



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: December 10, 2020

Record No.: 2019-005907DRP-02
Project Address: 1151 Washington Street
Permit Applications: 2019.0419.8530
Zoning: RM-3 [Residential- Mixed, Medium Density]
65-A Height and Bulk District
Block/Lot: 0213 / 025
Project Sponsor: Sheena Fitzpatrick
Rockaway Construction
400 Old Country Road, #3
Pacifica, CA 94044
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to construct a 17' deep, 2-story rear horizontal addition and vertical addition to the existing 33-foot-tall, two-story over basement single-family residence. The project includes 181 cubic yards of excavation for the proposed basement expansion and a new roof deck that would include a covered outdoor kitchen. The finished building would be 39 feet, 11 inches tall, three stories over basement. The project would require 12 feet of excavation below ground surface.

Site Description and Present Use

The site is a 26' wide x 137'-6" deep lateral sloping lot containing an existing 3-story, single-family home. The existing building is a Category 'C' historic resource built in 1940.

Surrounding Properties and Neighborhood

The site abuts the Betty Ong Recreation center - a San Francisco Recreation and Parks playground - to the east; and to the west a three-story street fronting building and two interior parcels and buildings separated by an

access easement. The buildings on this block of Washington are predominantly 3- to 4-story buildings fronting the the street with flat roofs. The mid-block open space is irregularly defined most immediately by the open space of the recreation center, the interior lots/ buildings, and the access easement.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 15, 2020– August 14, 2020	8.14 2020	12.10. 2020	118 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	November 20, 2020	November 20, 2020	20 days
Mailed Notice	20 days	November 20, 2020	November 20, 2020	20 days
Online Notice	20 days	November 20, 2020	November 20, 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 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR Requestors

1. Clayton Timbrell of 1157 Washington, resident of the property to the south west of the proposed project.
2. Chu Fung of 1165 Washington, resident of the property to the west of the proposed project.

DR Requestor’s Concerns and Proposed Alternatives

DR requestor 1:

Is concerned that the proposed rear addition encroaches on the access of mid- block open space due to the unique pattern of the interior lots and buildings at 1157 and 1165 Washington Street, and in addition because of the close proximity of the neighboring buildings a roof deck imposes additional issues with respect to privacy.

Proposed alternatives:

Move the roof deck away from the southern end.

See attached *Discretionary Review Application*, dated August 14, 2020.

DR requestor 2:

Is concerned that the proposed addition will block views and will cast shadows on the Betty Ong recreation center.

Proposed alternatives:

Remove the roof deck and kitchen.

See attached *Discretionary Review Application*, dated August 14, 2020

Project Sponsor’s Response to DR Application

The proposed building depth responds to the input of the neighbor and incorporates the agreed upon location of the addition. The neighbors have a similar roof deck at their third-floor roof.

See attached Response to Discretionary Review, dated December 2, 2020

Department Review

The Planning Department’s review of this proposal confirms support for this Code-conforming project as it conforms to the Residential Design Guidelines.

Despite the unique configuration of the existing adjacent buildings and their associated open space, the proposed design retains the appropriate scale with the predominant 3- to 4-story context and takes measures to maintain privacy between the close-knit context by employing a full height wall at the western edges and a portion of the southern edge of the roof deck. Both DR requestors have east facing roof decks at their third-level roofs.

The proposed rear addition extends 17’ to align with the interior side lot line of the neighboring building at 1157 Washington. The second level is set back 5’ from the east property line to reduce shadow impacts on the recreation center.

Staff deems there are no exceptional or extraordinary circumstances and recommends not taking Discretionary Review.

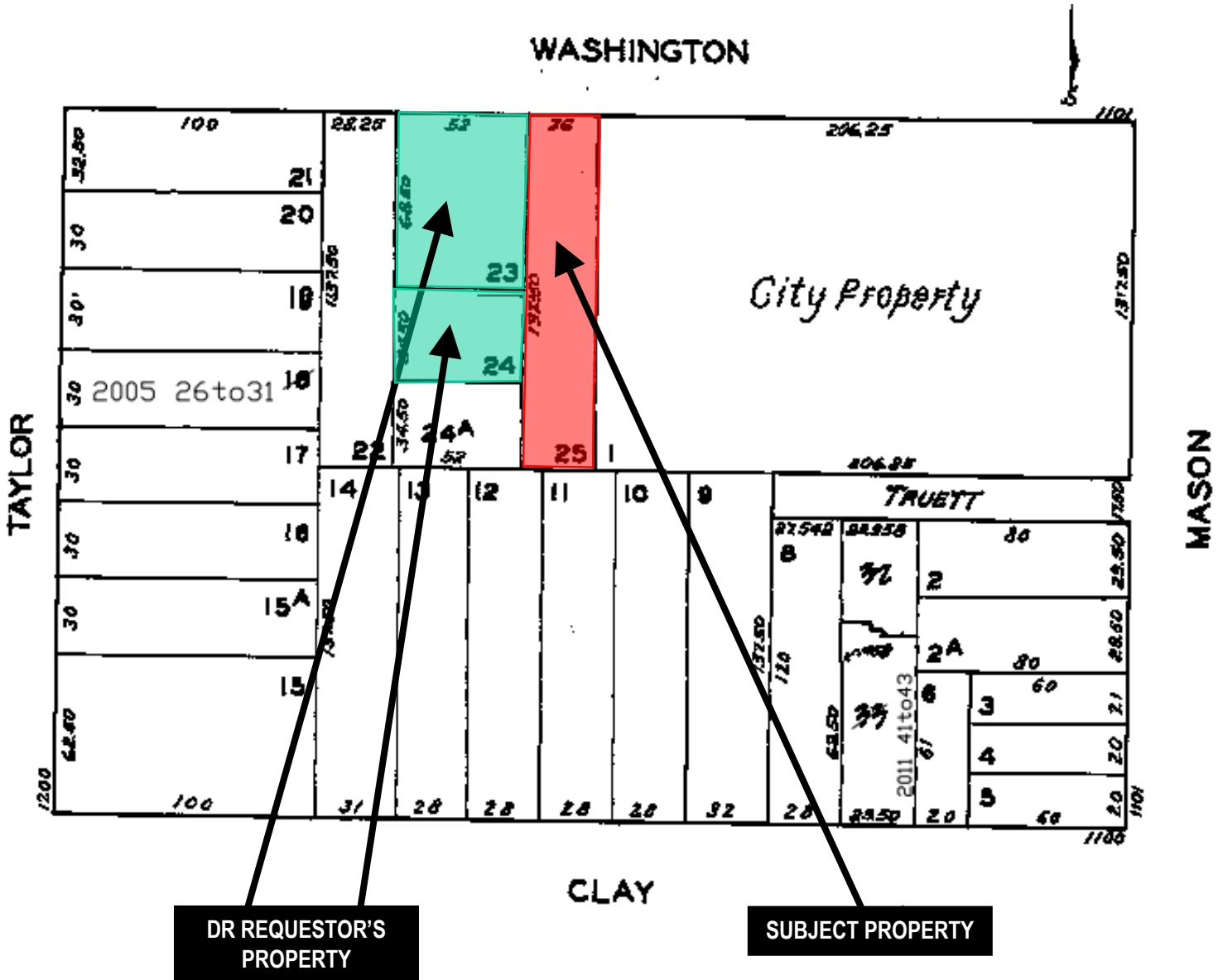
Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, dated December 2, 2020
311 plans

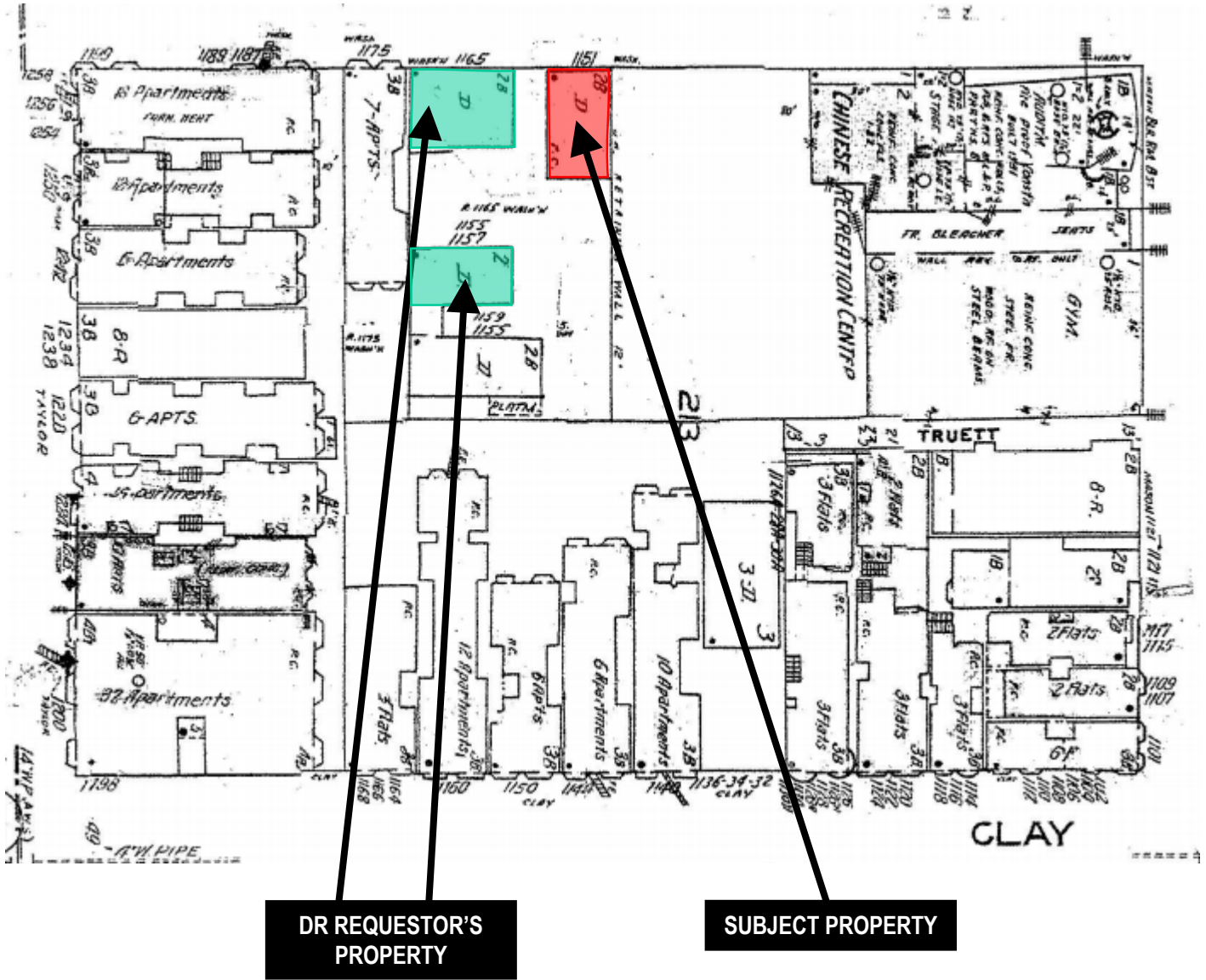
Exhibits

Parcel Map



Discretionary Review Hearing
 Case Number 2019-005907DRP-02
 1151 Washington Street

Sanborn Map*

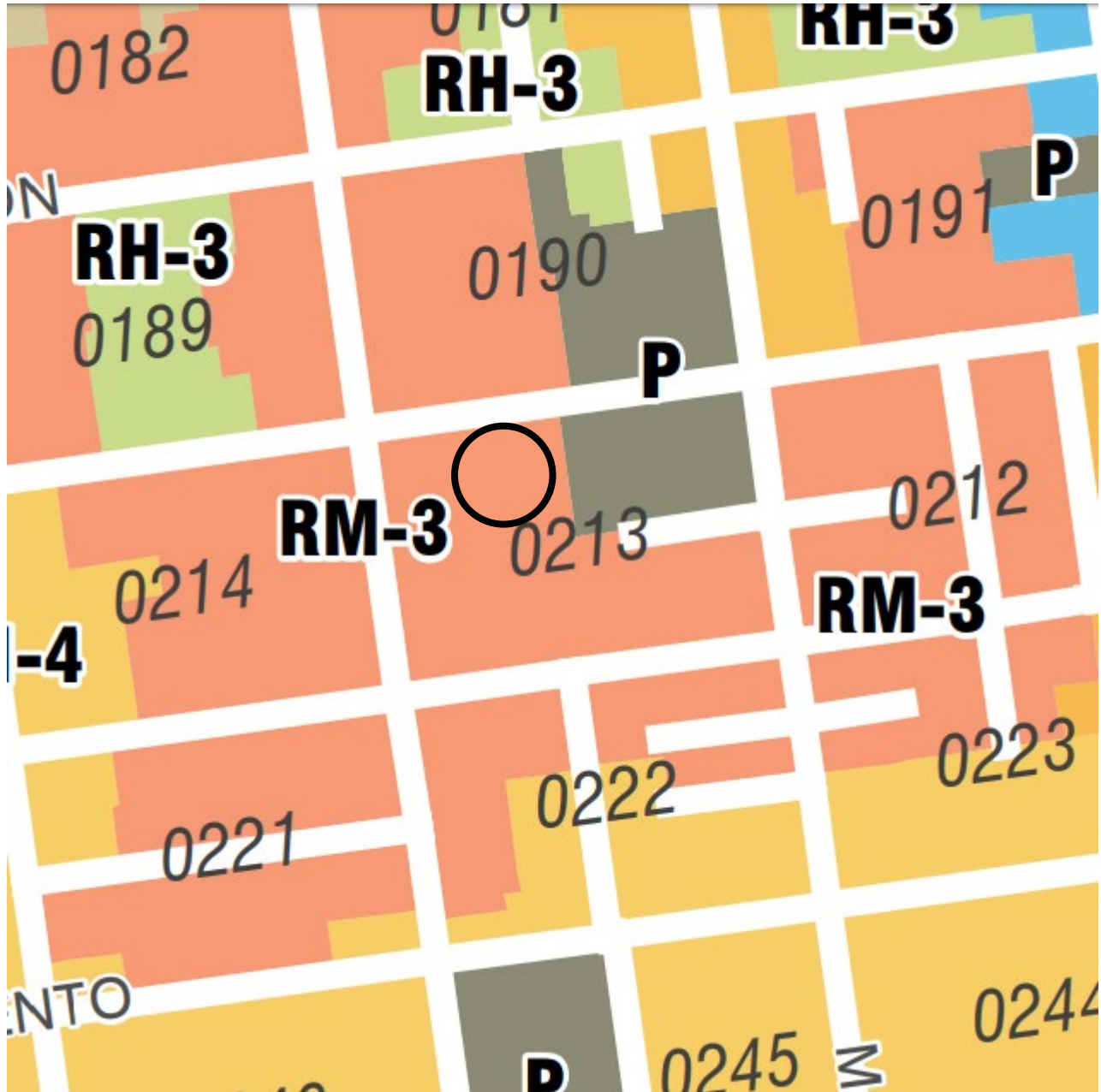


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

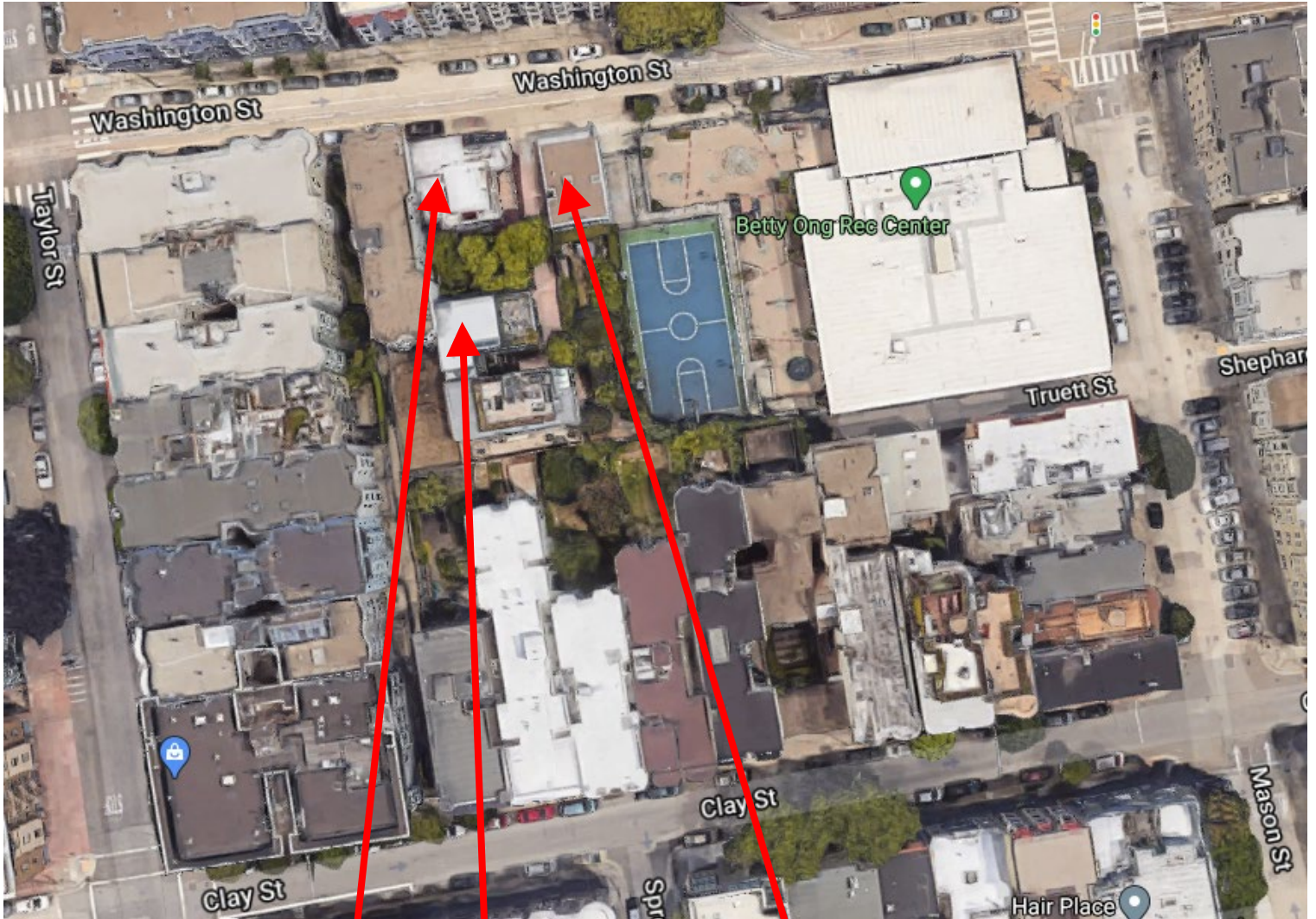


Discretionary Review Hearing
Case Number 2019-005907DRP-02
1151 Washington Street

Zoning Map



Aerial Photo



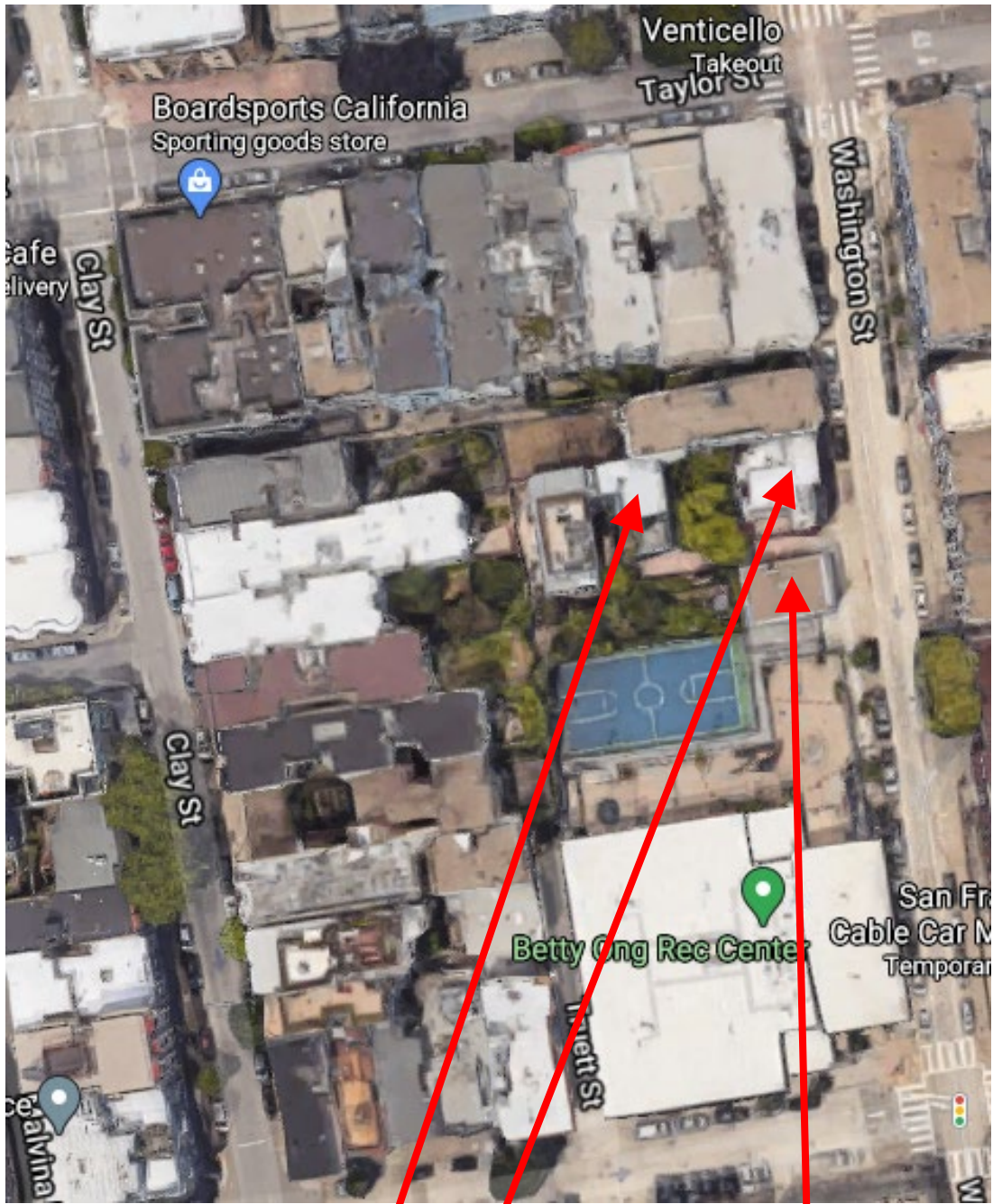
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-005907DRP-02
1151 Washington Street

Aerial Photo



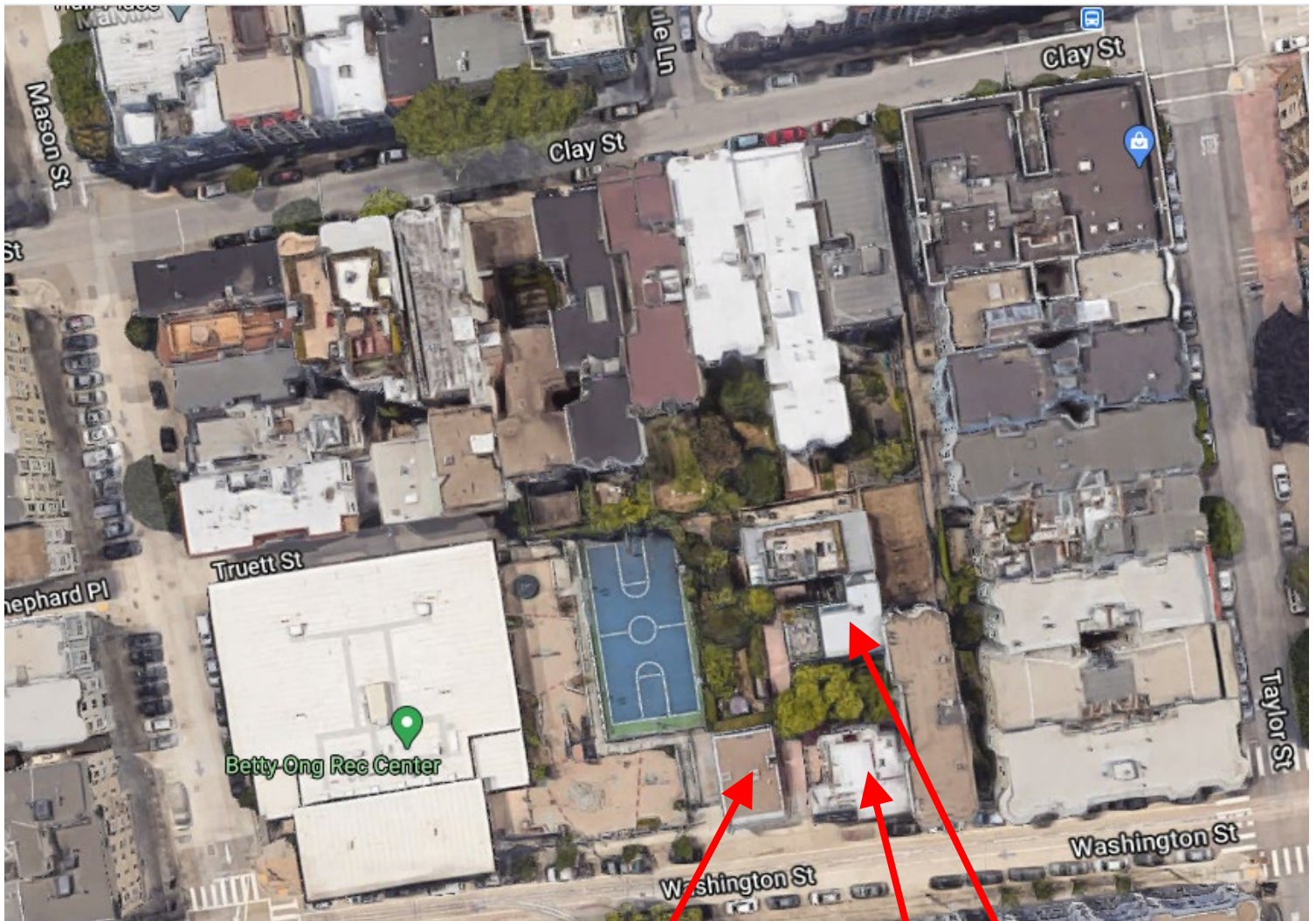
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-005907DRP-02
1151 Washington Street

Aerial Photo



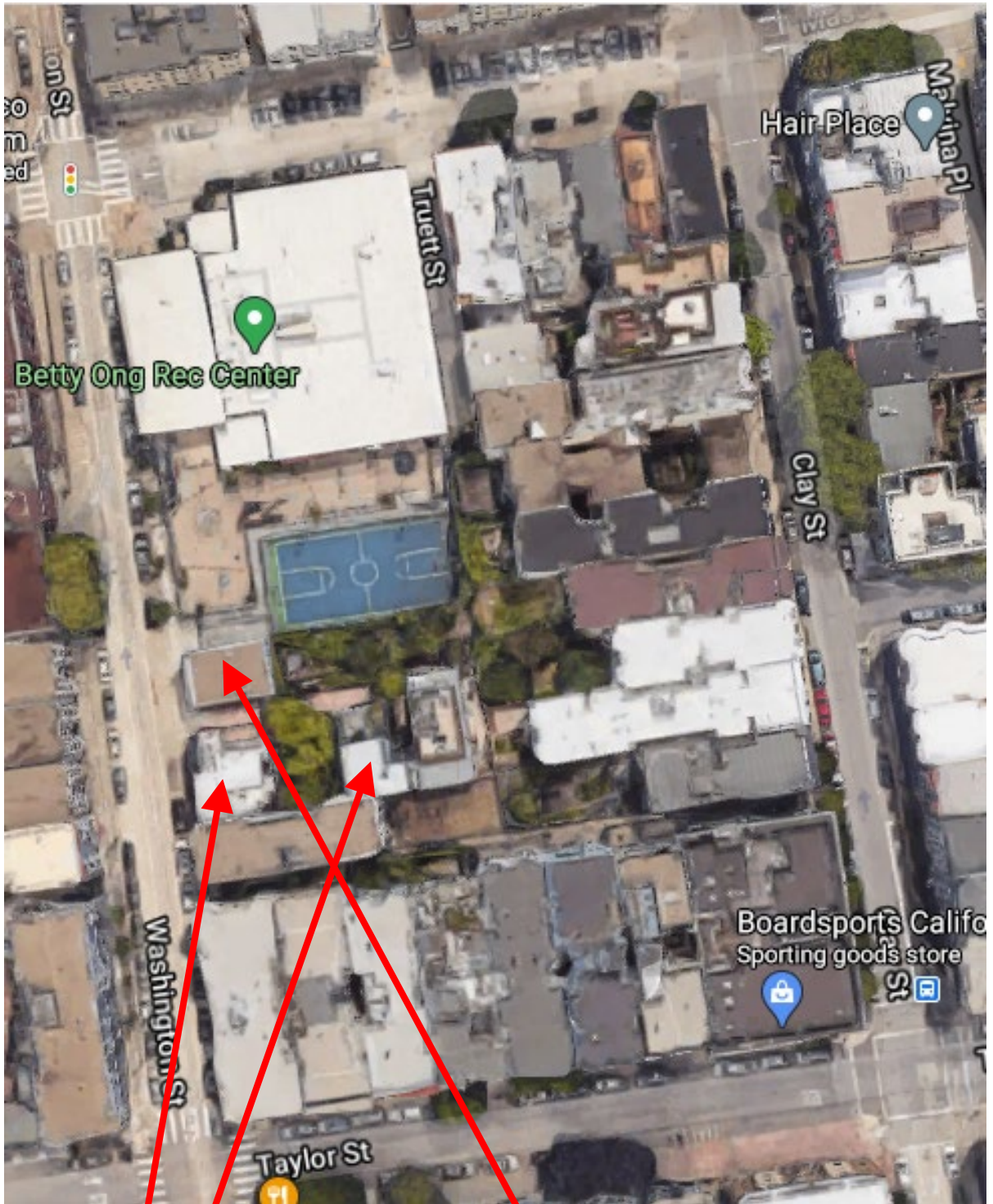
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-005907DRP-02
1151 Washington Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-005907DRP-02
1151 Washington Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-005907DRP-02
1151 Washington Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 19, 2019**, Building Permit Application No. **201904198530** was filed for work at the Project Address below.

Notice Date: July 15, 2020

Expiration Date: August 14, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1151 Washington Street	Applicant:	Sheena Fitzpatrick
Cross Street(s):	Taylor & Mason Streets	Address:	400 Old Country Road, #3
Block/Lot No.:	0213/025	City, State:	Pacifica, CA 94044
Zoning District(s):	RM-3 / 65-A	Telephone:	(650) 738-9920
Record Number:	2019-005907PRJ	Email:	sfitzpatrick@rockawayconstruction.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 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 checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Residential	Single-Family Residential
Front Setback	1.50 feet	No change
Side Setbacks	West: 0.4 - 0.6-inches East: 0.3 – 0.4-inches	No change
Building Depth	41 feet	59 feet
Rear Yard	96.50 feet	78.50 feet
Building Height	33.50 feet	39.90 feet
Number of Stories	3	4
Number of Dwelling Units	1	No change
Number of Parking Spaces	1	No change
PROJECT DESCRIPTION		
<p>The project involves a rear horizontal addition and vertical addition to the existing 33-foot-tall, two-story over basement, 3,050-square-foot, single-family residence. The project includes 181 cubic yards of excavation for the proposed basement expansion and a new roof deck that would include a covered outdoor kitchen. The finished building would be 39 feet, 11 inches tall, three stories over basement, and 5,235 square feet in size. The project would require 12 feet of excavation below ground surface.</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:

Samantha Updegrave, (415) 558-6612 Samantha.updegrave@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

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

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

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

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (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 Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1151 WASHINGTON ST		0213025
Case No.		Permit No.
2019-005907ENV		201904198530
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project involves a rear horizontal addition and vertical addition to the existing 33-foot-tall, two-story over basement, 3,050-square-foot, single-family residence. The project includes 181 cubic yards of excavation for the proposed basement expansion and a new roof deck that would include a covered outdoor kitchen. The finished building would be 39 feet, 11 inches tall, three stories over basement, and 5,235 square feet in size. The project would require 12 feet of excavation below ground surface.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>The health department confirmed that the sponsor enrolled in the Maher Program on 10/31/19.</p> <p>Planning department staff archeologist cleared the project with no effects on 7/12/19.</p> <p>A geotechnical investigation was prepared by Romig Engineers dated September 2019.</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 10/07/2019 b. Other (specify): <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Maggie Smith	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/24/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



C Proposed Overview
NTS

GREEN BUILDING NOTES

A minimum of 65% of the non-hazardous construction and demolition waste generated at the site shall be diverted to an offsite recycle, diversion, or salvage facility per CGC 4.408
An operation and maintenance manual will be provided to the building occupant or owner per CGC 4.410.1

Upon request, verification of compliance with this code (CGB) may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance.

NEW CONSTRUCTION TO MEET THE FOLLOWING APPLICABLE CODES AND STANDARDS

CALIFORNIA BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL CODES 2019 EDITIONS
ENERGY EFFICIENCY STANDARDS
FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS 2019 2019 EDITION OF THE CALIFORNIA BUILDING AND ENERGY CODE
ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

General Notes

MEASUREMENTS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD. WHEN LAYOUT OR DETAIL QUESTIONS ARISE, THE DESIGNER SHOULD BE CONTACTED.

LEGAL DESCRIPTION OF EXISTING AND PROPOSED BUILDING AFTER ALTERATIONS

TYPE OF CONSTRUCTION V
3 stories, First story includes garage and living space
Present use: Residential 27-1
Occupancy Class: R-3

SINGLE FAMILY RESIDENCE (one dwelling unit)

Contractor Information

Rockaway Construction, Inc.

400 Old County Road #3
Pacifica, CA. 94044

Scope of Work

Basement/Garage Level: Excavate and construct retaining walls and slab floor to create 417 square foot basement room for storage. Add shear wall and anchors per Engineer TBD.

1st Level Living Space: Remove existing windows at southern elevation and existing kitchen fixtures. Build new 417 square foot eat in kitchen per plan. Convert existing laundry area to pantry.

2nd Level Bedrooms: Remodel existing master bedroom to create two bedrooms. Re-purpose existing bathroom to create new laundry room. Add new stairway to new roof top deck. Re-purpose existing south west bedroom for master bath. Build new 328 square foot master bedroom with walk in closets and 79 square foot veranda with railings.

New 3rd Level: Create new 110 square foot roof top deck including covered outdoor kitchen per plan with a 136 square foot conditioned stairwell

Site Analysis

1 Lot Coverage

A Area of lot: 3,575 square feet plus or minus	
B Lot covered by structures with roofs: (including garage)	1,820 square feet
C Total lot coverage:	1,820 square feet or 23%
D Proposed addition:	694 square feet
E Total lot coverage after proposed project:	2,514 square feet or 32%
F Maximum floor area ratio allowed	3,329 square feet

2 Floor Area (excluding garage)

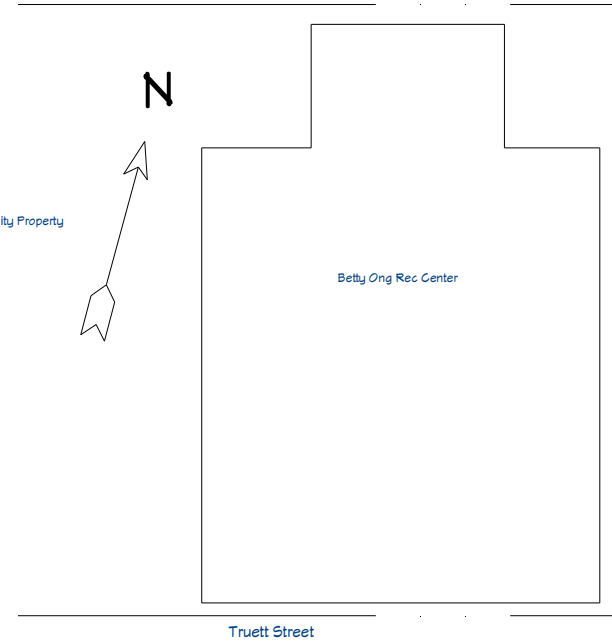
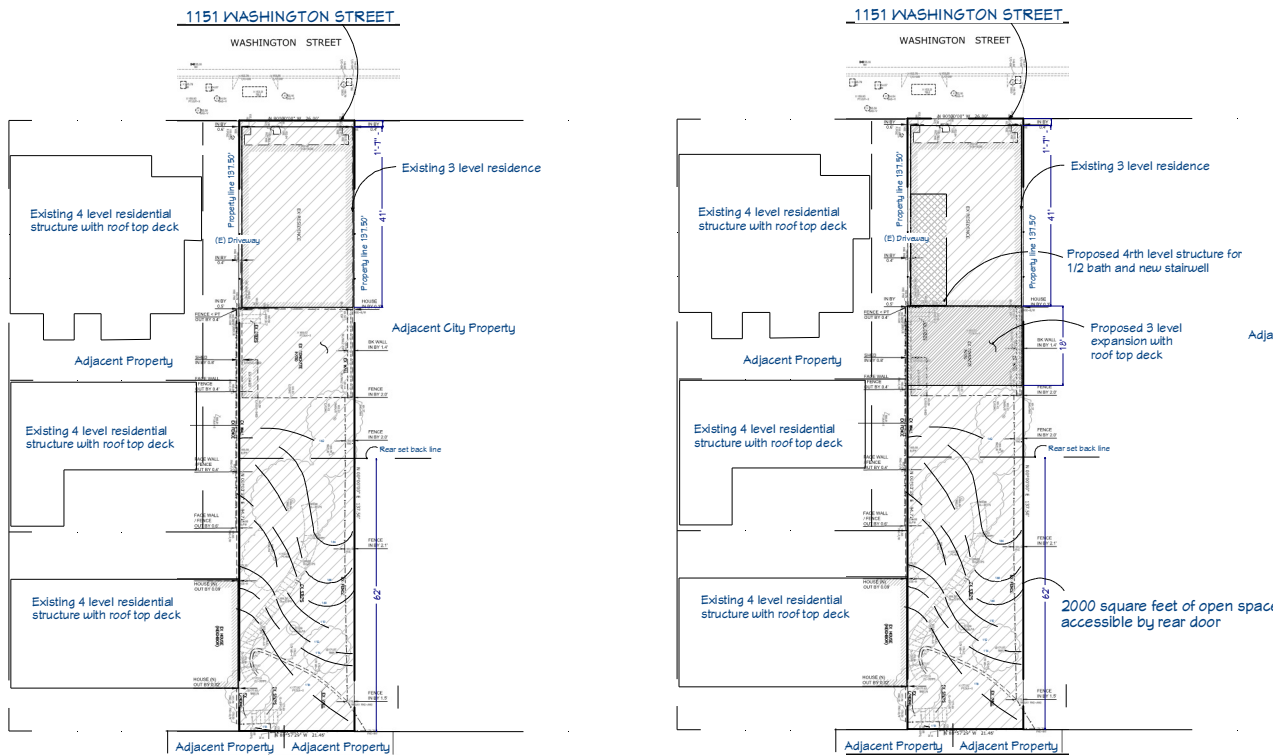
A Area of existing residence:	1,410 square feet
B Area of proposed living space at first floor:	694 square feet
C Total conditioned floor area after proposed project:	2,104 square feet

3 Gross Floor Area Calculation:

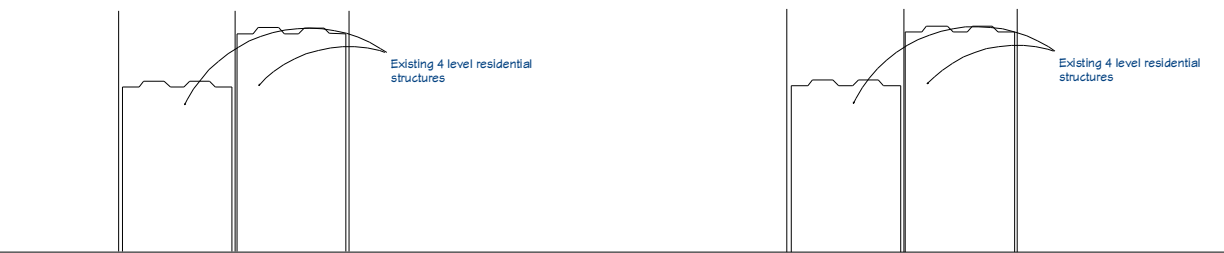
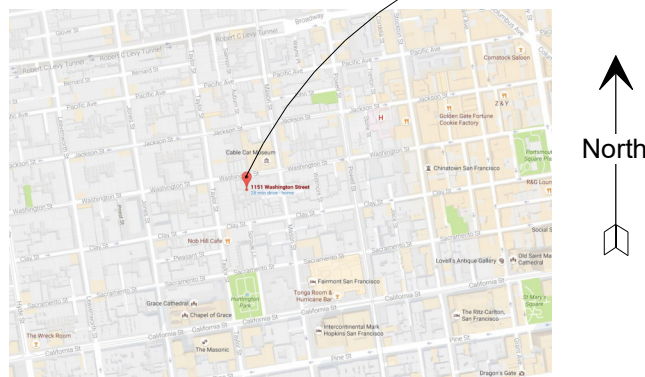
A Existing Gross floor area of basement level:	970 square feet
B Existing Gross floor area of 1st Level:	1,040 square feet
C Existing Gross floor area of 2nd level:	1,040 square feet
D Total Existing Gross floor area:	3,050 square feet
E Proposed Gross floor area of basement level:	485 square feet
F Proposed Gross floor area of 1st Level:	415 square feet
G Proposed Gross floor area of 2nd level:	415 square feet
H Proposed Gross floor area of Roof level:	870 square feet
J Total Gross floor area: (Existing and Proposed)	5,235 square feet

Sheet Index

Sheet 1	Site Plan and analysis
Sheet 2	Existing and Proposed Floor Plans
Sheet 3	Existing and Proposed Floor Plans
Sheet 4	Existing and Proposed Floor Plans
Sheet 5	Existing vs. Proposed Elevations
Sheet 6	Cross Section Detail
Sheet 7	Color Renderings / Roof Plan
Sheet 8	West Side Impact Study



Vicinity Map



B Existing Site Plan
1" = 20'

A Proposed Site Plan
1" = 20'

23 June 20

Designed by:
Scott Cirimeli
Mission Addition, Inc.
217 Roberts Road
Pacifica, CA. 94044
Phone: 925.934.2584
scirimeli@aol.com

Site Plan / Notes

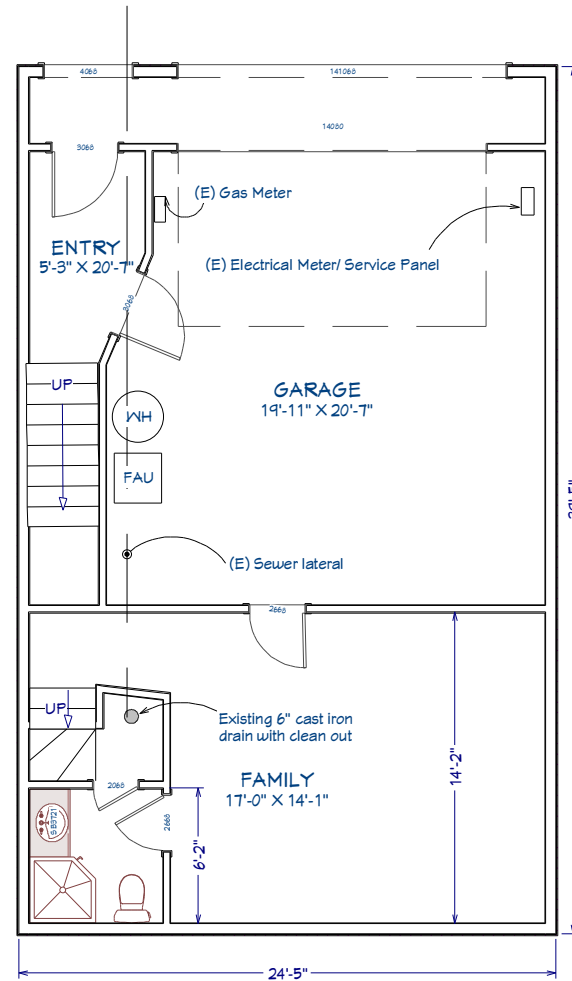
DAVIS RESIDENCE
1151 Washington St.
San Francisco, CA 94109
APN 021 5025

GREEN BUILDING NOTES

Paints and coatings shall comply with V.O.C. limits per CGC4.504.2.2
 Aerosol paints and coatings shall meet the Product-weighted
 MIRimists for ROC and other requirements per CGC40504.1
 Documentation will be provided, at the request of the Building Division,
 to verify compliance with VOC finish materials per CGC4.504.2.4

Where resilient flooring is installed, at least 80% of the floor area receiving resilient
 flooring will comply with requirements per CGC40504.4
 Hardwood plywood, particleboard and medium density fiberboard composite wood
 products used on the interior and exterior of the building shall comply with the low
 formaldehyde emission standards per CGC4.504.4

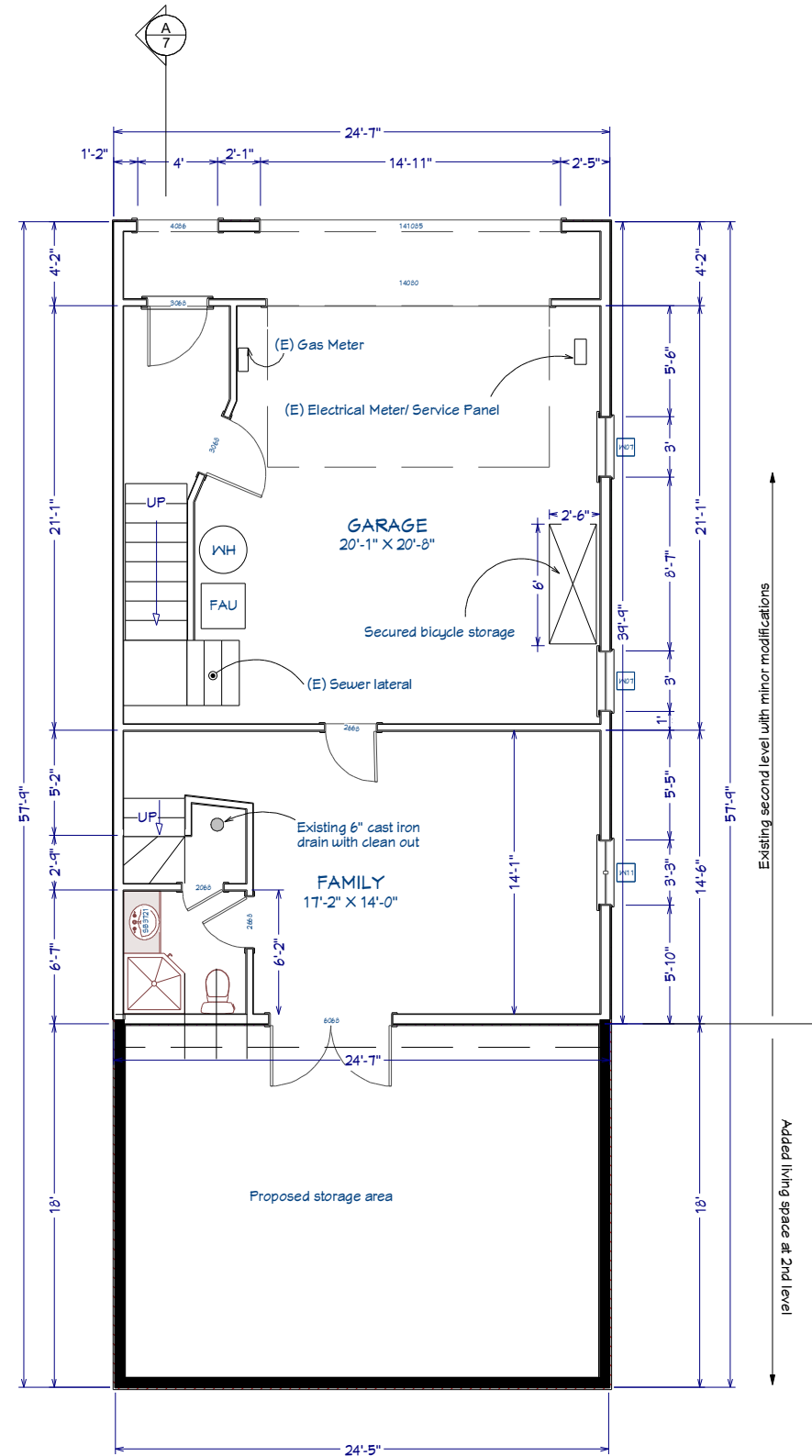
Building materials with visible signs of water damage shall not be installed.
 Wall and floor framing shall not be enclosed when framing members exceed
 19% moisture content. Moisture content shall be checked prior to finish material
 being applied per CGC4.505.3



B

Existing Garage/ Basement Level Floor Plan

1/4" = 1'- 0"



A

Proposed Garage/ Basement Level Floor Plan

1/4" = 1'- 0"

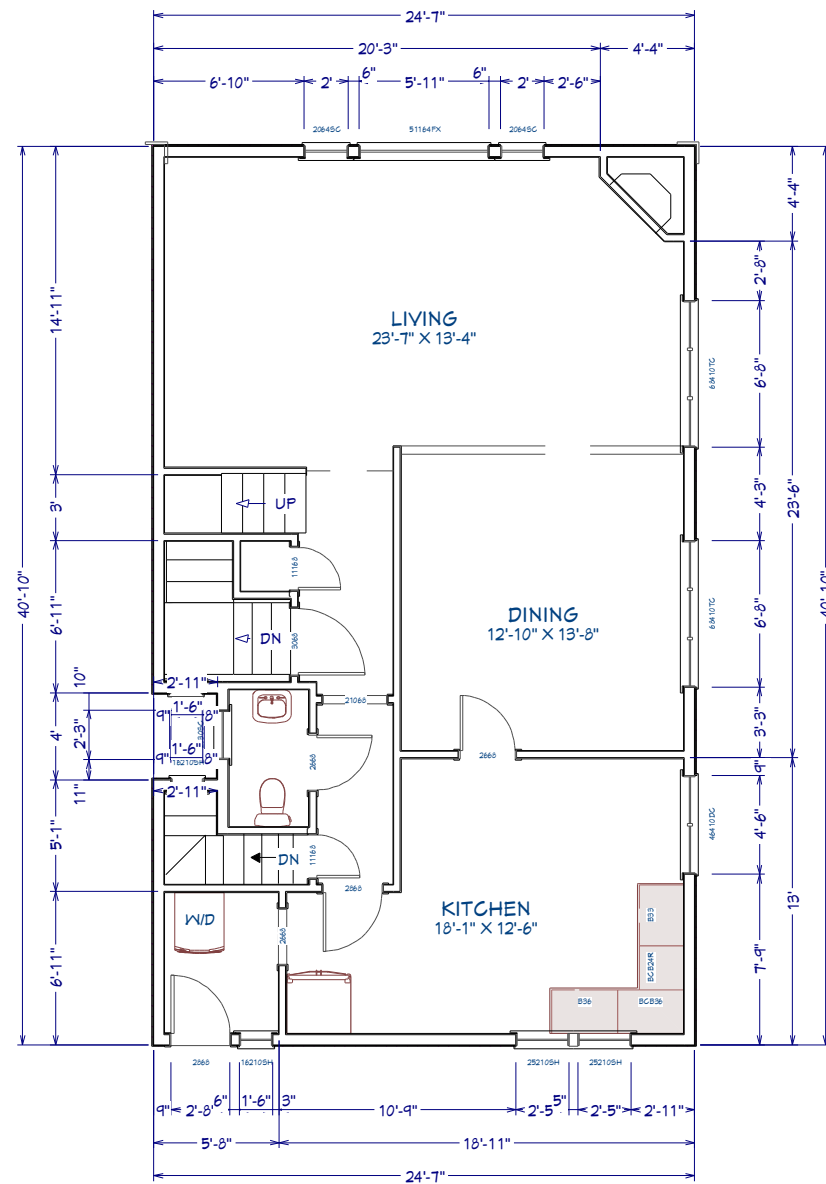
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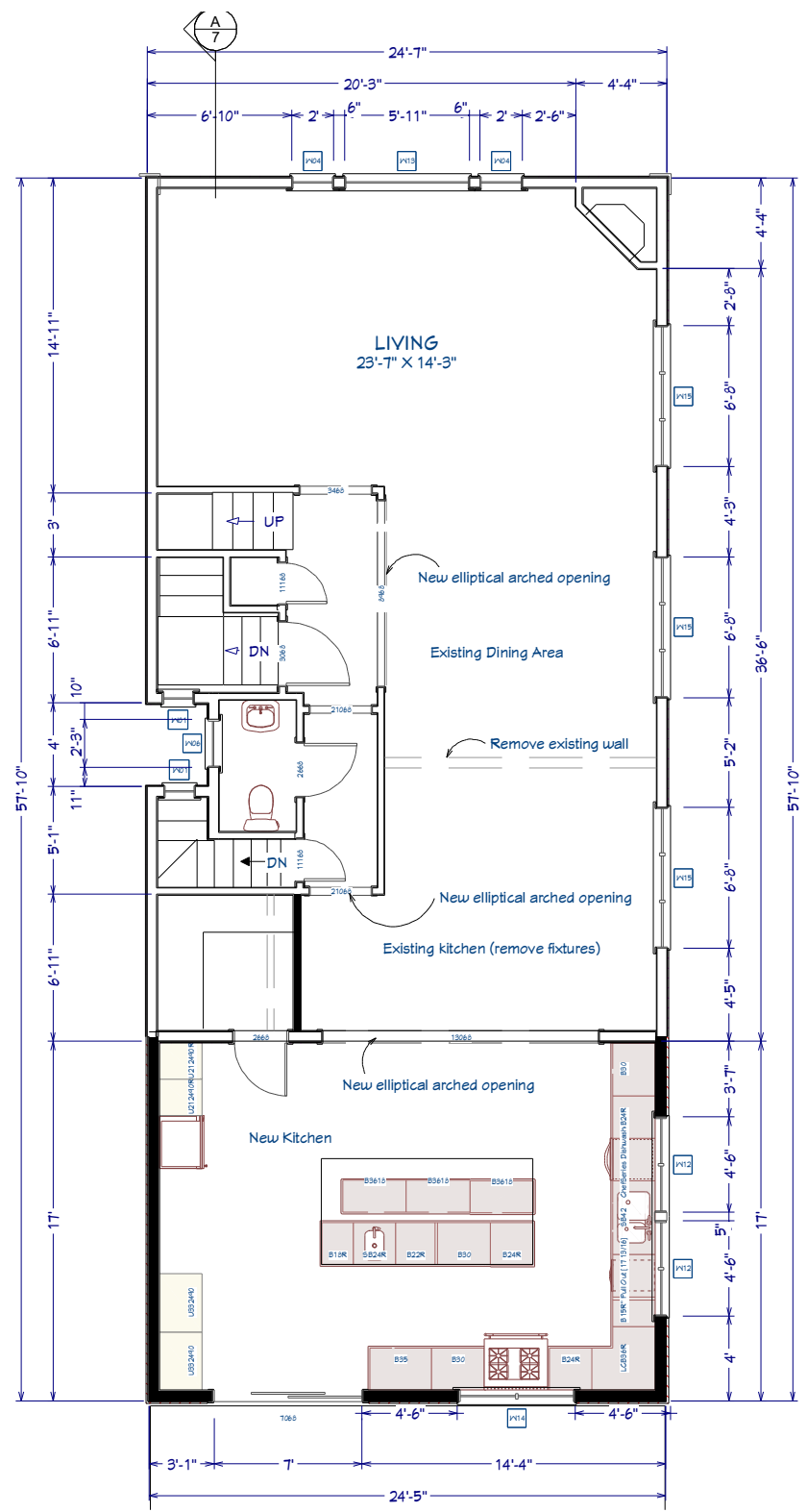
Existing / Proposed Floor Plans /
 Electrical Plans

DAVIS RESIDENCE
 1151 Washington St.
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sheet 2 of 8



B Existing First Level Floor Plan



A Proposed First Level Floor Plan

Existing second level with minor modifications

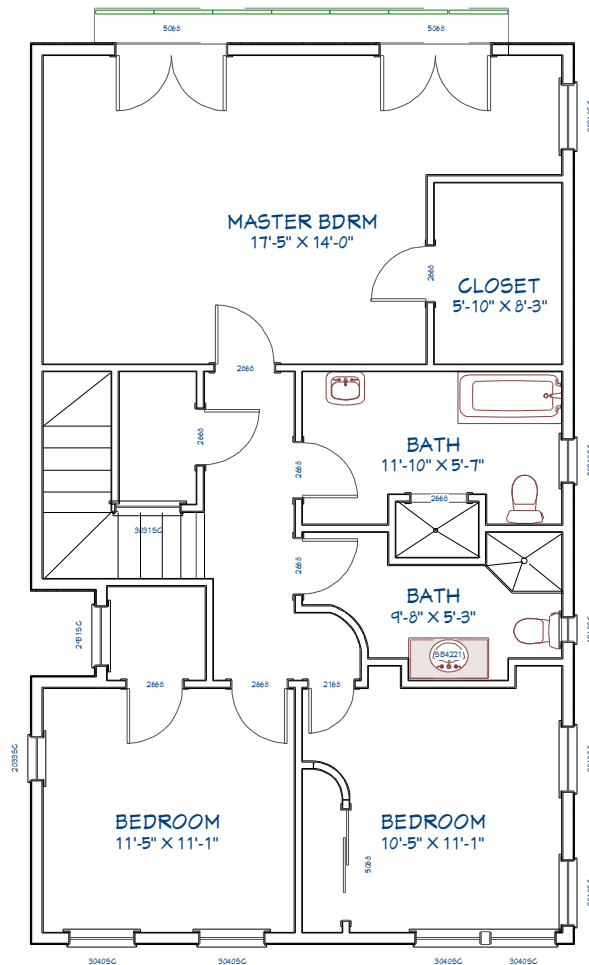
Added living space at 2nd level

23 June 20

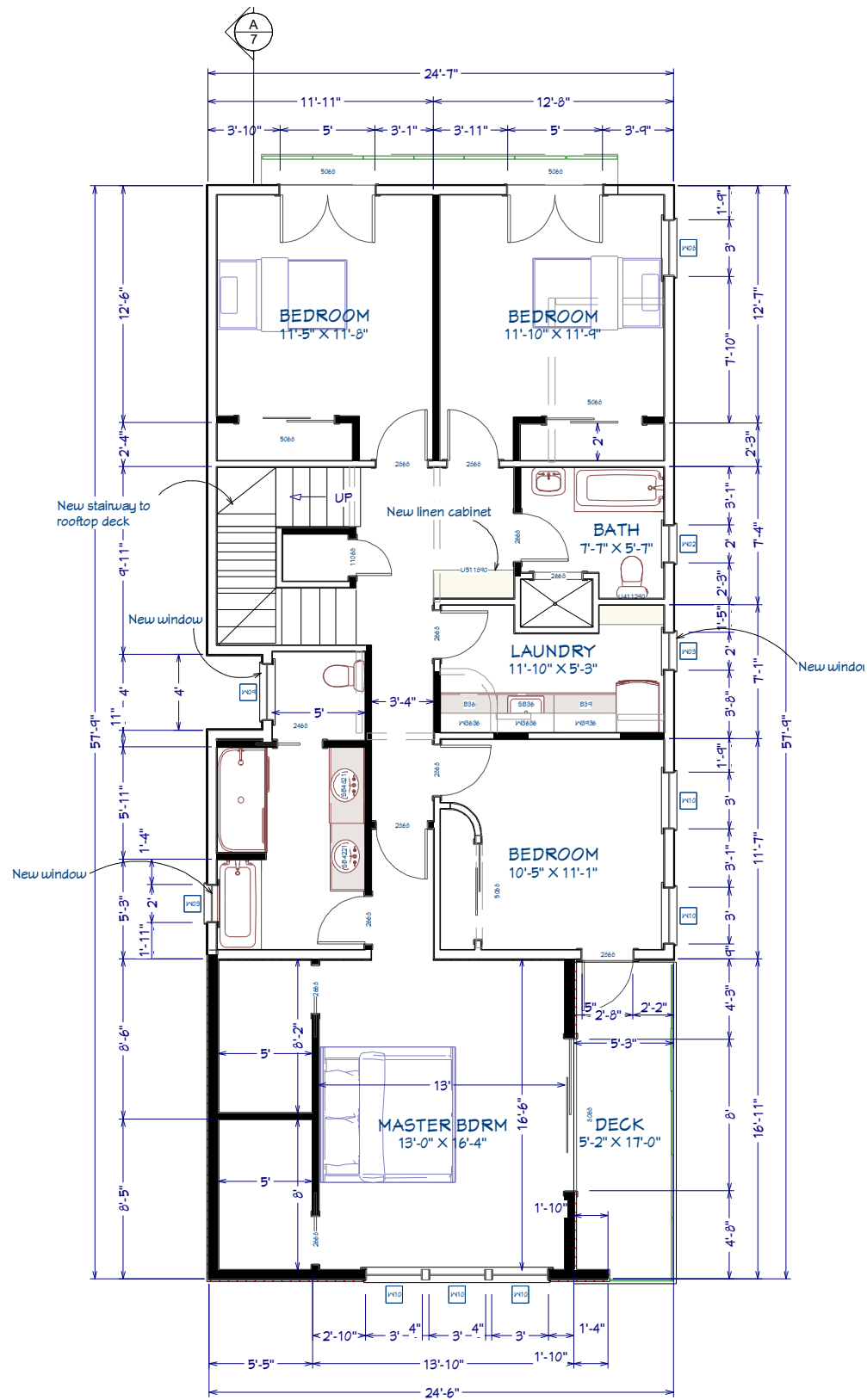
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Existing / Proposed Floor Plans

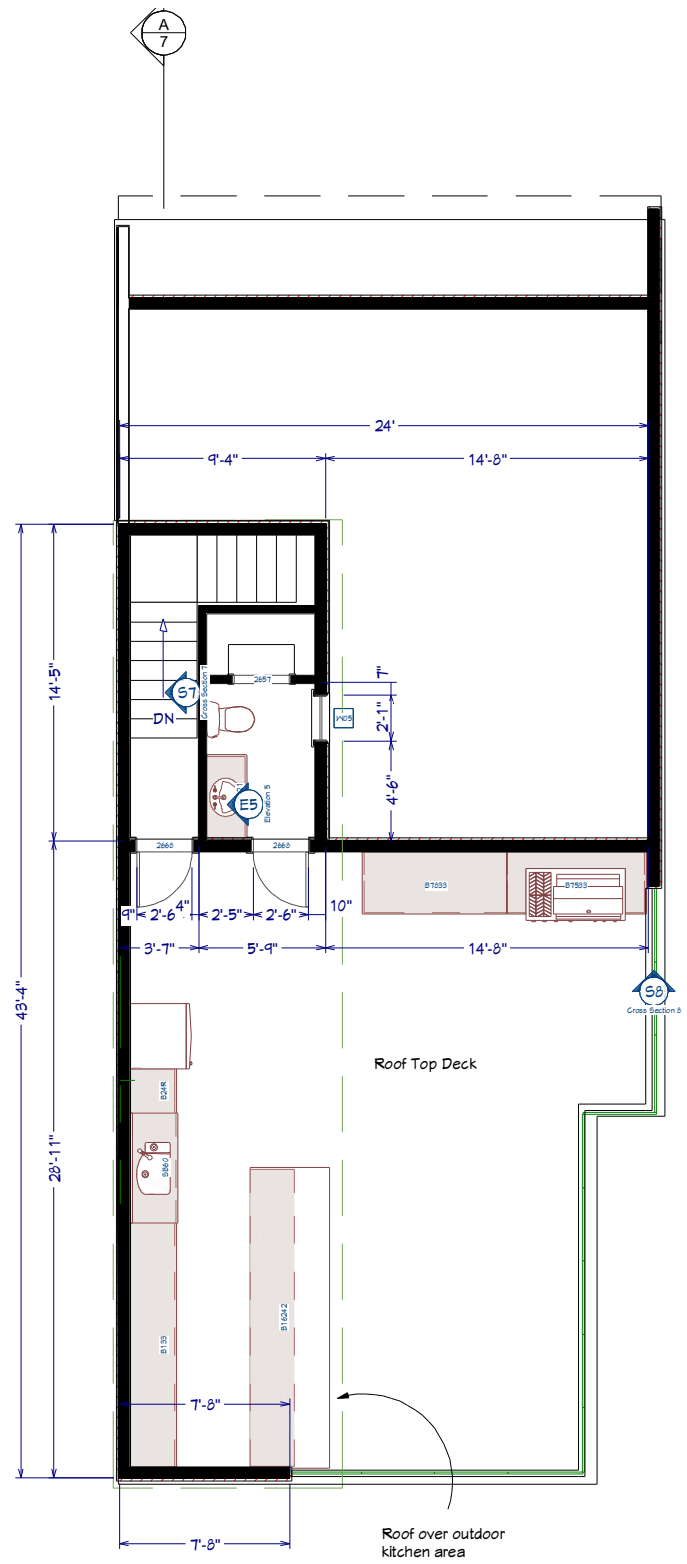
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C Existing Second Level Floor Plan
1/4" = 1'-0"



B Proposed Second Level Floor Plan
1/4" = 1'-0"



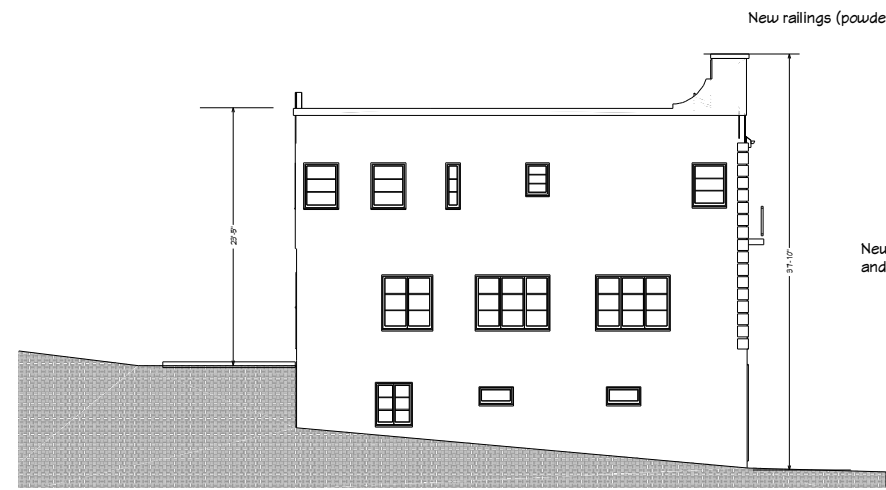
A Proposed Third Level Floor Plan
1/4" = 1'-0"

23 June 20

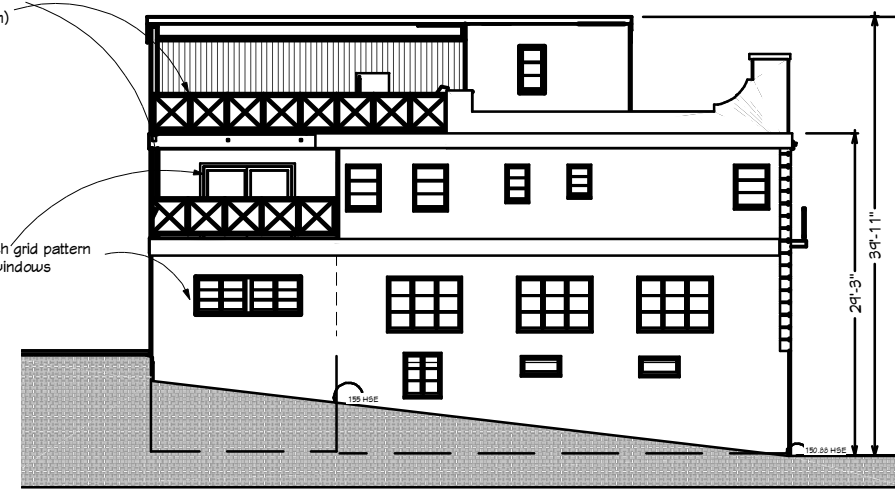
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Existing / Proposed Floor Plans

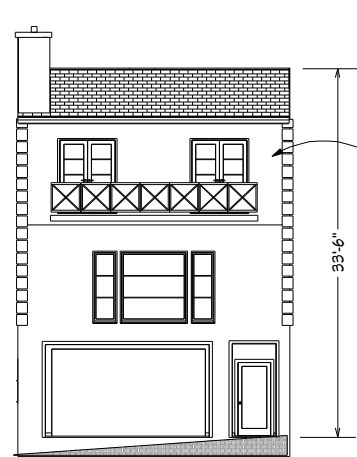
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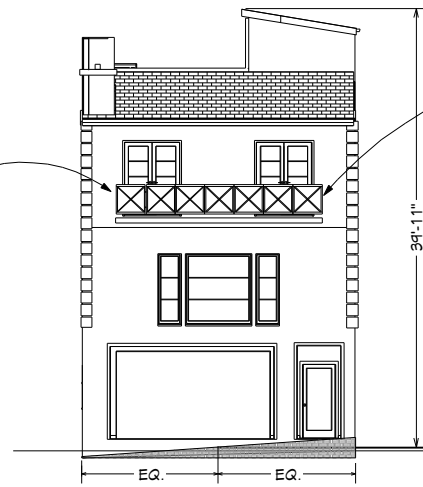
H Existing East Elevation (Left side)
1/8" = 1'-0"



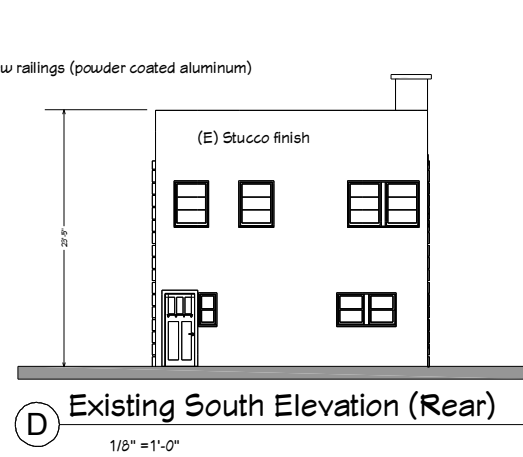
G Proposed East Elevation (Left side)
1/8" = 1'-0"



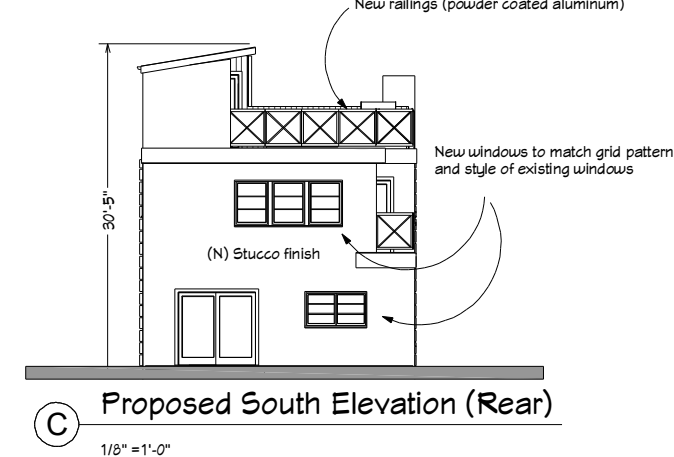
F Existing North Elevation (Front)
1/8" = 1'-0"



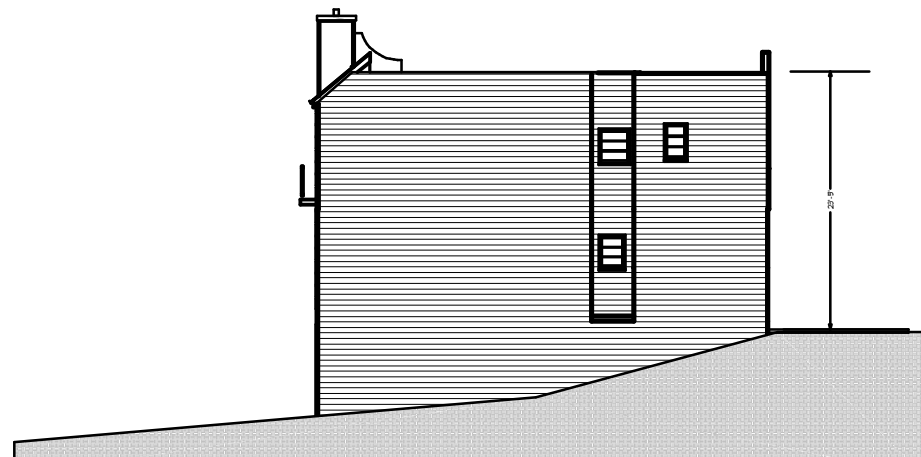
E Proposed North Elevation (Front)
1/8" = 1'-0"



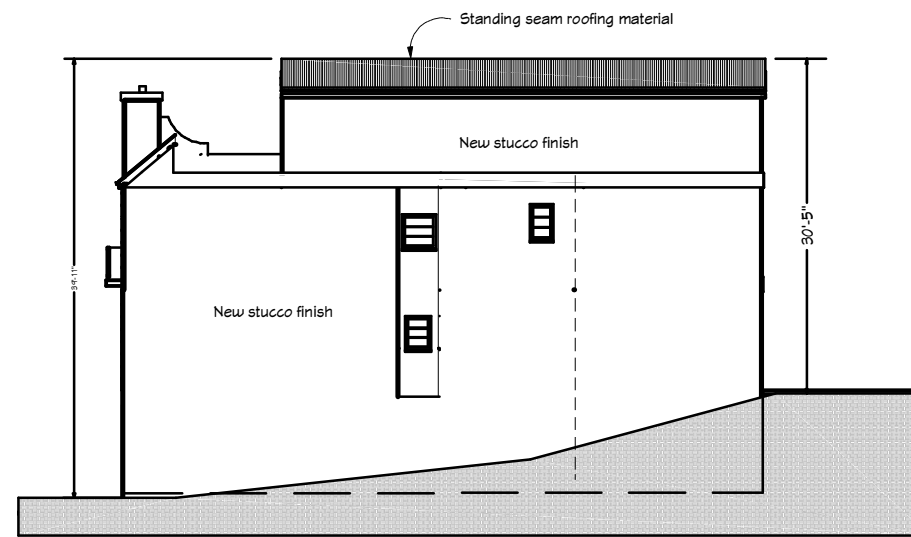
D Existing South Elevation (Rear)
1/8" = 1'-0"



C Proposed South Elevation (Rear)
1/8" = 1'-0"



B Existing West Elevation (right side)
1/8" = 1'-0"



A Proposed West Elevation (right side)
1/8" = 1'-0"

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Existing and Proposed Elevations

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APN 021 5025

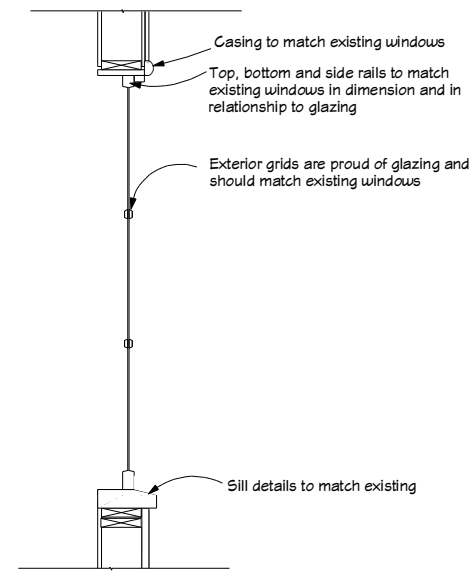
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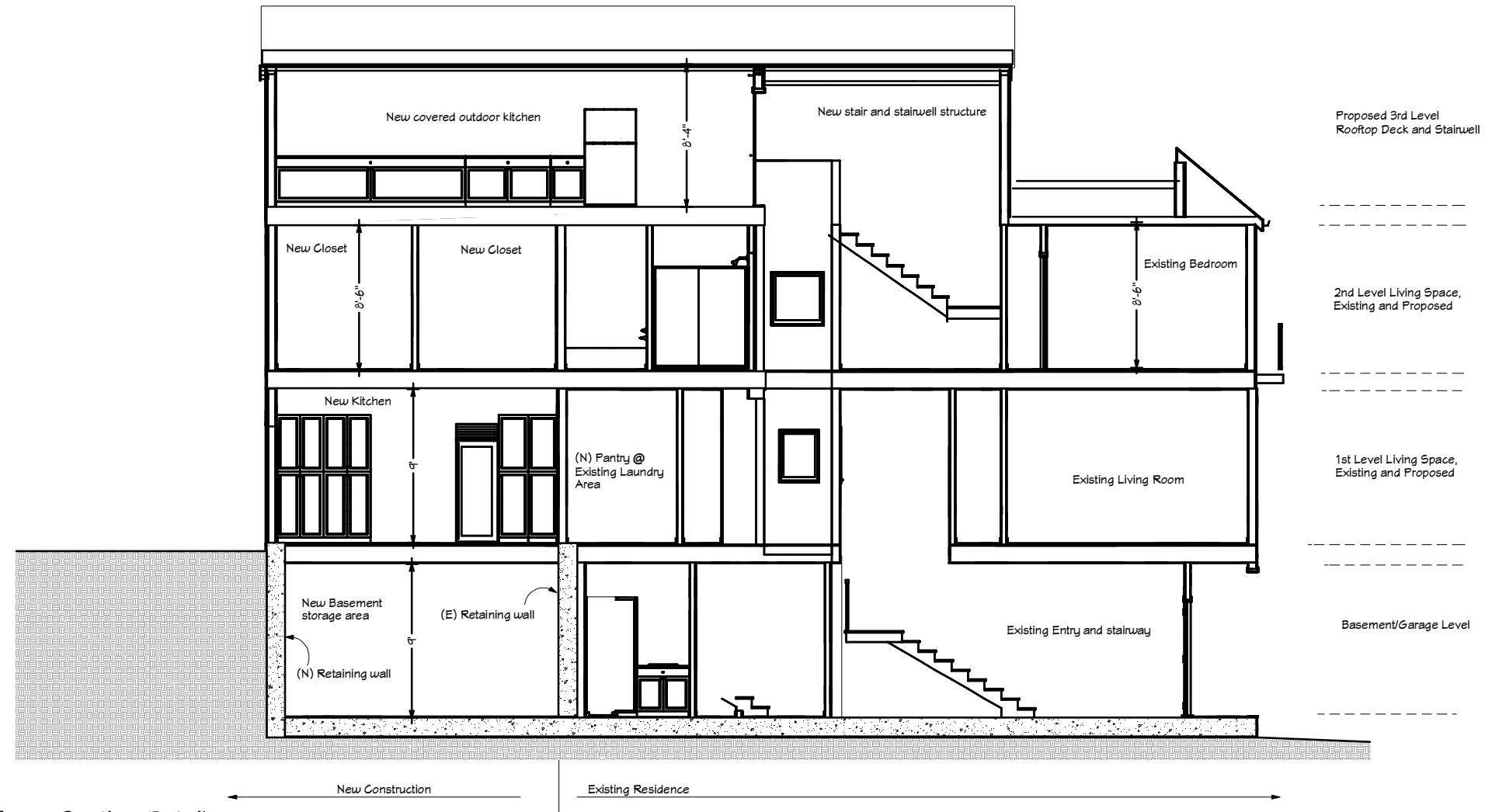
Cross Section and Deck Details

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 APN 021 5025

sheet 6 of 8



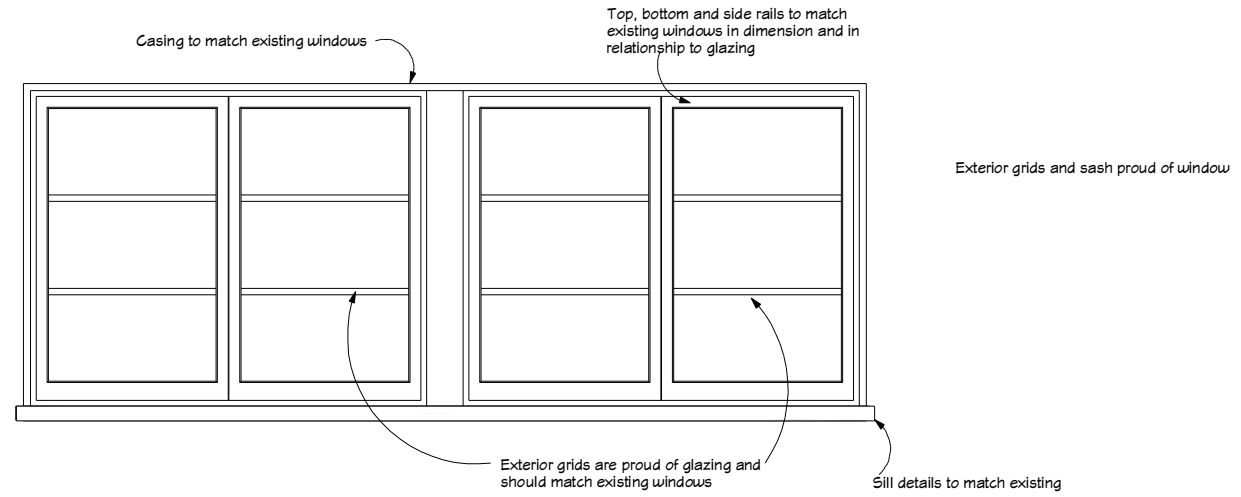
C Cross Section Detail
 1" = 1'-0"



A Cross Section Detail
 1/4" = 1'-0"

STAIR NOTES:
 1.) RISERS NO GREATER THAN 7.5" NO LESS THAN 4" (ALL RISERS CANNOT VARY MORE THAN 3/8")
 2.) TREADS MIN. 11"

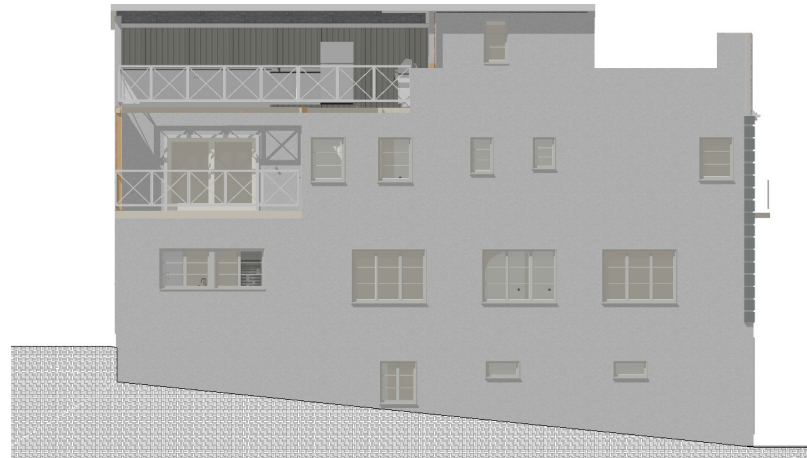
STAIR AND RAILING NOTES:
 1.) RAIL TO HAVE 1 1/2" GRIPPABLE SURFACE 32-38" FROM NOSE OF TREAD
 2.) PICKETS 4" O.C. (SO THAT A 4" SPHERE CANNOT PASS THROUGH)
 3.) RISERS NO GREATER THAN 7.5" NO LESS THAN 4" (ALL RISERS CANNOT VARY MORE THAN 3/8")
 4.) TREADS MIN. 11"
 5.) HEAD ROOM MIN: 6'-8" FROM NOSE OF TREAD
 6.) GUARD RAIL HEIGHT: 36"
 7.) MINIMUM WIDTH OF TREAD: 36"



B Window Detail (Exterior)
 1" = 1'-0"

New Marvin ® windows to match existing windows with sills, trim and exterior grids. New windows be dual pane with specifications per Title 24 report. Representative from Marvin Windows to come measure existing window details and match them as close as possible. Exterior cladding may be fiberglass as existing windows are painted. Shop drawings from Marvin to be approved by Building Designer.

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	WINDOW SCHEDULE	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	162105H	2	2	162105H	18"	34"	19"X35"	EGRESS	SINGLE HUNG	2X6X22" (2)	E		
W02	202105C	1	3	202105C	24"	34"	25"X35"		SINGLE CASEMENT-HR	2X6X28" (2)	E		
W03	20335C	2	3	20335C	24"	34"	25"X40"		SINGLE CASEMENT-HR	2X6X28" (2)	E		
W04	20645C	2	2	20645C	24"	76"	25"X77"		SINGLE CASEMENT-HR	2X6X28" (2)	E		
W05	2140FX	1	4	2140FX	25"	45"	26"X44"		FIXED GLASS	2X6X24" (2)	N	MARVIN	
W06	23305C	1	2	23305C	27"	36"	29"X37"		SINGLE CASEMENT-HR	2X6X31" (2)	E		
W07	3016AW	2	1	3016AW	36"	18"	37"X14"		SINGLE AWNING	2X6X40" (2)	E		
W08	303105C	1	3	303105C	36"	46"	37"X47"		SINGLE CASEMENT-HR	2X6X40" (2)	N	MARVIN	
W09	30315C	1	3	30315C	36"	37"	37"X38"		SINGLE CASEMENT-HR	2X6X40" (2)	E		
W10	30405C	5	3	30405C	36"	48"	37"X49"		SINGLE CASEMENT-HR	2X6X40" (2)	E		
W11	33310DC	1	1	33310DC	39"	46"	40"X47"		DOUBLE CASEMENT-LHL	2X6X43" (2)	E		
W12	4637DC	2	2	4637DC	54"	43"	55"X44"		DOUBLE CASEMENT-LHL	2X8X58" (2)	N	MARVIN	
W13	51164FX	1	2	51164FX	71"	76"	72"X77"		FIXED GLASS	2X8X75" (2)	E		
W14	5631DC	1	2	5631DC	66"	37"	67"X38"		DOUBLE CASEMENT-LHL	2X8X70" (2)	N	MARVIN	
W15	68410TC	3	2	68410TC	80"	58"	81"X59"		TRIPLE CASEMENT-LHL/RHR	2X10X64" (2)	E		



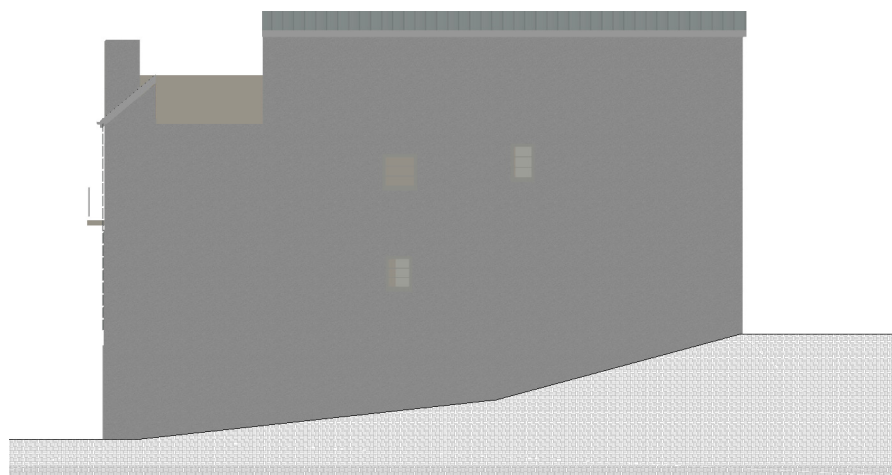
E Proposed East Elevation (Left side)
1/8" = 1'-0"



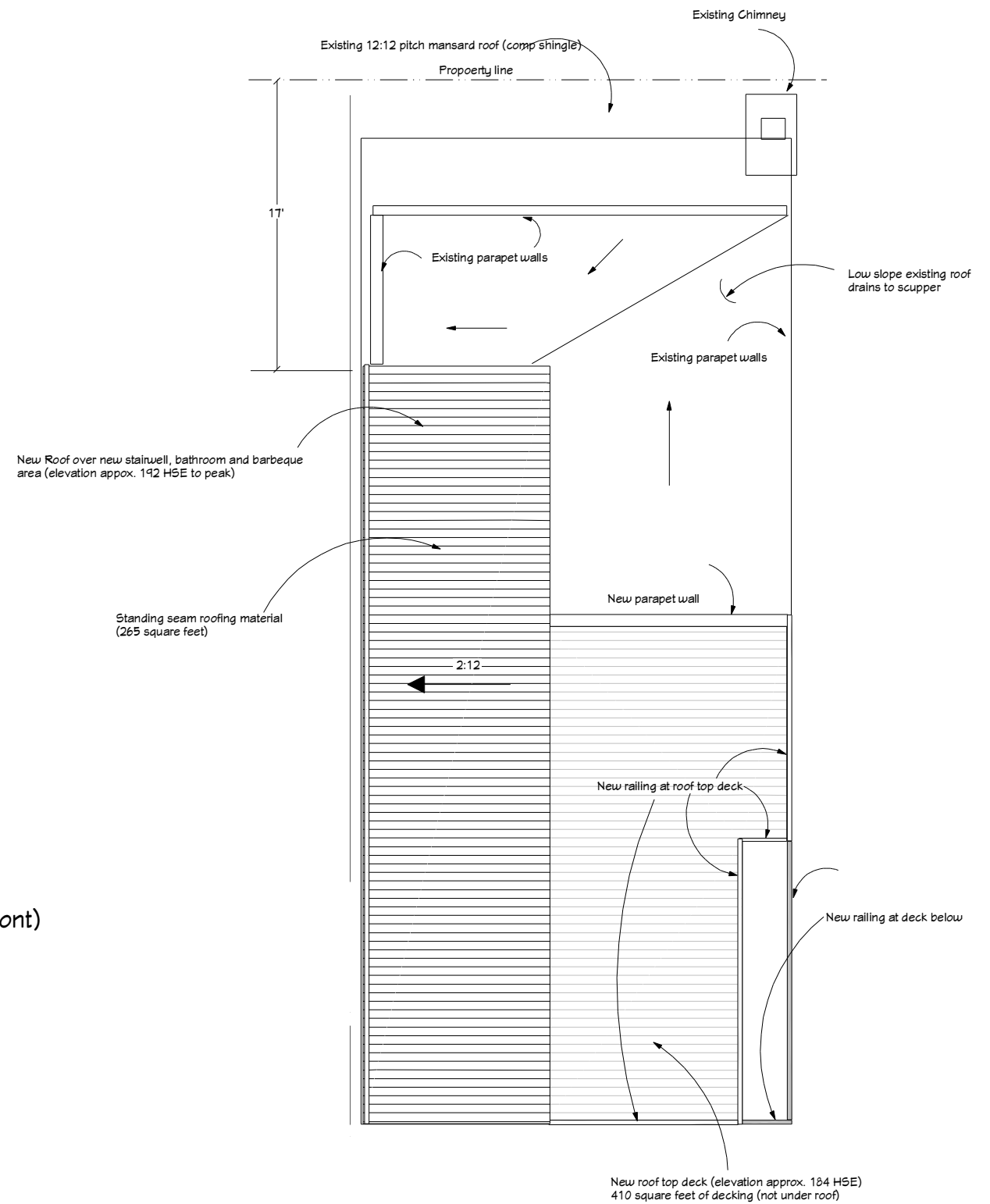
D Proposed South Elevation (rear)
1/8" = 1'-0"



C Proposed North Elevation (Front)
1/8" = 1'-0"



B Proposed West Elevation (Right side)
1/8" = 1'-0"

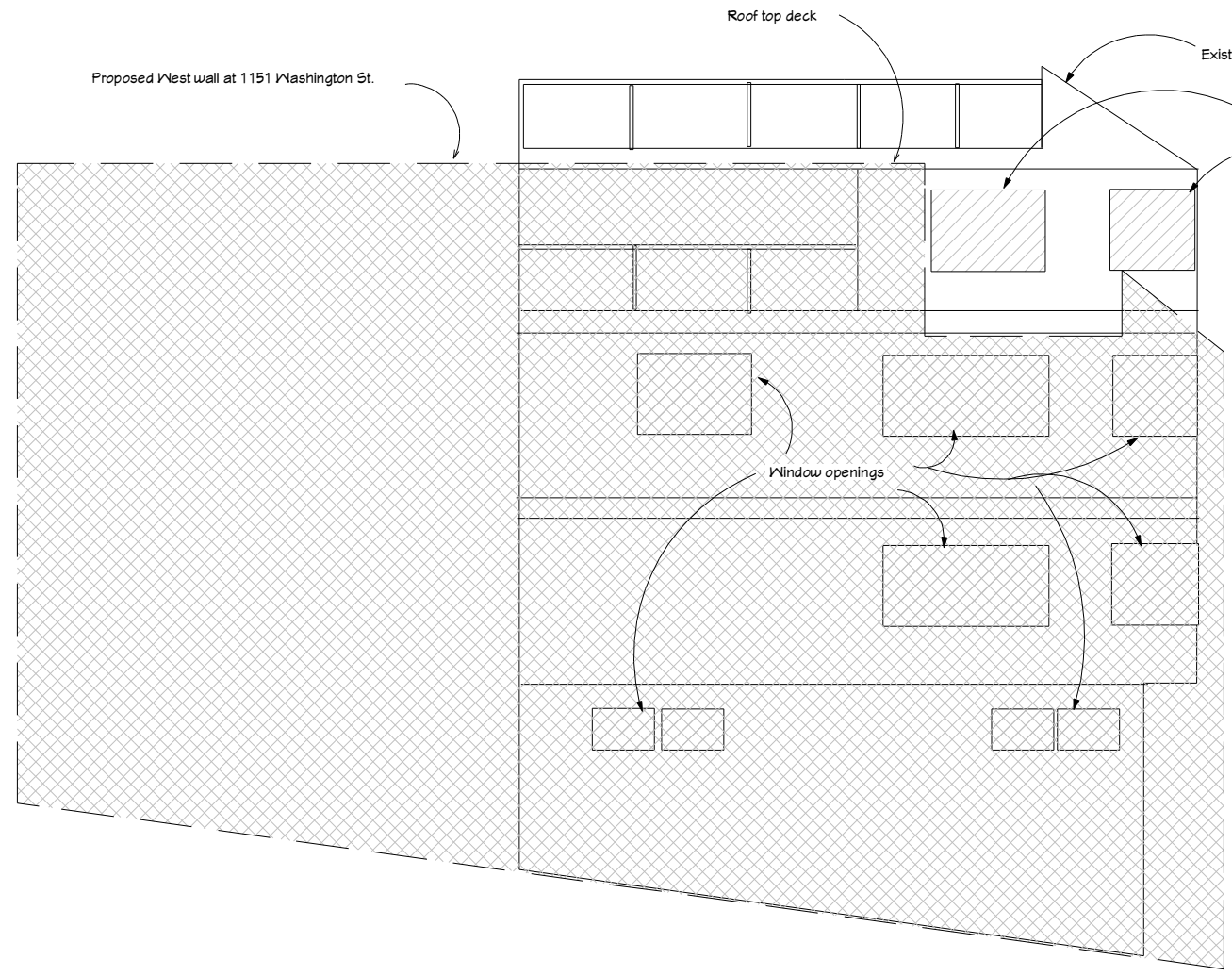


A Roof Plan
1/4" = 1'-0"

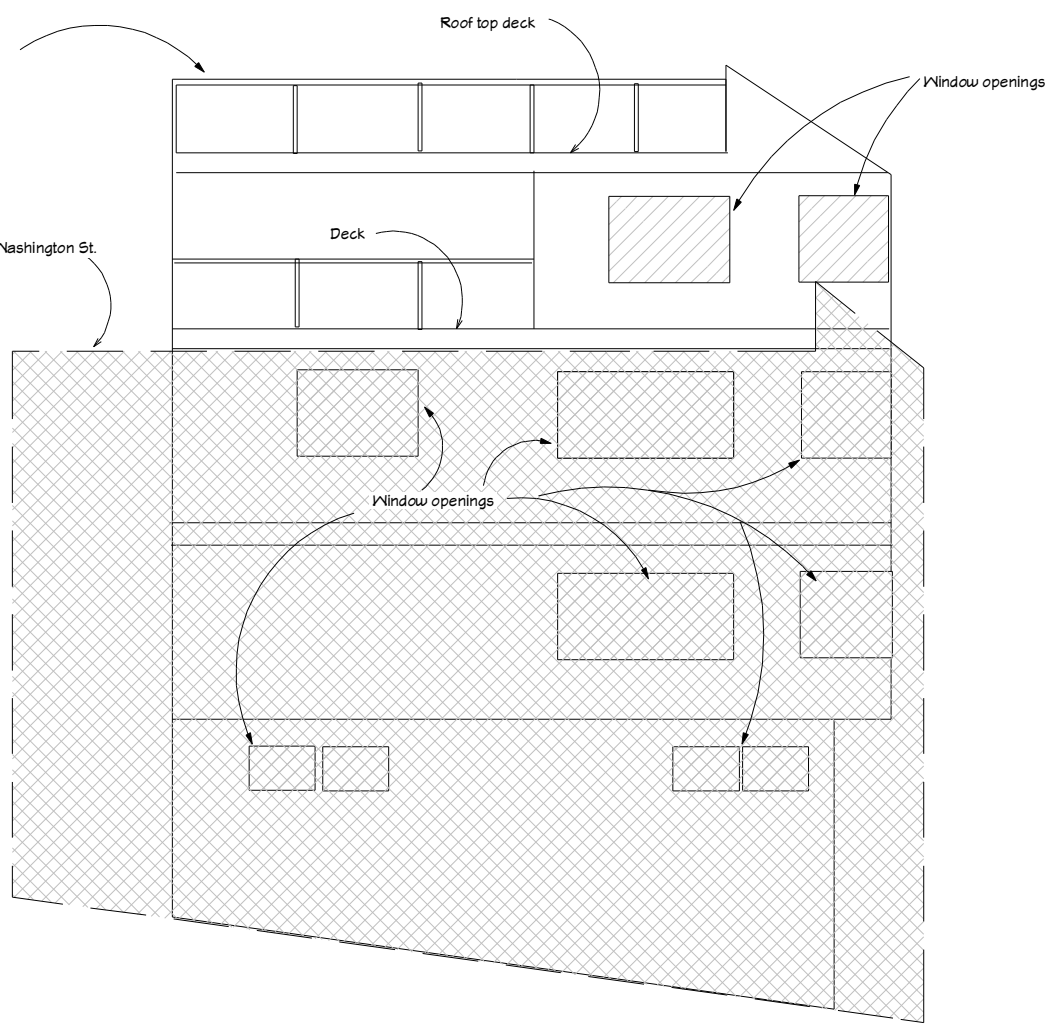
23 June 20

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Mission Addition, Inc.
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phone: 925.934.2584
scirimeli@aol.com

DAVIS RESIDENCE
1151 Washington St.
San Francisco, CA 94109
APN 021 5025



B West Side Impact Study (proposed)
1/4" = 1'-0"



A West Side Impact Study (Existing condition)
1/4" = 1'-0"

23 June 20

Designed by:
Scott Cirimeli
Mission Addition, Inc.
217 Roberts Road
Pacific, CA 94044
Phone: 925.934.2584
scirimeli@aol.com

West Side Impact Study

DAVIS RESIDENCE
1151 Washington St.
San Francisco, CA 94109
APN 021 5025



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Clayton Timbrell

Address: 1157 Washington St

Email Address: ctimbrell@sbcglobal.net

Telephone: 4156028715

Information on the Owner of the Property Being Developed

Name: Todd and Alison Davis

Company/Organization:

Address: 1151 Washington St

Email Address: alisonkearneydavis@gmail.com

Telephone:

Property Information and Related Applications

Project Address: 1151 Washington St

Block/Lot(s): 0213/025

Building Permit Application No(s): 201904198530

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"/>
<p>Changes Made to the Project as a Result of Mediation.</p> <p>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.</p>		

DISCRETIONARY REVIEW REQUEST

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

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

1151 Washington is adjacent to a unique group of three parcels (1165, 1157 and 1155 Washington). 1157 Washington and 1155 Washington are flag lots, which presents a unique condition in that their front entries abut the mid-block open space rather than the sidewalk. The rear expansion of 1151 Washington reduces the open space outside the front entry of 1157 Washington, and makes the proposed roof deck space much closer to living space at 1157 Washington, which otherwise is already in close proximity to neighboring living spaces on 3 sides. Additionally, the proposed project plans are inaccurate in describing 1155 and 1157 Washington as 4 story structures: both are 3 story structures. The site plan is inaccurate, showing the shading of the proposed addition inaccurately relative to 1157 Washington, and the dimensions of the rear expansion vary throughout the plans.

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.

Unlike a conventional mid-block open space, in this case the mid-block open space serves as the open air in front of 1157 Washington. Furthermore, 1157 Washington is already in close proximity to neighboring houses on 3 sides. Extending 1151 Washington makes 1157 Washington have less open space at the front of the house.

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?

We have proposed that the roof deck be re-positioned so that more of the roof deck is located to the east of the stair penthouse and less at the southern end of the roof. At present, the roof deck is proposed at 870 square feet, in conflict with San Francisco's Roof Deck guidelines stipulating a 500 square foot roof deck. We do not generally object to the size of the roof deck so long as less of it occurs at the southern end of the roof and more of it occurs east of the stair penthouse. Additionally, while the plans show various conflicting dimensions for the rear addition (16'11" shown on detail B sheet 4 of 8, 17' shown on detail A sheet 3 of 8 and 18' detail A sheet 2 of 8), we propose that the 17' dimension shown at the First (kitchen) level (sheet 3 of 8) be the confirmed dimension of the horizontal addition. Re-allocating a portion of the roof deck area to the area east of the stair penthouse would minimize the mass created by the walls and shed roof at the roof deck and create less mass in the mid block open space.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Clayton Timbrell

Name (Printed)

Property Owner

415 602 8715

ctimbrell@sbcglobal.net

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

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WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
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DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Mr. Chu Fung (Adjacent Resident)

Address: 1165 Washington Street, San Francisco, CA

Email Address: reservations@sanfranciscorvpark.com

Telephone: 415 290-3418

Information on the Owner of the Property Being Developed

Name: Sheena Fitzpatrick

Company/Organization: Rockaway Construction

Address: 400 Old Country Road, #3, Pacifica, CA 94044

Email Address: sfitzpatrick@rockawayconstruction.com

Telephone: (650) 738-9920

Property Information and Related Applications

Project Address: 1151 Washington Street, San Francisco, CA

Block/Lot(s): 0213/025

Building Permit Application No(s): 201904198530

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.		

A copy of both our letter to Planning & Mr. Fung's letter is attached. He expressed his concerns about the project, met with Applicant & with the adjacent Betty Fung Recreational Center (Exhibit A) which runs an outdoor sports, tennis and recreational program for Chinatown youth. This project severely restricts sunlight in the afternoon for sports and recreational activities on this very scarce small park (Exhibit B). There was no response to these inquiries. In addition, a neighborhood petition was signed by several dozen parents who are adamantly against this project (Exhibit C). All are opposed to this project. It does not appear the Applicant performed a light and shadow study or changed the project to lessen the impact on the Recreational Center or neighborhood views.

DISCRETIONARY REVIEW REQUEST

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

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

This Expansion will have a substantial negative impact on views and cast long shadows over the adjacent Betty Fung Recreational Center allowing outdoor sports and recreation for neighborhood children. The extremely steep stretch of Washington street creates a unique geometry will substantially affect the views (Exhibit A) and block substantial amounts of sunlight that critical to the present use of the play and sports yards. The Plan Set, Page 1 of 8, does not appropriately show that the recreational sports courts and playgrounds are immediately adjacent and below the proposed structure.

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

The Betty Ong Recreational Center is under the jurisdiction of the San Francisco Recreation and Park Commission. Planning Code rules for this jurisdiction generally prohibit structures that cast any shadows over such rare and treasured community parks. The Expansion will block the sun over large areas of the childrens' playground during long periods of the year. The Expansion is likely to greatly amplify the existing shadowing (Exhibit B and Photograph). The geometry of this project is unique, due to the steepness of the streets. The calculated project height is far less than the distance the roofline is above the sports courts and playground. As such, special review is appropriate.

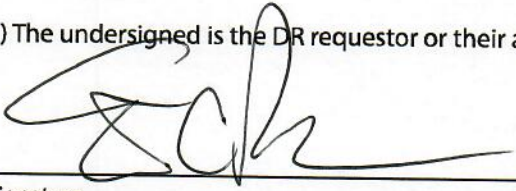
-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The easiest solution is to eliminate the covered outdoor kitchen on the top deck. It will be rarely used in our San Francisco climate and has a disproportional impact on views and shadowing. The best approach would be to move the proposed expansion of the house to the rear. Rather than looming over the childrens sports courts, the house square footage can be expanded to the rear of the property. The outdoor kitchen could easily be built as a backyard improvement without impacting shadow or view lines of the neighborhood. This is usually where such BBQ type elements are placed for mutual convenience and privacy. Similarly, the deck could be used as an enclosed deck with transparent railings. The massive array of solar panels could be moved to a less impactful location. A Shadow Study is appropriate.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Ernest C Brown, Esq PE

Name (Printed)

Attorney (CA 83349)

415 317-1708

ebrown@constructionlawyers.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

January 6, 2020

SENT VIA REGISTERED MAIL AND EMAIL TO: Samantha.Updegrave@sfgov.org

Samantha Updegrave
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission St.
Suite 400
San Francisco, CA 94103

RE: 1151 Washington St. – Proposed Addition

Ms. Updegrave:

Our firm represents Chu Fung, who lives with his family at 1165 Washington St., immediately west of the proposed double-storying project at 1151 Washington St. (“1151 Washington Expansion” or “Expansion”).

Mr. Fung and his family object to the Expansion. It appears the 1151 Washington Expansion involves a rear horizontal addition and a vertical addition to the existing 24’ tall structure. This includes excavation of a basement and a new 710 square foot roof deck that would include a covered outdoor kitchen. The proposed finished building would be 31’ tall, three (3) stories over the basement. The Expansion is out of scale for the neighborhood and would seriously impact the existing uses of the neighborhood.

This Expansion will have a substantial negative impact on views and cast long shadows over the adjacent Betty Fung Recreational Center operated for neighborhood children by CSF (agency). Mr. Fung raises these concerns about the Expansion for a number of reasons.

At the outset, this project will unnecessarily block the views of their neighbors. The bulk of the structure will also block sunlight and cast long shadows that will affect Mr. Fung’s backyard and existing views. We attach hereto renderings of how the proposed project would affect Mr. Fung (Exhibit A).

There is a strong community objection to the height of the project which will substantially shadow the adjacent neighbor, the recreational area (Betty Ong Recreational Center). The Betty Ong Recreational Center is under the jurisdiction of the San Francisco Recreation and Park Commission. Planning Code rules for this jurisdiction generally prohibit structures that cast a shadow over such rare and treasured community facilities. The Expansion will block the sun from major parts of the childrens’ playground during long periods of the year. The attached photograph shows what the shadowing looks like in the neighborhood’s existing state. The Expansion is likely to greatly amplify the existing shadowing (Exhibit B).

Mr. Fung's family and his other neighbors have gathered together for signature of a joint letter opposing the Expansion in its entirety. A copy of this is attached hereto (Exhibit C).

We are also concerned the proposed building might not be adequate structurally to support the additional load of the structure. It appears the building was constructed in 1940, so foundations may not up be to code. This is important as the structure looms over the children's playground. This could be disastrous in an earthquake or fire emergency.

The excavation might undercut lateral and subjacent support of the surrounding buildings and the sports courts at the Recreation Center. There has been no notice to adjacent landowners or mitigation plans as required by Civil Code § 832.

Previous seismic upgrades did not take into account the height of the new structure or the 12' excavation for the basement.

The Expansion is far too big for this small lot. The new obstructions to existing usage of the lots are such that the 1151 Washington owner would not be able to bring his garbage cans around the side of his house. There would simply not be enough space between the building and the neighboring fence. This is a health and safety issue.

Due to these concerns, we request a Discretionary Review of the Expansion. Given the significant shadowing concerns over the neighboring recreational center, we also request that the owners of 1151 Washington St., Ms. Kear and Mr. Davis, obtain a sun study to analyze the shadows that will cast onto the recreational center with the Expansion.

I can be reached at (415) 523-0302. My fax number is (415) 523-0302 (eFax) and my email is: ebrown@constructionlawyers.com.

Very truly yours,



Ernest C. Brown, Esq. PE

CC: McCall Baugh, mb@ernestbrown.com

EXHIBIT A

Current View:



Obstructed View (Below);



EXHIBIT B



1185 Washington
© 2013 Google

Washington St

360

Google Earth

EXHIBIT C

Dear Neighbors,

I want to make you aware of a major construction project at 1151 Washington St. They are presently going through the planning stages but entails increasing the height 7ft to the existing building and building out another 18 ft back to the new height. This will undoubtedly affect many of the residents in the area. This project could possibly take over a year to complete. Ways it will impact us are:

1. Increase of noise during construction.
2. Airborne pollutants from constructions including dust, metal shavings, paint, asbestos, etc. which all blows uphill toward residents (east to west).
3. Parking spaces will be eaten up by construction crews. Parking spaces are already hard to find, let alone when there

is major construction in the area. Expect to look a lot harder for those precious spaces, and for spaces allocated to their construction crew from 7:00 am to 6:00 pm.

4. Blockage of sunlight, or shadows that the new construction casts.

5. Views of the Bay, Fisherman's Wharf, Coit Tower, Bay Bridge, Alcatraz San Francisco Skyline, Chinatown may be obscured or blocked.

Join me and others in protesting against the expansion at 1151 Washington St.

We all will be affected one way or another either in loss sleep, agonizing noise, health issues such as heart, lung, or anxiety problems, hair pulling frustration over parking, or just missing those pretty views. Thanks.

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name:

PATTY YEUNG

Address:

1457 A Powell St Phone: 415-433-1289

Signature:



2. Name:

Yan hua Mai

Address:

185 charter oak Ave Phone: 415-297-6996

Signature:



3. Name: Debbie Young

Address: 305 Grand Ave

Phone: 415-823-5283

Signature: 

4. Name: Frances Zhao

Address: 1484 33rd Ave

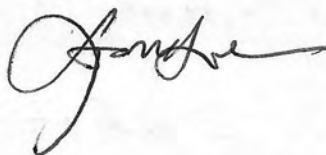
Phone: 415-335-2174

Signature: 

5. Name: Fanny Lee

Address: 631 38 Ave.

Phone: 415-831-8456

Signature: 

6. Name: MARY CHING

Address: 2825 LAWTON ST.
S.F. CA 94122

Phone: (415) 661-2919

Signature: 

7. Name:

Address:

Phone:

Signature:

8. Name:

Address:

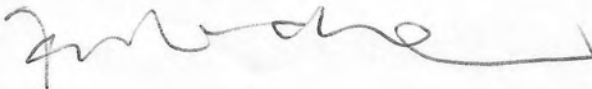
Phone:

Signature:

9. Name: Xia Lichen

Address: 131 Jasper PL
SF, CA

Phone: (415) 963-2740

Signature: 

10. Name: MARY SCARF

Address: 1918 Powell St


Phone: 415-240-0517

Signature: MARY SCARF

11. Name: Yan Ting wang


Address: 1005 Powell St

Phone: 415-646-6324

Signature: 

12. Name: Rob

Address: 1250 Taylor St. Phone:
S.F. CA. 94108

Signature: 

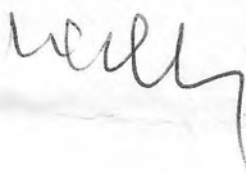
13. Name: Sengdara VonKoch

Address: 718 Long Bridge St Phone: 206-295-4768
San Francisco CA 94158

Signature:

14. Name: Walt Vonke

Address: 718 Long Bridge St Phone: 415 335 8952
SF, CA 94158

Signature: 

15. Name: ~~Just~~ Jenny Liang

Address: 1146 1/2 Washington St
S.F. CA 94102

Phone: 415-297-3585

Signature:

16. Name: Christine Welland

Address: 1615 Mason St. Phone:

Signature: C. Welland

17. Name: JOHN NASH

Address: 1319 20TH AVE Phone: 415 672-3296

Signature: John Nash

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1 Name: ANNA FUNG

Address: 1165 WASHINGTON
ST SF CA 94108

Phone: (415) 509-7211

Signature:



2. Name: Charles Chan

Address: 1175 Washington
SF, CA 94108

Phone: 415-570-9282

Signature:



3. Name: Wanyi Liang

Address: 438 Lisbon Street Phone: (415) 823-6916
San Francisco, CA 94112

Signature: Wanyi Liang

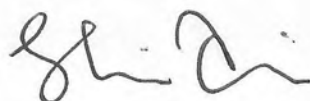
4. Name: Angela Wu

Address: 1175 Washington, Phone:
SF, CA 94108

Signature: 


5. Name: Sheila Ahi

Address: 1175 Washington Phone:
SF, CA 94108

Signature: 


6. Name: Nancy Leung

Address: 1175 Washington St. Phone: (870) 289-3216
Apt. 2 SF, CA 94188

Signature: 


7. Name: Eva Yu

Address: 900 Jackson St APT 11 Phone: (415) 279-8111

Signature: 

8. Name: SIRINYA NUALSOM


Address: 1320 A 20th Ave Phone: 415-299-1397

Signature: 

3. Name: Vin ~~Wan~~

Address: 761 Clay St


Phone: 415-362-2161

Signature: 

4. Name: Cherry Kwan

Address: 1135 Hyde Street Apt #15

Phone: (415) 632-8996

Signature: 

5. Name:

Address:


Phone:

Signature:

24. Name: Daniel Nguyen

Address: 1000 Powell St. #33
San Francisco, CA 94109

Phone: 50-935-4406

Signature: 

25. Name:

Address:

Phone:

Signature:

26. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
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1. Name: *fei yu Tang*

Address: *650 GILMAN ST* Phone: *415-776-2123*

Signature: *fei yu Tang*

2. Name: *David Seid*

Address: *650 GILMAN ST* Phone: *415-290-3421*


Signature: *David K. Seid*

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development at 1151 Washington St, San Francisco,
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increase noise, reduced parking, increase in
dust/debris, blockage of views including any other
factors involving environmental concerns, or issues
arising in the quality of life (medical reasons, stress,
loss of sleep, etc.).

1. Name:  SITU CAWAI

Address: 809 STACTON^{PM} 302 Phone: 415-819-1269

Signature: 

2. Name: 

Address: 224 YALE Phone: 415-987-2506

Signature: 

3. Name: YeXian Xue

Address:

224 Yale Street.
San Francisco, CA 94134

Phone: 415-867-1061

Signature:



4. Name:

Address:

Phone:

Signature:

5. Name:

Address:

Phone:

Signature:

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1 Name: Raymond Seid

Address: 650 Gilman Ave. Phone: (702) 338-7142

Signature: Raymond Seid

2. Name: Yee Fuug

Address: 650 Gilman Av Phone: 415 922 2299

Signature: 

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1. Name: Kristen Fung

Address: 2424 Wate St

Phone: 925 918 7817

Signature:



2. Name:

Address:

Phone:

Signature:

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at 1151 Washington St, San Francisco CA.

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1 Name: *Brie Gentile*

Address: *555 Mission Rock
SF, 94158*

Phone: *415. 802.8408*

Signature: *Brie*

2. Name: *Neil Gentile*

Address: *555 Mission Rock St
SF, 94158*

Phone:

Signature:

Neil

3. Name: Robert Ramey

Address: 742 Filbert St Phone: 832-475-1033
San Francisco, CA

Signature:

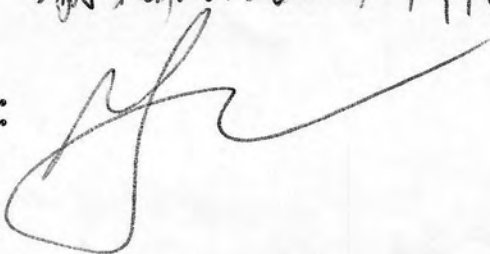
4. Name: Vince Vigil

Address: 533 Vallejo St Phone: 415-850-0809
San Francisco, CA 94133

Signature: 

5. Name: NERE GONZALES

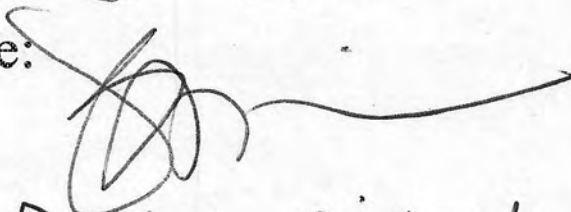
Address: 1101 Francisco St Phone:
San Francisco CA 94109

Signature: 

6. Name: Jamie Vigil

Address: 533 Vallejo St. Phone: 650.548.1111
SF 94133

Signature:



7. Name: Daniel Richards

Address: 650 Chestnut St Phone: 415 624 7689
SF 94133

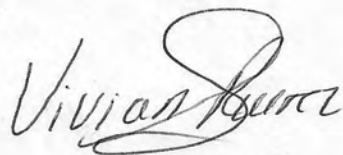
Signature:



8. Name: Vivian Renteria

Address: Phone: 415-504-0117

Signature:



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1 Name: Xiao Feng Liu

Address: 554 24th Ave.
SF, CA 94121

Phone: 415-533-9280

Signature: 

2. Name: Mei Lan Liu

Address: 2300 Van Ness Ave.
SF, CA 94109

Phone: 415-794-6788

Signature: 

3. Name: Cyns Eng

Address: 1255 Washington St. Phone: (415) 264-1961
S.F., CA 94108

Signature:

4. Name: Donald Giusti

Address: 1225 Washington St #202 Phone: (415) 385-1204

Signature: Donald Giusti

5. Name: Pearl Kato

Address: 1225 WASHINGTON ST #202 Phone: 415-706-5130

Signature: PKato


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at 1151 Washington St, San Francisco CA.

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1 Name: Hank Fung

Address: 728 Pacific Ave
SF CA 94108

Phone: 425-963-6978

Signature: 

2. Name: Brandon Fung

Address: 728 Pacific Ave.
San Francisco, CA 94108

Phone: 425-223-7536

Signature: 

3. Name: Wayne JOE ENG.

Address: 1255 Washington St Phone: (415) 308-9548
S.F. 94108

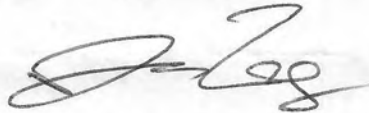
Signature:



4. Name: ANNIE ENG

Address: 1255 Washington St Phone: (415) 405-5899
94108

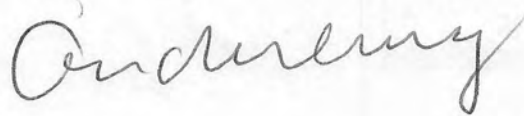
Signature:



5. Name: Archer Eng & Andrew ENG


Address: 1253 Washington St Phone:
94108 415-441-1917

Signature:



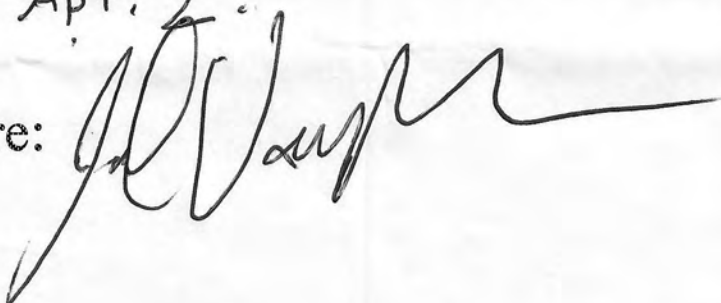
6. Name: Matthew McCarthy

Address: 1175 Washington St. Phone: 916-342-3064
Apt 1.

Signature: 

7. Name: Jamil Vaughn

Address: 1175 Washington St. Phone:
Apt. 2.

Signature: 

8. Name:

Address:

Phone:

Signature:

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1 Name: *DANNY FONG*

Address: *1154 1/2 Washington ST. S.F. CA 94108* Phone: *415-279-4849*

Signature: *Danny Fong* *8-20-2019*

2. Name: *Yuting Zhang*

Address: *1135 Hyde St Apt 5 San Francisco CA 94109* Phone: *415-533-7307*

Signature: *[Handwritten Signature]*


9. Name: LI YING SU

Address: 27 ROSS S.F. 94108 Phone: (415) 420-5824

Signature: LI YING SU

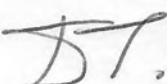
10. Name: Gia Turner

Address: 30 Washburn St. #3 Phone: 415.866-3088
S.F. CA 94103

Signature: 

11. Name: DAYMIAN TURNER


Address: 30 WASHBURN ST. #3 Phone: 415.224.9912
S.F. CA 94103

Signature: 

12. Name: Danny Liang

Address: 555 Mission Rock St
San Francisco, CA 94158

Phone: 415-601-1424

Signature: 

13. Name:

Address:

Phone:

Signature:

14. Name:

Address:

Phone:

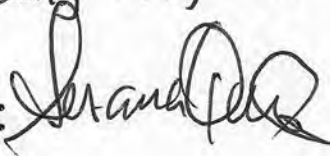
Signature:

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1 Name: Susana Quong

Address: 260 Westridge Ave Phone: 415 846-2268
Daly City CA 94015

Signature: 

2. Name: Jee Quong

Address: 260 Westridge Ave Phone: 415 596 9277
Daly City, CA. 94015

Signature: 

3. Name: GLORIA LEE

Address: 472
WASHINGTON ST
S.F. CALIF

Phone: 415 775-5497

Signature:

4. Name: Tina Fung

Address: 1165 Washington

Phone: 415-609-93

Signature:



5. Name: Vicki Pompeier

Address: 650 GILMAN AVE Phone: 510.673-1342

Signature:



6. Name: Becky Weaver

Address: 650 Gilman Ave
San Francisco, CA
94124

Phone: 352-210-4083

Signature: Becky Weaver

7. Name: Carmen Leowong

Address: 650 Gilman Ave
San Francisco
CA 94124

Phone: (650) 520-4352

Signature: Carmen Leowong

8. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

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1 Name: Lei Wang

Address: 1524 Hyde st
San Francisco CA 94109

Phone: (415) 608 4709

Signature: 

2. Name: Ken Tam

Address: 1524 Hyde st
San Francisco CA 94109

Phone: (415) 608 1829

Signature: 

3. Name: KWOK FAI TAM

Address: 1524 Hyde St
San Francisco CA 94109

Phone: (415) 350 1182

Signature: KWOK FAI TAM

4. Name: LONG KAM ZUM

Address: 1524 Hyde St
San Francisco CA 94109

Phone: (415) 741 9703

Signature: Fung Kam Zum

5. Name: Simon Tam
1524 Hyde St
SF CA 94109

Address:

Phone: (415) ~~307 118~~
307 1831

Signature: Simon

6. Name: HUO Yi Yu

Address: 1520 Hyde St
SF, CA 94109

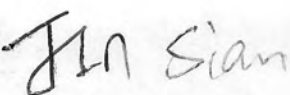
Phone: (415) 601 3869

Signature: 

7. Name: JEN SEAN SITU

Address: 1520 Hyde St
San Francisco CA 94109

Phone: (415) 706 8022

Signature: 

8. Name: chu cheng situ

Address: 1520 Hyde street
SF CA 94109

Phone: (415) 706 8013

Signature: 

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

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1 Name: *Rosemary Germaino*

Address:

*1338 Kearny St.
S.F. CA. 94133*

Phone: *(510) 575-6742*

Signature:

[Handwritten signature]

2. Name: *ANTHONY GERMAINO*

Address: *1338 KEARNY ST.
S.F. CA. 94133*

Phone: *415-608-5837*


Signature:

Anthony Germaino

3. Name: Joaquín Rodríguez

Address: 1762 Valencia St.
S.F. CA. 94110


Phone: (415) 319-3709

Signature: 

4. Name: Yolanda Favalaro

Address: 240 Bay Apt. 4256

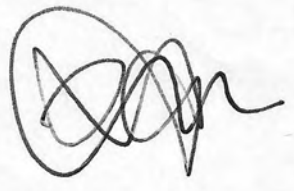
Phone: 415 397 1349

Signature: 

5. Name: Elvira Santiago

Address: 27 Woods Circle
SO. SF CA 94080

Phone: 415 505 9444

Signature: 


3. Name: *Angela Gernow*

Address: *1334 N. W. 1st* Phone: *1415-362-2374*

Signature: *Angela Gernow*

4. Name: *Emily Banuelos*


Address: *50 Chumaseo Dr #8A* Phone: *415-481-2701*

Signature: 

5. Name: *Maria Rodriguez*

Address: *1362 Valencia*
St. Apt. #4 S.F.
CA. 94110

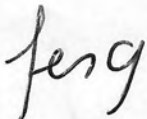
Phone: *(415) 632-9510*

Signature: 

6. Name: Estella Sanchez

Address: 333 1st St


Phone: 415-720-4767

Signature: 

7. Name: Stephanie Rodriguez

Address: 1362 Valencia St.

Phone: 415 671-9280


Signature: 

8. Name: Maria Ramey

Address: 742 Fillbert st.
5E

Phone:

510-402-3954

Signature: 

Tot Soccer	22103	M	10/28-12/16	9:30am-10:30am	3-5	\$35
Tot Soccer	22104	M	9/9-10/21	11:00am-12:00pm	3-5	\$30
Tot Soccer	22105	M	10/28-12/16	11:00am-12:00pm	3-5	\$35
Tot Soccer	22106	F	9/6-10/18	10:00am-11:00am	3-5	\$35
Tot Soccer	22107	F	10/25-12/13	10:00am-11:00am	3-5	\$35
Tot Soccer	22108	F	9/6-10/18	11:00am-12:00pm	3-5	\$35
Tot Soccer	22109	F	10/25-12/13	11:00am-12:00pm	3-5	\$35
Yoga - Gentle Hatha	22252	W	8/21-10/9	10:00am-11:00am	18+	\$48
Yoga - Gentle Hatha	22341	W	10/30-12/11	10:00am-11:00am	18+	\$36

BETTY ANN ONG CHINESE REC CENTER - 1199 Mason St @ Washington St; (415) 359-9103 ♿

ACTIVITY	COURSE#	DAYS	DATES	TIMES	AGES	FEES
★ After School Program - Betty Ann Ong	FULL	M-F	8/19-6/2	2:00pm-6:00pm	5-11	\$900
Ballroom Dancing	21759	T	8/20-12/17	1:00pm-3:00pm	55+	Free
Basketball Fundamentals	22132	W	9/4-10/9	5:30pm-6:30pm	8-13	\$30
Basketball Fundamentals	22133	W	10/23-12/4	5:30pm-6:30pm	8-13	\$30
Basketball Pee Wee Fundamentals	22155	W	9/4-10/9	4:30pm-5:30pm	5-7	\$30
Basketball Pee Wee Fundamentals	22156	W	10/23-12/4	4:30pm-5:30pm	5-7	\$30
Belly Dance Fitness-Gentle Impact	21762	W	8/21-12/18	2:00pm-3:00pm	55+	Free
Cantonese Dancing	21769	F	8/23-12/20	1:00pm-3:00pm	55+	Free
Cantonese Women's Club	21772	T	8/20-12/17	1:00pm-2:00pm	55+	Free
Chinese Folk Dance - Beginner - Girls	21863	Sa	8/24-12/14	12:00pm-1:00pm	6-11	\$72
Chinese Folk Dance Advanced - Girls	21865	Sa	8/24-12/21	2:30pm-4:30pm	12-20	\$96
Chinese Folk Dance Intermediate - Girls	21864	Sa	8/24-12/21	1:00pm-2:30pm	6-11	\$108
Mah Jong	21782	F	8/23-12/20	9:00am-12:00pm	55+	Free
Senior Chinese Opera Club	21794	Th	8/22-12/19	1:00pm-3:00pm	55+	Free
Tai Chi	22213	T	8/20-10/8	9:30am-10:30am	18+	\$16
Tai Chi	22331	T	10/29-12/10	9:30am-10:30am	18+	\$12
TLC at Betty Ann Ong	22973	M-F	8/19-6/4	2:00pm-6:00pm	5-11	\$900
Tot Soccer	22110	Th	8/29-10/10	9:30am-10:30am	3-5	\$35
Tot Soccer	22111	Th	10/31-12/19	9:30am-10:30am	3-5	\$35

BOEDDEKER PLGD - 246 Eddy St; ♿

ACTIVITY	COURSE#	DAYS	DATES	TIMES	AGES	FEES
Tot's Choice	21757	Sa	9/21-11/16	10:15am-11:45am	2-4	Free

CABRILLO PLGD - 851 38th Avenue @ Cabrillo Ave; (415) 386-1003 ♿

ACTIVITY	COURSE#	DAYS	DATES	TIMES	AGES	FEES
Archery & Adventure Camp	21456	M-W	8/26-8/28	9:00am-4:00pm	8-12	\$204
Archery & Adventure Camp	21474	M,Th,F	12/23-12/27	9:00am-4:00pm	8-12	\$204
Archery & Adventure Camp	21475	M,Th,F	12/30-1/3	9:00am-4:00pm	8-12	\$204
Beaded Light-Catchers And Ornaments	21809	M	8/26-11/18	10:30am-12:30pm	55+	Free
Belly Dance Fitness-Gentle Impact	21765	F	8/23-12/20	2:00pm-3:00pm	55+	Free

January 6, 2020

SENT VIA REGISTERED MAIL AND EMAIL TO: Samantha.Updegrave@sfgov.org

Samantha Updegrave
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission St.
Suite 400
San Francisco, CA 94103

RE: 1151 Washington St. – Proposed Addition

Ms. Updegrave:

Our firm represents Chu Fung, who lives with his family at 1165 Washington St., immediately west of the proposed double-storying project at 1151 Washington St. (“1151 Washington Expansion” or “Expansion”).

Mr. Fung and his family object to the Expansion. It appears the 1151 Washington Expansion involves a rear horizontal addition and a vertical addition to the existing 24’ tall structure. This includes excavation of a basement and a new 710 square foot roof deck that would include a covered outdoor kitchen. The proposed finished building would be 31’ tall, three (3) stories over the basement. The Expansion is out of scale for the neighborhood and would seriously impact the existing uses of the neighborhood.

This Expansion will have a substantial negative impact on views and cast long shadows over the adjacent Betty Fung Recreational Center operated for neighborhood children by CSF (agency). Mr. Fung raises these concerns about the Expansion for a number of reasons.

At the outset, this project will unnecessarily block the views of their neighbors. The bulk of the structure will also block sunlight and cast long shadows that will affect Mr. Fung’s backyard and existing views. We attach hereto renderings of how the proposed project would affect Mr. Fung (Exhibit A).

There is a strong community objection to the height of the project which will substantially shadow the adjacent neighbor, the recreational area (Betty Ong Recreational Center). The Betty Ong Recreational Center is under the jurisdiction of the San Francisco Recreation and Park Commission. Planning Code rules for this jurisdiction generally prohibit structures that cast a shadow over such rare and treasured community facilities. The Expansion will block the sun from major parts of the childrens’ playground during long periods of the year. The attached photograph shows what the shadowing looks like in the neighborhood’s existing state. The Expansion is likely to greatly amplify the existing shadowing (Exhibit B).

Mr. Fung's family and his other neighbors have gathered together for signature of a joint letter opposing the Expansion in its entirety. A copy of this is attached hereto (Exhibit C).

We are also concerned the proposed building might not be adequate structurally to support the additional load of the structure. It appears the building was constructed in 1940, so foundations may not up be to code. This is important as the structure looms over the children's playground. This could be disastrous in an earthquake or fire emergency.

The excavation might undercut lateral and subjacent support of the surrounding buildings and the sports courts at the Recreation Center. There has been no notice to adjacent landowners or mitigation plans as required by Civil Code § 832.

Previous seismic upgrades did not take into account the height of the new structure or the 12' excavation for the basement.

The Expansion is far too big for this small lot. The new obstructions to existing usage of the lots are such that the 1151 Washington owner would not be able to bring his garbage cans around the side of his house. There would simply not be enough space between the building and the neighboring fence. This is a health and safety issue.

Due to these concerns, we request a Discretionary Review of the Expansion. Given the significant shadowing concerns over the neighboring recreational center, we also request that the owners of 1151 Washington St., Ms. Kear and Mr. Davis, obtain a sun study to analyze the shadows that will cast onto the recreational center with the Expansion.

I can be reached at (415) 523-0302. My fax number is (415) 523-0302 (eFax) and my email is: ebrown@constructionlawyers.com.

Very truly yours,



Ernest C. Brown, Esq. PE

CC: McCall Baugh, mb@ernestbrown.com

EXHIBIT A

Current View:



Obstructed View (Below);



EXHIBIT B



360

Washington St

1185 Washington
© 2023 Google Earth

Google Earth

EXHIBIT C

Dear Neighbors,

I want to make you aware of a major construction project at 1151 Washington St. They are presently going through the planning stages but entails increasing the height 7ft to the existing building and building out another 18 ft back to the new height. This will undoubtedly affect many of the residents in the area. This project could possibly take over a year to complete. Ways it will impact us are:

1. Increase of noise during construction.
2. Airborne pollutants from constructions including dust, metal shavings, paint, asbestos, etc. which all blows uphill toward residents (east to west).
3. Parking spaces will be eaten up by construction crews. Parking spaces are already hard to find, let alone when there

is major construction in the area. Expect to look a lot harder for those precious spaces, and for spaces allocated to their construction crew from 7:00 am to 6:00 pm.

4. Blockage of sunlight, or shadows that the new construction casts.

5. Views of the Bay, Fisherman's Wharf, Coit Tower, Bay Bridge, Alcatraz San Francisco Skyline, Chinatown may be obscured or blocked.

Join me and others in protesting against the expansion at 1151 Washington St.

We all will be affected one way or another either in loss sleep, agonizing noise, health issues such as heart, lung, or anxiety problems, hair pulling frustration over parking, or just missing those pretty views. Thanks.

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name:

PATTY YEUNG

Address:

1457 A Powell St Phone: *415-433-1289*

Signature:

[Handwritten Signature]

2. Name:

Yan hua Mai

Address:

185 charter oak Ave Phone: *415-297-6996*

Signature:

[Handwritten Signature]

3. Name: Debbie Young

Address: 305 Grand Ave

Phone: 415-823-5283

Signature: 

4. Name: Frances Zhao

Address: 1484 33rd Ave

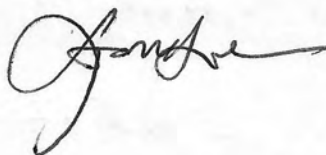
Phone: 415-335-2174

Signature: 

5. Name: Fanny Lee

Address: 631 38 Ave.

Phone: 415-831-8456

Signature: 

6. Name: MARY CHING

Address: 2825 LAWTON ST.
S.F. CA 94122

Phone: (415) 661-2919

Signature: 

7. Name:

Address:

Phone:

Signature:

8. Name:

Address:

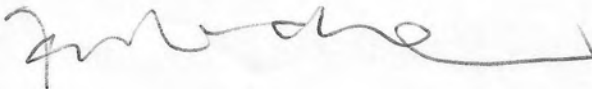
Phone:

Signature:

9. Name: Xia Lichen

Address: 131 Jasper PL
SF, CA

Phone: (415) 963-2740

Signature: 

10. Name: MARY SCARF

Address: 1918 Powell St

Phone: 415-240-0517

Signature: MARY SCARF

11. Name: Yan Ting wang


Address: 1005 Powell St

Phone: 415-646-6324

Signature: 

12. Name: Rob

Address: 1250 Taylor St. Phone:
S.F. CA. 94108

Signature: 

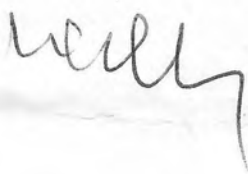
13. Name: Sengdara VonKoch

Address: 718 Long Bridge St Phone: 206-295-4768
San Francisco CA 94158

Signature:

14. Name: Walt Vonke

Address: 718 Long Bridge St Phone: 415 335 8952
SF, CA 94158

Signature: 

15. Name: ~~Just~~ Jenny Liang
Address: 1146 1/2 Washington St
S.F. CA 94102
Phone: 415-297-3585
Signature:

16. Name: Christine Welland
Address: 1615 Mason St. Phone:

Signature: C. Welland

17. Name: JOHN NASH
Address: 1319 20TH AVE Phone: 415 672-3296

Signature: John Nash

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name: ANNA FUNG

Address: 1165 WASHINGTON
ST SF CA 94108

Phone: (415) 509-7211

Signature:



2. Name: Charles Chan

Address: 1175 Washington
SF, CA 94108

Phone: 415-570-9282

Signature:



3. Name: Wanyi Liang

Address: 438 Lisbon Street Phone: (415) 823-6916
San Francisco, CA 94112

Signature: Wanyi Liang


4. Name: Angela Wu

Address: 1175 Washington, Phone:
SF, CA 94108

Signature: 


5. Name: Sheila Ahi

Address: 1175 Washington Phone:
SF, CA 94108

Signature: 


6. Name: Nancy Leung

Address: 1175 Washington St. Phone: (870) 289-3216
Apt. 2 SF, CA 94188

Signature: 


7. Name: Eva Yu

Address: 900 Jackson St APT 11 Phone: (415) 279-8111

Signature: 

8. Name: SIRINYA NUALSOM


Address: 1320 A 20th Ave Phone: 415-299-1397

Signature: 

3. Name: Vin ~~Wan~~

Address: 761 Clay St


Phone: 415-362-2161

Signature: 

4. Name: Cherry Kwan

Address: 1135 Hyde Street Apt #15

Phone: (415) 632-8996

Signature: 

5. Name:

Address:


Phone:

Signature:

24. Name: Daniel Nguyen

Address: 1000 Powell St. #33
San Francisco, CA 94109

Phone: 50-935-4406

Signature: 

25. Name:

Address:

Phone:

Signature:

26. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

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1. Name: *fei yu Tang*

Address: *650 GILMAN ST* Phone: *415-776-2123*

Signature: *fei yu Tang*

2. Name: *David Seid*

Address: *650 GILMAN ST* Phone: *415-290-3421*


Signature: *David K. Seid*

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and
development at 1151 Washington St, San Francisco,
CA on any or all grounds for various reasons including
increase noise, reduced parking, increase in
dust/debris, blockage of views including any other
factors involving environmental concerns, or issues
arising in the quality of life (medical reasons, stress,
loss of sleep, etc.).

1. Name:  SITU CAWAI

Address: 809 STACTON^{PM} 302 Phone: 415-819-1269

Signature: 

2. Name: 

Address: 224 YALE Phone: 415-987-2506

Signature: 

3. Name: YeXian Xue

Address:

224 Yale Street.
San Francisco, CA 94134

Phone: 415-867-1061

Signature:



4. Name:

Address:

Phone:

Signature:

5. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name: Raymond Seid

Address: 650 Gilman Ave. Phone: (702) 338-7142

Signature: Raymond Seid

2. Name: Yee Fuug

Address: 650 Gilman Av Phone: 405 922 2299

Signature: 

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1. Name: Kristen Fung

Address: 2424 Wate St

Phone: 925 918 7817

Signature:



2. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name: *Brie Gentile*

Address: *555 Mission Rock
SF, 94158*

Phone: *415. 802.8408*

Signature: *Brie*

2. Name: *Neil Gentile*

Address: *555 Mission Rock St
SF, 94158*

Phone:

Signature:

Neil

3. Name: Robert Ramey

Address: 742 Filbert St Phone: 832-475-1033
San Francisco, CA

Signature:

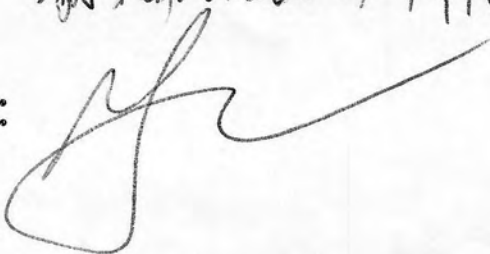
4. Name: Vince Vigil

Address: 533 Vallejo St Phone: 415-850-0809
San Francisco, CA 94133

Signature: 

5. Name: NERE GONSALES

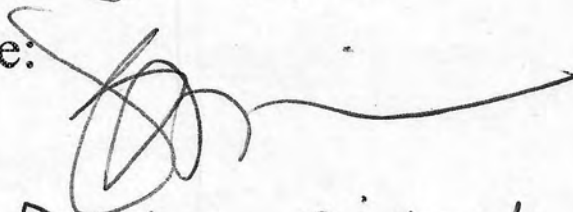
Address: 1101 FRANCIS ST Phone:
San Francisco CA 94109

Signature: 

6. Name: Jamie Vigil

Address: 533 Vallejo St. Phone: 650.548.1111
SF 94133

Signature:



7. Name: Daniel Richards

Address: 650 Chestnut St Phone: 415 624 7689
SF 94133


Signature:



8. Name: Vivian Renteria

Address: Phone: 415-504-0117

Signature:



Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

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1 Name: Xiao Feng Liu

Address: 554 24th Ave.
SF, CA 94121

Phone: 415-533-9280

Signature: 

2. Name: Mei Lan Liu

Address: 2300 Van Ness Ave.
SF, CA 94109

Phone: 415-794-6788

Signature: 

3. Name: Cyns Eng

Address: 1255 Washington St. Phone: (415) 264-1961
S.F., CA 94108

Signature:

4. Name: Donald Giusti

Address: 1225 Washington St #202 Phone: (415) 385-1204

Signature: Donald Giusti

5. Name: Pearl Kato

Address: 1225 WASHINGTON ST #202 Phone: 415-706-5130

Signature: PKato


Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

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1 Name: Hank Fung

Address: 728 Pacific Ave
SF CA 94108

Phone: 425-963-6978

Signature: 

2. Name: Brandon Fung

Address: 728 Pacific Ave.
San Francisco, CA 94108

Phone: 425-223-7536

Signature: 

3. Name: Wayne JOE ENG.

Address: 1255 Washington St Phone: (415) 308-9548
S.F. 94108

Signature:



4. Name: ANNIE ENG

Address: 1255 Washington St Phone: (415) 405-5899
94108

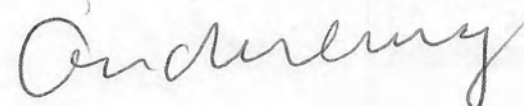
Signature:



5. Name: Archer Eng & Andrew ENG


Address: 1253 Washington St Phone:
94108 415-441-1917

Signature:



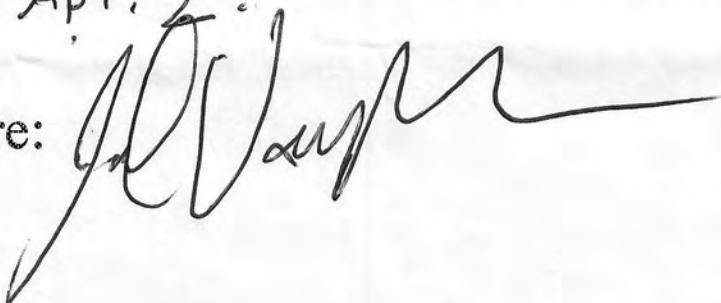
6. Name: Matthew McCarthy

Address: 1175 Washington St. Phone: 916-342-3064
Apt 1.

Signature: 

7. Name: Jamil Vaughn

Address: 1175 Washington St. Phone:
Apt. 2.

Signature: 

8. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

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1 Name: *DANNY FONG*

Address: *1154 1/2 Washington ST. S.F. CA 94108* Phone: *415-279-4849*

Signature: *Danny Fong* *8-20-2019*

2. Name: *Yuting Zhang*

Address: *1135 Hyde St Apt 5 San Francisco CA 94109* Phone: *415-533-7307*

Signature: *[Handwritten Signature]*

9. Name: LI YING SU

Address: 27 ROSS S.F. 94108 Phone: (415) 420-5824

Signature: LI YING SU

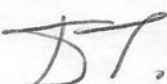
10. Name: Gia Turner

Address: 30 Washburn St. #3 Phone: 415.866-3088
S.F. CA 94103

Signature: 

11. Name: DAYMIAN TURNER


Address: 30 WASHBURN ST. #3 Phone: 415.224.9912
S.F. CA 94103

Signature: 

12. Name: Danny Liang

Address: 555 Mission Rock St
San Francisco, CA 94158

Phone: 415-601-1424

Signature: 

13. Name:

Address:

Phone:

Signature:

14. Name:

Address:

Phone:

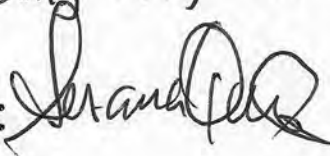
Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name: Susana Quong

Address: 260 Westridge Ave Phone: 415 846-2268
Daly City CA 94015

Signature: 

2. Name: Jee Quong

Address: 260 Westridge Ave Phone: 415 596 9277
Daly City, CA. 94015

Signature: 

3. Name: GLORIA LEE

Address: 472
WASHINGTON ST
S.F. CALIF

Phone: 415 775-5497

Signature:


4. Name: Tina Fung

Address: 1165 Washington Phone: 415-609-93

Signature: 

5. Name: Vicki Pompei

Address: 650 GILMAN AVE Phone: 510.673-1342

Signature: 

6. Name: Becky Weaver

Address: 650 Gilman Ave
San Francisco, CA
94124

Phone: 352-210-4083

Signature: Becky Weaver

7. Name: Carmen Leowong

Address: 650 Gilman Ave
San Francisco
CA 94124

Phone: (650) 520-4352

Signature: Carmen Leowong

8. Name:

Address:

Phone:

Signature:

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name: Lei Wang

Address: 1524 Hyde st
San Francisco CA 94109

Phone: (415) 608 4709

Signature: 

2. Name: Ken Tam

Address: 1524 Hyde st
San Francisco CA 94109

Phone: (415) 608 1829

Signature: 

3. Name: KWOK FAI TAM

Address: 1524 Hyde St
San Francisco CA 94109

Phone: (415) 350 1182

Signature: KWOK FAI TAM

4. Name: LONG KAM ZUM

Address: 1524 Hyde St
San Francisco CA 94109

Phone: (415) 741 9703

Signature: Fung Kam Zum

5. Name: ^{Simon Tam} 1524 Hyde St
SF CA 94109

Address:

Phone: (415) ~~307 118~~
307 1831

Signature: Simon

6. Name: HUO Yi Yu

Address: 1520 Hyde St
SF, CA 94109

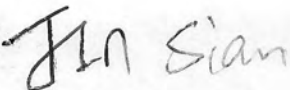
Phone: (415) 601 3869

Signature: 

7. Name: JEN SEAN SITU

Address: 1520 Hyde St
San Francisco CA 94109

Phone: (415) 706 8022

Signature: 

8. Name: chu cheng situ

Address: 1520 Hyde street
SF CA 94109

Phone: (415) 706 8013

Signature: 

Opposition to Construction\Development of Property
at 1151 Washington St, San Francisco CA.

I hereby oppose the construction, reconstruction, and development at 1151 Washington St, San Francisco, CA on any or all grounds for various reasons including increase noise, reduced parking, increase in dust/debris, blockage of views including any other factors involving environmental concerns, or issues arising in the quality of life (medical reasons, stress, loss of sleep, etc.).

1 Name: *Rosemary Germaino*

Address:

*1338 Kearny St.
S.F. CA. 94133*

Phone: *(510) 575-6742*

Signature:

[Handwritten signature]

2. Name: *ANTHONY GERMAINO*

Address: *1338 KEARNY ST.
S.F. CA. 94133*

Phone: *415-608-5837*


Signature:

Anthony Germaino

3. Name: Joaquín Rodríguez

Address: 1762 Valencia St.
S.F. CA. 94110


Phone: (415) 319-3709

Signature: 

4. Name: Yolanda Favalaro

Address: 240 Bay Apt. 4256

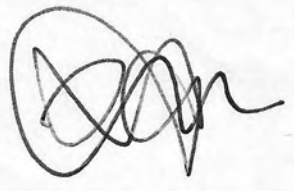
Phone: 415 397 1349

Signature: 

5. Name: Elvira Santiago

Address: 27 Woods Circle
SO. SF CA 94080

Phone: 415 505 9444

Signature: 

3. Name: *Angela Gernow*

Address: *1334 N. W. 1st* Phone: *1415-362-2374*

Signature: *Angela Gernow*

4. Name: *Emily Banuelos*


Address: *50 Chumaseo Dr #8A* Phone: *415-481-2701*

Signature: 

5. Name: *Maria Rodriguez*

Address: *1362 Valencia*
St. Apt. #4 S.F.
CA. 94110

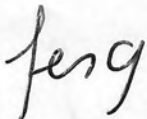
Phone: *(415) 632-9510*

Signature: 

6. Name: Estella Sanchez

Address: 333 1st St


Phone: 415-720-4767

Signature: 

7. Name: Stephanie Rodriguez

Address: 1362 Valencia St.

Phone: 415 671-9280


Signature: 

8. Name: Maria Ramey

Address: 742 Fillbert st.
5E

Phone:

510-402-3954

Signature: 

Tot Soccer	22103	M	10/28-12/16	9:30am-10:30am	3-5	\$35
Tot Soccer	22104	M	9/9-10/21	11:00am-12:00pm	3-5	\$30
Tot Soccer	22105	M	10/28-12/16	11:00am-12:00pm	3-5	\$35
Tot Soccer	22106	F	9/6-10/18	10:00am-11:00am	3-5	\$35
Tot Soccer	22107	F	10/25-12/13	10:00am-11:00am	3-5	\$35
Tot Soccer	22108	F	9/6-10/18	11:00am-12:00pm	3-5	\$35
Tot Soccer	22109	F	10/25-12/13	11:00am-12:00pm	3-5	\$35
Yoga - Gentle Hatha	22252	W	8/21-10/9	10:00am-11:00am	18+	\$48
Yoga - Gentle Hatha	22341	W	10/30-12/11	10:00am-11:00am	18+	\$36

BETTY ANN ONG CHINESE REC CENTER - 1199 Mason St @ Washington St; (415) 359-9103 ♿

ACTIVITY	COURSE#	DAYS	DATES	TIMES	AGES	FEES
★ After School Program - Betty Ann Ong	FULL	M-F	8/19-6/2	2:00pm-6:00pm	5-11	\$900
Ballroom Dancing	21759	T	8/20-12/17	1:00pm-3:00pm	55+	Free
Basketball Fundamentals	22132	W	9/4-10/9	5:30pm-6:30pm	8-13	\$30
Basketball Fundamentals	22133	W	10/23-12/4	5:30pm-6:30pm	8-13	\$30
Basketball Pee Wee Fundamentals	22155	W	9/4-10/9	4:30pm-5:30pm	5-7	\$30
Basketball Pee Wee Fundamentals	22156	W	10/23-12/4	4:30pm-5:30pm	5-7	\$30
Belly Dance Fitness-Gentle Impact	21762	W	8/21-12/18	2:00pm-3:00pm	55+	Free
Cantonese Dancing	21769	F	8/23-12/20	1:00pm-3:00pm	55+	Free
Cantonese Women's Club	21772	T	8/20-12/17	1:00pm-2:00pm	55+	Free
Chinese Folk Dance - Beginner - Girls	21863	Sa	8/24-12/14	12:00pm-1:00pm	6-11	\$72
Chinese Folk Dance Advanced - Girls	21865	Sa	8/24-12/21	2:30pm-4:30pm	12-20	\$96
Chinese Folk Dance Intermediate - Girls	21864	Sa	8/24-12/21	1:00pm-2:30pm	6-11	\$108
Mah Jong	21782	F	8/23-12/20	9:00am-12:00pm	55+	Free
Senior Chinese Opera Club	21794	Th	8/22-12/19	1:00pm-3:00pm	55+	Free
Tai Chi	22213	T	8/20-10/8	9:30am-10:30am	18+	\$16
Tai Chi	22331	T	10/29-12/10	9:30am-10:30am	18+	\$12
TLC at Betty Ann Ong	22973	M-F	8/19-6/4	2:00pm-6:00pm	5-11	\$900
Tot Soccer	22110	Th	8/29-10/10	9:30am-10:30am	3-5	\$35
Tot Soccer	22111	Th	10/31-12/19	9:30am-10:30am	3-5	\$35

BOEDDEKER PLGD - 246 Eddy St; ♿

ACTIVITY	COURSE#	DAYS	DATES	TIMES	AGES	FEES
Tot's Choice	21757	Sa	9/21-11/16	10:15am-11:45am	2-4	Free

CABRILLO PLGD - 851 38th Avenue @ Cabrillo Ave; (415) 386-1003 ♿

ACTIVITY	COURSE#	DAYS	DATES	TIMES	AGES	FEES
Archery & Adventure Camp	21456	M-W	8/26-8/28	9:00am-4:00pm	8-12	\$204
Archery & Adventure Camp	21474	M,Th,F	12/23-12/27	9:00am-4:00pm	8-12	\$204
Archery & Adventure Camp	21475	M,Th,F	12/30-1/3	9:00am-4:00pm	8-12	\$204
Beaded Light-Catchers And Ornaments	21809	M	8/26-11/18	10:30am-12:30pm	55+	Free
Belly Dance Fitness-Gentle Impact	21765	F	8/23-12/20	2:00pm-3:00pm	55+	Free

Changes made to the Project as a result of Mediation:

Prior to starting the design process for the Davis project, they discussed it with Clayton Timbrell. He said that if the south wall of your addition did not go back further than the north side of his property, that he would support the project.

The design presented took that into consideration only encroaching 17' into the Davis' rear yard, well within their required set back. This puts the south wall of the proposed addition approximately 10' North of Clayton's North Property line. It puts the Davis' proposed structure approximately 15' from the Timbrell Residence.

It should be noted that the Timbrell residence has a roof top deck which extends to the edge of it's East wall.

After viewing our proposed design, the Timbrells decided not to support the Davis' rooftop deck contrary to their previous agreement.

Response to Discretionary Review Request Question #1

After reviewing the existing and proposed site plans, they were indeed inaccurate and have been corrected. However, the correction, based on the County's parcel maps, find that Clayton's property is 10' further south than previously depicted, thus giving his property even more space between his residence and the proposed addition at 1151.

Response to Discretionary Review Request Question #2

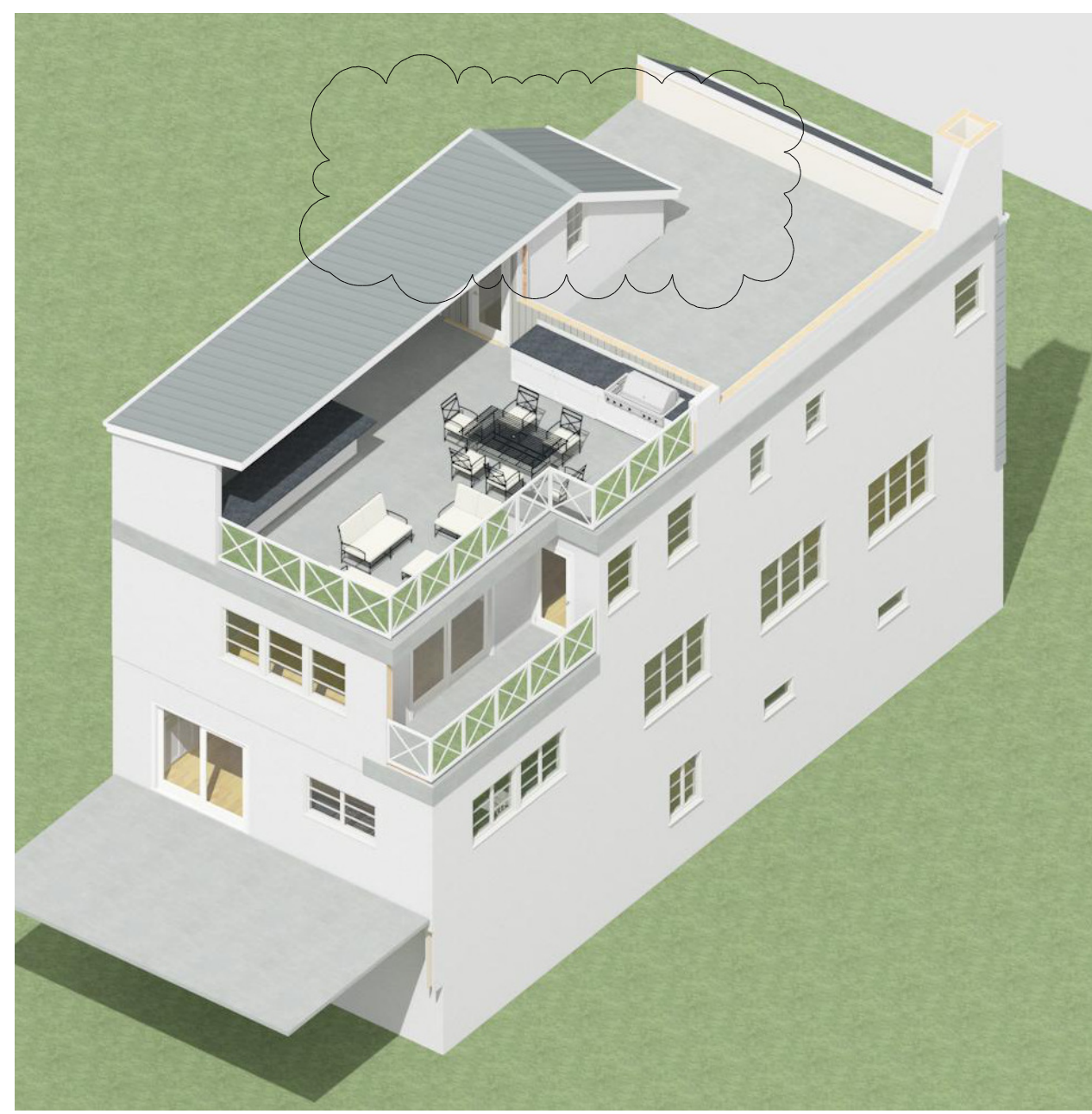
The proposed addition is approximately 10' North of the Timbrells North property line. This leaves their entire frontage unincumbered by any structures proposed by the Davis family.

Response to Discretionary Review Request Question #3

At a mediation, Clayton Timbrell proposed an alternative roof top deck design in which the south wall of the roof top deck would be moved 12' north of the proposed structure's south wall. At that time Clayton Timbrell had also mentioned that if the Davis' supported his proposed 4th floor addition, that he would withdraw his DR.

After careful consideration, the Davis' decided to offer a compromise of moving the roof top deck 6' North, instead of 12'. This compromise also asked that the Timbrells move their existing roof top deck rail 6' to the West. It should be noted that moving this rail, inhibits the Davis' view of their own park like rear yard.

At this time, this matter has not been resolved.



GREEN BUILDING NOTES

A minimum of 65% of the non-hazardous construction and demolition waste generated at the site shall be diverted to an offsite recycle, diversion, or salvage facility per CGC4.4408
 An operation and maintenance manual will be provided to the building occupant or owner per CGC 4.410.1

Upon request, verification of compliance with this code (CGB) may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance.

NEW CONSTRUCTION TO MEET THE FOLLOWING APPLICABLE CODES AND STANDARDS

CALIFORNIA BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL CODES 2019 EDITIONS
 ENERGY EFFICIENCY STANDARDS
 FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS 2019
 2019 EDITION OF THE CALIFORNIA BUILDING AND ENERGY CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

General Notes

MEASUREMENTS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD. WHEN LAYOUT OR DETAIL QUESTIONS ARISE, THE DESIGNER SHOULD BE CONTACTED.

LEGAL DESCRIPTION OF EXISTING AND PROPOSED BUILDING AFTER ALTERATIONS

TYPE OF CONSTRUCTION V
 3 stories. First story includes garage and living space
 Present use: Residential 27-1
 Occupancy Class: R-3

SINGLE FAMILY RESIDENCE (one dwelling unit)

Contractor Information

Rockaway Construction, Inc.

400 Old County Road #3
 Pacifica, CA. 94044

Scope of Work

Basement/Garage Level: Excavate and construct retaining walls and slab floor to create 417 square foot basement room for storage. Add shear wall and anchors per Engineer TBD.

1st Level Living Space: Remove existing windows at southern elevation and existing kitchen fixtures. Build new 417 square foot eat in kitchen per plan. Convert existing laundry area to pantry.

2nd Level Bedrooms: Remodel existing master bedroom to create two bedrooms. Re-purpose existing bathroom to create new laundry room. Add new stairway to new roof top deck. Re-purpose existing south west bedroom for master bath. Build new 328 square foot master bedroom with walk in closets and 79 square foot veranda with railings.

New 3rd Level: Create new T10 square foot roof top deck including covered outdoor kitchen per plan with a 136 square foot conditioned stairwell

Site Analysis

1 Lot Coverage

A Area of lot: 3,575 square feet plus or minus	
B Lot covered by structures with roofs: (including garage)	1,820 square feet
C Total lot coverage:	1,820 square feet or 23%
D Proposed addition:	694 square feet
E Total lot coverage after proposed project:	2,514 square feet or 32%
F Maximum floor area ratio allowed	3,329 square feet

2 Floor Area (excluding garage)

A Area of existing residence:	1,410 square feet
B Area of proposed living space at first floor:	694 square feet
C Total conditioned floor area after proposed project:	2,104 square feet

3 Gross Floor Area Calculation:

A Existing Gross floor area of basement level:	970 square feet
B Existing Gross floor area of 1st Level:	1,040 square feet
C Existing Gross floor area of 2nd level:	1,040 square feet
D Total Existing Gross floor area:	3,050 square feet
E Proposed Gross floor area of basement level:	485 square feet
F Proposed Gross floor area of 1st Level:	415 square feet
G Proposed Gross floor area of 2nd level:	415 square feet
H Proposed Gross floor area of Roof level:	870 square feet
J Total Gross floor area: (Existing and Proposed)	5,235 square feet

Sheet Index

Sheet 1	Site Plan and analysis
Sheet 2	Existing and Proposed Floor Plans
Sheet 3	Existing and Proposed Floor Plans
Sheet 4	Existing and Proposed Floor Plans
Sheet 5	Proposed Elevations
Sheet 6	Existing vs. Proposed Elevations
Sheet 7	Cross Section Detail
Sheet 8	Color Renderings / Roof Plan
Sheet 9	West Side Impact Study
Sheet 10	Survey / Existing House location map

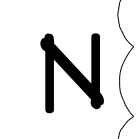
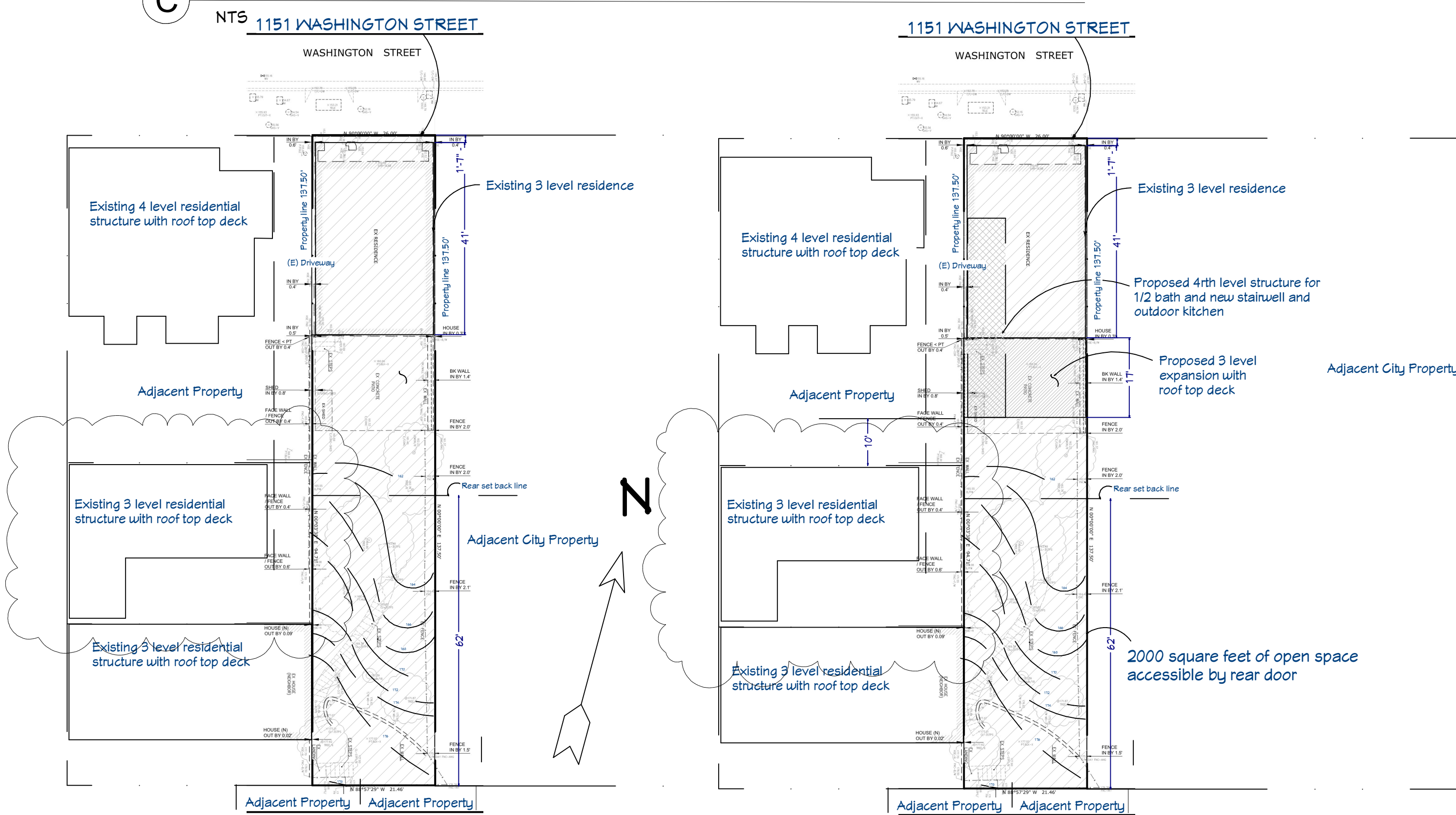
Revised 2 DEC 20

Designed by:
 Scott Cimrrell
 Mission Addition, Inc.
 217 Roberts Road
 Pacifica, CA. 94044
 phone: 925-934-2584
 scimrrell@aol.com

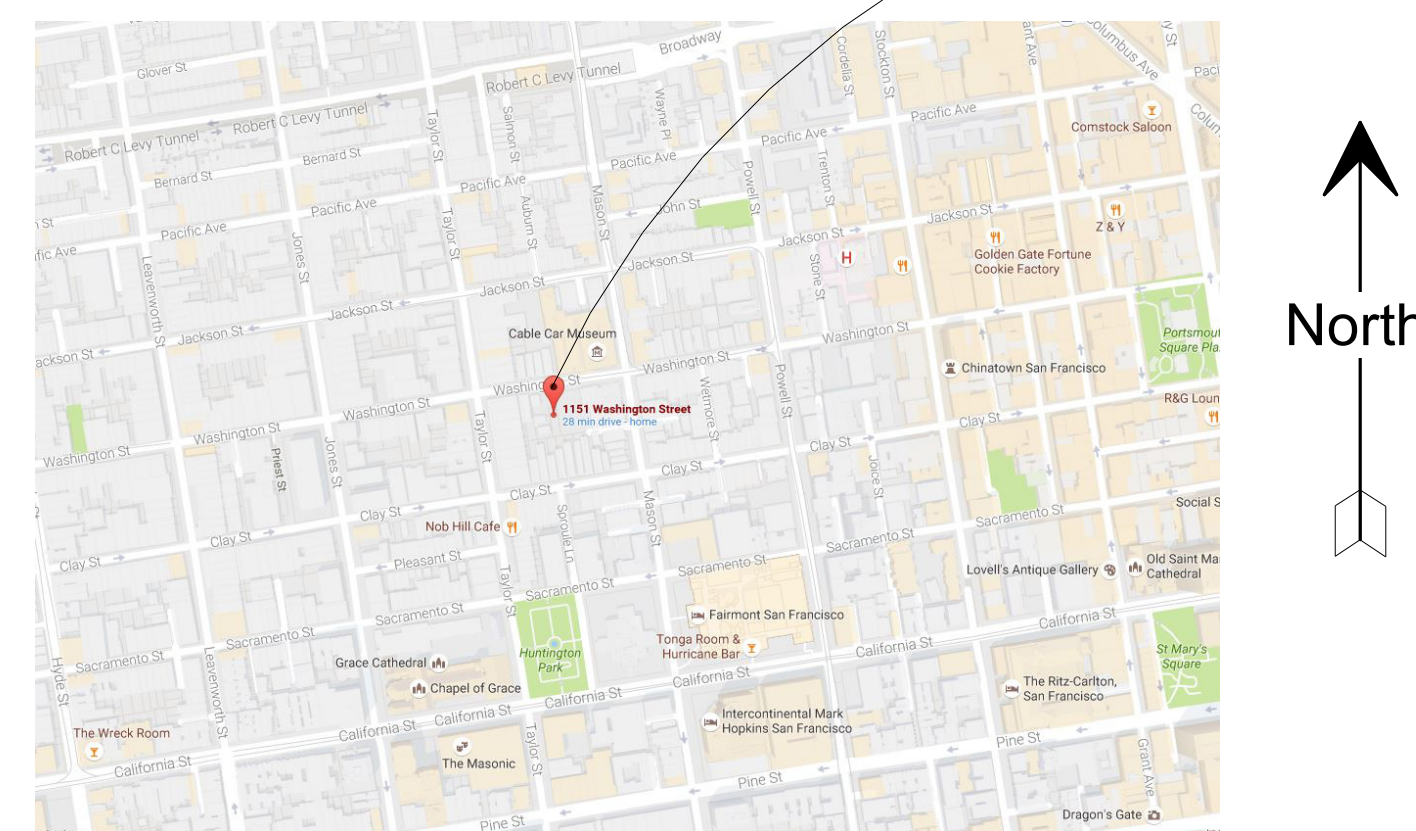
Site Plan / Notes

DAVIS RESIDENCE
 1151 Washington St.
 San Francisco, CA 94104
 APN 021 3025

C Proposed Overview



Vicinity Map



B Existing Site Plan

1" = 20'

A Proposed Site Plan

1" = 20'

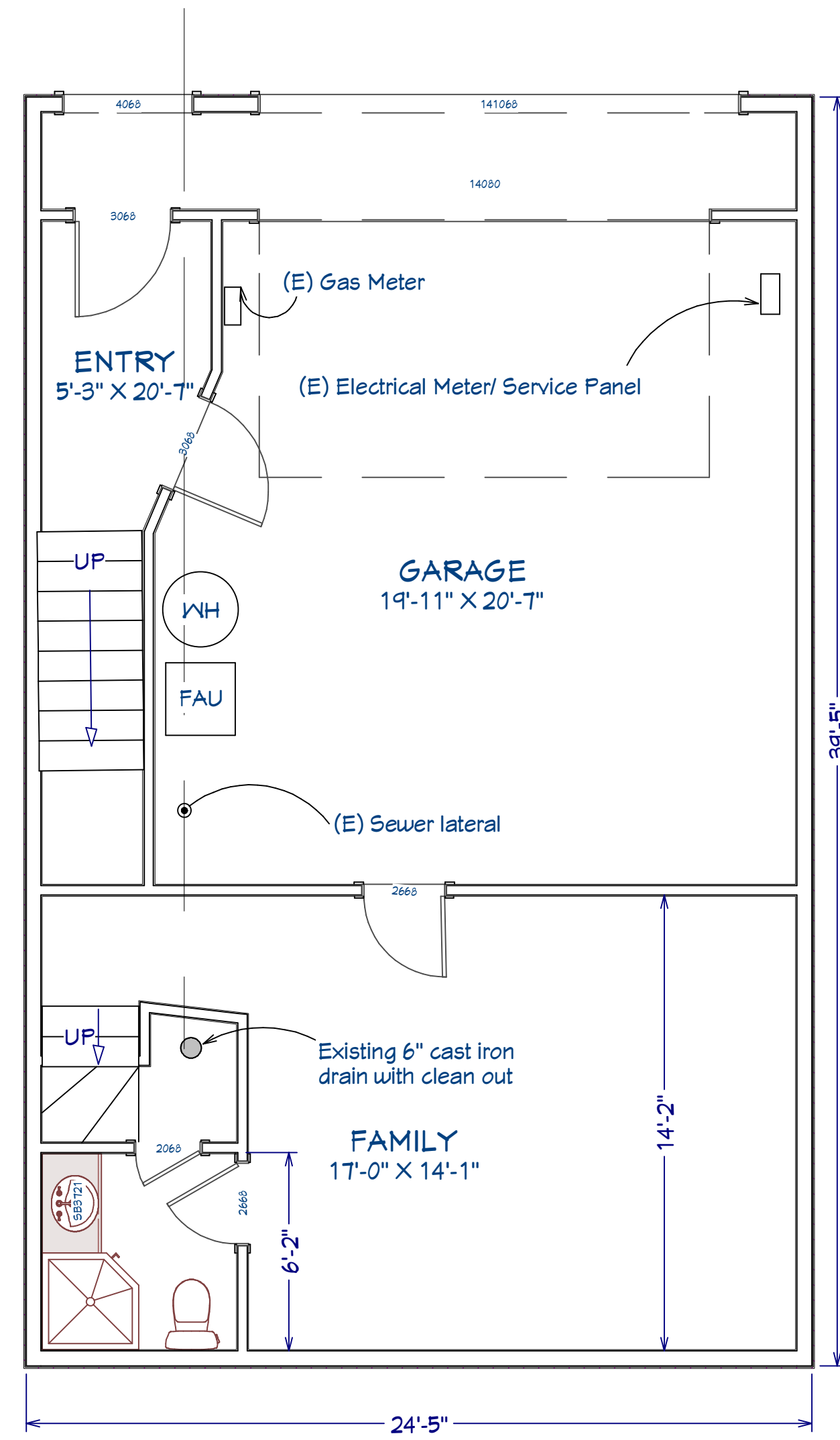
Note: Site Plan for 1157 Washington St. was prepared using a survey located on Sheet 10 of this plan set. The three properties to the West were laid out using County Parcel Maps and Google Earth. The relationship of those existing structures to their prospective property lines is approximate.

GREEN BUILDING NOTES

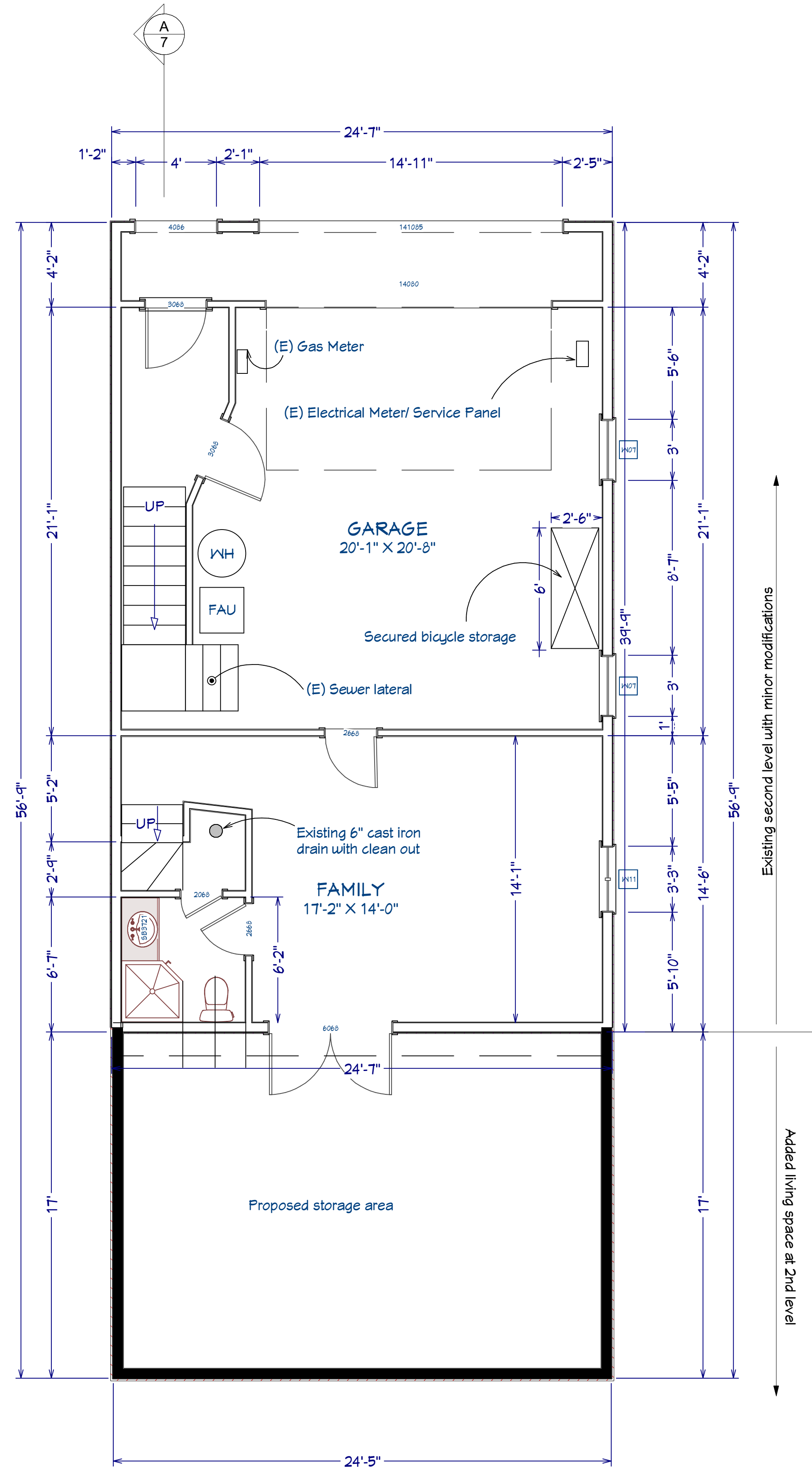
Paints and coatings shall comply with V.O.C. limits per CGC4.504.2.2
 Aerosol paints and coatings shall meet the Product-weighted
 MIRlimists for ROC and other requirements per CGC40504.1
 Documentation will be provided, at the request of the Building Division,
 to verify compliance with VOC finish materials per CGC4.504.2.4

Where resilient flooring is installed, at least 80% of the floor area receiving resilient
 flooring will comply with requirements per CGC40504.4
 Hardwood plywood, particleboard and medium density fiberboard composite wood
 products used on the interior and exterior of the building shall comply with the low
 formaldehyde emission standards per CGC4.504.4

Building materials with visible signs of water damage shall not be installed.
 Wall and floor framing shall not be enclosed when framing members exceed
 19% moisture content. Moisture content shall be checked prior to finish material
 being applied per CGC4.505.3



B Existing Garage/ Basement Level Floor Plan
 1/4" = 1'- 0"



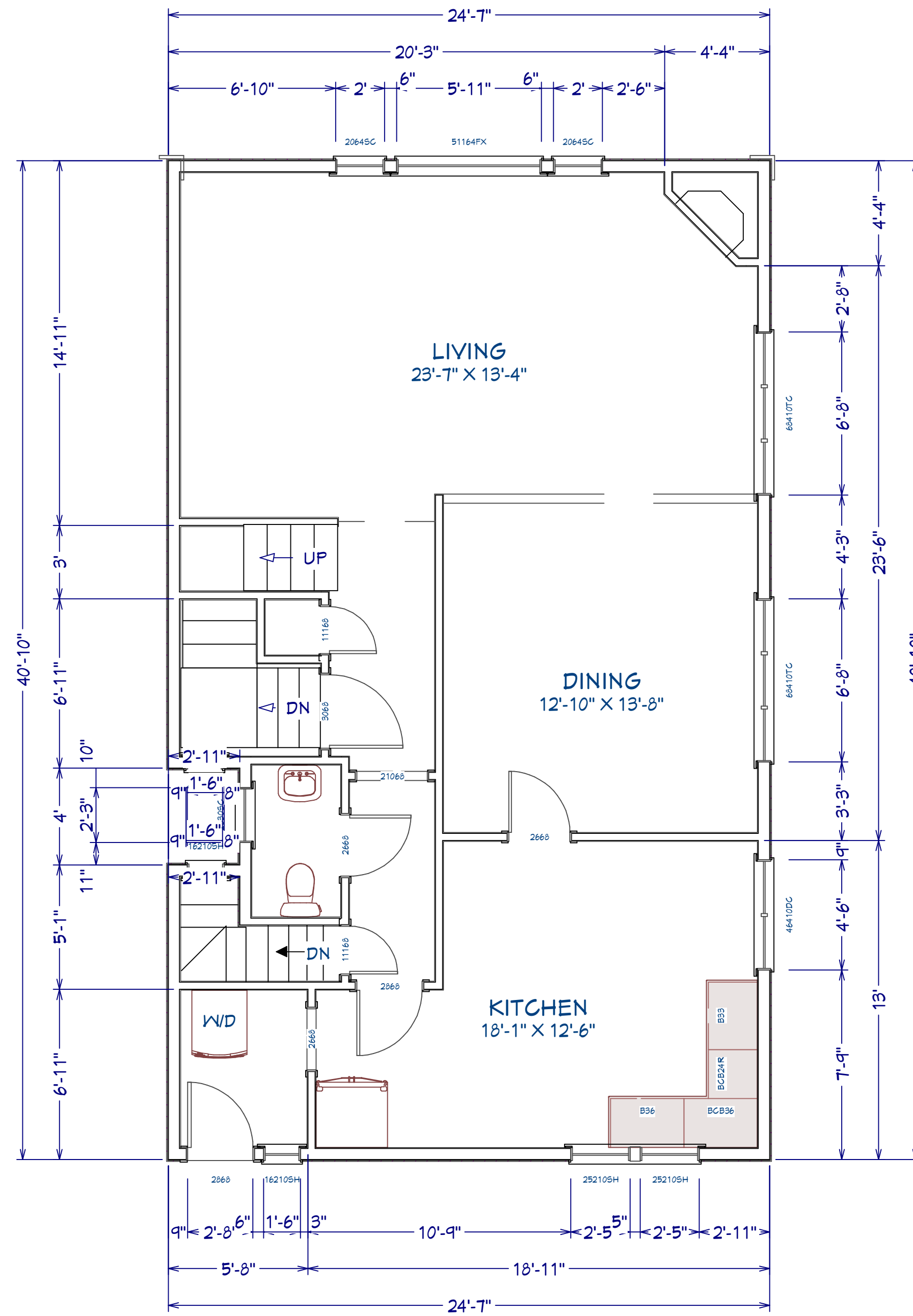
A Proposed Garage/ Basement Level Floor Plan
 1/4" = 1'- 0"

Revised 2 DEC 20

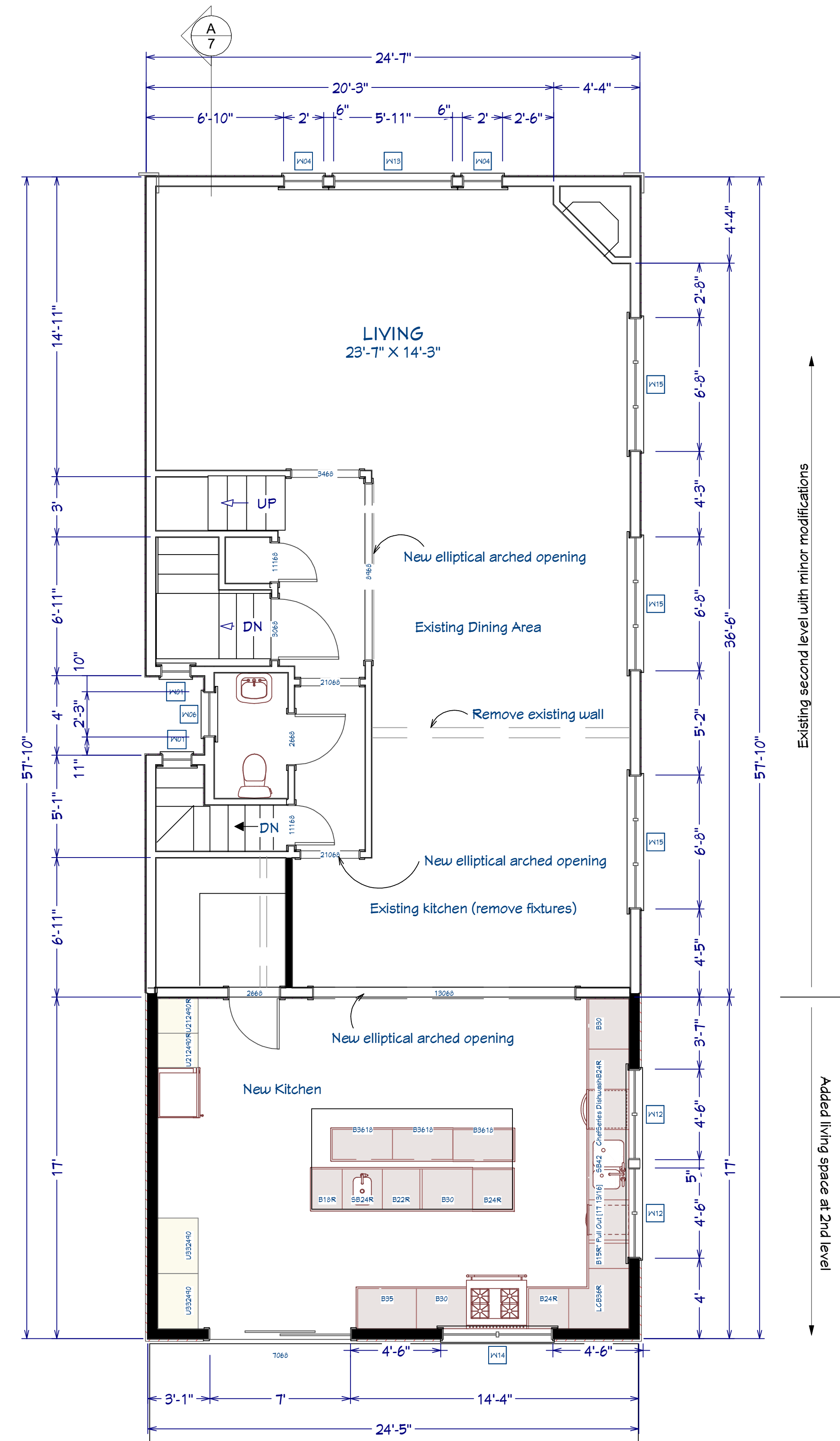
Designed by:
 Scott Cirimeli
 Mission Addition, Inc.
 217 Roberts Road
 Pacifica, CA 94044
 phone: 925.934.2584
 scirimeli@aol.com

Existing / Proposed Floor Plans /
 Electrical Plans

DAVIS RESIDENCE
 1151 Washington St.
 San Francisco, CA 94109
 APN 021 3025



B Existing First Level Floor Plan



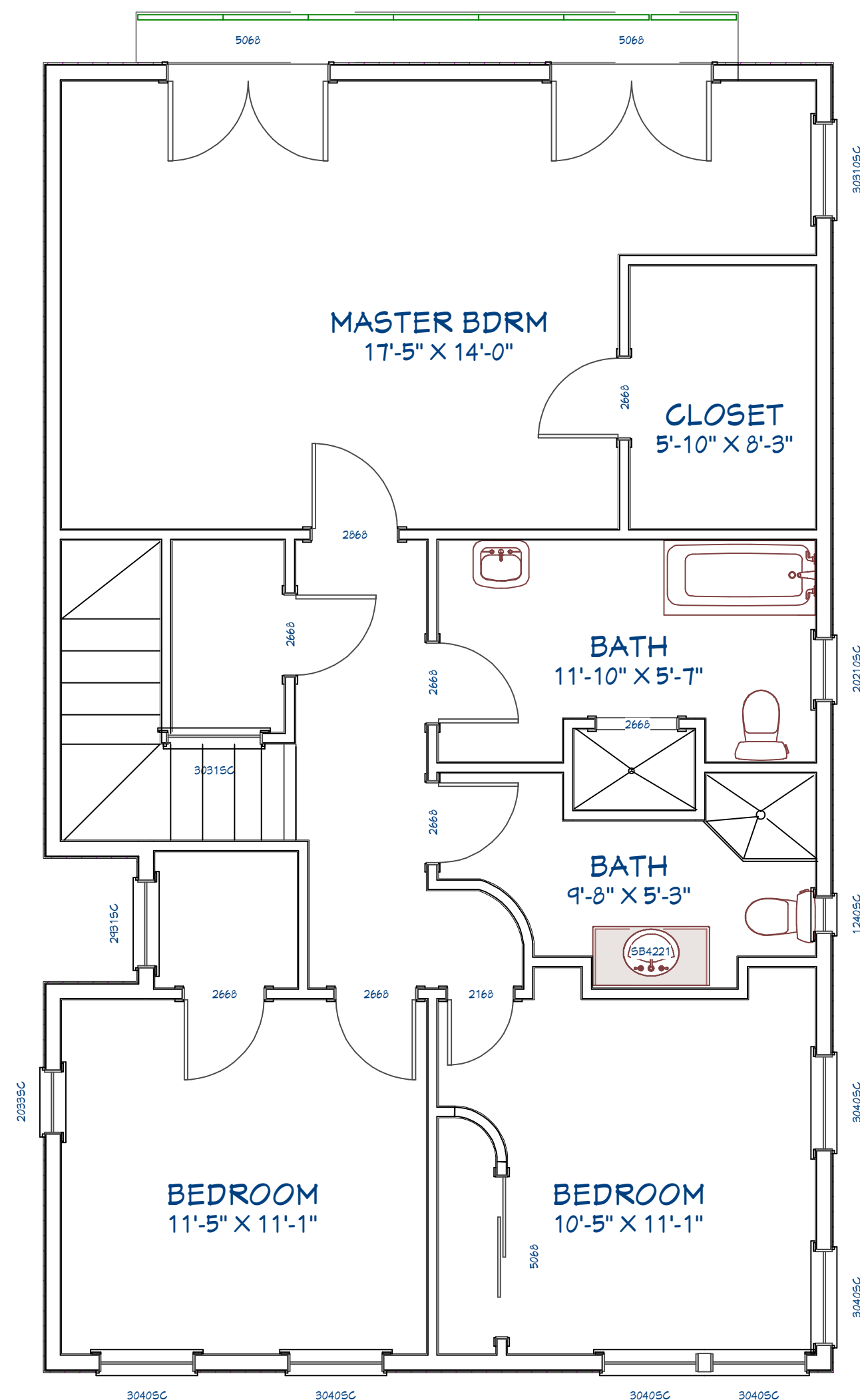
A Proposed First Level Floor Plan

DAVIS RESIDENCE
 1151 Washington St
 San Francisco, CA 94109
 APN 021 3025

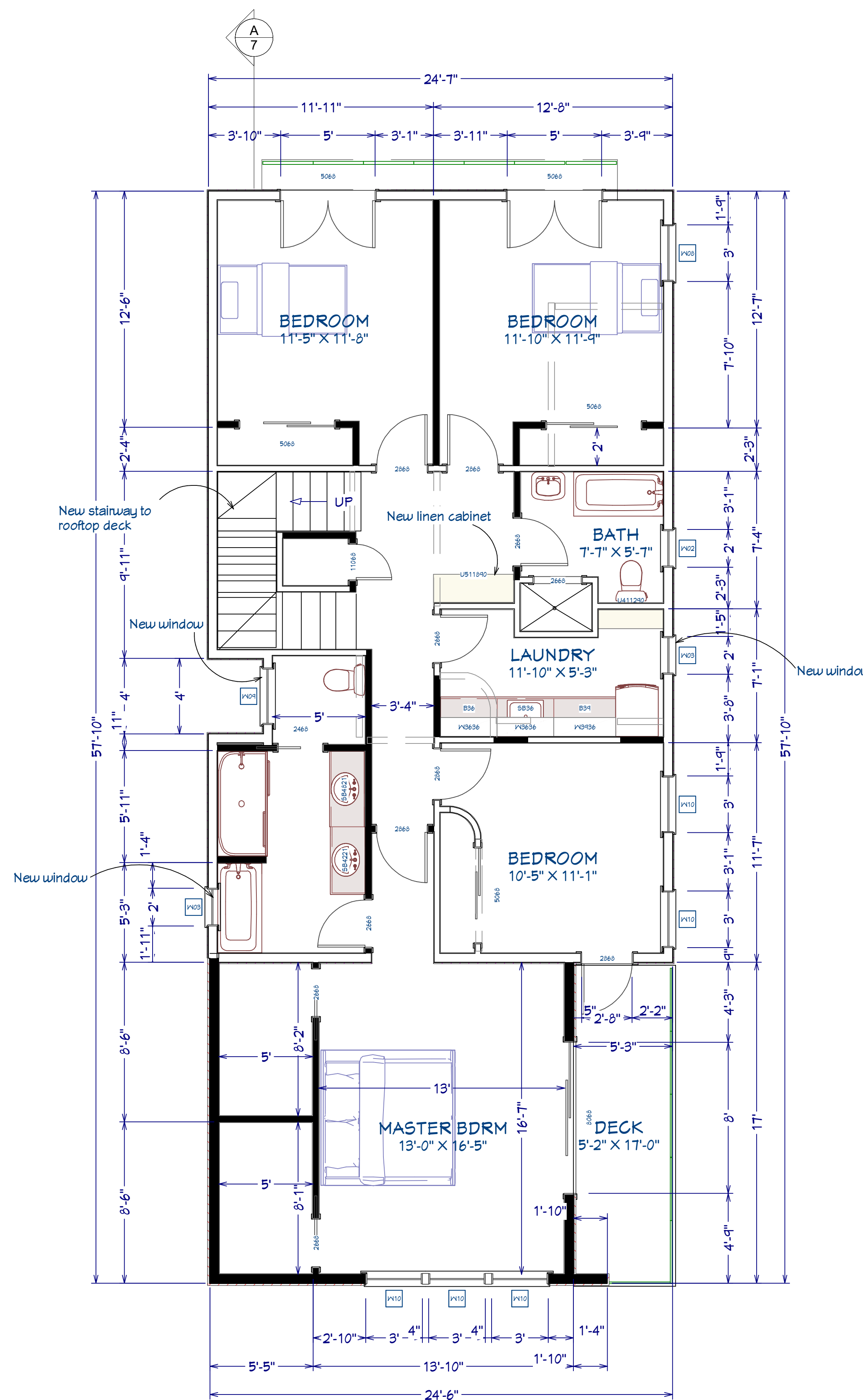
Existing / Proposed Floor Plans

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 217 Roberts Road
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 scimmieli@aol.com

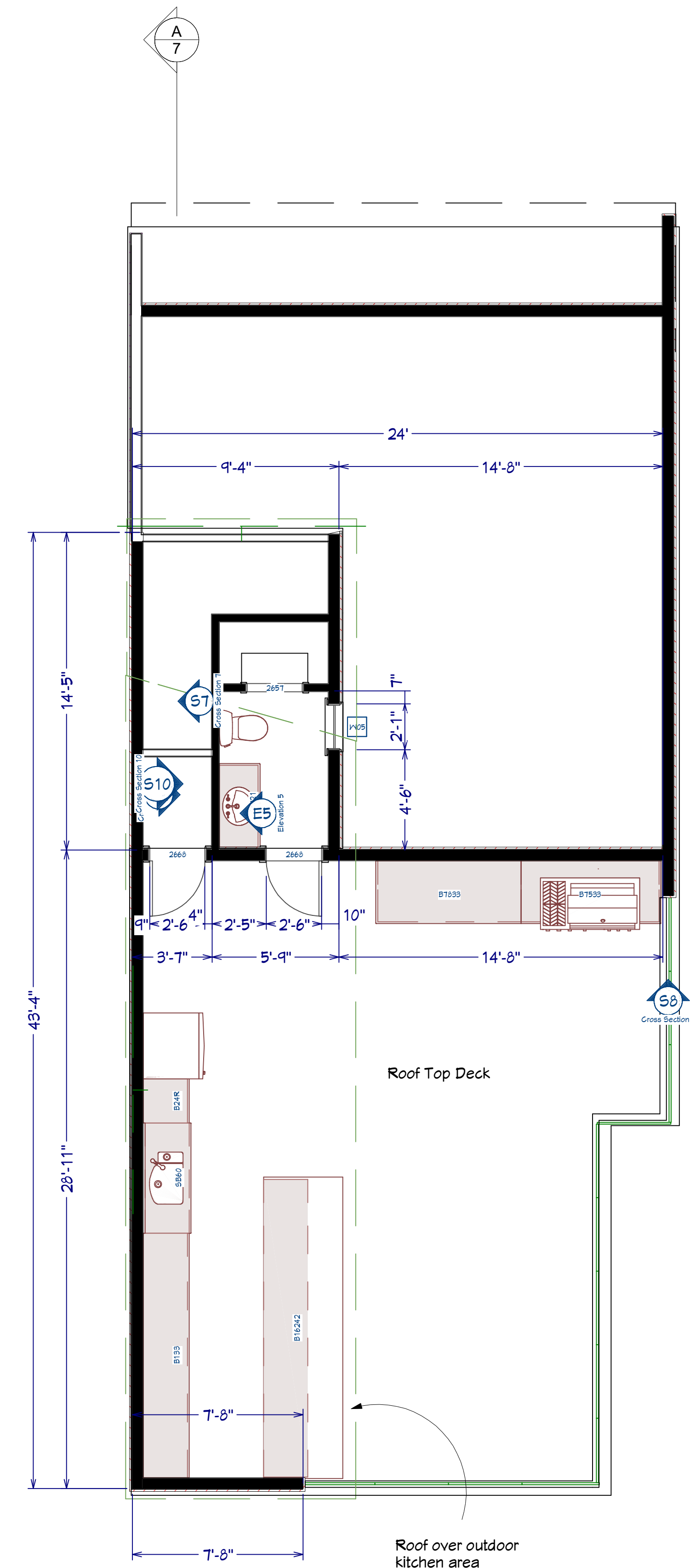
Revised 2 DEC 20



C Existing Second Level Floor Plan
1/4" = 1'-0"



B Proposed Second Level Floor Plan
1/4" = 1'-0"



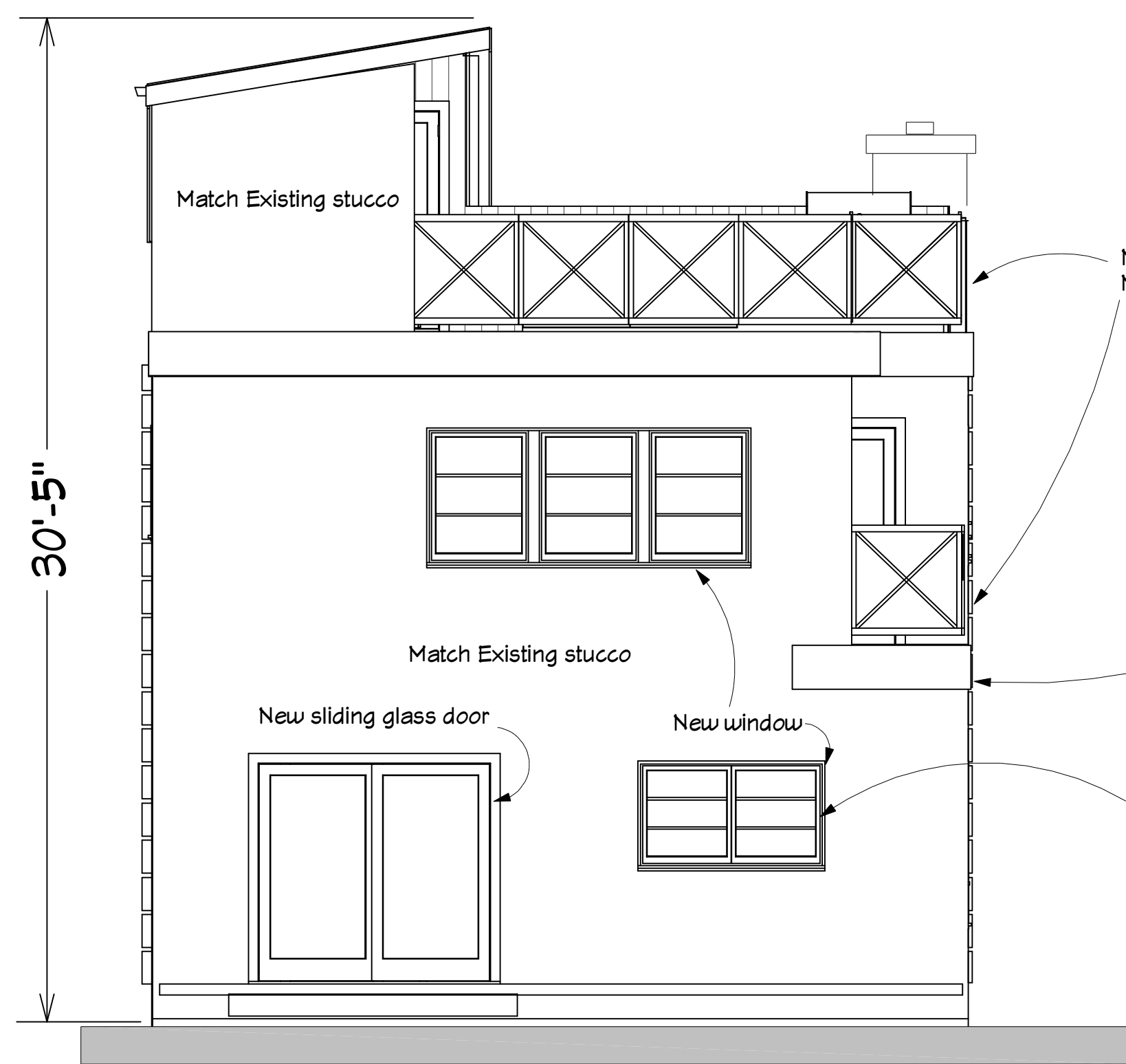
A Proposed Third Level Floor Plan
1/4" = 1'-0"

DAVIS RESIDENCE
1151 Washington St.
San Francisco, CA 94109
AFN 021 3025

Existing / Proposed Floor Plans

Designed by:
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217 Roberts Road
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phone: 925.934.2584
scirimeli@aol.com

Revised 2 DEC 20



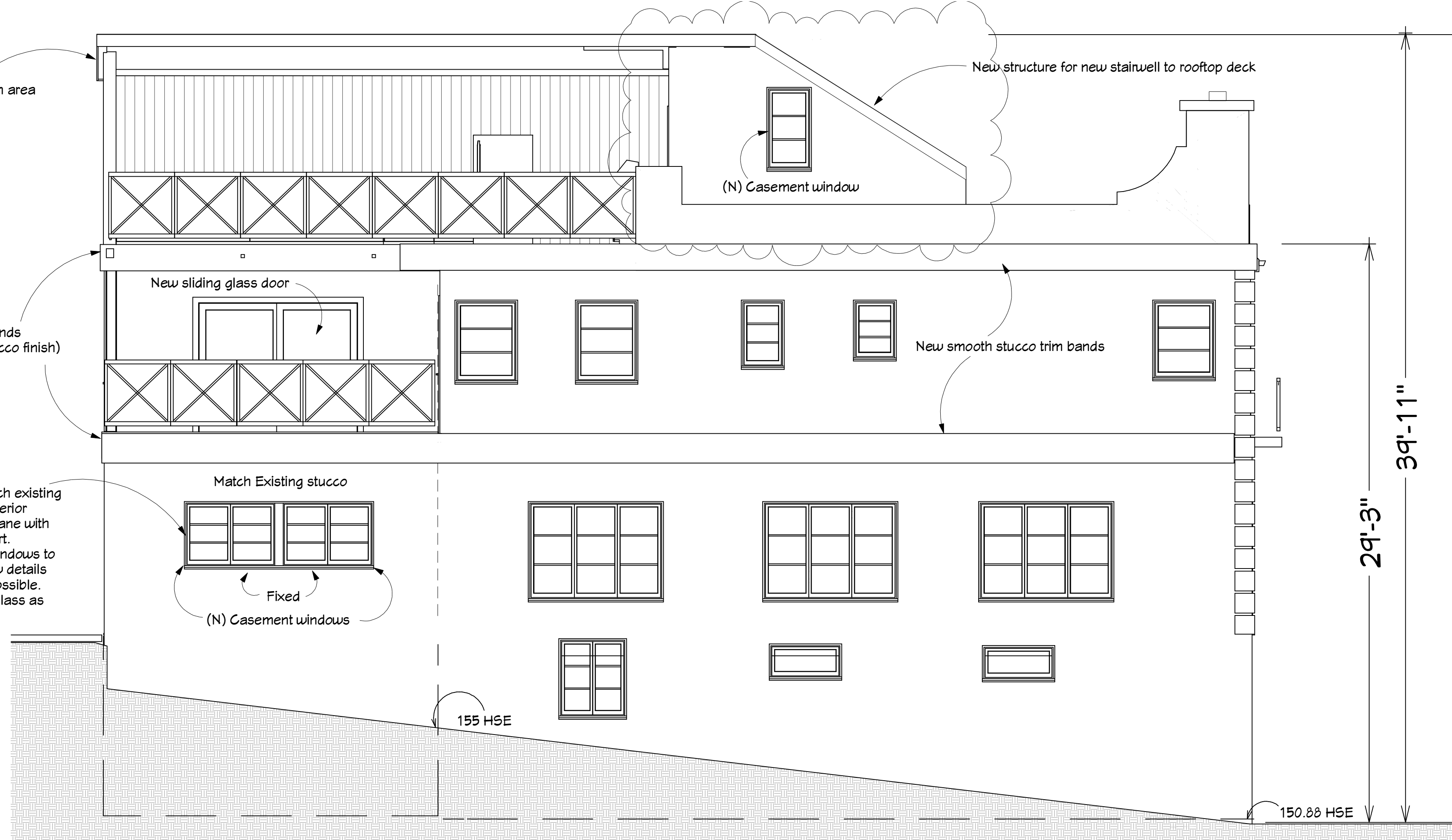
D Proposed South Elevation (Rear)
1/4" = 1'-0"

New roof over new outdoor kitchen area

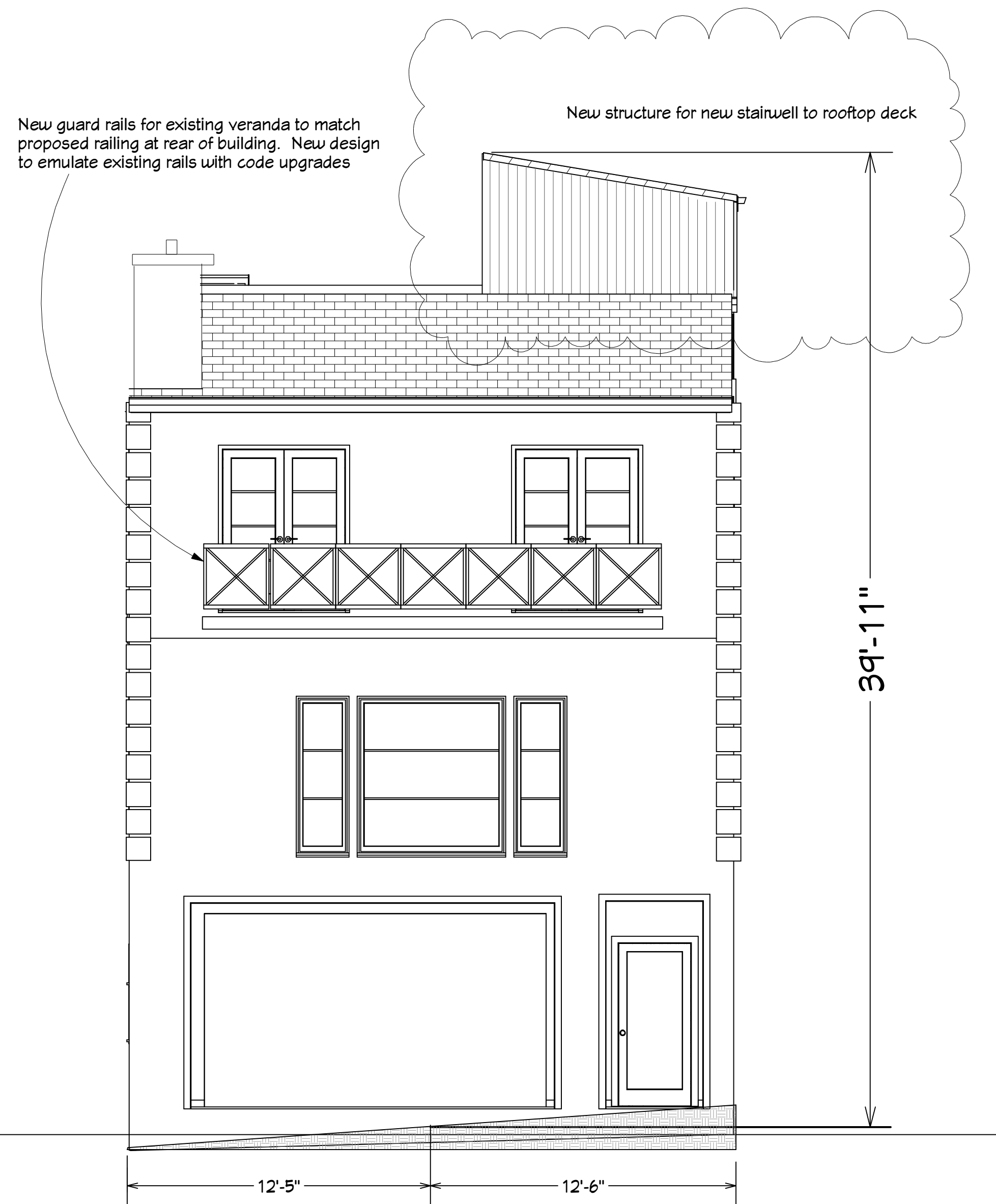
New guard rails at roof top deck and Master Bedroom veranda

New trim bands (smooth stucco finish)

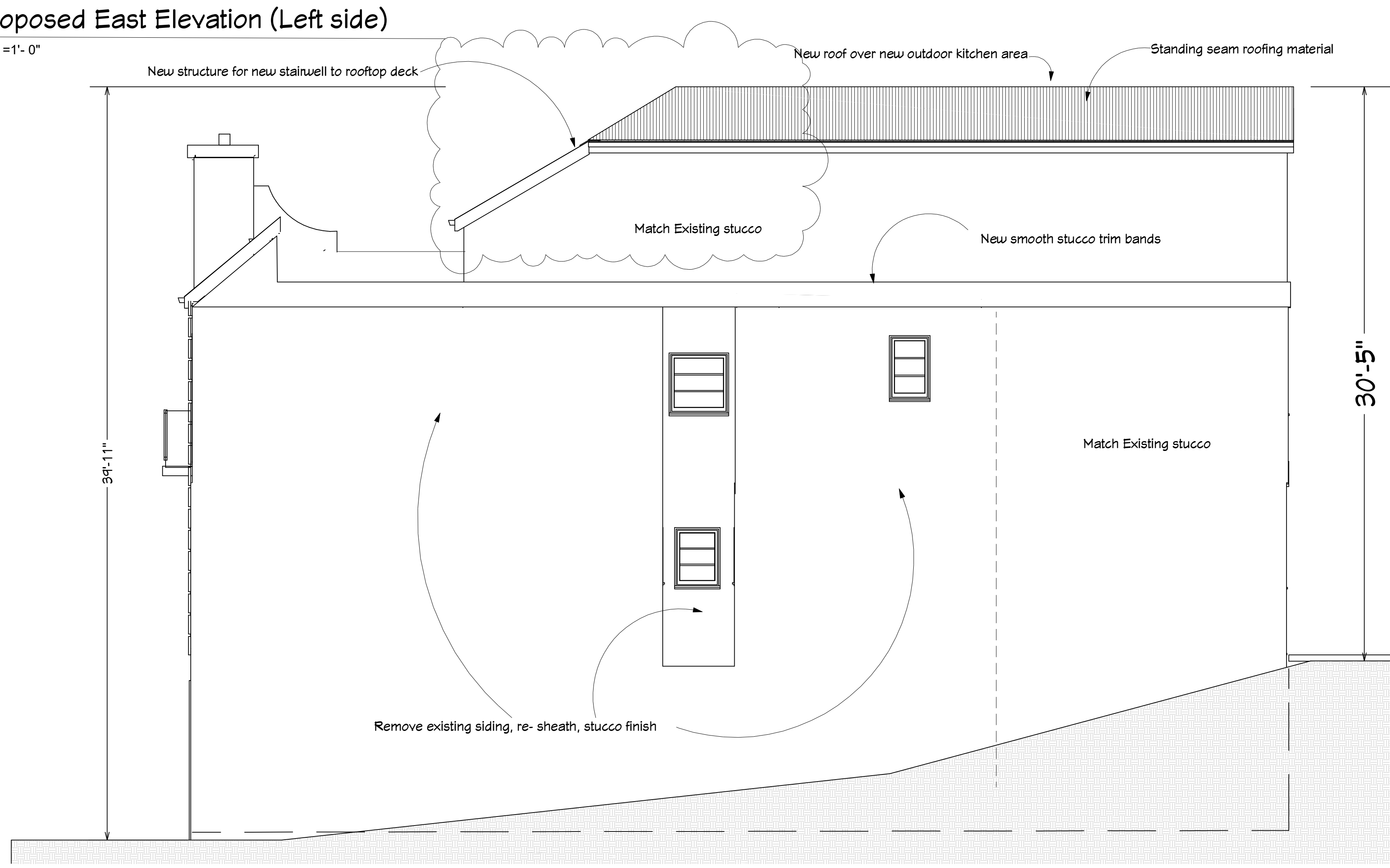
New Marvin [®] windows to match existing windows with sills, trim and exterior grids. New windows be dual pane with specifications per Title 24 report. Representative from Marvin Windows to come measure existing window details and match them as close as possible. Exterior cladding may be fiberglass as existing windows are painted.



B Proposed East Elevation (Left side)
1/4" = 1'-0"



C Proposed North Elevation (Front)
1/4" = 1'-0"



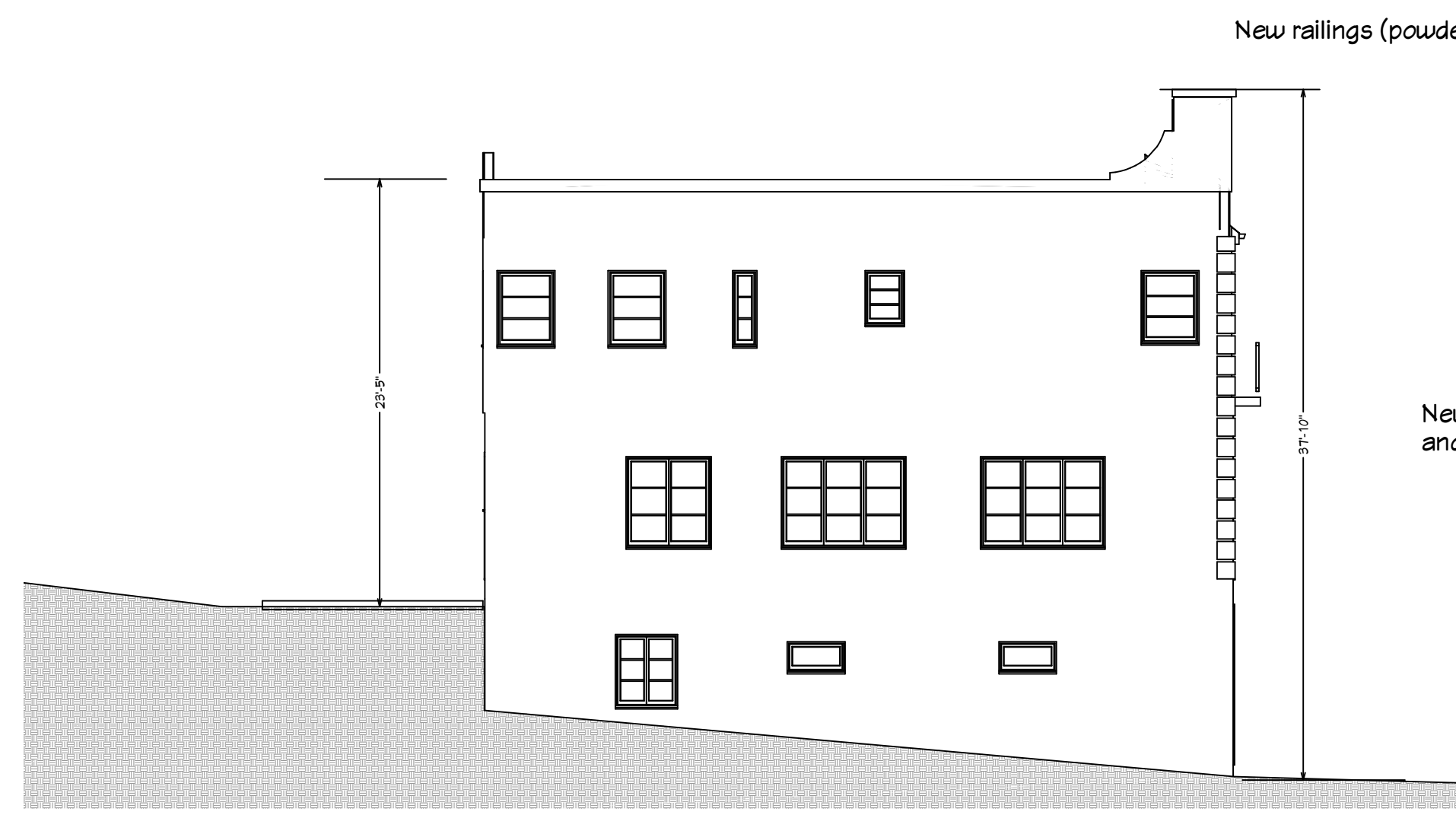
A Proposed West Elevation (Right side)
1/4" = 1'-0"

Revised 2 DEC 20

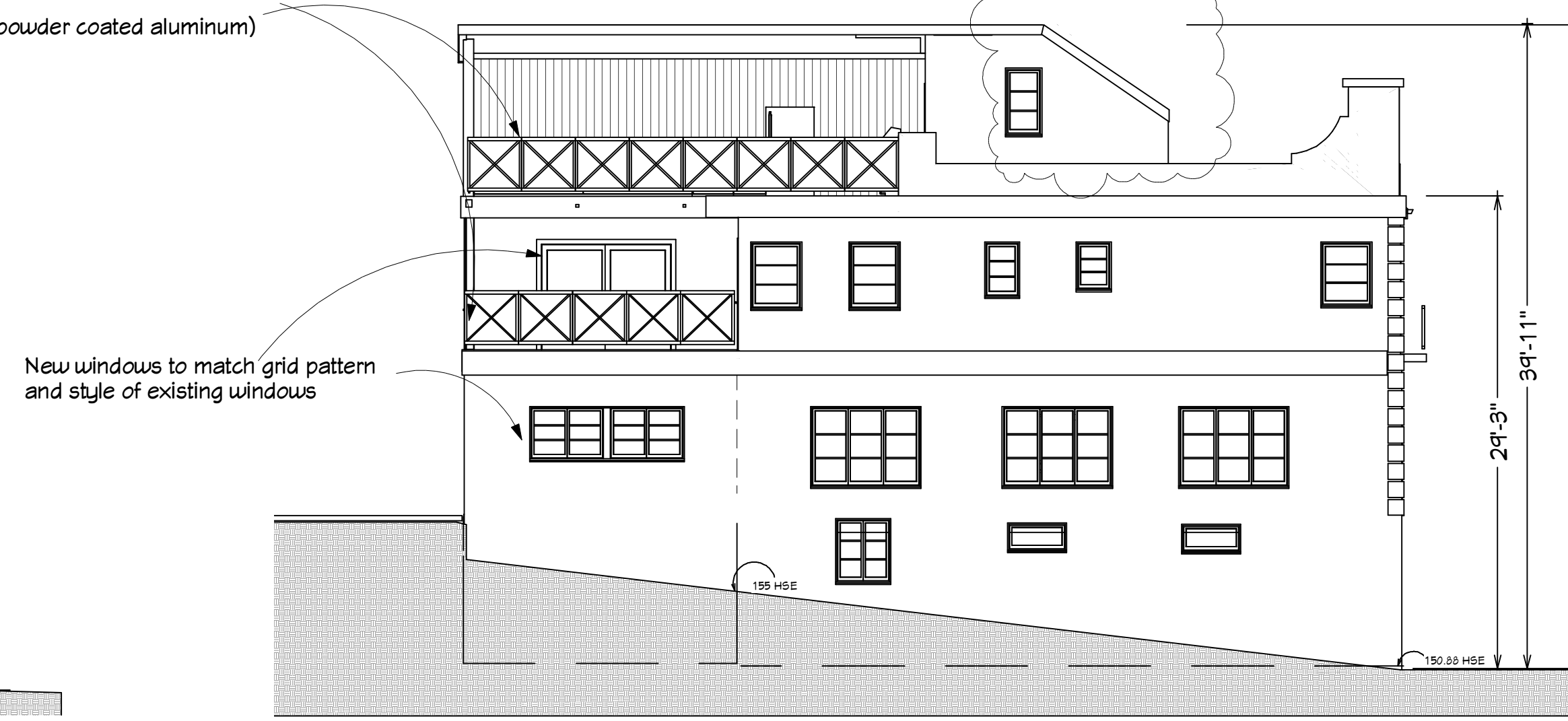
Designed by:
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scimelli@aol.com

Proposed Elevations

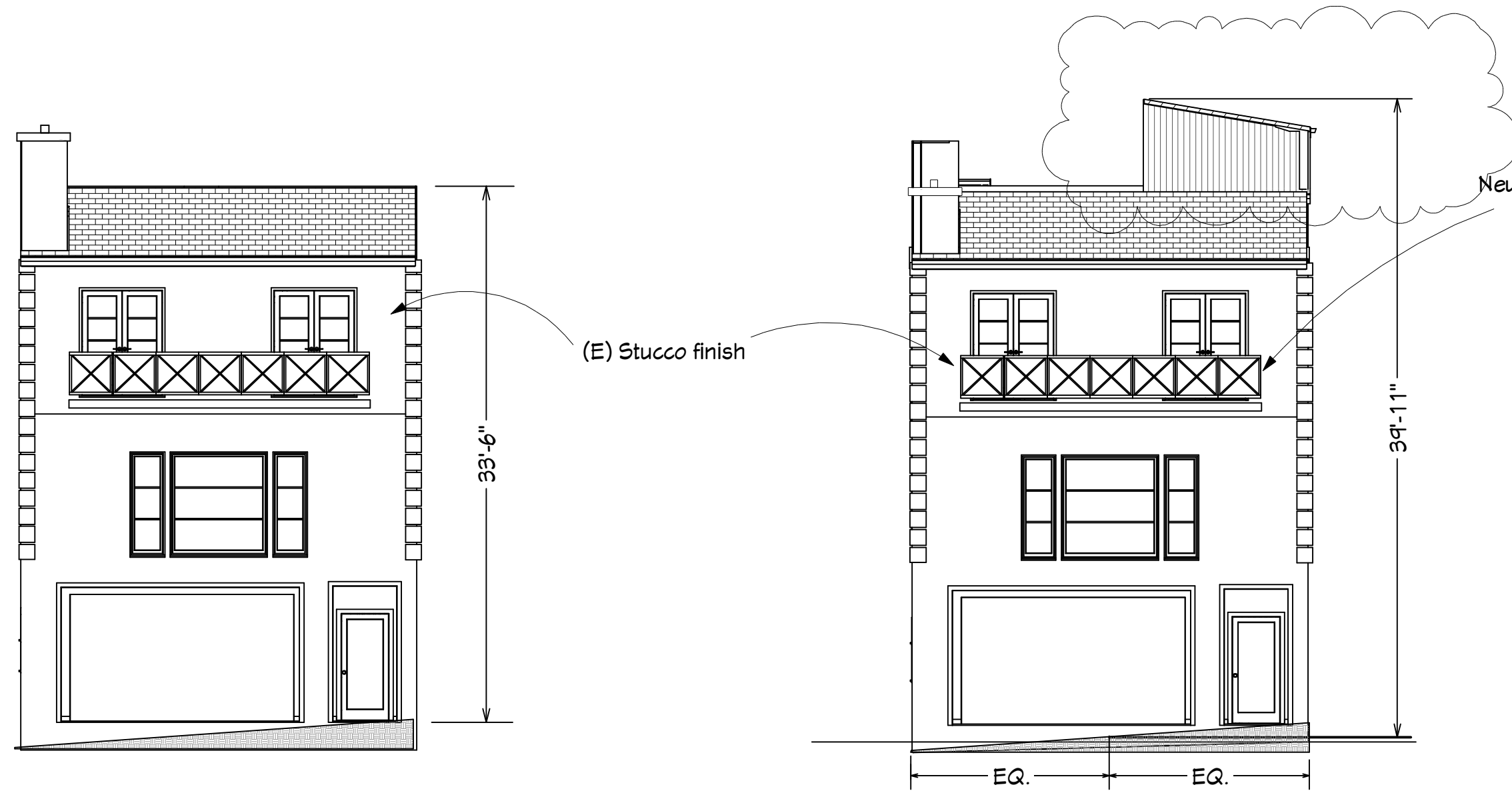
DAVIS RESIDENCE
1151 Washington St
San Francisco, CA 94109
APN 021 3025



H Existing East Elevation (Left side)
1/8" = 1'-0"

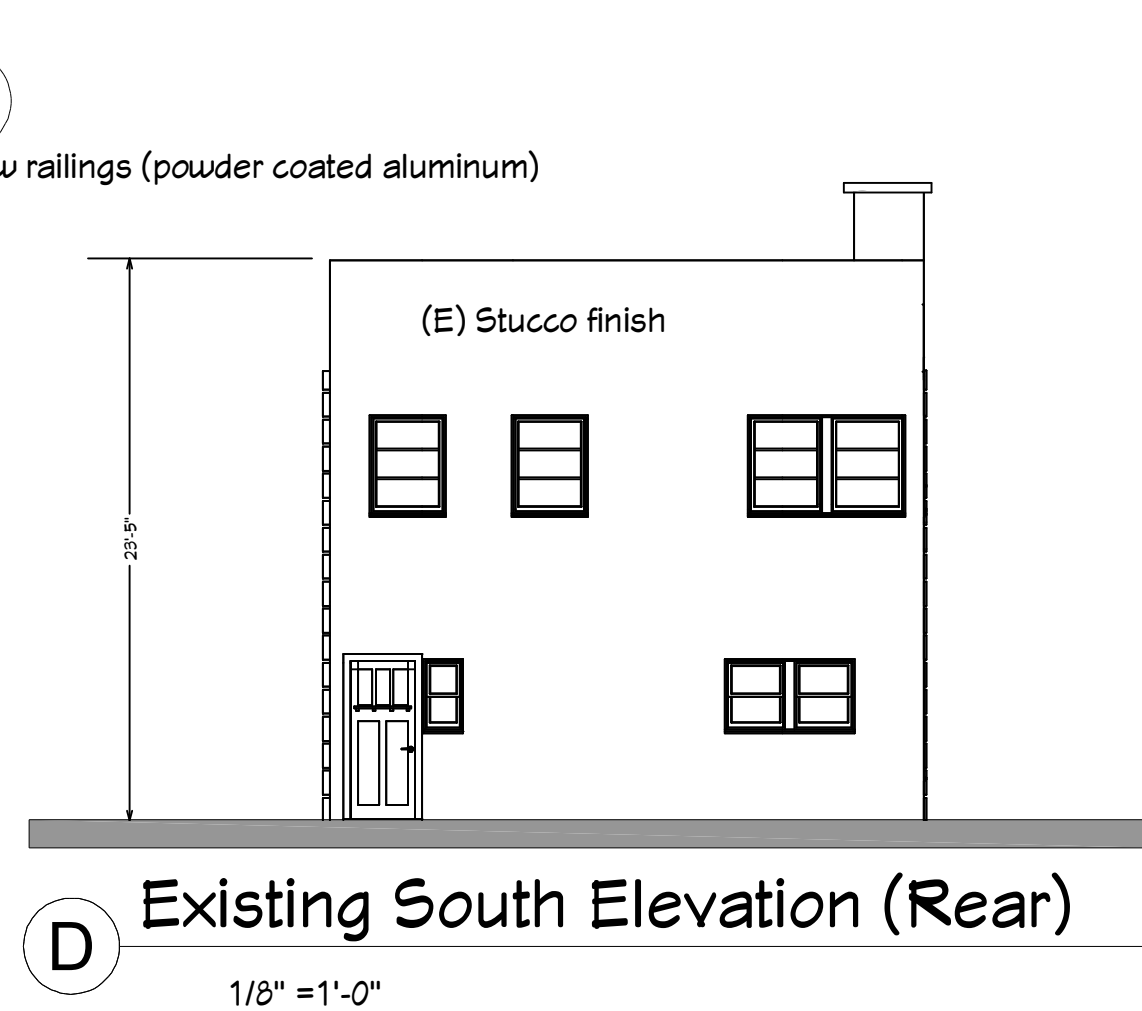


G Proposed East Elevation (Left side)
1/8" = 1'-0"

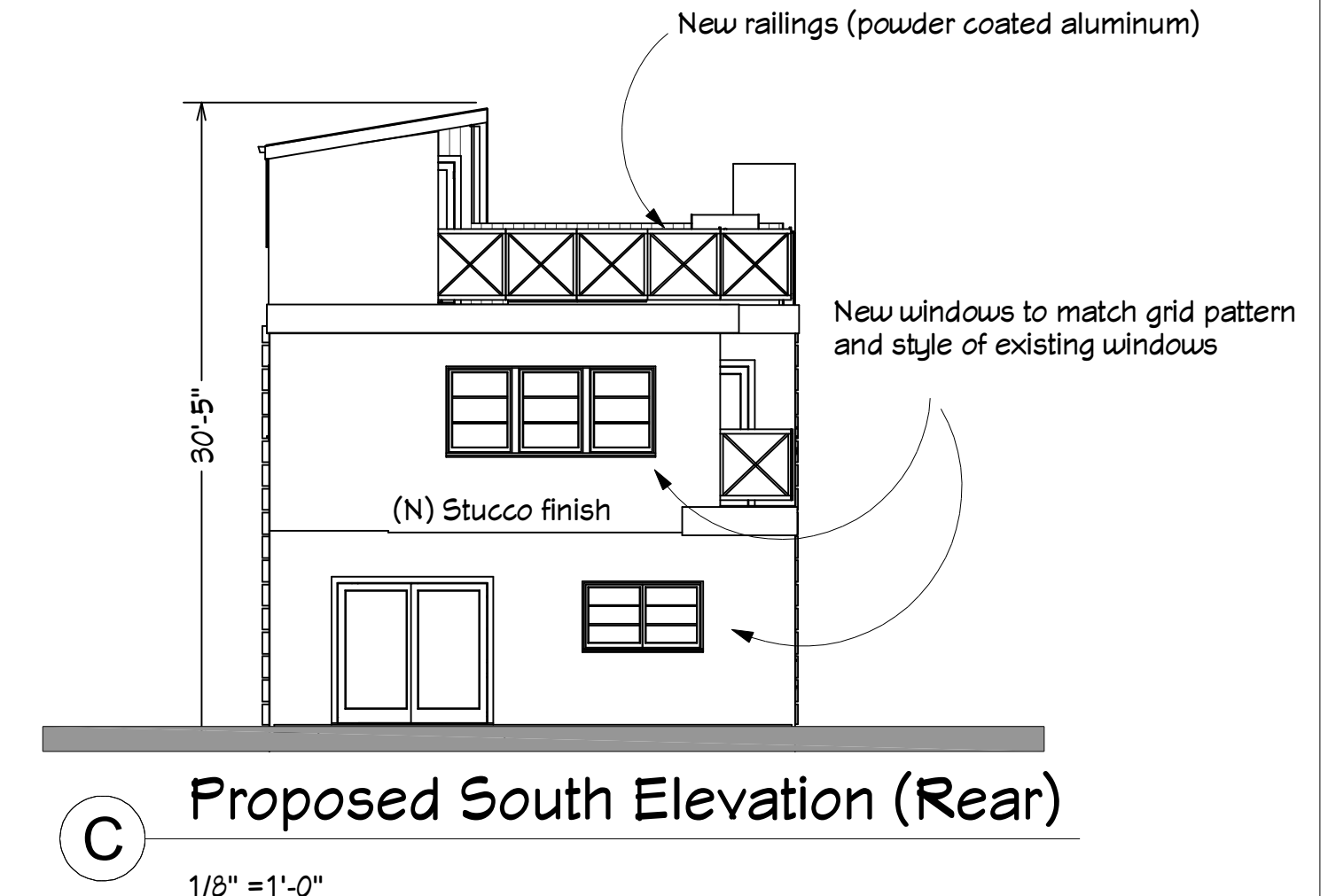


F Existing North Elevation (Front)
1/8" = 1'-0"

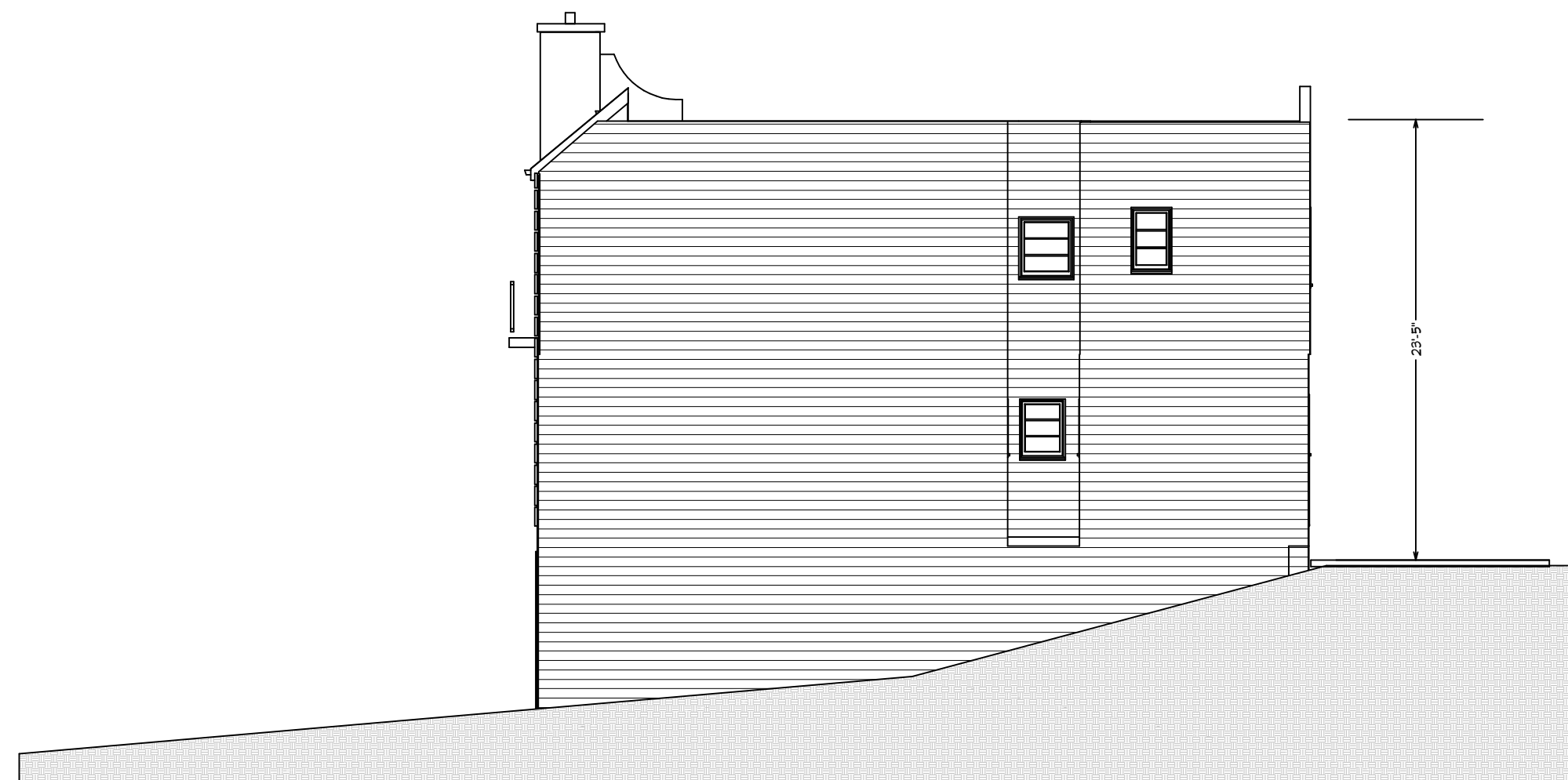
E Proposed North Elevation (Front)
1/8" = 1'-0"



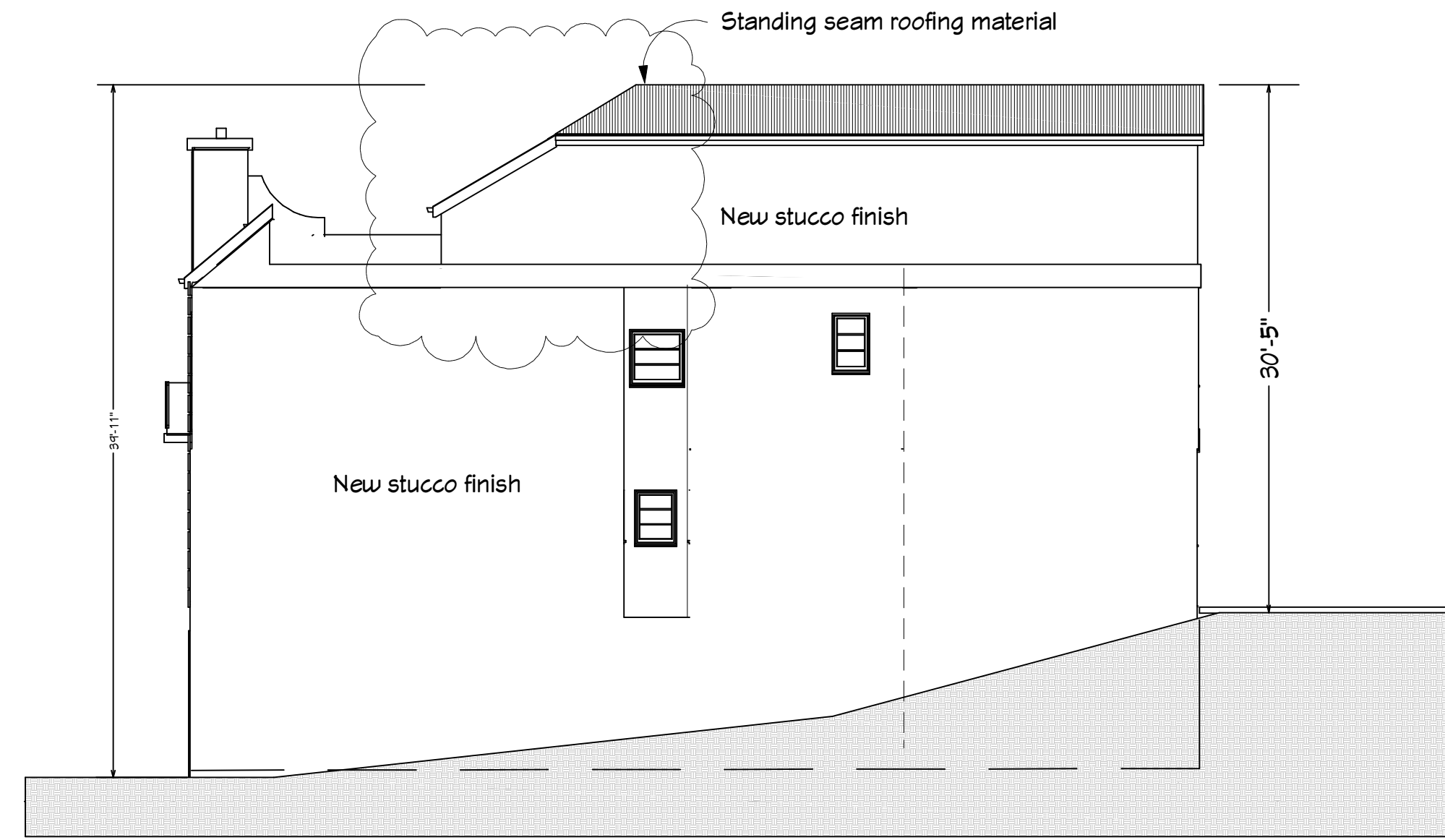
D Existing South Elevation (Rear)
1/8" = 1'-0"



C Proposed South Elevation (Rear)
1/8" = 1'-0"



B Existing West Elevation (right side)
1/8" = 1'-0"



A Proposed West Elevation (right side)
1/8" = 1'-0"

Revised 2 DEC 20

Designed by:
Scott Cirimelli
Mission Addition, Inc.
217 Roberts Road
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phone: 925.934.2534
scirimelli@aol.com

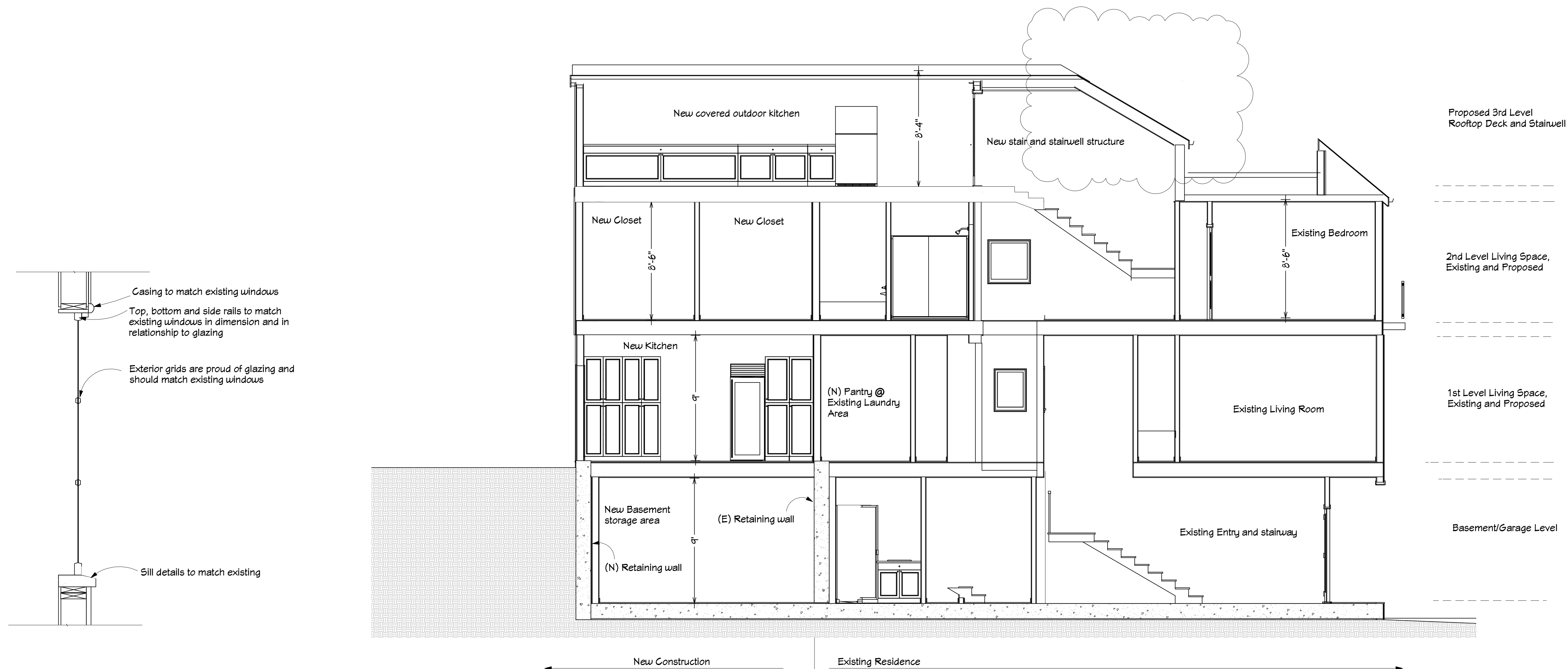
Existing and Proposed Elevations

DAVIS RESIDENCE
1151 Washington St.
San Francisco, CA 94109
APN 021 3025

Designed by:
 Scott Cirmeli
 Mission Addition, Inc.
 217 Roberts Road
 Pacifica, CA 94044
 phone: 925.934.2584
 scirmeli@aol.com

Cross Section and Deck Details

DAVIS RESIDENCE
 1151 Washington St.
 San Francisco, CA 94109
 APN 021 3025



C Cross Section Detail

1" = 1'-0"

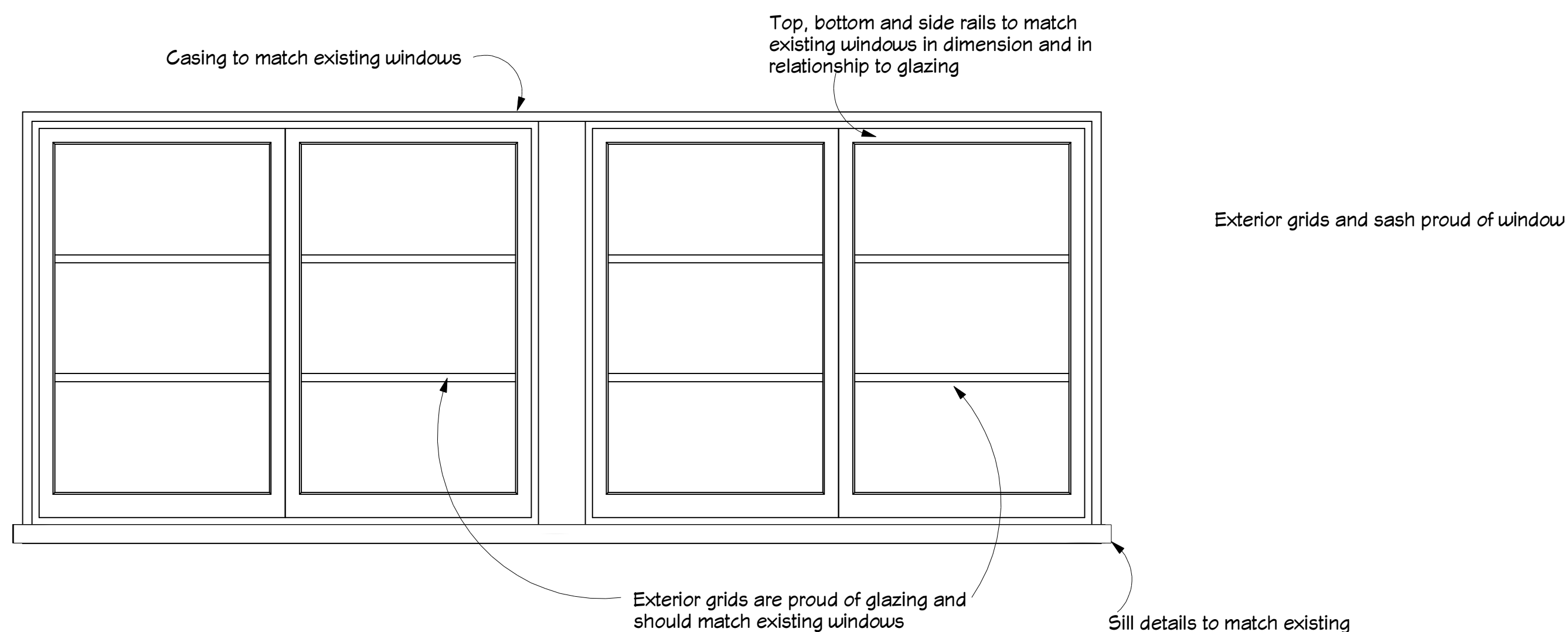
A Cross Section Detail

1/4" = 1'-0"

STAIR NOTES:
 1.) RISERS NO GREATER THAN 7.5" NO LESS THAN 4" (ALL RISERS CANNOT VARY MORE THAN 3/8")
 2.) TREADS MIN. 11"

STAIR AND RAILING NOTES:

- 1.) RAIL TO HAVE 1 1/2" GRIPPABLE SURFACE 32-38" FROM NOSE OF TREAD
- 2.) PICKETS 4" O.C. (SO THAT A 4" SPHERE CANNOT PASS THROUGH)
- 3.) RISERS NO GREATER THAN 7.5" NO LESS THAN 4" (ALL RISERS CANNOT VARY MORE THAN 3/8")
- 4.) TREADS MIN. 11"
- 5.) HEAD ROOM MIN: 6'-8" FROM NOSE OF TREAD
- 6.) GUARD RAIL HEIGHT: 36"
- 7.) MINIMUM WIDTH OF TREAD: 36"



B Window Detail (Exterior)

1" = 1'-0"

New Marvin® windows to match existing windows with sills, trim and exterior grids. New windows be dual pane with specifications per Title 24 report. Representative from Marvin Windows to come measure existing window details and match them as close as possible. Exterior cladding may be fiberglass as existing windows are painted. Shop drawings from Marvin to be approved by Building Designer.

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	WINDOW SCHEDULE				
								EGRESS	DESCRIPTION	HEADER	CODE	
W01	162105H	2	2	162105H	18"	34"	19"X35"		SINGLE HUNG	2X6X22" (2)	E	
W02	202105C	1	3	202105C	24"	34"	25"X35"		SINGLE CASEMENT-HR	2X6X28" (2)	E	
W03	20335C	2	3	20335C	24"	39"	25"X40"		SINGLE CASEMENT-HR	2X6X28" (2)	E	
W04	20645C	2	2	20645C	24"	76"	25"X77"		SINGLE CASEMENT-HR	2X6X28" (2)	E	
W05	2140FX	1	4	2140FX	25"	48"	26"X49"		FIXED GLASS	2X6X26" (2)	N	MARVIN
W06	23305C	1	2	23305C	27"	36"	28"X37"		SINGLE CASEMENT-HR	2X6X31" (2)	E	
W07	3016AVL	2	1	3016AVL	36"	18"	37"X19"		SINGLE AWNING	2X6X40" (2)	E	
W08	303105C	1	3	303105C	36"	46"	37"X47"		SINGLE CASEMENT-HR	2X6X40" (2)	N	MARVIN
W09	30315C	1	3	30315C	36"	37"	37"X38"		SINGLE CASEMENT-HR	2X6X40" (2)	E	
W10	30405C	5	3	30405C	36"	48"	37"X49"		SINGLE CASEMENT-HR	2X6X40" (2)	E	
W11	33310DC	1	1	33310DC	39"	46"	40"X47"		DOUBLE CASEMENT-LHL	2X6X43" (2)	E	
W12	463TDC	2	2	463TDC	54"	43"	55"X44"		DOUBLE CASEMENT-LHL	2X8X58" (2)	N	MARVIN
W13	51164FX	1	2	51164FX	71"	76"	72"X77"		FIXED GLASS	2X8X75" (2)	E	
W14	5631DC	1	2	5631DC	66"	37"	67"X38"		DOUBLE CASEMENT-LHL	2X8X70" (2)	N	MARVIN
W15	68410TC	3	2	68410TC	80"	58"	81"X59"		TRIPLE CASEMENT-LHL/RHR	2X10X84" (2)	E	



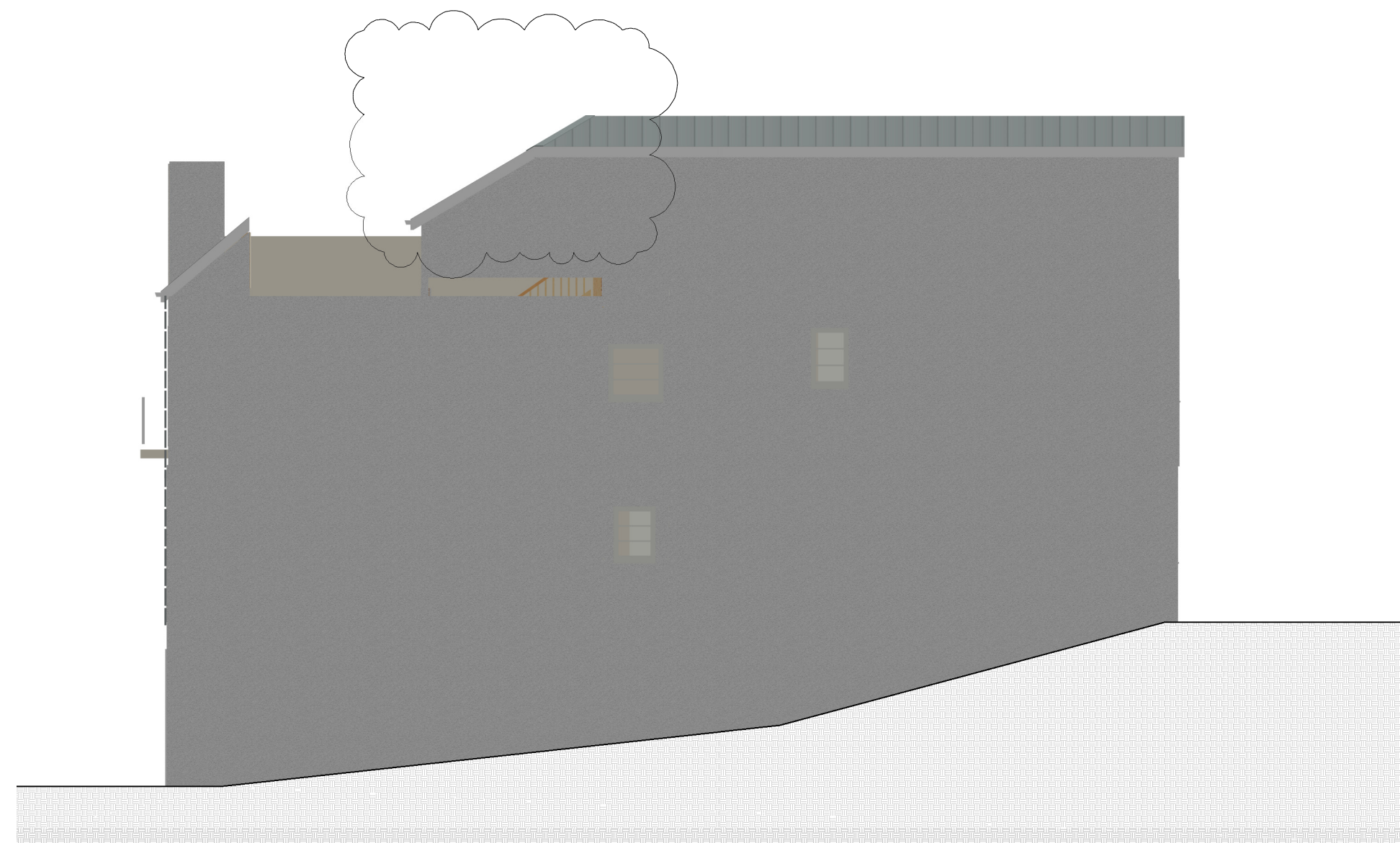
E Proposed East Elevation (Left side)
1/8" = 1'-0"



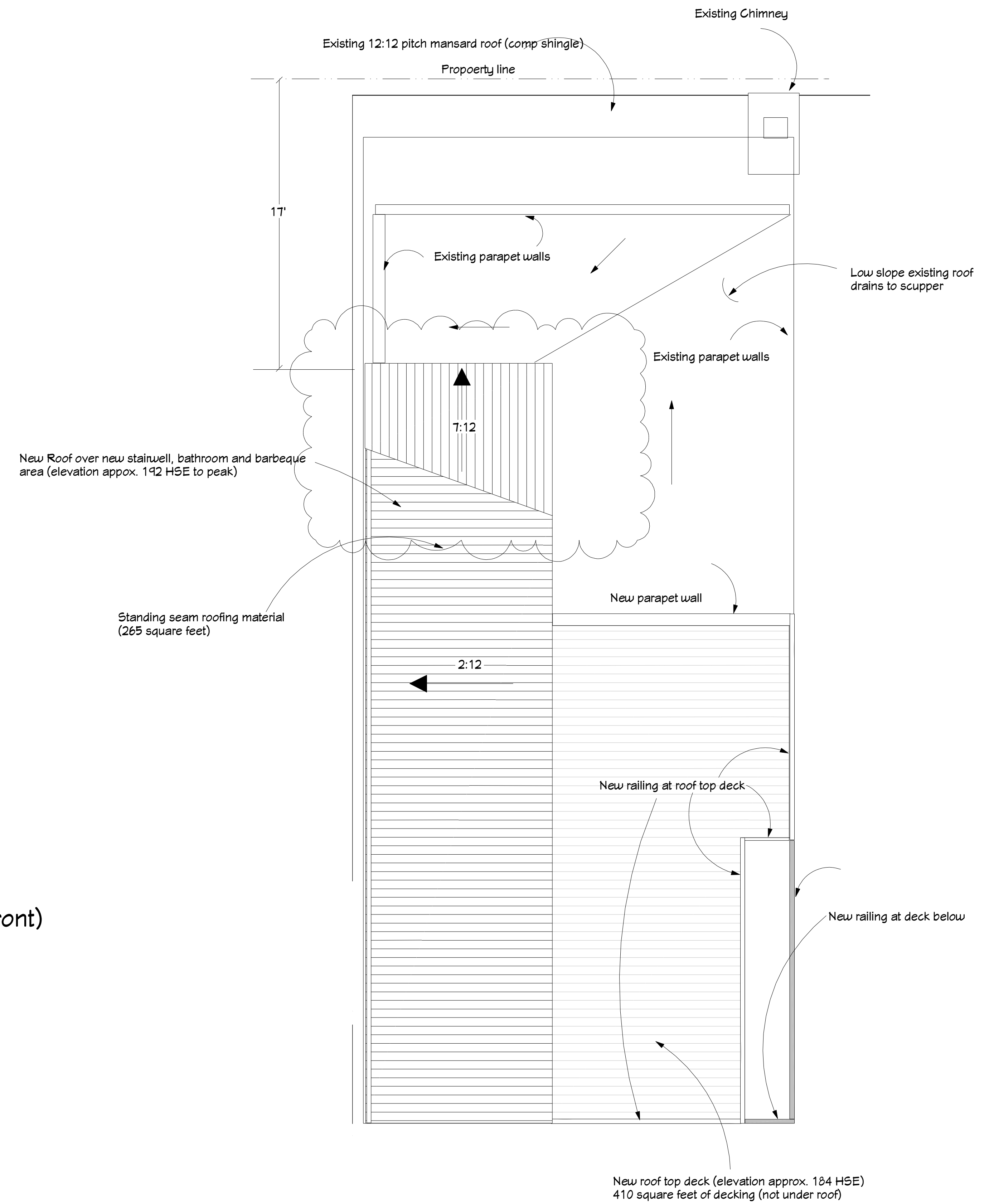
D Proposed South Elevation (rear)
1/8" = 1'-0"



C Proposed North Elevation (Front)
1/8" = 1'-0"



B Proposed West Elevation (Right side)
1/8" = 1'-0"



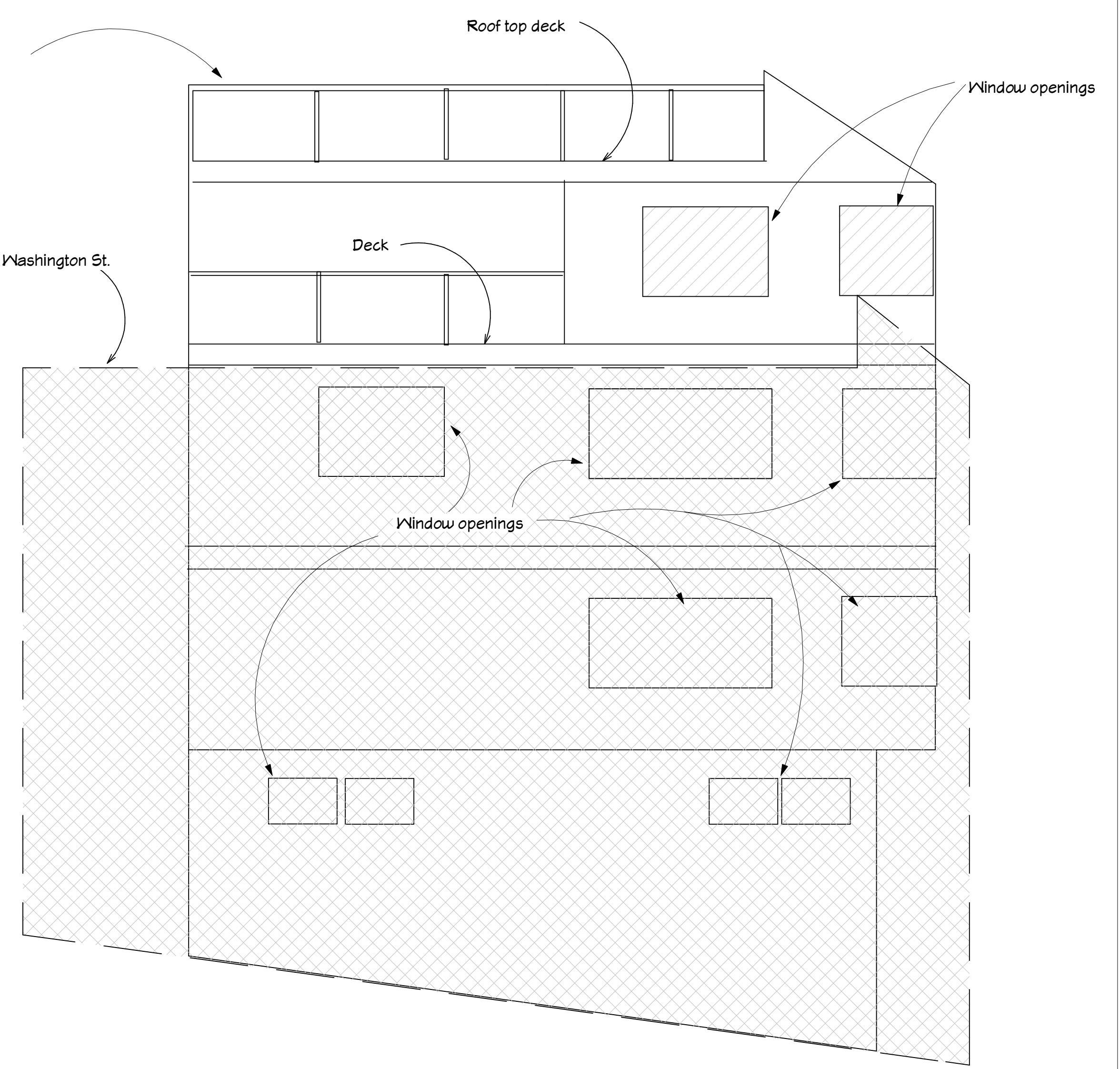
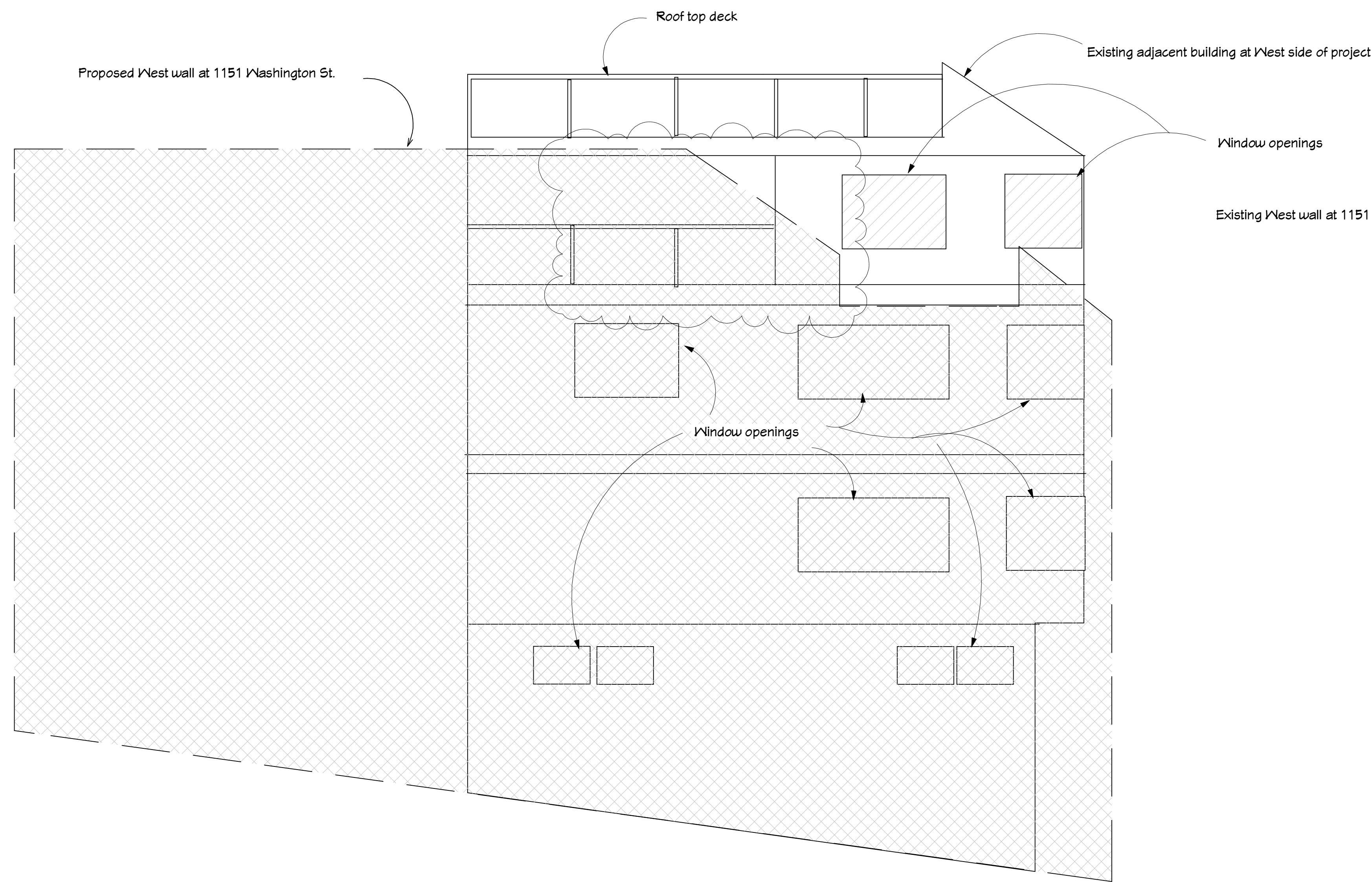
A Roof Plan
1/4" = 1'-0"

Revised 2 DEC 20

Designed by:
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Color Renderings and
Proposed Roof Plan

DAVIS RESIDENCE
1151 Washington St.
San Francisco, CA 94109
APN 021 3025



B West Side Impact Study (proposed)
1/4" = 1'-0"

A West Side Impact Study (Existing condition)
1/4" = 1'-0"

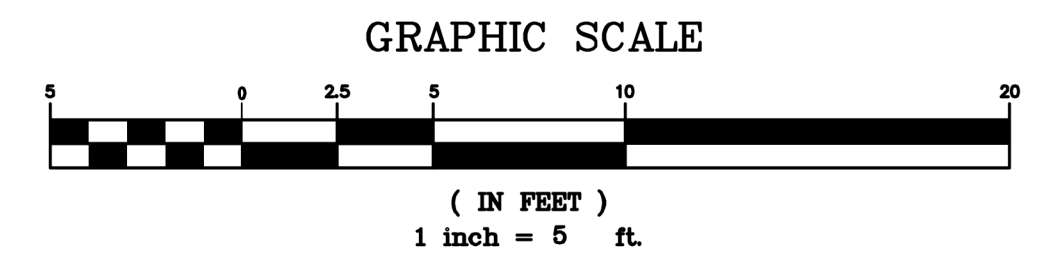
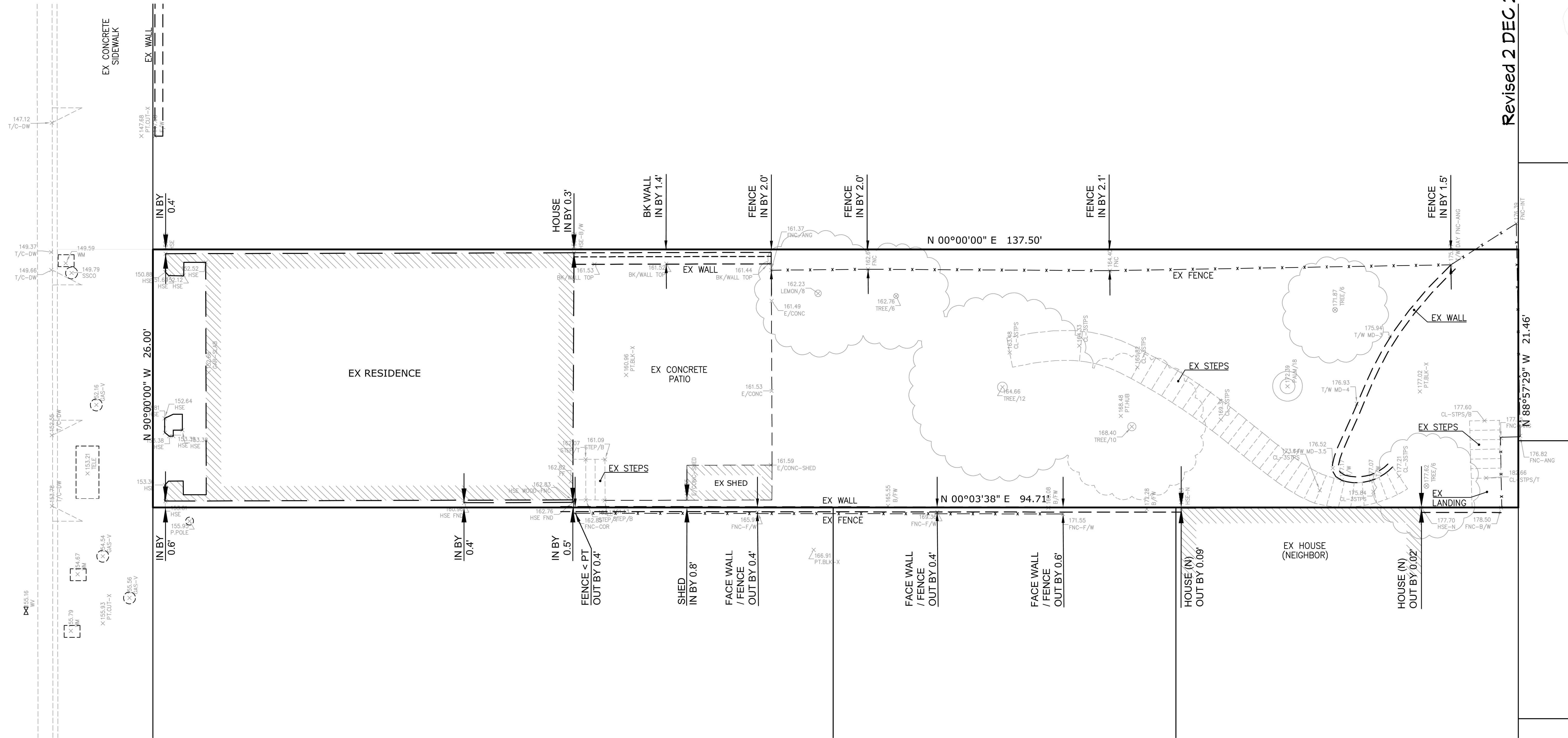
Revised 2 DEC 20

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West Side Impact Study

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WASHINGTON STREET



HOUSE LOCATION PLAN

1151 WASHINGTON STREET

SAN FRANCISCO

SAN FRANCISCO COUNTY

CALIFORNIA

JAMES E. DIGGINS - R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE



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 deboltcivil@earthlink.net

Date: 8/20/2019
 Scale: 1" = 5'
 By: JED/kj
 Job No.: 19291