



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JANUARY 23, 2020

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

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Planning
Information:
415.558.6377

Date: January 13, 2020
Case No.: **2019-003900DRP**
Project Address: **1526 Masonic Avenue**
Permit Application: 2019.0605.2567
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2616 / 039
Project Sponsor: Jeremy Paul
584 Castro Street #446
San Francisco, CA 94114
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

PROJECT DESCRIPTION

The project proposes to construct a new one-story with mezzanine artist workshop and dwelling unit at the rear portion of the lot which requires a rear yard variance. The proposed building will be approximately 735 sq. ft. and 20'-4" wide by 41'-3" long and 21'-0" in height to the ridge of the roof.

SITE DESCRIPTION AND PRESENT USE

The site is a 50' wide x 125' deep lot. The existing building is a Category 'A' historic resource built by Bernard Maybeck in 1910. It is set off its southern property line by 12' wide driveway. Though wider than most of its neighbors the building extends shallower than all its adjacent neighbors.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Masonic Avenue are generally 2- to 3-stories at the street face. The mid-block open space is defined by a rather consistent grouping of buildings to the Northwest whose rear walls align to define a consistent portion of mid-block open space, but also consists of buildings of differing depths and some that intrude into the mid-block open space including a handful of rear accessory structures. The proposed project is immediately situated behind an 8-story apartment building that extends to within 10' of the adjacent rear lot line.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 18, 2019 – October 18, 2019	10.17. 2019	1.23. 2020	98 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 3, 2020	January 3, 2020	20 days
Mailed Notice	20 days	January 3, 2020	January 3, 2020	20 days
Online Notice	20 days	January 3, 2020	January 3, 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	0	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 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

DR REQUESTORS

Neal Schwartz on behalf of Dorothee and Matt Fisher of 1524 Masonic Avenue, residents of the adjacent property to the Northwest of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Privacy and the enjoyment of mid-block open are being violated
2. Access to mid-block open space is being compromised
3. Building scale at mid-block open space is not being maintained
4. Noise from proposed use in this location would be intrusive.
5. Inaccurate and misleading information regarding the existing trees and new landscaping.

Proposed Alternative: Build within the allowable area.

See attached *Discretionary Review Application*, dated October 17, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The proposal has been designed to better respond to and fit the adjacent context and to preserve the Historical Resource. Sound attenuation and landscaping have been designed to mitigate perceived impacts.

See attached *Response to Discretionary Review*, dated January 10, 2020

DEPARTMENT REVIEW

Although not Code compliant, the Planning Department's Residential Design Advisory Team (RDAT) and Preservation staff reviewed this proposal and confirmed general support for this project because on the whole it balances the goals of preserving an Historic Resource by Bernard Maybeck intact while fulfilling the intent of the Residential Design Guidelines related to scale, privacy, and preservation of access to mid-block open space. Staff believes this design proposal better preserves an existing historic resource, by building in a location that maintains qualities sought to be preserved by the RDGs while minimizing impacts to adjacent neighbors- through a variance- than might be achieved by a Code complying project.

Specifically, staff finds:

1. The proposed project enables the addition to the house without compromising the historic resource.
2. There are existing structures in the rear portions of several adjacent properties including the 8-story building to the immediate Northeast.
3. The siting and massing of the proposed building at the rear and against an adjacent 8-story apartment building moderates the scale of the immediate adjacent 8-story building.
4. The proposed building reflects the form, scale, details, and materiality of the existing historic resource, and is clearly sized to be subordinate.
5. The proposed building, because of its size and location within the dense canopy of foliage, has the potential to maintain the visual access to the mid-block open space.
6. The distance from the neighbors, coupled with the orientation and size of windows and doors and the landscape buffer provides visual for privacy.

However, there are exceptional or extraordinary circumstances:

7. With respect to noise from the proposed uses, the project sponsor has mentioned means to mitigate the noise from within. The project sponsor provided an assessment with recommendations from Charles Salter, but no specific plans or guarantees that these will be incorporated into the project has been received or reviewed and;
8. The rear yard is covered with existing mature landscaping. It is proposed that this landscaping augmented by additional new landscaping will ensure this project is well screened from the neighbors. Though not permanent, landscaping is an essential component of mid-block open space that also could provide a visual buffer to adjacent properties. However, a site survey that locates and identifies trees and mature landscaping has not been provided. The project sponsor

contends that great care will be taken to preserve existing trees and provide new landscape to ensure visual privacy is maintained it would seem reasonable to expect an arborist report and or a tree protection plan to be provided as an assurance of this intent and condition of this proposal.

Therefore, staff recommends that the project sponsor provided:

1. As per the noise mitigation proposal, a mechanical air filtration system that allows the doors and windows to remain closed should be a condition of approval and limiting the hours of operation to 7:00 AM to 10:00 PM;
2. An accurate site survey of existing landscaping, along with a tree protection plan, and a developed landscape plan as a part of the approval.

RECOMMENDATION:	Take DR and Approve with Modifications
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

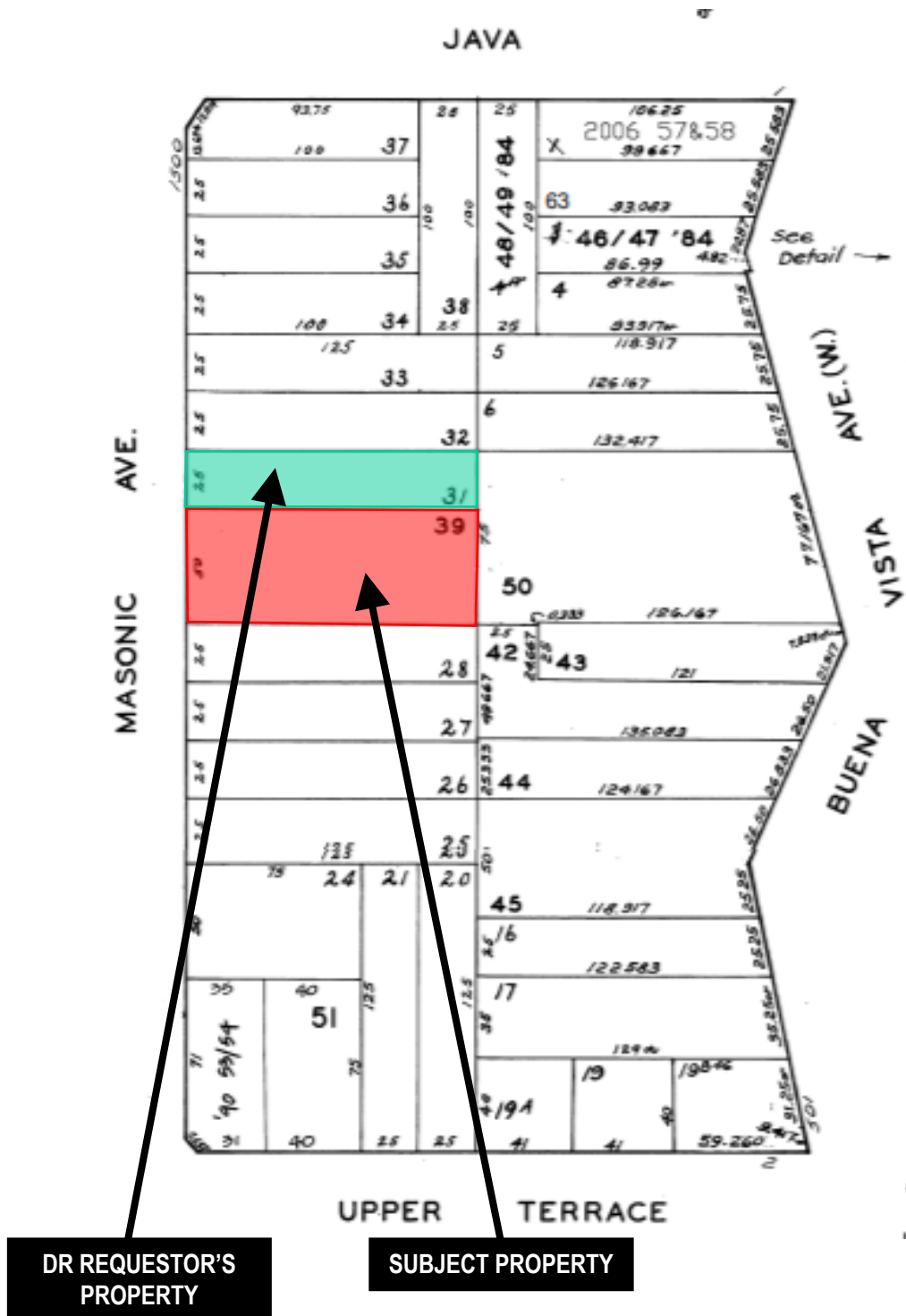
DR Applications

Response to DR Application, dated January 10, 2020

Reduced Plans and 3-D renderings

Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2019-003900DRP
1526 Masonic Avenue

Sanborn Map*



DR REQUESTOR'S
PROPERTY

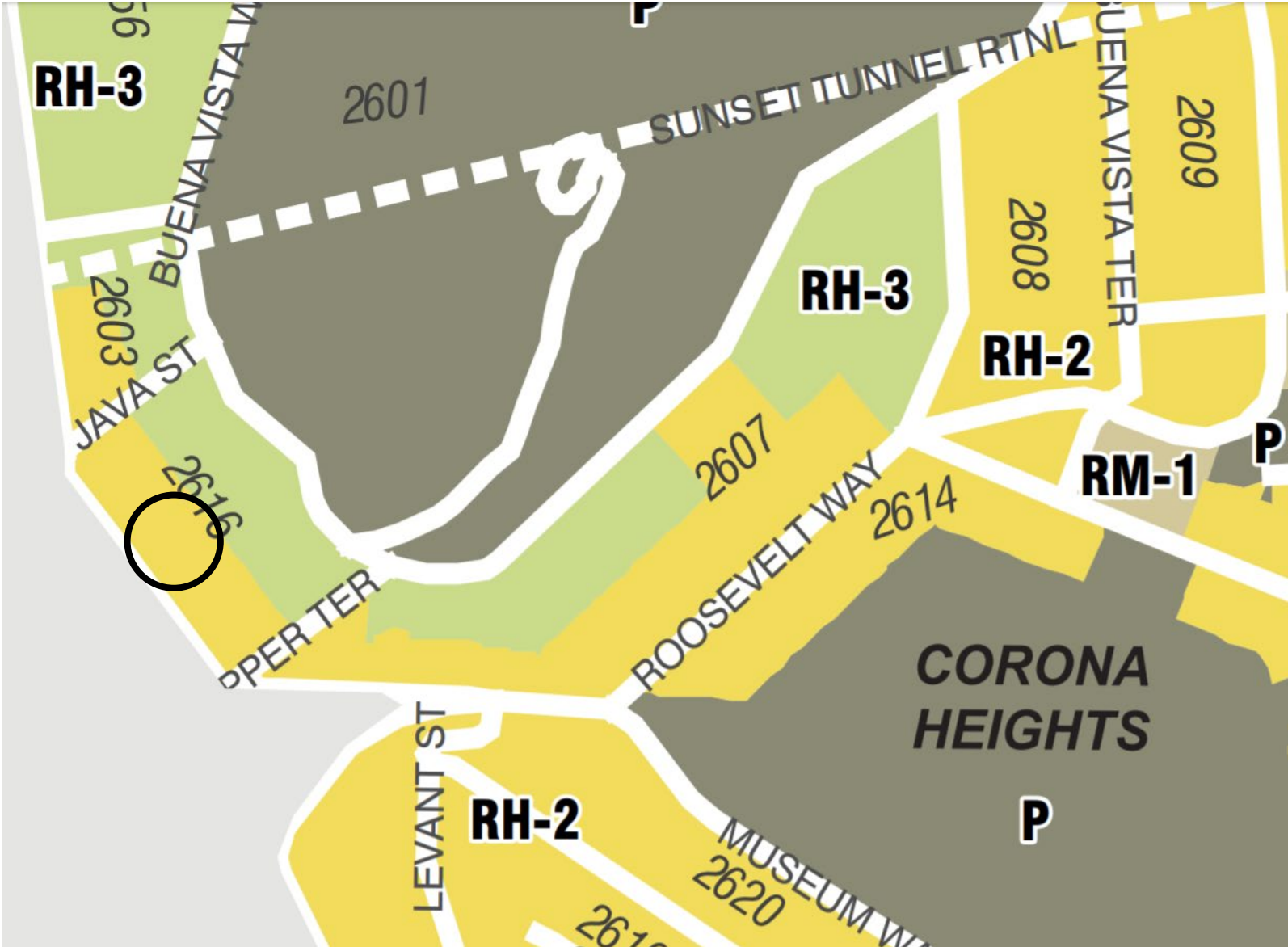
SUBJECT PROPERTY

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



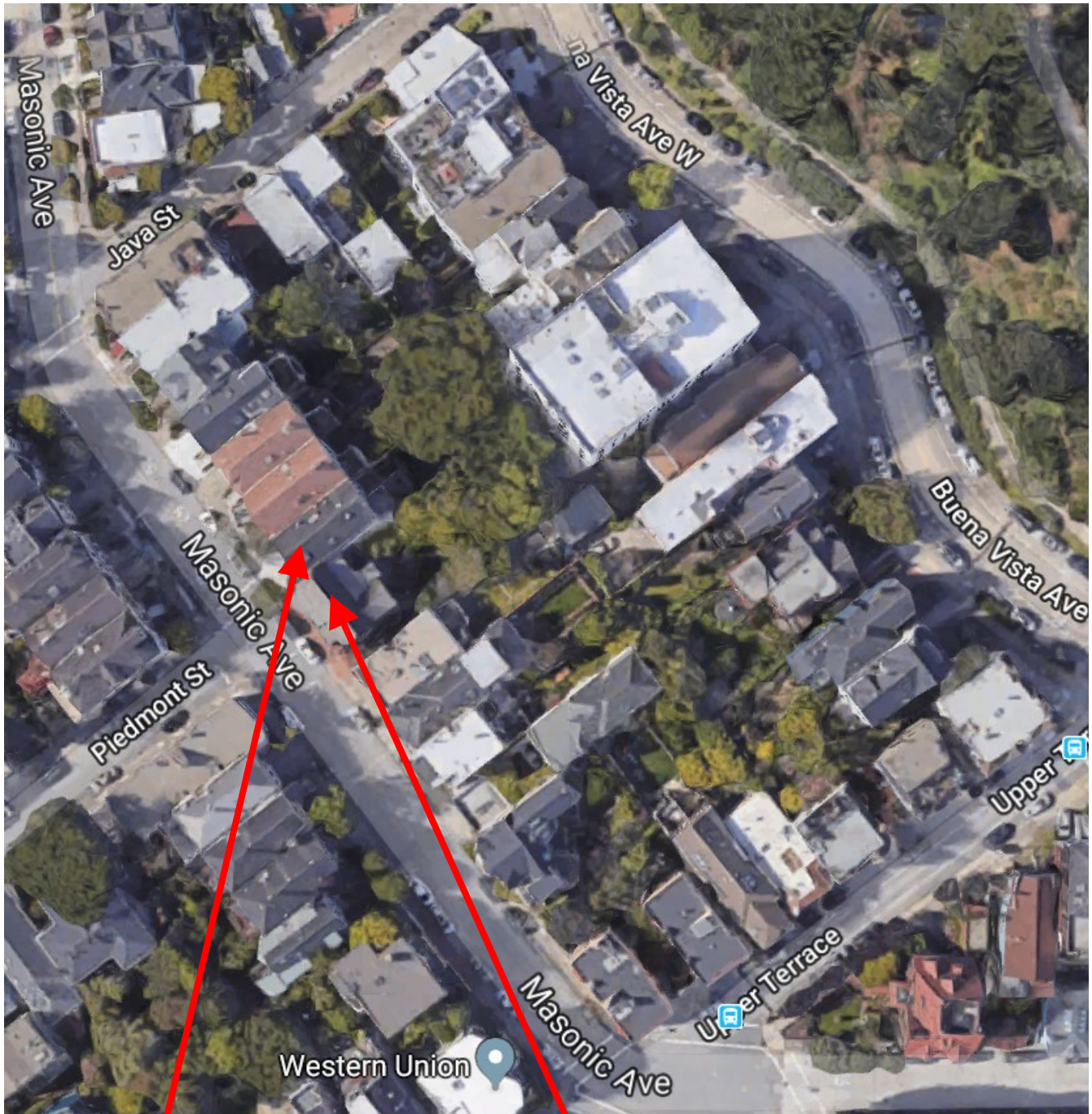
Discretionary Review Hearing
Case Number 2019-003900DRP
1526 Masonic Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2019-003900DRP
1526 Masonic Avenue

Aerial Photo



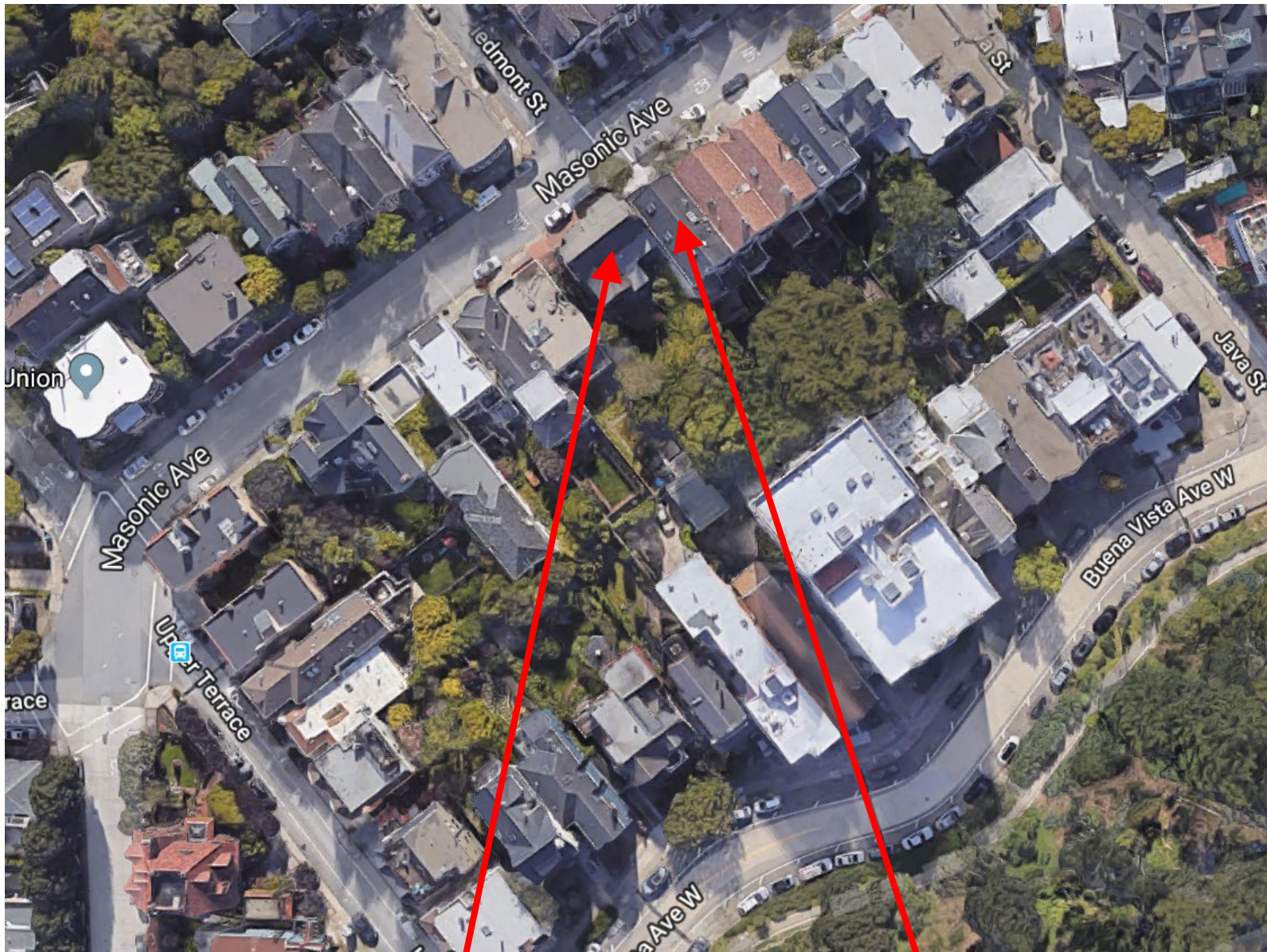
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-003900DRP
1526 Masonic Avenue

Aerial Photo

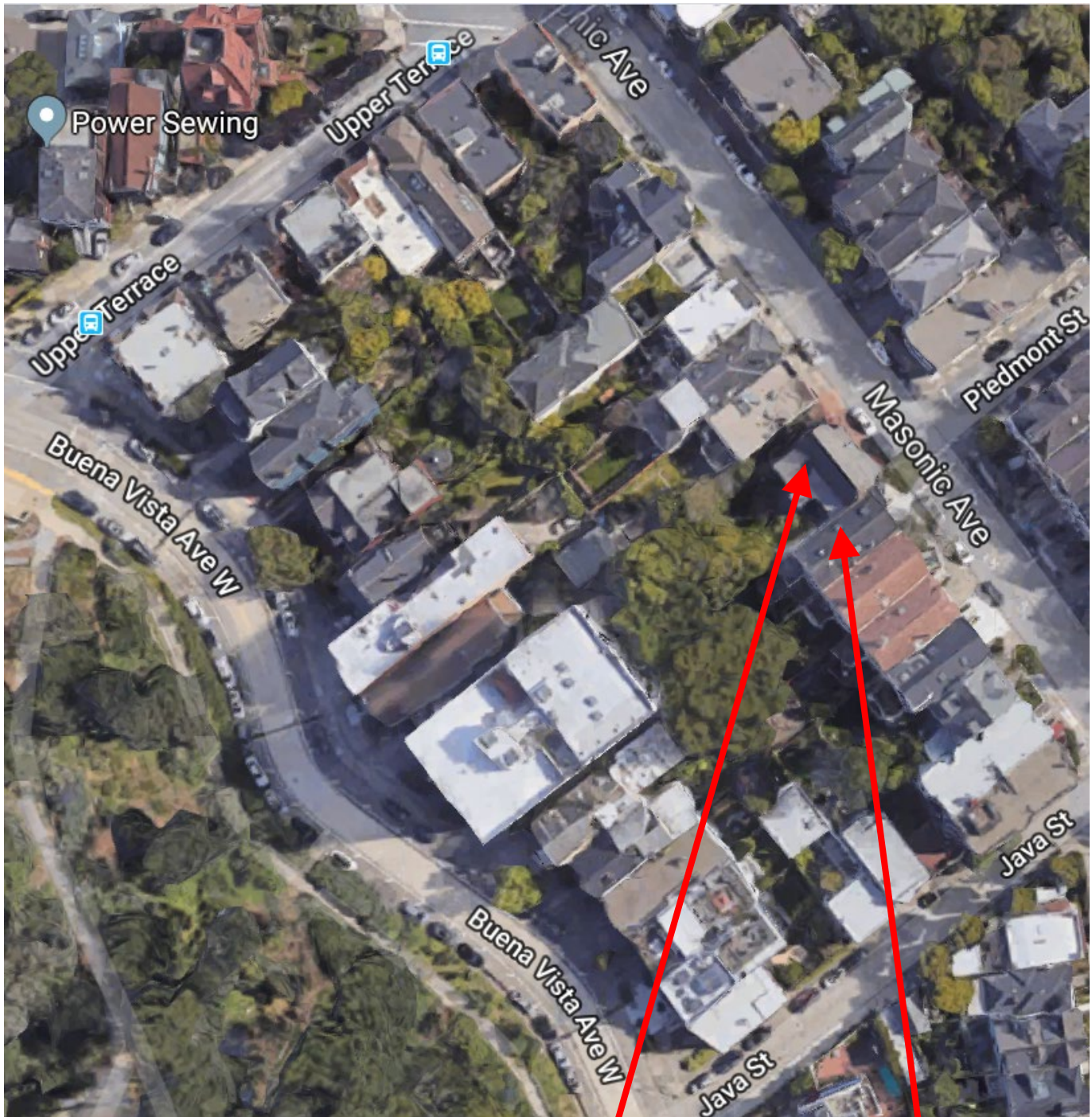


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Aerial Photo



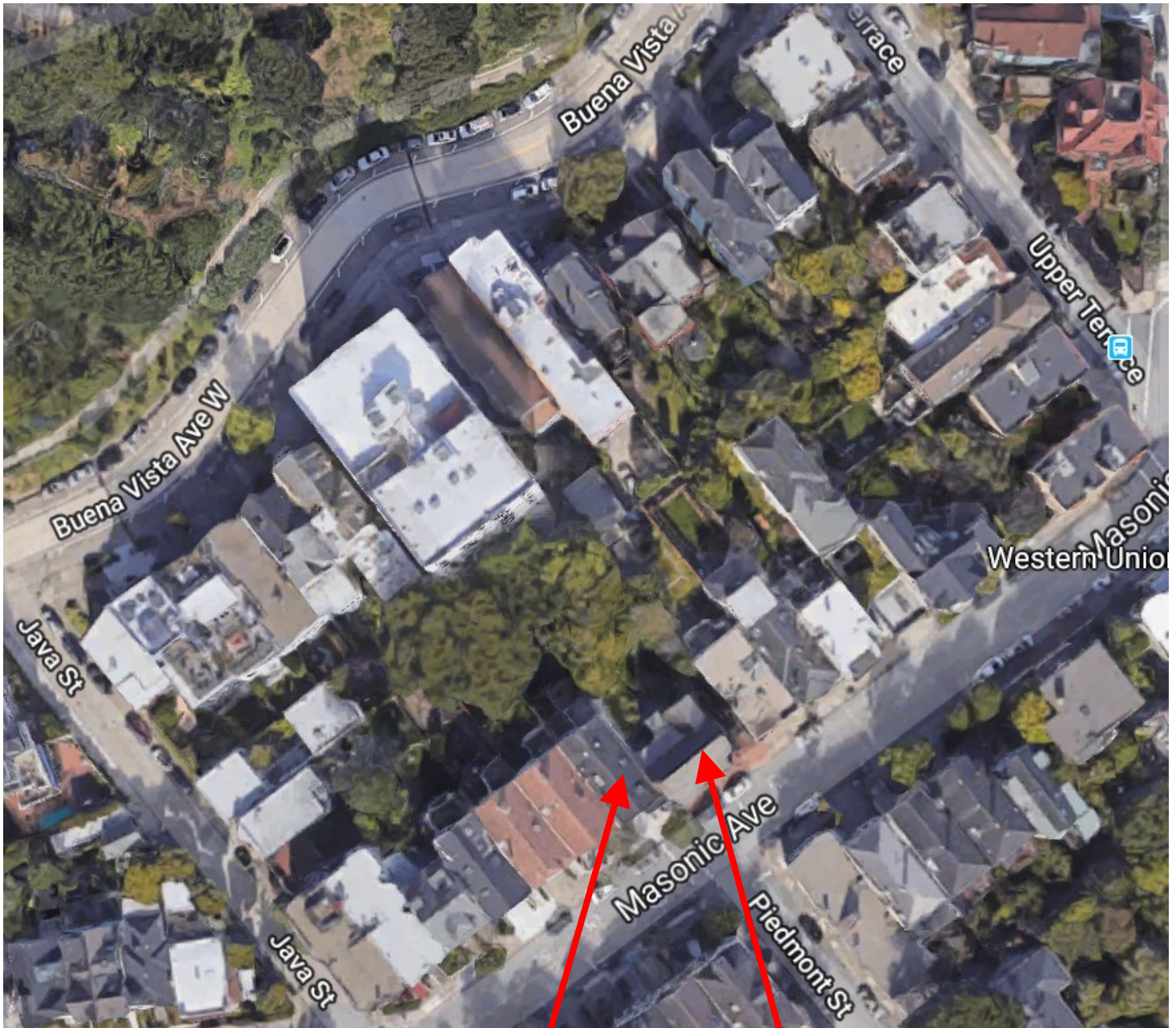
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-003900DRP
1526 Masonic Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-003900DRP
1526 Masonic Avenue

Site Photo



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 5, 2019, Building Permit Application No. 201906052567 was filed for work at the Project Address below.

Notice Date: September 18th, 2019

Expiration Date: October 18th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1526 MASONIC AVE	Applicant:	Jeremy Paul
Cross Street(s):	PIEDMONT STREET	Address:	584 Castro Street, #466
Block/Lot No.:	2616 / 039	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-2 /40-X	Telephone:	(415) 552-1888
Record Number:	2019-003900PRJ	Email:	jeremy@quickdrawsf.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	5 Feet, 6 Inches	No Change
Side Setbacks	None	No Change
Building Depth	36 Feet, 7 Inches	No Change
Rear Yard	56 Feet	36 Feet
Building Height	33 feet, 7 inches	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	2
Number of Parking Spaces	0	No Change
PROJECT DESCRIPTION		
<p>The project includes the construction of a two-story, 21 foot tall, 735 square foot, artist cottage and dwelling unit at the rear of the property. The cottage will be located within the required rear yard and will require a variance. No exterior or interior alterations are proposed for the main house located at the front of the property. A public hearing for the Variance has been scheduled for September 25, 2019. See Case No. 2019-003900VAR.</p> <p>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.</p>		

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

For more information, please contact Planning Department staff:

Stephanie Cisneros, 415-575-9186, Stephanie.Cisneros@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1526 MASONIC AVE		2616039
Case No.		Permit No.
2019-003900PRJ		201906052567
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. To permit the new construction of a 735 GSF artist cottage and dwelling unit at the rear of the property.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	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? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<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 checked="" 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): Kari Lentz PAR conducted on 9/3/2019. No effect to archeo resources anticipated.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 checked="" 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 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 checked="" 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): Construction of a two story dwelling unit and artists studio at the rear of the property - detached from the main building. No alterations to existing building proposed.
<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 type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <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: Stephanie Cisneros	

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: Variance Hearing	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/03/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1526 MASONIC AVE		2616/039
Case No.	Previous Building Permit No.	New Building Permit No.
2019-003900PRJ	201906052567	
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

PRJ/VAR: 2019-00B900

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Neal Schwartz on behalf of Dorothee and Matt Fisher, 1524 Masonic Avenue

Address: 860 Rhode Island Street, San Francisco, CA 94107

Email Address: info@schwartzandarchitecture.com

Telephone: 415 550-0430

Information on the Owner of the Property Being Developed

Name: Amy and Rob Hurlbut

Company/Organization: NA

Address: 1526 Masonic Avenue, San Francisco, CA

Email Address: robert.s.hurlbut@gmail.com

Telephone: 415-902-1096

Property Information and Related Applications

Project Address: 1526 Masonic Avenue, San Francisco, CA

Block/Lot(s): 2616 / 039

Building Permit Application No(s): PRJ/VAR: 2019-00³B900

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.		

See Attached.

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.

Neal Schwartz

Digitally signed by Neal Schwartz
Date: 2019.10.15 13:14:42 -07'00'

Signature

Neal Schwartz

Name (Printed)

Architect

415 550-0430

info@schwartzandarchitecture.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

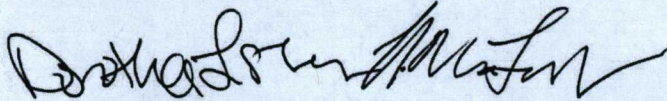
October 15, 2019

LETTER OF AUTHORIZATION

To whom it may concern:

We authorize Neal Schwartz of S^A | Schwartz and Architecture to act as our authorized agent and communicate with the Planning Department on our behalf in reference to the Discretionary Review Request procedures for **1526 Masonic Avenue** and all other related regulatory review processes.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt and Dorothee Fisher", written in a cursive style.

Matt and Dorothee Fisher
1524 Masonic Avenue, SF CA
October 13, 2019

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Prepared by:

Neal Schwartz, AIA
S^A | Schwartz and Architecture
860 Rhode Island Street
San Francisco, CA 94107
Email: info@schwartzandarchitecture.com
Telephone: 415 550-0430

DR Requestor:

Dorothee and Matt Fisher
1524 Masonic Avenue
San Francisco, CA 94117
Email: dorotheefisher@gmail.com, fishlim@gmail.com
Phone number: 415-987-6996 (Dorothee Fisher cell),
650-346-0108 (Matt Fisher cell)

Owner of the Property Being Developed

Amy and Rob Hurlbut
1526 Masonic Avenue
San Francisco, CA 94117
Email: robert.s.hurlbut@gmail.com, amy.o.hurlbut@gmail.com
Phone: 415-861-2050 (Hurlbut home),
415-902-1096 (Rob Hurlbut cell),
415-637-4155 (Amy Hurlbut cell)

Property Information and Related Applications

Project Address: 1526 Masonic Avenue
Block/Lot (s): 2616 / 039
Building Permit Application No (s): Site Permit: 2019-06052567
PRJ/VAR Application: 2019-00B900

HAVE YOU DISCUSSED THIS PROJECT WITH THE PERMIT APPLICANT?

Yes. We have the following comments regarding those interactions:

1. Multiple requests for Planning Project Review Meeting rejected by Project Sponsor

Prior to the scheduling of the Community Pre-Application Meeting, the Fisher's made written requests to the Project Sponsors three times asking them to consider arranging for a **Project Review Meeting** with planning staff to review this project together. This request stemmed from the lack of precedent in the neighborhood for a project such as this as well as the complexity of the code, permitting and historic review issues it entails.

We understand that Project Review Meetings are not required, nor are typically used to review complex projects with neighbors, yet both we and the Sponsors were well-aware of the possibility and benefit of using this forum to help clarify complex projects with Planning staff present. We know this because, several years ago when the Sponsors had concerns with the Fishers' small rear addition, the Fishers arranged and paid for a Project Review Meeting, which the Sponsors eagerly attended and which set the stage for a successful mediation process with all parties satisfied. Now that the roles were reversed, the Fisher's request was simply to engage with this very same productive process again.

Despite this, each of the Fisher's requests was denied and they were redirected to communicate with the Sponsor's paid professional permit expeditor, **Jeremy Paul of Quickdraw Permit Consulting**. Given the resistance to

accommodate the Fisher's requests, and the fact that before a permit is filed and logged into Planning's system there is no one in the Department aware of, or conversant with, the issues at hand, the Fishers were left to rely on the formal **Community Pre-Application Meeting** as the first opportunity to formally comment on the project.

When asked at the community meeting, Jeremy Paul told the attendees that Project Review Meetings were "very rare", only for "much larger projects" with significant neighborhood resistance, and would "take months" to set up. All of this information is false. At the Variance Hearing, Jeremy Paul inexplicably stated that he and the Sponsors simply couldn't understand what the Fishers were requesting or why — a comment that strains credulity.

2. Permit expeditor withheld both neighbor comments and written letter of concern from Variance application, contravening his signed affidavit.

During the Community Pre-Application Meeting, the Fishers clearly stated that they would not currently support the project as shown as it is so atypical for the neighborhood. **Yet, Jeremy Paul chose to make absolutely no mention of this concern in the Sponsor's summary of the meeting comments, despite signing an affidavit that his summary was complete and accurate.** This is confirmed by multiple attendees of the meeting.

In addition, given their apprehensions about the process, the Fishers came to the Community Pre-Application Meeting with a **written letter of concern** and handed it to the Sponsors. Once again, Jeremy Paul chose not to summarize the content of the Fisher's letter as required, nor did he mention its existence or contents to Planning staff. Jeremy Paul then claimed at the Variance Hearing that he "didn't know what to do with this letter" and assumed the Fishers had sent it directly to the Planning Department.

Jeremy Paul of Quickdraw Permit Consulting certainly knows well that the Fishers could not simply send their letter into the void before the project was logged and assigned. He knows well that a written letter given to him at a Community Pre-Application Meeting must be summarized and forwarded to Planning per his signed affidavit. He knows well that protecting neighbors from this exact kind of silencing is the very reason for the community meeting requirement in the first place.

The Fishers believe that withholding this information by the hired 'professional' — the very professional the Sponsors' directed them to rely on for information about the project — was dishonest and improper. We encourage the Planning Commission take formal action against **Jeremy Paul of Quickdraw Permit Consulting** for spreading knowingly false information about the project and process and for falsifying his signed affidavit for the community meeting.

3. Proponent outreach after Variance hearing

After the September 25th Variance hearing, the Sponsors reached out to the Fishers with the Sponsor's own much simplified interpretation of the Fisher's concerns and an offer to continue to work with their team to address them. The Fishers referred the Sponsors to the Variance Hearing public comments as a summary of their concerns, but politely declined further input on the project outside of the formal Planning procedures given the Sponsor's pattern of communication thus far.

DID YOU DISCUSS THE PROJECT WITH THE PLANNING DEPARTMENT PERMIT REVIEW PLANNER?

Yes. The Fishers reached out multiple times to the staff planner once the project was assigned. The project has been reviewed extensively by both the planner and the Zoning Administrator. They have been extremely responsive and thorough in responding to our questions, particularly regarding process. This communication should be included in the project file.

DID YOU PARTICIPATE IN OUTSIDE MEDIATION ON THIS CASE? (INCLUDING COMMUNITY BOARDS)

No. Given the somewhat atypical process of review for this project, we understand that the proper venue for further discussion prior to a Variance determination lies with the Planning Commission rather than community mediation. We received no request for mediation or other forums for discussion from the Planning Department.

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

NA. See Above

DISCRETIONARY REVIEW PUBLIC (DRP): 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

This Discretionary Review request is being filed on behalf of Dorothee and Matt Fisher, adjacent neighbors to the north at 1524 Masonic Avenue. We request that the SF Planning Commission determine that the Project Sponsors of 1526 Masonic Avenue must modify their current proposal in order to relocate the structure within the site's existing available allowable building area for the following reasons:

- A. **FAILURE TO MEET THE STANDARDS FOR APPROVAL OF VARIANCE FINDINGS**
- B. **FAILURE TO MEET STANDARDS OF PLANNING CODE & RESIDENTIAL DESIGN GUIDELINES**
- C. **UNWARRANTED PRECEDENT FOR THE CREATION OF NEW PROPERTY RIGHTS**
- D. **KNOWINGLY FALSE AND MISLEADING PERMIT APPLICATION MATERIALS**

A. FAILURE TO MEET THE STANDARDS FOR APPROVAL OF VARIANCE FINDINGS

1. Surplus of allowable building area on site

Within this 6,250 sq. ft. lot, there is currently 2,165 sq. ft. of allowable building **footprint** that could be developed without resorting to building within the required rear yard. The Variance application acknowledges that the Residential Design Guidelines and zoning would permit the Sponsors to "triple the living area this family currently enjoys", allowing for 4,324 additional square footage (a total of living area of 6,486 sq. ft.) — all within the allowable building area. Therefore, the Sponsors could develop their desired 754 sq. ft. woodworking workshop/artist studio and still have 3,570 sq. ft. of development potential within the allowable area **without the need for a Variance.**

2. Approvable project within allowable building area by all CEQA / Planning codes and guidelines

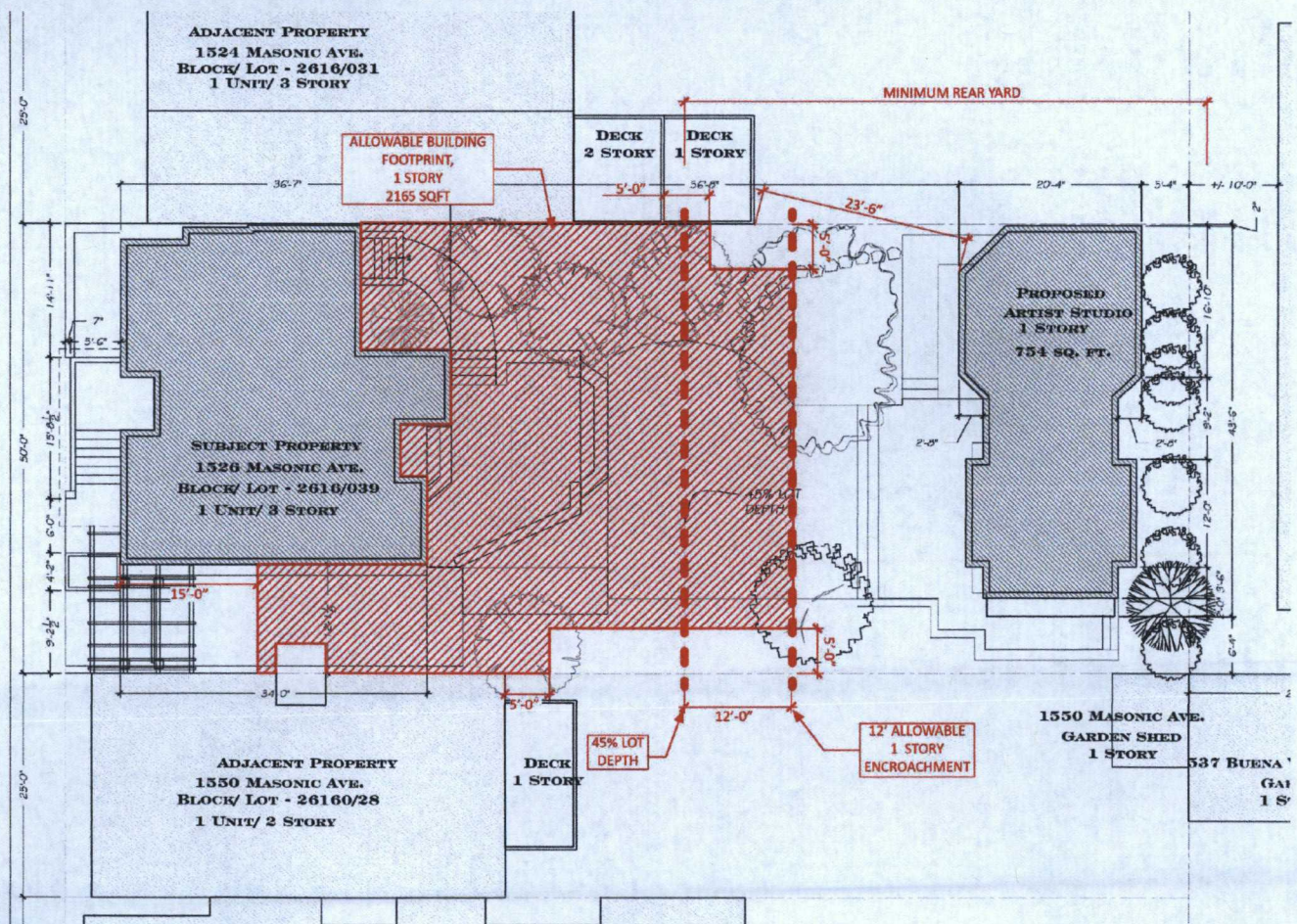
When referencing the potential option of a code compliant rear addition on the Sponsor's historic home within the site's allowable buildable area, the Variance application states that **"with this house any such modification would be unacceptable"**. While the Sponsor may genuinely 'feel' this way about their lovely home, this statement is patently false. CEQA and Planning Department historic standards have clear guidelines for adding onto historic structures, particularly at the rear and not visible from a public right of way. In fact, the Sponsor's entire 754 sq. ft. program could be accommodated and approved within the allowable buildable area as an addition **or as a free-standing program** without ever touching the rear of their existing home.

3. Ownership of an historic home is not an 'exceptional and extraordinary' circumstance in need of Variance and property rights protections.

The Sponsors sole argument appears to be that the very existence of an historic home in and of itself creates an 'exceptional and extraordinary' circumstance. Before engaging with a Variance process meant to protect the property rights of those San Francisco homeowners actually facing exceptional and extraordinary circumstances that preclude a code-compliant design solution, the sponsors have chosen to use the Variance process to secure a special right, not available to others.

The Sponsors feel entitled to build in a non-conforming way, based solely on their subjective definition of what is 'acceptable' for their historic home, rather than work within the allowable CEQA and Planning strictures as other property owners are forced to do.

This diagram shows what we believe to be an approvable footprint for development within all Planning codes, CEQA guidelines and Residential Design Guidelines. This diagram doesn't include the additional potential with an allowable two or three story addition.



1
A-0.2

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

We believe the Sponsor's arguments for each of the five required Variance Findings do not meet the standards for approval, are often based on fallacious or incomplete information and rely solely on the Sponsors' subjective and incorrect interpretation of CEQA standards for historic structures.

FINDING 1: That there are exceptional and extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

The Sponsor argues that the size of their lot relative to the size of the existing home and the presence of an adjacent apartment building meets the 'exceptional and extraordinary' criteria of this Finding. While owning an historic home on a 6,250 sq. ft. lot in San Francisco may certainly be extraordinary for most of us, we fail to understand how this blessing could be considered a detriment — an 'exceptional and extraordinary' circumstance that places the Sponsor's property rights in need of protection.

As for the presence of the adjacent apartment building, it is seen prominently by all adjacent neighbors with arguably more visual impact on those viewing it laterally without the benefit of screening by large trees at the rear of the Sponsors property; thus it is not an exceptional and extraordinary condition of this property alone.

The Sponsor argues in this Finding that they love restoring their home, which necessitates expanding their woodworking shop in their basement. At the Variance hearing this description was expanded to include the Sponsor's love of boatbuilding as the argument for a larger building in the required rear yard. Again, we fail to understand how the fact that the proponents care for their home or engage in hobbies, as many San Franciscans do, could constitute an 'exceptional and extraordinary' circumstance, pertinent and a valid argument for a Variance.

In addition, the claim that the rear of the house is preserved in its original state is misleading as indicated by the expansive modern deck, roof vents, and faux-historical driveway gate and trellis structure in the photo attached. As with many historic homes, the rear façade is meant to be relatively plain and non-descript.



Even more concerning about the Sponsor's Variance application is the way they blithely discount — with absolutely no effort at substantiation — the negative impacts of their proposal on their neighbor's privacy and quality of life. In addition, the application is entirely misleading about the structure's impact on the site's existing trees and entirely

discounts its impact on the neighborhood's mid-block open space. (See Section: **Knowingly False and Misleading Permit Application Materials** for further detail.)

The Sponsor argues in part for the justification of the use of the protected mid-block open space because of the 'additional housing' the project offers. In fact, at the Variance hearing the Sponsor's representative seemed to think that publically stating that the **Sponsor's son 'enthusiastically supports'** the project because he can sleep in the structure on visits home, is a valid indication of neighborhood support and the need for additional housing in the city.

- > We don't believe that a bed within a boatbuilding workshop is what the City has in mind when it seeks to promote additional affordable housing in San Francisco.
- > If the provision of a true additional unit of housing is to be incentivized, certainly a larger proper unit or ADU within the site's abundant existing allowable buildable area would be more impactful.
- > **The Variance Application also falsely claims that this project adds a 'rental' unit to the City's housing stock rather than an 'ownership' unit, which is how the unit has been presented at the community meeting and Variance hearing.**
- > We believe it is just yet another indication of the Sponsor's fundamental confusion between the promotion of their own personal desires versus those of their neighbors, the neighborhood and the City – as articulated in Planning codes and Neighborhood Design Guidelines.

Finally, there are in fact many historic homes that include sensitive additions and remodels consistent with the guidelines of the Planning Department and CEQA, and we are confident that the Planning Department could guide the Sponsor's and their team in designing one **without recourse to a Variance**.

FINDING 2: That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

In this Finding, the Sponsor simply claims – yet does not specify any – 'practical difficulty' and 'unnecessary hardship' with meeting provisions of the Code. The Sponsor's sole claim is that denial of this Variance would 'require the property owner to develop his property in a manner detrimental to the historic nature of the site'. The existence of a subjective desire for the unadulterated preservation of the historic nature of this property, and the assumption that there is no approvable strategy for an addition within the allowable building area, are in fact, **solely attributable** to the unwarranted perceptions of the Sponsor. It is only the Sponsors themselves who have determined the rear of their home to be untouchable and have decided it is essential to preserve in its original state as they define it.

There is no 'hardship' here other than the hardship that every homeowner in the city faces when having to develop projects that meet their personal goals and tastes, while still abiding by the regulations and guidelines of the Planning Department.

FINDING 3: That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other properties in the same class of district.

The Sponsor sole argument here that it is a substantial property right enjoyed by others in the same class of district to improve their property with **'a consistent and unified design'**.

In over 20 years of practice designing residential architecture in San Francisco, I can attest that there is in no such right. Property owners are routinely faced with a myriad of setbacks, restrictions and design guidelines, whose primary intent is to consider neighbor and neighborhood context in design, even at the sacrifice of consistent and unified design for

the property owner themselves, particularly in the rear yard. This Variance is clearly not necessary to preserve the proponent's enjoyment of their property rights. All of the Sponsors' goals can be met without the need for the creation of a new structure outside of the allowable building envelop. Perversely, the granting of this Variance would itself confer upon the Sponsors an 'exceptional and extraordinary' right that other property owners do not have.

Property owners in San Francisco do not routinely have the right to determine where on their property they can build, nor do they have the right to self-determine that their home is of such historic value that an addition to it is patently 'unacceptable'.

FINDING 4: That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

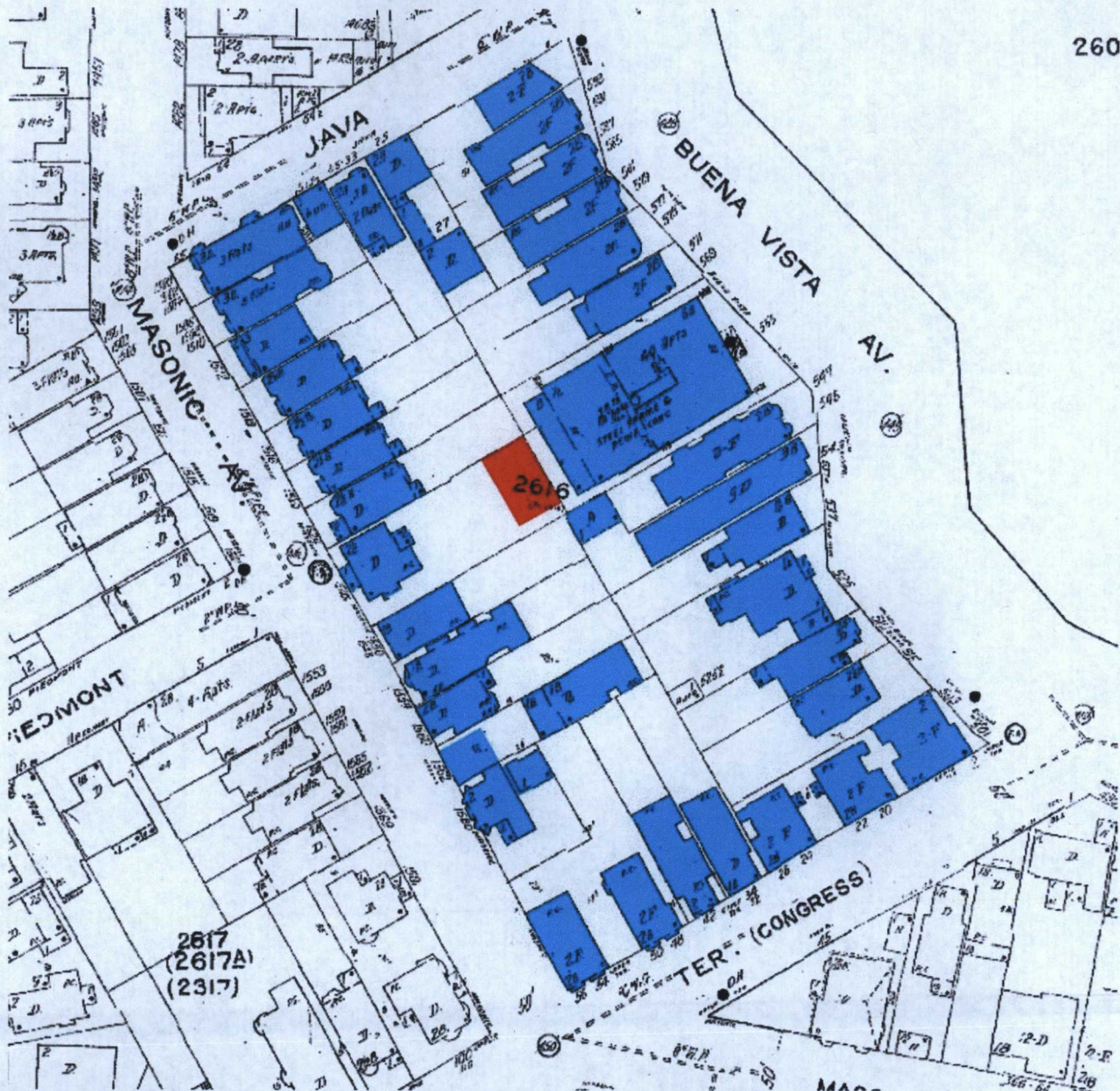
In order to approve this Variance, the determination would need to be made that a rear addition attached to or near this home would be so detrimental to the goals of historic preservation that it outweighs the materially detrimental and obvious negative impacts on the adjacent neighbors, neighborhood and City.

The presence of a new two-story structure at the rear of the Sponsor's property **will be** materially detrimental to the public welfare and materially injurious to the properties or improvements in the vicinity. The Planning Department created limitations on building in the required rear yard precisely because they recognize that it typically **IS** materially detrimental to the public welfare or materially injurious to the properties in the vicinity.

We are now faced with 'proving' what the Planning Department already so clearly recognizes; **non-conforming buildings in the required rear yard typically impact the privacy, mid-block open space and quality of life in San Francisco's neighborhoods.**

Further, there are no mitigations other than relocation that make this project suddenly acceptable. It is a two-story new building across 84% of the rear width of the property, with a primary use as a noise-generating workshop for boat building adjacent to a large reverberant wall, and — despite the false claims of the Sponsor — necessitates the removal of many of the site's existing trees.

- > Building in the rear yard is materially detrimental and materially injurious to the Fisher's and others **PRIVACY**. They purchased their home with the assumption that a new rear yard structure could not be placed directly adjacent to their yard, which they actively use with their two young children. The project would look directly into the yard, rear deck, kitchen, dining room and bedroom of their property, from a distance of 23'-6" away.
- > Building in the rear yard is materially detrimental and materially injurious to the **MID-BLOCK OPEN SPACE**. This project flies in the face of the established neighborhood patterns and intrudes on the mid-block open space. The Fishers already face the rear apartment building just as the project Sponsor does; there is no need to exacerbate this condition by allowing an additional non-conforming use in the Sponsor's rear yard. Why should the Fishers need to look at yet another structure at the rear simply because the Sponsor feels entitled to build it?
- > Building in the rear yard is materially detrimental and materially injurious to the **QUALITY OF LIFE**. The Sponsor wishes to put a boat-building woodworking shop at the rear of their property directly adjacent to a large reverberant wall. The noise generated by these activities will be far more impactful to the neighbors and neighborhood than a similar program built within the allowable building area. Basic acoustical analysis makes clear that this noise will reverberate throughout the neighborhood with far greater impact in the non-conforming required rear yard than in the allowable building area.



FINDING 5: That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

One of the intents of the Planning Code is to define the allowable buildable areas for residential developments. The associated Neighborhood Design Guidelines further attempt to guide otherwise allowed residential development in responsible and sensitive ways considering issues of mid-block open space, privacy, and neighborhood patterns and character. The granting of this Variance would in fact hold the desires of this property owner above that of all other residents of the City.

B. FAILURE TO MEET STANDARDS OF PLANNING CODE & RESIDENTIAL DESIGN GUIDELINES

(See also VARIANCE FINDING #4 above).

Summary Argument:

The Sponsors have determined that their desires outweigh the adverse impacts to their adjacent neighbor's quality of life and enjoyment of their property. We are simply asking that the Sponsors play by the same rules as all others rather than using their good-fortunes to justify negatively impacting other's peaceful enjoyment of their homes, their privacy, and the established patterns of our neighborhood and its mid-block open space.

This project does **NOT** meet the standards of the Planning Code and the Residential Design Guidelines. Because the Sponsor chose to locate the project in the required rear yard, it now triggers significant clashes with both the Planning Code and the Residential Guidelines, which would NOT be triggered had it been located in the conforming areas of the site. A conforming project of the same size and function would not trigger the privacy, mid-block open space, and noise/quality of life issues presented by this project.

We believe the project does **NOT** meet the standards of the Planning Code and the Residential Design Guidelines in three specific areas:

1. Rear Yard Privacy (Residential Design Guidelines)

The proposed project sits directly at the back of the proponent's rear yard, severely compromising The Fisher's privacy within their home and the enjoyment of the midblock open space. This loss of privacy is not mitigated by the existing trees on the site, including those **NOT** shown on the plans that would need to be removed for the structure. In addition, even the remaining trees are deciduous, dropping their leaves and minimizing their screening potential for much of the year.

2. Building Scale at the Mid-Block Open Space (Residential Design Guidelines)

This project is in direct conflict with the preservation of the mid-block open space. We fail to understand how this property could be allowed to interrupt this clear neighborhood pattern when there is an excess of allowable buildable area on the site. The proposed project further exacerbates the out-of-scale presence of the adjacent apartment building needlessly. We do not believe that this property owner should be granted preferential property rights that others in the neighborhood do not enjoy.

3. Noise (Quality of Life)

In the application and at the Variance Hearing, the Sponsor made clear that the primary motivation for and use of the proposed space is as a wood working and boat building shop. The proposed project is directly adjacent to a significant reverberant neighboring building wall, which will dramatically increase the neighborhood noise generated by the boatbuilding shop. The possibility for mitigation of the noise generated from such activities is far greater within or adjacent to their home rather than at the rear of their yard adjacent to a large sound reflective wall.

In addition, we believe that this project as located is in conflict with the Planning Commission's recent increased sensitivity to noise, privacy and the quality of life in neighborhoods. We see this in the current active support of newly instituted Planning policies regarding roof decks based on the very same concerns.

C. PRECEDENT FOR THE CREATION OF NEW PROPERTY RIGHTS

The Variance process is meant to protect home owners who have 'exceptional and extraordinary' circumstances, which prevents them from exercising property rights that others possess – **not** to enable additional property rights that other don't possess because of their exceptional and extraordinary good fortunes.

Despite the many blessings of a beautiful historic home on a double-wide and extra-long wooded lot in San Francisco, the Sponsors are choosing to argue that they are the ones afflicted by 'extraordinary and exceptional circumstances' that would deny them property rights that other home owners enjoy.

The Sponsors seek to apply a new, standard for approval of historic projects well-beyond those currently set by CEQA and administered by Planning. The approval of this project would establish a clear precedent in granting property owners a new right that they do not currently possess. Property owners would now be entitled to use the Variance process to argue for the right to build wherever on their property they believe to be 'least impactful' to the historic structure.

By extension, we have to assume that those property owners attempting to build additions onto the rear of their home currently approvable by CEQA standards, would now also be held to this standard. **Approval of this project would enable other owners of historic homes to use the Variance process to argue for a new standard — the 'least impactful' design solutions regardless of all other CEQA, zoning, site setback, rear-yard and neighborhood design guidelines.** Will the Planning Department now routinely agree with the Sponsors' essential argument here that there is no 'acceptable' way to place a rear addition on an historic home?

D. KNOWINGLY FALSE AND MISLEADING PERMIT APPLICATION MATERIALS

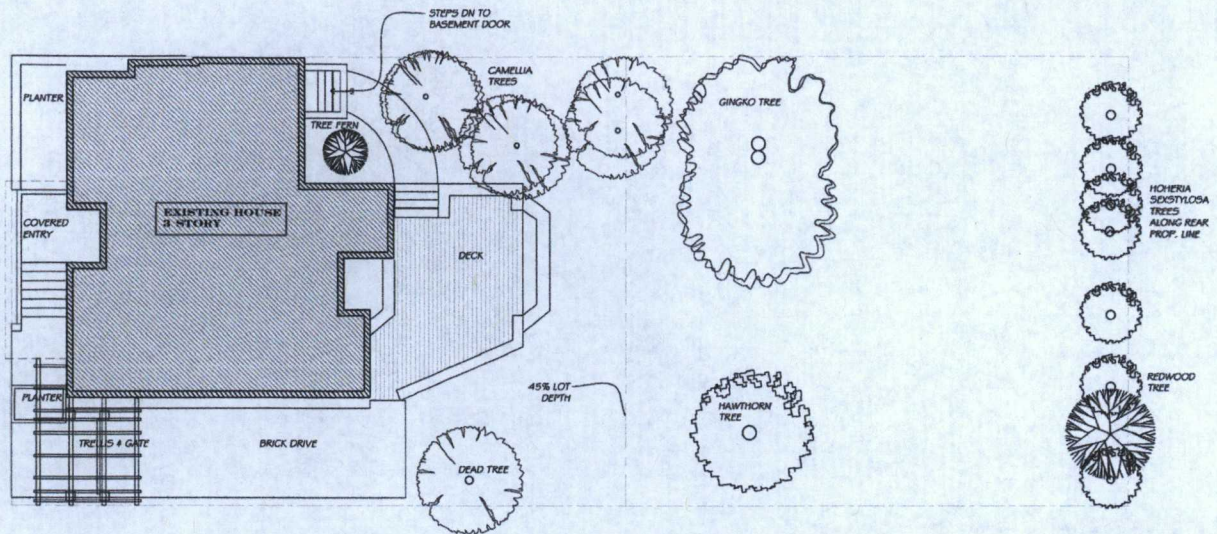
We believe that in a number of critical areas the professional permit expeditor, project Sponsors and designers have knowingly misrepresented critical aspects of their permit submission. Taken together, we believe this establishes enough of a pattern of concern to warrant Planning Commission action, beginning with, but not limited to, denial of approval of the project as presented.

This includes knowingly false statements from the Sponsor's permit expeditor Jeremy Paul during the Community Pre-Application Meeting, suppression of neighbor's comments in the permit submission despite the requirements of the signed affidavit, false representations in the permit application of the number of existing trees existing on the site and to be removed, misrepresentation of the size of the Sponsor's home and the distance to the new structure and under-representation by a factor of two – three of the costs of the project.

I would also note my professional roles as a Professor of Architecture at the California College of the Arts (CCA) where I have been the coordinator of our **Professional Practice Program** as well as my work as the founding Chair of the **AIASF Public Policy + Advocacy Committee** (PPAC), which has spent the last 4 years working in close concert with the Department's Director of Current Planning and his team to improve residential permitting policies and procedures. In these roles and as a practicing licensed architect, I believe it is critical to make special note of deleterious effects of such misleading and false permit applications on the vast majority of property owners and licensed architects attempting to play by the rules.

1. Inaccurate and Misleading Tree Removal | Landscape Plan

The Permit Drawings prepared by ES | LO Design Studio falsely shows the extent of existing trees on the Proponent's site. This is not a drafting error; it is misrepresentation and deception on the behalf of the project Sponsor by the designer. Below is a comparison of the permit drawings and an overlay of a 2019 Google Earth image with the project location noted with a blue dashed-line.



ES | LO Existing Site Plan/ Landscape
Sheet A-0.2B Variance Application



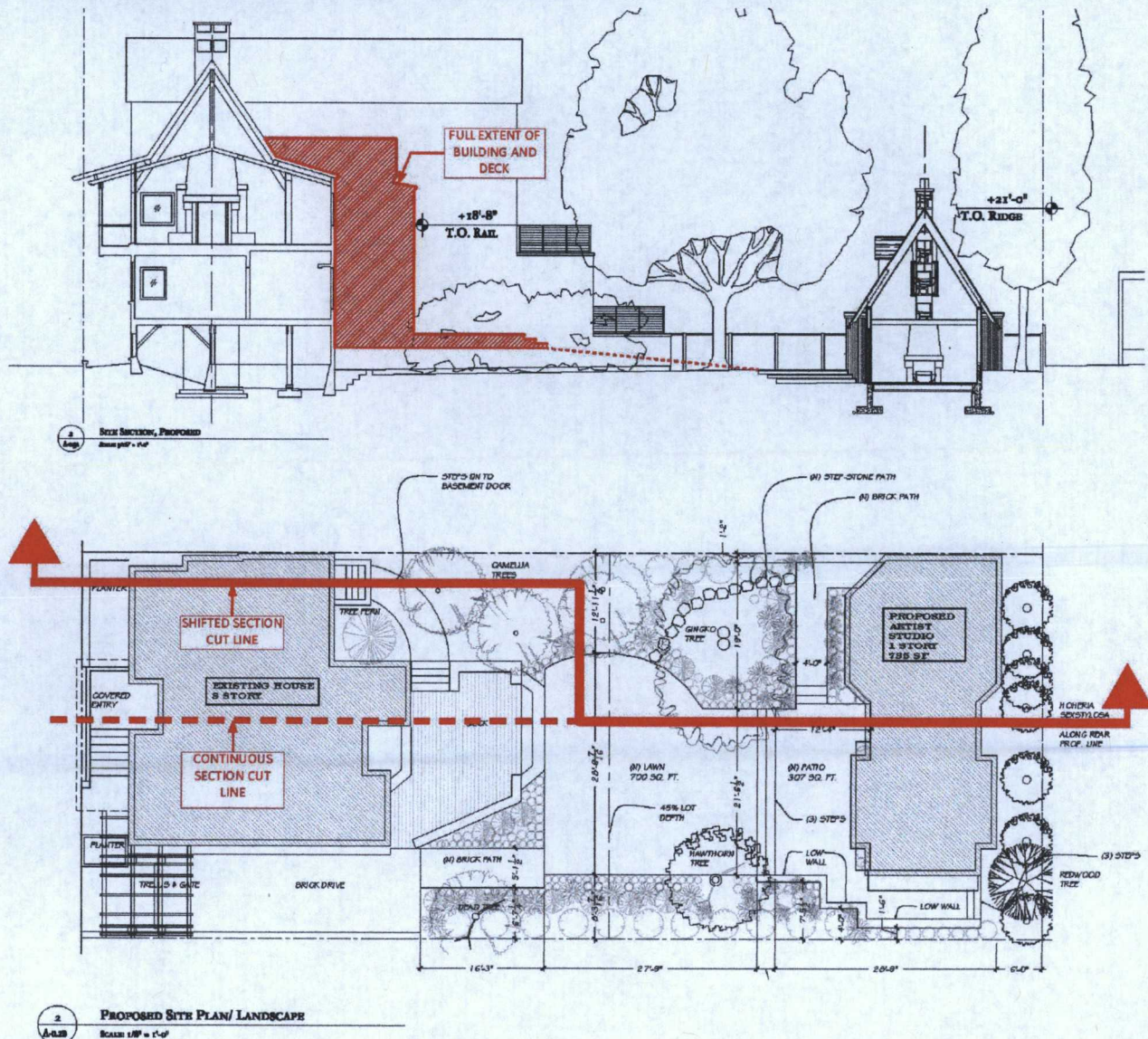
Existing Site Plan/ Landscape Overlaid onto 2019
Google Earth Aerial Photo

The application's **Biological Assessment** states that **NO** trees will be removed on the project site. This is false. In addition, one of the prime arguments of the Variance Findings is that because the site is heavily "forested", a two-story project within the required rear yard can be placed "without disrupting the midblock open space". Yet all of this is at odds with the permit submission drawing, which falsely shows no existing trees in the area of the new 2-story structure. We fail to understand how a Sponsor can argue for a Variance based on the existence of trees that the project itself must remove?

2. Inaccurate and Misleading Site Section Representation (A-03) from ES | LO Design Studio.

The designers chose to take their section representations along the property line through the basement access stairs at the building's greatest setback, thereby falsely portraying the true depth of the house and the existing modern addition of a large deck on the back of the home. This falsely portrays the existing home as +/- 10 feet shorter than it actually is. It also falsely portrays the site section by choosing to eliminate the additional +/- 15' existing deck attached to the home, thus creating a section representation of the home that is +/- 25' shorter than reality.

In addition, in the very same site section drawing, **ES | LO Design Studio** chooses to then shift the section cut for the drawing to the midblock, thus purposefully creating a representation that significantly increases the perceived distance between of the home and new structure. The designer then cleverly neglects to indicate where their section cuts have been taken on the plan. We have reconstructed this for your review below. The Planning Department and Commission must rely on the veracity of the information provided to them. Each time a designer and Sponsor chooses to misrepresent their projects, it impacts the great community of Sponsors and licensed architects attempting to do professional, good and honest work in the city.



3. Inaccurate and Misleading Estimated Construction Costs

Additionally, the Permit Expeditor, **Jeremy Paul of Quickdraw Permit Consulting** has signed the Applicant's Affidavit with an estimated construction cost of \$220,000, or approximately \$292 per square foot. However, it is common for projects of similar scope, location and architectural aspirations routinely cost \$600 - \$900 per square foot, which any professional permit expeditor or designer certainly knows.

The concern here is not that the project Sponsors personally are saving thousands of dollars in Planning Department fees through this knowing undervaluation, but in so blatantly participating in this deception they further exacerbate the Department's need to continue to raise fees for all others playing by the rules. Again, just another indication of the Sponsor feeling entitled to writing and playing by their own rules.

Project Details:

☐ Change of Use ☒ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Residential: ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☒ Rental Units ☐ Ownership Units ☐ Don't Know

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Estimated Construction Cost: \$220,000

4. Conflicting Project Information within Planning and Building Departments

Oddly, the DBI Building Permit at intake describes the project as a one-story structure with a basement, completely different than Planning's description of the project.

In addition, the construction cost listed on the permit application, and we must assume used to assess fees, is a mere **\$187,000**. Why would a project sponsor falsely lower a construction estimate by another \$33,000 that is already unrealistically low? More importantly, why would a paid Permit Expeditor such as **Jeremy Paul of Quickdraw Permit Consulting** sign his name to these numbers?

Permit Details Report

Report Date: 10/10/2019 9:50:04 AM

Application Number: 201906052567
Form Number: 2
Address(es): 2616 / 039 / 0 1526 MASONIC AV
Description: TO ERECT A ONE-STORY, TYPE 5B, SINGLE FAMILY REAR BUILDING W/ ONE BASEMENT AT REAR OF THE LOT. FRONT SFD BUILDING REMAIN.
Cost: \$187,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/5/2019	TRIAGE	
6/5/2019	FILING	
6/5/2019	FILED	

DISCRETIONARY REVIEW PUBLIC (DRP): QUESTION #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?

Please refer to section B above: **FAILURE TO MEET STANDARDS OF PLANNING CODE & RESIDENTIAL DESIGN GUIDELINES**

DISCRETIONARY REVIEW PUBLIC (DRP): QUESTION #3

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

The DR request is to modify the project to be located within the allowable buildable footprint of the existing site, which we understand would be approvable under all Planning and Historic / CEQA guidelines and would not require a Variance. The argument for the non-conforming use of the rear yard requiring a Variance, when there are no apparent obstacles to a fully code-compliant development, is at issue here.

CONCLUSION:

The exceptional and extraordinary circumstances that justify a Planning Commission Discretionary Review are that a San Francisco property owner has subjectively determined that an addition onto their historic home is 'unacceptable' to them.

Instead of designing a code-compliant structure within the ample 2,165 sq. ft. existing allowable footprint for development, the Sponsors have opted instead to propose a project with far greater deleterious effects to their neighbor's privacy, quality of life and quiet enjoyment of their homes and property — all for a boatbuilding workshop / art studio / private guest room in the required rear yard and protected mid-block open space.

In addition, they have enlisted the help of 'professionals' who, in ways both big and small, have knowingly misrepresented the community review process, environmental impacts and design representations. In fact, we believe the knowing suppression of community input through the affidavit process would be reason enough to deny this project.

Implicit in the Sponsor's arguments is that they are above the rules that other property owners must abide by because of their heartfelt commitment to preserve a community asset, which of course, is first and foremost a private asset. We hope that the Planning Commission will rely on the written codes, standards and guidelines of the Planning Department and Department of the Interior in making their determination, rather than whims of what the project Sponsors feel they are entitled to.

Attn: **Delvin Washington**
Manager, Southwest Quadrant
Stephanie Cisneros
Senior Planner, SF Planner
Re: **1526 Masonic Street Variance Application**
Date: **2019 08 28**

Dear Mr. Washington & Ms. Cisneros,

We live at 1524 Masonic Avenue and are aware that our neighbors at **1526 Masonic Avenue** have filed a Variance application for new construction in their backyard. We are reaching out to you more fully understand the review process, our rights within it, and the proper timing to address our concerns. After you have had a chance to review the information below, we would be eager to speak with you about this project.

We are including the full history of the communication with our neighbors (See ATTACHMENTS A, B, & C), but in summary we have the following questions and concerns:

MULTIPLE REQUESTS FOR A MEETING WITH PLANNING DEPARTMENT DENIED BY OWNER

Upon learning about our neighbor's intentions, we repeatedly asked them to set up a Project Review Meeting with Planning staff as the appropriate venue to discuss such an atypical project for our neighborhood. The owners of 1526 Masonic repeatedly ignored this request directing us to the required community meeting and their Permit Expeditor, Jeremy Paul.

Given the complexity of the project and the Variance process, we would like to understand why the owners of 1526 refused our requests to meet with Planning as we requested. As we understand it, while the project proponents can initiate a Project Review Meeting before submitting documents, we could not initiate this process without their support and involvement. We wanted to articulate our concerns with those professionals at the Planning Department who could provide the most accurate information and document the discussion. This seemed far more expeditious than meeting without anyone with a professional knowledge of the process.

MISLEADING & INCORRECT INFORMATION ABOUT THE PROCESS GIVEN AT COMMUNITY MEETING

At the required community meeting, the owner's permit expeditor, Jeremy Paul willfully misled us, telling us that Project Review Meetings were "very rare", only for "much larger projects" with significant neighborhood resistance, and telling us that it would "take months" to set up a meeting with Planning Staff. He suggested going to the Planning Information Counter. We have independent verification that these comments were made by Jeremy Paul during the meeting.

We know understand that the owner's designated "expert" on the Planning process has, to put it simply, lied to us about the process during the community meeting. If the owners of 1526 rebuffed all of our efforts to get accurate information about the process from the planning department telling us to refer our questions to their permit expeditor AND we now come to understand that their "expert" entirely misled us about the process, what is a neighbor's recourse?

FORMAL LETTER TO PLANNING GIVEN TO OWNERS AT COMMUNITY MEETING WITHHELD FROM PERMIT SUBMISSION

At the end of the required community meeting, we handed the owners of 1526 a letter clearly expressing our concerns, which we understood would be required to be included in their submission package to Planning. Please see **ATTACHMENT A**. This letter was clearly addressed to Planning staff and expressed our concerns with the process. Again, because we understood that our only vehicle for expressing our concerns **before a Site Permit Application was filed**, was through the owner-led process, we had to rely that this process would be led properly by the owners. We understood that a formal letter handed to the owners at the required community meeting was the proper way to express our concerns.

We have now downloaded the owner's permit application from Planning's website and it appears that our community letter meeting was NOT included as required by the process. Again, we assume that their permit "expert" would have known that withholding this information was improper and negates the intent and spirit of the process.

INCOMPLETE/INCORRECT NOTICING OF COMMUNITY MEETING AND INFORMATION PROVIDED AT MEETING AND SITE PERMIT APPLICATION

Please refer to **ATTACHMENT B**. In numerous areas, the information given at the required community meeting has proven to be incorrect and at direct odds with the actual application filed with Planning. To name a few inconsistencies:

- No boxes were checked on the community meeting notice to indicate that the project involves new construction.
- We have heard from neighbors that should have been noticed for the meeting who have stated that they were not.
- In the owner's project description the owners take great pains to say that the rear neighbors "expressed their enthusiastic support" while entirely disregarding our comments, concerns, and formal letter given to them. In addition, from a 40 unit building with likely well-over 100 occupants, the presence of just 3 occupants who do not oppose the project hardly could be characterized as "enthusiastic" support from the rear neighbors, especially when our hand delivered letter expressing our concerns was not mentioned or included in their materials.
- When asked about a large tree abutting 1526 and our property, which was entirely omitted from the documents shown at the community meeting, the permit expeditor deflected the question while the owner then confirmed it would need to be removed.
- In the #4 Biological Resources question, the application states that "NO" trees will be removed. This is directly in conflict with the statement from the owner at the community meeting. We are concerned that this tree is intended to be removed outside of this Variance process. They also claimed at the community meeting that 2 trees "may be unhealthy" and they would notify us as they gathered information. We assume from the application that it is now true that no trees will be removed?
- The application states that the project will not preserve or enhance affordable housing in the City. This is consistent with the permit expeditor's statement that the project would only be used for family even though it could be considered a rental unit with the **kitchenette they intended to put in**. We would like clarity on whether they are arguing this as an ADU or second dwelling unit. They also stated at the community meeting that it will be "occupied as a dwelling unit within one year". Yet in the application, the notes from the community meeting describe the project as an "accessory structure".

Given the lack of attendance at the community meeting, comments from neighbors within the required notice area who have said they did not receive the notice, the misinformation given by the permit expeditor to all at the community meeting, and the serious discrepancies between what was presented at the meeting and the claims of the application, we believe that the community meeting requirement has not been met by the project sponsors.

Mr Washington / Ms. Cisneros, we are concerned about the project and the process thus far, and that the project sponsor's hired permit expeditor is in fact misrepresenting the project and therefore limiting the neighborhood access to a true understanding of the project and its goals. We are so dismayed at the lack of transparency about the project and process and that we have yet to be able to have a conversation about its merits with any representative we can trust, that we are once again reaching out to the Planning Department to help guide us through this process. We look forward to hearing from you.

Sincerely,
Matt and Dorothee Fisher
1524 Masonic Avenue

ATTACHMENT A: LETTER HANDED TO PROJECT PROPONENTS AT THE END OF THE REQUIRED COMMUNITY MEETING TO BE SUBMITTED WITH THE AFIDAVIT OF THE MEETING.

At the Community Meeting on October 2, 2018, we personally handed the following letter to the project sponsors to include in their Variance application. We trust that you have received a copy of this:

Attention: Planning Department Staff
From: Dorothee and Matt Fisher
1524 Masonic Avenue
San Francisco, Ca
Date: October 2, 2018
Re: Proposed Project at 1526 Masonic Avenue

To Planning Staff:

On July 21st, 2018 we received a schematic plan from Rob and Amy Hurlbut, our immediate neighbors to the west at 1526 Masonic Avenue with a request that we discuss a proposed construction project in their backyard. The drawings indicated that it was to be a 735 SF "Artist Studio, 1 Story + Attic" and was "Issued for Pre-Variance".

*Since this project seemed highly atypical for our neighborhood and in need of a Variance process, we replied on August 22, 2018 suggesting that they set up a **Project Review Meeting** at the Planning Department in order to most efficiently understand the technical and procedural issues related to the Planning review of such a project. We offered to attend this meeting with them and planning department staff.*

On August 24th, we received a reply offering only to meet with their "consultants", with no mention of our request to join them at a Project Review Meeting.

We then received a Notice of a Pre-Application Meeting, schedule for October 2, 2018. The project is now listed as a "new art studio and dwelling unit within the required rear yard", 1 story "+ stor. loft". The project sponsor is listed as Jeremy Paul from QuickdrawSF, who we now understand is a permit consultant and expeditor.

Since this project seems so out of character with our neighborhood, we are eager to understand by what process a home owner could build a structure such as that proposed in their backyard. We understand as well that this process includes a request that the project sponsor summarize any community comments for the Planning department. We have prepared this letter to be included with materials from the Pre-Application Meeting in their permit submission in lieu of a summary of our concerns written by the Project Sponsor.

Having been to several pre-application meetings in the past, we also understand that project sponsors may have incomplete understanding of all Planning review procedures, thus our offer to attend a Project Review Meeting, which still stands. We believe that any discussion of this new backyard structure should begin with a clear review and understanding of the planning and zoning codes and design guidelines that could potentially allow this. We then are interested in understanding our opportunities to express our thoughts with Planning. We are concerned that engaging in more specific discussions of the design proposal before we fully understand how this could be permitted on our neighborhood, will only waste time and resources of all involved.

We ask again for a Project Review Meeting to discuss this project with planning professionals as a first step in any review.

*Sincerely,
Dorothee and Matt Fisher*

ATTACHMENT B: ADDITIONAL NOTES ON THE COMMUNITY MEETING LED BY JEREMY PAUL, PERMIT EXPEDITOR

We have the following comments on what we heard at the pre-application meeting from the permit expeditor, Mr. Jeremy Paul (JP) from Quickdraw, who ran the meeting.

- Jeremy Paul stated that all efforts had been made to minimize the impact to neighbors' rear views: the proposed project is one-story and minimally glazed. JP said that placing the new building in the required rear yard near the back property line would minimize its impact for neighbors and hide it from view.

Comment: We don't understand this comment since obviously a structure closer to your home rather at the back of your yard would minimize neighbor's rear views. This project seems to maximize the impact.

- JP stated that if a typical addition were built, it would be far more disruptive for the neighbors at 1524 Masonic. He said that the construction noise would be greater and that the new structure might have decks adjacent to the existing decks at 1524 Masonic that would reduce privacy for the neighbors.

Comment: We are unsure how your hired permit expeditor could intuit this for us. His intuition is false.

- JP said that this project would require a variance due to its proposed location in the required rear yard. He said that precedent exists with the Planning department approving projects that are located at a remove from projects that are historical assets for the city.

Comment: We are eager to have Planning staff (rather than your consultant) explain this claim to us as this project is so out of character with our block and neighborhood.

- We noted that we had made multiple requests to the Hurlbuts asking them to request a meeting with members of the Planning Staff, but have never received a direct response to these requests. JP responded that "this Pre-Application meeting" effectively is their response. JP said that it was very rare for a project to have a Pre-Application Meeting hosted by the Planning Department - that this only happens with large projects that have significant neighborhood resistance.

JP suggested that if we wanted more clarity on the Planning process he should go to the Planning Information Counter and he offered to attend as well. He recommended the PIC because it is a faster process, and said that **it would take months to set up a dedicated meeting with Planning Staff.**

Comment: This is not true. In fact, Project Review Meetings are common place, quickly organized (approximately 10 days), easy to access and designed exactly for situations such as this. We know this to be true based on conversations with the Planning Department. Pre-Application Project Review meetings are not a substitution for Project Review Meetings with staff planners, RDAT members, and historic review staff and given the expeditor's profession, we assume he is well-aware of this.

- JP noted that the Zoning Administrator would typically makes decisions about a Variance such as this. However, if there is neighbor opposition they can request it go to the full Planning Commission. He said a DR is the means of communicating this request.

Comment: While this is technically true, we find it disingenuous to tell us that our only avenue of group discussion with Planning staff is through a Discretionary Review Process. We are concerned that the permit consultant, as your hired advocate, is not communicating to the public the true or full facts.

- The Notice of Pre-Application Meeting appears to be incorrectly filled out. In the section that says "A Pre-Application meeting is required because this project includes (check all that apply)" **NO boxes** are checked at

all. At minimum the box for "New Construction" should be checked, and probably also "Decks over 10 feet above grade or within the required rear yard".

Comment: We believe the sparse attendance at this meeting is due to these omissions and you have not fulfilled the obligations to the community for this process.

Additional Notes:

- The Notice states that the allowable building depth is 67' when the Planning code in fact allows 68'-9" building depth (45% rear yard line for a 125'-0" deep lot) and an additional 12'-0" into the rear yard which gives total buildable depth of 80'-9".
- The existing site plan does not show the largest tree in the rear yard which you state will need to be removed for construction.
- The site plan misrepresents and exaggerates the distance between the existing neighbors at 1524 Masonic and the proposed building in the required rear yard. 1524 Masonic is about 4' deeper than shown, which puts the nearest proposed construction about 19' away.
- JP also stated that they are also putting in a kitchenette but that wasn't shown in the drawings. JP confirmed that this could be a rental unit, though the Hurlbuts intend to use it for their family.
- We specifically asked about a tree at the property line that currently provides screening between our properties. JP avoided the direct question and said that they couldn't determine whether that tree would have to go, but then Amy Hurlbut confirmed that it would be removed.

APPENDIX C: HISTORY OF COMMUNICATION ABOUT THE PROJECT WITH PROJECT SPONSORS

Background:

We first became aware of the potential project by reviewing preliminary plans dated 4-02-2018 from ES|LO Design Studio. Those documents showed a "Proposed Artist Studio. 1 Story + Loft, 754 Sq.Ft".

Here is the email exchange with our neighbors prior to their Pre-Application Meeting repeatedly requesting a formal Project Review Meeting with Planning Department staff, which were ignored by the project sponsors, the Hurlbuts:

Jun 28, 2018 Hurlbut Outreach:

Dear Matt and Dorothee,

We are progressing on our back yard landscape project and have an early design rendition that includes the construction of artist workshop. We would like to review the design with you and incorporate your feedback where ever possible. We are in town through Saturday this week and then after the 7th - is there a time that might work for you to look over the plans with us?

Thanks,

Rob and Amy

June 28, 2018 Response:

Hi Rob and Amy,

Sounds exciting. Unfortunately, we leave tomorrow morning for Europe and aren't back til August. I get back in early August and Matt comes home the following week.

Would it be possible to share the plans via email?

July 21, 2018 Hurlbut Outreach:

Dorothee and Matt,

Hope you guys are having a great time. I presume you are in France and enjoying what must be an extended afterglow from an incredible world cup victory.

I have attached preliminary drawings here that provide an outline for the studio and a elevation for what we think is a design in keeping with our house and will improve the back of our yard. It would be helpful to get some photos from your back deck so that we can incorporate that into the design thinking. Please let us know if you have any initial feedback.

Safe travels!

Rob

August 22, 2018 Response:

Hi Rob and Amy,

Thank you for sharing these plans with us. Sorry it took us a few weeks to reply, as we were out of the county for our summer vacation and Matt just recently got back from back-to-back business travel.

We reviewed the project. Based on the drawings, we don't anticipate being able to support a project of this type. Since this seems to be an atypical project for the neighborhood, we think it would be most efficient to schedule a meeting with people who are knowledgeable of city code and procedures.

We would be happy to join you in a project review meeting with the planning department so that we better understand the code and review the project. If you would be interested in setting up this meeting, we think this would be a great forum for discussion.

Kind regards,

Matt & Dorothee

July 21, 2018 Hurlbut Outreach:

Dorothee and Matt,

Although we were hoping to incorporate your perspective as early as possible, we are happy to have you meet with our consultants and will let you know what dates and times might work.

Rob and Amy

August 28, 2018 Response:

Amy and Rob:

We are sorry for not being clearer and for any confusion about our perspective. We appreciate you reaching out early to incorporate our perspective and we have given it to you.

The Planning Department meeting has a formal process to clarify city code and procedures. We aren't familiar with the code and procedures. If you would be open to further discussion, we feel the next step would be a Pre-Application Meeting with the Planning Department. We are happy to coordinate our schedules to make sure we can attend.

Dorothee and Matt

August 28, 2018 Hurlbut Outreach:

Matt and Dorothee,

Thanks for the clarification. We'll get back to you when we hear back from our permit consultant who is on vacation through labor day.

Best,

Rob

September 27, 2018 Response:

Hi Rob,

We did receive the notice for the neighborhood pre-application meeting. As we mentioned in our last email on Aug 28th, we had asked if you'd be open to Pre-Application Meeting with the Planning Department. The Planning Department meeting has a formal process to clarify city code and procedures. We aren't familiar with the code and procedures and, given that this is an atypical project for the neighborhood, feel that this would be the appropriate next step for us.

If this is not something you are open to, then we will make sure to attend the community meeting and hope that someone can answer our questions about the Planning review procedures for a project of this type. One side note, It does seem that some neighbors haven't received the notice of the meeting; you might want to verify that everyone received the notice.

Thanks.

Matt

September 28, 2018 Hurlbut Outreach:

Matt,

Our permit consultant, Jeremy Paul, will be there and he should be able to address any questions you have on the process or otherwise. I know this is probably all too familiar for you, but we are happy to have his expertise to guide us on the right course.

Thanks,

Rob

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION: SUPPLEMENTAL INFORMATION (2020 01 08)

Property Information and Related Applications

Project Address: 1526 Masonic Avenue

Block/Lot (s): **2616 / 039** | Building Permit App. No (s): Site Permit: **2019-06052567** | PRJ/VAR Application: **2019-00B900**

DR Requestor:

Dorothee and Matt Fisher
1524 Masonic Avenue, SF CA

Owner of the Property Being Developed

Amy and Rob Hurlbut
1526 Masonic Avenue, SF CA

SUMMARY OF DR REQUESTS TO THE COMMISSION

1. **WE REQUEST THAT THE COMMISSION DENY THE VARIANCE AND ASK THE PROJECT SPONSOR TO WORK WITH PLANNING STAFF TO RELOCATE THE 754 SQ FT PROJECT WITHIN THE PROPERTY'S 4,324 SQ FT OF ALLOWABLE BUILDABLE AREA.**

The Proposal can accommodate all CEQA, Historic and Planning codes and guidelines on this site within the buildable envelop and **without** the need for a Variance process. **The project Sponsor has refused our request to explore this option.**

2. **IF THE COMMISSION CANNOT REQUIRE THE SPONSOR TO BUILD WITHIN THE ALLOWABLE BUILDING FOOTPRINT, WE WOULD REQUEST THAT THE SPONSOR BE REQUIRED TO REMOVE THE PROPOSED 14' - 5" PEAKED-ROOF STORAGE LOFT AND PROVIDE A 10' PROPERTY LINE LANDSCAPED SETBACK.**

All proposed functions could be accommodated in a one-story structure without the need for a double height space or second story storage area with no staircase access. While it is typical for homes built in the allowable buildable area to be built to the property line, we fail to understand how this could be allowed for a structure proposed in the rear yard on a 50' - wide double lot. **The project Sponsor has refused our request to explore this option.**

SUMMARY OF IMPACTS

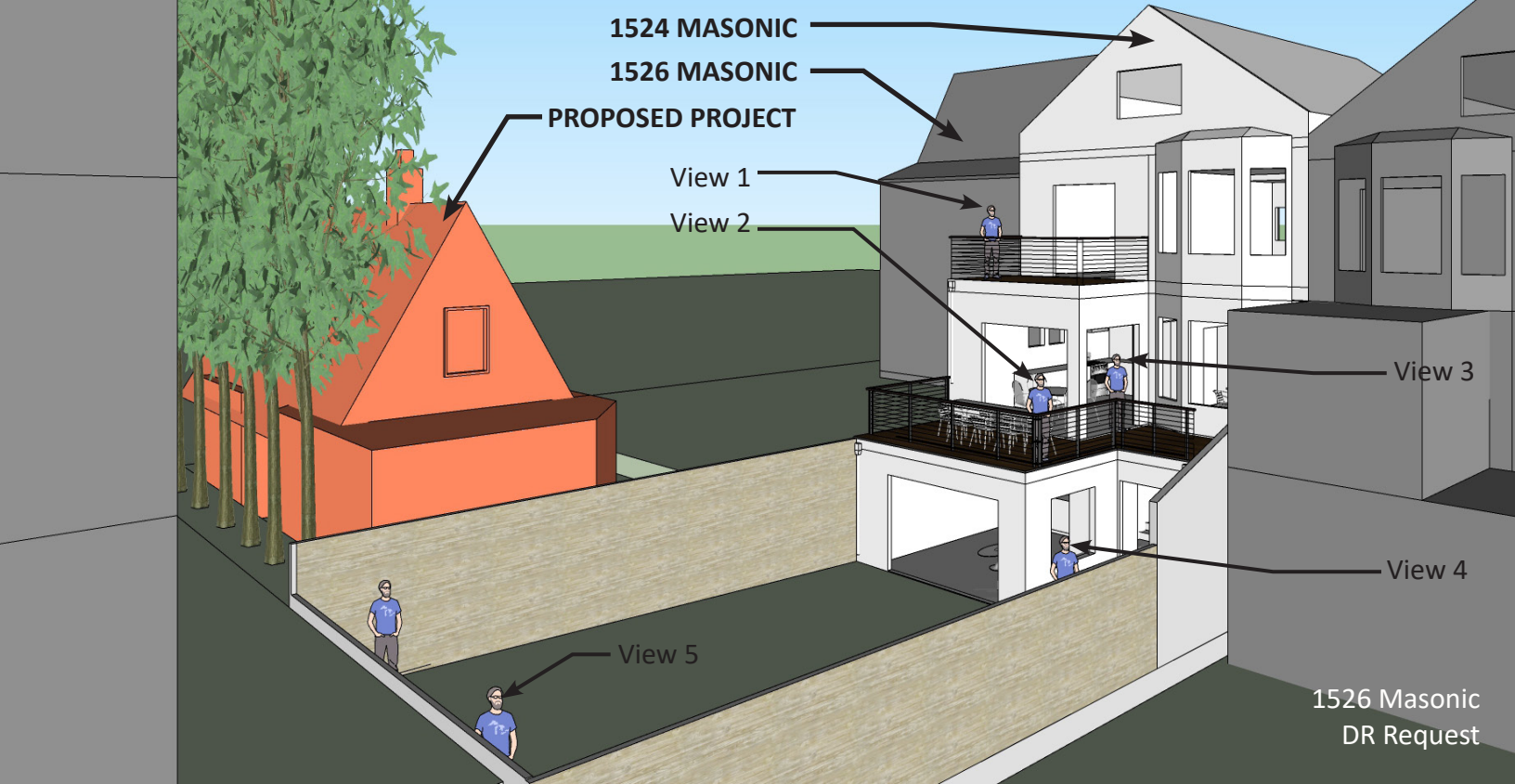
1. **NEIGHBOR IMPACT:** The proposal has a clear negative impact on privacy, light, and noise for the neighbors. Most egregious is the impact on the use of the bedroom and kitchen of the DR Requestor's home, the enjoyment of their open space and rear yard, over which the project looms unnecessarily.
2. **NEIGHBORHOOD IMPACT:** The proposal negatively impacts the established mid-block open space pattern unnecessarily and serves to exacerbate the already negative impact of an adjacent 9-story apartment building to the rear, adding insult to injury.
3. **CITY-WIDE PLANNING PRECEDENT IMPACT:** Approval of this proposal would establish a new precedent for property rights for an elite segment of historic home owners, not available to the vast majority of others. The Sponsor's main argument is that the very presence of their historic home allows them the right to circumvent the Planning codes and guidelines that all other property owners are required to follow. Despite an excess of allowable buildable space on this lot, the Sponsors have turned to the Variance process rather than simply develop a code compliant proposal as all others are required to do.
4. **COMMUNITY IMPACT:** The project Sponsor and their consultants have provided knowingly false and misleading documentation of both the process and the project. Each time property owner's and their paid professionals adopt this strategy, the deleterious impacts affect us all and further challenge the Planning Department in the administration of consistent and fair project reviews.

The Sponsor's professional permit expeditor provided knowingly false information to the community about the review process and withheld a written letter of neighborhood concerns from their application despite signing an affidavit that requires the communication of these concerns. The project designers provided knowingly false and misleading

documentation of the proposal including showing the area of the footprint of the proposal as having no vegetation and claiming no trees would be removed when the site is heavily wooded. The Sponsors filed a building permit and paid fees for a project cost of \$187,000, a mere \$248 per square foot in construction costs. Project of this scale and detail typically costs \$600 - \$900 per square foot.

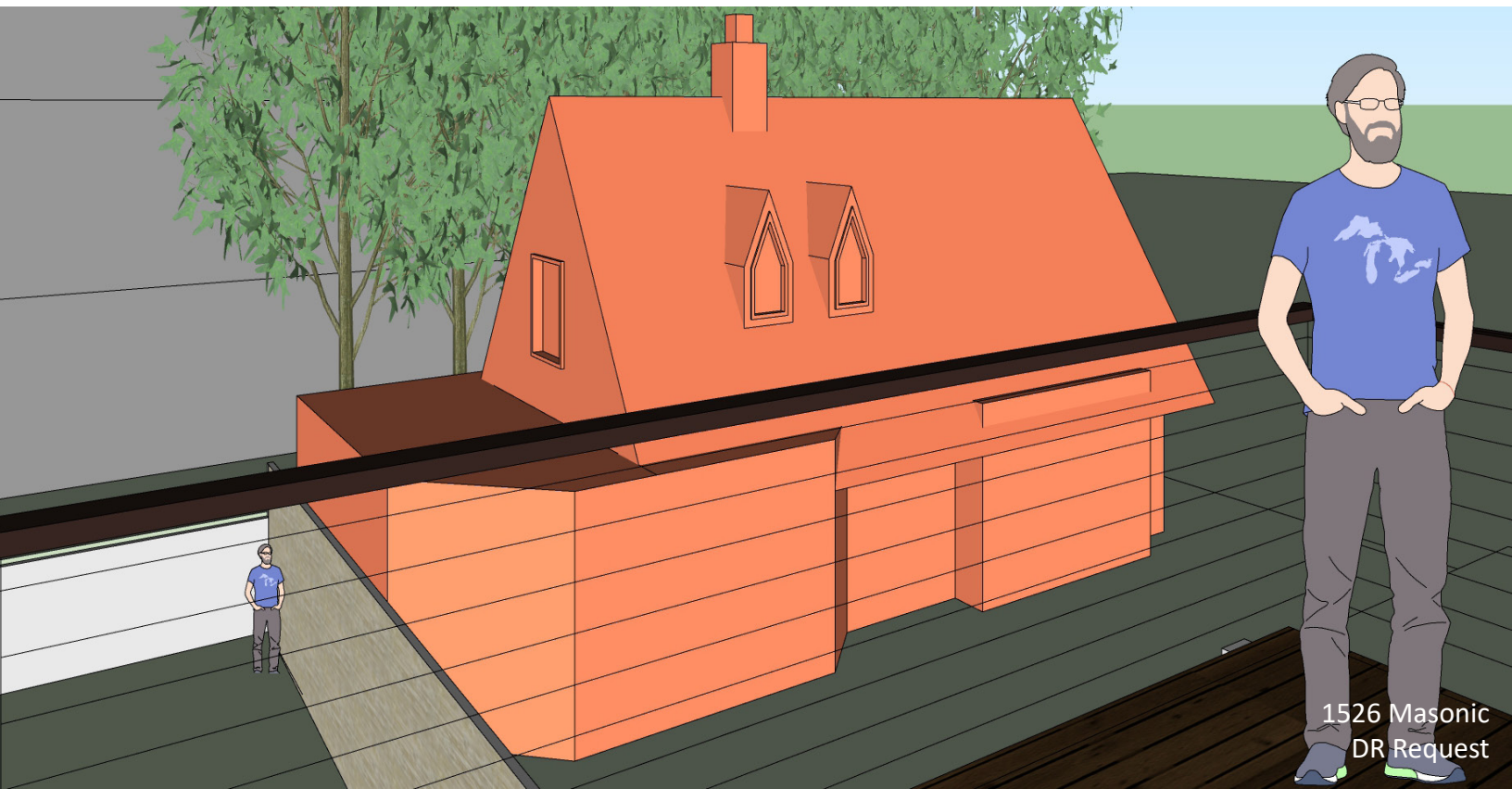
SUMMARY OF VISUAL EXHIBITS: (See Attached Images)

1. We have developed a series of views taken from 1524 Masonic, the DR Requestor's property. The Sponsor has been clear that the 8 existing trees at the rear yard are to remain. All other existing trees on both properties are not shown.
2. The Sponsor claims that the site's vegetation will result in virtually no visual impact to the DR Requestor. We believe the attached images prove otherwise. With no property line setback, it is simply not possible that landscaping on the Sponsor's property will shield the 2-story structure from view, particularly from the yard.
3. Note: These images have been generated using the **exact** relationships between the proposed project and the DR Requestor's home and fence as drawn in the Sponsor's Variance application.



OVERVIEW IMAGE
Looking over DR requestor's property to Sponsor's Proposal

VIEW 1
From 3rd Floor Master Bedroom Deck

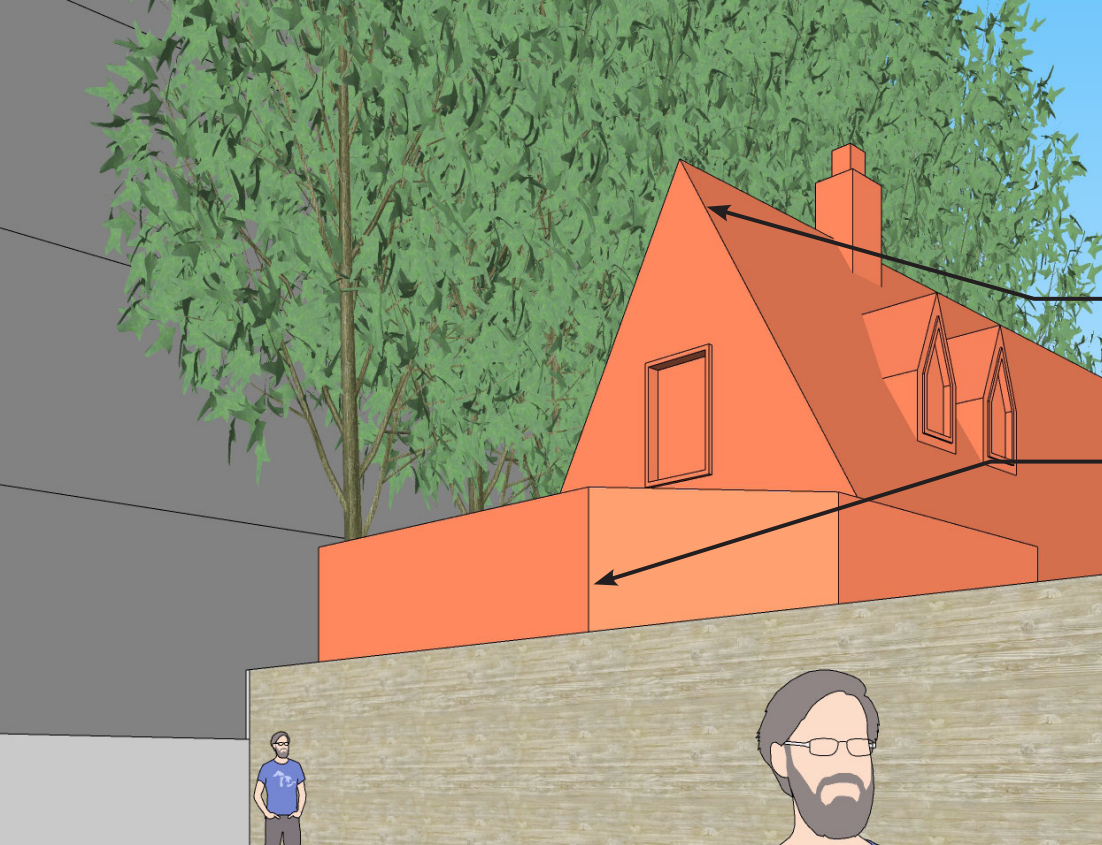




VIEW 2
From 2nd Floor Kitchen Deck

VIEW 3
From 2nd Floor Kitchen Breakfast Table



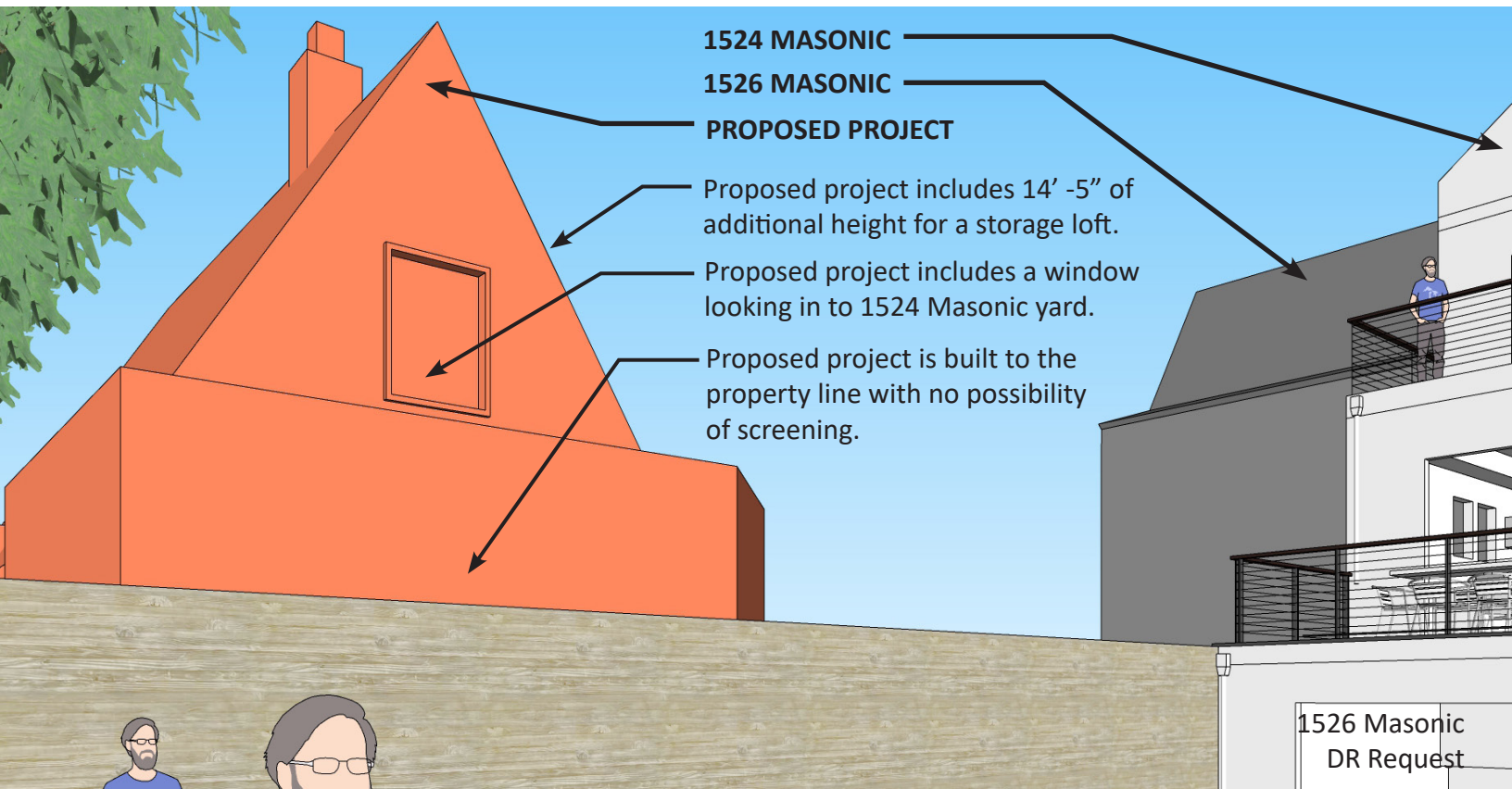


14' - 5" second floor storage loft cannot be screened with landscape.

Proposed project has no property line setback and no possibility of landscape screening.

VIEW 4
From Bottom of Stairs to Yard

VIEW 5
From Rear of Yard



1524 MASONIC

1526 MASONIC

PROPOSED PROJECT

Proposed project includes 14' -5" of additional height for a storage loft.

Proposed project includes a window looking in to 1524 Masonic yard.

Proposed project is built to the property line with no possibility of screening.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information Proposed artist workshop and dwelling at the rear of historic home.

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

Attachments:

- A) Variance Application for Reference
- B) Charles Salter - Acoustical Observations & Comments

VARIANCE APPLICATION UNDER THE CITY PLANNING CODE

APPLICANT: Jeremy Paul
 Quickdraw Permit Consulting
 584 Castro Street #466
 San Francisco, CA 94114

PROPERTY IDENTIFICATION:

1526 MASONIC AVENUE, East side near Java Street; Lot 039 in Assessor's Block 2616 in an RH-2 (Residential Two Family) District and a 40-X Height and Bulk District.

DESCRIPTION OF VARIANCE SOUGHT:

REAR YARD VARIANCE SOUGHT: The proposal is to construct a new 735 square foot dwelling and art studio in the rear yard of a single family dwelling

Section 134 of the Planning Code requires that the rear yard setback requirement shall be 45% of the lot depth. As the subject parcel is 125' in length, a rear yard setback of approximately 56' is required.

This project proposes to build a new structure entirely within the rear 26 feet of the lot.

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

FINDINGS:

FINDING 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

REQUIREMENT MET.

A. At 6250 ft.² **1526 Masonic Ave.** is the second-largest parcel in assessor's block 2616. The largest lot is directly behind it - the 40 unit apartment tower at 555 Buena Vista West with 39,040 ft.² of habitable area. This is the largest apartment building in the district with the highest floor area ratio (3.6). The single-family dwelling on the subject parcel is one of the district's smallest homes at 2162 sq ft. with the highest floor area ratio(.34).

The exceptional open space at 1526 Masonic Ave is shaded by nearly a dozen large mature trees of various species. Particularly noteworthy is the nearly 50 foot high row of Chinese nonsense trees along the Eastern property line, providing an attractive visual barrier between the residents of the 9 Story 555 Buena Vista West apartment building and the single-family home on Masonic.

This proposal will retain those trees; however the juxtaposition of a 40 unit apartment tower to this small single family home is an exceptional and extraordinary circumstance.

B. 1526 Masonic Ave. is one of San Francisco's rare architectural treasures. Built in 1910 by Bernard Maybeck for the California Attorney General, this extraordinary home (HT 130) has been lovingly restored and cared for by the Hurlbut family. For the last 17 years nearly every piece of the renowned Maybeck exposed wood and hardware has been repaired or treated personally by a member of the Hurlbut family. The children spend their weekends and their holidays mastering the intricacies of San Francisco Craftsman Period architecture and its restoration. The Hurlbuts have been working on their house out of a small woodshop in the basement, and they have been living in tight quarters.

Residential Design Guidelines and RH-2 zoning would permit horizontal and vertical additions to this home which could triple the living area this family currently enjoys - - but with this house any such modification would be unacceptable. The Hurlbuts have dedicated the last 17 years to preservation of this home intact, with very few modern improvements since Atty. Gen. Power lived there in the first half of the 20th century. In order to create additional living space and a quality workshop the Hurlbuts have decided to build a small artist cottage nestled among the trees at the back of the lot.

San Francisco's need to preserve an architectural masterwork is an exceptional and extraordinary circumstance justifying use of the significant open space on the subject parcel to create additional housing for this, and future families.

C. The intent of the Section 134 rear yard setback requirement is to establish and maintain midblock open space and to define a pattern of development on a block. This provides transition between buildings and property lines. The subject portion of this lot however will continue to contribute to the midblock open space as intended by the code; the unique size and forested nature of this parcel creates an exceptional and extraordinary circumstance where a small cottage could be placed without disrupting the midblock open space.

FINDING 2. That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

REQUIREMENT MET.

A. Disapproval of this variance application would require the property owner to

develop his property in a manner detrimental to the historic nature of the site. Adding housing in a code compliant manner would present both practical difficulty and unnecessary hardship not created by or attributable to the owner of the property.

FINDING 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other properties in the same class of district.

REQUIREMENT MET.

- A. The approval of this variance will allow the applicant to improve her property with a consistent and unified design, a substantial property right enjoyed by others in the same class of district.
- B. The variance allows the property owner to enjoy the use of her property in a manner that enhances and preserves the overall architectural design of the home and property.

FINDING 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET.

- A. The project would not significantly impact light and air to adjacent properties nor significantly change the use of the property. Therefore, granting this variance will not adversely impact the adjacent neighbors or character of the neighborhood.

FINDING 5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

REQUIREMENT MET.

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- B. The proposal adds a dwelling unit to the housing stock of the city.

Charles M. **Salter**
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Acoustics

Audiovisual

Telecommunications

Security

7 January 2020

Jeremy Paul
Quickdraw
584 Castro Street
San Francisco, CA 94114
Email: jeremy@quickdrawsf.com

Subject: **1526 Masonic Sound Isolation – Noise Analysis and Recommendations**
Salter Project: 19-0725

Dear Jeremy:

Thank you for providing architectural drawings for the artist studio located at 1526 Masonic Avenue.

The issue of concern is that noise within the building will transfer outdoors and bother the neighbors. For intermittent noise of this type, the *City of San Francisco Police Code, Article 29: Regulation of Noise* is difficult to apply (as contrasted with steady noise generated by kitchen exhaust fans, cooling towers, rooftop air conditioning units, etc.). There is no section that explicitly outlines the rules regarding intermittent noise, such as that generated by woodworking. However, your clients would like to be good neighbors and have asked my advice as to what can be done. This letter summarizes my noise analysis and provides recommendations.

Noise Analysis

The homeowner plans to do woodwork intermittently in the proposed building. It is my understanding that the homeowner has been doing woodworking on his back deck for the last 17 years. He typically does this for 4 hours a week. Once this construction activity moves indoors, the sound level would be reduced by about 35 dBA, a significant amount.

Today, I conducted acoustical measurements of his electric saw. At a distance of 3 feet, the 7-inch diameter circular saw generated a sound level of 89 dBA. When the saw was cutting a 2 x 8, the sound level was increased to 95 dBA. At 10:15am, the ambient noise was a minimum of 40 dBA.

Conclusion

Under the current situation, the sound of the electric saw in the neighbor's backyard is estimated to be 75 dBA. If sawing noise occurs within the proposed building, this sound level will be reduced to 40 dBA, which is the ambient noise.

Recommendations

1. I recommend that a mechanical ventilation system be engineered for this studio. The mechanical ventilation system will allow the doors and windows to remain closed. This will reduce (by at least 10 decibels) or eliminate the audibility of activity noise at the adjoining residential property lines.

Charles M. Salter, PE
Eric (Broadhurst) Mori, PE
Philip N. Sanders, LEED AP
Thomas A. Schindler, PE
Durand R. Begault, PhD, FAES
Ken Graven, PE, RCDD, CTS-D
Anthony P. Nash, PE
Jason R. Duty, PE
Eric A. Yee
Joshua M. Roper, PE, LEED AP
Ethan C. Salter, PE, LEED AP
Alexander K. Salter, PE
Jeremy L. Decker, PE
Heather A. Salter
Dylan B. Mills, CTS
David L. Buza
Andrew J. McKee
Valerie C. Smith, PE
Benjamin D. Piper
Ryan G. Raskop, AIA, RCDD
Michael L. Bolduc, CPP
Davis H. Keith, CTS-D
Felipe Tavera
Diego Hernandez
Brian C. Wourms
Greg R. Enenstein
Dennis R. Mill
Blake M. Wells, LEED GA
Sybille M. Roth
Justin P. Reidling
Adrian L. Lu, PE
Katherine M. Moore
Lauren von Blohn
Winter R. Saeedi
Jake M. Schpero
Hester Ng
Matthew D. Hsiung
Nathan N. Sistik
Skyler Carrico
Aidan Nelson
Kenny Chong
Andrena Rodriguez
Michael Hoeft
Ben Bieryla

If my recommendation is accepted, I would be glad to review and comment on the mechanical ventilation system to confirm that the noise emission will meet the City of San Francisco Property Line Limit.

2. Citing Police Code Article 1, Section 49, I would also recommend that any excessively loud noise generated by woodworking not be done between the hours of 10:00 p.m. and 7:00 a.m.

*

*

*

This completes my comments on the subject matter. Please contact me if you have any questions.

Sincerely,

CHARLES M. SALTER ASSOCIATES



Charles M. Salter, PE
President

CC:

Amy Hurlbut

Email: amy.o.hurlbut@gmail.com

sh/CMS

P: 2020-01-07 1526 Masonic Sound Isolation – Noise Analysis and Recommendations

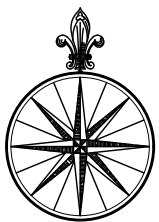
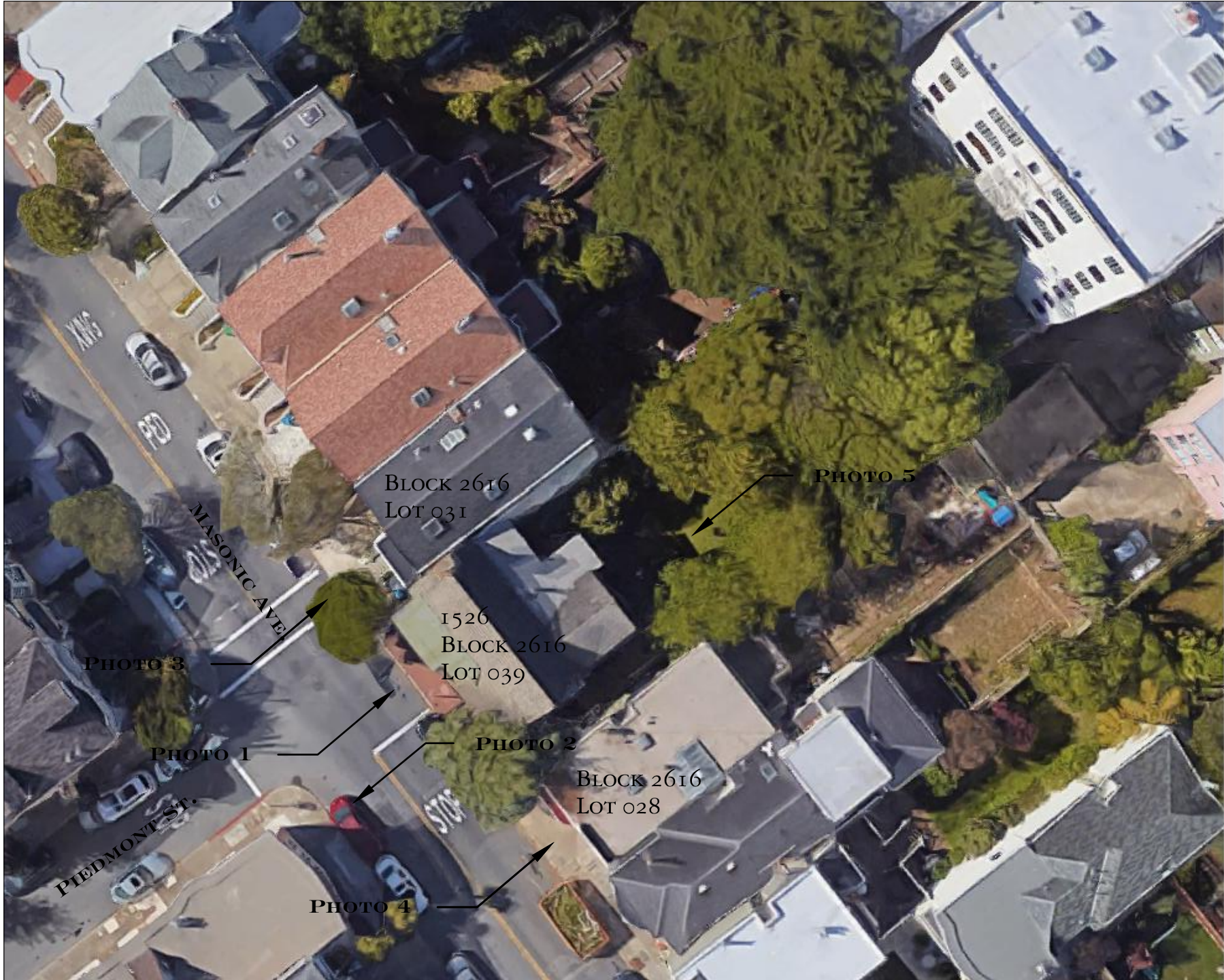
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LEGEND

	STONE VENEER (SSD)		RADIANT HEAT FLOORING
	REINFORCED CONCRETE WALL (SSD)		DRAIN
	STEM WALL		STEEL POST ABOVE (SSD)
	CONCRETE SLAB (SSD)		STRUCTURAL STEEL POST (SSD)
	CMU WALL		(3) 2 X 6 STRUCTURAL POST (SSD)
	FACE OF FOOTING BELOW (SSD)		WINDOW SYMBOL
	LINE OF WALL		INTERIOR DOOR SYMBOL
	NEW PARTITION TO BE ADDED OR EXTENDED		
	NEW MASONRY		
	EXTERIOR DOOR SYMBOL		

SITE PHOTOS



PROJECT DATA

ADDRESS: 1526 MASONIC AVENUE
BLOCK: 2616
LOT: 039
ZONING: RH-2
CONSTRUCTION: TYPE V
OCCUPANCY: RH-2- RESIDENTIAL- HOUSE, TWO FAMILY
HEIGHT LIMIT: 40-X FT
LOT SIZE: 6,250 SQ FT

EXISTING HOUSE		
NO. OF STORIES	3	NO CHANGE
BUILDING HEIGHT:	39'-0"	NO CHANGE

(E) HOUSE (GROSS)	BUILDING AREA	
BASEMENT	0 FIN. SF	NO CHANGE
FIRST FLOOR	1148 SF	NO CHANGE
SECOND FLOOR	1014 SF	NO CHANGE

TOTAL (E) AREA:	2162 SF	NO CHANGE
(E) FLOOR AREA RATIO:	0.35	

(N) ARTIST COTTAGE		
NO. OF STORIES	1	
BUILDING HEIGHT:	15'-0"	

(N) COTTAGE (GROSS) BUILDING AREA	
FIRST FLOOR	+ 677 SF
STORAGE LOFT	+ 165 SF
UNCONDITIONED WINE STORAGE	+ 102 SF
TOTAL (N) AREA:	+ 944 SF

TOTAL BUILDING AREA (E + N):	3,106 SF
(N) FLOOR AREA RATIO:	0.50

LIGHT & AIR VENTILATION REQUIREMENTS:
(N) ARTIST COTTAGE FINISHED FLOOR AREA = 752 SF
TOTAL WINDOW AREA = 251 SF
OPERABLE WINDOW AREA = 132 SF
PERCENTAGE =
33% EXCEED MINIMUM OF 16% OF NATURAL LIGHT OF FLOOR AREA
18% EXCEED MINIMUM OF 8% FOR NATURAL VENTILATION

PROJECT DESCRIPTION

NEW ARTIST COTTAGE, DETACHED FROM EXISTING HOUSE, WITH BEDROOM, BATHROOM, WOODWORKING SHOP, BAR AREA, AND GARDEN STORAGE.

DRAWING INDEX

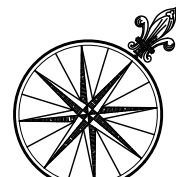
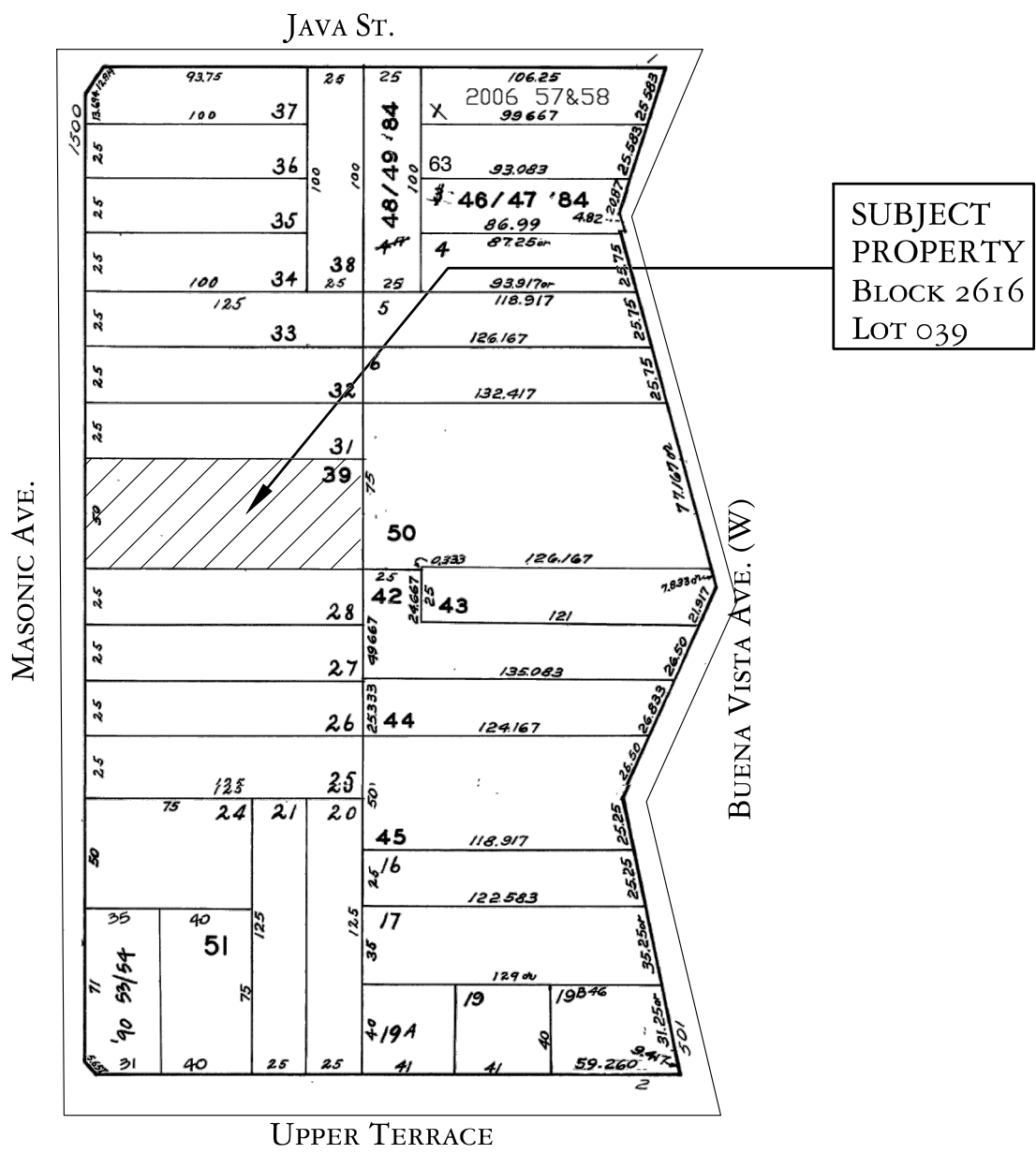
1	A-0.0	GENERAL NOTES & SITE PHOTOS
2	A0.0A	AERIAL EXISTING SITE IMAGE & RENDERED PROPOSED
3	A-0.2	PROPOSED SITE PLAN
4	A-0.2B	EXISTING & PROPOSED SITE LANDSCAPE PLANS
5	A-0.3	EXISTING & PROPOSED BLOCK SECTION
6	A-0.3A	EXISTING & PROPOSED SITE SECTION
7	E-1.1	EXISTING HOUSE - BASEMENT & FIRST FLOOR PLANS - NO CHANGE
8	E-1.2	EXISTING HOUSE - SECOND FLOOR & ATTIC PLANS - NO CHANGE
9	E-1.3	EXISTING HOUSE - ROOF PLAN - NO CHANGE
10	A-1.1	PROPOSED ARTIST COTTAGE - FIRST FLOOR, ATTIC, & ROOF PLANS
11	E-2.1	EXISTING HOUSE - FRONT ELEVATION - NO CHANGE
12	E-2.2	EXISTING HOUSE - REAR ELEVATION - NO CHANGE
13	E-2.3	EXISTING HOUSE - SIDE ELEVATION - NO CHANGE
14	A-2.1	PROPOSED ARTIST COTTAGE - EXTERIOR ELEVATIONS
15	E-3.1	EXISTING HOUSE - SECTION - NO CHANGE
16	A-3.1	PROPOSED ARTIST COTTAGE - SECTION
17	A-4.1	TYP. WALL/ROOF SECTION
18	GS-1	SF GREEN BUILDING SITE PERMIT FORM
19	GP	GREENPOINT CHECKLIST

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (VOLUMES 1&2)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE, 2016 EDITION
- SAN FRANCISCO PLANNING CODE
- ALL OTHER STATE & LOCAL ORDINANCES AND REGULATIONS.

OWNERS

AMY & ROBERT HURLBUT
1526 MASONIC AVENUE
SAN FRANCISCO, CA 94117
ROBERT.S.HURLBUT@GMAIL.COM
AMY.O.HURLBUT@GMAIL.COM



ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
Project Info, Block/Lot Diagram, Notes, Site Photos

DATE : December 21, 2018

SCALE : As Noted

DRAWN BY : KF

DESIGN FIRM :



2431 FILMORE STREET
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM



2 AERIAL EXISTING SITE IMAGE
A-0.0A N.T.S.



1 AERIAL RENDERED PROPOSED PROJECT
A-0.0A N.T.S.

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AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Aerial Existing Site Image & Aerial
Rendered Proposed Project*

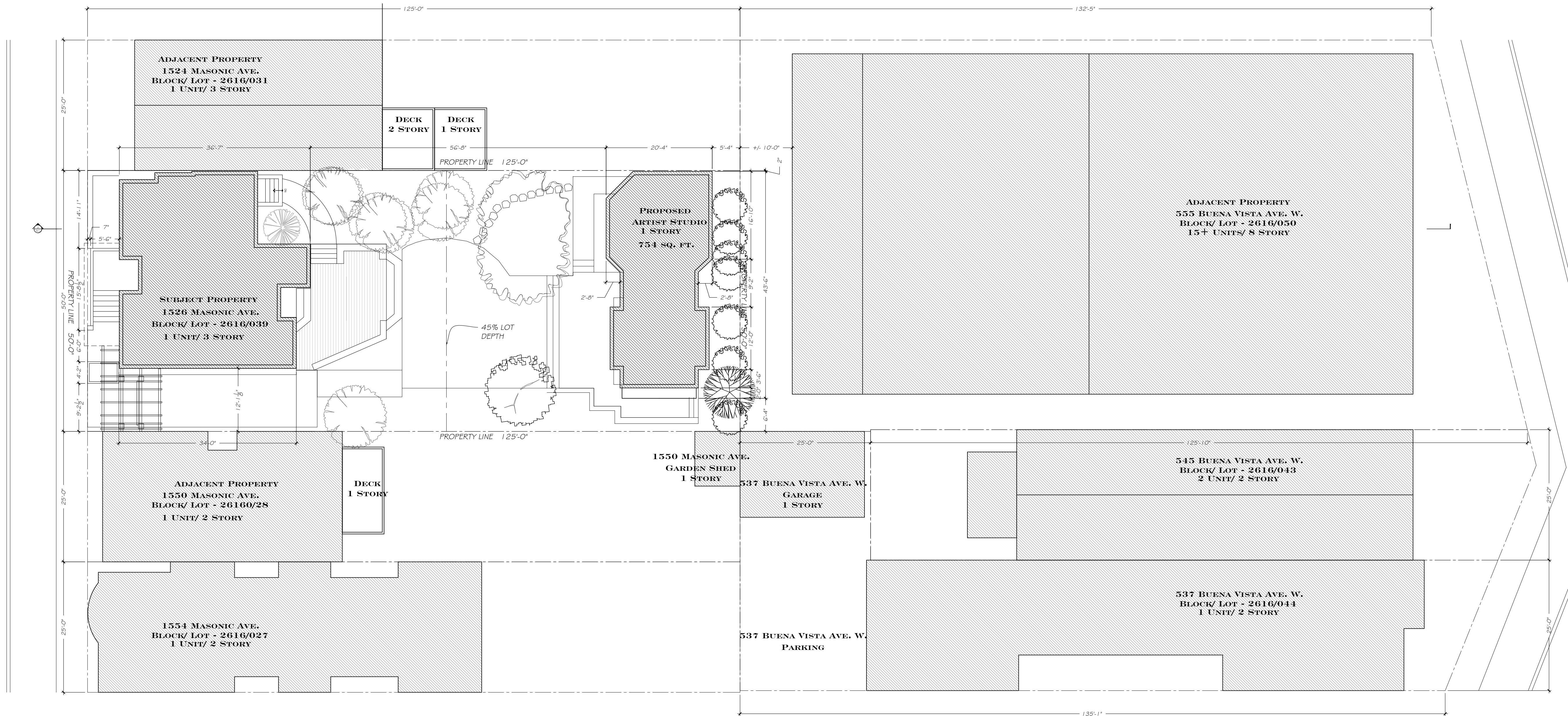
DATE : December 21, 2018

SCALE :
As Noted

DRAWN BY :
KF

DESIGN FIRM :
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EMAIL: LISA@ES-LO.COM

A-0.0A



1
A-0.2
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
Proposed Partial Block Plan

DATE :
December 21, 2018

SCALE :
3/32" = 1'-0"

DRAWN BY :
KF

DESIGN FIRM :

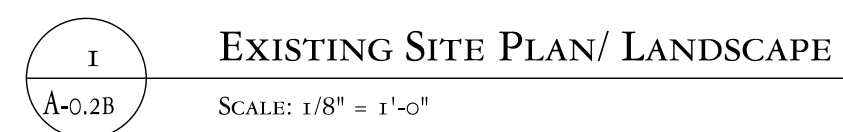
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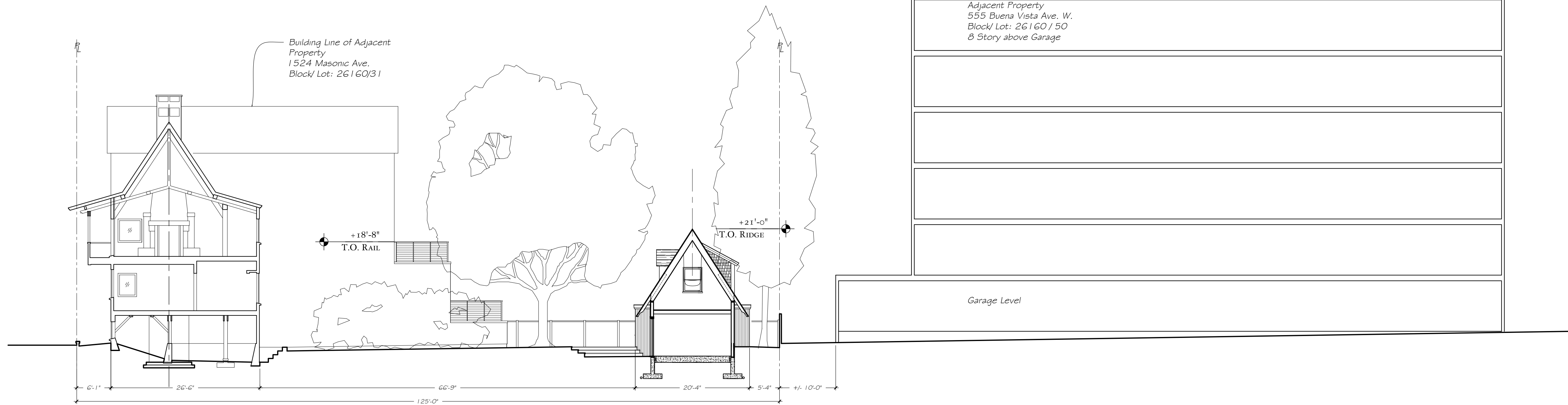
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TELEPHONE: 415-609-5559
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EMAIL: LISA@ES-LO.COM



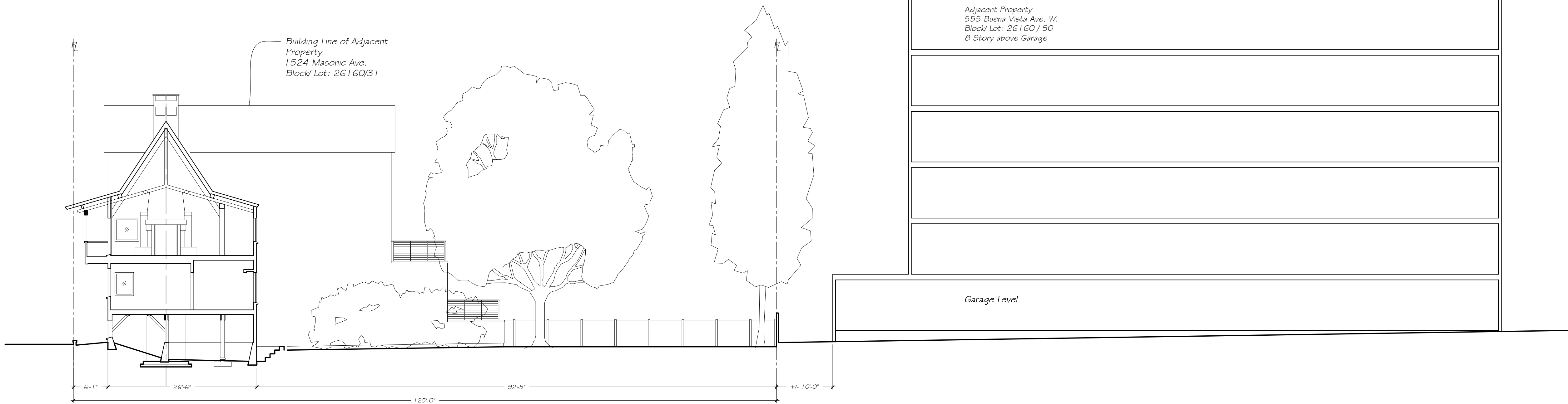


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EMAIL: EMLY@ES-LO.COM
EMAIL: LISA@ES-LO.COM





2
A-0.3
SITE SECTION, PROPOSED
SCALE: 3/32" = 1'-0"



1
A-0.3
SITE SECTION, EXISTING
SCALE: 3/32" = 1'-0"

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Site Section
Existing & Proposed*

DATE :
December 21, 2018

SCALE :
3/32"=1'-0"

DRAWN BY :
KF

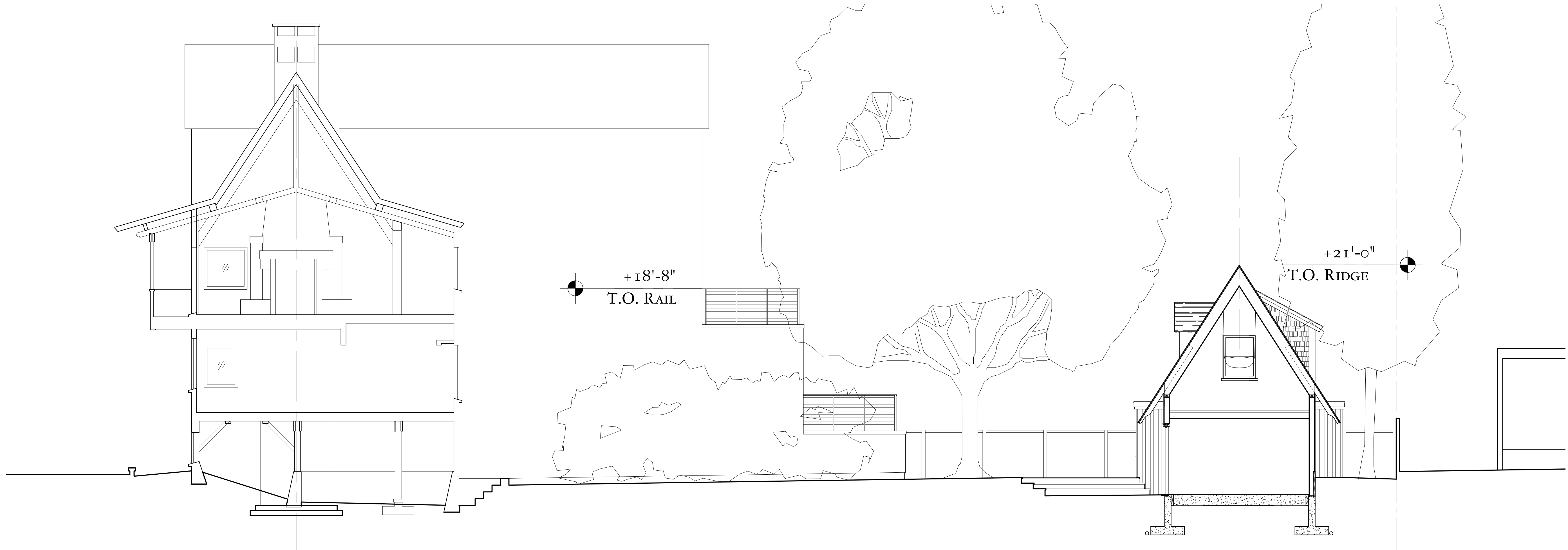
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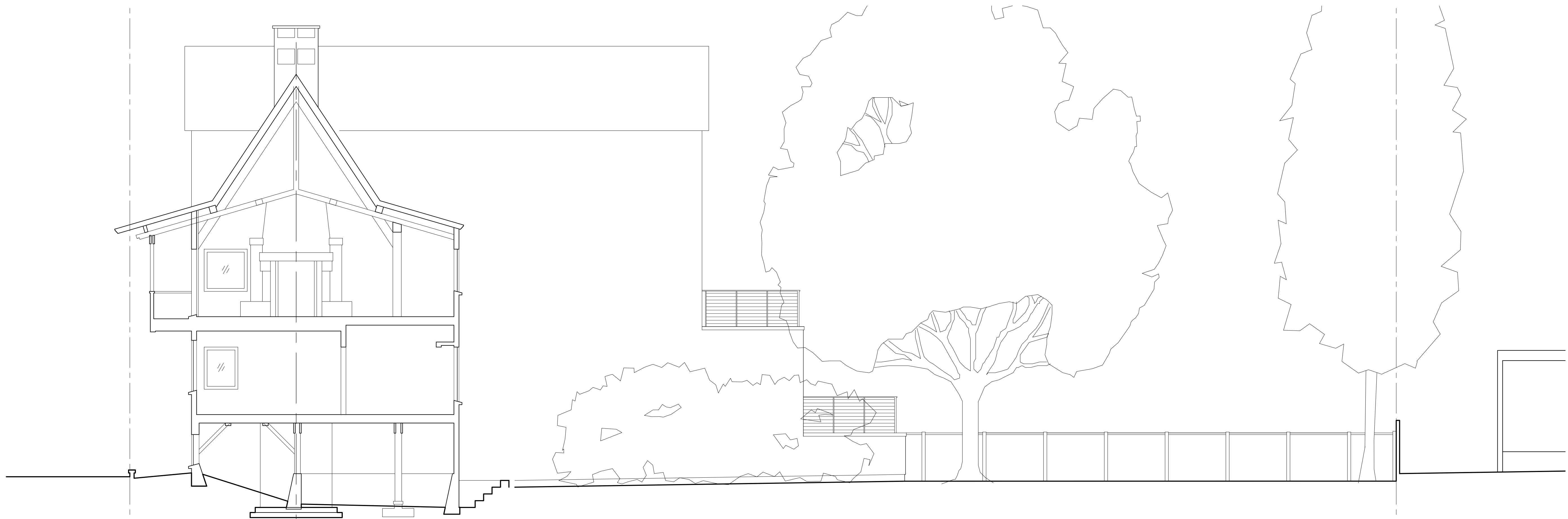
A-0.3

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EMAIL: LISA@ES-LO.COM



2
A-0.3A
SITE SECTION, PROPOSED
SCALE: 3/16" = 1'-0"



1
A-0.3A
SITE SECTION, EXISTING
SCALE: 3/16" = 1'-0"

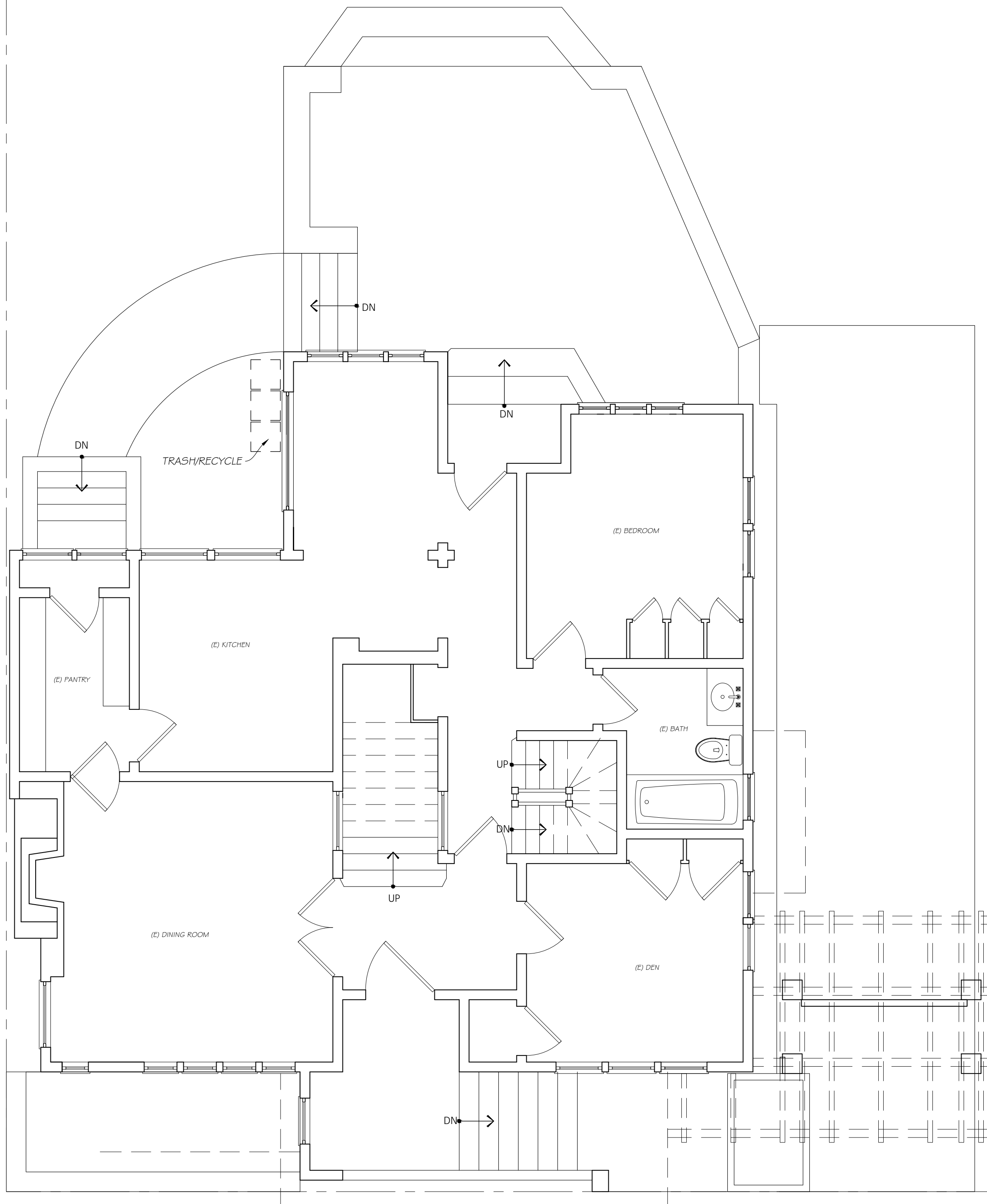
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AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

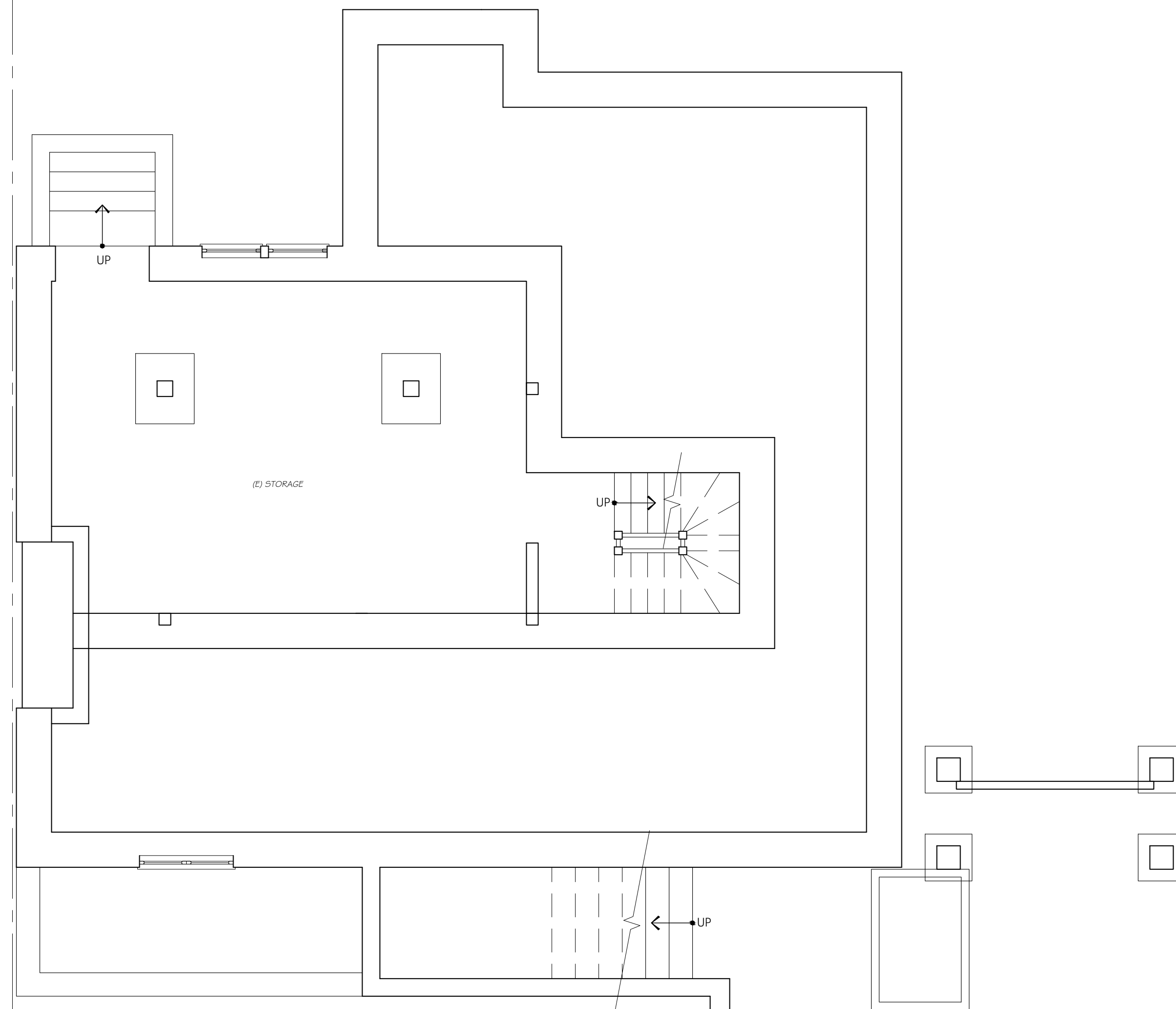
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*Site Section
Existing & Proposed*

DATE : December 21, 2018	SHEET NUMBER : A-0.3A
SCALE : 3/16" = 1'-0"	
DRAWN BY : KF	

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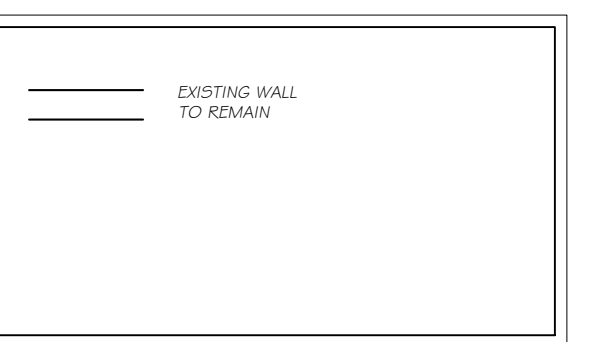


2
E-1.1
EXISTING HOUSE PLAN - FIRST FLOOR - NO CHANGE
SCALE: 1/4" = 1'-0"



1
E-1.1
EXISTING HOUSE PLAN - BASEMENT LEVEL - NO CHANGE
SCALE: 1/4" = 1'-0"

GRAPHIC LEGEND



ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Existing House Plans
Basement & First Floors
NO CHANGE*

DATE :
December 21, 2018

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

DRAWN BY :
KF

DESIGN FIRM :

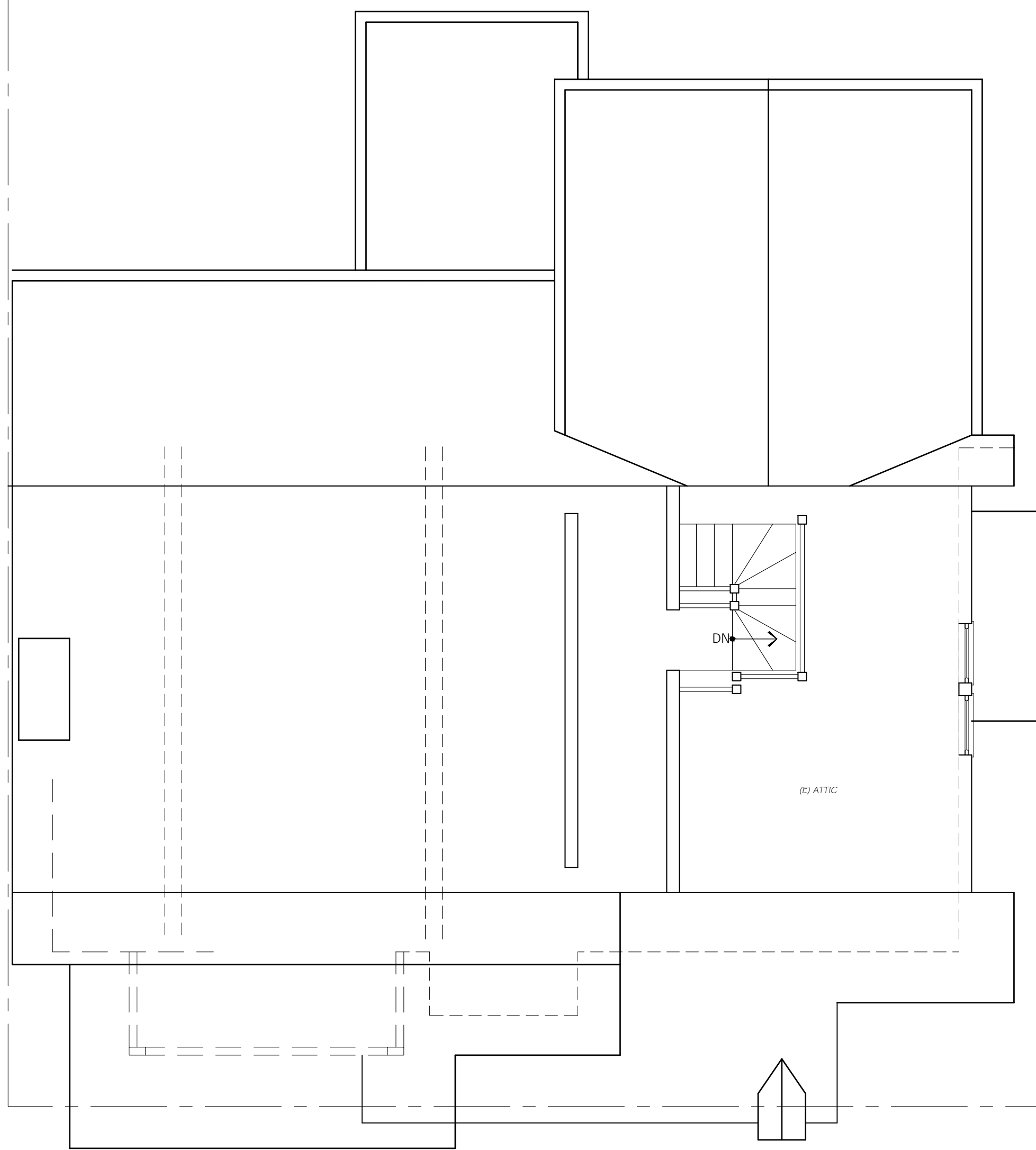
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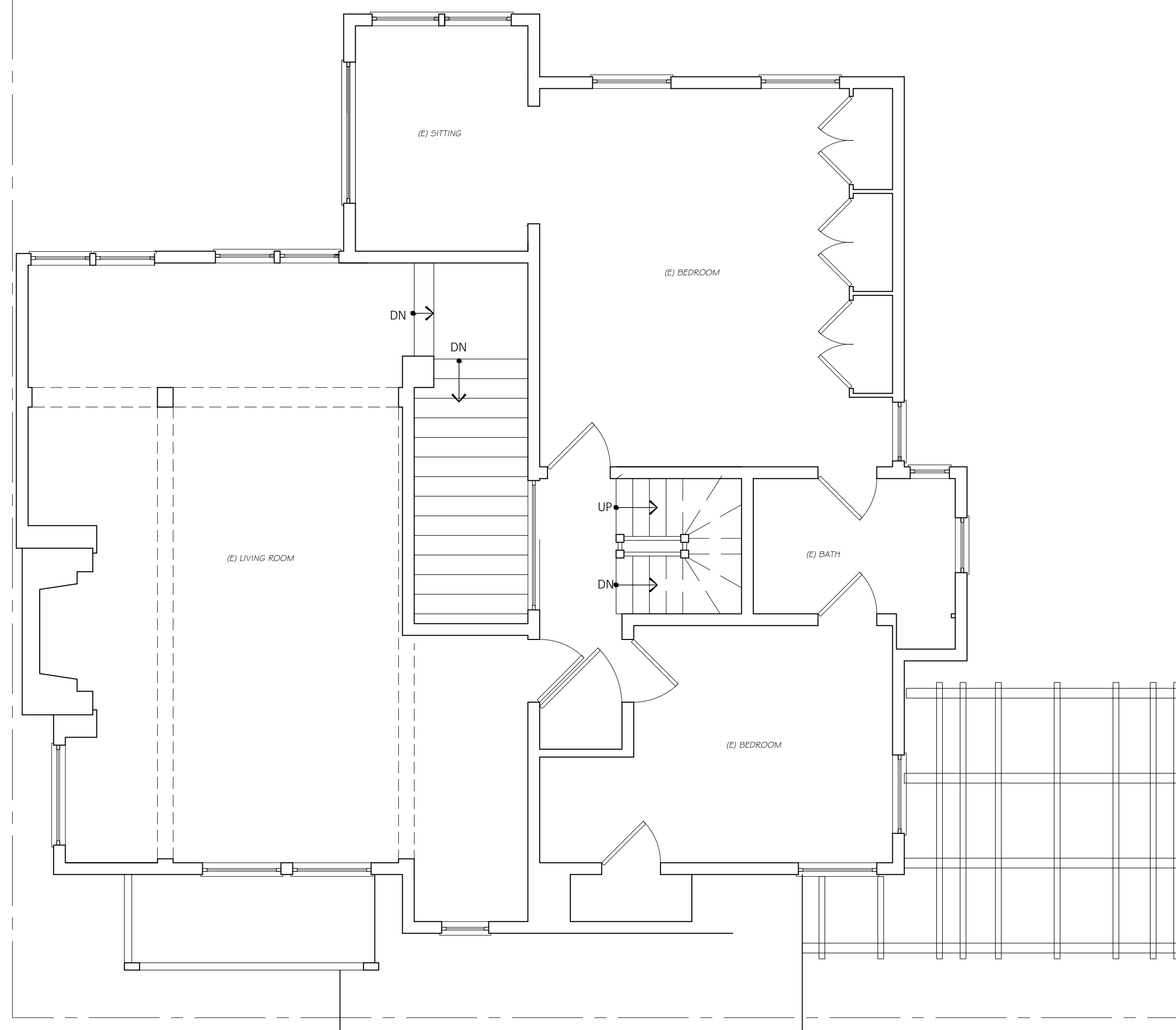
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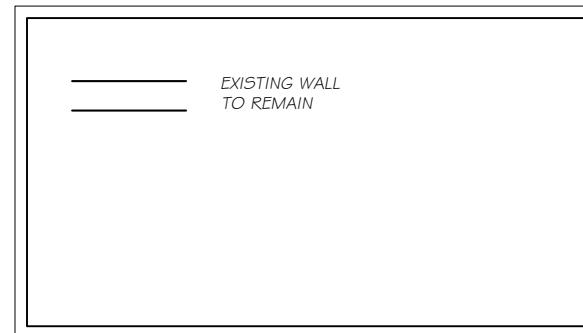


2
E-I.2
EXISTING HOUSE PLAN - ATTIC - NO CHANGE
SCALE: 1/4" = 1'-0"



1
E-I.2
EXISTING HOUSE PLAN - SECOND FLOOR - NO CHANGE
SCALE: 1/4" = 1'-0"

GRAPHIC LEGEND



ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
Existing House Plans
Second Floor & Attic
NO CHANGE

DATE :
December 21, 2018

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

DRAWN BY :
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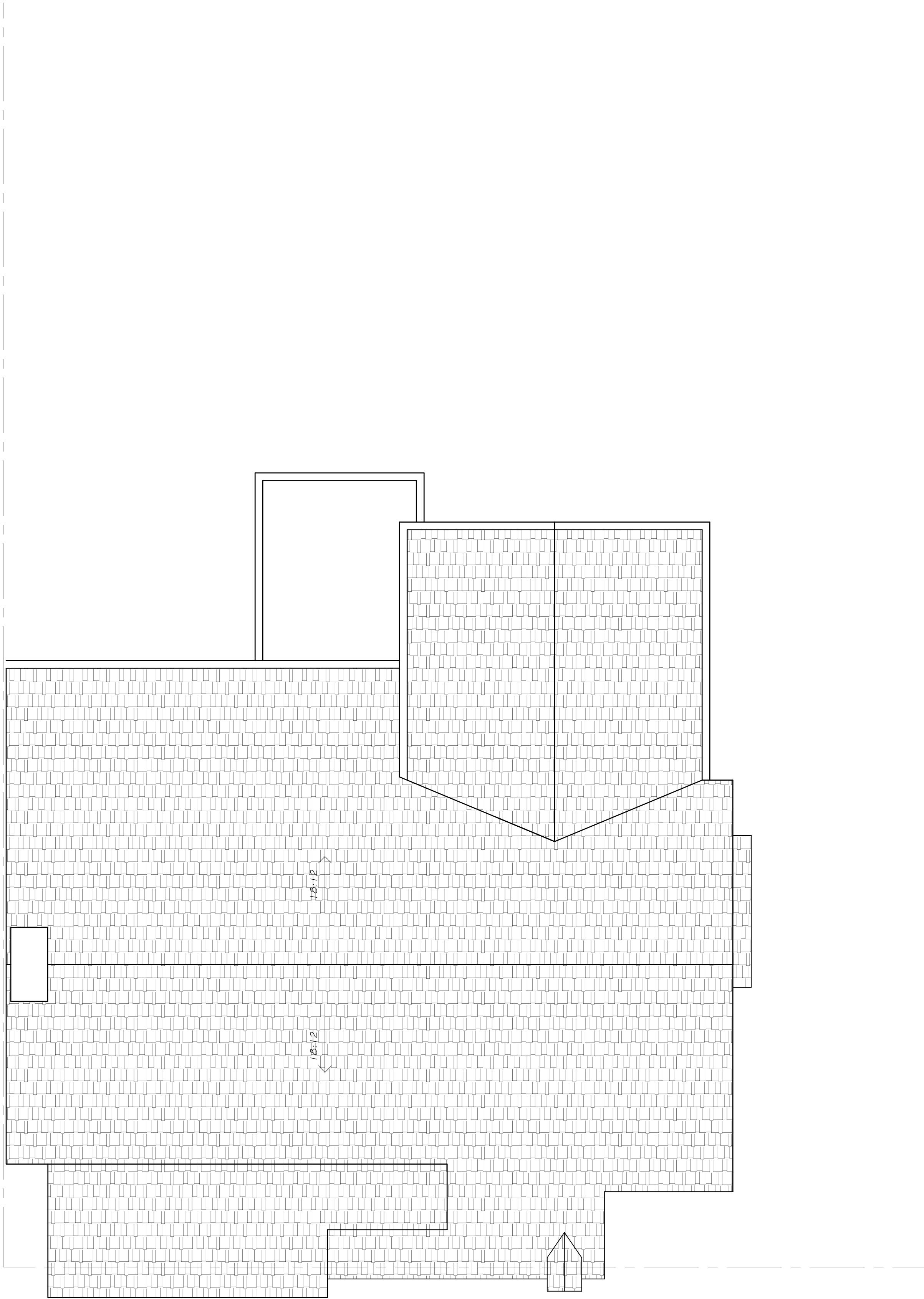
SHEET NUMBER :

E-I.2

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I
E-1.3

EXISTING HOUSE ROOF PLAN - NO CHANGE

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



ISSUED FOR SITE PERMIT

5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :

*Existing House
Roof Plan
NO CHANGE*

DATE :

December 21, 2018

SCALE :

1/4" = 1'-0"

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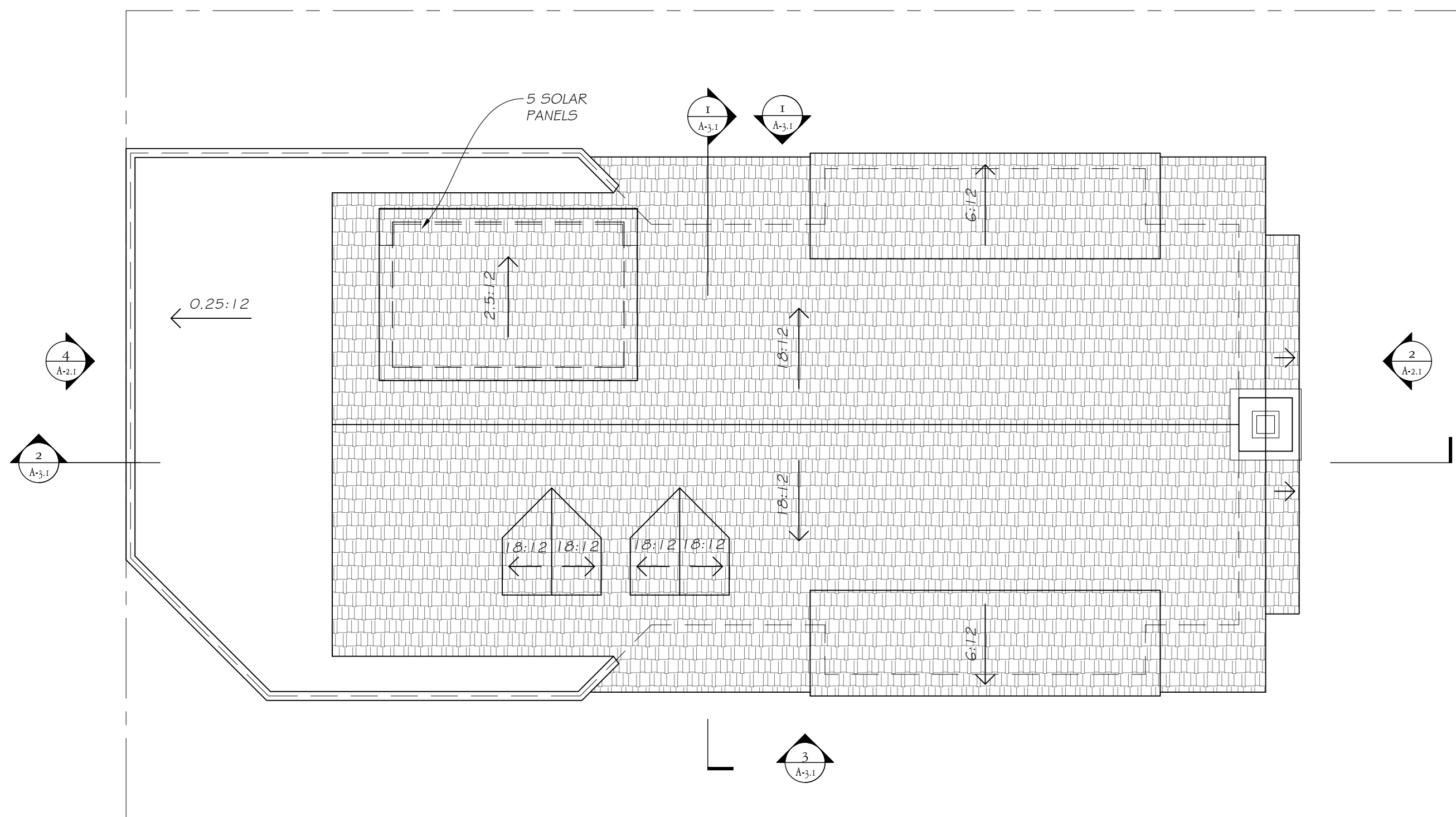
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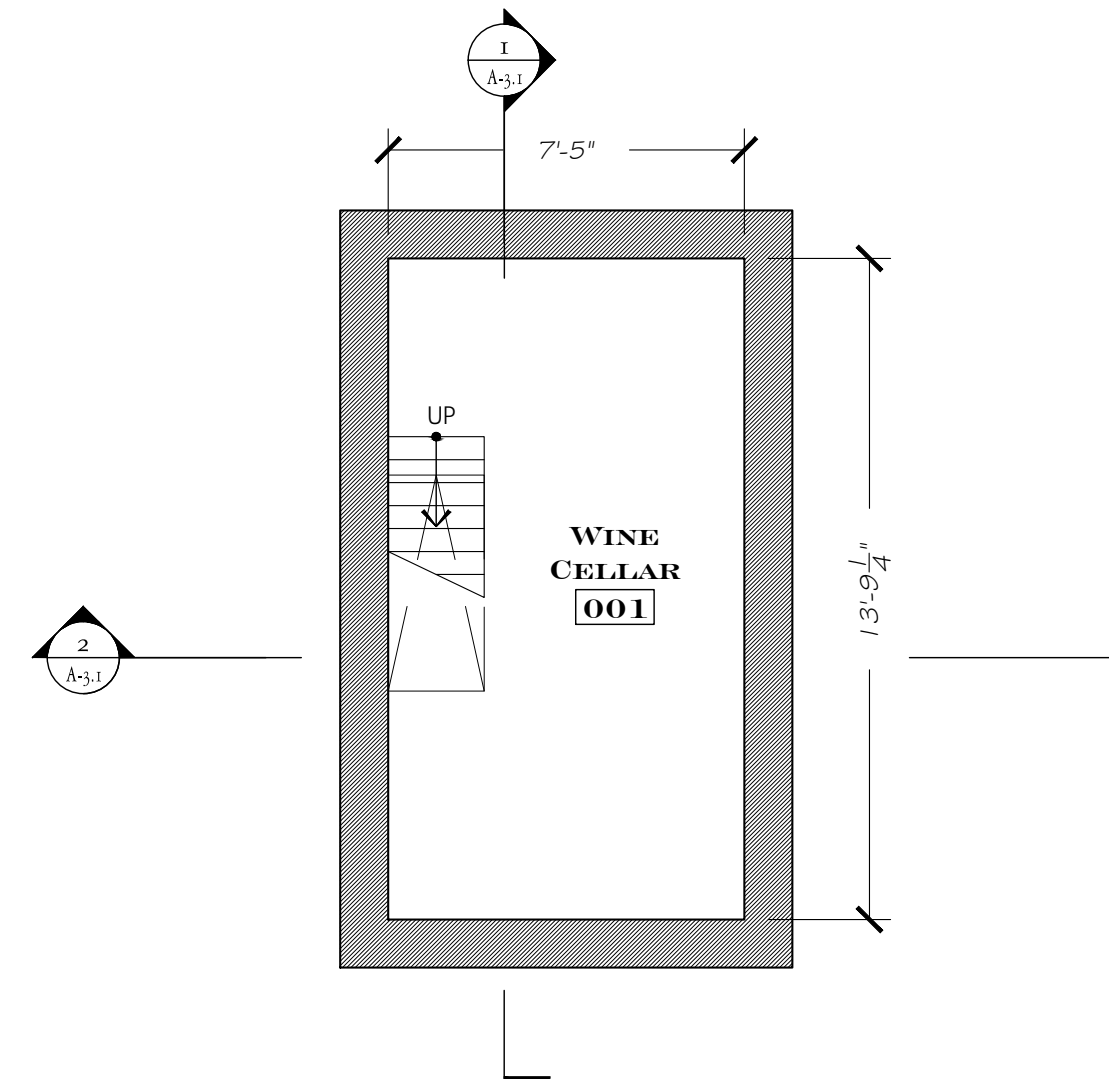
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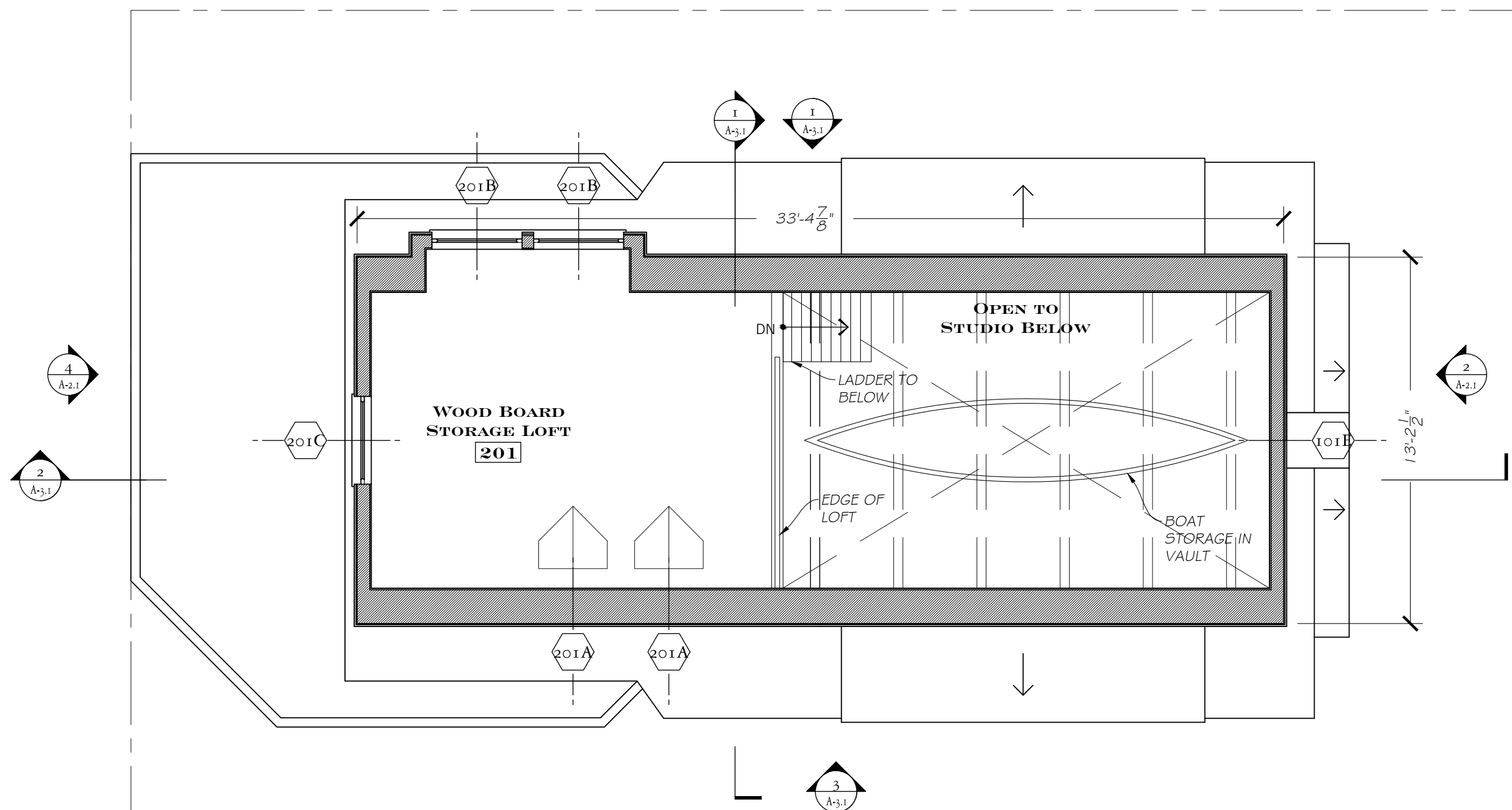
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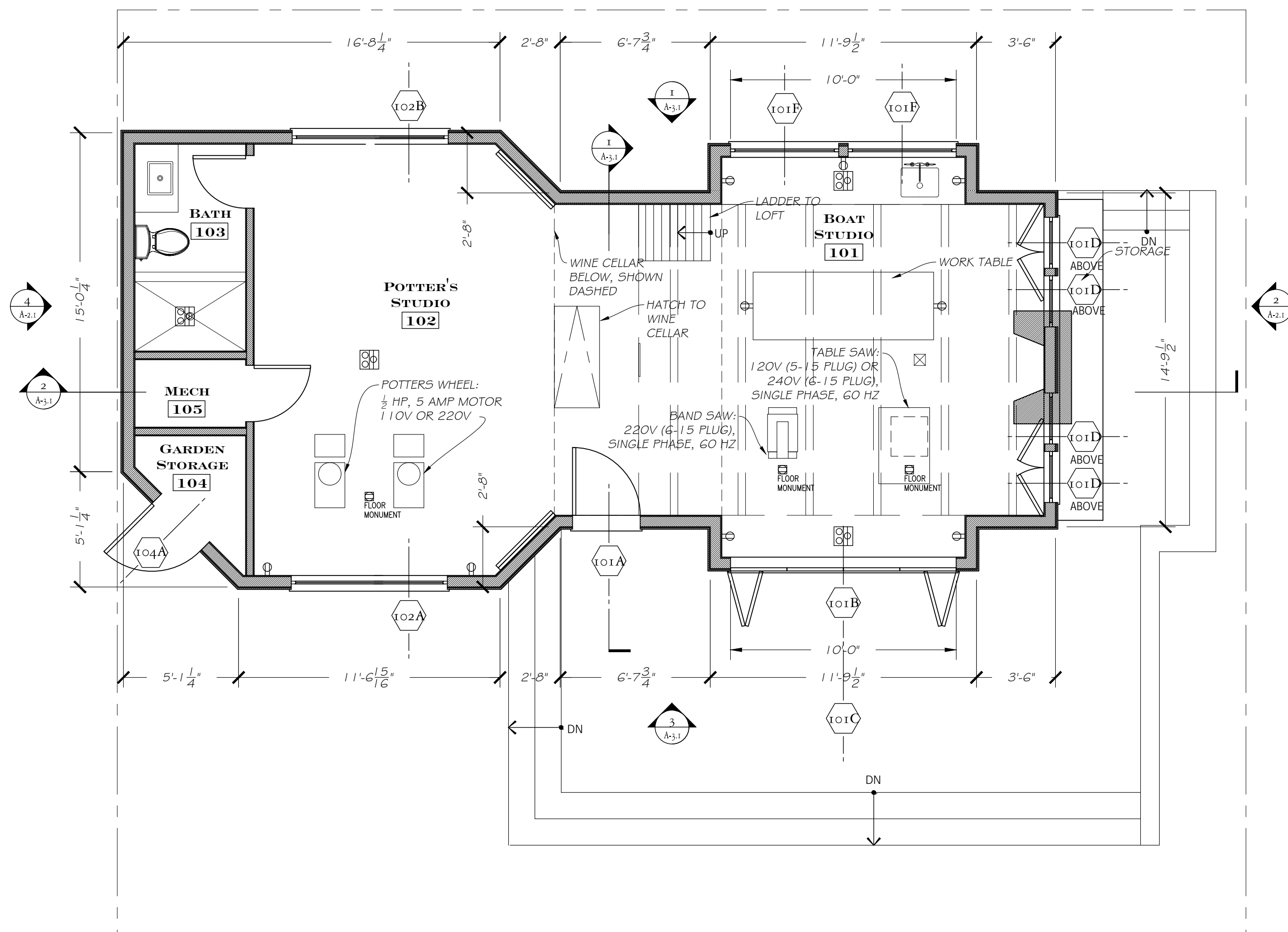
4
A-1.1
PROPOSED ARTIST STUDIO - ROOF PLAN
SCALE: 1/4" = 1'-0"



3
A-1.1
PROPOSED WINE CELLAR - BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-1.1
PROPOSED ARTIST STUDIO - STORAGE LOFT PLAN
SCALE: 1/4" = 1'-0"



1
A-1.1
PROPOSED ARTIST STUDIO - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC LEGEND

- NEW WALL
- WALL OUTLET
- FLOOR OUTLET
- EXHAUST FAN

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Proposed Artist Studio
First Floor, Storage Loft,
& Roof Plan*

DATE :
December 21, 2018

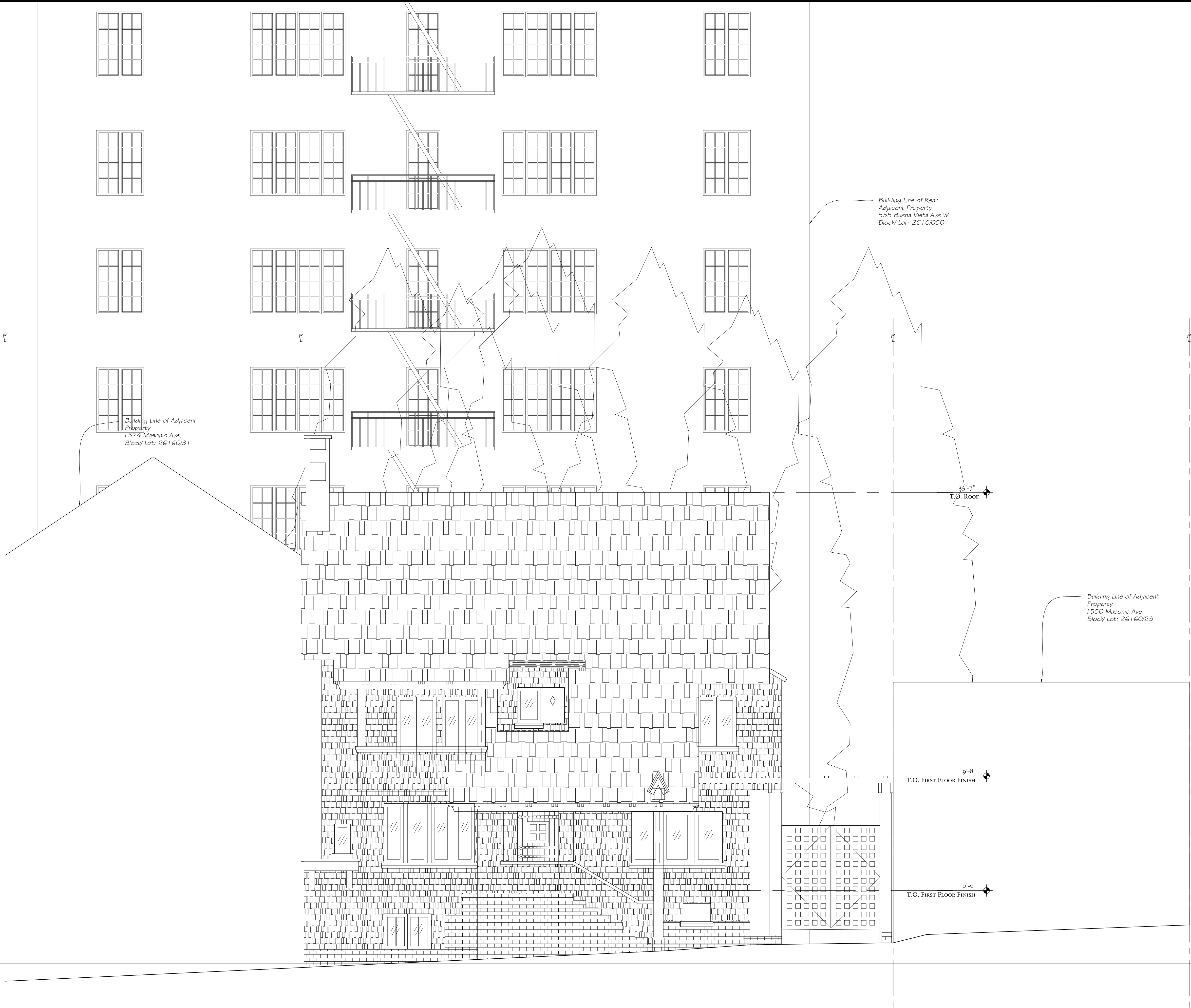
SCALE :
1/4" = 1'-0"

DRAWN BY :
KF

DESIGN FIRM :
ESLO
DESIGN STUDIO

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EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM

A-1.1



1
E-2.1

FRONT ELEVATION, EXISTING HOUSE - NO CHANGE

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

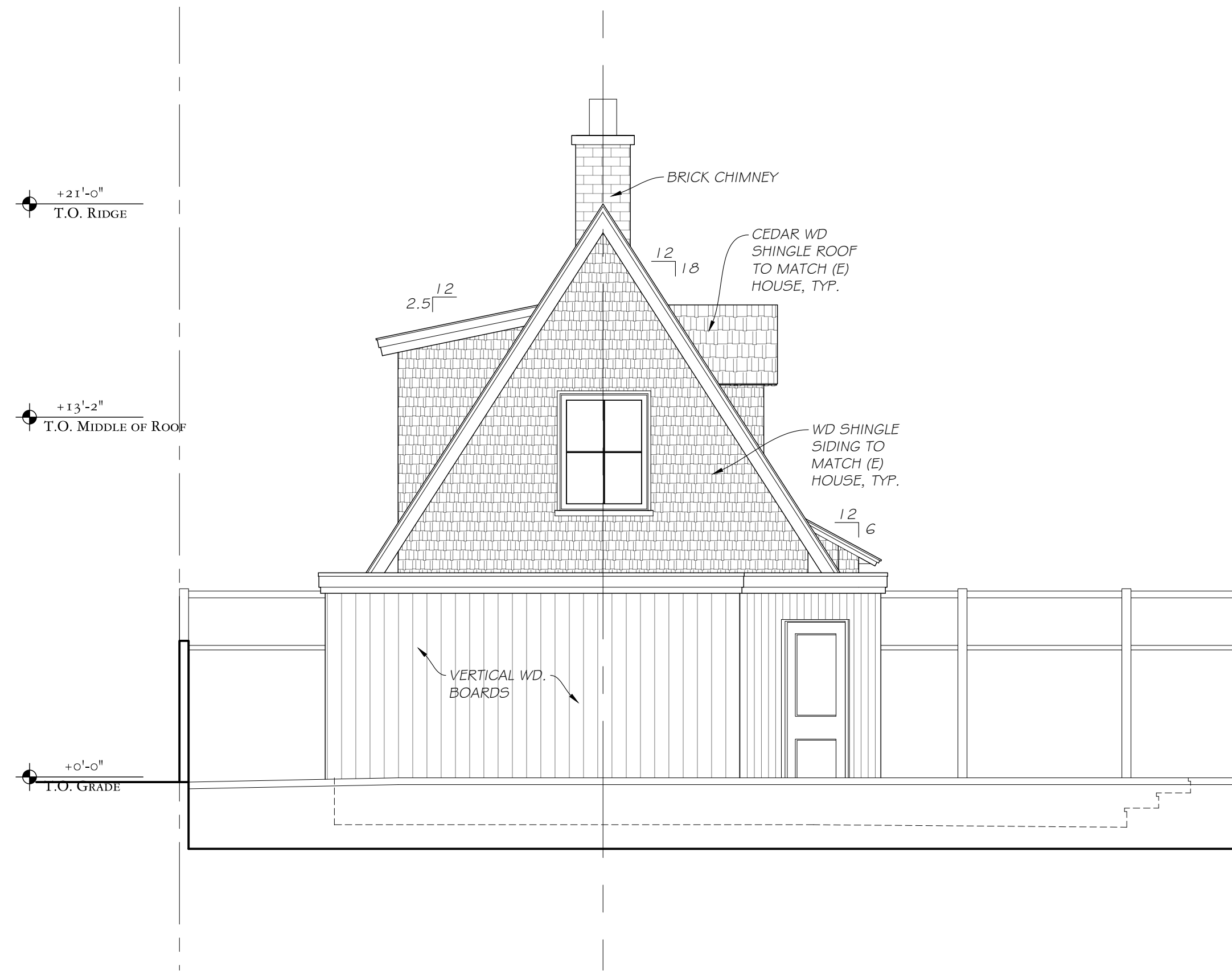
ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Existing House
Front Elevation
NO CHANGE*

DATE : <i>December 21, 2018</i>	SHEET NUMBER : E-2.1
SCALE : <i>1/4" = 1'-0"</i>	
DRAWN BY : <i>KF</i>	

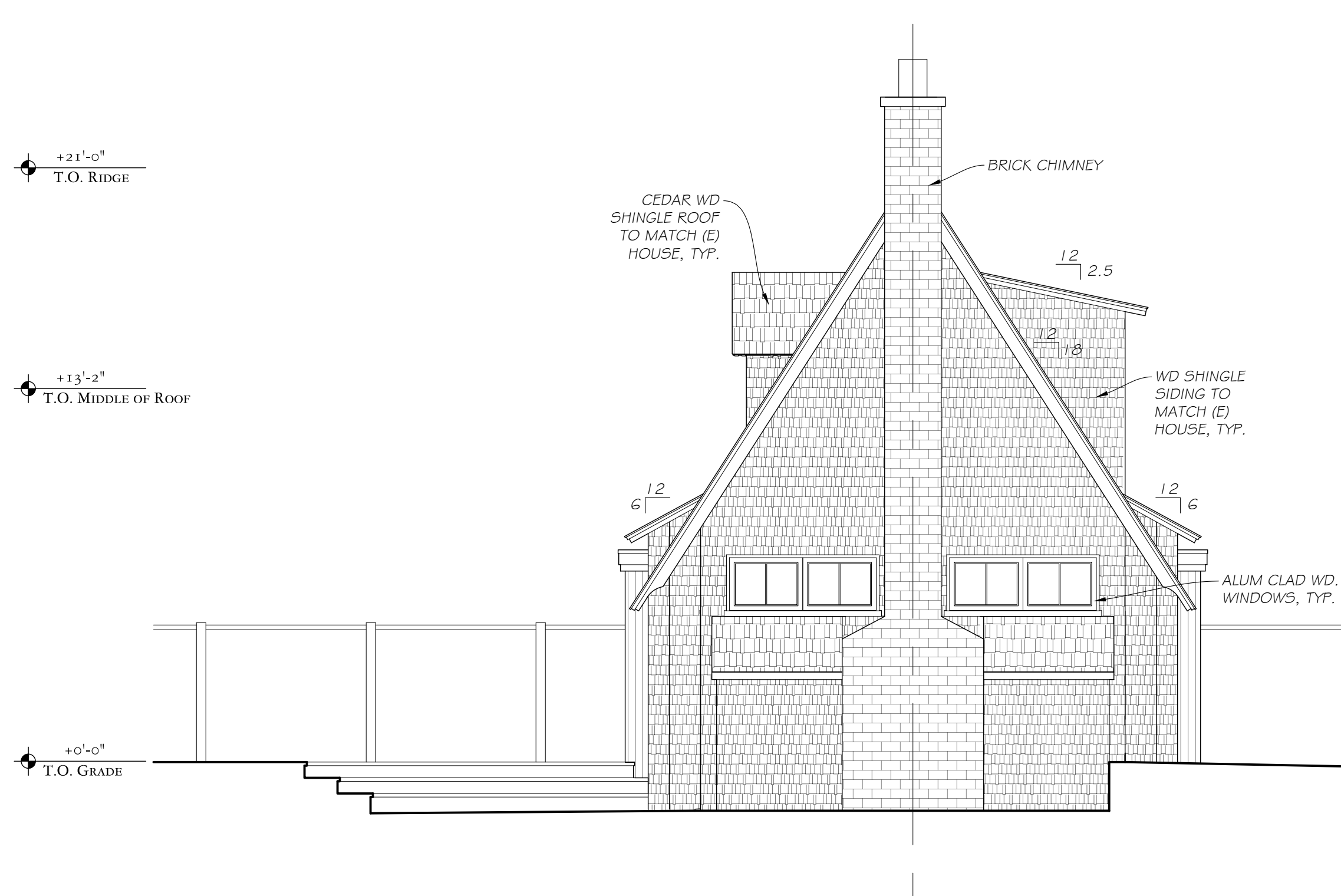
DESIGN FIRM :
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DESIGN STUDIO
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SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM



4
A-2.1
ALTERNATE NORTHWEST ELEVATION, ARTIST STUDIO
SCALE: 1/4" = 1'-0"



3
A-2.1
ALTERNATE SOUTHWEST ELEVATION, ARTIST STUDIO
SCALE: 1/4" = 1'-0"



2
A-2.1
ALTERNATE SOUTHEAST ELEVATION, ARTIST STUDIO
SCALE: 1/4" = 1'-0"



1
A-2.1
ALTERNATE NORTHEAST ELEVATION, ARTIST STUDIO
SCALE: 1/4" = 1'-0"

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :

*Proposed Artist Studio
Exterior Elevations*

DATE :
December 21, 2018

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

DRAWN BY :
KF

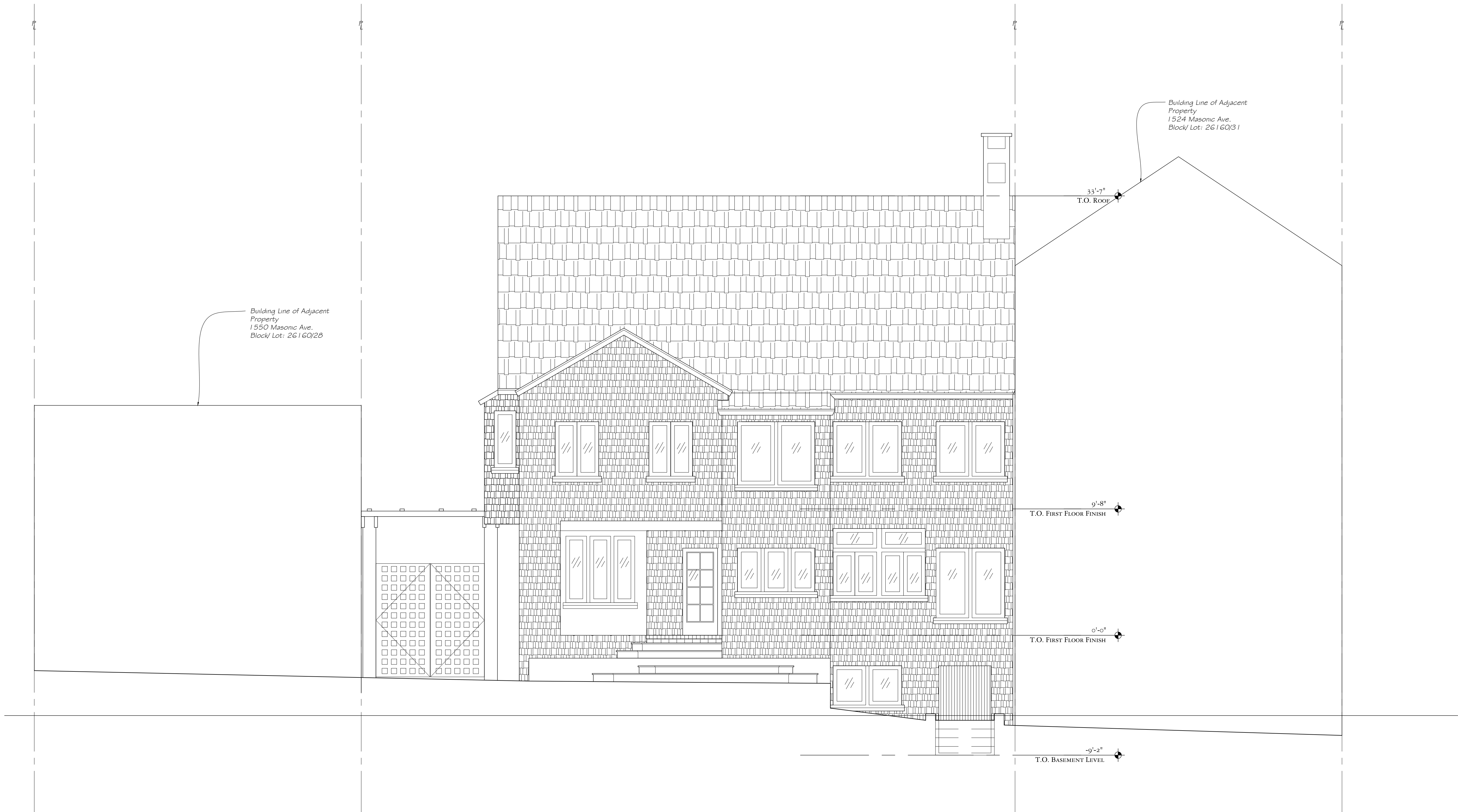
DESIGN FIRM :

SHEET NUMBER :

A-2.1

ESLO
DESIGN STUDIO

2431 FILMORE STREET
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM



I
E-2.2

REAR ELEVATION, EXISTING HOUSE - NO CHANGE

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

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Existing House
Rear Elevation
NO CHANGE*

DATE :
December 21, 2018

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

DRAWN BY :
KF

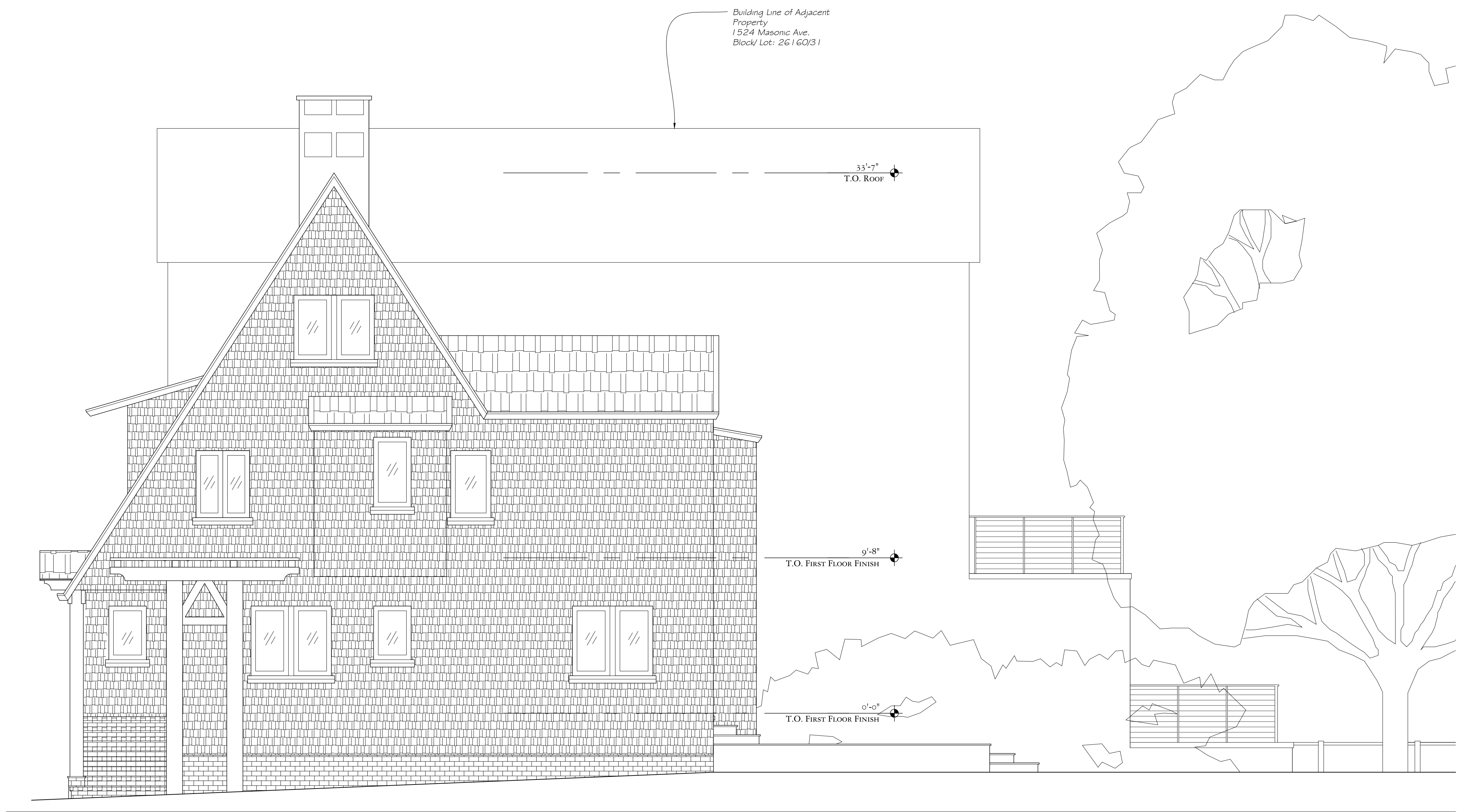
DESIGN FIRM :

SHEET NUMBER :

E-2.2

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EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM



1
E-2.3

SIDE ELEVATION, EXISTING HOUSE - NO CHANGE

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

ISSUED FOR SITE PERMIT

5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :

Existing House
Side Elevation
NO CHANGE

DATE :

December 21, 2018

SCALE :

1/4" = 1'-0"

DRAWN BY :

KF

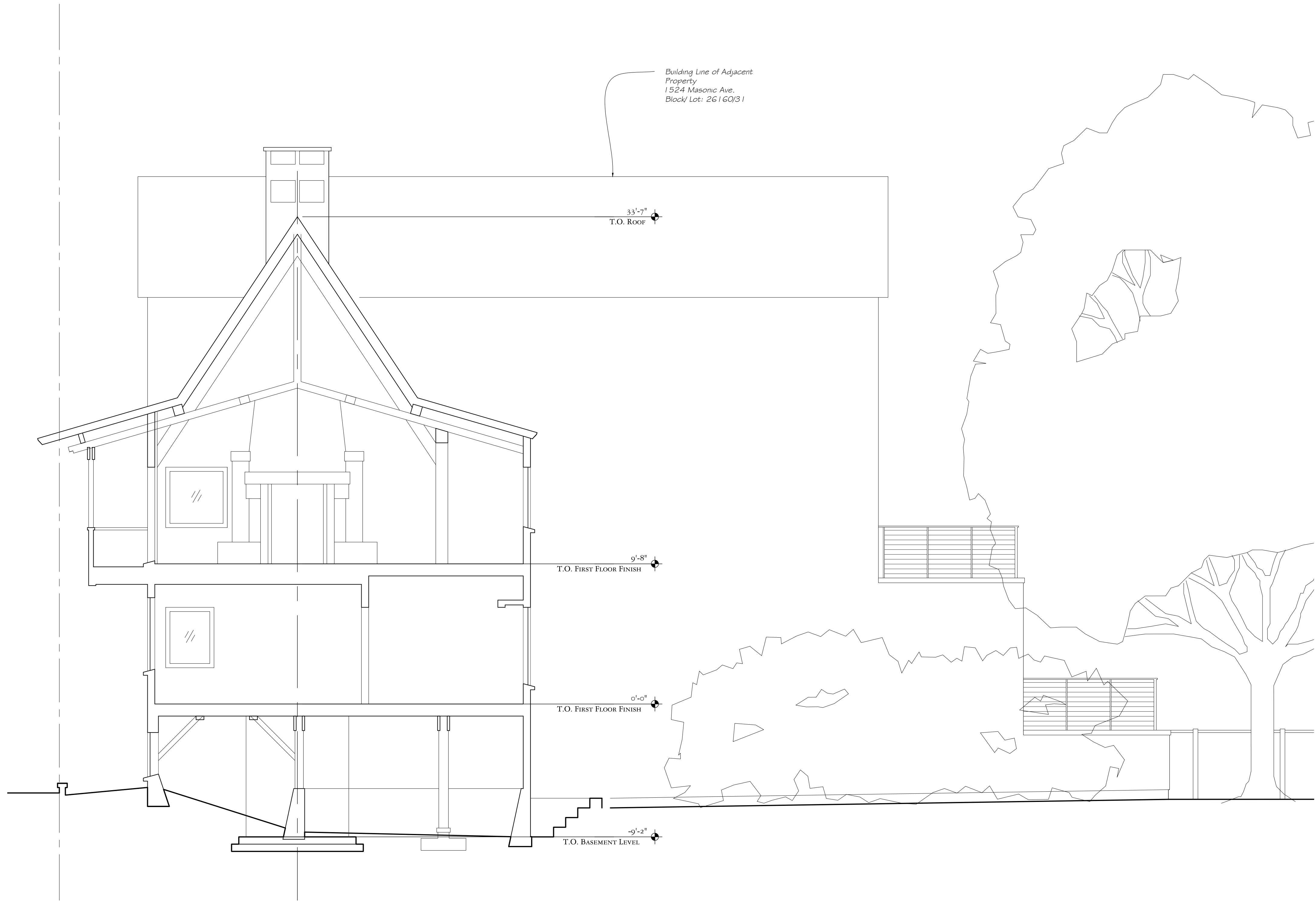
DESIGN FIRM :

SHEET NUMBER :

E-2.3

ESLO
DESIGN STUDIO

2431 FILMORE STREET
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM



I
E-3.1 SECTION, EXISTING HOUSE - NO CHANGE
SCALE: 1/4" = 1'-0"

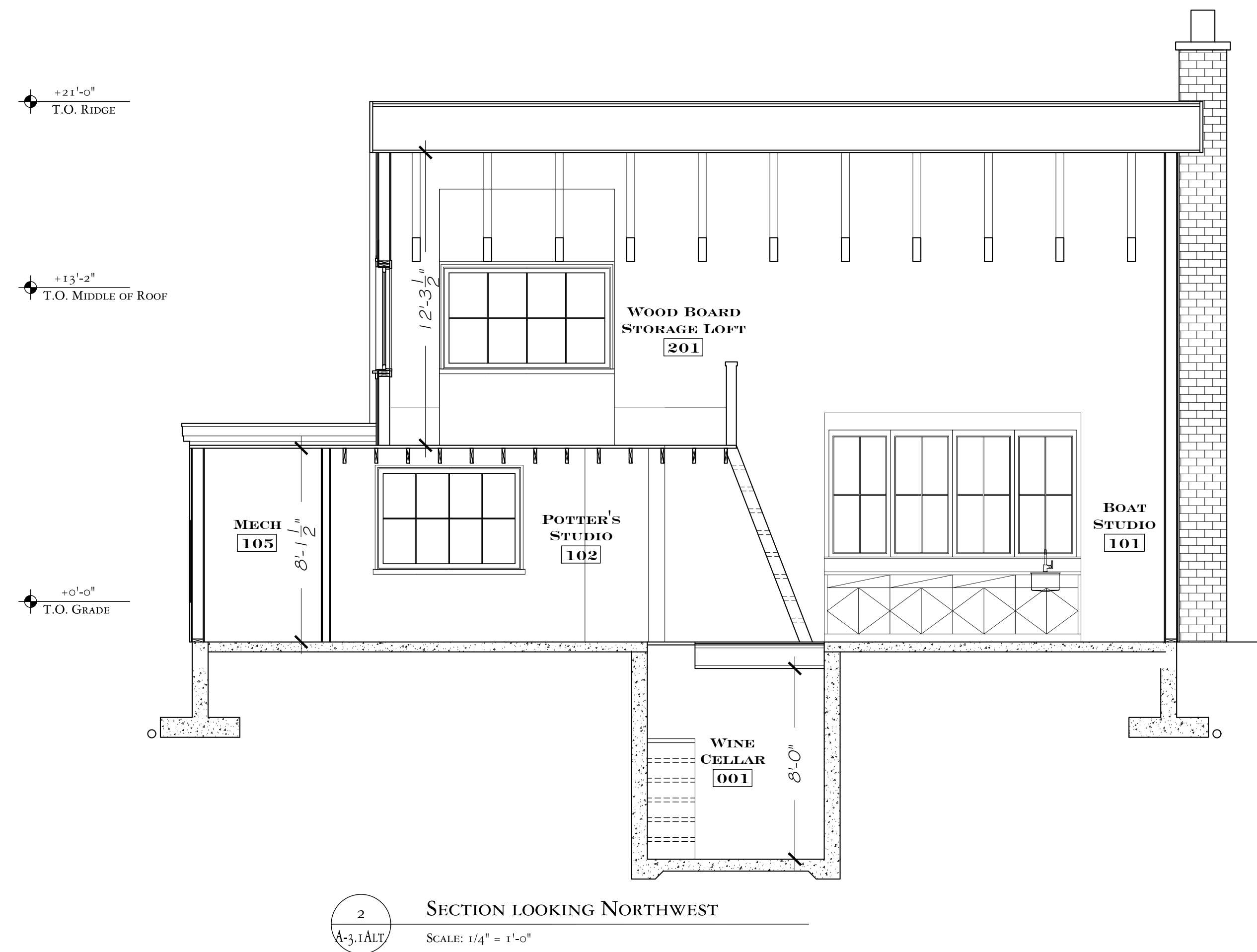
ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Existing House
Section
NO CHANGE*

DATE : December 21, 2018	SHEET NUMBER : E-3.1
SCALE : 1/4" = 1'-0"	
DRAWN BY : KF	

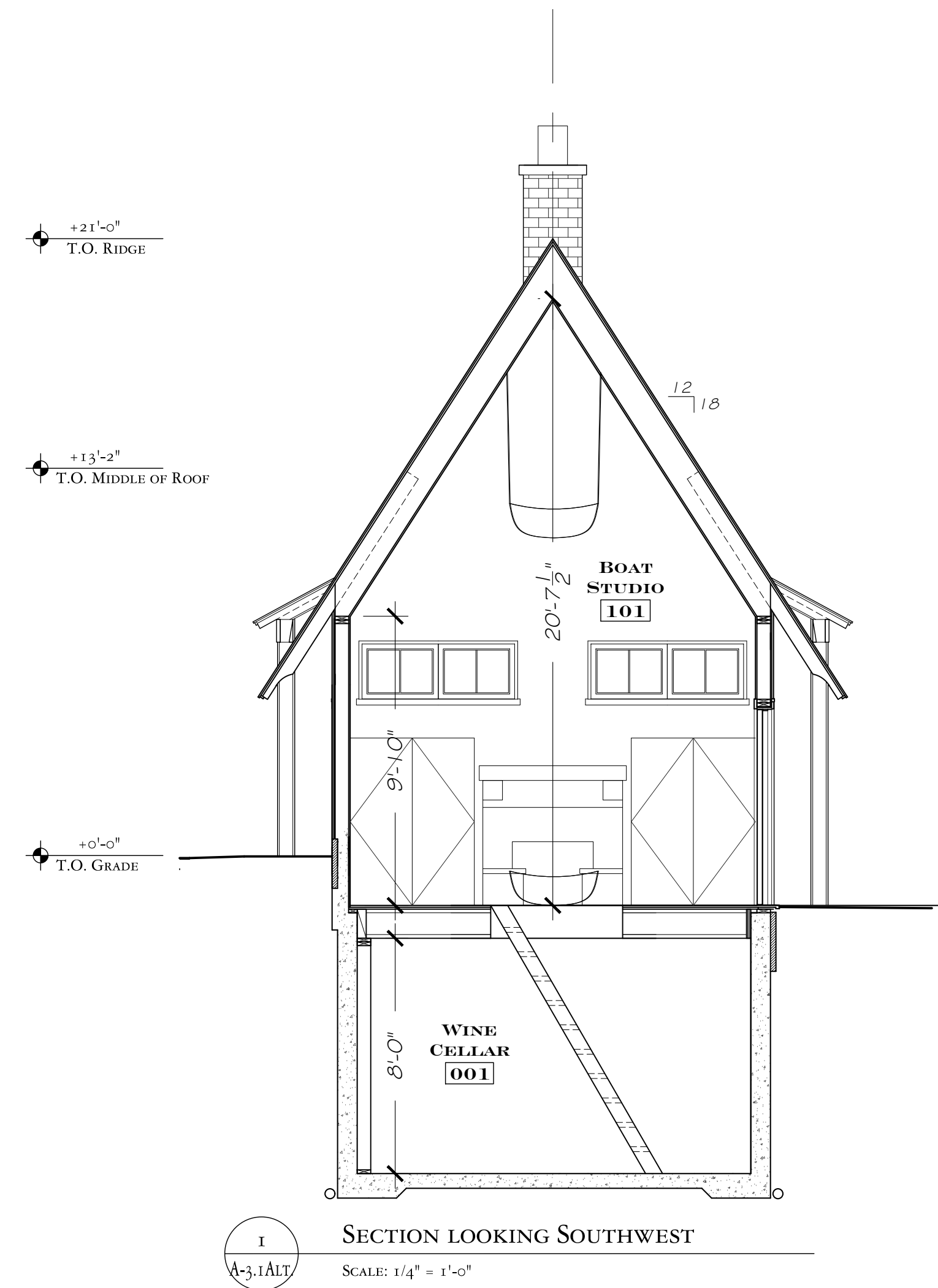
DESIGN FIRM :
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DESIGN STUDIO
2431 FILMORE STREET
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM



2
A-3.1A/ALT

SECTION LOOKING NORTHWEST

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



1
A-3.1A/ALT

SECTION LOOKING SOUTHWEST

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

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
*Proposed Artist Cottage
Section*

DATE : December 21, 2018	SHEET NUMBER :
SCALE : 1/4" = 1'-0"	A-3.1
DRAWN BY : KF	

DESIGN FIRM :

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ROOF ASSEMBLY
-CEDAR SHINGLES, MATCH
EXISTING HOUSE SPACING
-UNDERLAYMENT.
-3/4" SHEATHING (SEE
STRUCTURAL DWGS.)
-JOISTS (2) 2X12 w/ INSUL.
AS REQ'd

CEILING ASSEMBLY
-(2)2X12 RAFTERS, EXPOSED
-6" WIDE CEDAR BOARDS
BETWEEN RAFTERS.
-5/8" DRYWALL
-INSULATION POCKET. +5.5"
DEEP.

OVERHANG
-CEDAR SHAKES
-UNDERLAYMENT
-2X6 CEDAR T&G BOARDS AS
SHEATHING
-(2)2 X12 OUTRIGGERS,
SHAPE CUT INTO END FOR
SMALLER EAVE PROFILE

WALL ASSEMBLY
-CEDAR SHINGLES TO MATCH
EXISTING HOUSE
-1/2" PLYWOOD SHEATHING
-2X6 STUDS @ 16" O.C. w/
INSUL. AS REQ'd.
-5/8" DRYWALL
-3/4" THK. HORIZ. T & G
BOARDS

FLOOR ASSEMBLY
-SLAB ON GRADE OVER
COMPACTED GRAVEL.
-PERIMETER CONCRETE
CONTINUOUS FOOTING AND
STEM WALL

I
A-4.1

TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

ISSUED FOR SITE PERMIT

5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :

Typical Wall Section

DATE :

May 30, 2019

SCALE :

3/4"= 1'-0"

DRAWN BY :

ES

DESIGN FIRM :

SHEET NUMBER :

A-4.1

ESLO
DESIGN STUDIO

2431 FILMORE STREET
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TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
2. Provide the Project Information in the box at the right.
3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE **ONE** COLUMN THAT BEST DESCRIBES YOUR PROJECT

TITLE				SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO	
						<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000		
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.			LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	PROJECT NAME 1526 Masonic Avenue An Artist Studio	
	LEED/GPR POINT ADJUSTMENT for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.						n/r		n/r				BLOCK/LOT 2616/039	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5			LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	ADDRESS 1526 Masonic Avenue	
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•			LEED Wec2 (2 pts)	•	•	•	•	•	•	PRIMARY OCCUPANCY RH-2	
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	GROSS BUILDING AREA 677 SQ. FT. First Floor 165 SQ. FT. Storage loft 102 SQ. FT. Unconditioned Cellar = 944 Sq. ft	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≥2,000 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT 05/31/19	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	•	•	•	ES LO Design Studio, Emily Slegner-Schwartz Lisa Odyniec	
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	•	•	•	
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r		
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r		
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	n/r	n/r	•	•	•		
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	•	•	if >10 stalls added		
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•		
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	n/r			
	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	•	•		
WASTE DIVERSION	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.106.4.2 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	•	•	75% diversion	•		
	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r		
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	•	•	n/r	n/r	n/r		
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•		
	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•		
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•	•	•		
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•	•	•		
	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope		
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope		
	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•	•	•		
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•	•	•		
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	•	•		
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r		
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	n/r	n/r		
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r		
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	•	•	n/r	n/r	n/r		
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	•	•	n/r	n/r	n/r		
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	•	•	n/r	n/r	n/r		
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	•	•	n/r	n/r	n/r		

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :

GS!: San Francisco Green Building
Site Permit Submittal Form

DATE : May 31, 2019

SCALE : No scale

DRAWN BY : ES

DESIGN FIRM :



2431 FILLMORE STREET
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
EMAIL: LISA@ES-LO.COM

GS- I



NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Artist Studio		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
New Home Single Family v. 7.0.2			Possible Points						
CALGreen									
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1		
A. SITE									
A2. Job Site Construction Waste Diversion									
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2			
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1			
A6. Stormwater Control: Prescriptive Path									
Yes	A6.1 Permeable Paving Material	1					1		
Yes	A6.3 Non-Leaching Roofing Materials	1					1		
B. FOUNDATION									
Yes	B1. Fly Ash and/or Slag in Concrete	1				1			
C. LANDSCAPE									
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1		
C3. Resource Efficient Landscapes									
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
Yes	C13. Reduced Light Pollution	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
D1. Optimal Value Engineering									
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3		1		2			
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1			
Yes	D1.3 Advanced Framing Measures	2				2			
D9. Reduced Pollution Entering the Home from the Garage									
Yes	D9.1 Detached Garage	2			2				
F. INSULATION									
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content									
Yes	F1.1 Walls and Floors	1				1			
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions									
Yes	F2.1 Walls and Floors	1			1				
G. PLUMBING									
G1. Efficient Distribution of Domestic Hot Water									
Yes	G1.1 Insulated Hot Water Pipes	1		1					
G2. Install Water-Efficient Fixtures									
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		
Yes	G2.2 WaterSense Bathroom Faucets	1					1		
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2		
Yes	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1					1		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
H1. Sealed Combustion Units									
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
Yes	H2. High Performing Zoned Hydronic Radiant Heating System	2		1	1				
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes	H10. No Fireplace or Sealed Gas Fireplace	1			1				
I. RENEWABLE ENERGY									
Yes	I2. Preparation for Future Photovoltaic Installation	1		1					
J. BUILDING PERFORMANCE AND TESTING									
J5. Building Performance Exceeds Title 24 Part 6									
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24 Part 6	26.4286		25+					
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1					
K. FINISHES									
Yes	K3. Low-VOC Caulks and Adhesives	1			1				
M. APPLIANCES AND LIGHTING									
Yes	M1. ENERGY STAR® Dishwasher	1					1		
M2. Efficient Clothes Washing and Drying									
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2		
Yes	M2.2 Energy Star Dryer	2		2					
M4. Permanent Centers for Waste Reduction Strategies									
Yes	M4.1 Built-In Recycling Center	1				1			
M5. Lighting Efficiency									
Yes	M5.1 High-Efficacy Lighting	2		2					
N. COMMUNITY									
N1. Smart Development									
Yes	N1.1 Infill Site	2	1			1			
O. OTHER									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R		
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5		
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R		
Summary			Community	Energy	IAQ/Health	Resources	Water		
Total Available Points in Specific Categories		301.5	29	75.5	60	87	50		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
Total Points Targeted		81.4	2.0	37.9	10.0	17.0	14.5		

ISSUED FOR SITE PERMIT 5-31-2019

AN ARTIST STUDIO
for
1526 MASONIC AVENUE
SAN FRANCISCO, CALIFORNIA 94117

SHEET TITLE :
GS!: San Francisco Green Building
Site Permit Submittal Form

DATE : May 31, 2019
SCALE : No scale
DRAWN BY : ES
SHEET NUMBER : GP

DESIGN FIRM :
ESLO
DESIGN STUDIO
2431 FILMORE STREET
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE: 415-609-5559
EMAIL: EMILY@ES-LO.COM
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