



DISCRETIONARY REVIEW ANALYSIS

HEARING DATE: January 14, 2021

Continued from January 7, 2021

Record No.: 2018-017283DRP
Project Address: 476 Lombard Street
Permit Applications: 2018.1019.3722
Zoning: RH-3 [Residential House, Three-Family]
Telegraph Hill -NB Residential District
40-X Height and Bulk District
Block/Lot: 0062 / 017A
Project Sponsor: Shaum Mehra
442 Grove St.
San Francisco, CA 94102
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to construct a horizontal addition to the existing three-story, (2-story at the street) 3,192-square-foot single-family residence. With the proposed improvements the single-family residence would be three stories and 5,258 square feet in size. The project would include a new elevator and roof deck and two off-street parking spaces.

Site Description and Present Use

The site is a 27'-6" wide x 100' deep lateral and up sloping lot with an existing 3-story home built in 1926 and is categorized as a 'A' – Historic Resource present.

Surrounding Properties and Neighborhood

This block of Lombard Street has 3- to 4-story buildings fronting the street front and present a mix of architectural eras and forms ranging from contemporary to early 20th century traditional. The neighboring 3- and 4-story

buildings to the east (including the DR requestor) extend further toward the rear to define a moderately consistent mid-block open space. The adjacent property to the west is a one-story residential garage.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	September 28, 2020 – October 28, 2020	10.28.2020	1.14.2021 Continued from 1.7. 2021	85 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	August 7, 2020	August 7, 2020	20 days
Mailed Notice	20 days	August 7, 2020	August 7, 2020	20 days
Online Notice	20 days	August 7, 2020	August 7, 2020	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	2	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 Requestor

Shelley Bradford Bell on behalf of Arrigo and Barbara Sturla of 468 Lombard Street, residents of the property to the east of the proposed project.

DR Requestor's Concerns and Proposed Alternatives

Is concerned that the proposed project:

1. Does not comply with the Retained Elements Guidelines and detracts from and is out of character with the historic building.
2. Is not articulated to minimize impacts on light air and privacy to the adjacent neighbors;
3. The roof deck and spiral stair accessing it presents a significant loss of light and privacy.

Proposed alternatives:

1. Reduce the footprint of the third story addition by increasing the setbacks from the front and sides and;
2. Remove the roof deck.

See attached *Discretionary Review Application*, dated October 28, 2020, and January 7, 2021

Project Sponsor's Response to DR Application

The design complies with the Planning Code and the Residential Design Guidelines. The project will not alter any character defining features and retains and respects historic elements of the existing building. The DR requestors have not identified any exceptional or extraordinary circumstances.

See attached Response to Discretionary Review, dated November 16, 2020

Department Review

The Department's Design Review Team (DRT) review of this confirmed that this conforms to the Planning Code and meets the Residential Design Guidelines related to scale at the street, preservation of light and air, and minimizes impact to the historical resource.

Specifically:

1. The third story addition is set back 12'-10" from the building front to be minimally visible from the street to preserve the integrity of the historic resource.
2. The third story addition is set back 3' from the neighboring building to the east to reciprocate with their lightwell.
3. The Department's preservation staff reviewed this proposal and determined that the setback in combination with the height of the existing front parapet adequately maintains minimal visibility of the addition to preserve the resource. It is important to clarify that the Retained Elements Guidelines are guidelines that seek to preserve some existing features of buildings that are proposed to be demolished.

This project is not a demolition by any definition of the Planning Code.

4. The roof deck with solid parapets that are guardrail height, is set back 5' from the adjacent neighbors and over 30' from the front building wall. The setback of the deck and solid parapets effectively screens the deck from the adjacent building and ameliorates privacy impacts while reasonably minimizing impacts to light.

Staff deems there are no exceptional or extraordinary circumstances as the building has been designed to respect the historic resource and the adjacent neighbors within the context of the Residential Design Guidelines.

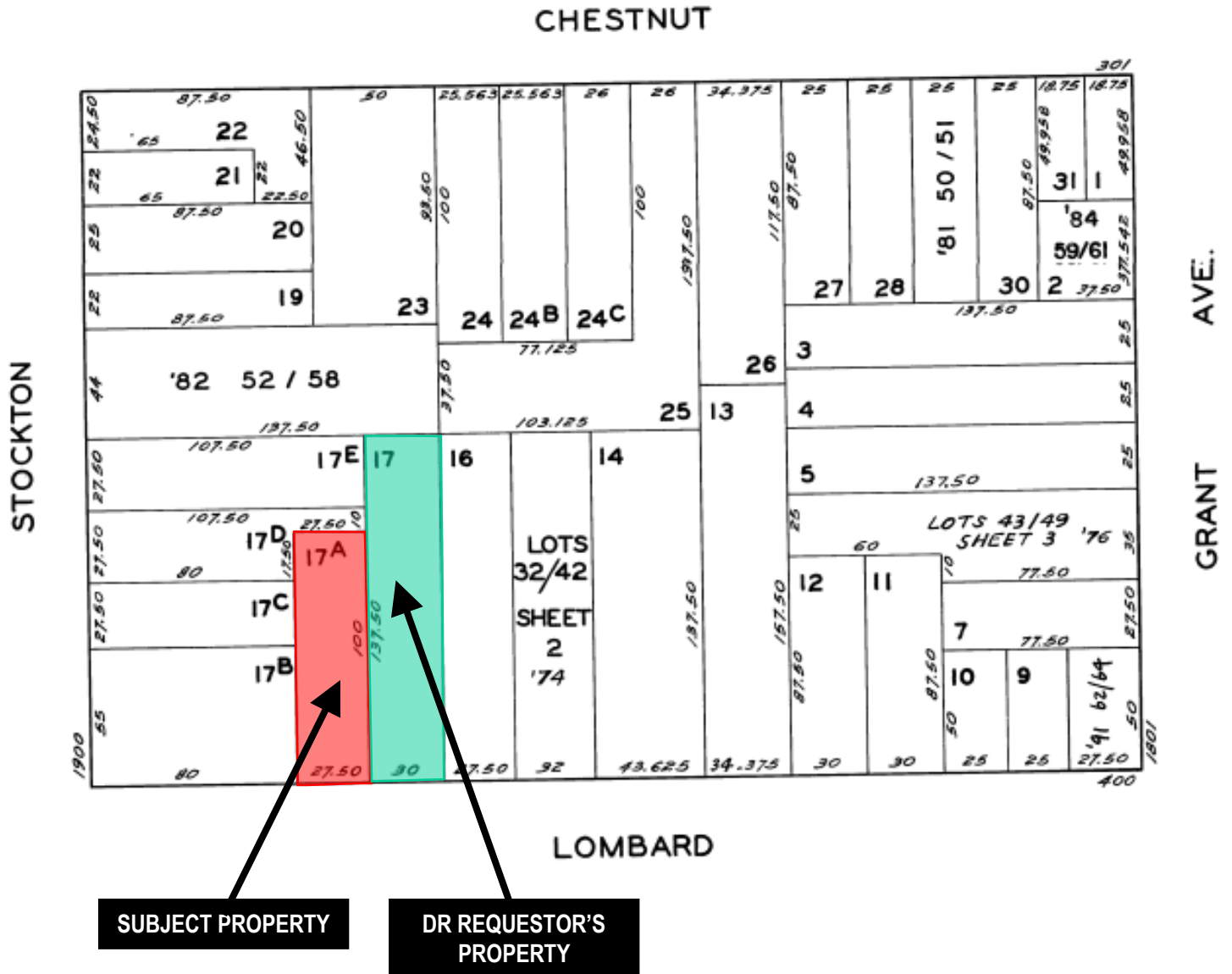
Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Letters
Response to DR Application, dated November 16, 2020, & January 7, 2021
Reduced Plans

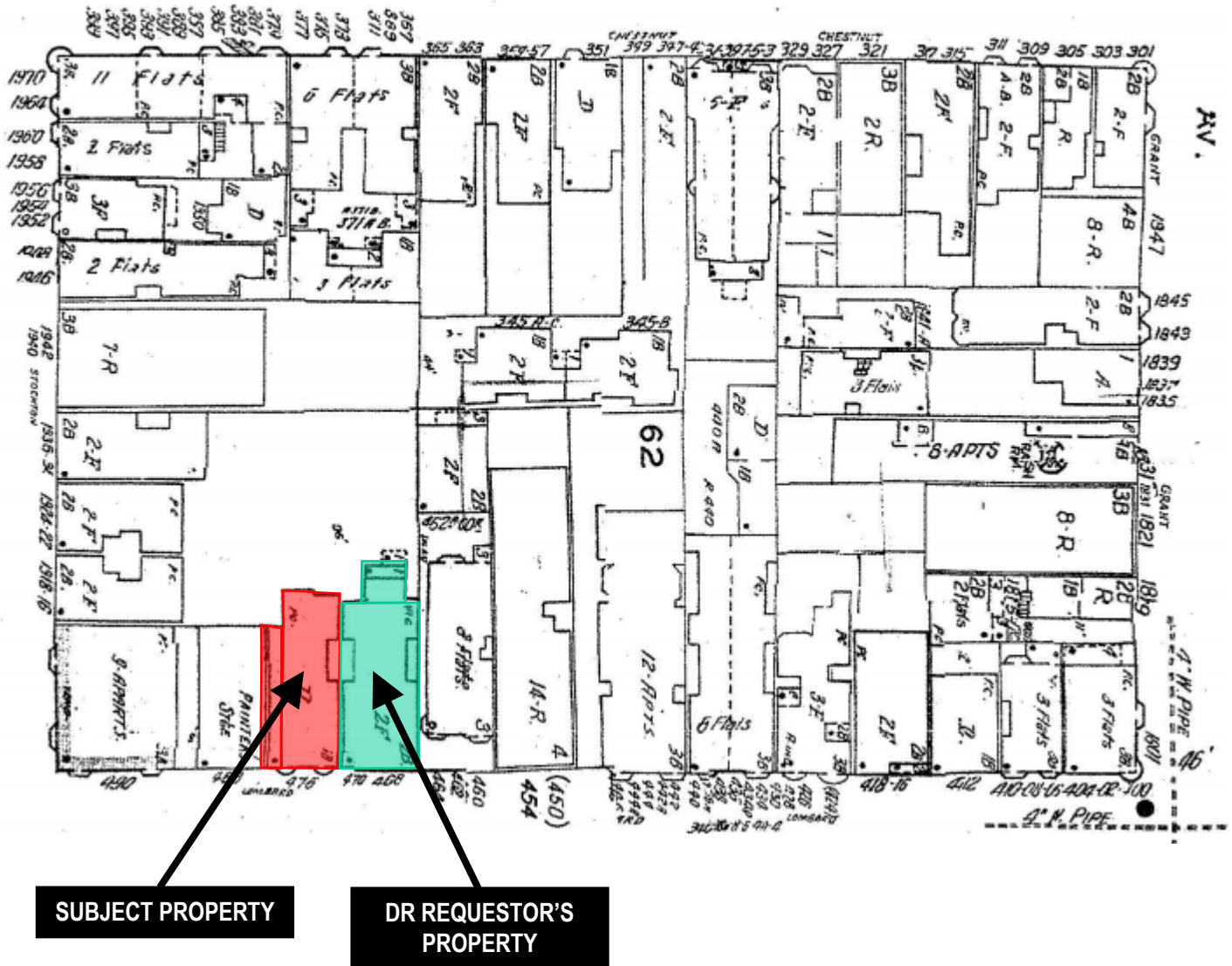
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2018-017283DRP
 476 Lombard Street

Sanborn Map*

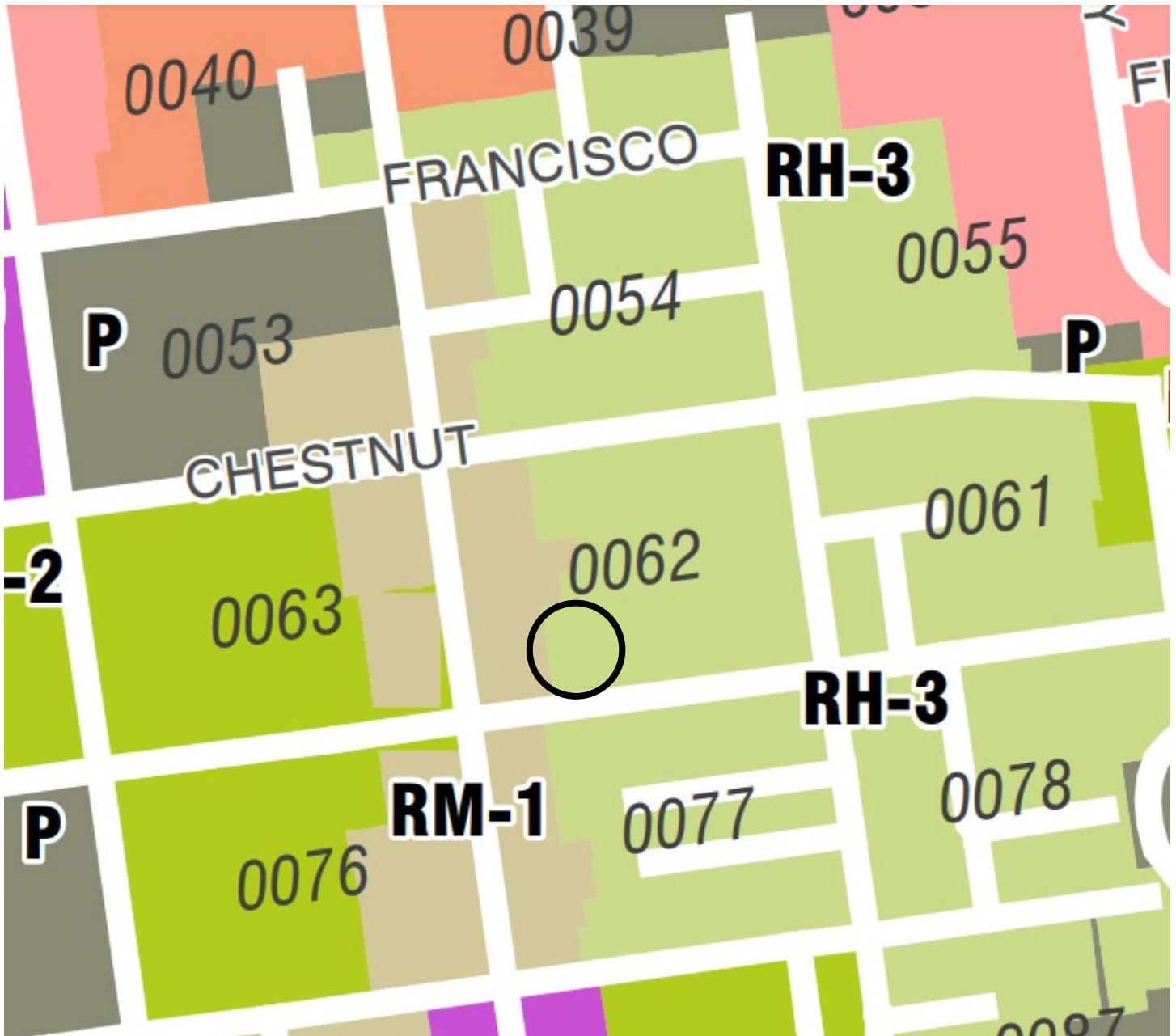


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



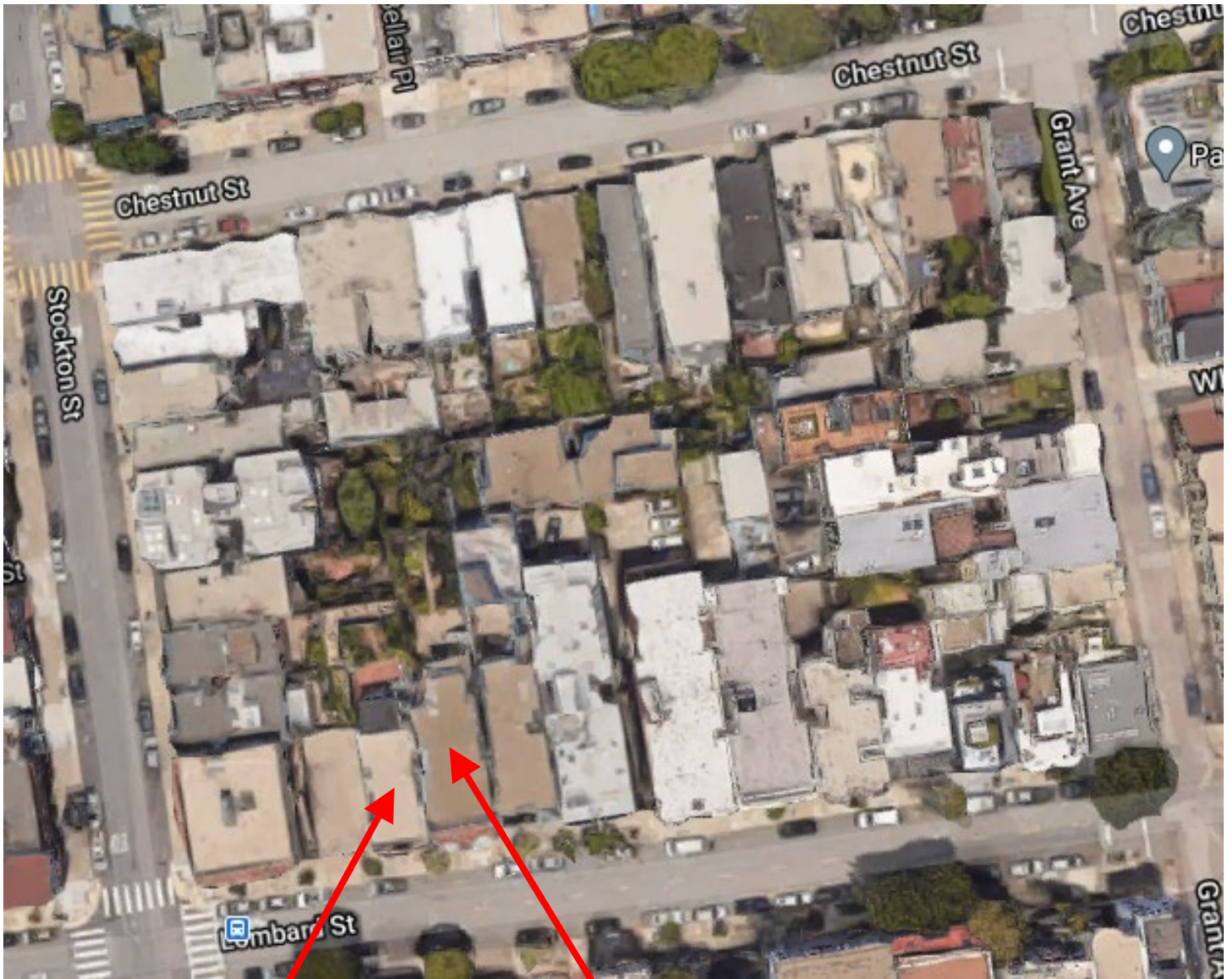
Discretionary Review Hearing
Case Number 2018-017283DRP
476 Lombard Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-017283DRP
476 Lombard Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-017283DRP
476 Lombard Street

Aerial Photo



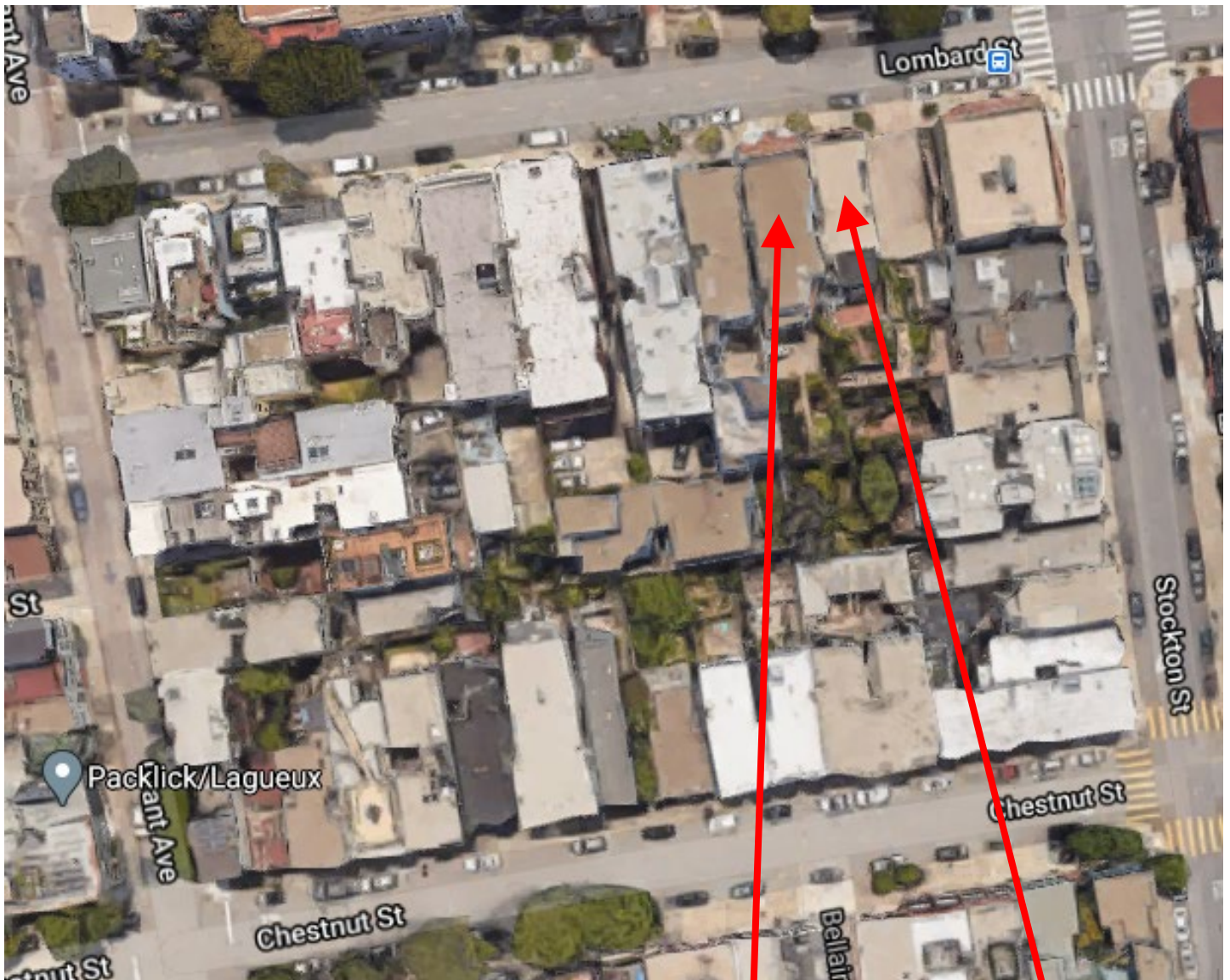
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-017283DRP
476 Lombard Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-017283DRP
476 Lombard Street

Aerial Photo



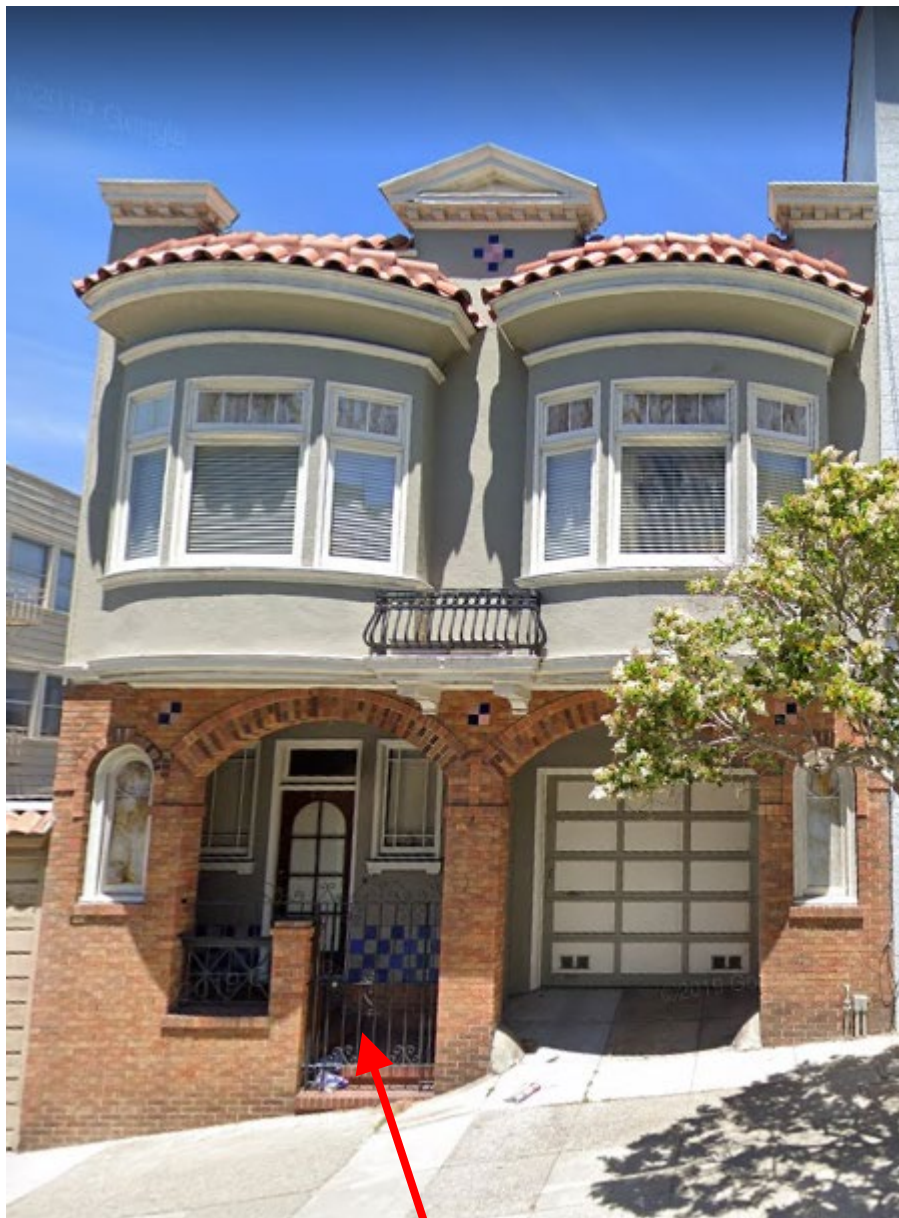
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-017283DRP
476 Lombard Street

Site Photo



SUBJECT PROPERTY



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 31.1)

On October 19, 2018, Building Permit Application No. 2018.10.19.3722 was filed for work at the Project Address below.

Notice Date: 9/28/20

Expiration Date: 10/28/20

PROJECT INFORMATION

Project Address: **476 LOMBARD ST**
Cross Streets: **Stockton St and Grant Ave**
Block / Lot No.: 0062 / 017A
Zoning District(s): RH-3 / 40-X
Record No.: **2018-017283PRJ**

APPLICANT INFORMATION

Applicant: Shaum Mehra
Address: 1143 Shrader St.
City, State: San Francisco, CA 94117
Telephone: **415-323-0729**
Email: **shaumx@hotmail.com**

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	None	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	68 feet 1 inch	72 feet 7 inches
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	32 feet	27 feet 6 inches
<input type="checkbox"/> Side Addition	Building Height:	31 feet 8 inches	38 feet 2 inches
<input type="checkbox"/> Alteration	Number of Stories:	2	3
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	2	2

PROJECT DESCRIPTION

The project includes a horizontal and vertical addition to an existing single family dwelling. The addition will include the infill of two western light wells, increase of building depth at rear, a third-floor vertical addition, rear yard decks at the second and third floors, and new rooftop deck with wood parapet walls to match existing siding located at the rear half of the building.

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 sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Claudine Asbagh**

Telephone: **628-652-7329**

Email: **Claudine.Asbagh@sfgov.org**



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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

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. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

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

Project Address		Block/Lot(s)
476 LOMBARD ST		0062017A
Case No.		Permit No.
2018-017283ENV		201810193722
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project involves a remodel and horizontal addition to the existing three-story, 3,192-square-foot single-family residence. With the proposed improvements the single-family residence would be three stories and 5,258 square feet in size. The project includes a new elevator and roof deck.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Three-story horizontal and vertical addition consistent with the Secretary of the Interior's Standards and outlined in HRER part 2 review signed 7/15/2020..
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 60%;"> <input checked="" type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 11/04/2019 b. Other (specify): Reclassify per PTR form signed 11/4/2019. </div> <div style="width: 35%; text-align: right;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Charles Enchill
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/15/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Shelley Bradford Bell

Address: 775 Post Street #109, San Francisco, CA 94109

Email Address: shelley@shelleybradfordbell.com

Telephone: 415-749-1083 Direct 415-724-0136 cell

Information on the Owner of the Property Being Developed

Name: Arrigo and Barbara Sturla

Company/Organization:

Address: 468 Lombard Street, SF CA

Email Address: BSturla@aol.com

Telephone: 925-389-0179

Property Information and Related Applications

Project Address: 476 Lombard Street

Block/Lot(s): 0062/017A

Building Permit Application No(s): 2018.10.19.3722, 2018-017283PRJ

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

We have asked the Planner to facilitate a meeting between all parties and she has generously agreed. We are also reaching out to Community Boards, but with COVID19 and the recent receipt of the 311, we are filing this DR with the hope of coming to a compromise satisfactory to all parties before it needs to be heard by the Planning Commission.

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.

RESPONSE PROVIDED IN ATTACHED SEPARATE DOCUMENT.

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.

RESPONSE PROVIDED IN ATTACHED SEPARATE DOCUMENT.

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?

RESPONSE PROVIDED IN ATTACHED SEPARATE DOCUMENT.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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


Signature

Consultant/Representative

415-749-1083

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

Phone

Shelley Bradford Bell

Name (Printed)

Shelley@shelleybradfordbell.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

DR APPLICATION RESPONSES:

- 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.**

While the project meets Planning Code and Residential Design Guidelines to a degree, it does not meet the Retained Elements Special Topic Design Guidelines (STDG) which were adopted in December 2019 after the RDG review process. The STDG states that: "Should application of respective guidelines conflict, these Special Topic Design Guidelines supersede the UDGs." We are requesting that this project be reviewed by the guidelines set in the STDG.

While the project meets the broad standards of the Planning Code it does not fit within the Urban Design Guidelines (UDG) for historic buildings as reviewed and adopted by Planning and Historic Resources Commission in a joint meeting held in December 5 2019, and outlined in the Related Elements: Special Topic Design Guidelines (STDG) published by the Planning Department. These guidelines apply to sites that retain part of an existing structure and construct additions to historic properties. These guidelines work in concert with the Urban Design guidelines and supersede the UDG. This project at 476 Lombard built in 1926, was designed by Louis Mastropasqua, who designed at least 54 buildings in the North Beach neighborhood including Article 10 Landmark No 121 – Julius' Castle. It was found

DR APPLICATION RESPONSES TO QUESTION 1-3

Project address: 476 Lombard
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Planning Record Number 2018-017283PRJ

Submitted by: Shelley Bradford Bell
On Behalf of Arrigo & Barbara Sturla
468 Lombard Street

by preservation staff to be eligible for the California Register as property that made significant contribution. While it was not with the 1982 and 2009 survey area of North Beach a revised North Beach Historic Context Statement was submitted to the Department in 2019 but with the priority of addressing COVID19, it has not yet progressed to final draft or adoption. While this property does not appear on a 2009 survey, it is possible it will be included on the 2019 survey which is in progress. This possibility rises the project to an exceptional and extraordinary level as it could irreparably damage and destroy historic elements the new survey will being adopted to protect. The extensive Historic Preservation Review and required staff changes were occurring at the same time the Historic Planning Commission and the Planning Commission were reviewing and adopting the Special Topic Design Guidelines.

The STDG adopted by Historic Preservation Commission and Planning Commission in December 2019 indicate that the break between retained elements and new massing should harmonize with the neighborhood patterns. The third-floor addition should be further set back at the front to ensure the new build does not detract from the architectural elements of the 1926 building. It is out of character with the existing historic structures in the neighborhood. The rooftop deck and modern addition from the rear and the modern metal spiral staircase disrupt the exterior historic elements and overwhelm the retained historic façade. The project calls for the demolition of external wall surfaces which are part of the 1926 original architecture. According to the STDG these surfaces should be restored and/or retained due to their significance and character to the building. The original rear façade is significantly defaced and altered by the addition of Balconies and an ultra-modern metal spiral staircase which clashes with rather than harmonize the existing historical façade. These additions should be eliminated so as not to negatively impact the rear yard pattern of historic architecture.

DR APPLICATION RESPONSES TO QUESTION 1-3

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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.

To determine the buildable area of the project the building lot to the West would have been used had the building been the primary building and not the garage for a property on Stockton Street. Had the garage belonged to the corner property then the building area would have been based on the corner building and likely resulted in a less volumetric build area. Because the garage belongs to the second property on Stockton and not the corner property, Planning calculated the buildable area by the neighboring home to the East (the DR Requestors home). With Lombard Street going uphill toward Coit Tower, and allows the Project to build out to a matching height throws the DR requestor's home into a dark tunnel, deteriorating light and air to all units facing the new addition, rather than creating a uphill step as with the remaining homes on the street. The new addition while consistent with Residential Design Guidelines, appears to violate the Special Topic Design Guidelines for setback of vertical additions, and compatibility of the new addition with existing historic elements.

DR APPLICATION RESPONSES TO QUESTION 1-3

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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?

A reduction in the size of the Third-Floor addition and elimination of the Rooftop Deck. By pushing the third floor back further from the Lombard Street and reducing its width and length, it will allow more light and air to the DR requestor's property to the East side. The design calls for an over-abundance of decks and terrace which can be reduced. The Third floor has a front deck at 8 feet by 20'11" feet and a rear deck of 18 feet by 4'6". It should also be noted the there is a patio that will be accessible from the downstairs apartment (indicated as a bedroom), as well as from the garage. By combining these outdoor spaces on the third floor and pushing the addition back the rooftop deck can be removed. With the removal of the rooftop deck, the elevator and spiral stairs can be removed, and the design can be shifted to the East side of the property again offering light and air to the DR requestor's property. Elimination of the balcony being added to master bedroom on the second floor of the property would also improve light and air to the neighbors and retain the historic façade.

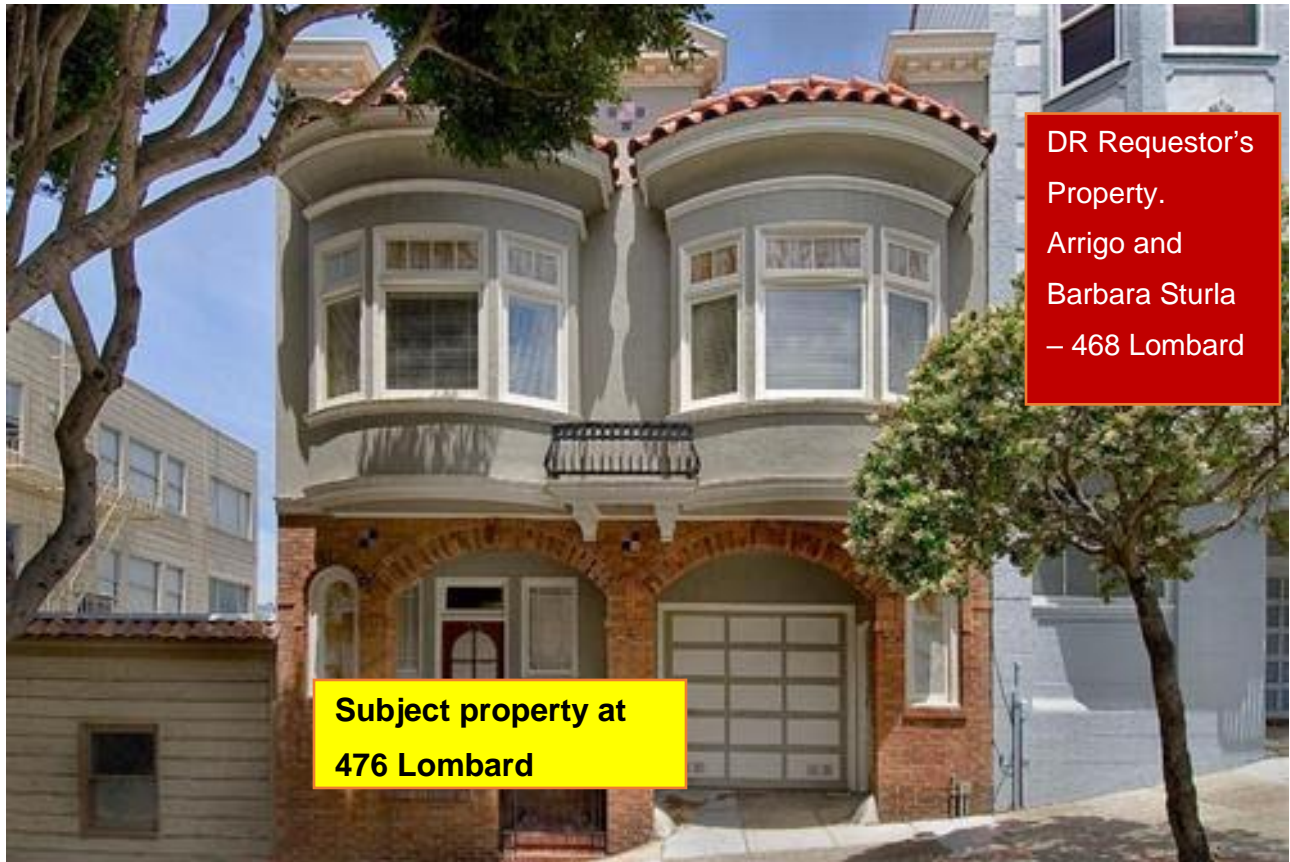
The exterior demolition of walls from the original 1926 build **should not be allowed** as outlined in the Special Topic Design Guidelines.

DR APPLICATION RESPONSES TO QUESTION 1-3

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Subject Property at 476 Lombard. DR Requestor adjoining property



**Subject property at
476 Lombard**

**DR Requestor's
Property.
Arrigo and
Barbara Sturla
– 468 Lombard**

Photos for DR Application

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Building Permit Number 2018.10.19.3722
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468 Lombard Street

Subject Property 476 Lombard

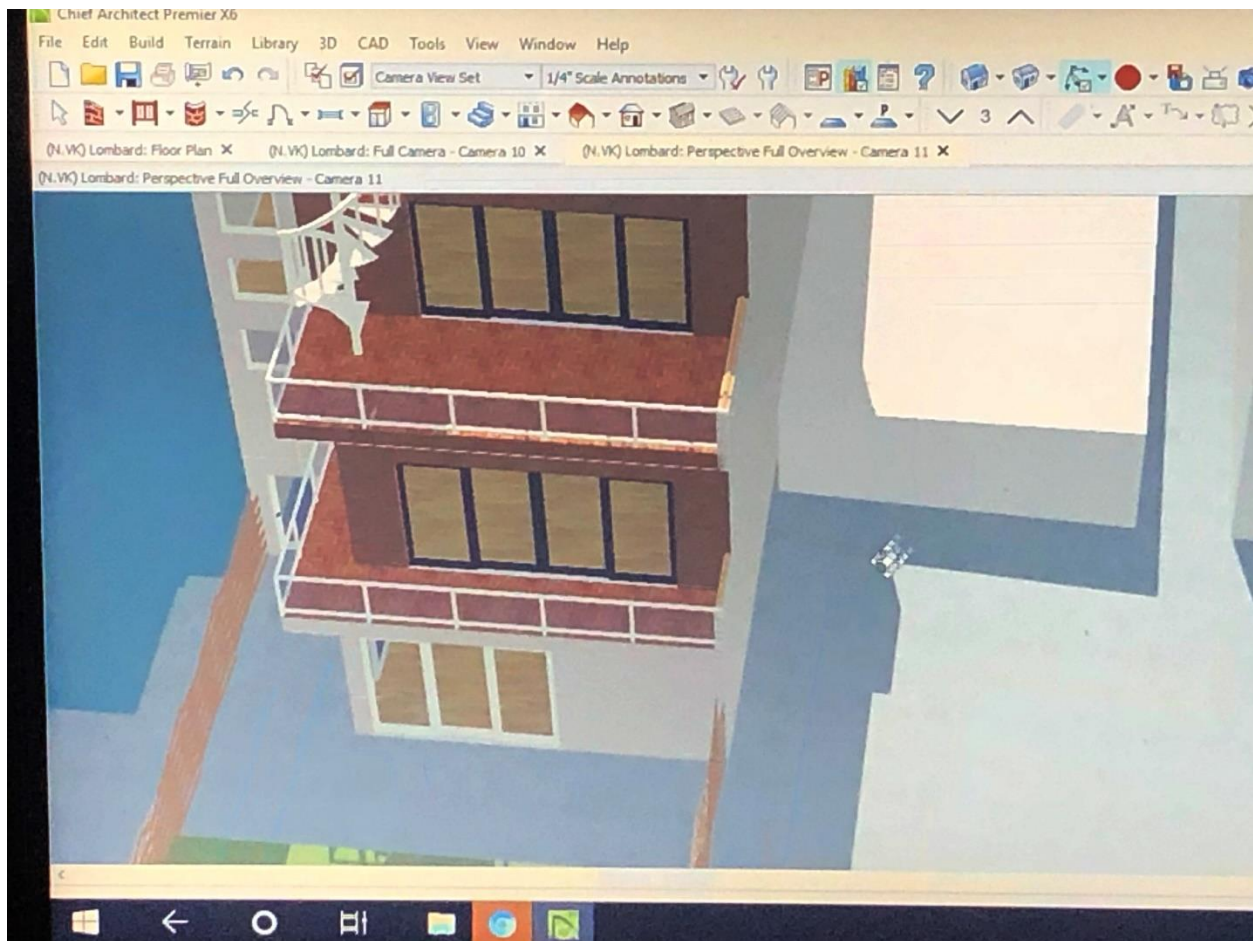
DR Requestor 468 Lombard



Photos for DR Application

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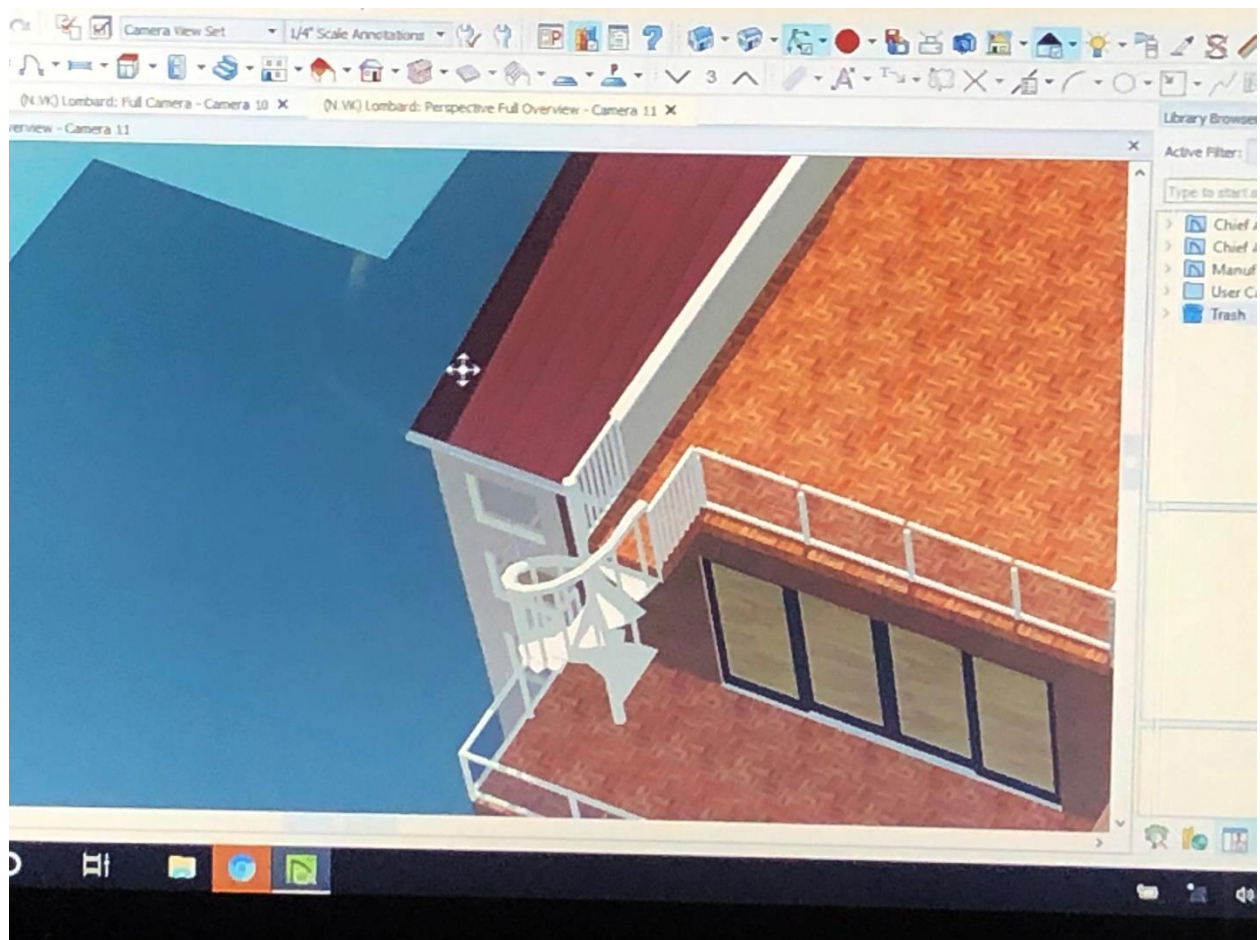


Architects CAD renderings of Rear Yard and spiral staircase

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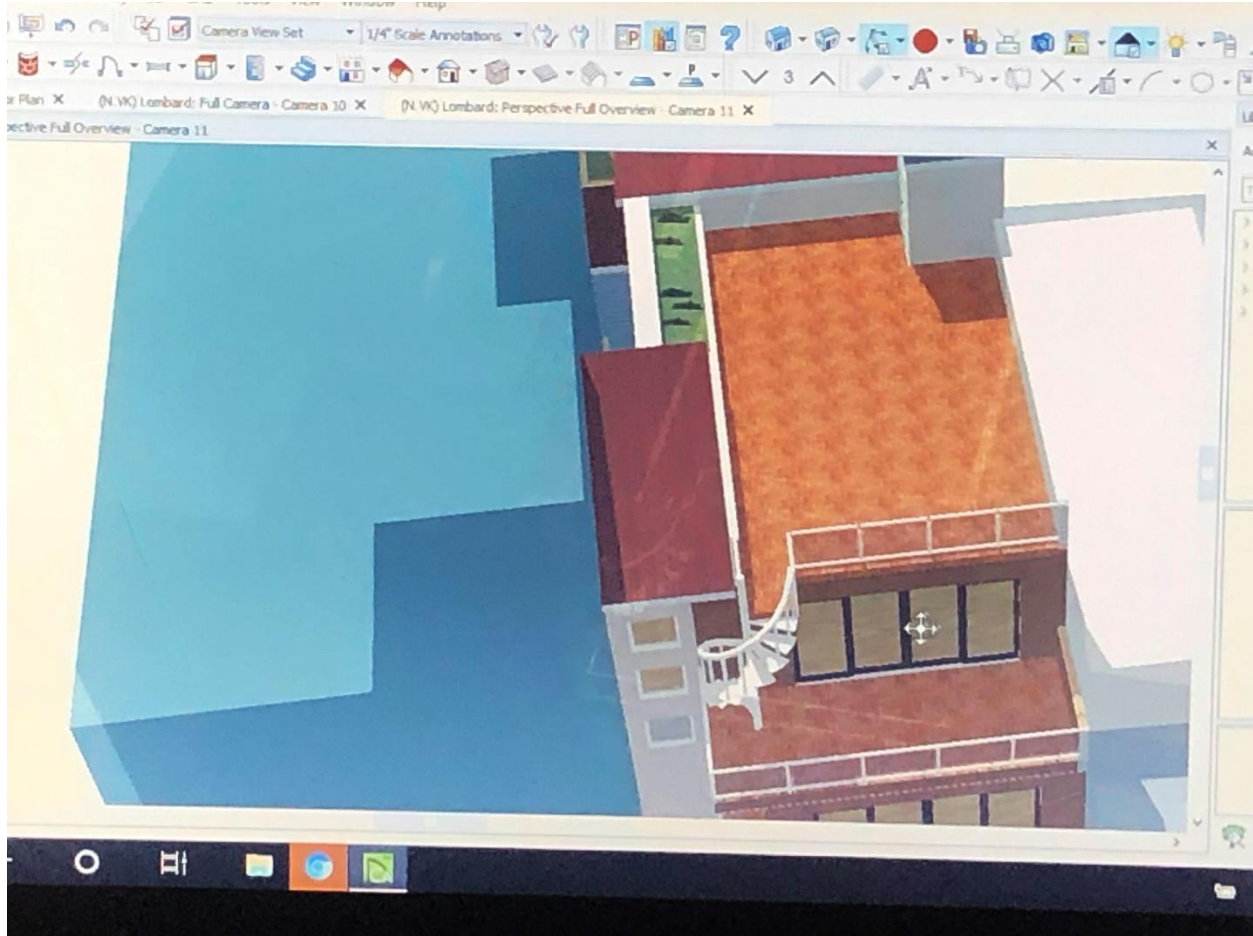


Architects CAD drawings showing slanted roof adjacent to DR Requestors property with Spiral Staircase coming down from rooftop deck.

Photos for DR Application

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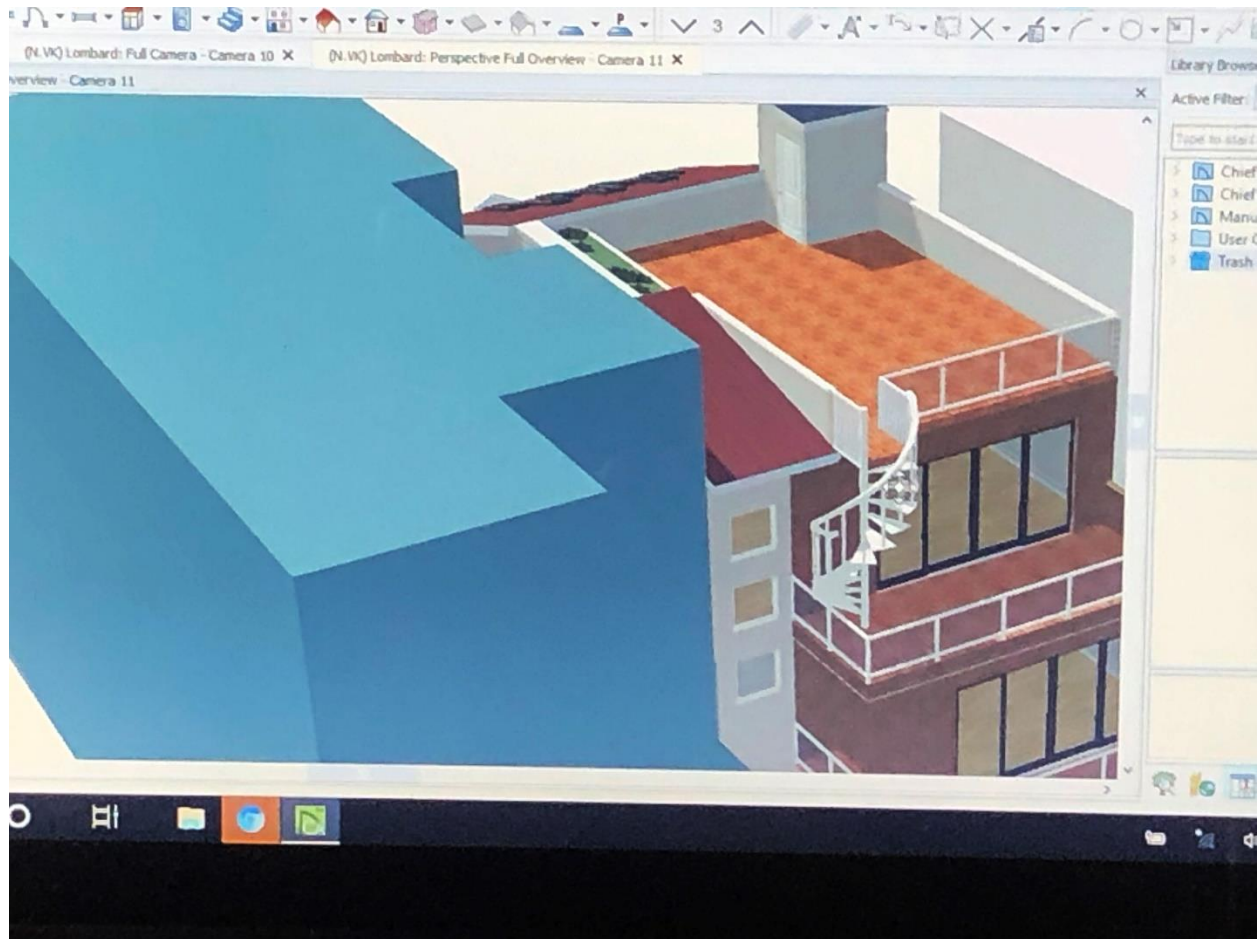


Architect's CAD drawings show new addition and lack of matching lightwell to apartment windows on the West side of DR Requestors property

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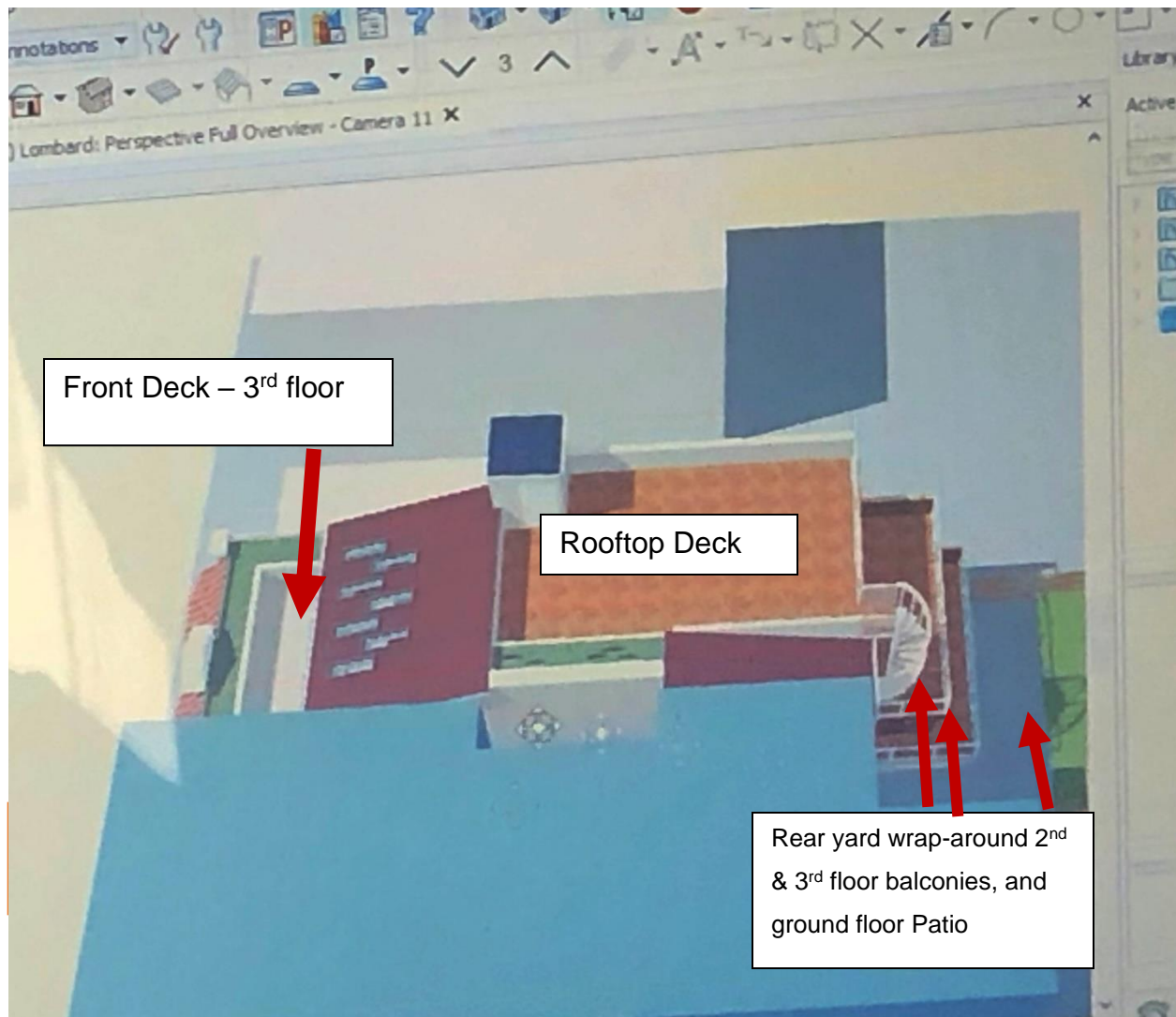


Shows Rooftop deck with slanted rooftops and elevator shaft to be removed per planning.

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Aerial view from Architect's renderings show the proximity of subject property to DR Requestor and the numerous balconies , slanted roofs and rooftop deck that throw DR Requestor's property into shadow, diminishing light to all units on the West side of the property.

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Closeup showing how the lower unit will be completely closed in by the 3 story construction, allowing no light into that unit from the west.

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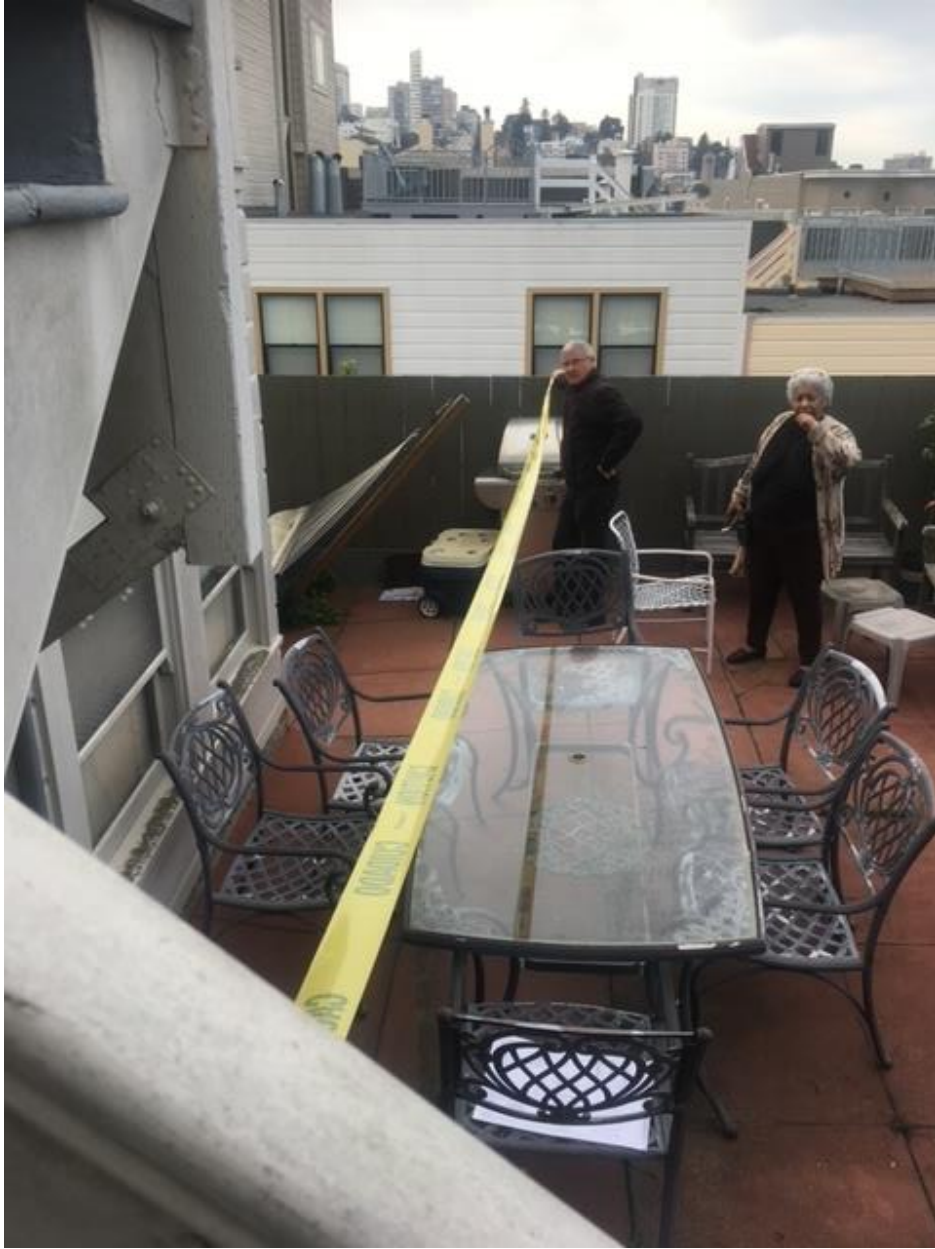


The yellow tape indicates where the end of the building will be which extends beyond the circular staircase. It will totally block the upper and lower windows of 468 creating a dark corridor.

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This photo show how much of the rear yard the new addition/expansion of the ground floor unit will use, additionally blocking light and air. Also the area in front of the tape (table and chairs) will be part of a renovated patio, adding to the excessive amount of outdoor spaces for the property.

Photos for DR Application

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Pre-Application Meeting

Notice of Pre-Application Meeting

Nov. 1st 2018
Date

Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at **476 LOMBARD** cross street(s) **STOCKTON** (Block/Lot: **0062 - 0174** Zoning: **R-2**) in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application, or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction;
- ☒ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☒ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-1-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: Add new partial third floor addition & new roof deck

Existing # of dwelling units: 1	Proposed: 1	Permitted:
Existing bldg square footage: 3192	Proposed: 5258	Permitted:
Existing # of stories: 3	Proposed: 3	Permitted:
Existing bldg height: 35 ft.	Proposed: 39 ft.	Permitted: 40 ft.
Existing bldg depth: 68 ft.	Proposed: 72 ft.	Permitted: 72 ft.

MEETING INFORMATION:
 Property Owner(s) name(s): **RENATE & STEVEN TANNENBAUM**
 Project Sponsor(s): **S.F. DESIGN BUREAU SHAUM MEHRA**
 Contact information (email/phone): **arc_hive1@yahoo.com, 415-323-0729**
 Meeting Address*: **476 LOMBARD**
 Date of meeting: **NOVEMBER 21st, 2018**
 Time of meeting*: **6-9 pm**

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfpd.org.

SAN FRANCISCO PLANNING DEPARTMENT 11-01-18

The original pre-application meeting was scheduled for 6pm on the Wednesday night before Thanksgiving. It was not well attended because of the holiday.

After much communication with Project Sponsor a 2nd meeting was only scheduled after reaching out the District Supervisor. The following flyer was sent to neighbors and neighborhood groups who said they never received the notice for a 2nd meeting.

Photos for DR Application

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NOTICE OF 2ND PRE-APPLICATION MEETING

476 LOMBARD STREET

PLANNED 3RD FLOOR EXPANSION, ROOFTOP DECK, AND
REAR YARD MODERN OUTDOOR SPIRAL STAIRCASE

SUNDAY, JANUARY 13, 2019
1 PM TO 3PM

Please plan to attend this VERY Important Meeting. The first meeting was held the night before Thanksgiving when most neighbors were away or dealing with the holiday. Many neighbors expressed frustration at the meeting being scheduled for the night before the holiday, but thanks to pressure by concerned neighbors, the Project Sponsor has reluctantly scheduled a second pre-application meeting.

Why you should attend:

- ▶ Concerns the planned rear exterior spiral staircase negatively impacts the historic elements of this 1926 building. The architect stated it could be interior.
- ▶ Extension of existing Third floor excessively large for the proposed design and disrupts existing set backs.
- ▶ Concerns by some neighbors that the property is being renovated for short-term rentals.
- ▶ Other concerns have been raised. Your review and input is vital.



For more information
Lombardstreetproject@sonic.net

Photos for DR Application

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On Behalf of Arrigo & Barbara Sturla
468 Lombard Street

AUTHORIZATION OF OWNER

Claudine Asbagh, Planner
San Francisco Planning Department
49 South Van Ness Suite 1400
San Francisco, CA 94103

Dear Ms Asbagh,

This Letter authorizes Shelley Bradford Bell to represent me relative to a Discretionary Review against the project at 476 Lombard.
I hereby certify that **Shelley Bradford Bell** has authorization serve as our representative in relation any discussions, meetings and filing of Discretionary Review on the proposed project 2018-017283PRJ at 476 Lombard Street.

Shelley Bradford Bell has our authorization to contact planning staff, coordinate meetings with the project sponsor, and file the Discretionary Review in the event a neighbor agreement cannot be reached.

Please do not hesitate to let me know if there is any additional information you require from me. Thank you

Barbara Sturla

Barbara Sturla, Property Owner

+ Arigo Sturla
ARRIGO STURLA

925-389-0179

Property Owner's Telephone Number

468 Lombard St. SF

10/7/20
Date AUTHORIZATION
GRANTED

Introduction – 476 Lombard Project - 201810193722

On Wednesday, November 21, 2018 from 6pm to 8pm, the owners of 476 Lombard and their architect held a pre-application meeting to renovate this 1926 property. This included the expansion of the 3rd floor; Renovation and expansion of the ground floor including major demolition, extensive renovation to the second floor and a rooftop deck on the 3rd floor expansion.

Unsurprisingly, while many neighbors had expressed concern about the size of expansion and the addition of a steel and glass spiral staircase, they were unable to attend because the date selected was the night before Thanksgiving. Many were either out of town or home preparing for, or hosting guests. Only three or four community members showed up and the project sponsor promised to hold a second PRE-APPLICATION meeting on a better day so that more neighbors could attend.

After much pressure from the adjacent neighbor a second meeting was scheduled for Sunday, January 13, 2019, amid playoffs. It was later discovered that the Neighborhood Associations who are listed with the Planning Department as interested parties to receive these notices, had not been informed. Considering the many issues that have surfaced around this project, it is not a huge leap to believe the dates were deliberate strategies to circumvent neighbor input.

As disconcerting as these tactics are for neighbors, even more so is the amount inaccurate information provided during these two meetings. Had it not been for some neighbors at the 2nd meeting with the expertise to read and understand architectural drawings, the project sponsor would have continued to misrepresent the project.

The information that follows, was prepared by a few of the neighbors who attended the 2nd meeting. Concerned the input provided would not be conveyed to the Planning Department by the project sponsor, neighbors have compiled a list of concerns for the consideration on this project.

Interior / Exterior Concerns

FIRST FLOOR

Substantial changes to the first floor are planned to create a bedroom at the rear of the property where there is now a storage room. During review of the design at the November 21st meeting, the architects took attendees to the rear of the property to layout where this new construction/renovation would extend into the rear yard and towards the neighbor's property. Because it was extremely dark it was difficult to understand. The project sponsor said she could not turn on the outside lights because the tenants were not home.

During the daylight meeting on January 13th, this question was again raised, and the neighbor had yellow caution tape to help visualize the depth and length of the new construction. Photos (provided) were taken. However, later another neighbor reviewing the drawings found the initial measurement appeared to be wrong. When it was remeasured, it showed the new addition was approximately 2.5 to 3 feet closer to the neighbor than represented by the architect. Without proper measurements of feet and inches it is difficult to tell how accurate the plans are and to trust the measurements provided by the architects.

This brought into question the distance the renovation would encroach into the back yard. The measurement appeared to be about 1 to 1.5 feet further than represented by the architect – however this was never fully substantiated. If this additional depth is in fact accurate it would reduce the rear yard to less than the required 25 feet, as the architect claims it is right at the required depth in its design.

The rear exterior staircase is expected to be demolished and the rear access to/from the garage will become part of the expanded first floor. It will go from a storage room to a bedroom with wet bar, en-suite and separation from the rest of the home, raising concerns and questions from neighbors, that this home is being renovated to accommodate vacation rentals.

It should be noted that when this was brought up by a neighbor at the January 13th meeting, the project sponsors became emotional and angry stating they own 4 properties

around the United States, and they do not rent out any of them. This left many to wonder if they had forgotten they admitted to having tenants during the November 21st meeting or if they lied at the November meeting to prevent a fair and accurate assessment of the renovation plan. Additionally, it is known to neighbors that the owner lived in the home for approximately one year after purchasing in 2010 and have rented in out for 6-7 of the 8 years they have owned the property. While information received from Spokeo and White Pages sites has not been verified, it does show the owners as previous residents and list 5 others as current residents, in keeping with neighbor's understanding of current occupancy.

SECOND FLOOR

The second floor, currently the main floor of the home with Kitchen, bedrooms, living room, and dining room, will be gutted and renovated into bedrooms, an office, master suite and laundry room.

The architect's drawings show a variety of staircases and decks, not mentioned during the presentation. It is unclear how this space is being reconfigured and neighbors wish to get a better grasp of the changes to be made. It is hard to tell but it appears, that a side deck will be added.

The first level, as previously discussed appears to extend approximately 2.5 to 3 feet closer to the neighboring property. Above this extension, is a new deck to the 2nd floor which extends beyond the wall of the first floor and wraps from the rear to the side adjacent to the neighbor. With the additional footage appearing to move everything closer to the neighbor, there is great concern that the deck on the 2nd floor will be too close to the neighbor. Unfortunately, the drawings and schematics provided by the architect do not appear to be accurate and make this impossible to visualize and understand. The measurements for these floors need to be verified to help give a clear understanding of distance. However, the drawings indicate the balcony will be 4 feet wide and 19.7 feet across the rear of the building, with a 7.11 feet section to the side adjacent to the neighbor. It would seem with a nearly 20-foot-long deck, the 7.11-foot side can be eliminated.

THIRD FLOOR AND ROOFTOP

The third-floor small roof structure at the rear of the property will be demolished and a full 3rd floor with Kitchen, Living room and Dining Room added. This extension will be visible from the street. It's modern exterior will contrast with the exterior of the 1926 Historic building. In addition, a massive steel and glass spiral staircase is planned to go from a 3rd floor rear deck to the rooftop. While the architect's have labeled this a 2nd means of egress from the roof, it is clearly an entertain element, to take people from the 3rd floor living room and adjoining deck to the roof.

The third floor needs to be significantly set back to mitigate visibility of the modern addition from the street. The architect says it is set back 15 feet, but the drawings seem to contradict this fact.

The drawings show that from the rear wall of the 3rd Floor kitchen to the front property edge is 12' ft 10.5 inches; making it less than 13 feet. There is an 8' 7" wide deck that reduces the setback (including the deck) to approximately 4 feet. The architect claimed this was a 15-foot set back. There is also on this 3rd floor, an 8-foot deck to the rear which has the ultra-modern steel and glass spiral staircase to the roof.

The architect says the staircase is a required fire exit from the roof. If this is true, in the case of a fire occupants on the roof would come down the spiral stairs then be required to enter the third floor to access the staircase near the kitchen to exit the building. Statistics show that the top four areas where fires start are #1 Kitchens, #2 Bedrooms, #3 Chimneys, and #4 Living Room. In any of these scenarios anyone on the rooftop deck would be trapped with the kitchen and living room on the floor directly beneath them and the bedrooms on the next level down. There would be no way once taking the spiral stairs to re-enter the building and get down safely from the 3rd floor. This seems to render the staircase useless in an emergency, and supports their existence as a purely decorate element for moving guests between the living room and rooftop spaces.

It would seem a more reasonable, safe and acceptable setback would be to eliminate the rooftop deck and the rear 3rd floor deck, combine these space (as architecturally possible), AND reduce the 33-foot living room by 8 feet. This would allow for a 25-foot deck on the

third floor with a setback of 25-29 feet, eliminating the visibility of the addition from the street, and eliminating the need of the spiral staircase which is out of character with the 1926 building and the neighborhood character. This would also allow for a reconfiguration of the placement of the elevator further to the rear of the building, preventing it from being seen from the street.

CEQA Concerns

Because the Historical Resource Status is unknown and the building is age appropriate as having historical significance, we hope a CEQA review will be done.

Additionally, with nearly 60% of the overall building (40% exterior) to be demolished an asbestos, lead and structure analysis should be conducted. The project plans to demo the stone masonry at the base of the building. It should be determined if this has historic significance and therefore must remain, OR if it has any environmental issues such as lead or asbestos that will need to be mitigate prior to demolition.

The increase in the size of the 3rd floor should be set back, and a shadow study of its impact on the rear yard pattern should also be conducted. The location of this building is in a place where there is a significant amount of rear yard open space.

Conclusion

Neighbors at the January 13th meeting attended with the hope of hearing about the project, getting questions answered and perhaps negotiating a win-win for the neighborhood. But the project sponsors, were angry, aggressive, and non-responsive, telling one man it was none of his business what their plans were. There is great apprehension surrounding this and other projects in the area because of the potential for vacation rentals, due to the areas proximity to many of San Francisco's most treasured and visited tourist attraction. Four years ago, a property across the street was planning to do a very similar remodel. A tenant was displaced and fought to remain in her one-bedroom apartment unsuccessfully. The owners it was learned also owned a nearby Inn

and was using the two-bedroom as a rental for the hotel. It was clear from their design and aggressive efforts to displace the tenant that plans were to use the full space as a satellite of the Inn. But City Planning uncovered the use of this home as a hotel and immediately stopped the project. North Beach in general is a draw for tourists, and it is not surprising or unusual that owners are finding ways to benefit. The position of this property is steps from the activity of North Beach, and on the route to Coit Tower.

This reality is the underlying fear of the neighbors when looking at the project sponsors design. Knowing they are currently renting and have rented for many years, yet have denied the fact, only heightens the distrust by neighbors of their real intent.

More important however, is the design and how it fits into the fabric of the community. So many elements of this design can and should be eliminated or reduced and it can still create a wonderful upgrade to the property without being offensive or oppositional to neighbor character.

Neighbor Comments

COMMENTS PROVIDED BY NEIGHBORS

1. There were many claims made by the owner and architect team about the lack of visual impact of the massive third floor and roof deck. However, there were many contradictory claims and inconsistencies when we queried further. Moreover, it turns out there is a front patio deck as well, which they kept changing the subject on when I asked about it. They also kept changing their explanation about the distance each story will protrude into the back yard, and the exact size and protrusion of the out-of-neighborhood-character spiral staircase.
2. Someone brought up the option of putting up “story poles” to accurately show in space the dimensions of the new build. I totally agree and would strongly advocate for this. It would be both reassuring and reveal the true problem areas. Having said that, the elevator shaft clearly protrudes well above any setback and is very out of character for the neighborhood.
3. I am quite concerned about the intended purpose of the massive expansion. In addition to it being out-of-scale for the neighborhood, the design clearly indicates that its main purpose is multiple occupancy units. There are lots of things that don't make sense for a single-family house such as the access routes and the layout on the first floor.
4. The owners currently have somewhere between 4-6 (maybe more) individual tenants in the building. They currently have a 5-car garage. They said lots of things at the meeting referring to tenants – in between remarks about how they were going to live here full time, and then other remarks about their three other houses. It seems likely that this new massive build will house even more tenants, and the garage parking has been reduced to 2 spaces!! The other possibility is that they will use the property for short-term rental and that would be equally bad and have a very negative effect on the character of the neighborhood.

5. The massive size and roof deck will dominate the neighborhood in all directions and is out of character. They can accomplish their stated goals by combining the third floor and deck into one.
6. I witnessed some atrocious behavior of the owners in discussion with several of the neighbors. The owners were defensive, unwilling to directly answer questions, made contradictory statements and when that was pointed out to them, they became verbally rude and downright aggressive. Based on what I observed, I hope that the city will keep a very close watch on this project because these owners do not seem to respect the planning process established by our city.
7. The third-floor frontage has not been adequately set back to minimize the impact as seen at street level, and the enormous elevator shaft makes this pointless, it sticks out like a sore thumb, totally changing the character of this part of the street.
8. The fourth bedroom with en-suite and “wet bar”, has no access from the house, only the garage. Therefore, the intended use is suspect, and felt by many it must be a separate rentable unit.
9. The spiral staircase is totally out of character with the area.
10. The 5-car garage will be reduced to a 2-car garage. The number of bedrooms is increased from 3 to 4, therefore more occupants must be anticipated, with 3 less parking spaces. This must have an impact on the street parking and therefore the character of the neighborhood.
11. The owners stated that they don't rent out any of their 4 houses, yet for the past several years they have rented the subject house. This argument is further supported by the answer given to a question about propane tanks. He stated that he would not allow his tenants to have a propane tank on the roof, he'd install gas lines. This comment after saying they intend to live there and not rent it out.
12. The construction involves massive excavation and extensive rebuilding that will impact the area for a considerable period.



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 31.1)

On October 19, 2018, Building Permit Application No. 2018.10.19.3722 was filed for work at the Project Address below.

Notice Date: 9/28/20

Expiration Date: 10/28/20

PROJECT INFORMATION

Project Address: **476 LOMBARD ST**
Cross Streets: **Stockton St and Grant Ave**
Block / Lot No.: 0062 / 017A
Zoning District(s): RH-3 / 40-X
Record No.: **2018-017283PRJ**

APPLICANT INFORMATION

Applicant: Shaum Mehra
Address: 1143 Shrader St.
City, State: San Francisco, CA 94117
Telephone: **415-323-0729**
Email: **shaumx@hotmail.com**

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	None	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	68 feet 1 inch	72 feet 7 inches
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	32 feet	27 feet 6 inches
<input type="checkbox"/> Side Addition	Building Height:	31 feet 8 inches	38 feet 2 inches
<input type="checkbox"/> Alteration	Number of Stories:	2	3
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	2	2

PROJECT DESCRIPTION

The project includes a horizontal and vertical addition to an existing single family dwelling. The addition will include the infill of two western light wells, increase of building depth at rear, a third-floor vertical addition, rear yard decks at the second and third floors, and new rooftop deck with wood parapet walls to match existing siding located at the rear half of the building.

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 sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Claudine Asbagh**

Telephone: **628-652-7329**

Email: **Claudine.Asbagh@sfgov.org**



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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

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. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

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



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Record Name	Record ID	Module	Creation Date	Action
No records found				



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 476 Lombard

Zip Code: 94133

Building Permit Application(s): #2018.1019.3722

Record Number: 2018-017283PRJ

Discretionary Review Coordinator: David Winslow

Project Sponsor

Name: Shaum Mehra

Phone: 415-323-0729

Email: shaum@obliquecity.com

Required Questions

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

The project meets all planning guidelines and has been determined to not be a historic resource.

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.

None.

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.

This project is not blocking any protected views nor is it impacting the character of the neighborhood. The proposed project is also smaller in scale than the surrounding existing properties. The project complies with all the planning guidelines even though the neighboring properties have a number of existing non-complying decks and expansions.

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	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	2	3
Height	34' - 8"	39' - 6"
Building Depth	68' - 0"	72' - 4"
Rental Value (monthly)		
Property Value		

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

Signature: 	Date: 11-16-20
Printed Name: Shaum Mehra	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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

Addenda:

The building depth is:

- Ground floor:
 - Existing: 68'-0"
 - Proposed: 72'-4"
- Second floor:
 - Existing: 68'-0"
 - Proposed: 68'-0"
- Third floor:
 - Existing: 66'-0"
 - Proposed: 61'-0"

We have not increased the building's overall depth, except by 4.5' at the ground level, and have taken great care to account for the existing views from the neighboring home.

December 23, 2020

To whom it may concern,

I am writing to voice my strong support of the plans to renovate 476 Lombard Street. I was born in San Francisco and have lived at 364 Lombard St. on Telegraph Hill since 2005. I love my neighborhood and am keen to support the preservation, unique character and quality upgrading of our precious corner of San Francisco.

476 Lombard is a gem of a house with unique, historical brick, tile and stained-glass exterior. I attended the neighborhood open house in January 2019 and was delighted to hear that the owners are preserving the original façade of the house. Moreover, as a woman living with multiple sclerosis, I was extremely happy to learn that the owners are planning to install an elevator and make the interior accessible to people with mobility challenges as part of the renovation. There is a paucity of single-family homes on Telegraph Hill, and even fewer that are accessible to the mobility challenged. It took me two years to find my current home; we desperately need more homes in our neighborhood that are accessible to the disabled and allow residents to age at home.

I have not attended many neighborhood meetings regarding house renovation, but I was quite surprised that I was met on the sidewalk before ever entering the house by a woman who lobbied me to harass and interrogate the owners on their plans. I was shocked by this hostile approach, as I thought the purpose of the open house was to learn about the plans and engage in respectful Q&A.

I applaud the owners for doing such a thoughtful job to upgrade their home to better fit 21st century lifestyles and make it accessible to those with disabilities while preserving its unique historical façade. I hope you will provide swift approval of this project.

Sincerely,



Gail Maderis
364 Lombard St.
415-218-1558

Justin A. Zucker

From: Jacky Chow <jacky@jackyhome.com>
Sent: Monday, December 28, 2020 1:00 PM
To: Justin A. Zucker
Cc: Renee Tannenbaum
Subject: 476 Lombard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Hi Justin,
How are you?

As a homeowner of 454 Lombard, Unit 2 (three buildings up from 476 Lombard), we have received the information about the project that Renee Tannenbaum plans to work on the house at 476 Lombard.

We believe that the scope of the project is consistent with what are typical for a building at that age and we see nothing that any neighbor would have concerns.

Since the project is going through the City of San Francisco planning and permits process, we fully support the project.

Regards,
Jacky Chow and Kathy Ausano.
650-714-7628

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

January 7, 2021

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
c/o David Winslow (david.winslow@sfgov.org)

Re: 476 Lombard Street – Building Permit Application No. 2018.10.19.3722
Planning Dept. Case No.: 2018-017283DRP
Hearing Date: January 14, 2021
Our File No.: 11829.01

Dear President Koppel and Commissioners:

Our office represents Renee and Steven Tannenbaum, owners and sponsor (the “**Tannenbaums**”) of the project at 476 Lombard Street, Assessor’s Block 0062, Lot 017A (the “**Property**”). The Property is improved with a 3-story single-family home in an RH-3 (Residential-House, Three Family) Zoning District. The Tannenbaums propose renovation of the Property to increase the bedroom count, add an elevator for mobility challenged family members, and slight horizontal and vertical expansion to update the home to the needs of a modern family with multiple generations living under one roof full time (the “**Project**”). Project plans are enclosed as **Exhibit A**. We respectfully request the Planning Commission not take Discretionary Review of the Project.

The Discretionary Review (“**DR**”) requester owns the property immediately to the east of the Property (“**DR Requester**”). The DR Requester’s opposition to the Project is based on claims of design review issues with the Retained Elements Special Topic Design Guidelines, the historic elements of the existing home, the number of permitted car parking spaces, and fears pertaining to loss of light and air and vacation rentals. The Tannenbaums have been open to engage with the neighborhood, hosting two pre-application meetings to ensure people in the neighborhood had an opportunity to understand the Project given there was a significant amount of misinformation circulated about the project, e.g., the historicity of the home and vacation rentals. The believed design and code issues have been clarified and the fears have been addressed by the Project Sponsor at a Planning Department staff facilitated mediation. Notwithstanding their position that DR Requester’s claims are not exceptional or extraordinary, the Tannenbaums constructively worked to resolve this matter outside of the Planning Commission but reasonable offers in compromise were rejected.

The Project as proposed has been reviewed by Planning Department staff and found to be code compliant. Staff recommends not taking DR and approving the Project. For these reasons, we submit that no exceptional or extraordinary circumstances have been established that would justify not approving this Project as proposed.

A. PROJECT SITE AND PROJECT BACKGROUND

The Property is an approximate 2,750 square foot mid-block lot on the northern side of Lombard Street between Stockton Street and Grant Avenue in the North Beach neighborhood and the Telegraph Hill – North Beach Residential Special Use District. The Property slopes both front to back and side to side.

Mr. Tannenbaum is disabled and is mobility challenged. The Tannenbaums have three children – two daughters and a son – and three grandchildren. The Tannenbaums moved back into their home yesterday and will be living at the Property with their youngest daughter, whom previously lived in the home. Ms. Tannenbaum's elderly mother receives care from and also will live with the Tannenbaums in the home. In addition, the Tannenbaums' eldest daughter, who is married with three children, and their son and daughter-in-law visit and on occasion spend weeks at a time with the Tannenbaums. Considering that, the Tannenbaums seek to renovate the existing 3-story, 3-bedroom home with one bathroom and garage into a 3-story, 4-bedroom home with three-and-half bathrooms and garage and addition of a personal elevator to allow the Tannenbaums and their family to age in place.

The Project calls for a horizontal expansion of the first floor, extending that floor back 4'-4", to convert an existing storage area into a bedroom with en suite bathroom for Ms. Tannenbaum's mother, and vertical and horizontal expansion of the existing third-floor into a living and dining space to allow for three bedrooms and two bathrooms on the second floor to accommodate the Tannenbaums, their daughter full time, and on occasion their other children and partners and their three grandchildren.

The Project as proposed is an attractive, appropriate, and neighborhood-compatible renovation of the existing single-family home and has gained the support of two neighbors in proximity to the Property.

B. RESPONSES TO DR REQUESTERS' CONCERNS

The DR Requesters have raised five concerns about the Project. Those five concerns are addressed below:

1. The Retained Elements Special Topic Design Guidelines Only Apply to Demolition Projects, Which this is Not

The DR Requester claims that the Project does not meet the Retained Elements Special Topic Design Guidelines. The DR Requester's reference to the Retained Elements Special Topic

Design Guidelines is misplaced because they apply to demolition projects “where visible parts of existing buildings are incorporated into new development.” (Retained Elements Special Topic Design Guidelines, p. 5.) The Project does not call for demolition of the existing home, rather it respectfully retains all the character defining features of the existing home.

The DR Requester’s assertion to apply of the Retained Elements Special Topic Design Guidelines is quizzical given their concerns for the Project respecting the historic elements of the existing home due to the fact that “application of these guidelines will not achieve conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.” (*Id.*)

2. The Home’s Historic Elements are Respected and Retained

While the subject Property is individually eligible for listing in the California Register, it is neither listed by the California Register nor designated as a historic landmark building by the City under Article 10. (November 4, 2019, Historic Resource Evaluation Response, Part 1 attached as **Exhibit B.**) Planning Department staff, however, has found the existing home has some historic elements – not the entire home. The existing home’s character defining features are:

- “Two-story massing at front of lot;
 - Symmetrical front façade;
 - Ground floor brick veneer and recessed entries;
 - Wood sash opalescent/colored windows; and
 - Tripartite parapet and clay tile roof.”
- (*Id.*)

The Project calls for the preservation of the front façade and respectfully maintains all of the character defining features of the home. Consequently, Planning Department staff prepared a Historic Resource Evaluation Response, Part 2 and found:

The project will not alter any character-defining features previously identified in the Historic Resource Evaluation (HRER) Part 1 issued on November 4, 2019. Street-visible exterior alterations consist of the infill of two western light wells for additional floor area, a third floor vertical addition set back 12’-10” from the existing front (south) façade wall, and parapet walls for a new rooftop deck located at the rear half of the building. The addition will maintain the building’s secondary elevation material of horizontal lap siding and contain painted aluminum-clad windows for all fenestration. Due to the scope of work and consistency with the Secretary of the Interior’s Standards for Rehabilitation, the project will not result in a significant adverse impact to the historic resource.

(July 15, 2020, Historic Resource Evaluation Response, Part 2 attached as **Exhibit C**, emphasis added.)

The rear façade of the home does not have any character defining features that could be impacted by the Project's alterations. While the Project calls for terraces at the rear of the second and third floors, they already exist. (See Exhibit A Sheets A5 and A6.) Further, as discussed below in section B.3, the new terraces at the rear of the home will be setback from the shared property line with the DR Requester when they currently go to the property line.

The Project appropriately redesigns the existing rear terraces with addition of a spiral staircase on the third-floor terrace to access the roof deck while not giving a false sense of history. The Preservation Review Team has determined that the rear façade of the existing home does not have historic elements and alteration of the existing terraces and spiral staircase addition will not adversely impact any historic elements of the home. (See Exhibits B-C.)

The Residential Design Guidelines state if “a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street.” (Residential Design Guidelines, p. 24.) While not adding a new floor, respecting the spirit of the guidelines and the two-story massing at the front of lot character defining feature, the proposed third floor is pulled back from the front façade 12'-10.5" and does not extend deeper than already exists. (See Exhibit A Sheets A17.) The significant setback maintains the existing two-story scale of the proposed building from the public right of way and the third-floor cannot be seen from the public right-of-way. (See Exhibit A Sheets A25.)

There are no exceptional or extraordinary circumstances with respect to the massing of the third-floor expansion.

3. No Exceptional or Extraordinary Impacts to Light and Air

The Tannenbaums have strived to design a Project respecting the historic elements at the front façade of the existing building and the existing surrounding buildings. The DR Requester's claim that the Project will significantly adversely impact light and air is not accurate. The Residential Design Guidelines acknowledge that “some reduction of light to neighboring buildings can be expected with a building expansion.” (Residential Design Guidelines, p. 16.) While admittedly there will be some new impacts, the Project calls for removal of elements that go to the Property line and currently impact the DR Requester's property. As such, the Project will have a corresponding offsetting of existing impacts and will not result in exceptional or extraordinary circumstances.

The DR Requester claims that the Project will impact light and air to the rear unit on the first floor that has floor-to-ceiling glass sliding doors on their western façade. The Project will not adversely impact light and air to that unit. The existing home has two terraces at the rear at the second and third floor that extend to the eastern Property line and go as far back as the DR Requester's building. (See Exhibit A Sheets A5 – A6.) The Project calls for adjustment of those two rear terraces to provide a 5' setback from the eastern Property line allowing significant light

and air to reach down to the DR Requester's building that previously could never reach there due to the existing rear terraces.

The DR Requester also claims that the Project will impact light and air received from their property's western lightwell, i.e., on the Property's eastern property line. That is not wholly accurate. The proposed Project provides a lightwell on the eastern side of the Property that both matches the existing lightwell on the western side of the DR Requester's property but also extends to the front on the second floor and the entire front portion of the third floor is setback 3' to provide light and air to the DR Requester's property-line windows even though they that are not protected. (See **Exhibit A** Sheets A16 – A17.)

In an urban environment, there are no impacts to light and air present that are exceptional or extraordinary warranting the Planning Commission to take DR.

4. First Floor Bedroom with En Suite is for Elderly Mother; not for Vacation Rentals

The DR Requester claims that the conversion of the first-floor storage space in the rear of the existing building into a bedroom with en suite bathroom is for vacation rentals. That is not accurate. The proposed first floor bedroom with access to the rear yard is for Ms. Tannenbaum's mother who lives with and receives care from Ms. Tannenbaum. Ms. Tannenbaum's mother is elderly and traversing long distance to use a bathroom is burdensome. While a personal elevator is proposed and accesses all floors of the proposed Project (see **Exhibit A** Sheets A15 – A17), it is only accessed from the first-floor bedroom by way of a small stairway. Thus, it is not reasonably practical for an elderly woman to traverse up stairs and take an elevator ride to access a bathroom on the second or third floor, especially in the middle of the night.

5. Existing Garage is Grandfathered and Two Parking Spaces Permitted

The DR Requester has raised concerns regarding the permissibility of the Projects garage with two off-street parking spaces. The Project calls for maintaining the existing garage and proposes two off-street parking spaces. (See **Exhibit A** Sheet A4 and A15.) While the Property is within the Telegraph Hill – North Beach Residential Special Use District (“SUD”), the controls of the SUD only prevent the addition of off-site parking and “limit the installation of garages.” (Planning Code, Section 249.49.) The SUD does not restrict the maintenance of existing garages. While there are no minimum parking requirements in the RH-3 Zoning District, two parking spaces for the dwelling unit are principally permitted. (Planning Code, Sections 151 and 153(a)(5).)

C. CONCLUSION

We submit that no exceptional or extraordinary circumstances have been identified by the DR Requester justifying the Planning Commission's denial of this Project. The Project is compatible with the surrounding neighborhood's pattern. The Tannenbaums propose a Project that revamps a single-family home to suit the programmatic needs of a multi-generational family with

President Joel Koppel
San Francisco Planning Commission
January 7, 2021
Page 6 of 6

mobility-challenged individuals while preserving all character defining features of the home. The Project renovates the existing home with desirable floor area and increase in bedroom count to permit the Tannenbaum's, Ms. Tannenbaum's mother, and the Tannenbaum's youngest daughter to reside full time under one roof with access to outdoor space and with an extra bedroom for their other children and grandchildren to visit and comfortably spend weeks at a time. For these reasons, we respectfully request the Planning Commission to not take DR and approve the Project as proposed. Thank you for your consideration. We look forward to presenting this Project to you on January 14, 2021.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



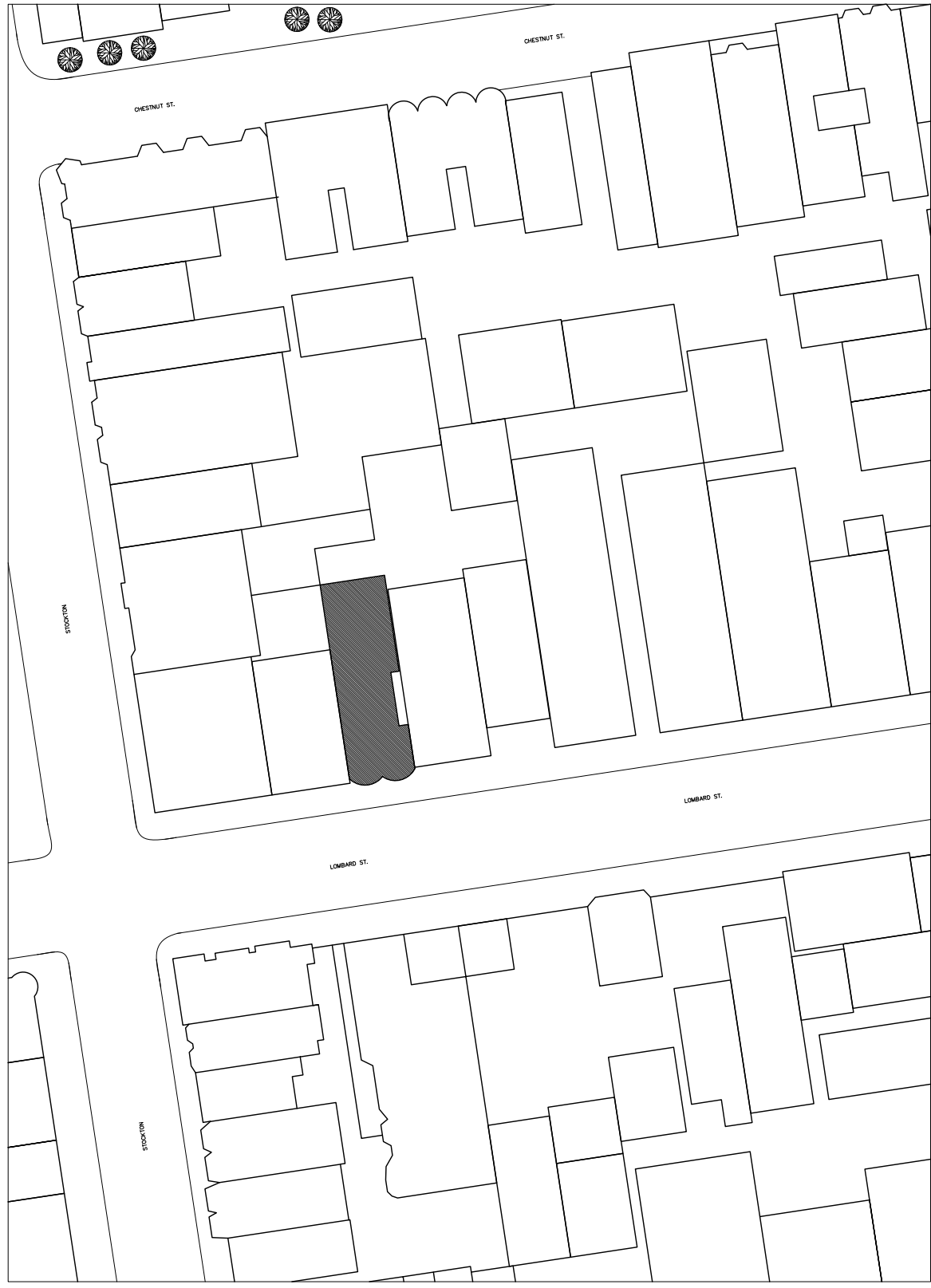
Justin A. Zucker

Enclosures: Exhibit A –Plans
Exhibit B – November 4, 2019, Historic Resource Evaluation Response, Part 1
Exhibit C – July 15, 2020, Historic Resource Evaluation Response, Part 2

cc:

Kathrin Moore, Vice President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner
Renee & Steven Tannenbaum (*via email only*)
Shaum Mehra (*via email only*)

EXHIBIT A



1 (E) BUILDING KEY PLAN
1:500

PROJECT DIRECTORY

BUILDING OWNER:
RENATE & STEVEN TANNENBAUM
476 LOMBARD ST., SAN FRANCISCO, CA 94133
(860) 233-1047

DESIGNER:
SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904

GOVERNMENT AGENCIES:
CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
1650 MISSION ST. #400 SAN FRANCISCO, CA 94103
(415) 558-6378

PROJECT DESCRIPTION

THE PROPOSED PROJECT GENERALLY CONSISTS OF THE REMODEL, ALTERATION, AND ADDITION TO AN EXISTING 3 STORY SINGLE-FAMILY RESIDENCE. PROPOSED SCOPE OF WORK INCLUDES HORIZONTAL ADDITIONS TO FLOORS 1,2 AND 3, AND ADDITION OF A NEW ROOF DECK.

THE SUBJECT PROPERTY MAY BE ELIGIBLE FOR INDIVIDUAL LISTING IN THE CALIFORNIA REGISTER OF HISTORIC PLACES UNDER CRITERIA 3 (ARCHITECTURE). THE PROPOSED SCOPE OF WORK SHALL CONFORM WITH THE PROVISIONS OF SF PLANNING CODE ARTICLE 10: PRESERVATION OF HISTORICAL ARCHITECTURAL AND AESTHETIC LANDMARKS.

CODES & STANDARDS

PART 1 - 2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR (2006 IBC AND 2007 CALIFORNIA AMENDMENTS)
PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR (2005 NEC AND 2007 CALIFORNIA AMENDMENTS)
PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR (2006 UMC AND 2007 CALIFORNIA AMENDMENTS)
PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR (2006 UPC AND 2007 CALIFORNIA AMENDMENTS)
PART 6 - 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24, CCR
PART 9 - 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR
PART 11 - 2016 CALIFORNIA REFERENCE STANDARDS CODE, PART 11, TITLE 24, CCR

RESIDENTIAL REMODEL & ADDITION

476 LOMBARD ST
SAN FRANCISCO, CA, 94133
OWNER: RENATE & STEVEN TANNENBAUM
(860) 233-1047

SCOPE OF WORK:

ADDITION TO (E) THIRD FLOOR
RECONFIGURE (E) SECOND FLOOR
RELOCATE (E) KITCHEN & BATH
TO (N) THIRD FLOOR ADDITION
ADD (N) POWDER ROOM, (N) STAIRCASE,
(N) ROOF DECK & (N) THIRD FLOOR BALCONY
ADD (N) ELEVATOR

BUILDING DATA

APPLICABLE CODE 2016 CBC WITH SAN FRANCISCO COUNTY AMENDMENTS
(E) TYPE OF CONSTRUCTION TYPE V-B

(E) GROSS UNIT AREA 3192 S.F.
-THIRD FLOOR (STORAGE) 163 S.F.
-SECOND FLOOR 1637 S.F.
-FIRST FLOOR 1392 S.F.
-ENTRY 106 S.F.
-GARAGE & STORAGE 1286 S.F.
(N) GROSS UNIT AREA 5258 S.F.
-THIRD FLOOR 1409 S.F.
-SECOND FLOOR 1889 S.F.
-FIRST FLOOR 1469 S.F.
-ENTRY 163 S.F.
-LIVING 451 S.F.
-GARAGE & STORAGE 855 S.F.
-ROOF DECK 448 S.F.

(E) NUMBER OF STORIES THREE
(N) NUMBER OF STORIES (PROJECT AREA) THREE
(E) SPRINKLER SYSTEM NO
(N) SPRINKLER SYSTEM YES
(E) NUMBER OF DWELLING UNITS 1
(N) NUMBER OF DWELLING UNITS 1
BLOCK NUMBER 0062
LOT NUMBER 017A
BUILDING USE RESIDENTIAL
OCCUPANCY TYPE GROUP R3/U
EXITS REQUIRED 2 EXITS
EXITS PROVIDED 2 EXITS

PLANNING CODE SUMMARY

-ZONING DISTRICT: RH-3 (RESIDENTIAL - HOUSE, THREE FAMILY)
-MINIMUM LOT AREA: 2500 SF. (SEC.121)
-MAX.DWELLING UNIT DENSITY: THREE DWELLING UNITS PER LOT OR ONE DWELLING UNIT PER 800 SF OF LOT AREA. A REMAINING FRACTION OF ONE-HALF OR MORE OF THE MINIMUM OF LOT AREA PER DWELLING UNIT SHALL BE ADJUSTED UPWARD TO THE NEXT HIGHER WHOLE NUMBER OF DWELLING UNITS. (SEC.207(b)(1)).
-SIDE YARD SETBACK: NONE REQUIRED
-FRONT YARD SETBACK: AVERAGE OF ADJACENT BUILDING. (SEC.132)
-REAR YARD SETBACK: 45% OF LOT DEPTH,EXCEPT OF REDUCTIONS BASED UPON AVERAGE OF ADJACENT BUILDING;IF AVERAGE, LAST 10 FT. IS LIMITED TO HEIGHT OF 30FT. AND A MINIMUM OF 25% OF LOT DEPTH BUT NO LESS THAN 15 FT. (SEC. 134(C)(1))
-MAX.HEIGHT LIMIT: 40'-X: 40'-0" (AS MEASURED FROM AVERAGE CURB ELEVATION) WITH PARAPETS UP TO A MAXIMUM HEIGHT OF 4' ABOVE BUILDING HEIGHT LIMIT. (SEC 260 (b)(2)(A)).
-OPEN SPACE: 100 SF PER DWELLING UNIT,WITH A MINIMUM 6' WIDTH FOR DECKS AND BALCONIES AND A 10' WIDTH AT GRADE. (SEC. 135(d)(1)).
-CAR PARKING REQ'TS: ONE OFF-STREET PARKING SPACE PER UNIT. (SEC.151)
-BICYCLE PARKING: ONE CLASS 1 BICYCLE PARKING SPACE PER UNIT. (SEC.155.1(b)(1)).

ABBREVIATIONS

& @ # (E) (F) (N) (R) A.B. A/C A.C. A.C.T. TILE ADJ. AGGR. ALUM. ALT. ANOD. APPROX. ARCH. B. BLDG. BLK. BM. B.O.J. BOT. B.U.R. CEM. CER. C.I. C.J. CLG. CLR. CONC. CONSTR. CONT. CONTR. CORR. DBL. DET.	AND AT NUMBER OR POUND EXISTING FUTURE NEW (PROVIDE & INSTALL) REINSTALLED ANCHOR BOLT AIR CONDITIONING ASPHALTIC CONCRETE ACOUSTICAL CEILING ADJUSTABLE AGGREGATE ALUMINUM ALTERNATE ANODIZED APPROXIMATE ARCHITECTURAL BACK OF, OR BOTTOM OF BUILDING BLOCK BEAM BOTTOM OF JOISTS BOTTOM BUILT-UP ROOFING CEMENT CERAMIC CAST IRON CONSTRUCTION JOINT OR COLD JOINT CEILING CLEAR CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR DOUBLE DETAIL	D.F. DIA. DIM. DN. D.O. DR. D.S. DWG. EA. E.J. ELEV. ELEC. E.N. EQ. E.S. EXP. EXT. FIN. FL. F.D. F.O.C. F.O.F. F.O.S. FT. FTG. FURR. GA. GALV. G.B. GL. GR. G.S.M. G.W.B. HC. HDR. HDWE. H.M. HORIZ. HR. HVAC	DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOOR OPENING DOOR DOWNSPOUT DRAWING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENDNAIL EQUAL EXPANSION SHIELD EXP. EXTERIOR FINISH FLOOR FLOOR DRAIN FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FOOT OR FEET FOOTING FURRING GAUGE GALVANIZED GRAB BAR GLASS GRADE GALVANIZED SHEET METAL GYPSUM WALL BOARD HANDICAPPED HEADER HARDWARE HOLLOW METAL HORIZONTAL HOUR HEATING/VENTILATION/ AIR CONDITIONING	HT. I.A.W. I.D. INSUL. K.P. LAB. LT. MAT. MAX. M.B. MECH. MEMB. MFR. MIN. MISC. M.S. MTD. MTL. N.I.C. NO. NOM. N.T.S. O. OBS. O.C. O.D. OFF. OPNG. OPP. P.B. PARA. P.D.F. PL. P.LAM. PLAS. PLYWD. P.O.C. PR. P.T.	HEIGHT IN ACCORDANCE WITH INSIDE DIAMETER INSULATION KICKPLATE LABORATORY LIGHT MATERIAL MAXIMUM MACHINE BOLT MECHANICAL MEMBER MANUFACTURER MINIMUM OR MINUTE MISCELLANEOUS MACHINE SCREW MOUNTED METAL NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER OBSOLETE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE PANIC BAR PARAGRAPH POWDER DRIVEN FASTENER PLATE PLASTIC LAMINATE PLASTER PLYWOOD POINT OF CONNECTION PAIR PRESSURE TREATED POINT	PTN. REF. REINF. RM. R.O. SCHED. SECT. SH. SHT. SHEET SHTG. SIM. S.M. S.M.S. SPEC. SQ. SST. STD. STRUCT. STL. SUSP. SYMMETRICAL TEL. THICK T.B.R. T.N. T.P. T.S. TYP. UNF. U.O.N. V.C.T. VERT. V.W.C. W/O WP. WS. WSCOT WT. W.W.F.	PARTITION REFERENCE REINFORCE OR REINFORCING ROOM ROUGH OPENING SCHEDULE SECTION SHELF SHEET SHEATHING SIMILAR SHEET METAL SHEET METAL SCREW SPECIFICATION SQUARE STAINLESS STEEL STANDARD STRUCTURAL STEEL SUSPENDED SYMMETRICAL TELEPHONE THICK TO BE REMOVED TOENAIL TOILET PAPER HOLDER TOP OF SLAB TYPICAL UNFINISHED UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VERTICAL VINYL WALL COVERING WITHOUT WATERPROOF WEATHERSTRIPPING WAINSCOT WEIGHT WELDED WIRE FABRIC
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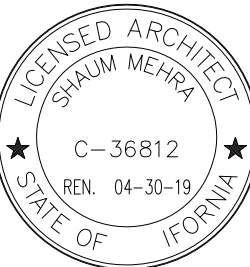
SYMBOLS

ENTRY 101	ROOM NAME & NUMBER		BUILDING SECTION
101	DOOR NUMBER		ELEVATION TARGET
B	WINDOW TYPE		WALL SECTION
A	SHEET NOTE		DETAIL TARGET
1 4 A3 2	ROOM ELEVATIONS		(E) ITEM TO BE REMOVED
G	GRID REFERENCE		(E) ITEM TO REMAIN
			(E) ITEM TO BE RELOCATED
	PROJECT NORTH		(N) ITEM

SHEET INDEX

SHT. NO.	DWG. NO.	SHEET TITLE
1	A0	TITLE SHEET / KEY PLAN
2	A1	NEIGHBORHOOD VICINITY PLAN
3	A2	DEMOLITION DIAGRAM/CALCULATIONS
4	A3	EGRESS CALCULATIONS / DIAGRAMS
5	A4	(E) FIRST FLOOR PLAN
6	A5	(E) SECOND FLOOR PLAN
7	A6	(E) THIRD FLOOR PLAN
8	A7	(E) ROOF PLAN
9	A8	(E) SOUTH ELEVATION
10	A9	(E) EAST ELEVATION
11	A10	(E) NORTH ELEVATION
12	A11	(E) WEST ELEVATION
13	A12	(E) BUILDING SECTION
14	A13	(E) BUILDING SECTION
15	A14	NEIGHBORHOOD VICINITY PLAN
16	A15	(N) FIRST FLOOR PLAN
17	A16	(N) SECOND FLOOR PLAN
18	A17	(N) THIRD FLOOR PLAN
19	A18	(N) ROOF DECK PLAN
20	A19	(N) SOUTH ELEVATION
21	A20	(N) EAST ELEVATION
22	A21	(N) NORTH ELEVATION
23	A22	(N) WEST ELEVATION
24	A23	(N) BUILDING SECTION
25	A24	(N) BUILDING SECTION

REV.	DATE	BY
-	-	-



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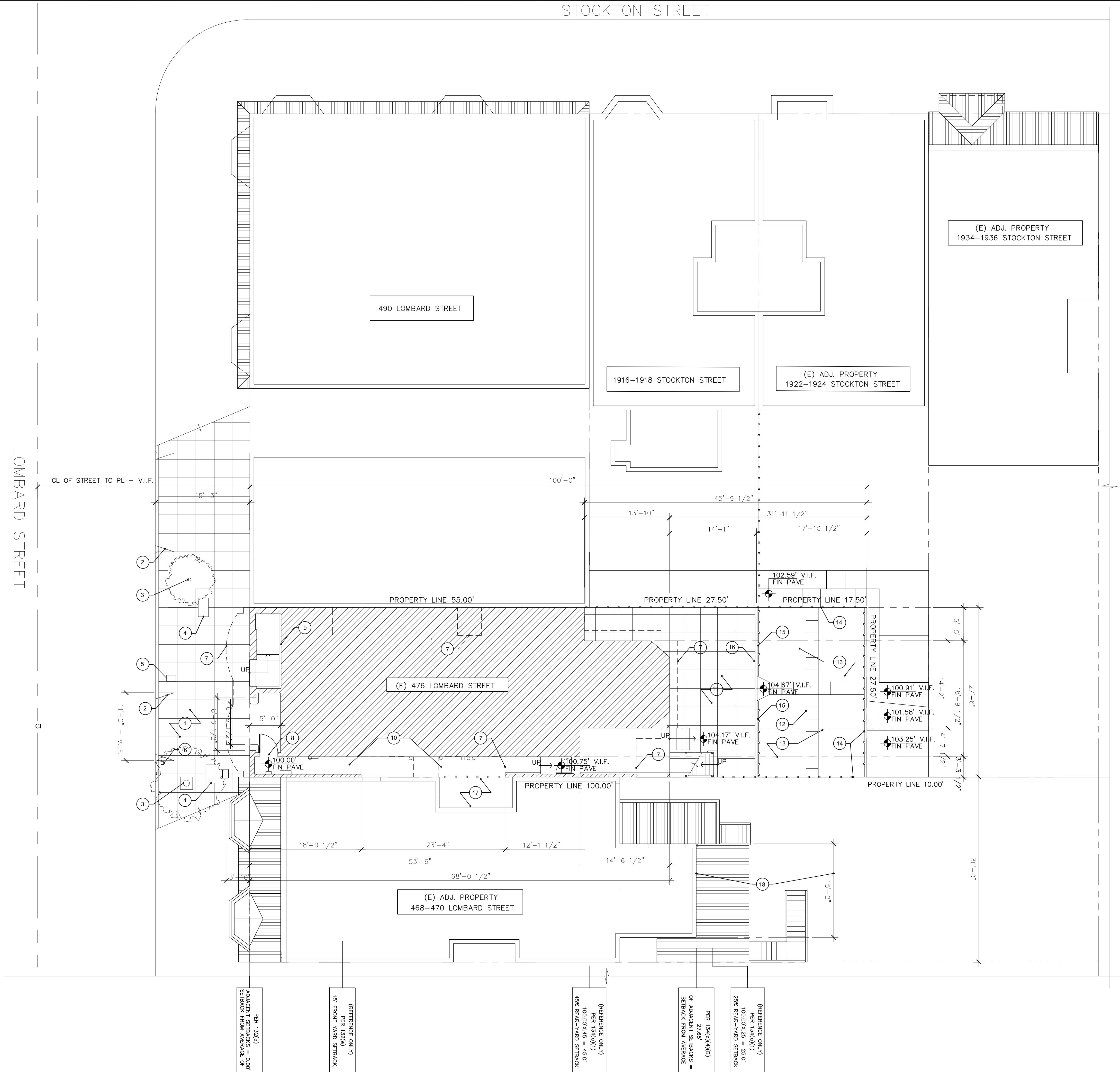
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RESIDENTIAL ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
RENATE & STEVEN TANNENBAUM

TITLE SHEET
KEY PLAN

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

A0
1 OF - SHEETS



DEMOLITION GENERAL NOTES

1. ALL DEMOLITION WORK SHALL MEET REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE & ALL OTHER APPLICABLE REGULATIONS & ORDINANCES INCLUDING ANY AMENDMENTS BY THE CITY OF RIDGECREST.
2. REMOVE & SALVAGE ALL EQUIPMENT & OTHER ITEMS AS DESIGNATED BY OWNER & STORE ITEMS AT A LOCATION DESIGNATED BY OWNER.
3. REMOVE ALL PLUMBING FIXTURES, FITTINGS, FLOOR DRAINS, SUPPLY & WASTE PIPE AS NEEDED. CAP PIPES & VENTS TO REMAIN. PATCH ANY PENETRATIONS THROUGH ROOF & EXTERIOR WALLS. ALL WORK SHALL BE DONE BY AN QUALIFIED PLUMBER.
4. REMOVE ALL SWITCHES, J-BOXES, CONDUITS, WIRING & OTHER ITEMS IN (E) WALLS & CEILING AREAS AS NEEDED FOR (N) WORK. CONDUCTORS SHALL BE REMOVED ALL THE WAY BACK TO A ELEC. SUB PANEL OR A J-BOX IN AN (E) WALL TO REMAIN. ALL WORK SHALL BE DONE BY AN QUALIFIED ELECTRICIAN.
5. REMOVE ALL DOORS, WINDOWS & WALLS AS NEEDED FOR (N) WORK. CONSULT ARCHITECT WHERE NECESSARY FOR EXTENT OF DEMOLITION. REMOVE INTERIOR WALL FINISHES TO FRAMING SUBSTRATE AS NEEDED.
6. SAWCUT (E) CONCRETE SLAB AS NEEDED FOR (N) WORK. PATCH & FILL (E) SLAB AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE FOR (N) FINISH.
7. DEMOLITION CONTRACTOR SHALL BRACE & SHORE (E) STRUCTURE AS NECESSARY DURING DEMOLITION & REMOVAL PROCEDURES.
8. CONTRACTOR SHALL PROTECT ALL STRUCTURES, UTILITIES, LANDSCAPING, ETC., THAT ARE TO REMAIN. ANY DAMAGE DUE TO THE CONTRACTORS NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. CONTRACTOR SHALL REMOVE ALL DEMOLITION MATERIALS OFF SITE PROMPTLY. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND CREATE A NUISANCE.
10. NOTE: (E) BUILDING IS AN OCCUPIED FACILITY. COORDINATE ALL WORK W/ OWNER'S DESIGNATED REPRESENTATIVE DURING ALL CONSTRUCTION PROCEDURES.

GENERAL EXISTING SITE PLAN NOTES

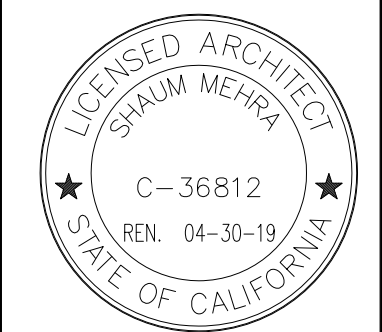
1. THIS DRAWING DOES NOT CONSTITUTE A SURVEY.
2. ALL DIMENSIONS ON THIS SHEET TO FACE OF EXTERIOR FINISH, U.O.N.

EXISTING SITE PLAN KEY NOTES

- 1 (E) XX'-XX" WIDE DRIVEWAY
- 2 (E) CURB CUT
- 3 (E) STREET TREE
- 4 (E) PG&E
- 5 (E) SFWD
- 6 (E) SEWER
- 7 (E) LINE OF ROOF ABOVE
- 8 (E) PEDESTRIAN GATE
- 9 (E) MAIN ENTRY
- 10 (E) TRADESMAN PATH / BREEZEWAY
- 11 (E) CONCRETE PATIO
- 12 (E) CONCRETE PATH
- 13 (E) PLANTING AREA
- 14 (E) X'-X" H. WOOD FENCE
- 15 (E) X'-X" H. WOOD FENCE
- 16 (E) CONC. CURB
- 17 (E) NEIGHBORING LIGHTWELL
- 18 BASIS OF REAR YARD SETBACK AVERAGE - EXISTING 20' HIGH WALL OR TWO STORIES, WHICHEVER IS LESS; AND 50% OF LOT WIDTH

1
A1
NEIGHBORHOOD VICINITY PLAN
1/8" = 1'-0"

REV.	DATE	BY
-	-	-



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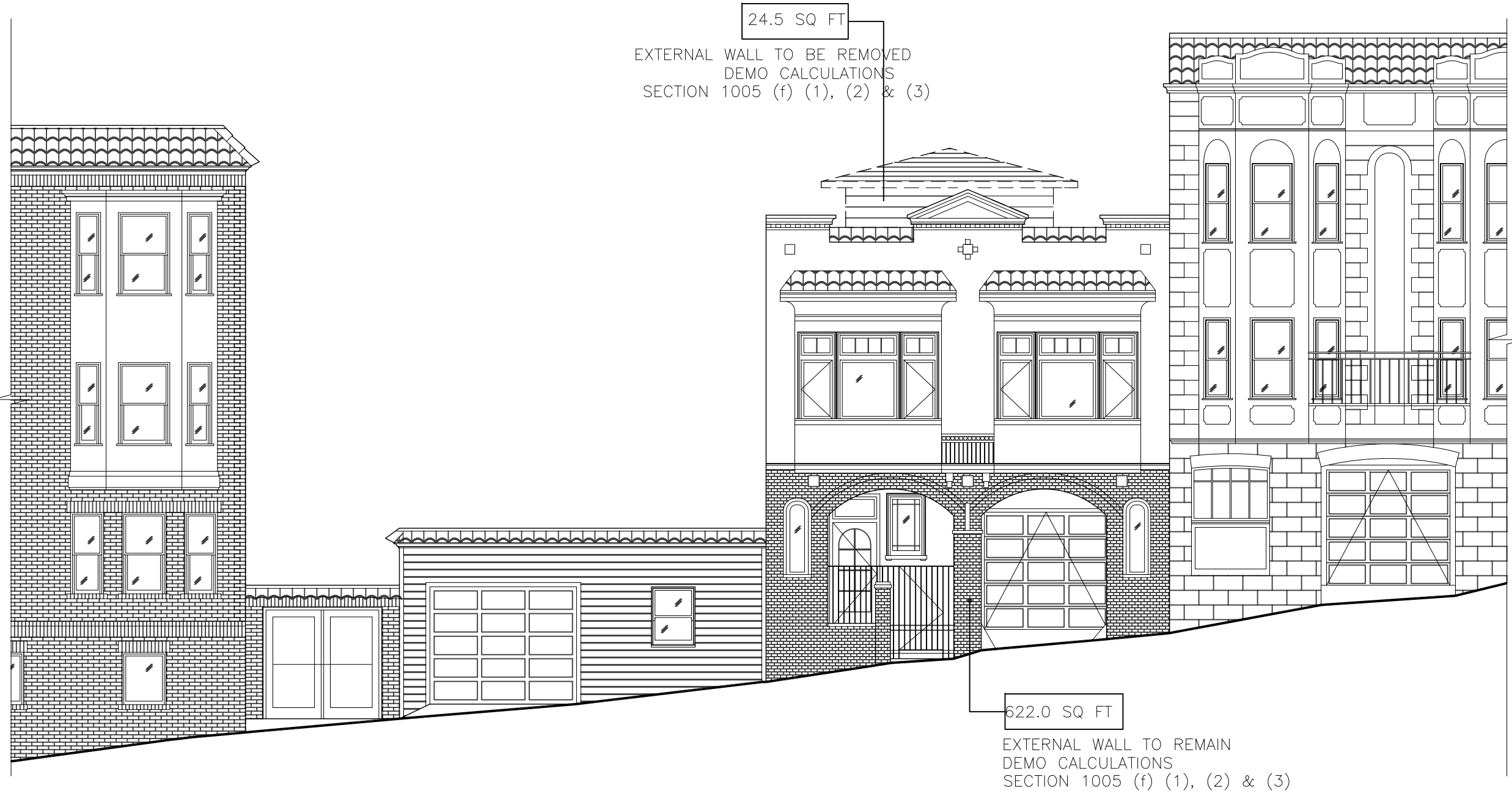


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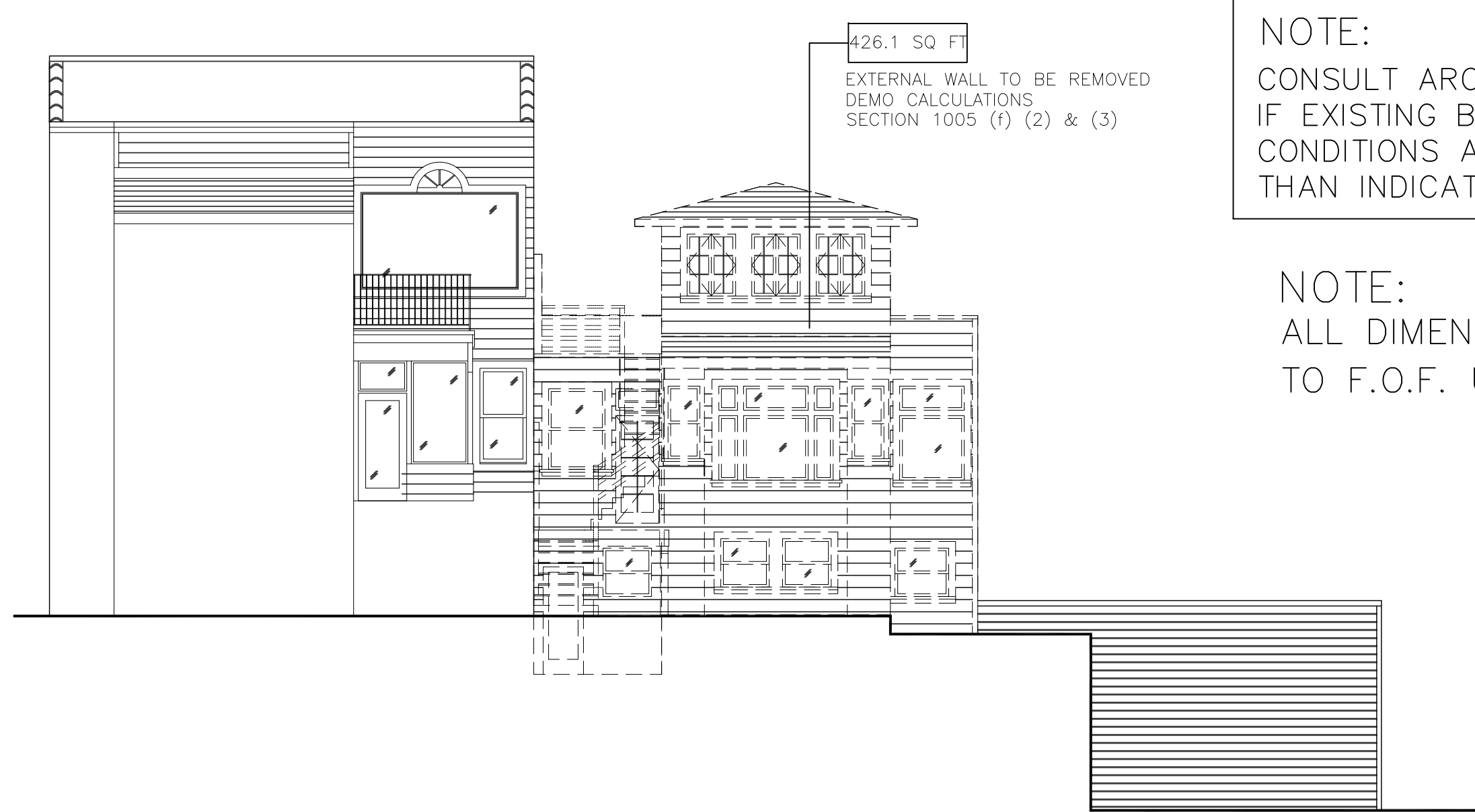
LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
NEIGHBORHOOD VICINITY PLAN

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

A1
1 OF - SHEETS



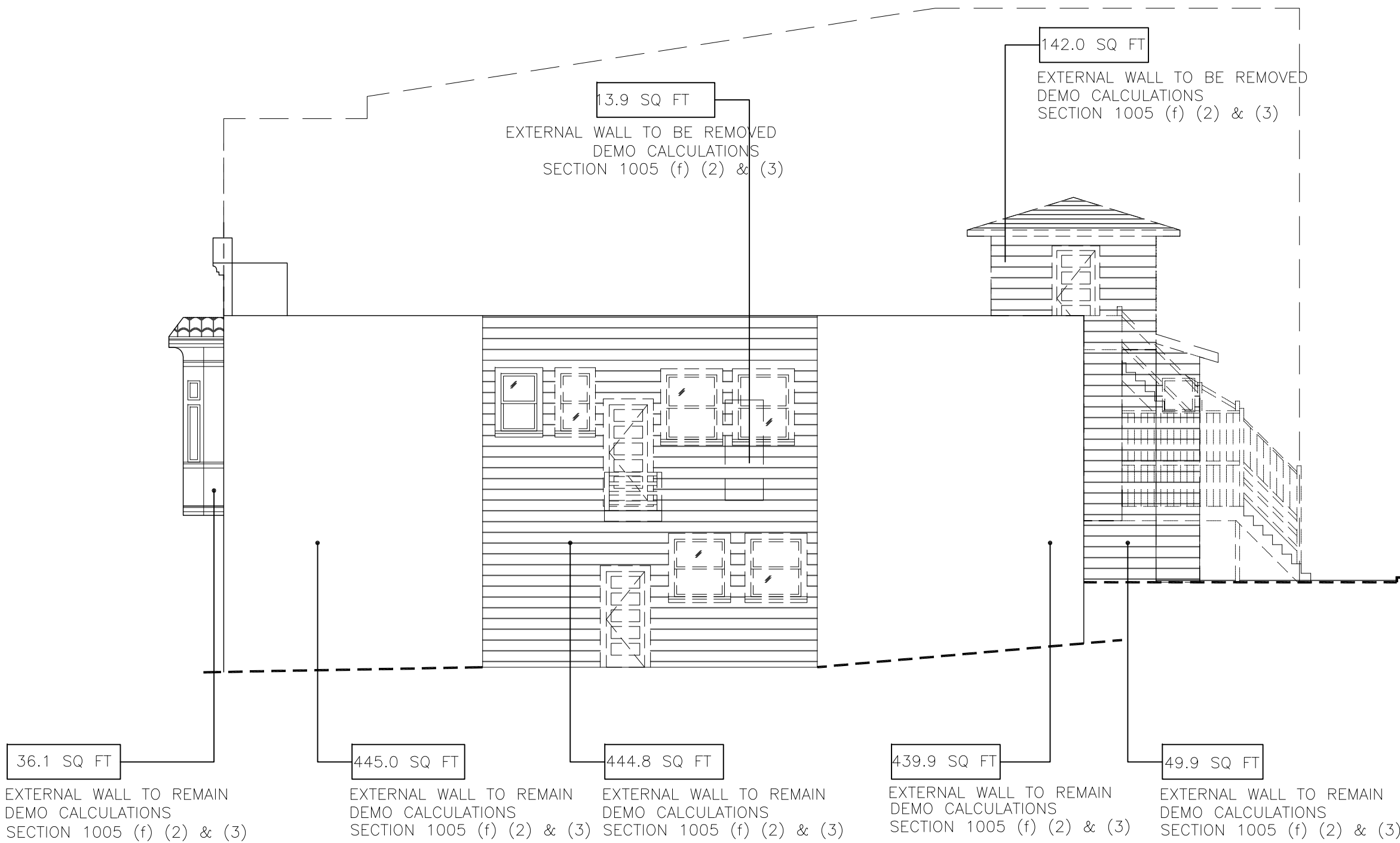
2 SOUTH ELEVATION - DEMOLITION DIAGRAM/CALCULATIONS
A2
1/4" = 1'-0"



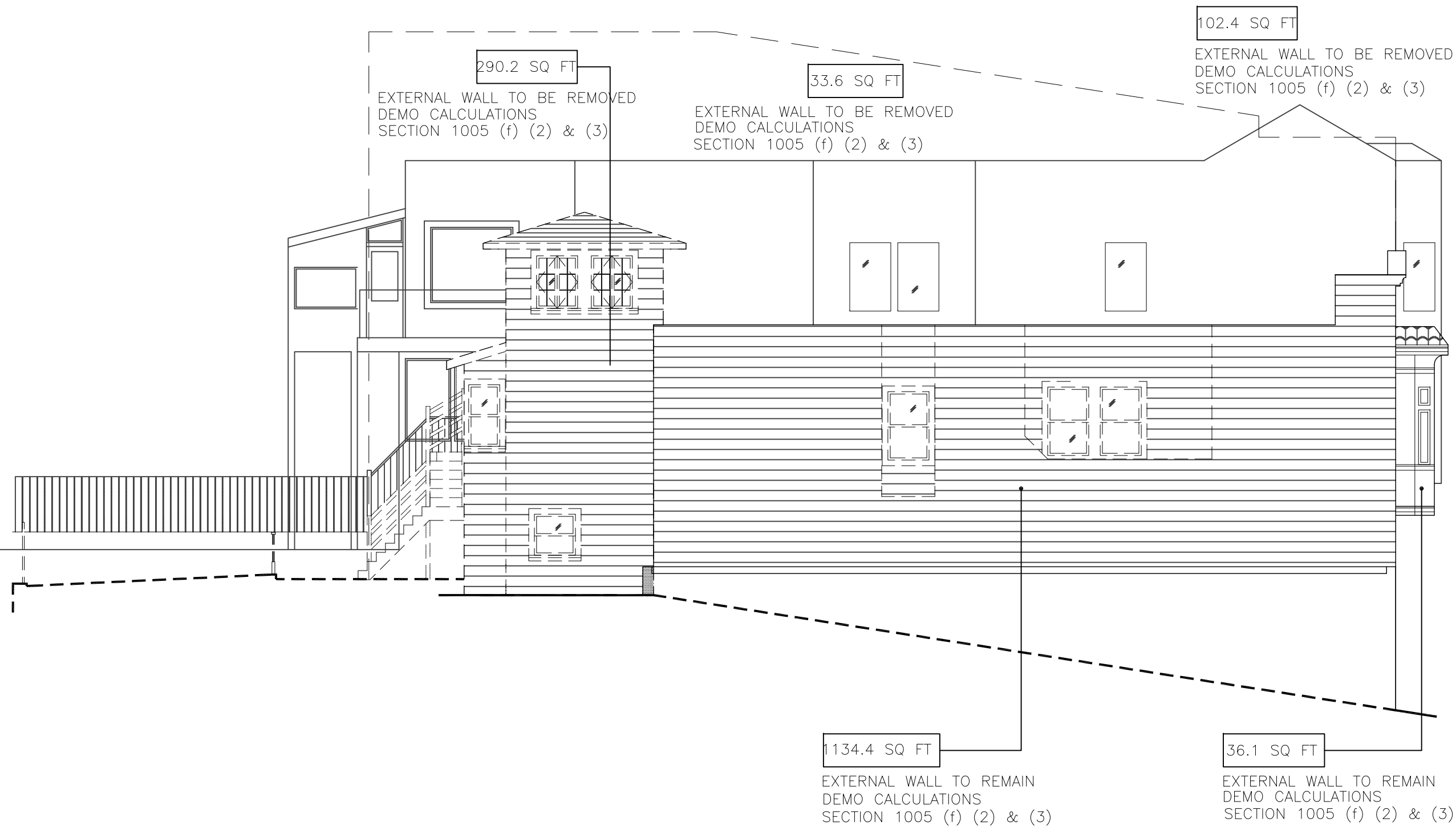
4 NORTH ELEVATION - DEMOLITION DIAGRAM/CALCULATIONS
A2
1/4" = 1'-0"

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.



1 EAST ELEVATION - DEMOLITION DIAGRAM/CALCULATIONS
A2
1/4" = 1'-0"



3 WEST ELEVATION - DEMOLITION DIAGRAM/CALCULATIONS
A2
1/4" = 1'-0"

PLANNING CODE – ARTICLE 10, DEMOLITION CALCULATIONS

SECTION 1005(f) FOR PURPOSES OF THIS ARTICLE 10, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:
(1) REMOVAL OF MORE THAN 25 PERCENT OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR
(2) REMOVAL OF MORE THAN 50 PERCENT OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR
(3) REMOVAL OF MORE THAN 25 PERCENT OF EXTERNAL WALLS FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR
(4) REMOVAL OF MORE THEN 75 PERCENT OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES
UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE.

1005 (f)(1) – CALCULATION

EXTERNAL WALLS FACING A PUBLIC STREET TO REMAIN:	622.0 SF
EXTERNAL WALLS FACING A PUBLIC STREET TO BE REMOVED:	24.5 SF
TOTAL AREA OF EXTERNAL WALL FACING A PUBLIC STREET:	646.5 SF

PERCENT OF STREET FACADE EXTERNAL WALL TO BE REMOVED: 3.8% < 25% MAX

1005 (f)(2) – CALCULATION

ELEVATION	AREA TO REMAIN (SF)	AREA TO BE REMOVED (SF)	TOTAL AREA (SF)
SOUTH (FRONT)	622.0 SF	24.5 SF	646.5 SF
EAST	1415.7 SF	155.9 SF	1571.6 SF
NORTH (REAR)	0.0 SF	426.1 SF	426.1 SF
WEST	1170.5 SF	426.2 SF	1596.7 SF
TOTALS	3208.2 SF	1032.7 SF	4240.9 SF

PERCENT OF ALL EXTERNAL WALLS TO BE REMOVED FROM USE AS EXTERNAL WALLS: 24.4% < 50% MAX

1005 (f)(3) – CALCULATION

ELEVATION	AREA TO REMAIN (SF)	AREA TO BE REMOVED (SF)	TOTAL AREA (SF)
SOUTH (FRONT)	622.0 SF	24.5 SF	646.5 SF
EAST	1415.7 SF	155.9 SF	1571.6 SF
NORTH (REAR)	0.0 SF	426.1 SF	426.1 SF
WEST	1170.5 SF	426.2 SF	1596.7 SF
TOTALS	3208.2 SF	1032.7 SF	4240.9 SF

PERCENT OF ALL EXTERNAL WALLS TO BE REMOVED FROM USE AS EXTERNAL OR INTERNAL WALLS: 24.4% < 25% MAX

1005 (f)(4) – CALCULATION – REFER TO SHEET A0.2

PLANNING CODE – SECTION 317, DEMOLITION CALCULATIONS

SECTION 317(b)(2) RESIDENTIAL DEMOLITION SHALL MEAN ANY OF THE FOLLOWING:
(A) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED; OR
(B) PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL; OR
(C) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA; OR
(D) THE PLANNING COMMISSION MAY REDUCE THE ABOVE NUMERICAL ELEMENTS OF THE CRITERIA IN SUBSECTIONS (b)(2)(B) AND (b)(2)(C), BY UP TO 20% OF THEIR VALUES SHOULD IT DEM THAT ADJUSTMENT IS NECESSARY TO IMPLEMENT THE INTENT OF THIS SECTION 317, TO CONSERVE EXISTING SOUND HOUSING AND PRESERVE AFFORDABLE HOUSING.

317 (b)(2)(B) – CALCULATION

ELEVATION	AREA TO REMAIN (SF)	AREA TO BE REMOVED (SF)	TOTAL AREA (SF)
FRONT FACADE (SOUTH)	622.0 SF	0.0 SF	622.0 SF
REAR FACADE (NORTH)	0.0 SF	426.1 SF	426.1 SF
TOTALS	622.0 SF	426.1 SF	1048.1 SF

PERCENT OF SUM OF FRONT AND REAR FACADES TO BE REMOVED: 40.7% < 50% MAX
* REFER TO SHEET A0.2 FOR CALCULATION OF LINEAL FEET OF EXTERNAL WALLS TO BE REMOVED AT THE FOUNDATION LEVEL

317 (b)(2)(C) – CALCULATION

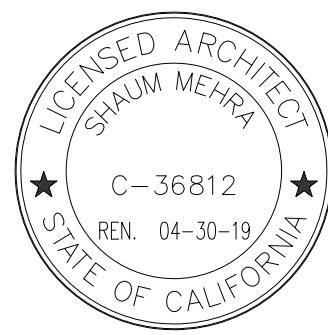
ELEVATION	AREA TO REMAIN (SF)	AREA TO BE REMOVED (SF)	TOTAL AREA (SF)
SOUTH (FRONT)	622.0 SF	24.5 SF	646.5 SF
EAST	1415.7 SF	155.9 SF	1571.6 SF
NORTH (REAR)	0.0 SF	426.1 SF	426.1 SF
WEST	1170.5 SF	426.2 SF	1596.7 SF
TOTALS	3208.2 SF	1032.7 SF	4240.9 SF

PERCENT OF ALL EXTERNAL WALLS TO BE REMOVED FROM USE AS EXTERNAL OR INTERNAL WALLS: 24.4% <50% MAX

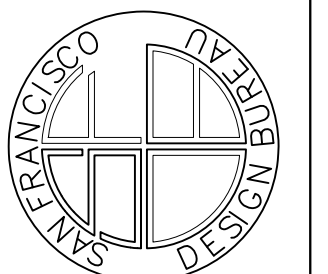
LEGEND

----- CONSTRUCTION TO BE REMOVED
[Hatched Box] AREA OF DEMOLITION

REV.	DATE	BY
–	–	–



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OWNER:

DEMOLITION DIAGRAM/CALCULATIONS
I

DATE: 06–24–19

SCALE: AS NOTED

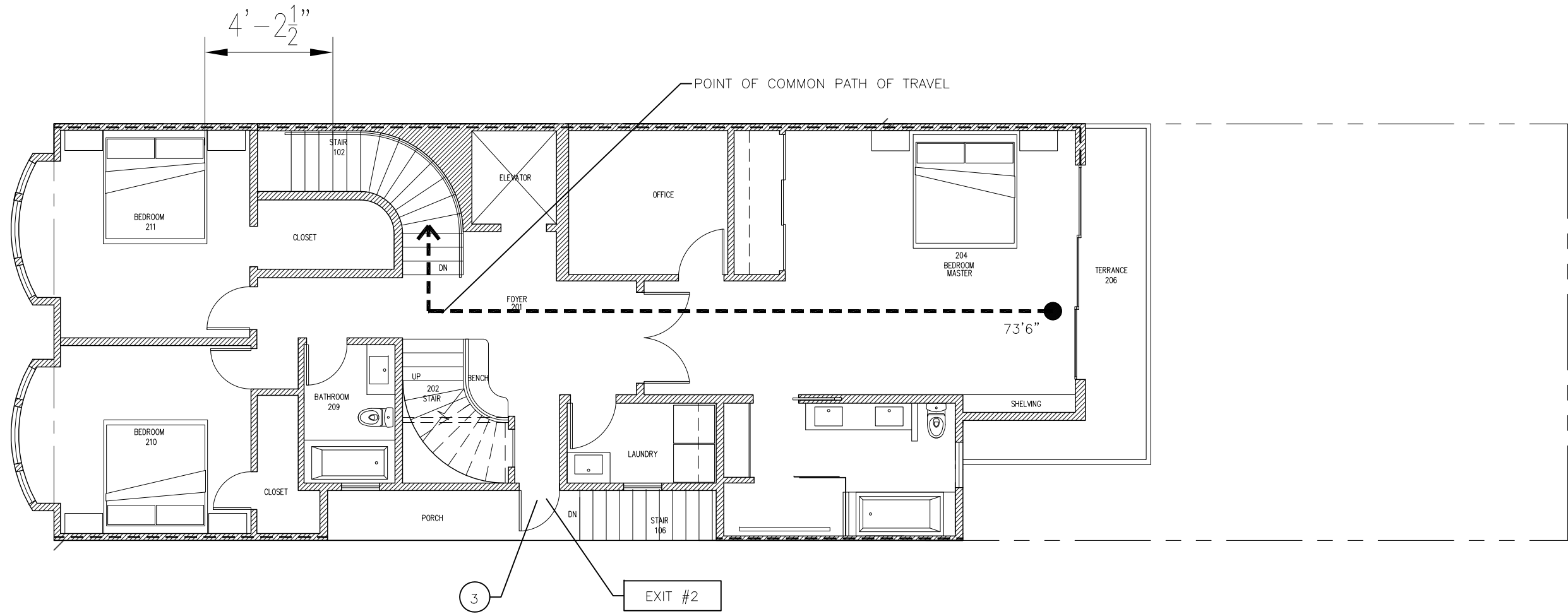
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JOB # 1817

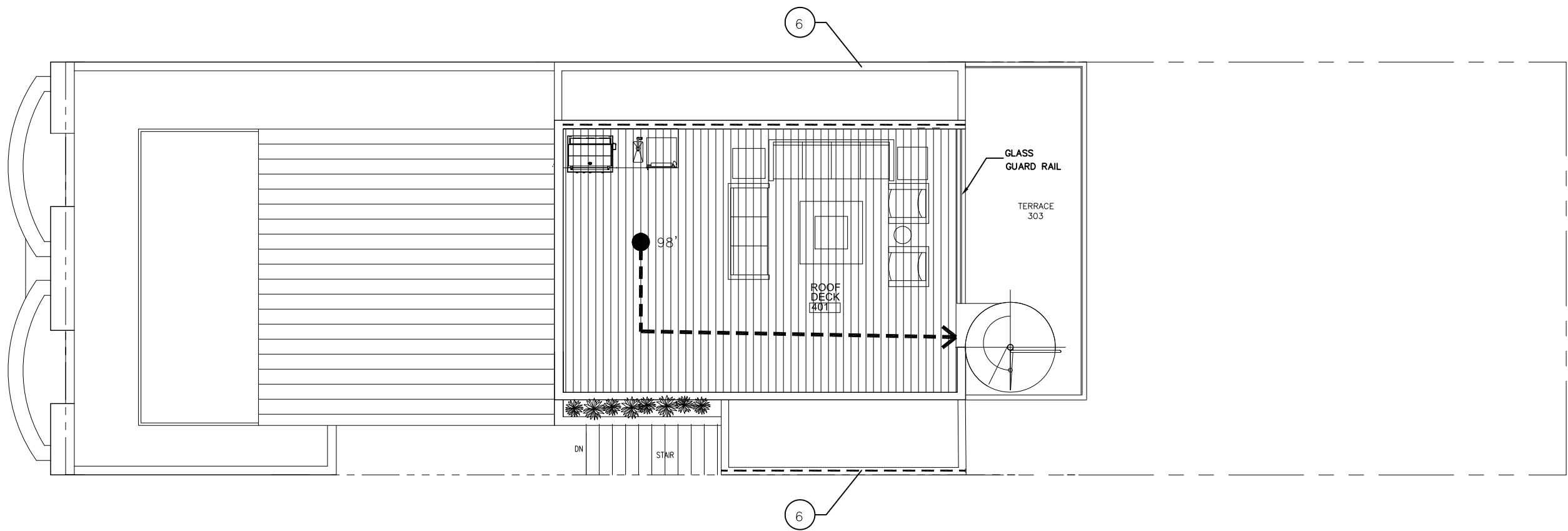
DRAWING NUMBER

A2

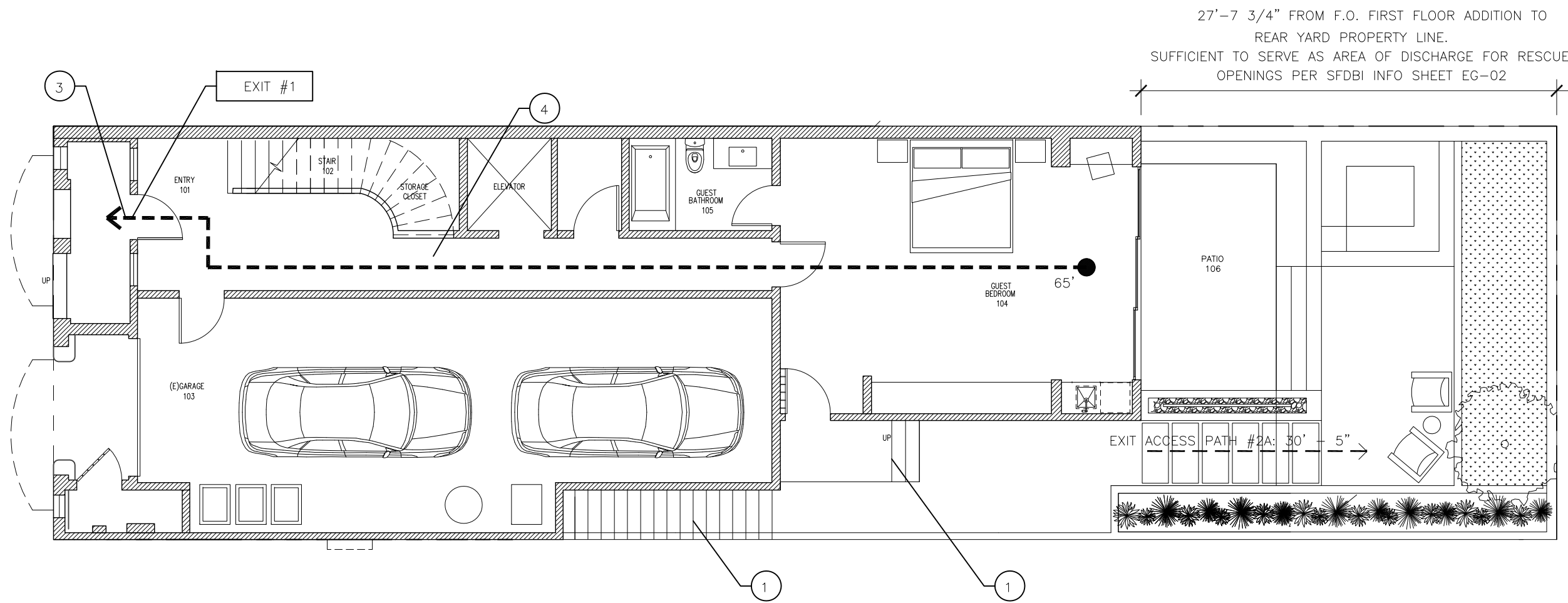
1 OF – SHEETS



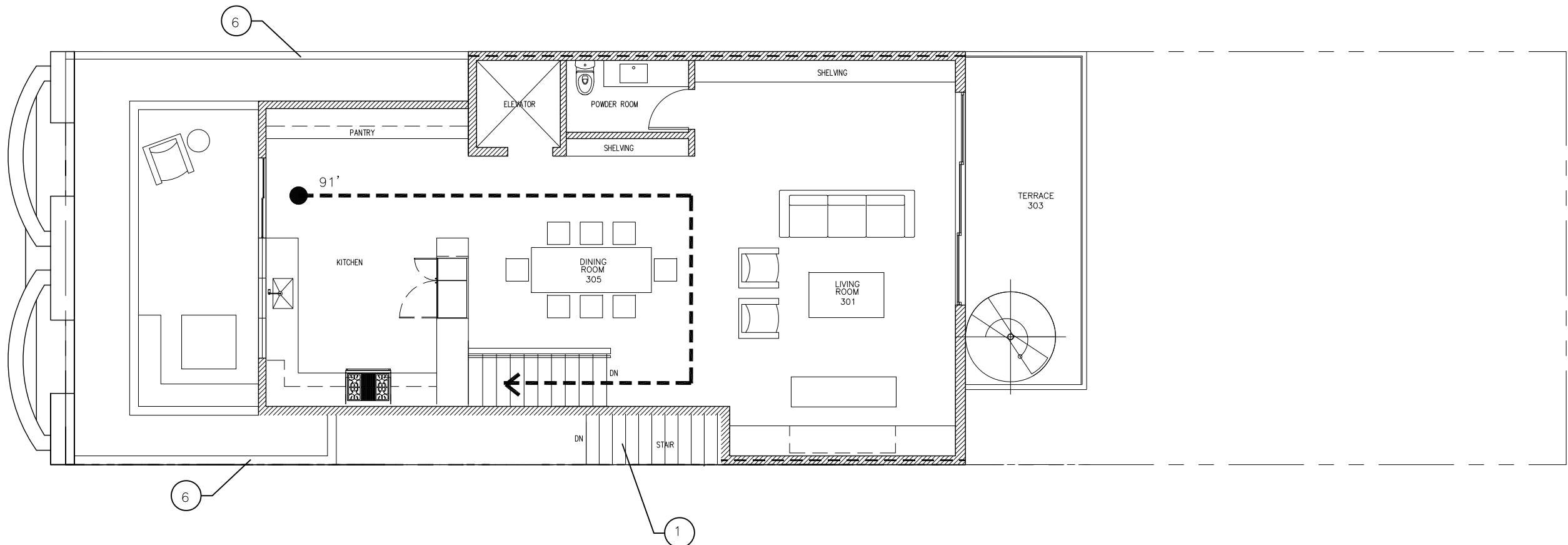
2 SECOND FLOOR EGRESS CALCULATIONS / DIAGRAMS
A3 1/4" = 1'-0"



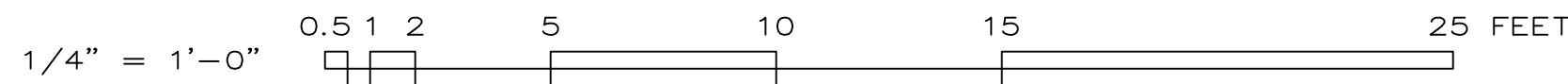
4 FOURTH FLOOR EGRESS CALCULATIONS / DIAGRAMS
A3 1/4" = 1'-0"



1 FIRST FLOOR EGRESS CALCULATIONS / DIAGRAMS
A3 1/4" = 1'-0"



3 THIRD FLOOR EGRESS CALCULATIONS / DIAGRAMS
A3 1/4" = 1'-0"



EGRESS GENERAL NOTES

INFORMATION REFER TO A1-SERIES DRAWINGS.

EGRESS PLAN NOTES

- 7 3/4" MAX. RISER HEIGHT AND 10" MIN. TREAD DEPTH (AT WALKLINE FOR WINDER STAIRS)
- MOST REMOTE POINT OF COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS DOORWAY
- EXIT PASSAGE WAY
- EXIT DISCHARGE
- 1 HR FIRE RATED PARAPET

MEANS OF EGRESS

MAXIMUM COMMON PATH OF EGRESS TRAVEL:

CBC 1006.3.2 : A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:
1) THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.2(1) OR 1006.3.2(2).
2) ROOMS AREAS AND SPACES AT THE LEVEL OF EXIT DISCHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.

TABLE 1006.3.2(1): OCCUPANCY R-3 = 125' WITH SPRINKLER SYSTEM

ROOF TO THIRD FLOOR= 29' - 6"
18' - 4"

THIRD TO SECOND FLOOR= 35' - 10"
17' - 5"

TOTAL DISTANCE= 101' - 1" < 125' - 0"

EXIT ACCESS TRAVEL DISTANCE:

CBC 1017.2 : EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2

TABLE 1017.2: OCCUPANCY R = 250' WITH SPRINKLER SYSTEM

EXIT #1 DISTANCE TO DISCHARGE
COMMON PATH OF = 101' - 1"
EGRESS TRAVEL

SECOND TO FIRST FLOOR= 11' - 6"
17' - 4"

FIRST FLOOR TO EXIT= 9' - 4"
15' - 0"

EXIT #1 TOTAL DISTANCE= 139' - 3" < 250' - 0"

EXIT #2A DISTANCE TO DISCHARGE

COMMON PATH OF = 101' - 1"
EGRESS TRAVEL

SECOND TO FIRST FLOOR= 15' - 0"
25' - 11"

FIRST FLOOR TO EXIT= 30' - 5"

EXIT #2 TOTAL DISTANCE= 172' - 5" < 250' - 0"

EXIT #2B DISTANCE TO DISCHARGE

COMMON PATH OF = 101' - 1"
EGRESS TRAVEL

SECOND TO FIRST FLOOR= 15' - 0"
25' - 11"

FIRST FLOOR TO EXIT= 69' - 10"

EXIT #2 TOTAL DISTANCE= 211' - 10" < 250' - 0"

EXIT AND EXIT ACCESS DOORWAY SEPARATION DISTANCE:

CBC 1007.1.1 EX. 2 : WHERE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

OVERALL DIAGONAL DIMENSION = 70' - 9"

ONE-THIRD DIMENSION = 23' - 7"

SEPARATION DISTANCE = 11' - 6"
15' - 0"
26' - 6" > 23' - 7"

VERTICAL EGRESS TRAVEL DISTANCE:

CRC R311.4 : ...FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET.

FURTHEST POINT AT ROOF DECK
TO EDGE OF TOP RISER [29' - 6" > 50' - 0"]

EGRESS / OCCUPANT LOAD CALCULATION

ROOM / AREA	AREA (GSF)	OCCUPANCY TYPE	OCCLOAD FACTOR	OCCUPANCY LOAD
1. GARAGE / MECH	+/- 833 GSF	U	200	5
2. FLR 1, ENTRY	+/- 132 GSF	R-3	200	1
3. FLR 1, GUEST BED	+/- 440 GSF	R-3	200	3
4. FLR 2, BEDS / BATHS	+/- 1561 GSF	R-3	200	8
5. FLR 2, REAR DECK	+/- 182 GSF	R-3	200	1
6. FLR 3, LIVING / KITCHEN DINING / POWDER	+/- 971 GSF	R-3	200	5
7. FLR 3, FRONT DECK	+/- 158 GSF	R-3	200	1
8. FLR 3, REAR DECK	+/- 170 GSF	R-3	200	1
9. ROOF DECK	+/- 491 GSF	R-3	200	3
TOTAL AREA (GSF) +/- 4938 GSF				TOTAL OCCUPANCY LOAD 28

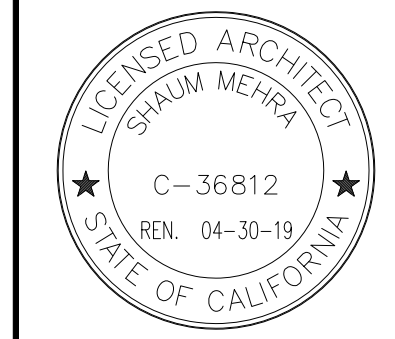
NOTE:

FOR THE PURPOSE OF OCCUPANCY LOAD CALCULATIONS GROSS FLOOR AREA IS MEASURED AS AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING PER CBC SECTION 1002.

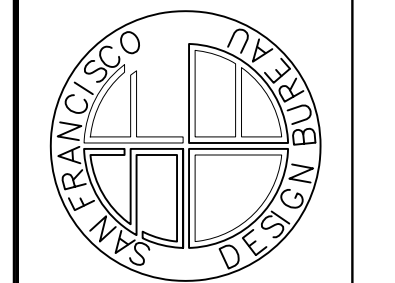
LEGEND

- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- OVERALL DIAGONAL DIMENSION OF AREA SERVED
- 1 HR FIRE RATED ASSEMBLY

REV.	DATE	BY
-	-	-
-	-	-
-	-	-



SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA 94116
(415)-240-2904



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:

EGRESS CALCULATIONS / DIAGRAMS

DATE: 06-24-19

SCALE: AS NOTED

DRAWN: SM/EK

JOB # 1817

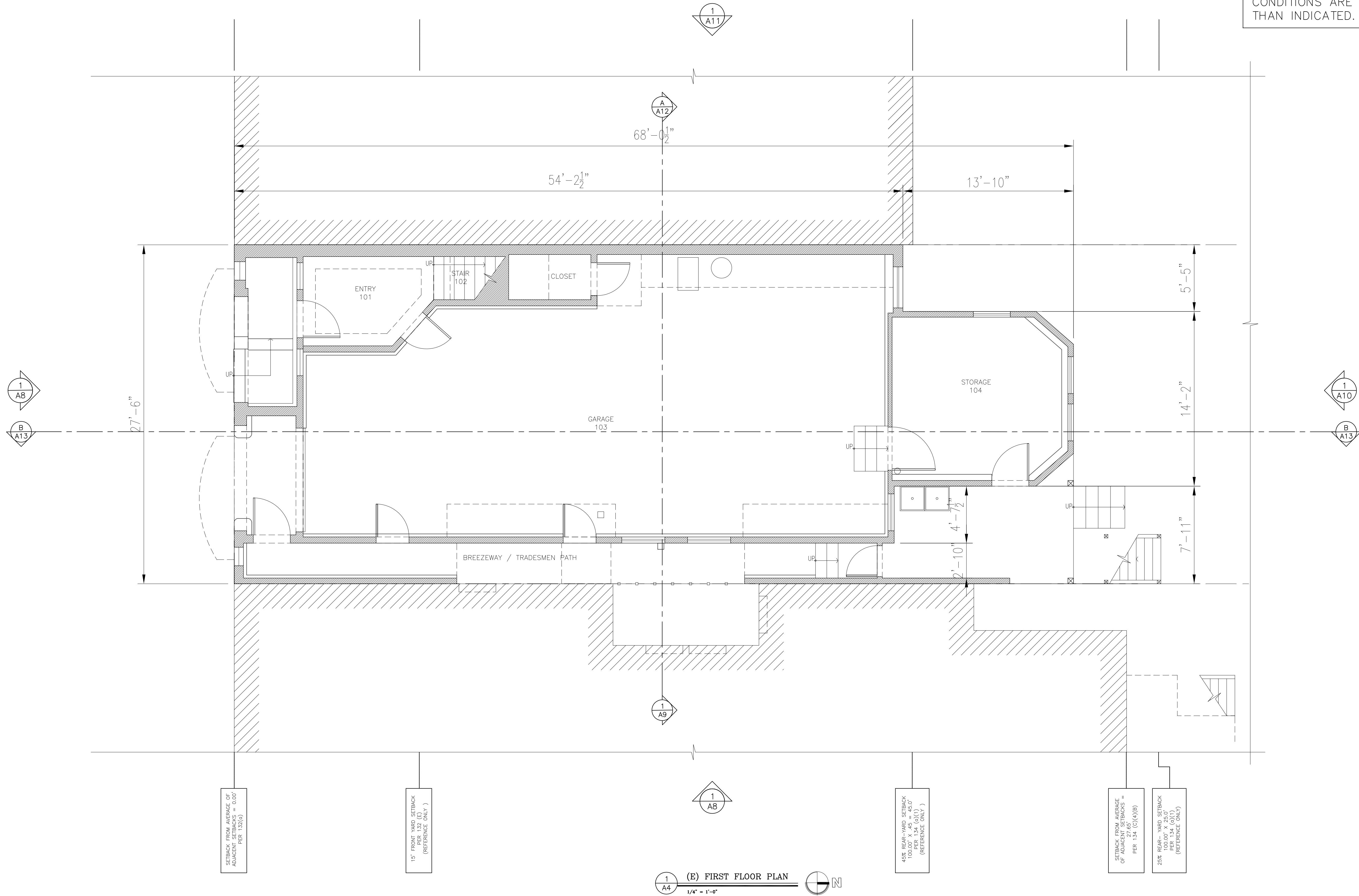
DRAWING NUMBER

A3

1 OF - SHEETS

1/4" = 1'-0"

0.5 1 2 5 10 15 25 FEET



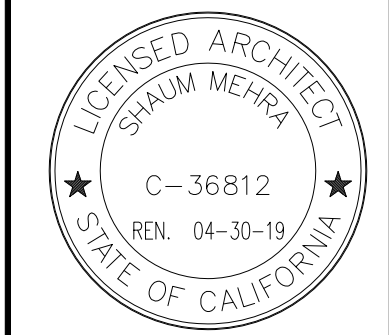
(E) FIRST FLOOR PLAN

1/4" = 1'-0"

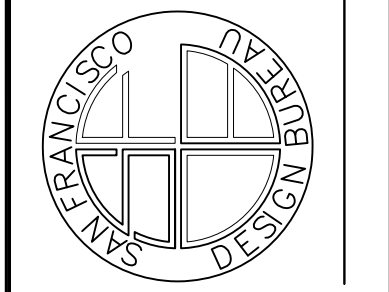
NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

REV.	DATE	BY
-	-	-
-	-	-
-	-	-
-	-	-



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
(E) FIRST FLOOR PLAN

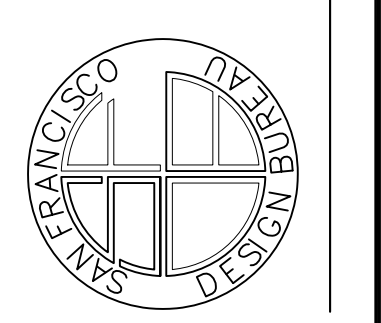
DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

A4

REV.	DATE	BY
-	-	-



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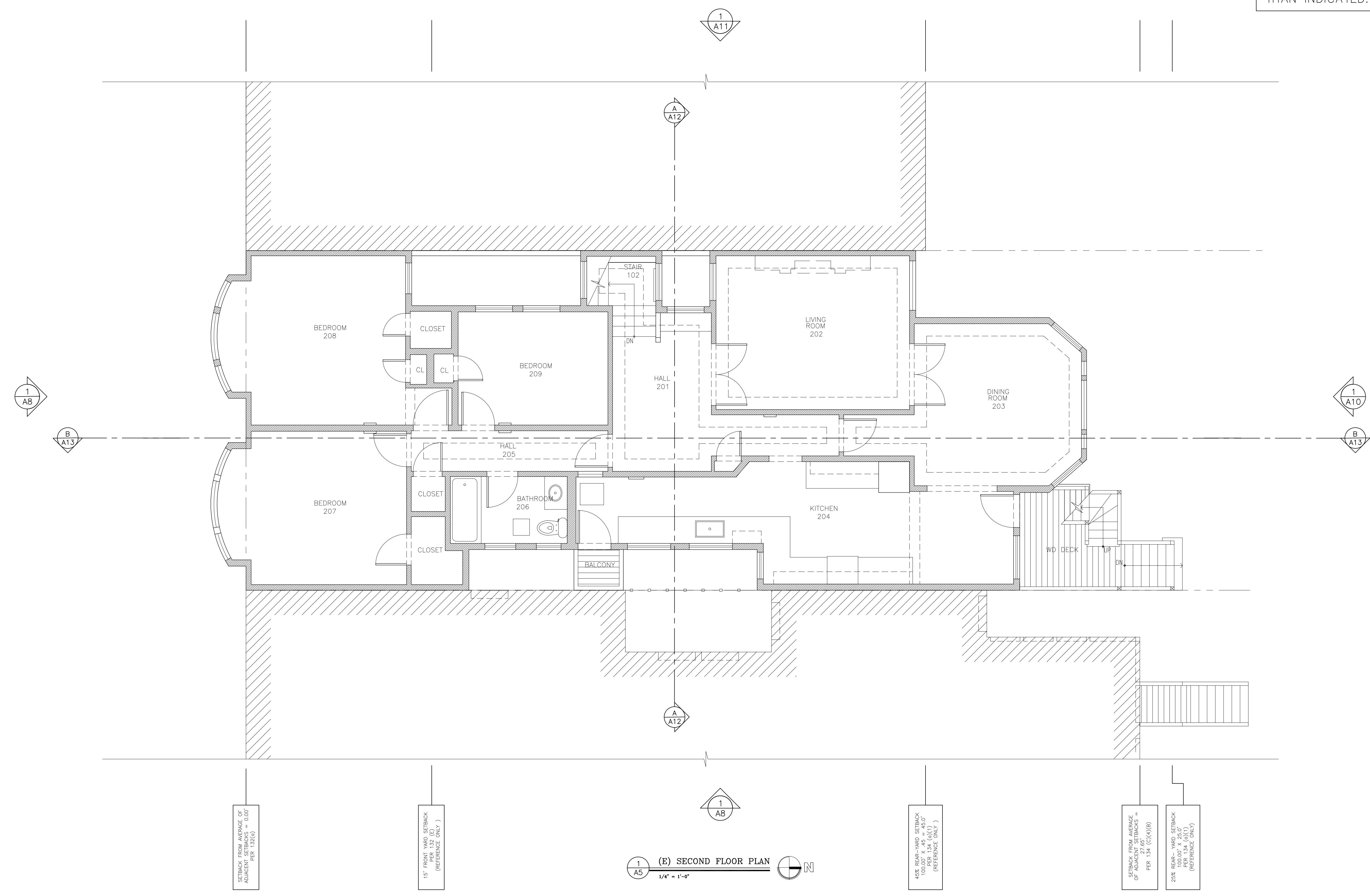
LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
(E) SECOND FLOOR PLAN

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

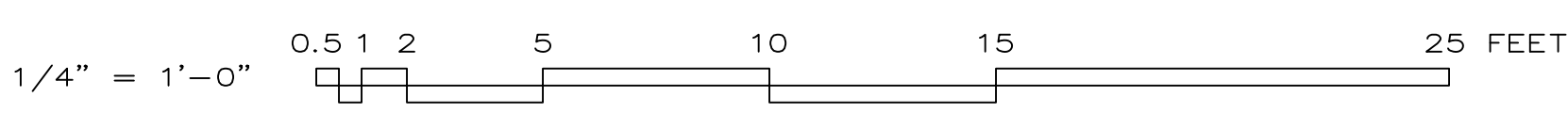
A5
1 OF - SHEETS

NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

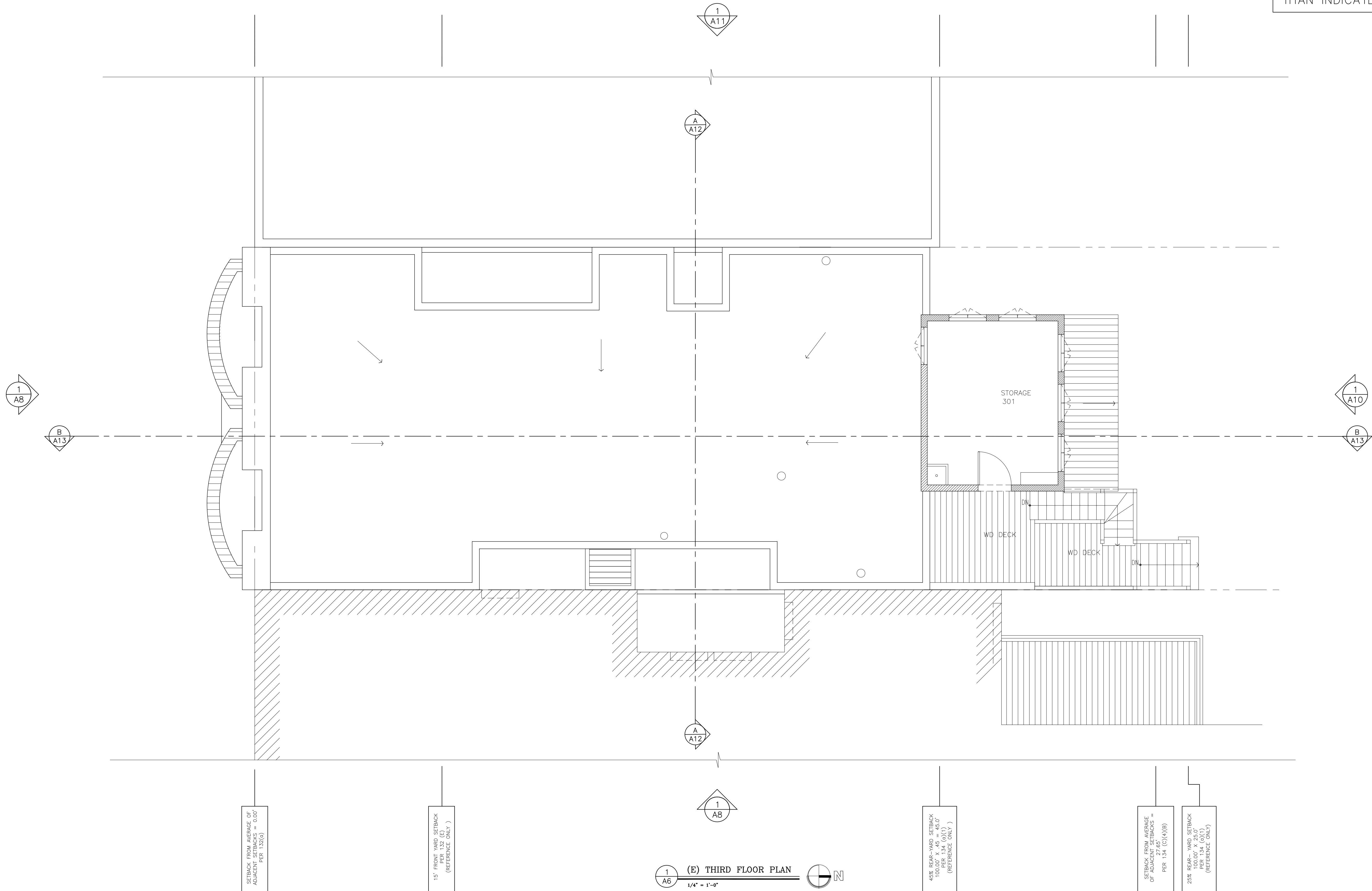


(E) SECOND FLOOR PLAN
1/4" = 1'-0"



1/4" = 1'-0"

0.5 1 2 5 10 15 25 FEET



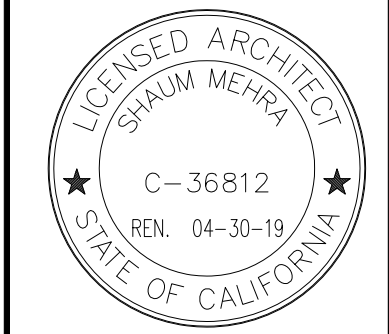
(E) THIRD FLOOR PLAN

1/4" = 1'-0"

NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

REV.	DATE	BY
-	-	-
-	-	-
-	-	-



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476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
(E) THIRD FLOOR PLAN

DATE: 06-24-19

SCALE: AS NOTED

DRAWN: SM/EK

JOB # 1817

DRAWING NUMBER

A6

1 OF - SHEETS

1/4" = 1'-0"

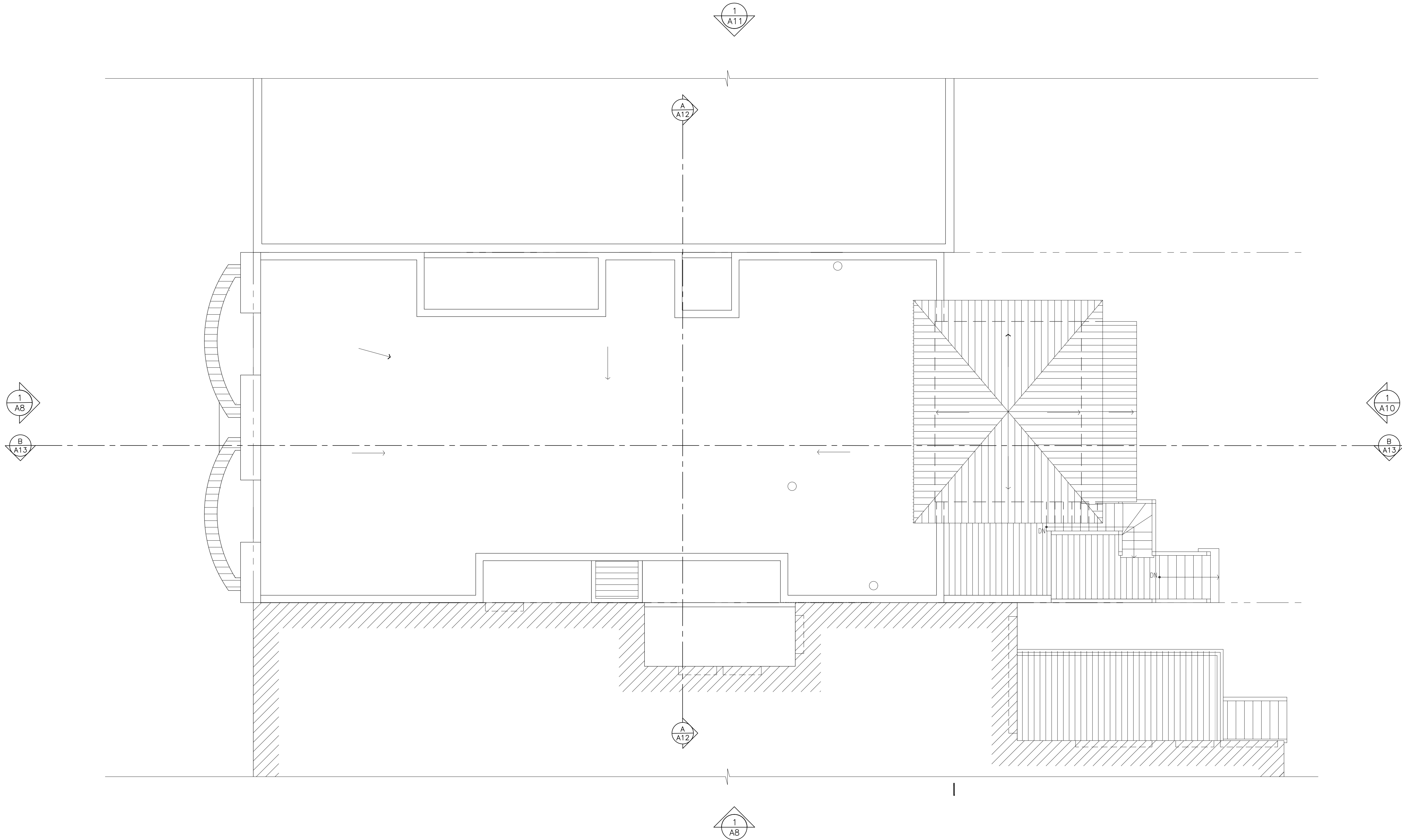
0.5 1 2 5 10 15 25 FEET

1
A7

(E) ROOF PLAN

1/4" = 1'-0"

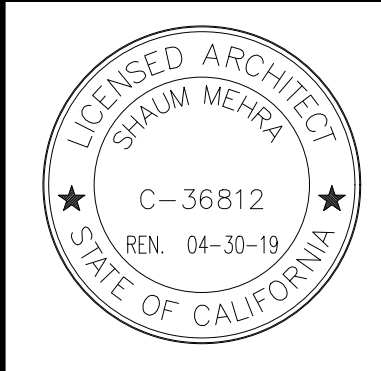
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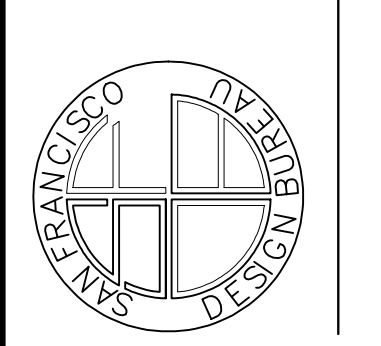
NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

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—	—	—



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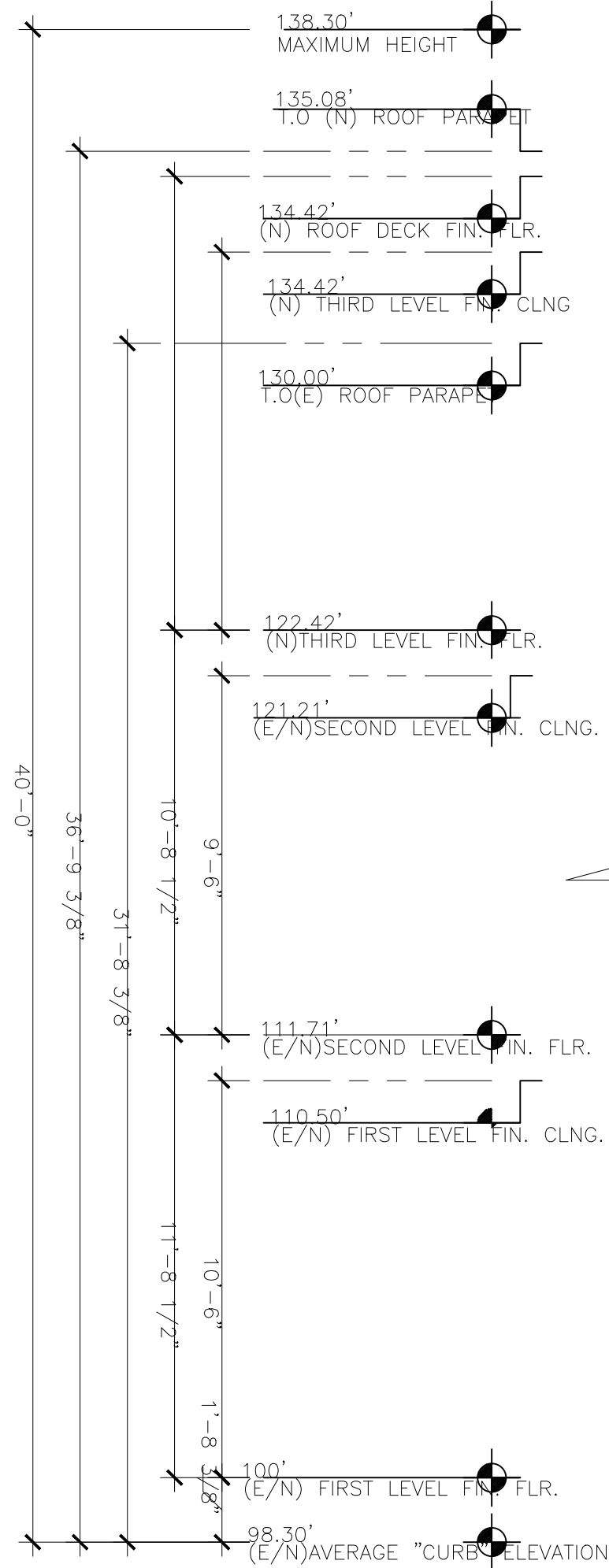
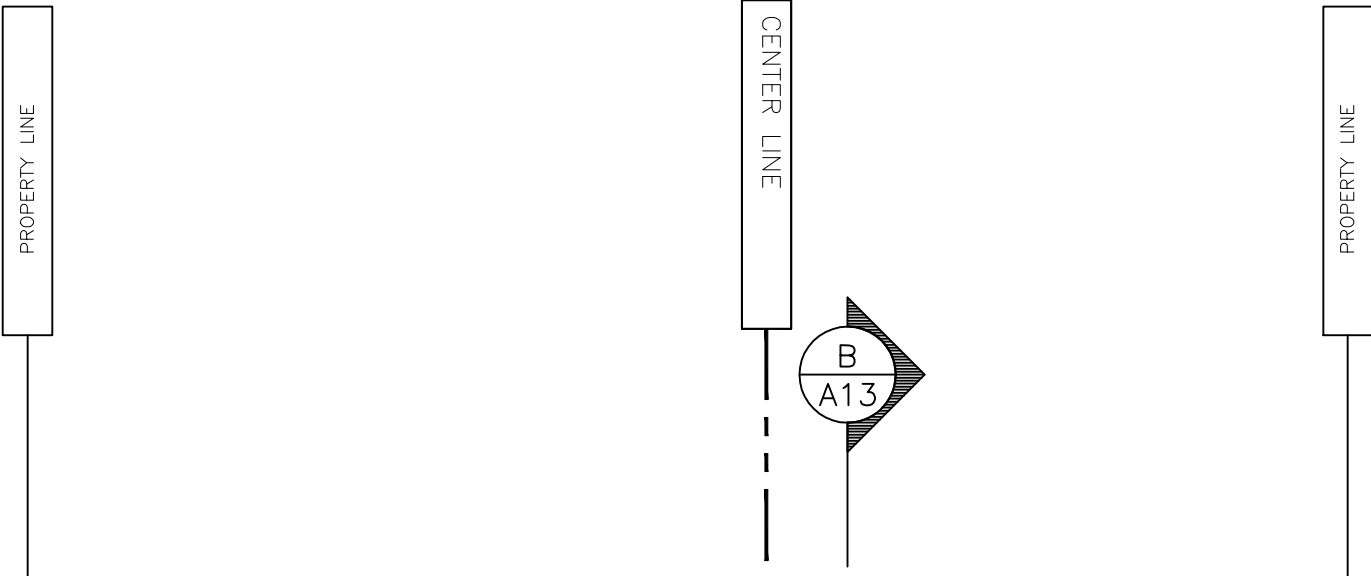
LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
(E) ROOF PLAN

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

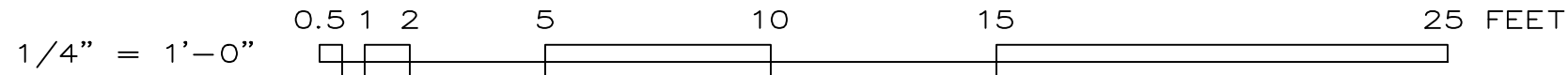
DRAWING NUMBER
A7
1 OF — SHEETS

NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.



1 (E) SOUTH ELEVATION
A8 1/4" = 1'-0"



REV.	DATE	BY
-	-	-
-	-	-
-	-	-
-	-	-

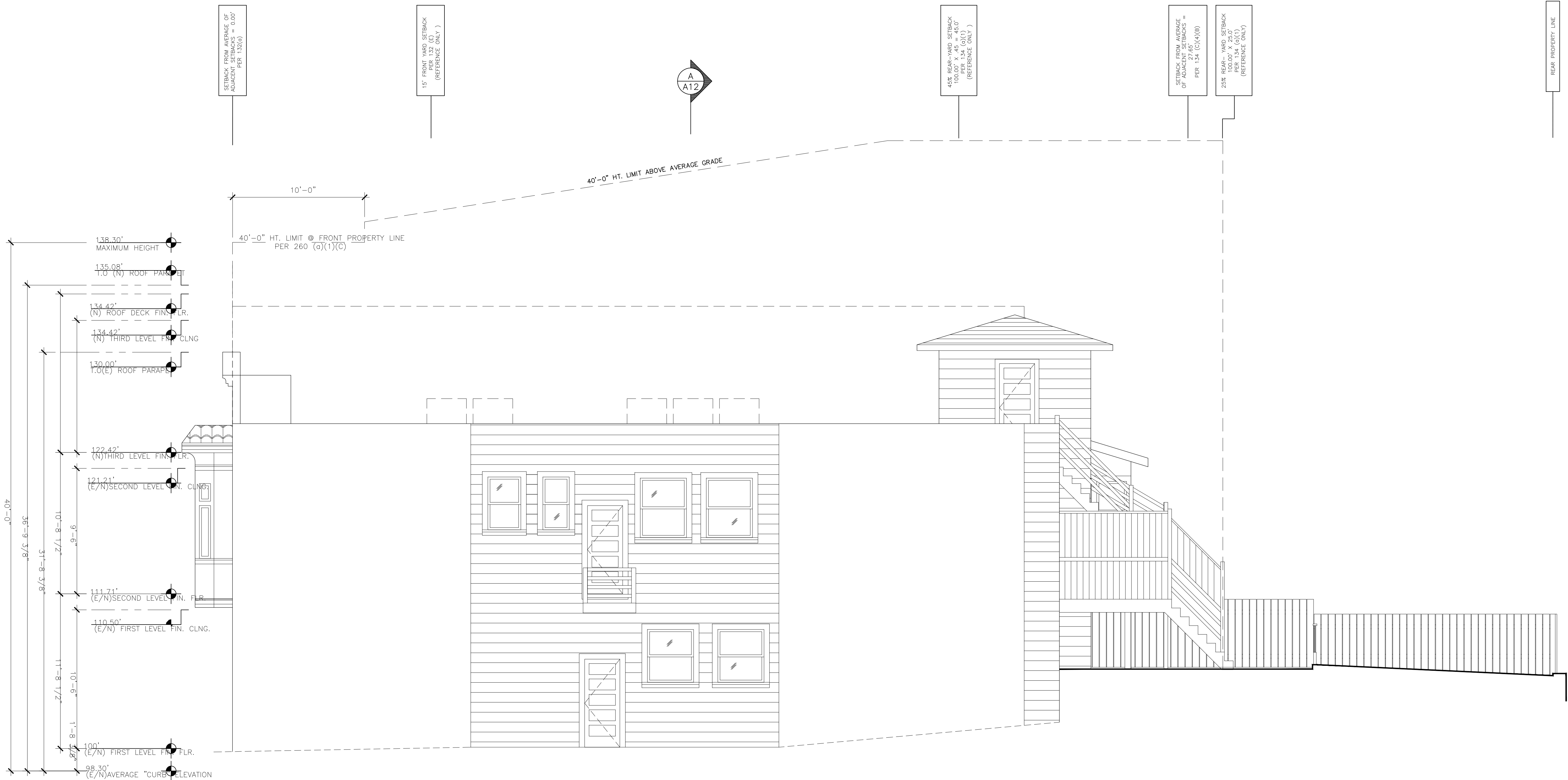
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(415)-240-2904

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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
(E) SOUTH ELEVATION

DATE:	06-24-19
SCALE:	AS NOTED
DRAWN:	SM/EK
JOB #	1817
DRAWING NUMBER	A8

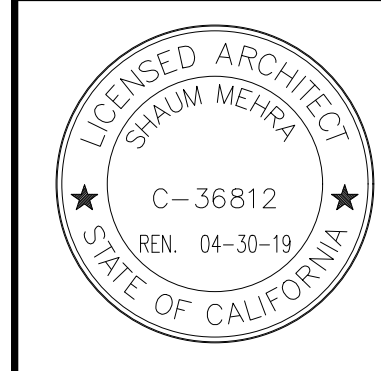
1 OF - SHEETS



NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

REV.	DATE	BY
—	—	—



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
(E) EAST ELEVATION

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

A9
1 OF — SHEETS

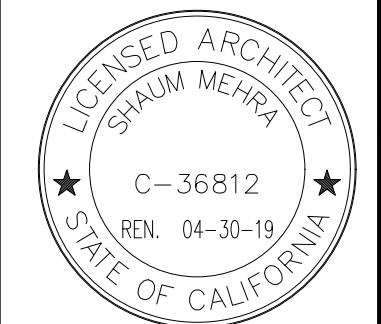
NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.




1/4" = 1'-0" 0.5 1 2 5 10 15 25 FEET

REV.	DATE	BY
-	-	-



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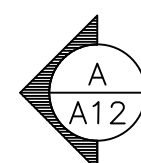
LOMBARD ADDITION & REMODEL 476 LOMBARD ST., SAN FRANCISCO, CA 94133 OWNER: (E) NORTH ELEVATION	DATE: 06-24-19 SCALE: AS NOTED DRAWN: SM/EK JOB # 1817 DRAWING NUMBER A10 1 OF - SHEETS
---	--

REAR PROPERTY LINE

25% REAR-YARD SETBACK
100.00' X .25 = 25.0'
PER 134 (O)(1)
(REFERENCE ONLY)

SETBACK FROM AVERAGE
OF ADJACENT SETBACKS =
27.65'
PER 134 (O)(1)(B)

45% REAR-YARD SETBACK
100.00' X .45 = 45.0'
PER 134 (O)(1)
(REFERENCE ONLY)

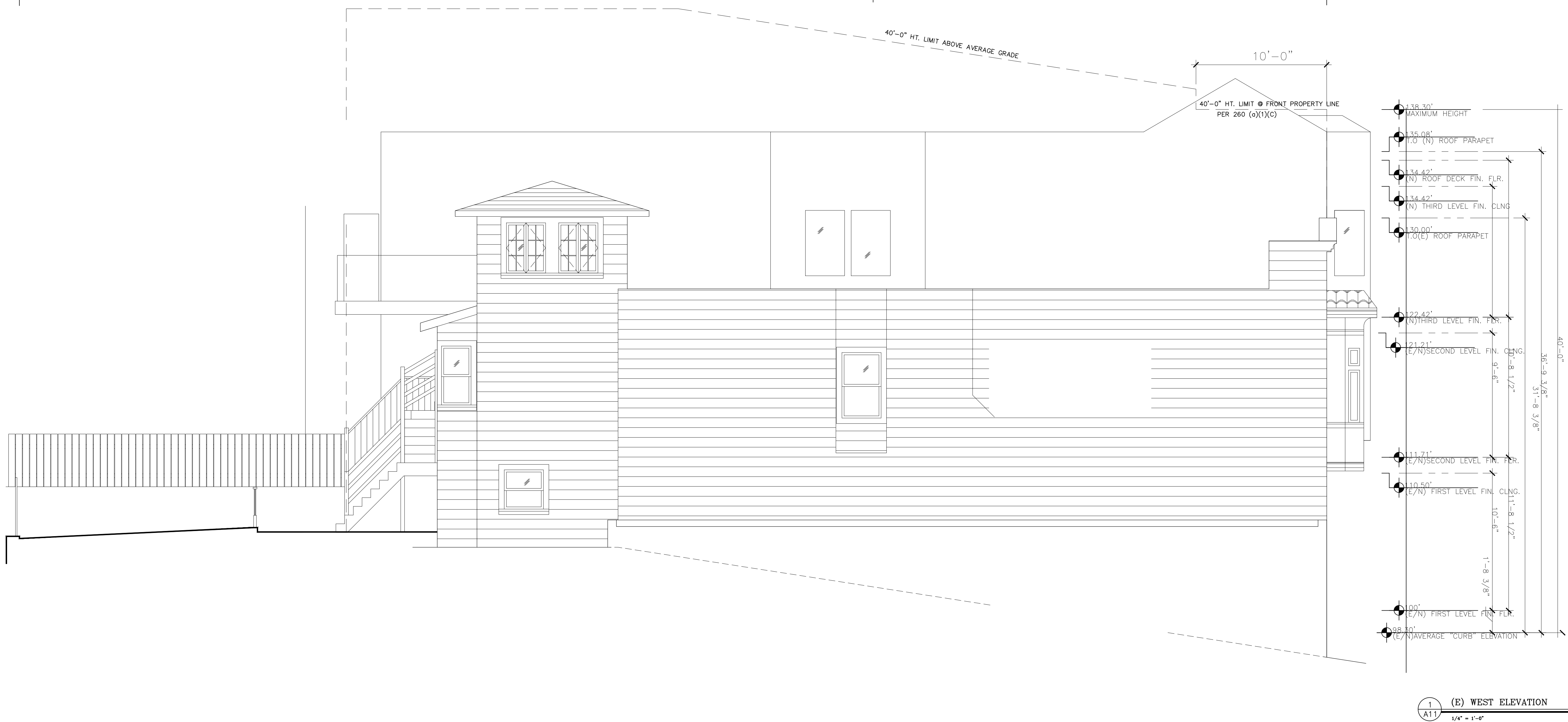


15' FRONT YARD SETBACK
PER 132 (E)
(REFERENCE ONLY)

SETBACK FROM AVERAGE OF
ADJACENT SETBACKS = 0.00'
PER 132(C)

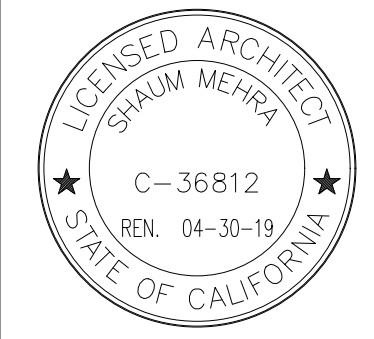
NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

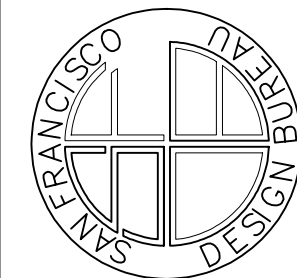


1 (E) WEST ELEVATION
A11 1/4" = 1'-0"

REV.	DATE	BY
-	-	-



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ANY DISCREPANCY SHALL BE BROUGHT TO
THE NOTICE OF THE ARCHITECT PRIOR
TO THE COMMENCEMENT OF ANY WORK.

LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:

(E) WEST ELEVATION

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

DRAWING NUMBER

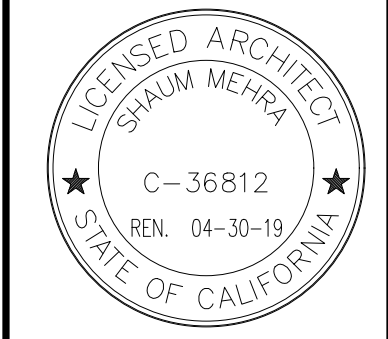
A11

1 OF - SHEETS

NOTE:
ALL DIMENSIONS ARE

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

REV.	DATE	BY
-	-	-



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2915 TARAVAL ST. #3 SAN FRANCISCO, CA. 94116
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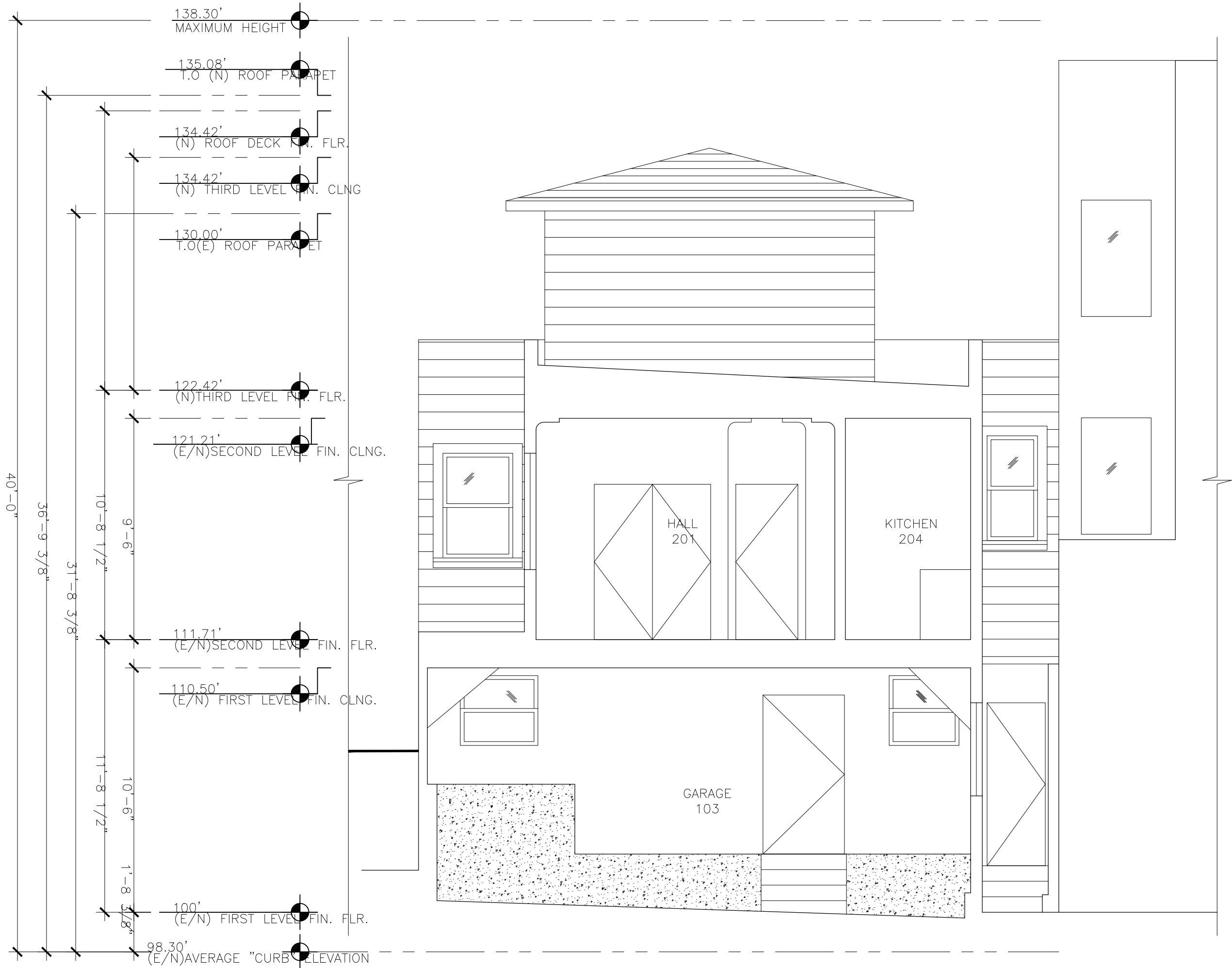
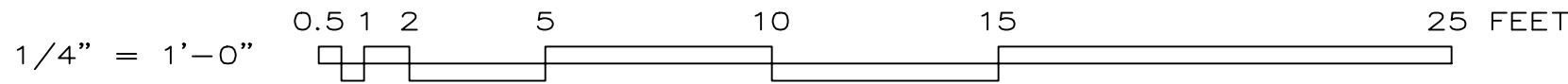


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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
SECTION - EXISTING

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

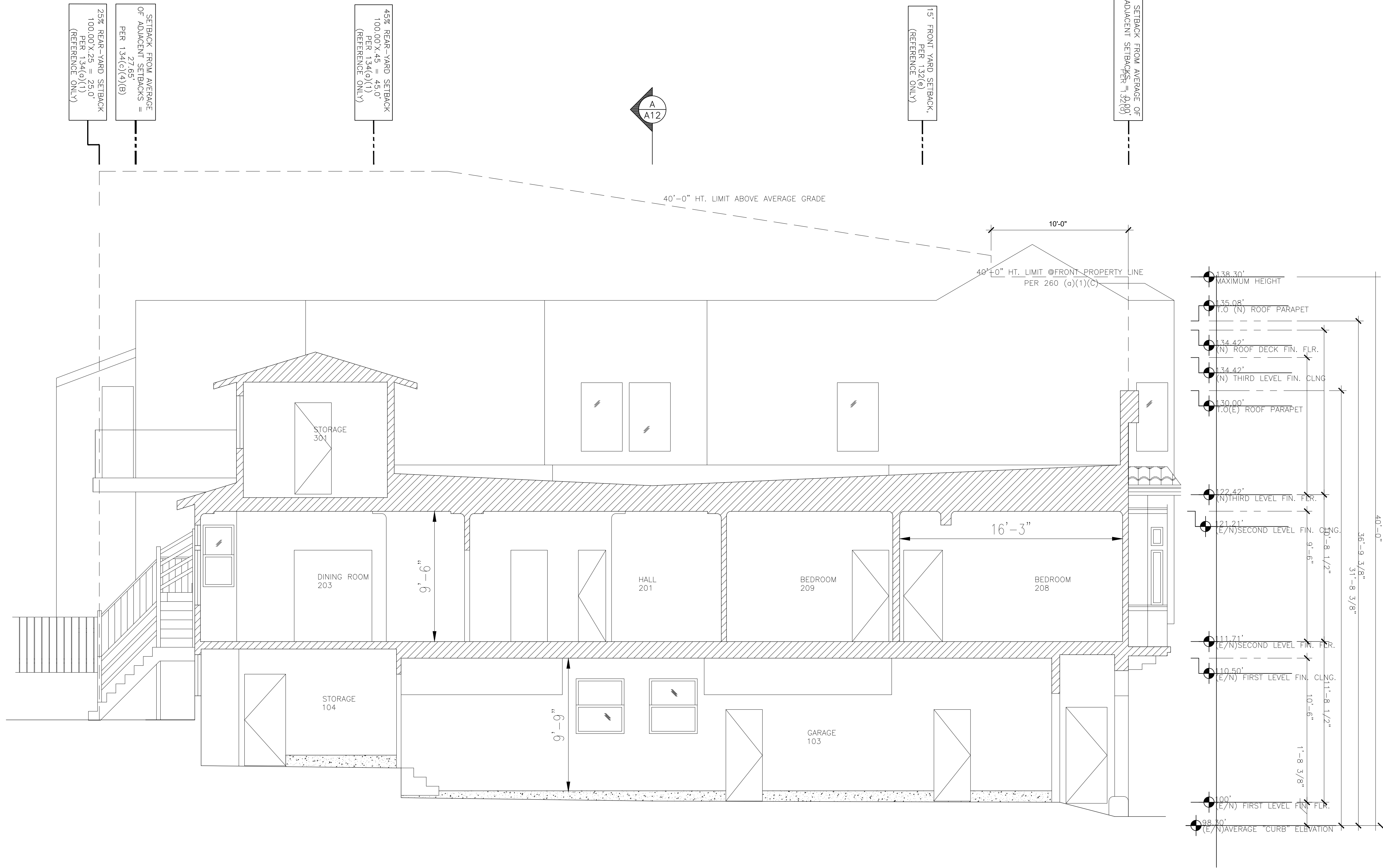
DRAWING NUMBER
A12
1 OF - SHEETS



A
A12 SECTION A-EXISTING
1/4" = 1'-0"

1/4" = 1'-0"

0.5 1 2 5 10 15 25 FEET

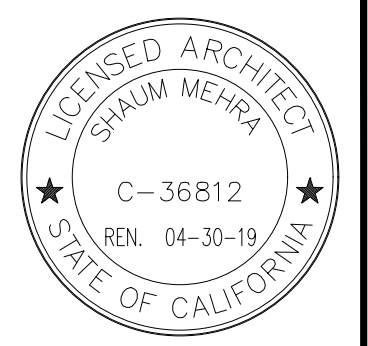


B
A13 SECTION B—EXISTING
1/4" = 1'-0"

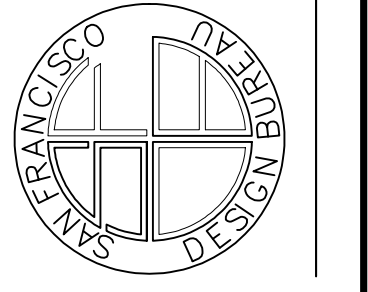
NOTE:
ALL DIMENSIONS ARE

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

REV.	DATE	BY
—	—	—



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:

SECTION—EXISTING
I

DATE: 06–24–19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

DRAWING NUMBER

A13

1 OF — SHEETS

1 OF - SHEETS

(N) DOOR NOTES:

- 13'-7" X 8' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- 14'-2" X 9' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) WINDOW NOTES:

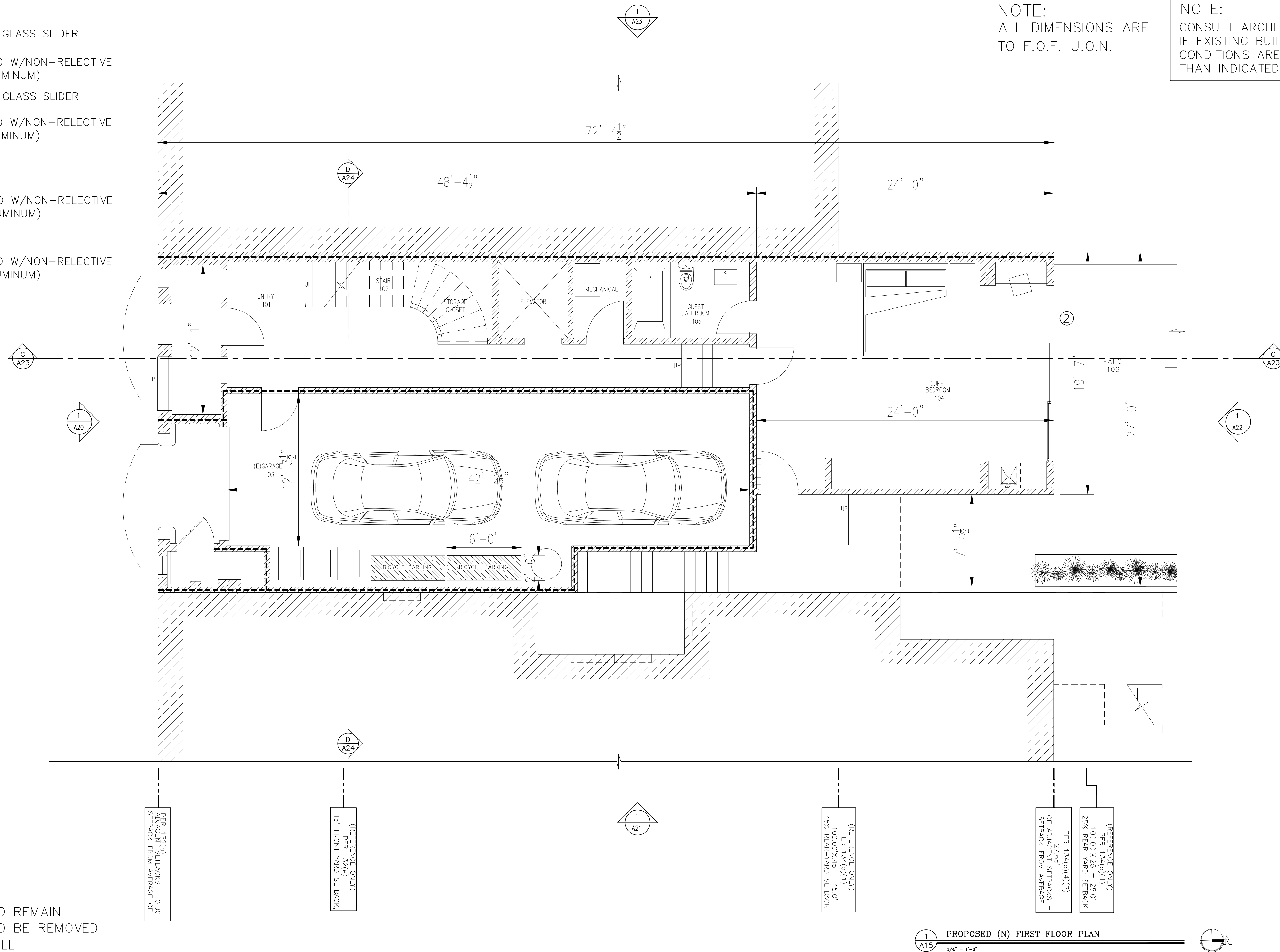
- A 40" X 14" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- B 75" X 36" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) SKY LIGHT NOTES:

- © 72" X 12" FIXED
GLASS : CLEAR
FRAME : MTL

NOTE:
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TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.



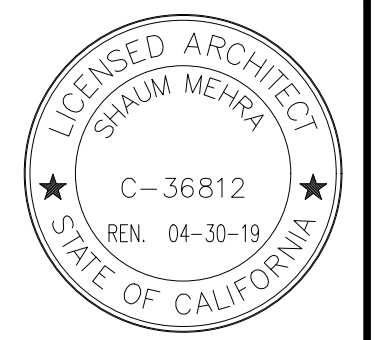
LEGEND

- (E) WALL TO REMAIN
(E) WALL TO BE REMOVED
(N) WALL FILL
(N) WALL
----- FIRE-RATED WALL

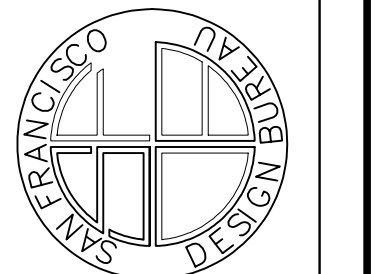
1/4" = 1'-0" 0.5 1 2 5 10 15 25 FEET

1
A15 PROPOSED (N) FIRST FLOOR PLAN
1/4" = 1'-0"

REV.	DATE	BY
1		



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2915 TARAVAL ST. #3 SAN FRANCISCO, CA 94116
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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
PROPOSED (N) FIRST FLOOR PLAN

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

A15
1 OF - SHEETS

(N) DOOR NOTES:

- 13'-7" X 8' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- 14'-2" X 9' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

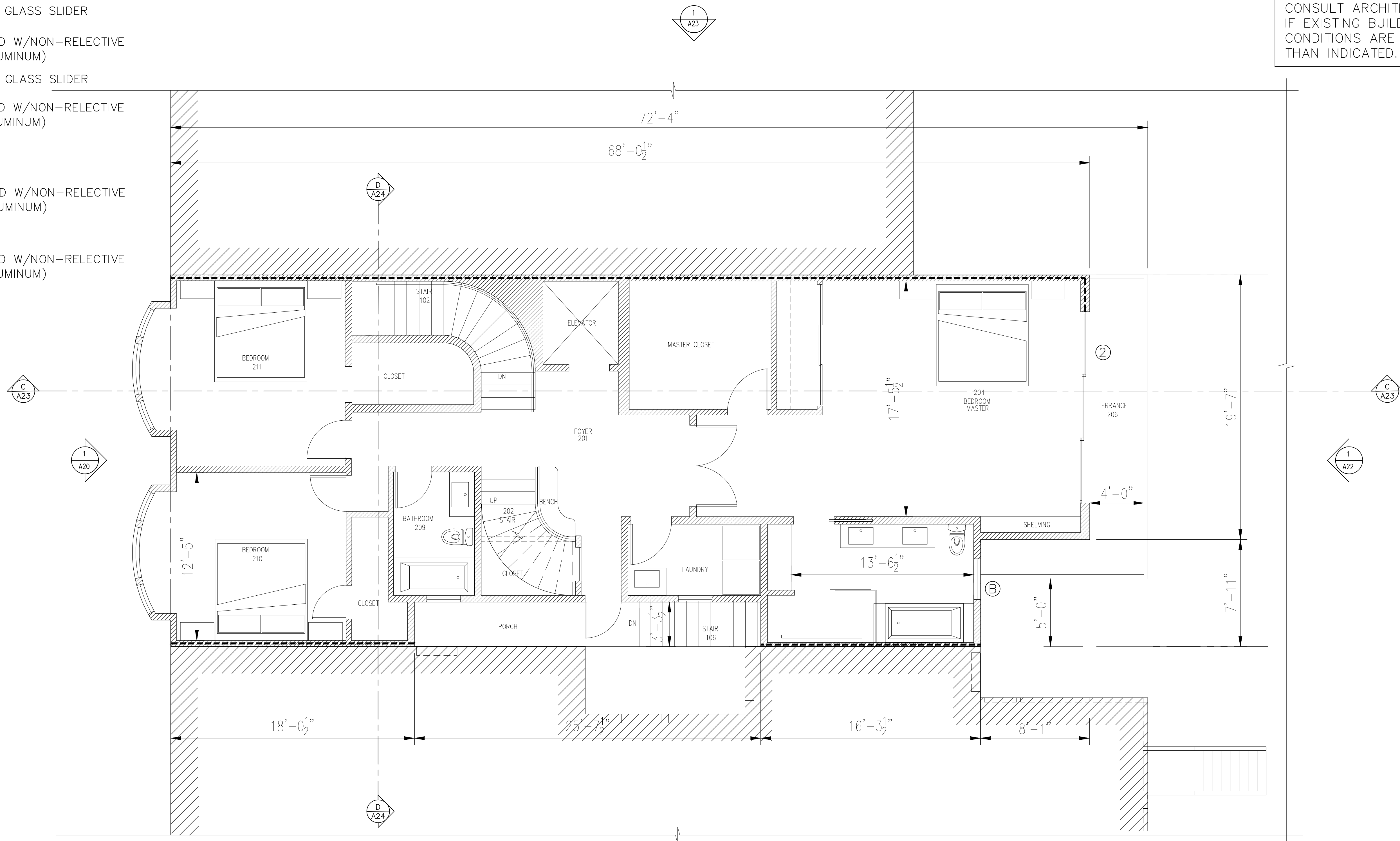
(N) WINDOW NOTES:

- A 40" X 14" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- B 75" X 36" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) SKY LIGHT NOTES:

- © 72" X 12" FIXED
GLASS : CLEAR
FRAME : MTL

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.



LEGEND

- (E) WALL TO REMAIN
--- (E) WALL TO BE REMOVED
▨ (N) WALL FILL
▨ (N) 2X4 WD. STUDS @ 16" O.C.
WALL TO MATCH (E)
- - - - - FIRE-RATED WALL

1/4" = 1'-0"



PER 132(G)
ADJACENT SETBACKS = 0.00'
SETBACK FROM AVERAGE OF

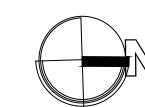
(REFERENCE ONLY)
PER 132(G)
15' FRONT YARD SETBACK.

(REFERENCE ONLY)
PER 134(G)(1)
100.00' X .45' = 45.00'
45% REAR-YARD SETBACK

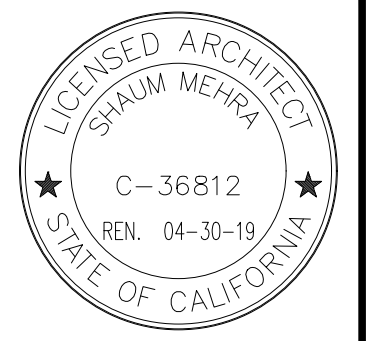
PER 134(G)(4)(B)
27.65'
OF ADJACENT SETBACKS =
SETBACK FROM AVERAGE

(REFERENCE ONLY)
PER 134(G)(1)
100.00' X .25' = 25.00'
25% REAR-YARD SETBACK

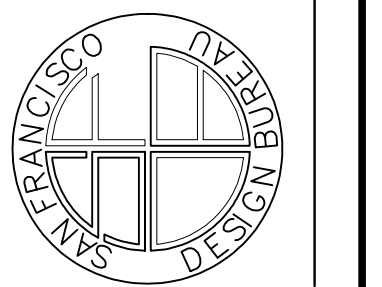
1
A16
PROPOSED (N) SECOND FLOOR PLAN
1/4" = 1'-0"



REV.	DATE	BY
—	—	—



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(415)-240-2904



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
PROPOSED SECOND FLOOR PLAN

DATE: 06-24-19

SCALE: AS NOTED

DRAWN: SM/EK

JOB # 1817

DRAWING NUMBER

A16

1 OF — SHEETS

(N) DOOR NOTES:

- ① 13'-7" X 8' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- ② 14'-2" X 9' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) WINDOW NOTES:

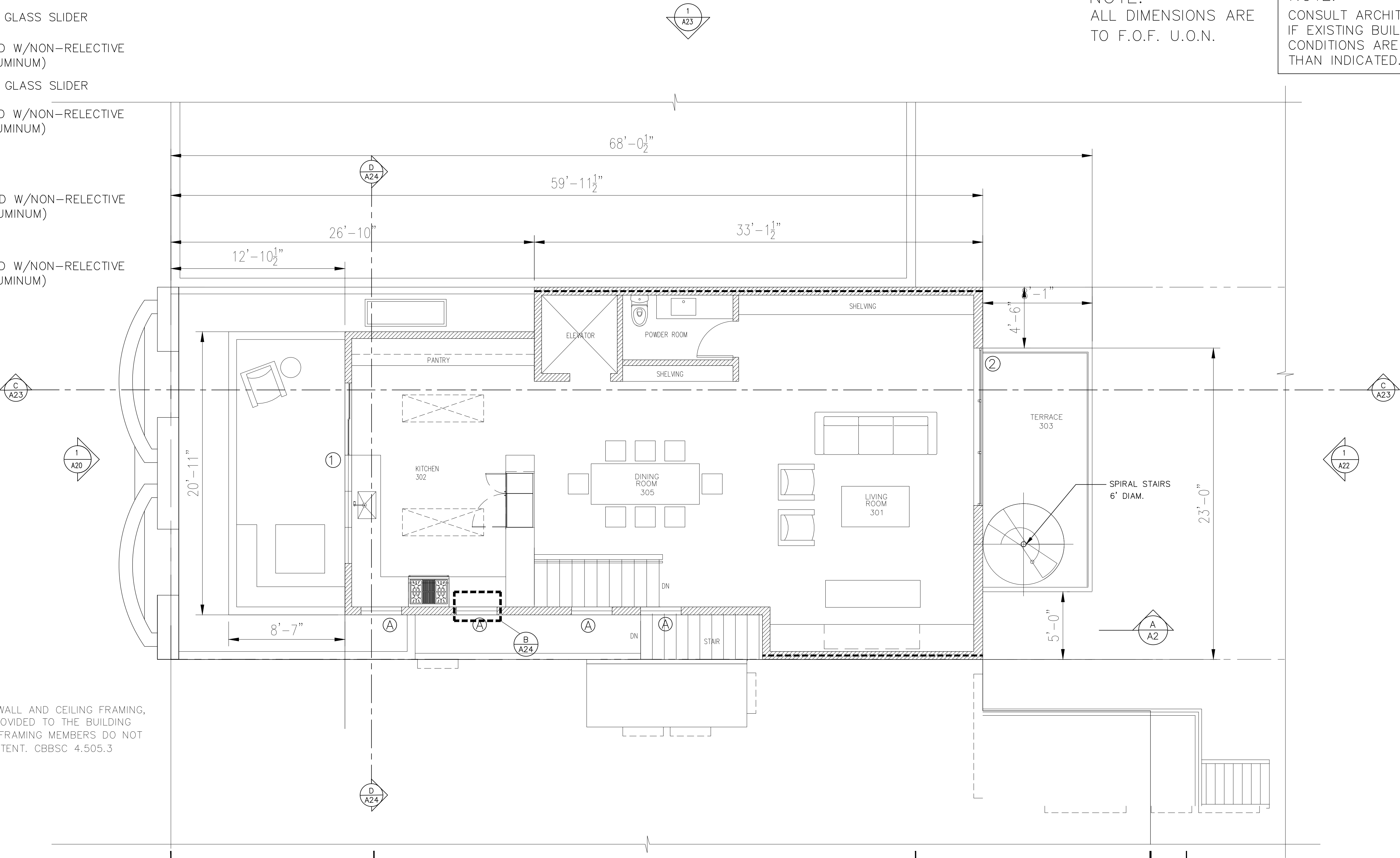
- Ⓐ 40" X 14" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- Ⓑ 75" X 36" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) SKY LIGHT NOTES:

- Ⓒ 72" X 12" FIXED
GLASS : CLEAR
FRAME : MTL

NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.



NOTE:
PRIOR TO ENCLOSING THE WALL AND CEILING FRAMING,
CONFIRMATION MUST BE PROVIDED TO THE BUILDING
INSPECTOR SHOWING THAT FRAMING MEMBERS DO NOT
EXCEED 19% MOISTURE CONTENT. CBBSC 4.505.3

LEGEND

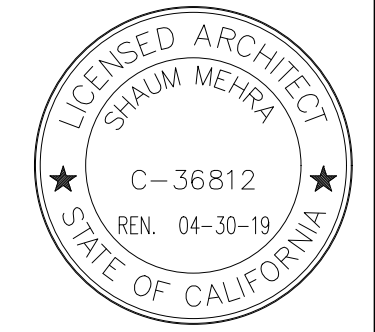
- (E) WALL TO REMAIN
--- (E) WALL TO BE REMOVED
▨ (N) WALL FILL
▨ (N) 2X4 WD. STUDS @ 16" O.C.
--- WALL TO MATCH (E)
- - - - - FIRE-RATED WALL

1/4" = 1'-0" 0.5 1 2 5 10 15 25 FEET

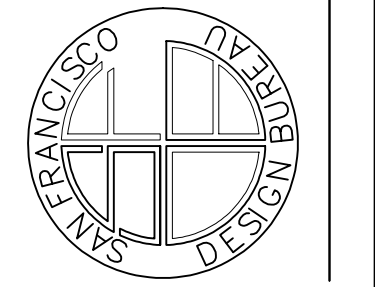
NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

1 A17 PROPOSED (N) THIRD FLOOR PLAN 1/4" = 1'-0"

REV.	DATE	BY
-	-	-



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2915 TARAVAL ST #3 SAN FRANCISCO, CA, 94116
(415)-240-2904



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ARCHITECT'S DRAWINGS SHALL BE
SHOWN TO THE ARCHITECT PRIOR TO
ANY DISCREPANCY SHALL BE BROUGHT TO
THE NOTICE OF THE ARCHITECT PRIOR
TO THE COMMENCEMENT OF ANY WORK

LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
PROPOSED THIRD FLOOR PLAN

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

A17
OF SHEETS

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION PER C.B.C. 1505.3.

RESIDENTIAL AREA ABOVE (N) M. BATH.
MIN. 160 SQ. IN. TOTAL NET FREE AREA

BUILDING INSULATION NOTES

ALL (N) 2x4 EXTERIOR WALLS SHALL HAVE R-13
FIBERGLASS BATT INSULATION W/ VAPOR BARRIER
ON THE INSIDE (WARM IN WINTER) FACE.

ALL (N) & REMODELED INTERIOR WALLS SHALL HAVE
R-11 FIBERGLASS SOUND INSULATION

ALL (N) ROOF AREAS SHALL HAVE MIN. R-38 (U.O.N.)
FIBERGLASS BATT INSULATION ABOVE CEILING W/
VAPOR BARRIER ON INSIDE (WARM IN WINTER) FACE.

ALL EXTERIOR GLAZING U.O.N. SHALL BE DBL. GLAZED.
PROVIDE SAFETY GLAZING PER UBC 2406.

(N) DOOR NOTES:

- ① 13'-7" X 8' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- ② 14'-2" X 9' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) WINDOW NOTES:

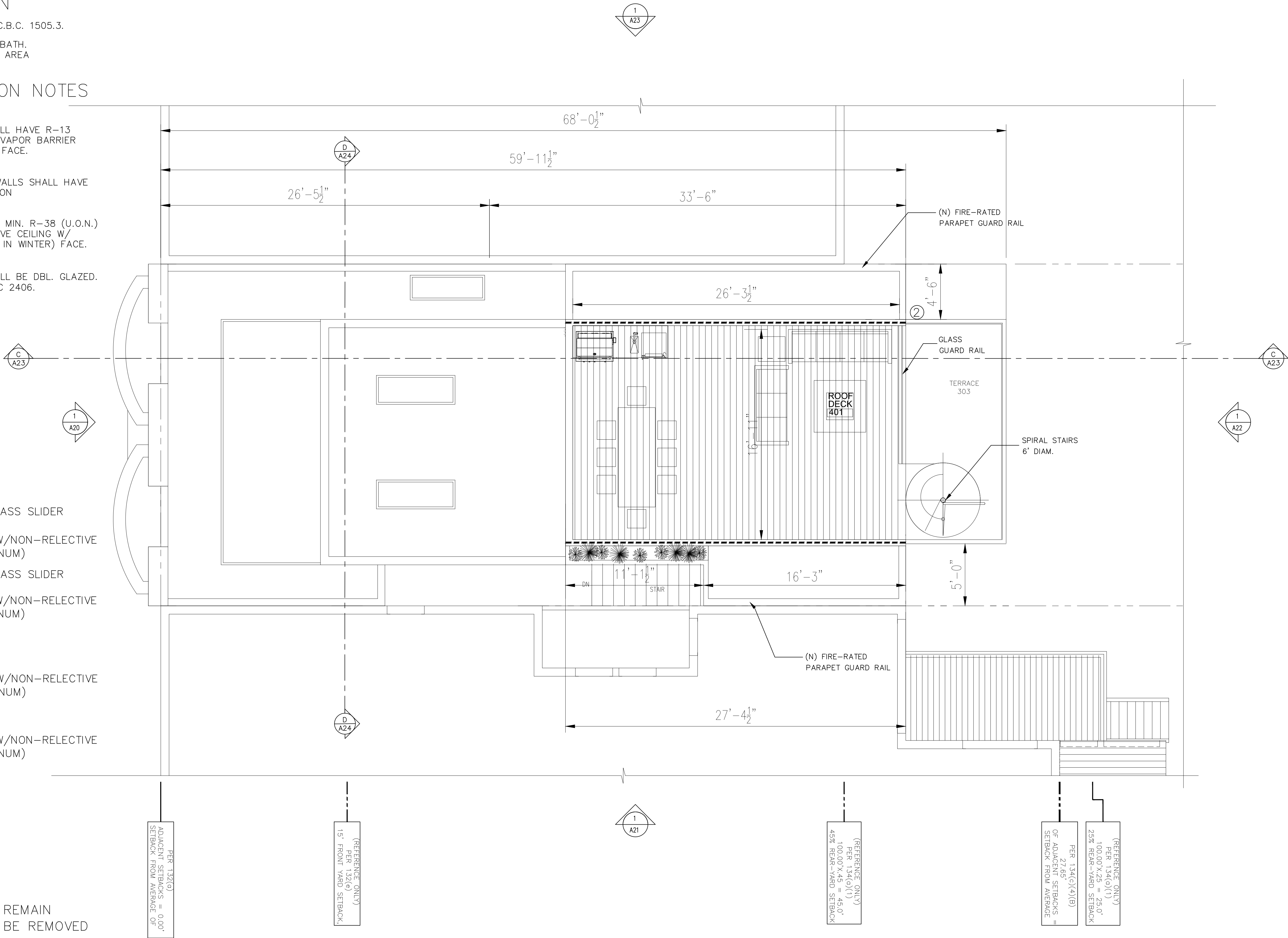
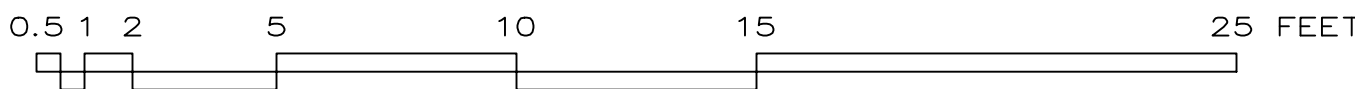
- Ⓐ 40" X 14" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- Ⓑ 75" X 36" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) SKY LIGHT NOTES:

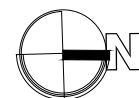
- Ⓒ 72" X 12" FIXED
GLASS : CLEAR
FRAME : MTL

(E) WALL TO REMAIN
(E) WALL TO BE REMOVED
(N) WALL FILL
(N) 2X4 WD. STUDS @ 16" O.C.
WALL TO MATCH (E)
FIRE-RATED WALL

1/4" = 1'-0"



1
A18
PROPOSED (N) ROOF PLAN
1/4" = 1'-0"



REV.	DATE	BY
-	-	-
DRAWING NUMBER		
<div>LICENSED ARCHITECT SHAM MEHRA C-36812 REN. 04-30-19 STATE OF CALIFORNIA</div>		
SAN FRANCISCO DESIGN BUREAU 2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116 (415)-240-2904		
<div>SAN FRANCISCO DESIGN BUREAU</div>		
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LOMBARD ADDITION & REMODEL 476 LOMBARD ST., SAN FRANCISCO, CA 94133 OWNER: PROPOSED (N) ROOF PLAN		
DATE: 06-24-19 SCALE: AS NOTED DRAWN: SM/EK JOB # 1817 DRAWING NUMBER		
A18 1 OF - SHEETS		

(N) DOOR NOTES:

- ① 13'-7" X 8' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- ② 14'-2" X 9' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) WINDOW NOTES:

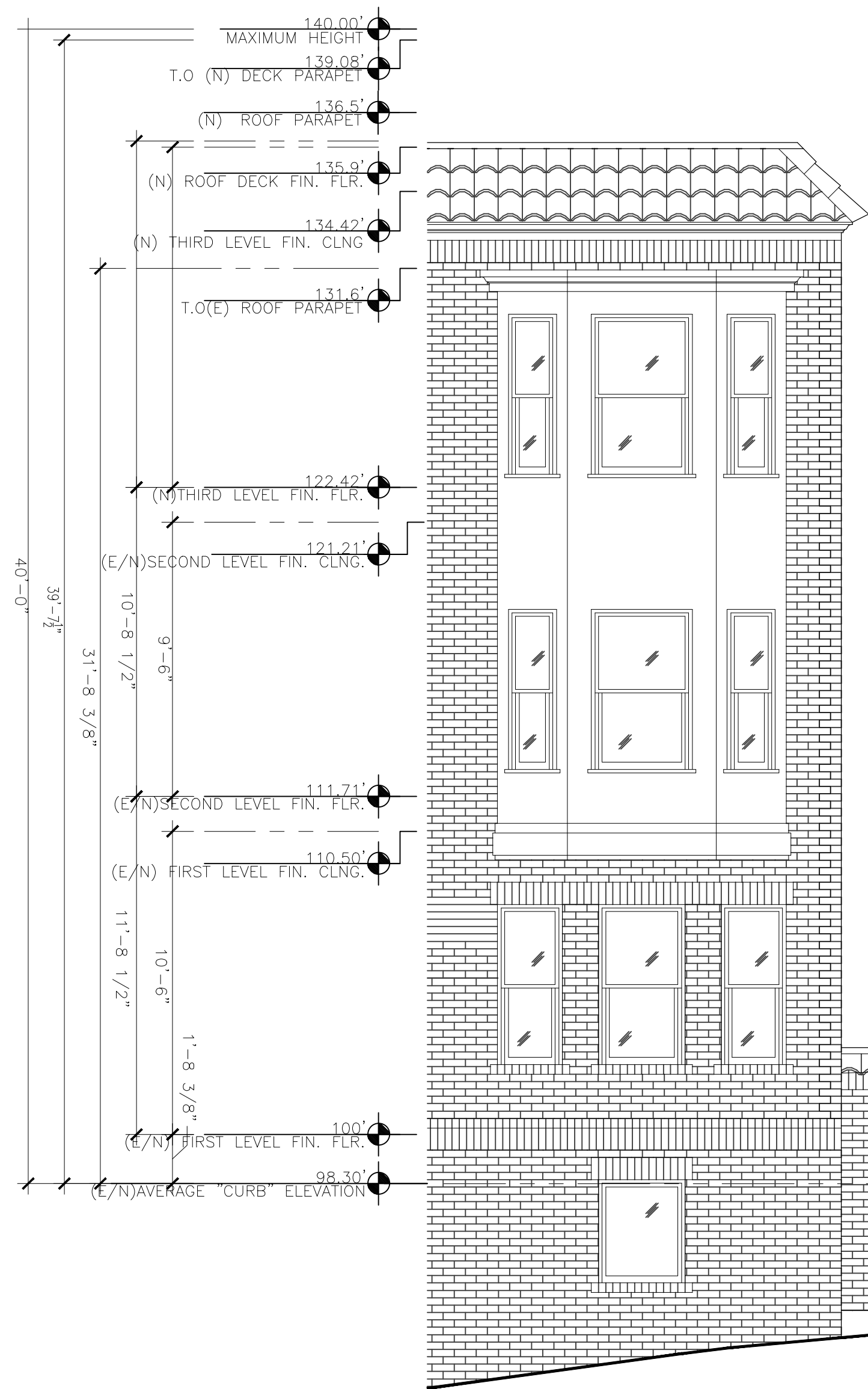
- Ⓐ 40" X 14" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- Ⓑ 75" X 36" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

(N) SKY LIGHT NOTES:

- Ⓒ 72" X 12" FIXED
GLASS : CLEAR
FRAME : MTL

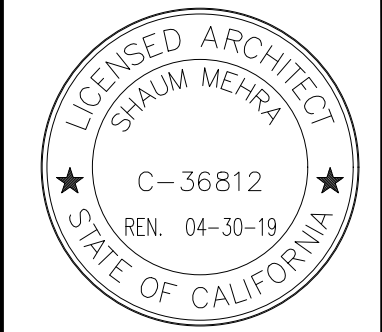
NOTE:
ALL DIMENSIONS ARE
TO F.O.F. U.O.N.

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.



1/4" = 1'-0" 0.5 1 2 5 10 15 25 FEET

REV.	DATE	BY
-	-	-



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
SOUTH ELEVATION

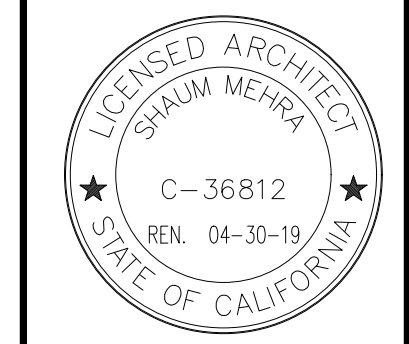
DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER

A19

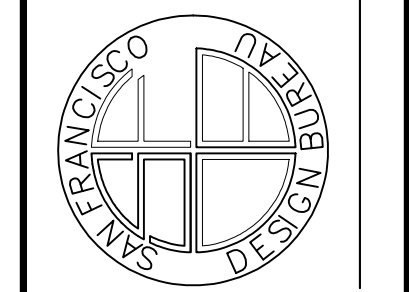
1 OF - SHEETS

NOTE:
CONSULT ARCHITECT
IF EXISTING BUILDING
CONDITIONS ARE DIFFERENT
THAN INDICATED.

REV.	DATE	BY
—	—	—



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(415) - 240-2904

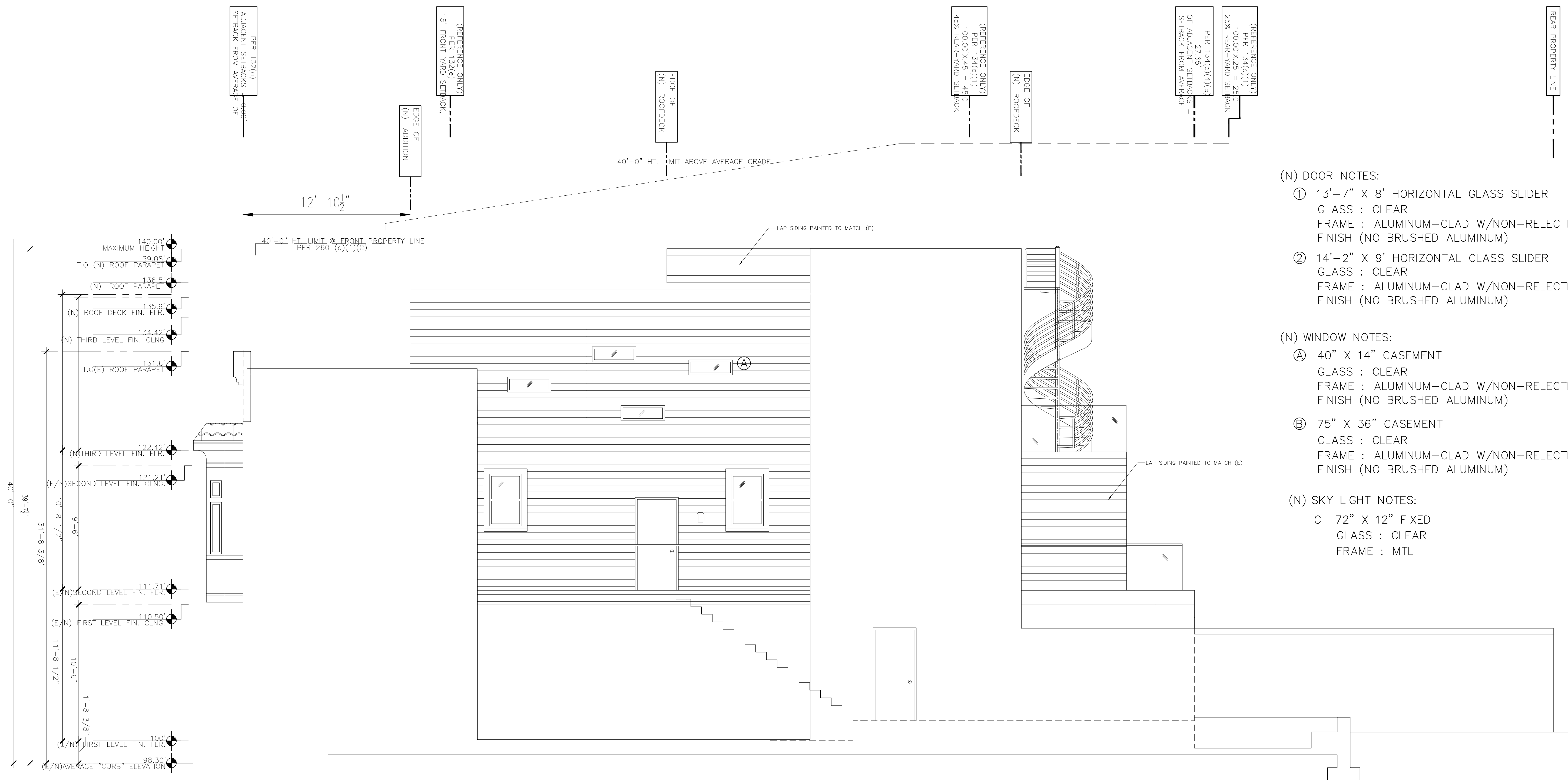


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—
EAST ELEVATION
OWNER: 476 LOMBARD ST., SAN FRANCISCO, CA 94133
LOMBARD ADDITION & REMODEL

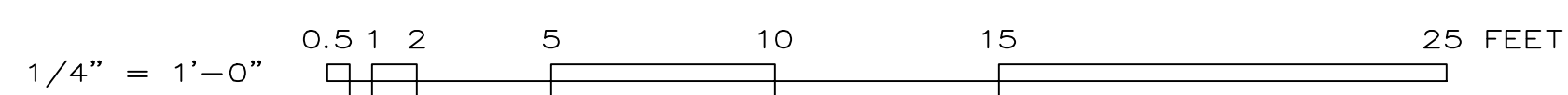
DATE:	06-24-19
SCALE:	AS NOTED
DRAWN:	SM/EK
JOB #	1817
DRAWING NUMBER	

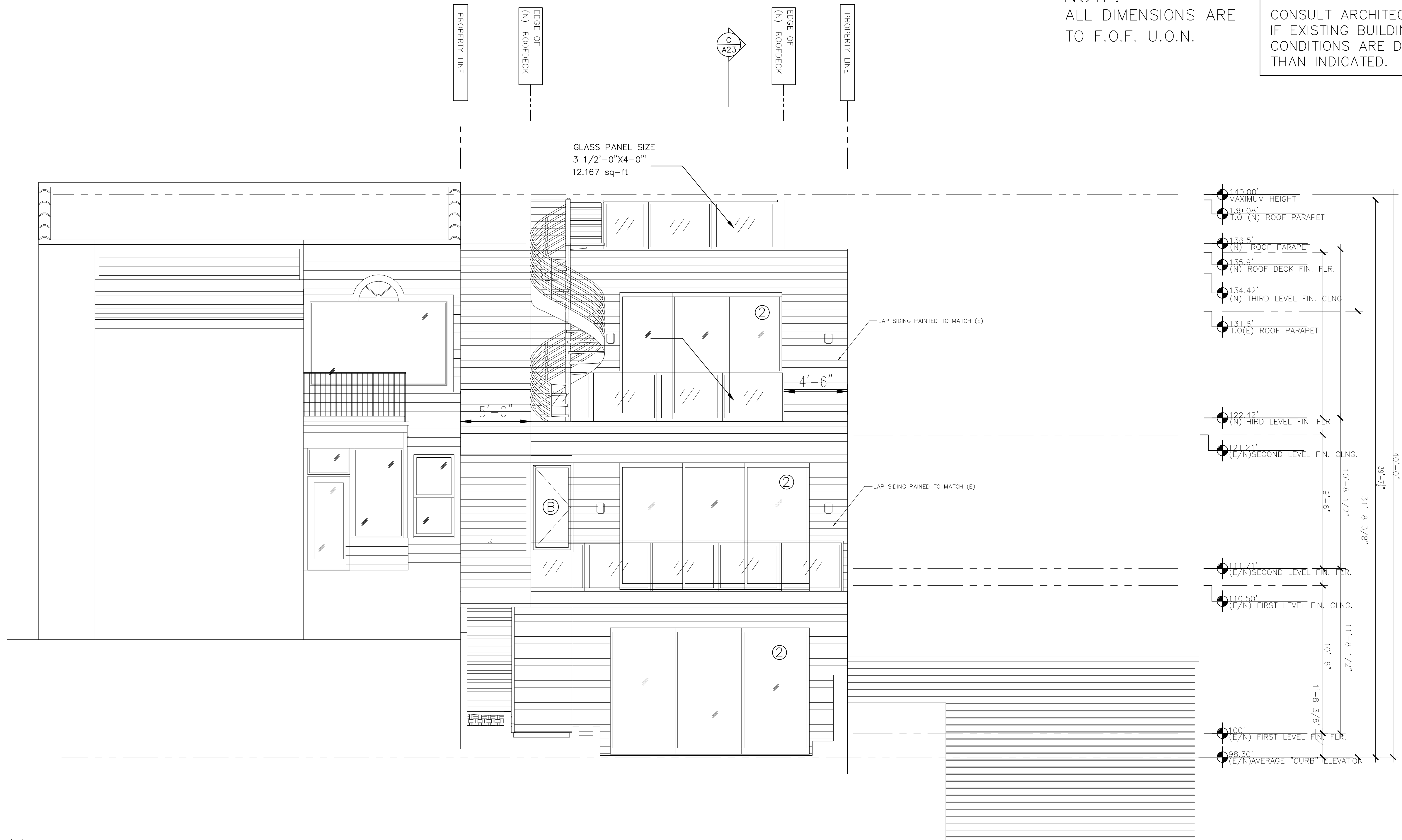
A20
1 OF - SHEETS



(N) SKY LIGHT NOTES:
C 72" X 12" FIXED
GLASS : CLEAR
FRAME : MTL

1 EAST ELEVATION
A20 $1/4" = 1'-0"$





(N) DOOR NOTES:

- ① 13'-7" X 8' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- ② 14'-2" X 9' HORIZONTAL GLASS SLIDER
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

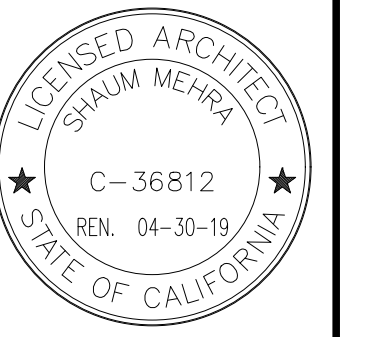
(N) WINDOW NOTES:

- Ⓐ 40" X 14" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)
- Ⓑ 75" X 36" CASEMENT
GLASS : CLEAR
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE
FINISH (NO BRUSHED ALUMINUM)

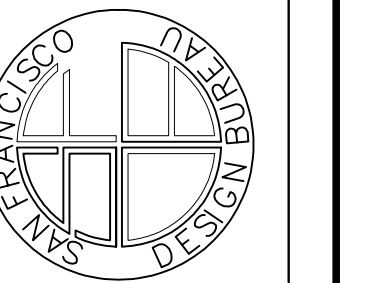
1
A21 NORTH ELEVATION
1/4" = 1'-0"

1/4" = 1'-0" 0.5 1 2 5 10 15 25 FEET

REV.	DATE	BY
-	-	-



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(415)-240-2904



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
NORTH ELEVATION

DATE: 06-24-19

SCALE: AS NOTED

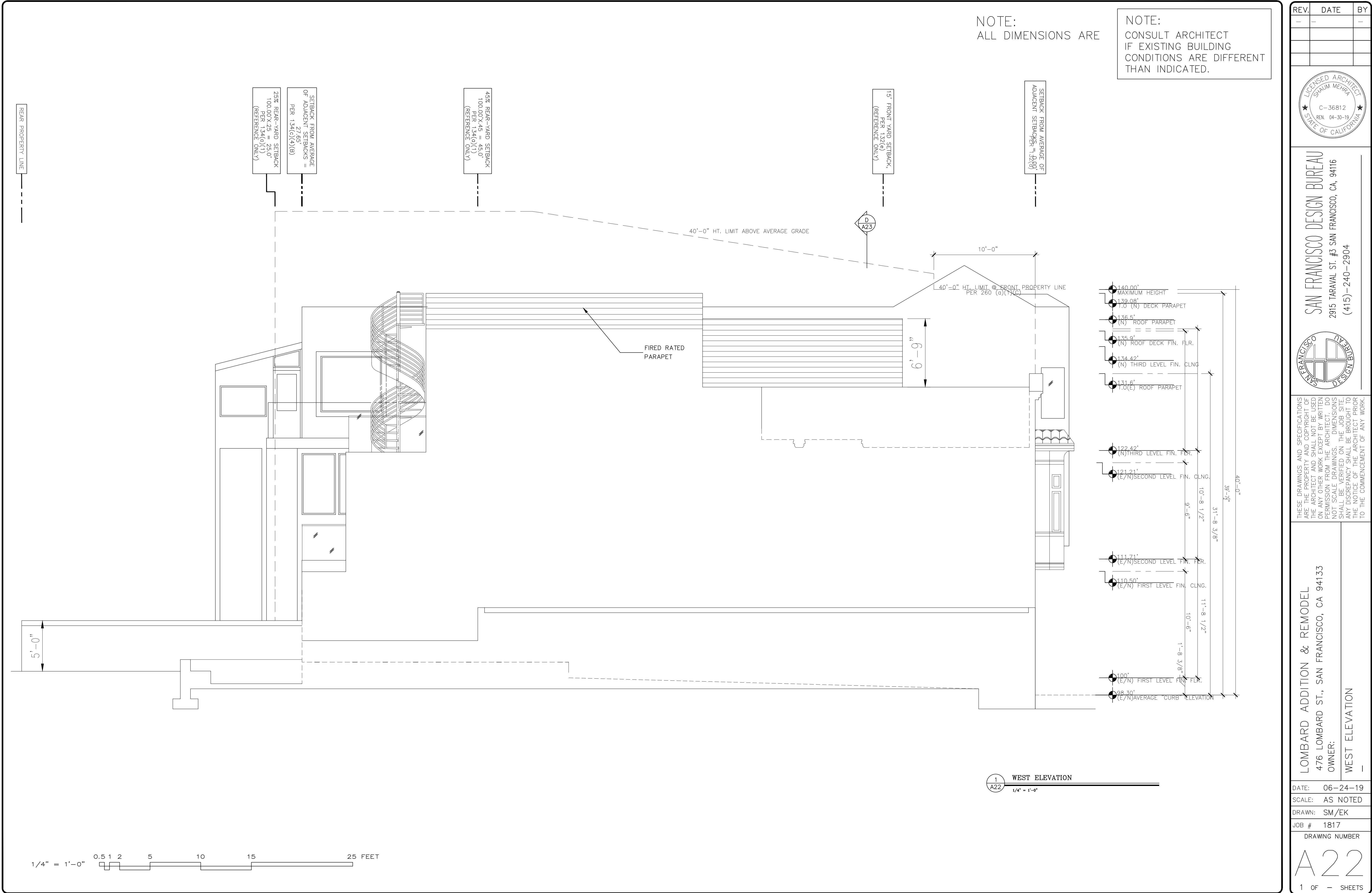
DRAWN: SM/EK

JOB # 1817

DRAWING NUMBER

A21

1 OF - SHEETS



REV.	DATE	BY
-	-	-

LICENSED ARCHITECT
SHAUM MEHRA
C-36812
REN. 04-30-19
STATE OF CALIFORNIA

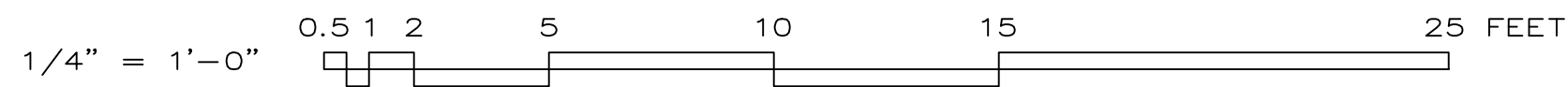
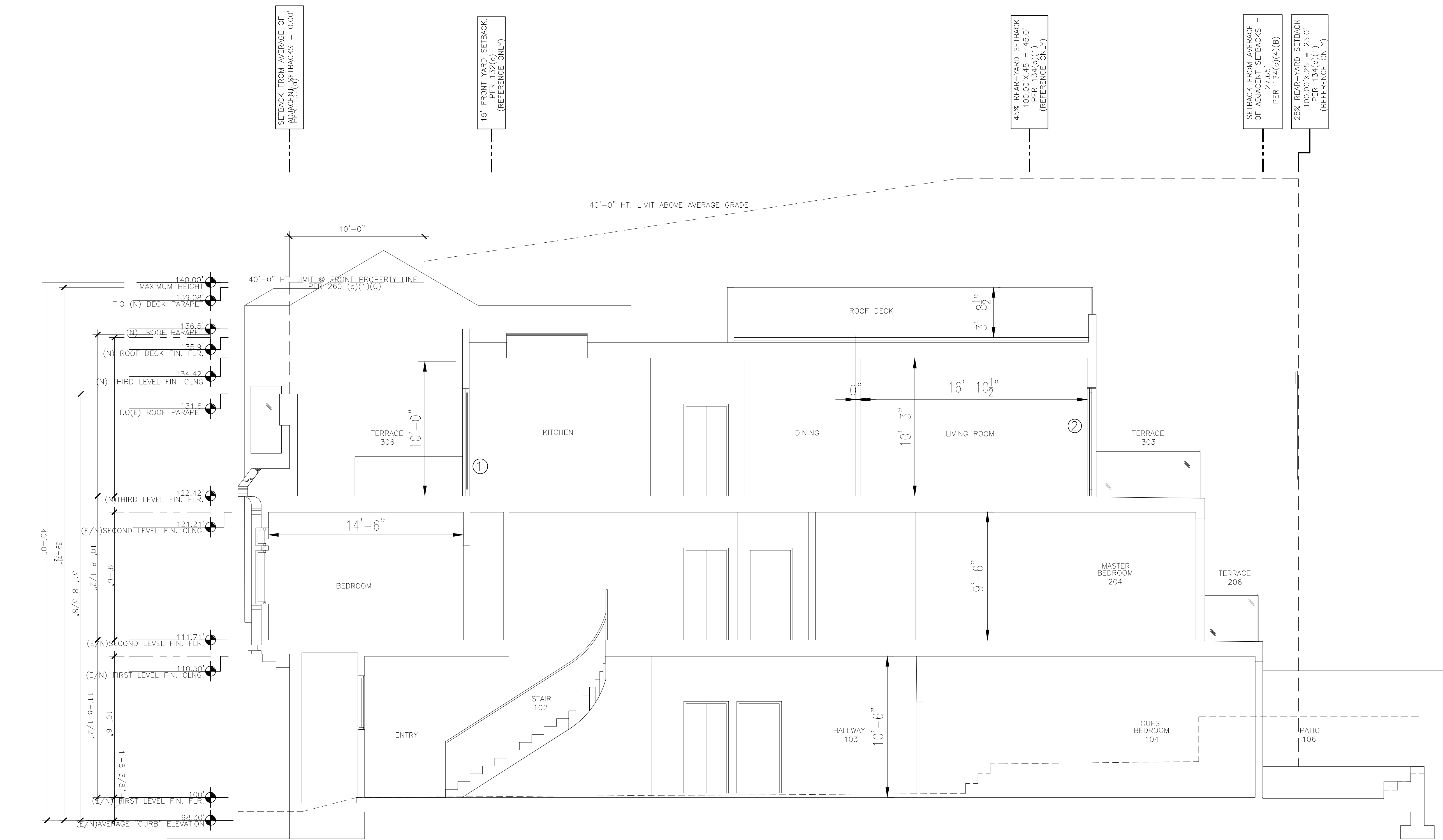
SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904

SAN FRANCISCO
DESIGN BUREAU

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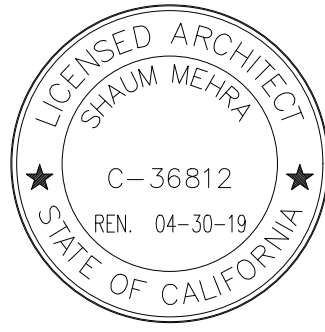
LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
WEST ELEVATION

DATE: 06-24-19
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER
A22
1 OF - SHEETS

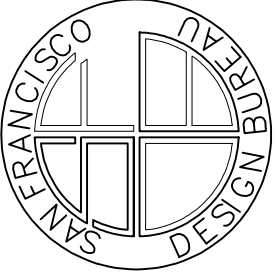


(N) BUILDING SECTION-C
1/4" = 1'-0"

REV.	DATE	BY
-	-	-



SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904



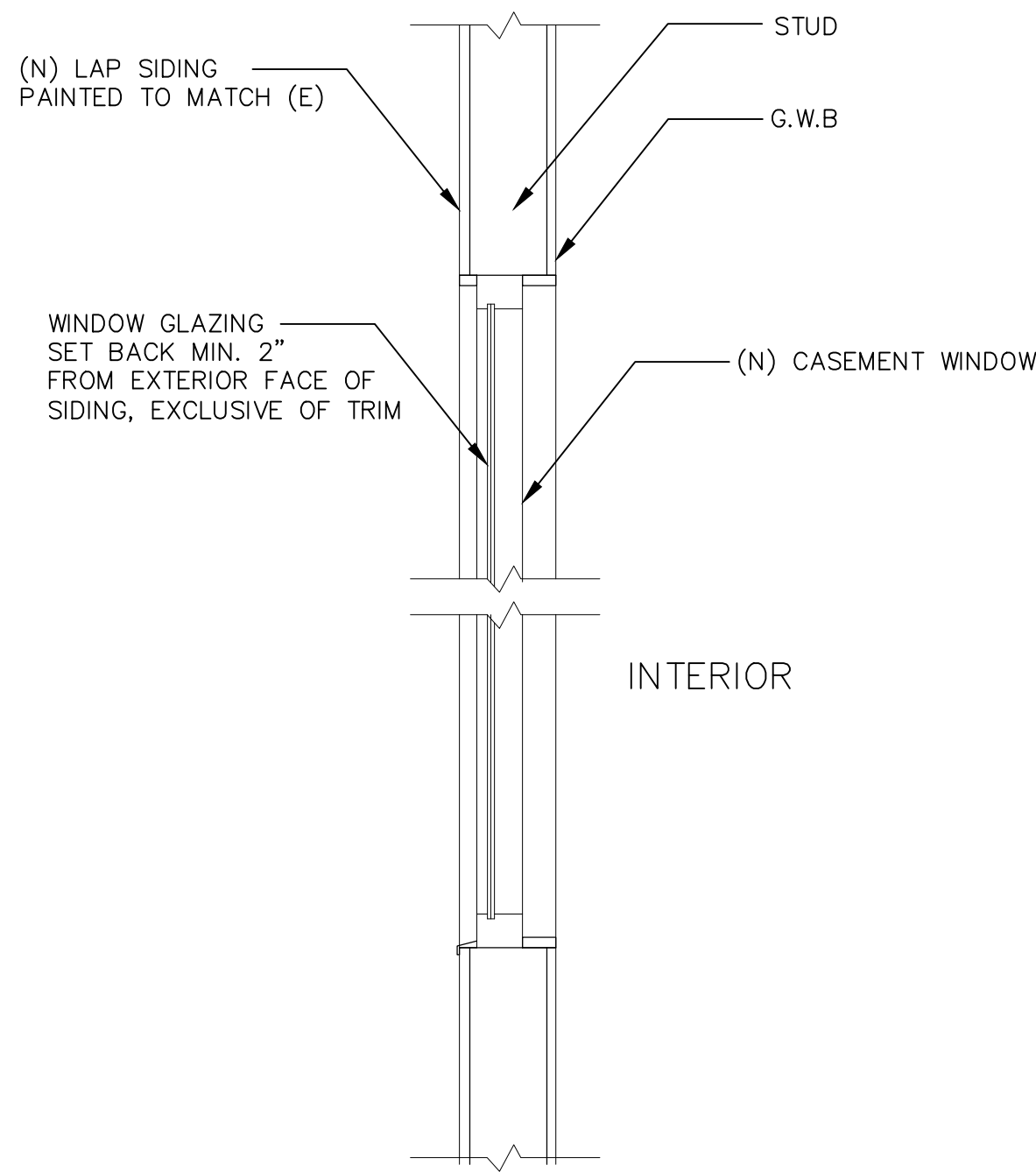
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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:

BUILDING SECTION

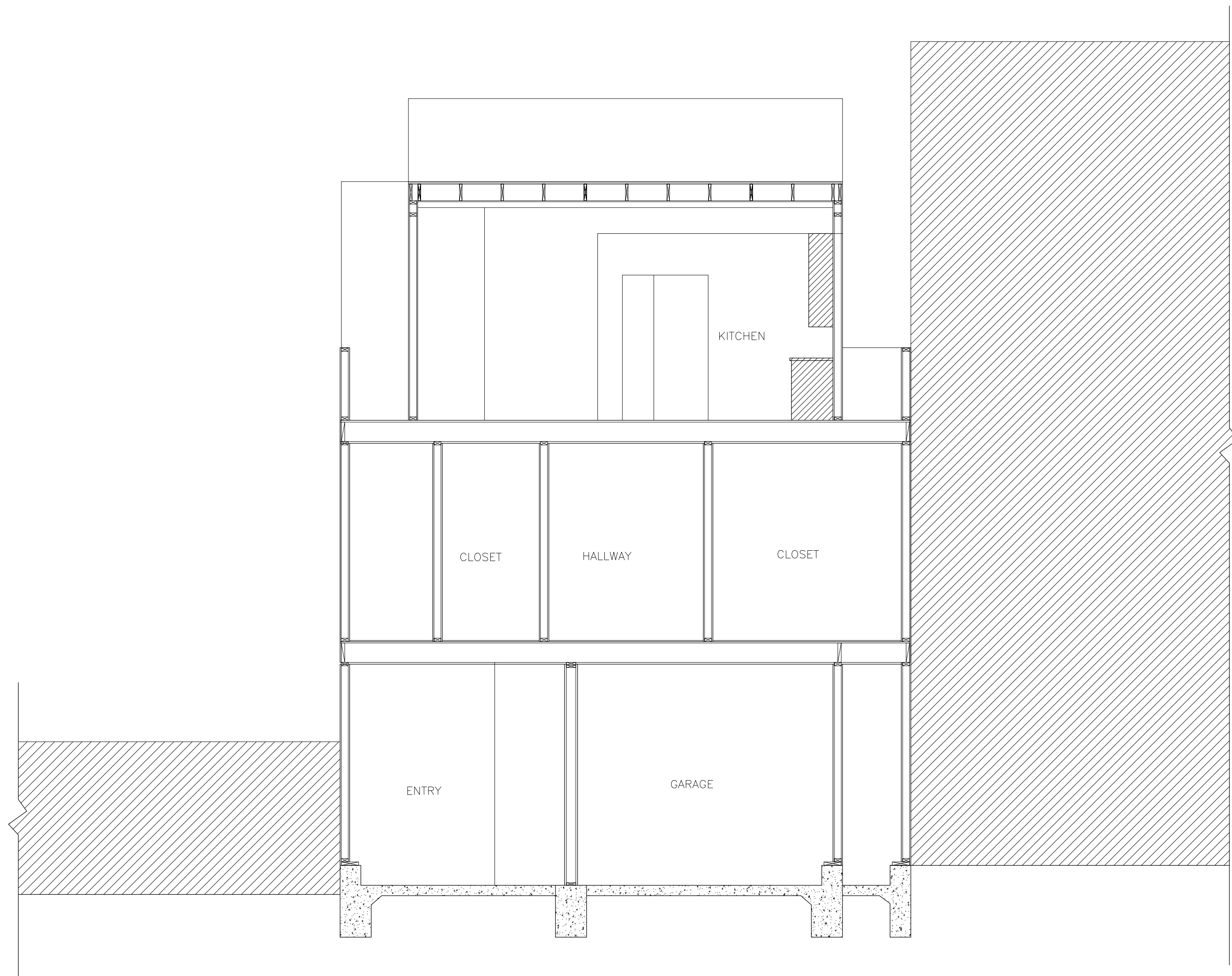
DATE:	06-24-19
SCALE:	AS NOTED
DRAWN:	SM/EK
JOB #	1817
DRAWING NUMBER	

A23



WINDOW NOTE:
ALL NEW WINDOWS TO BE SINGLE LIGHT
MILGARD ULTRA CASEMENT WINDOWS OR EQUIVALENT

(N) CASEMENT WINDOW DETAIL

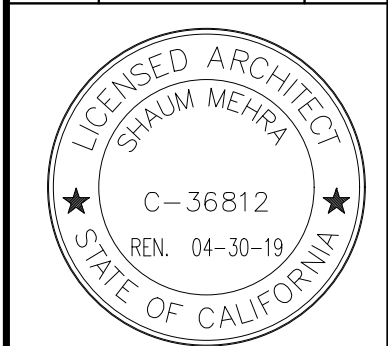


1/4" = 1'-0"

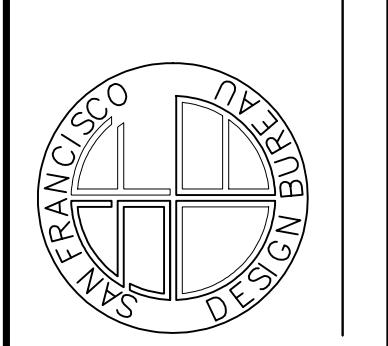
0.5 1 2 5 10 15 25 FEET

(N) BUILDING SECTION-D

REV.	DATE	BY
-	-	-



SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904



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LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:
BUILDING SECTION

DATE: 06-24-19

SCALE: AS NOTED

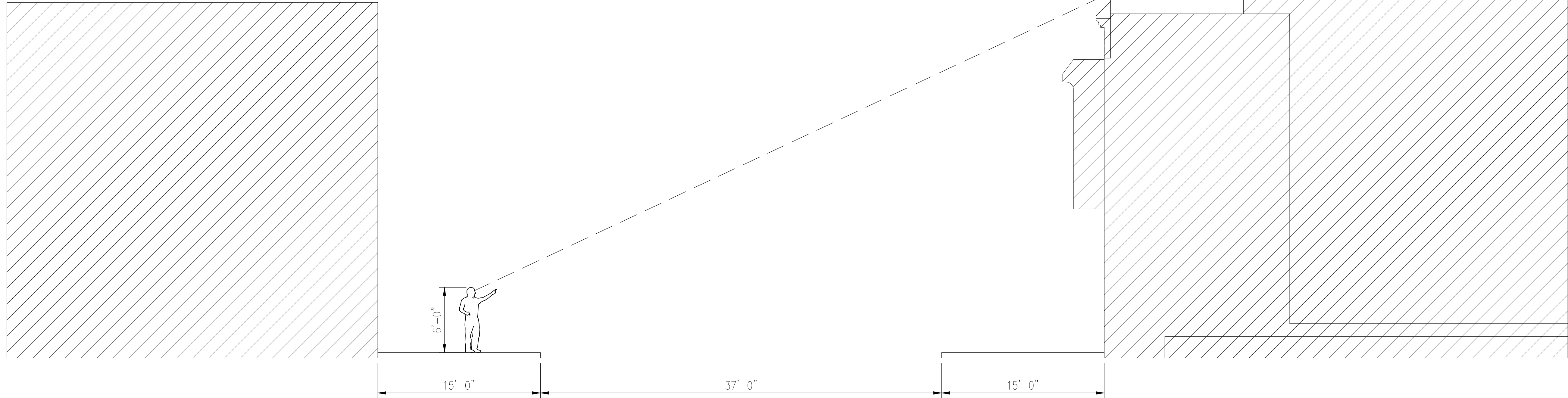
DRAWN: SM/EK

JOB # 1817

DRAWING NUMBER

A24

1 OF - SHEETS



1 ANGLE OF VIEW
A25 3/16" = 1'-0"

REV.	DATE	BY
-	-	-
<div><div><div>LICENSED ARCHITECT SHAUM MEHRA C-36812 REN. 04-30-19 STATE OF CALIFORNIA</div></div><div><div>SAN FRANCISCO DESIGN BUREAU 2915 TARAVAL ST. #3 SAN FRANCISCO, CA. 94116 (415)-240-2904</div><div><div>SAN FRANCISCO DESIGN BUREAU</div></div></div></div>		
<p>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.</p>		
LOMBARD ADDITION & REMODEL 476 LOMBARD ST., SAN FRANCISCO, CA 94133 OWNER: BUILDING SECTION		I
DATE: 06-24-19		
SCALE: AS NOTED		
DRAWN: SM/EK		
JOB # 1817		
DRAWING NUMBER		
A25		
1 OF - SHEETS		

EXHIBIT B



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	9/25/2019	Date of Form Completion	10/31/2019
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PROJECT INFORMATION:		
Planner:	Address:	
Charles Enchill	476 Lombard Street	
Block/Lot:	Cross Streets:	
0062/017A	Stockton Street and Grant Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2018-017283ENV

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

DATE OF PLANS UNDER REVIEW:	
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Supplemental Application prepared by architect Shaum Mehra (dated December 2019).	

PRESERVATION TEAM REVIEW:	
Category:	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: 1926	Period of Significance: n/a
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

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

PRESERVATION TEAM COMMENTS:

According to the Supplemental Application Form prepared by architect Shaum Mehra (dated April 2019), and information in the Planning Department files, the subject property at 476 Lombard Street contains a two-story, wood-framed, residential building with brick and stucco exterior located in the North Beach neighborhood.

The subject building is located at the north side of Lombard Street which slopes downward to Stockton Street (west) and upward to Grant Avenue (east) on a predominantly flat lot. The building was constructed in 1926 by architect Louis Mastropasqua and builders G. Cristino and G. Bouraui (Building Permit). Its design is predominantly in the vernacular Classic architectural style with limited Mission Revival elements. Clay roof tiles cap double circular bay windows and portions of the classically inspired tripartite parapet. Exterior cladding consists of brick at the ground floor and stucco at the upper floor. The main entrance is recessed at left behind two near-symmetrical archways partitioned by stucco wall. Vestibule access is by partial height wrought-iron gate, brick steps and landings. At right is an equally recessed vehicular entrance with sectional garage door. Multi-paned wood windows are located on either side the main entry and transom. Multi-paned, opalescent glass, wood windows flank the outside of either archway in arched openings. Each bay contains three wood windows with multi-lite, opalescent glass, transoms matching those at the ground floor in opacity and color. The floors are visually separated by a molded belt course that wraps around the base of the bay projections. Between the bays is a miniature, decorative, iron railing supported by protruding belt course and two corbels. Ceramic tiles are found near the entry, belt course, and parapet. Wood horizontal siding and light well windows are located at the highly visible secondary (west) facade.

The earliest owner was Pauline Sugarman (formerly Pauline Sittenfeld) with unknown occupation who owned the property from construction until 1956. Angelo Lagomarsino purchased the property in 1956 with three of his siblings, but ultimately became the sole owner until 2010. Angelo resided at the subject property while he worked as a retail salesperson. Based on the original building permit record, exterior alterations appear to include removal of terracotta chimney at unknown date.

Department preservation staff have determined that 476 Lombard Street does appear to be eligible for listing in the California Register. No known historic events have occurred at the subject property that have made a significant contribution to the local, regional, state, or national levels (Criterion 1).

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.11.04 23:43:57 -06'00'	

PRESERVATION TEAM COMMENTS: [Continued]

None of the owners and occupants have been identified as having made lasting contributions to local, state, or national history (Criterion 2). The architect, Louis Mastropasqua (1870-1951), is considered a locally significant master architect that designed at least 54 buildings in the North Beach neighborhood between 1907 and 1941. Born in Italy, he studied civil engineering and architecture at the University of Naples Royal Polytechnic School, graduating in 1899. He emigrated to San Francisco in 1902 then worked briefly for architect William Curlett between 1903-1904. In 1909 *Architect and Engineer* credited Mastropasqua's building at 415 Broadway (formerly Macaroni Factory) as the first reinforced concrete building erected in San Francisco after the 1906 fire. Some of his most notable projects include: Article 10 Landmark No. 121 – Julius' Castle (1923); residential flats at 833-837 Greenwich Street (1912) and 924-926 Union Street (1917); and office buildings at 708-710 Montgomery (formerly Canessa Printing Company) and 625 Kearny Street (1907). The subject building is predominantly an example of the vernacular Classic architectural style, but also contains limited Spanish Revival influences. This property is a rare type of Mastropasqua's work for a single-family residence, therefore the property is eligible under Criterion 3 (architecture). The period of significance is 1926, the year the house was built.

The subject property at 476 Lombard Street has retained a high degree of integrity. Based on the original building permit record, a terra cotta chimney might have been removed at unknown date. Given that chimney removal is unclear and would have been the only exterior change, the property still conveys its integrity for all seven categories: location, association, design, workmanship, setting, feeling, and materials.

The character defining features of the subject property are the following:

- Two-story massing at front of lot
- Symmetrical front façade
- Ground floor brick veneer and recessed entries
- Wood sash opalescent/colored windows
- Tripartite parapet and clay tile roof

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

The subject property is not located within the boundaries of any identified historic district. The property was immediately outside the boundaries of the 1982 survey area for North Beach. It was within the boundaries of an expanded survey in 2009, however the property was never individually evaluated. Although a revised North Beach Historic Context Statement was submitted to the Department in 2019, this document has not yet progressed to the point of a final draft or adoption. It also does not currently contain survey findings or defined historic district boundaries. Were such boundaries to include the 476 Lombard Street, however, it is likely that the property would be considered a contributor to the district.

In respect to the immediate blocks, they were largely developed prior to 1900, but redeveloped due to the 1906 earthquake and fire (1907 Guide Map of San Francisco; 1899-1900 and 1913-1915 Sanborn Maps). Various remodels and infill projects up to the 1980's have resulted in minimal aesthetic and historic cohesion.

Therefore, Planning Department Preservation staff has determined the subject property is individually eligible for listing in the California Register under Criterion 3 (architecture) and not as a district contributor based on review of the immediate blocks.



View of primary (south) façade of 476 Lombard Street (Planning Department Files).



View northeast of secondary (west) façade of 476 Lombard Street (Planning Department Files).

EXHIBIT C



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Record No.: 2018-017283ENV
Project Address: 476 Lombard Street
Zoning: RH-3 Residential-House, Three Family Zoning District
40-X Height and Bulk District
Block/Lot: 0062/017A
Staff Contact: Charles Enchill - [415-575-8721]
[charles.enchill@sfgov.org]

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

Reception:
415.558.6378

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Planning
Information:
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PART II: PROJECT EVALUATION

Proposed Project: ☐ Demolition / New Construction ☒ Alteration

Per Drawings Dated: July 7, 2020

PROJECT DESCRIPTION

- Three-story horizontal and vertical addition to an existing single-family residence
- Infill of two second floor lightwells at street-visible secondary (west) elevation
- Painted aluminum sliding doors at street-facing (south) vertical addition
- Rooftop deck at rear-half of building
- Painted lap siding at addition to match existing

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:					
Standard 1 – Minimal Change:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 6 – Repairment:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 2 – Maintain Character:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 7 – Treatments:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 3 – Avoid Conjecture:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 8 – Archeology:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Standard 4 – Acquired Significance:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Standard 9 – Compatibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Standard 5 – Building Techniques:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Standard 10 – Reversibility:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
See <i>Project Impact Analysis</i> comments for additional information.					

PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project's scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☒ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will not** cause a significant adverse impact to a **historic district / context** as proposed.

PROJECT IMPACT ANALYSIS

The project will not alter any character-defining features previously identified in the Historic Resource Evaluation (HRER) Part 1 issued on November 4, 2019. Street-visible exterior alterations consist of the infill of two western light wells for additional floor area, a third-floor vertical addition setback 12-feet 10-inches from the existing front (south) façade wall, and parapet walls for a new rooftop deck located at the rear half of the building. The addition will maintain the building's secondary elevation material of horizontal lap siding and contain painted aluminum-clad windows for all fenestration. Due to the scope of work and consistency with the Secretary of the Interior's Standards for Rehabilitation, the project will not result in a significant adverse impact to the historic resource.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

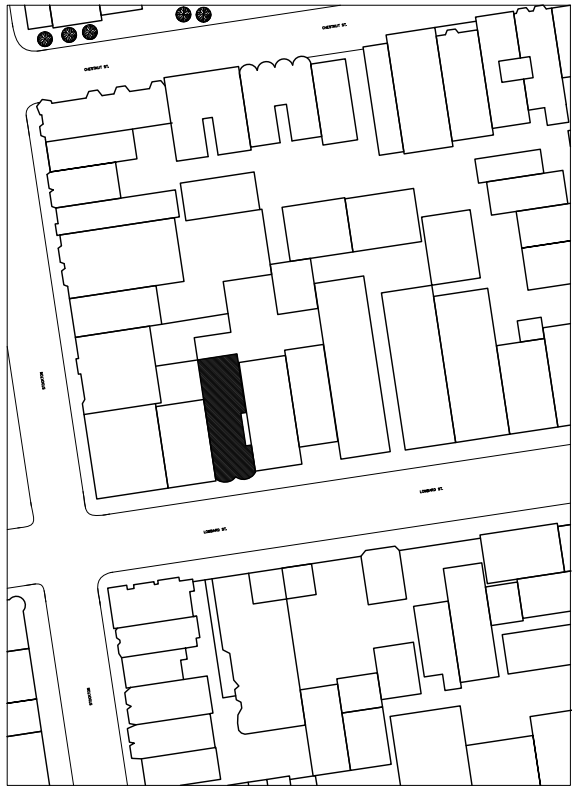
Signature: Allison Vanderslice
Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

Date: 7/15/2020

CC: Claudine Asbagh, Principal Planner
Northeast Team, Current Planning Division

HRER Part II Attachments:

☒ Architectural Plans, dated: July 7, 2020



1
AO

(E) BUILDING KEY PLAN

1:500

N

PROJECT DIRECTORY

BUILDING OWNER:
RENATE & STEVEN TANNENBAUM
476 LOMBARD ST., SAN FRANCISCO, CA 94133
(860) 233-1047

DESIGNER:
SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904

GOVERNMENT AGENCIES:
CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
1650 MISSION ST. #400 SAN FRANCISCO, CA 94103
(415) 558-6378

PROJECT DESCRIPTION

THE PROPOSED PROJECT GENERALLY CONSISTS OF THE REMODEL, ALTERATION, AND ADDITION TO AN EXISTING 3 STORY SINGLE-FAMILY RESIDENCE. PROPOSED SCOPE OF WORK INCLUDES HORIZONTAL ADDITIONS TO FLOORS 1,2 AND 3, AND ADDITION OF A NEW ROOF DECK.

THE SUBJECT PROPERTY MAY BE ELIGIBLE FOR INDIVIDUAL LISTING IN THE CALIFORNIA REGISTER OF HISTORIC PLACES UNDER CRITERIA 3 (ARCHITECTURE). THE PROPOSED SCOPE OF WORK SHALL CONFORM WITH THE PROVISIONS OF SF PLANNING CODE ARTICLE 10: PRESERVATION OF HISTORICAL ARCHITECTURAL AND AESTHETIC LANDMARKS.

RESIDENTIAL REMODEL & ADDITION

476 LOMBARD ST
SAN FRANCISCO, CA, 94133
OWNER: RENATE & STEVEN TANNENBAUM
(860) 233-1047

SCOPE OF WORK:

ADDITION TO (E) THIRD FLOOR
RECONFIGURE (E) SECOND FLOOR
RELOCATE (E) KITCHEN & BATH
TO (N) THIRD FLOOR ADDITION
ADD (N) POWDER ROOM, (N) STAIRCASE,
(N) ROOF DECK & (N) THIRD FLOOR BALCONY
ADD (N) ELEVATOR

BUILDING DATA

APPLICABLE CODE 2016 CBC WITH SAN FRANCISCO COUNTY AMENDMENTS
(E) TYPE OF CONSTRUCTION TYPE V-B

(E) GROSS UNIT AREA	3192 S.F.
-THIRD FLOOR (STORAGE)	163 S.F.
-SECOND FLOOR	1637 S.F.
-FIRST FLOOR	1392 S.F.
-ENTRY	106 S.F.
-GARAGE & STORAGE	1286 S.F.
(N) GROSS UNIT AREA	5258 S.F.
-THIRD FLOOR	1409 S.F.
-SECOND FLOOR	1889 S.F.
-FIRST FLOOR	1469 S.F.
-ENTRY	163 S.F.
-LIVING	451 S.F.
-GARAGE & STORAGE	855 S.F.
-ROOF DECK	448 S.F.

(E) NUMBER OF STORIES	THREE
(N) NUMBER OF STORIES (PROJECT AREA)	THREE
(E) SPRINKLER SYSTEM	NO
(N) SPRINKLER SYSTEM	YES
(E) NUMBER OF DWELLING UNITS	1
(N) NUMBER OF DWELLING UNITS	1
BLOCK NUMBER	0062
LOT NUMBER	017A
BUILDING USE	RESIDENTIAL
OCCUPANCY TYPE	GROUP R3/U
EXITS REQUIRED	2 EXITS
EXITS PROVIDED	2 EXITS

PLANNING CODE SUMMARY

-ZONING DISTRICT:	RH-3 (RESIDENTIAL - HOUSE, THREE FAMILY)
-MINIMUM LOT AREA:	2500 SF. (SEC.121)
-MAX.DWELLING UNIT DENSITY:	THREE DWELLING UNITS PER LOT OR ONE DWELLING UNIT PER 800 SF OF LOT AREA. A REMAINING FRACTION OF ONE-HALF OR MORE OF THE MINIMUM OF LOT AREA PER DWELLING UNIT SHALL BE ADJUSTED UPWARD TO THE NEXT HIGHER WHOLE NUMBER OF DWELLING UNITS. (SEC.207(b)(1)).
-SIDE YARD SETBACK:	NONE REQUIRED
-FRONT YARD SETBACK:	AVERAGE OF ADJACENT BUILDING. (SEC.132)
-REAR YARD SETBACK:	45% OF LOT DEPTH,EXCEPT OF REDUCTIONS BASED UPON AVERAGE OF ADJACENT BUILDING;IF AVERAGE, LAST 10 FT. IS LIMITED TO HEIGHT OF 30FT. AND A MINIMUM OF 25% OF LOT DEPTH BUT NO LESS THAN 15 FT. (SEC. 134(C)(1))
-MAX.HEIGHT LIMIT:	40'-X: 40'-0" (AS MEASURED FROM AVERAGE CURB ELEVATION) WITH PARAPETS UP TO A MAXIMUM HEIGHT OF 4' ABOVE BUILDING HEIGHT LIMIT. (SEC 260 (b)(2)(A)).
-OPEN SPACE:	100 SF PER DWELLING UNIT,WITH A MINIMUM 6' WIDTH FOR DECKS AND BALCONIES AND A 10' WIDTH AT GRADE. (SEC. 135(d)(1)).
-CAR PARKING REQ'TS:	ONE OFF-STREET PARKING SPACE PER UNIT. (SEC.151)
-BICYCLE PARKING:	ONE CLASS 1 BICYCLE PARKING SPACE PER UNIT. (SEC.155.1(b)(1)).

CODES & STANDARDS

PART 1 - 2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR (2006 IBC AND 2007 CALIFORNIA AMENDMENTS)
PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR (2005 NEC AND 2007 CALIFORNIA AMENDMENTS)
PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR (2006 UMC AND 2007 CALIFORNIA AMENDMENTS)
PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR (2006 UPC AND 2007 CALIFORNIA AMENDMENTS)
PART 6 - 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24, CCR
PART 9 - 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR
PART 11 - 2016 CALIFORNIA REFERENCE STANDARDS CODE, PART 11, TITLE 24, CCR

ABBREVIATIONS

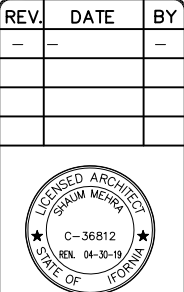
& # (E) (F) (N) (R) A.B. A/C A.C. A.C.T. ADJ. AGGR. ALUM. ALT. ANOD. APPROX. ARCH. B. BLDG. BLK. BM. B.O.J. BOT. B.U.R. CEM. CER. C.I. C.J. CLG. CLR. CONC. CONSTR. CONT. CONTR. CORR. DBL. DET.	AND AT NUMBER OR POUND EXISTING FUTURE NEW (PROVIDE & INSTALL) REINSTALLED ANCHOR BOLT AIR CONDITIONING ASPHALTIC CONCRETE ACOUSTICAL CEILING TILE ADJUSTABLE AGGREGATE ALUMINUM ALTERNATE ANODIZED APPROXIMATE ARCHITECTURAL BACK OF, OR BOTTOM OF BUILDING BLOCK BEAM BOTTOM OF JOISTS BOTTOM BUILT-UP ROOFING CEMENT CERAMIC CAST IRON CONSTRUCTION JOINT OR COLD JOINT CEILING CLEAR CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR DOUBLE DETAIL	D.F. DIA. DIM. DN. D.O. DR. D.S. DWG. EA. E.J. ELEV. ELEC. ENDNAIL EQ. E.S. EXP. EXT. FIN. FL. F.D. F.O.C. F.O.F. F.O.S. FT. FTG. FURR. GA. GALV. G.B. GL. GR. G.S.M. G.W.B. HC. HDR. HDWE. H.M. HORIZ. HR. HVAC	DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOOR OPENING DOWNSPOUT DRAWING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENDNAIL EQUAL EXPANSION SHIELD EXPANSION EXTERIOR FINISH FLOOR FLOOR DRAIN FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FOOT OR FEET FOOTING FURRING GAUGE GALVANIZED GRAB BAR GLASS GRADE GALVANIZED SHEET METAL GYPSUM WALL BOARD HANDICAPPED HEADER HARDWARE HOLLOW METAL HORIZONTAL HOUR HEATING/VENTILATION/ AIR CONDITIONING	HT. I.A.W. I.D. INSUL. K.P. LAB. LT. MAT. MAX. M.B. MECH. MEMB. MFR. MIN. MISC. M.S. MTD. MTL. N.I.C. NUMBER NOM. N.T.S. O/ OBS. O.C. O.D. OFF. OPNG. OPP. P.B. PARA. P.D.F. PL. P.LAM. PLAS. PLYWD. P.O.C. PR. P.T. PT.	HEIGHT IN ACCORDANCE WITH INSIDE DIAMETER INSULATION KICKPLATE LABORATORY LIGHT MATERIAL MAXIMUM MACHINE BOLT MECHANICAL MEMBRANE MANUFACTURER MINIMUM OR MINUTE MISCELLANEOUS MACHINE SCREW MOUNTED METAL NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER OBSOLETE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE PANIC BAR PARAGRAPH POWDER DRIVEN FASTENER PLATE PLASTIC LAMINATE PLASTER PLYWOOD POINT OF CONNECTION PAIR PRESSURE TREATED POINT	PTN. REF. REINFORC. REINFORCING ROOM ROUGH OPENING SCHED. SECT. SH. SHT. SHTG. SIM. S.M. S.M.S. SPEC. SQ. SST. STD. STRUCT. STL. SUSP. SYM. TEL. THK. T.B.R. T.N. T.P. T.S. TYP. UNF. U.O.N. V.C.T. VERT. W.C. W/O WP. WS. WSC. WT. W.W.F.	PARTITION REFERENCE REINFORCE OR REINFORCING ROOM ROUGH OPENING SCHEDULE SECTION SHELF SHEET SHEATHING SIMILAR SHEET METAL SHEET METAL SCREW SPECIFICATION SQUARE STAINLESS STEEL STANDARD STRUCTURAL STEEL SUSPENDED SYMMETRICAL TELEPHONE THICK TO BE REMOVED TOENAIL TOILET PAPER HOLDER TOP OF SLAB TYPICAL UNFINISHED UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VERTICAL VINYL WALL COVERING WITHOUT WATERPROOF WEATHERSTRIPPING WAINSCOT WEIGHT WELODED WIRE FABRIC
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SYMBOLS

ENTRY 101	ROOM NAME & NUMBER		BUILDING SECTION
101	DOOR NUMBER		ELEVATION TARGET
	WINDOW TYPE		WALL SECTION
	SHEET NOTE		DETAIL TARGET
	ROOM ELEVATIONS		(E) ITEM TO BE REMOVED
	GRID REFERENCE		(E) ITEM TO REMAIN
			(E) ITEM TO BE RELOCATED
	PROJECT NORTH		(N) ITEM

SHEET INDEX

SHT. NO.	DWG. NO.	SHEET TITLE
1	A0	TITLE SHEET / KEY PLAN
2	A1	NEIGHBORHOOD VICINITY PLAN
3	A2	DEMOLITION DIAGRAM/CALCULATIONS
4	A3	EGRESS CALCULATIONS / DIAGRAMS
5	A4	(E) FIRST FLOOR PLAN
6	A5	(E) SECOND FLOOR PLAN
7	A6	(E) THIRD FLOOR PLAN
8	A7	(E) ROOF PLAN
9	A8	(E) SOUTH ELEVATION
10	A9	(E) EAST ELEVATION
11	A10	(E) NORTH ELEVATION
12	A11	(E) WEST ELEVATION
13	A12	(E) BUILDING SECTION
14	A13	(E) BUILDING SECTION
15	A14	NEIGHBORHOOD VICINITY PLAN
16	A15	(N) FIRST FLOOR PLAN
17	A16	(N) SECOND FLOOR PLAN
18	A17	(N) THIRD FLOOR PLAN
19	A18	(N) ROOF DECK PLAN
20	A19	(N) SOUTH ELEVATION
21	A20	(N) EAST ELEVATION
22	A21	(N) NORTH ELEVATION
23	A22	(N) WEST ELEVATION
24	A23	(N) BUILDING SECTION
25	A24	(N) BUILDING SECTION



SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904

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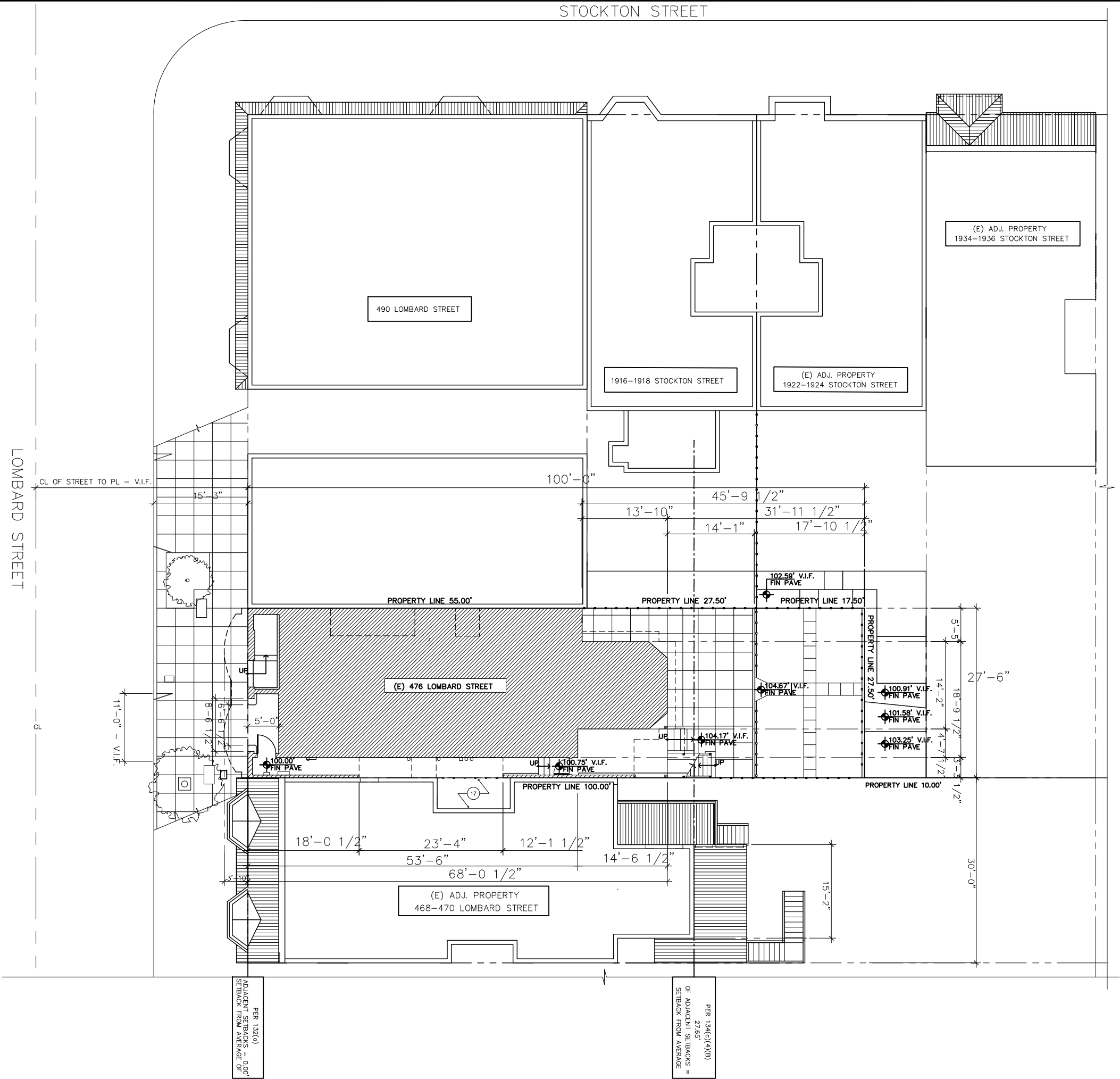
RESIDENTIAL ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
RENATE & STEVEN TANNENBAUM

TITLE SHEET
KEY PLAN

DATE: 02-26-20
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

DRAWING NUMBER
AO

1 OF - SHEETS



REV.	DATE	BY
1	2-26-20	SM/EK

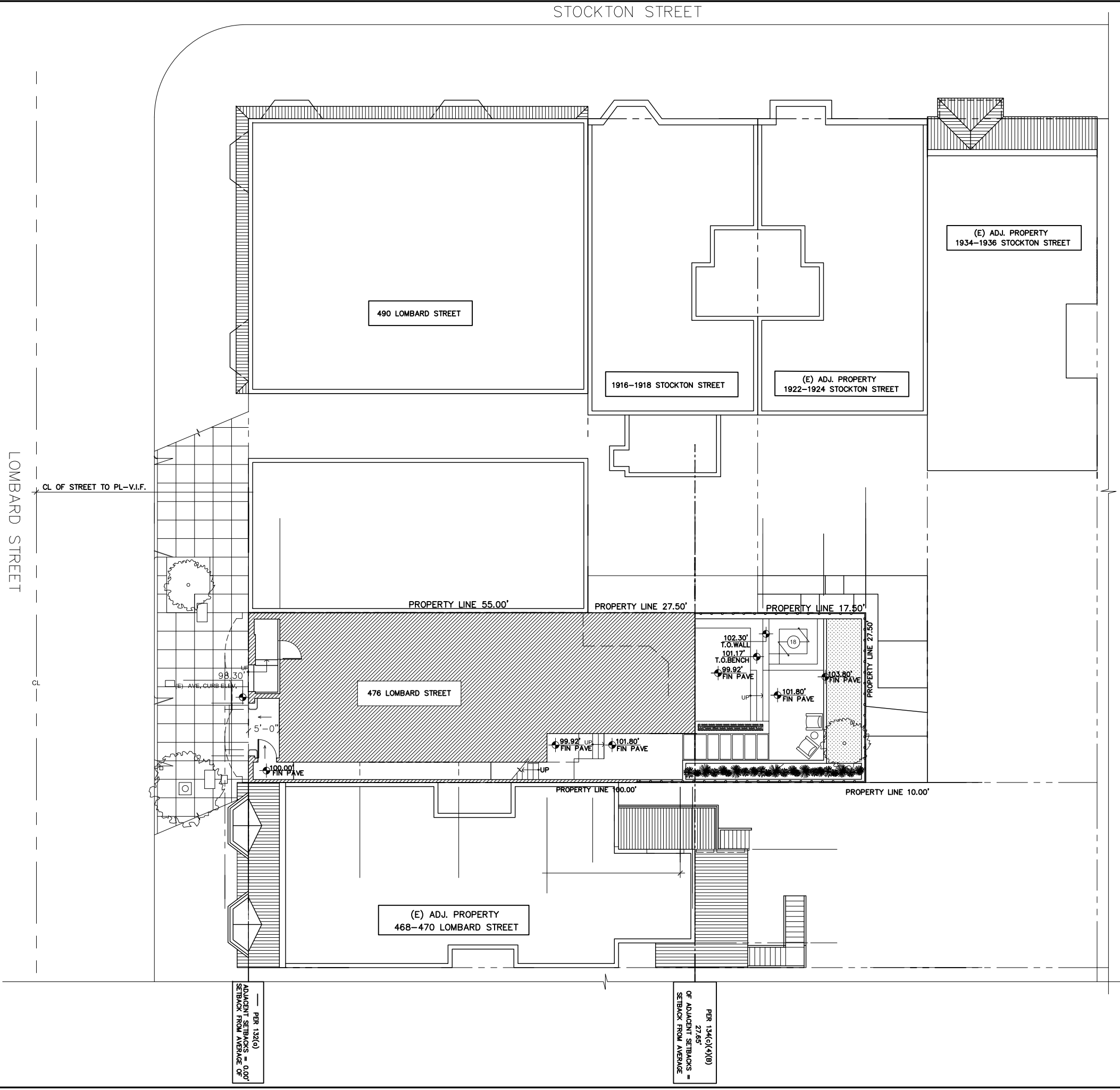
SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904

LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER: (E) NEIGHBORHOOD VICINITY PLAN

DATE: 2-26-20
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER A1

1 OF - SHEETS

1 A1



REV.	DATE	BY
-	-	-

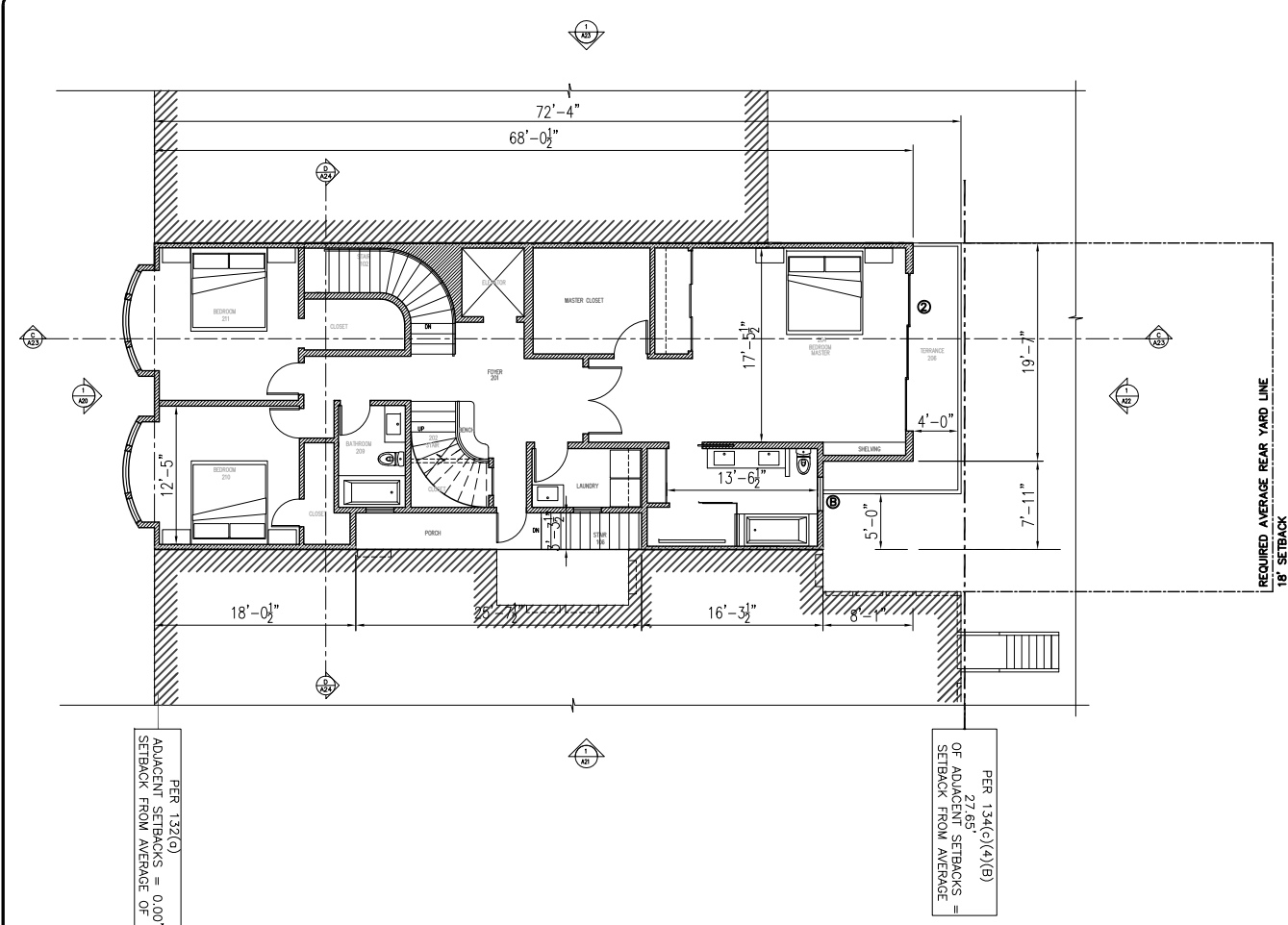
SAN FRANCISCO DESIGN BUREAU
2915 TARAVAL ST. #3 SAN FRANCISCO, CA, 94116
(415)-240-2904

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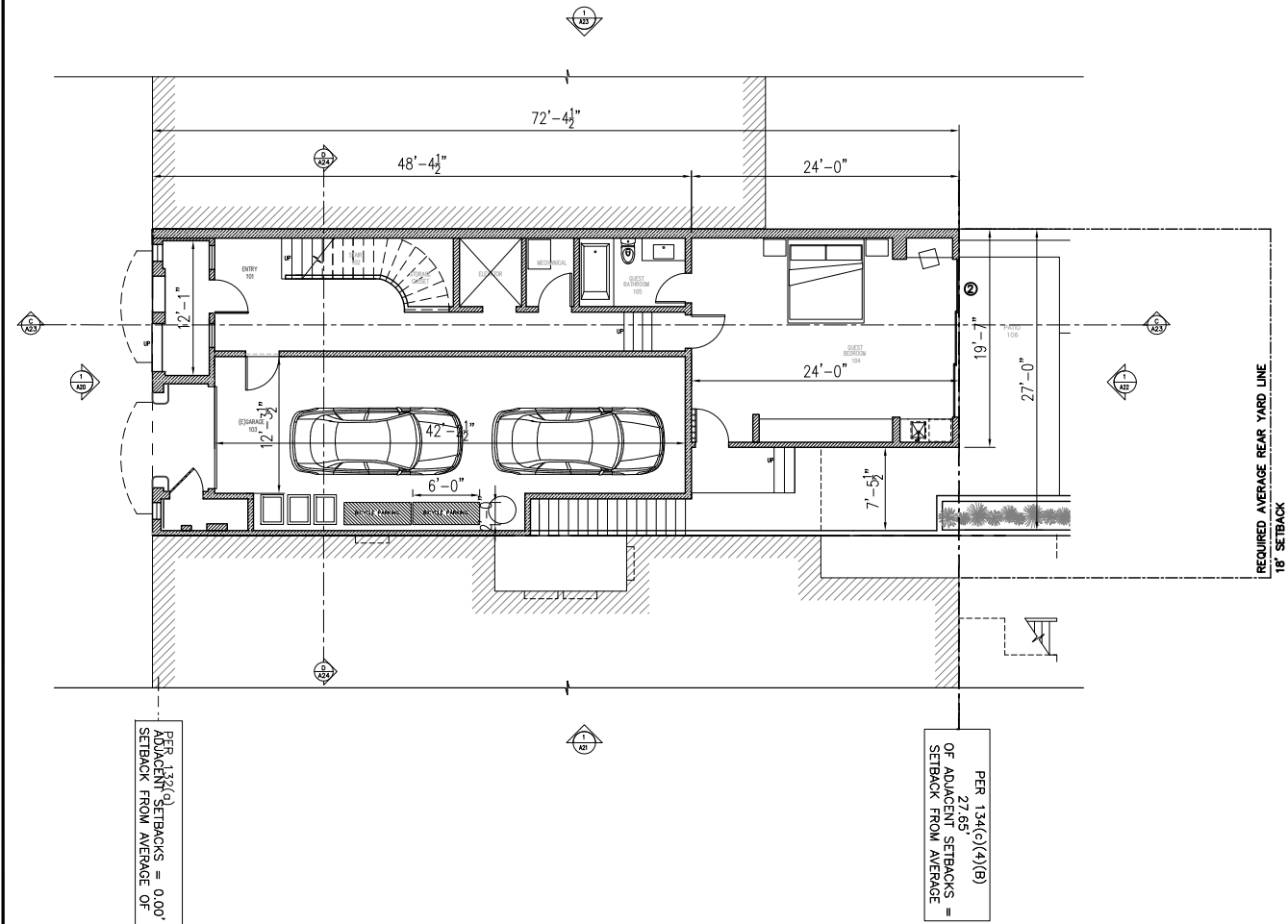
LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER: **(N) NEIGHBORHOOD VICINITY PLAN**

DATE:	2-26-20
SCALE:	AS NOTED
DRAWN:	SM/EK
JOB #	1817
DRAWING NUMBER	A2

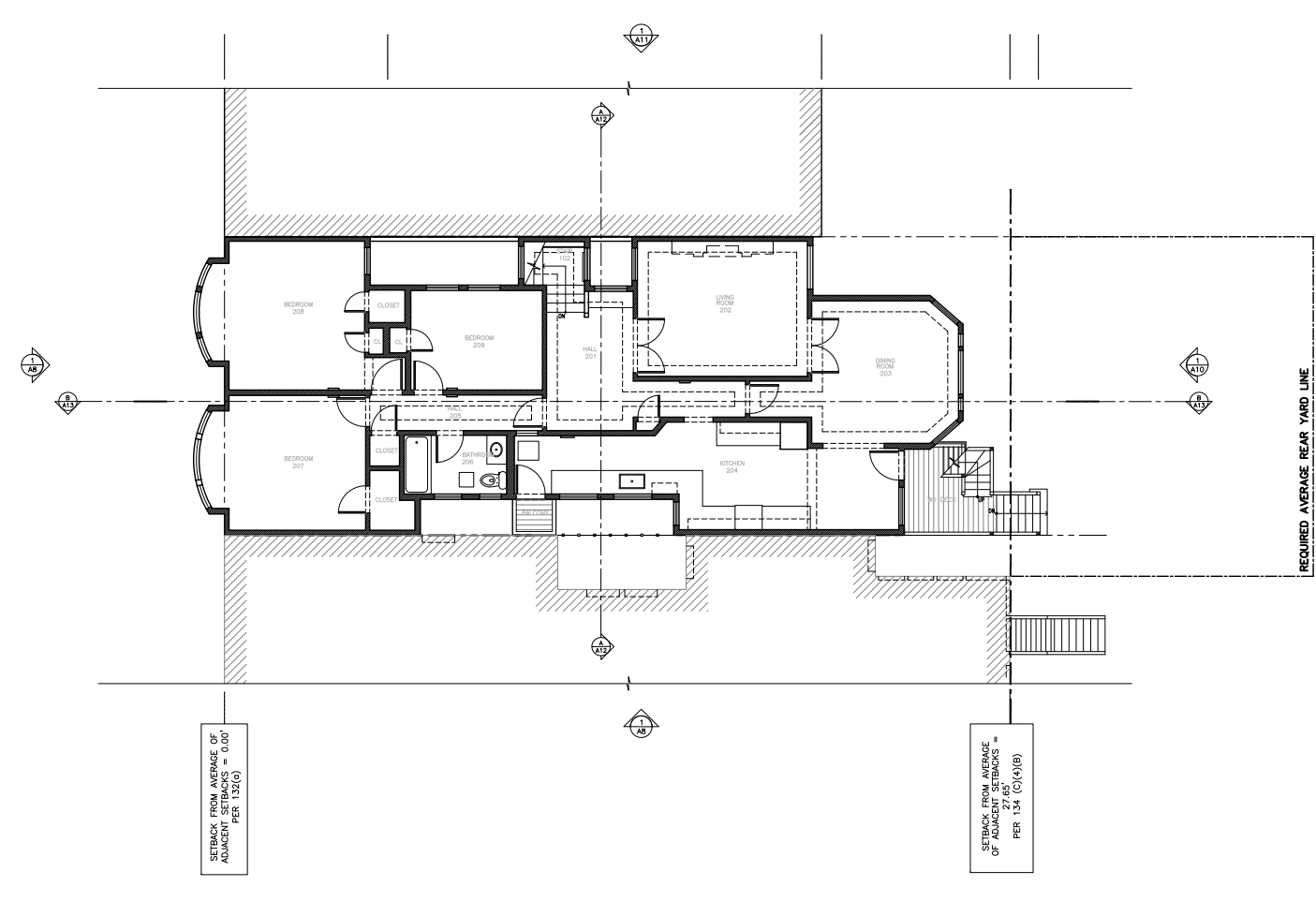
1 OF - SHEETS



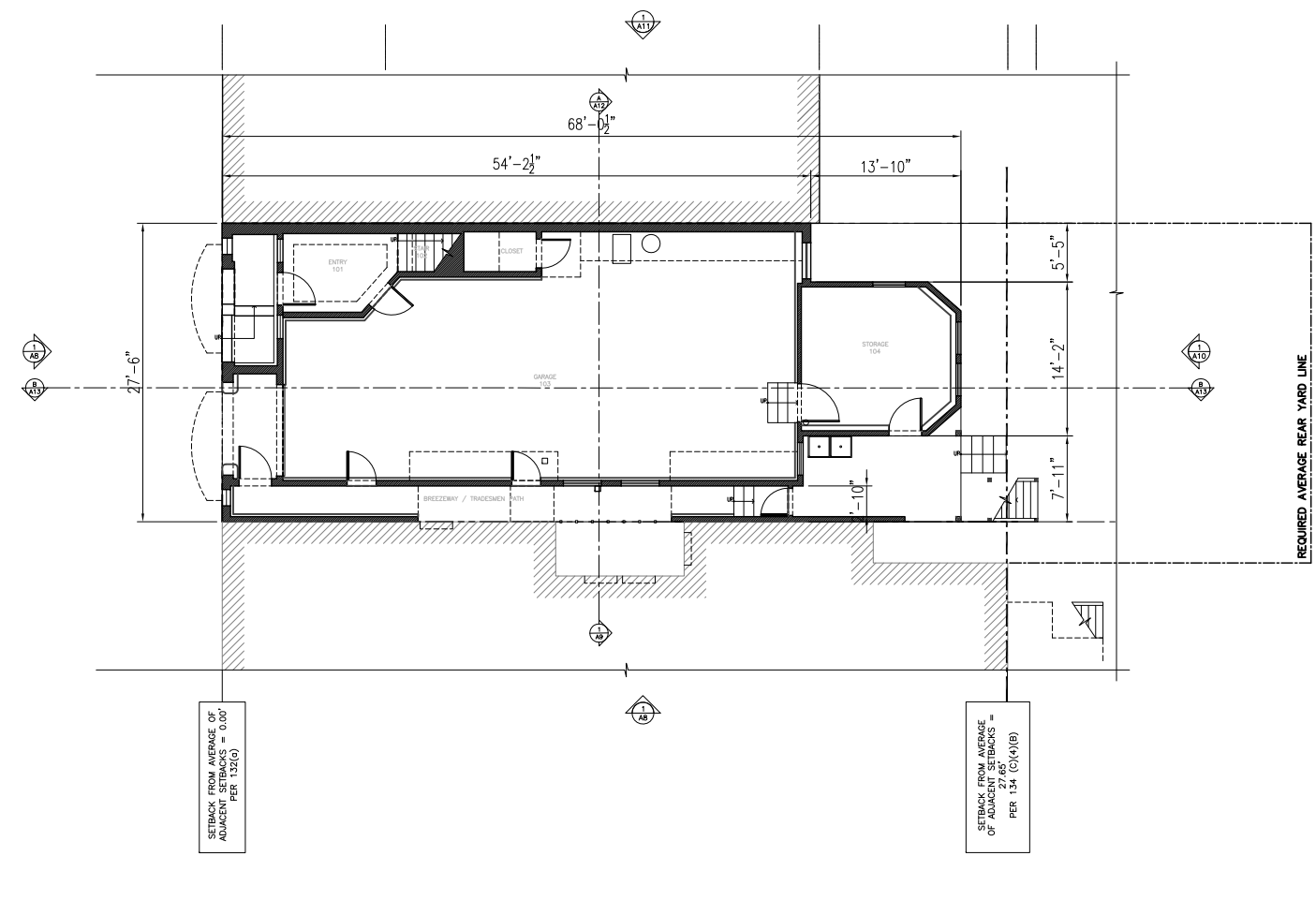
4
A3
PROPOSED (N) SECOND FLOOR PLAN



2
A3
PROPOSED (N) FIRST FLOOR PLAN




3
A3
(E) SECOND FLOOR PLAN



1
A3
(E) FIRST FLOOR PLAN

REV.	DATE	BY
1		
2		
3		
4		



SAN FRANCISCO DESIGN BUREAU
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(415)-240-2904

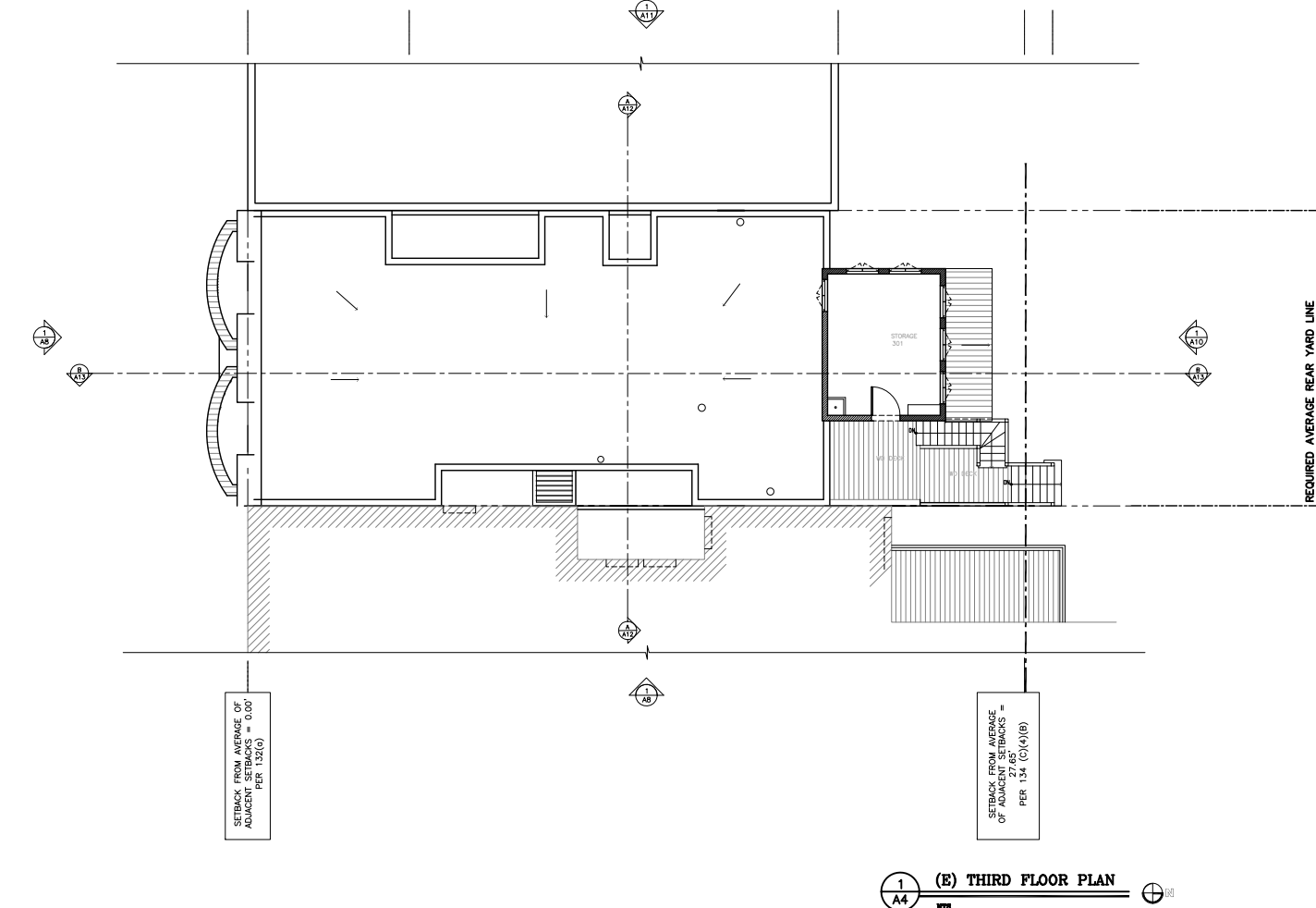
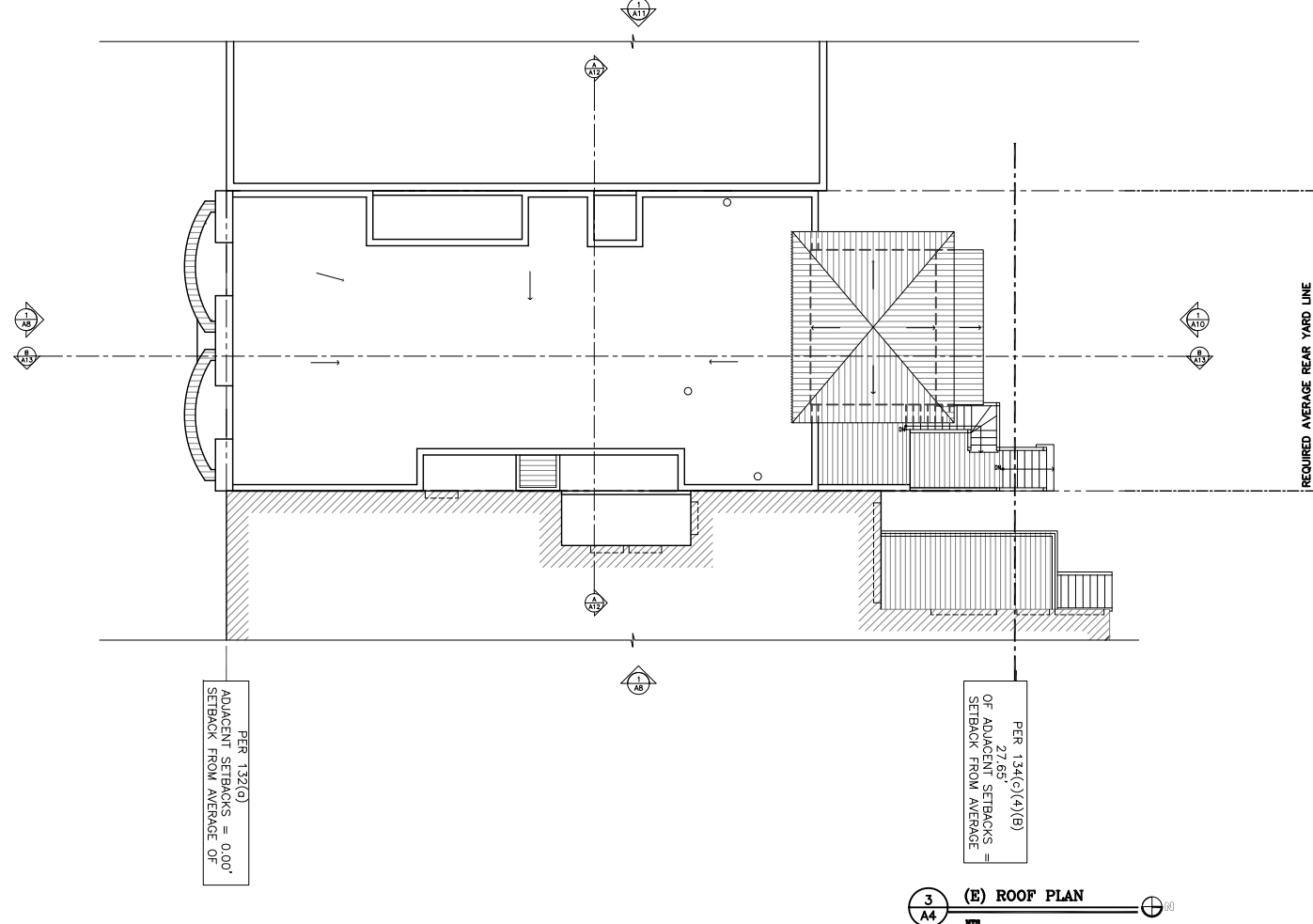
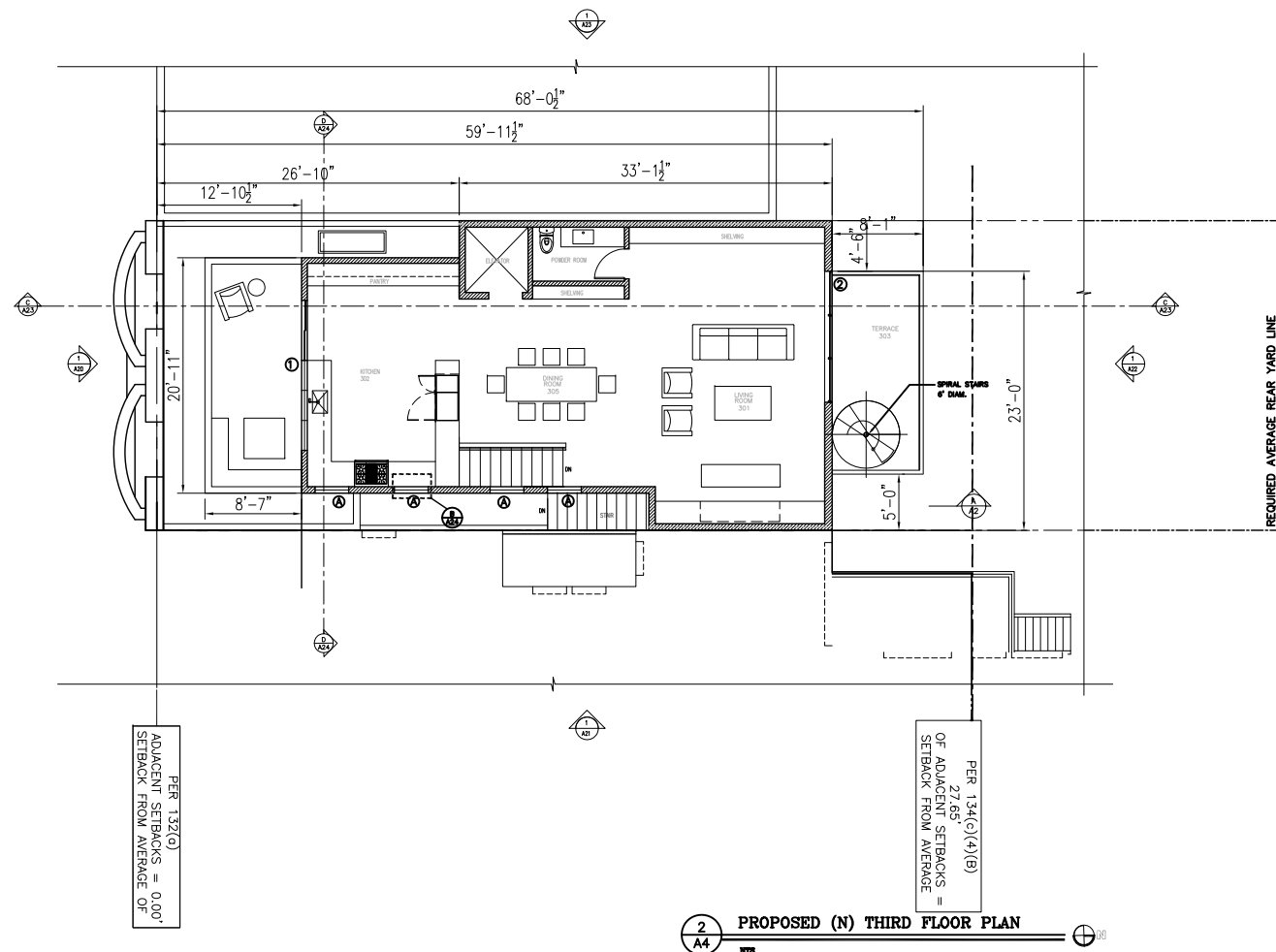
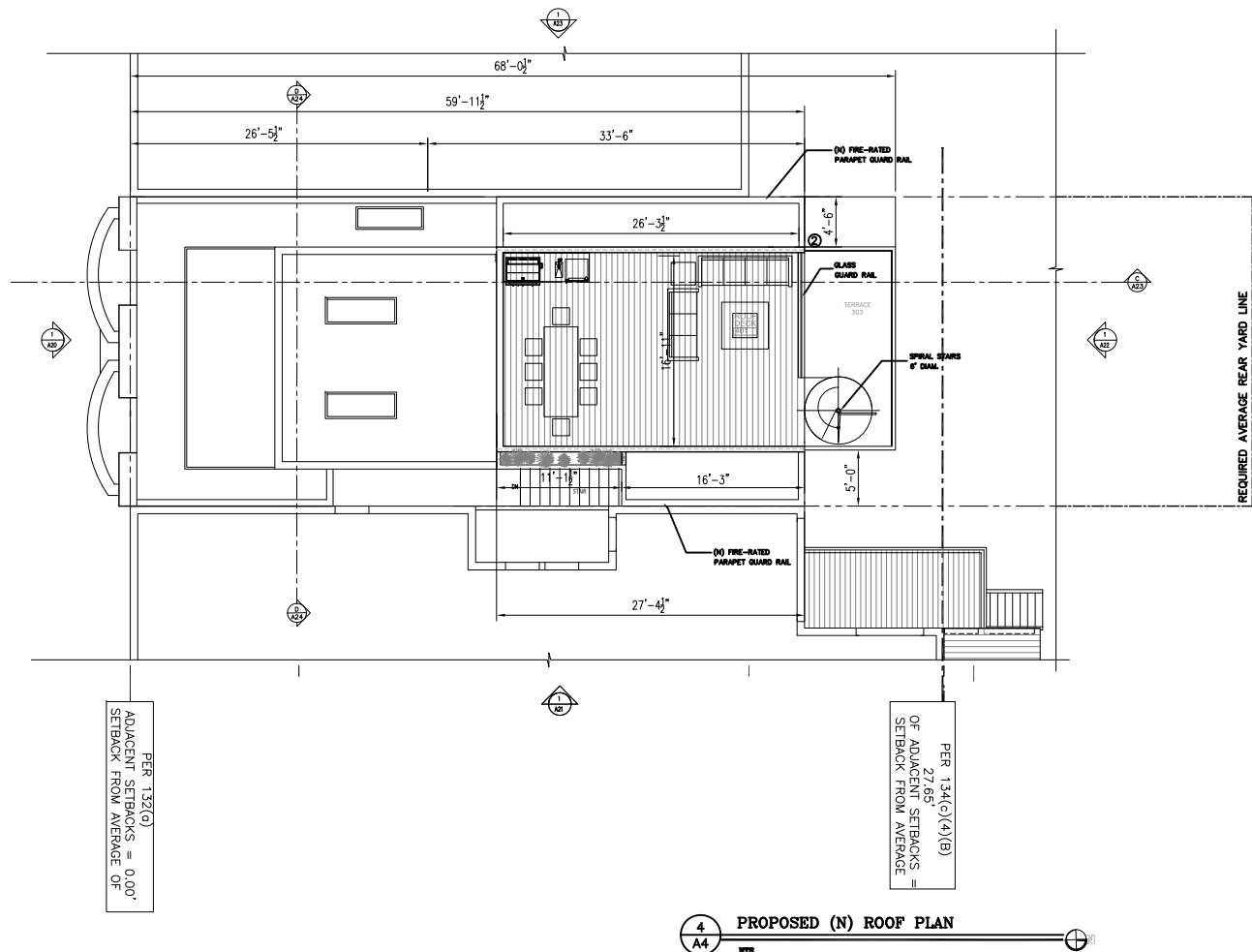
LOMBARD ADDITION & REMODEL
476 LOMBARD ST., SAN FRANCISCO, CA 94133
OWNER:

(E) & (N) FIRST, SECOND FLOOR PLAN

DATE: 2-26-20
SCALE: AS NOTED
DRAWN: SM/EK
JOB # 1817

DRAWING NUMBER
A3
1 OF - SHEETS

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REV.	DATE	BY
-	-	-

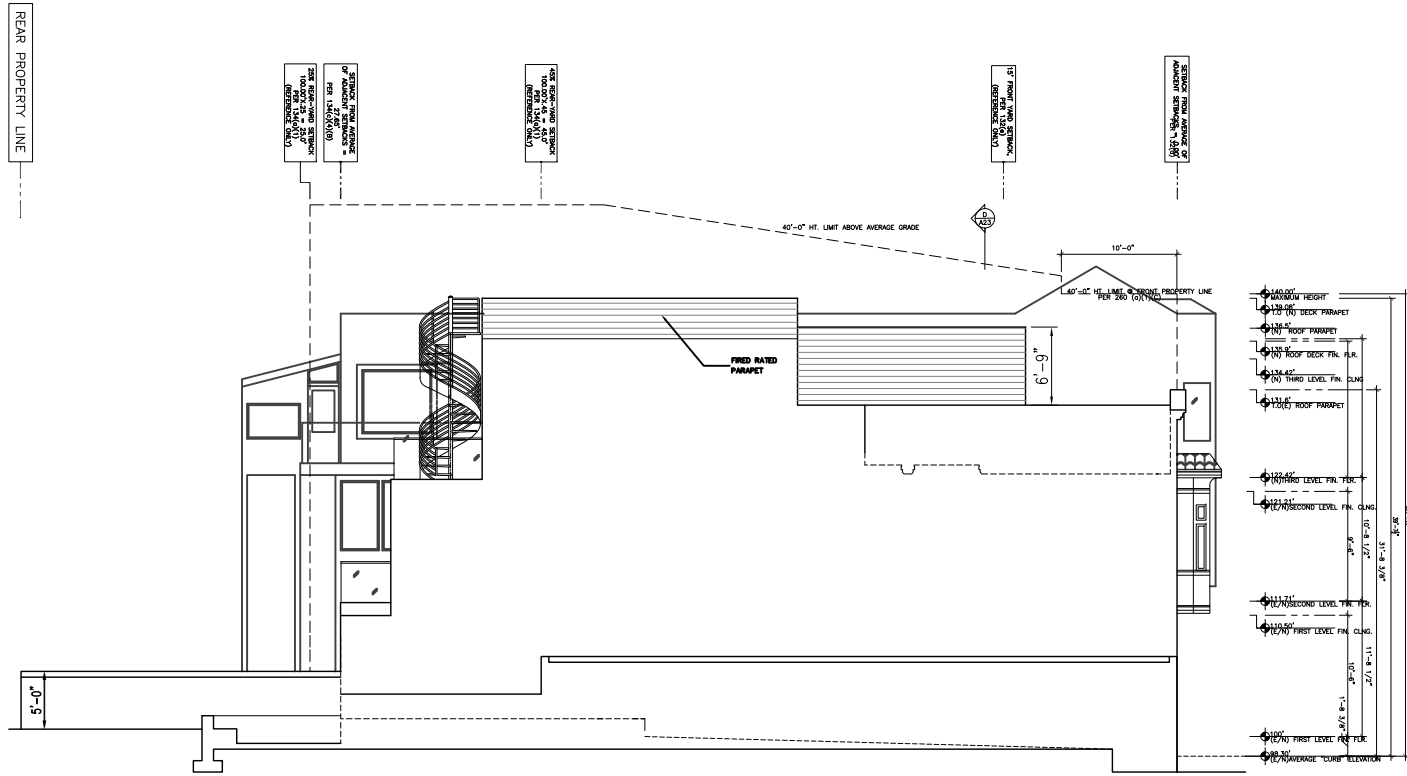


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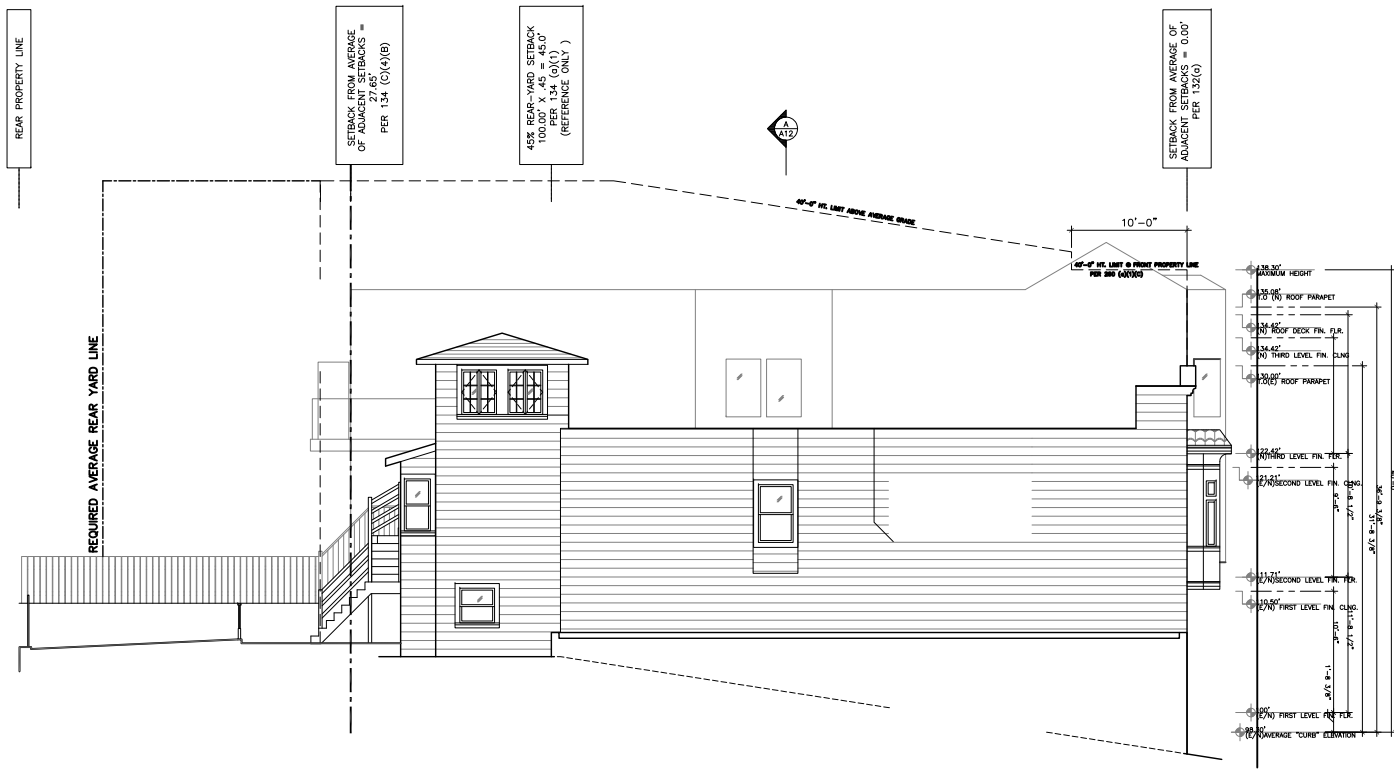
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LOMBARD ADDITION & REMODEL
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OWNER:
(E) & (N) THIRD & FORTH FLOOR PLAN

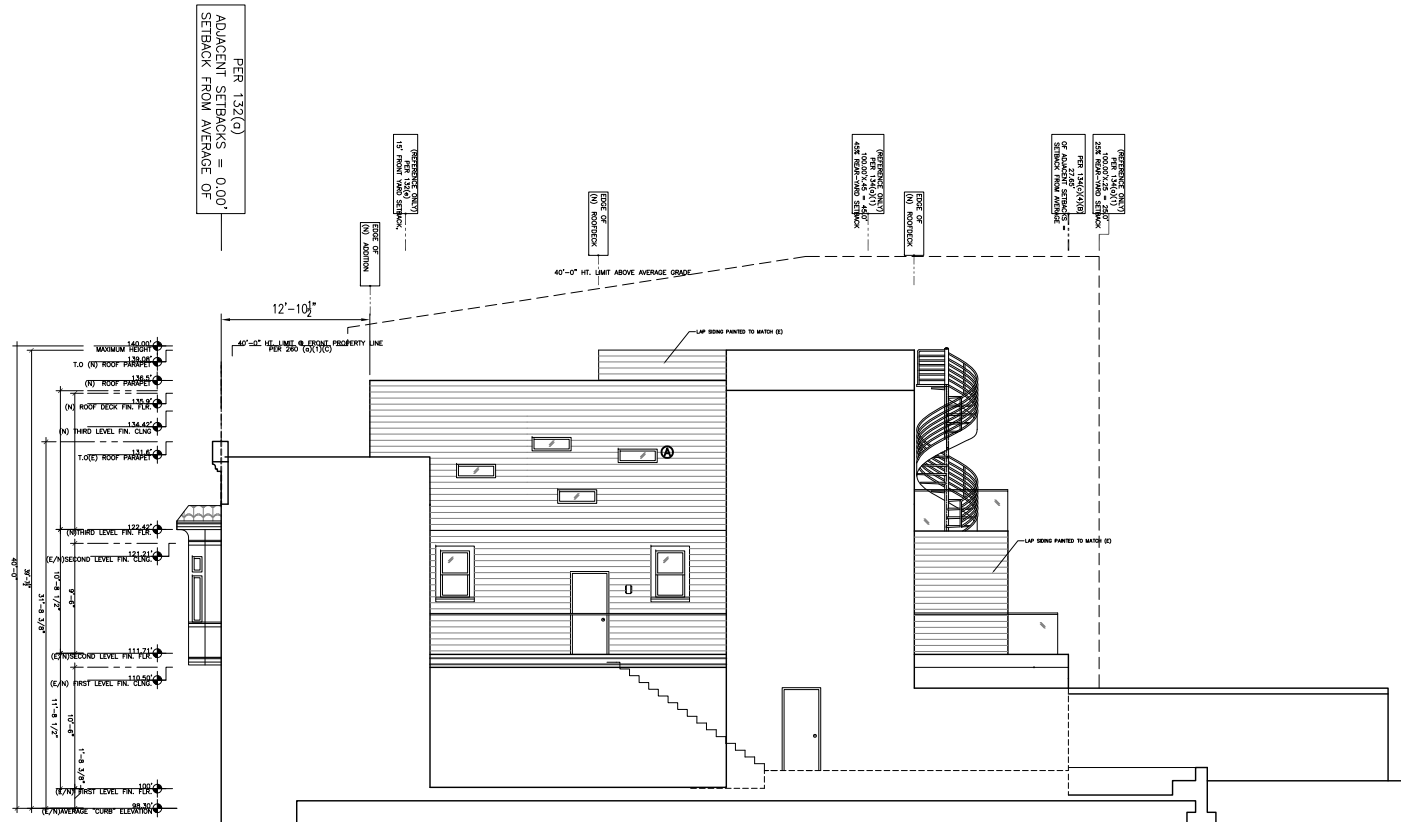
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DRAWN: SM/EK
JOB # 1817
DRAWING NUMBER
A4
1 OF - SHEETS



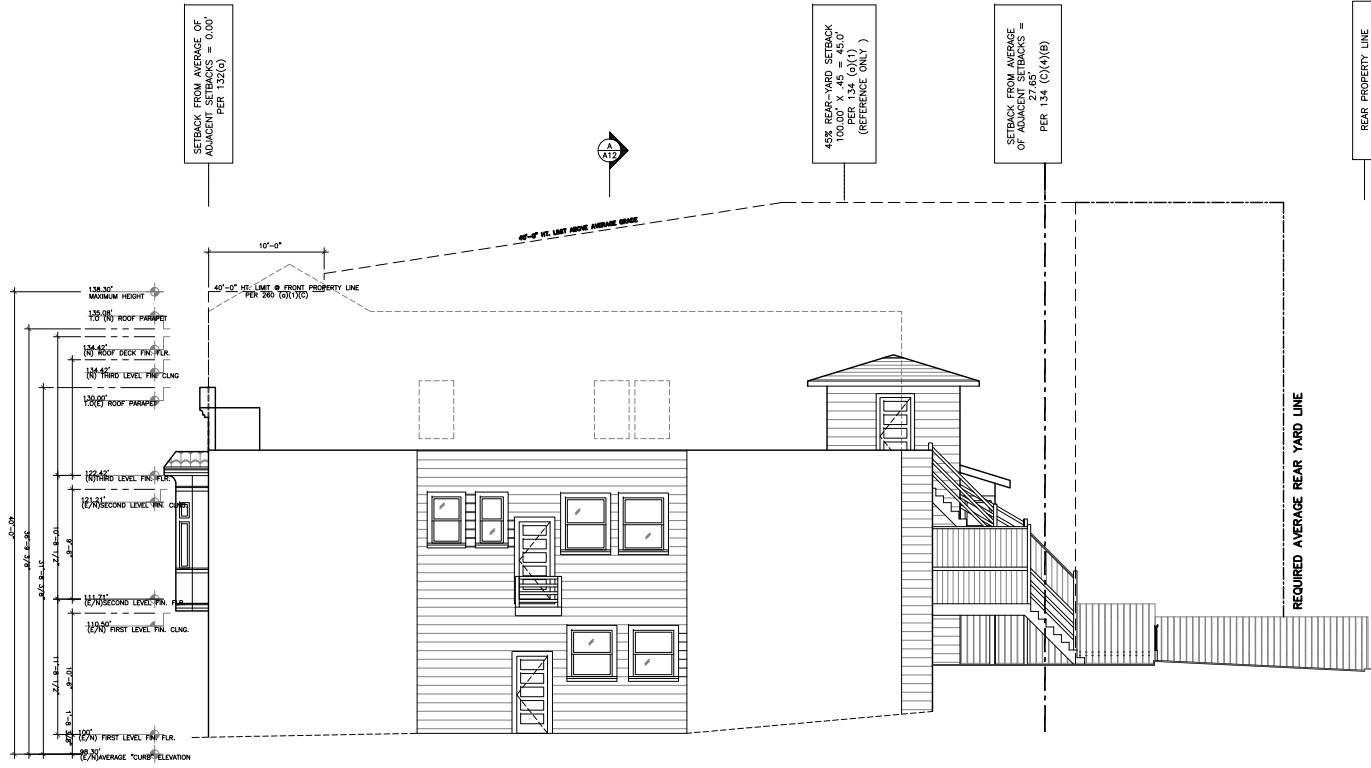
4 (N) WEST ELEVATION
A5



3 (E) WEST ELEVATION
A5



2 (N) EAST ELEVATION
A5



1 (E) EAST ELEVATION
A5

