



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** April 1, 2021

**Continued from February 25, 2021**

**Record No.:** 2019-015785DRP  
**Project Address:** 2375 Funston Avenue  
**Permit Applications:** 2019.0510.0311  
**Zoning:** RH-1(D) [Residential-House, One-Family- Detached]  
40-X Height and Bulk District  
**Block/Lot:** 2342/ 013  
**Project Sponsor:** Kenny Yip  
22958 Amador Street  
Hayward, CA 94541  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve with Modifications

## Project Description

The project proposes to construct a two-story horizontal rear addition and a third-floor vertical addition with front and rear roof decks above existing 2nd floor to an existing two-story single-family home.

## Site Description and Present Use

The site is a 30'-10" wide x 120'-0" deep lot containing an existing 2-story, one-family home. The existing building is a Category 'B' – potential historic resource built in 1925.

## Surrounding Properties and Neighborhood

The buildings on this block of Funston are generally 2-stories with front setbacks. Typical of houses in the RH-1(D) zoning district, they also have side setbacks. At the rear, the subject property sits between a deeper building to the south and extends beyond than the shallower DR requestor's building to the immediate north.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	November 4, 2020– December 4, 2020	December 4, 2020	February 18, 2021	83 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	February 5, 2021	February 5, 2021	20 days
Mailed Notice	20 days	February 5, 2021	February 5, 2021	20 days
Online Notice	20 days	February 5, 2021	February 5, 2021	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 Requestor

Arthur L. Layne, owner of 2365 Funston Avenue the adjacent property to the north of the proposed project.

## DR Requestor’s Concerns and Proposed Alternatives

DR requestor is concerned that the proposed addition would:

1. Be out of character and scale with the pattern of scale and massing of the block.
2. Block light to the building and rear yard.
3. Create privacy impacts from the second-floor deck and north side windows.

### **Proposed alternatives:**

Limit the footprint to current location.

Setback the 3rd floor further to minimize the loss of sunlight and privacy to neighbors.

Eliminate deck on the second floor.

Eliminate windows on the north side of the third floor, or design windows higher than eye level to provide privacy and still allow ventilation and sunlight.

See attached *Discretionary Review Application*, dated December 4, 2020.

## **Project Sponsor's Response to DR Application**

The proposed project meets all development standards and requirements from the city's design guidelines. The 3rd floor addition will not block neighbors' sunlight within this detached single-family zone. The neighbor's privacy concerns can be settled by adjusting window types, heights, and locations, which the project sponsor is willing to do.

See attached Response to Discretionary Review, dated February 2, 2021.

## **Department Review**

The Planning Department generally supports the code-complying rear horizontal expansion.

- The rear deck is modestly sized and setback 6' from the adjacent neighbor to ensure a reasonable relationship with respect to privacy.
- The quantity, size, and location of windows vis -a-vis the adjacent neighbors' windows likewise do not appear to create exceptional privacy impacts.
- The vertical addition is setback 15'-10" from the main front building wall to be minimally visible and retain the appropriate scale relationship with the predominant 2-story context.
- The first and second story rear addition is setback from the northern side lot line by 6' to moderate impacts to the neighbor to north (DR requestor).

However, because the DR requestor's building to the north is shallower than the proposed project, staff finds that the proposed third story massing extends well beyond and above the adjacent neighbor at the rear and would cause an undue impact on their light and privacy. Therefore, staff recommends design modifications to conform to the Residential Design Guideline related to building scale at the rear by:

1. Reducing extent of the rear third floor addition at northwest corner by 10'-6" for a width of 6'-0" to provide adequate relief toward the north neighbor.
2. Reducing the roof parapet height to no greater than a minimum required for a curb.

Therefore, staff deems there are exceptional or extraordinary circumstances are present and recommends taking Discretionary Review.

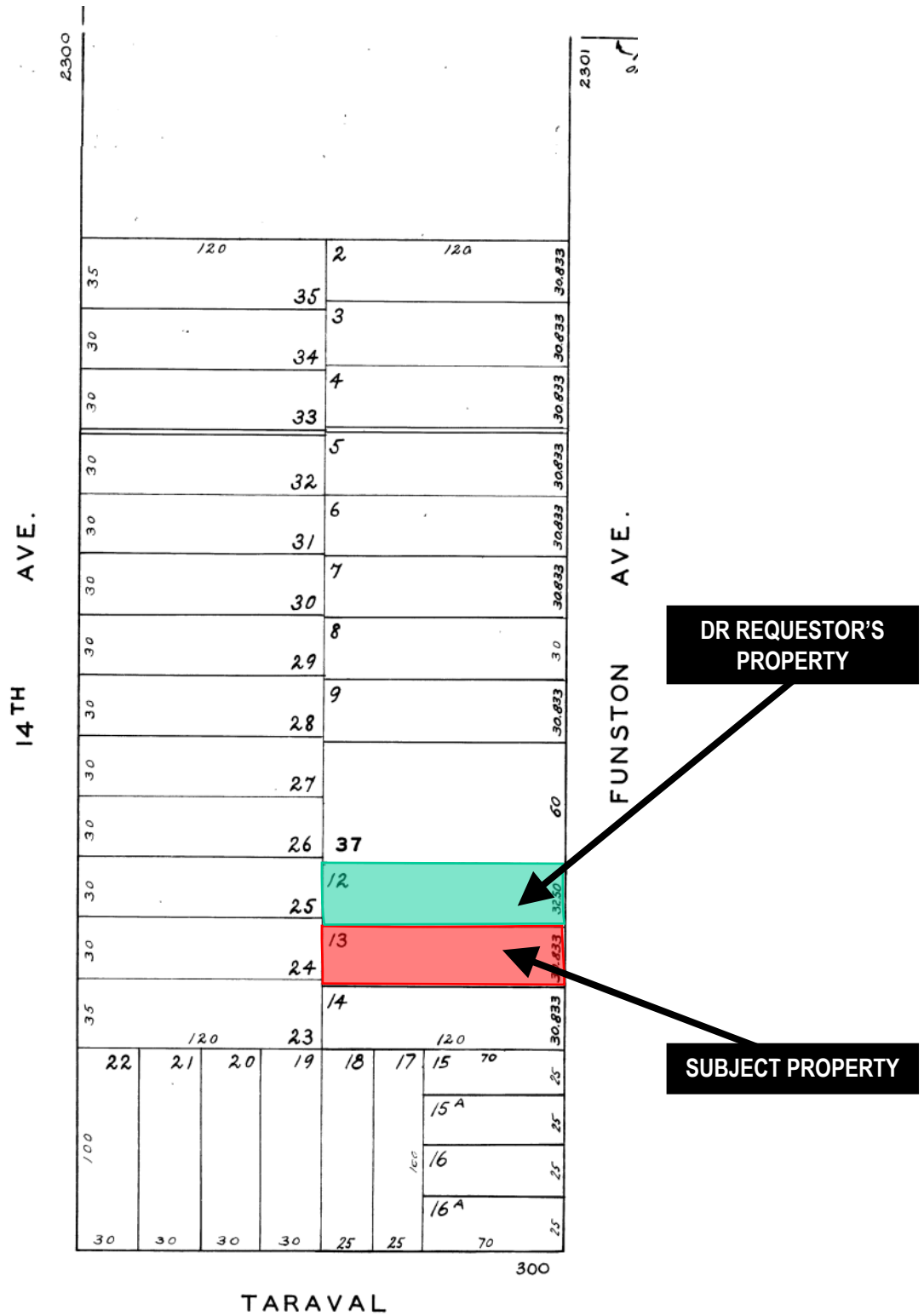
**Recommendation:** Take DR and Approve with Modifications

## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated February 2, 2021  
311 plans - revised to show elevations of adjacent buildings

# Exhibits

# Parcel Map



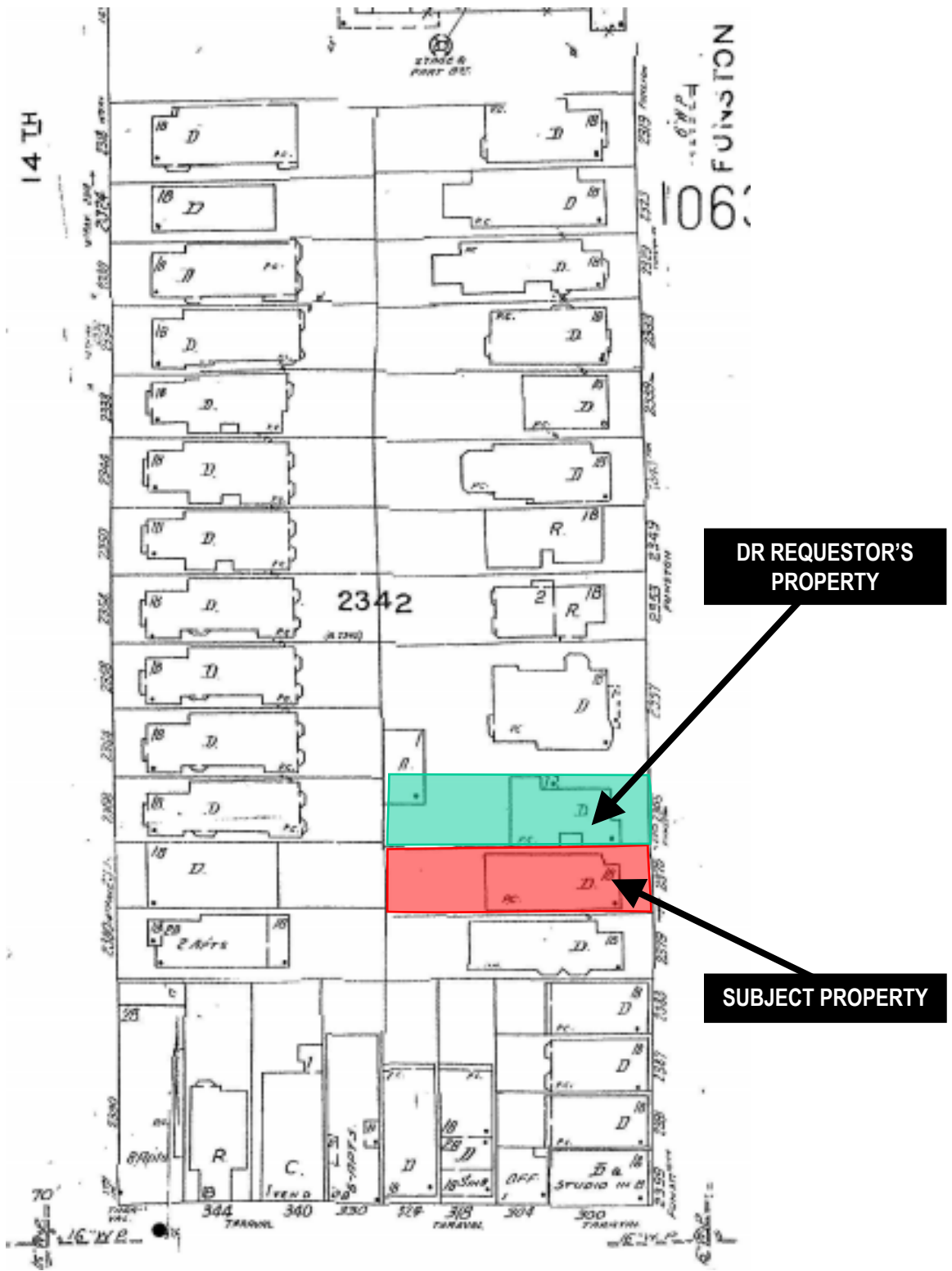
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-015785DRP  
2375 Funston Avenue

# Sanborn Map\*

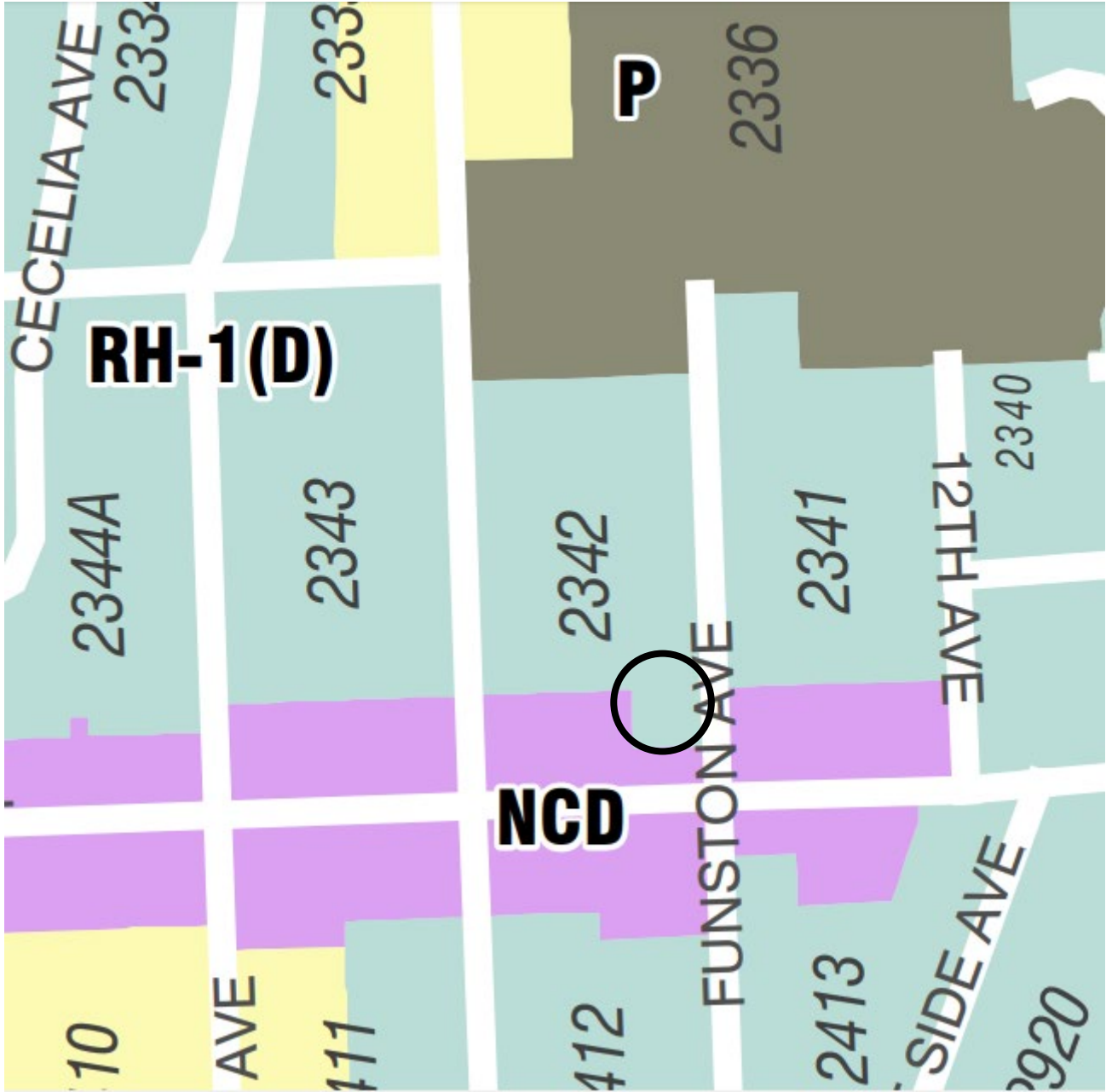


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2019-015785DRP  
2375 Funston Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2019-015785DRP  
2375 Funston Avenue



# Aerial Photo



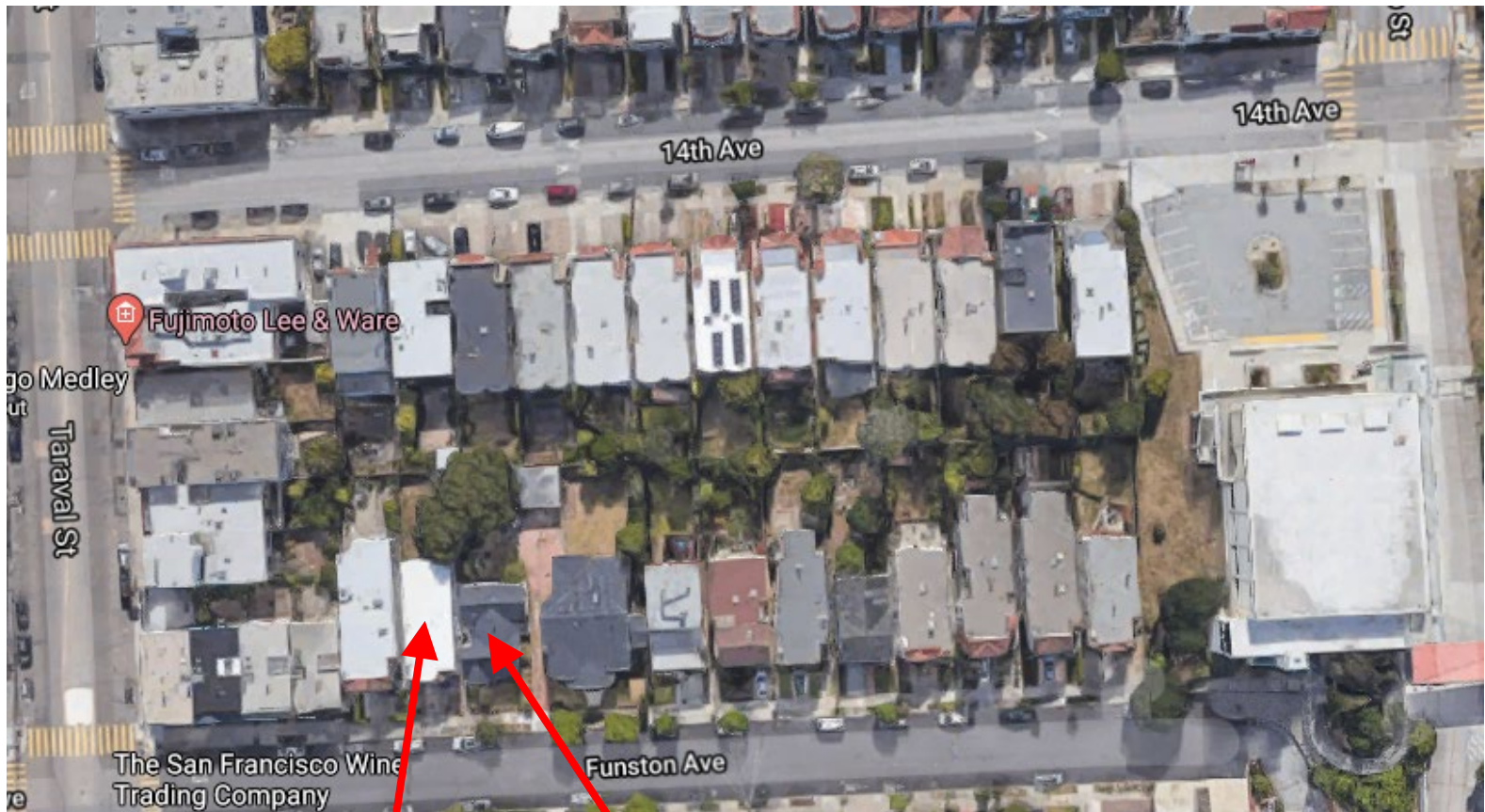
DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-015785DRP  
2375 Funston Avenue

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



# Aerial Photo

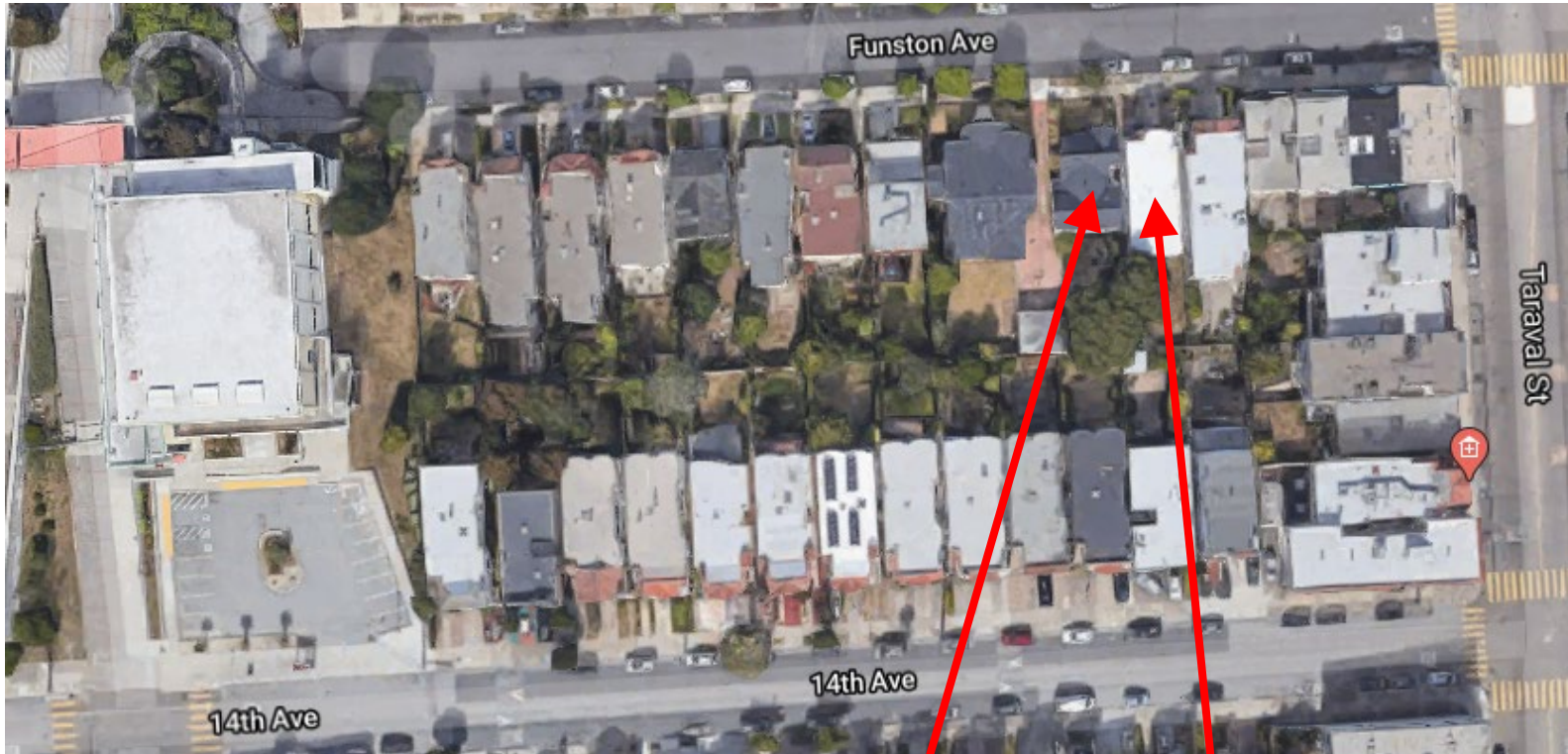


SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



# Aerial Photo

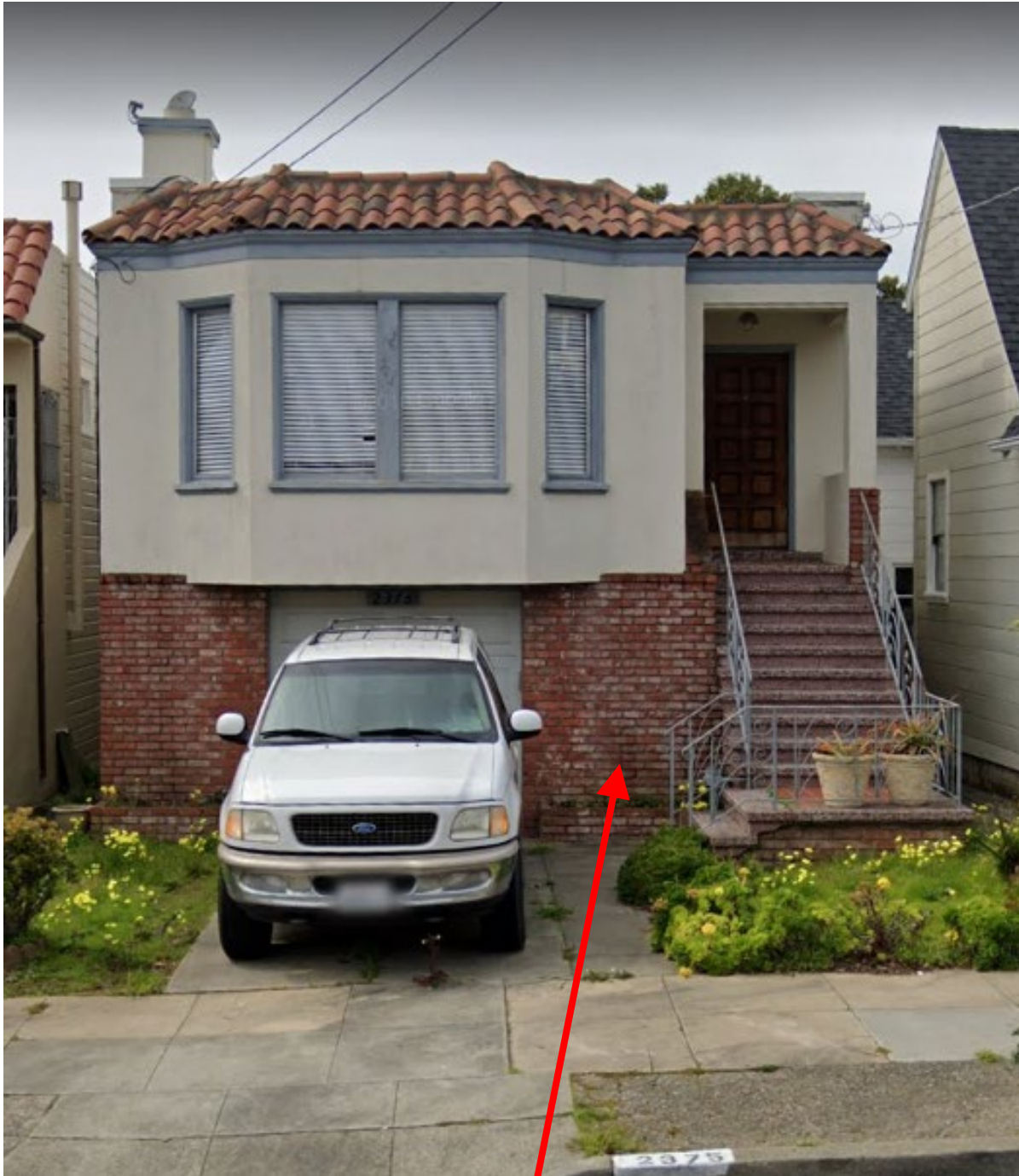


**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-015785DRP  
2375 Funston Avenue



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 10, 2019, Building Permit Application No. 201905100311 was filed for work at the Project Address below.

**Notice Date: 11/4/20      Expiration Date: 12/4/20**

### PROJECT INFORMATION

Project Address: **2375 Funston Avenue**  
Cross Streets: **Taraval St**  
Block / Lot No.: 2342 / 013  
Zoning District(s): RH-1(D) / 40-X  
Record No.: **2019-015785PRJ**

### APPLICANT INFORMATION

Applicant: Kenny Yip  
Address: 22958 Amador Street  
City, State: Hayward, CA 94541  
Telephone: **(415) 202-3405**  
Email: **constructionpermitzone@gmail.com**

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	Residential
<input type="checkbox"/> Change of Use	Front Setback:	15 Feet	No Change
<input checked="" type="checkbox"/> Rear Addition	Side Setbacks:	(Left) 2 Feet and 10 Inches (Right) 4 Feet	3 Feet 6 Feet
<input type="checkbox"/> New Construction	Building Depth:	60 Feet and 4 Inches	69 feet
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	44 Feet and 8 Inches	36 feet
<input checked="" type="checkbox"/> Front and Rear Deck	Building Height:	22 feet and 1 Inches	31 Feet and 9 Inches
<input type="checkbox"/> Alteration	Number of Stories:	2	3
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	2

### PROJECT DESCRIPTION

The project includes a two story rear addition and new third floor to an existing single-family home; new front and rear roof decks proposed above existing 2<sup>nd</sup> floor, and interior improvements.

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

To view plans or related documents, visit [sfplanning.org/notices](http://sfplanning.org/notices) and search the Project Address listed above.

**For more information, please contact Planning Department staff:**

Planner: **Ashley Lindsay** Telephone: **628-652-7360** Email: **Ashley.Lindsay@sfgov.org**

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550

## 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 counter at the Permit Center via email at [pic@sfgov.org](mailto: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](http://www.communityboards.org) for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

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

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to

[CPC.Intake@sfgov.org](mailto: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](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

### Board of Appeals

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

### Environmental Review

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



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2375 Funston Avenue		2342013
<b>Case No.</b>		<b>Permit No.</b>
2019-015785PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b> Horizontal &amp; vertical addition to (e) single family dwelling</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>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 &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Ashley Lindsay</p>	

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>						
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation</i> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;"><i>(attach HRER or PTR)</i></td> </tr> <tr> <td colspan="2" style="border: none;">b. Other <i>(specify)</i>:</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>	b. Other <i>(specify)</i> :	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>						
b. Other <i>(specify)</i> :							
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>							
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>						
Comments <i>(optional)</i> :							
Preservation Planner Signature: Ashley Lindsay							

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Ashley Lindsay
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/08/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## 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 PACKET

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

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able 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 email the completed application to [cpc.intake@sfgov.org](mailto:cpc.intake@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. 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: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Email Address: \_\_\_\_\_

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 site specific sections of the Residential Design Guidelines.

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

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

# 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: \_\_\_\_\_





# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Discretionary Review Coordinator: \_\_\_\_\_

## Project Sponsor

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Required Questions

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

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

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

## Project Features

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

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

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

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

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





**ETERNAL GREEN  
PROPERTIES, LLC**

22968 AMADOR STREET  
HAYWARD, CA 94541  
TELEPHONE NO.: 415-202-3405  
FAX NO.: 510-608-0567  
EMAIL: constructionpermitzone@gmail.com

REVISIONS      DATE

REVISIONS	DATE

**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
ADDRESS: 2375 FUNSTON AVENUE,  
SAN FRANCISCO, CA 94116

PROJECT NUMBER:

PLAN #: 2018R0802

DRAWING TITLE:

SITE PHOTOS

Designed By: KENNY YIP

Drawn By: KENNY YIP

Checked By: KENNY YIP

SCALE:

AS SHOWN

24 x 36D

PLOT DATE:

03.01.2019

SHEET NUMBER:

A1.1

**GENERAL NOTES:**

1. ALL WORKS SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE AND ALL CURRENT LOCAL GOVERNING CODES, REGULATIONS AND ORDINANCES.
2. CONTRACTOR SHALL BE LICENSED, FULLY INSURED AND EXPERIENCED IN LOCAL CONSTRUCTION PRACTICES, CODES AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NO WORK SHALL BE STARTED UNTIL ALL QUESTIONS AND DISCREPANCIES ARE RESOLVED.
4. CONTRACTOR SHALL EXAMINE ALL RELEVANT PLANS, SPECIFICATIONS AND OTHER CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY OMISSIONS OR DISCREPANCIES IN ANY PART OF THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO OWNER PRIOR TO COMMENCEMENT OF WORK. SCALE SHALL NOT BE USED FOR DETERMINING THE EXACT DIMENSIONS.
5. WORK SHALL BE DONE IN ACCORDANCE WITH PLANS STAMPED BY DEPARTMENT OF BUILDING INSPECTION. OWNER SHALL BE INFORMED IMMEDIATELY IF DIFFERENT SOLUTION IS NECESSARY. FAILURE TO DO SO SHALL PUT ENTIRE RESPONSIBILITY ONTO CONTRACTOR.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY OF PEOPLE AND PROPERTY ON THE PROJECT SITE. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF ALL EXISTING ELEMENTS PRIOR TO CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CAL OSHA REQUIREMENTS. ALL POWER EQUIPMENT SHALL BE OPERATED ONLY UNDER THE APPROVAL OF THE GOVERNING AGENCIES. FIRE EXTINGUISHER SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS/HER OWN EXPENSE, ANY DAMAGE TO ANY PUBLIC OR PRIVATE PROPERTY THAT IS CAUSED BY HIS/HER WORK.
8. ALL MATERIALS, FIXTURES, EQUIPMENT SHALL BE NEW AND UNUSED. NO SUBSTITUTION SHALL BE MAKE WITHOUT OWNER'S AUTHORIZATION. ITEMS WHICH ARE NOT SPECIFIED BY TYPE OR MANUFACTURES SHALL BE OF AVERAGE QUALITY UNLESS APPROVED BY OWNER.
9. CONSTRUCTION AND DEMOLITION DEBRIS: 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE CITY'S CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
10. RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOST-ABLE, RECYCLABLE AND LANDFILL MATERIALS.

**PROJECT DATA:**

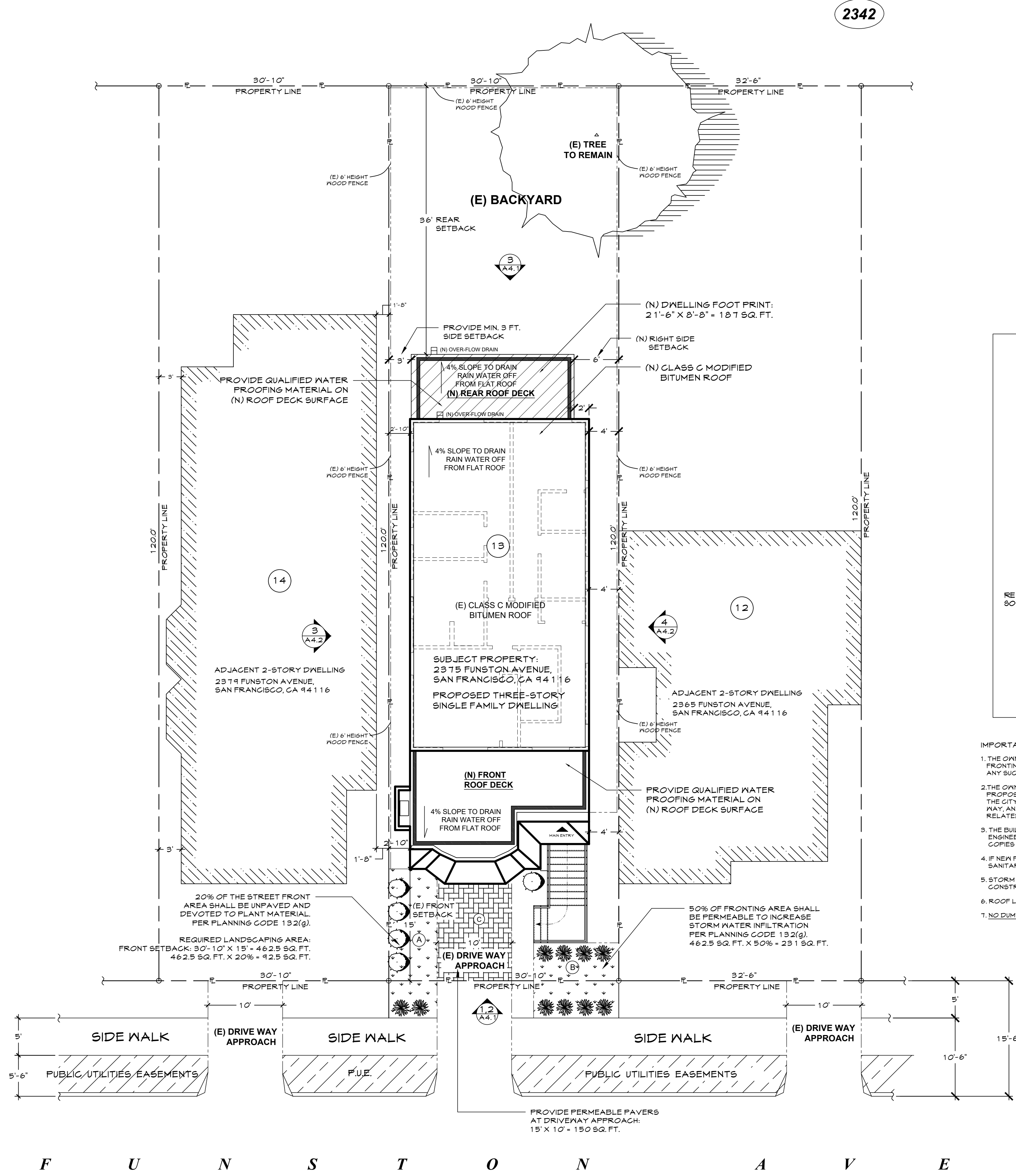
1. PROJECT ADDRESS: 2375 FUNSTON AVENUE, SAN FRANCISCO, CA 94116
2. BLOCK AND LOT: 2342 / 013
3. TOTAL AREA: 3,700 SQ. FT.
4. OCCUPANCY: TWO-STORY SINGLE FAMILY TO THREE-STORY SINGLE FAMILY
5. AUTO FIRE SPRINKLER: YES

**GRAPHIC CALCULATIONS**

EXISTING SETBACKS	PROPOSED SETBACKS
FRONT SETBACK : 15'-0"	FRONT SETBACK : NO CHANGE
LEFT SETBACK : 2'-10"	LEFT SETBACK : 3'-0"
REAR SETBACK : 44'-8"	REAR SETBACK : 36'-0"
RIGHT SETBACK : 4'-0"	RIGHT SETBACK : 6'-0"

BUILDING AREA CALCULATION:	
EXISTING DWELLING FOOT PRINT	= 1,510 SF
% OF LOT COVERAGE	= 1,510 / 3,700 = 40.8%
EXISTING GARAGE AREA (WITHIN HOUSE FOOT PRINT)	= 500 SF
% OF LOT COVERAGE	= 500 / 3,700 = 13.5%
EXISTING 1ST FLOOR LIVING SPACE AREA	= 342 SF
EXISTING 2ND FLOOR LIVING SPACE AREA	= 1,422 SF
TOTAL EXISTING LIVING SPACE AREA	= 1,764 SF
PROPOSED 1ST-STORY REAR ADDITION AREA = 21'-10" X 8'-8"	= 190 SF
% OF LOT COVERAGE	= 190 / 3,700 = 5.1%
(1) PROPOSED 1ST-STORY LIVING SPACE FLOOR AREA	= 570 SF
(2) PROPOSED 2ND-STORY LIVING SPACE FLOOR AREA	= 1,610 SF
(3) PROPOSED 3RD-STORY LIVING SPACE FLOOR AREA	= 1,068 SF
TOTAL PROPOSED LIVING SPACE = (1)+(2)+(3)	= 3,248 SF
PROPOSED FRONT AND REAR ROOF DECK AREA	= 544 SF
TOTAL BUILDING AREA AFTER ADDITION (FOOT PRINT)	= 1,700 SF
% OF LOT COVERAGE	= 1,700 / 3,700 = 45.9%



**(PROPOSED) SITE PLAN**

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

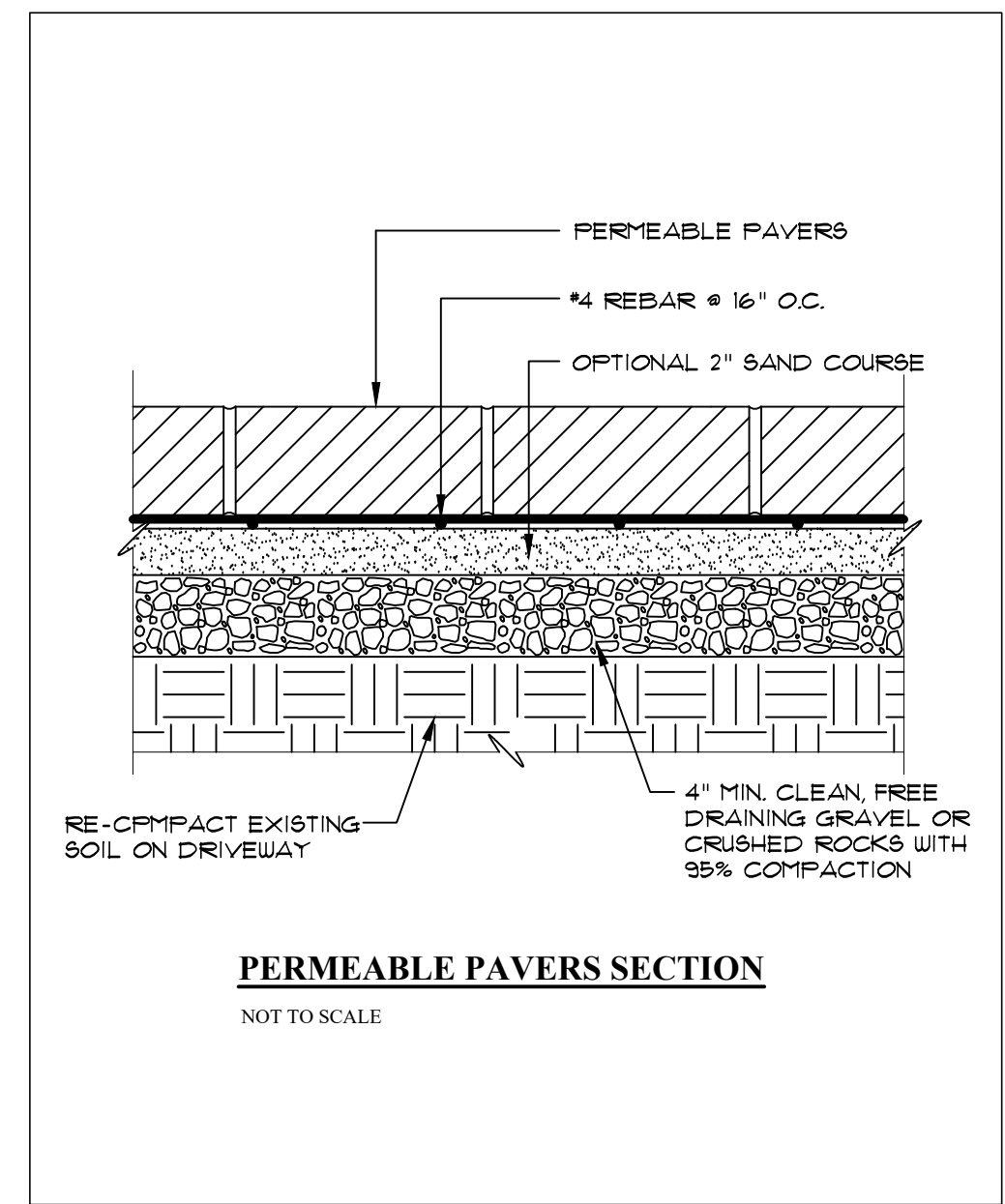
2342

**NOTE TO CONTRACTOR**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLANS AND AT THE BUILDING SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE CONSTRUCTION.
2. DETAILS SHOWN ARE BASED ON DATA TAKEN FROM EXISTING FIELD OBSERVATIONS AND MAY NOT AGREE WITH EXISTING CONSTRUCTION WHERE A DIFFERENCE OCCURS WORK SHALL BE STOPPED ON THAT AREA IMMEDIATELY AND DESIGNER SHALL BE NOTIFIED.

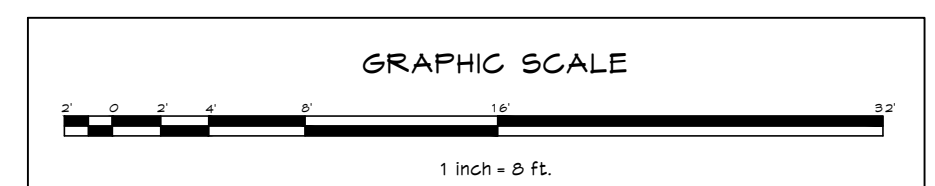
**EROSION CONTROL PLAN**

1. ALL EROSION CONTROL MEASURES SHALL BE ON-SITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. RE-VEGETATE DISTURBED AREAS, EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR /OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.



- IMPORTANT NOTES:**
1. THE OWNER SHALL, AT HIS/HER EXPENSE, REPLACE ANY BROKEN SIDEWALK CURB AND GUTTER FRONTING THE PROPERTY. THE CITY OF SAN FRANCISCO SHALL BE THE SOLE JUDGE OF WHETHER ANY SUCH REPLACEMENT IS NECESSARY.
  2. THE OWNER SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO ENSURE THAT ANY PROPOSED REPAIR WORK TO SIDEWALK, CURB, AND / OR GUTTER WILL BE SATISFACTORY TO THE CITY. SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK IN THE PUBLIC RIGHT OF WAY, AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND DEPOSITS. ALL WORK RELATED TO THESE REQUIREMENTS SHALL BE ACCOMPLISHED AT THE OWNER'S EXPENSE.
  3. THE BUILDING PERMIT APPLICATION PLANS SHALL CONFORM TO THE STANDARDS OF THE ENGINEERING DIVISION'S BUILDING PERMIT TYPICAL PLAN CHECK SUBMITTALS' REQUIREMENTS. COPIES OF WHICH ARE AVAILABLE FROM THE ENGINEERING DIVISION.
  4. IF NEW FIRE SPRINKLERS INSTALLED, FIRE SPRINKLER TEST DRAIN MUST BE CONNECTED TO SANITARY SEWER.
  5. STORM DRAINS MUST BE PROTECTED DURING CONSTRUCTION. DIBCHARGE OF ANY CONSTRUCTION RELATED DEBRIS OR WATER TO THE STREET/STORM SYSTEM IS PROHIBITED.
  6. ROOF LEADERS / GUTTERS MUST NOT BE PLUMBED DIRECTLY TO STORM DRAINS.
  7. NO DUMPING FLOWS TO BAY!

- EXISTING LANDSCAPING AREA CALCULATIONS:**
- (A) 15' X 6.5' + (B) 11.5' X 5' = 97.5 SF + 57.5 SF = 155 SF
  - 155 SF > 92.5 SF REQUIRED, OKAY!
- EXISTING AND NEW PERMEABLE AREA CALCULATIONS:**
- (A) + (B) + (C) 15' X 10' = 155 SF + 150 SF = 305 SF
  - 305 SF > 231 SF REQUIRED, OKAY!



**ETERNAL GREEN PROPERTIES, LLC**  
 22958 AMADOR STREET  
 HAYWARD, CA 94541  
 TELEPHONE NO.: 415-202-3405  
 FAX NO.: 510-608-0567  
 EMAIL: constructionpermzone@gmail.com

REVISIONS	DATE
▲ PLANNING COMMENTS	12-17-2019

**PROJECT TITLE:**  
 MR. LUO, JIM'S  
 TWO-STORY SINGLE FAMILY  
 VERTICAL AND HORIZONTAL ADDITION  
 ADDRESS: 2375 FUNSTON AVENUE,  
 SAN FRANCISCO, CA 94116

**PROJECT NUMBER:**  
 PLAN #: 2018R0802

**DRAWING TITLE:**  
 PROPOSED  
 SITE PLAN

Designed By: KENNY YIP  
 Drawn By: KENNY YIP  
 Checked By: KENNY YIP

**SCALE:**  
 AS SHOWN  
 24 x 36d

**PLOT DATE:**  
 08.27.2020

**SHEET NUMBER:**  
 A2.0

REVISIONS	DATE

**PROJECT TITLE:**  
 MR. LUO, JIM'S  
 TWO-STORY SINGLE FAMILY  
 VERTICAL AND HORIZONTAL ADDITION  
 ADDRESS: 2375 FUNSTON AVENUE,  
 SAN FRANCISCO, CA 94116

**PROJECT NUMBER:**  
 PLAN #: 2018R0802

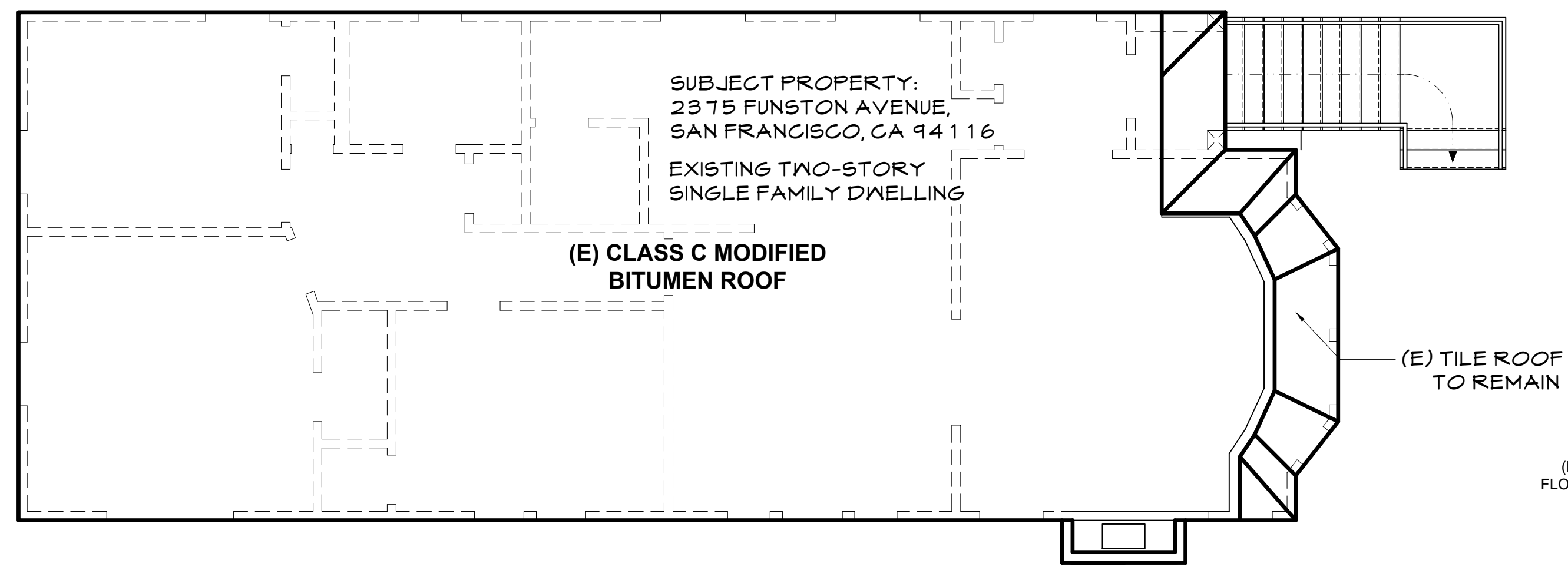
**DRAWING TITLE:**  
 ROOF PLAN  
 & FLOOR AREA  
 CALCULATION

Designed By: KENNY YIP  
 Drawn By: KENNY YIP  
 Checked By: KENNY YIP

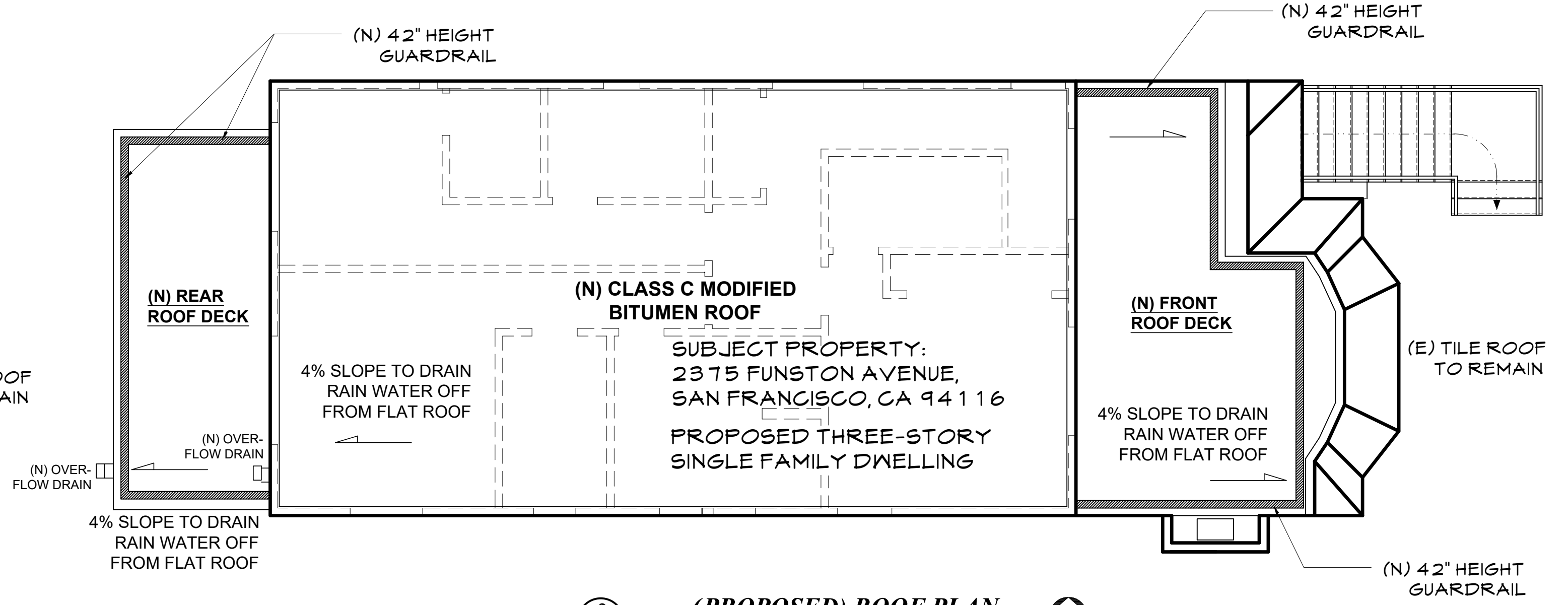
**SCALE:**  
 AS SHOWN  
 24 x 36d

**PLOT DATE:**  
 02.20.2020

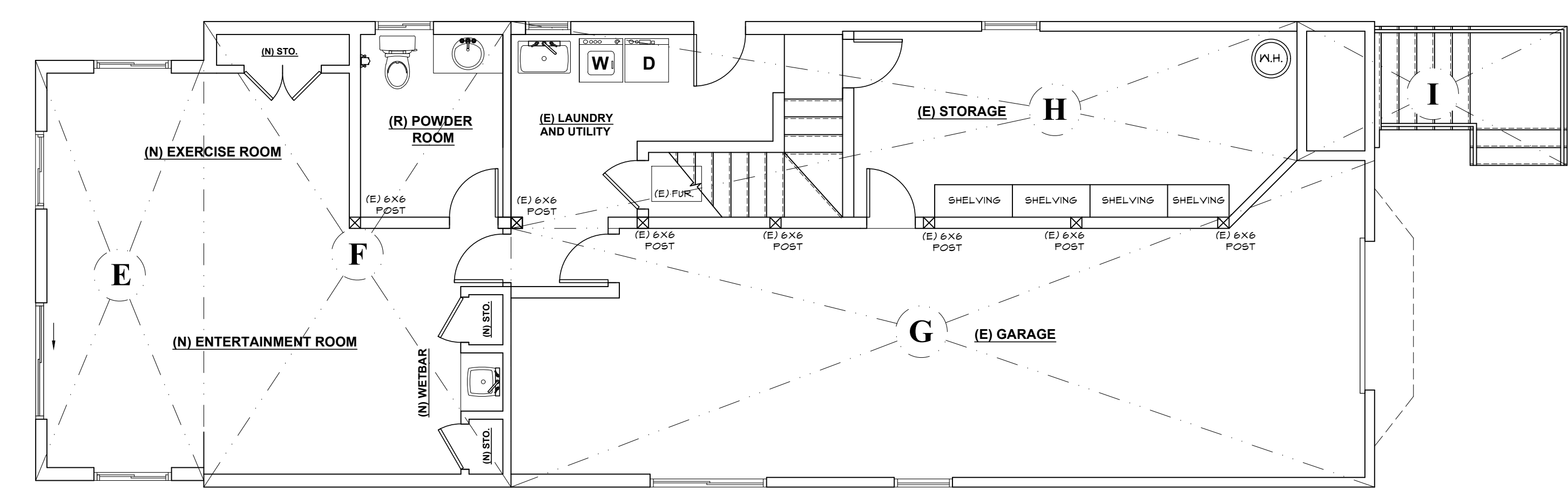
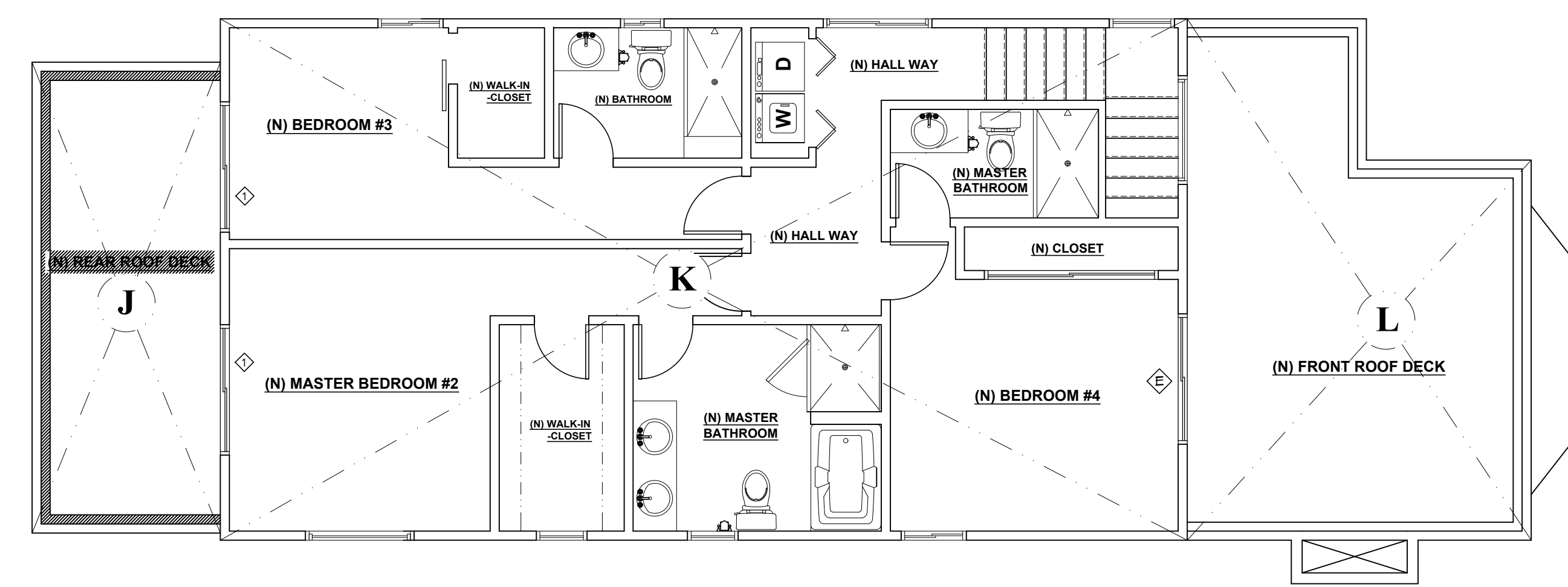
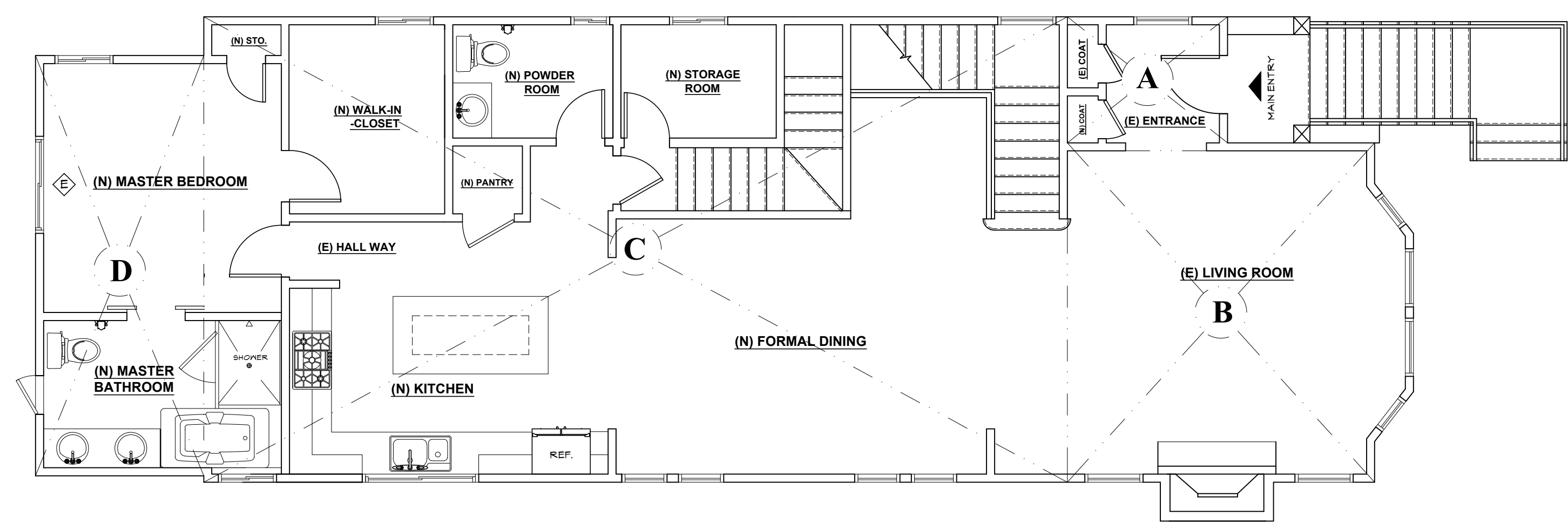
**SHEET NUMBER:**



1 **(EXISTING) ROOF PLAN**   
 SCALE: 3/8" = 1'-0"



2 **(PROPOSED) ROOF PLAN**   
 SCALE: 3/8" = 1'-0"

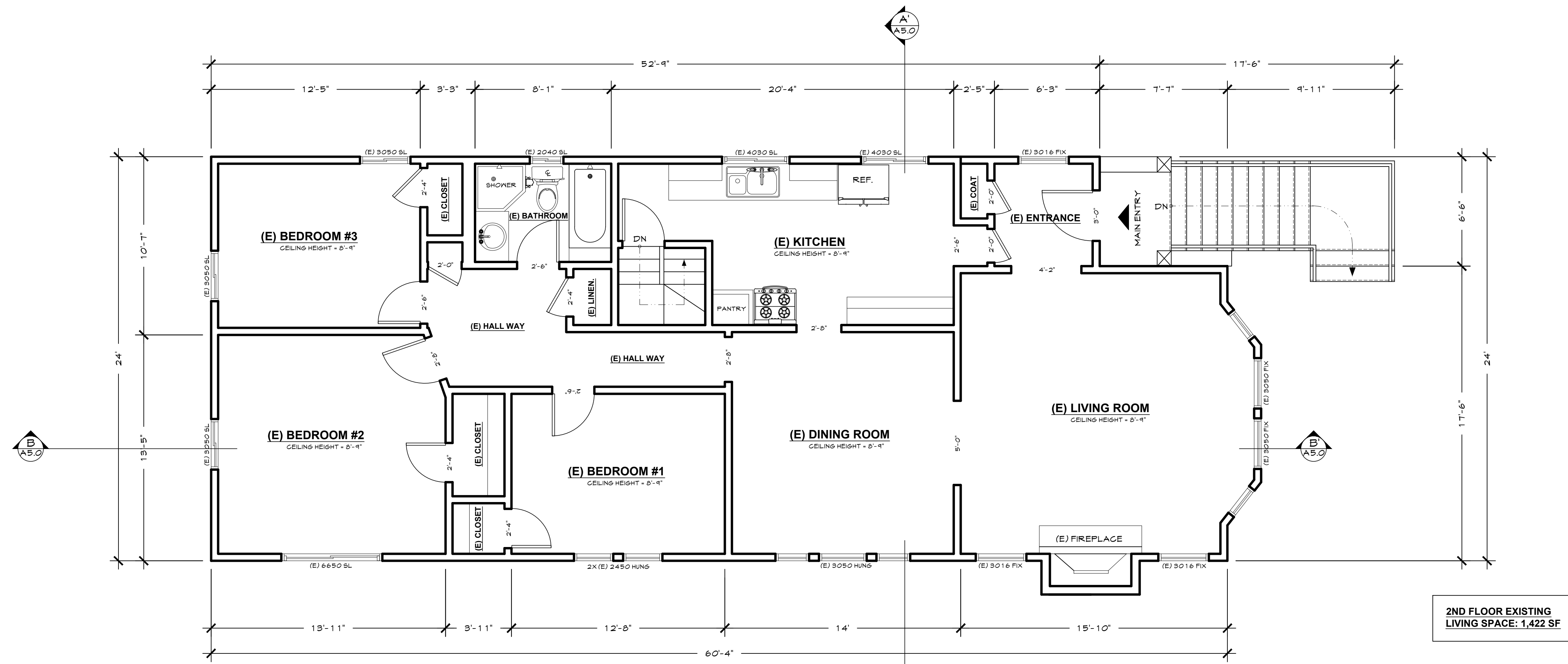


3 **FLOOR AREA DISTRIBUTION AND CALCULAITON**   
 SCALE: 3/8" = 1'-0"

**FLOOR AREA CALCULATIONS:**

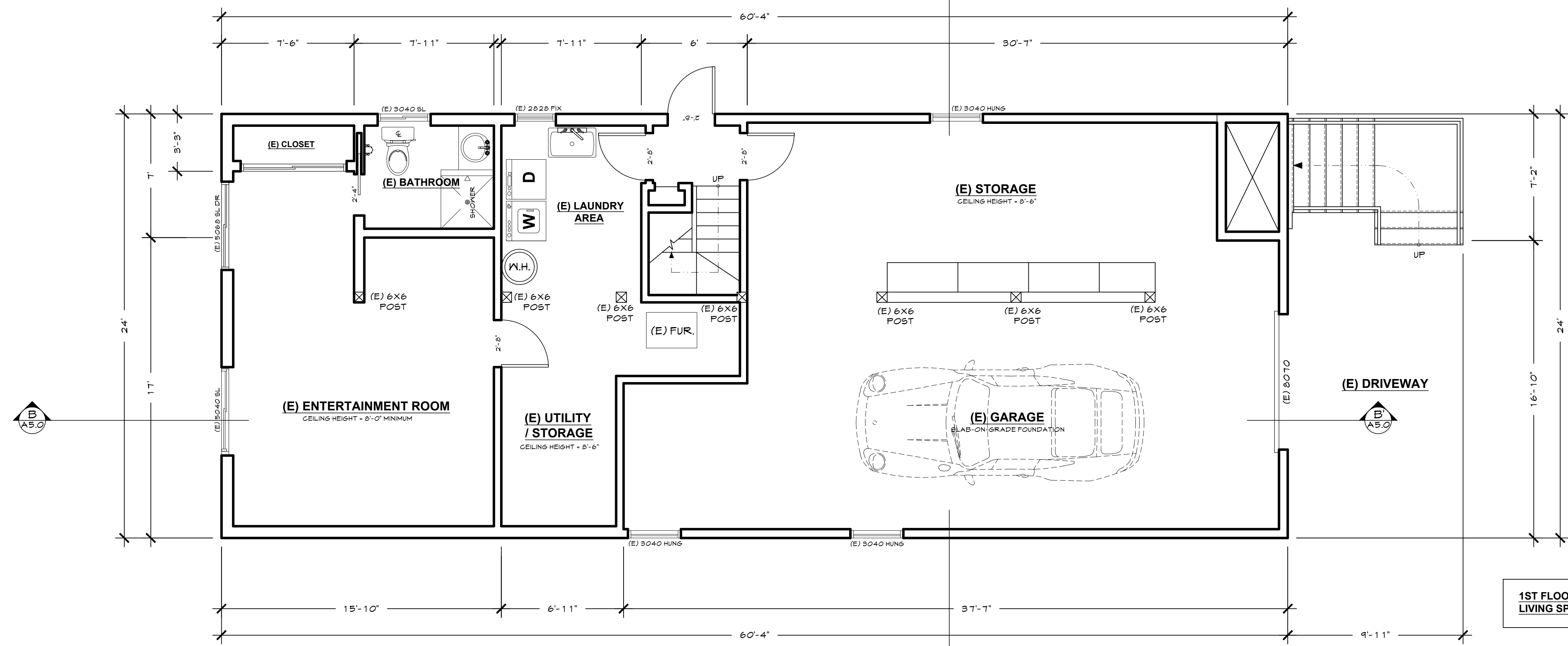
SECTION	DIMENSIONS	AREA
PROPOSED 2ND FLOOR:		
A	ENTRANCE 2'-3" X 6'-6"	56 SQ. FT.
B	2ND FLOOR LIVING ROOM	306 SQ. FT.
C	44'-1" X 24'-0"	1,058 SQ. FT.
D	21'-10" X 8'-8"	190 SQ. FT.
TOTAL 2ND DWELLING LIVING SPACE = (A + B + C + D) = 1,610 SQ. FT.		
PROPOSED 1ST FLOOR:		
E	21'-10" X 8'-8"	190 SQ. FT.
F	15'-10" X 24'-0"	380 SQ. FT.
G	GARAGE	614 SQ. FT.
H	STORAGE & LAUNDRY RM.	426 SQ. FT.
I	EXTERIOR FRONT STAIRCASE	90 SQ. FT.
TOTAL 1ST DWELLING LIVING SPACE = (E + F) = 570 SQ. FT.		
PROPOSED 3RD FLOOR:		
J	21'-10" X 8'-8"	190 SQ. FT.
K	44'-6" X 24'-0"	1,068 SQ. FT.
L	FRONT ROOF DECK	354 SQ. FT.
TOTAL 3RD DWELLING LIVING SPACE = (K) = 1,068 SQ. FT.		
TOTAL LIVING SPACE AFTER RENOVATION = A + B + C + D + E + F + K = 3,248 SQ. FT.		
TOTAL BUILDING AREA AFTER RENOVATION = E + F + G + H + I = 1,700 SQ. FT.		

Ⓧ ESCAPE WINDOW, PER CBC 1030  
 MINIMUM CLEAR OPENING AREA OF 5.7 SQUARE FEET  
 (GRADE FLOOR MINIMUM CLEAR OPENING AREA = 5.0 SF)  
 MINIMUM NET CLEAR OPERABLE WIDTH OF 20"  
 MINIMUM NET CLEAR OPERABLE HEIGHT OF 24"  
 MAXIMUM HEIGHT FROM FINISHED FLOOR TO  
 BOTTOM OF OPENING OF 44"



2ND FLOOR EXISTING  
LIVING SPACE: 1,422 SF

1 (EXISTING) UPPER FL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1ST FLOOR EXISTING  
LIVING SPACE: 342 SF

2 (EXISTING) LOWER FL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**

- (E) WALL TO BE DEMOLISHED
- ===== (E) WALL TO REMAIN
- ===== (N) INTERIOR WALL, 2X4 STUD WALL @ 16" O.C. WITH GYP. BD. EACH SIDE
- ===== (N) WALL W/ R-13 INSULATION

ALL (N) WALLS ARE 2X4, U.O.N.

**ETERNAL GREEN PROPERTIES, LLC**  
22958 AMADOR STREET  
HAYWARD, CA 94541  
TELEPHONE NO.: 415-202-3405  
FAX NO.: 510-608-0667  
EMAIL: constructionpermzone@gmail.com

REVISIONS	DATE

**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
ADDRESS: 2375 FUNSTON AVENUE,  
SAN FRANCISCO, CA 94116

**PROJECT NUMBER:**  
PLAN #: 2018R0802

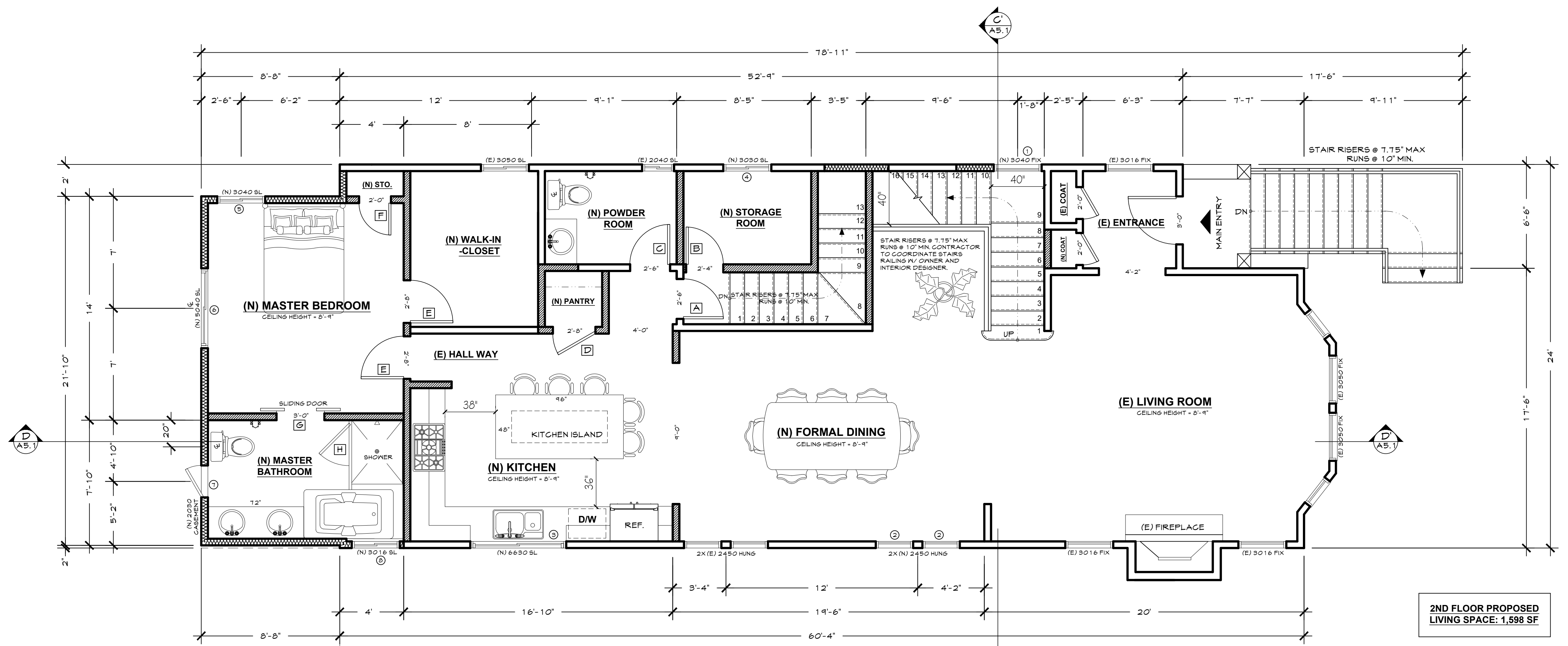
**DRAWING TITLE:**  
EXISTING  
FLOOR PLAN

Designed By: KENNY YIP  
Drawn By: KENNY YIP  
Checked By: KENNY YIP

**SCALE:**  
AS SHOWN  
24 x 36d

**PLOT DATE:**  
02.20.2020

**SHEET NUMBER:**  
A3.0



**WINDOW SCHEDULE (SHOW NEW WINDOWS ONLY)**

NO.	SIZE	TYPE	GLASS	SILL HEIGHT	U-FACTOR
1	4'-0" x 3'-0"	FIXED - ALUMINUM GLAD ROOD	DUAL PANE TEMPERED GLASS	4'-0" AFF.	LESS OR = 0.32
2	2'-4" x 5'-0"	HUNG - ALUMINUM GLAD ROOD	DUAL PANE	2'-0" AFF.	LESS OR = 0.32
3	6'-6" x 3'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	4'-0" AFF.	LESS OR = 0.32
4	3'-0" x 3'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	4'-0" AFF.	LESS OR = 0.32
5	3'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR = 0.32
6	5'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR = 0.32
7	2'-0" x 3'-0"	ALUMINUM GLAD ROOD CASSEMENT	DUAL PANE	4'-0" AFF.	LESS OR = 0.32
8	3'-0" x 1'-6"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	6'-6" AFF.	LESS OR = 0.32
9	6'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR = 0.32
10	4'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR = 0.32
11	4'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR = 0.32
12	4'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	4'-0" AFF.	LESS OR = 0.32

**DOOR SCHEDULE (SHOW NEW DOORS ONLY)**

NO.	SIZE	TYPE	GLASS
A	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
B	2'-4" x 6'-8"	WOOD PANEL SWING DOOR	-
C	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
D	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	FROSTED AND TEMPERED GLASS
E	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
F	2'-0" x 6'-8"	WOOD PANEL SWING DOOR	-
G	(2) 1'-5" x 1'-0"	PAIR OF GLASS PANEL SLIDING DOOR	-
H	2'-6" x 6'-6"	GLASS PANEL SLOWER SWING DOOR	TEMPERED GLASS
I	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
J	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	SELF-CLOSING SOLID CORE WITH A MINIMUM THICKNESS OF 1-3/4"
K	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
L	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
M	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
N	2'-4" x 6'-8"	WOOD PANEL SWING DOOR	-
O	2'-4" x 6'-8"	WOOD PANEL SWING DOOR	-
P	6'-0" x 6'-8"	METAL FRAME GLASS PANEL SLIDING DOOR	TEMPERED GLASS
Q	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-

**MAXIMUM PLUMBING FIXTURE FLOW RATES**

FIXTURES	MAX. FLOW RATES
WATER CLOSET	1.2g gal / flush
LAVATORY FAUCETS	MAX. 1.2 gpm @ 60 psi MIN. 0.8 gpm @ 20 psi
KITCHEN FAUCET	1.8 gpm @ 60 psi
SHOWERHEAD	1.8 gpm @ 80 psi

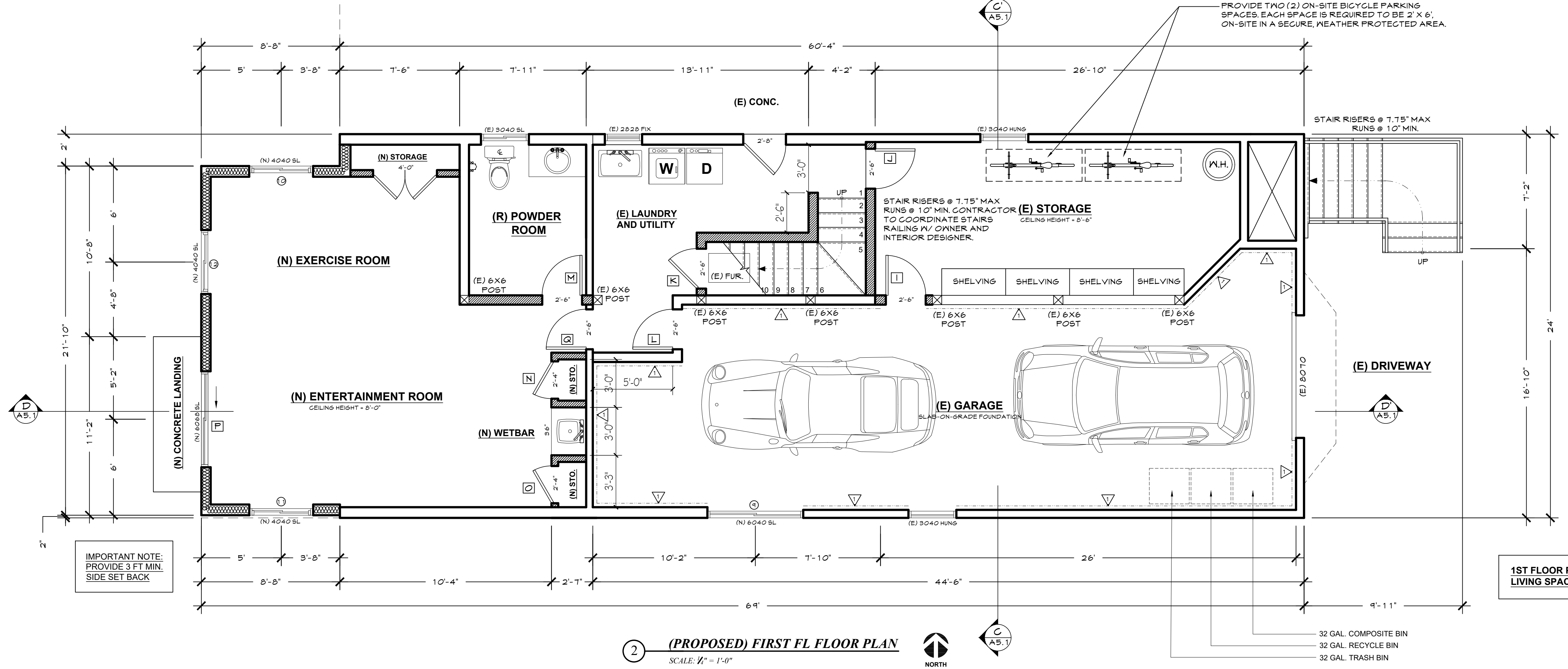
- 1 ESCAPE WINDOW, MINIMUM CLEAR OPENING AREA OF 5.7 SQUARE FEET (GRADE FLOOR MINIMUM CLEAR OPENING AREA = 5.0 SQUARE FEET). MINIMUM NET CLEAR OPERABLE WIDTH OF 20". MINIMUM NET CLEAR OPERABLE HEIGHT OF 24". MAXIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44".
- 2 GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITH 60 IN. ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. SHOWER AND TUB/SHOWER WALLS MUST BE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. W.P. GYP) TO A HEIGHT OF 10 IN. ABOVE THE DRAIN INLET. SHOWER COMPARTMENT, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, AND ALSO CAPABLE OF ENCOMPASSING 30-INCH FLUSH.

1/2" TYPE 'X' GYPSUM BOARD (INSIDE FACE AND CEILING)

**LEGEND**

-----	DEMOLISHED WALL
=====	(E) WALL TO REMAIN
-----	(N) INTERIOR WALL, 2X4 STUD WALL @ 16" O.C. WITH GYP. BD. EACH SIDE
-----	(N) WALL W/ R-13 INSULATION

ALL (N) WALLS ARE 2X4, U.O.N.



1ST FLOOR PROPOSED LIVING SPACE: 558 SF

- 32 GAL. COMPOSITE BIN
- 32 GAL. RECYCLE BIN
- 32 GAL. TRASH BIN





**ETERNAL GREEN PROPERTIES, LLC**

22958 AMADOR STREET  
HAYWARD, CA 94541  
TELEPHONE NO.: 415-202-3405  
FAX NO.: 510-608-0567  
EMAIL: constructionpermitzone@gmail.com

REVISIONS      DATE

NO.	SIZE	TYPE	GLASS
A	(2) 2'-6" x 6'-8"	PAIR OF WOOD PANEL FOLDING DOOR	-
B	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
C	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
D	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
E	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
F	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
G	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
H	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
I	2'-4" x 6'-8"	WOOD PANEL CLOSET SLIDER	-
J	(2) 4'-0" x 6'-8"	PAIR OF WOOD PANEL CLOSET SLIDER	-
K	(2) 2'-6" x 6'-0"	PAIR OF GLASS PANEL SLIDING DOOR	-
L	(2) 3'-0" x 6'-8"	PAIR OF GLASS PANEL SLIDING DOOR	TEMPERED GLASS OR SAFETY GLASS
M	3'-0" x 6'-8"	METAL FRAME GLASS PANEL SWING DOOR	-
N	6'-0" x 6'-8"	ALUMINUM FRAME GLASS SLIDING DOOR	-

WINDOW SCHEDULE (SHOW NEW WINDOWS ONLY)

NO.	SIZE	TYPE	GLASS	BILL HEIGHT	U-FACTOR
1	4'-0" x 3'-0"	FIXED - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR - 0.32
2	5'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR - 0.32
3	2'-0" x 3'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	4'-0" AFF.	LESS OR - 0.32
4	3'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR - 0.32
5	6'-6" x 1'-0"	TRANSOM - ALUMINUM GLAD ROOD	DUAL PANE	6'-0" AFF.	LESS OR - 0.32
6	2'-4" x 3'-0"	CASEMENT - ALUMINUM GLAD ROOD	DUAL PANE	4'-0" AFF.	LESS OR - 0.32
7	2'-4" x 3'-0"	CASEMENT - ALUMINUM GLAD ROOD	DUAL PANE	4'-0" AFF.	LESS OR - 0.32
8	3'-0" x 4'-0"	SLIDING - ALUMINUM GLAD ROOD	DUAL PANE	3'-0" AFF.	LESS OR - 0.32

DOOR SCHEDULE (SHOW NEW DOORS ONLY)

NO.	SIZE	TYPE	GLASS
A	(2) 2'-6" x 6'-8"	PAIR OF WOOD PANEL FOLDING DOOR	-
B	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
C	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
D	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
E	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-
F	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
G	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
H	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-
I	2'-4" x 6'-8"	WOOD PANEL CLOSET SLIDER	-
J	(2) 4'-0" x 6'-8"	PAIR OF WOOD PANEL CLOSET SLIDER	-
K	(2) 2'-6" x 6'-0"	PAIR OF GLASS PANEL SLIDING DOOR	-
L	(2) 3'-0" x 6'-8"	PAIR OF GLASS PANEL SLIDING DOOR	TEMPERED GLASS OR SAFETY GLASS
M	3'-0" x 6'-8"	METAL FRAME GLASS PANEL SWING DOOR	-
N	6'-0" x 6'-8"	ALUMINUM FRAME GLASS SLIDING DOOR	-

MAXIMUM PLUMBING FIXTURE FLOW RATES

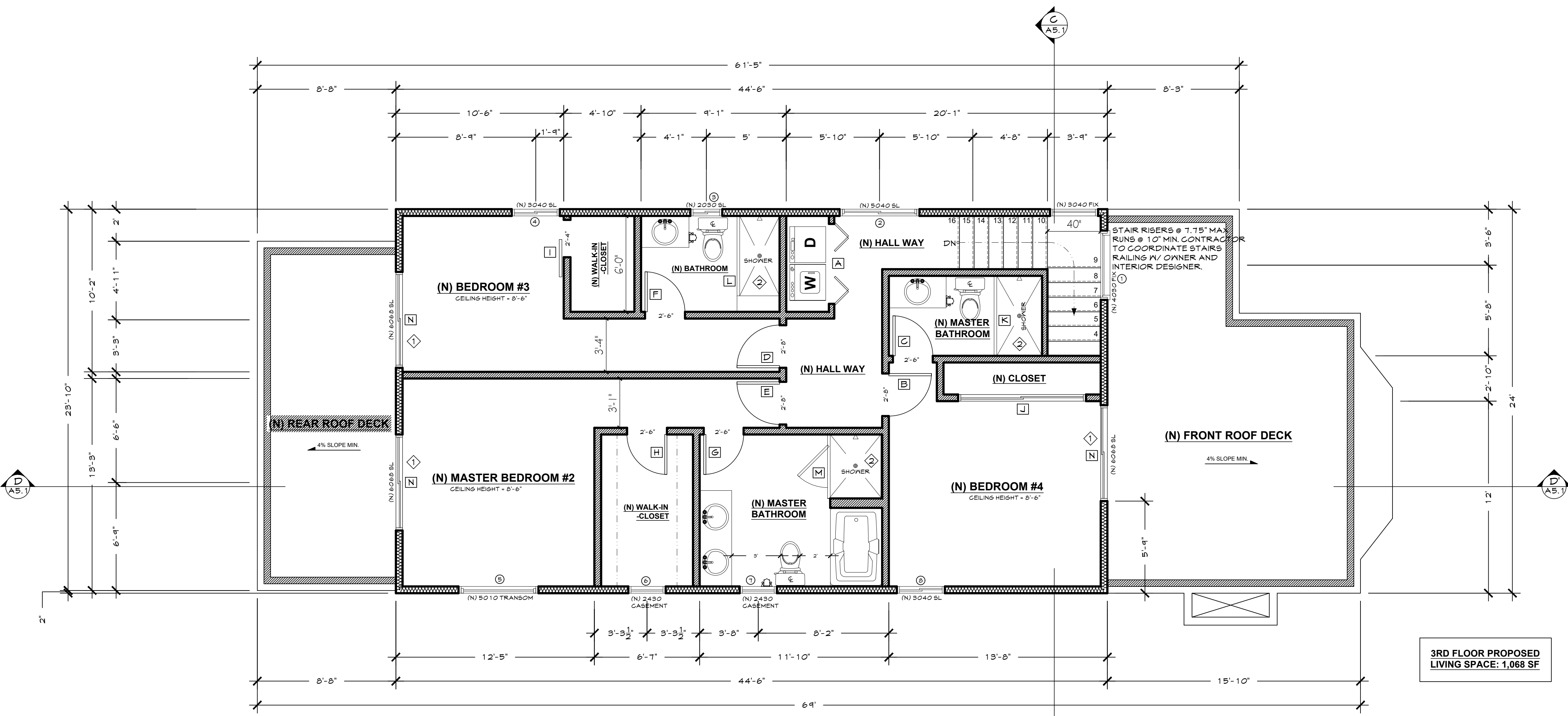
FIXTURES	MAX. FLOW RATES
WATER CLOSET	1.20 gal / flush
LAVATORY FAUCETS	MAX. 1.2 gpm @ 60 psi MIN. 0.8 gpm @ 20 psi
KITCHEN FAUCET	1.8 gpm @ 60 psi
SHOWERHEAD	1.8 gpm @ 80 psi

- ① ESCAPE WINDOW, MINIMUM CLEAR OPENING AREA OF 5.7 SQUARE FEET (GRADE FLOOR MINIMUM CLEAR OPENING AREA = 5.0 SQUARE FEET) MINIMUM NET CLEAR OPERABLE WIDTH OF 20". MAXIMUM NET CLEAR OPERABLE HEIGHT OF 24". MAXIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44".
- ② GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITH 60 IN. ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. SHOWER AND TUB/SHOWER WALLS MUST BE A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. W.F. GYP) TO A HEIGHT OF 10 IN. ABOVE THE DRAIN INLET. SHOWER COMPARTMENT, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, AND ALSO CAPABLE OF ENCOMPASSING 30-INCH FLUSH.

LEGEND

-----	DEMOLISHED WALL
=====	(E) WALL TO REMAIN
=====	(N) INTERIOR WALL, 2X4 STUD WALL @ 16" O.C. WITH GYP. BD. EACH SIDE
=====	(N) WALL W/ R-13 INSULATION

ALL (N) WALLS ARE 2X4, U.O.N.



① **PROPOSED 3RD FL. FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
**ADDRESS:** 2375 FUNSTON AVENUE,  
SAN FRANCISCO, CA 94116

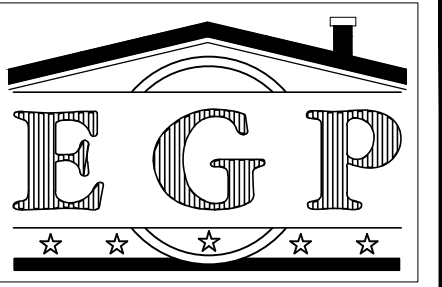
**PROJECT NUMBER:**  
PLAN #: 2017R1002

**DRAWING TITLE:**  
PROPOSED 3RD FL  
FLOOR PLAN

Designed By: KENNY YIP  
Drawn By: KENNY YIP  
Checked By: KENNY YIP

SCALE:  
AS SHOWN  
24 x 36d  
PLOT DATE:  
08.27.2020  
SHEET NUMBER:

**A3.2**



**ETERNAL GREEN  
PROPERTIES, LLC**

22958 AMADOR STREET  
HAYWARD, CA 94541  
TELEPHONE NO.: 415-202-3405  
FAX NO.: 510-608-0567  
EMAIL: constructionpermitzone@gmail.com

REVISIONS      DATE

**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
ADDRESS: 2375 FUNSTON AVENUE,  
SAN FRANCISCO, CA 94116

PROJECT NUMBER:

PLAN #: 2018R0802

DRAWING TITLE:

EXISTING  
ELEVATIONS

Designed By: KENNY YIP  
Drawn By: KENNY YIP  
Checked By: KENNY YIP

SCALE:

AS SHOWN  
24 x 36d

PLOT DATE:

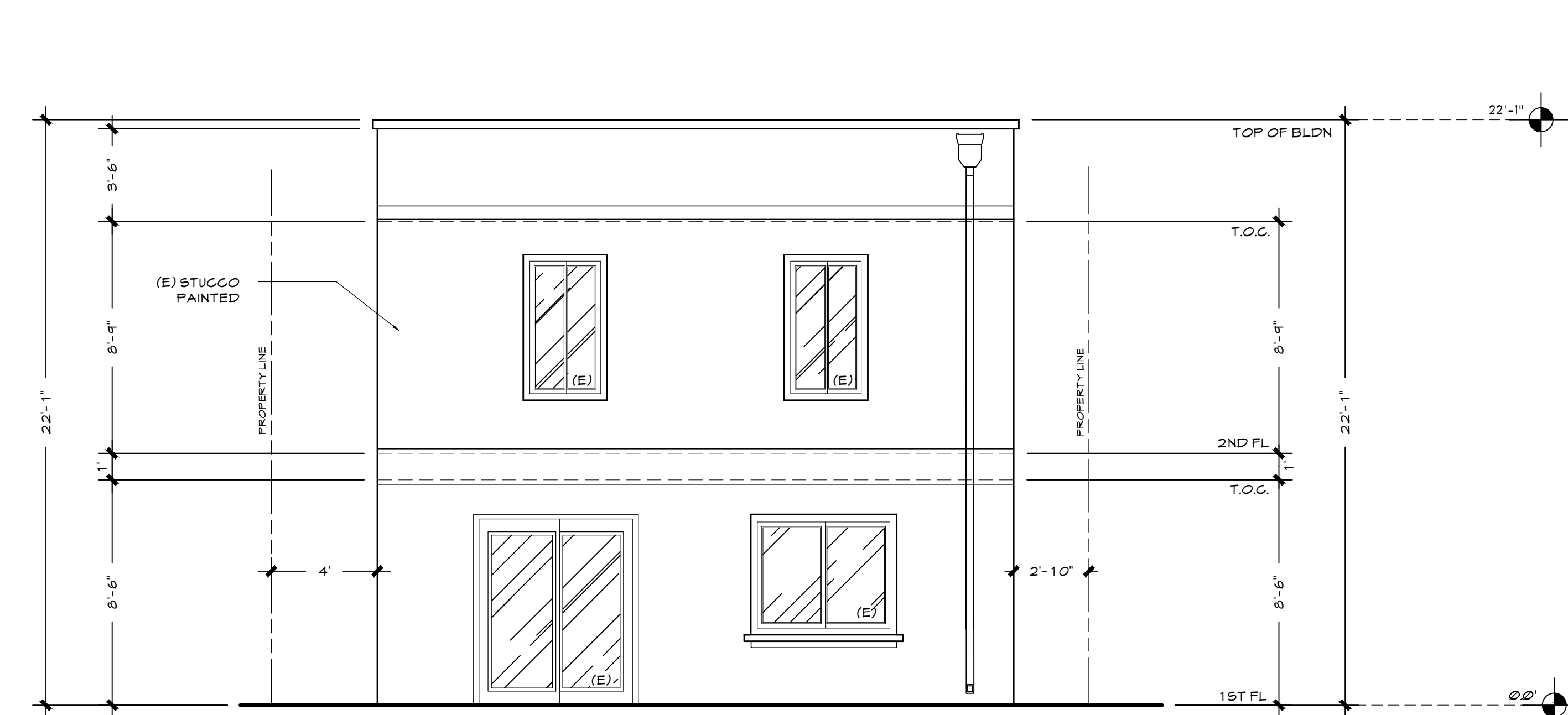
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SHEET NUMBER:

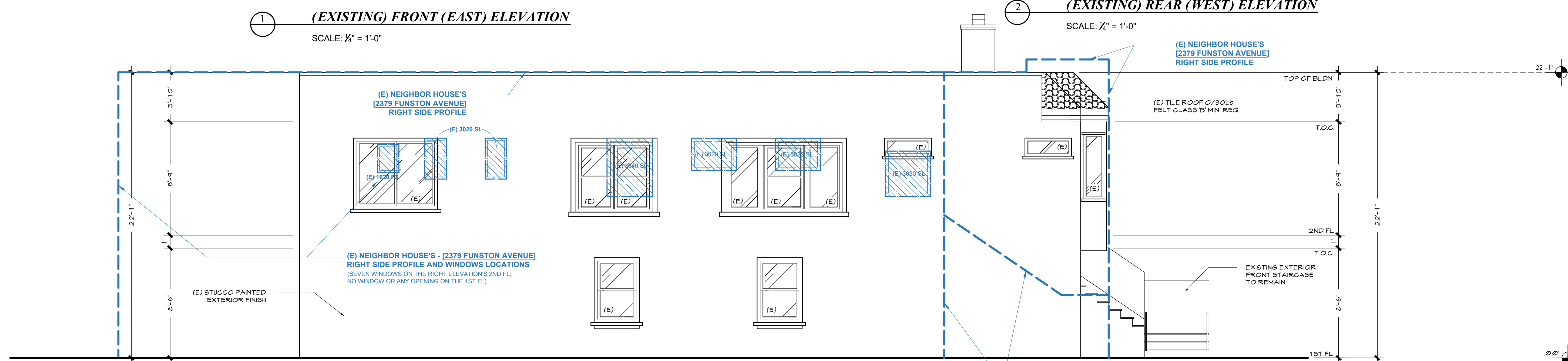
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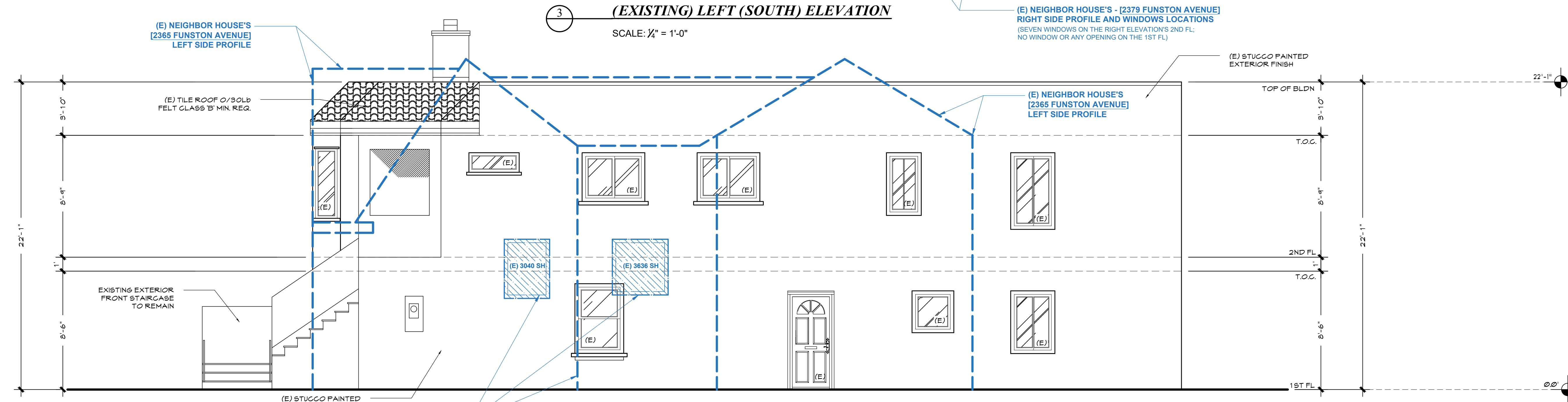
1 **(EXISTING) FRONT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"



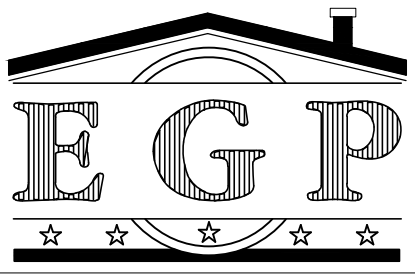
2 **(EXISTING) REAR (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



3 **(EXISTING) LEFT (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



4 **(EXISTING) RIGHT (NORTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



**ETERNAL GREEN PROPERTIES, LLC**

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HAYWARD, CA 94541  
TELEPHONE NO.: 415-202-3405  
FAX NO.: 510-608-0567  
EMAIL: constructionpermits@egp.com

REVISIONS      DATE

**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
ADDRESS: 2375 FUNSTON AVENUE,  
SAN FRANCISCO, CA 94116

PROJECT NUMBER:

PLAN #: 2018R0802

DRAWING TITLE:  
ADJACENT DWELLING  
ELEVATIONS  
AND PROPOSED  
ELEVATIONS

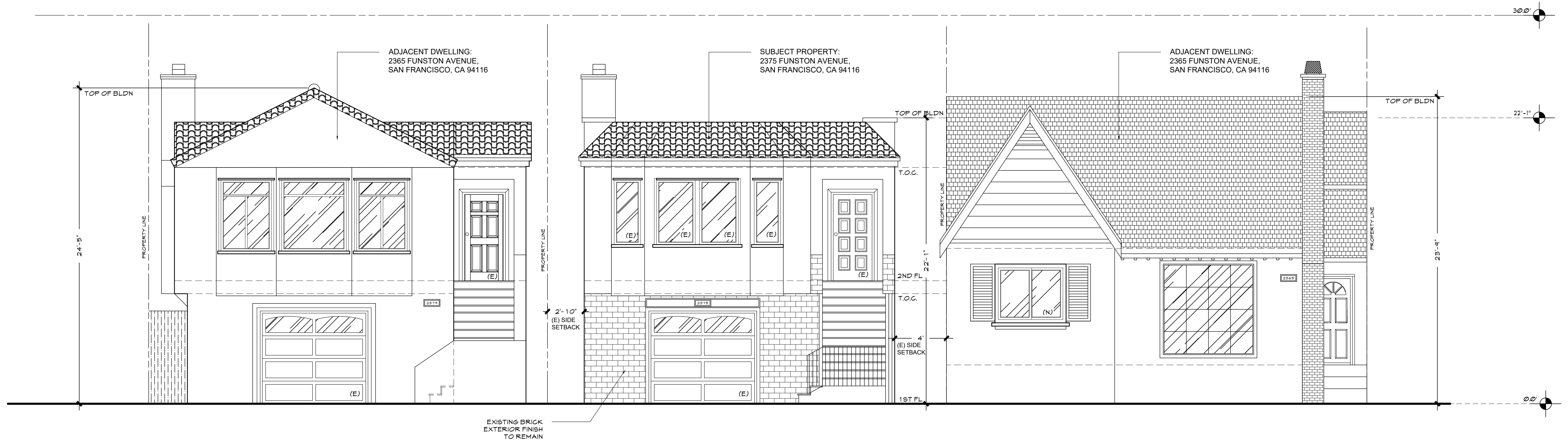
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Checked By: KENNY YIP

SCALE:  
AS SHOWN  
24 x 36d

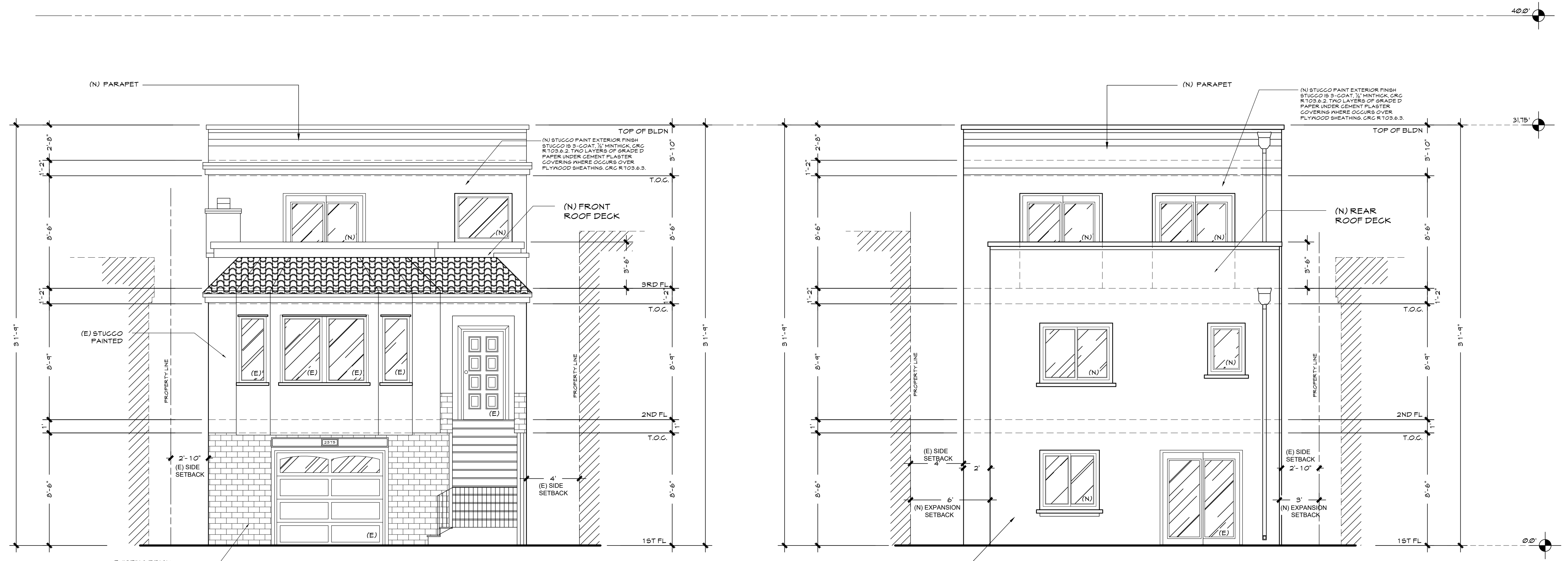
PLOT DATE:  
08.27.2020

SHEET NUMBER:

A4.1



1 SUBJECT PROPERTY AND ADJACENT DWELLINGS FRONT (EAST) ELEVATIONS  
SCALE: 1/4" = 1'-0"



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

3 (PROPOSED) REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS	DATE

**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
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**PROJECT NUMBER:**  
PLAN #: 2018R0802

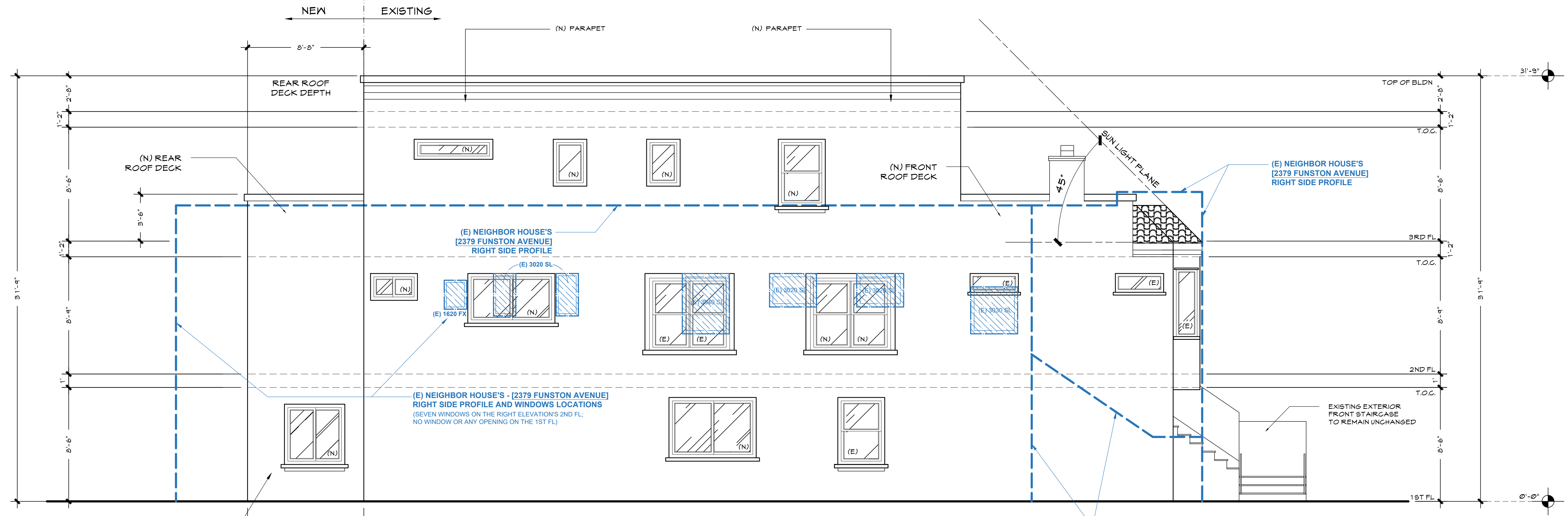
**DRAWING TITLE:**  
PROPOSED  
SIDE  
ELEVATIONS

Designed By: KENNY YIP  
Drawn By: KENNY YIP  
Checked By: KENNY YIP

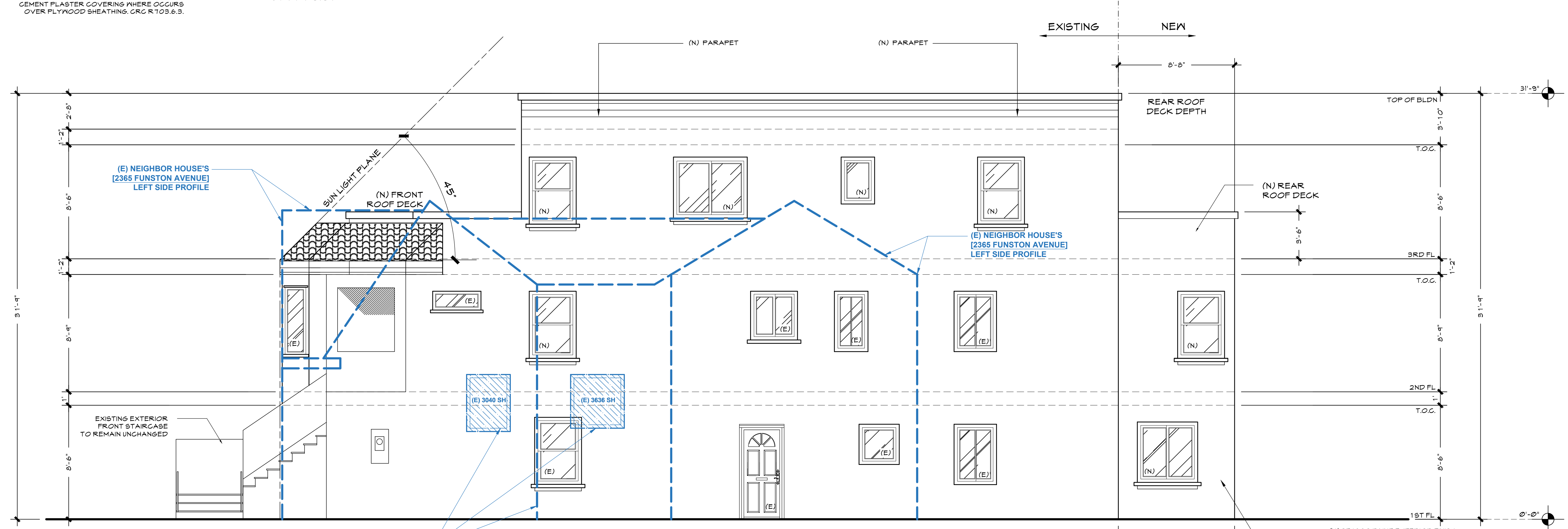
**SCALE:**  
AS SHOWN  
24 x 36d

**PLOT DATE:**  
02.20.2020

**SHEET NUMBER:**  
A4.2



**3 (PROPOSED) LEFT (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



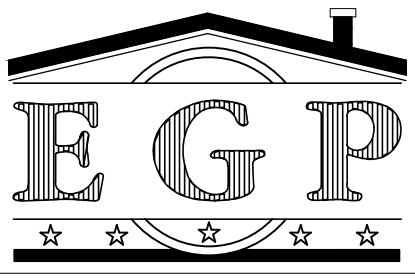
**4 (PROPOSED) RIGHT (NORTH) ELEVATION**  
SCALE: 1/4" = 1'-0"

(N) STUCCO PAINT EXTERIOR FINISH  
STUCCO IS 3-COAT, 1/2" MINTHICK, CRC R103.6.2.  
TWO LAYERS OF GRADE D PAPER UNDER  
CEMENT PLASTER COVERING WHERE OCCURS  
OVER PLYWOOD SHEATHING, CRC R103.6.3.  
STUCCO IS 3-COAT, 1/2" MINTHICK, CRC R103.6.2.  
TWO LAYERS OF GRADE D PAPER UNDER  
CEMENT PLASTER COVERING WHERE OCCURS  
OVER PLYWOOD SHEATHING, CRC R103.6.3.

(E) NEIGHBOR HOUSE'S - [2379 FUNSTON AVENUE]  
RIGHT SIDE PROFILE AND WINDOWS LOCATIONS  
(SEVEN WINDOWS ON THE RIGHT ELEVATION'S 2ND FL;  
NO WINDOW OR ANY OPENING ON THE 1ST FL)

(E) NEIGHBOR HOUSE'S - [2365 FUNSTON AVENUE]  
LEFT SIDE PROFILE AND WINDOWS LOCATIONS  
(TWO HUNG WINDOWS ON THE LEFT ELEVATION)

(N) STUCCO PAINT EXTERIOR FINISH  
STUCCO IS 3-COAT, 1/2" MINTHICK, CRC R103.6.2.  
TWO LAYERS OF GRADE D PAPER UNDER  
CEMENT PLASTER COVERING WHERE OCCURS  
OVER PLYWOOD SHEATHING, CRC R103.6.3.  
STUCCO IS 3-COAT, 1/2" MINTHICK, CRC R103.6.2.  
TWO LAYERS OF GRADE D PAPER UNDER  
CEMENT PLASTER COVERING WHERE OCCURS  
OVER PLYWOOD SHEATHING, CRC R103.6.3.



**ETERNAL GREEN PROPERTIES, LLC**

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REVISIONS	DATE

**PROJECT TITLE:**  
MR. LUO, JIM'S  
TWO-STORY SINGLE FAMILY  
VERTICAL AND HORIZONTAL ADDITION  
ADDRESS: 2375 FUNSTON AVENUE,  
SAN FRANCISCO, CA 94116

**PROJECT NUMBER:**  
PLAN # 2018R0802

**DRAWING TITLE:**  
EXISTING SECTIONS

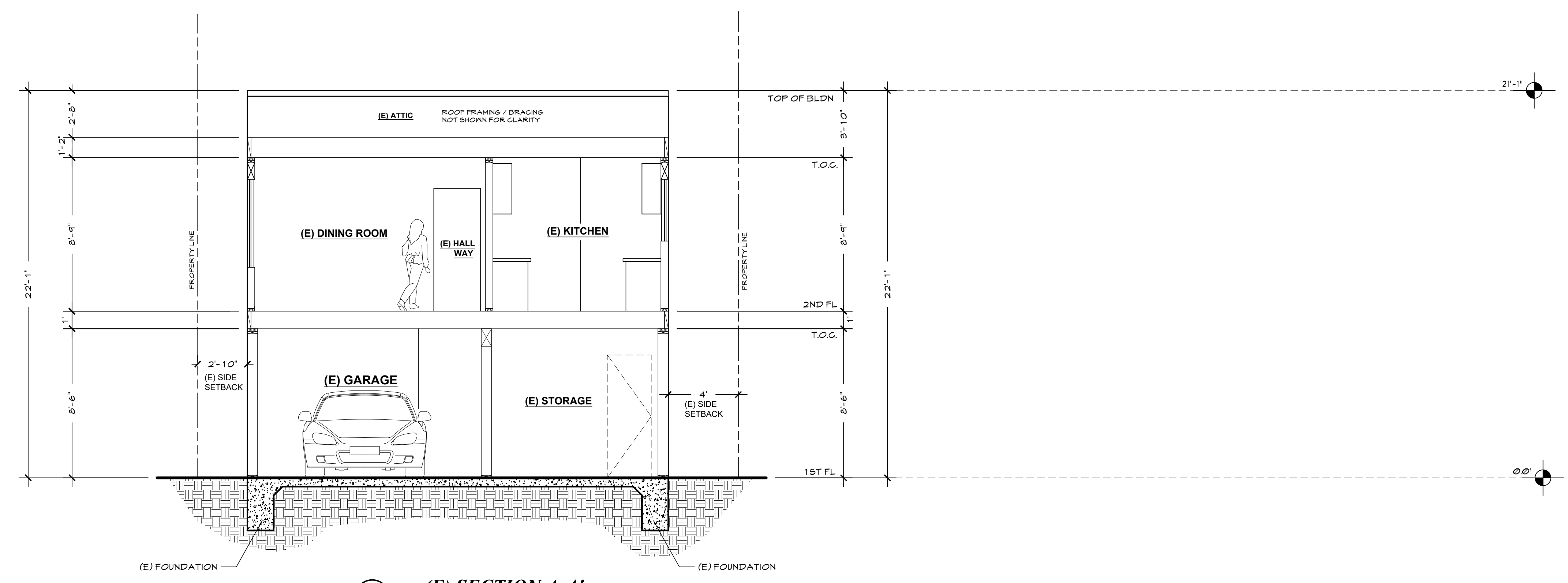
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Drawn By: KENNY YIP  
Checked By: KENNY YIP

**SCALE:**  
AS SHOWN  
24 x 36d

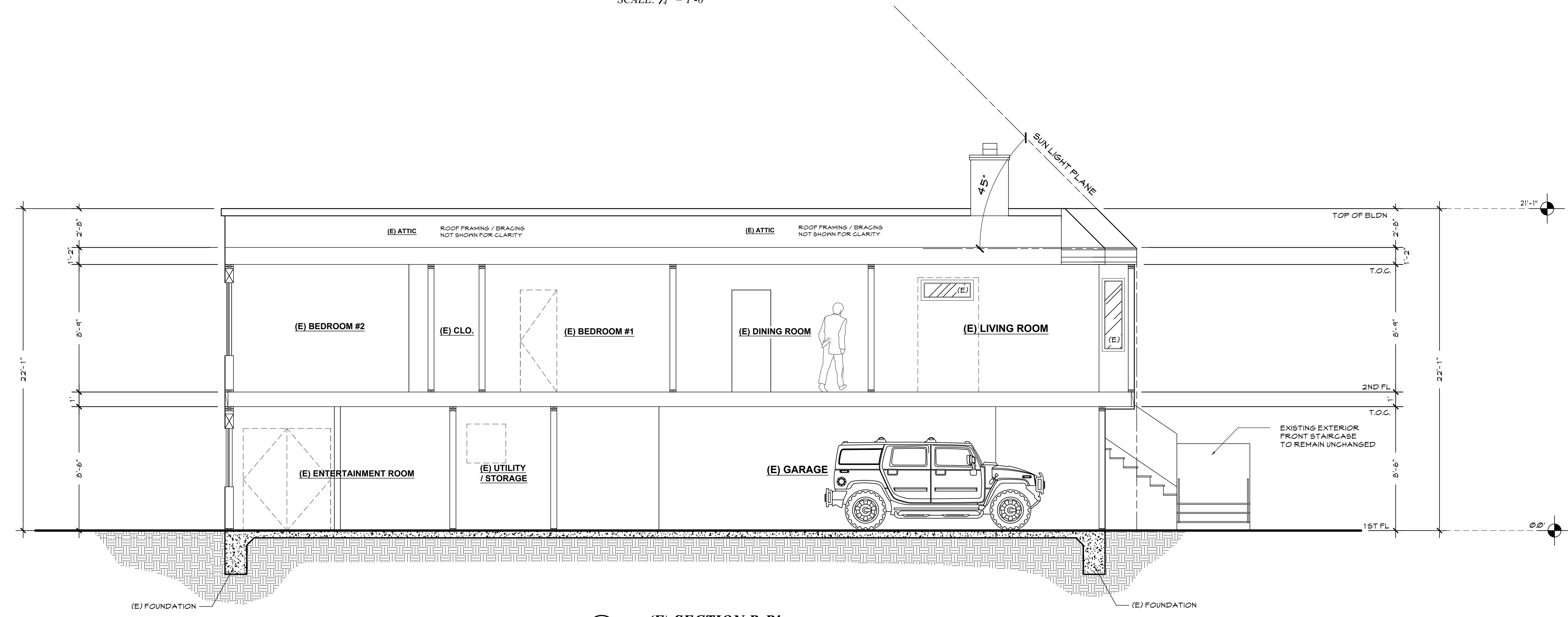
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02.20.2020

**SHEET NUMBER:**

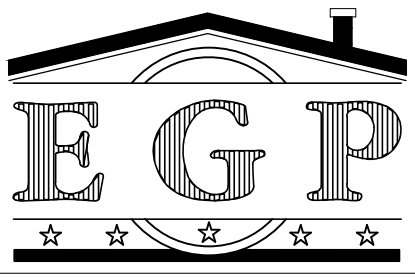
**A5.0**



**(E) SECTION A-A'**  
SCALE: 1/4" = 1'-0"



**(E) SECTION B-B'**  
SCALE: 1/4" = 1'-0"



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TELEPHONE NO.: 415-202-3405  
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EMAIL: constructionpermits@eternalgreen.com

REVISIONS	DATE

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ADDRESS: 2375 FUNSTON AVENUE,  
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**PROJECT NUMBER:**  
PLAN # 2018R0802

**DRAWING TITLE:**  
PROPOSED SECTIONS

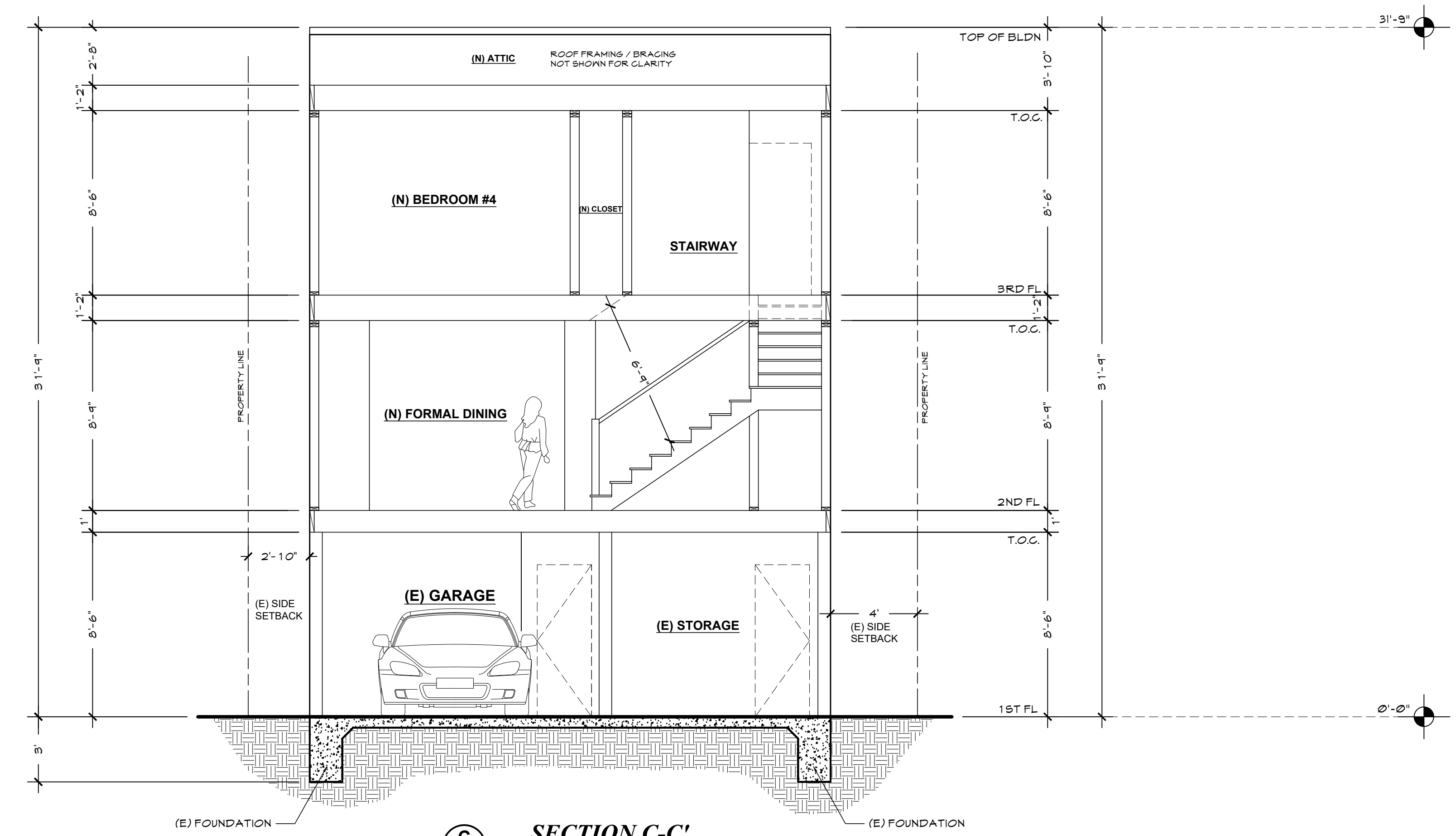
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**SCALE:**  
AS SHOWN  
24 x 36d

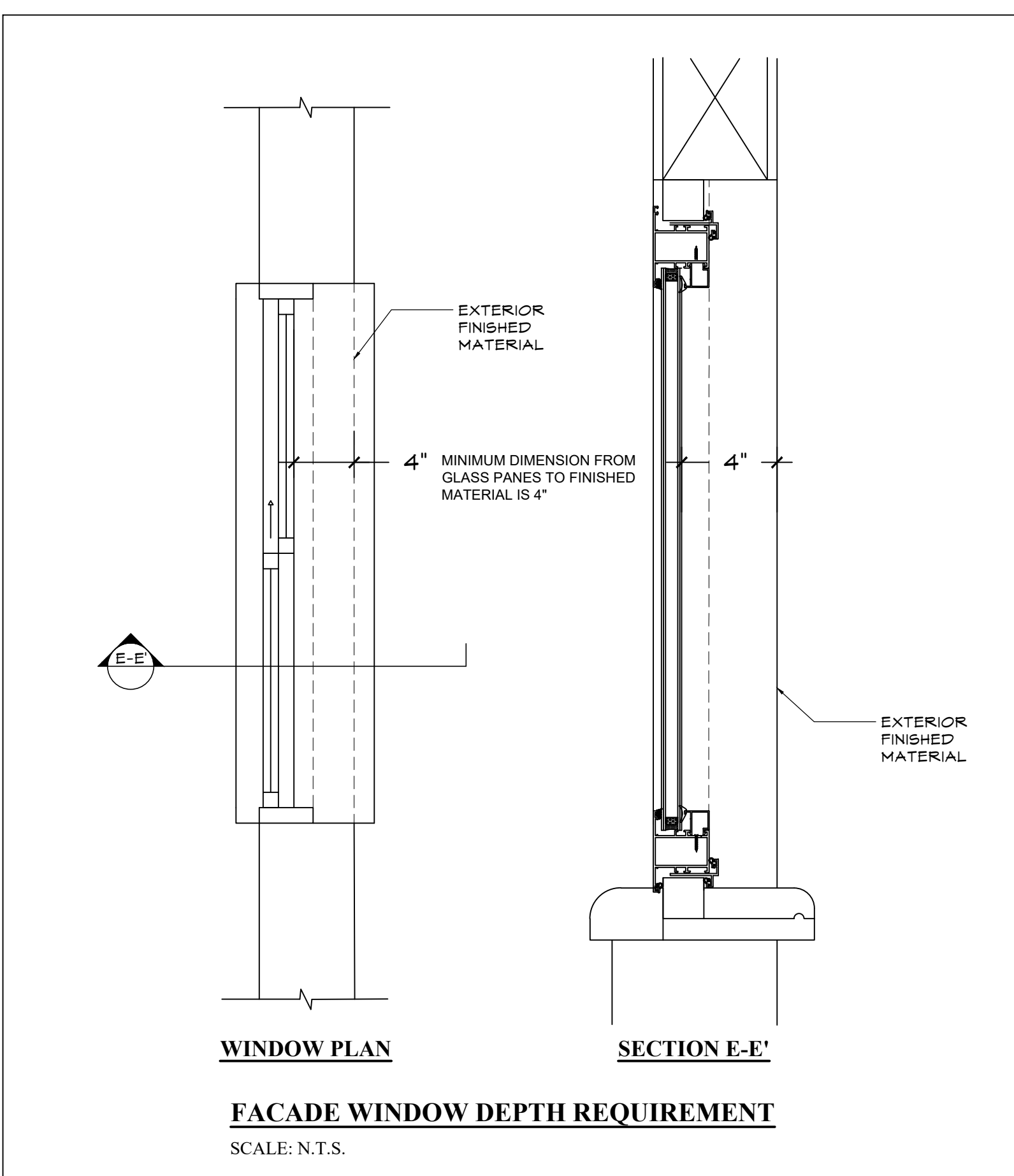
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02.20.2020

**SHEET NUMBER:**

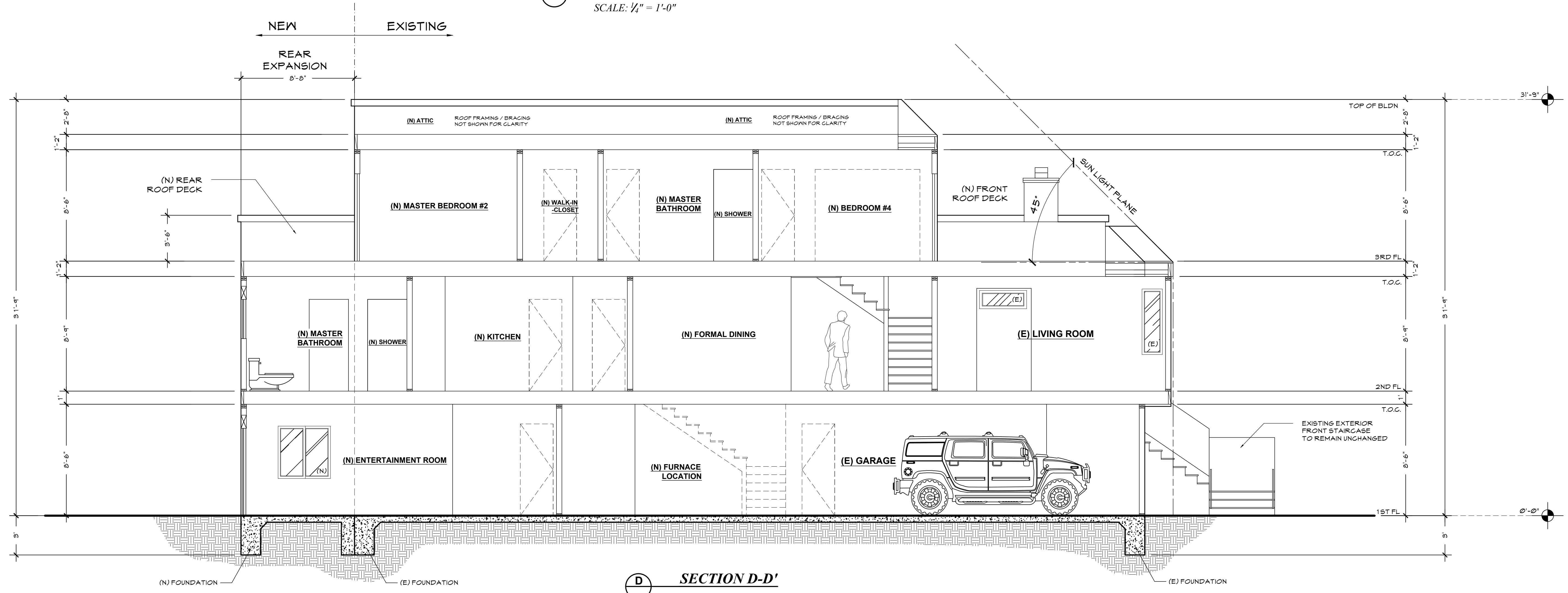
A5.1



**C SECTION C-C'**  
SCALE: 1/4" = 1'-0"



**WINDOW PLAN**  
**SECTION E-E'**  
**FACADE WINDOW DEPTH REQUIREMENT**  
SCALE: N.T.S.



**D SECTION D-D'**  
SCALE: 1/4" = 1'-0"