



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JULY 23, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 13, 2020
Case No.: **2019-012023DRP**
Project Address: **1856 29th Avenue**
Permit Applications: 2019.0517.1003
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 2065 / 004P
Project Sponsor: Erevan O'Neill
2845 California Street
San Francisco, CA 94115
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve with Modification**

PROJECT DESCRIPTION

The project proposes to construct a third story addition, which is set back 15' from the front building wall, and front and rear decks over an existing 2-story single-family house. The project also proposes adding an ADU (accessory dwelling unit) at the ground floor with a fill in of the room on posts. Work associated with the ADU to be filed under separate permit.

All scopes of work related solely to the ADU qualify for ministerial review pursuant to Planning Code Section 207(c)(6); therefore, Discretionary Review may only be filed for the work not related to the ADU.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 120' deep lot with an existing 2-story single-family home built in 1938 and is categorized as a 'C' – No Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This property is an interior lot in the middle of the block face with extremely consistent alignment of buildings create a well-defined mid-block open space and scale of building frontage. The buildings on this block of 29th Avenue are 2-stories at the street face.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
30-day Notice	30 days	March 13, 2020 – April 13, 2020	4.13. 2020	7.23. 2020	101 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 3, 2020	July 3, 2020	20 days
Mailed Notice	20 days	July 3, 2020	July 3, 2020	20 days
Online Notice	20 days	July 3, 2020	July 3, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	2	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

Jose and Mimi Pardell of 1860 29th Avenue, adjacent neighbors to the South of the proposed project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor_is concerned the proposed project will impact light and the structural integrity of their foundation.

See attached *Discretionary Review Application*, dated April 13, 2020.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has meets Code and since the project is situated to the north of the DR requestor does not adversely impact their light or air. The project sponsor is willing to adjust the start time to 9:00 AM to 5:00 PM for machinery.

See attached *Responses to Discretionary Review*, dated July 15, 2020.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and found that the 3rd floor addition is appropriately set back and partially obscured by the existing roof parapet at the front and extends no further than the main rear building wall to maintain appropriate scale at the street and rear. The existing deck over the existing two-story rear pop out is setback 5' from both property lines, is modestly sized, and serves a bedroom. The proposed front deck is likewise setback 3' from adjacent blind building walls.

However, the Residential Design Guidelines stipulate that light wells be matched. There is no matching light well at new third floor to reciprocate the light well of the neighbor to the South. Therefore, staff recommends the project provide a minimum 3' x 3' light well adjacent to the neighboring light well at the third floor.

Therefore, staff recommends taking DR and approving with the third floor modified to incorporate a 3' deep light well that matches at least 75% of the length of the neighbor's light well at the third floor.

RECOMMENDATION: Take DR and Approve with Modification

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
311 Notice
DR Application
letters
Response to DR Application, dated July 15, 2020
Reduced Plans dated 5.16.19

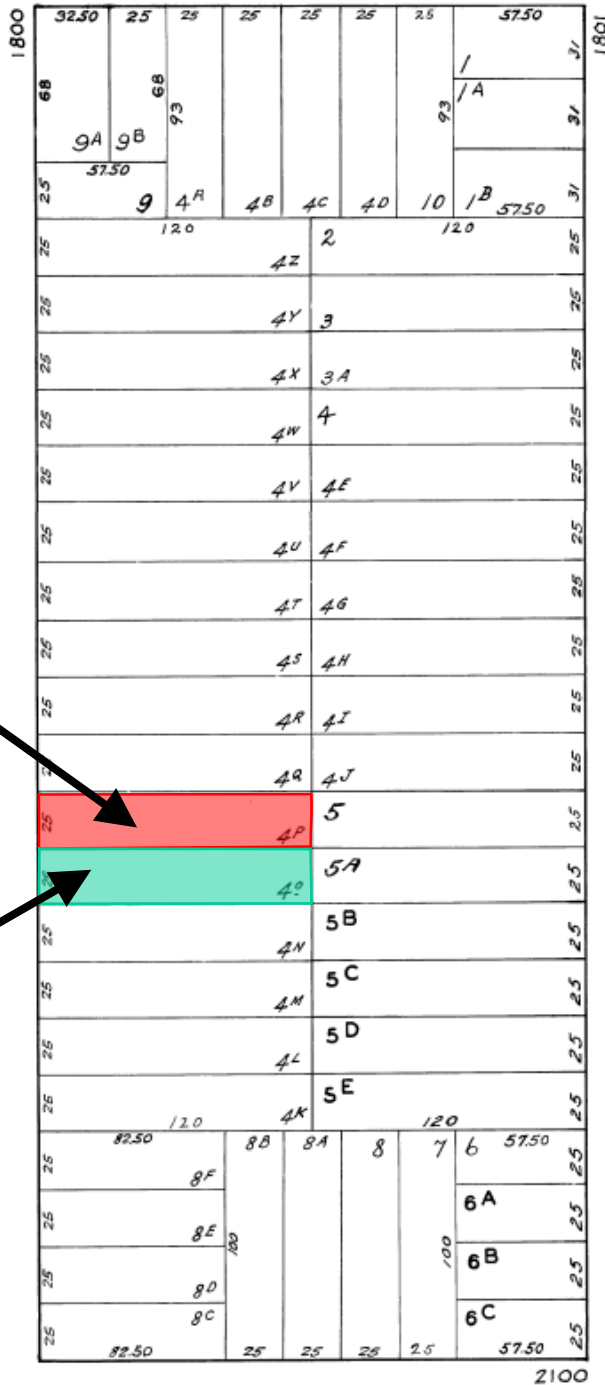
Exhibits

Parcel Map

NORIEGA

S

2101



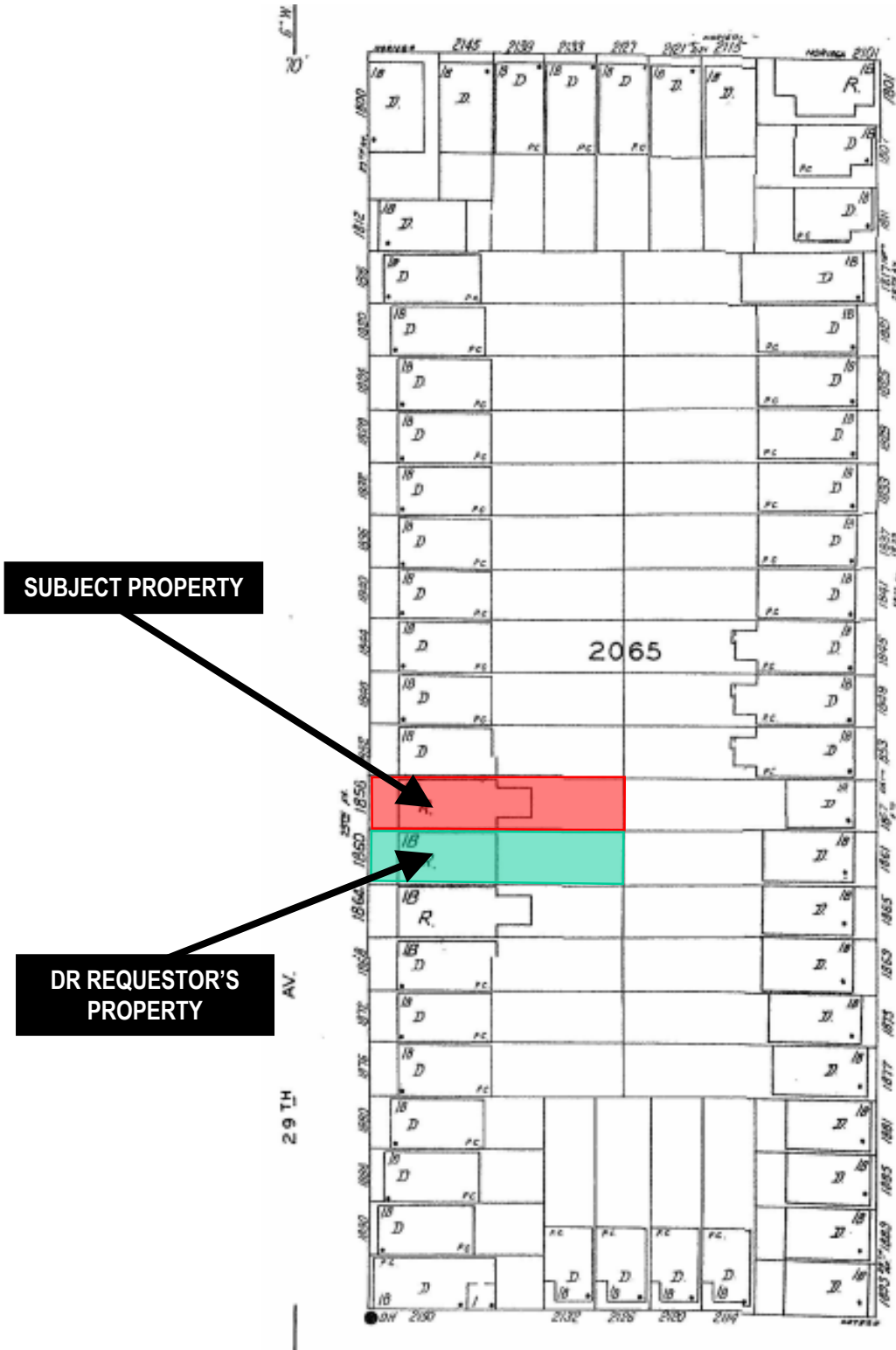
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
 Case Number 2019-012023DRP
 1856 29th Avenue

Sanborn Map*

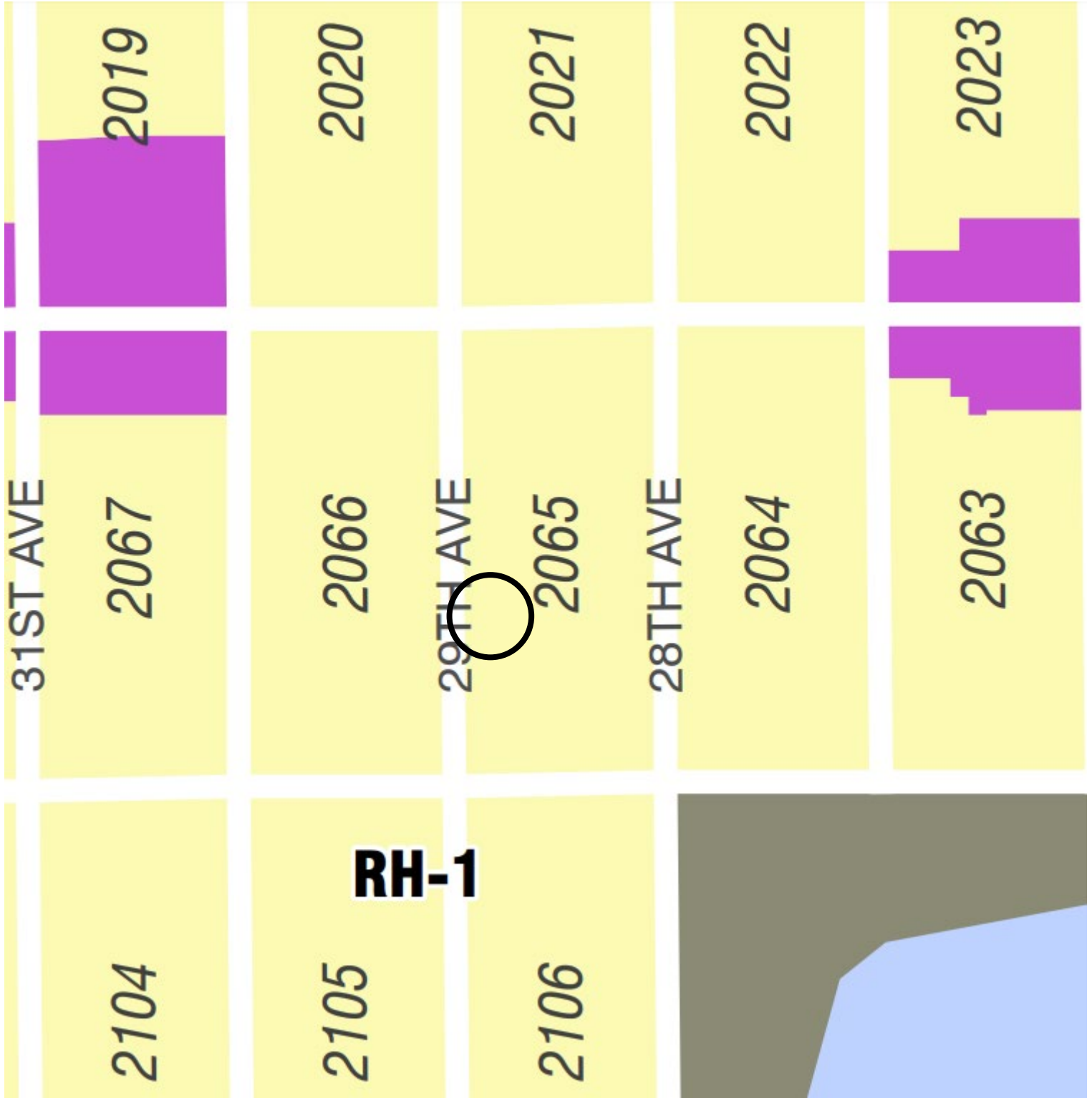


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2019-012023DRP
1856 29th Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2019-012023DRP
1856 29th Avenue

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-012023DRP
1856 29th Avenue

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-012023DRP
1856 29th Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-012023DRP
1856 29th Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 17, 2019**, Building Permit Application No. 201905171003 was filed for work at the Project Address below.

Notice Date: March 13th, 2020

Expiration Date: April 13th, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1856 29TH AVE	Applicant:	Erevan O'Neill
Cross Street(s):	Ortega and Noriega Streets	Address:	2845 California Street
Block/Lot No.:	2065 / 004P	City, State:	San Francisco CA 94115
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 828-4412
Record Number:	2019-012023PRJ	Email:	erevan@onedesignsf.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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	18'3"	No Change
Side Setbacks	N/A	No Change
Building Depth	58'10"	No Change
Rear Yard	42'11"	No Change
Building Height	19'6"	26'11"
Number of Stories	2	3
Number of Dwelling Units	1	2 (ADU under Separate Permit)
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes at vertical addition of a third story with front and rear roof decks, and the addition of one ADU (accessory dwelling unit) at the ground floor with a fillin of the room on posts. Work associated with the ADU to be filed under separate permit.

All scopes of work related solely to the ADU qualify for ministerial review pursuant to Planning Code Section 207(c)(6); therefore, Discretionary Review may only be filed for the work not related to the ADU.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code

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

For more information, please contact Planning Department staff:

Cathleen Campbell, 415-575-8732, Cathleen.Campbell@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1856 29TH AVE		2065004P
Case No.		Permit No.
2019-012023PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Addition of 3rd floor for master suite & conversion of unfinished ground floor to habitable space.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Cathleen Campbell</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 type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 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 <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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:	

**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: Cathleen Campbell
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/20/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

DISCRETIONARY REVIEW REQUEST

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

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

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

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

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

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

From: martylum1230@yahoo.com
To: [CPC-Commissions Secretary](#); [Winslow, David \(CPC\)](#)
Subject: Oppose permit for 1856 29th Ave
Date: Wednesday, July 15, 2020 12:27:09 PM

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

Hello,

I'd like to express my opposition to Mr. Paul Doherty and his architect Errvan O'Neil's permit application for 1856 29th Ave in San Francisco.

My name is Martin Lum and I live almost directly behind this property. I understand that this expansion includes an additional floor up, expansion into the backyard and underground construction. I feel this is extreme and inappropriate for this neighborhood.

Parking and traffic is already congested with no sign of slowing down. I hope opposing this permit will preserve this family friendly neighborhood.

Thank you for your time and attention to my email.

Martin Lum
(415) 310-5684

[Sent from Yahoo Mail for iPhone](#)

From: [Jane Sun Yee](#)
To: [Winslow, David \(CPC\)](#)
Cc: [CPC-Commissions Secretary](#)
Subject: 1856 29th Avenue(2019-012023DRP)
Date: Tuesday, July 14, 2020 6:26:46 PM

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

Hello, I am the homeowner of 1847 29th Avenue. I am writing to you to voice my opposition to the multi level expansion of the property in subject above as it will ruin the aesthetic beauty of our street and neighborhood.

Thank you for your attention.

Sincerely
Jane Koo

Sent from my iPhone

RESPONSE TO
**DISCRETIONARY
REVIEW (DRP)**



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1850 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 1856 29th avenue

Zip Code: 94122

Building Permit Application(s): 201905171003

Record Number:

Assigned Planner: David Winslow

Project Sponsor

Name: Paul Doherty

Phone: (415) 218-3031

Email: pauljdohertyconstruction@gmail.com

Required Questions

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

The DR request should be denied as the project sponsor (Mr Doherty) is doing an addition that meets the planning code requirements and is not adversely impacting the requestor. Mr Doherty is well within his rights to remodel and add to his personal residence as he needs to cater for his young family's needs.

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

Mr Doherty is willing to offset the starting time for machinery to after 9am and not run machinery later than 5pm. To be clear, and you will see this in the supporting emails- Mr Doherty is planning on starting the work in the ground floor first and is willing to postpone the expansion work. He is not withdrawing the permit as falsely stated by the requestor.

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


The requestor is essentially trying to restrict Mr Doherty from creating new living space on his ground floor. All Mr Doherty wants this additional living space for his family and potentially Mrs Doherty's ageing parents. Essentially the same as the requestor has in his unwarranted ground floor living space. Any concerns about impact to light on the requestor's property are unfounded as Mr Doherty's property is situated to the north and no essential windows in the requestor's property will be shaded by the proposed addition.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	2
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	1
Bedrooms	2	5
Height	16.5	26.5
Building Depth	58.75	58.75
Rental Value (monthly)	unknown	unknown
Property Value	unknown	unknown

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

Signature: 	Date: 7/8/20
Printed Name: Paul Doherty	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

From: [PAUL DOHERTY](#)
To: david.winslow@sfgov.org; [Erevan O'Neill](#); JPardell@msn.com
Subject: Re: 1856 29th Avenue Discretionary Review Planning Commission hearing date
Date: Monday, June 8, 2020 8:51:56 AM

Good morning Jose, Mr. Winslow and Mr. O'Neill,

I feel that this email complaint digresses away from the real reason of the DR which is about the construction therefore I apologize in advance for this level of complaint.

In short, my children are of young ages 3, 8 and 12 years old. Since March, they have been sheltered in place and they had been home schooled. My wife and I have been diligent reminding our children to try to close the door gently. If you have children of that age, you would understand. Since we first constructed our home, the doors are solid core doors which are heavy and are on closing systems. For Mr. and Mrs. Pardells' sake, I will reduce the pressure on the system so they will close more gently.

As for children's noise, I am confused as to where Mr. and Mrs. Pardell think of excited children and playing appears to be "screaming". Recreation parks have been closed due to COVID19 and my children are enjoying the backyard as much as they can which I thought is allowed.

As for exercises, gyms are closed again due to COVID19. I exercise 6 days a week for 45 minutes to 1 hour in my backyard in which I lift weights for 20 minutes. I am not sure what rattles the windows as the weights are not very heavy are supported on a rack.

I am shocked how Mr. Pardell accuses my family for being aggressive when the only one sending aggressive text to my wife is Mrs. Pardell and email such as this.

I understand this email has no relevance to the DR however I just need to address the accusations and attacks toward my family.

Thank you for your time.

Best regards,

Paul J. Doherty, General Contractor
PJD Construction, Inc.
LIC. 1007052
1856 29th Ave.,
San Francisco, CA 94122
(415) 218-3031

On Jun 8, 2020, at 7:59 AM, Jose P. <jpardell@msn.com> wrote:

Good morning

This is difficult to write as we've never made a complaint on a next door neighbor before, or any neighbor for that matter.. But what needs to be said needs to be said.

Since the DR was filed, we are getting very concerned about Mr Doherty's aggressive behavior.

We don't understand why he and/or his family needs to slam their entry door. We don't know if his door is made of wood or steel but the door slamming is very loud and it startles us and the door slamming needs to stop.

Mr Doherty exercises on occasion in his back yard with very heavy free weights. When he lifts and drops the free weights, the noise is extremely loud and upsetting and our windows and walls rattle. Similar to an earthquake. This really bothers us and it needs to stop. This behavior also bothers our next door neighbor to our immediate south who mentioned it to us.

We also ask for Mr Doherty's young boys not to scream when they are in their back yard. We understand boys like to play but the screaming is too much.

Please be considerate and respectful of the neighbors.

Jose and Mimi Pardell

From: PAUL DOHERTY <pauljdohertyconstruction@gmail.com>

Sent: Tuesday, May 19, 2020 11:14 AM

To: david.winslow@sfgov.org <david.winslow@sfgov.org>

Cc: Erevan O'Neill <erevan@onedesignsf.com>; JPardell@msn.com <JPardell@msn.com>

Subject: 1856 29th Avenue Discretionary Review Planning Commission hearing date

Good morning Mr. Winslow,

I understand Mr. and Mrs. Pardell's concerns regarding our home construction however I would like to bring few concerns about their oppositions.

First, when I spoke with Mr. Pardell I never informed him that I would retract our permit for building our first and third floor plans. Trying to be a good neighbor, when he presented his concerns I promised that I would delay building the third floor plan and and work on the first floor this year. I am concerned why Mr. Pardell would notify the city planning department that I would retract my permit when I already spent money into it.

Second, I don't understand the opposition of Mr. and Mrs. Pardell for opposing in creating more room in my own home. Our home currently have 2 bedrooms. One bedroom is for me and my wife and the second bedroom is shared by my 3 children. Just like Mr. Pardell, I would like to give each my children a bedroom of their own if allowed by the city. In addition, we are thinking about my senior in-laws. They are currently living in their Excelsior home where they have to climb flight of stairs which concerns us for their safety, especially with my father in law who has a knee problem. We would like to give my in-laws the choice to live with us and be able to provide them a space in the first floor without climbing. Why would the city approve and permit Mr. Pardell building his first floor bedroom for his one son but not my larger size family?

Lastly, I am concerned of the misinformation that Mr. Pardell wrote the city that we renovated our home throughout the summer season. When we purchased our home in June 2019 we had no choice but to renovate the property as it was unlivable. The building was unsafe and was in unsanitary condition. We filed our permit to build our house in June and was able finish and move in 6 weeks, August 3, 2017. Our home was constructed per city code, passed inspection, with permit allowed by the city without any hassle or issue that affected my neighborhood.

I trust that the city will be able to hear our family and grant us the permission to build space for our growing family; as it is essential for my children's development just like Mr. Pardell's granddaughter who they babysit and son who lives in their first floor-in law.

Thank you for taking your time, understanding and encouraging Mr. Pardell to retract his discretionary review request.

--

Best regards,

Paul J. Doherty, General Contractor
PJD Construction, Inc.
LIC. 1007052
(415)218-3031
pauljdohertyconstruction@gmail.com

PROJECT INFORMATION

SCOPE OF WORK

SINGLE FAMILY RESIDENCE THIRD STORY ADDITION AND EXPANSION/INFILL OF FIRST FLOOR AND CONVERSION OF UNFINISHED SPACE ON FIRST FLOOR TO HABITABLE SPACE.

OWNER: PAUL DOHERTY
1856 29TH AVE.
SAN FRANCISCO, CA 94122
PHONE: (415) 218-3031

PROJECT CONTACT: ONE DESIGN
2849 CALIFORNIA ST
SAN FRANCISCO, CALIFORNIA 94115
(415) 828-4412
info@onedesignsf.com

BLOCK / LOT: 2065 / 004P
JURISDICTION: SAN FRANCISCO
APPLICABLE CODE: 2016 CALIFORNIA BUILDING CODE WITH SFBC AMENDMENTS

ZONING DISTRICT: RH-1
CONSTRUCTION: TYPE V
EXISTING STORIES: 2
PROPOSED STORIES: 3

AREA CALCULATIONS

EXISTING CONDITIONS

	CONDITIONED	UNCONDITIONED
FIRST FLOOR	0 SQ FT	1082 SQ FT
SECOND FLOOR	1122 SQ FT	82 SQ FT
TOTAL	1122 SQ FT	1164 SQ FT

PROPOSED CONDITIONS

	CONDITIONED	UNCONDITIONED
FIRST FLOOR	798 SQ FT	390 SQ FT
SECOND FLOOR	1220 SQ FT	0 SQ FT
THIRD FLOOR	643 SQ FT	0 SQ FT
TOTAL	2661 SQ FT	390 SQ FT

SHEET INDEX

- AO.0 TITLE SHEET & PROJECT INFO
- A1.1 EXISTING PLANS
- A1.2 PROPOSED PLANS
- A1.3 PROPOSED PLANS & SCHEDULES
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 BUILDING SECTIONS
- AG.1 PHOTOGRAPHS

*ALL COMPONENTS RELATED TO AUXILIARY DWELLING UNIT SHALL BE SUBMITTED UNDER SEPARATE PERMIT

DRAWING SYMBOLS

- BUILDING ELEVATION TAG
- BUILDING SECTION TAG
- WINDOW / STOREFRONT TAG
- DETAIL TAG
- INT. WALL TYPE TAG (NUMBERS)
- EXT. WALL TYPE TAG (LETTERS)
- KEY NOTE
- DOOR TAG
- PROPERTY LINE

REMODEL & ADDITION

1856 29TH AVENUE

SAN FRANCISCO, CA 94122

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
 - 2019 CALIFORNIA ADMINISTRATIVE CODE TITLE 24 PART 1
 - 2019 CALIFORNIA BUILDING CODE TITLE 24 PART 2
 - 2019 CALIFORNIA RESIDENTIAL BUILDING CODE TITLE 24 PART 2.5
 - 2019 CALIFORNIA ELECTRICAL CODE TITLE 24 PART 3
 - 2019 CALIFORNIA MECHANICAL CODE TITLE 24 PART 4
 - 2019 CALIFORNIA PLUMBING CODE TITLE 24 PART 5
 - 2019 CALIFORNIA ENERGY CODE TITLE 24 PART 6
 - 2019 CALIFORNIA FIRE CODE TITLE 24 PART 9
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS TITLE 24 PART 11
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR FILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.

CODE NOTES:

- PER CBC 907.2.10.1.2, PROVIDE HARD WIRED SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS.
- PER CBC TABLE 602, PROVIDE ON HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- PER CBC 406.1.4 PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS, (MIN. 1/2" GWB BETWEEN THE DWELLING & ATTIC AREA, GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ).
- PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER CBC 1026 AT ALL SLEEPING ROOMS.
- FIRE SPRINKLERS REQUIRED. OBTAIN SEPARATE FIRE PERMIT. DESIGN & INSTALL IN ACCORDANCE WITH NFPA 1 JD 2013 AND CMV RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS. COORDINATE WATER AND WATER MAIN SIZE WITH APPROVED FIRE SPRINKLER SHOP DRAWINGS. (MIN. 1" METTER AND 1" SERVICE UNLESS HYDRAULIC CALCULATIONS PROVE (E) ADEQUATE).

20. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.

21. A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.

22. CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.

23. COMMON ABBREVIATIONS:

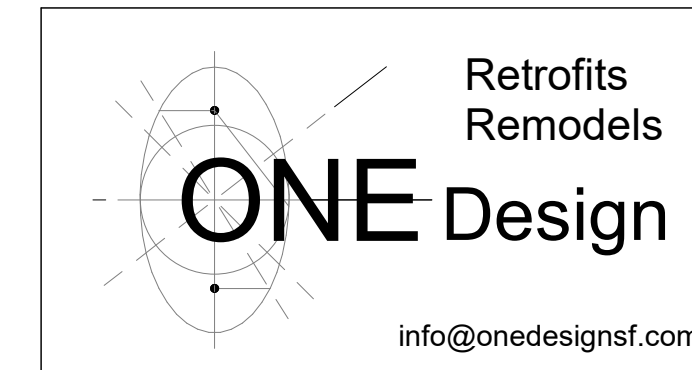
- (E) = EXISTING, (N) = NEW,
- GWB = GYP. BD. = GYPSUM WALLBOARD,
- MTL = METAL, S.S. = STAINLESS STEEL,
- SSD = SEE STRUCTURAL DRAWINGS,
- AFF = ABOVE FINISHED FLOOR.

24. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER ADDRESSING 2013 CALGREEN SECTION 4.4.10.1 ITEMS 1 THROUGH 10.

PUBLIC WORKS NOTES:

PW1 - ALL ELECTRICAL & COMMUNICATION SERVICES ARE REQUIRED TO BE UNDERGROUNDED PER LARKSPUR MUNICIPAL CODE CH. 15.38.

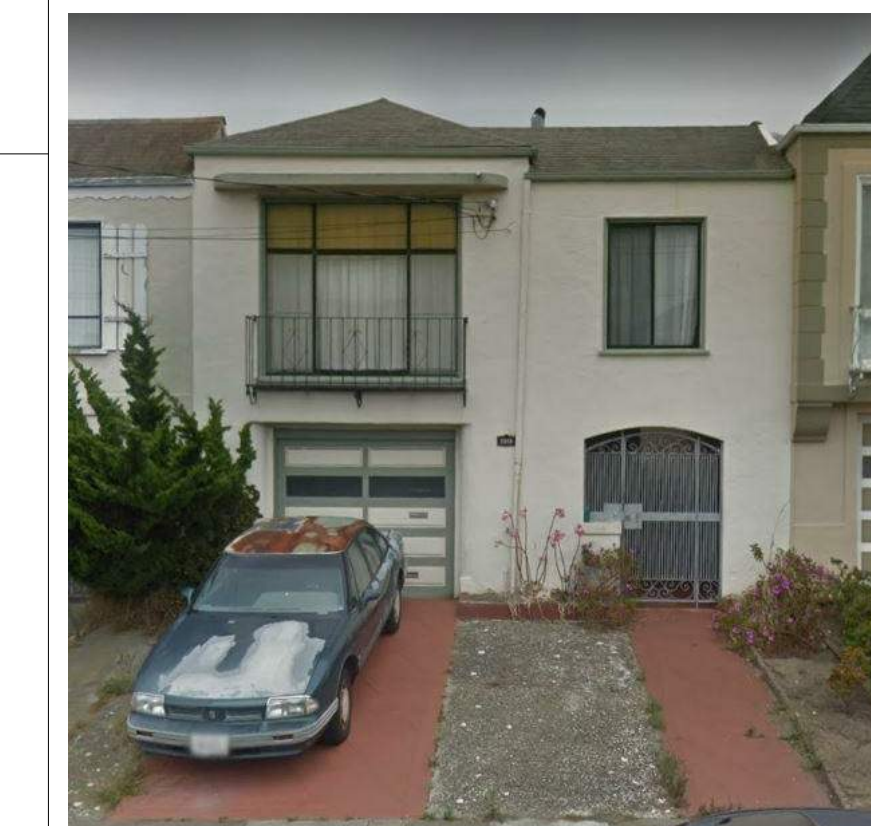
PW2 - ANY TRENCHING ON PUBLIC STREET (NEWLY REPAVED AND UNDER MORATORIUM) WILL REQUIRE RESTORATION BEYOND MINIMUM STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER. TYPICAL RESTORATION REQUIREMENTS MAY INCLUDE (BUT NOT LIMITED TO) REPAVING THE WHOLE WIDTH OF THE STREET THE ENTIRE LENGTH OF THE PROPERTY FRONTAGE, OR PAYMENT OF AN IN-LIEU FEE EQUIVALENT TO THE COST OF SUCH WORK.



AERIAL VIEW



VICINITY MAP



FRONT VIEW

-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



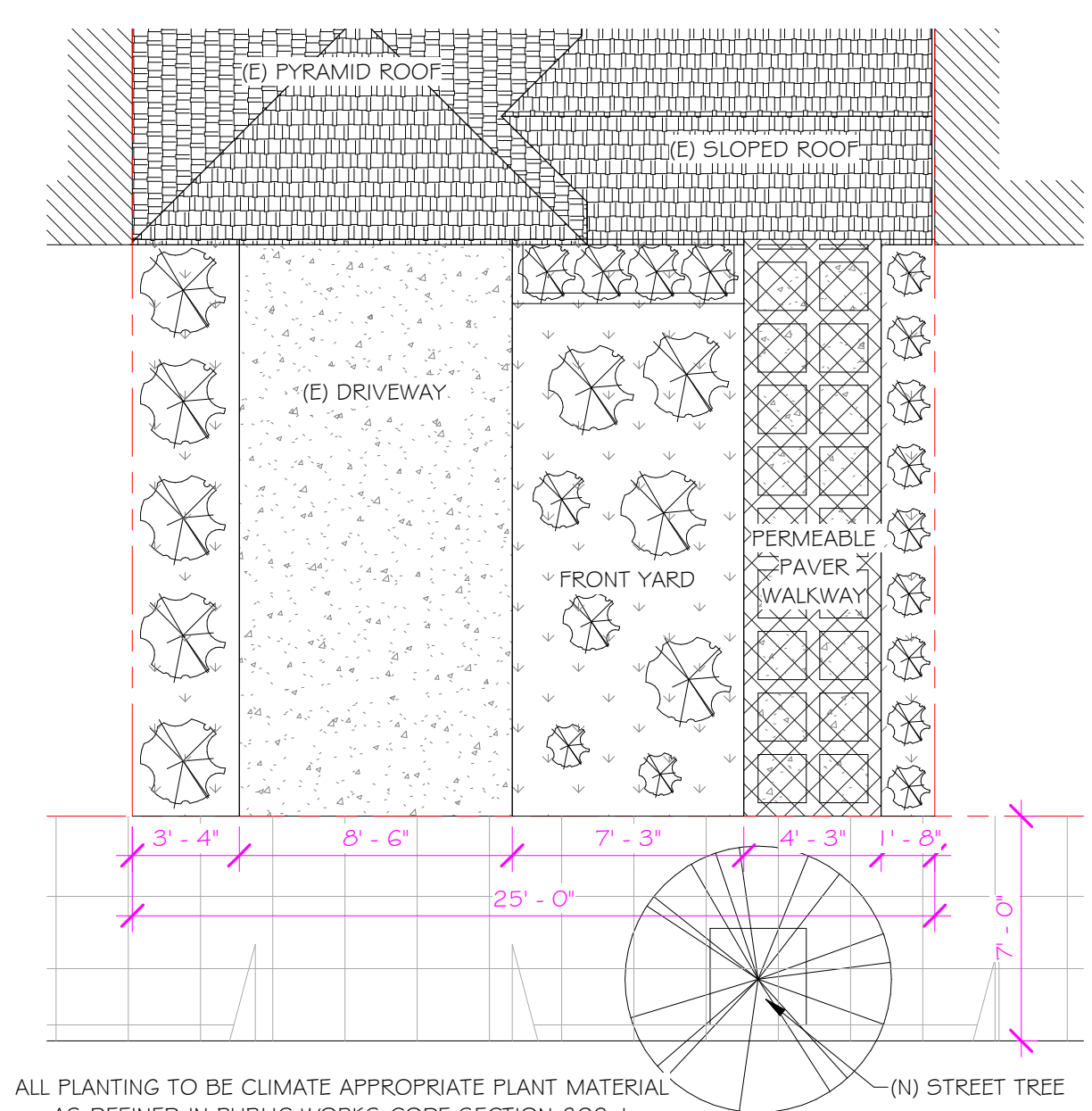
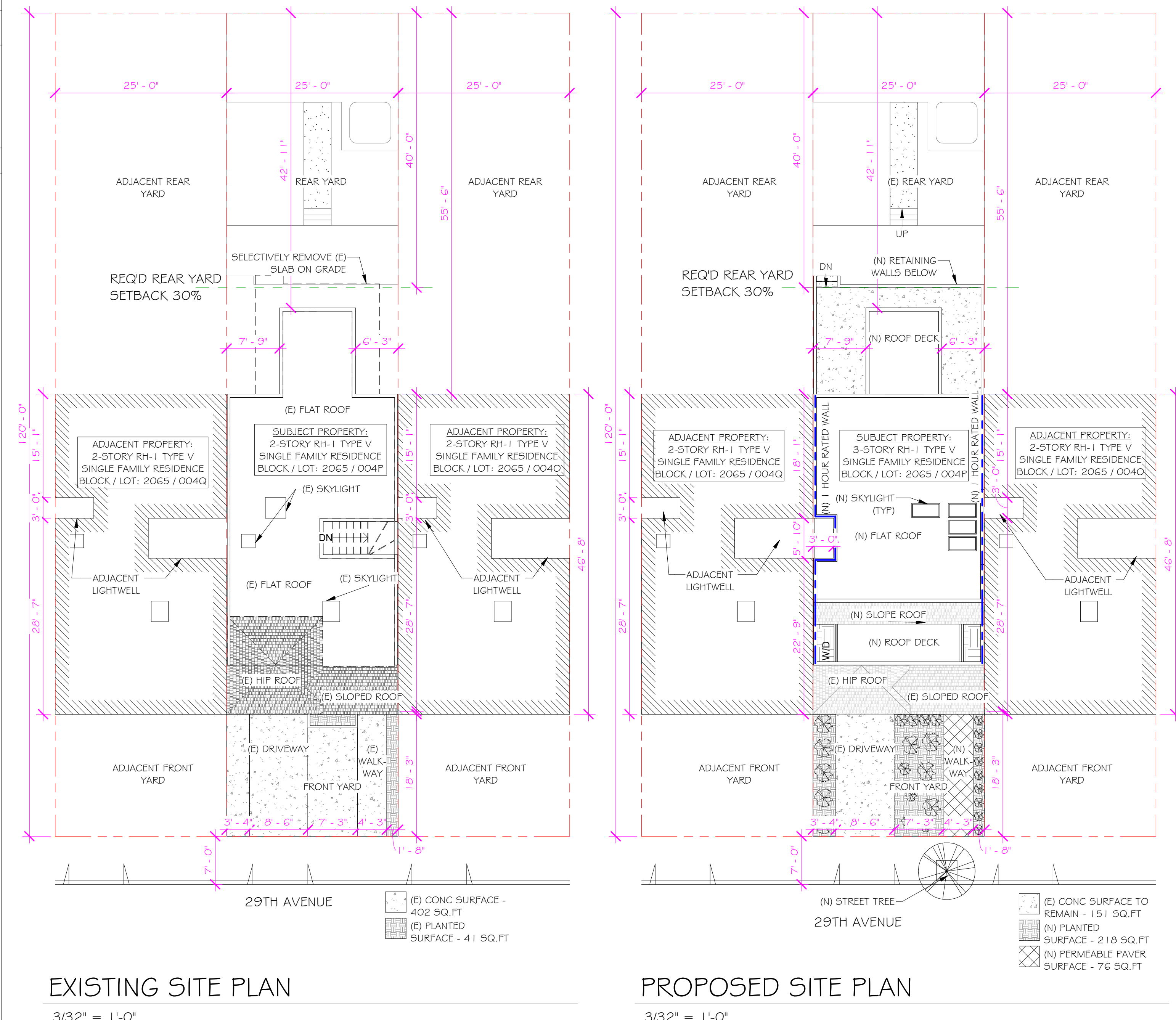
TITLE SHEET & PROJECT INFO

CLIENT
PAUL DOHERTY
1856 29TH AVENUE
S.F., CA 94122

SCALE As indicated
DATE 5-16-2019
DRAWN EON
JOB #: 1881

TITLE
STORY ADDITION
1856 29TH AVENUE
S.F., CA 94122

DRAWING NO.
AO.0
OF SHEETS

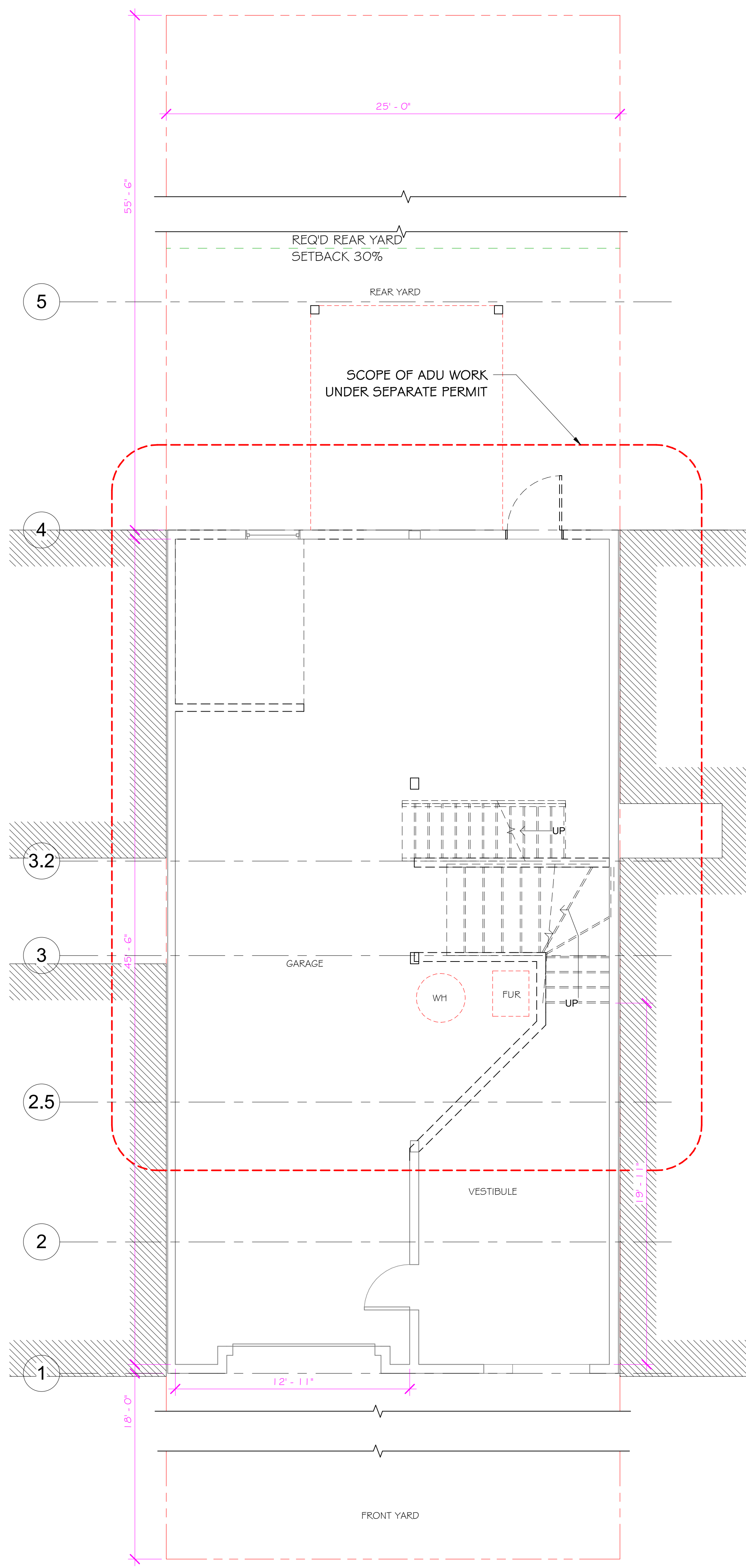


LANDSCAPING PLAN

3/16" = 1'-0"

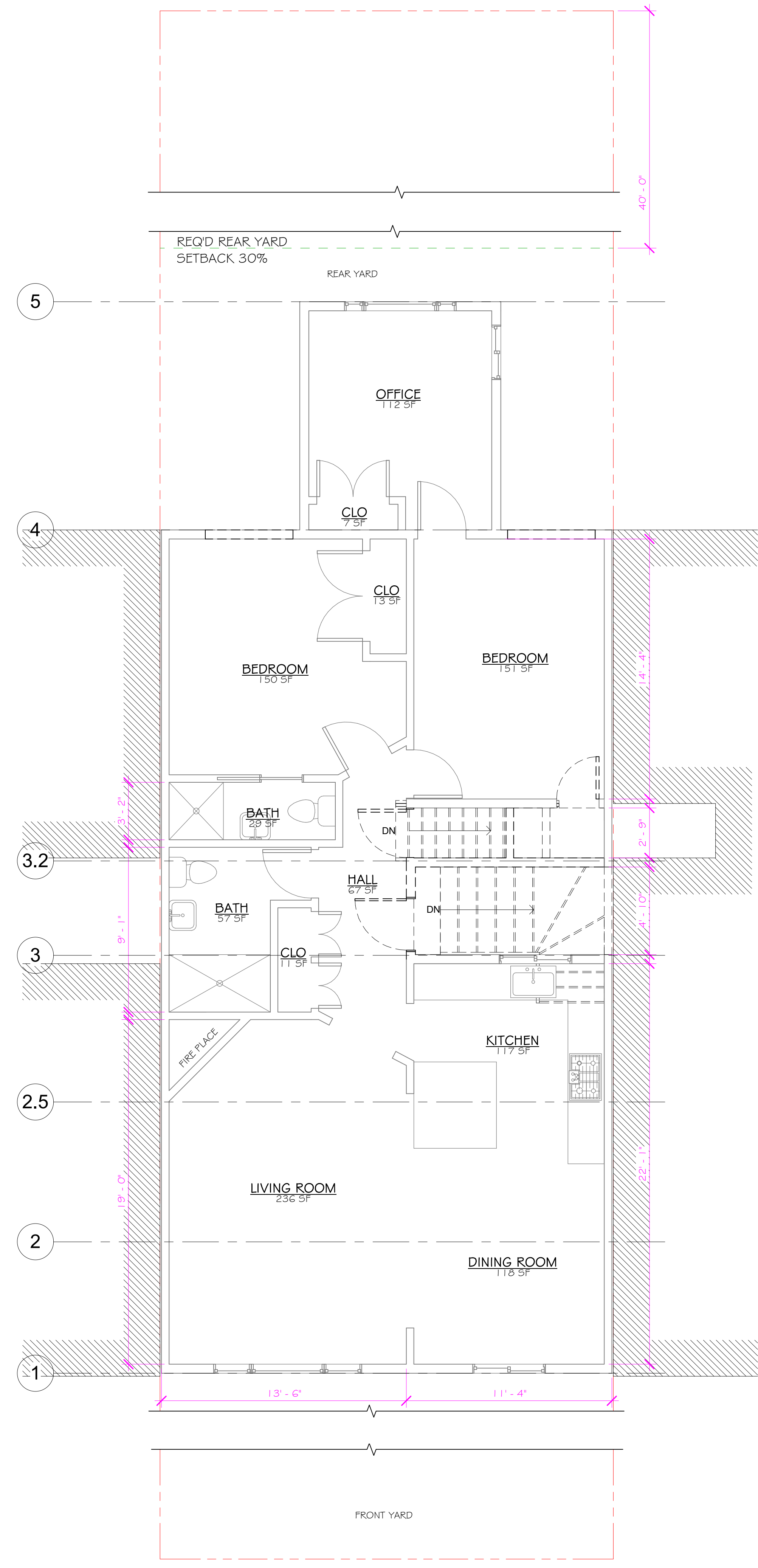
TOTAL FRONT YARD AREA: 4505F

	PERMEABLE PAVER WALKWAY	775F / 17%
	PLANTED	2205F / 49%
	CONCRETE	1535F / 34%



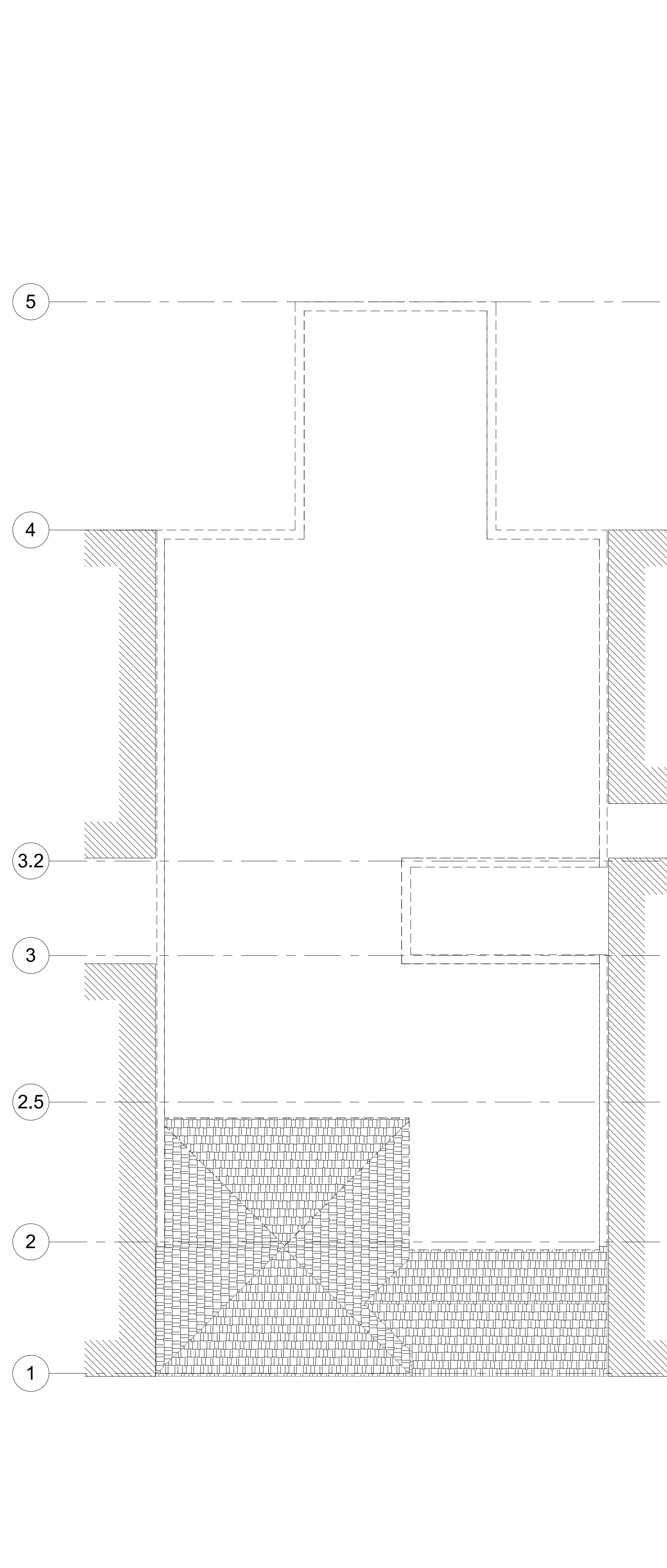
EXISTING 1st FLOOR

1/4" = 1'-0"



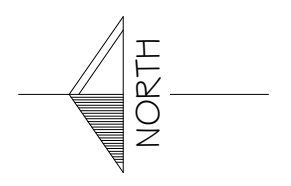
EXISTING 2nd FLOOR

1/4" = 1'-0"

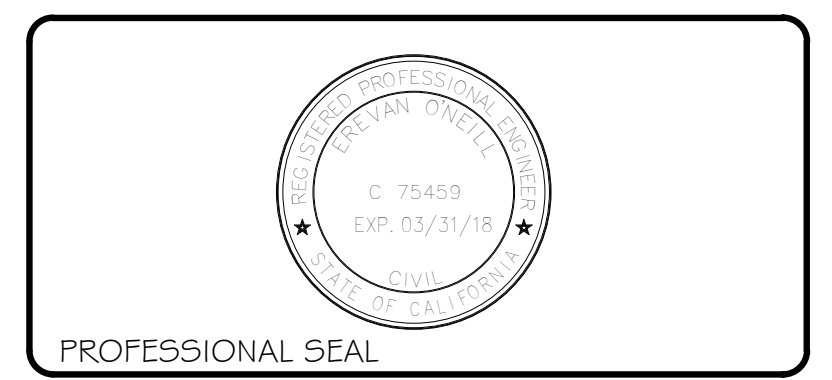


EXISTING ATTIC

1/4" = 1'-0"

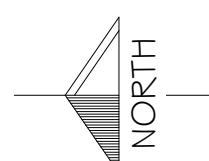


-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19

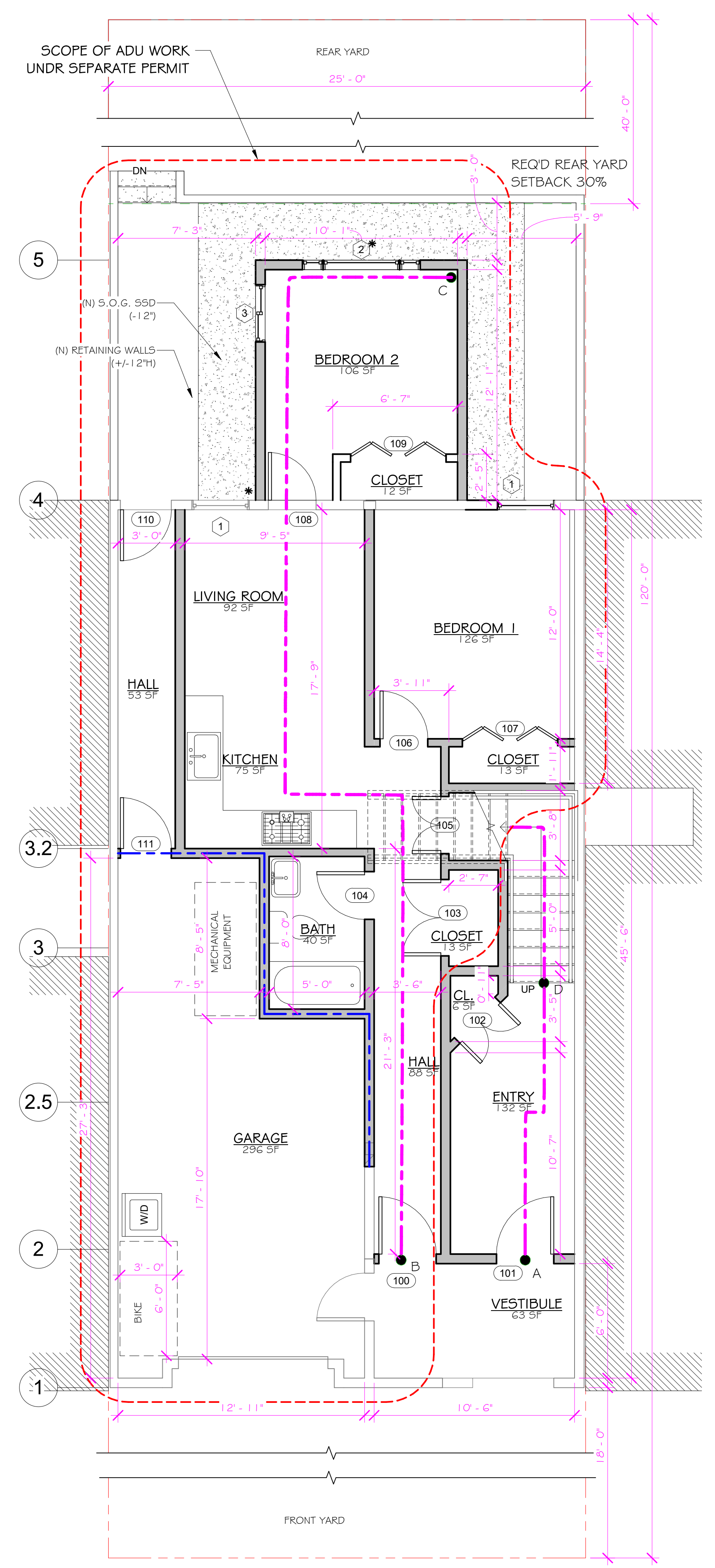


EXISTING PLANS

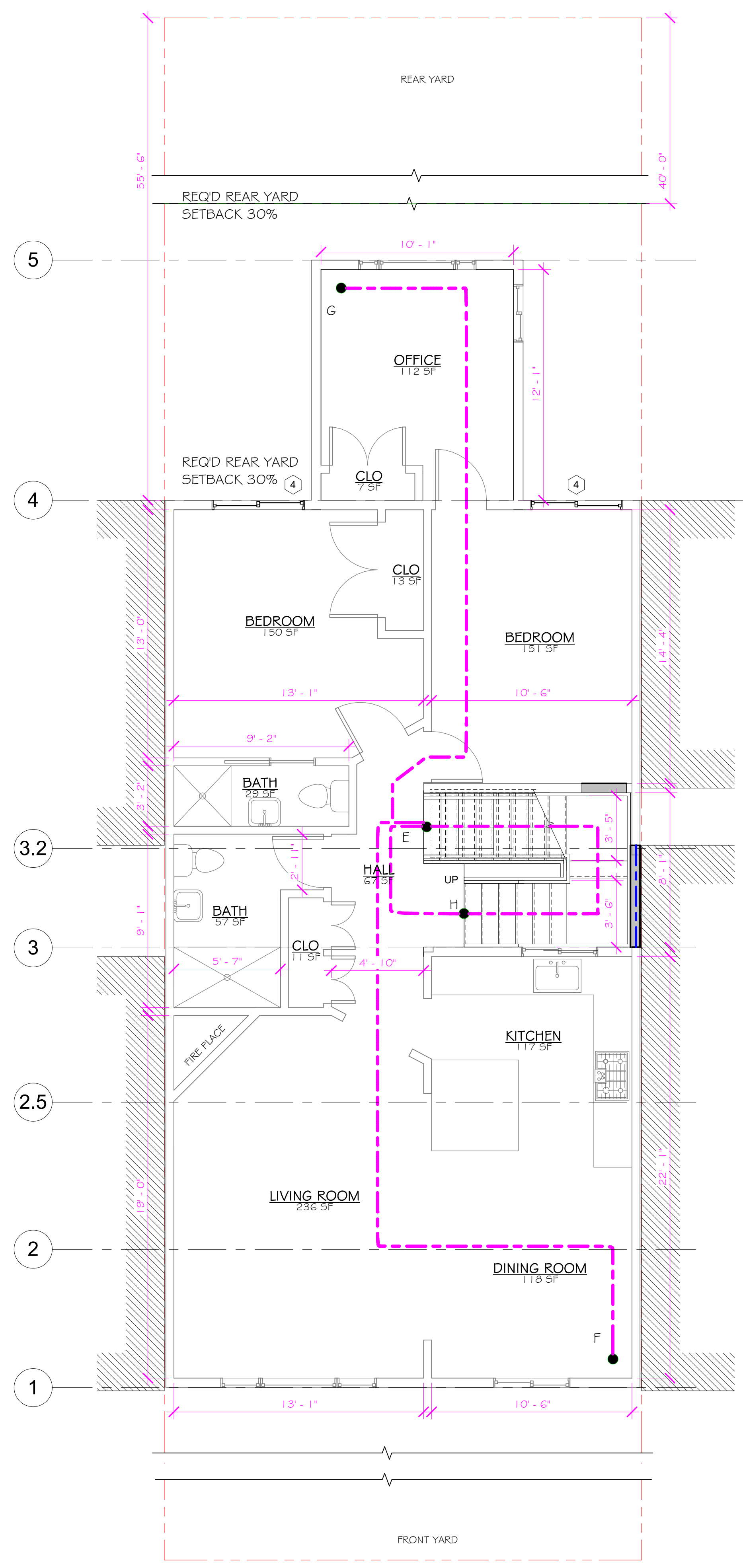
CLIENT PAUL DOHERTY 1856 29TH AVENUE S.F., CA 94122	SCALE 1/4" = 1'-0" DATE 5-16-2019 DRAWN EON JOB #: 1881
TITLE STORY ADDITION 1856 29TH AVENUE S.F., CA 94122	DRAWING NO. A 1 OF SHEETS



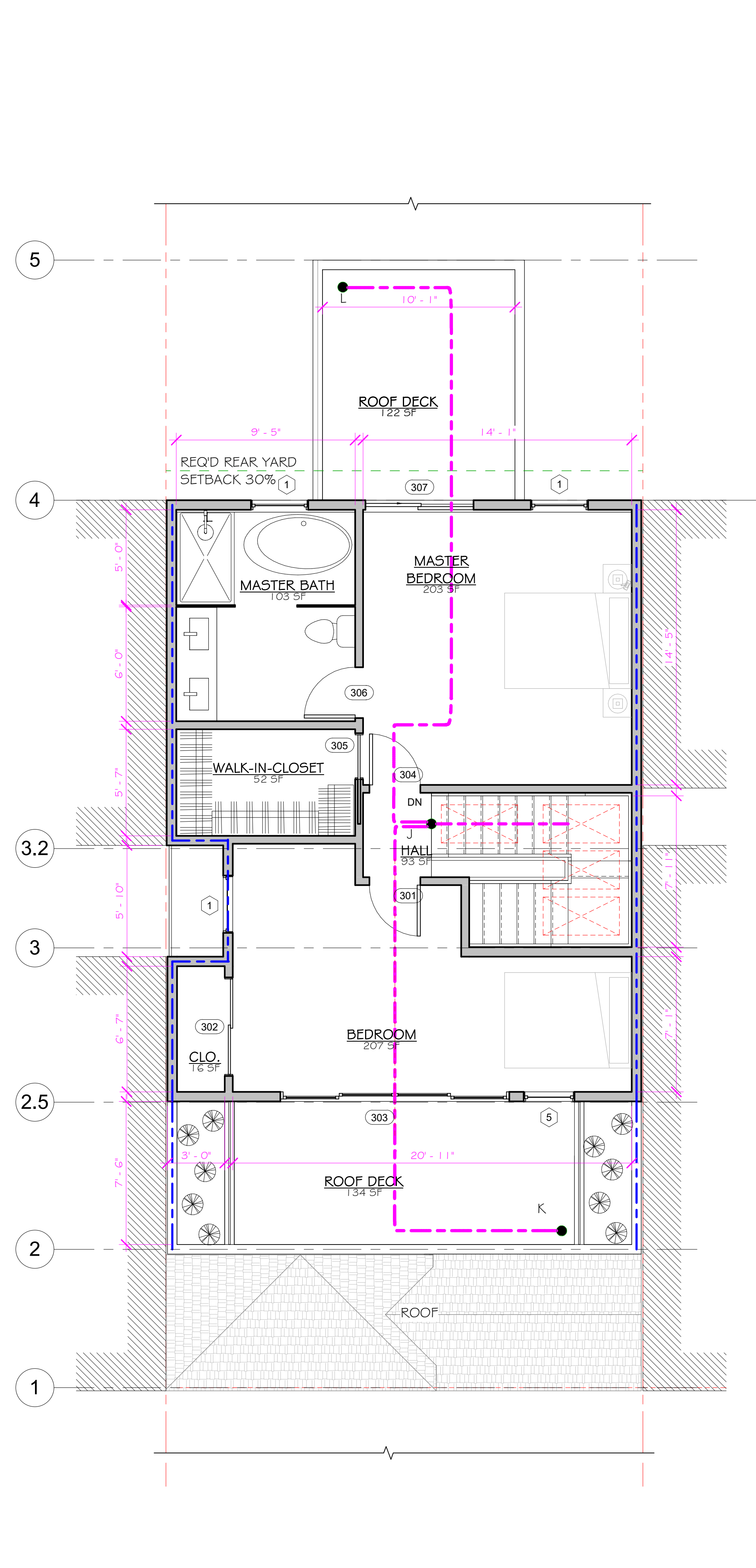
EGRESS TRAVEL DISTANCE
 C - B = 65'-7"
 D - A = 15'-1"
 E - D = 17'-6"
 F - E = 42'-8"
 H - E = 10'-1"
 G - E = 39'-0"
 J - H = 22'-4"
 K - J = 31'-8"
 L - J = 38'-3"



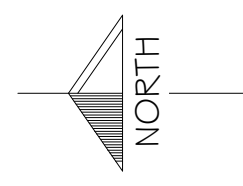
PROPOSED 1st FLOOR
 1/4" = 1'-0"



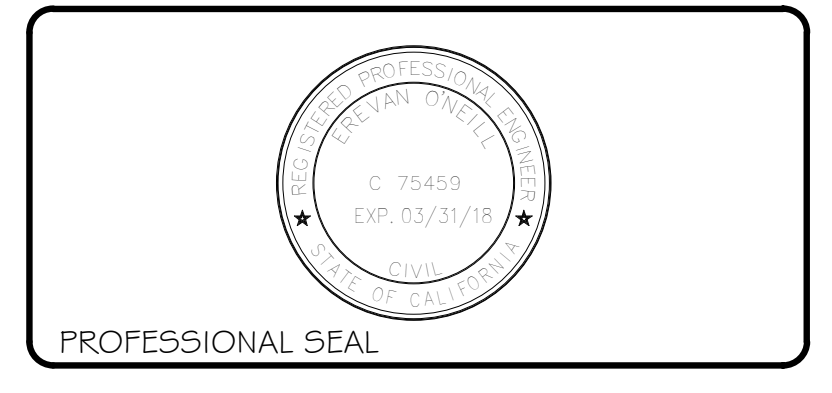
PROPOSED 2nd FLOOR
 1/4" = 1'-0"



PROPOSED 3rd FLOOR
 1/4" = 1'-0"

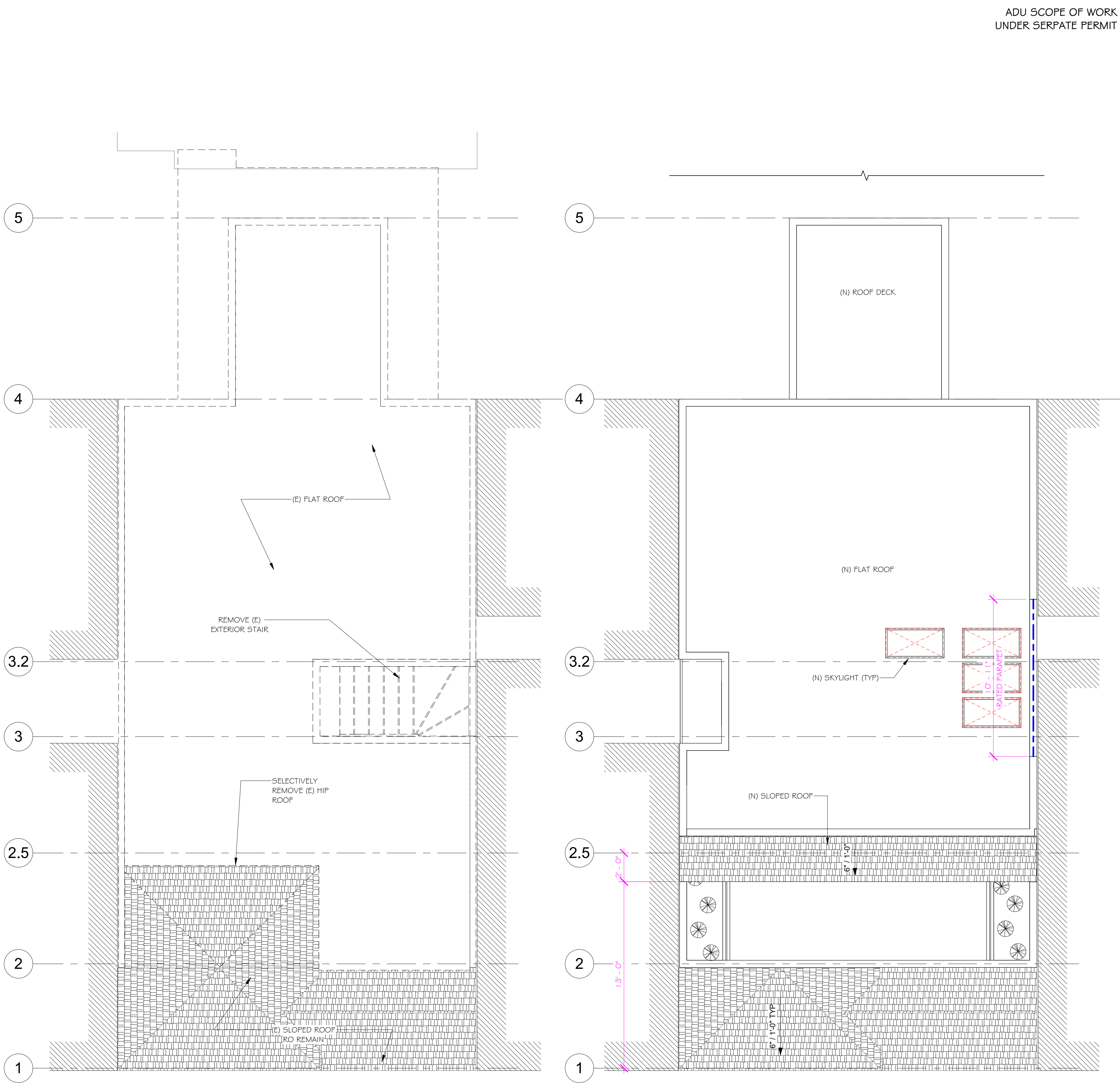


-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



PROPOSED PLANS

CLIENT PAUL DOHERTY 1856 29TH AVENUE S.F., CA 94122	SCALE As indicated
TITLE STORY ADDITION 1856 29TH AVENUE S.F., CA 94122	DATE 5-16-2019
	DRAWN EON
	JOB #: 1881
	DRAWING NO. A1.2 OF SHEETS



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

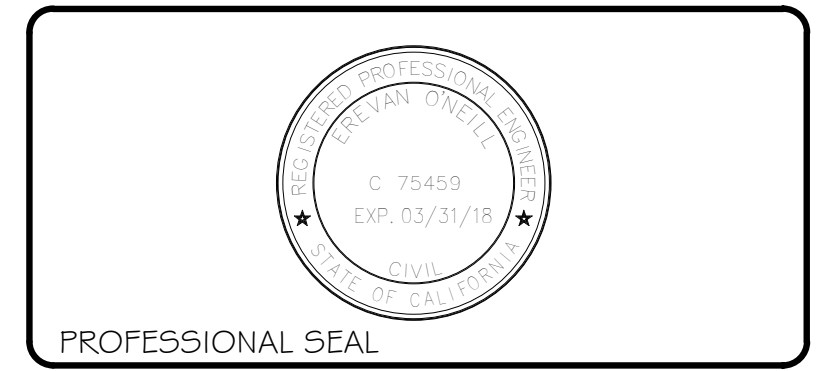
PROPOSED ROOF PLAN
1/4" = 1'-0"

DOOR SCHEDULE									
NUMBER	FLOOR	PHASE	WIDTH	HEIGHT	FIRE RATING	FRAME MAT.	DESCRIPTION	COMMENTS	
100	EXISTING 1st FLOOR	New Construction	3' - 0"	6' - 8"				ENTRY DOOR W/SECURITY LOCK	
101	EXISTING 1st FLOOR	New Construction	3' - 0"	6' - 8"				ENTRY DOOR W/SECURITY LOCK	
102	EXISTING 1st FLOOR	New Construction	3' - 0"	6' - 8"					
103	EXISTING 1st FLOOR	New Construction	4' - 0"	6' - 8"					
104	EXISTING 1st FLOOR	New Construction	2' - 6"	6' - 8"					
105	EXISTING 1st FLOOR	New Construction	3' - 0"	5' - 6"					
106	EXISTING 1st FLOOR	New Construction	2' - 6"	6' - 8"					
107	EXISTING 1st FLOOR	New Construction	5' - 0"	6' - 8"			BIFOLD		
108	EXISTING 1st FLOOR	New Construction	2' - 6"	6' - 8"					
109	EXISTING 1st FLOOR	New Construction	5' - 0"	6' - 8"			BIFOLD		
110	EXISTING 1st FLOOR	New Construction	2' - 8"	6' - 8"					
111	EXISTING 1st FLOOR	New Construction	2' - 8"	6' - 8"	45 MIN				
301	PROPOSED 3RD FLOOR	New Construction	2' - 8"	6' - 8"					
302	PROPOSED 3RD FLOOR	New Construction	5' - 0"	6' - 8"			BIPASS		
303	PROPOSED 3RD FLOOR	New Construction	2' - 11"	7' - 4"			BIPARTING (OXXO)	12 FT	
304	PROPOSED 3RD FLOOR	New Construction	2' - 8"	6' - 8"					
305	PROPOSED 3RD FLOOR	New Construction	2' - 4"	6' - 8"					
306	PROPOSED 3RD FLOOR	New Construction	2' - 8"	6' - 8"					
307	PROPOSED 3RD FLOOR	New Construction	5' - 8"	6' - 8"			SLIDING		

WINDOW SCHEDULE									
NUMBER	FLOOR	PHASE	WIDTH	HEIGHT	SILL	OPERATION	DESCRIPTION	MATERIAL	COMMENTS
1	PROPOSED 3RD FLOOR	New Construction	3' - 0"	5' - 0"	1' - 8"	DBL HUNG		FIBERGLASS	
2	EXISTING 1st FLOOR	New Construction	6' - 2"	4' - 4"	2' - 2"	FIXED	3 PANEL	FIBERGLASS	* EGRESS
3	EXISTING 1st FLOOR	New Construction	3' - 0"	4' - 0"	2' - 2"	SLIDER		FIBERGLASS	
4	EXISTING 2nd FLOOR	New Construction	4' - 10"	4' - 4"	2' - 2"	SLIDER		FIBERGLASS	
5	PROPOSED 3RD FLOOR	New Construction	2' - 8"	5' - 0"	2' - 4"	DBL HUNG		FIBERGLASS	
6	PROPOSED 3RD FLOOR	New Construction	4' - 0"	2' - 0"		SKY LIGHT		TBD	

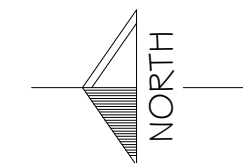
ADU SCOPE OF WORK UNDER SERPATE PERMIT

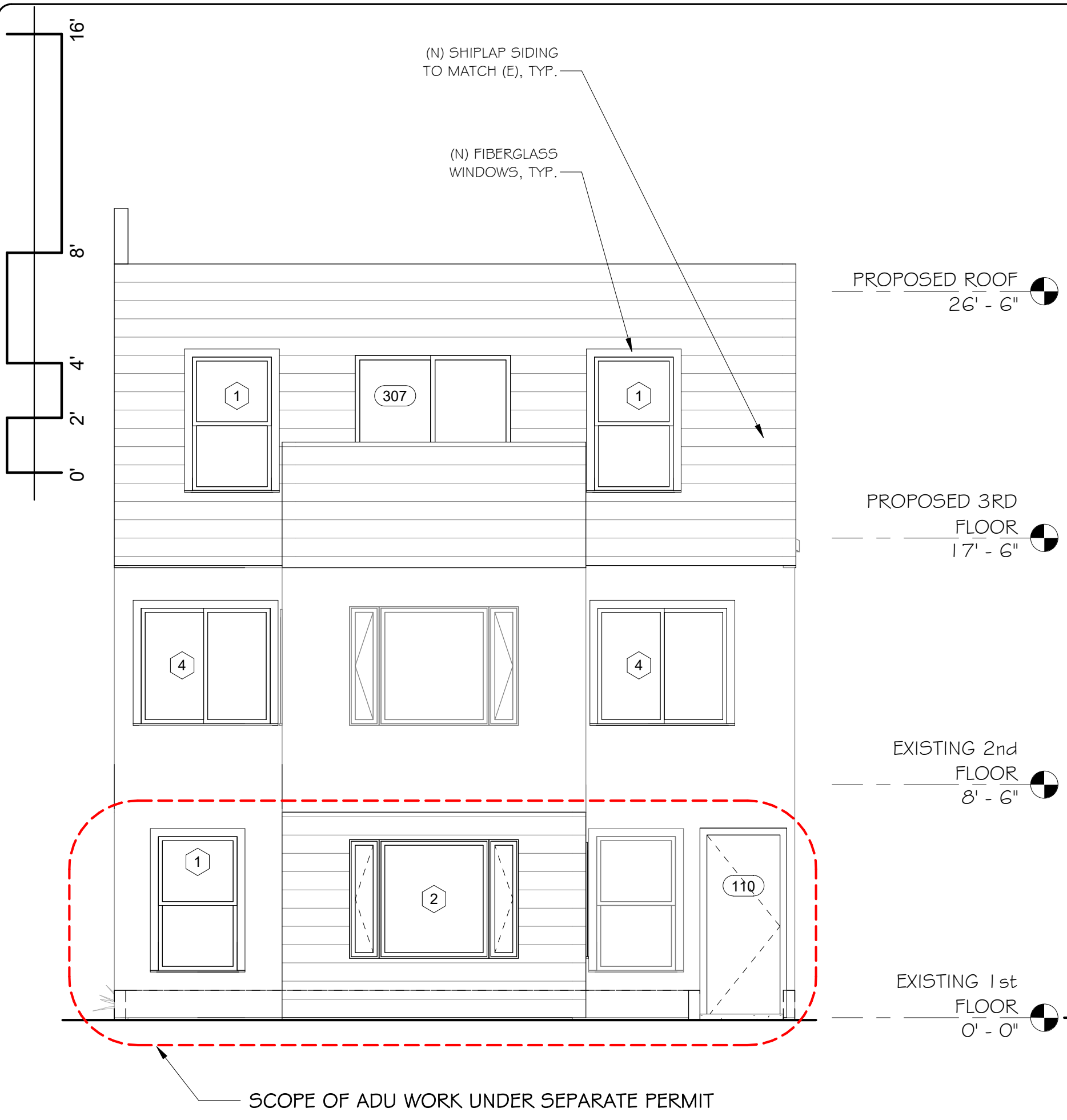
-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



PROPOSED PLANS & SCHEDULES

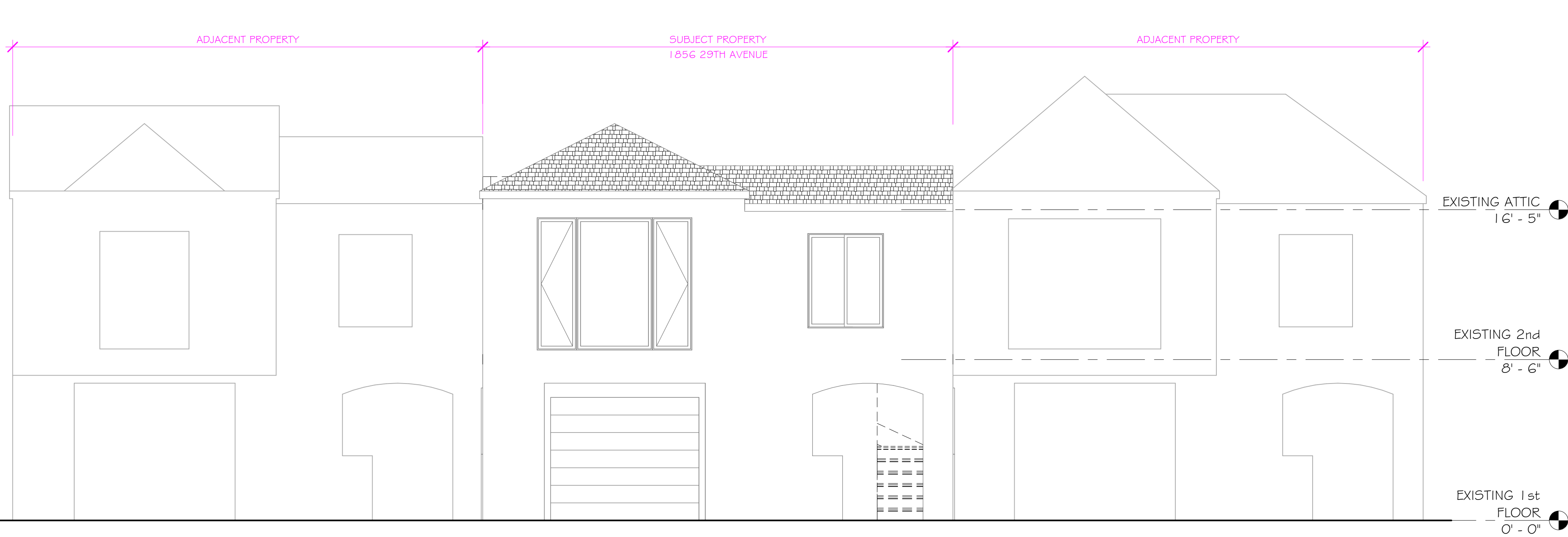
CLIENT PAUL DOHERTY 1856 29TH AVENUE S.F., CA 94122	SCALE 1/4" = 1'-0" DATE 5-16-2019 DRAWN EON JOB #: 1881
TITLE STORY ADDITION 1856 29TH AVENUE S.F., CA 94122	DRAWING NO. A1.3 OF SHEETS





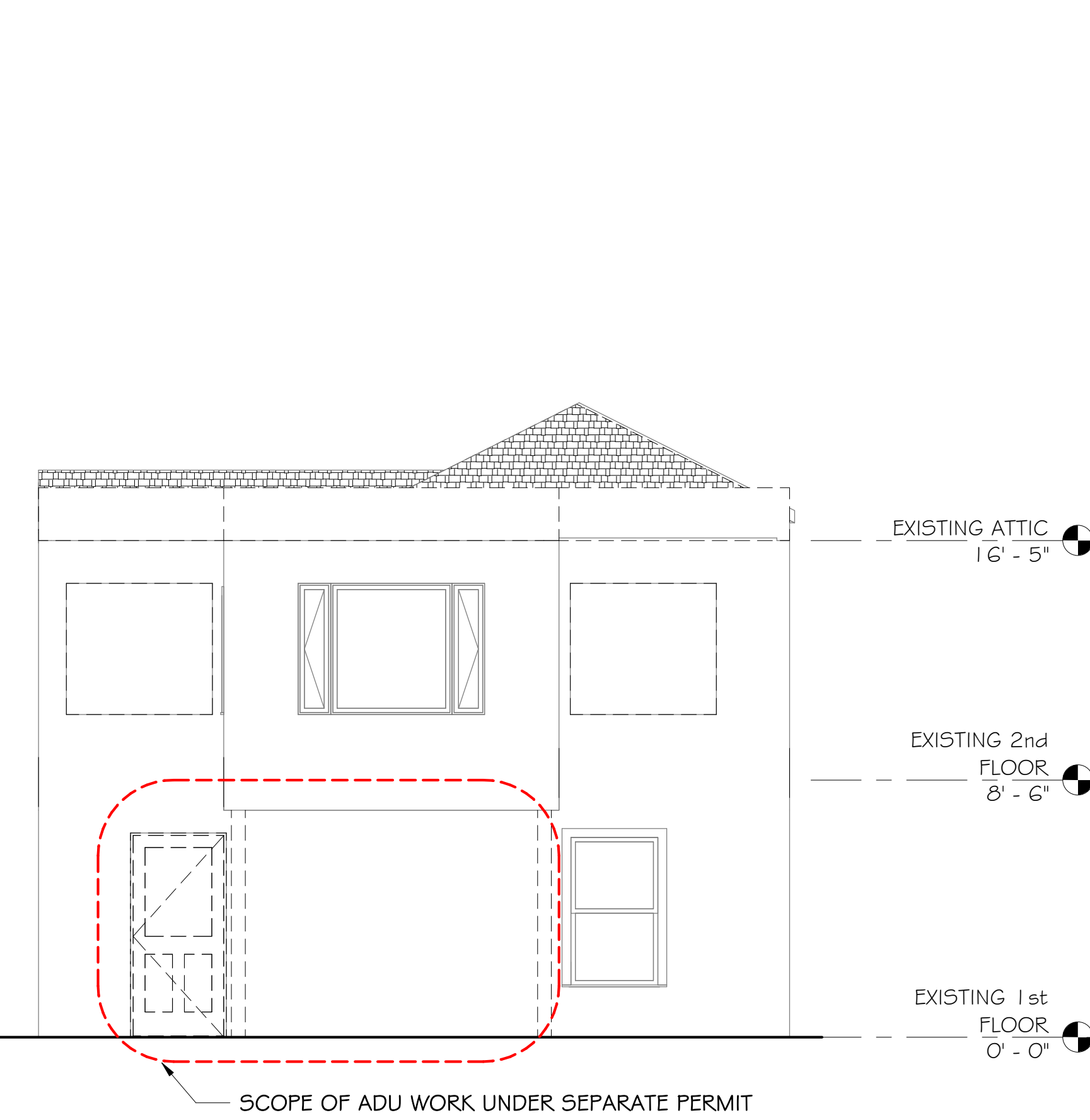
PROPOSED EAST ELEVATION - REAR

1/4" = 1'-0"



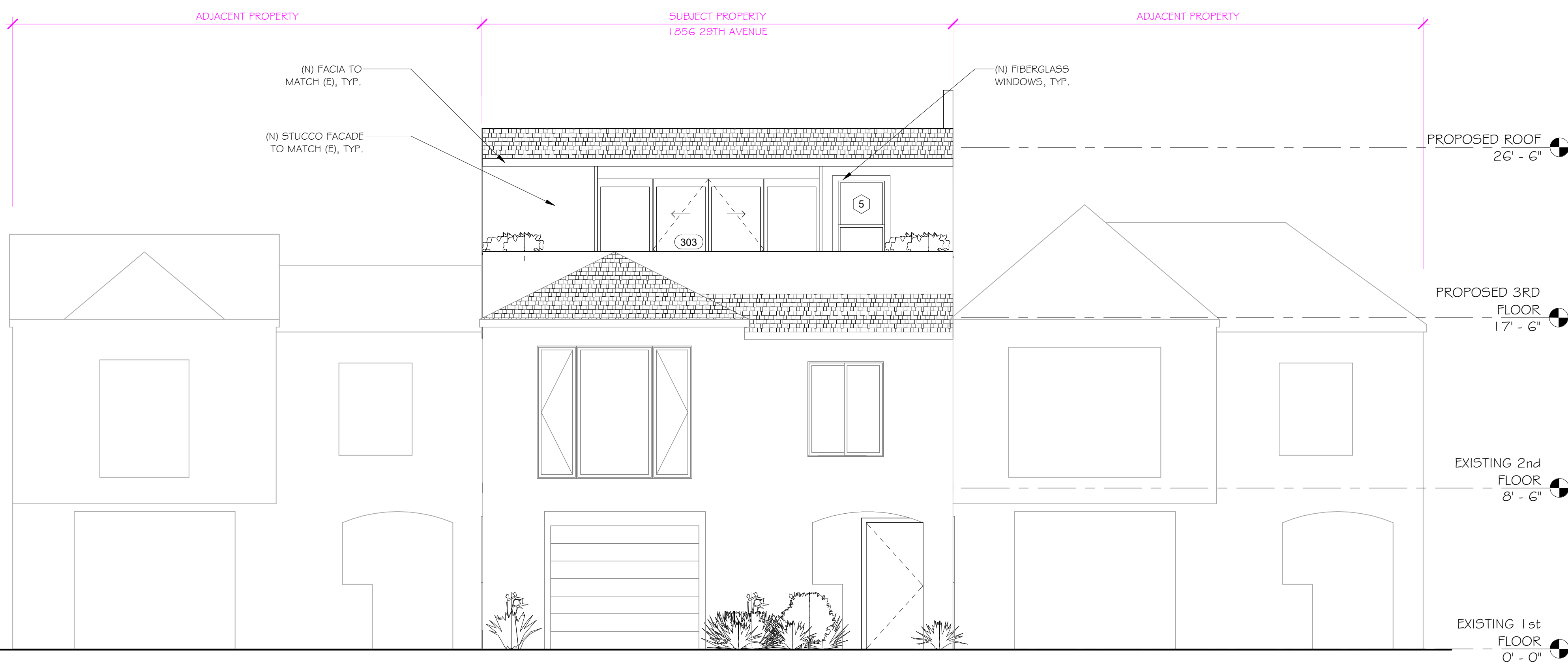
EXISTING WEST ELEVATION - FRONT

1/4" = 1'-0"



EXISTING EAST ELEVATION - REAR

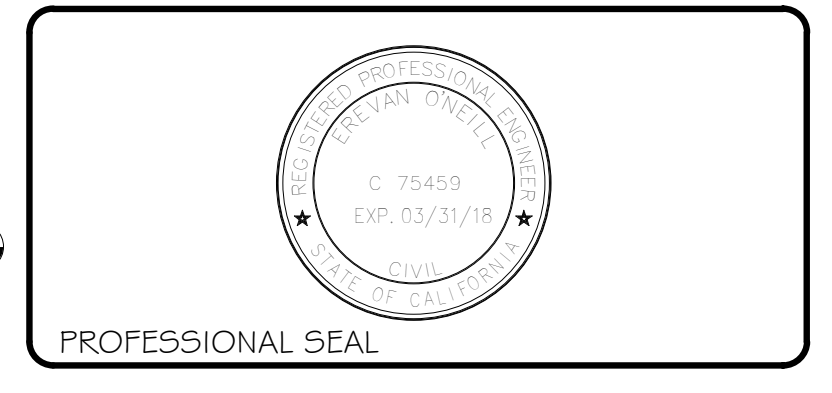
1/4" = 1'-0"



PROPOSED WEST ELEVATION - FRONT

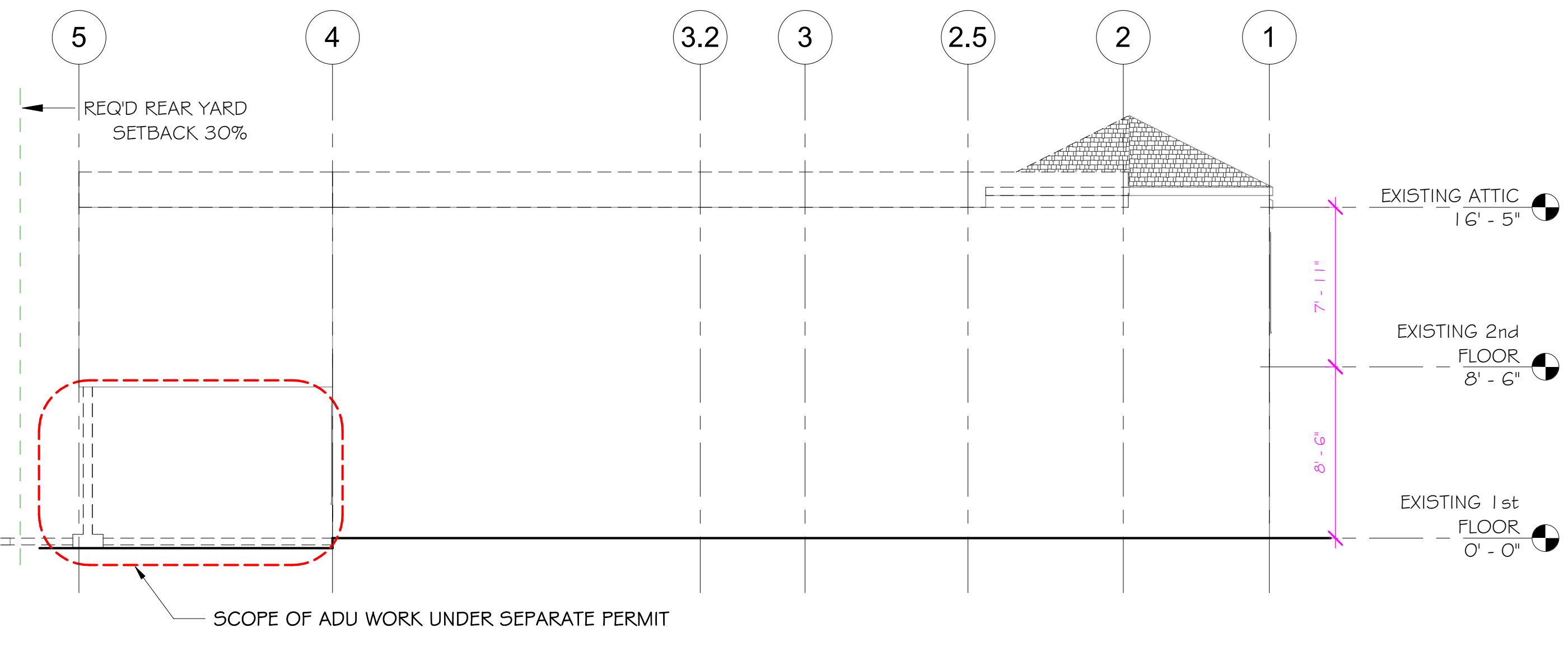
1/4" = 1'-0"

-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



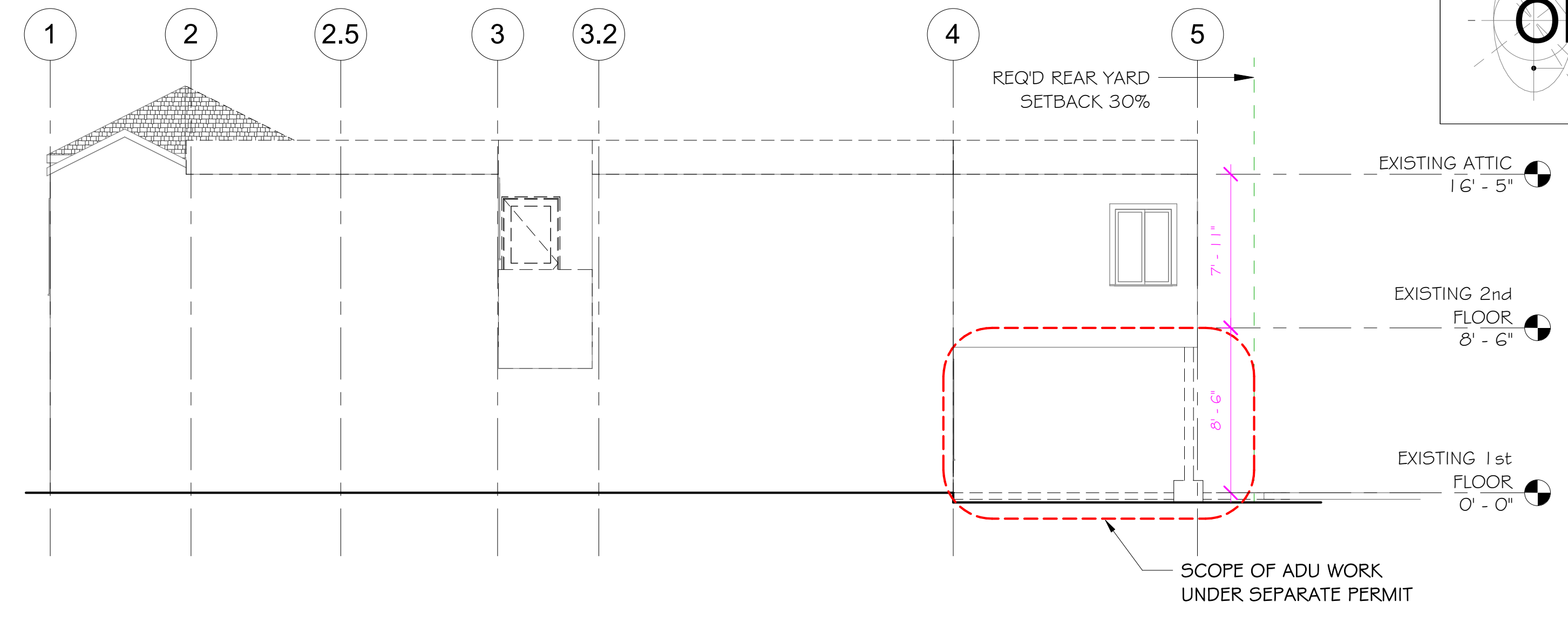
EXTERIOR ELEVATIONS

CLIENT PAUL DOHERTY 1856 29TH AVENUE S.F., CA 94122	SCALE 1/4" = 1'-0" DATE 5-16-2019 DRAWN EON JOB #: 1881
TITLE STORY ADDITION 1856 29TH AVENUE S.F., CA 94122	DRAWING NO. A3.1 OF SHEETS



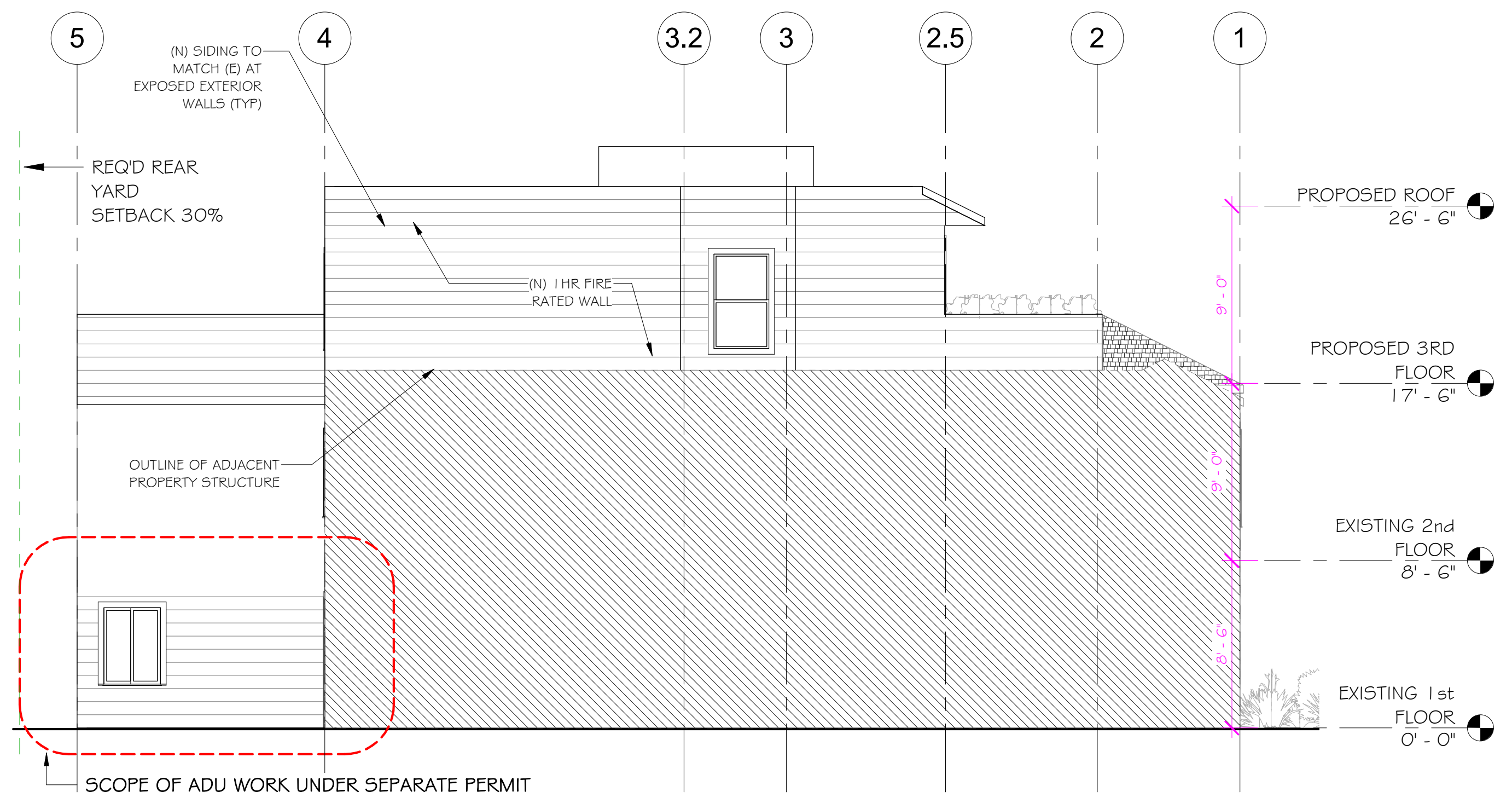
EXISTING NORTH ELEVATION - SIDE

3/16" = 1'-0"



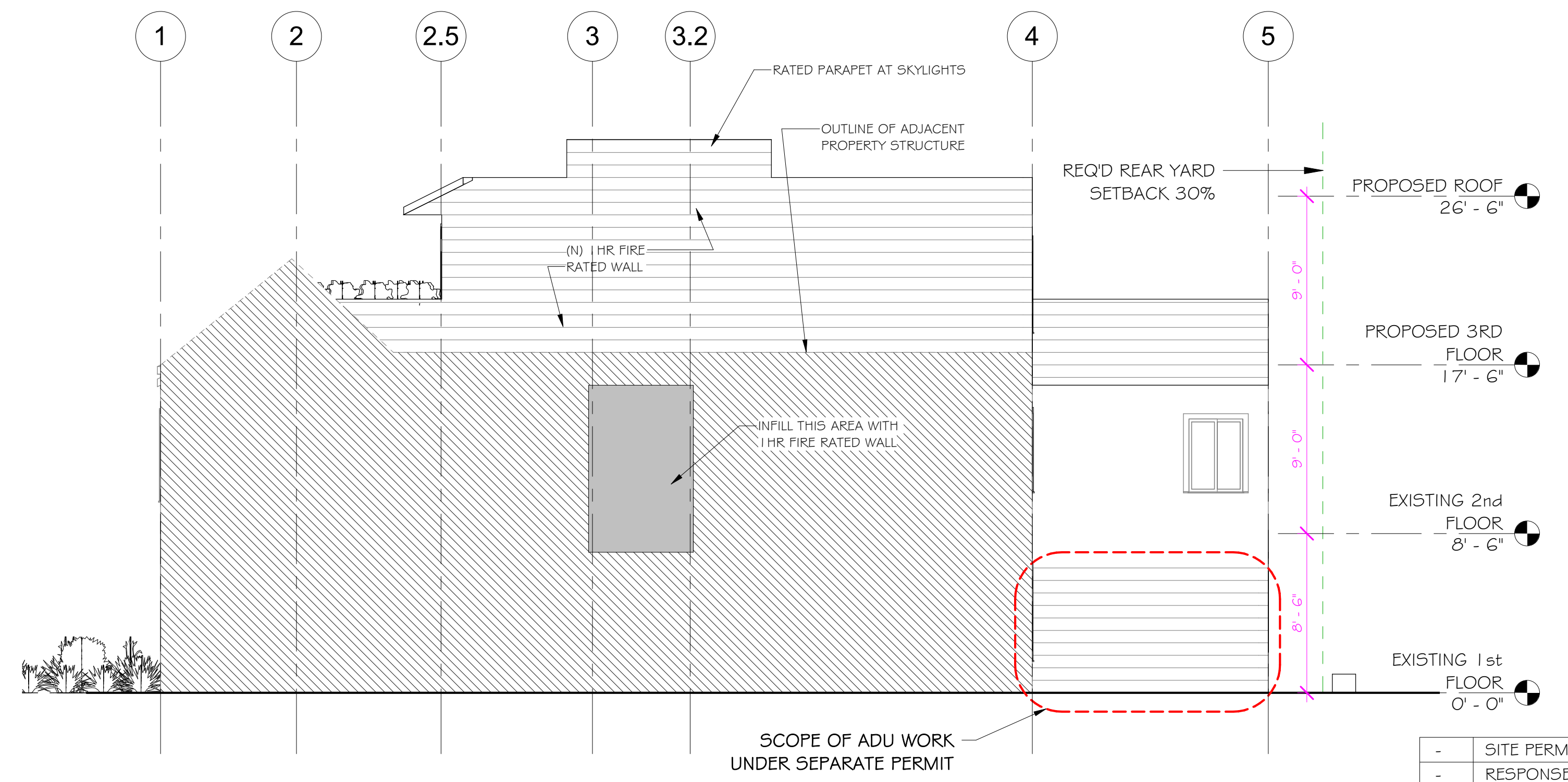
EXISTING SOUTH ELEVATION - SIDE

3/16" = 1'-0"



PROPOSED NORTH ELEVATION - SIDE

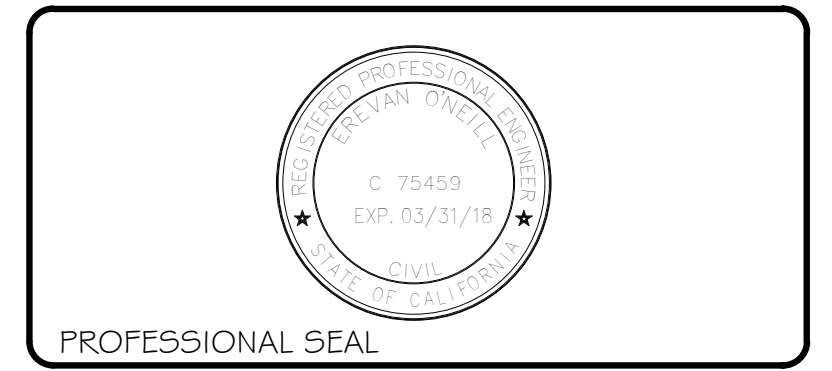
3/16" = 1'-0"



PROPOSED SOUTH ELEVATION - SIDE

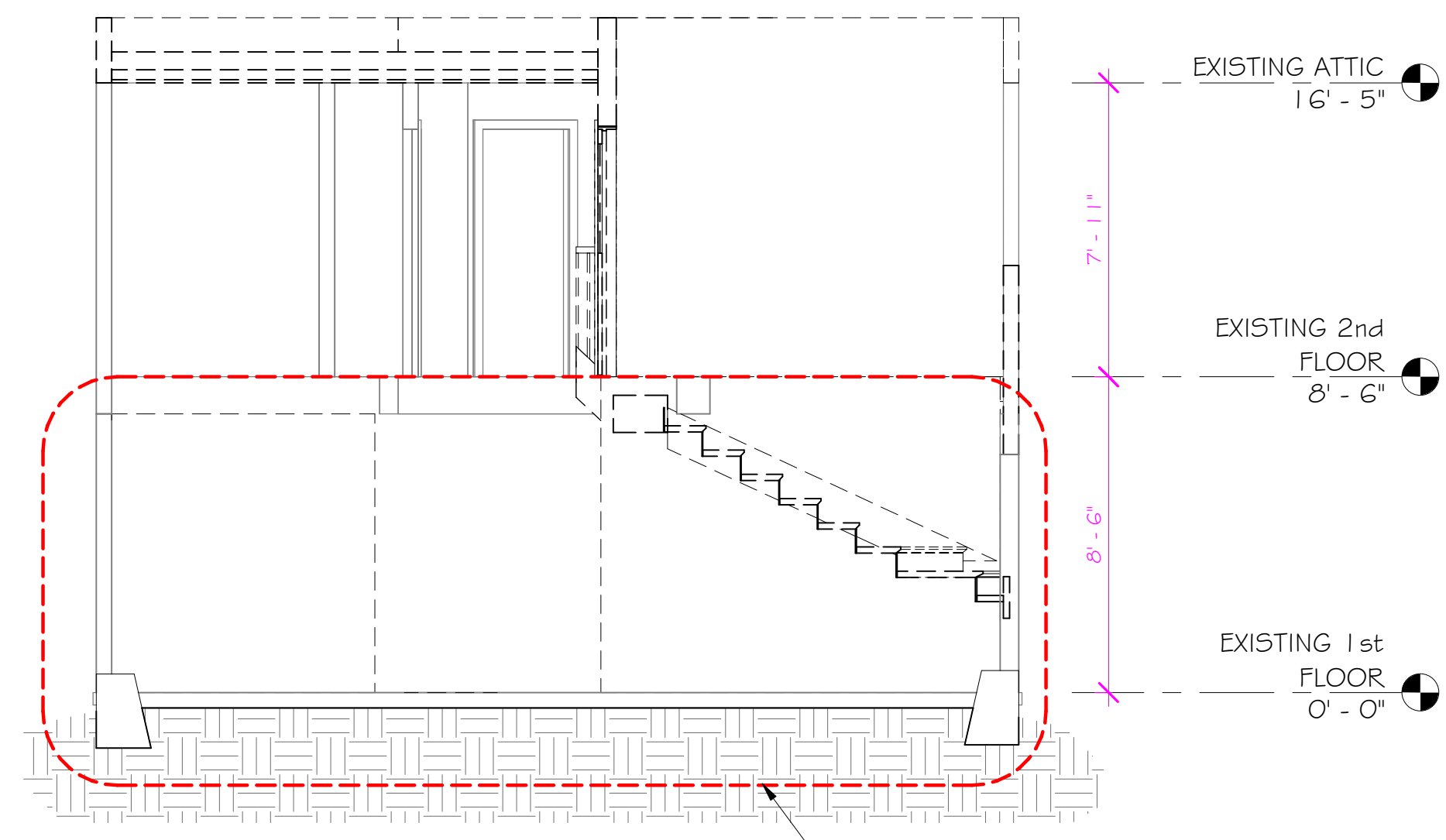
3/16" = 1'-0"

-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



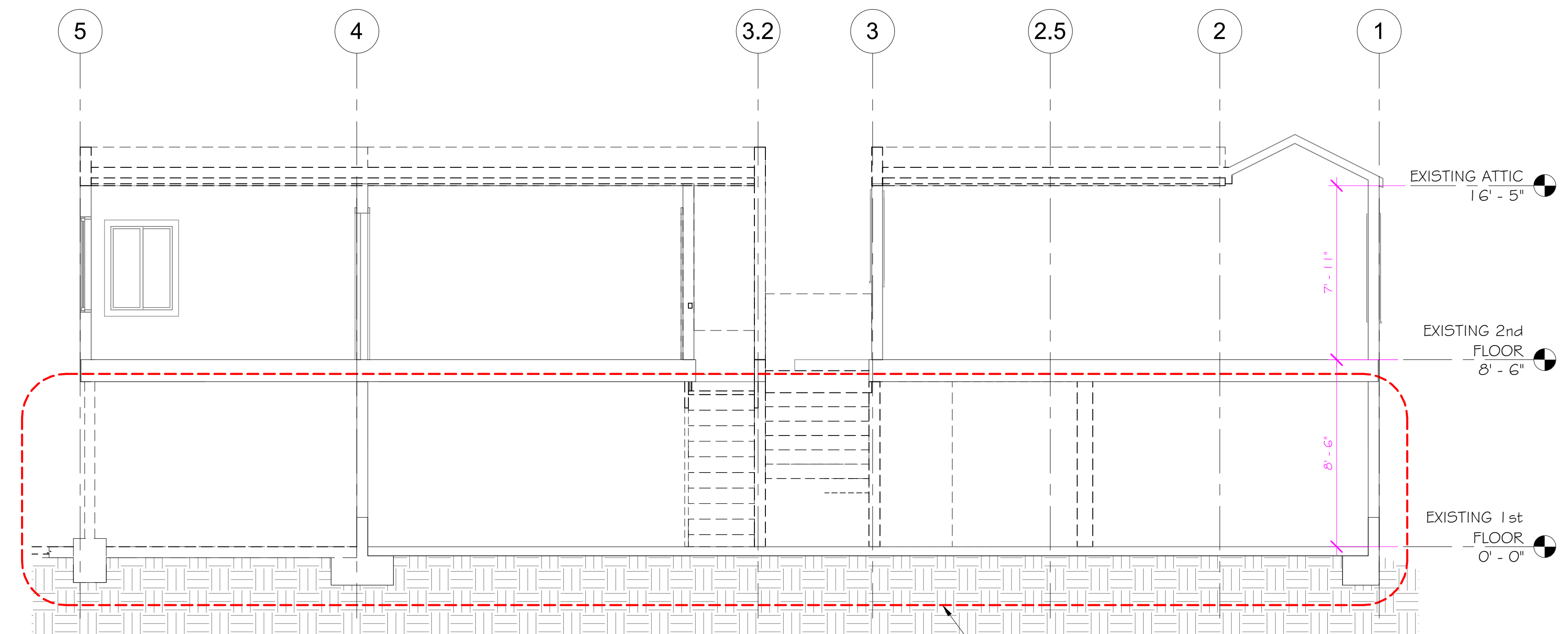
EXTERIOR ELEVATIONS

CLIENT PAUL DOHERTY 1856 29TH AVENUE S.F., CA 94122	SCALE 3/16" = 1'-0" DATE 5-16-2019 DRAWN EON JOB #: 1881
TITLE STORY ADDITION 1856 29TH AVENUE S.F., CA 94122	DRAWING NO. A3.2 OF SHEETS



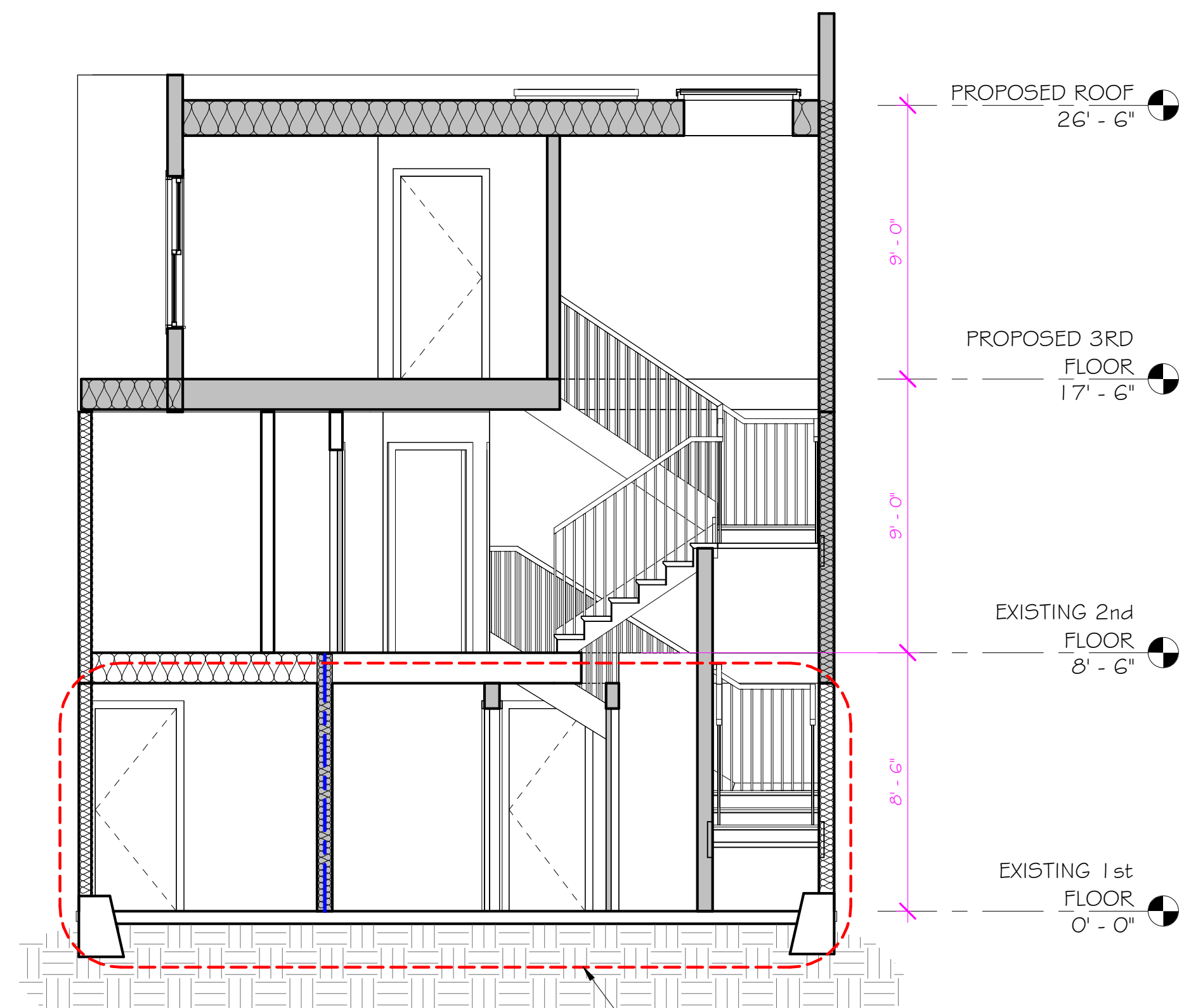
EXISTING SECTION 1

1/4" = 1'-0"



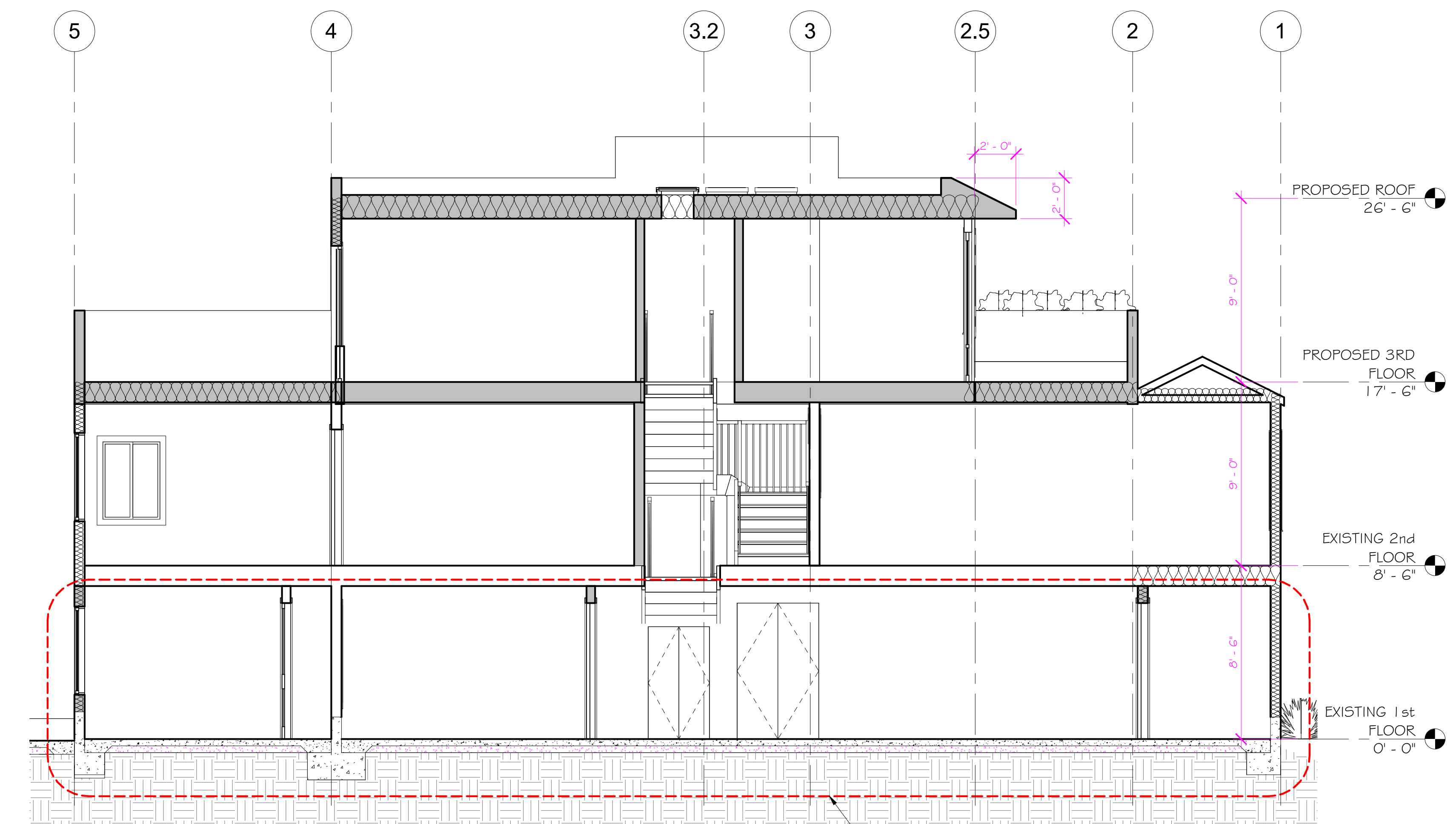
EXISTING SECTION 2

1/4" = 1'-0"



PROPOSED SECTION 1

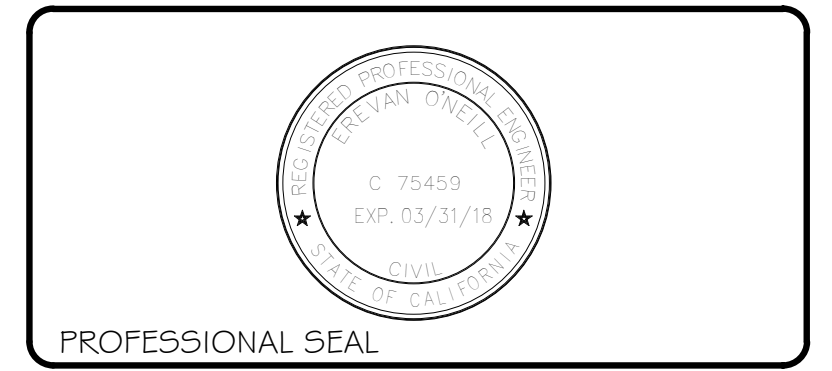
1/4" = 1'-0"



PROPOSED SECTION 2

1/4" = 1'-0"

-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



BUILDING SECTIONS

CLIENT
 PAUL DOHERTY
 1856 29TH AVENUE
 S.F., CA 94122

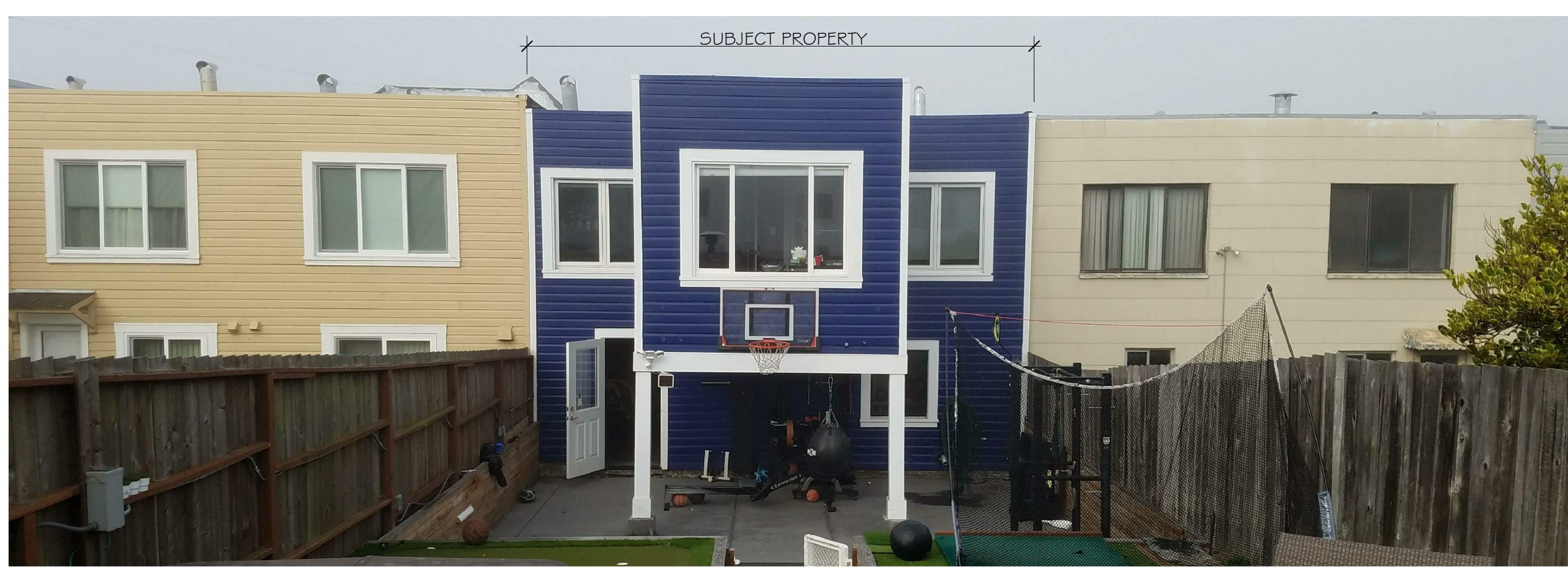
SCALE 1/4" = 1'-0"
 DATE 5-16-2019
 DRAWN EON
 JOB #: 1881
 DRAWING NO.
A3.3
 OF SHEETS



FRONT FACADES



BUILDINGS FACING SUBJECT PROPERTY (OPPOSITE SIDE OF STREET)

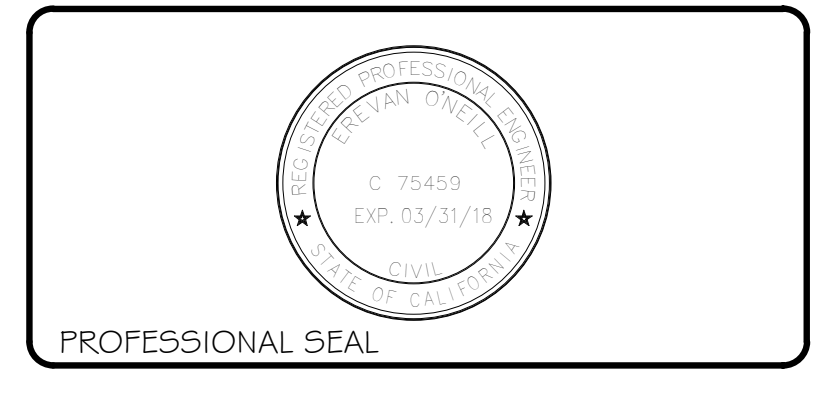


REAR FACADES



PROPOSED PERSPECTIVE

-	SITE PERMIT SUBMISSION	5-16-19
-	RESPONSE TO NOPDR	12-30-19



PHOTOGRAPHS

CLIENT PAUL DOHERTY 1856 29TH AVENUE S.F., CA 94122	SCALE DATE 5-16-2019 DRAWN EON JOB #: 1881
TITLE STORY ADDITION 1856 29TH AVENUE S.F., CA 94122	DRAWING NO. A6.1 OF SHEETS