof in favor of a flat roof by suggesting that doing so would allow them to build a roof deck like those that the South Neighbors added to their own property.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on May 30, 2019, in San Francisco.

A handwritten signature in black ink, appearing to read 'Zarin Gollogly', is written over a horizontal line.

Zarin Gollogly



## Exhibit 8

### Emails from DR Applicant



Meghna Subramanian <meghna.subramanian@gmail.com>

---

#### 220 San Jose addition plans

---

**Matt Ginzton** <matt@ginzton.net>

Thu, May 2, 2019 at 5:51 PM

To: Kareem Ghanem <kareem.ghanem@gmail.com>

Cc: Meghna Subramanian <meghna.subramanian@gmail.com>, Vanessa Ozuna Ginzton <vanessa.ozuna@gmail.com>

Hi Kareem, and Meghna, sorry to hear that we have nothing to discuss tonight, and please let us know when you think will be productive to meet.

We are, in fact, willing to engage, and it'll be better for all of us if we can reach an amicable agreement, you propose modified plans we can agree to, we withdraw the DR, and you can get on with your project.

I'll note that email/text is known as a medium where subtleties get lost, so I don't think we'll be well served by a bunch of email debate; we will want to meet and make a genuine effort to negotiate which will require understanding and concessions on both sides, and until that happens, I suggest we stay away from language indicating anyone here is acting in bad faith or less than genuine.

[Quoted text hidden]



Meghna Subramanian <meghna.subramanian@gmail.com>

---

#### 220 San Jose addition plans

---

**Matt Ginzton** <matt@ginzton.net>

Sat, May 4, 2019 at 9:24 AM

To: Kareem Ghanem <kareem.ghanem@gmail.com>

Cc: Meghna Subramanian <meghna.subramanian@gmail.com>, Vanessa Ozuna <vanessa.ozuna@gmail.com>

Hi Kareem and Meghna, I think we should meet sooner and without Victoria for a couple reasons

- Victoria isn't actually a signatory on the DR request, I think you'll note. We have been in contact with her and encouraged her to file her own and she didn't want to do that but did want to support ours. I don't think it's accurate that we filed it on her behalf.

- Victoria is out of the country now, until something like May 12

- I imagine that by now, we've built up some amount of frustration with the process (for example, to state one assumption, I assume that you're wondering why this didn't all get resolved months ago) that are making this discussion harder, as well as the actual substance of the matter we need to resolve. I also imagine we won't get all the way through everything in one meeting. I suggest we meet sooner to clear the air on any mistaken assumptions we've made on either side, try to work through what I'm characterizing as process frustrations and hopefully put those to bed, re-establish a tone of mutual respect and if possible mutual understanding, and move on to the substance of the disagreement.

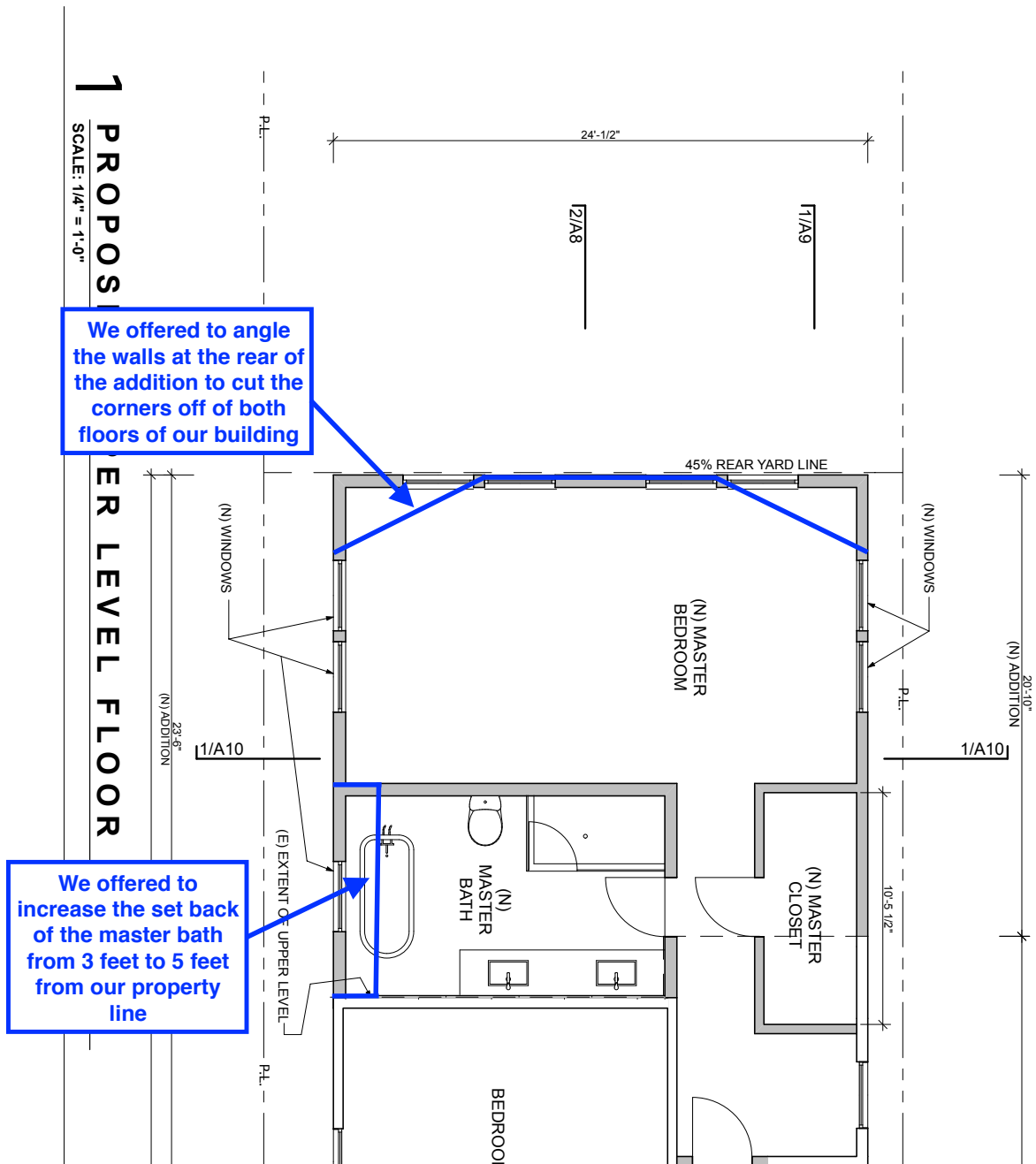
I do think it will be good for the 5 of us including Victoria to meet later, but I don't think that should stop the 4 of us from talking first.

[Quoted text hidden]

Exhibit 9

**Proposals We Made After the DR Application was Filed.**

**DR Applicants Rejected Both.**



## Exhibit 10

### Our Pine Tree



View of the tree from our existing first story roof (our proposed project extends back only 3'6" from the edge of the roof in the rear, which requires us to only prune the tree back)

View of tree from our attic's gabled roof)

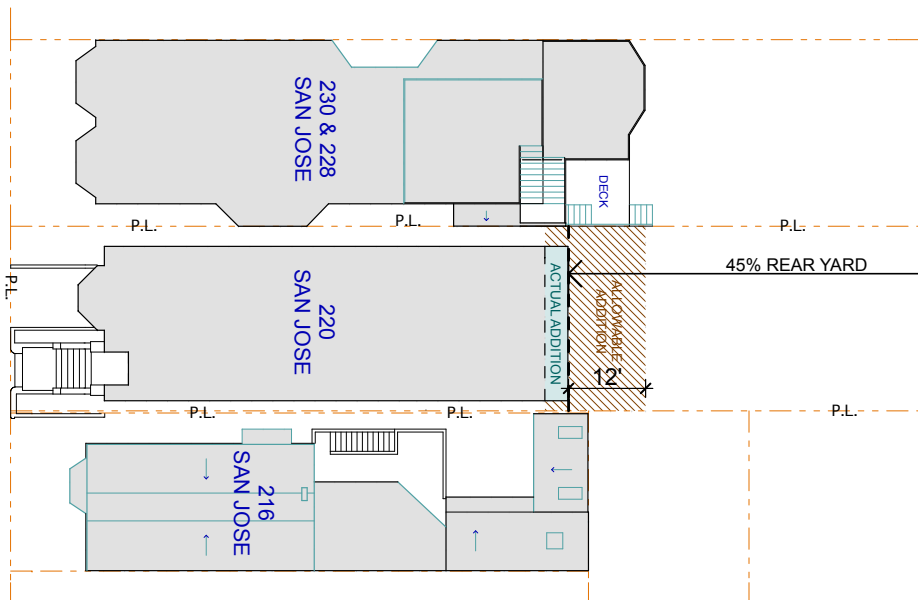
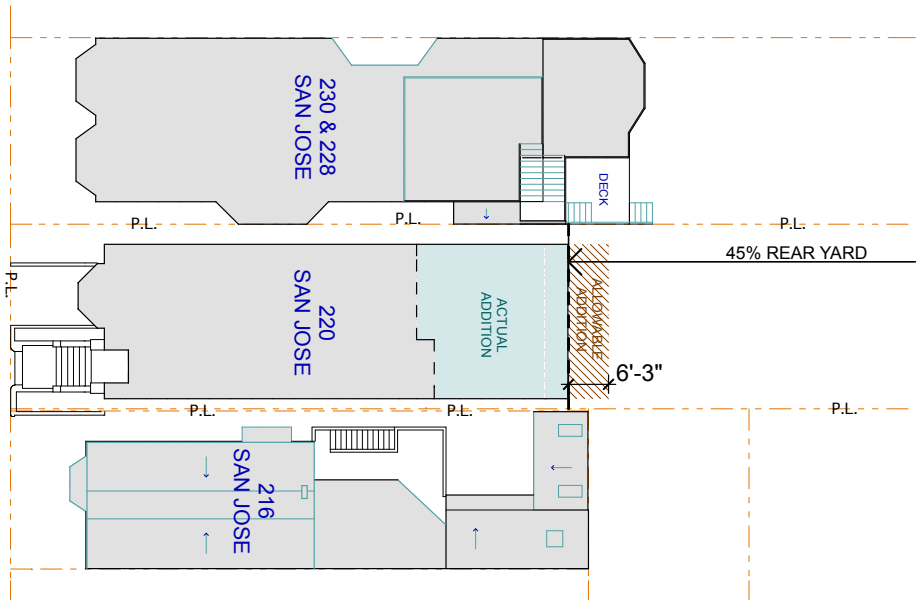


Views from the ground (side profile shows the proximity of the tree to what will be our second story addition and demonstrates why extending further back will jeopardize the tree's survival)



Exhibit 11

Illustration of Allowable Addition vs. Proposed Addition







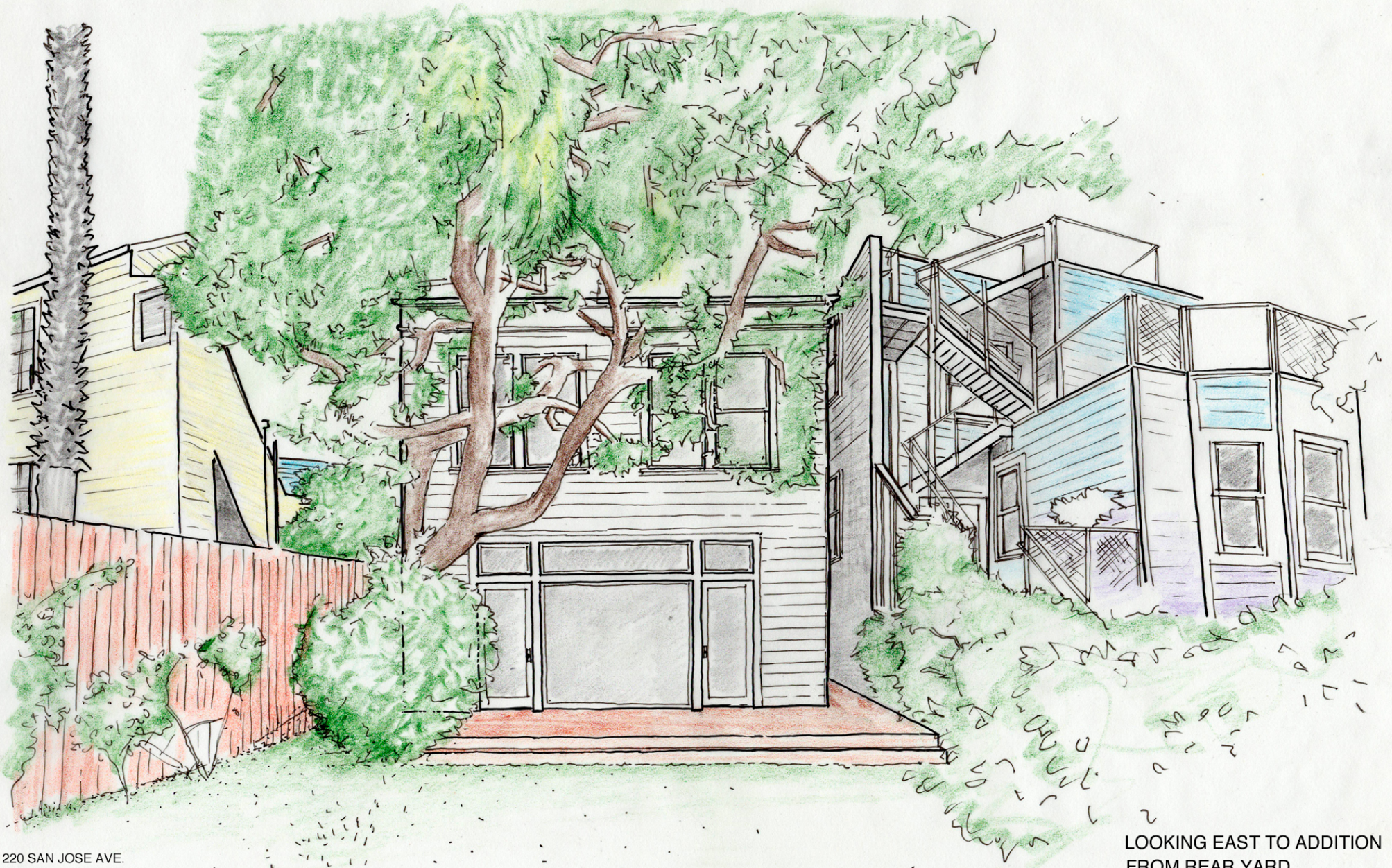
SUBJECT PROPERTY  
220 SAN JOSE AVE.





ACROSS FROM SUBJECT PROPERTY  
SAN JOSE AVE.





220 SAN JOSE AVE.  
JZA ARCHITECTURE

LOOKING EAST TO ADDITION  
FROM REAR YARD





Meghna Subramanian <meghna.subramanian@gmail.com>

---

## offering support for my neighbor's project (220 San Jose Ave)

---

**Christopher Elmendorf** <christopher\_elmendorf@yahoo.com>  
To: "Ella.Samonsky@sfgov.org" <Ella.Samonsky@sfgov.org>  
Cc: Christine Van Aken <cbvanaken@gmail.com>

Wed, Feb 13, 2019 at 10:08 PM

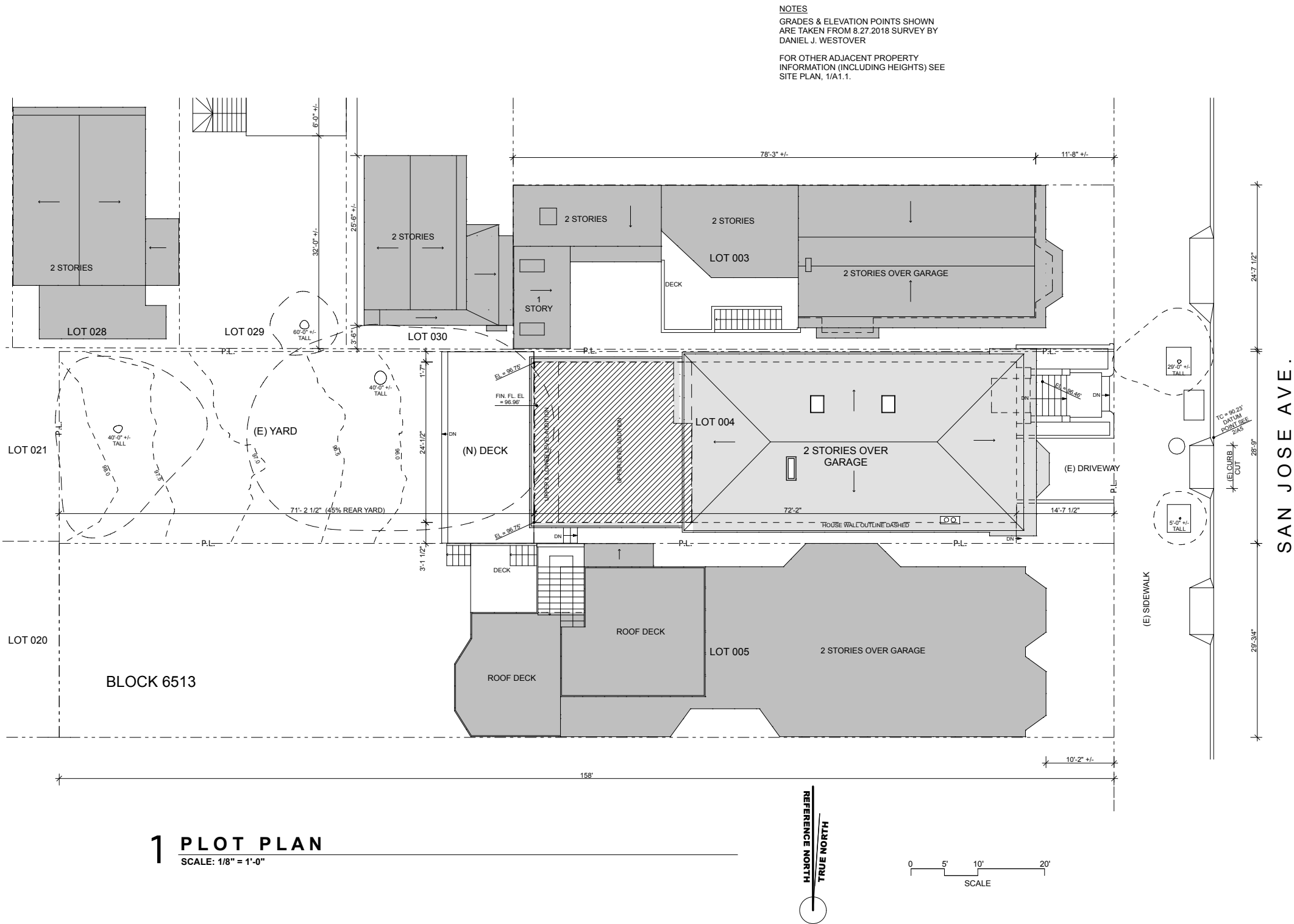
Dear Ella,

I understand that you are the planner who has been assigned to my neighbors' Meghna and Kareem's project. My family and I live catty-corner from Meghna and Kareem on Guerrero St. I want to let you know that we support their project, and I hope you will make it easy for them to get it approved!

All best,

Chris





## PROJECT DESCRIPTION

TWO STORY REAR ADDITION TO EXISTING SINGLE-FAMILY HOUSE. INTERIOR REMODEL AT MAIN & UPPER STORIES, INCLUDING REBUILDING KITCHEN & RELOCATING BATHROOMS RESULTING IN NET INCREASE OF 1 BEDROOM AND 1 BATHROOM . AT REAR OF GARAGE LEVEL EXCAVATE EARTH (6'-6" MAX. HEIGHT, 49 CUBIC YARDS) AND EXPAND STORY, INSTALL NEW INTERIOR STAIRWAY BETWEEN GARAGE LEVEL AND MAIN STORY. REDO ROOF FRAMING AND ROOFING. UPGRADE ELECTRICAL, MECHANICAL & REPAIR WINDOWS THROUGHOUT HOUSE. REPLACE EXISTING REAR DECK WITH NEW WOOD DECK.

|  |                    |
|--|--------------------|
| BLOCK / LOT:                           | 6513 / 004         |
| ZONING:                                | RH3                |
| OCCUPANCY:                             | R3                 |
| STORIES:                               | TWO OVER GARAGE    |
| LOT AREA:                              | 4591               |
| EXISTING HOUSE SQUARE FOOTAGE          | 2952               |
| PROPOSED HOUSE SQUARE FOOTAGE          | 3452               |
| HEIGHT DISTRICT:                       | 40'-0"             |
| EXISTING & PROPOSED BUILDING HEIGHT    | 39'-7" (UNCHANGED) |
| CONSTRUCTION TYPE:                     | TYPE V             |
| EXISTING CAR PARKING S.F / # OF SPACES | 615 / 2            |
| PROPOSED CAR PARKING S.F / # OF SPACES | 541 / 2            |
| PROPOSED BIKE PARKING # OF SPACES      | 2                  |

## DRAWING INDEX

- A1 PLOT PLAN, VICINITY MAP AND PROJECT DESCRIPTION
- A1.1 SITE PLAN
- A2 EXISTING / DEMOLITION FLOOR PLANS
- A3 EXISTING / DEMOLITION FLOOR PLANS
- A4 EXISTING / DEMOLITION ROOF PLAN
- A5 EXISTING EXTERIOR ELEVATIONS
- A6 PROPOSED FLOOR PLANS
- A7 PROPOSED FLOOR PLANS
- A8 PROPOSED ROOF PLAN & BUILDING SECTION
- A9 PROPOSED BUILDING SECTION
- A10 PROPOSED BUILDING SECTION & EXTERIOR ELEVATION
- A11 PROPOSED EXTERIOR ELEVATIONS



## VICINITY MAP

**JZA**  
ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

HOUSE ADDITION

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

|                         |           |
|-------------------------|-----------|
| SUBMITTAL:              | DATE:     |
| PERMIT SET              | 2.6.2019  |
| REVISION #1,            | 3.26.2019 |
| PLANNING DEPT. COMMENTS |           |

SHEET TITLE:  
**PLOT PLAN,  
VICINITY MAP  
AND PROJECT  
DESCRIPTION**

**A1**

HOUSE ADDITION

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
SITE PLAN

A1.1

GUERRERO ST.

24TH ST.

SAN JOSE AVE.

POPLAR

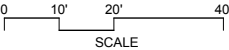
BLOCK 6513

BLOCK 6514

NOTE:  
THE HEIGHTS OF ALL BUILDINGS WITHIN BLOCK #6513  
ARE GIVEN IN RELATION TO HEIGHT OF EXISTING  
GRADE IMMEDIATELY TO WEST OF SUBJECT  
PROPERTY BUILDING.

HEIGHTS OF BUILDINGS ON BLOCK #6514 ARE GIVEN  
IN RELATION TO EXISTING GRADE AT IMMEDIATE  
FRONT OF SUCH BUILDINGS.

1 SITE PLAN  
SCALE: 1/16" = 1'-0"

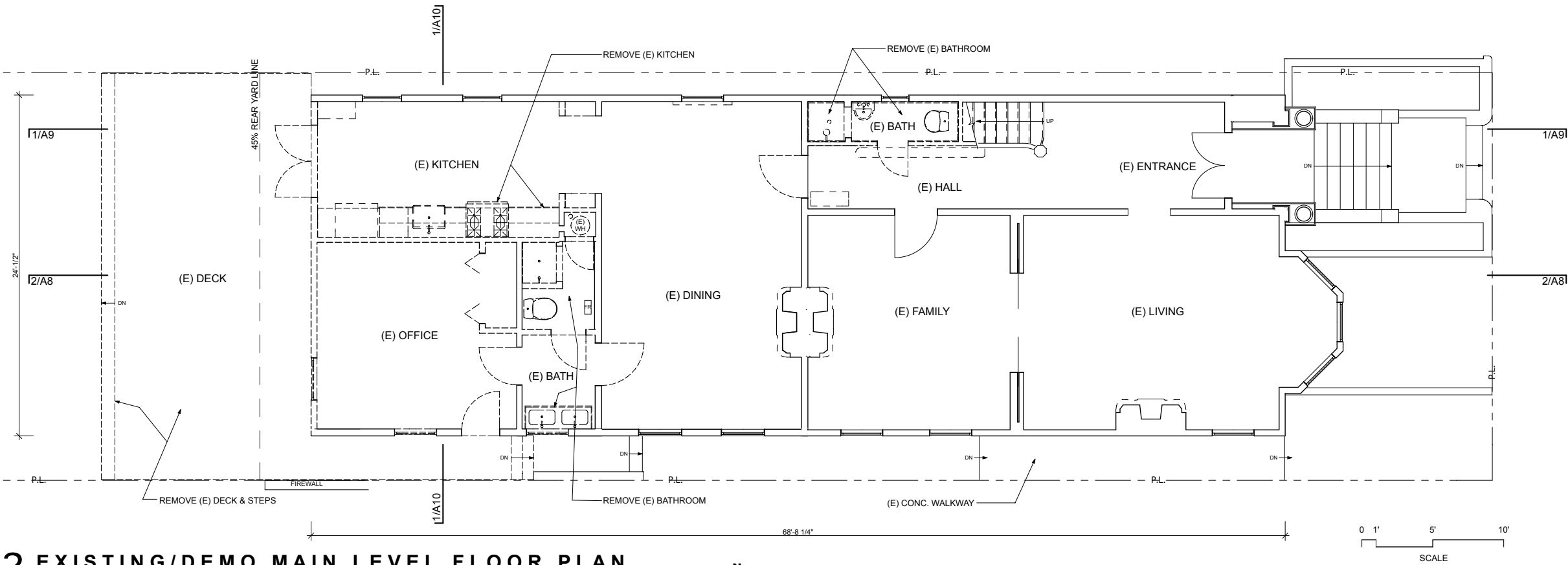


HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

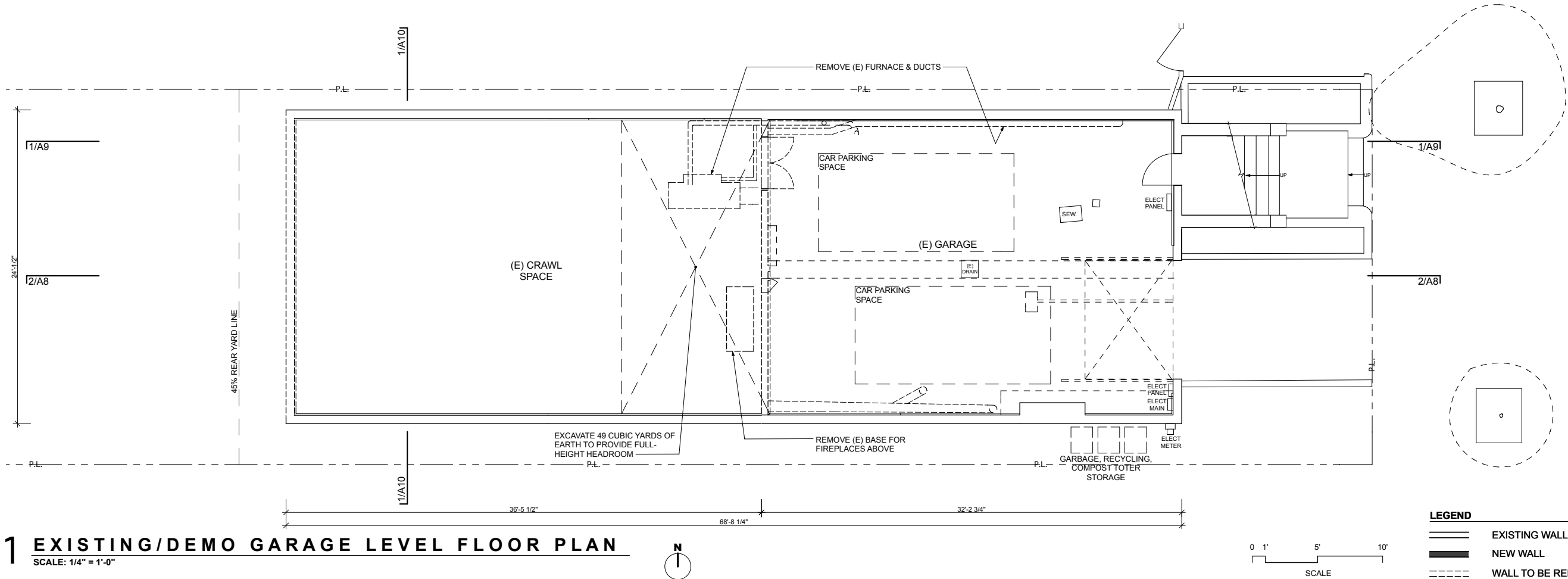
|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
**EXISTING /  
DEMOLITION  
FLOOR PLANS**

A2



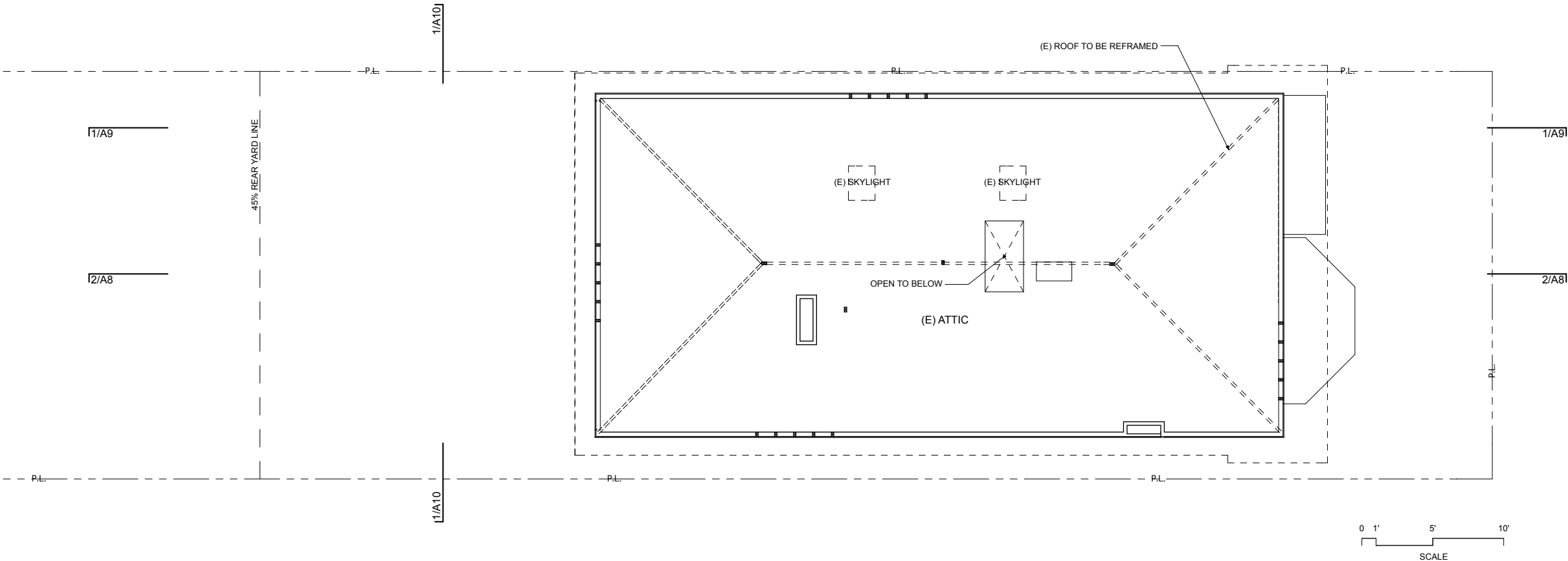
2 EXISTING/DEMO MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



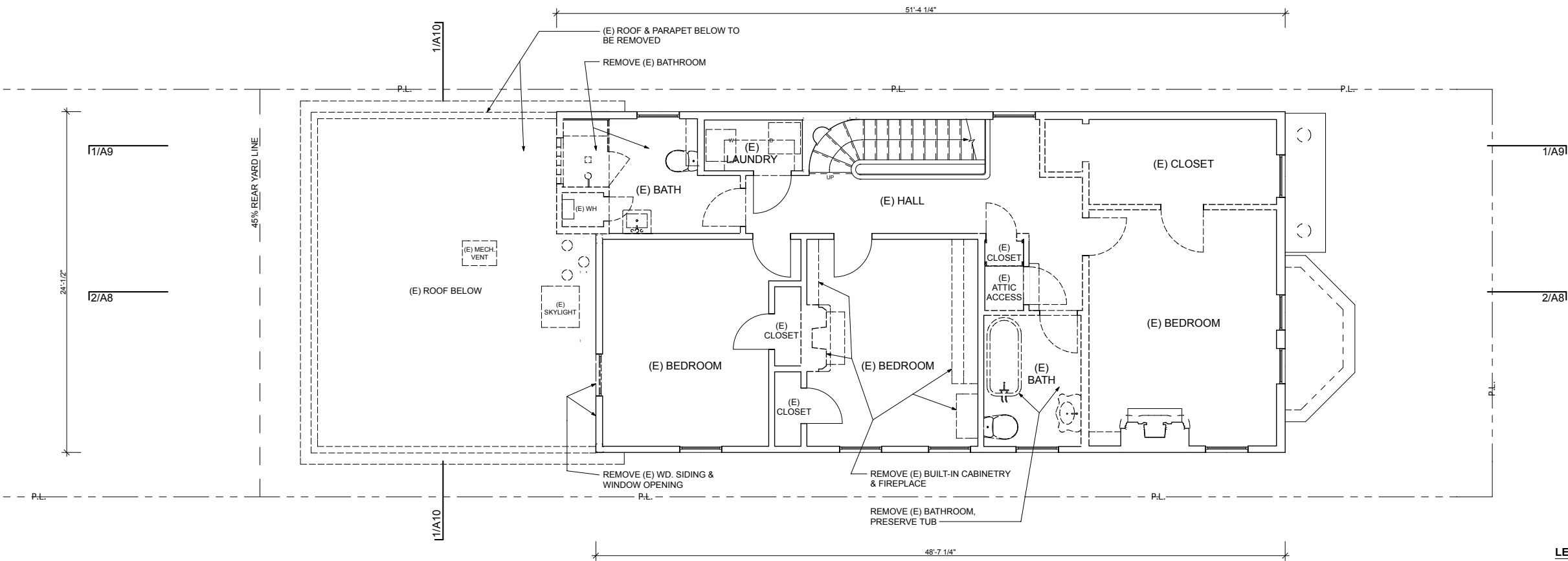
1 EXISTING/DEMO GARAGE LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
**EXISTING /  
DEMOLITION  
FLOOR PLANS**



**2 EXISTING/DEMO ATTIC LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 EXISTING/DEMO UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

| LEGEND |                    |
|--------|--------------------|
|        | EXISTING WALL      |
|        | NEW WALL           |
|        | WALL TO BE REMOVED |

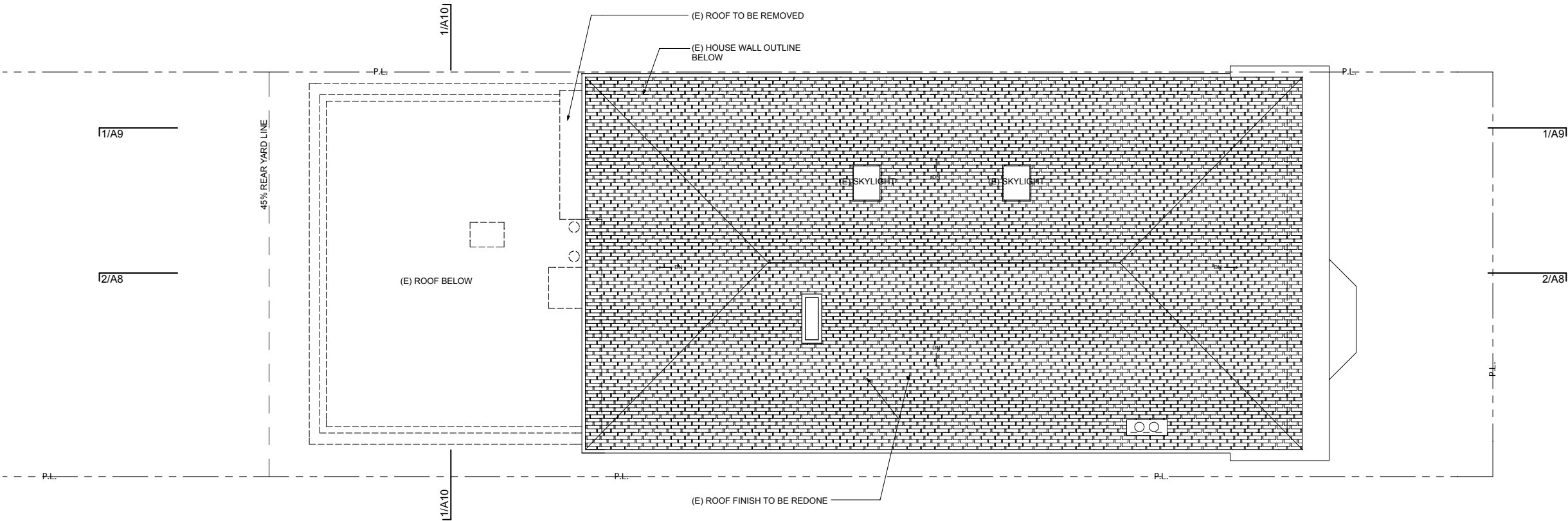


HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

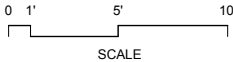
|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
EXISTING /  
DEMOLITION  
ROOF PLAN

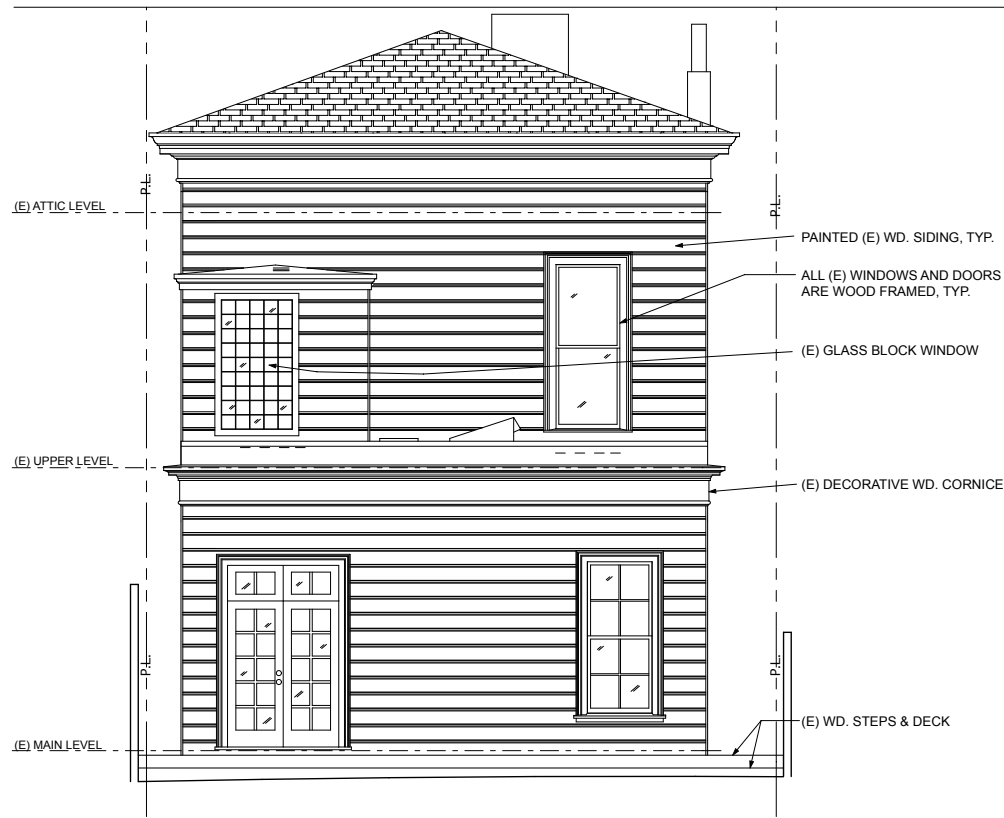
A4



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



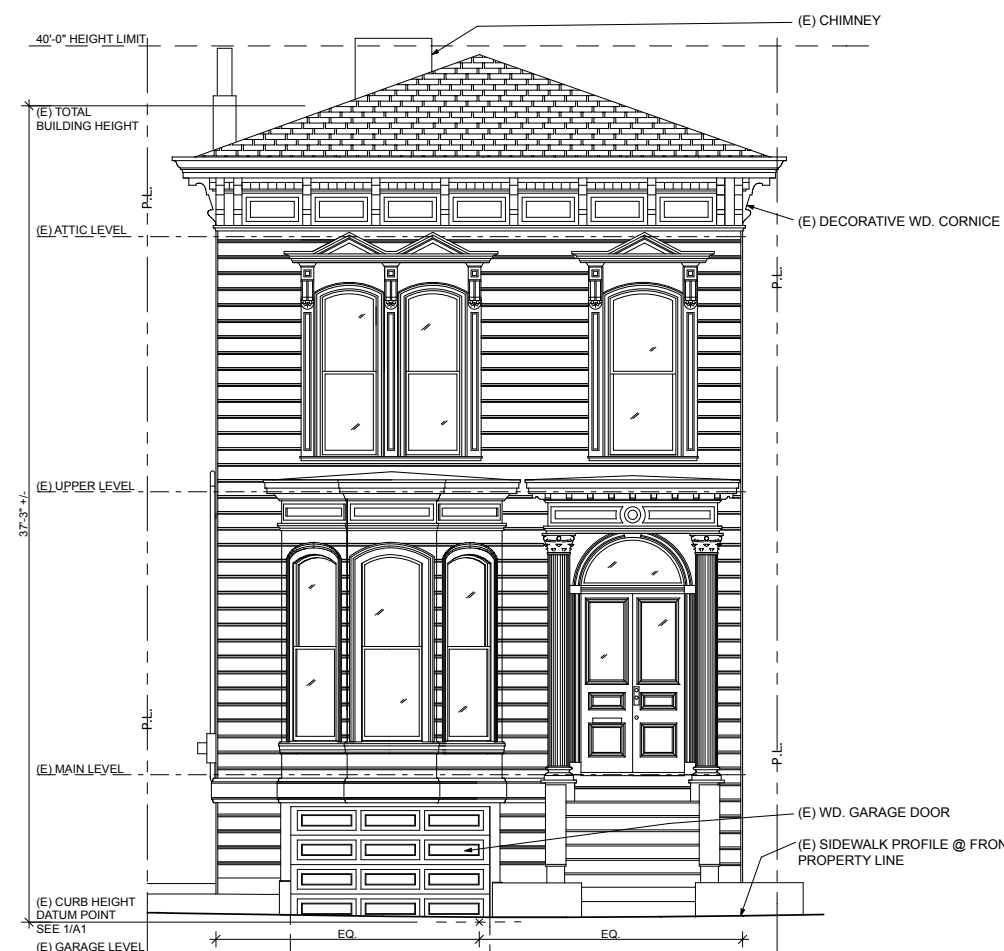
| LEGEND |                    |
|--------|--------------------|
|        | EXISTING WALL      |
|        | NEW WALL           |
|        | WALL TO BE REMOVED |



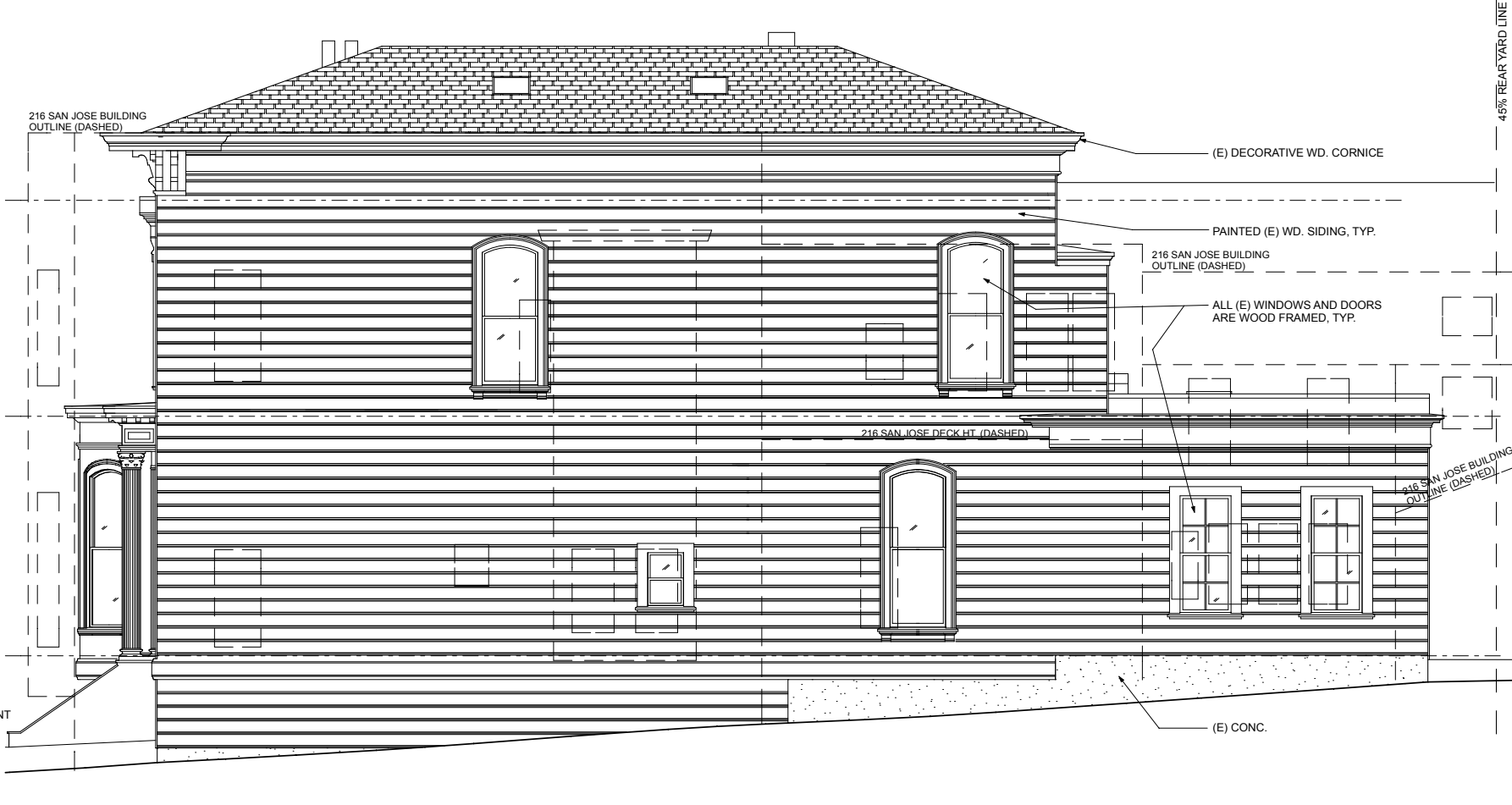
**4 WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

**JZA**  
ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

**HOUSE ADDITION**  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

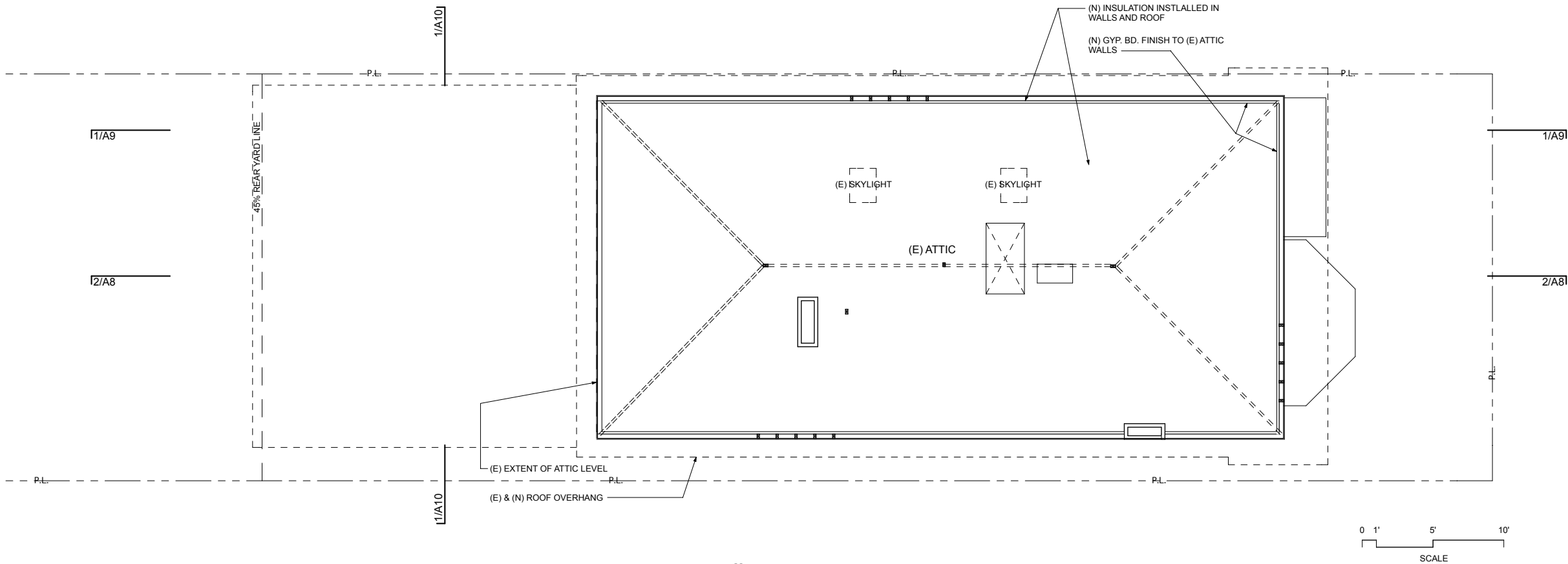
SUBMITTAL: DATE:  
PERMIT SET 2.6.2019  
REVISION #1, 3.26.2019  
PLANNING DEPT. COMMENTS

SHEET TITLE:  
**EXISTING ELEVATIONS**

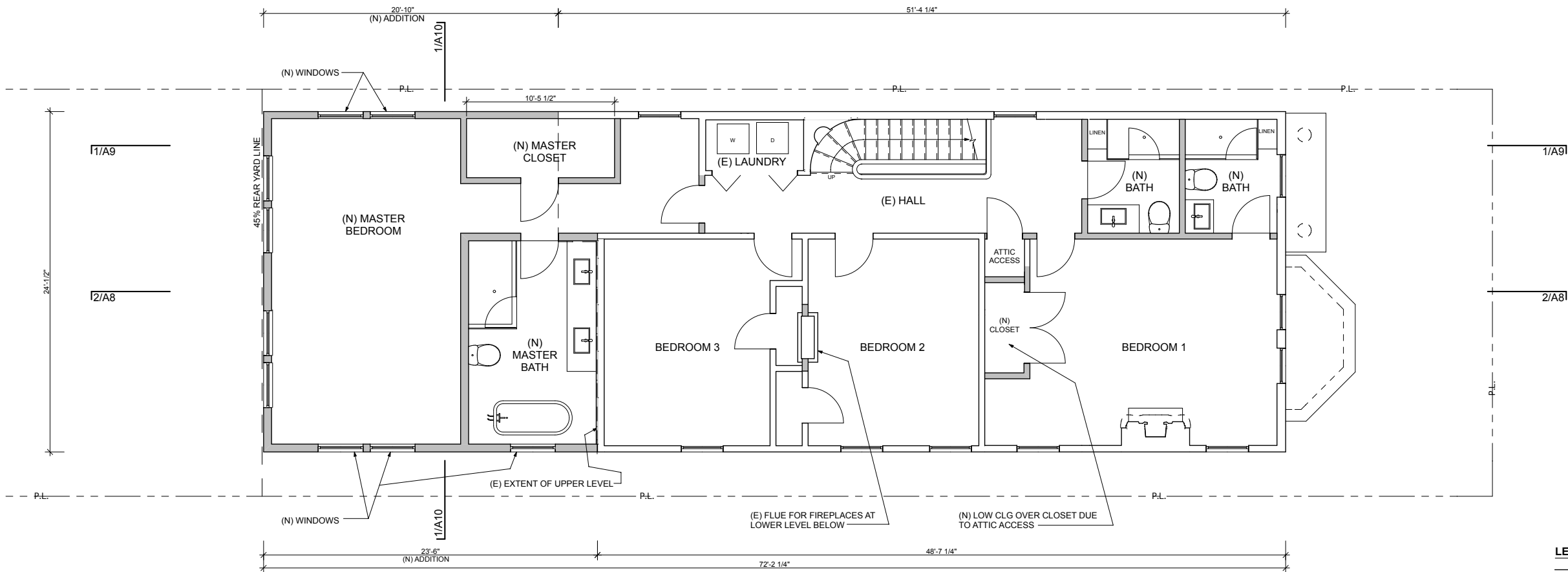
**A5**



HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110



2 PROPOSED ATTIC LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES
- (E) ELECTRICAL TO BE UPDATED THROUGHOUT HOUSE
  - (E) FORCED AIR HEATING TO BE REPLACED BY SUB-FLOOR HYDRONIC HEATING THROUGHOUT HOUSE.

|                         |           |
|-------------------------|-----------|
| SUBMITTAL:              | DATE:     |
| PERMIT SET              | 2.6.2019  |
| REVISION #1,            | 3.26.2019 |
| PLANNING DEPT. COMMENTS |           |

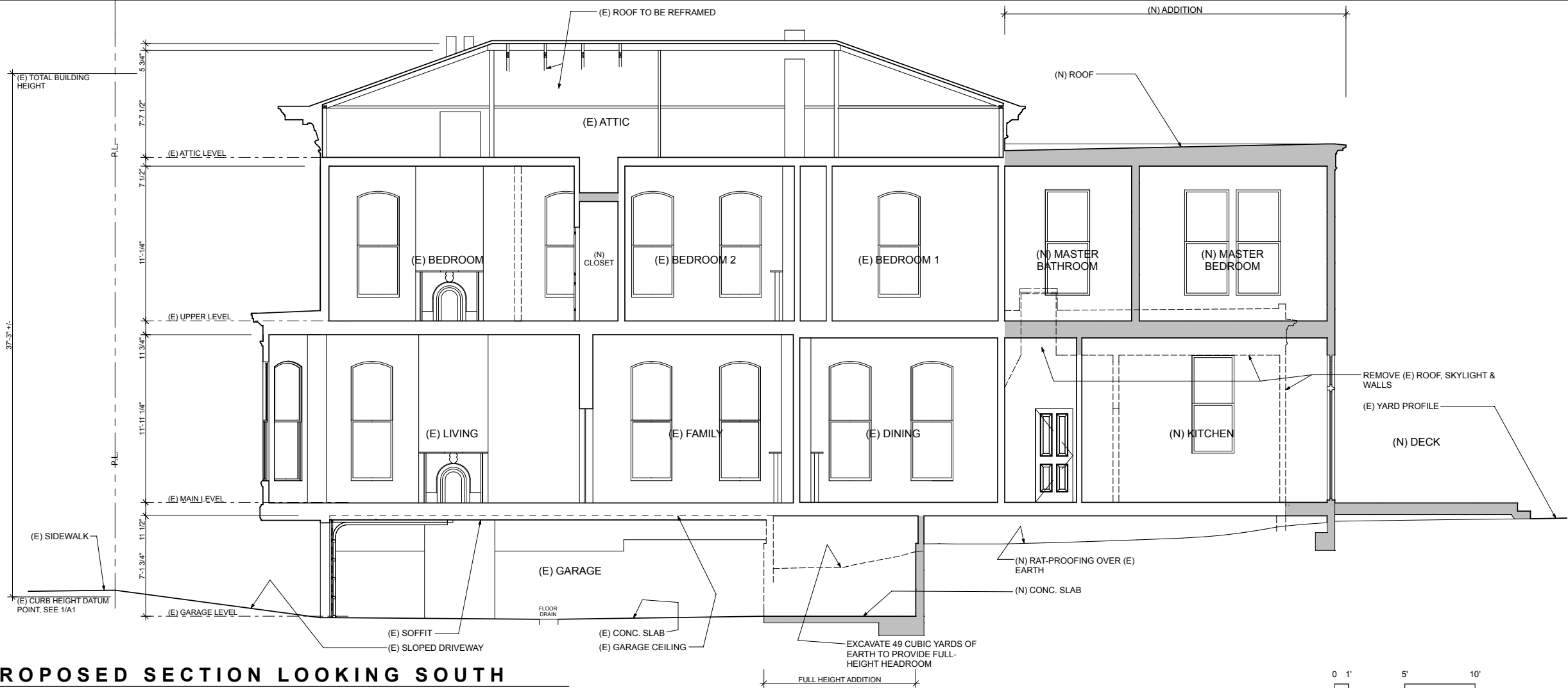
SHEET TITLE:  
PROPOSED  
FLOOR PLANS

| LEGEND |                    |
|--------|--------------------|
|        | EXISTING WALL      |
|        | NEW WALL           |
|        | WALL TO BE REMOVED |

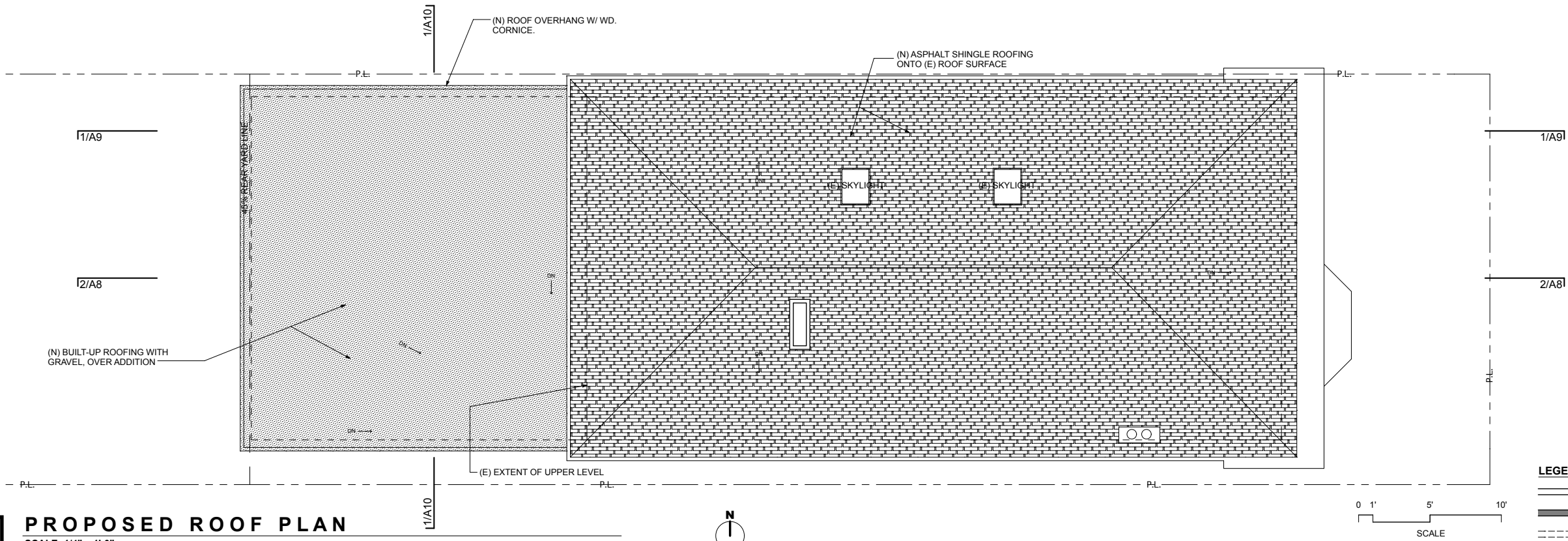
A7



HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

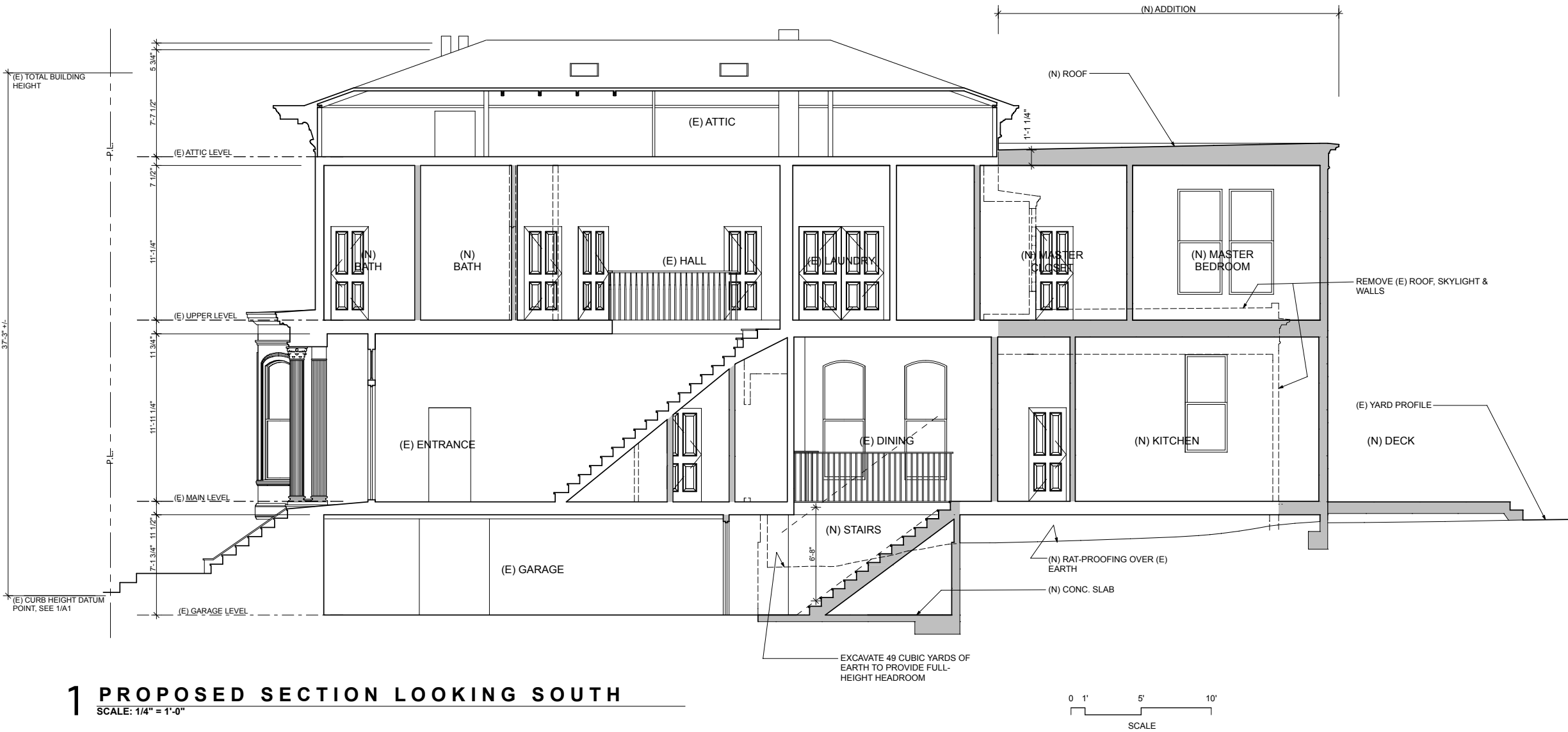


2 PROPOSED SECTION LOOKING SOUTH  
SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

HOUSE ADDITION  
220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110



1 PROPOSED SECTION LOOKING SOUTH  
SCALE: 1/4" = 1'-0"

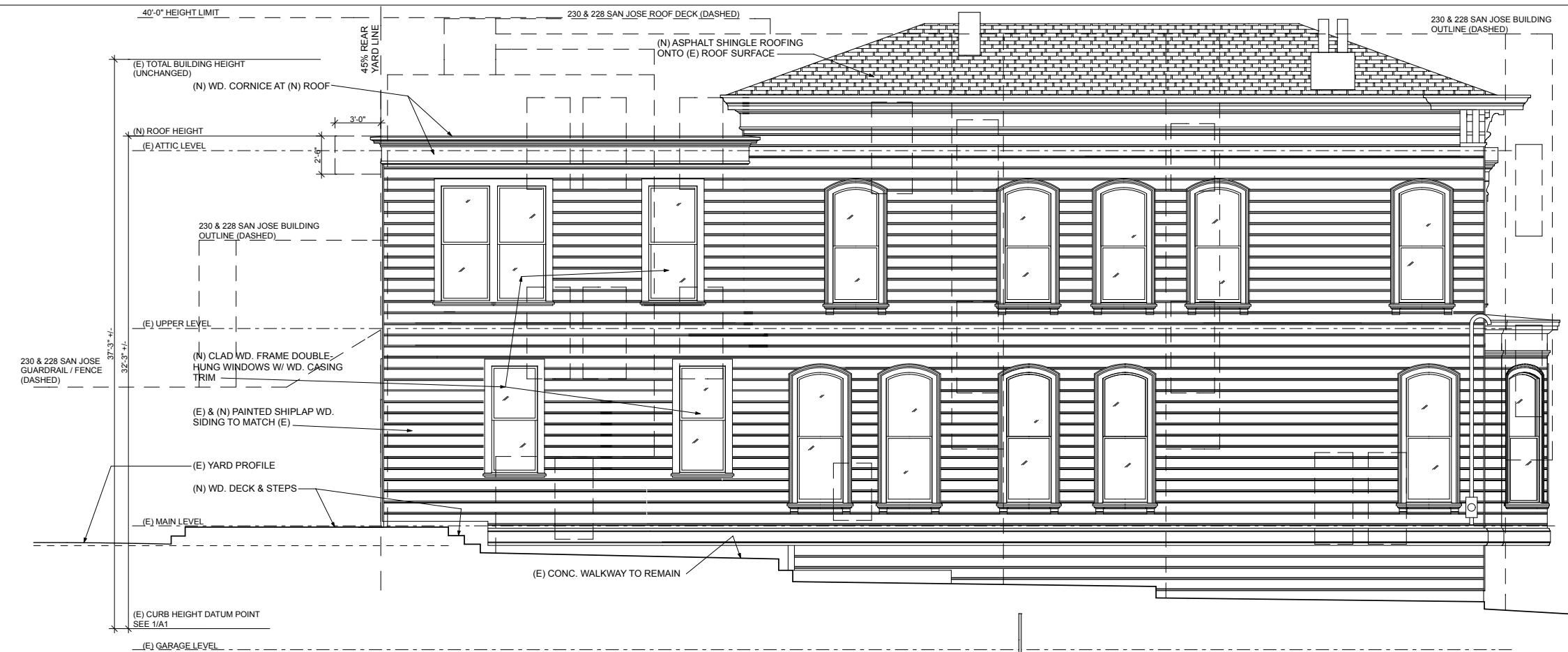
LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED

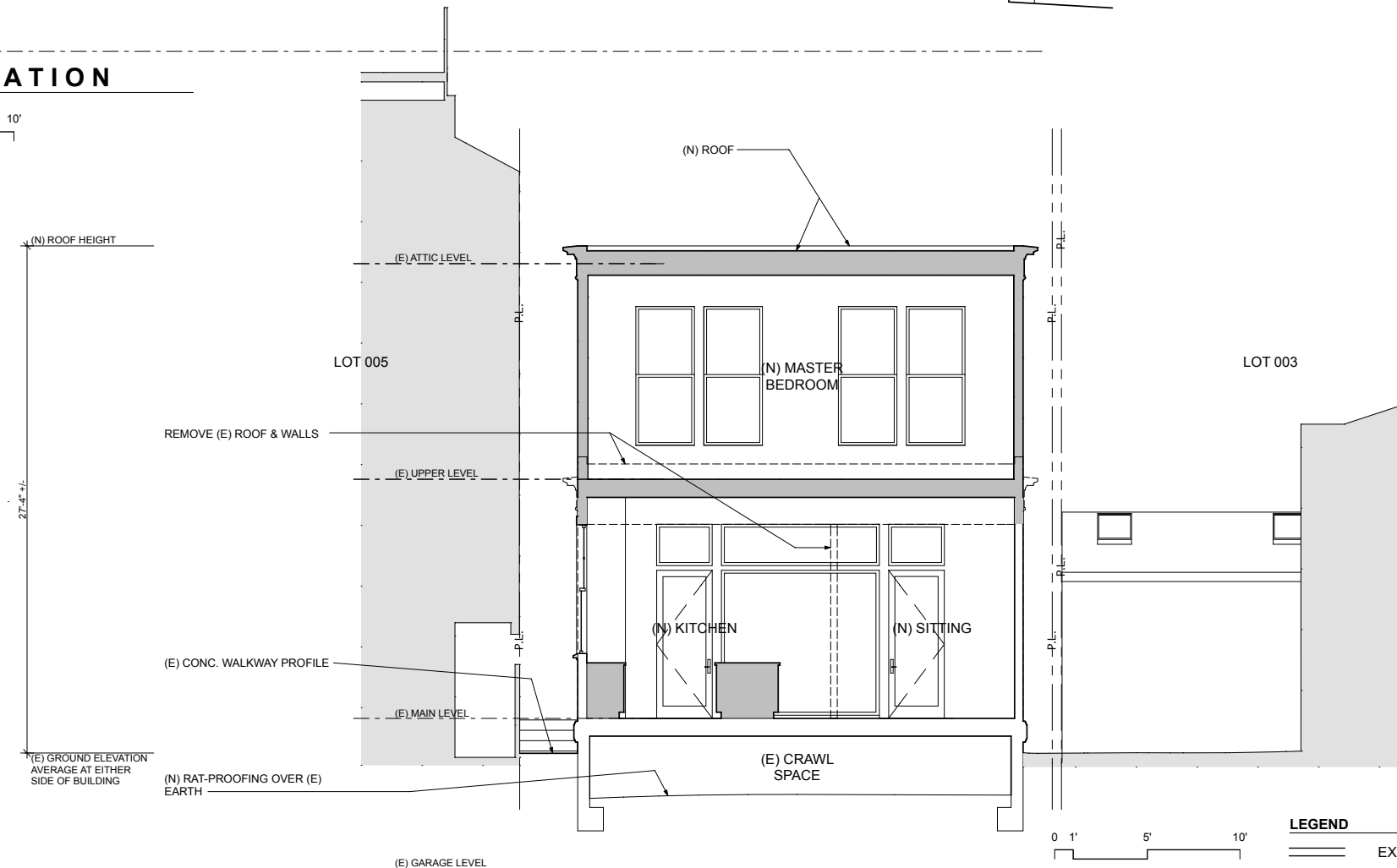
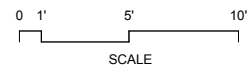
|                         |           |
|-------------------------|-----------|
| SUBMITTAL:              | DATE:     |
| PERMIT SET              | 2.6.2019  |
| REVISION #1,            | 3.26.2019 |
| PLANNING DEPT. COMMENTS |           |

SHEET TITLE:  
PROPOSED  
BUILDING  
SECTION

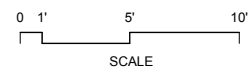
A9



**2 SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 PROPOSED SECTION LOOKING WEST**  
SCALE: 1/4" = 1'-0"



| LEGEND |                    |
|--------|--------------------|
|        | EXISTING WALL      |
|        | NEW WALL           |
|        | WALL TO BE REMOVED |

GENERAL NOTES

1. ALL DOORS, WINDOWS AND SKYLIGHTS ARE (E) UNLESS NOTED OTHERWISE.
2. (E) WINDOWS AND DOORS TO BE REPAIRED
3. INSTALL (N) PHOTOVOLTAIC PANELS ONTO (E) AND (N) ROOF

**JZA**  
ARCHITECTURE

152 LUNDYS LANE  
SAN FRANCISCO CA, 94110  
415-550-1028  
JZARMIN@SONIC.NET

OWNERS:  
MEGHNA SUBRAMANIAN,  
KAREEM GHANEM

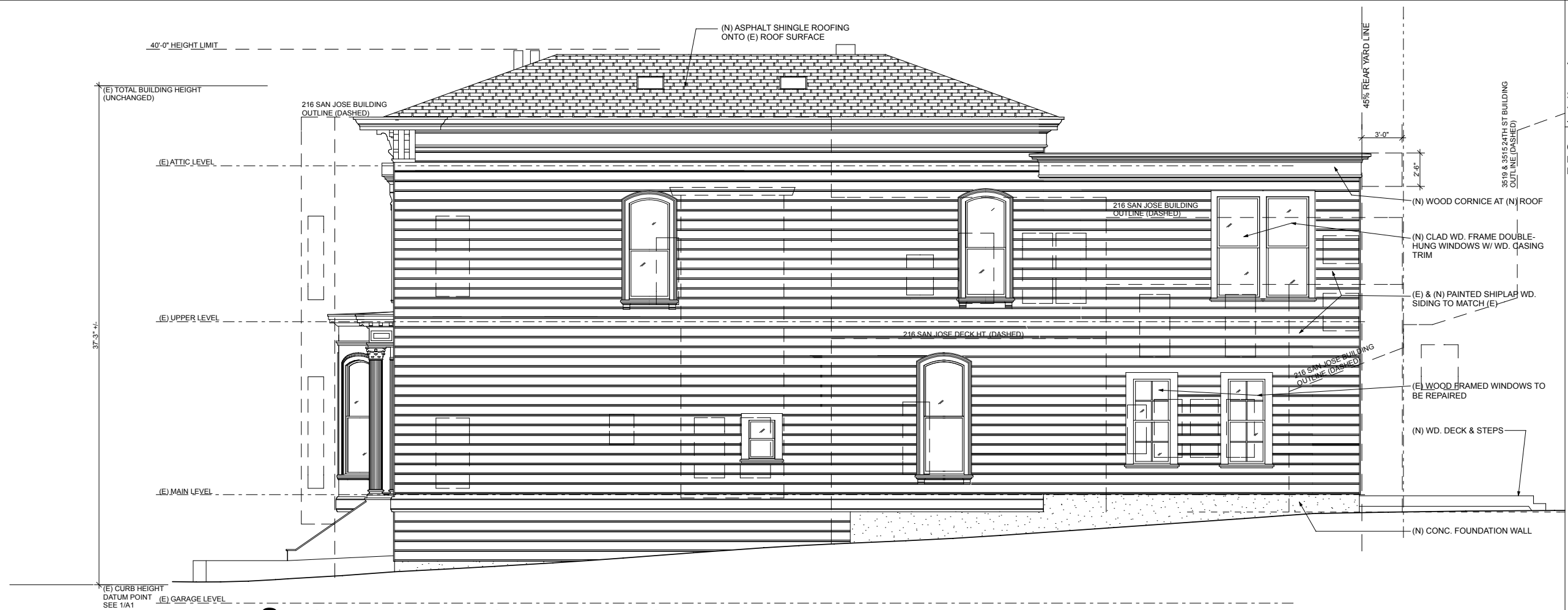
**HOUSE ADDITION**

220 SAN JOSE AVE  
SAN FRANCISCO, CA  
94110

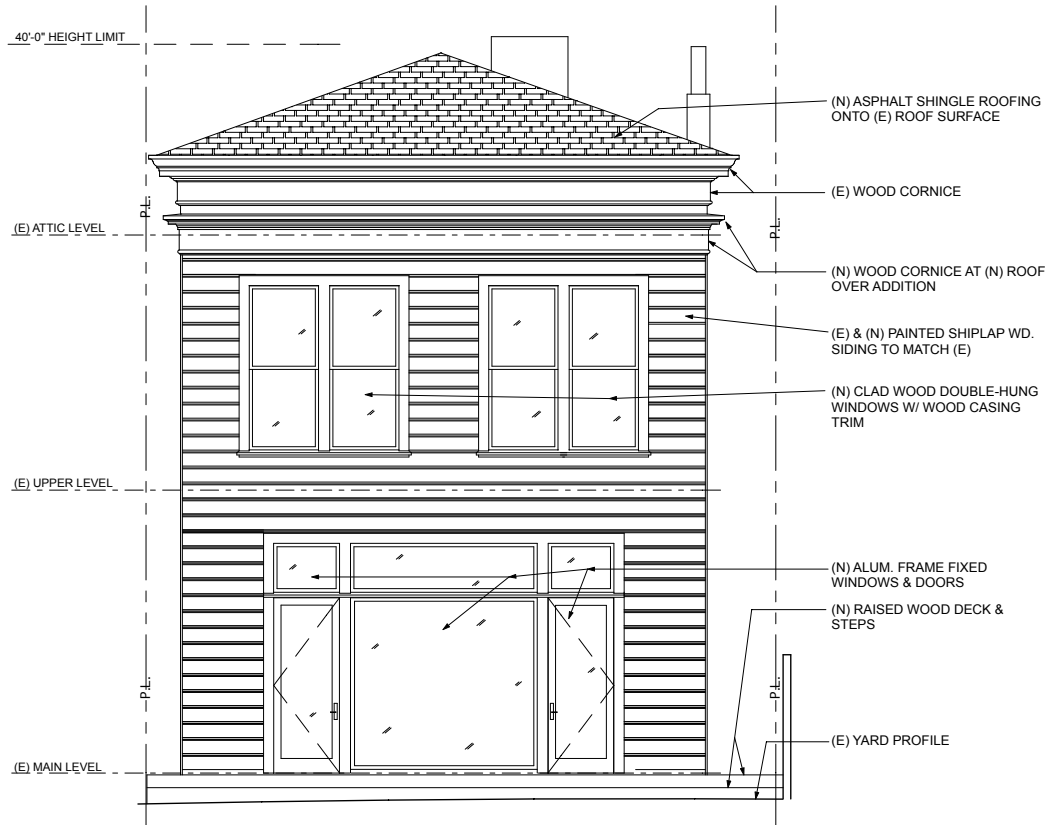
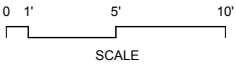
|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
**PROPOSED  
BUILDING  
SECTION &  
EXTERIOR  
ELEVATION**

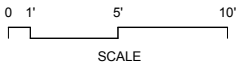
**A10**



2 NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



- GENERAL NOTES
1. ALL DOORS, WINDOWS AND SKYLIGHTS ARE (E) UNLESS NOTED OTHERWISE.
  2. (E) WINDOWS AND DOORS TO BE REPAIRED
  3. INSTALL (N) PHOTOVOLTAIC PANELS ONTO (E) AND (N) ROOF

|   |           |
|---|-----------|
| SUBMITTAL:                              | DATE:     |
| PERMIT SET                              | 2.6.2019  |
| REVISION #1,<br>PLANNING DEPT. COMMENTS | 3.26.2019 |

SHEET TITLE:  
**PROPOSED  
EXTERIOR  
ELEVATIONS**

A11